

VILLAGE OF GODFREY
APPLICATION

PRELIMINARY SUBDIVISION PLAT

DATE:

NAME OF SUBDIVISION:

NAME OF DEVELOPER:

ADDRESS:

PHONE NUMBER:

LOCATION: Section

Township

Range_

NAME OF ENGINEER/SURVEYOR:

ADDRESS:

PHONE NUMBER:

PROPERTY INTEREST OF APPLICANT: Owner

Contract Purchaser

Other

IF APPLICANT IS NOT THE OWNER, GIVE OWNERS NAME AND ADDRESS:

AREA OF ENTIRE TRACT:

NUMBER OF LOTS PROPOSED:

CURRENT ZONING:

I, HEREBY MAKE APPLICATION FOR APPROVAL OF THE PRELIMINARY PLAT FOR THE ABOVE NAMED SUBDIVISION.

APPLICANT'S SIGNATURE

CHECKLIST FOR PRELIMINARY PLAT

NOTE: To properly execute this Application, the Developer or his Engineer shall complete this form. Completion of this Checklist does not guarantee approval of the Preliminary Plat.

Y N N/A

Do Lots conform to Zoning district?

Are there multiple-frontage lots?

If so, do they meet requirements?

Is the length/width ratio acceptable ($W=L/3$)?

Are side lot lines at right angles or radial to right-of-way line?

Are building sites satisfactory?

Are Natural/Historical features preserved?

Are lot numbers consecutive?

Are there flag lots?

If so, do they conform to Ordinance?

Are there any blocks longer the 1,200 feet?

Shorter than 500 feet between cross streets?

Are there any dead end streets over 1200 feet in length?

Do street widths and right-of-ways conform to Ordinance?

Does street circulation conform to Comprehensive Plan?

Does street alignment connect with existing streets?

Does street circulation provide for extension into unsubdivided tracts with temporary turnaround?

Does plat indicate two (2) entrances/exits?

Is access through a pre-existing subdivision?

If so, is this access within the definition of a collector street?

If so, will this access create appreciably greater traffic on the existing street?

Does street layout discourage use by through traffic?

Does street layout provide for a minimum of 250 feet between streets?

Are any proposed streets closer than 500 feet to an existing cul-de-sac?

Does the subdivision abut or contain an existing area service highway?

If so, do lots back onto the highway and front onto a parallel marginal access or local street?

Is provision made for screening along the lots rear lot line?

Does subdivision show a series of cul-de-sacs, U-shaped lots or short loop streets entering from and generally at right angles to the highway?

Does subdivision provide for a frontage road separated from the highway by a planting strip?

Does subdivision have a temporary sub street?

If so, does it have a temporary turnaround?

Does the subdivision have permanent dead-end streets?

If so, does the terminus end farther than 50 feet to the boundary of the adjacent tract?

If so, does the cul-de-sac have a 50 foot right-of-way radius and 40 foot pavement radius?

Does the subdivision provide for alleys?

If so, do the alleys intersect with one another or change sharply in alignment?

If so, do the alleys have adequate turnaround space at the terminus?

Do more than two (2) streets intersect at any one point?

Do the streets intersect at approximately right angles but no less than 75 degrees?

Are there any street jogs with centerline offsets of less than 125 feet?

If so, does the intersected street have divided lanes without median breaks at either intersection?

Are all returns at intersections concentric and rounded by a radius of not less than 25 feet at the right-of-way line?

Are new street intersections no closer than 250 feet to any existing street intersection on the same side of the street?

Are the minimum centerline curves as indicated below:

Local Street	75 Feet
Collector Street	250 Feet

Are there any reverse curves and if so do they have a 100 foot tangent between them?

Are there any private streets?

If so, do they meet the requirements of Section 70.305.12?

Are there sidewalks proposed for this subdivision?

Will all sidewalk provisions be met?

Are street names shown?

Are there any duplications or phonetically similar street names within the Village?

Will street lighting be provided by:

Boulevard lighting system?

Front yard lights by covenants?

Is water supply system:

Public System?

Private Central System?

Individual Supply System?

Is existing public water main within 600 feet of this development?

If water supply system is public:

Are distribution lines at least 8" diameter?

Are valves placed every 800 feet?

Are fire hydrants spaced in accordance with governing entity?

Are there adequate easements of 15 foot in width to serve utilities?

Are drainage easements shown?

Y N N/A

Is sanitary sewer system:

Public System?

___ ___ ___

Private Central Sewage System?

___ ___ ___

Individual Disposal System?

___ ___ ___

Are public sanitary sewers within 1320 feet of the proposed development?

___ ___ ___

If Individual Disposal Systems are proposed, are the locations and results of percolation test shown?

___ ___ ___

Is Key Map shown?

___ ___ ___

Name of proposed subdivision?

___ ___ ___

Names and boundary of adjoining subdivision?

___ ___ ___

Names of owners of record of adjoining tracts marked "not subdivided"?

___ ___ ___

Does plat show approximate location of all existing structures to be retained?

___ ___ ___

Does plat show wooded areas within the tract and within 200 feet thereof?

___ ___ ___

Existing street within 500 feet shown?

___ ___ ___

Existing wet and dry weather water courses shown?

___ ___ ___

Wetlands shown?

___ ___ ___

Proposed street and lot lines shown?

___ ___ ___

Proposed easements with width and purpose?

___ ___ ___

Proposed storm sewers shown?

___ ___ ___

Proposed sanitary sewers shown?

Proposed drainage courses shown?

Proposed water mains shown?

North arrow shown?

Graphic scale shown?

Contours and their interval shown?

Name and address of Owner shown?

Name and address of Subdivider shown?

Name and address of Engineer/Surveyor shown?

Statement that "This plat is not for Record"?

Sufficient legal description of boundary?

Zoning district of subdivision?

Name of water district?

Name of sewer district?

Building setbacks and dimension?

Location, size, grades and invert elevation of:

Existing sanitary sewers?

Existing storm drains?

Existing water mains?

Location of percolation tests?

Location and types of electric, gas, etc.?

Location and dimension of parcels reserved for schools, parks, playgrounds, etc.?

Location of mined out areas?

Subdivision broken into phases with areas of phasing shown?

Lot areas in square feet shown?

Ground water elevations shown by borings and from recorded ground water levels?

Is the subdivision a resubdivision?

If so, is a copy of the existing plat enclosed?

Are results of soil percolation test included?

A list of all property owners within 250 feet from proposed development with last known mailing address?

Has Endangered Species Consultation Agency Action Report Form been filed with the Illinois department of Conservation?

Payment of Plat Review Fee?

Are any Variances being requested?

If so, please state on separate sheet (Section 70.603).

Completed by: Name:

Address:

Phone:

Date: