City of Moscow Mills P.O. Box 36

P.O. Box 36 Moscow Mills, Missouri 63362 P 636-356-4220 F 636-356-4010

Planning and Zoning Commission Application for Preliminary Plat Approval

Date:				
Name of Applicant:				
Address of Applicant:				
Is above address for home or business:				
Applicant's Phone No:				
Application's Fax No:				
Applicant's E-mail Address:				
Is the Applicant the Owner of the Property being developed: YES or NO				
Is the Applicant the Developer of the Property being developed: YES or NO				
Name of Development:				
Address (or U.S. G. S. location) of Property under Consideration for Development:				

What datum was used to determine elevation for the preliminary plat (City Standard is to use U.S. G.S. datum):
Have any Temporary Benchmarks (TBM) been Established: YES or NO
If yes, give location of all TBM And their elevation:
Is any part of the <u>property</u> of the Development in a FEMA designated Floodplain: YES or NO
If yes, is it a FEMA designated Zone A floodplain: YES or NO
If yes, has a detailed flood study been completed to determine the base flood elevation (BSE): YES or NO
Is the Development to be completed in phases: YES or NO
If yes, how many phases:
City of Moscow Mills Zoning designation for Development:

The Following <u>must</u> be included with the Preliminary Plat Application:

Submit one (1) electronic copy in .PDF format and one (1) paper copy of the <u>Preliminary Plat</u> to the City Clerk at City Hall for review by the Planning and Zoning Commission and the City Engineer. The applicable fee will need to accompany the preliminary plat. The preliminary plat must include the following:

- 1. Legal description of property under consideration.
- 2. Boundary lines, bearings and distances sufficient to locate the exact area proposed for subdivision.
- 3. The name and locations of all adjoining subdivisions drawn to the same scale and shown in dotted lines and in sufficient detail as to show accurately the existing streets and alleys and other features that may influence the layout development of the proposed subdivision.
- 4. The names of owner and locations of all adjoining unplatted properties.
- 5. The location and widths of all streets, alleys, easements and rights-of-way existing and proposed within the subdivision limits.
- 6. The location of all existing buildings, sewers, water mains, gas mains or other underground structures, or other existing features within the area proposed for subdivision.
- 7. The name under which the proposed subdivision is to be recorded, the name of the owner with sufficient data to show ownership, and the name of the engineer platting the tract.

- 8. Proposed arrangements of lots, which should be numbered consecutively from one to the total number of lots in the subdivision.
- 9. Location and size of proposed parks, playgrounds, churches or school sites or other special uses of land to be considered for dedication to public use or to be reserved for use of all property owners in the subdivision and any condition of such dedication or reservation.
- 10. Scale, north arrow, date and the pertinent data.
- 11. Topography with contour intervals of not more than five feet, also the location of water courses, ravines, bridges, lakes, large free-standing trees, wooded areas, approximate acreage.
- 12. Approximate grade and gradients of each proposed street and location of proposed culverts and bridges.
- 13. The location of sewers (storm and sanitary), along with information regarding necessary improvements to such channels.
- 14. Data regarding the location, size and type of construction of any culverts bridges or underground facilities for disposing of either storm water or sewage. All storm water facilities shall be designed according to Chapter 48 of the Moscow Mills City code.
- 15. Location of any easements necessary to accommodate the sewers or storm water drains or underground construction.
- 16. Location of all permanent markers and monuments.
- 17. Development of parcels within a Zone "A" of a FEMA floodplain will require a detailed flood study to determine the 100 year flood elevation and floodway.
- 18. Drawing size:
 - a. Preferred size 24" x 36"
 - b. Maximum size 35" x 42"

Applicant Signature	Date	City Clerk/Deputy City Clerk	Date