

SUBDIVISION ORDINANCE

CITY OF EUREKA, ILLINOIS

LAURA SISCOE-MAYOR

ALDERMEN

WARD I

DARREL PUNKE-RICH WATERS

WARD III

FRED MALL-JIM CHAMBLISS

WARD II

TOM WEIDNER-KRISTIN BOSTON

WARD IV

TOM KINDER-PETE LOGAN

LYNN HINNEN-CITY TREASURER

LYNNETTE RUDER-CITY CLERK

CITY ADMINISTRATOR-RICH WALKER

ASSISTANT CITY ADMINISTRATOR-ANNE SANDVIK

EUREKA PLANNING COMMISSION

MICK SIMENC-CHAIRMAN

JOHN COPLEY

JIM CUFFE

MARK HERRMANN

WILLIAM "BILL" RUDER, SR.

ZONING ADMINISTRATOR-FLOYD SHERRY

Adopted July 15, 2002

Effective July 26, 2002

TABLE OF CONTENTS

Section 1 – General Provisions

1-1 Purpose, Application and Jurisdiction-----	1
1-2 Rules for Interpreting Language -----	2
1-3 Definitions -----	2
1-4 Interpretation -----	8
1-5 Conflict with Public and Private Provisions -----	9
1-6 Severability-----	9
1-7 Saving Provision-----	9
1-8 Amendments -----	9
1-9 Entitlement of Record Upon Approval -----	9
1-10 Abbreviated Procedure For Certain Small Subdivisions -----	10
1-11 Subdivision Inspection Fees -----	10

Section 2 - Sequence of Events, Pre-application, Preliminary & Final Plat

2-1 Sequence of Events -----	11
2-2 Pre-application -----	12
2-3 Preliminary Plat -----	12
2-4 Bonds, Fees, and Certifications-----	15

Section 3 – Final Plat

3-1 Final Plat-----	18
3-2 Construction Plans, Specification and Other Requirements---	20
3-3 Easements -----	21
3-4 Construction Inspections and Deviations from the Plans and Specifications-----	22
3-5 Rules for Excavation in Public Rights-of-Way Within The City of Eureka -----	23
3-6 Blocks and Alleys-----	24
3-7 Drainage Plan -----	25
3-8 Lots -----	26
3-9 Water and Sewer Main Extension Policy -----	27
3-10 Power Lines -----	28
3-11 Sanitary Sewers and Appurtenances -----	28
3-12 Sidewalks-----	29
3-13 Storm Sewers and Appurtenances -----	29
3-14 Storm Water Control and Detention Basins -----	30
3-15 Streets-----	33
3-16 Street Names, Signs and Numbering -----	37
3-17 Street Lighting -----	37
3-18 Sump Pump Drain Line System -----	37
3-19 Telephone and Cable Television Lines -----	38
3-20 Water Main and Appurtenances-----	38

3-21 Construction of Storm Water Control Facilities -----	40
---	----

TABLE OF CONTENTS (CONT.)

Section 4 – Park and Recreation Land -----	41
---	-----------

Section 5 – Other Subdivisions

5-1 Subdivision Outside the Corporate Limits Within One and One-Half Mile -----	42
5-2 Condominium Subdivision-----	43
5-3 Common Areas, Buildings and Facilities-----	44

Section 6 – Miscellaneous

6-1 Erosion Control -----	45
6-2 Monuments -----	45
6-3 Re-subdivisions Procedure-----	46
6-4 Vacation of Plats-----	46
6-5 Property Description -----	46
6-6 Variances-----	46
6-7 Enforcement, Violations and Penalties -----	47

Section 7 – Checklists, Forms & Standard Specifications----- 49

Preliminary Plat Review Checklist -----	50
Final Plat Review Checklist -----	53
Certificate of Registration -----	57
Certificate of Occupancy-----	58
Street Layout Scheme -----	59

Typical Sections

Major Thoroughfare (Asphalt)-----	60
Collector Street-Secondary Street (Asphalt) -----	61
Minor Streets	
Residential Street (Asphalt)-----	62
Minor, Collector, Major Thoroughfare-Industrial Street, I . 1 & I (Asphalt)-----	63
Minor, Collector, Major Thoroughfare-Industrial Street, I . 1 & I . 2 (Concrete)-----	64
Country Estates Street (Asphalt) -----	65

Property Line, Driveway, Sidewalk, Curb & Gutter

Drive Section (5') -----	66
Walk Section (4')-----	66
Drive Section (4') -----	67
Walk Section (10') -----	67
Radius-Driveway-----	67
Residential Driveway -----	68
Curb & Gutter-----	68

SECTION 1 – GENERAL PROVISIONS

1-1 PURPOSE, APPLICATION AND JURISDICTION

- (A) The purpose of this subdivision code, which is part of the Comprehensive Plan of the City of Eureka, is to ensure that the subdivision and development of land is accomplished in a timely manner, in conformance with all City and state regulations and standards, and in a manner that minimizes or eliminates adverse impacts and encourages and facilitates the orderly development of Eureka and its environs.

- (B) The provisions of this Subdivision Code shall be applicable to all subdivisions and developments within the City and in unincorporated territory within a mile and one-half of the City's corporate limits. It is the intent of this code to permit subdivision development within all zoning classifications in its controlled area.

- (C) Transition Period. Where a complete application for development approval (including building permit, special use approval, site plan approval, variance approval, final plan or record plat approval) is pending on the effective date of this Ordinance, the provisions of the regulations in effect when the application was filed shall govern the review and approval of the application for development approval. If such application is approved within six (6) months of the date of adoption of this Ordinance, then the applicant shall be entitled to complete the development, provided that construction begins within six (6) months of the issuance of such approval and is diligently pursued to completion.

Any preliminary plat which has been approved by the City Council as of the date of adoption of this Ordinance shall continue to be construed as approval of the subdivision layout only. In all other respects the provisions of this Code shall govern.

- (D) The provisions of this Subdivision Code shall also apply to any other developments, whether a subdivision is required or not under the laws, statutes, ordinances or regulations of the governing body or agency having jurisdiction or control, and regardless of whether the same is labeled a subdivision or not, it being the intent of the chapter to apply to all types of development, both within the City and to unincorporated areas lying within a mile and one-half of the City's corporate limits. This shall apply to all types of land subdivisions or developments that impact adjacent land, including, but not limited to, the dedication or construction of public or private streets, storm sewers, sanitary sewers, storm water drainage facilities and similar types of improvements, whether a subdivision of land is required or not under the laws,

statutes, ordinances or regulations of the governing bodies or agencies having jurisdiction.

1-2 RULES FOR INTERPRETING LANGUAGE

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted as follows:

- (A) The word ~~%~~shall+is mandatory; the word ~~%~~may+is permissive.
- (B) The word ~~%~~person+includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.
- (C) The present tense includes the future tense; the singular number includes the plural and the plural number includes the singular unless the context clearly indicates otherwise.
- (D) The words ~~%~~used+or ~~%~~occupied+include the words ~~%~~intended," ~~%~~designed" or ~~%~~arranged to be used or occupied,+as well as ~~%~~constructed," ~~%~~altered," ~~%~~converted," ~~%~~rented," ~~%~~leased" or ~~%~~intended to be used."
- (E) The word ~~%~~building" includes the word ~~%~~structure."

1-3 DEFINITIONS

For the purpose of this subdivision code the following definitions shall apply unless the context clearly indicates or requires a different meaning. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and when any pertinent term is not expressly defined, it shall be construed to have its usual legal definition. The word "shall" is always mandatory and not merely advisory.

ALLEY. Right-of-way primarily designed to serve as access to the side or rear of those properties whose principal frontage is on a street.

ASSOCIATION. The owner's association to be formed for the owners of property in a subdivision to maintain any open space, common grounds or common buildings not dedicated to and accepted by a public agency.

BASE FLOOD. A flood having a one percent chance of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood.

BOND, ETC. A performance bond issued by a surety company or a cash bond or a letter of credit issued by a financial institution to guarantee a contract and the payment of all obligations for the construction of public improvements.

BUILDING. Any structure erected for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

BYPASS CHANNEL. A channel formed in the topography of the earth's surface to carry storm water runoff through a specified area.

CERTIFICATE OF REGISTRATION. A certificate issued by the City Clerk indicating registration with the City to develop and/or construct public improvements that will be or have been dedicated to the City during a subdivision process. This certificate shall not be denied, suspended or revoked except by City Council action.

CITY. The City of Eureka, Woodford County, Illinois.

CIVIL ENGINEER. The Civil Engineer of the City.

COMPREHENSIVE PLAN. The official Comprehensive Plan and the Land Use Map of Eureka adopted by the City Council, as amended from time to time.

CONDOMINIUM SUBDIVISION. Any subdivision or part of a subdivision that is intended for multi-family buildings to be constructed and sold by the sub divider as condominium units rather than as apartments.

CONSTRUCTION PLANS AND SPECIFICATIONS. Plans prepared by a registered engineer of the sub-divider to show the types, location, lines and grades of the proposed streets, storm sewers, sanitary sewers and water mains, etc. in the subdivision.

CONSULTING ENGINEER. The consulting engineer appointed by the Mayor with the consent of the City Council to assist the City as described in the City's code of ordinances.

CONTROL STRUCTURE. A structure designed to control the flow of storm water runoff over a specific length of time.

COUNTRY ESTATE. A zoning classification which requires single family detached dwellings with lots at least two and one-half (2½) acres in area and a lot width at the building setback line of one hundred twenty feet (120') or more.

DEVELOPMENT. Any manmade change to real estate, including:

- (A) Construction, reconstruction or placement of a building or any structure or addition to a building valued at more than \$1,000.
- (B) Installing a manufactured home on a site, preparing a site for a manufactured home or installing a travel trailer on a site for more than 180 days.
- (C) Drilling, mining, installing utilities or facilities and constructing roads, bridges or similar projects valued at more than \$1,000.
- (D) Filling, dredging, grading, excavating or other non-agricultural alterations of the ground.
- (E) Storage of materials.
- (F) Any other activity that might change the direction, height or velocity of flood or surface water.

Development does not include maintenance of existing buildings and facilities, gardening, plowing and similar agricultural practices.

DRYBOTTOM STORM WATER STORAGE AREA. A facility designed to be normally dry and contain water only when excess storm water runoff occurs.

DWELLING UNIT. One or more rooms constituting a dwelling or part of a dwelling used exclusively as living quarters for one family and not more than two roomers or boarders, and which contains cooking facilities, sink or other kitchen facilities.

EASEMENT. A right or privilege to enter and use private land for specified purposes.

EXCESS STORM WATER. That portion of storm water runoff that exceeds the transportation capacity of storm sewers or natural drainage channels serving a specific watershed.

FINAL ACCEPTANCE. Acceptance of the subdivision improvements by the City Council.

FINAL PLAT. The final map or drawing on which the subdividers plan of subdivision is presented to the City Council for approval, and which, if approved, shall be recorded in the Woodford County Recorder's office for the purpose of conveying land.

FLAG LOT. A lot, the main or principal use or the building area of which does not abut or adjoin a public street but is connected to such public street by a narrow strip of land which is part of the lot. Flag lots shall have a frontage on a public street of not less than 30 feet.

FLOOD HAZARD AREA. Areas susceptible to the base flood and delineated as "A" zones on a Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA). Flood hazard areas of unincorporated Woodford County that are within the extraterritorial jurisdiction of the City that are identified on a Flood Insurance Rate Map (FIRM) prepared for Woodford County by FEMA.

FRONTAGE. The length of the front property line of a lot or tract of land abutting a public street.

GRADE. The slope of a road, street or other public way, specified in percent and shown on street profile plans as required herein.

LOT. A portion of a subdivision or parcel of land considered a unit intended for transfer of ownership or for building development.

- (A) The minimum frontage, depth, width and area requirements shall not be less than the standards for corresponding use established by the Zoning Ordinance of the City of Eureka.
- (B) In the case of wedge-shaped residential lots fronting on a curved street, the minimum width at the street line shall be thirty (30) feet.
- (C) Lots intended for commercial or industrial use and development shall have adequate off-street parking facilities and shall in all ways conform to the City's Zoning Ordinance.
- (D) Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
- (E) Building setback lines shall be established on all lots, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated, provided, however, that they shall not be less than the standards established by the City Zoning Ordinance.
- (F) Corner lots shall have sufficient width to permit front setbacks on both streets, as set forth for the district in the City Zoning Ordinance.
- (G) Through lots and reverse frontage lots are prohibited except when deemed essential to provide separation from traffic thoroughfares. A screening easement of a minimum of ten (10) feet in width utilizing proper indigenous plants and foliage of a minimum of eight (8) feet in height shall be required across the rear line of commercial and industrial lots. Screening is also suggested for residential lots.

NATURAL DRAINAGE. Channels formed in the existing surface topography prior to changes made by unnatural causes.

OUTLOT. A remnant of land that remains from a subdivision which, by reason of lot width, depth, area, frontage, topography or lack of access, cannot be built upon or zoned for use.

OWNER. Any person having legal or equitable title to the land sought to be subdivided under this ordinance.

PAVEMENT WIDTH. The shortest distance between the backs of parallel curbs or outer parallel limits of the paved portion of a street.

PLANNING COMMISSION. The City of Eureka Planning Commission.

PLAT OFFICER. An officer appointed by the Mayor with the consent of the City Council, whose vested duty is to administer and enforce the regulations and standards of this Subdivision Code.

PRELIMINARY PLAT. A preliminary map or drawing indicating the proposed layout of the subdivision as submitted to the Planning Commission for recommendation to the City Council for action.

PUBLIC WATER SUPPLY. A potable water system serving at least 15 service connections or regularly serves at least 25 persons at least 60 days per year, as more specifically defined by the Illinois Environmental Protection Act (415 ILCS 513.28).

RESERVE STRIP. A strip of land, usually the boundary of a subdivision, that is withheld from sale or dedication to control the development of adjacent land.

RE-SUBDIVISION. Any change in an approved or recorded subdivision plat.

REVERSE FRONTAGE. A lot that is bounded in front and in back by a street or thoroughfare.

SANITARY SEWER. A constructed conduit to collect and carry liquid and solid sewage wastes, other than storm waters, to a sewage treatment plant.

SELECT GRANULAR BACKFILL. Selected backfill as defined by the state water and sewer main specifications and as approved by the Civil Engineer.

SIDEWALK. That portion of a public right-of-way, paved and intended for pedestrian use only.

STATE ROAD SPECIFICATIONS. The most recent edition of the *Standard Specifications for Road and Bridge Construction*, as adopted by the Illinois Department of Transportation.

STATE WATER AND SEWER MAIN SPECIFICATIONS. The most recent edition of the *Standard Specifications for Water and Sewer Main Construction in Illinois*.

STORM DRAINAGE CAPACITY. The flow of storm water runoff that can be transported by a channel or conduit without causing a rise of the water surface over the top of the conduit or adjacent to the channel.

STORM SEWER. A constructed conduit to collect and carry surface waters to a drainage course.

STORM WATER RUNOFF. The flow of water resulting from precipitation that was not absorbed by the soil or plant material.

STORM WATER RUNOFF RELEASE RATE. The rate at which storm water runoff is released to adjacent land.

STORM WATER STORAGE AREA. Any area designated to store excess storm water.

STREETS AND ALLEYS. A way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, or however designated, in the following hierarchy:

- (A) **MAJOR THOROUGHFARES** are Streets and highways used to provide the through movement of a high volume of traffic.
- (B) **COLLECTOR STREETS** are those that carry traffic from minor streets to major arterial streets, including the principal entrance streets of a residential development and streets for circulation within such a development.
- (C) **MINOR STREETS** are those local streets that are used primarily for access to abutting properties.
- (D) **ALLEYS** are a public way used primarily for service access to the rear or side of properties otherwise abutting on a street.

SUB-DIVIDER. Any individual, association, corporation or other legal entity who is an owner or agent responsible for subdividing or developing land and who is responsible for requirements outlined in these regulations for the subdividing of land.

