

PRELIMINARY PLAT CHECKLIST

NOTE: This checklist is intended to help applicants submit a complete set of plans according to the Village's Ordinances. It is not a substitute for reading all Village Ordinances. Those items in boldface are required by the Village Engineer before they can begin an engineering review. Failure to submit these minimal items will delay your petition, possibly even construction. The Village makes no guarantee this is a comprehensive checklist.

General Information on Plat:

- Name of subdivision**
- Date, scale, north point & legend
- Identification that the map is a Preliminary Plat
- Location by township, section & range
- Names of adjacent subdivisions and/or owners.
- Names & contact information of subdivider & licensed professional surveyor preparing plat.
- Date of topographic survey
- Proposed names of all streets
- Total acreage

Existing Conditions:

- Location, width & names of streets, bike paths, easements, utility & RR ROW, tree lines, floodplains, water courses, floodways, wetlands, historically or archaeologically sensitive areas, parks & other public open spaces, permanent buildings & structures 2' contour lines**
- Location map**
- Existing uses of the property including the location of all existing structures showing those that will be removed & those that will remain on the property after the Final Plat is recorded, as well as:
 - Old wells, if any
 - Septic tank systems and outlets, if any
 - Farm drains, inlets and outfalls, if any
- The location, size, & elevation within the subdivision & in the adjoining streets & property of existing sewers, water mains, culverts, drain pipes, & electric & gas utility lines proposed to serve the property to be subdivided.**
- Zoning, boundary lines, & property owners of adjacent tracts.
- Tree survey consistent with section 3-12-10-C

Proposed Conditions:

- Location, width & names of dedicated streets & public easements, typical cross-sections of streets, location of underground utilities, sidewalk & bike path width & thicknesses. Relationship of all streets to any projected streets or development plan**
- Layout, number and dimensions & sizes of lots**
- Sites, if any, to be allocated for development other than single family dwelling.**
- Layout & size of sewers, water mains, culverts, underground facilities, floodplains, floodways, historically and/or archaeology sensitive areas, wetlands, parks, & other public open spaces, storm water detention facilities, overland release routes, street lights, & other major public improvement.**
- Proposed building setback lines, with dimensions**

Supporting Data:

- Proposed deed restrictions, if any, in outline form OR statement that there are no deed restrictions
- Traffic study**
- Statement of the general nature & type of improvements, including required improvements & approximate time.
- Soil information**
- Wetlands study**

- Archaeological or historical study
- Endangered species consultation

Other Data:

- If a PUD, check compliance with Zoning Ordinance.
- Other applicable data that may be helpful or useful.

Preliminary Drainage Design Information:

- Runoff hydrograph modeling results for 100-year event**
- Rainfall depths using Bulletin 70 and isohyetal values for Plainfield**
- Rainfall distribution: Huff 3rd Quartile or SCS Type II
- Soils maps
- Tributary area maps, including off-site tributary areas
- Runoff Curve Number calculations
- Analysis of existing depressional storage, if applicable
- Preliminary overland flood routing, including off-site runoff into site
- For proposed on-stream detention: enumeration of regional benefits, and stream bank preservation and stabilization measures
- In pit-run soils, examination of seasonal high groundwater *vs.* basement floors, and intended discharge of detention basins (*i.e.*, infiltration *vs.* piped discharge)
- For floodplain filling, lowest floor elevations per FEMA Technical Bulletin 10-01**

Roadway Information:

- Roadway and right-of-way widths**
- Scope of intersection improvements at entrances**
- Off-site roadway reconstruction/rehabilitation and intersection improvements
- Proposed typical sections of roadways, complying with Village minimum standards**
- Proposed recapture analysis of off-site improvements

Utility Information:

- Location, length and size of off-site improvements**
- Proposed recapture analysis of off-site improvements