SUBDIVISION CODE

VILLAGE OF

THOMASBORO, ILLINOIS

Adopted _____

Effective _____

Published In Book or Pamphlet Form By
Order of the Board of Trustees

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES FOR THE VILLAGE OF THOMASBORO, ILLINOIS;

WHEREAS, a Code of Ordinances consisting of three parts, "Code of Ordinances," "Subdivision Code," and "Zoning and Planning Code" have been compiled, consolidated and codified from certain existing ordinances of a general and permanent nature, and have now been filed in the Office of the Village Clerk of the Village of Thomasboro on _____, 2012, and there kept available for public use, inspection and examination.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF THOMASBORO, ILLINOIS, AS FOLLOWS:

SECTION 1: The Code of Ordinances, consisting of three parts, a copy of which is attached hereto, made a part hereof, and hereby incorporated by reference, together with such exceptions, changes, modifications, corrections, and amendments as are subsequently made herein, is hereby adopted and enacted as the "Code of Ordinances, Village of Thomasboro, Illinois," and shall be treated and considered as a new and original comprehensive ordinance which shall supersede all general and permanent ordinances of the Village adopted on or before January 1, 2012, to the extent provided herein.

SECTION 2: All provisions of each Code shall be in full force and effect from and after the 1st day of April, 2012, and all ordinances of a general and permanent nature of the Village of Thomasboro, adopted on final passage on or before January 1, 2012, and not included in this Ordinance or such Code, or recognized and continued in force by reference herein or therein, are hereby repealed form and after the 1st day of April, 2012.

SECTION 3: The following ordinances are expressly saved from repeal and shall remain in full force and effect:

A. Appropriations ordinances;
B. Tax levy ordinances;
C. Ordinances related to issuance of bonds or other financing instruments in support of capital projects within the Village of Thomasboro. This includes but is not limited to the sewer collection system and the water system, tower and stand pipe maintenance programs;
D. Ordinances related to recurring capital projects such as letting of contracts for street maintenance and improvement, and sewer and water programs.
E. Ordinances approving any plat, subdivision or planned unit development both within and without the corporate limits of the City;
F. Ordinances authorizing and approving intergovernmental and agency agreements
G. All other special ordinances not in conflict with the provisions of this Code.

SECTION 4: The repeal provided for in Section 2 above shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance which is repealed by this ordinance; nor shall such repeal abrogate or affect any pending litigation or prosecution; nor shall such repeal affect resolutions of the Village Board not in conflict with or inconsistent with the provisions of this Code; nor shall such repeal affect any ordinance adopted after January 1, 2012; and all amendments to the Village of Thomasboro Code adopted by the Village Board and approved by the President of the Board after January 1, 2012 shall be deemed and considered as amendments to provisions of such Codes adopted hereby.

SECTION 5: Neither the adoption of this Code nor the repeal hereby of any ordinances of the Village shall in any manner affect the prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, nor be construed as a waiver of any license or penalty at the effective date due and unpaid under such provisions of such ordinance relating to the collection of any such license or penalty or the penal provisions applicable to any violation thereof, nor to affect the validity of any bond or cash deposit in lieu thereof , required to be posted, filed or deposited pursuant to any ordinance, and all rights and obligations thereof pertaining shall continue in full force and effect.

SECTION 6: Any and all additions and amendments to the Code, when passed in such form as to indicate the intention of the Village Board to make the same a part of such Code, shall be deemed to be incorporated in such Code so that reference to the specific Code shall be understood and intended to include such additions and amendments.

SECTION 7: A copy of each Code shall be kept on file in the Village office of the Village Clerk, in a loose-leaf form. It shall be the express duty of the Village Clerk to insert in their designated places all amendments or ordinances which indicate the intention of the Village Board to make the same a part of such Code, and to remove or extract from such Code all provisions which may from time to time be repealed by the Village Board.

SECTION 8: It shall be unlawful for any person to change or amend, by additions or deletions, any part of or portion thereof, or to alter or tamper with such Codes in any manner whatsoever.

This Ordinance shall take effect and be in full force and effect upon its passage, approval and publication as provided by law.

Approved and passed this _____ day of _____, 2012.

_____
President, Village Board of Trustees

ATTEST:

_____
Village Clerk

PREFACE

This code is a codification of the Village of Thomasboro=s ordinances. As stated in the Adopting Ordinance, the Code supercedes all such ordinances. Source materials used in the preparation of the Code were all ordinances adopted by the Village Board. As appropriate, a history is provided for each Chapter and Section of the Code.

The Chapters of the Code are arranged in alphabetical order and represent broad categories of subjects.

VILLAGE OF THOMASBORO SUBDIVISION CODE (ORD. # 371)

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VILLAGE OF THOMASBORO SUBDIVISION CODE (Ord. # 371)

Section 1 - GENERAL PROVISIONS

A. Notice of Previous Adoptions of Zoning and Planning Code and District Map.

(1) If the proposed subdivision lies within the corporate limits of the Village of Thomasboro, the developer must first satisfy the zoning requirements in the Zoning and Planning Code of the Village of Thomasboro, Illinois, as adopted and as amended.

(2) If the proposed subdivision lies outside the corporate limits of the Village of Thomasboro, but within a one and one-half mile area of the corporate limits, then the developer must first satisfy the zoning requirements in Champaign County Zoning Ordinance, as adopted September 11, 1973, as amended.

B. Compliance

No land shall hereafter be subdivided, nor statutory plats filed, or recorded without full compliance with the terms of this Subdivision Code and other applicable regulations which apply to uses within the jurisdiction of this Subdivision Code. No improvements shall be made to a proposed subdivision, until the plat of the subdivision or street improvements shall have been approved by the action of the Board of Trustees of the Village of Thomasboro; this approval must be in writing and placed on the original of the plat according to the procedure outlined in this Subdivision Code.

C. Administration of the Subdivision Code

The President of the Board of Trustees of the Village of Thomasboro shall appoint a standing committee, known as the Plat Committee, consisting of three trustees, which shall be responsible for the administration of this Subdivision Code, subject to the Village Board's approval. The Plat Committee shall consider all subdivision plans and plats, recommend approval or disapproval to the Village Board, for any subdivision plan or plat or portions thereof.

D. Definitions - When used in this Subdivision Code, the following terms shall have the meaning indicated:

(1) **"Alley"** means a public way which affords a secondary means of access to abutting property.

(2) **"Area general plan"** is a general plan prepared by the subdivider, or subdividers, for the progressive development of a large landholding, of several properties proposed to be subdivided by sections, meeting the requirements of these regulations.

(3) **"Block"** means property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and railroad right-of-way, waterway or other definite barrier.

(4) **"Boulevard"** means a street, other than a freeway or an expressway, developed with two-lane, one-way pavements separated by a landscaped island, median or barrier.

(5) **"Crosswalk"** means a public or private right-of-way across a block to be used by pedestrians and/or for underground utilities.

(6) **"Cul-de-sac"** means a local street having one open end and being terminated at the other by a vehicular turn-around.

(7) **"Culvert"** means a transverse drain that channels under a street or driveway.

(8) **"Dedication"** means the deliberate appropriation of land by its owner for any general public uses, reserving to himself no other right than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

(9) **"Drainage basin"** means an area of land which, because of the nature of the topography, collects naturally the surface drainage of the surrounding land.

(10) **"Easement"** means the quantity of land set aside or over which a liberty, privilege, or advantage in land without profit existing distinct from the ownership of the land is granted to the public or some particular person or part of the public.

(11) **"Engineer"** means a professional engineer, registered as such and licensed to practice in the State of Illinois or qualified to practice as provided by the Illinois Statutes.

(12) **"Engineer, village"** means a professional engineer, registered as such and licensed to practice in the State of Illinois, and employed by the Village of Thomasboro, to provide technical expertise and counsel concerning subdivision and zoning matters.

(13) **"Final plat"** means a drawing of a subdivision which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots or other divisions thereof can be identified; and prepared for official recording and meeting the criteria of this Subdivision Code.

(14) **"Flood"** means an overflow of water on lands adjacent to a river, stream, or lake not normally covered by water.

(15) **"Flood plain"** means the land adjacent to a body of water which has been or may be hereafter covered by floodwater.

(16) **"Lot"** means a portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or for development.

(17) **"Lot area"** means is the horizontal projection (in square feet) of a parcel of land or a body of water, or combination of both, exclusive of any portion of the right-of-way of any public or private streets; measurements are to be made by standard surveying practice methods.

(18) **"Lot, corner"** means a parcel of land at the junction of and fronting or abutting on two or more intersecting streets.

(19) **"Lot depth"** means the average distance between the front and rear line of a lot measured in the general direction of its side lot lines.

(20) **"Lot, interior"** means a lot other than a corner lot.

