

Return to:

Jamie Myers
City Clerk
116 E. Market Street
Troy, Illinois 62294



8 1 7 0 0 9 7
Tx:4127111

2015R14953

STATE OF ILLINOIS
MADISON COUNTY
05/11/2015 11:56 AM
AMY M. MEYER, RECORDER

REC FEE: 33.00

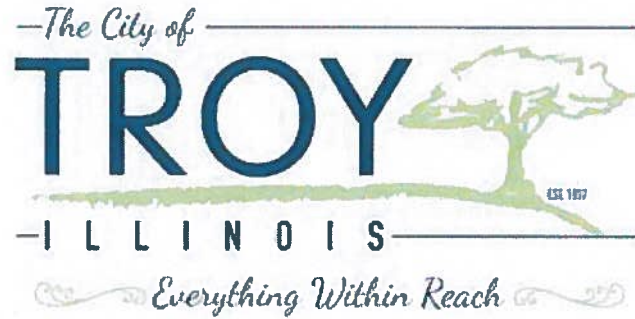
CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 6



33.00 CITY

Resolution No. 2015-06
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
ACCEPTANCE OF FINAL PLAT-CHAPEL HILL

Adopted by the City Council
of the City of Troy, Illinois
This 20TH Day of APRIL, 2015.

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
ACCEPTANCE/REJECTION OF A FINAL PLAT**

Whereas, Kathy Poletti (Subdivider/Developer) has submitted a final plat for a residential development named Chapel Hill (lots 1-9) located on 37+ acres on the east side of Staunton Road near the intersection with Maple Grove Road with parcel IDs. 10-1-16-28-00-000-017 ; and

Whereas, the Planning Commission met on April 9, 2015 and recommended approval of the referenced preliminary plat (See Recommendation 2015-05PC). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council met on April 20, 2015 and accepted the Planning Commission's recommendation (See Resolution 2015-05). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council reviewed the final plat for compliance with the provisions of Chapter 153 of the Troy Code of Ordinances and voted as recorded below:

Aldermen:


DeCarli <u>Aye</u>	Italiano <u>Aye</u>	Total:
Evans <u>Aye</u>	Jackson <u>Aye</u>	<u>8</u> Ayes
Greenfield <u>Aye</u>	Lanahan <u>Aye</u>	<u>0</u> Nays
Hendrickson <u>Aye</u>	Partney <u>Aye</u>	

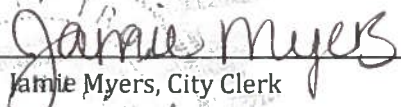
Now Therefore, the City Council of the City of Troy, Illinois

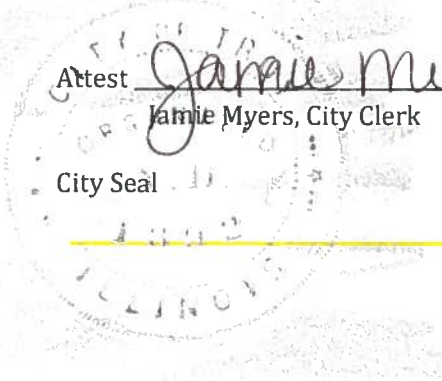
Approves the final plat
 Rejects the final plat

One copy of this resolution shall be given to the Owner and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the final plat.

Dated this 20th day of April, 2015.

By 
Allen P. Adomite, Mayor

Attest 
Jamie Myers, City Clerk



RECOMMENDATION NO. 2015 ~ 05PC

Of the Planning Commission of the City of Troy, Illinois
Regarding the Review of a Preliminary Plat
(i.e. Chapel Hill Subdivision, Staunton Road)

Name of Subdivision: Chapel Hill

Subdivider/Developer: Kathy Poletti

Address/Location of Property: 37+ ac. on the east side of Staunton Road by the intersection with Maple Grove Rd.

The Planning Commission met on April 9, 2015 to consider the above referenced preliminary plat. Copies of the supporting documents are incorporated by reference.

This application applies to property commonly known as Chapel Hill Subdivision with parcel identification number 10-1-16-28-00-000-017; See Preliminary Plat Checklist

The Planning Commission has reviewed the preliminary plat for compliance with the provisions of Chapter 18.5 of the Troy Subdivision Code and voted as recorded below:

Table with 4 columns: Name, Vote, Name, Vote, Name, Vote, Total. Rows include Burnett, Cissell, Dyer, Hale, Hellrung, Johnson, Lawrenz, Nehrt, Turner, and a Total row showing 8 Yeas and 0 Nays.

The preliminary plat

X Is Recommended

With the following stipulations: the City of Troy's review comments will be adequately addressed.

Is Not Recommended

If the preliminary plat is not approved the Planning Commission shall furnish to the applicant, within 30 days of the date of filing, a written statement specifying the aspects in which the proposed plat fails to conform to the Subdivision Code and/or the Official Map.

Copies of this recommendation are presented to the City Council; the original shall be filed with the Code Administrator.

Dated this 9th day of April, 2015.

By: [Signature] Chairman, Planning Commission

Attest: [Signature] Secretary, Planning Commission

FINAL PLAT CHECKLIST

CITY OF TROY • 116 E. MARKET STREET • TROY, IL 62294 • (618) 667-6741

Fee: 250.00

Date Fee Paid: 3/25/15

[EXHIBIT 18.5-4-E3]

IMPORTANT INSTRUCTIONS

The purpose of this Final Plat Checklist is to assist the Subdivider/Developer in the timely and accurate submission of plans and documents required by the City of Troy. Missing or incomplete data can cause delays in the review and approval process. The Subdivider/Developer should closely review the requirements listed below as well as the Troy Subdivision Code, complete this form in its entirety, and submit it along with the other required information. Attention is specifically directed to Section 18.5-4-13 "Subdivision Process".

NAME OF SUBDIVISION: Chapel Hill DATE: 3-18-15

SUBDIVIDER/DEVELOPER NAME: Kathy Poletti

Contact Person: Kathy Poletti Phone #: 667-9052

Address: 1333 Spring Valley Rd City: Troy State: IL Zip: 62294

ENGINEER'S NAME: Thom Marsha J. Maller, PE Phone #: 624-4488

Address: 4940 Old Collinsville Rd City: Swansea State: IL Zip: 62226

Required Submittals. As required by the referenced sections of the Troy Subdivision Code, the Subdivider/Developer shall submit a Final Plat and other associated documents to the Building Department, including, but not necessarily limited to:	Section(s) of Ord. / Paragraph	Check if Submitted
<input type="checkbox"/> This Final Plat Checklist, signed by both the developer and the engineer and/or surveyor who prepared the final plat.	18.5-4-31(D)	—
<input checked="" type="checkbox"/> Every final plat shall be prepared by a land surveyor registered in the State of Illinois and drawn with waterproof black ink on new mylar or other material of similar durability. <input checked="" type="checkbox"/> Said plat shall be at any scale necessary for clarity, preferably no smaller than one (1) inch equals one hundred (100) feet, provided the resultant drawing does not exceed thirty inches (30") by thirty-six inches (36"), and shall provide all of the following information: <input checked="" type="checkbox"/> Identification as a "Final Plat" and name of the proposed subdivision; <input checked="" type="checkbox"/> North arrow, graphic scale, and data; <input checked="" type="checkbox"/> The names, addresses and phone numbers of the Subdivider/Developer, owner, and land surveyor who prepared the plat; <input checked="" type="checkbox"/> Accurate metes and bounds or other adequate legal description of the tract; <input checked="" type="checkbox"/> Accurate boundary lines, with dimensions and bearing or angles which provide a survey of the tract, closing with an error of closure of not more than one foot (1') in ten thousand feet (10,000); <input checked="" type="checkbox"/> Locations of all monuments <input checked="" type="checkbox"/> Reference to recorded plats of adjoining platted land by record name, plat book and page number; <input checked="" type="checkbox"/> Accurate locations and names of all existing streets intersecting the boundaries of the subdivision <input checked="" type="checkbox"/> Right-of-way lines of all streets, other right-of-way, easements and lot lines with accurate dimensions, angles or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles; <input checked="" type="checkbox"/> Name and right-of-way width of every proposed street; <input checked="" type="checkbox"/> Location, dimensions and purpose of any existing or proposed easements; <input checked="" type="checkbox"/> Number of each lot, lot dimensions, and lot area in square feet <input checked="" type="checkbox"/> Addresses for each lot as approved by the 911 Coordinator and illustrated within an oval, provided that on any corner or through lot, each possible address shall be illustrated at the appropriate street frontage <input checked="" type="checkbox"/> Building or setback lines with accurate dimensions, <input checked="" type="checkbox"/> Location(s) and purpose(s) for any sites, other than private lots, that are reserved; <input checked="" type="checkbox"/> Locations of all existing and proposed utilities; and <input type="checkbox"/> An index, should two or more sheets be used	18.5-4-31(A) 18.5-4-31(B)	
<input checked="" type="checkbox"/> As a separate supporting document, the Subdivider/Developer shall submit written restrictions of all types, which will run with the land and become covenants in the deeds of lots.	18.5-4-31 (C)	
<input checked="" type="checkbox"/> As another separate supporting document, the Subdivider/Developer shall submit a completed "Certification of Agency Approval" form (Exhibit 18.5-4-E4), signed by a professional engineer or land surveyor, registered in the State of Illinois, and certifying that specific agencies were properly notified of the subdivision/development, as required, and that each has provided a "sign-off" for the development to proceed.	18.5-4-31 (E)	<i>Reviews thru County</i>

