

**MAPS, PLATS AND SUBDIVISION
STANDARDS**

FOR

FORD COUNTY, ILLINOIS

Prepared for

Ford County Regional Planning Commission

Standards prepared by

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The preparation of this document was financially aided through a Federal Grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Reprinted May 2004

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MAPS, PLATS AND SUBDIVISION STANDARDS
FOR
FORD COUNTY, ILLINOIS

“AN ORDINANCE PRESENTING MINIMUM REQUIREMENTS FOR THE DESIGN OF, AND MINIMUM IMPROVEMENTS WITHIN, ALL NEW SUBDIVISIONS; PROVIDING FOR PRELIMINARY AND FINAL APPROVAL OF ALL SUBDIVISION PLATS; AND PROVIDING FOR VARIANCES AND AMENDMENTS; FOR THE PURPOSE OF PROMOTING THE ADEQUACY AND EFFICIENCY OF THE STREET AND ROAD SYSTEMS WITH RESPECT TO LOCATION, WIDTH, COURSE, DRAINAGE AND RESURFACING; TO PROVIDE FOR STORM OR FLOOD WATER RUN-OFF; TO PROVIDE FOR NECESSARY PUBLIC GROUNDS FOR SCHOOLS, PARKS, OR PLAYGROUNDS; TO PROVIDE FOR REASONABLE REQUIREMENTS WITH RESPECT TO WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT, AND ALL IN THE INTEREST OF THE HEALTH, SAFETY AND CONVENIENCE OF THE PEOPLE OF THE COUNTY.”

WHEREAS, there has been created pursuant to Statute a Regional Planning Commission and a Zoning Ordinance in and for Ford County, Illinois;

WHEREAS, said Planning Commission has recommended the adoption of these standards pertaining to the acceptance and approval of maps, plats and subdivisions of lands not included within the corporate limits of any city, town or village which has adopted and has in effect zoning ordinances in the County of Ford;

AND WHEREAS, it is the intention of said Planning Commission and the County Board of Ford County that these standards shall apply henceforth to the acceptance and approval of all maps, plats and subdivision in said County of Ford, except areas controlled by any city, town or village that has adopted and has in operation a zoning ordinance, as it shall from time to time appear as provided by Statutes (Illinois Revised Statutes, 1971, Chapter 34).

THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF FORD IN THE STATE OF ILLINOIS, THAT:

ARTICLE I

TITLE

Section 10. These standards shall be known and may be cited as the Maps, Plats and Subdivision Standards of Ford County, Illinois.

ARTICLE II

DEFINITIONS

- Section 20. Unless otherwise expressly stated, the following words shall, for the purpose of these standards, have the meaning herein indicated. Any pertinent word or term not a part of this listing but vital to the interpretation of these standards shall be construed to have its usual legal definition.
- 20.1 For the purpose of this ordinance certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot"; the word "premises" shall include the word "land"; and the word "shall" is mandatory and not directory.
- 20.2 **Block:** Property abutting on one (1) side of a street and lying between the two (2) nearest intersecting or intercepting streets or between the nearest intersecting or intercepting street and railroad right-of-way, waterway, unsubdivided area, or other definite boundary.
- 20.3 **Building:** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property. When a structure is divided into separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.
- 20.4 **Comprehensive Plan:** The complete plan or any of its parts for the development of the county as prepared by the County Regional Planning Commission and adopted by the governing body as the official plan.
- 20.5 **Construction:** The excavation of earth to provide for a basement or cellar; and/or the addition to or removal from a lot or tract of land of earth or water so as to prepare said lot or tract of land for the construction of a structure; and/or the placing of construction materials in a permanent position and fastened in a permanent manner; and/or the demolition, elimination, or removal of an existing structure in connection with such construction.
- 20.6 **County Board:** shall mean the Ford County Board.
- 20.7 **Dwelling:** Any building or portion thereof, which is designed or used exclusively for residential purposes.

- 20.8 **Dwelling, Single-family:** A building designed for or occupied exclusively by one family.
- 20.9 **Dwelling, Two-family:** A building designed for or occupied exclusively by two families.
- 20.10 **Dwelling, Multiple:** A building or portion thereof designed for or occupied by more than two families.
- 20.11 **Easement:** A grant or right to entrance and use of private land by the owner for designated public, corporation or personal use for specified purposes.
- 20.12 **Grade:** The ascending or descending inclination with the horizontal of a street, measured along the center line of the right-of-way, expressed by stating the vertical rise or fall as a percentage of the horizontal distance.
- 20.13 **Half Street:** A street dedicated to less than its full planned width.
- 20.14 **Lot:** A parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building together with its accessory buildings, open spaces and parking spaces required by this ordinance, and having its principal frontage upon a street.
- 20.15 **Lot, Corner:** A lot abutting upon two or more streets at their intersection.
- 20.16 **Lot, Interior:** A lot other than a corner lot.
- 20.17 **Lot Lines:** The lines bounding a lot.
- 20.18 **Performance Bond or Guarantee:** A bond issued by a surety company conditioned upon the faithful performance of the contract and the payment of all obligations arising there under.
- 20.19 **Planning Commission:** shall mean the County Regional Planning Commission.
- 20.20 **Plat:** A map, drawing, or chart upon which the subdivider's plan is presented and which he submits for approval and intends, in final form, to record.
- 20.21 **Plat, Preliminary:** A plat drawn upon tracing paper or other material from which reproductions can be made and conforming to the requirements of Section 31 of these standards.

- 20.22 **Plat, Final:** A plat drawn in ink upon tracing cloth or suitable equivalent and conforming to the requirements of Section 35 of these standards.
- 20.23 **Plat Officer:** An officer appointed by the Chairman of the County Board with the consent of the County Board whose vested duty is to administer and enforce all of the regulations of these standards.
- 20.24 **Reserved Strip:** A narrow strip of land, usually along the boundary of a subdivision, that is withheld from sale or dedication by subdivider to control development of adjacent land.
- 20.25 **Reverse Frontage:** A lot bounded in front and back by a street.
- 20.26 **Streets:** Rights-of-way dedicated to and accepted for public use and affording principal means of access to abutting property within a subdivision or other corporate lines of a city or village. The term "street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, expressway, parkway, thruway, road, avenue, boulevard, lane, place, or however otherwise designated. The Plat Officer shall determine in which classification streets in a proposed subdivision shall fall.
- 20.260 **Freeway:** A highway for through traffic with full or partial control of access.
- 20.261 **Major Highway (State):** A traffic way connecting communities or connecting to limited access traffic ways which, in turn, connect to other communities and which are used primarily for fast and/or large quantities of traffic.
- 20.262 **Area Service Highway (State):** A highway connecting population centers in the county and adjoining counties.
- 20.263 **Collector Streets (or Collector Roads):** Traffic ways which carry traffic between sections of the community or which serve as connectors between rural areas and the community.
- 20.264 **Local Streets (or Local Roads):** Traffic ways which serve primarily for access to abutting properties.
- 20.265 **Frontage Road:** A minor street which is parallel to and adjacent to a freeway, and which provides access to abutting properties and protection from through traffic.

20.266 **Alley:** A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

20.267 **Bicycle Path:** A public way for bicycles which is intended to be used as a means of both circulation and recreation.

