

## APPENDIX B

### TENTATIVE PLAT SPECIFICATIONS

#### B-1 General Description

A Tentative Plat depicts the proposed lot lines, streets and other engineering improvements superimposed on a map of the existing topography. Where septic systems are to be used for subsurface waste disposal, a separate transparent soil map shall be furnished to the same scale, indicating soil series, wetness categories, slope letter, erosion factor and boring locations, used to determine suitability of various area for the septic systems.

After a Tentative Plat has been accepted or approved by the Village Board of Trustees, a developer has one year to file a Final Plat consistent with his approved Tentative Plat.

#### B-2 Tentative Plat General Requirements

A Tentative Plat, consisting of two sheets, shall be prepared in accordance with the following general requirements. All required information shall be shown on the Tentative Plat itself and not on separate sheets.

- A. The plat shall be labeled as a Tentative Plat, and the name of the subdivision with the township name underneath shall be indicated. The name of the subdivision shall not be a duplicate of any other in the County or Village except in the case of additions. The name and address of the owner shall also be shown.
- B. The Tentative Plat shall be prepared at a reasonable size and scale, and all lettering shall be legible and clear. A scale of 100 feet to 1 inch is suggested. It is usually more convenient for review purposes to have a two sheet Tentative Plat. The scale used should be indicated on the Plat.
- C. A legal description of the property being subdivided shall be placed on the Plat, and a north reference arrow shall be shown.
- D. All existing property lines, section and quarter section lines, existing buildings, septic fields, active and abandoned wells, water lines and hydrants, sewer lines and manholes shall be indicated.
- E. The lines and dimensions of all adjoining properties, and the names, lines and dimensions of all existing roads, streets and alleys within a 300 foot radius shall be shown.
- F. The names of all subdivisions within a 300 foot radius shall be included, and property not subdivided shall be so marked.

- G. The type of zoning shall be indicated on the Plat for the property being subdivided and all surrounding property within 300 feet.
- H. A topographic layout shall be superimposed on the Plat. Contour intervals shall be based on the typical slopes found on the property, in accordance with the following:

Plat Scale	Slope			Identify
	0-20%	21%-35%	Over 36%	
1" = 100'	1 ft.	2 ft.	5 ft.	5 ft. & 10 ft.
1" = 200'	2 ft.	5 ft.	10 ft.	10 ft.
1" = 50'	1 ft.	1 ft.	2 ft.	5 ft. & 10 ft.

If a different scale is used, a contour interval should be selected which will result in a similar spacing of contour lines and provide a clear understanding of the topography. Topography shall be extended along all existing streets and roads within 300 feet. The Topographic layout shall be referenced to a United States Geological Survey datum (USGS mean sea level MSL) and the reference bench mark shall be cited on the Plat.

- I. A list of all political and service districts, such as fire protection, elementary, junior high (middle school) and high school, post office, park, and library, shall be indicated on the Plat.
- J. All schools, parks, recreation, open space, public or quasi-public areas shall be indicated on the Plat.
- K. All watercourses with their high and low water boundaries, and all flood hazard areas shall be shown on the Plat. All man-made drainage systems shall be indicated, such as tiles, ditches, culverts and stormwater detention and retention facilities. Sizes, locations, outlets and material shall also be indicated.
- L. Tree survey as required by Section 604.8.
- M. Landscaping as required in Section 604.8, including type of trees, size at time of planting and location.
- N. Park and open recreation space as required in Article 6A, including pedestrian trails and landscape berms.
- O. The Tentative Plat must be approved by the Village Engineer. A certificate shall be placed on the Tentative Plat to indicate such approval (see Section 902.2).
- P. All technical data accompanying the Tentative Plat shall be signed and dated by the Registered Professional Engineer or Land Surveyor who supplies it, and shall bear his official seal.

### **B-3 Tentative Plat Road Requirements**

The following road requirements shall be considered in the preparation of the Tentative Plat.

