



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

HOME OF ARBOR DAY  
**Preliminary Plat  
Application**

**Expires 2 Years from Approval (Section 502.12)**

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: \_\_\_\_\_

Owner's Email: \_\_\_\_\_

Owner's Email: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Surveyor's Telephone: (\_\_\_\_) \_\_\_\_\_

Engineer's Telephone: (\_\_\_\_) \_\_\_\_\_

Surveyor's Email: \_\_\_\_\_

Engineer's Email: \_\_\_\_\_

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 712.05*)

- \_\_\_\_\_ 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.A*)
  - \_\_\_\_\_ 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 711*)
  - \_\_\_\_\_ Existing and proposed topography at proper contours is indicated on plat (*Section 502.04, Subsection I*)
  - \_\_\_\_\_ Draining plan and report included with plat (*Section 504.02, Subsection K and Section 710*).
  - \_\_\_\_\_ Any areas subject to flooding are indicated (*Section 607*)
  - \_\_\_\_\_ Locations of existing building(s) and trees indicated (*Section 502.04, Subsection J and 502.04 Subsection F; Section 609*).
  - \_\_\_\_\_ The location of all existing and proposed utility and other easements are indicated (*Section 502.04, Subsection L and Section 608, 709 and 711*)
  - \_\_\_\_\_ Determination of need for civil defense siren is attached
  - \_\_\_\_\_ Proposed phasing of development indicated (*Section 502.04, Subsection M and Section 713.03, Subsection A*).
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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
	Third Party Engineering and Professional Review (Section 502.03).....	as invoiced