SUBDIVISION. The division of a parcel of land into two or more lots or parcels for the purpose of transfer of ownership or building development shall be deemed a subdivision. The term includes re-subdivision. When appropriate to the context, the

term subdivision shall relate to the process of subdividing or to the land subdivided. The term also applies to the following, which, while not requiring submission of a subdivision plat nor approval of the City Council, requires City approval through the Plat Officer and compliance with the other requirements of this subdivision code:

- (A) Division or subdivision of land into lots of five acres or more that does not involve any new streets or easements of access.
- (B) Division of lots or blocks less than one acre in any recorded subdivision that does not involve any new streets or easements of access.
- (C) The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- (D) The conveyance of parcels of land or interests therein for use as a right-of-way for railroads, utilities or pipe lines which does not involve any new streets or easements of access.
- (E) The conveyance of land owned by a railroad or other public utility that does not involve any new streets or easements for access.
- (F) The conveyance or dedication of land for highway or other public purposes or the vacation of land dedicated for a public use.
- (G) Conveyance made to correct descriptions in prior conveyances.
- (H) The sale or exchange of parcels following the division into no more than two parts of a particular parcel of land existing on July 17, 1959 and not involving any new streets or easements of access.
- (I) It is the intent of the section to eliminate the exception stated at Section 1. (b) 9 of the Illinois Plat Act.

SUBDIVISION CODE. This Subdivision Code of the City and contiguous areas.

SUBSTANTIAL CONFORMANCE. No changes in a subdivision's street configuration; the number, sizes and configuration of lots; the configuration of storm water drainage plans or the configuration of any other utility services.

TRIBUTARY WATERSHED. All the area that contributes storm water runoff to a given point.

WET BOTTOM STORM WATER STORAGE AREA. A facility designed to be maintained as a pond with a free water surface and which has capacity to contain excess storm water runoff.

X YEAR STORM. The average recurrence interval within which a rainfall of given intensity and duration will be equaled or exceeded only once. A 100 year storm would have an intensity of rainfall that would, on average, be equaled or exceeded only once in 100 years. This does not imply that it will occur only once in 100 years, or having occurred, will not happen again for 100 years.

1-4 INTERPRETATION

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of public health, safety and general welfare.

1-5 CONFLICT WITH PUBLIC AND PRIVATE PROVISIONS

(A) Public Provisions. These regulations are not intended to interfere with, abrogate or annul any other ordinance, rule or regulation, statute or other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation or other provisions of law, whichever provisions are more restrictive or impose higher standards shall control.

(B) Private Provisions. These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant or other private agreement or restriction, the requirements of these regulations shall govern.

1-6 SEVERABILITY

If any part or provision of these regulations is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in controversy in which said judgment shall have been rendered and shall not affect or impair validity of the remainder of these regulations or the application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of these regulations even without any such part, provision or application.

1-7 SAVING PROVISION

These regulations shall not be construed as abating any action relating to land within the existing boundaries of the City of Eureka under or by virtue of prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the City under any section or provision existing

at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm or corporation by lawful action of the City except as shall be expressly provided for in these regulations.

1-8 AMENDMENTS

For the purpose of protecting the public health, safety and general welfare, the City Council may from time to time amend the provisions imposed by this subdivision ordinance.

1-9 ENTITLEMENT OF RECORD UPON APPROVAL

- (A) Each sub-divider who seeks the Council's approval of a subdivision shall follow these procedures and conform to the City's approved Comprehensive Plan, as amended from time to time. All requests for Preliminary Plat of a subdivision shall be referred to the Planning Commission for review and recommendation before action by the City Council.
- (B) No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell such a parcel until a plat of the subdivision has been approved by the City Council and filed with the Woodford County Recorder of Deeds.
- (C) Amendments to the Subdivision Code become effective with approval by the City Council. Any final requests, based on Preliminary Plats that were approved by the City Council within one year of the date of the request for Final Plat approval, shall not be required to comply with the amendments to the Subdivision Code made within that one year period. All other Final Plats must comply with the then existing Subdivision Code requirements in effect on the date of the request for Final Plat approval. All requests for Final Plat approval must be made in compliance with the provisions of this Subdivision Code.
- (D) If a plat has been approved and afterward it is desirable to change or vary the lot lines as shown, this constitutes a re-subdivision, and re-platting of the lots is required, following these subdivision procedures.
- (E) Upon the approval of a Final Plat by the City, the sub-divider thereby grants the City, its officers, employees and agents access to the subdivision for the purpose of inspecting improvements.

1-10 ABBREVIATED PROCEDURE FOR CERTAIN SMALL SUBDIVISIONS

The sub-divider of any proposed subdivision having five or fewer lots fronting on an existing street complying with the standards imposed by this ordinance may, at the discretion of the Plat Officer, submit a final plat, together with any construction

plans deemed necessary, without following the steps which ordinarily precede the submission of a final plat.

1-11 SUBDIVISION INSPECTION FEES

- (A) The Developer shall notify the City twenty-four (24) hours prior to installing or constructing any required improvement in a subdivision covered by inspections. The Developer will be required to have inspections at the time of construction of the following improvements in the Subdivision:
1. Sanitary sewer mains and appurtenance installation. The sanitary sewer mains and all appurtenances will be inspected for location and backfill of the utility prior to covering the mains. The Developer will be charged \$25 for each inspection. Payable within ten (10) days of the date of the inspection.
 2. Water mains and appurtenance installation. The water mains and all appurtenances will be inspected for location and backfill of the utility prior to covering the mains. The Developer will be charged \$25 for each inspection. Payable within ten (10) days of the date of the inspection.
 3. Storm sewers and appurtenance installation. The storm sewers and all appurtenances will be inspected for location and backfill of the utility prior to covering the mains. The Developer will be charged \$25 for each inspection. Payable within ten (10) days of the date of the inspection.
 4. Street fill and compaction testing. The street backfill and compaction testing shall be inspected prior to paving. The Developer will be charged \$25 for each inspection. Payable within ten (10) days of the date of the inspection.
 5. Failure to meet any of the minimum requirements of the Subdivision Code will result in a re-inspection and additional inspection fee will be charged at a rate of twenty-five (\$25.00) per inspection until the minimum requirements are met. (revised Ord. 11-11)

SECTION 2 - SEQUENCE OF EVENTS, PRE-APPLICATION, PRELIMINARY PLAT, FINAL PLAT

2-1 SEQUENCE OF EVENTS

The following listing is not intended to be all-inclusive but only a guide to assist the sub-divider through the various steps in the proper sequence.

- Step 1 Pre-application (optional). Informal discussion with the Plat Officer and Planning Commission to assist the developer in preparing an acceptable Preliminary Plat.
- Step 2 Submit Preliminary Plat to the Plat Officer.
- Step 3 Planning Commission holds Public Hearing on the Preliminary Plat.
- Step 4 Review of Preliminary Plat by the Planning Commission. A recommendation from the Planning Commission to the City for approval or disapproval. If approved, a reproducible plat shall be filed with the City Clerk and a filing fee of \$25.00 paid. This approval authorizes the sub-divider to proceed with the Final Plat.
- Step 5 Submit Final Plat and all supporting data to Plat Officer within one year of the date of approval of the Preliminary Plat (see page 14) and pay subdivision fee.
- Step 6 Planning Commission holds Public Hearing and recommends to the City Council approval or disapproval of the Final Plat.
- Step 7 City Council approves Final Plat.
- Step 8 Plat Officer files Final Plat with Woodford County Recorder of Deeds.
- Step 9 Sub-divider constructs all improvements within two years from date of approval of the Final Plat.
- Step 10 Sub-divider retains the services of a professional engineer to supervise the construction of all required improvements, and all required improvements are tested and approved.
- Step 11 Sub-divider's engineer certifies to the City Council that all improvements have been installed according to the approved plans and specifications and submits reproducible copies of As-Built plans.
- Step 12 City Council approves and accepts improvements.

Step 13 Sub-divider guarantees improvements for one year from date of acceptance.

2-2 PRE-APPLICATION

Pre-application (optional). Informal discussion with the Plat Officer and Planning Commission to assist the developer in preparing an acceptable Preliminary Plat.

2-3 PRELIMINARY PLAT

- (A) The sub-divider shall prepare and submit twelve (12) scaled copies of the Preliminary Plat of the proposed subdivision. An application for subdivision shall be filed with the Preliminary Plat.
- (B) Preliminary Plat materials shall be submitted to the Plat Officer no later than the 15th day of the month prior to the meeting at which the Planning Commission shall review and recommend action on the Preliminary Plat. Twelve (12) additional scaled copies of the Preliminary Plat, as recommended by the Planning Commission, shall be submitted to the Plat Officer within five days following recommendation.
- (C) Within forty-five (45) days from the date of the submission of the preliminary plat by the sub-divider, or the filing by the sub-divider of the last item of required supporting data, whichever is later, the Planning Commission shall recommend that the City Council either approve or disapprove the Preliminary Plat. If the Planning Commission recommends disapproval of a Preliminary Plat, it shall within said forty-five (45) days provide both the sub-divider and the City Council with a written explanation of the reasons for its recommendation. If the Preliminary Plat is not satisfactory, the Planning Commission may give qualified approval of the Preliminary Plat and permit the sub-divider to make recommended changes and additions before submission to the City Council. A recommendation for disapproval does not constitute rejection of a Preliminary Plat. The City Council may approve or disapprove a Preliminary Plat regardless of the recommendation of the Planning Commission. If the Planning Commission fails to make a recommendation within the time limits established by this subsection, unless such time is extended by mutual consent, the Preliminary Plat shall be submitted to the City Council for its consideration without a recommendation by the Planning Commission.
- (D) If such Preliminary Plat is disapproved, the Planning Commission will recommend denial to the City Council unless the sub-divider requests reconsideration by the Planning Commission in writing prior to the first meeting of the City Council following written denial by the Planning Commission. If the sub-divider requests reconsideration by the Planning

Commission, the Planning Commission shall have an additional 45 days to consider the sub-divider's request.

- (E) Within thirty (30) days after the next regular meeting of the City Council following action by the Planning Commission, the City Council shall either approve or reject the Preliminary Plat. Failure by the City Council to act within the period established by this subsection shall constitute rejection of the Preliminary Plat. The City Council and the sub-divider may mutually agree to extend the thirty (30) day period.
- (F) The Preliminary Plat shall contain the following information:

Existing Conditions

- (1) A detailed drawing of the proposed subdivision at a scale not smaller than 100 feet per inch.
- (2) Existing topographical data. For all land that slopes less than 2%, show contours with an interval of one foot. For land that slopes more than 2%, show contours with an interval of two feet. All elevations shall be based on State Plane Coordinates.
- (3) Other site conditions and significant features including flood hazard areas, water courses, marshes and wooded areas.
- (4) Conditions on land adjacent to the site including approximate direction of ground slope including embankments and retaining walls, buildings, railroads, towers and all other nearby nonresidential land uses.
- (5) Zoning on and adjacent to the tract, including land separated by a transportation feature. Designation of any lots for duplex development.
- (6) Names of owners of adjacent unplatted land and names of adjacent platted subdivisions.
- (7) Existing streets and roads on or adjacent to the tract showing the location, name, right-of-way width and street surface width. All existing walks, curbs, gutters and culverts, etc.
- (8) Existing utilities on or adjacent to the tract, including:
 - (a) The location and size of all water mains. If water mains are not adjacent to the tract, indicate the direction and distance to the nearest main, and its size.

- (b) The location and size of all sanitary and storm sewer mains, manholes and inlets. If sanitary sewer mains are not adjacent to the tract, indicate the direction, distance and invert elevation of the nearest sanitary sewer and its size.
- (c) The location of all gas mains.
- (d) The location of all electric and telephone poles and street lights.

Proposed Conditions

- (1) Proposed improvements or other major projects planned by public authorities to be constructed on or near the tract.
- (2) Sites and acreage, if any, for multifamily dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings.
- (3) Sites and acreage, if any, to be dedicated for parks, playgrounds, bikeways, schools and other public uses.
- (4) Proposed streets including right-of-way and pavement widths.
- (5) Location and dimensions of all other proposed rights-of-way and easements.
- (6) Lot lines, block and lot numbers and lot sizes shall be shown.
- (7) Minimum building setback lines.
- (8) Location and sizes of all proposed utilities.
- (9) Storm water control facilities including storm water retention basins.
- (10) Title, scale, north arrow, and date.
- (11) Additional information, if required by the Plat Officer, including:
 - (a) Profiles showing existing ground surface and proposed street extensions showing grades and cross sections for a reasonable distance beyond the limits of the proposed subdivision.
 - (b) Preliminary plans of proposed sanitary and storm sewers with grades and sizes indicated for a reasonable distance beyond the limits of the proposed subdivision.

- (12) Draft of restrictive covenants (if any) whereby the sub-divider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

2-4 BONDS, FEES, AND CERTIFICATIONS

- (A) All sub-dividers shall obtain a certificate of registration from the City prior to the submittal of Preliminary Plats.
- (B) All public improvement contractors shall obtain a certificate of registration from the City prior to the start of construction of any public improvements.
- (C) The applicant for a condominium subdivision shall furnish a bond with a corporate surety licensed to do business in this state, guaranteeing that all common areas and facilities and all common recreational facilities will be completed.
- (D) The sub-divider, prior to approval of the Final Plat by the City Council, shall furnish surety that public improvements, including, without limitation, sidewalks, shall be completed satisfactorily. Surety shall be provided to the City when development occurs within the boundaries of the City and jointly to the City and Woodford County when development occurs within the mile and one-half jurisdiction of the City. The surety submitted to the City shall take any of three separate forms.
- (1) The sub-divider may elect to furnish a corporate surety bond approved by the City Council, in the amount of 110% of the verified estimate of expenditure.
- (2) In lieu of a surety bond, the sub-divider may provide a cash bond in the form of a cashier's check or certified check payable to the City in an amount equal to 110% of the verified estimate of expenditure. The cash bond will be invested by the City, and the sub-divider shall receive the interest earned on the cash bond when final repayment is made to the sub-divider.
- (3) In lieu of a surety or cash bond, the sub-divider may provide an irrevocable letter of credit from a bank or other financial institution in an amount equal to 110% of the verified estimate of expenditure and in the form acceptable to the City.
- (E) If the sub-divider obtains guaranteed contracts from the contractors for all improvements in the subdivisions that total less than 90% of the verified estimate of expenditure, the sub-divider may petition the City Council to reduce the amount of the bond, etc. to the amount of the contract.

- (F) Bond, etc. reductions to the sub-divider may be made upon the sub-divider's written request following 50% completion of the improvements, provided, however, that storm water control features, approved by the Civil Engineer, shall be serviceable, if not entirely completed. Reduced bond, etc. amounts will be based upon completed quantities and applicable unit costs as contained in the verified estimate of expenditure and will require a written recommendation by the Civil Engineer to the City Council. Based upon the Civil Engineer's written recommendation, the City Council may authorize a reduction of the bond, etc. A maximum of three requests for reduction will be considered. Sufficient surety shall be maintained by the City to cover all remaining construction costs with a minimum amount retained of 20% until final approval and acceptance of the subdivision. Reductions of bonds, etc. shall not be considered as acceptance of all or part of a subdivision.
- (G) Public improvements shall be substantially completed in a satisfactory manner within a two-year period following the recording of the Final Plat with the Woodford County Recorder and shall also be conditioned upon the sub-divider fully complying with the provisions of the Subdivision Code. The sub-divider, the sub-divider's engineer and all public improvement contractors shall submit to the City a certificate of compliance stating that all public improvements being dedicated to the City comply with all applicable City requirements. The certificate shall further state that any deviation from the construction plans and specifications have received approval of the Civil Engineer.
- (H) Upon completion and conditional approval of all subdivision improvements, the sub-divider shall provide a one-year written maintenance agreement/guaranty of the improvements against structural failure. During this period, the sub-divider shall provide financial surety as follows:
- (1) If a surety bond is used, it shall provide the surety has agreed to maintain such improvements constructed under the bond for a period of one year for 100% of the estimated cost of the improvements.
 - (2) If the sub-divider provides a cash bond or an irrevocable letter of credit, the bond or letter of credit shall be 20% of the amount of the estimated costs of the improvements.
- (I) Final amounts retained shall be released to the sub-divider, with accrued interest, if any, following sub-divider's written request and written recommendation by the Civil Engineer for final approval and acceptance by the City Council.
- (J) No Final Plat of any subdivision shall be approved for recording if the sub-divider or anyone working under or through the sub-divider is in violation of any of the provisions of the Subdivision Code. Furthermore, the Planning

Commission and City Council have the right to refuse to consider any additional plat or plats covering any subdivision or subdivisions of said subdivider through reapplication procedure, or otherwise, until such time as such violation, or violations, cease and the sub-divider is in full compliance with all of the provisions of this code.

- (K) Each applicant for approval of a condominium subdivision shall pay a review fee of \$20 per unit to help defray the cost to the City of reviewing the plans and making a determination as to whether or not the proposed condominium subdivision complies with all applicable ordinances. This review fee will not be refundable, whether or not the condominium subdivision is approved.
- (L) Fees shall be paid by the sub-divider to the City for the review of Final Plats and construction plans and specifications in the amount of \$25 per lot for the first ten lots in a Final Plat, \$20 per lot for the next ten lots in a Final Plat, \$17.50 per lot for the next 20 lots in a Final Plat and \$12.50 per lot for each additional lot over 40 on the Final Plat. This fee shall be paid to the City Clerk at the time of submittal of the Final Plat to the Plat Officer.
- (M) The sub-divider shall pay the cost of materials for street signs. The signs shall be installed by the City.
- (N) The City Council shall take formal action at a meeting to accept public improvements.

SECTION 3 - FINAL PLAT

3-1 FINAL PLAT

- (A) Within one year of approval of the Preliminary Plat by the City Council, the sub-divider may prepare and submit a Final Plat of the proposed subdivision, or a portion thereof, along with other supplementary information required. The Final Plat shall be in substantial conformance with the approved Preliminary Plat and shall comply with the construction standards and Subdivision Code requirements in effect at the time the Preliminary Plat was approved. The sub-divider shall have an additional four-year period in which to prepare and submit a Final Plat of the proposed subdivision or portion thereof, along with other supplementary information required, but any such Final Plat must comply with those construction standards and subdivision code requirements in effect at the time of Final Plat subdivision. Following this five-year period, the sub-divider may request an extension of the period the Preliminary Plat remains in effect by submission of an application for extension presented for City Council action.
- (B) Twelve (12) copies of the Final Plat application, along with the construction plans and specifications and an estimate of expenditure, shall be submitted to the Plat Officer no later than 20 days before the regular meeting of the City Council at which the approval of the subdivision Final Plat is sought.
- (C) The Final Plat shall be a reproducible ink drawing at a scale of 200 feet equals one inch or larger. The drawing may be on more than one sheet with an index sheet, if required.
- (D) For large subdivisions, the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Plat Officer.
- (E) The Final Plat shall contain, as a minimum, the following information:
 - (1) Primary control points and ties to such control points to which all dimensions and bearings and similar data shall be referred. At least one of the control points shall be an established section corner.
 - (2) Subdivision boundary lines, street right-of-way lines, easements and lot lines shall be shown with accurate dimensions and bearings. Radii arcs and central angles of all curves shall also be shown. The location and description of all monuments used to identify points shall be included.
 - (3) The name and right-of-way width of each street or other right-of-way.
 - (4) The location, dimensions and purpose of all easements, including easements provided for sump pump drains, gas lines, etc.

- (5) The minimum building setback lines.
 - (6) A number to identify each lot or site.
 - (7) The purpose for which sites other than residential lots are dedicated.
 - (8) The names of recorded owners of adjoining unplatted land.
 - (9) Reference to recorded subdivision plats adjoining the site with recorded name, date and number.
 - (10) Identification of all flood hazard areas.
 - (11) Plat title, scale, north arrow and date.
- (F) Final Plats of sites located entirely within the city limits shall contain the following certificates:
- (1) A certificate from a registered land surveyor acknowledged by the owner of the land or duly authorized attorney, as required by the Plat Act.
 - (2) A certificate to be signed by the Plat Officer stating that the plat conforms to the Subdivision Code.
 - (3) A certificate to be signed by the City Clerk stating that the plat was approved by the City Council.
 - (4) A certificate to be signed by the Woodford County Clerk stating that the subdivision is not subject to delinquent real estate taxes or special assessments.
 - (5) A certificate containing a dedication by the owner of the property dedicating to the public in perpetuity the right-of-way for public streets, alleys and sanitary and storm sewers, and stating that easements are granted for the uses specified and that other lots are dedicated for public purposes as specified and applicable.
- (G) Final Plats of sites located outside the City but within a mile and one-half of the City's corporate limits shall contain the following certificates and statements in addition to all of those required for sites within the city limits:
- (1) All certificates required by Woodford-County.
 - (2) A certificate to be signed by the appropriate Township Road Commissioner.

- (3) A certificate to be signed by the Woodford County Highway Superintendent.
- (H) Final Plats for subdivisions that are bounded by state right-of-way shall contain a certificate for use by the District Engineer of the Illinois Department of Transportation.
- (I) Within 90 days after approval of the Final Plat by the City Council, the sub-divider shall record the Final Plat with the Woodford County Recorder. If the plat is not so recorded, it shall have no validity and shall not be recorded without subsequent approval of the City Council. The City Council may extend the filing date an additional 90 days if the sub-divider can demonstrate unique circumstances or conditions whereby the recording of the Final Plat cannot be accomplished.
- (J) Sub-divider shall execute, upon request by the city, a bill of sale conveying to the City personal property located in the rights-of-ways and easements that are dedicated to the City.

3-2 CONSTRUCTION PLANS, SPECIFICATIONS AND OTHER REQUIREMENTS

- (A) At the time of Final Plat submittal, five (5) copies of construction plans and specifications for all public improvements, including but not limited to, streets, sanitary sewers, water mains, drainage plans, sump pump drain lines, storm sewers, storm water controls and erosion controls shall be submitted. The construction plans and specifications shall be prepared, signed and sealed by a registered Illinois Professional Engineer. These plans and specifications shall conform to the Subdivision Code and design standards of the City and be reviewed and approved by the Civil Engineer. A copy of the Final Plat and construction plans and specifications for all public improvements shall also be submitted on a 3½" floppy disc in a format acceptable to the City of Eureka.
- (B) An estimate of expenditure covering the cost of public improvements shall be prepared and submitted to the Plat Officer with the construction plans and specifications. The estimate of expenditure shall be prepared and signed by a registered Illinois Professional Engineer. This estimate shall be verified by the Civil Engineer for accuracy and adequacy.
- (C) Drainage plans, including the calculations for storm water control, shall be submitted as a part of the construction plans and specifications. The drainage plan shall be recorded with the Final Plat. The drainage plan shall contain the following statement regarding drainage of surface waters signed by a registered Professional Engineer and the owner of the land or attorney duly authorized by the owner: "To the best of our knowledge and belief, the

drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains that the sub-divider has the right to use, and such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision."

- (D) In the case of commercial and industrial developments, all storm water control calculations shall be based upon the assumption of 100% of the useable lot area having an impervious surface.
- (E) Restrictive covenants (if any) in a form acceptable for recording, and other data, such as other certificates, affidavits, etc. as may be required by the Plat Officer to enforce the Subdivision Code, design standards or other regulations shall be submitted at this time.
- (F) A pre-construction conference to be held with the City's Civil Engineer, sub-divider, sub-divider's engineer and sub-divider's general contractor is encouraged to discuss the requirements for public improvements, including, but not limited to, construction specifications, bonding, scheduling and testing.
- (G) In the case of commercial and industrial subdivisions and developments, a landscaping plan shall be submitted to and approved by the City of Eureka.

3-3 EASEMENTS

- (A) Easements shall be provided for utilities centered on rear and/or side lot lines and along street rights-of-way where necessary. Easements for sump pump drain lines and street lights shall be located as approved by the Civil Engineer. Easements shall be a minimum of ten feet in width.
- (B) Where a subdivision is traversed by a water course, drainage way, channel, stream, storm water or detention facility where the runoff from a base flood storm exceeds one cubic foot per second, a water course easement or drainage way easement shall be provided conforming substantially with the lines of the water course and/or detention facilities. The width of the easement shall be sufficient for the water course and future maintenance access to the drainage way.
- (C) A planting screen easement of at least ten feet in width shall be provided along the lines of lots abutting a traffic artery of reverse frontage lots.
- (D) Except where alleys are provided for the purpose, utility easements shall be provided for use in erecting, constructing and maintaining water mains, poles,

wires, conduits, storm sewers, sanitary sewers, surface drainage, gas mains, electrical lines, cable television facilities and other public utilities required for an urban structure. Said easement shall be a minimum width of six (6) feet. Easements for underground cable for street lighting shall be provided on the Final Plat. No building shall be erected on said easements.

3-4 CONSTRUCTION INSPECTIONS AND DEVIATIONS FROM THE PLANS AND SPECIFICATIONS

- (A) The City or the designated representative of the City shall have access to the subdivision site at all times to observe the improvements during and after construction.
- (B) The sub-divider shall notify the City at least 24 hours in advance of any underground construction of improvements.
- (C) The sub-divider shall be responsible for the inspection of all improvements to insure that all construction is done in accordance with City and state codes and requirements. The sub--divider shall provide sufficient engineering inspection so that the sub-divider's engineer can certify that all construction was completed in accordance with the approved plans and specifications.
- (D) No significant deviation from the approved construction plans and specifications shall be permitted without the written approval of the Civil Engineer. In the event of a discrepancy between sets of plans and the specifications for the subdivision, the official copy on file with the City shall take precedence.
- (E) The sub-divider shall certify that all improvements have been constructed in accordance with City and state codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement made prior to the release by the City of the subdivision bond, cash deposit or any portion thereof. The engineer for the sub-divider shall also certify that all improvements have been constructed in accordance with City and state codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement made prior to the release by the City of the subdivision bond, etc. cash deposit or any portion thereof.
- (F) The contractor or subcontractor responsible for installing each improvement shall also certify that all improvements have been constructed in accordance with City and state codes and requirements and with the approved plans and specifications. This certification shall be required for each improvement prior to the release by the City of the subdivision bond, etc., cash deposit or any portion thereof.

- (G) One copy of As-Built construction plans must be submitted to the City prior to the release of the subdivision bond, etc.

3-5 RULES FOR EXCAVATION IN PUBLIC RIGHTS-OF-WAY WITHIN THE CITY OF EUREKA

- (A) A Surety Bond in the penal sum of \$2,500.00 shall be provided to the City along with a Certificate of Liability Insurance listing the City of Eureka as an Additional Insured (Ordinance #260, 1959). A blanket bond may be provided annually in the above amount; however, each excavation shall require a separate license.
- (B) Payment for a license to excavate on municipal right-of-way and approval of said license shall first be issued by the City of Eureka prior to excavation.
- (C) It shall be the responsibility of the contractor to place the appropriate JULIE notification prior to starting work and to provide any barricades or traffic control measures required to complete the project in a safe manner.
- (D) All work shall be performed during normal work hours (7:30 a.m. to 4:30 p.m., weekdays only) except for emergencies, in which case the City shall be notified immediately.
- (E) No excavation shall commence after 2:00 p.m. on weekdays without prior approval by the Eureka Director of Public Works or his designee.
- (F) All debris remaining from the excavation shall be removed from the right-of-way as soon as possible, otherwise debris will be removed by municipal forces without notice to the contractor, and the contractor will be billed in accordance with the City's rate structure for labor, equipment and materials.
- (G) Costs associated with the repair of any utilities or real property damaged after being marked by the municipality shall be the responsibility of the contractor. Municipal rates shall be \$40.00 per man-hour to include hourly wages and benefits, and \$50.00 per hour for the use of heavy equipment such as backhoe, dump truck, sewer equipment, street sweeper, etc. Prices are subject to change from time-to-time.
- (H) Any excavation on municipal right-of-way shall be subject to inspection and approval by the Director of Public Works or his designee before the excavation is back filled.

3-6 BLOCKS AND ALLEYS

Blocks

- (A) The length, width and shape of blocks shall be determined with due regard to the following:
 - (1) Zoning requirements as to lot size.
 - (2) Limitations of topography.
 - (3) Needs for convenient access, traffic movement, control and safety of street traffic.
 - (4) Provisions of adequate building sites suitable to the special needs of the type of subdivision contemplated.
- (B) Pedestrian crosswalk or walkways shall be required to provide circulation and access to schools and playgrounds, shopping centers, transportation and other community facilities. Walkways shall not be less than ten feet wide.
- (C) All gas main trenches located below street surfaces, curbs and gutters and sidewalks shall be backfilled with selected granular backfill.
- (D) Under ordinary circumstances, block lengths shall not be less than two hundred fifty (250) feet nor more than twelve hundred (1200) feet, with the following factors to be utilized in the determination of the lengths, widths and shapes of blocks and exceptions to the above block length requirements:
 - (1) Provisions of adequate building sites suitable to the special needs of the type of use contemplated.
 - (2) Zoning requirements as to lot size and dimensions.
 - (3) Needs for convenient access, circulation, control and safety of street traffic.
 - (4) Limitations and opportunities of topography.
- (E) Paved pedestrian through walkways of not less than ten (10) feet right-of-way shall be required in blocks exceeding twelve hundred (1200) feet in length and placed as near the center of the block as possible.
- (F) In residential areas, blocks shall be designed so that each lot within said block fronts on a paved residential or collector street. No lot shall front on a major thoroughfare, unless an access or frontage road is provided.

Alleys

- (A) Alleys may be provided at the rear of all lots or tracts intended for commercial or industrial use but shall not be provided in tracts or blocks intended or zoned for residential use.
- (B) The minimum right-of-way for alleys shall be twenty feet (20').
- (C) Where alleys intersect with streets or other alleys, corners shall be cut off sufficiently to permit safe vehicular movements.
- (D) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities, as determined by the City's Authorized Representative.
- (E) Alley surfaces shall be constructed to the requirements of the City.
- (F) No construction of any type shall be permitted on the right-of-way.

3-7 DRAINAGE PLAN

- (A) A drainage plan shall be submitted along with the Final Plat for all subdivisions as defined herein. For developments that do not require a Final Plat, a drainage plan shall be submitted and approved prior to the issuance of a building permit. The plan must be reviewed and approved by the Civil Engineer.
- (B) The drainage plan shall be comprehensive in nature and shall show all components of the storm water drainage system. Each plan shall have as a minimum the following items:
 - (1) Natural land contours at minimum two-foot intervals.
 - (2) Final grading contours at minimum two-foot intervals.
 - (3) A construction pad for each lot with spot elevations. The construction pad shall be the limits of construction for any improvements on the lot.
 - (4) A finished grade on each lot allowing for a minimum slope of 10% for a minimum of ten feet from any building foundation and a minimum of 2% from any building beyond the ten-foot limit.

- (5) Any and all swales, ditches or other features that may be used to convey storm water. Spot elevations, grades and typical cross sections shall be shown for all swales, ditches and defined overland drainage ways.

3-8 LOTS

- (A) The area, width and depth of all lots shall not be less than required by the City Zoning Code. No outlet, remainder or remnant of land which is part of the tract being subdivided shall be created which, by reason of the lot width, depth, area, frontage, topography, or lack of access, or otherwise, cannot be used as a zoning lot, or be subject to further subdivision in accordance with the terms of this Subdivision Code. Any remaining parcel or outlet that cannot be made to comply with this code shall be eliminated by combining the area with one or more adjoining lots that do comply or by conveying it to a public body for an appropriate public use.
- (B) All properties reserved or laid out for commercial and/or industrial purposes shall be adequate to provide off street service and parking. The area required for these uses shall be determined by the type of use and development contemplated and as required by the zoning code.
- (C) If public sanitary sewers are not available and septic tank systems are to be used for sewage disposal, the minimum lot size shall be 20,000 square feet.
- (D) If neither a public sanitary sewer nor a public water system is available, the minimum lot size shall be one acre, with a lot width at the setback line of 120 feet or more.
- (E) Reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
- (F) Corner lots in residential subdivisions shall have extra width to permit building orientation to either street.
- (G) Lots in residential subdivisions with pedestrian crosswalk easements shall have the minimum side yard dimensions increased in width equal to the projection into the easement on the lot.
- (H) All residential lots shall conform to the following general standards, in addition to all other requirements of this chapter:
- (1) All such residential lots shall have access and frontage on a public street. The Planning Commission may recommend this requirement be waived where, due to unique circumstances or topographical limitations,

- access to a public street must be provided by either a private drive or an ingress/egress easement.
- (2) Flag lots will not be permitted except where such flag lots satisfy all of the following requirements:
 - (a) Such lots contain a minimum area of one acre, excluding the area of the narrow strip of land connecting the main or principal use area, or the building area, to the public street.
 - (b) Such lots provide for a minimum width at the public street of 30 feet, which minimum width shall be maintained from the public street to the main or principal use area, or building area, of such lot.
 - (I) Side lot lines shall be substantially at right angles or radial to street right-of-way.
 - (J) Building set back lines shall be established on all lots. The set back lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Minimum set back lines shall be established by the Zoning Code.
 - (K) All lot corners shall be marked with a monument that conforms to the requirements of the Plat Act, as amended.