20.268 **Pedestrian Cross Walk:** Easement to the public for the purpose of foot traffic. Each adjacent lot shall extend to the center of the required cross walk, which shall be provided with an all-weather surface, no less than 5 feet in total width, except as required in Section 43, paragraph 43.2. Minimum side yard requirements shall be increased on each adjacent lot to the width that lot projects into the easement.

20.27 **Recreation Development:** A subdivision in which lots are sold or leased to furnish recreation housing. The housing may consist of travel trailers, camper trailers, mobile homes, house trailers, camp and house cars, and other similar quarters for living and sleeping. The occupants may live for short periods of time (not over 5 months of consecutive habitation) and not permanently throughout the year.

20.28 **Subdivider:** The person or persons, firm or corporation who are owners of or agents for the area being subdivided and who are responsible for preparing and recording the plat of the subdivision and for carrying out all appropriate requirements outlined in these standards for the subdividing of land.

20.29 **Subdivision:** Subject to the provisions of the state statutes, the term "subdivision" means the division of a parcel of land into two or more lots or parcels for the purpose of transfer of ownership or building development or, if a new street is involved, any division of a parcel of land provided that a division of land for agricultural purposes into lots or parcels of 3 acres or more and not involving a new street or easement access shall not be deemed a subdivision. The sale or exchange of parcels of land to or between adjoining property owners where such sale or exchange does not create additional lots shall not be considered a subdivision.

The term includes re-subdivision, provided that the division of not more than 5 lots or tracts of record into not more than 3 lots, and not involving a new street or easement, shall be eligible for record without approval of the County Board, but with the written approval of the Plat Officer, who shall first determine that the new lots comply with the area regulations and other requirements, including the county zoning ordinance. When appropriate to the context, the term "subdivision" shall relate to the process of subdividing or to the land subdivided.

Multiple family areas, shopping centers, industrial parks, mobile home districts and recreation subdivisions or other similar developments, regardless of acreage, planned for more than one tenant shall be considered subdivisions for the purpose of these standards.

20.30 **Superintendent:** When this title is used in the text, it shall refer to the County Superintendent of Highways.

20.31 **Soil and Water Conservation District:** shall refer to the county Soil and Water Conservation District. The personnel of this district may be contacted for advice concerning county soils and water conservation practices.

ARTICLE III

PROCEDURE FOR THE REVIEW OF SUBDIVISIONS

Except where cities, towns or villages have subdivision regulation ordinance controls, no map, plat or subdivision of any block, lot or subplot, or any part thereof, or any piece or parcel of land not included within the corporate limits of any incorporated city, town or village in the county which has adopted and has in effect a zoning ordinance shall be entitled to record in the county or have any validity until it has been approved by the County Board. Each person, firm or corporation who seeks the County Board's approval of a map, plat or subdivision shall follow the procedure herein outlined.

Section 30. **SKETCH PLAN DISCUSSION**

Prior to the filing of a preliminary plat, the subdivider may submit to the Plat Officer material relating to the proposed subdivision. This may include information relative to the site and conditions of the site, number and size of lots proposed, etc. It is suggested that for the maximum benefit the material should include as a minimum:

30.1 **Location Map:** Location map should show relationship of the proposed subdivision to the streets and other community facilities serving it.

30.2 **Sketch Plan:** The sketch plan should show in simple form proposed layout of streets, lots, and other features in relation to existing conditions.

The sketch plan discussion does not require formal application, fee, or filing of the plat. The Plat Officer shall submit the sketch plan material to the Subdivision Committee of the Planning Commission, which

committee shall, within thirty (30) days, make known its comments regarding the proposed subdivision to the Subdivider and Plat Officer.

30.3 **Advice to Subdivider:** The purpose of the “Sketch Plan Discussion” is to afford the subdivider an opportunity to avail himself of the advice and assistance of the Subdivision Committee of the Planning Commission and to consult early and informally with the Commission before preparation of the preliminary plat and before formal application for its approval, in order to save time and money and to make the most of his opportunities.

(a) The subdivider is advised to engage a land planning specialist qualified to help him resolve the major factors into a workable and profitable subdivision plan.

(b) He should consult also with parties potentially interested with him or with the ultimate users of the development, such as lending and mortgage insurance institutions, with a view to reaching, at this initial stage, firm conclusions regarding what part of the market demand should be served, the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets, lots, and other features of the proposed development.

Section 31. **PRELIMINARY PLAT – PREPARATION AND FILING**

The subdivider shall cause to be prepared a preliminary plat and shall file five copies and other required material with the Plat Officer in application for preliminary approval. The application for preliminary approval shall include the following:

31.1 **Location Map.** Sketch map showing relationship of the proposed subdivision to the streets and other community facilities serving it. Such map shall include:

31.101 Subdivision name.

31.102 Outline of area to be subdivided.

31.103 Existing streets and traffic ways and public utilities on adjoining property.

31.104 North point, scale, and date.

- 31.2 **Preliminary Plat.** A preliminary plat of the subdivision drawn to the scale of one inch to one hundred (100) feet or less and including:
- 31.201 Name of the proposed subdivision, boundary line bearings and distances, and acreage.
 - 31.202 Name and address of owner.
 - 31.203 Names of persons who prepared the plat.
 - 31.204 North point, graphic scale, and date.
 - 31.205 Ground elevations on the tract if required by the Plat Officer: based on a datum plane approved by the Plat Officer; for land that slopes less than approximately 2 percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions; for land that slopes more than approximately 2 percent, show contours with an interval of not more than 2 feet.
 - 31.206 Utilities on and adjacent to tract if required by the Plat Officer: location, size, and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights; if water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to and size of nearest ones showing invert elevation of sewers.
 - 31.207 Other conditions on the tract: water courses, marshes, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks, and other significant features.
 - 31.208 Other conditions on adjacent land: approximate directions and gradient of ground slope, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date and number and showing approximate percent built up, typical lot size, and dwelling type.
 - 31.209 Zoning: on and adjacent to the tract, to be determined when the plat is presented for pre-submission or preliminary review.

- 31.210 Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the tract.
 - 31.211 Location and widths, other dimensions and names of the proposed streets, alleys, roads, utility (sewers, storm mains, water and gas lines) and other easements, parks, schools, and open spaces or reserved areas.
 - 31.212 Grades of proposed streets and alleys.
 - 31.213 Preliminary plats shall be submitted to all utility companies servicing the plat for their recommendations concerning easements.
 - 31.214 Drainage of the land.
 - 31.215 Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.
 - 31.216 Minimum building setback lines.
 - 31.217 Site data, including number of residential lots, typical lot size, and acres in parks, etc.
 - 31.218 Subsurface conditions on the tract, if required by the Plat Officer: location and results of tests made to ascertain subsurface soil, rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five feet; location and results of soil percolation tests, if individual sewage disposal systems are proposed in conformance with paragraph 51.202 herein.
 - 31.219 Draft of Restrictive Covenants (if any) whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- 31.3 **Preliminary Plat Subdivision Fee.** A fee in the amount of one dollar (\$1.00) for each lot in the proposed subdivision with a minimum total charge of fifteen dollars (\$15.00) and a maximum charge of \$1,000 required for submittal of the preliminary plat.

Section 32. **PRELIMINARY PLAT – REVIEW AND APPROVAL**

32.1 Review by Superintendent, Zoning Officer, Plat Officer.

Immediately upon the filing of five (5) copies of the Preliminary Plat, the Plat Officer shall retain one (1) copy for his file (on which copy is indicated the Planning Commission and Board action on the plat) and shall distribute the remaining copies of the plat as follows: 1 copy to the Superintendent, 2 copies to the Planning Commission (1 for the Subdivision Committee) and 1 to the Zoning Officer.