(21) **"Lot width,"** for a regular-shaped lot, means the average distance between the side lines of a lot measured at right angles to the depth of the lot. For pie-shaped lots the lot width shall be measured at the building setback line.

(22) **"Monument"** means a physical structure which marks the location of a corner or other survey point as required by provisions contained herein.

(23) **"Owner"** means any person(s) or legal entity having any legal or beneficial interest in the land sought to be subdivided.

(24) **"Plat committee"** means standing committee of three trustees, appointed by the President of the Board of Trustees.

(25) **"Preliminary plat"** means a preliminary drawing and supporting data, indicating the proposed layout of the subdivision in sufficient detail to provide adequate basis for review by the Village of Thomasboro and meet the requirements of this Subdivision Code.

(26) **"Public improvements"** means street pavements, public walkways, monuments, water mains, sanitary and storm sewers, street signs, culverts and appurtenances to the foregoing items and for use by the public.

(27) **"Public walkway"** means a right-of-way dedicated for the purpose of pedestrian access and located so as to connect two or more streets, or a street and a public land parcel, or any two public parcels of land.

(27) **"Reproducible copy"** means a print or copy of a plat or drawing on transparent film or mylar of adequate weight to withstand handling.

(28) **"Setback line"** means the line within a property defining the required minimum distance between any enclosed structure or portion thereof, and the adjacent or proposed right-of-way line of a street, or adjacent property.

(29) **"Sidewalk"** means a pedestrian walkway within the public road right-of-way or easement.

(30) **"Street, highway"** means a right-of-way, whether designated as a street, highway, road, lane, court, thoroughfare, parkway, freeway, expressway, boulevard, or avenue, other than an alley or place, usually affording the principal means of access to abutting property.

(31) **"Street, arterial"** means a public thoroughfare with a high degree of traffic continuity.

(32) **"Street, collector"** means a street which carries traffic from minor streets to the arterial street system, including the principal entrance streets of resident development and the primary circulating streets within such a development.

(33) **"Street line"** means the dividing line between the street or highway right-of-way and the lot.

(34) **"Street, local"** means minor streets providing direct access to abutting property, which may be devoted to residential, commercial, or other uses. Streets in this classification are not considered part of the major thoroughfare system.

(35) **"Street, marginal access (frontage road)"** means a local street or highway paralleling, adjacent to and having limited access to a freeway, expressway, collector highway, area service highway, or land access highway which provides direct access to abutting property and protection from through traffic.

(36) **"Subdivider"** means any person(s) or legal entity engaged in the development or improvement of a tract of land which complies with the definition of a subdivision as defined in this Subdivision Code.

(37) "**Subdivision (subdivision of land)"** means the division of land as defined by the Illinois Plat Act and the Judicial Plat Act (765 ILCS 205//1-5a, 765 ILCS 210/1 et seq.).

(38) **"Surveyor"** means a professional surveyor, registered as such and licensed to practice in the State of Illinois as a Registered Land Surveyor.

(39) **"Variance"** means a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulation would result in unnecessary and undue hardship.

(40) **"Vicinity map"** means a drawing located on the preliminary plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments, landmarks, community facilities, or services.

(41) **"Village"** means the Village of Thomasboro, Champaign County, Illinois.

(42) **"Village Board"** means the Board of Trustees of the Village of Thomasboro, Champaign County, Illinois.

E. Suitability of Land for Subdivisions

(1) Lands subject to flooding and land deemed to be topographically unsuitable should not be subdivided for residential purposes, nor for such other uses as may increase danger to health, life or property, or aggravate erosion or flood hazards.

(2) The Village Board shall not approve the subdivision of land if after investigation conducted by the plat committee it is determined by the Village Board that in the best interest of the public the site is not suitable for the subdivision and development of the kind proposed.

F. Violation and Penalty

Whoever shall violate any of the provisions of this Subdivision Code shall be guilty of a misdemeanor and subject to a fine not less than Fifty ($50.00) dollars and not more than Five Hundred ($500.00) dollars for each offense. Each day the violation continues shall be deemed a separate offense. The Village of Thomasboro may seek injunction relief together or separately from any penal sanctions.

G. Amendment

From time to time, as deemed necessary or advisable, the Village Board may consider changes or additions to the provisions of this Subdivision Code herein contained for subdivision control. Such changes or additions shall become effective after their adoption and publication.

H Severability

If any provision(s) of this Subdivision Code shall be held to be unconstitutional, or invalid for other reasons, such unconstitutionality or invalidity shall not affect the validity of the remaining provisions of this Subdivision Code.

Section 2 - GENERAL PROCEDURES

A. Submission Phases

Subdivision planning, review, approval and acceptance shall proceed through the following sequential phases:

(1) Informal Discussion Phase

(2) Area General Plan, if applicable

(3) Preliminary Plat Review, Public Hearing, and Approval Phase

(4) Final Plat Review and Approval Phase

(5) Acceptance of Public Improvements by Village of Thomasboro

B. Duties and Responsibilities

The purposes and objectives regarding land subdivision can best be understood by considering the various duties and responsibilities associated with land subdividing. The specific duties and responsibilities of the individual or groups listed below are clearly identified in this Section.

(1) Subdivider - In order to become familiar with this Subdivision Code and the public policies and objectives applicable to the territory in which the proposed subdivision lies, the subdivider is responsible for initiating discussions with the Village of Thomasboro before preparing complete subdivision plans or plats.

(2) Engineer - The Engineer and Surveyor acting on behalf of the subdivider are responsible for preparing the necessary subdivision plans, surveys and plats and the engineering drawings and specifications as required by this Subdivision Code.

(3) Reviewing Authority - The reviewing authority is the Village Board and the plat committee, which are responsible for reviewing the subdivision plan or plat, or portions thereof, and approving those that fully meet the provisions and requirements of this Subdivision Code.

(4) Village Clerk - The Village Clerk shall receive plans, plats, and other documents as herein provided and furnish them to the various parties involved as provided in this Subdivision Code.

Section 3 – SPECIFIC PROCEDURES

A. Informal Discussion Phase

(1) Purpose - The purpose of the informal discussion phase, prior to application, is to guide and assist the subdivider, insofar as possible, in his future decisions with a view to avoiding later difficulties and delays. This is the basic policy stage, during which the subdivider informally meets with the Village Board's Plat Committee. In the course of this meeting, the subdivider should make known his tentative plans for subdividing and development and may exhibit sketch plans and shall be appraised of specific public policies and objectives which the Village Board may have for the area in question. Discussion at this phase shall involve the entire area of ownership and anticipated development.

(2) Procedures

(a) Submission - An informal discussion may be requested by a subdivider prior to initial plat application. The subdivider should contact the Chairman of the Plat Committee to arrange for an informal discussion. The subdivider may submit an Area General Plan with material sufficient to identify the tract and establish the relationship of the proposed development with the surrounding area.

(b) Processing - The informal discussion shall be attended by the Plat Committee, the subdivider or his representative, and others as deemed necessary to afford the subdivider and the public officials an opportunity for discussion prior to application for preliminary plat approval. All materials will be considered as submitted for informal discussion. Discussions will involve the proposals in compliance with this Subdivision Code, determination of the scope of the proposed subdivision, an outline of the procedures for the recording of plats and general information exchange. No approvals will result from this conference, however, the Plat Committee may make recommendations on the scope of initial plat application by the Subdivider, continuity of the proposed street pattern with existing or proposed streets adjacent to the proposed subdivision, and other factors based on peculiarities of the area in which the subdivision is proposed.

(c) Review - Review of any material submitted by the subdivider during the informal discussion phase shall be made by the Plat Committee. Any sketch plan submitted shall be studied with regard to the best principles of land subdividing and development; to lot sizes, and proportions; to existing and planned land uses; to topography and drainage; to provisions for recreation area, public open space, schools, parks, and other public facilities; to design and location of streets; and to conformity with the continuity of existing street system, walkways and related matters.

(d) Inspection - The Plat Committee shall make an inspection of the site to determine its relationship to an effect upon major thoroughfares, utilities and adjacent land uses (existing and planned) and ascertain the existence of any unusual problem; and determine:

(i) Whether the proposed development conforms to existing zoning regulations, official road maps, and Village of Thomasboro policies;

(ii) Whether the proposed development affects schools, public open spaces, and other nearby community facilities; and

(iii) Whether the subdivider should prepare and submit an Area General Plan for review by the Plat Committee prior to consideration of a preliminary plat.

