

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	Variance (\$400)
Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 <sup>nd</sup> & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
<b>Summary of Request (Add separate sheet(s) as necessary)</b>	

Engineer/Surveyor			Property Owner or Applicant		
<b>Name</b>			<b>Name</b>		
<b>Address</b>			<b>Address</b>		
City	State	Zip	City	State	Zip
email			email		
Phone		Fax	Phone		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
City	ETA	New	Addition				
Property Address				Legal Description			
Current Use							
Proposed Use							
				Section	Township	Range	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	

<b>Print Name</b>	<b>Signature</b>	<b>Date</b>
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Office Use Only			
Date Received:		Initials:	
Fees Paid: \$		Date	
Notice in paper		Mailed to neighbors	
P&Z meeting			
Approved	Approved with conditions:		
Denied			

## **Additional Submittals**

### **Preliminary Plat**

A preliminary plat application shall include the following additional submittals:

- Proposed name of subdivision in accordance with the city's subdivision naming policy.
- Legal description of property.
- Name, address and telephone number of the property owner and surveyor.
- Numerical and graphical scale of one inch equals 200 feet or less, north arrow and date located all in the same vicinity on the plat.
- Boundary line of proposed subdivision indicated by solid heavy line and block and lot lines indicated by less heavy lines.
- Boundary lines of adjacent tracts, their owners and existing buildings within 100 feet of the proposed subdivision shown by dashed lines.
- Lot and blocks numbered in numerical order.
- Exact location of existing utilities and utility easements for water mains, fire hydrants, storm sewers, bridges, culverts, sanitary sewers, gas lines, telephone lines, electrical lines, cable television, utility substations; indicating pipe or line dimensions, sizes, grades, when necessary, and type of material when available.
- Proposed zoning of the subdivision.
- Approximate location of all proposed utility lines and rights-of-way.
- Location, area and dimension of all existing and proposed land parcels to be dedicated for public use, other than streets.
- When appropriate, names, locations, rights-of-way width, grades and pavement widths of all existing transportation systems.
- Proposed preliminary street grades, as required by the city engineer, which should be submitted as a separate document after preliminary plat approval but before submission of the final plat.

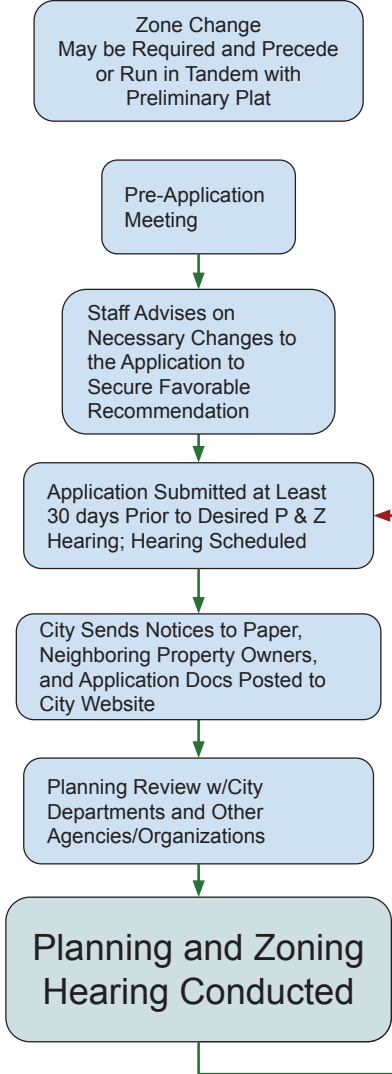
- Identification and location of existing vegetative cover, historical and cultural features.
- Contours with a maximum interval of two feet; and in areas less than three percent grade, spot elevations shall be provided according to standard mapping practices.
- Proposed preliminary subdivision grade plan depicting cuts and fills as required by the city engineer to be submitted after preliminary plat approval but before final plat submittal.
- Location and dimension of existing building and encroachments.
- Proposed street names in accordance with the city's street naming policy.
- Location and elevation of lakes, rivers, creeks, indicating the approximate high and low water elevations and identification of area within the 100-year floodplain.
- Vicinity map depicting one-mile radius of the parcel.

