

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 Final Plat Approval

Owner of Property under Consideration for Final Plat Approval:

Name: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Phone No: _____

Fax No: _____

E-mail Address: _____

Property under Consideration for Final Plat Approval:

Name (and phase number) of Development:

Address (or U.S. G. S. location) of Property under Consideration for Development:

Has an escrow account or 10% performance land been established for the property under consideration for Final Plat Approval: YES or NO

If no, Escrow Account or 10% Performance Bond will have to be established before approval can be given for Final Plat.

Moscow Mills Zoning Classification for property under consideration for Final Plat Approval:

Date of Preliminary Plat Approval for property under consideration for Final Plat Approval.

The following must be included with Final Plat Approval Application:

Before the final plat can be approved, the developer will be required to guarantee the completion of the improvements and create a maintenance account for new public streets, sanitary and storm sewers and other related improvements. This is achieved by execution of a deposit agreement for two (2) years to allow for the completion public improvements. The developer may choose to use an escrow account or a 10% performance bond. The final plat must be submitted to the city clerk at city hall, with the required fee, within one (1) year after approval of the **Preliminary plat** for review by the Planning and Zoning Commission, City Engineer and Board of Alderman. The following information is either required on final plat or accompanying it:

1. The final plat shall substantially conform to the approved preliminary plat.
2. Name of subdivision.
3. Names of adjacent subdivisions and owners of adjoining parcels of un-subdivided land.
4. Name of sub-divider, owner and Registered Professional Engineer.
5. Locations of section, township, range, City, County and State.
6. Names of adjacent streets within adjoining subdivisions.
7. Plat boundaries showing traverse bearings obtained by determinations of true north by solar or celestial observations and internal angles with dimensions in hundredths of feet to close the traverse bearings within a maximum of one (1) foot in 10,000 feet.
8. Date, scale and north point.
9. Proposed street centerline bearings.
10. Length of all arcs, radii, internal angles, points of curvature and tangent bearings.
11. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the widths at the building line should be shown.
12. All easements for rights-of-way provided for public services or utilities and any limitations of such easements.
13. All lot numbers and lines, with accurate dimensions in feet and hundredths, and with bearings and angles to street and alley or crosswalk lines.

14. Accurate outlines of any areas to be dedicated or temporarily reserved for public use with the purpose indicated.
15. Building setback lines and dimensions.
16. Protective covenants, if any, for recording.
17. Surveyor's Certificate, placed on the plat.
18. An express dedication to the public use of all streets, alleys, rights-of-way, parks, school sites, easements and other public places shown on the plat.
19. Owner's Certificate of Deed if dedication is involved.
20. Legal description of property.

Submittal:

The applicant shall submit two large (36" x 24") copies and an electronic copy (in pdf format) of the proposed plat.

The plat shall be drawn at a scale of one hundred (100) feet or less to the inch. Said scale shall be indicated on the plat graphically. For all improvement plans, record plats, and as-built's prepared using computer assistance, a digital media copy of such information shall be submitted in an AutoCAD DWG or other computer readable format approved by the City Engineer prior to release of the plat for recording.

Within ten (10) days following approval by the City of Moscow Mills Board of Aldermen the applicant shall provide one large (36" x 24") copy of the recorded plat and an electronic copy (in pdf format) of the recorded plat.

Applicant Signature

Date

City Clerk/Deputy City Clerk

Date