

approved May 10, 1977

Proposed Amended and Revised -
Christian County Subdivision Regulations
For
Maps, Plats and Subdivision Codes

April 1977



PLAT OFFICER

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AMENDMENTS TO BY-LAWS OF THE CHRISTIAN COUNTY BOARD

The Zoning Committee of the County Board shall review subdivision plats as prescribed by the "Subdivision Ordinance of Christian County" after the County Clerk presents such plat to the Chairman of the Zoning Committee.

Said Chairman shall ensure that review procedure adheres to the following order:

- 1) Zoning requirements and changes satisfied.
- 2) Pre-application (if requested).
- 3) Approval or disapproval of Preliminary Plats.
- 4) Approval or disapproval of Final Plats.

Said Zoning Committee shall make recommendations to the County Board, for consideration in regular session, based upon their findings. The Plat Officer and Superintendent of Highways of Christian County shall assist the Zoning Committee as prescribed by the "Subdivision Ordinance of Christian County, Illinois".

AN ORDINANCE ESTABLISHING THE SUBDIVISION ORDINANCE
OF CHRISTIAN COUNTY, ILLINOIS

WHEREAS, it is necessary and desirable to provide for the acceptance of maps, plats, re-plats and subdivisions of land not within the corporate limits of any incorporated city or village in the County of Christian; and

WHEREAS, it is the intention of the County Board of Christian County that this Ordinance shall apply henceforth to the acceptance and approval of all maps, plats, re-plats and subdivisions, for the dedication and acceptance of land for public use, for the installation and construction of utilities, roadways and other improvements essential to service the subdivided land, the aforementioned not to be included within the corporate limits of any incorporated city or village in Christian County, Illinois, unless such city or village adopts this Ordinance by resolution, in accordance with the authority vested in the County under the provisions of the Statutes of the State of Illinois,

THEREFORE BE IT ORDAINED BY THE COUNTY BOARD OF CHRISTIAN COUNTY,
ILLINOIS THAT:

ARTICLE I

TITLE AND DEFINITIONS

Section 1.1 Title

This ordinance shall be known and may be cited and referred to as the "Subdivision Ordinance for Christian County, Illinois".

Section 1.2 Definitions

Alley

A strip of land, not less than twenty (20) feet in right-of-way width along the side of or in the rear of properties, intended to provide secondary access to

these properties.

Block

That property abutting on one side of a street between the two nearest intersecting streets or other natural barriers.

County

Whenever the word "county" is used in this Ordinance, it shall refer to the County of Christian, Illinois.

County Board

The term "County Board" shall refer to the County Board of the County of Christian, Illinois.

Easement

Easement shall mean a grant, by a property owner for the use of a strip of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

Lot

A building site shown on a plat of a subdivision identifiable by reference to said plat of subdivision rather than by metes and bounds.

Parcel

The word "parcel" shall refer broadly to a lot, tract, or any other piece of land.

Plan

"UPDATE: a Report on the Christian County, Illinois, Comprehensive Planning Program, 1972.

Road or Rural Road

A street, on which curb and gutter is not required, located in a subdivision one and one-half miles beyond the corporate boundary, in part or in total, of any city or village within the County.

Preliminary Plat

A map, drawing, or chart on which the subdivider's plan of the subdivision are presented to the Zoning Committee for review and preliminary approval.

Reserve Strip

A parcel of land which passes through a platted subdivision that provides access to land adjacent to or within the subdivision.

Right-of-way

The term "right-of-way" shall mean the shortest distance between the two property lines contiguous to a strip of land used for a street or bed for railroad tracks.

Cul-de-sac

A street having one open end and being permanently terminated by a vehicle turnaround.

Plat Officer

The officer appointed by the County Board whose duty is to administer and enforce the provisions of this Ordinance assigned to the office and any additional regulations assigned at a later time.

Zoning Ordinance

This term shall apply to the "Zoning Ordinance of Christian County".

Final Plat

The map, drawing or chart on which the subdivider's plan of subdivision presented to the County Board for final approval.

Street

A right-of-way for vehicular traffic, whether designated as a street, highway, road, lane, court, thoroughfare, parkway, freeway, thruway, expressway, place, boulevard, or avenue, other than an alley, usually affording the principal means of access to abutting property.

Major Highway

Those streets which are used primarily for fast or heavy traffic.

Collector Street

A street which carries traffic from minor streets to the major highways including the principal entrance streets of a residential development and streets for circulation within such a development.

Minor Street

A street used primarily for access to abutting properties and leading into collector streets or major highways.

Frontage Road

A minor street parallel to and adjacent to major highways which provides access to abutting properties and protection from through traffic.

Pedestrian Cross Walk

Easements to the public for the purpose of foot traffic.

Subdivision

The division of a parcel of land for transfer of ownership or building development, or if a new street is involved, any division of a parcel of land, provided

AN ORDINANCE AMENDING THE TEXT OF
ARTICLE II, OF THE SUBDIVISION
ORDINANCE FOR CHRISTIAN COUNTY,
ILLINOIS

NOW, THEREFORE, BE IT ORDAINED BY THE CHRISTIAN COUNTY
BOARD, CHRISTIAN COUNTY, ILLINOIS, AS FOLLOWS:

WHEREAS, to amend the text of Article II of the Subdivision
Ordinance for Christian County, Illinois, to read as follows:

SECTION 1A

1. Any owner of a parcel or parcels of land which are
not subject to exchange or partition under this ordi-
nance may petition the Welfare and Zoning Committee of
Christian County for a variance from this Ordinance.
The vote of the County Board of Christian County shall
require that a majority of the voting members approve
the variance for any variance of this Ordinance to
take effect. The variances will only be reviewed on
a case-by case basis.

