



Concept Plan

Supplemental Information

City of Dayton

Planning Department

SUBMITTAL REQUIREMENTS:

In order to ensure that all applicants are informed of the procedural requirements and minimum standards of the Subdivision Ordinance, and the requirements or limitations imposed by other City ordinances, plans and/or policies, prior to the preparation of a preliminary plat, all applicants shall present a concept plan to the Zoning Administrator prior to filing a preliminary plat. Approval of the sketch plan shall not be considered binding in regard to subsequent plat review. The Zoning Administrator, notably in the case of multi-phased projects, shall have the authority to refer the sketch plan to the Planning Commission and/or City Council for review and comment.

The sketch plan submission shall include, but not be limited to the following:

- A. _____ Formal request for subdivision.
- B. _____ Ten (10) pre-sorted and pre-folded copies of the plat sketch plan at a scale not less than one (1) inch equals one hundred (100) feet.
- C. _____ An eight and one-half inch by eleven inch (8¹/₂" x 11") reduction of the sketch plan.
- D. _____ Escrow deposit to pay review costs of City staff and consultants.
- E. _____ In cases of multi-phased subdivisions, applicable preliminary plat submission information.
- F. _____ Proof of ownership or control of the subject property (i.e. title, deed, purchase agreement)

Sketch plans shall contain, at a minimum, the following information:

- A. Proposed Name of Subdivision.
- B. Graphic scale of drawing (engineering scale only, not less than one (1) inch equals one hundred (100) feet).
- C. Date and North arrow.
- D. Boundary Survey.
- E. Designation of land use and current and proposed zoning.
- F. Street layout on and adjacent to plat.
- G. Layout, lot areas and preliminary dimensions of lots and blocks.
- H. Significant topographical or physical features.
- I. Preliminary evaluation by the applicant that the subdivision is not classified as premature based upon criteria established in Chapter 2 of this Title.
- J. In cases of major, multi-phased subdivisions, applicable preliminary plat submission information as regulated by Section 10-3-2 of this Chapter.
- K. Conceptual grading plan.
- L. Location of all natural features on the tract (i.e., tree lines, wetlands, ponds, lakes, streams, drainage channels, bluffs, steep slopes).
- M. Tree Survey.
- N. Wetland delineation.