

CHAPTER 35

SUBDIVISION CODE

ARTICLE I RULES AND DEFINITIONS

3511 PURPOSE AND JURISDICTION. All subdivisions hereafter planned within the incorporated limits of the City shall, in all respects, be in full compliance with the regulations hereinafter contained in this Code.

3512 RULES AND DEFINITIONS. The language set forth in the text of this Chapter shall be interpreted in accordance with the following rules of construction:

(A) Whenever a word or term defined hereinafter appears in the text of this Chapter, its meaning shall be construed as set forth in the definition thereof; and any word appearing in parentheses directly after a word herein defined shall be construed in the same sense as that word.

(B) All measured distances are expressed in feet, tenths, and hundredths.

(C) See **Chapter 1** for other definitions.

3513 DEFINITIONS. The following words and terms, wherever they occur in this Chapter, shall be construed as herein defined:

"ARTERIAL STREET" (thoroughfare, major street, highway) is a public rightofway with the highest degree of traffic continuity and serving as a major trafficway for fast or heavy traffic between the various districts of the City, as shown in the official plan.

"BUILDING SETBACK LINE" is a line within a lot or other parcel of land, so designated on the preliminary plan, between which line and the adjacent street, the erection of an enclosed structure is prohibited.

"CHECKLIST" is a list of all necessary data and information required to be shown on or submitted along with each preliminary plan, engineering plan, or final plat, as appropriate.

"COLLECTOR STREET" is a street of considerable continuity which carries traffic from minor streets to an arterial street, including the principal entrance streets of residential developments and the principal circulating streets within such a development.

"CULDESAC" is a minor street having one open end and being permanently terminated at the other by a vehicular turnaround.

"EASEMENT" is a grant by a property owner of the specific use of land by others.

"ENGINEERING PLAN" is a set of plans and specifications prepared by a registered Illinois land surveyor, showing in detail all data required in **Article V**.

"FINAL PLAT" is a surveyor's plat of a proposed subdivision as described in **Article VII**.

"LAND IMPROVEMENTS" are sewer and water systems, including all appurtenances thereto, curbs, paving, street lights, sidewalks, street signs, seeding, and tree plantings required under this Chapter.

"LOT" is a portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future of transfer of ownership or for building development.

"MARGINAL STREET" is a minor street which is parallel to and adjacent to, or in the immediate vicinity of an arterial street and which has, for its purposes, the relief of such thoroughfares from the local service of abutting properties.

"MINOR STREET" is a street of limited continuity used primarily for access to abutting properties and the local needs of the neighborhood.

"OFFICIAL PLAN" refers to the composite of the functional and geographic elements of the official plan or any segment thereof, in the form of plans, maps, charts, and textual material, as adopted by the City.

"OFFICIAL SURVEY MONUMENT". In the extreme corners of any subdivision, there shall be placed **4" x 4" x 24"** concrete monuments with a **onehalf (1/2) inch** diameter iron rod cast in the center of same with the land surveyor's name and number stamped on the monument. In the lot corners of each lot there shall be placed an iron rod with a **onehalf (1/2) inch** diameter and to be **thirty (30) inches** in length. The surveyor's name and number shall be on the cap.

"OWNER" is any individual, firm, association, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Chapter.

"PEDESTRIAN WAY" (CROSSWALK) is a rightofway across a block or providing access within a block, to be used primarily by pedestrians.

"PERSON" is any individual, firm, association, partnership, corporation, trust, or any other legal entity.

"PRELIMINARY PLAN" is a tentative map or plan of a proposed subdivision, as described in **Article III**.

"PROTECTIVE COVENANTS" are contracts entered into between private parties and constitute a restriction on the use of all private property within a subdivision for the benefit of property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability to values.

"STREET" (avenue, highway, road, boulevard, lane, court, drive, parkway, place, terrace) is a rightofway which affords means of access by pedestrians and vehicles to abutting properties.

"STREET WIDTH" is the shortest distance between lines delineating the rightofway of a street.

"SUBDIVIDER" is any person commencing proceedings under this Chapter for himself or for another.

"SUBDIVISION" shall mean any division of land by an owner whereby the owner would be required to have such land surveyed and a plat thereof made by a registered land surveyor pursuant to the provisions of **765 ILCS 205 et seq.**, which is an act in relation to plats.

ARTICLE II PROCEDURE

3521 PROCEDURE. In order to subdivide any tract of land, an owner or subdivider shall follow the procedure set forth in this Chapter.

3522 PRELIMINARY PLAN.

(A) The subdivider shall file **eight (8) copies** of the preliminary plan with the City Council at the office of the City Clerk at least **ten (10) days** prior to the regularly scheduled Planning Commission meeting.

(B) The City Clerk shall immediately distribute **one (1) copy** to the Maintenance Superintendent; **one (1) copy** to the Water Distribution Superintendent; **one (1) copy** to the Gas Superintendent; and **four (4) copies** to the Planning Commission.

(C) The recommendation of the Planning Commission shall be due within **thirty (30) days** after receipt of the preliminary plan by the Planning Commission and the recommendation shall be returned to the City Clerk for referral to the City Council.

(D) In the event of the disapproval of any preliminary plan by the City Council, the same shall be immediately returned so marked to the City Clerk for return to the subdivider. The subdivider may then file a revised preliminary plan in accordance with paragraph (A) above without an additional filing fee.

(E) A preliminary plan for a specific area of land shall be held valid as applicable to this Code for a period of **three (3) years** after the date of approval by the City Council. The period of validity of such preliminary plan may be extended for periods of **one (1) year** only after request for such extension has been submitted to and approved by the City Council within the final **sixty (60) days** of any aforementioned period of validity.

3523 ENGINEERING PLANS. Within **twelve (12) months** after receiving approval of the preliminary plan by the City Council, there shall be submitted to the City Clerk by the subdivider, **eight (8) copies** of the engineering plans and specifications.

The City Clerk shall immediately refer **one (1) copy** to the City Superintendent; **one (1) copy** to the Maintenance Superintendent; **one (1) copy** to the Water Distribution Superintendent; **one (1) copy** to the Gas Superintendent; and **four (4) copies** to the Planning Commission.

In the event of a special problem, the Planning Commission shall notify the owner or subdivider of the time and place at which he shall be afforded an opportunity of being heard. The Planning Commission shall make its recommendation to the City Council within **forty-five (45) days** after receipt of the engineering drawings and specifications. In the event of disapproval of the engineering plans and specifications by the Planning Commission, the same shall be immediately returned so marked to the City Clerk for return to the subdivider, and may be refiled with the City Clerk after necessary revisions are made.

3524 FINAL PLAT.

(A) Within **six (6) months** after receiving approval of the engineering plans and specifications by the Planning Commission or a period of time beyond **six (6) months** that may be granted by the City Council, there shall be submitted to the City Clerk by the subdivider the **original drawing, one transparency print, and eight (8) copies of the final plat**, which shall also contain all required signed certifications other than signed certificates of approval by the Planning Commission, the City Council, and the Maintenance Superintendent. The final plat shall retain the overall characteristics of the preliminary plan and may include all or part of the area shown on the preliminary plan.

The City Clerk shall refer the **eight (8) copies** of the final plat as follows: **one (1) copy** to the Maintenance Superintendent and **seven (7) copies** to the Planning Commission. These copies shall be so referred at least **ten (10) days** prior to the next regularly scheduled meeting of the Planning Commission, for a recommendation as to final approval.

In the event of a special problem, the Planning Commission shall notify the owner or subdivider as to the time and place of the Planning Commission's meeting, at which time the owner will be afforded an opportunity of being heard. The Planning Commission shall make its recommendation within **thirty (30) days** after the receipt of the final plat at a meeting of the Planning Commission. A copy of the final plat and recommendations shall be referred to the City Clerk for referral to the City Council.

(B) After receiving the final report of the Planning Commission, the City Council shall approve or disapprove the final plat within **thirty (30) days**. In the event of disapproval of the final plat by the City Council, the same shall be immediately returned to the subdivider and may be refiled, as provided in paragraph (A) above, with the City Clerk after the necessary revisions have been made. No additional filing fee shall be required.

(C) Following the final approval of the final plat, in accordance with **Article VIII**, the City Clerk shall notify the owner or subdivider by letter. The City Clerk shall, within **ten (10) days** after the aforementioned final approval, record the final plat at the County Recorder's Office. At that time, the City Clerk shall obtain **four (4) copies** of the final plat bearing evidence of recording; **one (1) copy** going to the City Clerk's file; **one (1) copy** to the Planning Commission's file; and **two (2) copies** going to the Maintenance Superintendent. The costs of recording shall be paid to the County Recorder by the City. The subdivider shall reimburse the City for the costs of recording.

ARTICLE III PRELIMINARY PLAN

3531 IDENTIFICATION AND DESCRIPTION.

- (A) Proposed name of subdivision.
- (B) Location by section, town, and range, or by other legal description.
- (C) Names and addresses of owner(s) or subdivider(s) having control of the tract, name and seal of registered engineer or surveyor who prepared topographic survey, and designer of the plan.
- (D) Graphic (engineering) scale not smaller than **one (1) inch to one hundred (100) feet.**
- (E) North-point (designated as North arrow).
- (F) Date of preparation.
- (G) Drawn on **24" x 36"** sheets.

3532 EXISTING CONDITIONS.

- (A) Boundary line of proposed subdivision clearly indicated.
- (B) Total approximate acreage therein.
- (C) Existing zoning district.
- (D) Location, widths, and names of all existing or previously platted streets or other rightsofway, showing type of improvement, if any, railroad and utility rightsofway, parks, and other public open spaces, permanent buildings and structures, easements, and section and corporate lines within the tract and to a distance of **one hundred (100) feet** beyond the tract.
- (E) Location and size of existing sewers, water mains, culverts, or other underground facilities within the tract and to a distance of **one hundred (100) feet** beyond the tract - also, indicating such data as grades, invert elevations, and locations of catch basins, manholes and hydrants.
- (F) Location map, drawn at a scale of not less than **one (1) inch equals one thousand (1,000) feet** showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest arterial streets or other natural boundaries – identifying type of use and ownership of surrounding land and showing alignments of existing streets.
- (G) Topographic data including existing and proposed contours at vertical intervals of not more than **two (2) feet.** Topographic data shall be indicated in feet above mean sea level. Watercourses, marshes, rock outcrops, other significant features, and soil boring data at locations at depths as may be required by the Planning Commission.
- (H) Locations of or reference to locations of existing monuments, bench marks and survey markers used in preparation of plans.

3533 PROPOSED SUBDIVISION DESIGN FEATURES SHALL BE SHOWN AS FOLLOWS:

- (A) **Street Plan.**
 - (1) The arrangement, character, extent, width, grade and location of all streets shall conform to the official plan and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic within the subdivision and adjoining lands, to topographical conditions, to runoff of storm water, to public

convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.

(2) Every street in any subdivision shall be dedicated as a public street and no private streets shall be approved, except by special action of the Planning Commission and the City Council.

(3) The layout of streets shall show rightofway widths and street names (not duplicating the name of any street heretofore used in the City or its environs, unless the street is an extension of an already named street, in which case, the name shall be used), and showing a proposed through street extended to the boundaries of the subdivision.

(a) Rightofway widths of major traffic ways, including freeways, parkways, major and secondary thoroughfares shall be in accordance with those designated on the official plan.

(b) All rightofway widths shall conform to the following minimum dimensions.

	<u>Minimum</u>	<u>Optimum</u>
Collector Streets	60'	80'
Minor Streets	50'	50'
Cul-de-Sac Streets	50'	60'
Marginal Access Streets	50'	50'

(c) A culdesac street shall not be more than **five hundred (500) feet** in length measured along its center line from the street of origin to the end of its rightofway, unless there are more than **sixteen (16) lots** abutting the culdesac street. Each culdesac shall have a terminus of nearly circular shape with a minimum diameter of **one hundred twenty (120) feet**.

(d) Provisions shall be made for serving lots abutting arterial streets and highways by either the use of a marginal access street, or backing lots to the arterial street with a screen planting contained in a nonaccess reservation along the rear property line.

(e) It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow. The intersection of more than **two (2) streets** shall be avoided, unless specific conditions of design indicate otherwise.

(f) Minor streets shall be so aligned that their use by through traffic will be discouraged.

(g) Where there is a deflection in the street alignment in excess of **twenty (20) degrees** a curve shall be inserted with a radius not less than:

Collector streets	300 feet
Minor streets	150 feet

- (h) Tangents at least **fifty (50) feet** long shall be introduced between reverse curves on collector streets.
- (4) The existing and proposed centerline profile and cross section of each street shall be shown, indicating also when a new subdivision abuts a previously dedicated street right-of-way that all required street improvements out to the center line of this existing street bounding the new subdivision shall be installed to meet and comply with the current standards of the City.
- (a) Where there is a deflection in the horizontal center line within a given block at any one point in excess of **twenty (20) degrees**, a curve shall be inserted with a radius of not less than:

Collector streets	300 feet
Minor streets	150 feet

- (b) Gradients of streets shall be at least **0.4%** and shall not exceed on:

Collector streets	15.0%
Minor streets	15.0%

- (5) The preliminary plan shall show or a certificate shall be submitted to the effect that the subdivider will install all of the following items in accordance with the current standards and specifications as set forth in pertinent City codes or ordinances:
- (a) **Pavements:** **Eight (8) inches** crushed stone, plus A3 surface.
- (b) **Curbs and gutters:** Minimum requirement of Vtype gutter.
- (c) **Street lights:** As required.
- (d) **Sidewalks:** As required.
- (e) **Street signs:** As required.

(B)

Block Standards.

