

Preliminary Plat Requirements

- 1) Proposed name of subdivision, north arrow, scale and date
- 2) Names and addresses of owners, lien holders, subdivider, surveyor
- 3) Description of location, names of all existing subdivisions, streets and unsubdivided property and ownership adjoining the proposed subdivision 100 ft around the subdivision.
- 4) A sketch, when only a portion of the subdivision is to be subdivided first.
- 5) Names and width of all streets.
- 6) Location and widths of all easements and rights of way for drainage, public utilities or railroads of other purposes.
- 7) Lot lines with approximate dimensions.
- 8) Approximate radii of all curves.
- 9) Designation of areas which, before improvements, are subject to inundation or storm water overflow, and location of all drainage ditches.
- 10) Location and size of existing water and sewer mains to serve the proposed plat.
- 11) Designation of proposed streets, easements and any other areas proposed to be designated for public purposes and any reservations.
- 12) Locations and types of existing structures, trees and ground cover and contour lines.
- 13) Locations, sizes and grades of existing water and sewer lines, sidewalks, curbs, gutters, roadways and paving.
- 14) Standard street cross sections and all variations from standard.
- 15) Such profiles showing existing and proposed center line grades of streets, sidewalks, and gutters, and containing notations as to gradient and vertical curvatures.
- 16) Statement of proposed improvements and time of completion.
- 17) Name and address of the person to whom the notice of hearing shall be sent.

At least five days before the hearing, a notice of the time and place shall be sent by registered mail to the address submitted with the plat.

After approval of preliminary plat by Planning Commission the subdivider shall have the plat surveyed, staked and monumented and shall install such improvements as may be required prior to approval of final plat. Sec. 6- (4)

Required for Final Approval

- 1) Water and sewer mains constructed and in place.
- 2) Streets and alleys brought to grade.
- 3) Graveling upon completion of water and sewer mains.
- 4) Slope protection when necessary.

No improvements shall be made unless approved by city engineer.

- 1) The name of the subdivision , scale, north arrow and date.
- 2) Names and addresses of owners, lien holders, subdivider, surveyor and designer.

(3)Primary control points, approved by the city engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearing, elevations and similar data shall be referred.

(4)Subdivision boundary lines, side and center lines of streets and other rights of way, lines of easements, lot lines, lines of all other sites and of all reservations; with accurate dimensions, bearing or reflection angles, and radii, arcs, and central angles of all curves.

(5)Location and description of monuments.

(6)Names and widths of streets and other rights of ways.

(7)Widths and purposes of easements.

(8)Block numbers, consecutive.

(9)Lot numbers, consecutive, starting with the figure "1," in each block.

(10)Dedication of any sites, in addition to streets, rights of way and easements, reserved or dedicated and the purposes.

~~(11)Lines indicating minimum building setback distance on all lots and other sites.~~

(12)Owner's statement offering streets, right of ways, and public areas, for dedication to the public.

(13)Owner's agreement to the subdivision by the subdivider, if owner is not the subdivider.

(14)Certificate of title.

(15)Surveyor's certificate as to making the survey and its accuracy, as required herein.

(16)Other data, certificate, affidavits and endorsements that may be required by the planning commission or by the city council.

(17)Accompanying the final plat shall be a final plan of all improvements to be installed by the subdivider, with grades, and profiles for same as approved by the city engineer.

(18)A certificate by the city engineer that all required improvements have been installed or that, in lieu thereof, a surety bond or certified check, running to the city in an amount sufficient to cover the cost of completion of all required improvements, has been posted.

(19)Accompanying the final plat shall be restrictive covenants in form for recording.