



# City of Piedmont Short Form Subdivision Application

Short Form applications will be approved under the following conditions:

- Whenever there is a tract of previously subdivided parcel under single ownership which is to be re-subdivided into two lots, the proposed subdivision shall be exempt from the procedural provisions of this chapter, and a preliminary and final plat shall not be required if the application meets all the requirements of the Subdivision ordinance 3-5 except as may be required by the planning commission.
- No more than two tracts, parcels or lots shall be created or approved based on the original legal description submitted at the time of original application for land subdivision;
- The land shall not be re-subdivided unless it is fully platted. The resulting document(s) filed with the County Clerk shall contain the following language:"The property described herein was the subject of short form subdivision accepted by the City of Piedmont on the 27th day of July 2020".
- Both resulting lots must conform to existing zoning regulations.
- Both resulting lots must be at least 2 acres.

**The following documents need to be filed with Community Development and attached to this application (Planning Commission Chairman may request more information):**

- Non refundable Fee as determined on the fee schedule of \$300
- Original or certified copy of deed to original tract showing book and page number of recording;
- A deed on each tract to be approved, with legal description;
- All instruments for the dedication of required public easements and rights-of-way shall be submitted.
- Percolation test results approved by the health department if applicable.
- Certified survey showing the following:

Each new tract being formed labeled "Tract A" and "Tract B";

The legal description of the original tract of land and each new tract being created by the subdivision

The scale, north point, date and the name and address of the owner of record, existing and proposed streets, alleys, driveways easements, buildings, setback lines and government section lines, length of boundaries of the tracts created measured to the nearest foot.

A key map showing the location with reference to existing and proposed streets, alleys, driveways easements, buildings, setback lines and government section lines, length of boundaries of the tracts created measured to the nearest foot.

The original signature and seal of the registered land surveyor preparing the plat of survey, properly notarized.

Name of Applicant: \_\_\_\_\_

Address of Location of Lot: \_\_\_\_\_

Legal Description of Location:  Attached

\_\_\_\_\_  
\_\_\_\_\_

Phone Number: \_\_\_\_\_

Current Land Use Zoning: \_\_\_\_\_

\_\_\_\_\_  
Chairman of Planning Commission

\_\_\_\_\_  
Date