

Commissioner of the appropriate township, and the public utilities involved. In the case of the platted tracts wherein any lots have been sold, the written vacation instrument must also be signed by all the owners of lots in said tracts.

**(Ord. 716, passed 3-16-87) (Sec. 154.86)**

**Statutory reference:**

*Vacation of plats, see ILCS Ch. 765, Act 205, §§ 6 - 8*

**34-5-8 MAINTENANCE OF IMPROVEMENTS.**

(A) The subdivider/developer shall maintain all the improvements in the subdivision until they have been accepted by and dedicated to the Village or other appropriate entity.

(B) Prior to dedication, the subdivider/developer shall post a maintenance bond with the Village Clerk in the form approved by the Village Attorney. Said bond shall be in the amount determined by the Village Engineer to be sufficient to guarantee the satisfactory condition of the required improvements for a period of **two (2) years** from the date of their acceptance and dedication. If, at any time during the **two (2) year** period, the improvements are found to be defective, they shall be repaired/replaced at the subdivider's/ developer's expense. If the subdivider/developer fails or refuses to pay such costs within **ninety (90) days** after demand is made upon him by the Administrator, the Village shall use the maintenance bond to make the necessary repairs/replacements. If the cost of the repairs/replacements exceeds the bond amount, the subdivider/developer shall be liable for the excess. At the end of the **two (2) year** period, the maintenance bond shall be released.

**(Ord. 716, passed 3-16-87) (Sec. 154.87)**

**34-5-9 SCHEDULES AND BONDS.**

**(A) Schedule A. Checklist for Preliminary Plan.**

Meadow Pines (Name of Subdivision)

10/20/17 (Date of submission)

\_\_\_\_\_ (Due date of recommendation - 60 days)

(NOTE: To properly execute this checklist, the subdivider or his engineer shall:

- (A) Insert the required information.
- (B) Denote compliance with applicable ordinances by placing his initials in all spaces where applicable.
- (C) Denote those items which the subdivider considers "not applicable" to this particular subdivision by the abbreviation "N.A.").

- GSJH 1. Six copies of preliminary plan submitted.
- GSJH 2. Plans conform to Section 34-2-2.
- GSJH 3. Plan scale is not less than 1" to 100'.
- \* 4. Minimum profile scale is 1" to 100' horizontal and 1" to 10' vertical.
- \* 5. A title sheet is included with each set of preliminary plans.
- GSJH 6. Name of proposed subdivision shown.

*# Part of Engineering plans to be submitted at a later date.* **34-35**

- GSH 7. Location given by town, range, section or other legal description.
- GSH 8. Name and address of owner, trust, corporation, or subdivider having control of project is shown.
- GSH 9. Name and seal of registered engineer or surveyor who prepared topographic survey is shown.
- GSH 10. Name and address of the designer of the plan is shown.
- GSH 11. North direction is shown.
- GSH 12. Date of preparation and date of revision, if any, is shown.
- GSH 13. A location map is included indicating:
  - GSH a. A scale of not less than 1" to 1,000'.
  - GSH b. Boundary lines of adjoining land within an area bounded by the nearest arterial streets or other natural boundaries.
  - GSH c. Use of surrounding land.
  - GSH d. Ownership of the surrounding land.
  - GSH e. Alignment of existing streets.
  - GSH f. Section and corporate lines.
- GSH 14. Boundary lines of proposed subdivision are clearly shown.
- GSH 15. Total approximate acreage is shown.
- GSH 16. Existing zoning classification is indicated.
- GSH 17. The following existing items, if within the boundaries of the subdivision, or located 100' or less outside the boundaries are shown:
  - GSH a. Previously platted streets and other right-of-way, with improvements, if any, indicating:
    - GSH 1. location
    - GSH 2. widths
    - GSH 3. names
  - NA b. Railroad rights-of-way, indicating:
    - \_\_\_\_\_ 1. location
    - \_\_\_\_\_ 2. dimensions
  - NA c. Utility rights-of-way, indicating:
    - \_\_\_\_\_ 1. location
    - \_\_\_\_\_ 2. widths
    - \_\_\_\_\_ 3. type
      - \_\_\_\_\_ a. sewer
      - \_\_\_\_\_ b. water
      - \_\_\_\_\_ c. electric
      - \_\_\_\_\_ d. other
  - NA d. Parks and other open spaces indicating:
    - \_\_\_\_\_ 1. location
    - \_\_\_\_\_ 2. area
  - GSH e. Easements, indicating:
    - GSH 1. location
    - GSH 2. width
    - GSH 3. purpose
  - GSH f. Permanent buildings and structures, indicating:
    - GSH 1. location
    - GSH 2. setback lines
    - GSH 3. names of owners