Required Certificates. As required in part by State law (Ill. Com. Stat. Ch. 765, Sec. 205/2), and by the County of Madison and City of Troy, the following	Section(s) of	Check if

certificates shall be executed on all final plats	Ord / Paragraph	Filed
<input type="checkbox"/> Owners Certificate.	18.5-4-32 (A)	—
<input type="checkbox"/> Notary Public Certificate.	18.5-4-32 (B)	—
<input type="checkbox"/> Surveyor's Certificate	18.5-4-32 (C)	✓
<input type="checkbox"/> County Clerk's Certificate.	18.5-4-32 (D)	—
<input type="checkbox"/> 911 Coordinator's Certificate.	18.5-4-32 (E)	—
<input type="checkbox"/> Mapping and Platting Approval.	18.5-4-32 (F)	—
<input type="checkbox"/> Certificate of City Council.	18.5-4-32 (G)	—
<input type="checkbox"/> Flood Hazard Certificate.	18.5-4-32 (H)	—
<input type="checkbox"/> Surface Water Drainage Certificate.	18.5-4-32 (I)	—
<input type="checkbox"/> Undermining Certificate.	18.5-4-32 (J)	—
<input type="checkbox"/> Illinois Department of Transportation Certification. (For those subdivisions that provide access to a State Highway)	N/A	
<input type="checkbox"/> Local Highway Department Certification. (For those subdivisions that provide access to a County or Township highway)	18.5-4-32 (L)	—
Required Assurance of Completion. In the event that the Subdivider/Developer is seeking Final Plat approval prior to the completion of all improvements, he shall submit one of the following forms of assurance with this application	Section(s) of Ord / Paragraph	Check if Filed
<input type="checkbox"/> Cash.	18.5-4-24	
<input type="checkbox"/> Irrevocable Letter of Credit.	18.5-4-25	
<input type="checkbox"/> Certificate of Deposit, Treasury Bills, or other approved negotiable instrument.		
<input type="checkbox"/> N/A - All improvements have been completed and accepted by the City.		
<input checked="" type="checkbox"/> N/A - no public improvements.		

BY OUR SIGNATURES BELOW, WE CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN ANY DOCUMENT OR PLANS SUBMITTED HERewith, ARE TRUE AND ACCURATE AND IN COMPLIANCE WITH THE TROY SUBDIVISION CODE. WE HEREBY CONSENT TO THE ENTRY IN OR UPON THE PREMISES DESCRIBED HEREIN, BY ALL AUTHORIZED OFFICIALS OF THE CITY OF TROY FOR THE PURPOSE OF INVESTIGATING THIS INFORMATION, INSPECTING THE PROPOSED WORK AND POSTING, MAINTAINING, AND REMOVING ANY NOTICES REQUIRED BY ORDINANCE

APPLICANT: Kathy Paletti
DATE: 3-20-15

ENGINEER: Mark Miller
DATE: 3-23-15

FOR CITY USE		Date Received: <u>4/16/15</u>	
Review Process	Administrator	Superintendent	Engineer
Final Plat	<u>[Signature]</u>	<u>K.E.</u> 4/16/15	<u>[Signature]</u>

THOUVENOT, WADE & MOERCHEN, INC.
 ENGINEERS & SURVEYORS P.L.L.C.
 1800 OAK COLLEGE AVENUE
 SPRINGFIELD, ILLINOIS 62776
 TEL (618) 521-5000
 FAX (618) 521-5008

