
Subdivision Checklist – PLAT CONTENTS

Pre-Application Conference: Prior to initiating application for a plat of subdivision, the subdivider is requested to schedule a pre-application conference with staff to review the subdivision proposal and identify potential issues.

Pre-Application Plat:

Scope: The pre-application plat needs to identify the extent of the entire tract from which the plat of subdivision is proposed. For example, if a 10-acre portion of an 80-acre is proposed to be subdivided, the entire 80-acres needs to be shown on the pre-application plat. Based upon individual circumstances, the pre-application plat may need to show a probable subdivision pattern for the entire tract even though the applicant's intention is to subdivide only a portion of the original tract.

Plat Content:

- Plan sheet generally measuring 24" X 36" in size.
- Name of subdivision (shall not duplicate or closely resemble the name of existing subdivisions).
- North arrow, date of preparation, and graphic scale.
- Name of adjoining property owners (if unsubdivided) or subdivision name.
- Location and size of water and sewer lines.
- Relationship to adjoining streets including name and right-of-way dimensions.
- Relationship to schools, parks and civic institutions.
- General alignment and dimension of proposed streets.
- General arrangement and dimension of proposed lots.
- Preliminary identification of existing natural features (e.g. steep slopes, mature stands of timber, natural drainage ways, etc.)
- Preliminary identification of floodplain and floodway, including base flood elevation.

Submittals:

- A report and recommendation of the Shawnee County Health Agency where individual, on-site septic systems are proposed.

- Sixteen (16) copies of the pre-application plat.
 - Electronic file of pre-application plat in *.tif and PDF* format.
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Preliminary Plat:

Scope: The preliminary plat should begin to solidify the concept into reality. Therefore, the preliminary plat is much more highly detailed than the pre-application plat and includes information not required on the pre-application plat. The scope of the preliminary plat should typically show just the affected area of land being subdivided unless otherwise stated below.

Plat Content:

- Vicinity map.
- Name of subdivision (which shall not duplicate or closely resemble the name of existing subdivisions).
- Location of boundary line in relation to the quarter section corner.
- Name and address of the property owner, developer and person preparing the plat.
- Prepared on plan sheets measuring 24" x 36" with of 1"=200' or greater.
- North arrow, date of preparation, scale and graphic scale.
- Existing Improvements:* Location, width and name of *existing*: ← platted streets or other public ways, ↑ railroads and utility rights-of-way, → parks and other public open spaces and ↓ permanent buildings within or adjacent to the proposed subdivision.
- Existing Utilities:* Identify existing sewers, water mains, gas mains, culverts or other underground installations within the subdivision or immediately adjacent to, showing pipe size, grades and location.
- Names of adjacent subdivisions, and owners of unplatted adjacent parcels.
- Natural Features:* Topography with contour intervals of not more than five (5) feet, type (1, 2, or 3) location and width of water courses, bridges, wooded areas, lakes (surface area), ravines (grade of side slopes), approximate acreage and such other features as may be pertinent. Identify areas to be preserved in their natural state along with a note detailing the manner in which such areas are to be maintained.
- Floodplain:* Identify the extent of 100-year floodplain and floodway, base flood elevation and minimum opening elevations, include appropriate floodplain statement.
- Proposed Streets:* Location, name and width of proposed streets, roadways, highways, pedestrian ways and easements.

- Proposed Utilities:* Location and character of proposed utility lines, including sewers (sanitary and storm), water, gas, telephone and power lines.
- Proposed layout, numbers and approximate dimensions of all lots, and, the number or letter of blocks.
- Public Spaces:* Location and size of proposed parks, playgrounds, churches or school sites, or other special uses of land to be considered for dedication to public use or reservation by deed or covenant for the use of all property owners in the subdivision and the conditions of such dedication or reservation.
- Building setback lines with dimensions (only if specifically requested by staff).
- Indication of lots for which uses other than residential are proposed.
- A statement as to how lots will be sewered and the water service provider.
- Design Variance:* For requests to deviate from the standards of the subdivision regulations, a variance note shall be placed on the plat. (See standard variance note)

Submittals:

