

APPENDIX III

CHECK LIST REVIEW OF FINAL PLAT OF SUBDIVISION

CITY OF WARRENVILLE
APPLICATION FOR FINAL PLAT APPROVAL

SUBDIVISION NAME Ayleen Plat of Resubdivision

INSTRUCTIONS

1. Please print. Application must be complete before filing with the City of Warrenville.
2. Before making application, a copy of the Warrenville Subdivision Control Ordinance should be obtained and reviewed, with particular attention paid to Sections 6.05 and 6.06. Applicants should also familiarize themselves with requirements of the Plats Act, Illinois Compiled Statutes, Chapter 109, as amended.
3. All items listed below in the checklist and any others required by law from time to time, must be submitted simultaneously with this application. This application will not be processed until all of such items are submitted.
4. Application for Final Plat approval must be made within three (3) months after approval of the preliminary Plat.
5. Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application.
6. Engineering plan review fees and engineering inspection fees must be paid at the same time this application is submitted.

I. City of Warrenville, PW Director Phil Kuchler 3S258 Manning Avenue, Warrenville, IL, 60555 (630) 836-3033

<u>Name of Applicant</u>	<u>Address</u>	<u>Phone No.</u>
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TZBP Warrenville LLC, Attn: Robert A. Iezzi 12701 Covered Bridge Road, Sellersburg, IN, 47172

<u>Name of Owner</u>	<u>Address</u>	<u>Phone No.</u>
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City of Warrenville, PW Director Phil Kuchler 3S258 Manning Avenue, Warrenville, IL, 60555 (630) 836-3033

<u>Authorized Agent</u>	<u>Address</u>	<u>Phone No.</u>
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II. CHECK LIST OF ITEMS TO BE FILED WITH THIS APPLICATION:

- Six (6) copies of the final plat.
- Final engineering plans, six (6) copies, (_____ City will mark if not required).
- Statement of agreement, six (6) copies regarding land improvements and plans and specifications.
- Boundary line survey, six (6) copies, on a map prepared and certified by a registered surveyor (_____ City will mark if not required).
- A map of topographical survey data, six (6) copies, indicating the source of the survey data (_____ City will mark if not required).

- Certification, six (6) copies, disclosing the beneficial owners of any land trust owning land in the subdivision and all contracts, commitments or encumbrances into which the beneficiaries of the land trust have entered concerning the real estate. Such certification and disclosure must be verified by the trustee of the land trust in his capacity as trustee or by a beneficiary of the land trust.
- A study or studies, six (6) copies, which shows topographically and by profile (a) the elevation of the land prior to the commencement of any change in elevations as part of any phase of the subdivision; and (b) proposed changes in the elevations and the flow of surface water from the land in the subdivision if such are to occur by development. Such studies must be to the same scale as the plat, be usable as overlays to the plat and have on their face the certification of a registered professional engineer and the owner of the land or his duly authorized attorney to the effect that, "to the best of their knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision."
- Grading plans, six (6) copies, when recommended by the City Engineer and required by the Plan Commission (_____ City will mark if not required).
- Protective covenants, four (4) copies, if not shown on plat.
- Payment of all fees due as a result of re-adjustment of the fee for filing of the preliminary plat.
- Payment of all engineering fees for the review of plans and specifications by the City Engineer and for inspection of the improvements.
- Statement of agreement, six (6) copies, that the City will be reimbursed for fees involved in the recording of the plat.
- Any other items required by law from time to time.

III. FINAL PLAT (MUST INCLUDE THE FOLLOWING - SEE SECTION 6.06)

- Proposed name of the subdivision - not a duplication of name of any plat heretofore recorded in the City or in DuPage County.
- Location by section, town and range, or by other approved legal description (PIN).
- Name and address of the owner or subdivider of the proposed subdivision and designer of such subdivision.
- Graphic scale - shall not have a greater differentiation than one inch equals 100 feet (1" = 100').
- North point (designated as true north).
- Date of preparation and drawing number.
- Boundary lines of the subdivision.

- Layouts of streets showing right-of-way widths and street names (not duplicating the name of any streets heretofore used in the City or its environs unless such street is an extension of or in line with an already named street in which event that name shall be used) and showing proposed through streets extended to boundaries of subdivision.
- Locations and widths of alleys, pedestrian ways, utility easements.
- Storm water drainage and utility easements.
- Areas (other than for streets, alleys, pedestrian ways, utility easements and private lots) intended to be dedicated or reserved for non-residential purposes with an indication of the approximate acreage and designated by letter or number.
 - Areas for public use.
 - If any part of the subdivision is zoned for a planned unit development, areas which are allocated as open space shall be designated as such, with a letter of the alphabet and shall be legally described.
 - Accurate angular and lineal dimensions for all lines, angles and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, alleys, easements, areas to be reserved for public use, and other important features.
 - Location of all permanent lot markers as actually installed.
 - Identification of all blocks and lots using consecutive numbers for lots within a block.
 - True angles and distances to the nearest established street lines and official monuments (not less than three), which shall be accurately described in the plat by location, size and elevation.
 - Municipal, township or section lines accurately correlated to the lines of the subdivision by distances and angles.
 - Accurate location of all monuments which shall be placed at all block corners, angle points and at intermediate points as shall be required by the City Engineer.
 - Designation of the points where monuments marking the external boundaries of the subdivision may be found. These monuments must be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line and at all angle points along a meander line, the points to but not less than twenty (20) feet back from the normal water elevation of a lake or from the bank of a stream except that when such corners or points fall within a street or proposed future street, monuments must be placed on the right-of-way line of the street,
 - Outlines and legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision, Protective covenants, unless filed as an accompanying document.
 - THE APPLICATION FOR APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED COMPLETE UNTIL THE FOLLOWING CERTIFICATES are included on the final plat. All certificates must be duly executed prior to plat recordation by the City. Execution of any certificates set forth below in 10, 12, 13 and 15 may be waived by the City upon submission of evidence that the person required to execute the certificate has no authority to do so or lacks jurisdiction over the subdivision. (SEE SUBDIVISION ORDINANCE FOR EXACT FORM OF CERTIFICATE).

1. Owner's Certificate
2. Owner's Surface Water Drainage Certificate
3. Engineer's Surface Water Drainage Certificate
4. Notary Certificate
5. Surveyor's Certificate
6. Plan Commission's Certificate
7. City Engineer's Certificate
8. City Collector Certificate
9. City Council Certificate.
10. County Clerk Certificate
11. Certificate of County Recorder
12. County Health Department Certificate
13. County Engineer Certificate
14. City Clerk Certificate
15. Plat Certificate (for subdivisions outside corporate limits only).

THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Signature of Applicant/Agent

October 19, 2022

Application Date