

(b) The Preliminary Plat is not intended to be a record plat, but shall be designed by a qualified technician trained and experienced in the layout of subdivision and must be sealed by registered engineer or land surveyor.

#### Section 13-112.1 PROCEDURE

(a) After satisfactory completion of the Sketch Plat process, the subdivider shall submit an application for preliminary approval to the Office of Planning and Zoning on forms provided by that Office. The application shall be accompanied by ~~fourteen (14)~~ SIXTEEN (16) copies of the Preliminary Subdivision Plat.

(b) The Preliminary Plat shall be submitted in conformity with the provisions of Section 13-112.2 of ~~these regulations~~ THIS ORDINANCE AT LEAST ten (10) working days prior to a regularly scheduled meeting of the Committee. Where the developer owns twenty-five (25) acres or more, he shall submit a Preliminary Plat ~~on~~ OF a minimum of twenty-five (25) acres. The Preliminary Plat will be carefully studied as to its practicality, the requirements of the community and the best use of the property for the land being subdivided. Attention will be given to the arrangement, location and width of streets, topography of the land, sewage disposal, water supply, drainage, soil condition, erosion, future development of adjoining lands, the General Development Plan, and the Zoning Ordinance. Following this review and discussions with the subdivider, the Planning and Zoning Office shall, within forty-five (45) days of ACTIVE PROCESSING TIME BY THE COUNTY GOVERNMENT AFTER formal application of the Preliminary Plat, act thereon as submitted or as modified and shall communicate to the subdivider and all departments in writing one of the following: approval as submitted; conditional approval which states the conditions of such approval, if any; or disapproval and the reasons therefor. Preliminary approval is binding on the county for a period of one (1) year provided that provisions of these regulations are not violated. If violated, ~~it then becomes void~~ WRITTEN NOTICE TO THE DEVELOPER WILL BE GIVEN AND IF CORRECTION IS NOT MADE WITHIN THIRTY (30) DAYS AFTER NOTICE, THE PRELIMINARY PLAT APPROVAL SHALL BE VOID. Preliminary approval extensions for reasonable cause may be authorized by the Planning and Zoning Officer upon request for all or part of the tract. Upon preliminary approval, building permits may be authorized for sample homes. MINOR CHANGES IN THE PRELIMINARY PLAT MAY BE PERMITTED BY THE OFFICE OF PLANNING AND ZONING AS LONG AS THE MINOR AMENDMENTS ARE IN KEEPING WITH THIS ORDINANCE AND NOTICE OF THE MINOR AMENDMENTS SHALL BE SENT TO ALL MEMBERS OF THE COMMITTEE.

#### Section 13-112.2 REQUIRED INFORMATION

(a) The Preliminary Subdivision shall be submitted by the subdivider on durable paper and shall be clear and legible. The scale shall be 1" = 100' or 1" = ~~200~~ 40'. The size of sheets shall be twenty-four (24) by thirty-six (36) inches, including a one and one-half (1½) inch margin for binding along the left edge. When more than one sheet is required, an index sheet of the same size shall be submitted showing entire subdivision drawn to scale.

(b) The Preliminary Subdivision Plat shall show or be accompanied by the following information: