

JUSTIN B. MALEC  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF ILLINOIS  
No. 5671  
AUSTIN ENGINEERING  
CO., INC.  
PEORIA, ILLINOIS  
ILLINOIS

1 OF 1

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

**NAME OF SUBDIVISION** Cedar Lakes Subdivision  
**OWNER OF SUBDIVISION** Joseph LaHood  
**ADDRESS OF OWNER** 24 LaHood Ln.  
**CITY** Washington **State** IL **Zip** 61571  
**NAME OF PERSON COMPLETING THIS CHECKLIST** Jon Oliphant  
**ADDRESS OF PERSON COMPLETING THIS CHECKLIST** City Hall  
**CITY** **State** **Zip**  
**TELEPHONE NUMBER** 444-1135  
**DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY** 1/14/21  
**DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT** 2/15/21

**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?** County R-1

**DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?** Yes  
**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		

<b><u>NO.</u></b>	<b><u>REQUIREMENT</u></b>	<b><u>YES</u></b>	<b><u>NO</u></b>	<b><u>N/A</u></b>
9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.	X		
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.	X		
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.		X	
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.			X
27.	Bill of Sale Conveying Public Utilities			X
28.	Subdivision Fees and Development Fees Paid	X		

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	7	X \$25.00 =	175.00
Lots 11-20:		X \$20.00 =	
Lots 21-40:		X \$17.50 =	
Lots 41 & Up:		X \$12.50 =	
Total Review Fee:			\$175.00

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision:	N/A	X \$1,792.00 =	N/A
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### **Non-Residential Development:**

Total lot area in subdivision (in acres):		X \$5,344.00 =	
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**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

*NOTE: All applicable fees must be paid prior to final plat signing and recording.*

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## FOR CITY OF WASHINGTON USE ONLY

**Reviewer:** Jon Oliphant

**Date of Plat Submittal:** 1/14/21

**Date of Review:** 1/25/21

**Date to Go Before City Council:** 2/15/21

**Comments to City Council:**

**Action of City Council:**



**CITY OF  
WASHINGTON**  
TAEZEWELL COUNTY, ILLINOIS

**LOCATION MAP**



**Legend**

- EP/Wash Bound Agmt
- East Peoria City Limits
- Washington City Limits
- AG-1 (Agriculture)
- CE (County Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)



Prepared by the City of Washington  
Department of Planning and Development  
Printed: January 27, 2021



CITY OF  
WASHINGTON  
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP

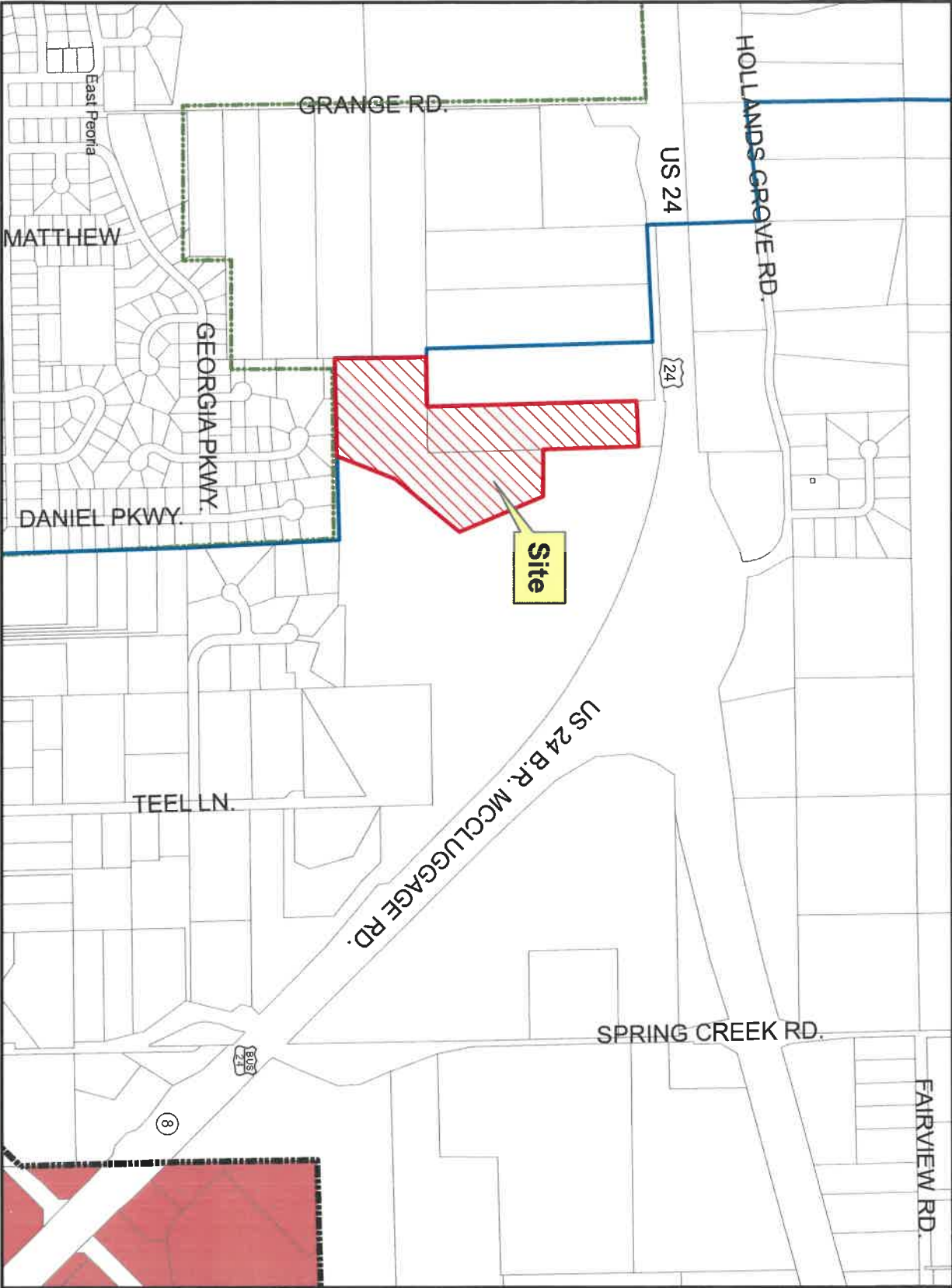


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**Tazewell County Highway Commission**  
**Washington Township**  
**58 Valley Forge Drive,**  
**Washington, IL 61571**

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January 8, 2021

To whom it may concern,

Mr. Sam LaHood has reached out to me and asked for my opinion of the plans for a future residential development off of Paris Lane to be known as Cedar Creek Subdivision which calls for the construction of a private lane to serve 6 residential lots.

The township recommends, and would prefer, the approval of this subdivision utilizing a private road so long as there is an easement and maintenance agreement recorded or included within the covenants and restrictions for the development that includes the following:

1. Ownership information of the private lane
2. Maintenance and repair responsibilities
3. Snow removal
4. Method for remedy should someone not fulfill their obligations under the agreement

Furthermore, I believe that building a public road of this length to serve six residences would add unnecessary maintenance costs to the public, especially if these homeowners are willing and able to cover these costs on their own.

Sincerely,

Scott Weaver  
Washington Township Highway Commissioner