

City of Moscow Mills

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 property 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 must be included with the Preliminary Plat Application:

Submit five (5) copies of the Preliminary Plat 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 _____