



City of Nebraska City
1409 Central Avenue
Nebraska City, NE 68410-2223

HOME OF ARBOR DAY

Preliminary Plat Application

Name of Subdivision: _____

Location: (Street address): _____ Applicable Zoning District(s): _____

Legal Description: (legal description may be an attachment): _____

Owner: _____

Owner(s): _____

Address: _____

Address: _____

Owner's Telephone: (____) _____

Owner's Telephone: (____) _____

Owner's Signature: _____

Owner's Signature: _____

Surveyor: _____

Engineer: _____

Address: _____

Address: _____

Survey's Telephone: (____) _____

Engineer's Telephone: (____) _____

Date Application Submitted: _____

CHECKLIST: (*words in italics are references to applicable Sections of Nebraska City, Nebraska Subdivision Ordinance*)

_____ Subdivider or Subdivider's representative has conducted preliminary consultation with Zoning Administrator (*Section 501*).

_____ If Subdivider is seeking financial participation by the City for subdivision improvements, subdivider has petitioned City Council regarding such financial participation and executed appropriate agreements with the City Council. (*Sections 501 and 713.05*.)

_____ 10 copies of preliminary plat submitted 15 days prior to Planning Commission meeting (*Section 502.01*)

_____ 4 copies of supplemental information on preliminary plat submitted 15 days prior to Planning Commission meeting (*Section 502.01*)

- _____ Preliminary plat legal description is indicated (*Section 502.04*)
- _____ Preliminary plat includes all contiguous land holdings of subdivider (*Section 502.01*)
- _____ Preliminary plat drawn to scale not exceeding 100' per inch on sheet size not exceeding 24" x 36" (*Section 502.04*)
- _____ Date, north point and graphic scale indicated on plat (*Section 502.04, Subsection C*)
- _____ Names and addresses of owners of real property abutting subdivision attached (*Section 502.04, Subsection D*)
- _____ Location and dimensions in feet and hundredths of feet of the property lines and the location and dimension of lot lines and building setback lines – if proposed building setback lines are to be in excess of those required by the applicable zoning district (*Section 502.04, Subsection E and Section 605.*)
- _____ Location of any existing building/structures to be retained (*Section 502.04, Subsection F and Section 609.*)
- _____ Names and location of all existing streets and the proposed names and dimensions of all proposed street right-of-ways and approximate grades, curve radii and pavement widths are indicated (*Section 502.04, Subsection G and Section 602, 703, 704 and Schedule A.*)
- _____ Sidewalk locations are indicated (*Section 606 and 707.*)
- _____ Existing and proposed sewers, water mains and appurtenances and proposed pipe sizes and approximate grades to serve the subdivision are indicated (*Section 504.02, Subsection H and Section 712*)
- _____ Existing and proposed topography at proper contours is indicated on plat (*Section 504.02, Subsection I*)
- _____ Draining plan and report included with plat (*Section 504.02, Subsection K and Section 711.*)
- _____ Any areas subject to flooding are indicated (*Section 607*)
- _____ Locations of existing building(s) and trees indicated (*Section 504.02, Subsection J and Section 609.*)
- _____ The location of all existing and proposed utility and other easements are indicated (*Section 504.02, Subsection L and Section 608, 709 and 711.03, Subsection 4*)
- _____ Determination of need for civil defense siren is attached (*Section 710*)
- _____ Proposed phasing of development indicated (*Section 504.02, Subsection M and Section 713.05, Subsection J.*)

Fees:	Preliminary Plat (Minor).....	\$150.00
	Preliminary Plat-Major (plus \$10.00 per lot over three lots)....	\$500.00
	Administrative Plat.....	\$50.00
	Final Plat (Plus \$5.00 per lot over three lots).....	\$300.00