

APPENDIX

Greene County Subdivision Regulations

SURVEYOR’S DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY _____, DATED _____ AND SIGNED BY _____, L.S. NO. _____, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF _____, L.S. NO. _____, IN ACCORDANCE WITH THE CURRENT “MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS” AND THE SUBDIVISION REGULATIONS OF GREENE COUNTY, MISSOURI.

(NAME) (MO. L.S. NO.) (DATE)

(Please note - the above Surveyor’s Declaration was submitted by the Ozark Chapter of MARLS.)

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

Approved this _____ day of _____, _____ by the Planning Board of Greene County, Missouri.

Kent D. Morris, AICP, Executive Secretary

DEDICATION

Said land has been subdivided as shown hereon. All streets, easements, and access limitations are relinquished and dedicated to the public.

In witness whereof, _____, and _____, (husband and wife/corporate officer/etc.) sole owners of the property described hereon, has caused this plat to be signed this _____ day of _____, _____.

(Signature) - Print name underneath line (Signature) - print name underneath line

(Title - if appropriate) (Title - if appropriate)

(SEAL OF CORPORATION)
(If no seal - add words NO SEAL adjacent to signatures)

ACKNOWLEDGMENT (NOTARY)

STATE OF MISSOURI)

SS

COUNTY OF GREENE)

On this _____ day of _____, _____, before me personally appeared _____, and _____, to me known, who duly sworn, did say that they are the president and secretary respectively of _____ corporation, a _____ (Missouri, etc.) _____ Corporation, and that the seal to be affixed to the foregoing instrument is the corporate seal of said corporation, and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and that said _____ and _____ acknowledge said instrument to be the free act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in Springfield, Greene County, Missouri, on the day and date first above written.

NOTARY PUBLIC _____

(SEAL)

(Signature)

PRINT NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

(CONSULTING FIRM SIGNATURE BLOCK)

(Showing at a minimum - company name, address, and phone number)

FINISHED FLOOR ELEVATION TABLE

Lot number	Sanitary Sewer	Stormwater

DEVELOPMENT NOTES

Total Area _____ (square footage/acres)

Total number of lots _____

Smallest lot # _____ / _____ square footage

Largest lot # _____ / _____ square footage

Preliminary plat name _____

Preliminary plat approved _____ (date)

(If replat - include date of final plat recording)

Current Zoning _____ (R-1/R-2/etc.)

(If mixed zoning - label which lots are in which district)

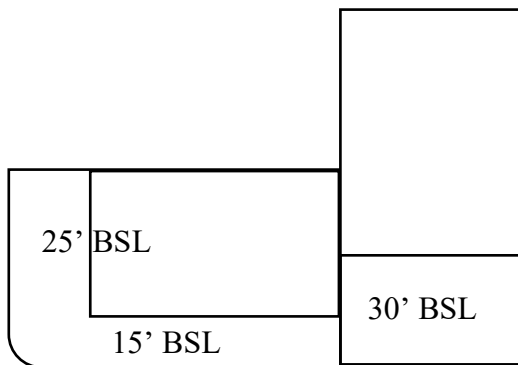
Source of Title _____ - _____ (Book and Page)

