

APPENDIX B
TENTATIVE PLAT SPECIFICATIONS

B-1 GENERAL DESCRIPTION.

A Tentative Plat shall be submitted in accordance with Section 1-3 Procedure and 1-4 Fees of this Ordinance. A Tentative Plat depicts the proposed lot lines, streets and other engineering improvements superimposed on a map of the existing topography. A Tentative Plat shall be prepared by a Licensed Professional Engineer or Land Surveyor. 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 areas for the individual sewage disposal systems.

Additional information may be required to be submitted at the direction of the Director of Community Development or Village Engineer.

B-2 TENTATIVE PLAT GENERAL REQUIREMENTS.

A Tentative Plat shall be prepared in accordance with the following general requirements. All required information shall be shown on the Tentative Plat.

- 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 preparer, owner and/or subdivider 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 or less is suggested. 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 wells and abandoned wells shall be shown.
- 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:

<u>PLAT SCALE</u>	<u>SLOPE</u>			<u>IDENTIFY</u>
	<u>0-20%</u>	<u>21%-35%</u>	<u>OVER 36%</u>	
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 the Lake in the Hills survey control network and the reference benchmark shall be cited on the plat. The list of available benchmarks can be obtained from the Public Works Department or the Village Engineer.

- I. A list of all political and service districts such as fire protection, grade and high school, post office, park, library, etc., shall be indicated on the plat.
- J. All areas which will be dedicated, such as parks, ponds, public utility sites, preserves and school lots, 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 and culverts. Sizes, locations, outlets and material shall also be indicated.
- L. 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/her official seal.
- M. Show locations of proposed bike paths, buffers or screening elements, major buildings, school or park sites, or other municipal property donations (i.e. well, water tower, lift station sites).

B-3 TENTATIVE PLAT ROAD REQUIREMENTS.

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

- A. All rights-of-way shall be as set forth herein.
- B. 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.
- C. All streets shall conform to the specifications set forth herein.
- D. Traffic Study if determined to be warranted by the Village Engineer.

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 Ordinance and applicable McHenry County 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 building setback lines, required easements and easement provision language shall be shown and dimensioned. Building setback lines shall be in conformance with the Zoning Ordinance.
- E. If a lot is affected by critical soils, flood hazard areas or an intermittent stream, special restrictions may apply.

B-5 WRITTEN REPORTS AND STATEMENTS.

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

- A. A proposal for a homeowner's association, and proposed covenants and restrictions (if any).

- B. A description of how non-road dedicated areas and stormwater control systems will be maintained.
- C. A description of the type of water supply to be used.
- D. A report by a Licensed Professional Engineer on flood hazard and frequency, and a proposal for handling drainage and stormwater detention and retention. His/her signature and seal must be affixed to the report and plat.
- E. Tentative Plat application form as provided by the Community Development Department.
- F. Indicate location of and distance to closest sanitary sewer and whether adequate capacity and facilities exist to accommodate the project.
- G. Provide evidence of compliance with the park/recreational dedication requirements.
- H. Provide compliance with school dedication requirements.
- I. Preliminary Landscape Plan and Tree Preservation Plan.
- J. Land Development Schedule.

B-6 INDIVIDUAL SEWAGE DISPOSAL SYSTEMS - SPECIAL PROCEDURES.

When individual sewage disposal systems are to be used, approval shall be obtained from the McHenry County Health Department.

B-7 ILLINOIS ENDANGERED SPECIES PROTECTION ACT.

Compliance with the Illinois Endangered Species Protection Act, 520 ILCS 10/1 et seq., is required. The results of an Ecological Compliance Assessment Tool (EcoCAT) through the Illinois Department of Natural Resources shall be provided.