This Ordinance passed, approved and adopted this 13th
day of February, 1990.

ATTEST:

Charles Hall, County Clerk

Chairman, Christian County Board

AN ORDINANCE AMENDING THE TEXT OF ARTICLE II, SECTION 2.2 OF THE SUBDIVISION ORDINANCE FOR CHRISTIAN COUNTY, ILLINOIS.

WHEREAS, to amend the text of Article II, Section 2.2 of the Subdivision Ordinance for Christian County, Illinois, to read as follows:

Section 2.2 Exceptions

The provisions of this Ordinance do not apply and no plat is required as prescribed by the Illinois Plat Act; Chapter 109, Illinois Revised Statutes (see Appendix), provided that Section 1(b)(3) of the aforesaid Illinois Plat Act which exempts:

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

shall be construed and interpreted, for purposes of this Ordinance, not to exempt parcels or tracts of land of less than 5 acres which resulted from owners of parcels or tracts of land of 5 acres or more conveying a portion of their land to adjoining and contiguous land owners and thereby leaving the conveyors with less than 5 acres. Said construction and interpretation shall be effective prospectively to all parcels and tracts of land existing on the effective date of this Ordinance, the effective date being January 14, 1986.

WHEREAS, the Christian County Zoning Committee after full deliberation in the matter and has recommended approval to amend the Subdivision Ordinance for Christian County, Illinois, as stated above,

NOW, THEREFORE BE IT ORDAINED BY THE CHRISTIAN COUNTY BOARD, CHRISTIAN COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1

Article II, Section 2.2. of the Subdivision Ordinance for Christian County, Illinois shall henceforth read as follows:

Section 2.2. Exceptions

The provisions of this Ordinance do not apply and no plat is required as prescribed by the Illinois Plat Act; Chapter 109, Illinois Revised Statutes (see Appendix), provided that Section 1(b)(3) of the aforesaid Illinois Plat Act which exempts:

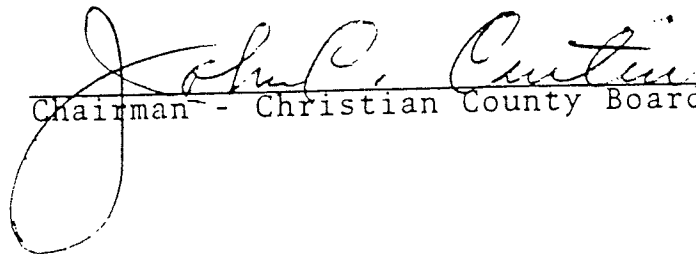
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

shall be construed and interpreted, for purposes of this Ordinance, not to exempt parcels or tracts of land of less than 5 acres which

resulted from owners of parcels or tracts of land of 5 acres or more conveying a portion of their land to adjoining and contiguous land owners and thereby leaving the conveyors with less than 5 acres. Said construction and interpretation shall be effective prospectively to all parcels and tracts of land existing on the effective date of this Ordinance, the effective date being January 14, 1986.

SECTION 2

This Ordinance passed, approved and adopted this 14th day of January, 1986.


Chairman - Christian County Board

Attest:


COUNTY CLERK

such a division of land for agricultural purposes into lots or parcels of five acres or more and not involving a new street shall not be deemed a subdivision. The term includes re-platting a previously platted subdivision, providing, however, that the re-platting of six or less lots into four or less lots, and not involving a new street, shall be eligible for record without approval of the Plat Officer who shall first determine that the new lots comply with the provisions of this Ordinance and such other regulations that may be applicable.

Superintendent of Highways

This term shall mean the Superintendent of Highways of the County of Christian, Illinois, who shall enforce the provisions of this Ordinance assigned to that Office.

Zoning Committee

The Zoning Committee is the sub-committee of County Board that shall review plats under the provisions of this Ordinance.

ARTICLE II

PLAT PRESENTATION PROCEDURES AND REQUIREMENTS

Section 2.1

With the exceptions referenced below,

1. It is hereby required that no map, plat or subdivision of any block, lot or sub-lot, or any part thereof, or any piece or parcel of land not included within the corporate limits of any incorporated city or village in Christian County, shall be entitled to be recorded in Christian 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.

2. The Preliminary Plat, the Final Plat and other data shall be prepared by a registered professional engineer, or where required, a registered land surveyor. Said engineer or surveyor shall also make an estimate of probable expenditures necessary to enable the subdivider to conform with the standards for the installation and construction of utilities, roadways, and other prescribed improvements as required by this Ordinance.

Section 2.2 Exceptions

The provisions of this Ordinance do not apply and no plat is required as prescribed by the Illinois Plat Act; Chapter 109, Illinois Revised Statutes.

(See Appendix.) Amended see PRECEDING Two PAGES

Section 2.3 Pre-Application Procedure

1. Prior to filing an application for approval of a Preliminary Plat, the subdivider may submit to the Plat Officer plans and data as specified in this Ordinance. This step does not require formal application, but does require a fee of \$25.00 to be made payable to the County Clerk for the time consumed in examination of the plans and data submitted. Within 31 days of submitting data to the Plat Officer the subdivider shall be advised of the Zoning Committee recommendations.