- (1) Block numbers will be shown.
- (2) The maximum lengths of blocks shall be **one thousand two hundred (1,200) feet**. Blocks over **nine hundred (900) feet long** may require pedestrian ways at their approximate centers. The use of additional access ways to schools, parks or other destinations may be specified by the Planning Commission.
- (3) No specific rule concerning the shape of blocks is made, but blocks must fit readily into the overall plan of the subdivision and their design must evidence consideration of topographical conditions, lot planning, traffic flow, and public open space areas.

- (4) Blocks intended for commercial, industrial, and institutional use must be designated as such.
- (5) Where a subdivision borders on or contains a railroad rightofway or limited access thoroughfare rightofway, the Planning Commission may require a street approximately parallel to and on each side of such rightofway at a distance suitable for the appropriate use of the intervening land as for:
 - (a) park purposes;
 - (b) deep residential lots backing to a railroad or arterial street with a planting screen in a noaccess area at rear property lines of lots;
 - (c) motor vehicle parking, business or industry with due regard for the requirements of approach grades and future grade separations.

(C)

Lot Standards.

- (1) In general, lots should be as nearly rectangular in shape as practicable.
- (2) The minimum lot dimensions for residential development shall be **seventy-five (75) feet** wide at the established building line and not less than **one hundred (100) feet** in average depth, and each lot shall contain at a minimum, **ten thousand (10,000) square feet**. These minimum requirements shall not apply to land subdivided for nonresidential development.
- (3) All lots shall have not less than the minimum width of the lot abutting on a publicly dedicated street.
- (4) Side lines of lots shall be at right angles or radial to the street line, or substantially so.
- (5) Corner lots shall be not less than **ninety (90) feet** in average width.
- (6) Double frontage lots are not permitted, except:
 - (a) where lots back upon an arterial street, and in such instances, vehicular and pedestrian access between lots and the arterial street is prohibited; and
 - (b) where topographic or other conditions render subdividing otherwise unreasonable, such double frontage lots shall have an additional depth of at least **twenty (20) feet** in order to allow for a protective screen planting on **one (1) frontage**.
- (7) Lots abutting upon a watercourse, drainage channel, or stream, shall be of an additional depth or width, as required, to provide an acceptable building site.
- (8) In the subdividing of any land within the City or within **one and onehalf (1 ½) miles** of the corporate limits, due regard shall be shown for all natural features, such as tree growth, watercourses, historic spots or similar conditions.
- (9) The layout, numbers, areas, and dimensions of lots to the nearest foot, and the proposed land use for each lot, parcel or tract shall be indicated.

- (10) The minimum front and side street building setback lines shall be shown and dimensioned in accordance with the applicable **Zoning Code** requirements.
- (D) **Parks and Other Public Areas.**
- (1) Where any area is specifically designated on the general development plan of the City for a public park, playground, school or other public use, and is owned by the subdivider, such area shall be reserved for such use on all subdivision plans and plats; and the acquisition of such area may then be secured by the City Council or arrangements made for its acquisition within a period not to exceed **one (1) year** from the date of approval of the final plan. The value of such lands shall be established by **three (3) qualified appraisers; one (1)** of whom shall be appointed by the Planning Commission, **one (1)** by the subdivider and **one (1)** of whom shall be mutually agreed upon by the other two.
- (2) Should the City Council decide to take such premises, then and in that case, it shall make arrangements to pay the subdivider the appraised value therefor, as determined by the above described appraisers, or a sum that is mutually agreed upon. The City Council may accept any donation of land as above described should the subdivider desire to contribute the same to the City.
- (E) **Utilities.**
- (1) Source of domestic water supply and type of sewage disposal, location of sites for community domestic water plant and/or community sewage treatment plant.
- (2) Storm water drainage:
- (a) Complete storm sewer system, including pipe sizes, inlets and inverts.
- (b) A proposed surface water drainage pattern for each block and street.
- (3) All easements as required in **Section 3551** shall be indicated.
- (4) Protective covenants.

An outline of all proposed protective covenants shall accompany the preliminary plan and shall include a protection against the obstruction of any surface water drainage easement.

ARTICLE IV

APPROVAL OF PRELIMINARY PLAN

3541 CHECKLIST COMPLETED. In order to qualify for approval, the preliminary plan shall be accompanied by a properly executed checklist as shown in **Section 35111, Appendix "A"**.

The Planning Commission may recommend or the City Council may require such changes or revisions as are deemed necessary in the interests and needs of the community.

35-4-2 APPROVAL TENTATIVE. The approval of a preliminary plan by the Planning Commission and the City Council is tentative only, involving merely the general acceptability of the layout as submitted.

3543 CERTIFICATE. Approval shall consist of a certificate to that effect on the preliminary plan signed by the Chairman of the Planning Commission and by the Mayor upon authorization by the City Council.

ARTICLE V ENGINEERING PLAN

35-5-1 **EASEMENTS.**

(A) Easements shall be provided for all overhead or underground utility services or surface water drainage where necessary. They shall be **ten (10) feet wide** and shall be established at the rear of each lot and along such other lot lines as necessary to provide continuity of alignment from block to block. At deflection points in these easements, if overhead utility lines are contemplated, additional easements shall be established for pole line anchors.

(B) In a subdivision containing **sixty (60) acres** or more, where lots are to be served by individual water supply and sewage disposal systems, and future resubdivisions may be contemplated upon the installation of public or community water and sanitary sewer facilities, easements of required width shall be shown for utility and street installation at locations necessary to serve lots in any future resubdivision.

(C) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a drainage easement conforming substantially with the lines of such watercourse. It shall include an additional area at least **fifteen (15) feet** wide, adjoining both edges of the established area that has been affected by damaging flood waters, as certified by the subdivider, or his engineer.

(D) All existing drainage and underground utility installations which traverse property to be subdivided shall be protected by easements.

35-5-2 **PUBLIC UTILITIES.**

(A) **Line Placement.** All utility lines for telephone and electric service shall be placed in rearline easements when carried on overhead poles.

(B) **Gas, Electric Power, Telephone and Television Service.** All subdivisions shall be connected with the gas, electric power, and telephone utilities supplying service to the City. In addition, the subdivisions may be connected with the local television service. In addition, after the effective date of this Code, all unsubdivided lands within the City, whether developed by subdivision, record of survey, or parcels described by metes and bounds, or otherwise, shall have the above referred to utilities and television service installed entirely underground. The following utility lines are excepted from this provision:

- (1) Electric lines rated at **thirty-three thousand (33,000) volts or more.**
- (2) Electric lines designed or built to carry **two thousand (2,000) kilovolt amperes or more.**

(C) **Underground Line Placement.** Where telephone, electric, and gas service lines are placed underground throughout a subdivision area, conduits or cables shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services. Furthermore, all pad mounted transformers shall be located so as not to be unsightly or hazardous to the public.