The Superintendent, Zoning Officer and Plat Officer shall have opportunity to review the plat and application materials to assure the proposed subdivision complies with applicable regulations and requirements, and report upon such to the Planning Commission. The Plat Officer shall confer with the Zoning Officer to determine that the proposed subdivision complies with the Zoning Ordinance. The Plat Officer also shall report to the Planning Commission and County Board upon conditions of the site or adjacent properties which, while not evident in the application materials, may affect development upon the site.

32.2 Review by Planning Commission. The Subdivision Committee of the Planning Commission and the Planning Commission shall review the preliminary plat and the application materials to assure compliance with the County Comprehensive Plan. Notification of the meeting time and place for review of the preliminary plat shall be given by the Planning Commission to the Plat Officer; Superintendent; Conservation, Park, School, and other boards and commissions concerned. Subdivider or his representative shall attend this meeting to explain the plat and answer questions. Particular note shall be made that any planned expressways, major highways or other planned public facilities of the county falling in the area of the subdivision being reviewed are accommodated in the proposed plat; the reports of the Plat Officer, Superintendent, and Subdivision Committee shall be reviewed with regard to the proposed subdivision. Within 30 days of the subdivider's filing for preliminary approval, the Planning Commission shall make known to the County Board and the County Clerk that the Preliminary Plat has been (1) approved, (2) approved subject to modification, or (3) disapproved; if disapproved, the Planning Commission shall submit to the subdivider, with a copy to the County Clerk, a statement setting forth reasons for disapproval, indicating particularly the aspects in which the proposed plat fails to conform to Ordinance requirements. Failure of the Planning Commission to act within 30 days of filing the plat with the Plat Officer

shall be deemed approval of the plat, unless, however, an extension of time is mutually agreed upon by the subdivider and Planning Commission. The Planning Commission shall maintain one copy of the Preliminary Plat in its files with Planning Commission action noted upon it.

32.3 Approval or Rejection by Board. If the Preliminary Plat is approved by the Planning Commission, the County Board shall approve or reject the plat within thirty (30) days following the action of the Planning Commission; providing, however, that any action not concurring with the Planning Commission's action shall require a three-fourths (3/4) vote of the board members present.

32.4 Action on Preliminary Plat to be Filed with County Clerk. A certified copy of the order or resolution approving the Preliminary Plat or disapproving the Preliminary Plat and stating the reasons therefore shall be attached to a copy of the Preliminary Plat by the County Clerk and filed in the office of the County Clerk.

Section 33. **PRELIMINARY PLAT APPROVAL NOT TO CONSTITUTE SUBDIVISION APPROVAL**

Approval of the **Preliminary Plat** by the County Board does not constitute approval of the subdivision, but is merely an authorization to the subdivider to proceed with the preparation of the Final Plat.

Section 34. **TIME LIMITATION OF PRELIMINARY APPROVAL**

Approval of the Preliminary Plat shall be effective for twelve (12) months; except, however, the Planning Commission upon written request of the subdivider and advice of the Plat Officer may grant an extension of time. If the Final Plat is not filed with the Plat Officer within twelve (12) months, or authorized extension thereof, of the County Board's approval of the Preliminary Plat, all previous approvals of the Preliminary Plat shall become null and void.

Section 35. **FINAL PLAT – PREPARATION AND FILING**

Following approval of the Preliminary Plat, the subdivider shall cause to be prepared a Final Plat and other material required in filing for final approval. Application for final approval shall consist of filing with the Plat Officer the reproducible (ink on cloth or suitable equivalent) Final Plat and five copies, and such additional information outlined here:

- 35.1 **Final Plat.** Final Plat drawn to the scale of 1" = 100' or larger. The Final Plat may include all or only part of the Preliminary Plat and shall include or indicate the following:
- 35.101 **Primary control points** (section lines and corners or center), approved by the Plat Officer or descriptions and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
 - 35.102 **Accurate tract boundary** lines with dimensions and angles which provide a survey of the tract, closing with an error of not more than one (1) foot in three thousand (3,000) feet.
 - 35.103 **Property Lines of Residential Lots and Other Sites** with accurate dimensions of all straight lines and arcs, bearings of property lines or other means of accurately locating property lines.
 - 35.104 **Accurate Bearings and Distances to Known Monuments.**
 - 35.105 **Accurate Locations of Existing and Recorded Streets** intersecting the boundaries of the tract.
 - 35.106 **Accurate Legal Description** of the property.
 - 35.107 **Street Names.**
 - 35.108 **Curve Notes**, complete and accurate for all street curves included in the plan.
 - 35.109 **Street Right-of Way Lines.**
 - 35.110 **Lot and Block Numbers.**
 - 35.111 **Property to be Dedicated or Reserved for Public, Semi-Public, or Community Use**, with accurate dimensions.
 - 35.112 **A Certification by the Superintendent of Highways** certifying that the subdivider has designed in accordance with the Schedule of Minimum Required Utilities and Street Improvements, Section 51.
 - 35.113 **Markers or Monuments** indicating location, type, material, and size.
 - 35.114 **Subdivision Name.**

35.115 **Name and Address of Owner and Subdivider.**

35.116 **North Point, Scale, and Date.**

35.117 **Certification by a Registered Illinois Land Surveyor** certifying to accuracy of survey and plat.

35.118 **Certification by Owner of Dedication of Streets and other Public Property** with Notary's seal. Streets and roads not dedicated shall be marked "Private Street".

35.119 **Final Approval by the County Board** with signature and date spaces for Chairman of the Board.

35.2 **Other Required Documents**

35.201 **Certification of Title** showing that applicant is the land owner.

35.3 **Final Plat Subdivision Fee.** A fee in the amount of twenty-five dollars (\$25.00) plus one (1) additional \$1.00 for each lot over 12 lots with a maximum fee of \$1,000 will be required at the time of submittal of the Final Plat.

In addition to the preliminary and final plat subdivision fees specified herein, the subdivider shall reimburse the county for reproducing plats and for all engineering expenses of checking plats, water, sewer, and other plans, and for inspection of construction of the facilities required by this ordinance.

Note: Final plats and documents shall be submitted with a cashier's check or money order in the amount prescribed above, payable to the County Treasurer.

Section 36. **FINAL PLAT – REVIEW AND APPROVAL**

Immediately upon filing of the reproducible Final Plat and five copies, the Plat Officer, maintaining one copy for his own files (on which is to be indicated Board action on the Plat), shall distribute the balance of the final plats as follows: one copy each to the Superintendent, Zoning Officer, the County Board and the reproducible plat with one copy to the Planning Commission.

36.1 **Approval or Rejection by the County Board.** The Board shall approve or reject the Final Plat within thirty (30) days after receipt of the plat from the Plat Officer.

36.2 **Action on Final Plat to be Filed in Office of County Clerk.** A certified copy of the order or resolution of the Board approving the Final Plat or disapproving the Final Plat and stating the reasons therefore shall be attached to a copy of the plat by the County Clerk and filed in the office of the County Clerk.

36.3 **If the County Board** fails to act upon the Final Plat within the time prescribed, the applicant may, after giving five days' written notice to the County Board, file a complaint for summary judgment in the Circuit Court and upon showing that the Board has failed to act within the time prescribed, the Court shall enter an order authorizing the Recorder of Deeds to record the plat as finally submitted without the approval of the County Board. A plat so recorded shall have the same force and effect as though that plat had been approved by the County Board.