*Existing buildings and structures on the proposed development are to be removed.*



- GH g. Section and corporate lines
- GH h. Sanitary sewers, indicating:
  - GH 1. location
  - GH 2. size
  - GH 3. manholes
  - GH 4. invert elevations at manholes
- GH i. Water mains, indicating:
  - GH 1. location
  - GH 2. size
  - GH 3. valves, indicating:
    - NA a. valve manhole, or
    - NA b. valve box
  - GH 4. fire hydrants and auxiliary valves
- GH j. Culverts, indicating:
  - GH 1. type
  - GH 2. location
  - GH 3. size
  - GH 4. invert elevation
- NA k. Storm sewers, indicating:
  - \_\_\_\_\_ 1. location
  - \_\_\_\_\_ 2. size
  - \_\_\_\_\_ 3. catch basins
  - \_\_\_\_\_ 4. invert elevations
- GH l. Watercourses, indicating:
  - GH 1. type
  - GH 2. high water width and elevation
  - GH 3. width of easement
  - GH 4. location of easement
- NA m. Marshes, indicating:
  - \_\_\_\_\_ 1. location
  - \_\_\_\_\_ 2. dimensions
  - \_\_\_\_\_ 3. soil bearing capacity
- NA n. Rock outcrops, indicating:
  - \_\_\_\_\_ 1. location
  - \_\_\_\_\_ 2. dimensions
- GH o. Monuments and survey markers, indicating:
  - GH 1. location
  - GH 2. type
- GH 18. Topographic data is given in feet above mean sea level within the tract and to a distance of 100' beyond, indicating:
  - GH a. Existing contours at vertical intervals of not more than 2'.
  - ~~GH~~ b. Proposed contours at vertical intervals of not more than 2'.
  - GH c. Bench mark, indicating:
    - GH 1. location
    - GH 2. description
    - GH 3. elevation
- NA 19. Soil bearing data is given, if required by the Superintendent of Public Works, indicating:

*These items will be addressed at the time the Engineering plans are prepared*

*\* Proposed contours are shown at the storm water detention areas.  
Proposed contours to be shown on the Engineering plans. 34-37*

- \_\_\_\_\_ a. Location of tests
- \_\_\_\_\_ b. Depth of tests
- \_\_\_\_\_ c. Soil bearing capacity
- \_\_\_\_\_ d. Moisture content

GSH 20. The following proposed items, if within the boundaries of the subdivision or located 100' or less outside of the boundaries, are shown:

- GSH a. Layout of streets, indicating:
  - NA 1. Arterial streets, indicating:
    - \_\_\_\_\_ a. 80' right-of-way width
    - \_\_\_\_\_ b. 50' roadway width
  - GSH 2. Collector streets, indicating:
    - GSH a. 60' right-of-way width
    - GSH b. 40' roadway width, back to back of curbs
  - GSH 3. Local streets, indicating:
    - GSH a. 50' right-of-way width
    - GSH b. 36' roadway width, back to back of curbs
  - GSH 4. Cul-de-sac streets, indicating:
    - GSH a. 50' right-of-way width
    - ~~\*\*\*~~ b. 26' roadway width, back to back of curbs
    - ~~\*\*\*~~ c. The length does not exceed 500' unless there are less than 16 lots abutting the cul-de-sac street.
    - ~~\*\*\*~~ d. Terminus is circular, or nearly so, and right-of-way is at least 120' in diameter.
    - GSH e. Terminus roadway width is 80' in diameter.
  - NA 5. Marginal access street, indicating:
    - \_\_\_\_\_ a. 50' right-of-way width
    - \_\_\_\_\_ b. 24' roadway width back to back of curbs
  - GSH 6. Through street shown extended to boundaries of subdivision
  - GSH 7. Storm water runoff pattern on paving
- GSH b. Names of streets
  - GSH 1. Not duplicating the name of any street heretofore used in the village: or its environs, unless the street is an extension of an already existing street, in which case, the name shall be used.
- ~~\*\*\*~~ c. Street improvement plan showing location of all new street improvements, including those to the center line of previously dedicated rights-of-way, abutting the subdivision, in accordance with present village standards.
- GSH d. Utility easements:
  - GSH 1. Located at the rear of each lot and other necessary locations