3-9 WATER AND SEWER MAIN EXTENSION POLICY

- (A) It has been, and continues to be, the policy of the City that land developers within the City or unincorporated area within a mile and one-half of the corporate limits are required to extend water, storm sewer and sanitary sewer mains to their developments at their own expense.
- (B) In certain situations in which the corporate authorities deem it to be necessary or desirable to protect the public health, safety and welfare by insuring that adequate public facilities exist to serve new developments and to promote orderly development, the City may elect, in its sole discretion, to extend water, storm sewer or sanitary sewer mains at the City's expense to desirable areas and to recoup its expense by charging a connection fee to the owners/developers of the property benefited by said main extensions.
- (C) In the event the City elects to extend mains at its own expense, it shall be done so by ordinance, and each such ordinance shall contain, at a minimum, the following:
 - (1) An estimate of the cost to the City to extend the main or mains.

- (2) A designation of the area which the City reasonably believes will be benefited by the main extension.
- (3) A formula or fee schedule setting forth the way in which the connection fee will be determined.
- (D) Nothing herein shall be construed to prohibit or limit the City from collecting the fees provided for elsewhere in its code of ordinances.
- (E) Sanitary sewers connected to a public sewer system shall be installed to serve each lot in every subdivision under the planning jurisdiction of the City, whether within the City or outside of the City, except where a sanitary sewer is unavailable if it lies within three hundred feet (300') of any portion of the proposed subdivision.

3-10 POWER LINES

All power lines shall be installed underground. All main power lines shall be installed in a utility easement.

3-11 SANITARY SEWERS AND APPURTENANCES

- (A) The size of sanitary sewers and appurtenances shall be determined by the Civil Engineer. The minimum size of sewer mains shall be eight inches, and the minimum size of sewer laterals shall be six inches. The type of material used for sewers greater than 18 inches in diameter or laid at depths exceeding 28 feet or at stream crossings and in unstable ground shall be approved by the Civil Engineer.
- (B) Sanitary sewers and appurtenances shall be in accordance with City construction standards and state water and sewer main specifications. Connection of new sanitary sewers to the existing system shall not be made until approved by the Civil Engineer.
- (C) Sanitary sewers and service lines shall be ductile iron or polyvinyl chloride (PVC).
- (D) Ductile iron or PVC sewer joints shall be bell and spigot joints.
- (E) Sanitary sewer manholes shall be pre-cast concrete components or monolith concrete as shown on the City construction standards. Bases shall be cast in place concrete or pre-cast concrete. Wherever possible, manholes shall be provided with a corbel section to reduce the inside diameter of the manhole to 24 inches.

- (F) All sanitary sewers and service lines shall be laid with a minimum cover of three feet.
- (G) All sanitary sewers shall be installed on granular cradle bedding.
- (H) All sanitary sewer main and service line trenches located below street surfaces, curb and gutters shall be backfilled with selected granular backfill.
- (I) All sanitary sewer trenches shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Civil Engineer.
- (J) All new sanitary sewers and appurtenances shall be tested for leakage by air and/or ex-filtration under pressure or other methods approved by the Civil Engineer, tested for deflection, lamped for straightness and visually inspected. All tests shall be performed by the sub-divider's engineer or an independent testing company or under the observation of the Civil Engineer and test results documented and submitted to the Civil Engineer for review.

3-12 SIDEWALKS

Sidewalks are required on two sides of all streets in accordance with the specifications attached hereto. Except for frontage roads, fewer than two sidewalks will require a variance. Sidewalks shall be a minimum of four (4) inches thick, six (6) inches across driveways, of poured Portland Cement concrete, four (4) feet wide in residential areas and ten (10) feet wide in commercial areas, and shall be located between one (1) and two (2) feet from the property line. The construction of sidewalks in industrial subdivisions shall be determined on an individual basis by the City Council with advice from the Civil Engineer. A permit issued by the City and inspection by the City for the construction of sidewalks in existing subdivisions shall be provided. A Bond shall be provided by the developer to ensure that all sidewalks are constructed in a timely manner and in accordance with this ordinance. The developer shall install sidewalks on all lots pursuant to the specifications provided herein no later than the earlier of the following to occur: (i) that date which is two (2) years from the date of the final plat; or (ii) upon issuance of building permits for 80% of the lots within the subdivision as shown on the Final Plat.

3-13 STORM SEWERS AND APPURTENANCES

- (A) The size of storm sewers and appurtenances shall be as approved by the Civil Engineer. Minimum capacity of storm sewers shall be adequate to carry a two-year storm as defined in publications of the State Water Survey, Division of the Department of Registration and Education.
- (B) Storm sewers and appurtenances shall be installed in accordance with City construction standards and state water and sewer main specifications.

Connection of new storm sewers to the existing system shall not be made until approved by the Civil Engineer.

- (C) Pipe used in storm sewer construction shall be of concrete, polyvinyl chloride (PVC) or ductile iron of appropriate type and class.
- (D) Storm sewer manholes and inlets shall be pre-cast concrete components or monolith concrete. Bases shall be cast in place concrete or pre-cast concrete.
- (E) All storm sewers shall be installed on granular cradle bedding.
- (F) All storm sewers and appurtenances located below street surfaces, curbs and gutters shall be backfilled with selected granular backfill.
- (G) All storm sewer trenches shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Civil Engineer.
- (H) All storm sewers shall be lamped for straightness and visually inspected. All tests shall be performed by the sub-divider's engineer, an independent testing company or under the observation of the Civil Engineer, and test results documented and submitted to the Civil Engineer for review.

3-14 STORM WATER CONTROL AND DETENTION BASINS

- (A) Storm water control facilities are required to control the release of storm water from the subdivision in a manner that will not adversely affect downstream property by release rate, flooding, erosion, siltation or any other way.
- (B) Construction of storm water control facilities shall be accomplished as part of the cost of subdivision development. However, if the amount of storage capacity can be increased to provide benefit to the City, negotiations for public participation in the cost shall be initiated.
- (C) The storm drainage system shall be adequate to properly drain the subdivision and all other upstream areas that are tributary to the subdivision. Runoff from such upstream areas shall be calculated as if they were fully developed according to their existing zoning classifications. The design release rate of storm water from the subdivision shall not exceed the storm water runoff rate from the area in its natural undeveloped state. In no instance shall the release rate exceed the capacity of the downstream receiving storm sewer or drainage way.
- (D) Storm water detention facilities shall be designed for a minimum of a 25-year rainfall event. The release rate shall not exceed the lower of either the

downstream storm sewer or drainage way capacity or the 25-year storm release rate in the natural undeveloped state.

- (E) Storm water detention basin calculations shall be based on the following criteria:
 - (1) The undeveloped storm water discharge rates for areas 13 acres or less in area shall be calculated based on the rational method with an appropriate coefficient of runoff.
 - (2) The undeveloped storm water discharge rates for areas 13 acres or larger in area shall be calculated based on the method presented in the IDOT Division of Water Resources and USGS Water Resources Investigations 87-4207, *Technique for Estimating Flood Peak Discharges and Frequencies of Rural Streams in Illinois*.
 - (3) The developed storm water discharge rates shall include the effects of development on the discharge time of concentration, rate and quantity.
- (F) The analysis of the storm water detention outlet adequacy shall analyze and report the consequences resulting from a 50 and 100-year storm runoff. Design provisions shall be made to insure that no damage to downstream facilities occurs from the discharge of detention facilities from a 100-year storm.
- (G) The storm drainage system discharge onto adjacent downstream properties shall be designed so as not to increase the rate of runoff in conformance with the drainage laws of the state. The volume of storm water detention facilities shall be sufficient to handle the runoff of a 25-year rainfall from the fully developed drainage area tributary to the storm water storage area, less the volume discharged during the same duration at the undeveloped release rate.
- (H) Detention storage facilities may be either dry bottom or wet bottom storage areas.
 - (1) Dry bottom storm water storage areas may be designed to serve a secondary purpose such as recreation or other types of uses that will not be adversely affected by intermittent flooding. A method of carrying the low flow through these areas shall be provided in addition to a system of drains to prevent soggy areas. Both shall be provided with an outlet to a natural channel or storm sewer with adequate capacity.
 - (2) Wet bottom storm water storage areas shall not exceed one-fifteenth of the tributary drainage area. Shoreline protection shall be provided to prevent erosion from wave action. The minimum normal water depth

shall be four feet. Only that portion of the detention area above the normal water level shall be used in calculating the storage capacity.

- (I) Outlet control structures shall be simply designed and shall require little or no maintenance for proper operation. Control structures shall be designed to operate at full capacity with only a minor increase in the water surface level.
- (J) Each storm water storage area shall be provided with a method of emergency overflow in the event that a storm in excess of the 25-year design storm occurs. This emergency overflow facility shall be designed to function without attention or maintenance and shall become part of the natural or surface channel system.
- (K) The discharge from storm water storage areas shall flow into and through a surface channel system designed with adequate capacity to convey through the subdivision all storm water runoff from all tributary upstream areas with due consideration to the existing degree of upstream development. This bypass channel shall be designed to carry the peak rate of runoff from a 100-year rainfall, assuming all storm sewers are blocked. An allowance may be made for upstream detention when evidence of such detention can be shown. Existing natural waterways in subdivisions shall be preserved or improved as part of the channel system.
- (L) Paved surfaces that are to serve as storm water storage areas and rooftop storage shall be designed with permanent type control inlets and retaining or parapet walls to contain runoff on the surface. Emergency overflow areas shall be provided.
- (M) No habitable structures shall be constructed within storm water storage areas or discharge channels. However, streets, parking areas, playgrounds and open spaces, and utility easements may be considered as compatible primary uses of these areas.
- (N) All components of the storm water storage facilities shall be designed and constructed to fully protect the public health, safety and welfare. Storm water runoff velocities shall be kept at a minimum, and turbulent conditions at an outfall control structure will not be permitted without complete protection for the public safety. The use of fences shall be kept to a minimum and used only as a last resort when no other method is feasible.
- (O) Ownership and maintenance responsibilities shall either remain with the developer who shall create a homeowners association that will have the responsibility of maintaining the detention facility, or the detention facility can be attached to a lot(s), the owner of which who will then have the responsibility of making sure that it is maintained.

3-15 STREETS

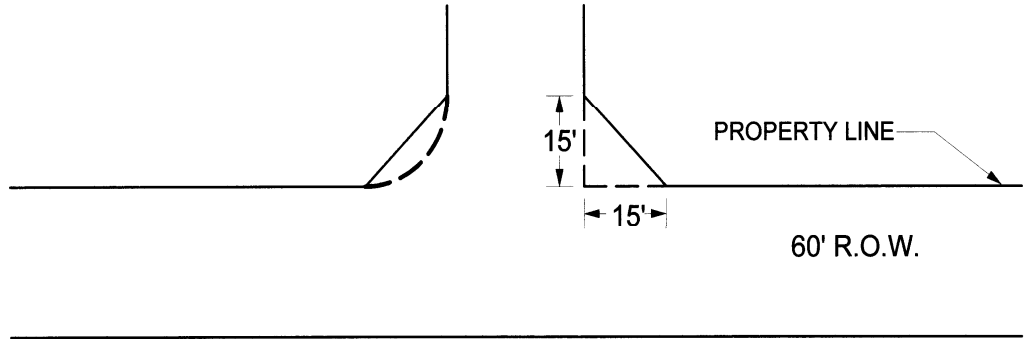
- (A) The arrangement of streets in new subdivisions or developments shall make provision for the continuance of existing streets in adjoining areas. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions or developments shall make provision for proper projection of dedicated streets to the boundaries of the subdivision or development.
- (B) The arrangement, width, grade and location of all streets shall be considered in their relation to existing topographical conditions and safety.
- (C) Principal streets shall conform to the Comprehensive Plan, and local streets shall be designed to discourage through traffic.
- (D) When a subdivision abuts or contains an existing or proposed major thoroughfare, the Planning Commission may require marginal access streets, reverse frontage lots with screen plantings, rear service alleys or such other treatment as may be necessary to provide separation of through and local traffic.
- (E) Out lots or reserve strips controlling access to streets shall be prohibited except where their control is placed with the City under conditions approved by the Planning Commission.
- (F) Street jogs with centerline offsets of less than 125 feet shall be avoided.
- (G) A tangent at least 100 feet long shall be introduced between reverse curves on major and secondary thoroughfares.
- (H) Streets shall be laid to intersect as nearly as possible at right angles. No street shall intersect any other street at less than a 75 degree angle.
- (I) When connecting street lines deflect from each other by more than ten degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than 100 feet along intersecting streets. Greater radii may be required for special cases by the Planning Commission.
- (J) Property lines at street intersections shall be rounded with a 15 foot radius. The radius may be increased when deemed necessary by the Planning Commission.
- (K) Surface grading at street intersections shall be such as to insure a sight distance of not less than 100 feet along intersecting streets.

- (L) Minimum street right-of-way width shall be in accordance with typical sections provided herein.
- (M) Dead end streets shall be provided with a turn around cul-de-sac having an outside pavement diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. The length of a dead end street shall not exceed 600 feet, measured from the center point of the turn-around to the centerline of an intersecting street, except where unusual topography or other unique circumstances may allow greater length.
- (N) Drainage gradient shall not be less than 0.35%. All changes in grade from major and secondary streets shall be connected by a vertical curve of a minimum length equal to 20 times the algebraic difference in the rates of grade. The length of curve for all other streets shall be not less than ten times the algebraic difference in the rates of grade.
- (O) Street grades shall not exceed the following:
 - (1) Major thoroughfares: six percent (6%).
 - (2) Collector streets: seven percent (7%).
 - (3) Minor streets: eight percent (8%)
- (P) Access to state and county highways at intervals of less than 1,320 feet shall not be allowed except where impractical or impossible due to existing property divisions or topography. Streets within new subdivisions shall be arranged to permit access to adjacent future subdivisions to meet this requirement.
- (Q) Streets in residential subdivisions other than Country Estates Subdivisions shall be a minimum of 32 feet wide from the face of curb to face of curb. The width of secondary thoroughfares and streets in industrial and commercial subdivisions shall be as determined by the Civil Engineer. All major thoroughfare street widths shall conform to the state road specifications. In residential subdivisions with Country Estates streets, streets shall be a minimum of twenty-four feet (24') wide.
- (R) All construction materials shall be governed by the State of Illinois Standard Specifications for Road and Bridge Construction, current edition, and Supplemental Specifications, unless otherwise directed by the City of Eureka.
- (S) All streets shall be constructed in conformance with the City subdivision standards and the State of Illinois Standard Specifications for Road and

Bridge Construction, current edition, and Supplemental Specifications, unless otherwise directed by the City of Eureka.

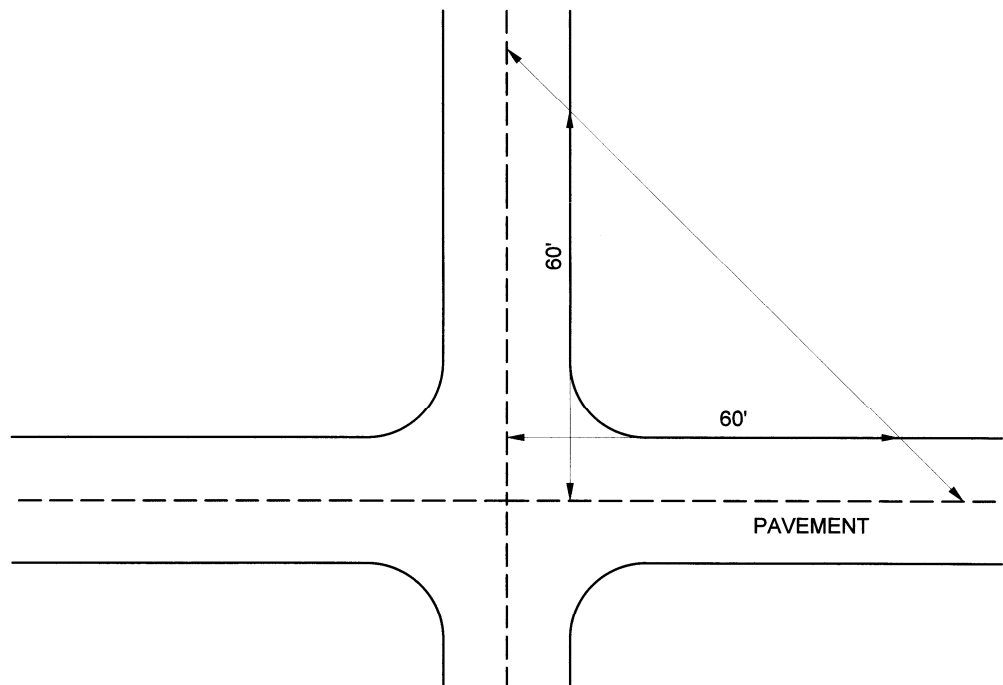
- (T) The location of trees planted in parkways or street rights-of-way is subject to approval of the Planning Commission. Trees should be a minimum of two-inch caliper. The recommended types of trees are: Norway maple, red maple, green ash, Amour cork-tree, little leaf linden, Siberian elm, common hackberry, honey locust or American linden.
- (U) Driveway entrances shall be constructed per the City's subdivision standards.
- (V) All underground utilities that lie or cross under the proposed pavement shall be constructed prior to any street construction. Trenches shall be backfilled with approved material and compacted by approved methods to a point five feet behind the curb. It is recommended that street surfaces in residential subdivisions should not be installed until the trenches for underground utilities have settled through a winter and spring season.
- (W) Streets constructed outside the corporate limits of the City but within the mile and one-half extraterritorial jurisdiction shall, in addition to conforming to this subdivision code, also conform to the rules, specifications and regulations regarding location width grades and surface and drainage structures applicable to the township road system. The review, approval and acceptance of roads or streets in the township are performed by the Township Highway Commissioner, in coordination with the City, and acceptance shall be filed with the County Clerk and County Superintendent of Highways.
- (X) The base course of streets shall be tested by compaction to not less than 95% of standard laboratory density and with not more than 120% of optimum moisture content a minimum of every 100 linear feet of roadway or increment thereof. Sub grade compaction shall be performed every 100 linear feet of roadway or increment thereof. The use of fill dirt or other unusual soil conditions may cause a need to increase the number of tests performed.
- (Y) Pavement shall have each lane of both the binder course and surface course tested. Each pavement course shall be tested every 100 linear feet for density by nuclear test methods indicating average density not less than 93% of minimum theoretical density. One test result shall be indicated by the average of five readings from a cross section of a lane.
- (Z) Concrete curbs and gutters shall have a slump test at least once a day and an air test every 100 linear feet. A compressive strength test shall be performed by sampling four beams or eight cylinders on the first day of construction and sampling two beams or four cylinders every day thereafter.