3553 SEWERS.

(A) All sewer plans and installations shall conform to the standards and specifications set forth in the latest edition of the "**Standard Specifications for Water and Sewer Main Construction in Illinois**", as established by the **Illinois Society of Professional Engineers**.

(B) Sanitary sewer lines shall be installed to serve all properties in the subdivision, except subdivisions where individual sewage disposal systems are permitted.

(C) Where sanitary sewer mains of larger capacity than necessary to serve the subdivision as delineated in the preliminary plan are required to serve the future growth in the vicinity of the subdivision, as determined by the City Council, the City shall then reimburse the subdivider for the difference in cost of the smaller size pipe and the larger size pipe; said larger size to be determined by the City Council.

(D) A storm sewer system shall be constructed throughout the entire subdivision to carry off water from all inlets and catch basins, and shall be connected to an adequate outfall. Such sewers shall provide for an extension to land lying with the upland drainage area, whether such land is within the subdivision or not. Storm sewers shall be designed by the rational method; and copies of the design computations shall be submitted with the plans. Inlets shall be provided so that surface water is not carried across or around any intersection, nor for a distance of more than **three hundred fifty (350) feet** in the gutter. The storm water drainage system shall be separate and independent of the sanitary sewer system. Surface water drainage patterns shall be shown for each and every individual lot and block.

3554 WATER SUPPLY.

(A) All water main plans and installations, including all appurtenances thereto shall conform to the edition of the "**Standard Specifications for Water and Sewer Main Construction in Illinois**", as established by the **Illinois Society of Professional Engineers**.

(B) Water distribution facilities, including all pipe, fittings, hydrants, valves, vaults, etc., shall be installed to serve all properties within the subdivision.

(C) Where water mains of larger capacity than necessary to serve the subdivision as delineated in the preliminary plan are required to serve the future growth in the vicinity of the subdivision, as determined by the City Council, the City shall then reimburse the subdivider for the difference in cost of the smaller size and the larger size pipe, said larger size to be determined by the City Council.

3555 STREET IMPROVEMENTS.

(A) All street improvement plans, construction, installations, and plantings shall have a pavement consisting of **eight (8) inches** of compacted crushed stone with **A3 surface treatment** and such improvements shall be constructed in accordance with the most recent "**Standard Specifications for Road and Bridge Construction of the State of Illinois**".

(B) The general street layout shall conform to that shown on the approved preliminary plan.

(C) All streets shall be completely improved to the full width of the rightofway and shall include the below listed items:

- (1) Pavements shall be installed to an overall width in accordance with the following minimum dimensions:

<u>TYPE OF STREET</u>	<u>PAVEMENT WIDTH (back-to-back of curbs)</u>
Collector	38 feet
Minor	28 feet
Culdesac	28 feet
Culdesac turnaround	80 feet

- (2) Curbs and gutters and storm water inlets with all corner curbs having a radius of not less than **twenty (20) feet**. Plans shall indicate the direction of flow along all curbs.
- (3) Street lights, including all necessary poles, brackets, luminaries and lamps.
- (4) Concrete sidewalks along all property lines coincidental with street rightofway lines, when required.

ARTICLE VI

APPROVAL OF ENGINEERING PLAN

3561 CHECKLIST. In order to qualify for approval, the engineering plan shall be accompanied by a properly executed checklist as shown in **Section 35112, Appendix "B"**.

3562 CHANGES OR REVISIONS. The Planning Commission may recommend, or the City Council may require such changes or revisions as are deemed necessary in the interest and needs of the community.

3563 APPROVAL TENTATIVE. The Planning Commission may grant partial approval of the total required engineering plans by approval of plans covering only a portion of the land improvements (e.g., sanitary sewer and water) so as to facilitate immediate installations. This partial approval shall consist of a certificate on the plans covering each of the required improvements signed by the Planning Commission.

3564 LETTER OF APPROVAL. Final approval of the complete set of engineering plans shall consist of a letter of approval from the Planning Commission, listing therein:

- (A) Type of improvement(s) covered by the plan.
- (B) Name of designing engineer.
- (C) Date of preparation and revision, if any.

ARTICLE VII FINAL PLAT

3571 GENERAL.

- (A) Final Plats shall conform to all statutory provisions pertaining to plats.
- (B) The final plat shall be drawn on linen tracing cloth or other material of comparable durability, at a scale of not less than **one hundred feet to one inch (100' = 1")**, where practical, provided that the resulting drawing conforms to state statutes.
- (C) All dimensions shall be shown in feet and decimals of a foot; all angles shall be shown in degrees, minutes and seconds.
- (D) A digital media copy of the approved Final Plat shall be submitted in a format approved by the City Engineer and the County GIS Coordinator.

3572 ADDITIONAL DELINEATION.

- (A) Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed **one (1) in ten thousand (10,000) [one (1) foot for each ten thousand (10,000) feet of perimeter survey]**. Lot lines to show dimensions in feet and hundredths and when an angle occurs in any lot line between lot corners, the measurement of the angle shall be shown.
- (B) An identification system for all lots and blocks.
- (C) True angles and distances to the nearest established street lines and official monuments (not less than **three (3)**), which shall be accurately described in the plat by location, size and elevation.
- (D) Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles.
- (E) In the extreme corners of any subdivision, there shall be placed **4" x 4" x 24"** concrete monuments with a **onehalf (1/2) inch diameter** iron rod cast in the center of same with the land surveyor's name and number stamped on the monument. Permanent stone or concrete monuments shall be set at each corner or angle on the outside boundary. Pipes **three-fourths (3/4) inch diameter** or steel rods **onehalf (1/2) inch diameter by eighteen (18) inch length**, placed at the corners of each lot and block, at angle points, and county, city or other official bench marks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.
- (F) Accurate outlines and legal descriptions of any area to be dedicated or reserved for public use, or for the exclusive use of property owners within the subdivision – with the purposes indicated thereon.
- (G) Protective covenants shall be lettered on the final plat, or appropriately referenced thereon.

3573 APPROPRIATE CERTIFICATES.

(A) **Surveyor's Certificate.**

State of Illinois)
) ss
County of Randolph)

This is to certify that I, _____, a certified land surveyor, No. _____, have surveyed and subdivided the following described property:

Given under my hand and seal at _____, this _____ day of _____, 20__.

Surveyor

(B) **Owner's Certificate.**

State of Illinois)
) ss
County of Randolph)

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated:

(Signature)

(Address)

Dated this _____ day of _____, 20__.

(C) **County Clerk's Certificate.**

State of Illinois)
) ss
County of Randolph)

I, _____, County Clerk of _____ County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____ this _____ day of _____, 20__.

County Clerk

(D) **Notary Certificate.**

State of Illinois)
) ss
County of Randolph)

I, _____, Notary Public, in and for said county in the state aforesaid, do hereby certify that _____, personally known by me to be the same person(s) whose names are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20__.

NOTARY PUBLIC

(E) **Certificate as to Special Assessments.**

State of Illinois)
) ss
County of Randolph)

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plan.