\* The width of the 3 Cul-de-sac streets is shown to be 36' back-back curbs.  
 \*\* The length of Juniper Drive is longer than 500'  
 \*\*\* The R.O.W. radii of the 3 cul-de-sac streets is 100' in diameter

~~\*\*\*~~ To be shown/a part of Engineering plans

*To be shown on Engineering Plans*

- GH 2. Not less than 10' in width on each lot
- GH 3. Purpose is indicated
- GH 4. Storm water runoff is indicated
- \* e. Centerline profiles of all streets showing gradients not less than 0.4 percent and not more than:
  - \_\_\_\_\_ 1. 5.0% on collector streets
  - \_\_\_\_\_ 2. 7.0% on minor streets
- NA f. Pedestrian ways, when required, indicating:
  - \_\_\_\_\_ 1. Location at approximately the center of blocks in excess of 900' in length
  - \_\_\_\_\_ 2. Width not less than 12'
  - \_\_\_\_\_ 3. Shrub or tree hedge at side boundary lines
- GH g. Block layout, indicating:
  - GH 1. Blocks do not exceed 1200' in length
  - NA 2. Additional access ways to parks, schools, etc., are shown in accordance with the Combined Planning and Zoning Board's requirements
  - GH 3. Blocks fit readily into the overall plan of the subdivision, with due consideration given to:
    - GH a. topographical conditions
    - GH b. lot planning
    - GH c. traffic flow pattern
    - NA d. public open space areas
  - NA 4. Block numbers
  - NA 5. Blocks intended for commercial, industrial or institutional use are so designated.
- GH h. Lot layout, indicating:
  - GH 1. Lot dimensions
  - GH 2. Lot areas, not less than those stipulated in the appropriated district regulations of the zoning code (Areas may be listed by Schedule)
  - GH 3. Building setback lines shown and properly dimensioned
  - GH 4. Proposed land use
  - GH 5. Lot numbers
  - GH 6. Corner lots are sufficiently larger than interior lots to allow maintenance of building setback lines on both street frontages and still allow a buildable width equal to that of the smallest interior lot in the block
  - GH 7. All lots abut a publicly dedicated street for a distance of not less than the minimum width of the lot
  - GH 8. Lots are as nearly rectangular in shape as is practicable
  - GH 9. Lots are not less than the provision of the zoning code
  - GH 10. Lot lines are substantially at right angles to the street lines and radial to curved street lines



- NA 11. Double frontage lots only where:
  - \_\_\_\_\_ a. lots back upon an arterial street and front on an access street
  - \_\_\_\_\_ b. topographic or other conditions make subdividing otherwise unreasonable
  - \_\_\_\_\_ c. lots can be made an additional 20' deeper than average
  - \_\_\_\_\_ d. a protective screen planting is indicated on one frontage

- GSH 12. Lots abutting or traversed by a watercourse, drainage way, channel way, channel, or stream, indicate:

*Easement widths to be determined as part of the Engineering Plans*

- GSH a. additional width and depth to provide an acceptable building site
- ~~#~~ b. width of easement is at least 15' wider on each side of water at high water level

- GSH 13. Due regard for natural features, such as:

- GSH a. trees
- GSH b. watercourses
- NA c. historic items
- GSH d. other similar conditions

- NA i. Areas intended to be dedicated for public use, indicating:
  - \_\_\_\_\_ 1. Plan conforms to general development plan of the village
  - \_\_\_\_\_ 2. Purpose
  - \_\_\_\_\_ 3. Acreage

- GSH j. Source of domestic water supply, indicating:
  - GSH 1. Connection to existing water mains
  - GSH 2. Location of site for community water plant

- GSH k. Provision for sewage disposal, indicating:
  - GSH 1. Connection to existing sanitary sewer mains
  - NA 2. Location of site for community sewage disposal plant

- NA l. School sites, indicating:
  - \_\_\_\_\_ 1. Location
  - \_\_\_\_\_ 2. Dimensions
  - \_\_\_\_\_ 3. Acreage

*\* Proposed contours to be shown on Engineering Plans*

- ~~#~~ m. Topographic information, indicating:
  - ~~#~~ 1. Proposed changes in elevation of land showing that any flooding would be relieved
  - GSH 2. Adequate installation of storm sewers would remove the possibility of flooding

