

**CITY OF ROCKFORD
TENTATIVE PRELIMINARY PLAT APPROVAL**

An application for Tentative Preliminary Plat Approval shall be submitted to the Clerk at least thirty (30) days prior to the next regularly scheduled meeting of the Planning Commission.

Pursuant to the Subdivision Ordinance of the City of Rockford, I hereby submit a preliminary plat of the following parcels of land within the City of Rockford (attach fifteen (15) copies of the plat). The Planning Commission will not review this application until it has been reviewed by the City's staff. The Tentative Preliminary Plat Approval application fee is \$500 plus \$4.00 per lot, plus legal, engineering, and/or other professional costs.

Applicant Information

Name _____

Address _____

Telephone Number _____

Fax Number _____

Present Owner of Land _____

Name & Address of Engineer _____

Engineer Telephone Number _____

General Description

Location _____

Area (in acres) of proposed development _____

Number of lots in proposed development _____

Number of phases for proposed development _____

Legal Description of Parcel

Please see the attached document detailing the information that is required with submission of the Tentative Preliminary Plat Application.

It is hereby understood that all legal, engineering and/or other professional costs must be paid by the applicant and that, to be acted upon, this form must be accompanied by all documents required by the City of Rockford Subdivision Regulations and State Law (Act 288, P.A. of 1967, as amended).

Signature of Applicant (or applicant's representative)

Date _____

FOR OFFICE USE ONLY

Date Received _____

Date reviewed by Planning Commission _____

Public Hearing Date for Preliminary Plat _____

Recommendation to City Council:

Approve _____

Approve with conditions _____

Conditions:

Deny _____

Reason(s) for denial:

TENTATIVE PRELIMINARY PLAT APPROVAL

Please be advised that at a minimum, the following information is required as part of the Tentative Preliminary Plat Approval:

1. Fifteen (15) copies of a preliminary plat drawing at a scale of not more than one (1) inch equals one hundred (100) feet that complies with the Act and shows, at a minimum, the following:
 - a. A scaled location map showing the location of the proposed preliminary plat within the City relative to streets, section lines, watercourses, and other subdivisions within one-half (1/2) mile of the proposed plat.
 - b. The zoning classification of adjoining lands and names of adjoining subdivisions, including future phases of any proposed subdivision, or the owners and addresses of abutting parcels of land, if not within a subdivision.
 - c. The names, right-of-way, and pavement widths of adjoining and proposed streets, including the location of all driveways on adjoining streets within one hundred (100) feet of the proposed plat.
 - d. Exterior dimensions of the parcel or parcels being subdivided.
 - e. The location, type, and dimensions of any easements, streets, alleys or other public ways crossing the parcel or parcels being subdivided, if any.
 - f. The locations and nature of any natural features and amenities.
 - g. The location, size, and dimensions of proposed lots.
 - h. The location, dimensions, and use of any land set aside for public or private use, other than that proposed for the plat, if any.
 - i. The location and dimensions of proposed drainage and utility easements.
 - j. The location and size of all existing and proposed drainage ways and underground or above ground utilities.
 - k. Site topography at two (2) foot intervals.
 - l. The date of preparation, and the names of the Plat, applicant, and the firm or individual preparing the Plat. Scale, north arrow, permanent parcel number, and legal description.
 - j. The buildable area of each lot, defined by the required front, side, and rear yard setbacks.

**CITY OF ROCKFORD
FINAL PRELIMINARY PLAT APPROVAL**

An application for Final Preliminary Plat Approval shall be submitted to the Clerk at least twenty (20) days prior to the next regularly scheduled meeting of the Council. The Council meets the second Monday of each month.

Pursuant to the Subdivision Ordinance of the City of Rockford, I hereby submit a preliminary plat of the following parcels of land within the City of Rockford (attach fifteen (15) copies of the plat). The Council will not review this application until it has been reviewed by the City's staff. The Final Preliminary Plat Approval application fee is \$500 plus \$4.00 per lot, plus legal, engineering, and/or other professional costs.

Applicant Information

Name _____

Address _____

Telephone Number _____

Fax Number _____

Present Owner of Land _____

Name & Address of Engineer _____

Engineer Telephone Number _____

General Description

Location _____

Area (in acres) of proposed development _____

Number of lots in proposed development _____

Number of phases for proposed development _____

Legal Description of Parcel

Please see the attached document detailing the information that is required with submission of the Final Preliminary Plat Approval.

It is hereby understood that all legal, engineering and/or other professional costs must be paid by the applicant and that, to be acted upon, this form must be accompanied by all documents required by the City of Rockford Subdivision Regulations and State Law (Act 288, P.A. of 1967, as amended).

Signature of Applicant (or applicant's representative)

Date _____

FOR OFFICE USE ONLY

Date Received _____

Date reviewed by Planning Commission _____

Public Hearing Date for Preliminary Plat _____

Recommendation to City Council:

Approve _____

Approve with conditions _____

Conditions:

Deny _____

Reason(s) for denial:

FINAL PRELIMINARY PLAT APPROVAL

Please be advised that the following information is required as part of the Final Preliminary Plat Approval:

1. That the final preliminary plat substantially conforms to the tentative preliminary plat approval, including any conditions placed on such approval.
2. That all required reviews have been completed and appropriate documentation of such approval is provided.
3. That the plat conforms to the requirements of this ordinance and any other applicable federal, state, or local laws or ordinances, and all applicable design/construction standards for streets, utilities, drainage and other site improvements.
4. Proof of approval of the preliminary plat from each of the authorities having jurisdiction as required by the Land Division Act, Sections 112-119. These proofs of approval shall include copies of all permits as may be required and issued by these authorities.