

City of Fort Calhoun Nebraska
MAJOR SUBDIVISION

FINAL PLAT APPLICATION:

Prepare and submit application for final plat approval to the City Clerk at least twenty-one (21) calendar days before the regular Planning Commission meeting at which the application is to be considered.

Date submitted: _____

For Planning Commission Meeting Date: _____

Filing Fee: \$250.00 + \$15.00 / Lot = _____

Park Dedication Fee per up to .04 acres per dwelling unit: _____

1. Subdivision name: _____
2. Property Owner's name: _____
3. Owner's home address: _____ Zip: _____
4. Telephone number: home: _____ work : _____ cell : _____
5. Developer's name: _____
6. Developer's address: _____ Zip: _____
7. Engineer's name: _____
8. Engineer's address: _____
9. Engineer's Telephone number: _____
10. Preliminary plat approval date: _____
11. Present/Proposed Zoning: _____
12. Legal description of property: _____

13. Area of subject property (square feet and/or acres): _____

Signature of owner: _____

(Or)

Signature of authorized agent: _____

Application Requirements:

_____ FINAL Plat Map: **PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION**

Name. **Certifications** signature, seal, license # and address from licensed Professional Engineer, land surveyor, architect, planner, landscape architect as applicable. **Title block**, denoting type of application, legal description, and general location. **Key map**, showing location with reference to surrounding property, streets, current street names, city limits, and other features within 400 feet of the subdivision boundary. **Present** and proposed zoning. **North** arrow, date, and graphic scale. **Signature** blocks for Planning Commission Chairman and Mayor, County Treasurer. **Certification Blocks.** **Monumentation.** **Metes** and bounds description. **Acreage** of tract. **Date** of original and all revisions. **Dimensioning** of setbacks. **Location**, dimensions, and names of existing and proposed streets. **All** proposed lot lines, lot dimensions, and lot areas in square feet. **Existing** and proposed easements or land reserved for or dedicated to public use. **Phasing** plan. **All** existing streets, watercourses, floodplains, wetlands, wooded areas and major trees, or other environmentally sensitive features within 200 feet. **Existing** ROW's and easements within 200 feet. **Topography** at five foot contours. **Existing** site drainage system. **Drainage** calculations and percolation tests.

DETAILED IMPROVEMENTS & CONSTRUCTION INFORMATION REQUIRED: **Sediment/Soil** Erosion Control Plan. **Spot** and finished elevations at all property corners. **Construction** details. **Road** and paving cross-sections. **Proposed** street names. **New** block and lot numbers.

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FINAL PLAT APPLICATION CHECK LIST

- _____ Completed Application Form to the City Clerk at least twenty-one (21) calendar days before the regular Planning Commission meeting
- _____ All Application Fees

REQUIREMENTS ON THE FINAL PLAT CHECK LIST:

- _____ Title Block
- _____ Key map showing location with reference to surrounding property
- _____ Present and proposed zoning
- _____ North arrow, date, and graphic scale
- _____ Signature blocks for City Mayor, Planning Commission Chairman, and Co. Treas.
- _____ Certification blocks monumentation
- _____ Metes and bounds description
- _____ Acreage of tract
- _____ Date of original and all revisions
- _____ Dimensioning of setbacks
- _____ Location, dimensions, and names of streets (existing and proposed)
- _____ All proposed lot lines, dimensions, and lot areas (in square feet)
- _____ Existing and proposed easements
- _____ Phasing plan
- _____ All existing streets, watercourses, floodplains, etc., or other environmentally sensitive features within 200 feet
- _____ Existing site drainage system
- _____ Drainage calculations and percolation tests
- _____ Lighting plan and details
- _____ Pedestrian circulation patterns and sidewalk or trail locations
- _____ Certifications and seals from licensed Professional Engineer
- _____ Improvement financing plan, including sources of funding
- _____ Final subdivision or development agreement

DETAILED INFORMATION ON IMPROVEMENTS AND CONSTRUCTION REQUIRED CHECK LIST:

- _____ Sediment/soil erosion control plan
- _____ NPEDS Permit (Copy)
- _____ Construction details as required
- _____ Road and paving cross-sections
- _____ Proposed street names
- _____ New block and lot numbers

Please refer to the City's website (www.FortCalhoun.org) for the up to date version of the Fort Calhoun Land Development Regulations.