EXAMPLES OF NOTES

1. No plantings or obstructions other than mail boxes permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line.
4. **Residential Structure Setbacks:**
 Front: 25 feet Side adjacent to street (if street intersection lot): 15 feet
 Rear: 25 feet Side: 6 feet
(Or as shown, when greater than minimum established by Zoning Regulations)
5. Detached accessory structures must be located in compliance with the Zoning Regulations for the district.
6. Direct access to _____ from lot(s) _____ - _____, inclusive, is prohibited.
7. Maintenance of any area referred to as a _____ (sewer/utility/etc.) easement, drainage easement, or detention area is the responsibility of the property owner.
8. Sidewalks to be constructed on the _____ side of _____;
 _____ side of _____;
 _____ side of _____; etc.
9. As indicted on FEMA Firm Panel _____ of _____, the above described parcel does not lie within a flood hazard area.
10. Lot corner pins are _____ (size) _____ (material) with _____ (cap types) _____, marked _____ (surveyors name & number).
11. **LEGEND** (example)
 LS _____ 5/8" iron pin set ●
 Pin Found ○
 Permanent Monument ⊕
 Building Setback Line Bldg S/B line or BSL
12. Rear yard setbacks are shown for residential structures only. Detached accessory structures may be located closer to property lines in compliance with the Zoning Regulations and outside of easements.
13. *(If streets are private)*
 In addition to other easements shown or described, all areas designated as street right-of-way shall be dedicated as utility easements.
14. *(If streets are private)*
 Maintenance of private streets are the responsibility of the Homeowner's Association.
15. *(If common area)*
 Maintenance of any area(s) designated as common area are the responsibility of the Homeowner's Association.
16. Centerline bearing of street is same as adjacent lot line.
17. Side lot lines with bearing are parallel with the side lot lines of adjacent lots.
18. No building permits will be issued on lots _____, _____, etc., *(as designated by the County Stormwater Engineer)* until storm drainage improvements are completed and approved by the County.

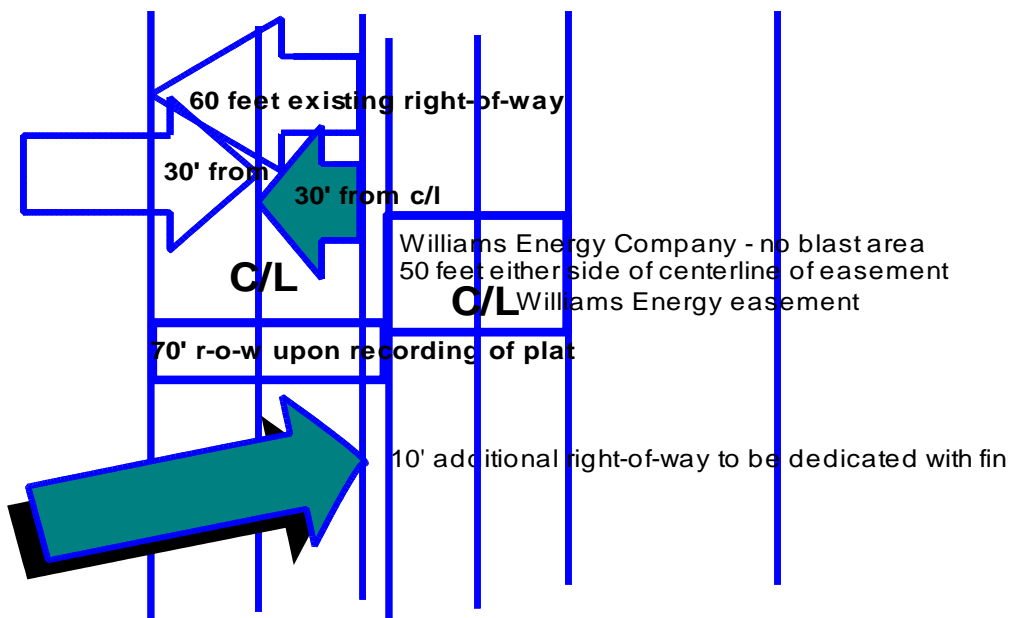
19. **Benchmarks:** City Benchmark No. D-30 @ Parkhill & Farm Road 182, City of Springfield aluminum plate cemented into top of concrete curb one (1) foot south of south end of radius at southeast corner of intersection. Elevation = 1241.87.
20. The lots on this plat are subject to the terms of a Security Agreement. This agreement gives the County the right to withhold building permits if the required public improvements are not completed within time frame shown in security agreement following the date the plat is recorded.

CORNER LOT LINE/REAR LOT LINE DRAWING



Corner lot with side yard abutting front yard on adjacent lot

RIGHT-OF-WAY LABELING DRAWING



Greene County Resource Management
SKETCH PLAN SUBMITTAL FORM

Development Name: _____

General Location: _____

Section _____ **Township** _____ **Range** _____

Date of submittal: _____ **Map location:** _____

_____ **Submittal fee** **Receipt number:** _____

_____ **6 copies of Sketch Plat and 1 PDF of Sketch Plat**

_____ **Was pre-development conference held?**

_____ **Proposed Water Supply**

_____ **Proposed Wastewater Disposal facilities**

_____ **Acreage of development**

_____ **Number of lots proposed**

_____ **Existing Zoning District(s)**

Owner/Developer:

Preparer:

Address:

Address:

Phone #: _____

Phone #: _____

Fax #: _____

Fax #: _____

Email: _____

Email: _____

Signature:

Signature:

Greene County Resource Management
PRELIMINARY PLAT SUBMITTAL FORM

Subdivision Name: _____

Section: _____ **Township:** _____ **Range:** _____

Date of submittal: _____ **Receipt/Case #:** _____

Submitted for public hearing scheduled for: _____

_____ **Sketch plan reviewed**
_____ **6 paper copies of Preliminary Plat submitted and 1 PDF of Preliminary Plat**
_____ **3 copies of engineering report received**
_____ **Number of lots.** _____
_____ **Names and Addresses of all property owners within 500 feet of plat boundaries**
_____ **Acreage of development**
_____ **Zoning District(s)** _____ / _____ / _____
_____ **Variation(s) applied for**** **Fees submitted:** _____ **Receipt #:** _____
1) _____
2) _____
3) _____

OWNER OF PROPERTY:

Address: _____

Phone #: _____
Fax #: _____
Email: _____
Signature: _____
Signature: _____

SURVEYOR:

Address: _____

Phone #: _____
Fax #: _____
Email: _____
Signature: _____
Signature: _____

DEVELOPER:

Address: _____

Phone #: _____
Fax #: _____
Email: _____
Signature: _____
Signature: _____

ENGINEER:

Address: _____

Phone #: _____
Fax #: _____
Email: _____
Signature: _____
Signature: _____

** Please enclose document outlining requested variations to Regulations and conditions on which based.

Greene County Resource Management
FINAL PLAT SUBMITTAL FORM

Subdivision Name: _____

Preliminary Plat Name: _____

Section: _____ Township: _____ Range: _____

Date of submittal: _____ Receipt #: _____ Amount: _____

Y___ N___ 6 copies of Final Plat submitted and 1 PDF of Final Plat

_____ Date of Preliminary Plat approval

_____ Date last phase of development recorded (if applicable)

_____ Current year's property taxes paid? Must be paid prior to recording of final plat.

_____ Number of lots: _____

_____ Date street/road plans approved

_____ Date Stormwater plans approved

_____ Date Sewer plans approved

_____ Zoning District(s): _____ / _____ / _____

_____ Acreage of Phase

- Notes: 1) _____
2) _____
3) _____

OWNER OF PROPERTY:

SURVEYOR:

Address: _____

Address: _____

Phone #: _____

Phone #: _____

Fax #: _____

Fax #: _____

Email: _____

Email: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

DEVELOPER:

ENGINEER:

Address: _____

Address: _____

Phone #: _____

Phone #: _____

Fax #: _____

Fax #: _____

Email: _____

Email: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Greene County Resource Management
CONSTRUCTION PLANS SUBMITTAL FORM

Subdivision Name: _____

Date of Submittal: _____

Submitted for review:

Quantity

- _____ **6 sets Paving & Drainage Plans**
- _____ **6 sets Sanitary Sewer Plans**
- _____ **6 sets Stormwater Management Plans**
- _____ **1 copy of Final Plat**
- _____ **Signed Submittal Form**

DEVELOPER

CONSULTING FIRM

_____ **Zip** _____

_____ **Zip** _____

Phone #: _____
Fax #: _____
Email: _____

Phone #: _____
Fax #: _____
Email: _____

Signature

Signature

NOTE: In order to file for a Security Agreement, a Security Agreement Form and Exhibit A Form must be picked up from the Resource Management Department.

Greene County Resource Management
SECURITY AGREEMENT
Transmittal Form

From:

(Name of lending institution)

(Name of lending officer)

(Street Address)

(City, State, Zip Code)

(Telephone number)

(Fax number)

To:

**Greene County Planning Division
Attn: Plat Coordinator
940 N. Boonville Ave., Room 306
Springfield, MO 65802
417-868-4005 (telephone number)
417-868-4808 (fax number)**