If appropriate, the subdivider shall provide additional preliminary plat information within the extraterritorial jurisdiction as follows:

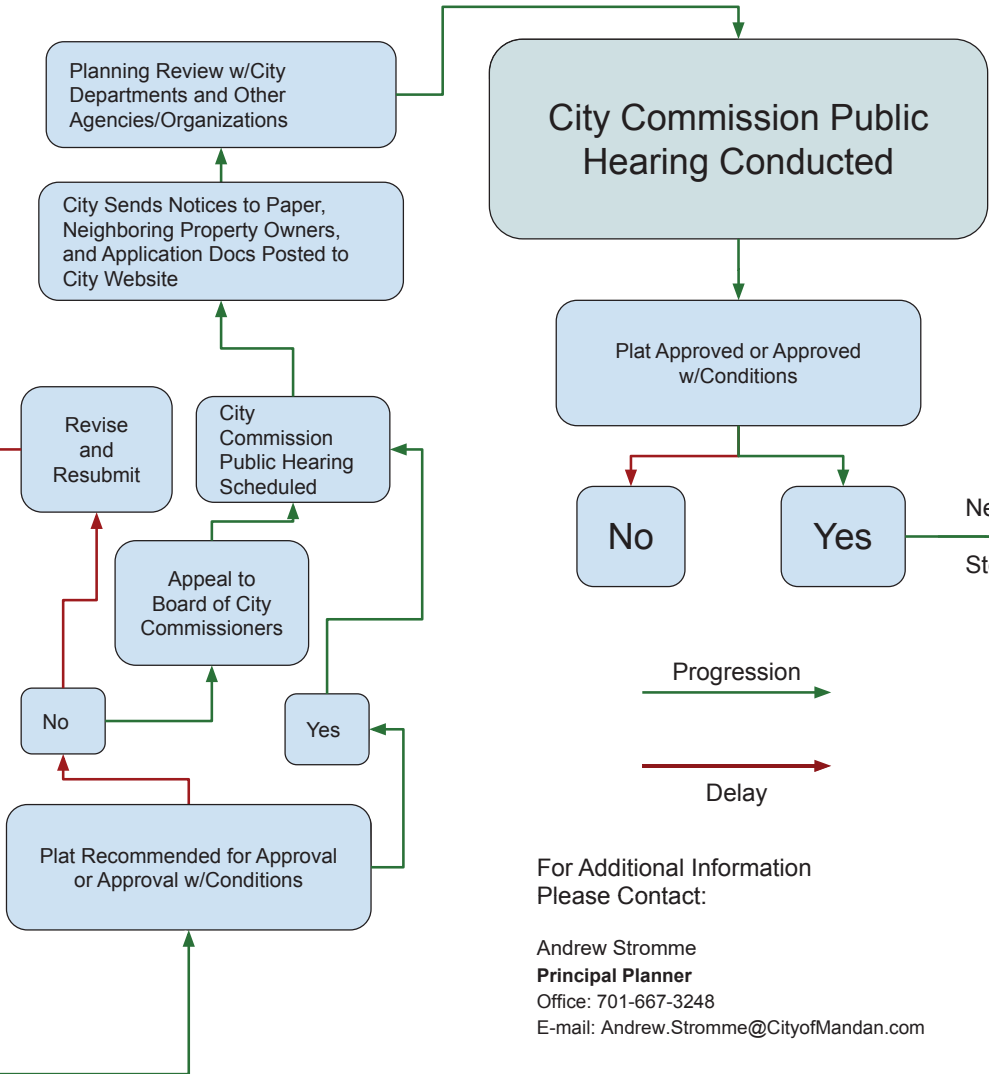
- Soil report indicating suitability for septic tanks and building development.
- Capability of solid waste disposal.
- Plan to convert large residential lots, over 20,000 square feet, to average city size lots upon annexation.
- Statement of available water supply acceptable under state health department regulations.
- Assurance that the subdivision utility systems, including water, sewer, storm sewer and streets can be integrated into the city's system upon annexation and meet all standards.
- Statement from the owner assuring maintenance of all constructed improvements.
- Statement from the appropriate police and fire departments concerning the availability of services.

# Preliminary Plat

Average Time: 2 Months

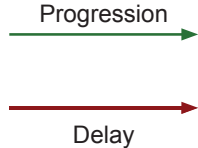


# City of Mandan Land Use Application Process



Planning and Zoning  
Commission - 4th Monday of  
Each Month

City Commission - 1st and  
3rd Tuesday of Each Month



For Additional Information  
Please Contact:

Andrew Stromme  
Principal Planner  
Office: 701-667-3248  
E-mail: Andrew.Stromme@CityofMandan.com