B. Area General Plan

(1) When Required - The Village Board's Plat Committee may require a subdivider to prepare and submit an Area General Plan for approval when one of the following conditions exist:

(a) The parcel initially proposed for platting constitutes a portion of a larger tract of land owned, or under option to purchase by the subdivider; or

(b) The parcel initially proposed for platting constitutes a portion of a larger land area, the development of which will be complicated by unusual problems of drainage, street layout, utility services, land usage, or land ownership pattern

(2) Contents - The Area General Plan shall show property boundaries, existing easements, land characteristics including wetlands, drainage, flood-prone areas as identified on Flood Prone Area Maps of the Flood Insurance Agency, wooded areas and major topographic features, development characteristics, streets, existing buildings, sewer lines, water lines, and pipelines. Also to be shown in the Area General Plan are the proposed layout of streets, blocks and lots; proposed location of commercial areas, and parks or other public areas. The Area General Plan shall be prepared to a proper scale of one inch equals one hundred feet (1 inch = 100 feet) or larger, and to proper accuracy.

(3) Review by Village Board Plat Committee - The Village Board Plat Committee shall review the Area General Plan for compliance with this Subdivision Code and applicable municipal development plans, or parts thereof. Plat Committee action shall take the form of approval or denial within thirty (30) days following the submittal of the Area General Plan and such action shall be indicated on the Area General Plan.

(4) Area General Plan as Official Preliminary Plat - The Area General Plan, or a portion thereof, may serve as the subdivider's official preliminary plat provided that the Area General Plan conforms to the requirements for an official preliminary plat as set forth in this Subdivision Code. The portion of the Area General Plan to serve as the subdivider's official preliminary plat shall be clearly designated on the Area General Plan. In the event the Plat Committee approves the Area General Plan as the official preliminary plat, the subdivider may then proceed to submit the Final Plat for review and approval as provided in these regulations.

C. Preliminary Plat

(1) Purpose - The purpose of the preliminary plat phase,

insofar as possible, is to assist the subdivider and the reviewing authorities in determining whether the proposed subdivision conforms to the standards and requirements of this Subdivision Code and the tentative approved Area General Plan, and the pertinent standards and regulations of affected municipal departments. The preliminary plat is the official document which shall be used for review by the Plat Committee.

(2) Information Required - With the exception of those instances listed in Section 1.(c) of the Illinois Plat Act (765 ILCS 205/1.(c)), a subdivider must submit a preliminary plat and supporting documentation required by this Subdivision Code whenever land is subdivided into two (2) or more parts, any of which is less than five (5) acres. The preliminary plat shall be prepared by an engineer and is to be approved or disapproved by the Plat Committee. The preliminary plat will include the following:

(a) General Information

i. Proposed name of the subdivision which shall not duplicate that of any other plat previously recorded;

ii. Names and addresses of engineer, surveyor, subdivider, option holder and owner of the subdivision, including the known beneficial owners of any interest of five percent or more;

iii. The location of the subdivision by township section for reference; section or quarter section corners shall be indicated; and

iv. The graphic scale, north arrow, and date of preparation.

(b) Existing Conditions

i. The locations, width, and names of all existing public and/or private streets, railroads, or other public ways and utility rights-of-way within and/or adjacent to the tract to within 200 feet of the boundary of the tract;

ii. The location and size of all existing sewer collection lines, water mains and appurtenances, storm drainage, known field drainage tile or other known underground facilities within the tract and any such known facilities entering or exiting the tract;

iii The topography, by contour intervals of not less than two (2) feet, regardless of grade;

iv. The location and identification of all public and quasi-public areas and civil division lines within and/or adjacent to the tract, to within two hundred (200) feet of the boundary of the tract;

v. The location and identification of all recorded subdivisions lying adjacent to, or across a public right-of-way from, the tract;

vi. The acreage and identification of the nearest drainage district or districts that lie upstream and downstream from the tract of land that is proposed for subdivision;

vii. The location and identification of all existing man-made features such as buildings, high-tension towers, public water and sewer lines, pipe lines, excavations, bridges, railroad tracks, culverts and related items within and/or adjacent to the tract, to within two hundred (200) feet of the boundary of the tract proposed to be subdivided. The preliminary plat shall note the location of the nearest public sewer and public water lines; and

viii. The location of existing streams, rivers, drains, lakes, ponds and impoundments within and/or within two hundred (200) feet of the boundaries of the tract.

(c) Proposed Conditions

i. The locations, width and names of proposed streets and right-of-way widths including connections to adjoining public and/or private street rights-of-way;

ii. The location and width of walkways and easements including connections to adjoining public lands and public and/or private walkways and easements;

iii. All lots, including the required setback lines and dimensions of typical lots (all lots must be numbered);

iv. The location and acreage of any proposed public and/or quasi-public land within two hundred (200) feet of the tract;

v. The plan of any proposed water courses or impoundments including stream relocations, showing normal water levels and direction of flow;

vi. The provisions for water supply, sewage disposal, storm water disposal indicated by a general drainage plan of sufficient detail to show how the water will be moved over the site, and subsurface drainage including provisions for continual maintenance of natural drainage courses and field drainage tile systems. Known on site field drainage tile systems serving areas off the site shall be located in designated easements; and

vii. The location of any and all sewer collection and water mains to be installed. No private sewage disposal systems shall be installed in the Village of Thomasboro.

(3) Soil and Water Conservation District Review

(a) Information concerning the proposed subdivision shall be submitted by the subdivider to the Soil and Water Conservation District for comment. The Soil and Water Conservation District shall comment on:

i. Suitability of soils for building construction and problems that may arise in the event good engineering practices are not followed;

ii. Suitability of soils for septic tank systems if applicable to the subdivision;

iii. Possible measures to be taken to control erosion and sedimentation during site development; and

iv. Best use of soils in the area of questions.

(b) The subdivider shall submit the written comments from the Soil and Water Conservation District concerning the proposed subdivision to the Plat Committee to be considered in the Committee's review of the preliminary plat.

(c) All fees required by this Section 5 shall be paid by the subdivider directly to the Soil and Water Conservation District.

(4) Procedure for Submission and Fees

The subdivider shall submit four (4) copies of the preliminary plat and supporting documents to the Plat Committee. All supporting documents and materials submitted separately, must be submitted to the Plat Committee at least ten days prior to the meeting of the Plat Committee at which the preliminary plat will be considered. The preliminary plat and accompanying documents shall contain all information required and shall be accompanied by a filing fee, payable to Village of Thomasboro, of twenty-five dollars ($25.00) for each lot or three hundred dollars ($300.00), whichever is greater.

D. Preliminary Plat Review and Approval

(1) When the Village Clerk determines that the subdivider has provided the plat and supporting information required by this Subdivision Code he or she shall set a date for a public hearing and review of the Preliminary Plat. No public hearing shall be held by the Plat Committee until notice thereof has been given to adjoining land owners and notice has been given to the public by publication in a newspaper of general circulation in Thomasboro, Illinois, at least 15 days prior to the date of the hearing. The notice to be published shall include a general statement of the area that will be affected, as well as a legal description of the parcel(s). The subdivider or a responsible representative and the engineer or surveyor shall attend this meeting. The Plat Committee shall either:

(a) Deny approval of the preliminary plat;

(b) Approve the preliminary plat;

(c) Approve the preliminary plat, subject to minor corrections or additions; or

(d) Continue the meeting to another date.

(2) If the Plat Committee denies approval of the preliminary plat, the reasons for the denial shall be set forth and delivered to the subdivider.

(3) If the Plat Committee recommends approval of the preliminary plat, it shall be so executed at that time. After approval by the Plat Committee the subdivider shall then proceed with the final plat.

(4) The approval of the preliminary plat shall be in effect for a period of one (1) year from the approval date. If the final plat has not been filed on or before this date, then the preliminary plat shall become null and void, unless said subdivision is developed in phases with the consent of the Plat Committee in accordance with Section 5/11-12-8 of the Illinois Municipal Code (65 ILCS 5/11-12-8).

(a) If the Plat Committee recommends approval of the preliminary plat subject to minor corrections or additions, the subdivider shall have fourteen (14) calendar days from the Plat Committee meeting date to make the corrections or additions and resubmit the preliminary plat to the Plat Committee.

(b) On the preliminary plat the following certificate shall appear:

The Preliminary Plat entitled _____ has received approval by the Plat Committee of the Board of Trustees of the VILLAGE OF THOMASBORO, Illinois.

_____ _____

Plat Committee Member *Date*

_____ _____

Plat Committee Member *Date*

_____ _____

Plat Committee Member *Date*

E. Final Plat

(1) Purpose - The purpose of the Final Plat is to insure that all the requirements of the Illinois Plat Act (765 ILCS 205/1 et. seq.), are satisfied and all information relevant to the purposes of this Subdivision Code is provided and recorded.