Advice to Subdivider--The purpose of the "Pre-Application Procedure" is to afford the subdivider an opportunity to avail himself of the advice and assistance of the Zoning Committee and to consult early and informally with the Plat Officer 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.

The Subdivider may engage a qualified specialist to help him resolve design problems for a workable and profitable subdivision plan.

He should also consult with other parties potentially interested in his development plans, the ultimate users of the development, and 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.

If the subdivision is to be located within one and one-half miles of the corporate boundaries of any community in the county that has its own subdivision ordinance, it is advisable to consult with the municipal

officers of that community. The subdivider is required to meet the highest standards of this Ordinance and the community's subdivision ordinance by state law, provided the community chooses to exercise its option and has a comprehensive plan.

Before a plat is considered, the parcels in question must comply with the Zoning Ordinance.

2. The Plat Officer shall submit the pre-application to the Zoning Committee within thirty-one days. Said Zoning Committee shall inform the Plat Officer and the plans and data as submitted or as modified do or do not meet the objectives of this Ordinance. When the Zoning Committee finds that the plans and data do not meet the objectives of these regulations, it shall express the reasons therefor in its communication to the Plat Officer, who shall in turn furnish a copy to the subdivider.

Section 2.4 Preliminary Plat Approval

1. The subdivider shall engage a land surveyor registered in the State of Illinois to prepare a Preliminary Plat, together with improvement plans and other supplementary material as prescribed in this Ordinance.

2. The subdivider shall file four black or blue line prints of the plat with the County Clerk and shall furnish therewith four copies of all data necessary to show compliance with all applicable county regulations and shall make application for preliminary approval of the proposed plat. One copy of the plat and supplementary data shall be transmitted to the Plat Officer and two copies of said plat and data shall be referred to the Zoning Committee. Notification of the meeting time and place for review of the Preliminary Plat shall be given by the Zoning Committee to the School Board involved.

3. Applications for preliminary approval shall be approved or disapproved by the Zoning Committee within sixty days from the date of the application or the filing of the last item of required supporting data for that phase, whichever data is later, unless such time is extended by mutual consent.

4. If such plat is disapproved, within sixty days the Zoning Committee shall furnish to the applicant and Plat Officer a copy of the plat with appropriate notations setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to this Ordinance, the Zoning Ordinance, the Plan and such other regulations that may apply.

5. When all prior conditions are approved by the Zoning Committee, the plat shall then be referred to the County Board who shall accept or reject said plat within 30 days after a regular stated meeting following the action of the Zoning Committee. Preliminary approval shall not qualify a plat for recording.

Section 2.5 Final Plat Approval

1. Four copies of the Final Plat and other exhibits required for approval shall be prepared as specified in this Ordinance and shall be submitted to the County Clerk to be referred to the Zoning Committee. Such application for approval of the Final Plat shall be made within twelve months, after approval of the Preliminary Plat; otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the Plat Officer.

2. The applicant may elect to have final approval of a geographic part or parts of the plat that received preliminary approval, and may delay application for approval of other parts until a later date or dates beyond one year with the approval of the County Board; provided all facilities required to serve the part or parts for which final approval is sought have been provided. In such case, only part or parts of the plat as have received final approval shall be recorded.

3. The Zoning Committee shall approve or disapprove the application for approval of the Final Plat within 30 days from the date of

application or the filing by the applicant of the last item of required supporting data, whichever date is later.

4. If such plat is disapproved, the Zoning Committee shall furnish to the applicant in writing a statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to this Ordinance, and such other regulations that may apply.

5. If such plat is approved and all documents, drawings and maps necessary meet all county requirements, the County Board shall approve the proposed plat within 60 days from the date of application or the filing of the last required supporting data, whichever date is later. The applicant and the County Board may mutually agree to extend the 60-day period, with notation in the County Board Minutes. One copy of the order or resolution of approval shall be attached to the Plat by the County Clerk and returned to the applicant and another filed in the Office of the County Clerk.

6. 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 County 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 has been approved by the County Board.

7. The Final Plat shall bear certificate forms required in this Ordinance. (See Appendix for recommendations.)

8. Within sixty days after the approval of the final Plat by the County Board, said plat shall be filed with the Christian County Recorder; and if not filed, shall have no validity and shall not be recorded without recertification by the County Clerk and re-approval.

Section 2.6 Plat Presentation Requirements, Pre-Application Procedure

1. Fee: None
2. Data:
 - A. Sketch Map of Subdivision Location;
 - B. Legal Description of Boundaries and Location;
 - C. Sketch of Proposed Subdivision Layout with Roads and Lots;
 - D. Proposed Use of Land.
3. Pre-application Plans and Data (recommended, but not required).
 - A. General subdivision information may describe or outline the existing condition of the site and the proposed development as necessary to supplement the drawings listed below. This information may include data on existing covenants, land characteristics, and available public facilities, utilities, and information describing the subdivision proposal, such as number of residential lots, typical lot's width and depth, price range, proposed protective covenants and proposed utilities and street improvements.
 - B. Location Map should show in simple sketch form the proposed layout of street, lots and other features in relation to existing conditions. The sketch plan may be a free-hand pencil sketch, but should include such data as the Plat Officer might need for his consideration of the proposed sketch plan.
4. Submittal: All material may be submitted to the Plat Officer in an informal sketch form.
5. Conference with Plat Officer.