Section 37. **TIME LIMITATION FOR RECORDING OF PLAT**

The Final Plat shall be filed with the County Recorder within sixty (60) days of date of approval by the County Board and if not filed within such time shall have no validity and shall not be recorded without recertification by the County Clerk and reapproval by the County Board.

Section 38. **RELEASE, EXPIRATION, OR EXTENSION OF BOND**

Prior to the release of expiration of bond, the County Board will request the Plat Officer to certify that he was notified by the subdivider to witness the installation of required improvements at key times so as to be able to certify that all required improvements were properly installed and that neither the subdivision as built nor improvements installed deviate from the final approved plat.

Should the subdivider fail to notify the Plat Officer in time for the Plat Officer to witness the installation, the work shall be uncovered at the subdivider's expense so that the Plat Officer can certify to compliance with these standards. If not in compliance, the work shall be removed and replaced in accordance with requirements of these standards. If the Plat Officer is notified to witness work installation but does not appear at the site within 5 work days after notice, then the subdivider may proceed with the work of installation.

Should the required improvements not be completed within the duration of the bond, the subdivider may request the County Board for an extension of time for installation of the balance of improvements. Should such request be granted, the subdivider shall deposit with the County a surety bond for the length of extension granted. Bond shall be approved as to form and type by the State's Attorney and as to adequacy of amount by the Superintendent.

Section 39. **ENGINEER**

The Final Plat and the data required by these standards shall be prepared by a registered professional engineer (and where required, a registered land surveyor) who shall also make an estimate of the probable expenditures necessary to enable the person seeking approval by the County Board of such map, plat or subdivision to conform with the standards of construction established herein.

ARTICLE IV

GENERAL DESIGN REQUIREMENTS

Section 40. **STREETS** (which shall include roads and highways)

40.1 **The arrangement, character, extent, width, grade and location** of all streets shall be considered in their relation to existing and planned streets, topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. Classification of county collector roads or streets and township roads or streets shall be determined by the Superintendent.

40.2 **The arrangement of streets** in a subdivision shall either:

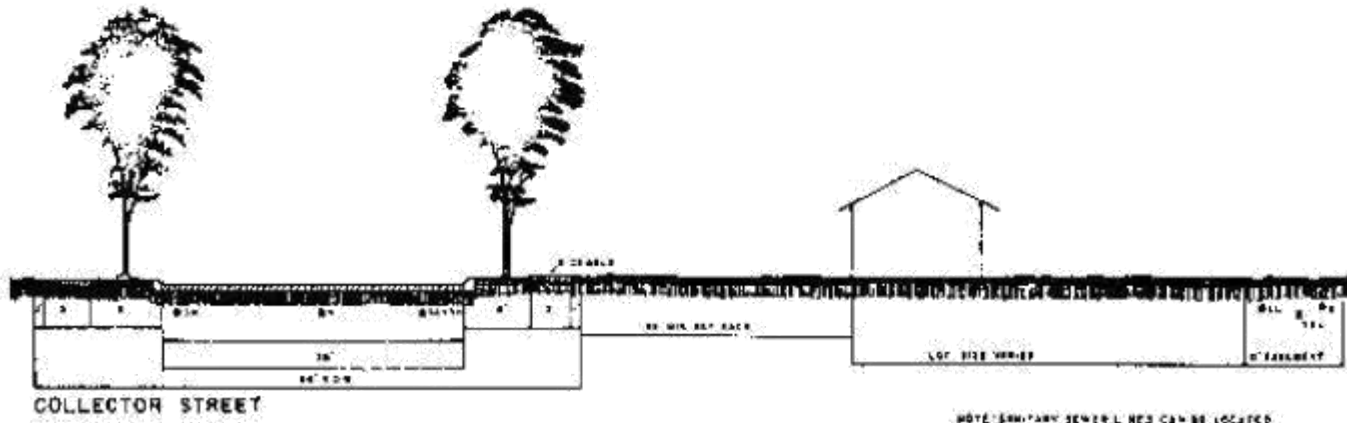
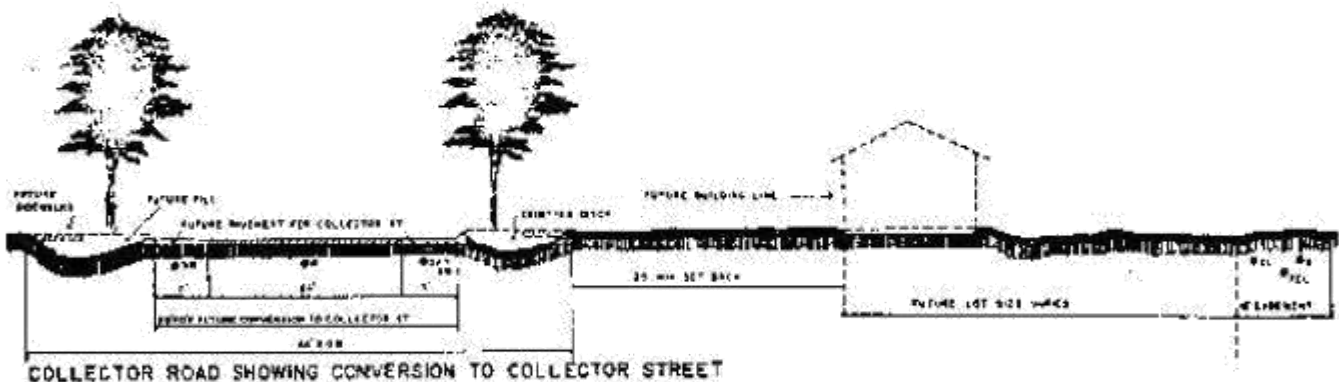
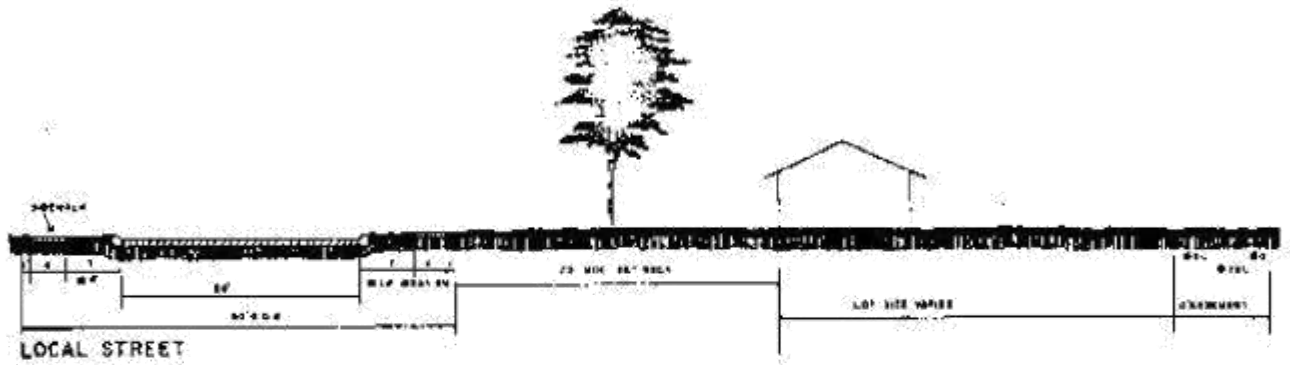
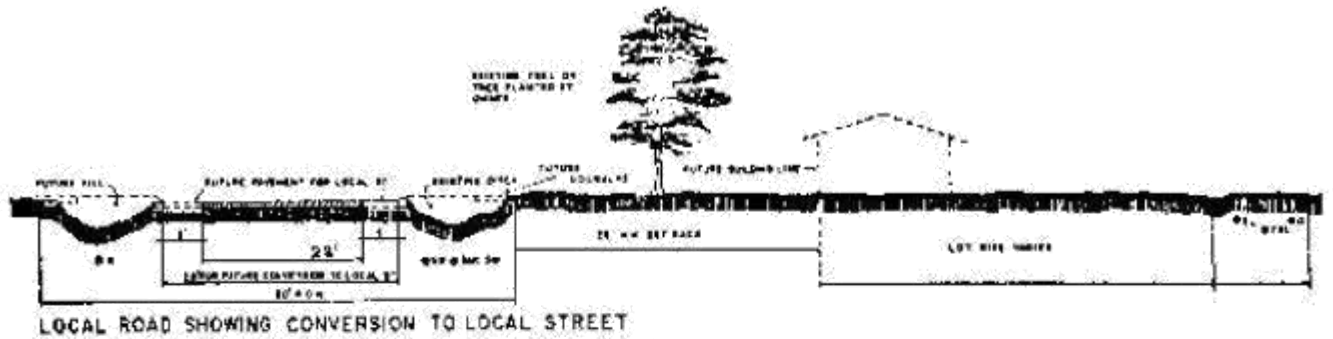
40.201 Provide for the continuation or appropriate projection of existing or proposed major highways and collector streets in surrounding area; or

