

OGLE COUNTY PLANNING & ZONING DEPARTMENT

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Oregon, IL 61061
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**FINAL PLAT
APPLICATION FOR APPROVAL AND CHECKLIST**

Subdivision Name: _____

Parcel Identification Number(s): _____

Location (1/4 Section, Township, Range): _____

Existing Zoning: _____

Owner(s): _____

Address/Telephone #: _____

Applicant/Authorized Agent: _____

Address/Telephone #: _____

Surveyor/Engineer: _____

Address/Telephone #: _____

The developer shall prepare and submit to the Plat Officer six (6) copies of a final plat for initial review. One (1) mylar reproducible original and five (5) copies of the approved final plat shall be submitted for recordation. One digital copy (AutoCAD format) shall be submitted to the Plat Officer. Such final plat shall be submitted within (2) years after approval of the preliminary plat. The final plat shall be drawn to a scale of one hundred feet to one (1) inch (1" = 100') unless a different scale is more practical and is approved by the Plat Officer and shall be on a not larger than 30" x 36" sheet.

The following items must be addressed prior to filing of the final plat:

- " The submittal and approval of the improvement plans.
- " The submittal and approval of cost estimates for all required improvements.
- " The installation of all required improvements or the posting of a construction guarantee.
- " Payment of plat review and approval fees as determined by Ogle County Ordinance, as amended; and,
- " Rezoning to appropriate classification, if necessary.
- " Payment of construction inspection fees in the amount of 4% of the engineer's estimate of the cost of improvements.

The plat provided shall meet the following specifications:

- " The final plat shall be drawn to a scale of one hundred (100) feet to one (1) inch (1" = 100'), unless a different scale is more practical and is approved by the Plat Officer.
- " The final plat shall be drawn with waterproof, non-fading black ink on mylar or equivalent drafting material on sheets at least eight and one-half (8 1/2) inches by fourteen (14) inches but not more than thirty (30) inches by thirty-six (36) inches. The original, plus six (6) copies of the final plat and any accompanying documents, shall be filed with the Ogle County Recorder.
- " When more than one sheet is used for any plat, each sheet shall be numbered consecutively. A small scale drawing of the entire subdivision shall be shown on the first sheet, identifying portions for the subdivision according to its respective page number. Plats shall be drawn so as to be on a minimum number of sheets.
- " All dimensions shall be shown in feet and decimals of a foot.
- " All surveys for a final plat shall be made under the active and personal direction of a registered land surveyor of Illinois, and shall include the following information:
 - a. Legal description of the land to be subdivided.
 - b. Positions of all lot corners, beginnings and ends of curves and all angle points shall be marked in the field. The material of which all markers are made shall be noted. The subdivider shall conform with the following requirements concerning monuments:
 - (1) All federal, state, county or official benchmarks, monuments, or triangulation stations in or adjacent to the subdivision shall be preserved. When a proposed improvement in a subdivision makes necessary the moving of bench marks, monuments, or triangulation stations, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.
 - (2) Types, placement and type based on placement requirements shall be in accordance with Section 4.01(D) of these regulations.
- " The exact length and relative direction of all exterior boundary lines, with reference to the boundary controlling system most prevalent in the area of the land being subdivided. All distances shown on the final plat shall be expressed in one-hundredths of one foot (0.01') and angles shall be expressed in degrees, minutes and seconds (if necessary). Sufficient geometrical data shall be given for all lots to enable retracement and restoration of all corner positions in the field. The Plat Officer may require the surveyor to submit rectangular coordinates of all positions represented on the final plat.
- " The exact width and extent of all easements (shown by dashed lines), and purpose of such easements, denoted on plat roads, alleys and building setbacks created by said subdivision.
- " All lots consecutively numbered. In subdivisions that are improved in units or phases, the lot numbering system of the next unit or phase shall begin at the next number where the previous unit or phase ended.
- " All portions of curving linear roads shall be tangent to adjoining elements of said roads unless so noted otherwise. Curve data shall consist of radius, degree of curve, tangent length, and central angle.
- " If the subdivision borders on a lake or stream, the distances and directions of a meander line established not less than twenty (20) feet back from the average high water mark of the lake or stream, as determined from Flood Insurance Rate Maps or other data, with said distance noted.

- " The locations and widths of all existing and proposed roads shall be indicated by heavy solid lines, showing the dedication of all rights-of-way required in accordance with the preliminary plat.
- " *Names of proposed roads.* Road names shall not be used which will duplicate, or too closely approximate phonetically, the name of any other road or subdivision in the County. Roads that are extensions of, or in obvious alignment with existing roads shall bear the name of said existing roads. The name of the primary collector road of a subdivision shall, if possible, be the same as or similar to the name of said subdivision . A separate name and/or directional designator may be required for each segment of a road that changes direction 45 degrees or more (as measured from the centerline right-of-way). The Ogle County Board shall have final authority to designate the name of the roads.
- " Abutting highway and road right-of-way lines and adjacent subdivisions shown in their proper location.
- " Grantees of all lands dedicated to public use shall be clearly noted.
- " Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which the access is provided to the lake or stream, together with a small scale drawing clearly indicating the location of the subdivision in relation to the lake or stream, and the location of the area over which access is provided.
- " All restrictions which will run with the land and covenants, or references to covenants, where declared separately.
- " Certificates and easements as required.
- " Scale and north arrow.
- " Certificate by owner and, if required, by any mortgage holder of record, of the plat and dedication of streets and other public areas.
- " Certification by the Ogle County Clerk that all taxes and special assessments have been paid to date.
- " Any special study or engineering calculations required.
- " Letter from sanitary sewer company certifying connection fees have been paid (if applicable).
- " Certificate of city/village within one and one-half (1 ½) mile indicating approval of the plat, as set forth in Section 3.04 of these regulations (if applicable).
- " Certificate of the Illinois Department of Transportation indicating approval of the plat, as set forth in Section 3.04 of these regulations (if applicable).
- " Seal and signature of the Illinois professional land surveyor under whose direct supervision and control the subdivision was prepared.

I, _____, certify that all information presented herewith is complete and accurate.

Applicant

Date Signature of

Applicant

Date Signature of

December 1, 2003

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