Section 2.7 Plat Presentation Requirements, Preliminary Plat Approval

1. Fee: \$45.00
2. Data:
 - A. Maps
 - a. Location Map
 - b. Street and sewer profile and plan sheets
 - c. Contour map (at 5' intervals)
 - d. Drainage map
 - e. Soil test (as required)
 - B. Subdivision Plat
 - a. Scale: 1 inch to not equal more than 100 feet

- b. Proposed name of subdivision
- c. Location by section, township and range or other legal description
- d. Graphic scale
- e. North Point
- f. Boundary lines: Bearing and distance
- g. Date of preparation

C. Improvement expenditure estimate

D. Restrictive covenants (if any)

3. Plats and Data for Preliminary Approval of Plat:

Topographic data required; preliminary plat shall include existing conditions as follows:

- A. Easements: Location, width and purpose.
- B. Streets on and adjacent to the tract: Name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline elevations; walks, curbs, gutter, culverts, approximate grades and gradients; similar data for alleys, if any.
- C. Utilities on and adjacent to the tract: 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. Proposed method of sewage and waste disposal.
- D. Ground elevations on the tract: based on a datum plane, approved by the Plat Officer; for land that slopes less than approximately 2%, 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%, show contours with an interval of not more than 2 feet.
- E. 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.
- F. 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.

- G. 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.
- H. Lot lines, lot number, block numbers, number of residential lots and typical lot size.
- I. Zoning adjacent to the tract.
- J. Sites, if any, for multiple-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.
- K. Minimum building set-back lines.
- L. Location and acreage of proposed and existing public use areas in or adjacent to the subdivision area.
- M. Title and certificates: Present tract designation according to official records in office of recorder: title under which proposed subdivision is recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, benchmarks, certification of registered surveyor, date of survey.

4. Other Preliminary Plans. When required by the Plat Officer, the Preliminary Plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading; and preliminary plan of proposed sanitary and storm water sewers with grades and sites indicated. All elevations shall be based on a datum plan approved by the Superintendent of Highways.

5. Submittal: 4 copies of the Plat and 4 bound copies of all required data to be submitted to the County Clerk.

6. Time Limit:

Within one year following approval of the Preliminary Plat, the Subdivider shall submit the Final Plat.

7. Draft of Restrictive Covenants (if any) whereby the subdivider proposes to regular land use in the subdivision and otherwise protect the proposed development.

Section 2.8 Plat Presentation Requirements, Final Plat Approval

1. Fee: \$55.00. An additional fee of \$1.00 per lot shall be required for each additional parcel over twenty in number.

Note: Preliminary and final plats and documents shall be submitted with a Cashier's Check or money order in the amount prescribed above, payable to the County Clerk of Christian County.

2. Data:

A. Maps.

- a. Location Map
- b. Plat Map (ready for recording)
- c. Street and sewer Profile and Plan Sheets
- d. Contour Map (if required)
- e. Drainage Map (if required)
- f. Soil test (if required)

B. Improvement Expenditure Estimate.

C. Restrictive Covenants, (if any).

3. Plats and Data for Final Approval

Final Plat shall be drawn in ink on tracing cloth or suitable equivalent method, at a scale of 100' = 1 inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Plat Officer. The Final Plat shall show the following:

- A. 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 will be referred.
- B. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection and radii arcs, central angles and of all curves. Reference to at least one previously established section corner shall be given.
- C. Name and right-of-way width of each street or other right-of-way.

- D. Location, dimensions and purpose of any easements.
 - E. Number to identify each lot or site.
 - F. Purpose for which sites, other than residential lots, are dedicated.
 - G. Minimum building setback line on all lots and other sites.
 - H. Location and description of monuments.
 - I. Names of recorded owners of adjoining unplatted land.
 - J. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
 - K. Certification by a Registered Illinois Land Surveyor certifying to accuracy of survey and plat.
 - L. Certification of title showing that applicant is the land owner.
 - M. Statement by owner dedicating street rights-of-way and any sites for public uses and accurately outlined on the plat. Streets and roads not dedicated should be marked "private street". No publicly-owned utilities will be constructed in a private street. A notary's certification is required.
 - N. Title, scale, north arrow and date.
4. Additional requirements include the following:
- A. Cross Section and profiles of streets showing grades approved by the Superintendent of Highways.
 - B. A certificate by the Superintendent of Highways certifying that the subdivider has complied with the State of Illinois Standards for Road and Bridge Construction.
 - C. Certificate by the Zoning Committee, certifying that it approved the Plat.
 - D. Restrictive Covenants (if any) in form for recording.
 - E. Other Data: Such other certificates, affidavits, endorsements or deductions as may be required by the Plat Officer in the enforcement of these regulations.
 - F. Prints: The subdivider shall submit the original tracing and three prints to the County Clerk, who shall distribute one print each to the Superintendent of Highways and the Plat Officer for review. When approved, the original tracing shall be certified as required in this Ordinance. Following certification of the Final Plat, the County Clerk shall distribute 6 black line or blue line prints of the Final Plat as follows: one each to the Christian County Recorder of Deeds,

the County Clerk, Superintendent of Highways, Plat Officer, Chairman of the Zoning Committee and one to the Zoning Officer.

5. Conditional Approval:

When plat is approved by the Zoning Committee, the County Board ~~will~~ will either approve or disapprove the Final Plat.