- Preliminary Street plans (three (3) copies) including the selected model ROW corridor for utilities. (*Plat should indicate Model ROW Corridor by note.*)
 - Stormwater Management Plan, as required by the City Engineer (Four (4) copies- An additional copy may be necessary if adjacent to KDOT or KTA right-of-way)
 - Waiver of extension. (**NOT APPLICABLE TO MINOR PLATS**) If the applicant seeks to consolidate review of the preliminary and final plat a waiver of extension needs to accompany the preliminary plat. The request needs to be approved by the planning manager and signed by the planning director. (The preliminary and final plats need to be submitted together by preliminary plat submittal deadline.)
 - Ten (10) copies of the preliminary plat (15 if it's in the "3-mile area").
 - Electronic file of preliminary plat in PDF* format emailed to planning@topeka.org.
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Final Plat:

Scope: The final plat is only prepared once the preliminary plat is approved and should only reflect what was approved by the Planning Commission. It shall be prepared by a licensed Kansas land surveyor. All dimensions, survey marks, lot areas, easements, and rights-of-way shall be certified.

Submittals:

- Application form (unless previously submitted with pre-application or preliminary plat and if information does not change)
- Ten (10) copies of the preliminary plat (15 if it's in the "3-mile area").
- Electronic file of plat in PDF format emailed to planning@topeka.org.

Plat Contents:

- Prepared on plan sheets measuring 24" x 36" with a scale of 1"=100' or larger.
- If more than one plan sheet, each sheet shall be labeled 1 of #, 2 of #, etc.
- Name of subdivision.
- Entry for Book, Page, Date & Time in the upper right-hand corner.
- Legal Description.* Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must mathematically close; the allowable are of closure on any portion of the plat shall be one foot in 5,000.
- Monuments.* Location of monuments shall be shown and described; locations shall be shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.
- Location of lots, streets, public highways, alleys, parks and other features with accurate dimensions in feet and decimals of feet, with the length of radii or area of all curves, and with all other information necessary to reproduce the plat on the ground; dimensions shall be shown from all angle points and points of curve to lot lines.
- Lots.* Lots shall be clearly designated by number or letter; the area of each lot shall be indicated in terms of square feet either in tabular form or within the lot boundaries.
- Blocks.* Blocks shall be lettered clearly in the center of the block.
- Streets.* The exact location, width and name of all streets to be dedicated.
- Easements.* Location and width of all easements to be dedicated. Centerline dimension and bearing shall be provided where an easement does not follow a platted lot line.
- Boundary lines and description of the boundary lines of any area, other than streets and alleys, which are to be dedicated or reserved for public use.

- Setbacks.* Building setback lines on the front and side streets with dimensions (only if specifically requested by staff).
- Name and address of the developer and the surveyor or engineer making the plat.
- Scale of plat, along with graphic scale, date of preparation and north arrow.
- Floodplain:* Delineation of the 100-year floodplain and floodway; identification of the base flood elevation; and, minimum opening elevations, include appropriate flood plain note.

- Notes.*
 - DEDICATION: Know all men by these presents that the undersigned owners to the above described tract of land have caused the same to be subdivided into lots, blocks and public ways which shall be known as SUBDIVISION NO. ____.
 - NOTICE: In the event there are other owners or those holding any proprietary interest in any land contained in this subdivision who do not appear and duly acknowledge this plat prior to the time of recording in the Office of the Register of Deeds, the plat shall be null and void.
 - EASEMENTS: Easements are hereby granted to the public as follows: “Utility Easements” to allow public utility providers, contractors, and authorized agents to locate, construct and maintain facilities to provide utility service to the public. All public utilities specifically including but not limited to water, gas, sewer, stormwater, and telecommunications may place or locate their facilities over, under and along the strips marked “utility easements”. A temporary construction easement of 12-feet adjacent to the side of the utility easement is dedicated for the use of the public utilities while initial construction of the public utility’s facilities are in progress.”
 - GENERAL DRAINAGE EASEMENT: **(IF APPLICABLE)** Drainage easements are hereby established as shown to provide for the unobstructed overland flow or surface water and/or the construction and maintenance of pipe, flume, ditch or any or all improvement for the drainage of said water, all as may be determined and/or approved by the director of the applicable department of public works. Property owners shall not place any permanent or semi-permanent obstruction in said easement. All maintenance within the general drainage easement (GDE) shall be the right, duty and responsibility of the property owner(s) of the property in which the easement is so located, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the applicable director of public works or designee, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon, said property owner(s). Officials representing the applicable department of public works shall

have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

PRIVATE DRAINAGE EASEMENT (**IF APPLICABLE**): All maintenance of the drainage conveyance system located within the private drainage easement (PDE) shall be the right, duty and responsibility of the property owner(s) of the property in which the easement is so located, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the director of the applicable department of public works, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon, said property owner(s). Officials representing the applicable department of public works shall have the right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

NOTE: (**IF APPLICABLE**): Minimum opening elevations shall be 1ft above the highest adjacent 100-year water surface elevation.

