



APPLICATION FOR SUBDIVISION PLAT REVIEW

City of Manchester, IA | 208 E Main Street | Manchester, Iowa 52057

Timothy J. Vick, City Manager 563.927.1116

Tim Heims, Building/Zoning Official 563.920.0867

PRELIMINARY PLAT FILING FEE \$150.00

FINAL PLAT FILING FEE \$100.00

SUBDIVISION NAME _____

SUBDIVISION LOCATION _____

Street address and/or common boundary description

SUBDIVISION Major (\$250) Minor (\$100) Amendment (\$100) Exception

EXCEPTIONS Public acquisition of land Division through probate/court order Ag purposes only/lots >35 acres
 Portion of a legally platted lot Conveyance of an easement Adjustment of lot lines
 Correction to plat

Subdivision is inside City Limits: Yes No Subdivision is outside City Limits, but within 2 mile radius: Yes No

Gross acreage of subdivision: _____ Total number of proposed lots: _____

Current property zoning: _____ Proposed property zoning: _____

Preliminary Plat Submitted Yes No Exception Final Plat Submitted Yes No Exception

Waiver of Alternate Systems Yes No Exception Proposed Road Names Approved Yes No Exception

Restrictive Covenants Yes No Exception

All preliminary and final plat requirements can be found in the City Code Chapter 170 Subdivision Requirements located on the City's website at www.manchester-ia.org. If you have any questions, please contact City Manager Timothy J. Vick.

- Plats must be clearly marked "Preliminary Plat" and/or "Final Plat"
- Plats must be signed and dated
- Submittal must include PDF of plats and accompanying documents
- Submittal must include Word file of accompanying documents

APPLICANT/DEVELOPER

Name _____

Address _____

Phone _____ Mobile Phone _____

Email _____

OWNER *(if not applicant)*

Name _____

Address _____

Phone _____ Mobile Phone _____

Email _____

LAND SURVEYOR/ENGINEER

Name _____

Address _____

Phone _____ Mobile Phone _____

Email _____



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FOR OFFICE USE ONLY

Pre-Application Conference: _____ P&Z Meeting _____ Council Meeting _____

Preliminary Plat Submitted Fee \$150 _____

Final Plat Submitted Fee \$100 _____

Exception

Waiver of Alternate Systems (exhibits provided): _____

Covenants Submitted

Approved

Approved, subject to conditions _____

1. Have block and lot standards been met? Y N
2. Have easements requirements been met? Y N EXCEPTION, reason _____
3. Have any environmental features or natural drainage ways been addressed? Y N N/A
4. Have any potential erosion or sediment control measures been addressed? Y N N/A
5. Is the site in a flood plain or flood way? FLOOD PLAIN FLOOD WAY NEITHER
6. How has storm water management been addressed? CONNECT TO EXISTING CREATED NEW N/A
7. What are the plans for sanitary waste disposal? CONNECTED CONNECT TO EXISTING WAIVER OF ALTERNATIVE SYSTEM
8. What are the plans for water? CONNECTED CONNECT TO EXISTING WAIVER OF ALTERNATIVE SYSTEM
9. Is the property currently served by gas/ele/phone/cable utilities? CONNECTED CONNECT TO EXISTING NEW CONNECTION
10. Have street standards been met? Y N N/A
11. Have sidewalk requirements been met? CONNECT TO EXISTING N/A DEFERRED
12. Have street lighting requirements been met? Y N N/A
13. Have curb and gutter standards been met? Y N N/A
14. Is a maintenance bond required? Y N N/A
15. Is an escrow or performance bond required? Y N N/A
16. Does the plat conform to the Comprehensive Plan Y N