

Major Final Plat Application

A subdivision plat for five or more lots within a tract of record.

The Major Final Plat will be reviewed and approved upon satisfactory compliance with the Comprehensive Plan, Zoning Ordinance and pertinent Subdivision Ordinance regulations.

Please complete the entire application and submit with the required documentation and fee.



1. Applicant Information

Applicant (Print Name) Phone

Interest in Property (owner, renter, perspective buyer, etc.)

Address, City, State and Zip

Email

2. Developer Information

Developer (Print Name) Phone Email

Address, City, State and Zip

3. Property Owner Information

Property Owner (Print Name) Phone Email

Address, City, State and Zip

4. Subject Property Information

Property Address Zoning District

District and Parcel Number

Legal Description: _____

Project Description: _____

Waiver Description: _____

5. Attached Checklist

(time stamp)
Official Use Only

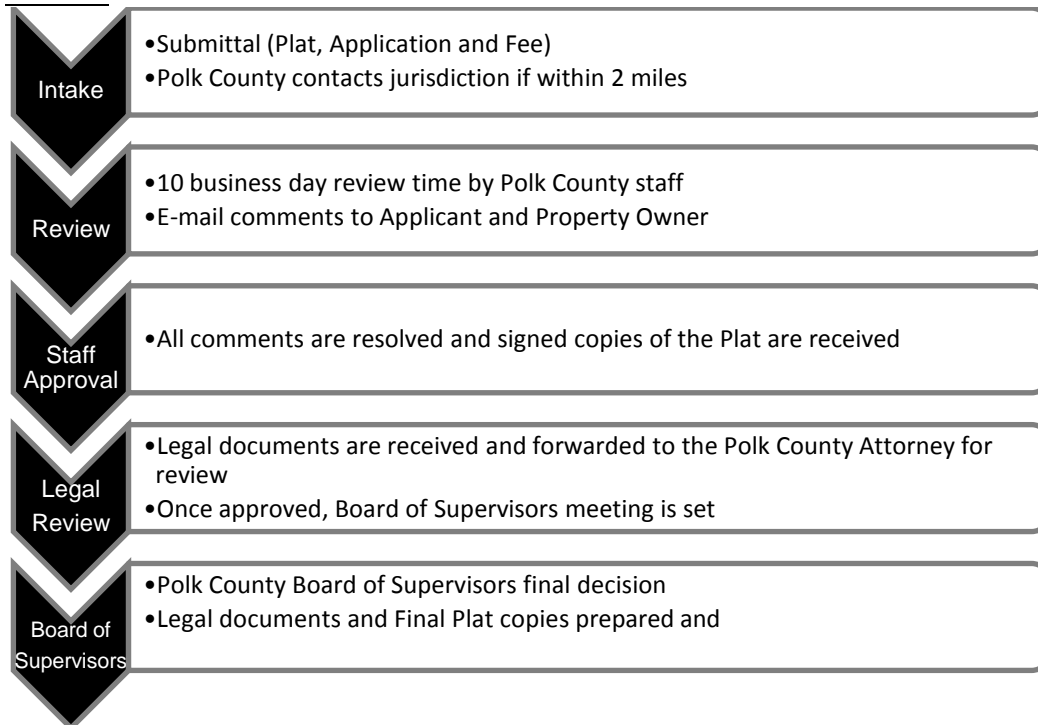


Major Final Plat

Submittal Requirements:

- ✓ 1 copy of the Final Plat + Electronic Copy
- ✓ Completed Application Form

Process:



Major Final Plat Checklist

Information Required

	Map scale 1' = 50' or 1" = 60' or 1" = 100'
	Plan size shall not exceed 24" X 36" <i>* may be drawn on more than one sheet with appropriate match lines</i>
	Name of Development
	Type of plat (Final)
	Location of map or plat (address, city, township, section & range)
	Legal Description of parcel and source of boundary information (plat book & page) and number acres
	North arrow and scale
	Owner's and/or Developer's name, address, telephone number
	Surveyor's name, address, telephone number
	Registration and seal of surveyor
	Date(s) prepared and revision dates
	Boundary lines of subdivided area with accurate distances, bearings and boundary angles
	Location and names of adjoining subdivisions
	Names of owners of all adjoining parcels

	Identify adjacent parcels and their boundaries
	Zoning classification
	Boundaries of parcel to be subdivided in heavy line (phase lines, if multiple phases)
	Front building setback lines
	Proposed lot lines, lot numbers, dimensions, and lot area (in square feet, if below 1 acre)
	Existing and proposed right of way widths and centerlines
	Location, area and elevations of floodway and flood fringe from Flood Hazard Boundary Maps
	Curve data including: delta angle, degree of curve, length of arc, and tangent
	Location, width and type of easements for public utilities: sanitary sewer, water, storm sewer, gas, electric, cable TV
	Location, dimensions and size of common areas and open space areas under Owner Association control
	Location, dimensions and size of areas proposed for public dedication and use
	Addresses for buildable lots

Legal Document Checklist

	Consent to Plat (notarized) Owner & Spouse / Contract Purchaser / Corporate Owner / Mortgage Owner
	Release of mortgage on any property deeded to a governmental body (Polk County for Road Lot, etc.)
	Attorney's Opinion (Abstract search not older than 90 days)
	Treasurer's Certificate
	Warranty Deeds (noted on the Warranty Deed for public roadways that they are to be returned to Polk County Public Works Department)
	Covenants
	Homeowners Association Agreements
	Original City Council Resolution – approval or waiver (Jurisdictions within 2 miles)
	Four copies of the signed final plat, including addresses. (Final Plat must be rolled , not folded).

Polk County Public Works, Planning & Development
Department
5885 NE 14th Street
Des Moines, IA 50313

▪Phone (515) 286-3705 ▪

Email: Publicworks@polkcountyiowa.gov

Forms available online: <https://www.polkcountyiowa.gov/public-works/forms-and-resources/>