STORMWATER MANAGEMENT EASEMENT: (**IF APPLICABLE**) Stormwater Management Easements (SME) are hereby established as shown or described to provide for the management of storm water including, but not limited to, detention, retention, storage and treatment of storm water. Property Owners and their assigns and successors (Property Owners) agree to install, construct, reconstruct, replace, enlarge, repair, operate and provide perpetual maintenance of pipe, flume, ditch, swale, vegetative areas or mechanical devices for storm water conveyance and/or treatment, or any improvements in the SME for the drainage and/or treatment of said storm water. No change to the grade, topography or storm water management structures and improvements in the SME shall be made without the prior written approval of the applicable public works director or designee.

Property Owners shall not place or permit any permanent, semi-permanent or temporary obstruction in said SME including, but not limited to, trees, shrubs, vegetation, rocks, fences, retaining walls, landscaping, structures, buildings or other obstructions that interfere with or obstruct designed water flow and/or treatment process in an engineered channel, conduit, structure or area, nor shall Property Owners obstruct, prevent or otherwise hinder ingress, egress or operation of maintenance vehicles, equipment and personnel. Upon receiving written permission from the applicable public works director or designee, Property Owners may construct at their own peril other limited improvements and/or landscaping within the SME which do not and will not interfere with the function of the storm water management system. Any obstructions or improvements in the SME, permitted or not permitted, may be removed by the applicable public works department or its contractor to provide for designed water flow and/or treatment process of the storm water management system. Cost of removal, damage and any repair or replacement shall be the responsibility of the Property Owner.

All maintenance and repairs within the SME shall be the right, duty and responsibility of the Property Owners of the property on which the SME is located. However, if designed water flow and/or treatment process are impeded by neglected maintenance, system failure or are subject to other unusual circumstances causing a hazard or threat to public safety, as determined by the applicable public works director or designee, emergency or corrective

maintenance may be performed by the applicable public works department or its contractor with costs charged to said Property Owners. Unpaid costs shall be assessed to and imposed as a lien on the land. The applicable public works department and its contractors shall have the right to enter upon the SME for purposes of periodic or special inspection and/or corrective maintenance.

- NOTE: **(IF APPLICABLE)** "No building permit(s) shall be issued until all Stormwater Management requirements set forth in the Topeka Municipal Code (TMC) are met including: approval of Stormwater Management Plan and granting of any necessary Stormwater Management Easements."
- CHANNEL DRAINAGE EASEMENT: **(IF APPLICABLE)** Channel drainage easements shall not be obstructed by any permanent or semi-permanent obstruction. This includes, but is not limited to, new trees or shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access and egress of maintenance vehicles and equipment or obstruct the flow of water in the channel such that the design conditions are not present. Any permanent or semi-permanent obstruction located in the easement may be removed by City of Topeka, its employees, and agents to provide for the proper operation and maintenance of the channel without cost or obligation for replacement. Cost of removal and replacement shall be the responsibility of the property owner.
- STREETS: The public ways (streets and roads) not heretofore dedicated, are hereby dedicated to the public. Temporary turn-around easements are hereby established as shown on the accompanying plat and shall be automatically vacated when streets are extended.
- BUILDING LINES: Building or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street right-of-way line. (This note is only to be included if staff has specifically requested that building setback line be shown on the plat.)
- FLOOD PLAIN NOTE: According to "FIRM" Map Community Panel Number **(insert appropriate number)** effective **(insert appropriate date)** this tract is in flood zone **(insert appropriate zone i.e. "C")**, area of **(insert appropriate degree of flooding i.e. minimal etc.)**" and if applicable identify the extent of 100-year floodplain and floodway, base flood elevation and provide minimum opening elevation.
- STREAM BUFFER NOTE: **(IF APPLICABLE)** Stream buffer easements are hereby established as shown to provide for informal green space and the natural unobstructed overland flow of surface water in existing drainage ways. Property owner(s) shall not place permanent or semi-permanent obstructions in said easement. All maintenance within the stream buffer easement (SBE) shall be the right, duty and responsibility of the property owner(s) of the property in which the easement is so located, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard or threat to public safety by the applicable public works director or designee, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and borne upon said property owner(s). Officials representing the applicable department of public works shall have the