(AA) To provide for safe vehicular movement on minor residential streets, property lines at intersections shall be truncated by straight lines joining points of fifteen feet (15') back from the property line intersections as follows:



A curved line, making a rounded property line may also be used. In cases involving major thoroughfares, angular intersections, abrupt changes in alignment, or other cases where more dedication is deemed necessary by the City's authorized representative, such dedication shall be required.

(BB) Surface grading at intersections shall be such as to permit unobstructed vision within the sight triangle formed by a line along the curb of one of the intersecting streets sixty feet (60') distant from the right-of-way line of the other intersecting street and sixty feet (60') distant along the same right-of-way line of the latter street as shown below:



3-16 STREET NAMES, SIGNS AND NUMBERING

- (A) The sub-divider shall provide all street names. No street name shall be used that will duplicate or be confused with the name of any existing street. All street names shall be approved by the Plat Officer.
- (B) The City shall install all street signs. The sub-divider shall pay the cost of all materials.

3-17 STREET LIGHTING

A lighting system shall be provided for each residential subdivision with either street lights or yard lights. If street lights are installed, they are required at each intersection and along straight-aways at a minimum spacing of one every 500 feet. In lieu of street lights, the sub-divider shall either make provisions for a yard light at each lot or impose and enforce a restrictive covenant requiring a yard light to be placed on each lot. Said yard light shall operate automatically from sunset to sunrise. Such restrictive covenant shall require all yard lights to be located in the yard ten feet from the front lot line and within three feet of the driveway. All wiring for street or yard lights shall be buried underground a minimum depth of 24 inches in accordance with the national electrical code. All poles, fixtures and wiring shall be approved by the electric utility servicing the City. Street lights are not required outside the City's corporate limits.

3-18 SUMP PUMP DRAIN LINE SYSTEM

- (A) The sub-divider shall provide sump pump drain lines to drain the sump pump discharge lines from each lot or parcel in the subdivision where a sump pump drain line cannot be discharged directly into a drainage ditch, except where alternatives proposed by the sub-divider are approved by the City Engineer. No sump pump drain lines are required for lots one acre or greater.
- (B) Manholes or cleanouts shall be provided on the sump pump drain lines at a maximum spacing of 500 feet and shall be located in street rights-of-way or easements adjacent to street rights-of-way accessible for maintenance.
- (C) Sump pump drain lines shall discharge into drainage ditches, storm sewer inlets or storm sewer manholes.
- (D) A tee and lateral shall be provided in sump pump drain lines in each lot.
- (E) All sump pump drain line construction shall be in accordance with the City's construction standards and shall become a part of the City's storm sewer system. Outside the City's corporate limits, sump pump drain lines shall be maintained by the property owner.

- (F) All sump pump drain lines located below street surfaces, curbs and gutters shall be backfilled with selected granular backfill.
- (G) All sump pump drain line trenches in or adjacent to street rights-of-way shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Civil Engineer.
- (H) All sump pump drain lines shall be visually inspected for straightness.

3-19 TELEPHONE AND CABLE TELEVISION LINES

All main telephone and cable television lines in subdivisions shall be installed along either the front or rear lot lines. All lines shall be installed underground. All main lines shall be installed in a utility easement.

3-20 WATER MAIN AND APPURTENANCES

- (A) The size of water mains shall be as determined by the Civil Engineer. The minimum size for water mains shall be eight inches unless otherwise approved by the Planning Commission..
- (B) Water mains shall be located between the proposed sidewalk and the proposed curb. A locating wire shall be installed with all water mains. For any subdivision located within the subdivision control of the City, each lot within the subdivision shall be provided with a connection to the public water supply. Such water service shall be extended to and a curb stop installed on City right-of-way and within one (1) foot of the property line at a location in the approximate center of the lot. All connections to said public water mains shall comply with existing ordinances and shall be subject to approval and inspection by the Director of Public Works or any other party assigned by the City Council.
- (C) Water mains and appurtenances shall be installed in accordance with the City construction standards and with the most recent edition of *Standard Specifications for Water and Sewer Main Construction*. Connection of new water mains to the existing system shall not be made until approved by the Civil Engineer.
- (D) Water mains shall be ductile iron or polyvinyl chloride (PVC) C-900 DR 18 pipe as approved by the Civil Engineer. All fittings shall be ductile iron. Specialty valves and fittings shall be approved by the Civil Engineer.
 - 1. All service taps shall be a full circle Type 261, 264 stainless steel single band clamp or equivalent. (revised Ord. 11-15)

- (E) Water main pipe shall have pressure slip bell and spigot joints. All fittings shall have mechanical joints with retainers.
- (F) Fire hydrants and appurtenances:
 - (1) Shall be installed at all intersections, with a maximum spacing of six hundred (600) feet and shall have a shut off valve installed between the water main and the hydrant. Water mains shall have shut off valves installed at eight hundred (800) feet maximum spacing and on each line at all tees or crosses.
 - (2) Shall be furnished and installed by the sub-divider. Hydrants shall be Mueller Model A423 5-1/4" diameter three way hydrants. All hydrants shall be with valves, retainers, and blocked.
- (G) All service lines shall be either copper water tube type or 160# test polyethylene buried a minimum of 4 feet deep. Y-Stops and fittings used with copper tubing shall be brass. A locating wire shall be affixed to polyethylene service lines before back filling the excavation.
- (H) Water Mains:
 - (1) All water mains and service lines shall be laid with a minimum cover of four feet.
 - (2) All water main and service line trenches located below street surfaces, curbs and gutters shall be backfilled with selected granular backfill.
 - (3) All water main trenches shall be compacted by mechanical compaction, jetting and water soaking or another means, as approved by the Civil Engineer.
 - (4) All new water mains and appurtenances shall be visually inspected, pressure tested and leak tested. The testing shall be done by the sub-divider's engineer or an independent testing company under the observation of the Civil Engineer.
 - (5) All new water mains and appurtenances shall be disinfected and flushed and meet all state requirements prior to placing the new system in operation.
 - (6) Water mains shall be as shown on the Comprehensive Plan, but no main shall be less than eight (8) inches in diameter unless otherwise approved by the Planning Commission. All water mains shall be looped. The sub-divider shall construct all laterals and feeder mains in accordance with Illinois Environmental Protection Agency (IEPA) guidelines. Each lateral

from main to curb box shall be copper and shall feed one lot only, and the curb box shall be located on City right-of-way and within one (1) foot of the property line.

3-21 CONSTRUCTION OF STORM WATER CONTROL FACILITIES

- (A) Where development of a subdivision presents, in the opinion of the Civil Engineer, the threat of flooding or damage by runoff to downstream properties, the storm water runoff control facilities shall be constructed as part of the first phase of construction.
- (B) During the construction of the subdivision, measures shall be provided to prevent the erosion of soil in all storm water runoff facilities.
- (C) All flood control components such as earthen embankments, conduits, outlet structures, flood control structures, spillways and bypass channels shall be built as permanent facilities.
- (D) Provisions shall be made for proper maintenance of detention facilities, bypass channels, outlet structures and related flood control facilities.

SECTION 4 - PARK AND RECREATION LAND

Each residential subdivision shall contain land dedicated to the City or in lieu thereof, a payment shall be made by the sub-divider for the purpose of providing park and recreation land for the City. The amount of the land to be dedicated shall be based on the net area of the subdivision, defined as the total area of land to be subdivided after subtraction of land dedicated for streets and other public areas exclusive of easements. The following formula shall be used in determining the amount of land to be dedicated for park and recreation purposes.

<u>Net Density per Acre</u>	<u>Percentage of Net Acreage to be Dedicated</u>
Up to 1 dwelling unit/acre	0.50%
1 - 3 dwelling units/acre	1.25%
3 - 6 dwelling units/acre	3.25%
6 - 8 dwelling units/acre	4.25%
8 - 20 dwelling units/acre	10.00%
20 - 30 dwelling units/acre	15.00%

In lieu of dedicating land, the sub-divider shall make a cash payment to the City. Said payment shall be based on the fair market value of the land in the same general geographic area or the average sale price of an equivalent parcel in the same subdivision, whichever is greater.

In no case shall less than two acres of land be dedicated. If the net density per acre is such that less than two acres is to be dedicated, payment shall be made to the City.

Land dedicated pursuant to this section shall be located in relation to existing or planned roads and residences as to promote access to and maximum utilization of such land for park purposes. Dedicated land shall be in contiguous parcels.

The City Council may allow a combination dedication and payment to be made if the minimum acreage requirement set forth herein is met. The Council has the sole discretion in determining this combination and has the sole discretion of allowing payment to be made in the place of land if the amount of land to be dedicated is greater than two acres.

When a subdivision contains land that has been designated as park and recreation land in the City's Comprehensive Plan or other similar document that designates land for park and recreation purposes, the sub-divider shall dedicate that proportion of land as specified in this section. The City then has up to one year from the date of approval of the Preliminary Plat to purchase, at fair market value, the remainder of the land designated as park and recreation land. If the City fails to purchase said land, the sub-divider may use that land as he sees fit, providing the use remains in conformance with the remainder of the subdivision.

SECTION 5 - OTHER SUBDIVISIONS

5-1 SUBDIVISION OUTSIDE THE CORPORATE LIMITS WITHIN ONE AND ONE-HALF MILE

- (A) Subdivisions located outside the City's corporate limits, but within a mile and one-half of the corporate limits, shall meet all requirements of the City's Subdivision Code and Standards, in addition to the requirements of the township and county.
- (B) Storm sewers, sanitary sewers and water mains shall not be extended to users located outside the City's corporate limits except when the City Council votes to allow such an extension after affected property owners file a petition for water or sewer service and sign an agreement to annex when requested.
- (C) Streets constructed outside the corporate limits of the City but within the mile and one-half extraterritorial jurisdiction must meet City requirements and shall also conform to the rules, specifications and regulations regarding location, width, grades and surface and drainage structures applicable to the township road system. The review, approval and acceptance of roads or streets in the township is performed by both the City and the Township Highway Commissioner, with bonds, etc. for public improvements, including streets, assigned jointly to the City and county and held by the county. Final acceptance shall be filed with the County Clerk and County Superintendent of Highways. Final Plat acceptance does not convey acceptance of roads.
- (D) The minimum lot size in subdivisions located outside the City's corporate limits but within a mile and one-half of the corporate limits shall be 2.5 acres unless said lot is served by public water and sewer.
- (E) The minimum frontage of any lot located outside the City's corporate limits but within a mile and one-half of the corporate limits shall be one hundred twenty feet (120').
- (F) Lots outside the corporate limits of the City but within a mile and one-half of the City may utilize the Country Estate form of street development rather than the application of curb and gutter, but must install a depressed curb a minimum of eighteen (18) inches in width with outlet to ditch sections, as needed, with maximum spacing of two hundred feet (200').
- (G) Sidewalks are not required in these subdivisions, but a defined path for pedestrian traffic shall be provided.
- (H) Existing roads that border subdivisions in this section may remain the same as before the subdivision, but any roads constructed within the subdivision must meet the requirements of paragraph 5-1 (C) of this section.

5-2 CONDOMINIUM SUBDIVISION

- (A) In addition to all other requirements relating to new subdivisions, the requirements of this section shall apply to any subdivision or part of a subdivision intended to be developed by the construction of two-family or multi-family building(s) and the sale of the building by selling individual condominium units rather than by selling the building to a person, firm, corporation or association that will act as landlord and rent the dwelling units to individual tenants.
- (B) Each application for approval of a condominium subdivision shall contain, in addition to the information required by the City ordinances relating to new subdivisions, the following additional information:
- (1) Plans and specifications indicating where each condominium is to be and what public areas are to be owned by the association of condominium owners.
 - (2) Proposed articles of incorporation and bylaws for the association of condominium owners who will manage the common areas.
 - (3) A detailed description of proposed financing to be available to purchasers of the condominium units.
 - (4) Information indicating financial responsibility and financial ability of the builders or developers to complete the project as proposed.
 - (5) A copy of all proposed covenants relating to the real estate.
 - (6) An agreement by the developer specifying the improvements to be completed by the developer, including recreational facilities, bicycle trails and other common areas.
 - (7) If the construction is to be financed in whole or in part by escrow funds provided by purchasers or if escrow funds of any kind are required from purchasers, then the following information shall be provided:
 - (a) A description of the escrow arrangements.
 - (b) A copy of all escrow documents.
 - (c) Provision for the return of funds to purchasers if the matter is not completed by the date specified.
 - (d) The name and address of the institution to hold the escrow.

- (e) Title information insuring all liens, easements and interests of record, including all ownership concerning the real estate. All mortgages and mechanics' liens and other financial liens of any kind shall be listed.
 - (f) The forms to be used for agreements, promissory notes, deeds and other documents related to the sale of the condominium units will be furnished.
- (C) There shall be provision for an association of the owners of the condominium units. This association shall conform to the requirements provided in this ordinance relating to associations for owners of land in subdivisions having common areas, common recreational facilities or other common facilities. The sub-divider of each condominium subdivision shall provide the services, bond and other matters required by ordinance to be furnished to the association.

5-3 COMMON AREAS, BUILDINGS AND FACILITIES

Common areas, common buildings or common facilities in a new subdivision, including condominium subdivisions, developments and residential subdivisions shall be operated and/or maintained by an association of owners. The association shall conform to all the requirements provided in this ordinance.

SECTION 6 - MISCELLANEOUS

6-1 EROSION CONTROL

- (A) Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible, and natural contours should be followed as closely as possible.
- (B) Natural vegetation should be retained and protected wherever possible. Areas immediately adjacent to natural watercourses should be left undisturbed wherever possible.
- (C) The smallest practical area of land should be exposed for the shortest practical time during development.
- (D) Sediment basins, debris basins, de-silting basins, or silt traps or filters should be installed and maintained to remove sediment from run-off waters from land undergoing development.
- (E) The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs and benefits involved.
- (F) In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.
- (G) Provision should be made to accommodate the increased run-off caused by changed soil and surface conditions during and after development. Drainage always should be designed so that the final gradients and the resultant velocities of discharges will not create additional erosion and sedimentation during development.

6-2 MONUMENTS

- (A) Two permanent reference monuments shall be placed at locations in each subdivision. These two monuments shall be of stone or reinforced concrete, 3 feet in length and a minimum of 6 inches thick with a suitable center point and set flush with the established finished grade in such a manner that they cannot be moved or tend to be moved by frost.
- (B) A permanent metal marker shall be placed at all lot corners, intersections of streets and alleys within the platted boundaries and at all points on street, alley and boundary lines where there is a change in direction or curvature, where practicable. All such monuments and metal markers shall be set in the

ground before the streets and alleys are accepted by the City. The placement of all monuments and markers shall be the responsibility of the sub-divider. The permanent metal markers, such as pipes or rods, shall be a minimum of 1/2 inch in diameter and 24 inches long.