40.202 Solve a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

40.3 **Minor streets** shall be so laid out that their use by through traffic will be discouraged.

- 40.4 Where a subdivision abuts or contains an existing or proposed expressway (limited access), the Plat Officer may require **marginal access streets**, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatments as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- 40.5 Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Plat Officer may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for requirements of approach grades and future grade separations.
- 40.6 **Reserve strips** controlling access to streets shall be prohibited except where their control is definitely placed with the County Board under conditions approved by it.
- 40.7 **Street project** with centerline offsets of less than one hundred and twenty-five feet shall not be approved.
- 40.8 **A tangent** at least one hundred feet long shall be introduced between reverse curves on major highways and collector streets. A tangent at least fifty feet long shall be used on local streets or roads.
- 40.9 **When connecting street** lines deflect from each other at any one point 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 one hundred feet for local and collector roads and streets, and of such greater radii as the Plat Officer shall determine for special cases.
- 40.10 **Streets** shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty degrees.
- 40.11 **Property lines** at street intersections shall be rounded with a radius of 20 feet, or of a greater or lesser radius where the Plat Officer may deem it necessary. The Plat Officer may permit comparable cut-offs or chords in place of rounded corners. Surface grading at street intersections shall be such as to permit unobstructed vision within the sight triangle formed by the center of intersection and two points seventy-five feet distant, each point being on the centerline of an intersection street.

STREET & ROAD CROSS SECTIONS



NOTE: SANITARY SEWER LINES CAN BE LOCATED IN THE UTILITY CASEMENT WHEN IT WOULD BE ADVANTAGEOUS DUE TO TOPOGRAPHIC CONDITIONS.
 SW - STORM SEWER, SAN - SANITARY SEWER,
 W - WATER, EL - ELECTRICAL, G - GAS, TEL - TELEPHONE.
 THESE SYMBOLS INDICATE SUGGESTED UTILITY LOCATIONS.

40.12 Minimum street right-of-way widths are shown on the “Street and Road Cross Sections” plate or in the following “Width Standards for Highways and Collectors”.

Width Standards for Highways and Collectors

	<u>Pavement Width</u>	<u>R.O.W.*</u>
Freeways	2 – 24’ lanes & median	300’
Major Highways	24’	150’
Area Service Highway	24’	150’
Collector (county)		
Traffic greater than 750 VPD**	24’	100’
Traffic less than 750 VPD	22’ or less	80’
Collector (village)		
Roads	24’	66’
Streets	38’	66’

- * R.O.W. - Right-of-Way
- ** VPD - Vehicles Per Day

NOTES: Freeways, major highways and area service highways are located, constructed and maintained by the Illinois Department of Transportation.

For purposes of designating pavement widths and interpretation of right-of-way widths, the term “streets” shall mean having curb and gutter; whereas the term “road” shall mean having ditch or grade.

40.13 **Half streets** shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the Plat Officer finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

40.14 **Dead-end Streets**, designed to be so permanently, shall be not longer than five hundred feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty feet, and a street property line diameter of at least one hundred feet. Where an existing street terminates at the boundary line of a proposed subdivision, either the street shall be continued in the street pattern of the proposed subdivision or a turn-around shall be provided in the

proposed subdivision. Where topography or existing trees might necessitate requirements other than these, changes may be made when approved by the Superintendent.

- 40.15 No street names shall be used which will duplicate or be confused with the names of existing streets in the area.
- 40.16 No street grade shall be less than 0.25 percent as measured along the centerline of the street.
- 40.17 All new subdivisions along limited access streets (such streets to be so designated by the appropriate governmental agency) shall be arranged to provide access to such highways at intervals not less than 800 feet, except where impractical or impossible due to existing property divisions or topography, except as noted above. Also, streets within such subdivision shall be arranged to permit access to adjacent future subdivisions without encroachment upon this regulation.
- 40.18 Upon recommendation by the Planning Commission, the County Board may permit construction of a **local road** where a particular rural character is being developed in a subdivision.
- 40.19 **Intersections** of streets within industrial districts which will be served by semi-trailers and tractors shall have curb radii of 50 feet.
- 40.20 Road widths for camping trailers, tent sites and mobile homes shall be:

	<u>Pavement Width</u>	<u>R.O.W.</u>
One way roads	16'	35'
Two way roads	24'	40'

Section 41. **ALLEYS**

- 41.1 **The minimum width** of an alley, if provided, shall be sixteen feet.
- 41.2 **Alley intersections** and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
- 41.3 **Dead-end** alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead end, as determined by Plat Officer.

Section 42. **EASEMENTS**

- 42.1 Easements across lots or centered on rear or side lot lines shall be provided for utilities, drainageways and storm sewers where necessary and shall be at least twelve feet wide. Easements along alleys shall be not less than 3 feet.
- 42.2 Where a subdivision is traversed by a water course, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width the lines of such water course, and such further width or construction, or both, as is adequate for the purpose as determined by the Superintendent.

Section 43. **BLOCKS**

- 43.1 In general, block lengths shall be not less than 400 feet nor more than 2000 feet; blocks shall be of sufficient width to accommodate two tiers of lots. The lengths, widths and shapes of blocks shall be determined with due regard to:
 - 43.101 Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - 43.102 Zoning requirements as to lot sizes and dimensions.
 - 43.103 Needs for convenient access, circulation, control and safety of street traffic.
 - 43.104 Limitations and opportunities of topography or vegetation.
- 43.2 **Pedestrian crosswalks**, not less than 10 feet R.O.W., shall be required in blocks exceeding 1000 feet in length, and where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other public facilities.
- 43.3 Sidewalks, when recommended by the Planning Commission as necessary for school children, shall be provided for major highways, area service highways, collectors, local and frontage streets.

