

Major Subdivision Preliminary Plat, Application and Submittal – Checklist

• 2 or more lots with improvements •

*** Preliminary Plat – 45.27.1**

- _____ 1 – Marked as Preliminary Plat
- _____ B – Approved name on plat
- _____ D – location or site map
- _____ All items in section 45.27.1 – A,C,E to I, K to Q
- _____ J – Road entrances shown on plat **and marked on site**
- _____ **Reference to two public land survey corner certificates – location by book and page number – existing or prepared and recorded prior. ****
- _____ **ALL REQUIREMENTS OF 355.8 AND APPLICABLE SECTIONS OF CHAPTER 355 WILL BE REVIEWED FOR INCLUSION. ****
- _____ **** Will be required on Final Plat**

*** Application and Submittals – 45.27.2 *****

- | | |
|---|--|
| _____ A & P – Application form – signed | _____ I – Copy of NPEDS – no. 2 permit |
| _____ 2 – Application fee | _____ I – Storm water pollution prev. plan |
| _____ Preliminary Plat – 15 copies | _____ J – Storm water drainage evaluation |
| _____ B – Names of adjacent land owners | _____ K – °Entrance authorization-Cnty-St. |
| _____ C – Water and sewer statements | _____ L – °Approved street name appl. |
| _____ D – Improvements description stmt. | _____ M – °Subdivision name approval ltr. |
| _____ E – Improvements cost – if needed | - Items prepared by attorney – |
| _____ G – Utility provider statements | _____ F – °Draft of covenants to be filed |
| _____ H – Service provider statements | _____ N – °proposed fence agreements |
| _____ I – Copy of land disturbing affidavit | _____ O – °Resolution from City w/ jurisd. |
| | °Copy provided-originals kept by applicant |

* Check for inclusion in CRP program – check county FSA office.

* Check for inclusion in a drainage district – Auditor’s Office or S.D. Coordinator

*** **Full Documentation**–listed items not required for the plat and application review can be deleted or a substitute provided – upon approval of the subdivision coordinator.

*** **Procedure**–Summary guide and 45.27.3 Approval Procedure(pgs.21&22)for overview

The approved Preliminary Plat is not recorded, but is authorization to proceed with the preparation of the Construction Plans and the Final Plat.

Preliminary Plat for Major Subdivision – Appropriate Usage

Two lots or more with a new interior street and other improvements.
More than five lots abutting an existing street.

Contact the Subdivision Coordinator with any questions concerning the application – 319-653-7794

Please refrain from discussion of this application with the Washington County Land Use and Planning Commission Members as the administrative rules defer all discussion to regular meetings.