CHESAPEAKE OFFICE
 2700 OLD COLLEGE AVENUE
 SPRINGFIELD, ILLINOIS 62776
 TEL (618) 521-5000
 FAX (618) 521-5008

WATERLOO OFFICE
 1000 UNIVERSITY AVENUE
 WATERLOO, IOWA 52240
 TEL (319) 232-2222
 FAX (319) 232-2222

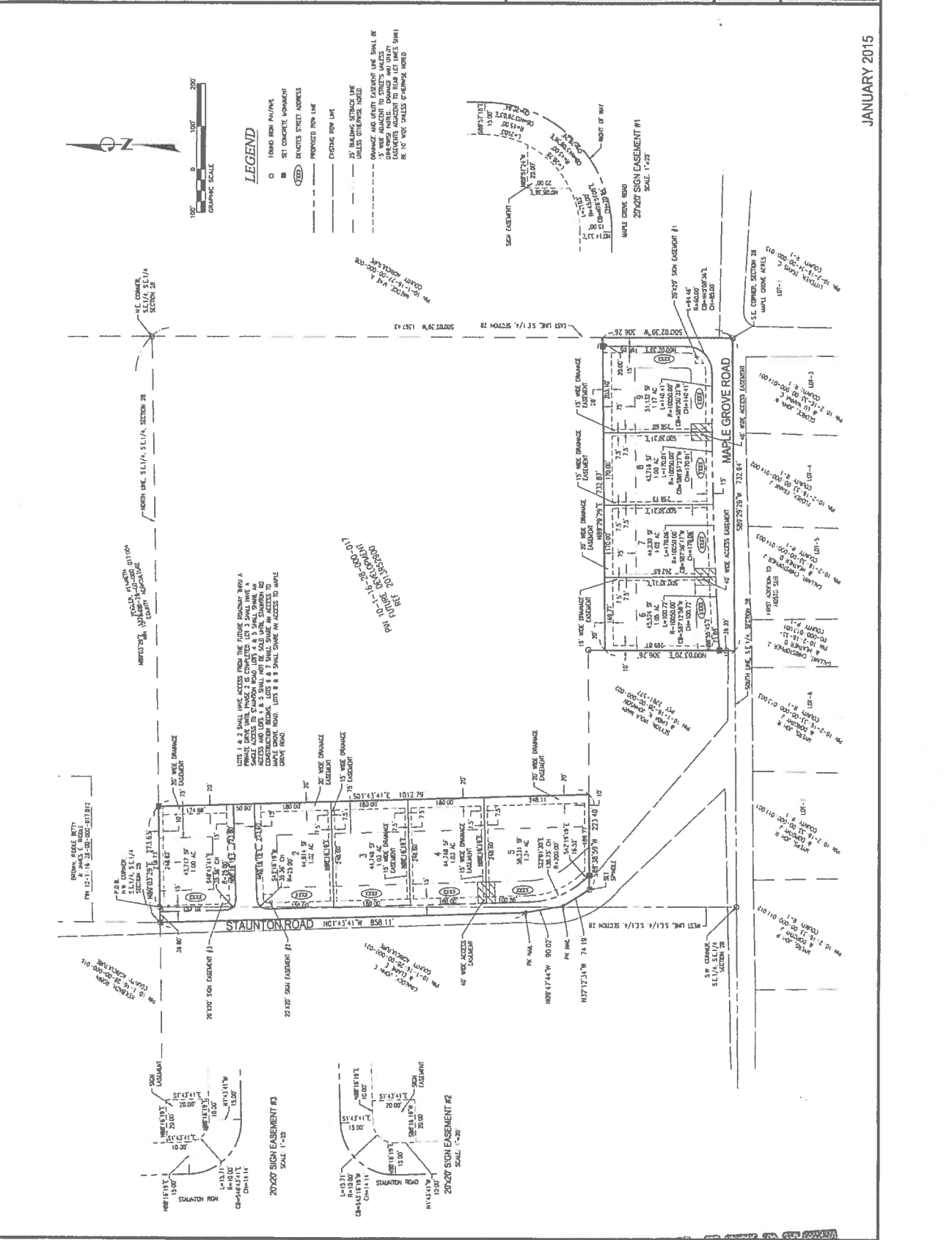
ST. LOUIS OFFICE
 400 COUNTY CLUB VILLA DRIVE
 CHESTNUT HILLS, ILLINOIS 62225
 TEL (618) 939-9500
 FAX (618) 939-9500

ST. CHARLES OFFICE
 400 N. 5TH STREET, SUITE 101
 ST. CHARLES, MISSOURI 63301
 TEL (636) 724-1300
 FAX (636) 724-1300

INTERNATIONAL OPERATIONS
 1000 UNIVERSITY AVENUE
 WATERLOO, IOWA 52240
 TEL (319) 232-2222
 FAX (319) 232-2222

PROJECT
 CHAPEL HILL SUBDIVISION
 MADISON COUNTY
 ILLINOIS

REV	DATE	DESCRIPTION
1	11/15/11	REVISED PER CITY REVIEW
2	11/15/11	FINAL PLAN



JANUARY 2015

END OF DOCUMENT