right to enter upon the easement for purposes of periodic inspection and/or corrective maintenance.

- GREEN SPACE EASEMENT NOTE: **(IF APPLICABLE)** Green space easements are non-buildable and reserved for trees, shrubs, trails, gazebos, etc. The lots owner(s) shall not fence or build any habitable structures within said easement.
- NOTE: Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer or utility easement may be removed by City of Topeka, its employees or agents to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
- NOTE: No building permits shall be issued until arrangements for the installation of water mains and/or connection charges have been made with the City of Topeka Water Department.
- NOTE: Restricted access line defines portions of the subdivision boundary in which the public is not allowed to cross in order to gain access to the subdivision other than in an emergency situation or for temporary access during construction activities. Temporary access requires prior approval from the Director of Public Works.
- NOTE: All utilities shall be placed underground pursuant to the City's right-of-way management standards.
- VARIANCE: Pursuant with TMC 18.30.040, the Topeka Planning Commission hereby grants the following design variances to the provisions of the Subdivision Regulations:
 - 1. A variance to TMC 18.30..., to
- CONSENT TO ANNEXATION: **(IF APPLICABLE)** The owners of record of the above described real estate does hereby evidence its complete and irrevocable consent to annexation by the City of Topeka, in accordance with the laws of the State of Kansas. This consent shall run with the land and shall be binding upon the heirs, successors and assigns of the undersigned.

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- IN TESTIMONY WHEREOF, The owners, _____, have caused these presents to be signed this _____ day of _____, 20__.

Name of Owner

Name of Owner

STATE OF KANSAS, COUNTY OF SHAWNEE, SS: Be it remembered that on this _____ day of _____, 20__, before me a notary public, in and for the County and State aforesaid, came _____, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledge the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my seal the day and year last written above.

Name of Notary

My Commission Expires: _____

SURVEYOR'S CERTIFICATE: I hereby certify the details of this plat to be correct, to the best of my knowledge and belief, that all boundary corners of this subdivision of land have been monumented, that iron pins are set as shown on the attached plat this _____ day of _____, 20__.

Name of Surveyor and LS #

(MINOR PLAT CERTIFICATE OF APPROVALS)

CERTIFICATE OF APPROVALS:

APPROVED BY THE TOPEKA PLANNING DIRECTOR THIS _____ DAY OF _____, 20__.

Name, Planning Director

APPROVED BY THE TOPEKA PUBLIC WORKS DIRECTOR THIS _____ DAY OF _____, 20__.

Name, Public Works Director

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ENTERED ON THE TRANSFER RECORD OF SHAWNEE COUNTY, KANSAS, THIS _____ DAY OF _____, 20__.

Name, County Clerk

REVIEWED BY THE COUNTY SURVEYOR, THIS _____ DAY OF _____, 20__.

Name, County Surveyor, LS #

FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK.

Name, Register of Deeds

(MAJOR PLAT CERTIFICATE OF APPROVALS)

CERTIFICATE OF APPROVALS:

APPROVED BY THE TOPEKA PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

Name, Planning Commission Chairman

Name, Planning Commission Secretary

THIS SUBDIVISION HAS BEEN PRESENTED TO THE CITY COUNCIL, CITY OF TOPEKA, KANSAS, ON THE _____ DAY OF _____, 20__, FOR ACCEPTANCE OF LAND TO BE DEDICATED FOR PUBLIC PURPOSES. THE CITY COUNCIL HEREBY ACCEPTS THE LAND FOR PUBLIC PURPOSES.

By the City Council
City of Topeka, Kansas _____

Name, Mayor

Name, City Clerk

ENTERED ON THE TRANSFER RECORD OF SHAWNEE COUNTY, KANSAS, THIS _____ DAY OF _____, 20__.