Section 44. LOTS

- 44.1 **Building setback lines** shall be established on all lots, and the minimum building setback line shall be appropriate for the location of the subdivision and for type of development and use contemplated; provided, however, that they will be not less than the standards when established by the Zoning Ordinance.
- 44.2 **Area and minimum frontage requirements** of all lots shall be not less than standards for corresponding uses when established by the Zoning Ordinance, and depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for off-street service and parking facilities required by the type of use and development contemplated, as required by the Zoning Ordinance.
- 44.3 **Camping trailer and tent sites** shall have lot sizes not less than 50 feet wide and an area of not less than 4000 sq.ft. Lot width on a curved road shall be measured along the setback line.
- 44.4 **Corner lots** for residential use shall have extra width to permit appropriate building setback from an orientation to both streets, as set forth for the district in the Zoning Ordinance.
- 44.5 **Subdividing** of land for residential use shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.
- 44.6 **Double frontage** and 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.
- A **planting screen** easement of a least 10 feet, across which there shall be no right-of-access, shall be provided along the line of lots abutting such traffic artery or other disadvantageous use.
- 44.7 **Side lot lines** shall be substantially at right angles or radial to street lines except where aesthetic or topographic reasons indicate otherwise.

Section 45. **PUBLIC SITES AND OPEN SPACES**

45.1 Whenever the reasonable requirements provided by these standards shall indicate the necessity for providing for a school or park site or other public lands within a proposed subdivision for which approval has been requested, and no such provision has been made therefore, the County Board may require that lands be dedicated for such public purpose before approving such plat. Fair and just remuneration shall be paid to the subdivider for the land dedicated for such purpose.

Section 46. **LAND SUBJECT TO FLOODING OR CONTAINING POOR DRAINAGE FACILITIES**

No plat will be approved for a subdivision on land which is unsuitable for subdividing by reason of flooding, collecting of groundwater, bad drainage, adverse earth or rock formations or topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents of the subdivision or of the community. Such land shall remain unsubdivided until such time as the conditions causing the unsuitability are corrected in the opinion of the Superintendent.

Section 47. **PRESERVATION OF NATURAL FEATURES**

Natural features, such as trees, brooks, hilltops and views shall be preserved wherever reasonably possible. In subdividing of any land within the county or within 1 ½ miles of the corporate limits, due regard shall be shown for all natural features such as tree growth, water courses, historic spots, or similar conditions which, if preserved, will add attractiveness and value to the proposed development.

Section 48. **CONSTRUCTION EROSION**

Any disturbance of ground cover and soil will give opportunity for erosion. Vegetation of any kind should be left until just before construction begins, and only the minimum area required for operations should be disturbed at one time.

Bare spots need to be covered as soon as possible. When extended periods of exposure are unavoidable, temporary cover should be provided. Annual grasses, small grains or sod make a quick cover. Mulch, burlap, and plastic also protect the soil. Contour diversions can be used to intercept runoff and channel it to waterways that lead it by means of meanders or drop structures to safe outlets. Some erosion is inevitable during periods of active disturbance. Dams or basins to trap and hold the sediment on the construction site shall be used where necessary to prevent sediment damage.

ARTICLE V

IMPROVEMENTS TO BE CONSTRUCTED

Section 50. **MONUMENTS**

Monuments shall be placed at all block corners, angle points, points of curves in streets, and at intermediate points as shall be required by the Plat Officer. Permanent monuments erected in such subdivisions of galvanized iron pipe shall not be less than one inch in diameter and twenty-four inches in length; and if stone or concrete, shall be not less than four inches in diameter and twenty-four inches in length. Existing monuments, bench marks, etc., shall be preserved or replaced in original condition.

Section 51. **UTILITY AND STREET IMPROVEMENTS**

51.1 Utility and street improvements shall be provided for **business, industrial, institutional** and similar types of development, in accordance with the standards and requirements as determined by the County Board with the advice of the Superintendent.

51.101 The Planning Commission may waive sidewalk requirements adjacent to collector streets in industrial subdivisions.

51.2 Utility and street improvements for residential types of subdivisions shall be in accordance with the following standards and specifications for:

51.201 **Public or private water** supply must conform with standards required by the Environmental Protection Agency and approved by the Superintendent. The subdivider must provide adequate proof that sufficient water for human habitation is available. Wells for individual lots or subdivisions shall conform with the specifications of the Environmental Protection Agency.

51.202 **Sewage Disposal.** Connection to the public sanitary sewer system is required where the Superintendent deems feasible; when there is no public system, private sewage disposal is required as approved by the Superintendent. On individual lots where septic tanks and disposal fields are to be used soil percolation tests when required by the Soil and Water Conservation District shall be made in accordance with the requirements of the Environmental Protection Agency.

Design of individual septic tank and field, which results from these tests, shall be approved by the Soil and Water Conservation District. Where public sewers are constructed, stub-up lines shall be located at each lot and shall extend at least one foot inside the property line. The curb above such stub-up line shall be marked with the letter "S" or other suitable marker.

Pumping stations required by virtue of the subdivision shall be installed by the developer as approved by the Superintendent. Pumping stations, force main, equipment, site and easements shall be dedicated to the county prior to the issuance of building permits. If a greater capacity system is required by the county, the subdivider shall be required to pay only that portion of the cost attributable to his subdivision. Future subdivisions desiring to utilize such pumping stations shall reimburse the county on a pro-rated basis for the county's investment involved.

Camping trailer and tent lots. For lots occupied by sleeping vehicles which do not have self-contained sewage tanks one chemical or flush type water closet and urinal approved by the Superintendent shall be supplied for each 15 camp sites (60 people). A slop sink for dish water shall be supplied at each toilet building. Maximum distance to toilet from lot 500 feet (400 feet preferred). Underground tanks with at least one inlet for each 25 sites occupied by sleeping vehicles which have self-contained sewage tanks to provide for dumping sewage shall be installed on the site as approved by the Superintendent.

- 51.203 **Surface drainage** in approved paved gutters or grass swales and in piped underground channels; the construction, capacity and flow of which are approved by the Superintendent, and the location of which is shown on the "Street and Road Cross Sections" plate.
- 51.204 If determined by the Superintendent that **drainage problems** requiring storm sewers exist within the subdivision and/or the watershed of which the subdivision is a part, then the subdivider shall place in escrow or in a joint account, a **payment** sufficient to solve these said drainage problems. Said payment can be withdrawn only upon the joint authorization of the county and the subdivider. Any interest accruing from said account shall be the sole property of the subdivider and payable to him as and when they accrue. Any

funds in excess of the amount necessary to solve said drainage problems shall be returned to the subdivider or his assigns. The subdivider may, in lieu of said payment, construct the **storm water drainage system** subject to the approval of the Superintendent.

51.205 **Street gradient** per plans as approved by Superintendent. Street grades as measured along centerline shall be not less than one-quarter of one percent and not greater than:

Collector Roads or Streets	10%
Local Roads or Streets	12%

When practical, collector roads or streets shall have grades less than 10%, and local roads or streets shall have grades less than 12%, as approved by the Superintendent.

51.206 **Right-of-way & Pavement Width:** the subdivider shall be responsible for the provision of right-of-way and pavement as required by Section 40 and 51 of these standards.

