

**APPLICATION FOR PRELIMINARY PLAT**  
**CERRO GORDO COUNTY, IOWA**

Before subdividing any tract of land and previous to the filing of an Application for conditional approval of the Preliminary Plat, the subdivider and his land surveyor or engineer should meet with the Administrative Officer and County Engineer and discuss their plans. This step does not require formal application, fee or filing of plat.

The requirements of the subdivision regulations must be met. Any incomplete application or plat drawings will not be considered by the Planning & Zoning Commission.

**Preliminary Plat - Please submit the following materials for plat consideration:**

- 1. Completed Application Form**
- 2. Fifteen (15) copies of the Preliminary Plat**
- 3. The Surveyor's Certificate**
- 4. Completed Checklist**
- 5. \$200 filing fee to cover cost of processing**

Subdivision application is hereby made on the following property generally located at:

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And legally described as:

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Total area in acres: \_\_\_\_\_ Total number of lots: \_\_\_\_\_

The present zoning classification is: \_\_\_\_\_

The proposed use is: \_\_\_\_\_

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This plat is not within two (2) miles of any incorporated city.

This plat lies within two (2) miles of the incorporated city and/or cities of:

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Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner or Authorized Agent)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (We), \_\_\_\_\_

hereby authorize \_\_\_\_\_  
to be my (our) agent in this plat application.

\_\_\_\_\_  
Signature of Owner Date: \_\_\_\_\_

**CERRO GORDO COUNTY, IOWA  
PRELIMINARY PLAT CHECKLIST**

***The following is not intended to be all-inclusive. Please refer to the Cerro Gordo County Land Subdivision Ordinance for more information.***

Name of Plat: \_\_\_\_\_

Name of Engineer/Surveyor: \_\_\_\_\_

	Yes	No	N/A
1. Fifteen (15) prints of Preliminary Plat filed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Plat is clearly marked "Preliminary Plat."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Scale is 100' = 1" or larger.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Date, scale, north arrow and title on each sheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Location of the plat by quarter, quarter section, section, township, and range and any other necessary legal description to describe the boundary line of the proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Approximate total area of proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed name of subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Name(s) and address(es) of owner(s) or subdivider(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Name(s) and address(es) of engineer(s) or person(s) preparing the plat and information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Topographic map as required by Section 7.1(A)(5).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Water elevations of adjoining lakes, rivers and streams at time of survey and high and normal water elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Location and names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. List of all owners of record of property located within 200 feet of the subdivision boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Present zoning district classification of land in the subdivision and all adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
15. Proposed zoning district classification for land to be subdivided if a change is intended.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Location, widths and names of all existing, platted or dedicated streets, easements, railroad and utility rights-of-way, parks, water courses, private and public drainage facilities, permanent buildings and structures, section and township lines, and other data required by the commission within the area being subdivided and within 300 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Location, size and flow elevations of existing sanitary and storm sewer and culverts within the area being subdivided and within 300 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Location and size of water mains, gas lines and other underground facilities within the area being subdivided and within 300 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Location of fire hydrants, electric and telephone lines, underground or poles and street lights in the area being subdivided and within 300 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Approximate exterior boundaries of the land being subdivided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Layout, width, and name of all proposed streets, rights-of-way, and easements, whether public or private.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Approximate proposed layout and dimension of all lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Approximate radii of all curves and lengths of all tangents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Directional drainage arrows showing surface drainage of all streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Approximate location and area of property to be dedicated for public use or reserved by deed covenant for use by all property owners of the subdivision with a statement of the conditions of the dedication or reservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Approximate location and type of water and sanitary treatment facility site if community water and/or sanitary treatment facilities are proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
27. Percolation test results according to Section 7.1(A)(18).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Soil types present in the area to be subdivided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Average depth to water table and bed rock.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any of the above answers are NO, note the number on the back of this sheet or attach an additional sheet and state the reasoning and comments concerning the specific item.

Any incomplete application or plat drawing will not be considered by the Planning and Zoning Commission.

Signed: \_\_\_\_\_  
 (Owner or authorized agent)

Date: \_\_\_\_\_

Reviewed:

\_\_\_\_\_  
 County Zoning Administrator

Date: \_\_\_\_\_

\_\_\_\_\_  
 County Engineer

Date: \_\_\_\_\_