



Case No. _____
Application Date _____
Application Fee \$100.00 _____

APPLICATION

**PRELIMINARY PLAT
MAJOR SUBDIVISION**

We, the undersigned, request the City of Battlefield, Missouri Planning and Zoning Commission and Board of Aldermen to approve the preliminary plat attached to this application, and attest to the truth and correctness of all facts and information for the proposed plat presented in this application.

Name of Preliminary Plat: _____

Is subdivision a conservation subdivision? Yes _____ No _____

Is a subdivision variance being submitted with this application? Yes _____ No _____

If yes, applicant is to submit a subdivision variance application with this preliminary plat application.

Property Owner's Name _____

If Corporation, Corporate Official and Seal: _____

Mailing Address _____

Telephone Number _____ Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

(If corporation, signature of corporation official)

Developer's Name: (If different from property owner): _____

Mailing Address _____

Telephone Number _____ Fax Number _____

Engineer's Name: _____ Telephone Number _____

Surveyor's Name: _____

Telephone Number _____

**CHECKLIST
PRELIMINARY PLAT APPLICATION
City of Battlefield, Missouri**

This checklist is provided to help you make sure that you submit everything that is required for a completed preliminary plat application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:30 p.m. to the Battlefield City Hall, 15 working days prior to the Planning and Zoning Commission meeting at which the preliminary plat will be considered. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
	Name of preliminary plat.
	Indicate if subdivision is a conservation subdivision. If yes, see Section 3.17, <i>Branson West Zoning Regulations</i> , for conservation subdivision requirements.
	Indicate if a subdivision variance is being submitted with the preliminary plat application.
	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
	If different than the property owner, the developer's name, address and telephone number.
	Application signed by property owner, or if applicable, corporate official. If developer is different than property owner, developer's signature is required.
	Names and telephone numbers of engineer and surveyor.
PRELIMINARY PLAT:	
	Ten (10) blackline or blue-line copies of the preliminary plat are required. The preliminary plat sheet size shall be 24" x 36". The preliminary plat is to include the following information:
	1. Name of the subdivision.
	2. Name(s) and address(es) of the subdivision owner and subdivider.
	3. Names and registration seals of the engineer and surveyor.
	4. Date of preliminary plat submittal.
	5. Legal description of the subdivision and location by township, section and range.
	6. Approximate north arrow and scale. Scale to be no greater than 1" = 100', in increments of ten feet.
	7. Listing of the following information: Total acreage of subdivision Total number of lots Current zoning Proposed land use Smallest lot with lot number and area Largest lot with lot number and area
	8. Vicinity map showing subdivision location and streets, roads, and city boundaries, school or water district boundaries, or other similar corporations, existing within 1,000 feet of property to be subdivided.
	9. Topography with contours at five (5) foot intervals, referenced to USGS datum.
	10. Approximate tract boundaries.
	11. Names and locations of adjoining subdivisions and names of adjoining property owners.
	12. Location, dimensions and names of all existing or platted streets within or adjacent to the tract.
	13. Location and approximate dimensions of easements existing within or adjacent to the tract.
	14. Location and dimensions of all existing sewers, water mains and feeder lines, gas, telephone, electric and oil transmission lines, water courses, storm sewers, detention areas, culverts and any other drainage structures within or adjacent to the tract, including pipe sizes and grades.
	15. Approximate location and extent of all existing structures and tree masses on the tract.

PRELIMINARY PLAT (continued):	
	16. Full plan of development detailing the following information: A. location of all proposed and existing streets, roads, easements, parks, playgrounds and other public areas and facilities, sewer and water facilities and storm sewers or other drainage facilities; B. lot lines and the approximate dimensions of all lots and lot numbers in consecutive order; C. all streets and areas designated or proposed to be dedicated for pertinent facilities, public use, or proposed to be dedicated or reserved for future public use, including the conditions of such dedications
	17. Draft of any proposed private restrictions, including the boundaries for each type of restriction type. Where applicable, a draft of restrictive covenants governing the use and maintenance of all common areas, improvements and facilities.
	18. Records of a title search, indicating any existing covenants on the land to be subdivided. This may be provided as a separate statement.
	19. A certificate of title showing the ownership of all lands to be dedicated to the public and the title thereof is free and unencumbered.
ENGINEERING REPORT:	
	Submit four (4) copies of an engineering report signed and sealed by a registered engineer with the preliminary plat application. Engineering report to include the following:
	1. Storm Water Drainage report conducted in conformance with the Battlefield Design Standards for Public Improvements.
	2. Sanitary Sewer report on sewer capacity and needs in conformance with the Design Standards for Public Improvements
	3. Plan sheets for water improvements in conformance with the specifications of Battlefield Public Water Supply District #1.
	4. Traffic Analysis and Street Capacity report including: A. Description of types of traffic expected and effects on existing roads. B. Traffic count for each outlet from proposed subdivision in vehicles per day. C. Traffic analysis to extend from proposed subdivision to nearest arterial. D. Evaluation of the capacity of the existing and proposed road system. E. List of each proposed street by name and functional classification. Include proposed right-of-way and design specifications. F. If proposed development is within 1000 feet of a school or park, include evaluation of need for pedestrian ways through the development.
	5. General Information, including: A. Area of development utilized by road right-of-way. B. Area of development dedicated to open space. C. Area of smallest lot. D. Area of largest lot. E. Schematic diagram showing significant natural features such as stand of trees, sinkholes, wetlands, rock outcrops, etc.
APPLICATION FEE:	
	Submit application fee of \$100.00.
ENGINEERING REVIEW FEE:	
	Submit \$500.00 engineering review deposit fee. If engineering review costs are greater, City will bill applicant for additional costs.
Note: See the <i>Battlefield Subdivision Regulations</i> and the <i>Design Standards for Public Improvements</i> specific requirements. These regulations should be reviewed closely to ensure that the preliminary plat conforms to the subdivision platting requirements.	

Submit Applications to:
Battlefield City Hall
5434 Tower Drive
Battlefield, MO 65619
(417) 883-5840