When a proposed major highway, area service highway or collector is indicated to traverse property proposed to be subdivided, the subdivider shall provide that such right-of-way in central alignment and width as indicated on the "Cross Section" plate and/or the "Width Standards for Highways & Collectors" be maintained free from buildings and, further, that buildings adjacent to such proposed traffic way be so situated as to be not closer to the proposed traffic way than the indicated proper rear or side yard distances as set forth in the County Zoning Ordinance.

51.207 **Subdivision adjacent to an existing street:** where a proposed subdivision is adjacent to an existing street and where the right-of-way width of such street is below its minimum standard as indicated on the "Cross Section" plate and/or the "Width Standards for Highways & Collectors", and Section 40 of Article IV, the subdivider shall maintain building setback distances (as specified in the Zoning Ordinance) from the edge of the proposed right-of-way width as indicated on the Cross Section and/or Standards (in effect the set-back will be increased by one-half the distance the roadway is below standard).

51.208 Roadway pavement surface and base course shall meet the minimum requirements as outlined in the following table for the various acceptable street types.

Construction Specifications of Street and Road Improvements***

<u>Type</u>	<u>Base Course</u>	<u>Surface Course</u>
6" Concrete	Single course of 6" minimum 3500 PSI (5% to 7% air entraining Portland Cement) monolithic concrete (per Sec. 48, State Specs.)*	
Gravel Base Bit. Surface	8" compacted gravel, CA 10, or 8" compacted crushed stone, Grade ** (per Sec. 29, State Specs.)	2 ½ " Bit., Surface, Class B (Sec. 44 State Specs.) or a minimum surface of Class A Subclass A-3 (Sec. 403, State Specs.)
Concrete Base	5" course of 3500 PSI (air entraining Portland cement) monolithic concrete (per Sec. 48, State Specs.)	2" Bit, Surface, Class B (Sec. 44, State Specs.) 2 ½" to 3" Bit. Concrete Class I-11 (Sec. 46, State Specs.)
Soil Cement Base, Bit. Surface	6 ½" compacted soil cement (per Sec. 31, State Specs.)	" " " " "

* "State Specs." shall refer to State of Illinois Department of Transportation Standard Specifications for Road and Bridge Construction adopted January 2, 1958 or comparable specifications as adopted August 1, 1968.

** Where a subdivision is located so it is served by an unimportant township road, the Superintendent may approve a gravel or crushed stone surface course, type B, not less than 8 inches compacted thickness, 22 feet in width is permissible. When an all-weather dustless road is constructed on the township road to the subdivision, then at that time the subdivider must place a dustless surface on the gravel or crushed stone surface in accordance with these standards. A surety bond shall be furnished by the subdivider; or if all the lots have been sold, by the property owners, to assure that this work will be executed.

*** Where detailed soils information is available, modifications may be made in these specifications when approved by the Superintendent.

- 51.209 **Shoulders** shall be 4" compacted gravel, per Sec. 29, State Specs.
- 51.210 **Curb and gutter**, Type 5, of 3500 PSI Portland cement concrete with 5% to 7% air entraining, per Sec 80, State Specs., or bituminous concrete curb in accordance with the Illinois Highway Code.
- 51.211 **Planting strips**, gradient, drainage and surface treatment as approved by the Superintendent.
- 51.212 **Street name signs** at all intersections conforming to standard for the county.
- 51.213 **Street trees**, if provided; location and type as approved by the Planning Commission.
- 51.214 **Street numbering system** as approved by the Superintendent and County Board.
- 51.215 **Alleys**, when provided, shall conform with requirement in Section 41 herein.
- 51.216 **Sidewalks**, when provided, shall be of monolithic concrete, 4" in thickness with pitch and surface as approved by the Superintendent, with a required width for sidewalks of 5 feet on collector streets, and 4 feet on local or frontage streets, and a required minimum width for cross walks of five feet subject to approval of the Superintendent.
- 51.217 Where a proposed subdivision is to be constructed adjacent to an existing highway or collector, the Planning Commission may require a sidewalk along such major travel way.

ARTICLE VI

ADMINISTRATION AND LEGAL DATA

Section 60. **ESTABLISHMENT AND APPOINTMENT OF PLAT OFFICER**

The Office of Plat Officer is Hereby Established in Which is Vested the duty of the administration of these regulations as herein specified and such other related regulations as are assigned to that office by the County Board.

The Plat Officer to be Appointed by the Chairman of the County Board with the advice and consent of the members of the Board shall be a person who is qualified by professional or practical training and experience to conduct the affairs of that office.

Section 61. **PENALTIES**

Any persons, firm or corporation violating any of the provisions of these subdivision standards shall be fined not less than twenty-five dollars (\$25.00) or more than two hundred dollars (\$200.00) for each offense. Each day a violation is permitted to continue shall constitute a separate offense.

Section 62. **VARIANCE AND AMENDMENT**

62.1 **Variances, General.** The County Board hereby reserves authority to vary the strict application of any of the provisions herein contained, but such variances shall be exercised only upon written recommendation of the Planning Commission which in turn shall make such recommendation upon recommendation of the Plat Officer or upon its own motion.

62.2 **Variances, Large Scale Developments.** The standards and requirements herein may be modified by the County Board in case of a plan or program for a complete community or neighborhood unit. Such modification shall not be made until after written recommendation of the Planning Commission, which recommendation may be given when in the judgment of the Planning Commission, the specific plan or program presented provides adequate public space and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

62.3 **Amendments.** Amendments to these subdivision standards shall be made by the County Board as provided by Statute; providing, however, that no amendment shall be adopted without first referring the proposed amendment to the Planning Commission and receiving a report therefrom except, however, if no report is received within 90 days, it shall be deemed to be approved by the Planning Commission.

Section 63. **REPEALER**

All ordinances and resolutions or any part thereof in conflict with all or any part of this ordinance are hereby repealed.

Section 64. **CONFLICT WITH PRIVATE DEEDS AND COVENANTS**

In case of any conflict between this ordinance or part thereof and the whole or part of any existing or future private covenants or deeds, the most restrictive shall apply.

Section 65. **SEVERABILITY**

If any section or part thereof of this ordinance shall be held to be unconstitutional by a court of competent jurisdiction, the remainder of the provisions herein shall be deemed to continue in full force and effect.

Section 66. **“AS-BUILT” CONSTRUCTION DRAWINGS**

In cases wherein the construction as performed varies from the plans filed and approved as herein before required, “as-built” construction drawings shall be filed with the approving officer or board prior to final approval. If construction does not vary from said plans, an affidavit so certifying shall be filed prior to acceptance of improvements for maintenance.

Section 67. **EFFECTIVE DATE**

This ordinance consisting of Article I through Article VI both inclusive, the same being designated as “Maps, Plats and Subdivision Standards for Ford County, Illinois” shall take effect and be in full force from and after its adoption and publication as permitted by Statute.

PASSED BY THE CHAIRMAN AND THE COUNTY BOARD OF FORD COUNTY, ILLINOIS, THIS 13TH DAY OF FEBRUARY, 1974.