- GSH n. Sanitary Sewer layout, indicating:

- GSH 1. Location
- GSH 2. Size
- ~~#~~ 3. Invert elevations at manholes
- GSH 4. Manhole locations

*\* Sewer inverts to be shown on Engineering Plans*

- GA o. Watermain layout, indicating:
  - GA 1. Location
  - GA 2. Size
  - GA 3. Looped pattern where practicable
  - 4. Fire hydrants, spaced apart not more than 400'
- GA p. Storm sewer layout, indicating:
  - GA 1. Location
  - GA 2. Catch basins at not more than 600' intervals
  - GA 3. Storm water is not carried across or around any intersection
  - GA 4. Surface water drainage pattern for individual lot and block
- GA q. Street light layout, indicating:
  - NA 1. Locations and typical street light detail, or
  - GA 2. Statement by subdivider that street lights will be installed in accordance with village standards

*Developer to provide*

- GA 21. An outline of proposed covenants accompanies the plans, indicating the intention of the subdivider to have the covenants recorded with the final plat.
  - a. Protective against obstruction against drainage easements.
- GA 22. Typical street cross-section showing base construction, surfacing, concrete curb and sidewalk in accordance with the land improvements code.
- GA 23. Indication that sidewalks will be installed along all lot lines coincidental with street rights-of-way.
- GA 24. Indication on drawing or by certificate that subdivider is aware of his responsibility for installation of street signs and for seeding and tree planting in all parkways.

Completed by Greg Hahn / Rhutasel and Associates, Inc (Name)  
PO Box 97 Freeburg (Address)  
 Reviewed by: \_\_\_\_\_ (Zoning Administrator)  
 \_\_\_\_\_ (Date)  
 Considered by Combined Planning and Zoning Board on \_\_\_\_\_  
 \_\_\_\_\_ (Date)  
 \_\_\_\_\_ (Chairman)

(B) **Checklist for Engineering Plans.**

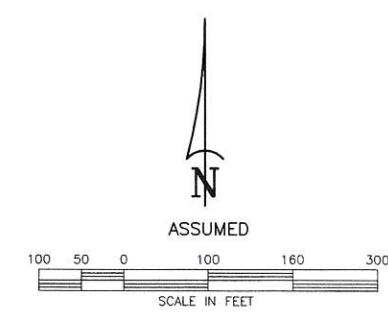
\_\_\_\_\_ (Name of Subdivision)  
 \_\_\_\_\_ (Date of Submission)  
 \_\_\_\_\_ (Due Date of Recommendation - 45 Days)

(NOTE: To properly execute this checklist, the subdivider or his engineer shall:

- (A) Insert the required information.
- (B) Denote compliance with applicable ordinance by placing his initials in all spaces where applicable.
- (C) Denote those items which the subdivider considers "not applicable" to this particular subdivision by the abbreviation, "N.A.")
  - 1. Plans have been submitted within twelve (12) months of the date of approval by the Village Board of the Preliminary Plan.



PRELIMINARY PLAT - NOT FOR RECORDING  
**MEADOW PINES**  
 A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 24  
 T. 1 S., R. 8 W. OF THE 3rd P.M.  
 AND PART OF THE S.W. 1/4 OF SEC. 19  
 T. 1 S., R. 7 W. OF THE 3rd P.M.  
 ST. CLAIR COUNTY, ILLINOIS  
 VILLAGE OF FREEBURG



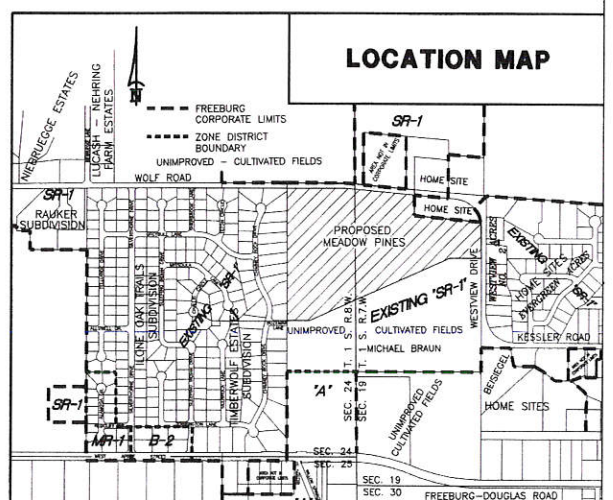
- LEGEND**
- ⊗ BRASS PLUG FOUND
  - IRON PIN FOUND
  - ⊙ IRON PIPE FOUND
  - - - EXISTING EASEMENT
  - - - PROPOSED EASEMENT
  - - - PROPOSED BUILDING SETBACK LINE
  - - - EXISTING FREEBURG CORPORATE LIMITS

ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE. ALL EASEMENTS BEING USED FOR DRAINAGE PURPOSES SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

ALL DRAINAGE EASEMENTS SHALL BE USED FOR THE PURPOSES OF DIVERTING AND/OR STORING SURFACE AND SUBSURFACE WATER DRAINAGE AND SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

I, GREG J. HAHN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3769, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF FREEBURG SUBDIVISION CODE UNDER MY DIRECT SUPERVISION.

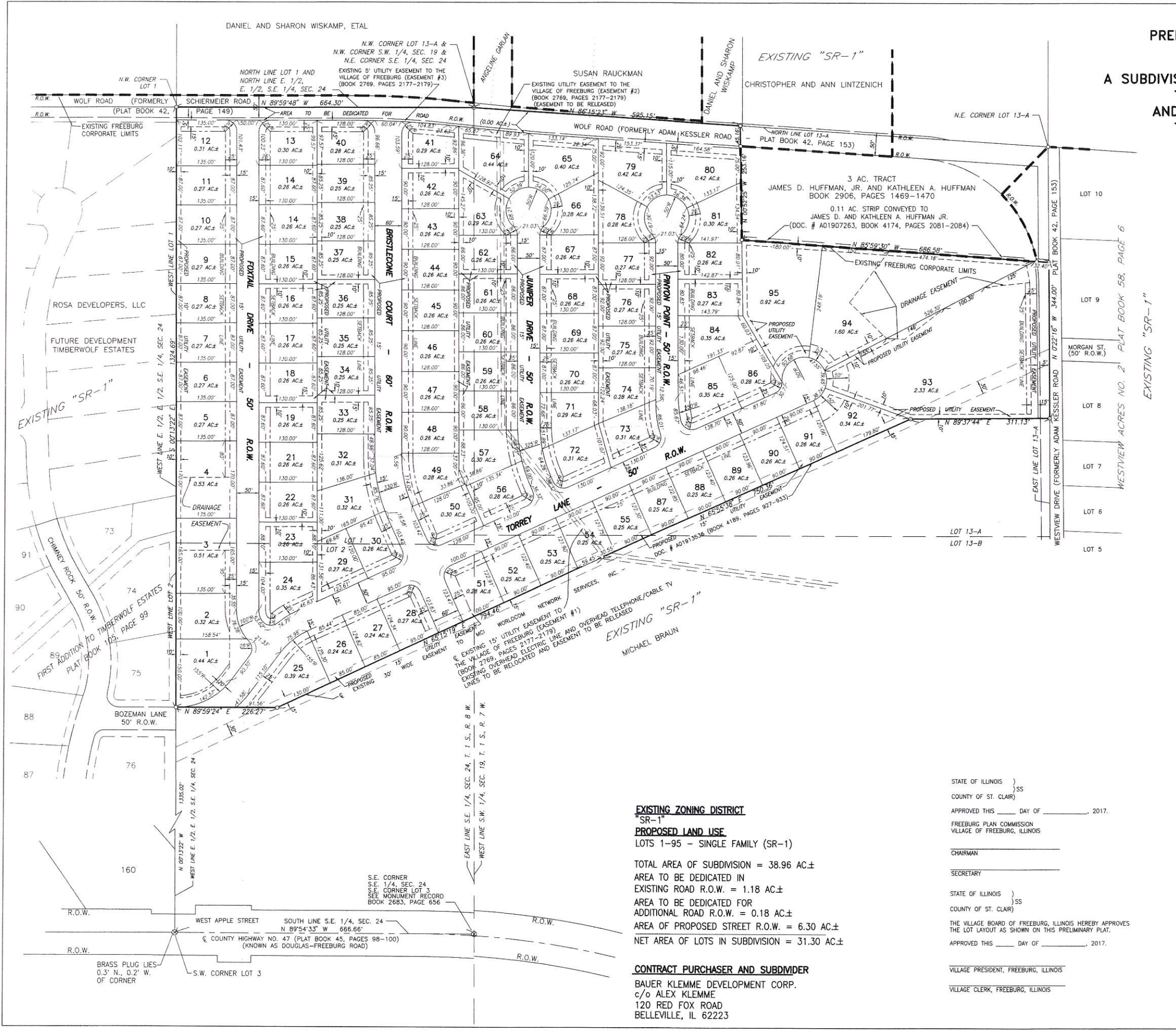
*Greg J. Hahn* 10/29/17  
 GREG J. HAHN, P.L.S. #3769 DATE  
 LICENSE EXPIRATION DATE: 11/30/2018