6-3 RESUBDIVISION PROCEDURE

For any change in an approved or recorded subdivision plat, if such change affects any street layout shown on such plat or area reserved thereon for public use or any lot line, or if it affects any plat or plats legally recorded prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the City Council by the same procedure, rules and regulations as for a subdivision.

6-4 VACATION OF PLATS

- (A) Any plat or any part of any plat may be vacated by the owner of the premises at any time before the sale of any lot therein by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.
- (B) Such an instrument shall be approved by the City Council in like manner as plats of subdivisions. The City Council may reject any such instrument which abridges or destroys any public rights in any of its public uses, improvements, streets or alleys.
- (C) Such an instrument shall be executed, acknowledged or approved, and recorded or filed in like manner as plats of subdivisions; and being duly recorded or filed, shall operate to destroy the force and effect of the recording of the plat so vacated and to divest all public rights in the streets, alleys, public grounds and all dedications laid out or described in such plat.
- (D) When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such writing.

6-5 PROPERTY DESCRIPTION

The subdivision of any plot or any parcel of land by the use of metes and bounds description for the purpose of sale, transfer or lease with result of circumventing these regulations shall not be permitted. All such described subdivisions shall be subject to all of the requirements contained in these regulations.

6-6 VARIANCES

- (A) General Variances. Where the Planning Commission finds that extraordinary hardships other than purely financial hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of

these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The City Council shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case and all of the following criteria have been met:

- (1) The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.
 - (2) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
 - (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience if the strict letter of these regulations were carried out.
 - (4) The variances will not in any manner vary the provisions of the Zoning Ordinance.
- (B) Conditions In Approving Variances. The City Council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.
- (C) Procedures. A petition for any such variance shall be submitted in writing by the sub-divider at the time when the Preliminary Plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

6-7 ENFORCEMENT, VIOLATIONS AND PENALTIES

- (A) Violations and Penalties. Any person, firm or corporation who fails to comply with, or violates, any of these regulations shall be subject to a fine of not less than Fifty Dollars (\$50.00) and not more than Seven Hundred and Fifty Dollars (\$750.00) for each offense, and each day such violation is found to exist shall constitute a separate offense.
- (B) Civil Enforcement. Appropriate actions and proceedings may be taken at law or in equity to prevent any violation of these regulations; to prevent unlawful construction; to recover damages; to restrain, correct, or abate a violation or to prevent illegal occupancy of a building structure or premises. These remedies shall be in addition to the penalties described above.

- (C) Sale. No owner or agent of the owner of any parcel of land located in a proposed subdivision shall transfer or sell such parcel before a plat of said subdivision has been approved by the City Council and filed with the Woodford County Recorder of Deeds.

Section 7 – Checklists, Forms & Standard Specifications

Preliminary Plat Review Checklist, p. 50

Final Plat Review Checklist, p. 53

Certificate of Registration, p. 57

Certificate of Occupancy, p. 58

Street Layout Scheme, p. 59

Typical Sections

Major Thoroughfare (Asphalt), p. 60

Collector Street-Secondary Street (Asphalt), p. 61

Minor Streets

Residential Street (Asphalt), p. 62

Minor, Collector, Major Thoroughfare-Industrial Street I . 1 & I (Asphalt), p. 63

Minor, Collector, Major Thoroughfare-Industrial Street I . 1 & I . 2
(Concrete), p. 64

Country Estates Street (Asphalt), p. 65

Property Line, Driveway and Sidewalk-Curb and Gutter

Drive Section-5', p. 66

Walk Section-4', p. 66

Drive Section-4', p. 67

Walk Section-10', p. 67

Radius-Driveway, p. 67

Residential Driveway, p. 68

Curb and Gutter, p. 68

Pavement Design Selections/Base-Surface Courses, p. 69

**PRELIMINARY PLAT REVIEW CHECKLIST
CITY OF EUREKA, ILLINOIS SUBDIVISION ORDINANCE**

Name of subdivision: _____

Owner of subdivision: _____

Address of owner: _____

City: _____ State: _____ Zip Code: _____

Telephone number: (____) _____

Name of person completing this checklist: _____

Address of person completing this checklist: _____

City: _____ State: _____ Zip Code: _____

Telephone number: (____) _____

Date of submittal of Preliminary Plat to City of Eureka: _____

What is the Zoning Classification of this subdivision? _____

Do the proposed uses and lot sizes comply with the City's zoning ordinance?

Circle one. Yes No

If applicable, do the proposed uses and lot sizes comply with the Woodford County Zoning Ordinance?

Circle one. Yes No

If response to either or both of the above questions is negative, what actions are being taken toward compliance? _____

Complete the following checklist. Generally, items on the checklist will be checked under the “YES” or “N/A” (Not Applicable) column. Those items checked “YES” will be shown on the plat or on supporting documentation. For those items that are checked under the “NO” column, explain in a Letter of Request for Preliminary Plat Review why this plat should be approved without those items.

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. Application for Subdivision with owner and developer identified.	_____	_____	_____
2. 15 copies of Preliminary Plat.	_____	_____	_____
3. Application submitted no later than 15 th day of month prior to meeting of Planning Commission.	_____	_____	_____
4. Legal description and area of subdivision.	_____	_____	_____
5. Zoning on and adjacent to site, including identification of non-residential land uses.	_____	_____	_____
6. Names of owners of adjacent, un-platted land.	_____	_____	_____
7. Names of adjacent platted subdivisions.	_____	_____	_____
8. Topography on and adjacent to site with 2' contours based upon state plane coordinates.	_____	_____	_____
9. 100 Year Flood Plain, Flood Hazard Areas, water courses & wooded areas.	_____	_____	_____
10. Lot lines & sizes, block & lot numbers and minimum building setback lines.	_____	_____	_____
11. Easements on and adjacent to site with purpose, location & dimensions.	_____	_____	_____
12. Streets and roads on and adjacent to the site, including location, name, rights-of-way width and pavement width.	_____	_____	_____
13. Utilities on and adjacent to the site, including location and size of water, storm water and sanitary sewers and location of gas, electric, telephone, cable TV and street lights.	_____	_____	_____
14. Location of storm water controls.	_____	_____	_____
15. Registered Land Surveyor’s certification.	_____	_____	_____
16. Plat Officer’s certificate.	_____	_____	_____
17. City Clerk’s certificate.	_____	_____	_____

- 18. Scale not smaller than 100' per inch. _____
- 19. Title, North arrow and date. _____
- 20. Restrictive covenants, if any. _____
- 21. Certificate of Registration on file with City Clerk. _____
- 22. Certificate of Woodford County Plat Officer, if applicable. _____
- 23. Certificate of Woodford County Clerk, if applicable. _____
- 24. Certificate of Chairman, Woodford County Board of Supervisors,
if applicable. _____

FOR CITY OF EUREKA USE ONLY:

Reviewer: _____

Date of plat submittal: _____ **Date of review:** _____

Date to go before Eureka Planning Commission: _____

Comments to Planning Commission: _____

Recommendations of Planning Commission: _____

Action of City Council: _____

**FINAL PLAT REVIEW CHECKLIST
CITY OF EUREKA, ILLINOIS SUBDIVISION ORDINANCE**

Name of subdivision:

Owner of subdivision:

Address of owner:

City: _____ State: _____ Zip Code: _____

Telephone number: (____) _____

Name of person completing this checklist: _____

Address of person completing this checklist: _____

City: _____ State: _____ Zip Code: _____

Telephone number: _____

Date of submittal of Preliminary Plat to the City of Eureka: _____

Date of City Council approval of Preliminary Plat: _____

What is the zoning classification of this subdivision? _____

Do the proposed uses and lot sizes comply with the City's zoning ordinance?

Circle one. Yes No

If applicable, do the proposed uses and lot sizes comply with the Woodford County Zoning Ordinance?

Circle one. Yes No

If response to either or both the above questions is negative, what actions are being taken toward compliance?

Complete the following checklist. Generally, items on the checklist will be checked under the “YES” or “N/A” (Not Applicable) column. Those items checked “YES” will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the “NO” column, explain in a Letter of Request for Final Plat Review why this plat should be approved without those items.

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1. 15 copies of Final Plat.	_____	_____	_____
2. Plat substantially conforms with the approved Preliminary Plat.	_____	_____	_____
3. Submitted no later than 20 days before regular meeting of City Council.	_____	_____	_____
4. Legal description and area of subdivision.	_____	_____	_____
5. Subdivision boundary lines with bearings and dimensions to primary control points with location and descriptions of all monuments to identify points.	_____	_____	_____
6. Easements on and adjacent to the site with purpose, location and dimensions.	_____	_____	_____
7. Streets and roads on and adjacent to the site, including location, name, rights-of-way width and pavement width.	_____	_____	_____
8. Lot lines and sizes, block and lot numbers, minimum building setback lines and any reserve strips.	_____	_____	_____
9. Names of owners of adjacent unplatted land.	_____	_____	_____
10. Names of adjacent platted subdivisions.	_____	_____	_____
11. Flood hazard areas and the purpose for any non-residential sites.	_____	_____	_____
12. Owner’s certificate included on Plat, signed and notarized, evidencing free and clear ownership without delinquent taxes, assessments or other encumbrances.	_____	_____	_____
13. City Clerk’s certificate.	_____	_____	_____
14. Plat Officer’s certificate.	_____	_____	_____
15. Woodford County Clerk’s certificate.	_____	_____	_____
16. Woodford County Plat Officer’s certificate.	_____	_____	_____

- | | | | |
|--|-------|-------|-------|
| 17. IDOT District Engineer's certificate, if required. | _____ | _____ | _____ |
| 18. Township Road Commissioner's certificate, if required. | _____ | _____ | _____ |
| 19. County Highway Superintendent's certificate, if required. | _____ | _____ | _____ |
| 20. Registered Land Surveyor's certificate. | _____ | _____ | _____ |
| 21. Drainage Acknowledgement Certificate included on Plat
or on Construction Plans. | _____ | _____ | _____ |
| 22. IDOC endangered species consultation process completed
with satisfactory clearance. | _____ | _____ | _____ |
| 23. Construction Plans and Specifications, estimate of expenditure
and drainage plans approved by Civil Engineer. | _____ | _____ | _____ |
| 24. Scale not smaller than 200' per inch. | _____ | _____ | _____ |
| 25. Title, North arrow and date. | _____ | _____ | _____ |
| 26. Surety providing that public improvements will be completed
satisfactorily. | _____ | _____ | _____ |
| 27. Bill of Sale conveying public utilities. | _____ | _____ | _____ |
| 28. Subdivision fees and development fees paid. | _____ | _____ | _____ |

FINAL PLAT FEES CALCULATION WORKSHEET

Subdivision Review Fee: For plat review, the fee schedule is as follows or as is amended from time-to-time:

Lots	1-10	_____	x \$25.00 =	_____
Lots	11-20	_____	x \$20.00 =	_____
Lots	21-40	_____	x \$17.50 =	_____
Lots	41 & up	_____	x \$12.50 =	_____
TOTAL SUBDIVISION FEE =				_____

FOR CITY OF EUREKA USE ONLY:

Reviewer: _____

Date of Plat submittal: _____ **Date of review:** _____

Date to go before City Council: _____

Comments to City Council: _____

Action taken by City Council: _____

CITY OF EUREKA

128 N. MAIN ST. PHONE 467-2113

EUREKA, ILLINOIS 61530

Certificate # _____

**CERTIFICATE OF REGISTRATION
SUBDIVISION DEVELOPERS AND CONTRACTORS**

TO DEVELOP AND/OR CONSTRUCT PUBLIC IMPROVEMENTS
THAT WILL BE DEDICATED TO THE CITY
DURING A SUBDIVISION PROCESS

THIS CERTIFICATE, ISSUED BY THE CITY CLERK, ENTITLES THIS PERSON OR BUSINESS TO DEVELOP AND/OR CONSTRUCT PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE CITY OF EUREKA, INCLUDING BUT NOT LIMITED TO STREETS, SIDEWALKS, SANITARY SEWERS, WATER MAINS, SUMP PUMP DRAIN LINES, STORM SEWERS AND CONTROLS AND EROSION CONTROLS. THIS REGISTRATION MUST BE FILED WITH THE CITY CLERK PRIOR TO A DEVELOPER'S SUBMISSION OF A PRELIMINARY PLAT OR A CONTRACTOR'S START OF CONSTRUCTION.

BUSINESS NAME: ADDRESS: _____

CITY/ZIP CODE: _____

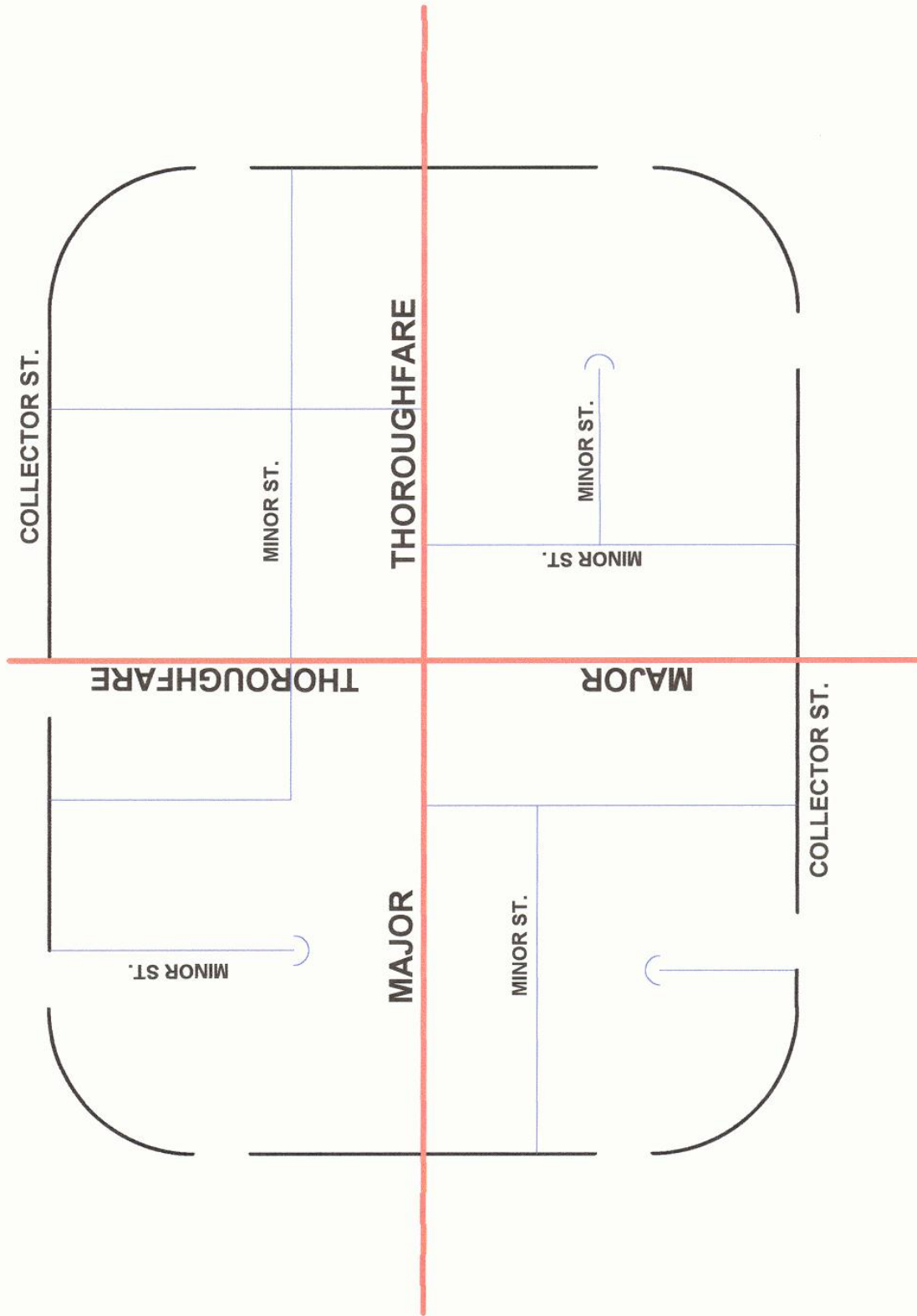
CONTACT PERSON: TELEPHONE: SIGNATURE: _____

ISSUED BY THE CITY CLERK THIS _____ DAY OF _____ 20_____.

