

Date approved, subject to items listed below: _____

Zoning: _____

SUBDIVISION PLAT CHECKLIST
(With Public Dedication)

SUBDIVISION: _____ DEVELOPER: _____

Code Ref.	Item
13.704	_____ 1. Four copies of the final plat to be submitted for study. Maximum dimension of sheets 29" x 34".
13.704(11)	_____ 2. Distinctive name of subdivision, owner, legal description, compass and graphic scale shown
13.704(12)	_____ 3. Certified by an Engineer or Land Surveyor.
13.704(5)	_____ 4. Adjoining lands, adjacent streets and alleys with names shown.
13.704(6)	_____ 5. Identification system of lots and blocks shown.
13.704(8,9)	_____ 6. Exact distances, bearings, radii, arcs and chords, points of tangency and central angles shown.
13.704(10)	_____ 7. Survey monuments and bench marks shown.
13.704(7)	_____ 8. Building lines shown: R1A 30', R1B, R1C 25' _____ others
13.705(1)	_____ 9. Easement of 7 1/2 feet at all rear lot lines and intermittently at side lot lines.
13.711	_____ 10. Stream easement provided; sanitary and storm sewer easements, as required.
13.717	_____ 11. Through street extension not obstructed.
13.701(1)	_____ 12. Lots at least: R1A 10,000 sq.ft., R1B 8,000 sq.ft., R1C 6,000 sq.ft. _____ others
	_____ 13. Lots R1A 90' R1B 75' R1C 60' others _____ wide at building line.
13.712(c)	_____ 14. Sidewalks on boulevards only, or extension of existing walks in built up areas.
13.703(3)	_____ 15. All utilities; water, sanitary sewer, storm sewer or storm water facilities shown.
13.712(g)	_____ 16. Street lights provided.
13.705(1)	_____ 17. Street 50 feet wide, boundary streets 30 feet wide, alleys 20 feet wide with 5 foot cut off. (Non-residential)
13.704(4)	_____ 18. Line of departure, one street from another shown.
13.712(1,2,3)	_____ 19. Street graded to full width. Pavement 30 feet wide with curb and gutter.
13.705(1)	_____ 20. Traffic flow does not enter park road.
13.706(1)	_____ 21. Blocks not more than 1200 feet long.
13.706(2)	_____ 22. Dead end street warranted; 96' cul de sac E.P. to E.P.
13.703(9)	_____ 23. Improvement plan submitted to Public Engineer
13.702	_____ 24. Street names are distinctive.

- 13.705(1) _____ 25. Street extension continues existing names.
- 13.712(4) _____ 26. Developer's bond submitted, escrow agreement filed or improvements completed, inspected and certified by the engineer.
- 13.705 _____ 27. Option to City of street end options recorded and filed.
- _____ 28. Annexation petitions filed with City and Park District or annexation covenants signed and recorded.
- 13.704(13) _____ 29. Health Dept. certification, if not connected to public
- 13.712(d) _____ 30. Water supply approved by the Health Dept.
- 13.712(12) _____ 31. Engineering fees paid to the City Treasurer.
- 13.712(g,l) _____ 32. Street light installation, servicing & maintenance fees paid.
- 13.713 _____ 33. Establish house number.
- _____ 34. Furnish street signs.
- 13.705 _____ 35. Subdivision conforms to the official map of the City.
- _____ 36. Statement on plat indicating whether or not any part of the property shown is located within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency.
- 13.715(2) _____ 37. Entrance and streets approved by IDOT, County Engineer or Township Road Commission, under their jurisdiction.
- _____ 38. Notification to the President of the School Board.
- _____ 39. Notification to the Dept. of Conservation, if zoned RU1.
- _____ 40. Plat reviewed by the Fire Department.
- _____ 41. Review Major Street Plan
- _____ 42. Variations and exceptions: _____
- _____
- _____
- _____