6. Certification of Final Plat:

After the subdivider has posted approved bond or security to guarantee completion of required subdivision improvements, the County Clerk will certify the Final Plat for recording.

7. Recording: Within 60 days of certification of final plat, the subdivider shall record the Plat at the office of the Christian County Recorder.

8. Submittal:

The original tracing and 3 black line prints of the final plat to the County Clerk.

ARTICLE III

DESIGN STANDARDS

Section 3.1 Street Requirements

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 users of the land to be served by such streets.

2. The arrangement of streets in a subdivision shall either:

- A. Provide for the continuation of appropriate projection of existing principal streets in surrounding area; or
- B. Meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

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

4. Where a subdivision abuts or contains an existing or proposed major highway, 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.

5. Where a subdivision borders on or contains a railroad right-of-way or limited access thoroughfare 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 the requirements of approach grades and future grade separations.

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 them.

7. Street jogs with centerline offsets of less than one hundred and twenty-five feet shall not be approved.

8. A tangent at least one hundred feet long shall be introduced between reverse curves on major highways and collector streets.

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 slight distance of not less than one hundred feet for local streets and roads and collector roads, and of such greater radii as the Plat Officer shall determine for special cases.

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.

11. Property lines at street intersections shall be rounded with a radius of 15 feet, or of a greater or lesser radius where the Plat Officer may deem necessary. The Plat Officer may permit comparable cutoffs 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 distance, each point being on the centerline of an intersecting street.

12. Minimum street requirements shall be as follows:

<u>TYPE</u>	<u>RIGHT-OF-WAY WIDTH</u>	<u>PAVEMENT WIDTH</u>	<u>CURB & GUTTER</u>
Expressway	200'	(2) 24' and median	no
Major Highway	100' - 120'	24'	no
Collector Road	66'	24'	no
Local Road	50'	20'	no
Collector Street	66'	44'	yes
Local Street	50'	32'	yes

The Plat Officer and Superintendent of Highways shall determine in which classification streets in a proposed subdivision shall fall, using the provisions of this Ordinance.

13. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision to 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.

14. Cul-de-sacs shall not be 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 seventy-two 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.

15. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Plat Officer.

16. No street grade shall be less than 0.25 percent as measured along the centerline of the street.

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17. All new subdivisions along limited access roads 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. There shall not be other access to a limited access street except as noted above. Also, roads and streets within such subdivision shall be arranged to permit access to adjacent future subdivisions without encroachment upon this Ordinance.

18. Upon recommendation by the Zoning Committee, the County Board may permit construction of a minor rural road where a particular rural character is being developed in a subdivision.

19. Intersections of streets within industrial districts which will be served by semi-trailers and tractors shall have curb radii of fifty feet.

Section 3.2 Alley Requirements

1. The minimum width of pavement for an alley, if provided, shall be sixteen feet.
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.
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 the Plat Officer.

Section 3.3 Easements

1. Easements across lots or centered on rear or side lot lines shall be provided for utilities, drainage ways and storm sewers where necessary and shall be at least twelve feet wide.
2. Where a subdivision is traversed by a water course, drainageway, chennel, 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 or construction of both, as is adequate for the purpose, as determined by a professional engineer approved by the County.

Section 3.4 Blocks

1. The lengths, widths and shapes of blocks shall be determined with due regard to:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Needs for convenient access, circulation, control and safety of street traffic.
 - c. Limitations and opportunities of topography.

2. Pedestrian crosswalks, not less than ten feet ROW, 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. 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 five feet in total width. Minimum side yard requirements shall be increased on each adjacent lot to the width that lot projects into the easement.

3. Sidewalks shall be provided for collector-urban and minor-urban streets. When recommended by the Zoning Committee, as necessary for school children, sidewalks shall be provided for major highways-rural and collector-roads rural.

Section 3.5 Lots

1. Building setback lines as prescribed in the "Zoning Ordinance of Christian County" shall be established on all lots, and the minimum building setback line shall be appropriate for the location of the subdivision and use contemplated.

2. The street and minimum frontage requirements of all lots shall be acceptable to the County Board and depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

3. Corner lots for residential use shall have extra width to permit appropriate building setback from an orientation to both streets.

4. The subdividing of the 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.

5. Double frontage, and reverse frontage lots, should 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 at least ten feet, across which there shall be no right-of-way access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

6. Side lots shall be substantially at right angles or radial to street lines, except where aesthetic or topographic reasons indicate otherwise.

Section 3.6 Public Sites and Open Spaces

1. Whenever the reasonable requirements provided by this Ordinance shall indicate the necessity for providing for a school site, park site, or other public lands within any proposed subdivision for which approval has been required, and no such provision has been made therefor, the County Board may require that lands be designated for such public purposes before approving such plat.

2. The following space standards are recommended to be used for determining area requirements for schools:

Schools

Elementary - Basic area of five acres, plus one additional acre for each 100 students.

Junior High School - Basic area of 20 acres, plus one additional acre for each 100 students.

Senior High School - Basic area of 30 acres, plus one additional acre for each 100 students.

ARTICLE IV

REQUIRED IMPROVEMENTS

Section 4.1 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 subdivision shall be either galvanized iron pipe, which shall be not less than one inch in diameter and twenty-four inches in length; or stone or concrete, which shall not be less than four inches in diameter and twenty-four inches in length.

Section 4.2 Utility and Street Improvements

1. Utility and street improvements shall be provided in each new subdivision in accordance with the standards and requirements described in the following schedules.

