



APPLICATION FOR A PRELIMINARY PLAT

City of Bennington, NE

NOTE: Form must be filled out completely before the City will accept this application for processing, please print or type.

Date: _____

SUBDIVIDER:

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

OWNER:

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

OFFICE USE ONLY:

Receipt Number: _____

Fee Paid \$ _____

Preliminary Plat #: _____

AGENT (Authorized to act on behalf of Subdivider):

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Phone Number: _____

E-Mail: _____

LEGAL DESCRIPTION & GENERAL LOCATION:

NAME OF PRELIMINARY PLAT _____

NUMBER OF LOTS: _____

1. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes No
If yes, please describe the nature of such interest:

2. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes No If yes, please describe the nature of such action:

3. Does the preliminary plat deviate from the requirements of the Zoning Regulations of the City of Bennington or the City's Subdivision Regulations? Yes No If yes, please state each deviation, how the proposal meets the intent of the these regulations and why the proposal should be accepted (attach additional sheets as needed):

4. Is any part of the land within the preliminary plat within a flood plain? Yes No
If yes, please include the following information on attached sheets:
 - Hydrological and grade information to determine frequency and extent of inundation of flood waters
 - Location of proposed use and type of use, areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use and location /elevation of all open space
 - All plans and other information shall conform to the City's Zoning and Subdivision Regulations
 - Limits of the flood plain
 - Amount of fill material brought into the flood plain
 - A certificate that grading will not result in any increase in the flood plain

Signature of Owner or Agent: _____

Date: _____



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TECHNICAL CHECKLIST

NAME OF PRELIMINARY PLAT: _____

LOCATION OF SUCH PLAT: _____

REQUIREMENTS OF PRELIMINARY PLAT

- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to Subdivision Regulations' specifications)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in Subdivision Regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways, bikeways, and trails
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to, or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information shall conform to the City's Zoning and Subdivision Regulations



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TECHNICAL CHECKLIST (cont.)

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning Commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - City Engineer
 - City Council
 - City Attorney
 - Fire Department
 - County Engineer
 - County Health Department
 - Adjacent jurisdictions
 - Papio-Missouri River NRD
 - NDOR
 - FEMA
 - Planning Commission
 - OPPD
 - School District
 - other
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
 - Location size and floor elevation of any structures
 - Location and elevation of parking areas
 - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
- A certificate that grading will not result in any increase in the flood plain

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

Applicant's Signature(s): _____

Date: