

CHAPTER 34

SUBDIVISION CODE

ARTICLE I – RULES - DEFINITIONS

34-1-1 **PURPOSE AND JURISDICTION.** All subdivisions hereafter planned within the incorporated limits of the Village, and for a distance of **one and one-half (1 ½) miles** beyond the Village limits, shall in all respects be in full compliance with the regulations contained in this Chapter.

34-1-2 **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 hereafter 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 of that word.

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

(C) See **Chapter 1**.

34-1-3 **DEFINITIONS.** The following words and terms, wherever they occur in this Chapter shall be construed as here defined:

(A) **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.

(B) **Subdivider** is any person commencing proceedings under this Chapter for himself or for another.

(C) **Person** is any individual, firm, association, partnership, cooperation, trust, or any other legal entity.

(D) **Subdivision** is a described tract of land which is to be or has been divided into **two (2)** or more lots or parcels, with the exception of lots and blocks in recorded subdivisions, any of which resultant parcel is less than **five (5) acres** in area, for the purposed of transfer of ownership or building development, or if a new street is involved, any division or a parcel of land.

(E) **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.

(F) **Preliminary Plan** is a tentative map or plan of a proposed subdivision, as described in **Section 34-1-10**.

(G) **Engineering Plan** is a set of plans and specifications prepared by a registered engineer, showing in detail all data required in **Section 34-5-1**.

(H) **Final Plat** is a surveyor's plat of a proposed subdivision as described in **Section 34-5-1**.

(I) **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.

(J) **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 Village.

(K) **Official Survey Monument** shall be a **one-half (1/2) inch** diameter iron rod cast in the center of a Portland cement monument **four by six by twenty-four (4 x 6 x 24) inches**, or approved equal.

(L) **Street** (avenue, highway, road, boulevard, lane, court, drive, parkway, place, terrace) is a right-of-way which affords means of access by pedestrians and vehicles to abutting properties.

(M) **Street Width** is the shortest distance between lines delineating the right-of-way of a street.

(N) **Arterial Street** (thoroughfare, major street, highway) is a public right-of-way with the highest degree of traffic continuity and serving as a major traffic-way for fast or heavy traffic between the various districts of the Village, as shown in the official plan.

(O) **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.

(P) **Minor Street** is a street of limited continuity used primarily for access to abutting properties and the local needs of the neighborhood.

(Q) **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 purpose, the relief of such thoroughfares from the local service of abutting properties.

(R) **Cul-de-sac** is a minor street, having one open end and being permanently terminated at the other by a vehicular turn-around.

(S) **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.

(T) **Pedestrian Way (Crosswalk)** is a right-of-way across a block or providing access within a block, to be used primarily by pedestrians.

(U) **Easement** is a grant by a property owner of the specific use of land by others.

(V) **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 of values.

(W) **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.

34-1-4 RESERVED.

ARTICLE II - PROCEDURE

34-2-1 PROCEDURE. In order to subdivide any tract of land [with the exception of division or subdivision of land into parcels or tracts of **five (5) acres** or more in size and not involving a new street or easement of access, or the sale or exchange of existing parcels or tracts of land, or the division of lots and blocks in recorded subdivisions] an owner or subdivider shall follow the procedure set forth in this Chapter.

34-2-2 PRELIMINARY PLAN

(A) The Subdivider shall file with the Village Board, at the office of the Village Clerk, **six (6) copies** of the preliminary plan, at least **ten (10) days** prior to the regularly scheduled Plan Commission meeting and pay a filing fee in accordance with the following rates:

- (1) For 1 to 50 lots, a fee of **Twenty-Five Dollars (\$25.00)**
- (2) For 50 to 100 lots, a fee of **Fifty Dollars (\$50.00)**
- (3) For more than 100 lots, a fee of **One Hundred Dollars (\$100.00)**

(B) The Village Clerk shall immediately distribute **two (2) copies** to the Administrative Officer, **one (1) copy** to the Superintendent of Schools, and **one (1) copy** to the Village Board.