2. The standards and specifications for each general type of development shall be:

A. for business, industrial, institutional and similar types as determined by the County Board with the advice of the Superintendent of Highways.

B. for residential types, in accordance with the following:

- a. Every residential building established is required to have water supply facilities conforming to the suggested standards of the Illinois Department of Public Health. The suggested standards of the Illinois Department of Public Health for water is in circular numbered 4.718 (well installation) and 4.719 (well construction). The subdivider must provide adequate proof that sufficient water for human habitation is available.
- b. Public or private sanitary disposal facilities shall be included according to lot size standards, but shall not be eligible for use unless the sewage disposal system is, or is to be, operated and maintained under permit of the Illinois Environmental Protection Agency as provided by the Illinois Private Disposal Licensing Act. Sub-up lines shall be located at each lot and shall extend at least one foot inside the property line and the curb marked with the letter "S" or other suitable marker indicating where public sewers are constructed.
- c. 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 of Highways.
- d. If determined by the Superintendent of Highways that drainage problems requiring storm sewers may exist within the subdivision or the watershed of which the subdivision is a part, then the subdivider shall add one-hundred fifteen percent of the cost of solving said ~~the~~ drainage problems to the performance bond posted with the County Clerk before the Final Plat is recorded.

- e. Street gradient per plans approved by the Superintendent of Highways and cross-section as shown on "Street Cross-Section" plate included in this Ordinance.
- f. Right-of-way and Pavement width: The subdivider shall be responsible for the provision of Right-of-way and pavement as required by the Provisions of this Ordinance for collector streets, minor streets and frontage streets. When the Major Highway Plan in file with the County Clerk indicates a proposed limited access major highway 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 Street Cross-Sections be maintained free from buildings, and further, that buildings adjacent to such proposed major highways be so situated as to be not closer to the proposed major highway than the indicated proper rear or side yard distances as approved the by Superintendent of Highways with the advice of the Zoning Officer.
- g. Subdivisions adjacent to an existing street or road: Where a proposed subdivision is adjacent to an existing street or road and where the right-of-way width or such road is below its indicated minimum standard as indicated on the Street Cross-Section Plat and section 3.1, Paragraph 12 of this Ordinance, the subdivider shall maintain building setback distances as approved by the Superintendent of Highways from the edge of the proposed right-of-way width as indicated on the Street Cross-Section Plat (in effect the setback will be increased by one-half the distance the roadway is below standards). Roadway pavement surface and base course shall meet the requirements as specified by State of Illinois Standard Specifications for Streets and Roads, with the advice of the Superintendent of Highways (See Table 1.)

ARTICLE V VACATIONS

Section 5.1 Petition

A Petition in four (4) copies shall be filed with the County Clerk, setting forth the subdivision or part thereof, or street, alley, easement, or part thereof, to be vacated. Said petition shall be signed by all interested parties, in accordance with the provisions of the Illinois Revised Statutes as they pertain to vacations.

The County Clerk shall retain two copies and distribute one each to the Zoning Officer and the Chairman of the Zoning Committee.

Section 5.2 Presentation Requirements

The Petition shall be accompanied by the following Plats and documents:

TABLE 1

DESIGN PRINCIPLES FOR
RURAL FUNCTIONAL CLASSIFICATION
GENERAL REQUIREMENTS

CLASS	THRESHOLD	MATCH		AREA SERVICE		COLLECTOR AND LAND ACCESS												
		One Way Driv Under 1500	Two Way Driv Under 650	Current ADT Under 750	Current ADT Under 1255	One Way Driv Under 1500	Two Way Driv Under 650	Current ADT Under 750	Current ADT Under 1255	One Way Driv Under 1500	Two Way Driv Under 650	Current ADT Under 750	Current ADT Under 1255	One Way Driv Under 1500	Two Way Driv Under 650	Current ADT Under 750	Current ADT Under 1255	
DESIGN TRAFFIC	Full	Full	Partial	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None
ACCESS CONTROL	Full	Full	Partial	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None
DESIGN SPEED	80	70	70	70	60	60	60	60	60	60	60	60	60	60	60	60	60	60
MINIMUM ROAD WIDTH	300'	300'	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required	As Required
	DESIGN WIDTH	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'	64'
SURFACE WIDTH	2 x 36'	2 x 24'	2 x 24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'	24'
	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT	PAVEMENT
SURFACE TYPE	LEFT	10'	8'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
	RIGHT	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
SHOULDER STABILIZED WIDTH	LEFT	10'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
	RIGHT	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
EARTH SLOPES	LEFT	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
	RIGHT	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'

GENERAL NOTES

- Design Speed**
On highways traversing very rough terrain, consideration may be given to a design speed 10 mph less than shown where economic justification is presented.
- Right of Way Width**
On Truck Highways where a width greater than 300' is needed and on Major and Area Service Highways sufficient right of way should be acquired to provide approximately 15' on each side in addition to that required for the cross section. In stabilizing roads with a current ADT less than 750, the width need be sufficient only for the rehabilitation.
- Shoulder Width**
For proposed low-level improvements, single construction should be utilized where the existing shoulder width is less than that required for the four lanes. Initial construction shall consist of 15' on each side of the travel lanes. Right of way acquisition for four lanes shall be completed at the time of the initial improvement. Proper consideration should be given to provision of passing sight distances on the initial two-lane construction. The minimum shoulder width on F Highways with Road District jurisdiction may be reduced by 2' on each side if the existing shoulder width is less than the listed values.
- Access Control**
All properties will be access controlled. On established loop routes and Collector Highways, consideration may be given to partial access control where economically feasible. Access control on loop routes may be provided where highway control of access may be demonstrated.

