

Tract E Public Utility Easement

The tables below show the requirements for preliminary plats and marks the status of each piece of form and content required in Valdez Municipal Code Sections 16.08.030 (Preliminary Plat).

	Preliminary Plat Requirements	Status
	X=Completed, Y=Partially Completed, O=Not Completed, N/A=Not Applicable, F=Following Approval	
A	The date, scale and north point;	X
B	The proposed subdivision name: which shall not be the same as the name of any plat previously recorded in the city;	Y
C	The name and address of the owner(s), the surveyor preparing the plat and the name, address and telephone number of a primary contact person;	X
D	The location of the subdivision by township and range, section and meridian;	X
E	A small scale vicinity map at a scale of not less than one inch to the mile of the section or government subdivision of the section in which the subdivision lies, with the location of the subdivision indicated thereon;	X
F	Unless waived and made a condition of preliminary approval, the exact length and bearing of the exterior boundaries of the subdivision;	X
G	The location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;	X
H	Zoning on and adjacent to the subdivision;	X
I	Location, widths and names of all existing and platted streets, or other public ways and easements, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the director;	X
J	The water elevations of adjoining bays, lakes or streams at the date of the survey and the approximate mean high and mean low water elevations of such bays, lakes or streams;	N/A
K	If the subdivision borders a bay, lake or stream, the distances and bearing on a meander line established not less than twenty feet back from the mean high water mark of the bay, lake or stream;	N/A
L	Areas designated as wetlands by the U.S. Corps of Engineers or in adopted city plans or studies;	N/A
M	The layout, width and approximate grades of all new streets and rights-of-way, such as highways, easements for sewers, water mains and other public utilities;	N/A
N	The direction and distance to the nearest water and sewer mains;	N/A
O	The approximate dimensions and areas of lots;	X
P	The proposed building area for each lot; All area	X
Q	The approximate radii of all curves and length of the tangent between curves;	X
R	The approximate location and area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation;	X
S	Utility easements along rear lot lines shall be at least ten feet wide. The platting authority may require wider utility easements along the rear lot lines of hillside lots. Whenever possible, utilities shall be placed in dedicated rights-of-way except where that placement conflicts with a city or state transportation project;	X
T	If the subdivision is proposed to be completed in several phases, the sequence of development must be indicated;	N/A
U	If after consultations with the director it is determined that the location of the proposed subdivision is such, the following information will be required to be included on the preliminary plat: areas known to be susceptible to geophysical hazards including but not limited to landslide, mud and earth flow, soil creep, soil liquification, avalanche chutes, run-outs, or wind blast shall be indicated. Subdivisions which include areas within the tidal wave run up zone as indicated on official city maps and adopted studies shall have these areas identified and labeled "not for human occupation, tidal wave run up area";	N/A
V	If the proposed subdivision is located on land that has a difference in elevation of greater than six percent, the following information shall be provided on the preliminary plat: contours at five-foot vertical intervals. All pertinent elevations should be shown and shall be based on the mean sea level. Where slope exceeds twelve percent, contour lines may be shown at a suitable interval not to exceed twenty feet. The area for which contour data is to be shown shall extend beyond the boundaries of the actual property being platted a distance which will adequately relate the plat to its surroundings. All vertical control shall be based upon mean high water as referenced by the National Oceanic and Atmospheric Administration Port of Valdez, sixty-one degrees eight minutes north, one hundred forty-six degrees twenty-one minutes west, North American 1927 Datum.	X