Name, County Clerk

REVIEWED BY THE COUNTY SURVEYOR, THIS _____ DAY OF _____, 20__.

Name, County Surveyor, LS #

FILED FOR RECORD IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS THIS _____ DAY OF _____, 20__, AT _____ O’CLOCK.

Name, Register of Deeds

Subdivision Checklist – DESIGN STANDARDS

Subdivision Regulations:

- Block Dimensions.* (§18.40.040)
 - Length.* In residential subdivisions, **1,200-feet** where no existing plats are recorded, except in outlying subdivisions where a greater length may be permitted due to topography, etc. In blocks longer than 800-feet, **pedestrian ways or easements** may be required near the center of the block and have a minimum width of **10-feet**.
 - Width.* In residential subdivisions, the block width shall be sufficient to allow two (2) tiers of lots. Business and industrial uses shall be of such width to as may be considered suitable for the prospective use.
- Streets, Alleys and Public Ways.* (§18.40.050)
 - Major traffic thoroughfares.* Shall conform as nearly as possible to the Transportation Plan.
 - Minor streets.* In residential subdivisions, streets shall be designed to discourage through or non-local traffic.

- Cul-de-sacs.* Shall be not longer than **500-feet**, including the turn-around which shall be provided at the end.
- Right-angle intersections.* Streets shall be laid out to intersect at right-angles. Where topography or other conditions warrant a deviation, the minimum angle shall be **60°**.
- Streets adjacent to railroad right-of-way, limited access freeway or other major traffic thoroughfare.* A *frontage road* shall be provided parallel and adjacent to rights-of-way of railroad, limited access freeways and major traffic thoroughfares, however, a street may be provided at a distance suitable for the appropriate use of land between such street and such rights-of-way.
- Half-streets.* Dedication of half-streets will not be approved except where are essential to the reasonable development of the subdivision.
- Alleys.* Alleys shall be provided in *commercial* and *industrial* districts, except where adequate provision is made for service access such as off-street loading, unloading and parking.

Minimum Street Dimensions.

Street Type	Right-of-Way ←	Pavement ↑	Grade →	Alignment ↓
Major Traffic Thoroughfare:				
Primary Dual Roadway	120	65	6	500
Primary Single Roadway	100	65	6	500
Secondary	80	49	6	300
Collectors:				
Primary	70	41	8	200
Secondary	70	37	8	200
Minor Street:				
	60	29	10	100
Cul-de-sac:				
	50 (radius) °	90		
15 building sites or less		27	10	
> 15 building sites		29	10	
Frontage Road:				
Two-Way	60			
One-Way	50			
Alleys:				
	20	20	10	
Pedestrian Ways:				
	10	4	12	

← Measured in feet. When existing or anticipated traffic on primary or secondary thoroughfares in subdivisions warrant greater widths or rights-of-way, such widths shall be required. (§18.40.060)

↑ Measure in feet from back of curb to back of curb. (§18.40.090)

→ Measured as a percentage. (§18.40.080)

↓ Horizontal alignment minimum radii at the centerline of right-of-way. A tangent shall be provided between all reverse curves of sufficient length as related to the radius so as to provide for a smooth flow of traffic. (§18.40.100)

○ Right-of-way dimension on turn-around.

Lot Dimensions.

Minimum width. 50-feet at the building line.

Minimum depth. 110-feet.

Minimum area. Subject to the district zoning regulations.

Side lot lines. Shall be at right angles to straight street lines, or radial to curved street lines.

Corner lots. 30-foot minimum building setback to both streets except where topography, street alignment or established setbacks warrant a deviation.

Double frontage lots. Shall be **avoided** unless felt will give better street alignment and lot arrangement.

Frontage. Every lot shall have frontage upon a street.

Setback lines. Shall be shown on preliminary and final plats not less than the front setback required by the zoning district (only if specifically requested by staff.)

Septic systems. Lot sizes shall be subject to soil percolation rates.

Private water supply. Where served by private water supply, well or other means, the size of lots shall be subject to §§18.30.020 and 18.40.120(c).