DESIGN PRINCIPLES FOR RURAL FUNCTIONAL CLASSIFICATION GENERAL REQUIREMENTS

1. Design Traffic
A. All volumes on Suburban Highways are one-way volumes and are based on 50 trucks per hour. All volumes on Area Service, and Collector Highways, maximum allowable ADT's are shown as 850, 1255, and 1455 respectively, and are based on 100% passing sight distance. Since a minimum passing sight distance of 275' may be provided which will accommodate a ADT of 850, 1255, and 1455 respectively, the actual allowable ADT's must be determined between these limits for the actual percent of passing sight distance provided.

2. Access Control
All properties will be access controlled. On established loop routes and Collector Highways, consideration may be given to partial access control where economically feasible. Access control on loop routes may be provided where highway control of access may be demonstrated.

3. Shoulder Stabilized Width
Does not include width of Aggregate Shoulder or to Highway Standards for "Water Treatment".

4. Earth Slopes
1:1 or 1.5:1 will be permitted for isolated areas when R.O.W. consideration.

5. Surface Type
Pavement type shall be determined by pavement selection analysis. On F, G, and H Highways, the use of a base course and continuous surfacing is optional.

6. Shoulder Width
On E, F, and G Highways, a roaded width that is the sum of the surface width plus shoulder width shown is acceptable if the shoulder width is not more than 2' less than the minimum width shown. On widening and resurfacing projects for Collector and Area Highways, the shoulder width may be 6' for ADT over 750 and 4' for ADT and less.

7. Earth Slopes
1:1 or 1.5:1 will be permitted for isolated areas when R.O.W. consideration.

1. A plat in four copies of the subdivision, on which there shall be shown the part thereof, or street, alley, easement, or part thereof, to be vacated.

2. A certificate signed by the County Clerk of Christian certifying that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the property to be vacated. (See Appendix.)

3. A Deed of Vacation.

Section 5.3 Zoning

1. The Zoning Committee shall determine if any public or private rights or privileges are affected by the proposed vacation.

2. The Zoning Committee may require that the County be reimbursed by the owner(s) of property abutting upon a street, alley, easement, or part thereof, to be vacated, in an amount which shall be equal to the benefits which will accrue to such owner(s) by reason of vacation.

3. If the Petition is approved by the Committee, the petitioner(s) shall prepare a report and a resolution for presentation to the County Board. Said report and resolution shall be in triplicate.

ARTICLE VI

ADMINISTRATION AND ENFORCEMENT

Section 6.1 Responsible Officer

It shall be the duty of the County Board with the assistance of the Plat Officer and Superintendent of Highways to enforce the provisions of this Ordinance.

The Chairman, with the advice and consent of the County Board, shall appoint the Plat Officer.

Section 6.2 Variances and Amendments

1. The County Board of Christian County, Illinois hereby reserves the authority to make variances or changes as to any of the provisions herein contained, but any variances or changes shall only be exercised upon written recommendation of the Zoning Committee or upon the written recommendation of the Plat Officer, or upon unanimous vote.

2. The standards and requirements of these regulations may be amended by the County Board in case of a unit plan and program for a complete community or a neighborhood unit. Such amendment shall not be made until after written recommendation by the Zoning Committee which recommendation may be given when in the judgment of the Zoning Committee the plan or program provides adequate public spaces 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.

Section 6.3 Repeal

All ordinances and resolutions in conflict with the provisions of this Ordinance are hereby repealed.

Section 6.4 Penalties

Any person, firm or corporation violating any of the provisions of this Ordinance shall be fined not less than twenty-five dollars (\$25.00) nor more than two hundred dollars (\$200.00) for each offense; and a separate offence shall be deemed committed on each day during or on which a violation occurs or continues.

Section 6.5 Bonding and Fees

1. Required fees shall include \$45.00 for a Preliminary Plat and \$50.00 for a Final Plat. An additional fee of \$5.00 shall be charged for a Final Plat, for the first twenty parcels, whether these be lots, sub-lots or other tracts of land. Thereafter, a fee of \$1.00 per lot, sub-lot or tract of land shall be due.

2. The owner of a subdivision shall reimburse the County for reproducing plats.

3. The owner of a subdivision shall reimburse the County for all engineering expenses and inspecting expenses. Engineering expenses shall include the checking of water plans, sewer plans, plats and other plans specified by this Ordinance. Inspection expenses shall include no less than \$24.00 for a Preliminary Plat and no less than \$48.00 for a Final Plat wherein new streets are required for access to abutting properties. Said inspection expenses shall not amount, at any time, to more than a sum of \$300.00 for both the Preliminary Plat and the Final Plat.

4. The person or corporation seeking approval of a Final Plat shall post with the County Clerk a performance bond in the amount of one-hundred fifteen percent of the estimated cost of improvements necessary to conform with the provisions of this Ordinance. The Recorder of Deeds shall not record a Final Plat until said bond is posted with the County Clerk. Said performance bond shall contain provisions and a date for completion of construction as the Zoning Committee may specify. If the improvements do not meet the requirements of this Ordinance to the satisfaction of the Superintendent of Highways, the County Clerk shall call for the sum necessary to complete the improvements under the provisions of the performance bond. The County Clerk shall act within forty-five days of the date for completion of construction stated in the performance bond.