REVISIONS			
SYMBOL	DRAWN	AP'D	DESCRIPTION

DR. BY: GJH AP'D BY: GEH  
 CK'D BY: TWP

SCALE: AS NOTED SHEET NO. 1  
 DATE: OCT. 20, 2017 OF 2



**EXISTING ZONING DISTRICT**  
 "SR-1"

**PROPOSED LAND USE**  
 LOTS 1-95 - SINGLE FAMILY (SR-1)

TOTAL AREA OF SUBDIVISION = 38.96 AC±  
 AREA TO BE DEDICATED IN  
 EXISTING ROAD R.O.W. = 1.18 AC±  
 AREA TO BE DEDICATED FOR  
 ADDITIONAL ROAD R.O.W. = 0.18 AC±  
 AREA OF PROPOSED STREET R.O.W. = 6.30 AC±  
 NET AREA OF LOTS IN SUBDIVISION = 31.30 AC±

**CONTRACT PURCHASER AND SUBDMDR**  
 BAUER KLEMM DEVELOPMENT CORP.  
 c/o ALEX KLEMM  
 120 RED FOX ROAD  
 BELLEVILLE, IL 62223

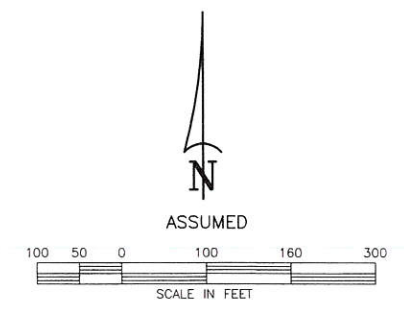
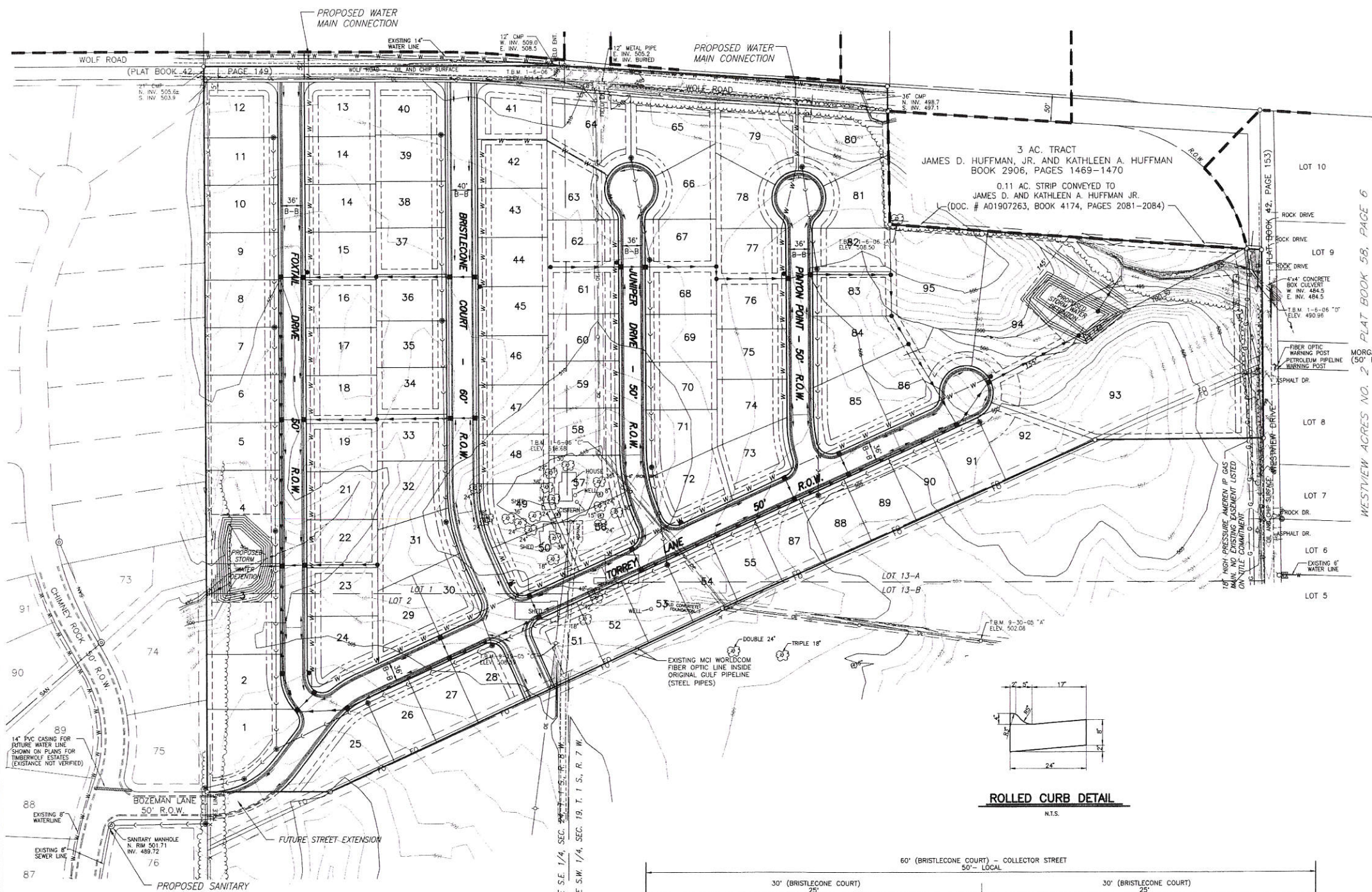
STATE OF ILLINOIS }  
 COUNTY OF ST. CLAIR }  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 FREEBURG PLAN COMMISSION  
 VILLAGE OF FREEBURG, ILLINOIS