Easements Required. (§18.40.120)

Permanent Utility Easements. Permanent easement not less than *six (6) feet* in width shall be provided on each side of all *rear lot lines, and on side lot lines* where necessary for drainage, utility poles, wires, conduits, gas, water and heat mains and other public utilities. Such easements shall be at least *12-feet* in continuous width. Where *sanitary and storm sewers* are installed, the easement shall not be less than *eight (8) feet* in width and provided on each side of all lot lines and be not less than *16-feet* in continuous width.

Temporary Construction Easements. *Twelve (12) foot* temporary construction easements shall be provided on each side of the permanent easement, for the initial construction of utilities in the subdivision.

- Above Ground Obstructions.* Utility poles, meters and other above ground obstructions shall be installed no more than *four (4) feet* from the edge of the easement.

Subdivision Checklist – STREAM BUFFER NOTES & GRAPHIC

STREAMSIDE AREA – USES ALLOWED

- 1.) NATIVE VEGETATION
- 2.) FLOOD CONTROL
- 3.) FOOT PATHS/ROAD CROSSINGS
- 4.) UTILITY CORRIDORS

OUTER AREA – USES ALLOWED

- 1.) NATIVE VEGETATION OR MANAGED LAWN
- 2.) BIKING/HIKING PATHS
- 3.) FLOOD CONTROL
- 4.) DETENTION/RETENTION STRUCTURE
- 5.) UTILITY CORRIDORS
- 6.) STORMWATER BMP's
- 7.) RESIDENTIAL YARDS/LANDSCAPE AREAS

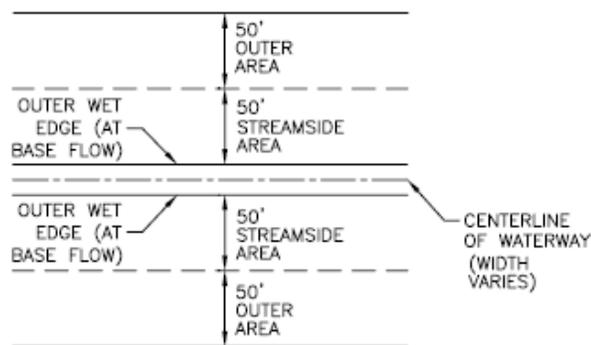
THE FOLLOWING CITY CODE-REQUIRED NOTES MUST BE ADDED TO ANY PLAT WITH A STREAM BUFFER:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR DESIGNEE.

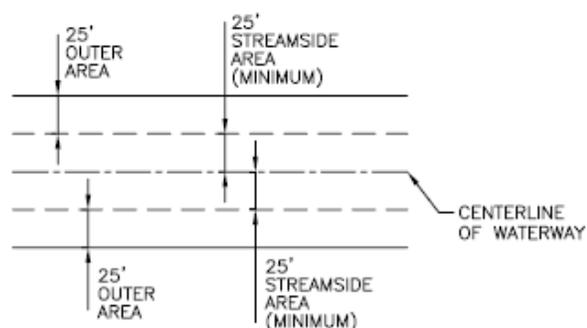
ANY BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

PLEASE REFER TO SECTION 6 OF CITY OF TOPEKA CODE 17.10: BUFFER AREAS, FOR ALL PERTINANT MANAGEMENT GUIDELINES AND PROHIBITED PRACTICES AND ACTIVITIES WITHIN THE STREAM BUFFER AREAS.

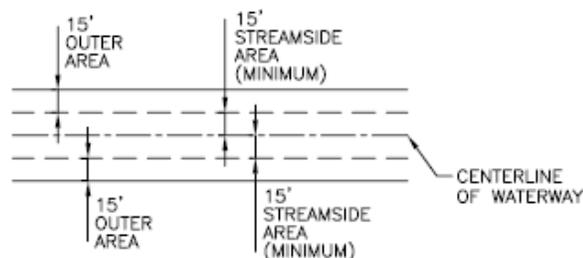
NOTE: TEXT FOR DETAILS AND NOTES MUST BE THE SAME SIZE AS THE TEXT ON THE SUBDIVISION/PUD PLAT.



TYPICAL TYPE I
STREAM BUFFER



TYPICAL TYPE II
STREAM BUFFER



TYPICAL TYPE III
STREAM BUFFER
CONTRIBUTING DRAINAGE
AREA OF 50 ACRES OR MORE