APPROVED:

Lyle K. Kumler
Chairman

ATTEST:

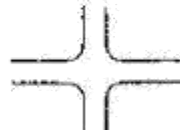
C. W. Reep
County Clerk

DESIGN REQUIREMENTS

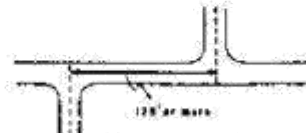
INTERSECTION DESIGN



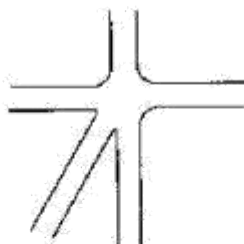
BAD INTERSECTION
Street jogs should be 125' feet apart



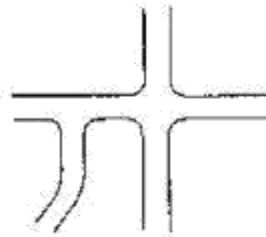
GOOD INTERSECTION
For through traffic on both streets



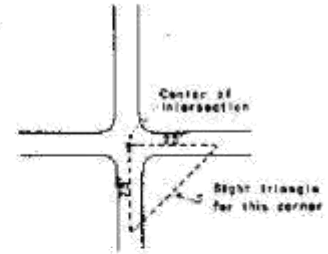
GOOD INTERSECTION
For through traffic on one street



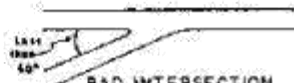
BAD INTERSECTION
Not more than two streets to intersect at one point.



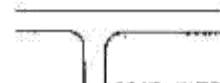
BETTER INTERSECTION
Fewer streets, intersecting at one point, offer better traffic control.



CLEAR VISIBILITY
No obstructions of any kind to visibility within each corner's sight triangle.

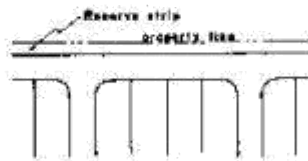


BAD INTERSECTION
Sharp angle limits visibility



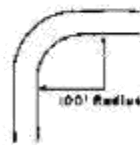
GOOD INTERSECTION
Right angle intersection provides good visibility

STREET PATTERNS

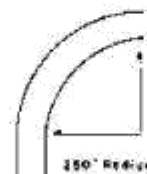


BAD LAYOUT
Reserve strip to prevent access to subdivision street.

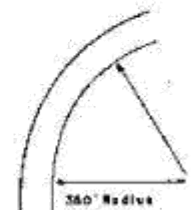
Minimum radius for curves in streets



LOCAL STREET

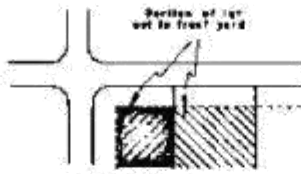


COLLECTOR STREET



MAJOR STREET

LOTING



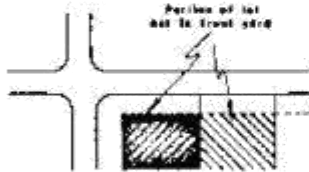
BAD LOTTING
Some size corner lots cannot provide two front yards



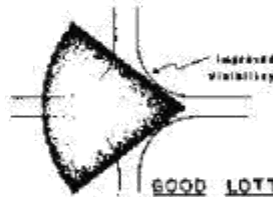
BAD LOTTING
Right angle intersection corners limit visibility



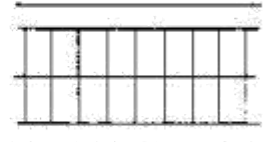
UNECONOMICAL LOTTING
Lots fronting on two streets (reverse or double frontage) not normally good platting.



GOOD LOTTING
Larger corner lots provide two front yards

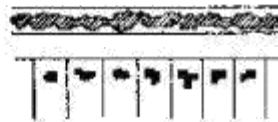


GOOD LOTTING
Rounded intersection corners provide good visibility

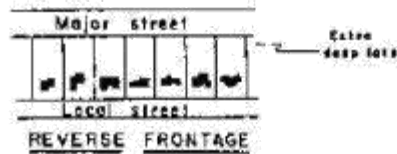


BETTER PLATTING
Blocks two lots deep provide better platting - more lots and less street area.

BUFFER TREATMENTS

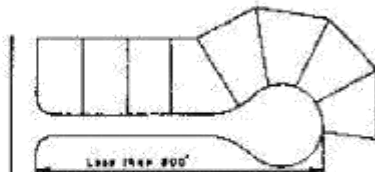


SCREEN PLANTING
Possible treatment between industrial areas and residential lots.

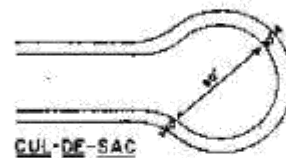


REVERSE FRONTAGE

CUL-DE-SAC STREETS

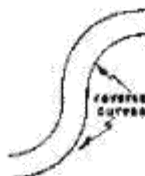


CUL-DE-SAC longer than 500 feet an emergency vehicle hazard

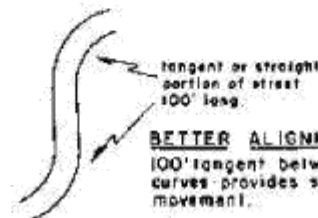


CUL-DE-SAC
Right-of-way 100' diameter
Pavement 60' diameter

STREET ALIGNMENT



BAD STREET ALIGNMENT
Reverse curves too close to each other lead to swerving traffic.



BETTER ALIGNMENT
100' tangent between reverse curves provides safer traffic movement.

GENERAL APPLICATION PROCEDURE
FOR SUBDIVISION PLAT APPROVAL

1. SKETCH PLAN DISCUSSION (optional) (Section 30)
 - A. Fee: None
 - B. Data:
 1. Subdivision location map.
 2. Proposed layout sketch (roads & lots).
 3. Proposed use of land.
 - C. Submittal: All material may be submitted to Plat Officer in an informal sketch form.
 - D. Plat Officer submits material to Subdivision Committee of Planning Commission, Superintendent, Zoning Officer, Soil and Water Conservation, Park and School Districts and other boards concerned.
 - E. Recommendations: Within 30 days of submittal to Plat Officer, subdivider shall be advised of recommendations of Subdivision Committee and the officials and boards named in paragraph 1 D above.
2. PRELIMINARY APPROVAL OF PLAT (Section 31)
 - A. Fee: \$1.00 per lot; \$15.00 minimum with a \$1,000 maximum.
 - B. Data: Maps:
 - a. Location map.
 - b. Subdivision plat (scale 1" = 100').
 - c. Street & sewer profile & plan sheets.
 - d. Contour map.
 - e. Soil test (if required)

Restrictive Covenants (if any).
 - C. Submittal: 5 copies of Plat.
 - D. Review: Meeting of Subdivider, Superintendent, Zoning Officer, Soil and Water Conservation, Park and School Districts, and other boards concerned. Within 30 days after filing, Subdivision Committee of Planning Commission and Planning Commission will approve or disapprove Preliminary Plat. If approved, Plat will be submitted to the County Board for action within 30 days following action of Planning Commission.
 - E. Time Limit: Within one year following approval of Preliminary Plat, Subdivider shall submit Final Plat.

3. FINAL PLAT APPROVAL (Section 35-39)

A. Fee: \$25.00 plus \$1.00 for each lot over 12 lots with a \$1,000 maximum.

B. Data:

1. Maps:
 - a. Location map.
 - b. Plat map (ready for recording)
 - c. Street & sewer profile & plan sheets
 - d. Contour map.
 - e. Soil test (if required)

2. Certificate of Title

3. Improvement expenditure estimate

4. Restrictive covenants, if any

5. Surety bond

C. Submittal: Original tracing and 4 black line prints of Final Plat to Plat Officer.

D. Recommendations: Within 30 days of receipt of all data, County board will approve or disapprove the Plat. Action filed with County Clerk.

E. Within 60 days of certification of Final Plat, Subdivider shall record Plat at office of County Recorder.