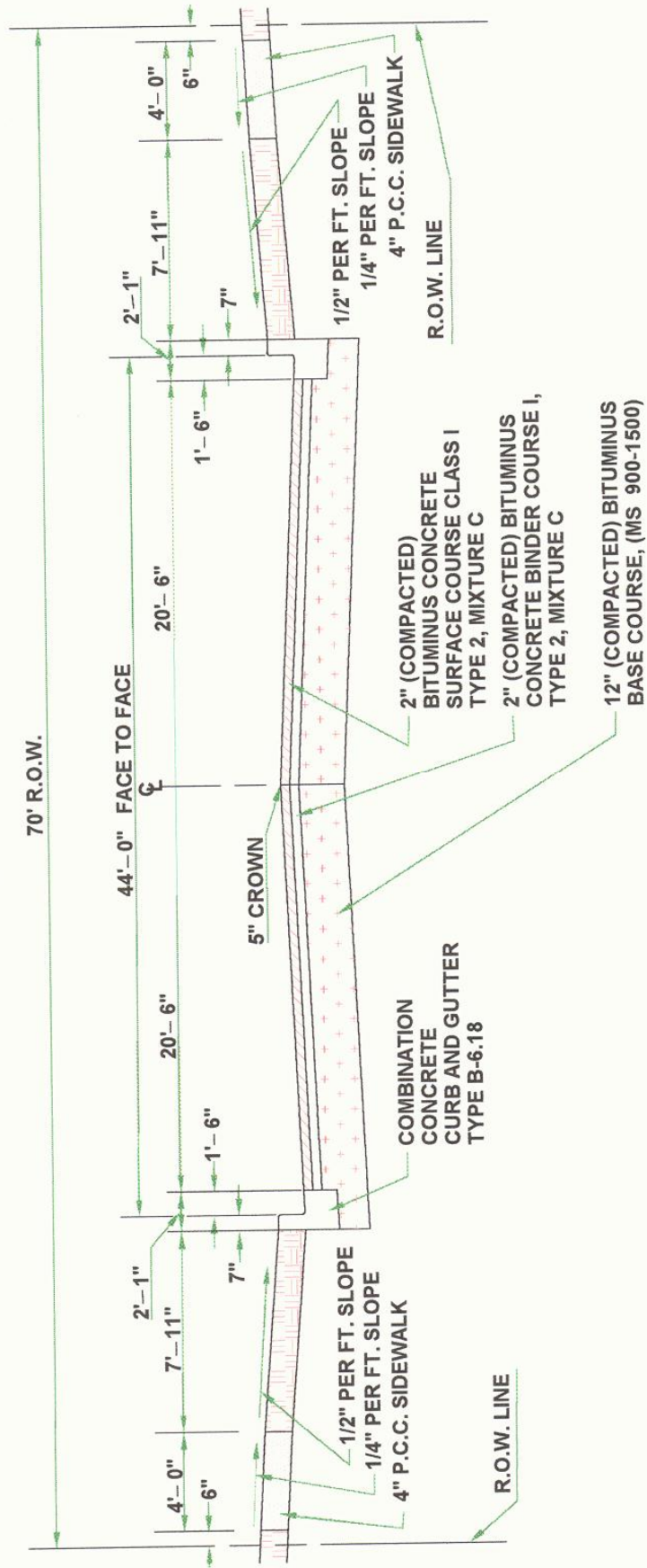
Lynnette Ruder, City Clerk

THIS CERTIFICATE SHALL NOT BE DENIED, SUSPENDED OR REVOKED EXCEPT BY THE EUREKA CITY COUNCIL.

STREET LAYOUT SCHEME



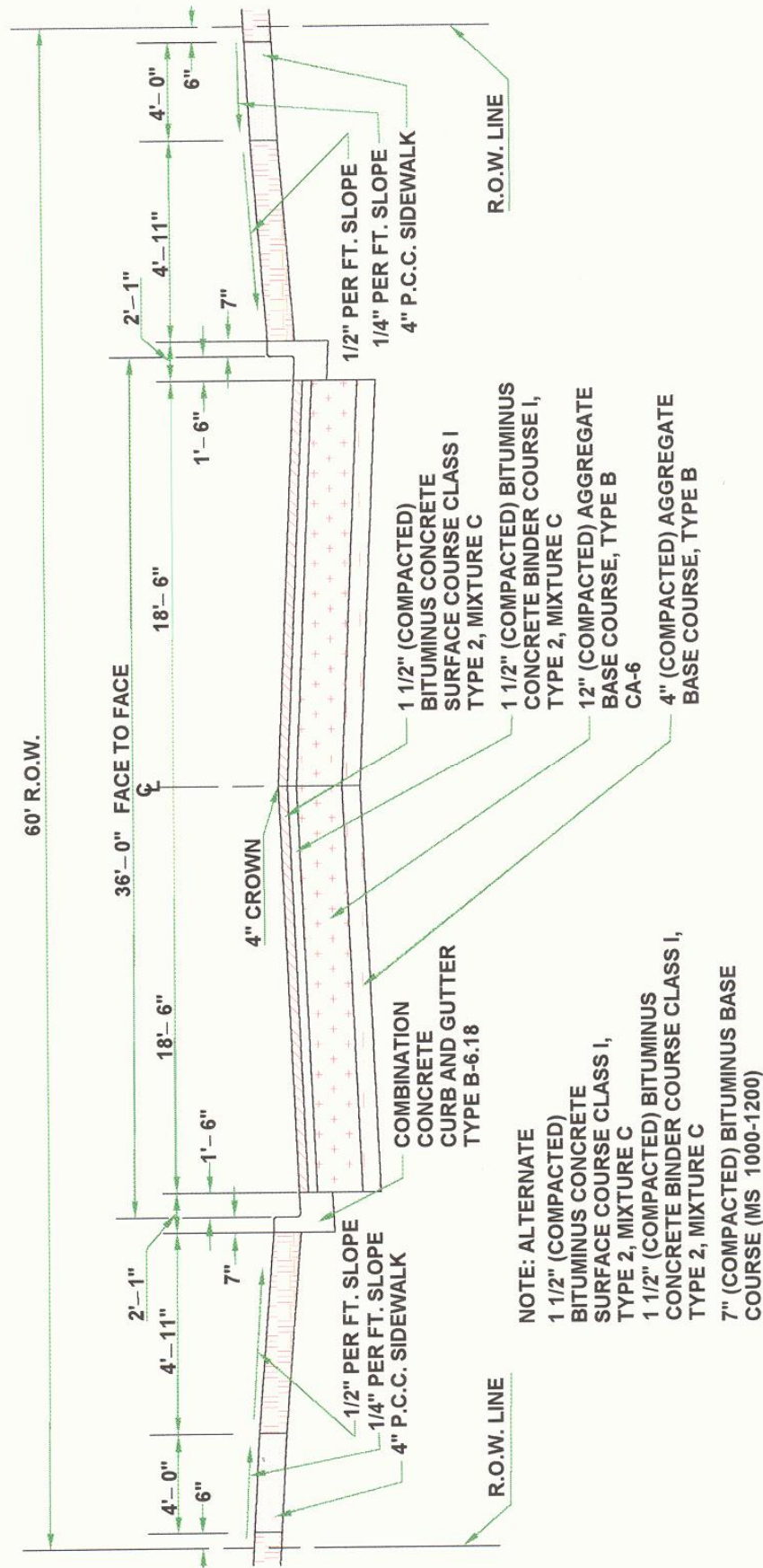
MAJOR THOROUGHFARE ROADWAY TYPICAL SECTION (ASPHALT)



GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
2. EXPANSION JOINTS SHALL BE INSTALLED IN SIDEWALKS AT PROPERTY LINES.

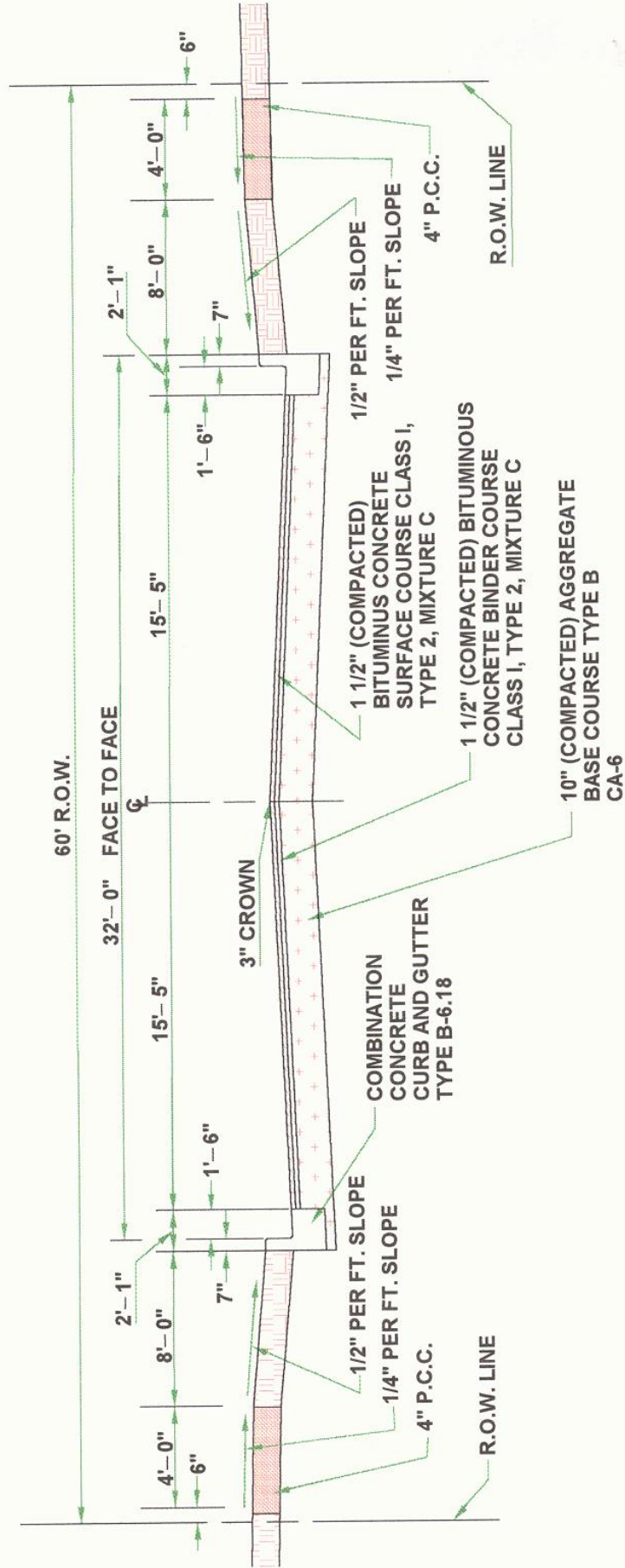
**COLLECTOR STREET
ROADWAY TYPICAL SECTION
SECONDARY STREET (ASPHALT)**



GENERAL NOTES:

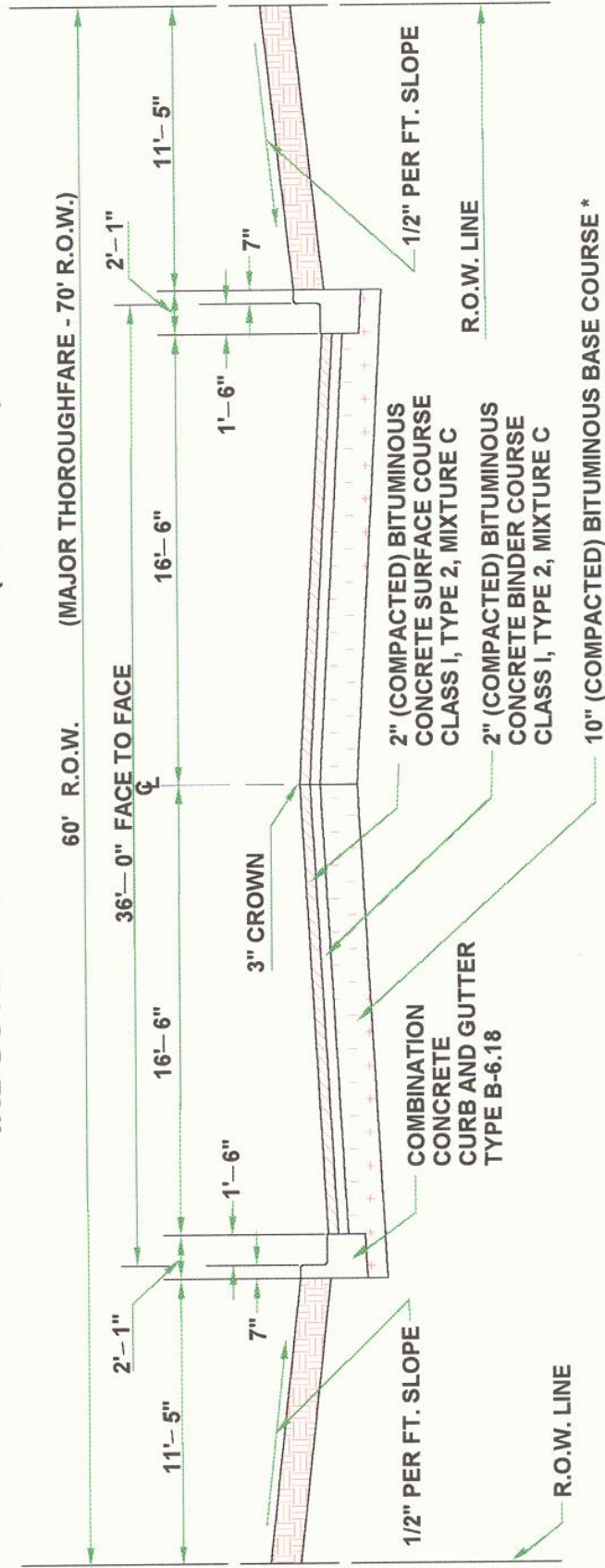
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
2. EXPANSION JOINTS SHALL BE INSTALLED IN SIDEWALKS AT PROPERTY LINES.

**MINOR STREET
ROADWAY TYPICAL SECTION
RESIDENTIAL STREET (ASPHALT)**



- GENERAL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
 2. EXPANSION JOINTS SHALL BE INSTALLED IN SIDEWALKS AT ALL PROPERTY LINES.

**MINOR, COLLECTOR, MAJOR THOROUGHFARE
ROADWAY TYPICAL SECTION
INDUSTRIAL STREET I - 1 & I (ASPHALT)**

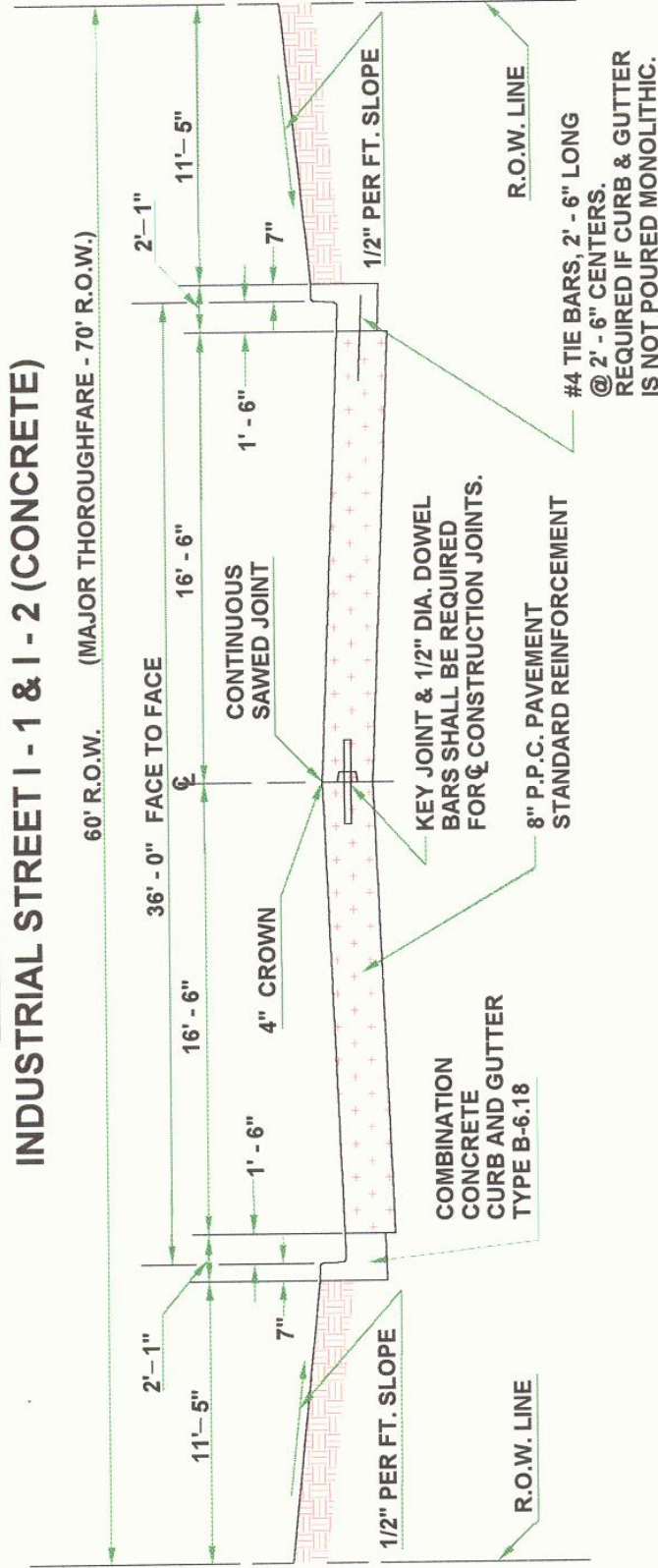


NOTE: ALTERNATE
 6" (COMPACTED) BITUMINOUS BASE COURSE *
 4" (COMPACTED) AGGREGATE SUBBASE, CA-6
 * MINIMUM MARSHALL STABILITY (MS 1200)

GENERAL NOTES:
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.