(2) Information Required - The Final Plat will be submitted to the Plat Committee and will include all of the following:

(a) General Information

i. The name of the subdivision;

ii. The certificate of a surveyor;

iii. The date of preparation, scale and north arrow. The scale and size of the plat shall be such that photographic reduction to sixteen UNITS by seventeen UNITS (16 x 17) will not impair the details. Plats in several sections are permissible. The minimum scale shall be one inch equals fifty feet (1 inch = 50 feet); and

iv. The location and position of the subdivision indicated in each of the following ways:

- By quarter section, section, township, range, meridian, county and state;

- By distances and bearings from true or assumed north and angles with reference to a corner or corners established in the United States Public Land Survey; and

- By a written legal description of the exterior boundaries of the land as surveyed and divided.

(b) The plat shall comply with the current Illinois Statutes. Information which shall appear on the plat:

i. Tributary drainage area;

ii. Location of subdivision relative to corporate limits;

iii. Consideration of surface water flow;

iv. Boundary line of proposed subdivision indicated by solid heavy lines and the total acreage encompassed thereby. The plat shall clearly indicate all streets, alleys, blocks, lots, parcels, easements, and right-of-ways. Accurate angular and lineal dimensions shall be shown to describe and/or reproduce any of these features;

v. The description and location of all subdivision and public land system survey monuments;

vi. A consecutive numbering system for all lots and blocks;

vii. Location and names of all existing or prior platted streets or other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent easements or prior platted lots within and adjacent to the subdivision; and

viii. A graphic representation of the minimum building setback lines on all lots and parcels, and a notation of the distance between such lines and the street line, or lot line.

(c) The final plat shall be drawn with ink on either linen cloth or a stable plastic film.

(3) Survey Monuments

(a) Pipes or other equivalent physical markers shall be placed at each lot corner. No pipe monument shall be less than three-quarters of an inch (3/4") in diameter, I.P.S. weight water pipe at least thirty inches (30") long or one-half inch (1/2"), No. 4 reinforcement bars at least thirty (30) inches long.

(b) Iron pipe or one-half inch (1/2") No. 4 reinforcement bars encased in concrete at least four UNITS by four UNITS by thirty UNITS (4 x 4 x 30) shall be placed at the beginning and ending of all curves along the right-of-way, at all block corners, and at exterior corners of the subdivision.

(4) Attachments - The final plat shall be accompanied by:

(a) Restrictive covenants, if any;

(b) A notarized certification by subdivider, developer, owner, beneficial interest holder, equitable interest holder and mortgagee of record, of the adoption of the plat and the dedication of streets and other public areas, and any restrictions as to usage, buildings, occupancy, etc.;

(c) Certification from the County Clerk and Village Treasurer that all taxes and special assessments due on the property to be subdivided have been paid in full;

(d) The report from the Soil and Water Conservation District;

(e) Construction Performance Bond or acceptable substitute as specified in Section 9.D; and

(f) Subdivision Engineering Improvement Plans and Specifications as specified in Section 9.A.

(5) Procedure for Submission and Fees

(a) At any time within one (1) year after receiving preliminary plat approval, the subdivider shall submit to the Plat Committee four (4) copies of the final plat at least fourteen (14) days prior to any scheduled meeting of the committee.

(b) The subdivider shall submit to the Village Engineer four (4) copies of the subdivision engineering improvement plans and specifications on the same date.

(c) The Plat Committee shall review the Final Plat and then recommend approval or disapproval to the Village Board.

(6) Final Plat Review and Approval

(a) The Village Board shall consider the final plat, the subdivision engineering improvement plans and specifications at a scheduled meeting.

(b) The Village Board shall not give final approval to any Final Plat until it has considered the written recommendation of the Village Engineer as to the subdivision engineering improvement plans and specifications, and the recommendation of the Plat Committee.

(c) The Village Board shall consider and either approve or disapprove the final plat, subdivision engineering improvement plans and specifications.

(d) In the event the Village Board disapproves either the plat or the subdivision engineering improvement plans, or the specifications, the subdivider shall have one (1) year from the date of the Village Board action to make corrections and re-submit the final plat, subdivision engineering improvement plans and specifications to the Village Board; otherwise, the prior approval shall become null and void.

(e) In the event the Village Board approves the final plat, subdivision engineering improvement plans and specifications, the original plat, the subdivision engineering improvement plans and specifications and the copies shall be signed by the President and the Village Clerk at that time.

(f) The Village Clerk shall take custody of the original of all plat, subdivision engineering improvement plans, and specifications. The Village Clerk shall file and record the final plat in the office of the County Recorder of Deeds, Champaign County, Illinois within ten (10) days of receiving the following:

i. A written request from the subdivider that the plat and subdivision engineering improvement plans be recorded; and

ii. The correct recording fee.

(g) If the Final Plat is not recorded within one (1) year of the date of approval, the Village Clerk shall notify the Village Board that the plat is void.

(h) On the Final Plat, the following certificate shall appear:

FINAL PLAT APPROVAL

The Final Plat entitled_____ has (approval)/(disapproval) by the Village Board of the Village of Thomasboro, Illinois.

_____ _____

Village President *Date*

_____ _____

Village Clerk *Date*

This Plat shall be recorded with the Recorder of Deeds, Champaign County, Illinois, within one (1) year of this date, otherwise the Plat shall become void.

(i) Subdivision Engineering Improvement Plans and Specifications

The following certificate shall appear on the cover sheet of the subdivision engineering improvement plans.

APPROVAL BY THE VILLAGE OF THOMASBORO

The Subdivision Engineering Improvement Plans and Specifications for

_____

are recommended for (approval)/(disapproval) by the Village Engineer.

_____ _____

Village Engineer *Date*

_____ _____

Attest *Date*

The Subdivision Engineering Improvement Plans and Specifications for have received approval by the President and Board of Trustees.

_____ _____

Village President *Date*

_____ _____

Village Clerk *Date*

F. Acceptance of Public Improvements

(1) Procedure

(a) Request - When construction of the public improvements is complete, the subdivider shall make a written request to the Village Board to accept the public improvements and release the construction performance bond.

(b) Inspection - Within 30 days one or more members of the Village Board's Plat Committee will make an inspection of the subdivision to evaluate the public improvements. The Village Engineer shall list any improvements that do not meet the plans and specifications as approved by the Village Board. The Village Engineer shall prepare a written recommendation to accept or not accept the improvements and to release all or part of the construction performance bond.

(2) Village Board Action

(a) The Village Board shall consider the request to accept the improvements at their next scheduled meeting.

(b) The Village Board shall not act to accept improvements or return any portion of the construction performance bond until the inspection of the subdivision has been made by members of the Plat Committee.

(c) The Village Board shall not act to accept improvements or return any portion of the construction performance bond until after receiving the written recommendation of the Village Engineer.

(d) The Village Board shall not act to accept improvements or return any portion of the construction performance bond until after receiving a completion certificate from the engineer who prepared the subdivision engineering improvement plans and specifications (See Attachment No. 1 and Section 5.A.)

(e) The Village Board shall not return any portion of the construction performance bond until they have received an acceptable maintenance bond.

(3) Maintenance Bond

(a) As a condition of Village acceptance of the public improvements and release of construction performance bond, the subdivider must provide a Maintenance Bond in an amount equal to fifty percent (50%) of the estimated costs, as set by the Village Engineer, of the public improvements in the subdivision. This maintenance bond will be held by the Village at least one (1) year.

(b) One (1) year after the public improvements have been accepted by the Village Board, the subdivider may request that the maintenance bond be returned.

(c) The Village Board shall consider the request to return the maintenance bond at their next scheduled meeting. The Plat Committee shall perform an inspection of the subdivision to evaluate the public improvements and make a recommendation to the Board. The Village Engineer shall prepare a written recommendation to return, or not return all or part of the maintenance bond.

(d) The Village Board shall not act to return any portion of the maintenance bond until after the inspection of the subdivision by the Plat Committee.

(e) The Village Board shall not act to return any portion of the maintenance bond until after receiving the written recommendation of the Village Engineer.

Section 4 - Resubdividing or Replatting Recorded Lots or Vacating Plats

A. Applicability of Regulation

This Section, and all procedures and standards, made applicable herein to original subdividing shall also apply to the resubdividing and replatting of a plat of parts thereof, and replat of existing lots

B. Procedure for Resubdivision

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any ordinance controlling subdivision, such parcel shall be approved by the Village Board by the same procedure, rules and ordinances as for a subdivision.

C. Procedure for Subdivisions where Future Resubdivision is Indicated

Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be resubdivided into small building sites, the Village Board may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets, Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

D. Vacation of Plats

(1) Any recorded plat may be vacated by the subdivider of the premises by a written instrument to which a copy of such plat shall be attached provided no lot in the subdivision has been sold.

(2) The written instrument shall declare the plat vacated upon approval by the Village Board. The Village Board may reject any such instrument which abridges or destroys any public rights in any of its public uses, improvements, streets, or alleys.