Collector of Special Assessments

Dated at _____ this _____ day of _____, 20__.

(F) **City Council Certificate.**

State of Illinois)
) ss
County of Randolph)

Approved and accepted this _____ day of _____, 20__.

CITY COUNCIL OF _____

BY: _____
MAYOR

ARTICLE VIII

APPROVAL OF FINAL PLAT

3581 REQUIREMENTS OF FINAL PLAT. In order to qualify for approval, the final plat shall be accompanied by the following:

- "C".
- (A) A properly executed checklist as shown in **Section 35113, Appendix "C"**.
 - (B) Detailed specifications for all required land improvements other than those specifications submitted and approved with the engineering plans.
 - (C) A copy of the Environmental Protection Agency permit for the sanitary sewer installations.
 - (D) A copy of the Environmental Protection Agency's approval for the water main installations.
 - (E) A certified estimate of cost of all required land improvements prepared by a registered engineer.
 - (F) A description of the bond or guarantee collateral intended to be submitted as required below.
 - (G) A copy of the General National Pollutant Discharge Elimination System (NPDES) Permit No. ILR10 with Construction Site Storm Water Pollution Prevention Plan.

3582 GUARANTEES TO CITY. After the City Council has approved the final plat with respect to the above qualifications, the subdivider shall be so notified by the City Clerk. Final approval and signature by the Mayor shall be contingent upon the receipt by the City of a guarantee by the subdivider to the City for the completion of all land improvements yet remaining to be installed. The guarantee shall be in one of the following described forms:

- (A) Deposit with the City a subdivider's bond in the amount of the estimated cost of the land improvements; said bond need never exceed **one and onehalf (1 ½) times** the estimated cost of the improvements remaining to be completed.
- (B) Deposit with the City cash in the amount of the estimated cost of the land improvements; said amount of cash need never exceed **one and onehalf (1 ½) times** the estimated cost of the improvement remaining to be completed.
- (C) Deposit with the City a lien to be recorded in the office of the County Recorder on all property being subdivided, with the provision that partial releases may be obtained when the loaning company executes with the City an agreement to withhold **one and onehalf (1 ½) times** the estimated cost of the land improvements yet remaining to be installed in escrow until such time as all land improvements have been completed and accepted by the City. All expenses incurred in determining the amounts apportioned against said land and the cost of releasing each lot or tract shall be paid by the subdivider.
- (D) Deposit with the City other collateral equivalent to **one and onehalf (1 ½) times** the estimated cost of land improvements yet remaining to be installed, such collateral to be approved by the City Council.

ARTICLE IX

ENFORCEMENT AND RELEASE OF BOND

3591 CONSTRUCTION TIME CONSTRAINTS. All required land improvements shall be installed and completed within a period of **two (2) years** after the recording of the final plat. Failure of the subdivider to complete all of the improvements within this **two (2) year** period shall result in forfeiture of the guarantee collateral unless an extension of time is requested by the subdivider and granted by the City Council. In the event of failure to complete the improvements in the required period, as stated above, the City Council may direct that no further building permits be issued for property in such subdivision pending satisfaction of the City Council in regard to the status of the required land improvements.

3592 INSPECTION. All required land improvements to be installed under the provisions of this Chapter shall be checked during the course of construction by or at the direction of the City Council or its designee. The cost of any reinspection of any required land improvement found to be faulty or not in accordance with the approved plans and specifications shall be paid by the subdivider to the City. The testing of any concrete, asphalt, soil, or other materials, and workmanship shall be done at the direction of the City, and at the expense of the subdivider.

3593 RELEASE OF BOND. The subdivider's bond or guarantee collateral shall be released only upon fulfillment of the following conditions:

- (A) The completion of all required land improvements.
- (B) The submission of **four (4) copies** of acceptable "as built" drawings of all land improvements.
- (C) An affidavit to the effect that:
 - (1) All materials, labor, and other costs have been paid, or arrangements have been made for payment so as to hold the City free from any obligations for payment of any costs of the land improvements, and
 - (2) That the subdivider accepts responsibility for the maintenance and repair of all land improvements for **one (1) year** after the date of the acceptance resolution by the City Council.
- (D) Final acceptance by resolution, by the City Council of land improvements.

ARTICLE X PENALTY

35101 **PENALTY.** Any person, firm or corporation violating any of the provisions of this Chapter shall be fined not less than **Seventy-Five Dollars (\$75.00)**, nor more than **Seven Hundred Fifty Dollars (\$750.00)** for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

ARTICLE XI APPENDIXES

35111 APPENDIX "A" CHECKLIST FOR PRELIMINARY PLAN.

_____ (Name of Subdivision)
_____ (Date of Submission)
_____ (Due date of recommendation [30] days)

(NOTE: To properly execute this checklist, the subdivider or his engineer shall:

- (A) Insert the required information.
- (B) Denote compliance with applicable ordinances by placing his initials in all spaces where applicable.
- (C) Denote those items which the subdivider considers "not applicable" to this particular subdivision by the abbreviation "N.A.")

- _____ 1. **Eight (8) copies** of preliminary plan submitted.
- _____ 2. Plans are on **24" x 36"** sheets.
- _____ 3. Plan scale is not less than **1" to 100'**.
- _____ 4. Minimum profile scale is **1" to 100' horizontal and 1" to 10'** vertical.
- _____ 5. A title sheet is included with each set of preliminary plans.
- _____ 6. Name of proposed subdivision shown.
- _____ 7. Location given by town, range, section, or other legal description.
- _____ 8. Name and address of owner, trust, corporation, or subdivider having control of project is shown.
- _____ 9. Name and seal of registered Illinois land surveyor who prepared topographic survey is shown.
- _____ 10. Name and address of the designer of the plan is shown.
- _____ 11. North direction is shown.
- _____ 12. Date of preparation and date of revision, if any, is shown.
- _____ 13. A location map is included indicating:
 - _____ a. A scale of not less than **1" to 1000'**.
 - _____ b. Boundary lines of adjoining land within an area bounded by the nearest arterial streets or other natural boundaries.
 - _____ c. Use of surrounding land.
 - _____ d. Alignment of existing streets.
 - _____ e. Section and corporate lines.
- _____ 14. Boundary line of proposed subdivision is clearly shown. Total approximate acreage is shown.
- _____ 15. Existing zoning classification is indicated.
- _____ 16. The following existing items, if within the boundaries of the subdivision, or located **one hundred (100) feet** or less outside the boundaries are shown:
 - _____ a. Previously platted streets and other rightsof-way, with improvements, if any, indicating:
 - _____ 1. location
 - _____ 2. widths
 - _____ 3. names

