

City of Fort Calhoun Nebraska
MAJOR SUBDIVISION

PRELIMINARY PLAT APPLICATION:

Prepare and submit application for preliminary plat approval to the City Clerk at least THIRTY (30) 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: \$350.00 + \$15.00 / Lot = _____

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

Preliminary plat approved (date): _____

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 address: _____
10. Present use of subject property: _____
11. Desired use of subject property: _____
12. Present zoning: _____
13. Legal description of property: _____

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

Signature of owner: _____

(Or)

Signature of authorized agent: _____

Application Requirements:

_____ Preliminary Plat Map: **WILL INCLUDE ALL OF THE FOLLOWING INFORMATION**

Name, signature, license number and address of 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 ¼ mile of the subdivision boundary. **Present** and proposed zoning. **North** arrow, date, and graphic scale. **Signature** blocks for Planning Commission Chairman and Mayor. **Certification** blocks. **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. **Proposed** street names. **New block and lot numbers**.

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PRELIMINARY PLAT APPLICATION CHECK LIST

- _____ Completed Application Form to the City Clerk at least THIRTY (30) calendar days before the regular Planning Commission meeting
- _____ All Application Fees

REQUIREMENTS ON THE PRELIMINARY PLAT:

- _____ Pay in full all Application Fees
- _____ Certified list of Property Owners within 300 feet
- _____ Copy of most recent Title Search
- _____ Draft Subdivision Agreement
- _____ Existing and proposed easements
- _____ Conceptual Sediment / Soil Erosion Control Plan
- _____ Conceptual Drainage calculations
- _____ General Percolation test for development area
- _____ Roadway Profiles and Typical Paving Cross Sections
- _____ Pedestrian circulation patterns and sidewalk or trail locations
- _____ Improvement Financing plan, including sources of funding
- _____ Proof taxes and special assessments are current

PLEASE NOTE: THE PLANNING COMMISSION AND NOT THE APPLICANT, will circulate the Application to all utilities, the Fort Calhoun Community School District, the Papio-Missouri River Natural Resources District, all public safety agencies, such as the Washington County Sheriff's Department, the Fort Calhoun Rural Fire District, and all other providers of public services, including, when appropriate, the Nebraska Department of Roads, the Washington County Planning Commission, and to such other agencies and entities as determined. Each reviewing agency shall submit written comments to the Planning Commission within such period as will be established.