

APPLICATION FOR PLAT OF SUBDIVISION APPROVAL

Ordinance No. 08-136-01

**Village of Timberlane
P.O. Box 56
Caledonia, IL 61011**

Contact: Village President: Stephen Rapp: 815-985-4514 (Cell) 815-231-5635 (fax)
president@villageoftimberlane.org

FOR OFFICE USE ONLY

_____ Preliminary

_____ Final

Case Number _____

Filing Date _____

Zone District _____

Plats Committee Date _____

Village Board Date _____

PLEASE PRINT IN BLACK INK OR TYPE

1) Applicant Name: _____

Mailing Address: _____

Zip: _____

Daytime Phone: _____ Fax: _____

2) Property Owner Name: _____

Mailing Address: _____

Zip: _____

Daytime Phone: _____ Fax: _____

3) Surveyor/Engineer Name: _____

Mailing Address: _____

Zip: _____

Daytime Phone: _____ Fax: _____

4) Attorney Name: _____

Mailing Address: _____

Zip: _____

Daytime Phone: _____ Fax: _____

5) Project Manager: In order to reduce confusion, the Village requests one contact person be designated to discuss issues concerning this application.

Name: _____ Mailing Address: _____

zip: _____ Daytime Phone: _____

Fax: _____ E-Mail: _____.

6) Proposed Name of Subdivision: _____

7) Property Location: _____

Parcel Identification Number: _____ Section: _____ Twp: _____
Range: _____ Other (attached) _____ Twp. Name: _____

8) Proposed Use(s): _____ Present Zoning: _____
Proposed Zoning: _____ # of Lots: _____ Area of Parcel: _____

9) Are you proposing deed restrictions? _____ Yes _____ No (If yes, attach copy)

10) For residential subdivisions, indicate total number of proposed:

Single-Family: _____ Two-Family: _____ Multi-Family: _____
Indicate total dwelling units of all Multi-Family : _____

11) Your proposed single-family, two-family or multi-family plat must comply with the Land/Cash Ordinance adopted by Boone County. Please indicate when you plan to pay the required fee:

_____ At time of final plat approval.
_____ At time of securing building permit for each residential unit. (Applicant must sign "Exhibit B, Agreement", attached to this application)

12) What type of sewage disposal do you propose? _____

13) List all proposed improvements and utilities. A guarantee of installation is required. State your type of guarantee intended prior to actual installation.

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

14) List other materials submitted with this application.

	Item	Number
a.	_____	_____
b.	_____	_____
c.	_____	_____

NOTE: The "Endangered Species Act" entitles the **Illinois Department of Natural Resources** (IDNR) to review all platting applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The Applicant is responsible for contacting the IDNR, One Natural Resources Way, Springfield, IL 62702.

The "National Historic Preservation Act" entitles **the Illinois Historic Preservation Agency** to review all platting applications for their impact on cultural or historical resources if the proposed development involves State or Federal funding. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).

DECLARATION

I, the applicant, of the above legally described property on which the plat of subdivision is proposed, have provided answers to the questions herein that are true to the best of my knowledge. I have been granted permission by the property owner(s) of the above legally described property to apply for a plat of subdivision on said property.

By virtue of my application for a plat of subdivision, I do hereby declare that the appropriate appointed and elected officials responsible for the review of my application are given permission to visit and inspect the property proposed for plat of subdivision in order to determine the suitability of my request.

Applicant Signature: _____ Date Signed: _____

Owner(s) Signature: _____ Date Signed: _____
_____ Date Signed: _____

Village Rep. Signature: _____ Date Signed: _____

Filing Fee - Amount Paid: _____ Check Number: _____

FILING PROCEDURE

- A. This form, five (5) full size copies, and one (1) 11" x 17" copy of each page of the plat shall be filed with this application. Reduction must be readable. All plats must accompany the application upon submittal to the Village. Additional plat copies may be requested by Village.
- B. A complete application includes the Application Filing Fee with check payable to the Village of Timberlane. (See attached Filing Fee Schedule)
- C. For plats requiring on-site sewage disposal, the project engineer/surveyor must contact the Boone County Soil and Water Conservation District (SWCD), 211 N. Appleton Road, P.O. Box 218, Belvidere, IL 61008. Telephone: 1-815-544-2677. Preliminary on-site borings and investigation must be completed by the SWCD Soil Scientist prior to the plat application submittal. Preliminary plats must be accompanied with a soil overlay.
- D. Applicant must contact the appropriate utility companies to obtain their easement requirements and for other utility information. (see attached listing)

Additional Fees

-Final Plat submittals require a 5% inspection fee paid prior to the approval and release of the construction plans by the Village Engineer. The inspection fee is based on the public improvement construction estimate.

-Final Plat Approval by the Village Board. All costs incurred by the Village of Timberlane in conducting its review of the preliminary plat(s), final plat(s), engineering data and other associated studies and submittals through the Village Engineer, Village Attorney, Village Planner or other professional expertise employed by the village shall be reimbursed by the applicant to the Village prior to final plat approval and recording.

-Recording fees. All recording fees to be paid by the applicant.

Attachments

- Deed Restrictions - if proposed.
- Agreement for payment of Land/Cash fee.
- IDNR response re. "Endangered Species Act".
- IL Historic Preservation Agency re. Cultural or Historic resources on site.
- Five (5) full size subdivision plats and one legible 11" x 17" paper copy.
- Application Filing Fee.
- SWCD Soil Report.
- At village discretion, additional agencies will be contacted for review and response.