



Preliminary Subdivision Plat Map Requirements

Applicants proposing the subdivision of land into five or more parcels shall submit the following information for their preliminary application:

- A plat including the following information:

General

- The proposed name of the subdivision, together with the words "Preliminary Plat"
- The tract designation(s) of the proposed subdivision as shown in the records of the Cowlitz County assessor, including lot numbers, section, township and range
- Date, north pointing arrow, and scale of drawing
- Name and address of the owner(s) of the property to be subdivided, of the subdivider or subdivision agent, if other than the owner, and of the surveyor and engineer
- A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets.

Existing Features

- Structures to remain on the property after subdividing
- Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract
- Location and size of existing sewers, water mains and culverts
- Location of existing property lines, easements, railroads, monuments, property markers, section lines and city boundary lines within or abutting the tract
- Watercourses, ditches, areas of flooding or ponding, rock outcroppings, wooded areas and isolated preservable trees eight inches or more in diameter measured four feet above the ground
- The names of adjoining property owners from the latest assessment rolls within five hundred feet of all boundaries of the proposed subdivision, shown on the plat in relationship to the property to be subdivided
- Contour lines illustrating topography as follows:

| Slope Vertical | Contour Interval |
|----------------|------------------|
| 0-10% | 2 feet |
| Over 10% | 5 feet |



Contour lines shall extend at least one hundred feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on USGS or USC&GS datum

- For subdivisions proposed in the one-hundred-year floodplain, base flood elevation benchmarks.

Proposed Features

- The boundary of the proposed subdivision drawn in a bold line
- Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities, with the purpose of easements stated
- Locations, dimensions and area of public and common park and other open space areas
- Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets;
- Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions
- When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses)
- If the subdivision borders a river or stream, the approximate high and low water elevation and the distances and bearings of a meander line established not less than twenty feet back from the ordinary high-water mark of the waterway.
- Grade profiles of the existing ground and proposed streets
- Master plan if property is to be developed by subdivision phases
- Geologic report if applicable