

**City of Republic
Planning and Development Department
204 N. Main St.
Republic, Mo 65738**

Phone (417) 732-3150

Fax (417) 732-3199

FINAL PLAT APPLICATION

(Page 1 of 3)

LEGAL OWNER(s):

NAME: _____

STREET ADDRESS OWNER(s) _____

CITY, STATE, ZIP CODE: _____

PHONE: _____

BILLING ADDRESS: _____

NAME OF ENGINEER/SURVEYOR:
Name, address, phone: _____

PROPERTY INFORMATION

NAME OF SUBDIVISION: _____

LOCATION OF SUBDIVISION: _____

EXISTING ZONING: _____

PROPOSED USE OF PROPERTY: _____

NUMBER OF LOTS: _____

TO THE BEST OF MY KNOWLEDGE, and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

OWNER(s) SIGNATURE: _____ Date _____

NAME(s) (print) _____

RECEIVED BY: _____ Date _____

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REQUIRED ENCLOSURES

A. REQUIRED WITH APPLICATION

1. Four (4) 24 x 36 inch paper copies of the Final Plat and one (1) set of "As Built" drawings.
2. * Letter of Credit or Maintenance Bond for period of one year.

B. REQUIRED BETWEEN APPLICATION AND SUBMITTAL TO BOARD OF ALDERMEN

3. One (1) electronic copy of the Final Plat attached to the State Plane Coordinate System.

C. REQUIRED AFTER BOARD OF ALDERMEN APPROVAL

4. Three (3) full-size and one (1) half-size "As-Built" drawings of the phase being approved.
5. One (1) original and one (1) copy of Restrictive Covenants to be recorded (if applicable).
6. Two (2) 24 x 36 inch mylars of the Final Plat to record at the Greene County Recorder's Office and in the City's plat book. Plus Three (3) 24 x 36 inch paper copies of the Final Plat (Developer may submit additional signed copies for their records). The City will record the Final Plat and Restrictive Covenants once the Final Plat has been approved.
7. One (1) Electronic copy of the subdivision "As Built"
8. FEES**:

APPLICATION	\$ 225.00
\$1.00 PER LOT	\$

* Check should be made payable to "City of Republic" and submitted with application. It is the responsibility of the applicant to pay all review fees per Sec. 410.200 as needed for approval.

* All single-family residential final plats will be charged an emergency notification system impact fee per Sec. 500.060.

FINAL PLAT FILING \$ (determined at time of Final Plat filing separate check payable to Greene County)

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* The developer shall maintain and keep in repair the streets and curb and gutter improvements for a period of one (1) year from the date the constructed improvements are approved by the City. To guarantee this maintenance, an acceptable maintenance bond, letter of credit or other acceptable security shall be provided in the amount of ten percent (10%) of the contract price of the improvements against defects in workmanship and materials for the above-mentioned one (1) year period. The bond, letter of credit or security shall be filed with the City and be from a surety company licensed to do business in the State of Missouri and in a form to be approved by the City Attorney.

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CHECKLIST OF ITEMS TO BE INCLUDED ON FINAL PLAT

SECTION 410.270: EXISTING OR PROPOSED FEATURES TO BE SHOWN ON THE FINAL PLAT

Prior to approval of the Final Plat, the Planning and Development Department shall review the Final Plat for conformance to the Preliminary Plat and to determine that the plat shows or establishes the following information, which shall be in substantial conformity to the Preliminary Plat.

_____ *Name and code.* The name of the subdivision, phase or addition as provided on the Preliminary Plat.

_____ *Date of Preliminary Plat approval.* The date and name in which the Preliminary Plat was approved as shall be indicated on the Final Plat. In addition, any ordinance, resolution or other bill passed by the Board of Aldermen or Planning and Zoning Commission that relates to the subdivision or particular phase, shall be included on the plat.

_____ *Owners of record.* The names and addresses of the owner(s) of record, developer(s), engineer, or surveyor responsible for the subdivision design.

_____ *Vicinity map.* A vicinity map at a scale of four hundred (400) feet or more to the inch shall be drawn on or shall accompany the preliminary plat. The map shall indicate:

_____ Section, Township, Range.

_____ Adjacent City limits, other corporation or ad hoc district lines, such as school or sewer districts, etc.

_____ The nearest existing highways or thoroughfares, streets and alleys in neighboring subdivisions or unplatted property.

_____ *Abutting owners.* The name of adjacent subdivisions and the names of record owners of adjacent parcels of unplatted land.

_____ *Boundary lines.* The boundary lines, accurate in scale, of the tract to be subdivided.

_____ *Streets-other features.* The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, and other important features such as watercourses; railroad lines; corporation and township lines, utility lines, etc.

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- _____ *Proposed design-street, drainage, etc.* The layout, names and widths of streets, alleys and easements serving storm water, sewer, water or other utilities within the property being subdivided.

- _____ *Proposed layout and legal description.* The legal description of the entire site to be subdivided, including approximate acreage in tract, boundary lines, location and dimensions of newly created tracts, parcels or lots that are part of the subdivision shall be shown on plat. The dimensions and location of all arcs, radii, internal angles, points of curvature and tangent boundaries and other pertinent survey information necessary to an accurate description and location. Survey data shall meet the standards promulgated by the State of Missouri, "Missouri Minimum Standards for Property Boundary Surveys", Division of Geology and Land Survey, Missouri Department of Natural Resources. All survey datum shall be vertically and horizontally tied to the Missouri Geographical Reference Stations (GRS);

- _____ *Curvature and radius.* When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and either in it or in an adjoining table, the bearing and length shall be noted; the radius of the circle of which the curve is a part; the central angle subtended; the bearing of the radius at the point of curve; and the chord length and deflection angles used in staking out the survey. The lot lines on the street sides may be shown in the same manner or by bearings and distances. When a curve of two hundred (200) feet radius or less is used, it is sufficient to show the length and bearing of the main chords, the radius at one (1) end of the curve, and the central subtended.

- _____ *Lot information.* The plat shall indicate the area, proposed setbacks and exact location and distance of all structures and other physical improvements in relation to proposed lot lines.

- _____ *Zoning.* Zoning boundary lines and proposed use of property.

- _____ *North point, etc.* Title, scale, north arrow, date of preparation and date of each successive revision.

- _____ *Floodplains, etc.* The extent and location of floodplains, floodways, or other waterways of record; elevations of which, shall be based on applicable Flood Insurance Studies, Flood Insurance Rate Maps, Flood Boundary and Floodway Maps.

- _____ *Location of model home.* The location of the model home or spec. house, if applicable, as it occupies a platted lot in the subdivision.

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_____ *Commercial and industrial subdivisions.* Final Plats for industrial or commercial subdivisions shall delineate who will be responsible for addressing open space, landscaping and buffer yard requirements.

_____ *Notes and related information.* Notes pertaining to particular items such as:

- _____ Access limitations;
- _____ Total area;
- _____ Total number of lots;
- _____ Smallest / largest lot;
- _____ Date Preliminary Plat approved;
- _____ Replat information;
- _____ Current zoning;
- _____ Source of title;
- _____ Setbacks;
- _____ Recording information for covenants and restrictions.