- _____ b. Railroad, rightsofway, indicating:
 - _____ 1. location
 - _____ 2. dimensions
- _____ c. Utility rightsofway, indicating:
 - _____ 1. location
 - _____ 2. widths
 - _____ 3. type
 - _____ a. sewer
 - _____ b. water
 - _____ c. electric
 - _____ d. other
- _____ d. Parks and other open spaces indicating:
 - _____ 1. location
 - _____ 2. area
- _____ e. Easements, indicating:
 - _____ 1. location
 - _____ 2. widths
 - _____ 3. purpose
- _____ f. Permanent buildings and structures, indicating:
 - _____ 1. location
 - _____ 2. setback lines
 - _____ 3. names of owners
- _____ g. Section and corporate lines.
- _____ h. Sanitary sewers, indicating:
 - _____ 1. location
 - _____ 2. size
 - _____ 3. manholes
 - _____ 4. invert elevations at manholes
- _____ i. Water mains, indicating:
 - _____ 1. location
 - _____ 2. size
 - _____ 3. valves, indicating:
 - _____ a. valve manhole, or
 - _____ b. valve box
- _____ j. Culverts, indicating:
 - _____ 1. type
 - _____ 2. location
 - _____ 3. size
 - _____ 4. invert elevations
- _____ k. Storm sewers, indicating:
 - _____ 1. location
 - _____ 2. size
 - _____ 3. catch basins
 - _____ 4. invert elevations
- _____ l. Watercourses, indicating:
 - _____ 1. type
 - _____ 2. high water width and elevation

- _____ 3. width of easement
- _____ 4. location of easement
- _____ m. Marshes, indicating:
 - _____ 1. location
 - _____ 2. dimensions
 - _____ 3. soil bearing capacity
- _____ n. Rock outcrops, indicating:
 - _____ 1. location
 - _____ 2. dimensions
- _____ o. Monuments and survey markers, indicating:
 - _____ 1. location
 - _____ 2. type
- _____ 17. Topographic data is given in feet above mean sea level within the tract and to a distance of **one hundred (100) feet** beyond, indicating:
 - _____ a. Existing contours at vertical intervals of not more than **two (2) feet**.
 - _____ b. Proposed contours at vertical intervals of not more than **two (2) feet**.
 - _____ c. Bench marks, indicating:
 - _____ 1. location
 - _____ 2. description
 - _____ 3. elevation
- _____ 18. The following proposed items, if within the boundaries of the subdivision or located **one hundred (100) feet** or less outside the boundaries are shown:
 - _____ a. Layout of streets, indicating:
 - _____ 1. Collector streets, indicating:
 - _____ a. 80 feet rightofway width
 - _____ b. 38 feet roadway width, backto-back of curbs
 - _____ 2. Minor streets, indicating:
 - _____ a. 60 feet rightofway width
 - _____ b. 28 feet roadway width, backto-back of curbs
 - _____ 3. Culdesac streets, indicating:
 - _____ a. 50 feet rightofway width
 - _____ b. 28 feet roadway width, backto-back of curbs
 - _____ c. The length does not exceed 500 feet unless there are more than 16 lots abutting the culdesac street.
 - _____ d. Terminus is circular or nearly so, and rightofway is at least 120 feet in diameter.
 - _____ e. Terminus roadway width is 80 feet in diameter.
 - _____ 4. Marginal access street, indicating:
 - _____ a. 50 feet rightofway width

- _____ 5. Through street shown extended to boundaries of subdivision.
- _____ 6. Storm water runoff pattern on paving.
- _____ b. Names of streets:
 - _____ 1. Not duplicating the name of any street heretofore used in the City or its environs, unless the street is an extension of an already existing street, in which case, the name shall be used.
 - _____ 2. Streets are on the west side of the river.
 - _____ 3. Avenues are on the east side of the river.
- _____ c. Street improvement plan showing location of all new street improvements, including those to the center line of previously dedicated rightsof-way abutting the subdivision, in accordance with present City standards.
- _____ d. Utility easements:
 - _____ 1. Located at the rear of each lot and other necessary locations.
 - _____ 2. Not less than 7 ½ feet in width on each lot.
 - _____ 3. Purpose is indicated.
 - _____ 4. Storm water runoff is indicated.
- _____ e. Centerline profiles of all streets showing gradients not less than 0.4% and not more than:
 - _____ 1. 15.0% on collector streets
 - _____ 2. 15.0% on minor streets
- _____ f. Pedestrian ways, when required, indicating:
 - _____ 1. Location at approximately the center of blocks in excess of 900 feet in length.
 - _____ 2. Width not less than 12 feet.
 - _____ 3. Shrub or tree hedge at side boundary lines.
- _____ g. Block layout, indicating:
 - _____ 1. Blocks do not exceed 1200 feet in length.
 - _____ 2. Additional access ways to parks, schools, etc., are shown in accordance with the Planning Commission's requirements.
 - _____ 3. Blocks fit readily into the overall plan of the subdivision, with due consideration given to:
 - _____ a. topographical conditions
 - _____ b. lot planning
 - _____ c. traffic flow pattern
 - _____ d. public open space areas.
 - _____ 4. Block numbers
 - _____ 5. Blocks intended for commercial, industrial, or institutional use are so designated.
- _____ h. Lot layout, indicating:
 - _____ 1. Lot dimensions

- _____ 2. Lot areas, not less than those stipulated in the appropriated district regulations of the Zoning Code. (Areas may be listed by schedule)
- _____ 3. Building setback lines shown and properly dimensioned.
- _____ 4. Proposed land use
- _____ 5. Lot numbers
- _____ 6. Corner lots are sufficiently larger than interior lots to allow maintenance of building setback lines on both street frontages and still allow a buildable width equal to that of the smallest interior lot in the block (minimum width 90 feet).
- _____ 7. All lots abut a publicly dedicated street for a distance of not less than the minimum width of the lot.
- _____ 8. Lots are as nearly rectangular in shape as is practicable.
- _____ 9. Lots are not less than 75 feet in depth and contain a minimum of 10,000 square feet.
- _____ 10. Lot lines are substantially at right angles to the street lines and radial to curved street lines.
- _____ 11. Double frontage lots only where:
 - _____ a. lots back upon an arterial street and front on an access street.
 - _____ b. topographic or other conditions make subdividing otherwise unreasonable.
 - _____ c. lots can be made an additional 20 feet deeper than average.
 - _____ d. a protective screen planting is indicated on one frontage.
- _____ 12. Lots abutting or traversed by a watercourse, drainage way, channel way, channel or stream, indicate:
 - _____ a. additional width and depth to provide an acceptable building site.
 - _____ b. width of easement is at least 15 feet wider on each side of water at high water level.
- _____ 13. Due regard for natural features, such as:
 - _____ a. trees
 - _____ b. watercourses
 - _____ c. historic items
 - _____ d. other similar conditions
- _____ i. Areas intended to be dedicated for public use, indicating:
 - _____ 1. Plan conforms to general development plan of the City.