(C) The recommendation of the Plan Commission shall be due within **forty-five (45) days** after receipt of the preliminary plan by the Plan Commission, and the recommendation shall be returned to the Village Clerk for referral to the Village Board.

(D) In the event of disapproval of any preliminary plan by the Village Board, the same shall be immediately returned, so marked, to the Village Clerk for return to the subdivider. The subdivider may then file a revised preliminary plan in accordance with paragraph (A) above.

(E) A preliminary plan for a specific area of land shall be held valid, as applicable to this Chapter, for a period of **three (3) years** after the date of approval by the Village Board. 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 Village Board within the final **sixty (60) days** of any aforementioned period of validity. **(Ord. No. 104; 10-06-80)**

34-2-3 ENGINEERING PLAN. Within **twelve (12) months** after receiving approval of the preliminary plan by the Village Board, there shall be submitted to the Village Clerk by the subdivider, **four (4) copies** of the engineering plans and specifications as required in **Section 34-5-1**. The Village Clerk shall immediately refer **two (2) copies** to the Plan Commission and **two (2) copies** to the Administrative Officer and shall notify the Village Board of this Section at the next regular Village Board meeting. In the event of a special problem, the Plan Commission shall notify the owner or subdivider of the time and place at which he shall be afforded an opportunity of being heard. The Plan Commission shall make its recommendation to the Village Board within **forty-five (45) days** after receipt of the engineering drawings and specifications by the Plan Commission, the same shall be immediately returned so marked to the Village Clerk for return to the subdivider, and may be refiled with the Village Clerk after necessary revisions are made. **(Ord. No. 104; 10-06-80)**

34-2-4 FINAL PLAT.

(A) Within **six (6) months** after receiving approval of the engineering plans and specifications by the Plan Commission or a period of time beyond **six (6) months** that may be granted by the Village Board, there shall be submitted to the Village Clerk by the subdivider, the original drawing, **one (1) transparency print**, and **four (4) copies** of the final plat, which shall also contain all required signed certifications, other than signed certificates of approval by the Plan Commission, the Village Board, and the Administrative Officer. 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 Village Clerk shall refer the original drawing and **two (2) copies** of the final plat to the Plan Commission, and **one (1) copy** of the final plat to the Administrative Officer, at least **ten (10) days** prior to their next regularly scheduled meeting for a

recommendation as to final approval. In the event of a special problem, the Plan Commission shall notify the owner or subdivider as to the time and place of the Plan Commission meeting at which time he will be afforded an opportunity of being heard. The Plan Commission shall make its recommendation within **thirty (30) days** after the receipt of the final plat at a meeting of the Plan Commission. The original drawing, **one (1) copy** of the final plat and recommendation shall be returned to the Village Clerk for referral to the Village Board.

(B) After receiving the final report of the Plan Commission, the Village Board shall approve or disapprove the final plat within **thirty (30) days**. In the event of disapproval of the final plat by the Village Board, the same shall be immediately returned to the subdivider and may be refiled as provided in paragraph (A) above with the Village Clerk after the necessary revisions have been made.

(C) Following the final approval of the final plat, in accordance with **Section 34-8-1**, the Village Clerk shall notify the owner or subdivider by letter. The Village Clerk shall, within **ten (10) days** after the aforementioned final approval, record the final plat at County Recorder's Office. The Village Clerk shall at that time, obtain **four (4) copies** of the final plat bearing evidence of recording, **one (1) copy** going to the Village Clerk's file, **one (1) copy** to the Plan Commission file, and **two (2) copies** going to the Administrative Officer. The costs of recording shall be paid to the County Recorder by the Village. The subdivider shall reimburse the Village for the cost of recording. **(Ord. No. 104; 10-06-80)**

34-2-5 RESERVED.

ARTICLE III – PRELIMINARY PLAN

34-3-1 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, or subdivider 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 true north).
- (F) Date of preparation.
- (G) Drawn on **twenty-four by thirty-six (24 x 36) inch** sheets.

34-3-2 EXISTING CONDITIONS.

- (A) Boundary line of proposed subdivision clearly indicated.
- (B) Total approximate acreage therein.
- (C) Existing zoning district.
- (D) Location, width, and names of all existing or previously platted streets, or other rights-of-way, showing type of improvement, if any, railroad and utility rights-of-way, 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 Superintendent of Public Works.
- (H) Locations of or reference to locations of existing monuments, bench marks and survey markers used in preparation of plans.

34-3-3 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 run-off of storm water, to public convenience and safety, and in their appropriate relations to the proposed uses of the area to be served.
- (2) Every street in any subdivision shall be dedicated as a public street and not private streets shall be approved, except by special action of the Plan Commission and the Village Board.
- (3) The layout of streets shall show right-of-way widths and street names (not duplicating the name of any street heretofore used in the Village 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) Right-of-way widths of major traffic-ways, parkways, major and secondary thoroughfares, shall be in accordance with those designated on the official plan.
- (b) All right-of-way widths shall conform to the following minimum dimensions.

Collector Streets	80 feet
Minor Streets	60 feet
Cul-de-sac Streets	50 feet
Marginal Access Streets	40 feet
- (c) A cul-de-sac 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 right-of-way, unless there are less than **sixteen (16) lots** abutting the cul-de-sac street. Each cul-de-sac 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 non-access 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 **ten (10) 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 Village.
- (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 Village ordinance:
 - (a) Asphalt Pavements
 - (b) Curbs and Gutters
 - (c) Street Lights
 - (d) Sidewalks
 - (e) Street Signs
 - (f) Parkway seeding and tree planting

(B)

Block Standards.

- (1) Block numbers will be shown.
- (2) The maximum length 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 Plan 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 right-of-way or limited access thoroughfare right-of-way, the Plan Commission may require a street approximately parallel to and on each side of such right-of-way 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 no-access area at rear property lines of lots; or (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 (70) feet** wide at the established building line and not less than **one hundred (100) feet** in average depth, and containing not less than the minimum lot area requirements of the Zoning Code. 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 prohibit, 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 the protective screen planting on one frontage.
- (7) Lots abutting upon a watercourse, drainage way, 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 Village or within **one and one-half (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.

(D)

Parks and Other Public Areas.

- (1) Where any area is specifically designated on the general development plan of the Village, 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 Village Board 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 of whom shall be appointed by the Plan Commission, one by the subdivider, and one of whom shall be mutually agreed upon by the other two.
- (2) Should the Village Board decide to take such premises, then and in that case, it shall make arrangements to pay the subdivider therefor the

appraised value as determined by the above described appraisers, or a sum that is mutually agreed upon. The Village Board may accept any donation of land as above described should the subdivider desire to contribute the same to the Village.

(E)

Utilities.

- (1) Source of domestic water supply and type of sewage disposal.
- (2) Storm water drainage.
 - (a) Complete storm sewer system, including pipe sizes, inlets, and inverts.
 - (b) A proposed surface water drainage pattern for each individual lot, block and street.
- (3) All easements as required in **Section 34-5-1** shall be indicated.
- (4) Protective covenants.

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

ARTICLE IV – APPROVAL OF PRELIMINARY PLAN

34-4-1 **CHECKLIST COMPLETED.** In order to qualify for approval, the preliminary plan shall be accompanied by a properly executed checklist as shown in **Section 34-10-2, Appendix "A"**.

34-4-2 **CHANGES OR REVISIONS.** The Plan Commission and the Superintendent of Schools may recommend or the Village Board may require such changes or revisions as are deemed necessary in the interests and needs of the community.

34-4-3 **APPROVAL – TENTATIVE.** The approval of a preliminary plan by the Plan Commission and the Village Board is tentative only, involving merely the general acceptability of the layout as submitted.

34-4-4 **CERTIFICATE.** Approval shall consist of a certificate to that effect on the preliminary plan signed by the Chairman of the Plan Commission and by the Mayor upon authorization by the Village Board.

34-4-5 **RESERVED.**

ARTICLE V – ENGINEERING PLAN

34-5-1 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) If a subdivision containing **sixty (60) acres** or more, where lots are to be served by individual water supply and sewage disposal systems, and future resubdivision 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 lies 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.

34-5-2 PUBLIC UTILITIES.

(A) All utility lines for telephone and electric service shall be placed in rear-line easements when carried on overhead poles.

(B) **Gas, Electric Power and Telephone.** All subdivisions shall be connected with the gas, electric power, and telephone utilities supplying service to the Village. All unsubdivided lands within the Village, whether developed by subdivision, record of survey, or parcels described by metes and bounds or otherwise, shall have the above referred-to utilities 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) 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. Further all pad-mounted transformers shall be located so as not to be unsightly or hazardous to the public.

34-5-3 SEWERS.

(A) All sewer plans and installation shall conform to the standards and specifications set forth in 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 by the Village Board.

(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 Village Board, the Village 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 Village Board.

(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 within the upland drainage area, where 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 an intersection, nor for a distance of more than **six hundred (600) 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.

34-5-4 WATER SUPPLY.

(A) All water main plans and installations, including all appurtenances thereto, shall conform to 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. All fire hydrant locations shall be approved by the Fire Chief.

(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 Village Board, the Village shall 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 Village Board.

34-5-5 STREET IMPROVEMENTS.

(A) All street improvement plans, construction, installations and plantings shall conform to the specifications approved by the Division of Highways of the State of Illinois for the type of pavement designated as Class A and subclass A-3 in the specifications.

(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 right-of-way and shall include the below listed items:

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

Type of Street	Asphalt Pavement Width (back to back of curbs)
Collector	38 feet
Minor	32 feet
Cul-de-sac	26 feet
Cul-de-sac turn-around	80 feet

- (2) Curbs and gutters and storm water inlets, with all corner curbs having a radius of not less than **thirty-two (32) feet**, necessary for trucks. Plans shall indicate the direction of flow along all curbs.
- (3) Concrete sidewalks along all property lines coincidental with street right-of-way lines shall be provided on one side of the street at least.
- (4) Street lights, including all necessary poles, brackets, luminaries and lamps.
- (5) Street name signs at all corners not previously marked.
- (6) All parkways within the dedicated right-of-way graded and seeded. All stumps, trees that cannot be saved, boulders, and similar items shall be removed.
- (7) In all parkways, trees shall be planted, if required by the Village Board.

ARTICLE VI – APPROVAL OF ENGINEERING PLAN

34-6-1 **CHECKLIST.** In order to qualify for approval, the engineering plan shall be accompanied by a properly executed checklist as shown in **Section 34-11-2, Appendix “B”**.

34-6-2 **CHANGES OR REVISIONS.** The Plan Commission may recommend, or the Village Board may require such changes or revisions as are deemed necessary in the interest and needs of the community.

34-6-3 **APPROVAL TENTATIVE.** The Plan 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 improvement signed by the Plan Commission.

34-6-4 **LETTER OF APPROVAL.** Final approval of the complete set of engineering plans shall consist of a letter of approval from the Plan Commission, listing therein:

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

34-6-5 **RESERVED.**

ARTICLE VII - FINAL PLAT

34-7-1 GENERAL

- (A) Final plats shall conform to all statutory provisions pertaining to plats.
- (B) All information required shall be shown accurately, drawn with waterproof India ink on heavy transparent linen tracing paper or cloth, or equal in such a manner that clear and legible contact prints or photostatic copies may be made.

34-7-2 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) Accurate location of all monuments which shall be Portland cement concrete **four (4) inches** by **six (6) inches** by **twenty-four (24) inches**, or approved equal, with a **one-half (1/2) inch** diameter iron rod cast in the center. 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 **one-half (1/2) inch** diameter, by **eighteen (18) inch** length, placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves. All U.S., State, County, Village, 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.

34-7-3 APPROPRIATE CERTIFICATES AS FOLLOWS.

(A)

SURVEYOR'S CERTIFICATE

State of Illinois)
) ss
 County of Union)

This is to certify that I, _____, an Illinois Registered Land Surveyor No. _____, have surveyed and subdivided the following described real property:

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

(B)

OWNER'S CERTIFICATE

State of Illinois)
)
County of Union) ss

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.

(Address)

Dated this ____ day of _____, _____.

(C)

COUNTY CLERK CERTIFICATE

State of Illinois)
)
County of Union) ss

I, _____, County Clerk of _____ County, 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 _____, _____.

(D)

NOTARY CERTIFICATE

State of Illinois)
) SS
County of Union)

I, _____, Notary Public, in and for said County in the state aforesaid, do hereby certify that _____, personally known by me to be the same persons whose names are subscribed to the foregoing instrument as such owners, 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 seal this _____ day of _____, 20____, at _____.

(Notary Public)

(E)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

State of Illinois)
) SS
County of Union)

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 plat.

Collector of Special Assessments

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

(F)

CERTIFICATE OF COUNTY SUPERINTENDENT OF HIGHWAYS

State of Illinois)
) SS
County of Union)

I, _____, County Superintendent of Highways of said county, do hereby certify that the subject plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the Village Board, with the following exceptions:

County Superintendent of Highways

Dated this _____ day of _____, _____.

(G)

PLAN COMMISSION CERTIFICATE

State of Illinois)
) SS
County of Union)

Approved this _____ day of _____, _____.

Cobden Plan Commission Chairman

(H)

ADMINISTRATIVE OFFICER CERTIFICATE

State of Illinois)
) SS
County of Union)

I, _____, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all land improvements.

Administrative Officer

Dated at _____, this ___ day of _____, _____.

(I)

VILLAGE BOARD CERTIFICATE

State of Illinois)
) SS
County of Union)

Approved and accepted this ____ day of _____, _____.

Village Board of _____

By _____, Mayor

ARTICLE VIII – APPROVAL OF FINAL PLAT

34-8-1 **REQUIREMENTS OF FINAL PLAT.** In order to qualify for approval, the final plat shall be accompanied by the following:

- (A) A properly executed checklist as shown in **Appendix "C"** in **Section 34-11-3**.
- (B) Detailed specifications for all required land improvements other than those specifications submitted and approved with the engineering plans.
- (C) A copy of the State sanitary water board permit for the sanitary sewer installation.
- (D) A copy of the State department of public health approval for the water main installation.
- (E) An affidavit executed by the owner and/or subdivider accepting the responsibility for the installation of the improvements as shown on the approved engineering plans and covered by the specifications and permits required above. This affidavit shall include a stipulation by the subdivider of the installation of all land improvements in the person of a registered engineer.
- (F) A certified estimate of cost of all required land improvements prepared by a registered engineer.
- (G) A description of the bond or guarantee collateral intended to be submitted as required below.

34-8-2 **GUARANTEES TO VILLAGE.** After the Village Board has approved the final plat with respect to the above qualifications, the subdivider shall be so notified by the Village Clerk. Final approval and signature by the Mayor and the Superintendent of Public Works shall be contingent upon the receipt by the Village of a guarantee by the subdivider to the Village 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 Village a subdivider's bond in the amount of the estimated cost of the land improvements; said bond need never exceed **one and one-half (1 ½) times** the estimated cost of the improvements remaining to be completed.
- (B) Deposit with the Village cash in the amount of the estimated cost of the land improvements; said amount of cash need never exceed **one and one-half (1 ½) times** the estimated cost of the improvements remaining to be completed.
- (C) Deposit with the Village a lien to be recorded in the County Recorder's office on all property being subdivided, with the provision that partial releases may be obtained when the loaning company executes with the Village an agreement to withhold **one and one-half (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 Village. All expenses incurred in determining the amounts apportioned against the land and the cost of releasing each lot or tract shall be paid by the subdivider.
- (D) Deposit with the Village, other collateral equivalent to **one and one-half (1 ½) times** the estimated cost of land improvements yet remaining to be installed, such collateral to be approved by the Village Board.

34-8-3 - 34-8-5 **RESERVED.**

ARTICLE IX – ENFORCEMENT AND RELEASE OF BOND

34-9-1 **CONSTRUCTION OF 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 Village Board. In the event of failure to complete the improvements in the required period, as stated above, the Village Board may direct that no further building permits be issued for property in such subdivision pending satisfaction of the Village Board in regard to the status of the required land improvements.

34-9-2 **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 Administrative Officer. 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 Village. The testing of any concrete, asphalt, soil, or other materials, and workmanship shall be done at the direction of the Village, and at the expense of the subdivider.

34-9-3 **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 Village 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 Village Board.
- (D) Final acceptance, by resolution by the Village Board of all land improvements.

ARTICLE X - PENALTY

34-10-1 **PENALTY.** Any person, firm or corporation violating any of the provisions of this Chapter shall be fined not less than **Twenty-Five Dollars (\$25.00)**, nor more than **Five Hundred Dollars (\$500.00)** 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

34-11-1 APPENDIX "A" – CHECKLIST FOR PRELIMINARY PLAN.

_____(Name of Subdivision)

_____(Date of Submission)

_____(Due date of recommendation [45] 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. Six (6) 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 100' 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 professional engineer or 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 1,000'.
 - _____ 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. Ownership of the surrounding land.
 - _____ e. Alignment of existing streets.
 - _____ f. Section and corporate lines.
- _____ 14. Boundary lines of proposed subdivision are clearly shown.
- _____ 15. Total approximate acreage is shown.
- _____ 16. Existing zoning classification is indicated.
- _____ 17. The following existing items, if within the boundaries of the subdivision, or located 100' or less outside the boundaries are shown:
 - _____ a. Previously platted streets and other right-of-way, with improvements, if any, indicating:
 - _____ 1. Location
 - _____ 2. Widths
 - _____ 3. Names
 - _____ b. Railroad rights-of-way, indicating:
 - _____ 1. Location
 - _____ 2. Dimensions

- _____ c. Utility rights-of-way, indicating:
 - _____ 1. Location
 - _____ 2. Width
 - _____ 3. Type
 - _____ a. Sewer
 - _____ b. Water
 - _____ c. Electric
 - _____ d. Other
- _____ d. Parks and other open spaces indicating:
 - _____ 1. Location
 - _____ 2. Area
- _____ e. Easements, including:
 - _____ 1. Location
 - _____ 2. Width
 - _____ 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
 - _____ 4. Fire hydrants and auxiliary valves
- _____ j. Culverts, indicating:
 - _____ 1. Type
 - _____ 2. Location
 - _____ 3. Size
 - _____ 4. Invert elevation
- _____ 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
- _____ 18. Topographic data is given in feet above mean sea level within the tract and to a distance of 100' beyond, indicating:
 - _____ a. Existing contours at vertical intervals of not more than 2'.
 - _____ b. Proposed contours at vertical intervals of not more than 2'.
 - _____ c. Bench mark, indicating:
 - _____ 1. Location
 - _____ 2. Description
 - _____ 3. Elevation
- _____ 19. Soil bearing data is given, if required by the Administrative Officer, indicating:
 - _____ a. Location of tests
 - _____ b. Depth of tests
 - _____ c. Soil bearing capacity
 - _____ d. Moisture content
- _____ 20. The following proposed items, if within the boundaries of the subdivision or located 100' or less outside of the boundaries, are shown:
 - _____ a. Layout of streets, indicating:
 - _____ 1. Collector streets, indicating:
 - _____ a. 80' right-of-way width
 - _____ b. 38' roadway width, back to back of curbs
 - _____ 2. Minor streets, indicating:
 - _____ a. 60' right-of-way width
 - _____ b. 32' roadway width, back to back of curbs
 - _____ 3. Cul-de-sac streets, indicating:
 - _____ a. 50' right-of-way width
 - _____ b. 26' roadway width, back to back of curbs
 - _____ c. The length does not exceed 500' unless there are less than 16 lots abutting the cul-de-sac street.
 - _____ d. Terminus is circular, or nearly so, and right-of-way is at least 120' in diameter.
 - _____ e. Terminus roadway width is 80' in diameter.
 - _____ 4. Marginal access street, indicating:
 - _____ a. 40' right-of-way width
 - _____ b. 24' roadway width, back to back of curbs
 - _____ 5. Through street shown extended to boundaries of subdivision
 - _____ 7. Storm water runoff pattern on paving
 - _____ b. Names of streets
 - _____ 1. Not duplicating the name of any street heretofore used in the Village or its environs, unless the street is an extension of an already existing street, in which case, the name shall be used.
 - _____ c. Street improvement plan showing location of all new street improvements, including those to the center line of previously dedicated rights-of-way, abutting the subdivision, in accordance with present Village standards.

- _____ d. Utility easements:
 - _____ 1. Located at the rear of each lot and other necessary locations
 - _____ 2. Not less than 10' 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 percent and not more than:
 - _____ 1. 5.0% on collector streets
 - _____ 2. 7.0% on minor streets
- _____ f. Pedestrian ways, when required, indicating:
 - _____ 1. Location at approximately the center of blocks in excess of 900' in length
 - _____ 2. Width not less than 12'
 - _____ 3. Shrub or tree hedge at side boundary lines
- _____ g. Block layout, indicating:
 - _____ 1. Blocks do not exceed 1200' in length
 - _____ 2. Additional access ways to parks, schools, etc., are shown in accordance with the Plan 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')
 - _____ 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 100' in depth, nor 70' in width
 - _____ 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
 - _____ 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' 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 Village
 - _____ 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 showing that any flooding would be relieved
- _____ n. Sanitary sewer layout, indicating:
 - _____ 1. Location
 - _____ 2. Size
 - _____ 3. Invert elevation at manholes
 - _____ 4. Manhole locations
- _____ o. Watermain layout, indicating:
 - _____ 1. Location
 - _____ 2. Size
 - _____ 3. Looped pattern where practicable
 - _____ 4. Fire hydrants, spaced apart not more than 400'
- _____ p. Storm sewer layout, indicating:
 - _____ 1. Location
 - _____ 2. Catch basins at not more than 600' 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:
 - _____ 1. Locations and typical street light detail, or
 - _____ 2. Statement by subdivider that street lights will be installed in accordance with Village standards
- _____ 21. An outline of proposed covenants accompanies plans, indicating the intention of the subdivider to have the covenants recorded with the final plat.
 - _____ a. Protective against obstruction against drainage easements
- _____ 22. Typical street cross-section showing base construction, surfacing, concrete curb and sidewalk in accordance with the land improvements code.
- _____ 23. Indication that sidewalks will be installed along all lot lines coincidental with street rights-of-way.
- _____ 24. 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.

Completed by _____ (Name)
 _____ (Address)
 _____ (Date)
 Reviewed by _____ (Administrative Officer)
 _____ (Date)
 Considered by Plan Commission on _____ (Date)
 _____ (Chairman)

34-11-2 APPENDIX "B" – CHECKLIST FOR ENGINEERING PLANS.