Section 6.6 Savings Clause

In 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 hereof shall be deemed to continue in full force and effect.

Section 6.7 Plat or Deed Recording

No plat or plan of a subdivision of land within the County jurisdiction shall be admitted or recorded by the County Recorder of Deeds until said plat or plan has been reviewed under the provisions of this Ordinance and received final approval in writing by the County Board.

ARTICLE VII

EFFECTIVE DATE

This Ordinance consisting of Article I to Article VII both inclusive, the same being designated as the "Subdivision Code of Christian County, Illinois" shall take effect and be in full force from and after its passage and as permitted by Statute.

Passed by the Chairman and County Board of Christian County, Illinois, this 10 day of MAY, 1977.

APPROVED:

BRUCE JONES, Chairman

ATTEST:

Charles Hall
CHARLES HALL, County Clerk

APPENDIX

SUBDIVISION RECORD: Submit one (1) copy to the Zoning Committee.

PRELIMINARY PLAT CERTIFICATION FORM

County of Christian, Illinois

Name of Subdivision _____

Location _____

Name of Subdivider _____

Address of Subdivider _____

Phone Number where subdivider can be reached _____

Agency _____ Signature

Zoning Committee _____

Electric Company _____

Gas Company _____

Telephone Company _____

Name of Subdivider's Engineer _____

Phone: _____

Name of Subdivider's Land Surveyor _____

Phone: _____

APPLICATION FOR PRELIMINARY PLAT APPROVAL

County of Christian, Illinois

Name of Subdivision _____

Location _____

Name of Subdivider _____

Address of Subdivider _____

Phone Number where subdivider can be reached _____

Application is hereby made for approval of the Preliminary Plat. The following documents are made a part of this application:

- (a) Four (4) copies of the Preliminary Plat including a Location Map.
- (b) Certificate of Zoning compliance from the County endorsed on one (1) copy of the Plat.
- (c) Four (4) copies of the data prescribed in the Subdivision Ordinance.
- (d) One (1) draft of restrictive covenants, if any.

Action by the Zoning Committee should be sent to:

Name _____

Address _____

Respectfully submitted this ____ day of _____, 19____.

Signed _____

Number of Lots _____ Preliminary Plat Fee _____

Zoning Committee Action:

Approve _____ Approve Conditionally _____

Disapprove _____

Comments: _____

Date _____

CHAIRMAN, Zoning Committee

SUBDIVISION RECORD
FINAL PLAT

Name of Subdivision _____

Location _____ Civil District _____ Zoning District _____

Owner _____ Address _____

Telephone _____

Preliminary approval granted: _____ Submitted for FINAL approval _____
date date

CHECK LIST

Submitted within specified time from preliminary approval.
Copies submitted as required prior to meeting.
Drawn to a scale of _____ equals _____ on sheets not larger
than _____ x _____
in. ft. in. in.

- Date, true north point, graphic scale, name and location of subdivision.
- Reservations, easements or other non-residential areas.
- Bearings or property lines and sufficient engineering data to locate all lines including radii, angles, and tangent distances.
- Lot lines, alleys, building setback lines.
- Location and Description of Monuments.
- Names, locations of adjoining properties.
- Certificate of Ownership and Dedication.
- Certificate of Superintendent of Highways.
- Certificate of Notary Approval for Recording.
- Certificate of Zoning Committee
- Conforms to General Requirements and Minimum Standards of Design.
- Lines and names of all streets and roads.
- Lots numbered in numerical order.
- Certificate of Accuracy.

APPLICATION FOR FINAL PLAT APPROVAL

County of Christian, Illinois

Name of Subdivision _____

Location _____

Name of Subdivider _____

Address of Subdivider _____

Phone Number where subdivider can be reached _____

Application is hereby made for approval of the Final Plat. The following documents are made a part of this application:

- a. One (1) copy of Protective Covenants, if proposed.
- b. Original tracing and three (3) copies of Final Plat and Vicinity Map.
- c. Original tracing and four (4) copies of approved improvement plans.
- d. One (1) copy of financial guarantees approved by State's Attorney in amount stated by County Engineer.

Action by the Zoning Committee should be sent to:

Name _____

Address _____

Respectfully submitted this _____ day of _____, 19 _____.

Signed _____

Final Plat Fee _____

_____ Action : Approve _____ Disapprove _____

Conditionally Approved -- Improvements to be constructed. _____

Comments _____

Date _____

35 CHAIRMAN, Zoning Committee

SURVEYOR'S CERTIFICATE

I hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on _____(Date); that all monuments shown thereon actually exist, and material is accurately shown.

(SEAL)

Signature

Illinois Land Surveyor No. _____
of

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and have caused the tract to be surveyed and subdivided in the manner shown. The streets, alleys, walkways, parks and open space are dedicated to public or private use, as noted, forever including the right of Homestead Exemption Laws of the State of Illinois.

In witness, we set our hands this ____ day of _____, 19 ____.

SIGNED _____
OWNER

SIGNED _____
OWNER

VIII

CERTIFICATION OF COUNTY SUPERINTENDENT OF HIGHWAYS

I hereby certify that streets, sanitary disposal facilities, surface drainage and storm sewers comply with the standards set forth for this subdivision.

Signed this _____ day of _____, 19____.

Superintendent of Highways