

VILLAGE OF MT. ZION APPLICATION
Preliminary-Final Plat-Plan Development
For all Major and Minor Subdivisions

Village of Mt. Zion 1400 Mt. Zion Parkway, Mt. Zion, IL 62549
(217)864-5424 Fax (217)864-5935

Note: Subdivider or his agents are required to first meet with the Village Plan Commission for a pre-application conference and site investigation. Call 217-864-5424 to arrange a meeting with the plan commission.

General description of property to be subdivided: _____

Size of lot(s) _____ Number of proposed lots _____

Property use of property: _____
(residential, business, industrial state type of business or industry)

Zone Requested _____ Present Zone if any _____

What general improvements are planned (roads, water, storm, sewer, utilities, etc.)

Owner of property: _____

Address of property owner: _____

Phone: _____

Maps:

Please attach maps of property to be subdivided. Maps must include the following:

1. Preliminary Plat Maps – 3 copies (major subdivisions only):
 - (a) Scale of one inch equals 100 ft., with the north point.
 - (b) Name of subdivision, name, and address of owner, name and seal of the subdivider, engineer, and registered land surveyor.
 - (c) The legal description of the plat, total acreage, number of lots.
 - (d) Date of preparation, approximate acreage, boundary line of subdivision.
 - (e) Layout of streets with names, proposed, and existing utilities, easements, minimum front, and size street building lines with dimensions, lot dimensions-lot numbers only.

- (f) Construction plans containing cost estimates, cross-sections of streets, proposed grades, existing drainage courses, watershed area, location of sidewalk, type of roadway pavement, water, sanitary sewer, storm sewer, and other facilities.
- 2. A location map (10 copies) showing:
 - (a) The general location of the subdivision and its relationship to surrounding areas with a scale of one inch equals 1,000 ft., include all streets and other major facilities.
 - (b) A legal description of the proposed subdivision, with the name and address of subdivider.
 - (c) A north point and graphic scale and date of submission.
 - (d) A written statement of how water and sewage treatment will be handled.
- 3. Site analysis maps-4 maps showing:
 - (a) Scale of not more than one inch equals 200 ft.
 - (b) Type of soil map (1)-available through the county soil and water conservation district.
 - (c) Topographic map (2) of area – available from USGS topo maps.
 - (d) Vegetation map (3) – aerial photos from county regional plan commission office.
 - (e) Flood level map (4) – available from state water survey department of registration.

Bonds and Financial Guarantees Major subdivisions only

Please Include:

Construction agreement with village board that all improvements shall be constructed at subdividers expense and that all improvements will be completed within 24 months of approval of the preliminary plat.

Performance guarantee (Subdivider may execute financial guarantees in lieu of actual installation of required improvements when requesting conditional approval of the final plat).

Maintenance guarantees Maintenance bond is required, amount determined by the village engineer.

Liability insurance subdivider shall furnish such insurance as is deemed necessary by the Village.

Title insurance evidence must be shown that title is insured in an amount of not less than \$1,000.00

Application for Major/Minor Subdivision

Fees

- A. Minor subdivision plat. The initial expense for each preliminary plat shall be determined by the number of lots. For a preliminary plat of five lots or less, the fee shall be \$100 plus \$20 per lot within the proposed subdivision.

- B. Major subdivision plat. The initial expense for each preliminary plat shall be determined by the number of lots. For a preliminary plat of five lots, the fee shall be \$100 plus \$20 per lot within the proposed subdivision. For subdivisions with 6 to 10 lots, the fee shall be \$125 for each preliminary plat plus \$15 per lot within the proposed subdivision. For preliminary plats with 11 or more lots, the fee shall be \$175 plus \$10 per lot within the proposed subdivision.

Preliminary plat		\$ _____
Number of Lots	_____	\$ _____
Total Fee		\$ _____

Copies of the entire Village subdivision regulations are available at the Village Hall.

Signature of Owner

Date