- A. Block length shall be determined, based on the criteria contained in Section 503.1.
- B. All rights-of-way shall be at least 60 feet wide. However, a wider right-of-way may be required by the Plan Commission or the Village Engineer if deemed necessary (see Section 504.1).
- C. Where unusual conditions warrant, cul-de-sacs meeting the requirements of Section 608 may be used. However, the use of cul-de-sacs should be minimized (see Section 503.2, 608).
- D. Provisions shall be made for direct connection with the principal existing streets in adjoining subdivisions. Provisions shall be made for connection to future subdivisions where the adjoining land has not been subdivided (Section 503.3).
- E. Where alleys are provided, they shall not be less than 20 feet wide and conform to road requirements for construction. No alley at the edge of a subdivision shall be less than 20 feet wide.
- F. Return radii at all intersections shall be a minimum of 50 feet. Corner lots shall have radii such that the distance from the edge of the pavement to the right-of-way line is approximately 20 feet (Section 504.2).
- G. All streets shall be named, and in the case of branching streets, the line of departure from one street to another shall be shown. Each street shall have a unique name which is not a duplicate of any other in the same or adjoining township. The use of parallel streets with the same name differentiated only by compass direction shall not be permitted. However, a loop type road shall need only one street name for the entire loop.
- H. All proposed roads indicated on the Tentative Plat shall be capable of meeting the Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Johnsburg (Section 608) at the Final Plat stage.
- I. A typical road cross-section shall be included on the Tentative Plat.
- J. Street lighting shall be provided at intersections, and where applicable at 600 foot intervals.
- K. Street trees shall be provided consistent with Section 604.8.
- L. Landscape berms shall be provided consistent with Article 6A.

#### **B-4 Tentative Plat Lot Requirements**

The following lot requirements shall be considered in the preparation of the Tentative Plat:

- A. Each lot shall front on a road, street or parkway, and be of such width and area as to conform with the zoning and building ordinances and applicable Health Department regulations.
- B. Whenever possible, the side lines of lots shall be approximately at right angles (radial) to the street.
- C. All lot line dimensions and lot areas shall be shown and lots properly lettered or numbered. Except in very large developments, consecutive lot numbering is considered preferable to a lot and block numbering scheme.
- D. Proposed setback lines and required easements shall be shown and dimensioned. Building lines shall be in conformance with the Zoning Ordinance (see Section 502.2 and 505).
- E. If a lot is affected by critical soils, flood hazard areas or an intermittent stream, special restrictions may apply (see Section 502.5).

#### **B-5 Written Reports and Statements**

The following written reports and statements shall be submitted with the Tentative Plat:

- A. A proposal for a homeowners association, and proposed covenants and restrictions (if any).
- B. A description of how parks, recreation space, open space, stormwater control systems, and other public and quasi-public areas will be owned and maintained.
- C. A description of the type of water supply or sewage disposal system to be used. Information on the distance to the nearest public or community water and sewer systems, size of lines, etc.
- D. A report by a Registered Professional Engineer on flood hazard and frequency, and a proposal for handling drainage and stormwater detention and retention. His signature and seal must be affixed to the report and Plat.
- E. A statement of intent regarding fees and dedications.

#### **B-6 Septic Systems-Special Procedures**

When septic systems are to be used, the soil conditions are very important. Additional procedures, contained in Appendix H, Section H-3, must be followed in the preparation of the Tentative Plat for a subdivision which will be served by septic systems.

#### **B-7 Administrative Requirements**

Submit 22 copies to the Village and one copy to the Village Engineer.

#### **B-8 Additional Requirements Before Submission to Board of Trustees**

- A. Obtain approval of Plan Commission, Section 403.6;
- B. Pay retained personnel fee, Section 403.1; and
- C. Obtain signature of Village Engineer and Village Plan Commission, Section B-2-L, 902.1, 902.2.