



Case No. _____

PRELIMINARY PLAT APPLICATION

Name of subdivision: _____

Name of applicant submitting subdivision: _____

Address of applicant: _____

Phone: _____ E-mail: _____

Name of subdivision property owner: _____

Address of owner: _____

Phone.: _____ E-mail: _____

Name of surveyor or engineer preparing plat drawing and/or engineering construction plans:

Address of engineer: _____

Phone: _____ E-mail: _____

Name of person or agent to be contacted and notified concerning this plat (may be engineer or any of the above listed):

Address: _____

Phone: _____ E-mail: _____

The undersigned agrees that the preliminary plat of a subdivision for which approval is requested by this application will comply with and conform to all applicable laws of the State of Iowa and ordinances of the City of Bettendorf, Iowa.

Required materials should be submitted electronically via e-mail: planning@bettendorf.org.

Owner's Signature

Applicant 's Signature

Date

Date

For office use only:

Minimum fee is \$25.00 plus \$1.00 for each lot shown on the proposed plat. Fee \$ _____

Received by: _____

Date _____

Note: Certain materials must accompany this application. Required materials should be submitted electronically via e-mail: planning@bettendorf.org. The information called for in Items 2 and 3 below may be submitted as one or two maps or plans. Check (3) if required information or materials accompanies this application.

THE SUBDIVIDER SHALL PROVIDE THE FOLLOWING:

- _____ 1. **Location map (which may be prepared by indicating the data by notations on available maps) showing:**
 - a. Subdivision name and location
 - b. Major thoroughfares related to the subdivision
 - c. Public transportation lines
 - d. Main shopping center
 - e. Community or neighborhood stores
 - f. Elementary and high schools
 - g. Parks and playgrounds
 - h. Other community features
 - i. Title, scale, north point, and date

- _____ 2. **A site map showing:**
 - a. Topographical data in one of the following forms, which shall be determined by the Commission during preliminary consideration of the plan:
 - (1) A contour map with contours at intervals of 2 feet if the general slope of the site is less than 10%, and at vertical intervals of 5 feet if the general slope is greater than 10%.
 - (2) A land inspection sketch showing terrain features, wooded areas, buildings, and other natural or artificial features which would affect the plan of the subdivision.
 - b. Tract boundary lines, showing dimensions, bearings, angles, and references to section, township, and range lines or corners.
 - c. Streets and rights-of-way, on or adjoining the site, including dedicated widths, roadway widths, approximate gradients, types and width of pavements, curbs, location of street lights, sidewalks, tree planting and other pertinent data.
 - d. Easements: Locations, widths, and purposes.
 - e. Utilities, including sanitary and storm sewers, other drainage facilities; water lines; gas mains; electric utilities and other facilities. Size or capacity of each should be shown and the locations of distance to each existing utility indicated.
 - f. Zoning of the site and adjoining property.
 - g. Existing or proposed platting of adjacent land within 300 feet of the subdivision.
 - h. Other features or conditions which would affect the subdivision favorably or adversely.
 - i. Title, scale, north point, and date.

- _____ 3. **A preliminary plan of the subdivision, drawn to scale of 50 feet to 1 inch or 100 feet to 1 inch, provided however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the Engineer or the Commission may be used.**
 - a. Proposed name of the subdivision.
 - b. Names and addresses of Owner and Subdivider and the City Planner, Land Planning Consultant, Engineer, or Surveyor who prepared the plan.
 - c. Street pattern, showing the names (which shall not duplicate names of other streets in the community) and widths of rights-of-way or streets, and widths of crosswalks, easements, or alleys.
 - d. Layout of lots, showing dimensions and numbers. Square foot area of each lot with irregular sides (not rectangular). Block number if required, distances, radii, and chords.
 - e. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public, or community purposes.
 - f. Building setback or front yard lines.
 - g. Key plan, legend, and notes.
 - h. Scale, north point, and date.

- _____ 4. **Engineering plans showing:**
 - a. Profiles, typical cross sections and specifications for proposed street improvements.
 - b. Profiles and locations and other explanatory data concerning the installation of sanitary and storm sewerage systems and water distribution system.

- _____ 5. **A description of the protective covenants or private restrictions to be incorporated in the plat of the subdivision.**

- _____ 6. **Information as to any agreements which have been entered into with the owners of other property within the neighborhood in which the proposed subdivision is located, as to general plans for the entire neighborhood. Reference should be made to the Comprehensive Plan for suggestions as to the general street pattern and design of the neighborhood. Wherever possible, all of the property owners within the neighborhood should endeavor to agree upon a general plan for its development, in order that each subdivision may be designed as an integral part of a well-considered overall plan.**