- _____ 2. Purpose
- _____ 3. Acreage
- _____ j. Source of domestic water supply, indicating:
 - _____ 1. Connection to existing water mains
 - _____ 2. Location of site for community water plant.
- _____ k. Provision for sewage disposal, indicating:
 - _____ 1. Connection to existing sanitary sewer mains.
 - _____ 2. Location of site for community sewage disposal plant.
- _____ l. School sites, indicating:
 - _____ 1. Location
 - _____ 2. Dimensions
 - _____ 3. Acreage
- _____ m. Topographic information, indicating:
 - _____ 1. Proposed changes in elevation of land show that any flooding would be relieved.
 - _____ 2. Adequate installation of storm sewers would remove the possibility of flooding.
- _____ n. Sanitary Sewer layout, indicating:
 - _____ 1. Location
 - _____ 2. Size
 - _____ 3. Invert elevations at manholes
 - _____ 4. Manhole locations
- _____ o. Water main layout, indicating:
 - _____ 1. Location
 - _____ 2. Size
 - _____ 3. Looped pattern where practicable
 - _____ 4. Fire hydrants spaced apart not more than 400 feet.
- _____ p. Storm sewer layout, indicating:
 - _____ 1. Location
 - _____ 2. Catch basins at not more than 600 foot intervals.
 - _____ 3. Storm water is not carried across or around any intersection.
 - _____ 4. Surface water drainage pattern for each individual lot and block
- _____ q. Street light layout, indicating: (Not Required)
 - _____ 1. Locations and typical street light detail
- _____ 19. An outline of proposed covenants accompanies the plans, indicating the intention of the subdivider to have the covenants recorded with the final plat.
 - _____ a. Protective against obstruction of drainage easements.
- _____ 20. Typical street cross section showing base construction, surfacing, concrete curb and sidewalk in accordance with the land improvements code.
- _____ 21. Indication that sidewalks will be installed along all lot lines coincidental with street rightsofway, as required.
- _____ 22. Indication on drawing or by certificate that subdivider is aware of his responsibility for installation of street signs and for seeding and tree planting in all parkways, as required.

COMPLETED BY: _____(NAME)
_____(ADDRESS)
_____(DATE)

REVIEWED BY: _____

(CITY SUPERINTENDENTS)
_____(DATE)

CONSIDERED BY PLANNING COMMISSION ON _____(DATE)
_____(CHAIRMAN)

REVIEWED BY: _____
(CITY ENGINEER)

35112 APPENDIX "B" CHECKLIST FOR ENGINEER PLANS.

_____(Name of Subdivision)
_____(Date of Submission)
_____(Due date of recommendation [30] days)

(NOTE: To properly execute this checklist, the subdivider or his engineer shall:

- (A) Insert the required information.
- (B) Denote compliance with applicable Codes and ordinances by placing his initials in all spaces where applicable.
- (C) Denote those items which the subdivider considers "not applicable" to this particular subdivision by the abbreviation "N.A.")

- _____ 1. Plans have been submitted within **twelve (12) months** of the date of approval by the City Council of the preliminary plan.
- _____ 2. **Eight (8) copies** of the engineering plans have been submitted.
- _____ 3. Plans are on **24" x 36"** sheets.
- _____ 4. Title sheet is included with each set of plans and includes:
 - _____ a. Name of subdivision and unit number.
 - _____ b. Type of work covered.
 - _____ c. Location map showing relation of area to be improved to existing streets.
 - _____ d. An index of sheets.
 - _____ e. A summary of quantities.
 - _____ f. Name, address, and seal of registered engineer preparing the plans.
 - _____ g. Date of preparation and revisions, if any, is shown.
- _____ 5. Plan and profiles are to be as follows:
 - _____ a. Horizontal scale is not less than **1 inch to 50 feet.**
 - _____ b. Vertical scale is not less than **1 inch to 5 feet.**

- _____ 6. Cross sections are plotted as follows:
 - _____ a. Horizontal and vertical scales no less than **1 inch to 10 feet.**
- _____ 7. North direction is shown for each separate plan view.
- _____ 8. An adequate number of bench marks are shown with elevations referenced to mean sea level.
- _____ 9. Delineation is shown of all easements necessary to serve all lots with underground and overhead utilities, and to allow for perpetual maintenance of these facilities.
- _____ 10. An application for Environmental Protection Agency permit for the sanitary sewer extension accompanies the plans.
- _____ 11. Sanitary sewer plans and specifications are complete and conform to the standards and requirements of the Codes applicable thereto and denote all of the following:
 - _____ a. All properties in the subdivision are served and house service connections are provided.
 - _____ b. The minimum size main is **8inch I.D.**
 - _____ c. The plan conforms to the overall City plan for any trunk sewers traversing the subdivision.
 - _____ d. The distance between manholes does not exceed 400 feet.
 - _____ e. The invert elevation of each manhole is shown.
 - _____ f. The grade of each section of sewer is shown by percentage in accordance with accepted engineering practice.
 - _____ g. Extra strength pipe and extra strength manhole wall construction is specified and shown on the plans and in the estimates of quantities where the depth of installation exceeds 12 feet.
 - _____ h. Profile of existing and proposed ground surfaces.
 - _____ i. Risers are shown for individual house service laterals where depths of main exceeds 12 feet.
 - _____ j. Pipe joints are of permitted type.
 - _____ k. Minimum manhole cover weights are correct.
 - _____ 1. 540 pounds in collector streets.
 - _____ l. Specifications include provisions for checking on infiltration or exfiltration.
 - _____ 1. Standard manhole
 - _____ 2. Drop manhole
 - _____ 3. Standard manhole cover
 - _____ 4. Standard riser
 - _____ 5. Standard service installation
 - _____ 6. Concrete cradle
- _____ 12. An application for State Department of Public Health approval of the water main installation accompanies the plans.
- _____ 13. Water distribution plans and specifications are complete and conform to the Codes applicable thereto and include all of the following:
 - _____ a. All properties in the subdivision are served and provisions are made for service connections within the property lines.
 - _____ b. The minimum size main is **6inch I.D.**

- _____ c. The plan conforms to the City's overall plan for any trunk lines which might traverse the subdivision.
 - _____ d. Valve and hydrant spacing and location conform to the approved preliminary plan.
 - _____ e. Materials and joint specifications comply with the City's standards.
 - _____ f. Specifications include provisions for testing and sterilization of all new water distribution facilities.
 - _____ 1. Valve cover
 - _____ 2. Standard cover
 - _____ 3. Standard hydrant installation
- _____ 14. Street plans, including storm sewers, are complete and conform to the Codes applicable thereto and include all of the following:
- _____ a. The location of streets and width of pavements conform to those indicated on the approved preliminary plan.
 - _____ b. Plan shows curb, gutter and sidewalk locations, and includes the following information:
 - _____ 1. Corner curb radius is not less than 20 feet.
 - _____ 2. Curve data for all horizontal curves.
 - _____ 3. Direction of flow along all curbs.
 - _____ 4. No surface water is carried across or around any street intersection, nor for a distance greater than 350 feet.
 - _____ c. Cross sections are submitted as necessary to indicate feasibility of proposed street elevations in relation to adjacent lot elevations, and include sidewalk location.
 - _____ d. Profiles are submitted for all paving centerlines and storm sewers and indicate:
 - _____ 1. Catch basin invert elevations
 - _____ 2. Minimum pipe size is **12inch I.D. except** that a lead for a single inlet may be **10inch I.D.**
 - _____ 3. The grade of each section of sewer is shown by percentage in accordance with accepted engineering practice.
 - _____ 4. Storm sewer elevations do not conflict with any other underground utilities.
 - _____ 5. Storm sewer is connected with an adequate outfall.
 - _____ 6. Curve data is given for vertical road curves.
 - _____ e. The storm sewer system is designed to provide sufficient capacity for the draining of upland areas contributing to the storm water runoff on the street.
 - _____ 1. Storm sewer design computations are submitted with plans.
 - _____ f. A surface water drainage pattern is shown for each block.
 - _____ g. Material specifications comply with City standards and include:
 - _____ 1. Paving base materials
 - _____ 2. Paving surface materials
 - _____ 3. Concrete