_____ (Name of Subdivision)
 _____ (Date of Submission)
 _____ (Due date of recommendation – 45 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. Plans have been submitted within twelve (12) months of the date of approval by the Village Board of the Preliminary Plan.
- _____ 2. Four (4) copies of engineering plans have been submitted.
- _____ 3. Plans are on 24 by 36 inch sheets.
- _____ 4. A 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. Plans and profiles are on Federal Aid Sheets, plate I or II or equal.
 - _____ a. Horizontal scale is not less than 1" to 50'.
 - _____ b. Vertical scale is not less than 1" to 5'.
- _____ 6. Cross sections are plotted on Federal Aid Sheets, plate III.
 - _____ a. Horizontal and vertical scales not less than 1" to 10'.
- _____ 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, to facilitate checking of elevations without more than one setup of surveyor's level.
- _____ 9. Delineation is shown of all easements necessary to serve all lots with underground and overhead utilities, and to allow for perpetual maintenance to these facilities.
- _____ 10. An application for State Sanitary Water Board permit for the sanitary sewer extension accompanies 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 8" I.D.
 - _____ c. The plan conforms to the overall Village plan for any trunk sewers traversing the subdivision.
 - _____ d. The distance between manholes does not exceed 400'.

- _____ 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 8’.
- _____ h. Profile of existing and proposed ground surfaces.
- _____ i. Risers are shown for individual house service laterals where depths of main exceeds 12’.
- _____ j. Pipe joints are of permitted type.
- _____ k. Minimum manhole cover weights are correct.
 - _____ 1. 540 pounds in collector streets.
 - _____ 2. 400 pounds in minor and cul-de-sac streets.
 - _____ 3. 335 pounds in rear-lot easements.
- _____ 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 6” I.D.
 - _____ c. The plan conforms to the Village’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 Village’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 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 include the following information:
 - _____ 1. Corner curb radius is not less than 16’.
 - _____ 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 600’.
 - _____ 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 indicating:
 - _____ 1. Catch basin invert elevations.
 - _____ 2. Minimum pipe size is 12” I.D., except that a lead from a single inlet may be 10” 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 drainage 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 Village standards and include:
 - _____ 1. Paving base material
 - _____ 2. Paving surface materials
 - _____ 3. Concrete
 - _____ 4. Pipe materials
- _____ h. Typical cross-sections and details include the following:
 - _____ 1. Collector street
 - _____ 2. Minor or cul-de-sac 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:
 - _____ 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 _____ (Administrative Officer)
 _____ (Date)

Considered by Plan Commission on _____ (Date)
 _____ (Chairman)

34-11-3 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 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 (6) months after the approval of the engineering plans.
- _____ 2. Plat has been submitted within three (3) years after the approval of the preliminary plan (unless an extension of time has been requested and granted by the Village Board).
- _____ 3. One (1) original drawing of the final plat has been submitted.
- _____ 4. One (1) transparency print of the final plat has been submitted.
- _____ 5. Four (4) 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" equals 100').
- _____ 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. Surveyor's certificate (including legal description).
 - _____ b. Owner's certificate.
 - _____ c. Notary certificate.
 - _____ d. County Clerk certificate.
 - _____ e. Certificate as to special assessments.
 - _____ f. Certificate of County Superintendent of Highways.
 - _____ g. Certificate of Public Works and Buildings.
- _____ 18. Other required certificates are shown:
 - _____ a. Plan Commission Certificate.
 - _____ b. Administrative Officer Certificate.
 - _____ c. Village Board 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 state department of public health approval of the water main installation.
 - _____ d. An affidavit by the subdivider acknowledging responsibility for the proper installation of all required land improvements.
 - _____ 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 after contingent approval is granted by the Village Board.

Completed by _____ (Name)
 _____ (Address)
 _____ (Date)

Reviewed by _____ (Administrative Officer)
 _____ (Date)

Considered by Plan Commission on _____ (Date)
 _____ (Chairman)

ARTICLE XII – BOND

34-12-1 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 surety, are held and firmly bound unto the Village of Cobden, in the 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
- Sanitary sewers, appurtenances, and house services
- Concrete sidewalks
- Street lights
- Site improvements

All in accordance with the specifications and codes of the Village, and contained in plans and specifications prepared by _____ (named engineer), and approved by the Village Board, 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 Village.

Now, therefore, if the said principal shall well and truly perform in all respects in strict accordance with the requirements, and shall save the Village 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.”