(3) The Village Board shall approve vacation of a plat only after inspection by one or more members of the Plat Committee and receipt of a written recommendation from the Village Engineers.

(4) Upon approval by the Village Board, the Village Clerk shall duly record the instrument declaring the plat vacated which shall operate to destroy the force and effect of the recording of the plat, and to divest all public rights in the streets, alleys and public grounds, and all dedications laid out or described in the plat.

(5) When lots have been sold, the plat may be vacated only if all owners of purchased lots in the plat, and the subdivider join in the written instrument to the Village Board and all these provisions followed.

Section 5 – Standards and Requirements

A. Subdivision Engineering Improvement Plans and Specifications

(1) The procedure for submitting the subdivision engineering improvement plans and specifications is stated herein. The Village Engineer will not recommend approval of the plans and specifications to the Village Board until all of the information submitted is in accordance with the standards and procedures herein stated.

(2) All subdivision engineering improvement plans and specifications for any subdivision shall be prepared by an Engineer and before the completed improvements are approved or accepted by the Village such Engineer shall furnish the Village a completion certificate stating that such improvements comply with all the requirements of such plans and specifications. The form of the Engineer's Certificate is an attachment to this Subdivision Code. (Attachment No. 1)

(3) The Engineer's Certificate must be accompanied by the appropriate testing data as specified in these documents.

(4) The Engineer who will certify the construction of the improvements shall not have an ownership interest nor be a regular employee of the subdivider.

B. Required Plans and Information

The Engineer shall furnish the Village Engineer three (3) sets of approved plans and specifications prior to starting any construction operations.

(1) The plan sheets shall be twenty-four inches by thirty-six inches (24” x 36”). The minimum graphic scale shall be one inch equals fifty feet (1 inch = 50 feet). The plans shall include the following items:

(a) Cover sheet shall contain project location and Engineer's Seal and signature; Village certificates; (also see Attachments);

(b) Existing topography;

(c) Grading plan showing existing and proposed contours (interval not greater than two (2) feet);

(d) Street pavement, typical section, and storm sewer plan;

(e) Street profile, storm sewer profile, and drainage swales;

(f) Wastewater collection plan and profile, to include fittings and service lines, and elevations;

(g) Water distribution plan and profile, including valves, fire hydrants, fittings, and service lines;

(h) Complete construction details;

(i) Electrical, street lighting and gas distribution plan;

(j) Telephone distribution plan; and

(k) Cable TV distribution plan.

C. Access for Future Development

Provisions shall be made to grant access for future development of unplatted adjacent land at intervals of not more than one-quarter mile. This applies to utilities as well as streets.

D. Deviations from Standards

In the event it is deemed desirable to deviate from these subdivision standards, the Engineer must submit, in writing, a request to the Village Engineer stating the degree of deviation and the reasons why such deviation is necessary or desirable. The Village Engineer shall submit the request for deviation to the Village Board at its next scheduled meeting along with a recommendation for approval or denial. The deviation must be approved in writing. The decision whether to grant any such waiver is solely in the discretion of the Village Board.

E. Construction Performance Bond Requirements

(1) The subdivider must furnish, as a condition to approval of the final plat, a Construction Performance Bond in an amount equal to 150% of the estimated costs of the public improvements, including roadways, water lines, storm and sanitary sewers, sidewalks, and utility services in the subdivision in the form specified on Attachment No. 2 hereof with corporate surety thereon, as approved by the Village Board. In lieu of corporate surety, the subdivider may furnish a fully executed assignment of an unencumbered cash deposit solely in subdivider's name in a bank or savings institution in an amount equal to the amount of the bond as security for performance of said Bond, in the form specified on Attachment No. The amount of the estimated cost of public improvements involved shall be determined by the Village Board, upon the written advice of the Village Engineer.

(2) The condition of the construction performance bond shall be that the principal shall within two (2) years complete or cause to be completed in accordance with the approved plans and specifications and in accordance with applicable ordinances, resolutions, and codes of the Village, the improvements required in the subdivision.

(3) The Village Board shall release construction performance bonds only under the conditions outlined in Section 3.F.(2).

F. Maintenance Bonds

(1) The subdivider must furnish, as a condition of acceptance of the public improvements, a Maintenance Bond in an amount equal to fifty percent (50%) of the estimated costs of the public improvements in said subdivision, in the form specified on Attachment No. 3 hereof, with corporate surety thereon, as approved by the Village Board. In lieu of corporate surety, the subdivider may furnish a fully executed assignment of an unencumbered cash deposit solely in subdivider's name in a bank or savings institution in an amount equal to the amount of the bond as security for the performance of said bond.

(2) The condition of the maintenance bond shall be that the principal shall guarantee maintenance of the public improvements for a period of one year from the release of the construction performance bond.

(3) The Village Board shall release maintenance bonds only under the conditions outlined in Section 7.C.

G. Notice

It shall be the duty of the Engineer to notify the Village Engineer and the specific Village Superintendent at least one (1) day in advance of any starting, suspended, resumption or completion of each phase of construction work. This article shall not apply to work suspended by reason of adverse weather conditions.

H. Inspection

The degree of engineering inspection during construction operations shall be one hundred percent (100%) during storm sewer, sanitary sewer, water main, force main, sidewalk, and pavement construction. The inspection shall be done by the Engineer or by a person working under the direction of the Engineer.

I. As-Built Plans

After completion of the project and prior to acceptance by the Village Board, the Engineer shall furnish the Village Engineer three (3) complete sets of as built plans with each sheet clearly marked as built in the lower right hand corner. These plans shall indicate the final location of all improvements. Three (3) copies of the approved final plat shall accompany these drawings.

J. Easements

Utility Easements shall not be less than twenty (20) feet in width.

Section 6 - Improvements

A. Streets

(1) General Requirements

(a) A public street or streets shall be provided to afford convenient access to all property within the Subdivision. Proposed streets shall be connected to existing street systems where possible. Private streets or alleys shall not be permitted.

(b) Arterial or collector streets shall have a dedicated street right-of-way of eighty feet. Local streets and cul-de-sac street right-of-ways shall be sixty feet.

(c) Minimum dedicated street right-of-way for a cul-de-sac shall be 120 feet in diameter.

(d) Minimum pavement widths for streets as measured from back of curb to back of curb shall be 30 feet.

NOTE: If the project property line is the centerline of the dedicated right-of-way, then the subdivider shall construct one-half of the required pavement width.

If additional pavement width and/or thicknesses are required by the Village, then the Village will participate in the additional cost.

(e) Pavement Grades shall be:

i. Minimum 0.50%

ii Maximum 8.00%

(f) Radii at pavement intersections shall be twenty-five (25) feet measured along the edge of pavement.

(g) All cul-de-sacs shall have a minimum pavement radius of fifty (50) feet measured to back of curb.

(h) Horizontal curves in streets shall be permitted provided no curve shall be greater than that approved by the Village Engineer as reasonably safe for traffic at the particular location of the curve.

(i) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted if the same can be reasonably avoided.

(j) Proposed streets which are obviously in alignment or continuation of existing streets already named shall bear the name of such existing streets. In no case shall the name for proposed streets duplicate existing names irrespective of the use of the suffix street, avenue, road, boulevard, drive, place, or court, or an abbreviation thereof, or minor variations in spelling.

(k) Provisions shall be made to grant access for future development of unplatted, adjacent land at intervals of not more than one-quarter mile.

(2) Blocks

(a) Blocks shall not be less than four hundred (400) feet nor be than eight hundred (800) feet in length except as the Village Board considers necessary to secure efficient use of land or desired features of the street pattern.

(b) In blocks six hundred (600) feet or more in length, the Village Board may require a public crosswalk for pedestrian travel to extend entirely across the block at the location deemed necessary. The crosswalk shall be constructed of Portland cement concrete. The width of the concrete shall be four 94) feet, thickness four (4) inches, and the crosswalk shall be located within a ten (10) foot permanent easement.

(c) Blocks shall be wide enough to allow two (2) tiers of lots, except where fronting on major streets or Prevented by topographical conditions or size of the property, in which case the Village Board will approve a single tier of lots.

(3) Cul-de-sacs shall have a maximum length of six hundred (600) feet measured from the centerline of the intersection street to the center of the turnaround, unless the topography of the land being subdivided, or the physical situation of that land, makes such a restriction impractical.

(4) Where an existing street is adjacent to the subdivision, the subdivider shall improve the half of the street to conform to these standards, except where the existing street is a township road.

(5) If any trees are proposed to be planted in any part of the subdivision devoted to public use, the species of trees and the location thereof shall be subject to the approval and direction of the Village Board.