- _____ 4. Pipe materials
- _____ h. Typical cross sections and details include the following:
 - _____ 1. Collector street
 - _____ 2. Minor or culdesac street
 - _____ 3. Concrete curb and gutter
 - _____ 4. Concrete sidewalk
 - _____ 5. Standard manhole
 - _____ 6. Standard cover
 - _____ 7. Catch basin
- _____ 15. Street light plans are complete and include the following: (Not Required)
 - _____ a. Pole Locations
 - _____ b. Spacing
 - _____ c. Average maintained footcandle illumination (calculated).
 - _____ 1. type of base and pole
 - _____ 2. bracket or arm
 - _____ 3. luminaire, indicating type of lamp and wattage
 - _____ 4. mounting height
- _____ 16. Parkway improvement specifications are complete and include provisions for:
 - _____ a. Removal of stumps, trees that cannot be saved, boulders, and all other similar items.
 - _____ b. Grading, installation of topsoil, and seeding or sodding.
- _____ 17. Street signs are shown to be installed at all street intersections not previously marked.

COMPLETED BY: _____(NAME)
 _____(ADDRESS)
 _____(DATE)

REVIEWED BY: _____

 _____(CITY SUPERINTENDENTS)
 _____(DATE)

CONSIDERED BY PLANNING COMMISSION ON _____(DATE)
 _____(CHAIRMAN)

REVIEWED BY: _____
 _____(CITY ENGINEER)

35113 APPENDIX "C" CHECKLIST FOR FINAL PLAT.

_____ (Name of Subdivision)
_____ (Date of Submission)
_____ (Due date of recommendation [30] days)

(NOTE: To properly execute this checklist, the subdivider or his engineer shall:

- (A) Insert the required information.
- (B) Denote compliance with applicable Codes and ordinances by placing his initials in all spaces where applicable.
- (C) Denote those items which the subdivider considers "not applicable" to this particular subdivision by the abbreviation "N.A.")

- _____ 1. Plat has been submitted within six months after the approval of the engineering plans.
- _____ 2. Plat has been submitted within **three years** after the approval of the preliminary plan (unless an extension of time has been requested of and granted by the City Council).
- _____ 3. **One original drawing** of the final plat has been submitted.
- _____ 4. **One transparency print** of the final plat has been submitted.
- _____ 5. **Four copies** of the final plat have been submitted.
- _____ 6. Plat is drawn with waterproof India ink on heavy linen tracing cloth or equal.
- _____ 7. North direction is shown.
- _____ 8. Scale is shown (minimum **1 inch equals 100 feet**).
- _____ 9. Section corners and section lines are accurately tied into subdivision by distances and angles.
- _____ 10. Official survey monuments are shown as required.
- _____ 11. All necessary easements are shown and dimensioned.
- _____ 12. Building setback lines are shown and dimensioned in accordance with the Zoning Code.
- _____ 13. Lot areas are in accordance with the applicable Zoning Regulations.
- _____ 14. Street names are shown.
- _____ 15. Areas to be dedicated or reserved for public use are shown and described, and the purpose is designated.
- _____ 16. Protective covenants are lettered on the plat or are appropriately referenced.
- _____ 17. Required certificates are shown and signed:
 - _____ a. Registered Illinois land surveyor (including legal description).
 - _____ b. Owner Certificate.
 - _____ c. Notary Public Certificate.
 - _____ d. County Clerk Certificate.
 - _____ e. Certificate as to Special Assessments.
- _____ 18. Other required certificates are shown.
 - _____ a. City Council Certificate.
- _____ 19. The following items have been submitted with the final plat:
 - _____ a. Detailed specifications for all required land improvements not previously submitted and approved with the engineering plans.

- _____ b. A copy of the State Sanitary Water Board permit for the sanitary sewer installation.
- _____ c. A copy of the Environmental Protection Agency approval of the water main installation.
- _____ d. A certified estimate of cost of all required land improvements prepared by a registered engineer.
- _____ e. A description of the bond or guarantee of collateral intended to be submitted after contingent approval is granted by the City Council.

COMPLETED BY: _____(NAME)
 _____(ADDRESS)
 _____(DATE)

REVIEWED BY: _____

 _____(CITY SUPERINTENDENTS)
 _____(DATE)

CONSIDERED BY PLANNING COMMISSION ON _____(DATE)
 _____(CHAIRMAN)

REVIEWED BY: _____
 _____(CITY ENGINEER)

ARTICLE XII BOND

35121 BOND FOR IMPROVEMENTS.

"KNOW ALL MEN BY THESE PRESENTS that we _____
_____ (name of individual, corporation, etc.) as principal, and the _____
_____ (name of bonding company), a
corporation, authorized to do business in the State of _____, as in the penal sum
of _____ Dollars, lawful money of the United States for the
payment of which we and each of us bind ourselves, our heirs, executors, administrators,
successors and assigns jointly, by these presents:

'The condition of this obligation is such that whereas, the said _____
_____, (name of individual, corporation or principal) has agreed to construct
and/or install at its expense the following improvements:

- Street base and paving.
- Concrete curb and gutters.
- Water mains, appurtenances and house services.
- Storm sewers, appurtenances and house services.
- Sanitary sewers, appurtenances and house services.
- Concrete sidewalks.
- Street lights.
- Site improvements.

'all in accordance with the specifications and codes of the City, and contained in plans
and specifications prepared by _____ (named engineer),
and approved by the City Council at the following location:

(DESCRIPTION OF PROPERTY)

'And has agreed to maintain such improvements constructed under this bond for a
period of one (1) year from the date of acceptance of the same by the City.

'Now, therefore, if the said principal shall well and truly perform in all respects in strict
accordance with the requirements, and shall save the City harmless from all loss, cost or
damage, by reason of their failure to complete said work, or maintain said improvements,
relating to the above described work, then this obligation to be void, otherwise, to remain in full
force and effect."

[Unless Otherwise Noted, This Chapter #692A; 10-03-77]