CHAIRMAN \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

STATE OF ILLINOIS }  
 COUNTY OF ST. CLAIR }  
 THE VILLAGE BOARD OF FREEBURG, ILLINOIS HEREBY APPROVES  
 THE LOT LAYOUT AS SHOWN ON THIS PRELIMINARY PLAT.  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

VILLAGE PRESIDENT, FREEBURG, ILLINOIS \_\_\_\_\_  
 VILLAGE CLERK, FREEBURG, ILLINOIS \_\_\_\_\_





ALL UTILITY EASEMENTS ARE TO BE USED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE. ALL EASEMENTS BEING USED FOR DRAINAGE PURPOSES SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

ALL DRAINAGE EASEMENTS SHALL BE USED FOR THE PURPOSES OF DIVERTING AND/OR STORING SURFACE AND SUBSURFACE WATER DRAINAGE AND SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).

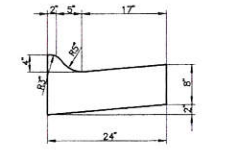
SUBDIVIDER IS AWARE OF HIS RESPONSIBILITY FOR THE INSTALLATION OF STREET SIGNS AND STREET LIGHTS IN ACCORDANCE WITH VILLAGE STANDARDS.

**LEGEND**

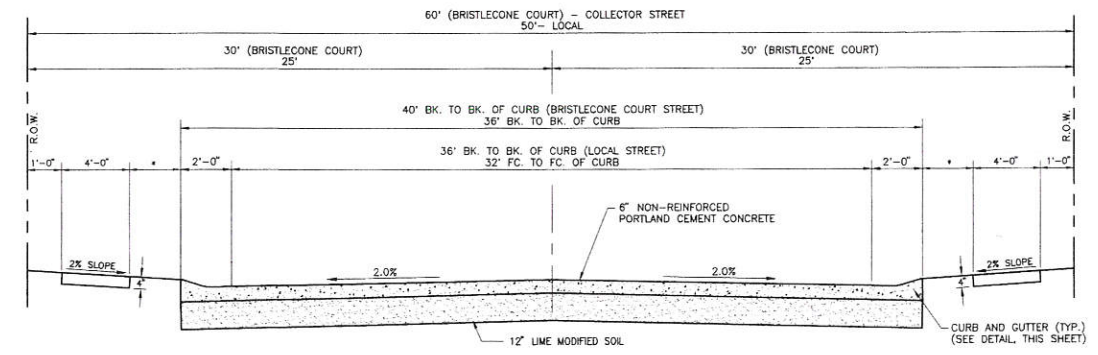
- SCD --- EXISTING CONTOUR
- SAN --- SANITARY SEWER
- G --- GAS MAIN
- W --- WATER MAIN
- FO --- FIBER OPTIC
- OE --- OVERHEAD ELECTRIC
- UE --- UNDERGROUND ELECTRIC
- UT --- UNDERGROUND TELEPHONE
- X --- FENCE
- --- EXISTING SWALE FLOWLINE
- --- EXISTING EASEMENT
- --- PROPOSED EASEMENT
- --- PROPOSED BUILDING SETBACK LINE
- --- PROPOSED 8" SEWER MAIN
- --- PROPOSED 8" WATER MAIN
- --- PROPOSED FIRE HYDRANT AND AUXILIARY VALVE
- --- PROPOSED WATER VALVE
- --- PROPOSED SANITARY MANHOLE
- --- PROPOSED STORM SEWER CURB INLET
- --- PROPOSED STORM SEWER AREA INLET
- --- PROPOSED STORM SEWER AREA INLET
- --- PROPOSED DIRECTION OF FLOW
- --- SANITARY MANHOLE
- --- WATER VALVE
- --- GAS VENT
- --- FIRE HYDRANT
- --- UTILITY OR POWER POLE
- --- GUY WIRE
- --- SIGN