(6) Street signs shall be erected at each street intersection within the subdivision. A detail of the street sign is attached to these standards. (Standard Drawing No. 1)

(7) Before final approval all pavements shall be cored for thickness by the subdivider in the presence of the Village Engineer. Two (2) cores shall be taken every five hundred (500) feet per lane unless deficiencies are encountered. Requirements in the event of deficient pavement thickness shall be as follows:

(a) One (1) inch or less deficiency will be accepted only in isolated area.

(b) Over one (1) inch deficiency will be removed and replaced to the plan thickness or an asphalt overlay constructed as approved by the Village Engineer.

(8) Concrete Pavement Construction Requirements

(a) Longitudinal construction joints shall be tied with number four (#4) deformed tie bars, thirty (30) inches long at thirty (30) inch intervals. Sawed contraction joints shall be provided at twenty (20) foot intervals. All joints shall be filled with a bituminous Sealer.

(b) The concrete shall meet the following requirements:

i. Have a compressive strength of three thousand five hundred (3500) pounds per square inch in fourteen (14) days or a modulus of rupture equal to six hundred fifty (650) pounds per square inch in fourteen (14) days;

ii. Have a minimum of six (6) bags of cement per cubic yard of concrete;

iii. Have workable slump approved by the Village Engineer, but in no instances greater than three (3) inches;

iv. Mix shall be submitted to the Village Engineer for approval prior to beginning construction operations; test data must accompany the mix proportions to verify the strength of the proposed mix;

v. Be field tested for strength by the Engineer or independent testing laboratory during construction by taking beam or cylinder specimens at the minimum rate of two (2) per five hundred (500) feet per lane or two (2) per day, whichever is greater;

vi. Be cured by standard procedure, as approved by the Village Engineer;

vii. Be finished with a finishing machine approved by the Village Engineer, the machine shall be self-propelled, capable of striking off, consolidating and finishing the concrete of the consistency required to the proper crown and grade; and

viii. Be air-entrained (5% to 7%) and field tested to verify this air-entrainment.

(c) The subgrade shall be prepared properly so that after compaction it will conform to the alignment, grade, and cross-section shown on the approved plans. Soft and unstable material that will not compact shall be removed and replaced with material approved by the Village Engineer. The entire subgrade shall be compacted to not less than ninety-five percent (95%) of the standard laboratory density.

(9) Bituminous Pavement Construction Requirements

(a) The mix design shall be submitted to the Village Engineer for approval prior to beginning construction operations.

(b) Two field density tests must be taken for each day's construction by an independent testing laboratory; the test results must be submitted to the Village Engineer for approval.

(c) The sources of material and blending proportions shall not be changed during the progress of the work without written permission from the Village Engineer.

(d) The bituminous base course shall be constructed in a maximum lift thickness of four (4) inches.

(e) The bituminous pavement shall be constructed only when the temperature in the shade is above 40 degrees F (40°F). In specific cases, the Village Engineer may order, in writing, waiver of this limitation.

(f) The density of each of the finished layers of bituminous construction shall be obtained from specimens furnished by the Engineer. Specimens shall be cut by the Engineer from the finished layers with a core drill. The diameter of a specimen shall in no case be less than three and seven-eighths (3-7/8) inches nor more than four (4) inches. Two (2) specimens shall be taken for each day's run for each layer. The Engineer shall remove the specimens at various locations and transport them to the testing laboratory. Extreme care shall be taken to avoid damage to the specimens. The holes caused by the removal of the specimens shall be refilled immediately with bituminous mixture meeting the specifications, compacted and furnished to the satisfaction of the Village Engineer. The density tests shall be conducted by an independent testing laboratory.

(g) The subgrade shall be prepared properly so that after compaction it will conform to the alignment, grade, and cross-section shown on the approved plans. Soft and unstable material that will not compact shall be removed and replaced with material approved by the Village Engineer. The entire subgrade shall be compacted to not less that 95 percent (95%) of the standard laboratory density.

(10) Street Pavement Construction Requirements

(a) Curb and gutter: Combination concrete curb and gutter shall be required on both sides of proposed streets. The shape of the curb and gutters shall conform to the applicable standards of the Department of Transportation, State of Illinois.

(b) Curb and Gutter Drainage Castings: The storm water curb and gutter, frames, lids, and grates shall be of the type currently conforming to the standards of the Illinois Department of Transportation. No design that might be a hazard to bicycles shall be allowed.

(c) Street Pavement: The street pavement shall meet the requirements of the Department of Transportation Standard Specifications for Road and Bridge Construction in effect at the time of approval.

Zoning Classification	Width BC/BC	Pavement Type and Thickness
R1 & R2	30 feet	6" P.C. Concrete or 2" Bit. Conc. Surface Course w/8" Aggregate Base
R-3 & B-1	36 feet	7" P.C. Concrete or 1-1/2" Bit. Conc. Surface Course and 1-1/2" Conc. Binder Course w/6" Bit. Base Course
I	36 feet	8" Standard Reinforced (63 lbs. sq. yd. pavement fabric) with sawed contraction joints (with dowel assembly) at 40 ft. centers; or 1-1/2"Bit. Conc. Surface Course and 1-1/2" Bit. Conc. Binder Course w/8" Bit. Base Course

B. Storm Drainage System

(1) Design of Collection System.

(a) All storm sewer systems shall be designed for a ten (10) year frequency storm. The minimum pipe diameter shall be twelve (12) inches. The system shall have a free outlet. The minimum diameter for road ditch culverts shall be fifteen (15) inches.

(b) The maximum distance for overland flow of storm water runoff shall be three hundred (300) feet.

(c) All manholes and catch basins shall be constructed in accordance with the attached standard details. (Standard Drawings No. 10 and 11)

(d) Manholes shall be provided at every intersection of storm sewers.

(e) The maximum distance between manholes shall be as follows: The sewer shall be constructed in a straight line between manholes.

12 diameter - 300 feet
12 - 24 diameter - 350 feet
over 24 diameter - 500 feet

(f) Trench backfill requirements shall conform to the applicable portions of the Standard Specifications for Road and Bridge Construction, State of Illinois, Department of Transportation.

(g) All design calculations must be submitted to the Village Engineer for approval.

(h) The type of sewer pipe shall be:

i. Concrete and/or reinforced concrete pipe;

ii. Bituminous coated corrugated steel culvert pipe; or

iii Bituminous coated corrugated aluminum alloy culvert pipe.

(i) The strength requirements of the sewer pipe shall conform to the requirements of the Standard Specifications for Road and Bridge Construction, Department of Transportation. The appropriate tests must be submitted to the Village Engineer to verify the strength of the pipe used.

(j) Erosion control measures shall be prepared in accordance with the standards and requirements contained in the Procedures and Standards for Soil Erosion and Sedimentation Control in Illinois prepared by the Northeastern Illinois Soil Erosion and Sediment Control Steering Committee or as approved by the Village Engineer.

(2) Requirements for Detention Ponds: A combination of storage and controlled release of storm water is required for all:

(a) Nonresidential developments greater than two (2) acres in area; or less than two (2) acres with greater than fifty percent (50%) impervious area; and

(b) Residential developments greater than five (5) acres in area or less than five (5) acres with greater than fifty percent (50%) impervious area.

(3) Design of Detention Ponds: Detention ponds shall conform to the following criteria:

(a) The controlled release rate of storm water runoff from the proposed development shall not exceed the existing safe storm drainage capacity of the natural downstream outlet channel or storm water system.

(b) A channel or transport system shall be designed with adequate capacity to convey through the development the storm water runoff from all tributary upstream area, assuming development of the upstream areas.

(c) The detention storage volume to be provided will be calculated on the basis of the one hundred-year (100-year) storm, for any and all duration, as published by a recognized agency. This volume of storage shall be provided for the fully developed watershed that is tributary to the area designed for detention purposes. The storm water release rate shall be considered when calculating the storm water storage capacity and the control structure designed to maintain a relatively uniform flow rate regardless of the depth of storm water in the storage area.

(d) The release rate of storm water from the detention basin shall not exceed the natural, undeveloped runoff rate computed for a two-year) (2-year) storm with a maximum runoff coefficient of C = 0.15.

(e) Residential developments of five (5) acres or less and a nonresidential development of two (2) acres or less must have an adequate outlet approved by the Village Engineer. If the outlet is not adequate, then detention, as determined by the Village Engineer will be required to store that portion of the runoff exceeding the outlet capacity.

(f) Maximum side slopes for detention basins shall be four to one (4 to 1).

(g) Design calculations for storm detention shall be submitted to the Village Engineer for review and approval.

(4) Construction Requirements

(a) All construction requirements shall conform to the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation.

