



APPLICATION FOR PRELIMINARY PLAT APPROVAL

City of East Moline, Illinois

Name of Subdivision: _____

Applicant/Developer: _____

Address: _____

Phone No.: _____ Fax No.: _____

E-Mail: _____

Owner (if Different from Applicant): _____

Address: _____

Phone No.: _____ Fax No.: _____

E-Mail: _____

Surveyor or Engineer: _____

Address: _____

Phone No.: _____ Fax No.: _____

E-Mail: _____

Name of person to be contacted concerning this plat: _____

Address: _____

Phone No.: _____ Fax No.: _____

E-Mail: _____

Site Location: _____

¼ Section/Section/Township/Range: _____

General Description of Proposed Development: _____

The undersigned certifies that the preliminary plat of a subdivision for which approval is requested by this application complies with and conforms to all applicable laws of the State of Illinois and ordinances of the City of East Moline, Illinois.

Applicant/Developer

Date

Owner (if different than Applicant)

Date

For Office Use Only:

For Office Use Only: Application No. _____
Date Application Filed: _____
Application Recv'd by: _____
Six (6) Copies of Prelim Plat: Y N
Application Fee: \$25.00



PRELIMINARY PLAT REQUIREMENTS

Except as specifically provided below, every person who proposes to subdivide any land located within the subdivision jurisdiction of the City of East Moline shall file six (6) copies of the preliminary plat of said subdivision with the Director of Development Services at least three (3) weeks prior to a regularly scheduled meeting of the Planning Commission.

He shall also file one copy of the preliminary plat and supporting data with the appropriate Soil and Water Conservation District. Said district shall have not more than thirty (30) days to submit any comments it might wish to make to the Planning Commission.

Additionally, it is the subdivider's responsibility to notify the appropriate public utilities. Proof of notification shall be submitted with the preliminary plat to the City for City approval.

Whenever a large tract is to be developed in stages and only a portion of that tract is to be submitted for final plat approval, a preliminary plat of the entire tract shall be submitted.

All preliminary plats shall be reviewed and acted upon in accordance with 65 Illinois Compiled Statutes 5/11-12-8 and the provisions of the subsections below.

Exception: A preliminary plat shall not be required for minor subdivisions, or land that is specifically exempted from the Illinois Plats Act as now or hereafter amended.

Information Required on Preliminary Plat: Every preliminary plat shall be prepared by a land surveyor registered in Illinois at a scale of one hundred feet (100') or less to the inch provided the resultant drawing does not exceed thirty six inches by twenty four inches (36" x 24"). Said preliminary plat, together with the supporting data, shall provide all of the following information:

1. Names and addresses of the owner, subdivider (if not owner), and registered land surveyor;
2. Proposed name of the subdivision and all adjoining subdivisions;
3. Zoning district classification of the tract to be subdivided and proposed setbacks;
4. North arrow, graphic scale, and date of map;
5. Dimensions of the tract, and its gross area;
6. Topography of the tract to be subdivided as indicated by two foot (2') contour data for land having slopes of zero to four percent (0 to 4%), five foot (5') contour data for land having slopes between four and twelve percent (4 and 12%), and ten foot (10') contour data for land having slopes of twelve percent (12%) or more;
7. Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, buildings, areas subject to flooding, etc.;
8. Locations and right-of-way widths of all existing and proposed streets and alleys;
9. Locations, widths, and purposes of all existing and proposed easements;
10. All proposed deed restrictions and covenants;
11. Location & size of existing & proposed sanitary & storm sewers, water mains, & any appurtenances thereto;
12. Locations, types, and approximate sizes of all other existing and proposed utilities;
13. Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, and other public purposes;
14. Locations, dimensions, & areas of all proposed or existing lots within the subdivision numbered sequentially;
15. For all contiguous holdings of the owner(s), an affidavit of ownership, which shall include such requirements as specified in Section 10-21-4.2 (A) of the East Moline City Code.
16. The location by township, range, section, or by other legal description;
17. A list of any requested variances and justifications.