MINOR, COLLECTOR, MAJOR THOROUGHFARE
ROADWAY TYPICAL SECTION

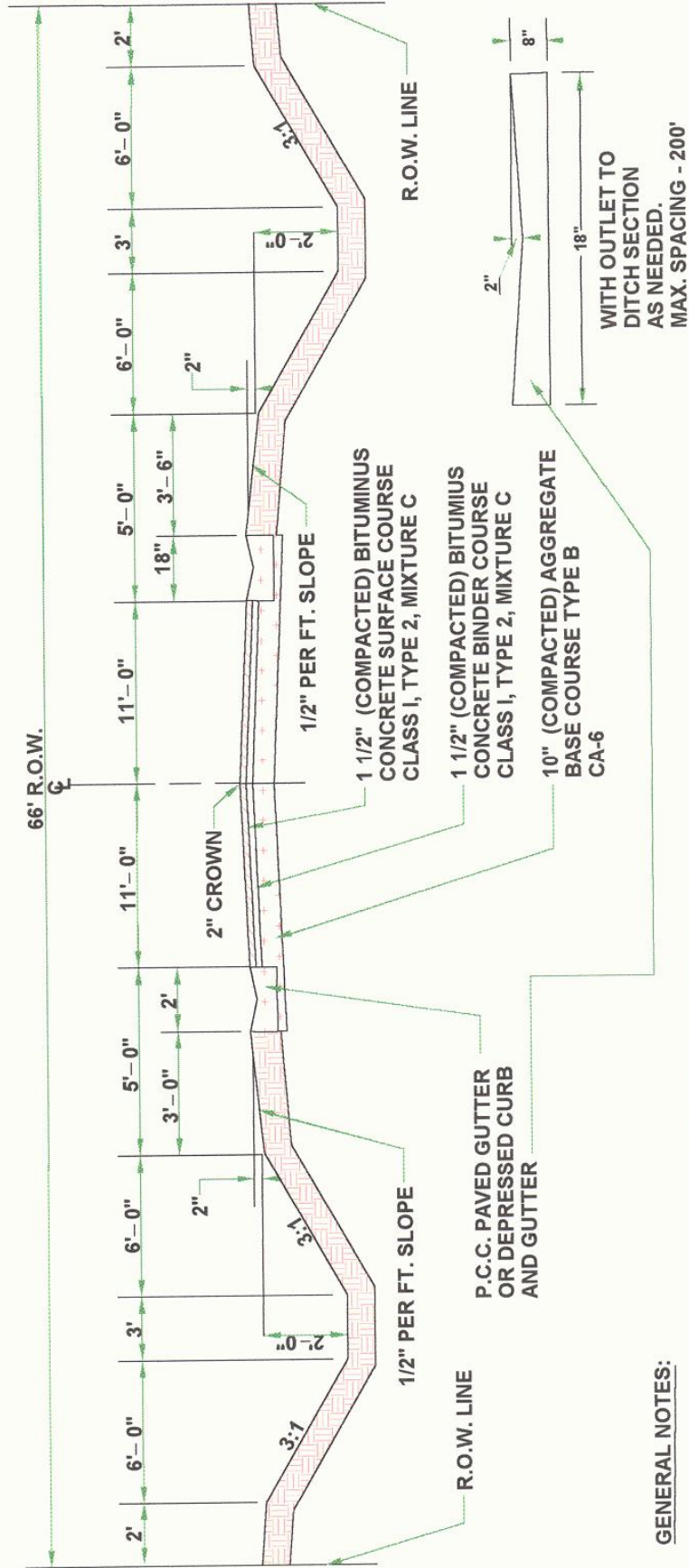
INDUSTRIAL STREET I - 1 & I - 2 (CONCRETE)



GENERAL NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
- TRANSVERSE CONTRACTION JOINTS AND LONGITUDINAL CONSTRUCTION JOINTS SHALL BE INSTALLED PER IDOT STANDARD 2323, PORTLAND CEMENT CONCRETE (P.C.C.) PAVEMENT SHALL ADHERE TO IDOT STANDARD 2179.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS. WHEREVER REQUIRED SUBGRADE REQUIREMENTS CANNOT BE MET, 4" OF AGGREGATE BASE CA-6 WILL BE REQUIRED.
- SAWED JOINTS SHALL BE SEALED WITH HOT POURED MATERIAL MEETING THE REQUIREMENTS OF ARTICLE 750.02 OF THE STANDARD SPECIFICATIONS.

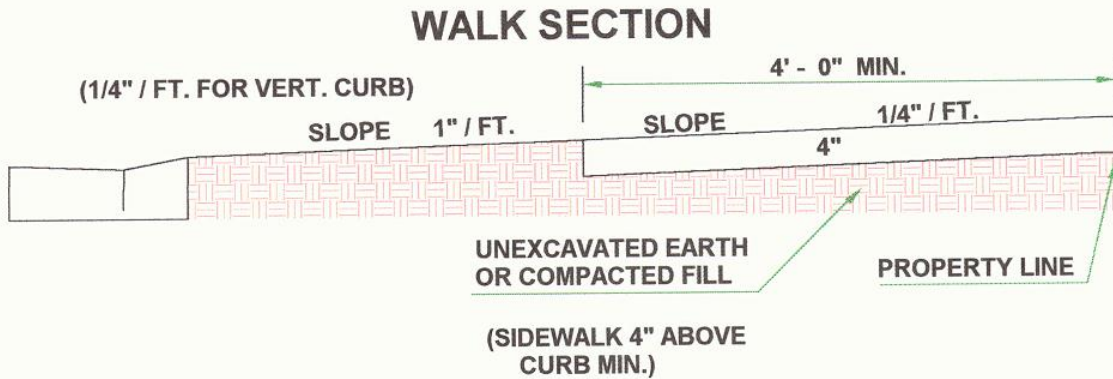
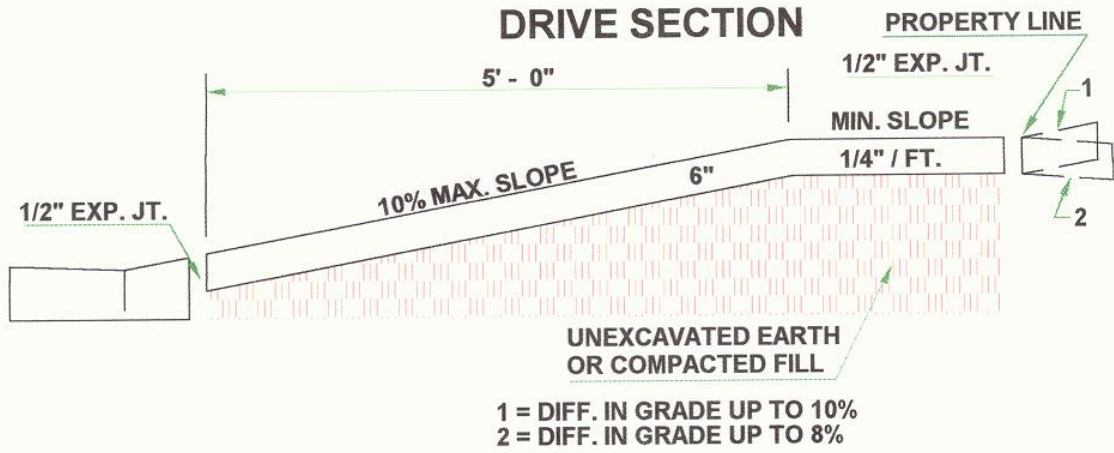
**MINOR STREET
ROADWAY TYPICAL SECTION
COUNTRY ESTATES STREET (ASPHALT)**



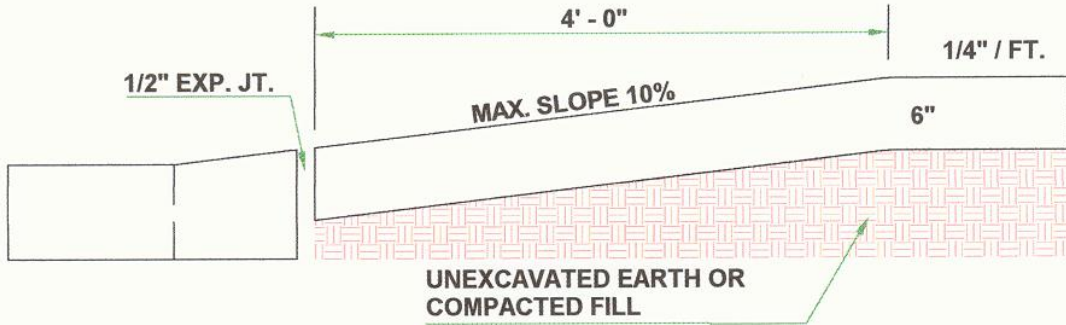
GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF ILLINOIS "STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION AND SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE DIRECTED BY THE CIVIL ENGINEER.
2. DITCH AND BACK SLOPES MAY VARY WITH APPROVAL OF THE ENGINEER.

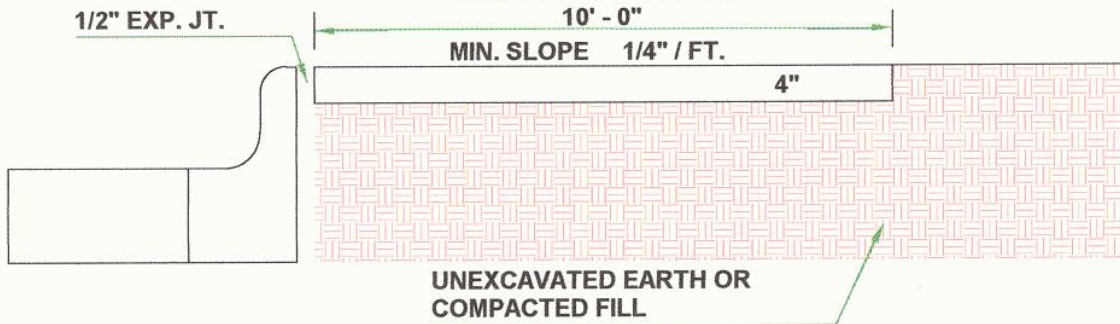
PROPERTY LINE DRIVEWAY AND SIDEWALK



DRIVE SECTION

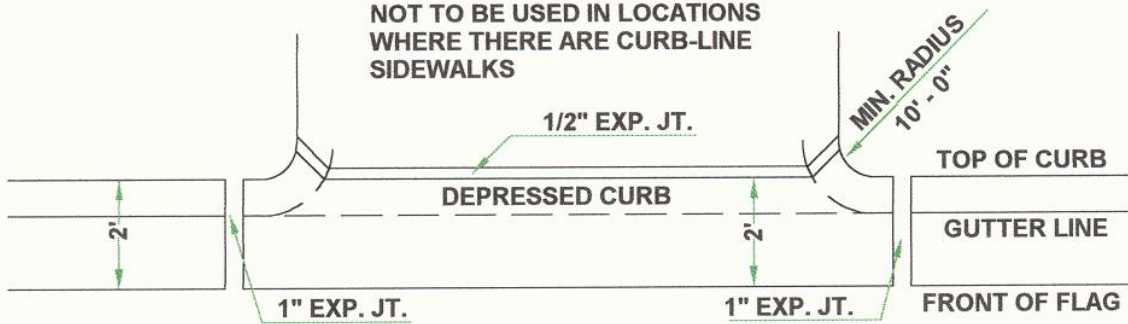


WALK SECTION



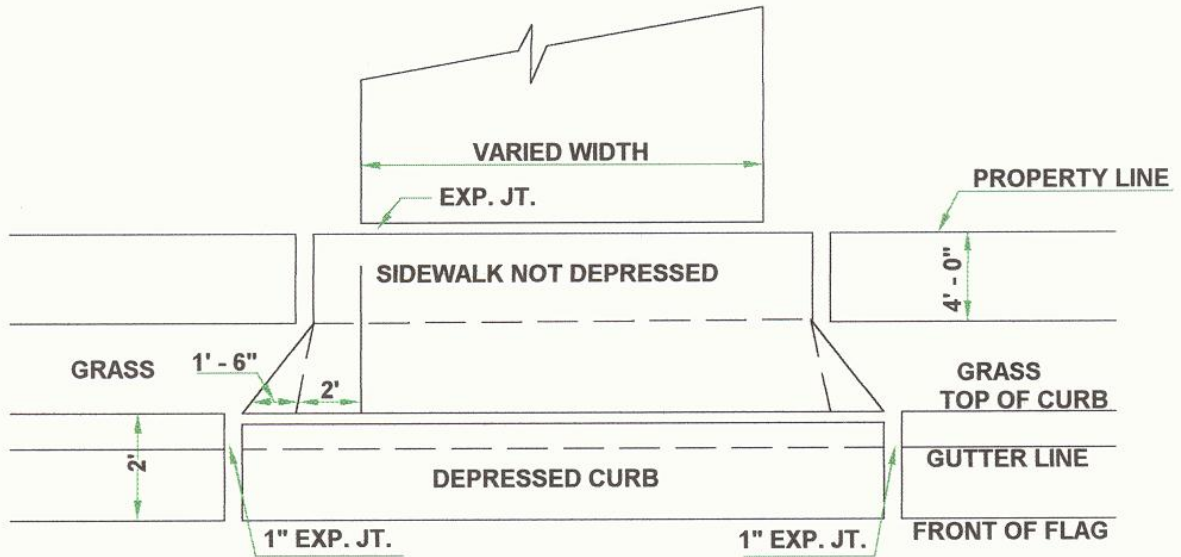
RADIUS DRIVEWAY

NOT TO BE USED IN LOCATIONS WHERE THERE ARE CURB-LINE SIDEWALKS

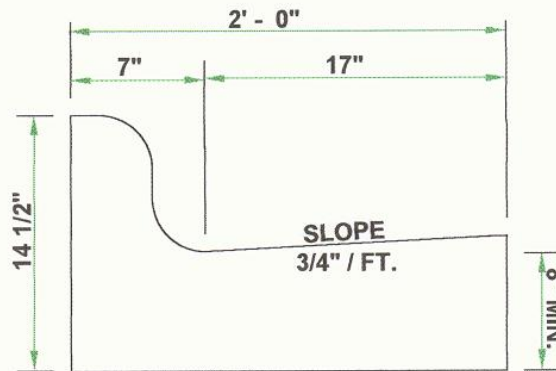


ROLLED (DEPRESSED) CURB FOR RADIUS DRIVEWAY
(TO BE USED ONLY FOR COMMERCIAL ENTRANCES)

RESIDENTIAL DRIVEWAY



- 1) DRIVE IS TO BE POURED INTEGRATED WITH CURB ONLY WHEN THERE IS NO GUTTER FLAG.
- 2) IF THERE IS AN EXISTING EXP. JT. WITHIN 5' OF THE CURB CUT REMOVE AND REPLACE C-G TO THE EXP. JT.
- 3) FLARE WIDTH FOR COMMERCIAL DRIVES MAY VARY FROM STANDARD RESIDENTIAL DIMENTION OF 3' -6" WITH APPROVAL.



CURB AND GUTTER