(b) The subdivider shall take necessary precautions to prevent sediments and debris from entering existing storm sewers. If during construction sediments and debris are allowed to enter the existing storm sewers as a result of the failure of the subdivider to take the necessary preventative action, he shall be required to clean and remove the sediments and debris from the sewers.

(c) Existing field tile encountered during construction shall be connected to the new storm sewer system where possible. If it is not possible to connect the field tile to the new sewer system the existing field tile shall be routed to lie within utility easements or within the public right-of-way.

(d) The subdivider shall incorporate acceptable erosion control management during construction of the development. This shall include both temporary and permanent steps intended to prevent erosion and to protect downstream landowners.

C. Water Distribution System

(1) Design Criteria: All design criteria shall conform with the current Standard Specifications for Water and Sewer Main Construction in Illinois, except for the following items:

(a) Water Main sizes shall depend upon factors such as the demand requirements, the pressure requirements in distribution system, and plans for the expansion of the municipal system. All mains located within the distribution system shall be a minimum of six (6) inches in diameter.

(b) The layout of the water mains shall be as to serve adequately all lots and tracts with connection to the municipal system. The mains shall be looped and valved to permit shutting off of service to only a small number of connections for repairs or maintenance. Preferably, disruption of service should be limited to one block. Looped main shall be provided in all locations. The design and construction shall include the placement of tees, crosses, etc. where future development indicates looping will be required.

(c) If the Village Engineer recommends allowing unlooped mains or dead ends they shall be equipped with a fire hydrant or flushing hydrant. The flushing hydrant shall be at least the size of the main or four (4) inches, whichever is smaller. No flushing device shall be directly connected to a storm drain.

(d) Fire hydrants shall be installed throughout the entire distribution system. The hydrant spacing shall provide for hose lines not exceeding three hundred and fifty (350) feet to a house. Hydrants along the street shall be at a maximum five hundred (500) foot interval.

(e) All fire hydrants shall be equipped with an auxiliary valve located between the main and the hydrant. See Standard Drawing No. 2.

(f) All hydrant leads shall be a minimum six (6) inch in diameter.

(g) All hydrants shall have a seven (7) inch barrel, two (2) two and one-half (2-1/2) inch hose connections, and one (1) four and one-half (4-1/2) inch pumper connection. Threads shall match those presently in use for the local Fire Department.

(h) All plugs, caps, tees, bends, and fittings deflecting twenty-two and one-half degrees (22-1/2°) or more on mains shall be provided with a reaction backing. The reaction backing should be concrete of a mix having a compressive strength of not less than 2,000 psi at twenty-eight (28) days. Backing shall be placed between solid ground and the fitting to be anchored; the area of bearing on the pipe and on the ground in each instance shall be shown on the Plans. See Standard Drawing No. 5.

(i) Valves shall be uniformly located in some standard area such as street or curb line to facilitate their location. A valve box, with its cover at the finished grade, shall always be placed over a buried valve. Valves should be located on all branches from feeder mains and between distributors and fire hydrants. Three (3) valves should be used at crosses and two valves at tees; the valves should be placed on the smaller lines at each cross or tee. On arterial mains and minor distributors, valves should be placed at least every one thousand and two hundred (1,200) feet.

(j) All service connections shall be supplied with corporation stops and shut-off valve with box to each lot. The service pipe shall conform with the Thomasboro Municipal Code and any subsequent ordinances. Water Service lines should be installed to the approximate property line and shall terminate in a curb stop, including cover as per Standard Drawing No. 4. The subdivider will be responsible for the installation of the service line to the property line. The Village Water Department will be responsible for furnishing the meter. Installation of said meter to be by Village.

(k) Minimum cover for mains and services shall be forty-eight (48) inches.

(l) If the subdivider seeks a variance to allow construction of a private water supply for any lot, he shall indicate on the final plat where each well will be located, he shall show the location of other wells in the area on a sketch plan, he shall provide a written recommendation from a licensed well driller showing why an adequate well is likely to be established, he shall indicate that any lot to have a well is at least twenty-five thousand (25,000) square feet in size, he shall indicate that the lots are of adequate size to permit the construction of a well on each lot at least twenty-five (25) feet from any building, at least ten feet from any septic system seepage field. The well shall be situated clear of any driveway, parking area or other source of contamination. There shall not be any future cross connections between the well system and any public distribution system. The minimum lot size for lots with both a well and septic tank system shall be twenty-five thousand (25,000) square feet.

(m) All permits required must be obtained by the subdivider, (i.e. Environmental Protection Agency Permit).

(2) Materials

(a) All water main shall be either ductile iron or polyvinyl chloride (PVC). Ductile iron pipe shall be cement-lined in accordance with ANSI A 21.4, and shall conform to AWWA C 151 and ANSI A 21.51. The thickness class and rated working pressure shall be determined by AWWA C 151-76 or ANSI A 21.51. PVC pipe shall conform to AWWA C 900.

(b) All fittings shall conform to ANSI A 21.10 or AWWA All joints for ductile iron pipe shall conform to AWWA C 111 or ANSI A 21.11.

(c) Fire hydrants shall be dry-barrel type designed for one hundred and fifty (150) pounds per square inch working pressure conforming to AWWA C 502 with valve opening at least 5 inches in diameter. Outlets shall have American National fire-hose coupling threads. All working parts shall be bronze. Hydrants shall be the latest stock pattern produced by manufacturer. Hydrants shall open counterclockwise. Hydrants shall be as follows:

i. Iowa (Traffic Model)

ii. Mueller (Modern Centurion)

(d) All service pipes shall be copper water tube, Type K, soft temper for underground service, conforming to ASTM B 88 and B 251. The pipe shall be marked with the manufacturer's name or trademark and a mark indicative of the type of pipe. The outside diameter of the pipe and minimum weight per foot of the pipe shall not be less than that listed in ASTM B 251, Table 11.

(e) All corporation stops and curb stops shall be fabricated of brass and shall be provided with outlets suitable for copper connections. Curb stops shall be of the roundway type. Fittings shall be copper and of the compression type.

(f) Service boxes shall be of the best quality iron, with the base of ample size to completely house the service stop, and of such construction that it shall be capable of extension from a minimum of three (3) feet, six (6) inches in length. Boxes shall be two and one-half (2-1/2) inches in diameter for stops and one and one-quarter (1-1/4) inches and smaller. Boxes shall be three (3) inches in diameter for stops over one and one-quarter (1-1/4) inches. Boxes shall be furnished with a cast iron cover labeled “Water”.

(g) Valves shall be iron body, brass-mounted, nonrising stem, resilient seat, for working pressure of not less than one hundred and fifty (150) pounds per square inch and shall conform to AWWA C 111 or ANSI A 21.11. Valves shall have mechanical joint ends, shall have a clear water way equal to the full nominal diameter, and shall be opened by turning counterclockwise.

(h) Valve boxes shall be cast-iron, extension type with flared base and lock-type cover requiring a special wrench for removal. Minimum thickness of metal shall be three-sixteenths (3/16) of an inch. Minimum inside diameter of shaft shall be five and one-quarter (5-1/4) inches. Boxes shall be installed over outside gate valves and be of length that can be adapted, without full extension, to depth of cover required. The word "water" shall be cast in the cover.

(3) Construction Standards

(a) All construction pressure tests, leakage tests, and sterilization shall conform with the current Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

(b) The Village Water Superintendent shall take the sterilization samples.

D. Sanitary Disposal System

(1) Design Criteria - All design criteria shall conform with the current "Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition" to include the following:

(a) Sewer main sizes shall depend upon factors such as the demand requirements, location of lift pumps, grade of the current system and connection point, and plans for the expansion of the municipal system;

(b) The layout of the sewer collection system shall be as to adequately serve all lots and tracts with connection to the municipal system;

(c) The design of the sewer system shall have the approval of the Village Engineer and conform with or exceed the specifications of the existing municipal system;

(d) Manholes shall be provided as part of the collection system and shall have a maximum space of four hundred (400) feet apart.

(e) Service ways shall be provided for all lots and tracts.

(f) No private sewer or septic systems shall be allowed within the corporate limits of the Village.

(g) A permit must be obtained from the Village to connect each lot or tract in the subdivision plan.

(2) Materials

(a) All collector sewers shall be PVC truss pipe and shall conform to ASTM D-2680. The pipe shall have flexible gasketed joints in accordance with ASTM D-3212

(b) Service ways shall be PVC truss pipe and shall conform to ASTM D-2680.

(c) Sanitary sewer services shall be SDR 26 PVC pipe and shall meet ASTM D-2241 and shall be manufactured from PVC 1120. Joints in pipe shall be bell and spigot type push-on joints in accordance with ASTM D-3212. The gaskets shall be integral with the pipe, of equivalent or greater pressure rating and shall conform with the requirements of ASTM F-477. Service lines shall be a minimum of 6” within the R-O-W. Service lines may be downsized on private property.