- --- TELEPHONE BOX OR PDESTAL
- --- ELECTRICAL BOX OR PDESTAL
- --- MAILBOX
- --- TREE
- --- IRON PIN FOUND
- --- IRON PIPE FOUND

- T.B.M. 1-6-06 "A" - R.R. SPIKE IN S.W. BASE OF LOCUST TREE NEAR S.W. CORNER OF HUFFMAN TRACT. ELEV. 508.50 (NGVD 1929)
- T.B.M. 1-6-06 "B" - NAIL SPIKE IN N.W. FACE POWER POLE ON SOUTH SIDE OF WOLF ROAD, 4TH POLE EAST OF NW CORNER OF SUBJECT PROPERTY. ELEV. 511.47 (NGVD 1929)
- T.B.M. 1-6-06 "C" - R.R. SPIKE IN SOUTH FACE OF POWER POLE AT KINK IN POWER LINE, NE OF OLD FARM HOUSE. ELEV. 516.68 (NGVD 1929)
- T.B.M. 1-6-06 "D" - CHISELED "L" ON N.W. CORNER OF WEST CONCRETE HEADWALL OF 4x4" BOX CULVERT UNDER WEST VIEW DRIVE. ELEV. 490.96 (NGVD 1929)

EXISTING UTILITIES SHOWN ARE LOCATED FROM SURFACE OBSERVATIONS OR INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANY AND MUST BE CONSIDERED APPROXIMATE. FIELD MARKING OF UNDERGROUND UTILITIES MAY BE OBTAINED BY PROVIDING A MINIMUM OF 48 HOURS ADVANCE NOTICE THROUGH THE J.U.L.I.E. SYSTEM BY CALLING 1-800-892-0123 OR BY DIRECT CONTACT WITH NON-MEMBERS OF J.U.L.I.E.



**ROLLED CURB DETAIL**  
N.T.S.



**TYPICAL STREET CROSS SECTION**  
N.T.S.

--- 2" FOR LOCAL STREET  
--- 5" FOR COLLECTOR STREET (BRISTLECONE COURT)  
LOCATION OF SIDEWALKS TO BE COORDINATED WITH THE VILLAGE OF FREEBURG

<b>PRELIMINARY PLAT EXISTING CONDITIONS PROPOSED UTILITY LAYOUT</b>			
<b>MEADOW PINES</b>			
<b>RHUTASEL and ASSOCIATES, INC.</b> CONSULTING ENGINEERS • LAND SURVEYORS FREEBURG, IL 62243 SALEM, IL 62881 TEL: (618) 539-3175 TEL: (618) 532-1992 LICENSE NO. 184-000283			
<b>REVISIONS</b>			
DR. BY: GJH	AP'D BY: GEH	SCALE: AS NOTED	SHEET NO. 2
CK'D BY: TWP		DATE: OCT. 20, 2017 OF	2

K:\31517\_Bldg\_Development - Freeburg\31517\_BASEPAP.dwg, 10/19/2017 3:39:36 PM