

CITY OF GRANITE CITY
Granite City, Illinois

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

Application is hereby made for approval of the Preliminary Plat of a subdivision hereinafter more particularly described:

1. Applicant's Name: _____
Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

2. Name and address of present owner if other than Item 1 above.
Name: _____
Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

3. Interest of Applicant if other than owner: _____

4. Location of Subdivision: Inside Outside Corporate Limits
PreAnnexation Necessary _____ Date Initiated: _____

5. Legal Description: _____

6. Development Plans: Total Acreage _____ Number of Lots: _____
Zoning Classification: _____
Sell Lots Only (Yes or No) _____ Construction of houses for sale? (Yes or No) _____
Other: _____

TO BE COMPLETED BY RECORDING SECRETARY OF PLANNING COMMISSION

Application No. _____ Date Filed: _____, 19____

Filing Fee paid, receipt of which is acknowledged: \$ _____

(Signature of Recording Secretary)

Filing Fee: \$1.00 for each lot within proposed subdivision; \$10.00 minimum

7. Preliminary Plat Designed by:

Name: _____

Firm or Profession: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

8. Proposed improvements to be made and utilities to be installed by applicant:

a. _____

b. _____

c. _____

d. _____

e. _____

9. List of documents accompanying this Application:

a. Letter of Request dated _____, 19 _____.

b. Prints of the Preliminary Plat (eight copies)

c. Completed Preliminary Plat Technical Check List

d. Filing Fee of \$ _____

e. _____

f. _____

g. _____

By my signature below, I certify the information contained in this Application and the Accompanying Documents listed above, are to the best of my knowledge and belief, true and correct.

Signature of Applicant

Date

CITY OF GRANITE CITY
Granite City, Illinois

PRELIMINARY PLAT DOCUMENTATION CHECK LIST

Application No. _____ Date Submitted _____, 19 ____

Name of Proposed Subdivision: _____

Name of Applicant: _____

Name of Owner: _____

Are the following items shown or included in the proposed Preliminary Plat for the subdivision listed above? If "No", explain on the back of this sheet, identifying comments by item number.

YES

NO

- | | | | |
|-------|-------|-----|---|
| _____ | _____ | (a) | small key map showing the proposed subdivision in relation to section or U.S. Survey lines and to platted subdivision and dedicated streets within three hundred (300) feet of the proposed subdivision, and also showing the location of any municipal corporate limits situated within one and one-half (1 ½) miles of the subdivision; |
| _____ | _____ | (b) | Name of the proposed subdivision; |
| _____ | _____ | (c) | north arrow, graphic scale, and date; |
| _____ | _____ | (d) | names and addresses of the owner, subdivider, and the name and official seal of the registered professional engineer and registered land surveyor who prepared the plat; |
| _____ | _____ | (e) | a statement to the effect that "this plat is not for record"; |
| _____ | _____ | (f) | locations and lengths of the boundaries of the tract to be subdivided; |
| _____ | _____ | (g) | zoning district classification(s) of proposed subdivision and adjoining land (if, more than one zoning district is involved, and dividing lines must be shown); |
| _____ | _____ | (h) | topography of the tract to be subdivided as indicated by two (2) foot contour data referred to Mean Seal Level |
| _____ | _____ | (i) | locations, elevations, and direction of flow of major watercourses, natural drainageways, ponding areas, railroads, bridges, and parks; |
| _____ | _____ | (j) | location and dimensions of all existing and proposed lots within the subdivision, with an identifying number in area in square feet for each lot; |
| _____ | _____ | (k) | locations and right-of-way widths of all existing and proposed streets, sidewalks, alleys and typical sections. |
| _____ | _____ | (l) | locations, widths, and purposes of all existing and proposed easements; |
| _____ | _____ | (m) | locations, sizes, grades, and invert elevations of all existing sewers, water mains, drains, culverts, etc. on the tract to be subdivided and on adjoining tracts if said facilities are to be used or extended; |

YES NO.

- | | | | |
|-------|-------|-----|---|
| _____ | _____ | (n) | identification and location of all proposed sanitary sewers and storm sewers within the subdivision and on adjoining tracts if said facilities are to be used or extended; |
| _____ | _____ | (o) | in the case of subdivision wherein individual sewage disposal systems are proposed, locations of all percolation tests (for septic tank systems), statement of type of other individual treatment systems proposed; |
| _____ | _____ | (p) | locations and types of other existing and proposed utilities; |
| _____ | _____ | (q) | locations and dimensions of all parcels (if any) to be reserved for schools, parks, playgrounds, or other public/semi-public purposes; |
| _____ | _____ | (r) | statement as to how all proposed easements, community and public use areas will be maintained; |
| _____ | _____ | (s) | terms or text of proposed agreements, covenants, restrictions, or proposed associations. |
| _____ | _____ | (t) | any subdivider/developer desiring a variance from the requirements of this Ordinance shall file a written application therefore with the Building & Zoning Administrator at the same time that he files his <u>preliminary plat</u> . The application shall fully explain the grounds for the variance request, and specify the section(s) of this Ordinance which, if strictly applied, would cause great practical difficulties or hardship. The Building & Zoning Administrator shall prepare an advisory report on every variance application and submit it, together with the completed application, to the Planning Commission. |

Separate Submission Items:

- | | | | |
|-------|-------|-----|--|
| _____ | _____ | (a) | Documentation Checklist |
| _____ | _____ | (b) | verification of submittal to the Department of Conservation for endangered species consultation; |
| _____ | _____ | (c) | verification of submittal to the appropriate soil and water conservation district office; |
| _____ | _____ | (d) | verification of submittal to Madison County Building and Zoning Committee (where applicable); |
| _____ | _____ | (e) | verification of submittal to Illinois Department of Transportation District 8 office for highway access components (where applicable); |
| _____ | _____ | (f) | in the case of a resubdivision, a copy of the existing plat; |
| _____ | _____ | (g) | Verification of submittal to the Illinois Environmental Protection Agency for the National Pollutant Discharge Elimination System permit (where applicable); |
| _____ | _____ | (h) | Preannexation Agreement Initiated: Date _____ |

By my signature below, I certify the information contained in this Preliminary Plat Technical Check List is, to the best of my knowledge, true and correct.

Signature

Date