(d) All manholes shall be precast and shall conform to the requirements of the specifications for Portland Cement ASTM C150. Concrete used for the manholes shall have minimum four hundred (400) psi compressive strength at twenty-eight (28) days.

(e) Manhole bases shall be six (6) inches minimum thickness. Bases shall be one piece precast base sections consisting of integrally cast slab, bottom ring section and concrete flow channels. Base sections shall have integral inverts with gaskets for each pipe penetration, size to match the collector sewer pipe. If conditions are such that one piece base section is not feasible, separate base, ring and flow channel may be used. If necessary, cast-in-place concrete base and either cast-in-place or masonry bottom ring will be permitted for new vaults in existing sewer lines. Cast-in-place concrete shall conform to the following: Minimum seven (7) day compressive strength = 3,700 psi. Minimum twenty-eight (28) day compressive strength = 4,000 psi. Maximum water/cementitious material ratio = .44.

(f) Manhole risers shall be of the following types:

i. Precast reinforced concrete riser sections – ASTM C478

ii. Reinforced concrete pipe sections – ASTM C76

iii Cast-in-place concrete using forms designed for vaults and/or catch basins.

iv. Risers shall not be less than forty-eight (48) inches in diameter. Risers consisting of manholes blocks are not acceptable. Gaskets for seating precast sections shall be preformed flexible plastic gasket joint strips conforming to Federal Specifications SS-S-00210, Type 1, Rope Form, or preformed 0-ring gaskets.

(g) Manhole cone top sections shall be precast, eccentric type with twenty-four-inch (24") diameter top opening conforming to ASTM C478. If the use of a cone top section is not feasible, provide eight (8) inch minimum thickness flat slab tops with eccentric twenty-four-inch (24") diameter opening.

(h) Provide nominal twenty-four-inch (24") diameter cast iron manhole frames and solid lids. The frame and lid shall be rated for H-20 loading, shall have a total (frame and lid) weight of not less than four hundred and sixty-five (465) pounds and shall have at least one concealed pick hole. The frame and lid shall be self-sealing, watertight having machined bearing surfaces, resilient gaskets and recessed lid lifting devices. Lids shall be non-rocking. All frames and lid shall be one of the following or equivalent:

i. Neenah Foundry R-1712

ii. East Jordan Iron Works, model 1050 with Type A medium duty solid lid; or

iii. Deeter Foundry, Inc. model 1235.

(i) Steps shall be in accordance with local, state and federal regulations. Spacing of steps shall be sixteen (16) inches on center. Steps shall be of the type required for the method of construction selected and shall be cast or mortared in place. Steps shall be twelve (12) inches minimum width and shall be steel reinforced plastic or fiberglass, plastic coated cast iron, or aluminum. The minimum allowable design live load for steps shall be a single load of three hundred (300) pounds concentrated at the point which will cause maximum stress on the member. The steps shall be provided with a depth ring or plate a minimum of three (3) inches from the embedded end of the leg to provide for uniform setting depth of all steps. The embedded end of each leg shall be formed in such a way to provide positive anchoring of the step. Steps shall have non-slip treads which project a minimum of four (4) inches from the manhole wall. Treads shall be designed so that the foot cannot slip off the end of the step.

(j) Adjusting rings for use between the manhole cone and the manhole's casting frame shall be unreinforced Portland Cement concrete rings having a width of not less than four (4) inches. Inside diameter shall have heights in individual increments of two (2) inches, four (4) inches, and six (6) inches, with the actual ring height(s) to be selected to arrive at the minimum number of rings needed to adjust the manhole's vertical height for the casting top to match the existing surface grading. Provide a seal between each manhole adjusting ring and between the uppermost ring and the manhole frame, using one-piece sections of one and three-eighths of an inch (1 3/8") wide by three-quarters of an inch (3/4") think butyl rubber strip, by the "EX Stik" product manufactured by Press-Seal Gasket Corporation or equivalent. Said strips shall meet Federal Specifications SS-S-210 A and ASHTO M-198.

(k) Pump station design and material shall conform with, or exceed the specifications of the existing municipal system and will be handled on an individual basis due to the rarity that they will be required.

(3) Construction Standards - All construction tests and performance shall conform with the current "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.

E. Sidewalks

(1) General Requirements

(a) Sidewalks shall be installed on both sides of all public streets and shall run to the back of the curb at each corner lot.

(b) All sidewalks along streets shall be installed in public right-of-way. The back of the sidewalk shall be one (1) foot inside the right-of-way, unless, for good cause shown, a variance in location is approved by the Village Board.

(c) The Village Board may waive the requirement that the subdivider install sidewalks in all subdivisions except those restricted to multi-family apartment developments, commercial or industrial areas.

(d) Public crosswalks located across a block shall be located within the 10 foot easement as directed by the Village Engineer. This location shall be dependent upon the location of proposed utilities within the same easement.

(e) All proposed sidewalks abutting streets shall be ramped with a nonslip surface (heavy broom finish) so that the street and sidewalks blend to a common level, enabling persons in wheelchairs to travel freely.

(f) Sidewalks shall be installed by subdivider upon completion of construction on a lot.

(2) Design Requirements

(a) All sidewalks shall be four (4) feet in width.

(b) All sidewalks shall be four (4) inches in thickness except where they cross driveways, in which case they shall be six (6) inches in thickness. All sidewalks shall be laid on fill sand bed a minimum of two (2) inches in depth.

(c) Pre-molded expansion joints shall be placed at fifty (50) foot intervals and at all curb intersections or intersections with other permanent structures.

(d) All sidewalks shall be hand-grooved at five (5) foot intervals, and edged with edging tool.

(3) Construction Requirements - All sidewalks shall be concrete and shall conform to the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition.

(a) A minimum compressive strength shall be 3.500 psi in fourteen (14) days or a modulus of rupture equal to 650 psi in fourteen (14) days.

(b) Have a minimum of six (6) bags of cement per cubic yard of concrete.

(c) Be air-entrained (5% to 7%) and field tested to verify this air-entrainment.

(d) Have a workable slump approved by the Village Engineer, but in no instances greater than three (3) inches.

(e) Be field tested as stated, at the rate of two specimens per one thousand and two hundred (1200) lineal feet or per day, whichever is greater.

(f) Be hand finished or machine finished.

(g) The subgrade shall meet the requirements set forth in the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition.

F. Street Lighting

(1) Installation Cost - Subdivider to pay installation cost to Illinois Power Company for street lighting. The type of lumination, pole and location of street lights to be approved by the Village Board prior to installation.

(2) Maintenance and Operation Costs - Subdivider to pay maintenance and operating cost to Illinois Power Company for a period of one (1) year after installation of street lights, or until acceptance of all improvements by the Village of Thomasboro, whichever comes first

Section 7 - Variances

A. Variations Intent

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict enforcement of the regulations would entail practical difficulties or unnecessary hardships, the Village Board by resolution, may vary or modify them in such a way that the Subdivider is allowed to develop his property in a reasonable manner, but at the same time, the public welfare and interests of the Village are protected and the general intent and spirit of the regulations preserved.

B. Submission and Processing

A petition for any such variance shall be submitted by the subdivider to the Plat Committee at the time when the preliminary plat is filed for consideration. The petition shall state fully the grounds for the application and all facts relied upon by the subdivider. The Plat Committee shall present the requested variance to the Village Board, with its recommendation, at the next scheduled meeting after receipt of the petition.

Section 8 - Forms

Following Forms are Attached to this Code:

Attachment 1 - Engineer's Certificate

Attachment 2 - Construction Performance Bond

Attachment 3 - Maintenance Bond

Attachment 4 - Drainage Certification

Attachment 5 - Certificate of Owner

Attachment 6 - County Clerk's Certificate

Attachment 7 - Village Treasurer's Certificate

Section 9 – Standard Drawings

Drawing No. 1 - Street Sign Detail

Drawing No. 2 - Fire Hydrant Detail

Drawing No. 3 - Typical Water Service Shut-off Valve Location

Drawing No. 4 - Valve Box Detail for Water

Drawing No. 5 - Water Main Blocking Details

Drawing No. 6 - Shallow Manhole Detail

Drawing No. 7 - Manhole Frame and Lid

Drawing No. 8 - Manhole Invert Details

Drawing No. 9 - Storm Sewer Manhole Detail

Section 10 – History

# 314	February 2, 1976	Subdivision Regulation; superseded by # 371
# 315	April 5, 1976	Subdivision Requirements
# 435	November 1, 1993	Amendment to # 371, Sections 5.2, 6.2 and 10
# 496	November 5, 2001	Amendment to # 371, Sewer for New Developments
# 508	November 3, 2003	Amendment to #371, Requirements for Sewer