

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 500 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?	_____	_____	_____

Y N N/A

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?

Y N N/A

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?

Y N N/A

Are there sidewalks proposed for this subdivision?

Are street names shown?

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

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 6" 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?

Is sanitary sewer system:

Public System?

Private Central Sewage System?

Individual Disposal System?

Are public sanitary sewers within 600 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?

Y N N/A

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?	_____	_____	_____

Y N N/A

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: _____

