

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

Phone (417) 732-3150

Fax (417) 732-3199

PRELIMINARY PLAT APPLICATION

(Page 1 of 1)

LEGAL OWNER(s):

NAME: _____

STREET ADDRESS OWNER(s): _____

CITY, STATE, ZIP: _____

PHONE: _____

BILLING ADDRESS: _____

NAME OF ENGINEER/SURVEYOR:

Name, address, phone _____

PROPERTY INFORMATION

NAME OF SUBDIVISION: _____

LOCATION OF SUBDIVISION _____

NUMBER OF LOTS: _____

EXISTING ZONING: _____

PROPOSED USE OF PROPERTY: _____

REQUIRED ENCLOSURES

1. CD CONTAINING LEGAL DESCRIPTION (MICROSOFT WORD)
2. ONE ELECTRONIC COPY OF THE PRELIMINARY PLAT ATTACHED TO THE STATE PLANE COORDINATE SYSTEM.
3. FIVE (5) COPIES of PLAT
4. *FEES:

APPLICATION	\$ 225.00
\$1 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.**

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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**CHECKLIST OF ITEMS TO BE INCLUDED
ON PRELIMINARY PLAT**

**SECTION 410.180: EXISTING AND PROPOSED FEATURES TO BE SHOWN ON
PRELIMINARY PLAT**

The following information is required on all Preliminary Plats submitted for approval. The required information may be combined for presentation on one (1) or more drawings or maps. In the interests of clarity, speed and efficiency in the review process, the Planning and Development Department may require that the information be presented on separate or additional drawings or maps. In all cases the Preliminary Plat submission should include the following and shall be designed in conformity with the Design Standards contained in Article VI.

- _____ *Name and code.* The proposed name of the subdivision, which shall not duplicate or closely resemble the name of another, previously recorded subdivision in the City of Republic.

- _____ *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 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 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 divided.

- _____ *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 existing permanent buildings; large trees and watercourses; railroad lines; corporation and township lines, utility lines, etc.

- _____ *Existing utilities.* Existing sewer, gas, telephone, water mains, culverts and other underground structures within the tract and immediately adjacent thereto with pipe sizes and grades indicated.

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_____ *Topography.* Topography, contours at vertical intervals shall be based on USGS datum or City monuments and shall be shown as follows:

_____ Average slope less than six percent (6%) - two (2) foot interval contour map

_____ Average slope over six percent (6%) - five (5) foot interval contour map

_____ *Proposed design-street, drainage, etc.* The layout, names and widths of proposed streets, alleys and easements; the location and approximate sizes of catch basins, culverts and other drainage structures; the location of proposed sewer lines, water lines, fire hydrants and other related infrastructure planned to serve the development.

_____ *Proposed layout and Legal Description.* The legal description of the entire site to be subdivided, including 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 City of Republic Geographical Reference Stations (GRS);

_____ *Lot Information.* The plat shall indicate the area, lot size, 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 proposed model home or spec. house and required parking.

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