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City of Troy
Attn: City Clerk
116 E. Market Street
Troy, Illinois 62294

2020R28469
STATE OF ILLINOIS
MADISON COUNTY
08/17/2020 03:18 PM
AMY M. MEYER, RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
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OF PAGES: 5

50.00 CTY

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Resolution 2020-14

WS



Resolution No. 2020- 14

RESOLUTION OF THE CITY COUNCIL REGARDING THE APPROVAL/DISAPPROVAL OF A FINAL PLAT

Whereas, Ron Poletti (Developer) has submitted a final plat for a 2 lot single-family minor subdivision named Bambi Estates located on the west end of Bambi Drive; and

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

Aldermen:

Dawson <u>YES</u>	Knoll <u>YES</u>	Total:
Hellrung <u>YES</u>	Levo <u>ABSENT</u>	<u>5</u> Ayes
Henderson <u>YES</u>	Manley <u>ABSENT</u>	<u>0</u> Nays
Italiano <u>ABSENT</u>	Turner <u>ABSENT</u>	
	<u>MAYOR ADOMITE YES</u>	

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

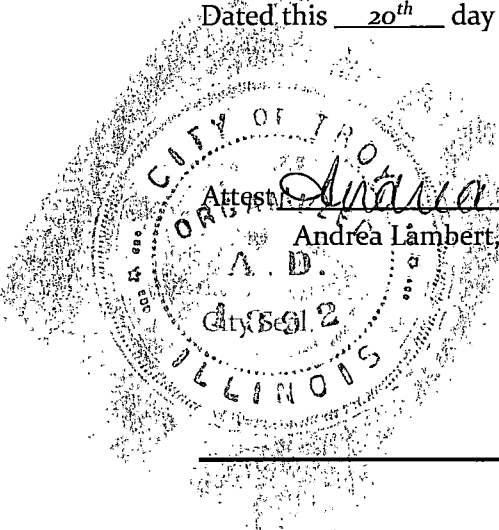
Approves the final plat
 Disapproves the final plat

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

Dated this 20th day of July, 2020.

By [Signature]
Allen P. Adomite, Mayor

Attest: Andrea D. Lambert
Andrea Lambert, City Clerk



FINAL PLAT CHECKLIST

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

Fee: \$250.⁰⁰

Date Fee Paid: 7/13/20

[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: Bambi Estates DATE: 6/25/2020

SUBDIVIDER/DEVELOPER NAME: Ron Poletti

Contact Person: _____ Phone #: 618-667-9052

Address: 1333 Springvalley Road City: Troy State: IL Zip: 62294

ENGINEER'S NAME: TWM, Inc. Marsha J. Maller, PE Phone #: 618-624-4488

Address: 4940 Old Collinsville Road 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 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 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: <ul style="list-style-type: none"> <input type="checkbox"/> Identification as a "Final Plat" and name of the proposed subdivision; <input type="checkbox"/> North arrow, graphic scale, and data; <input type="checkbox"/> The names, addresses and phone numbers of the Subdivider/Developer, owner, and land surveyor who prepared the plat; <input type="checkbox"/> Accurate metes and bounds or other adequate legal description of the tract; <input 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 type="checkbox"/> Locations of all monuments; <input type="checkbox"/> Reference to recorded plats of adjoining platted land by record name, plat book and page number; <input type="checkbox"/> Accurate locations and names of all existing streets intersecting the boundaries of the subdivision; <input 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 type="checkbox"/> Name and right-of-way width of every proposed street; <input type="checkbox"/> Location, dimensions and purpose of any existing or proposed easements; <input type="checkbox"/> Number of each lot, lot dimensions, and lot area in square feet; <input 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 type="checkbox"/> Building or setback lines with accurate dimensions; <input type="checkbox"/> Location(s) and purpose(s) for any sites, other than private lots, that are reserved; <input 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 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)	N/A
<input 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)	N/A

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	Section(s) of	Check if
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following 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)	18.5-4-32 (K)	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)	N/A
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 18.5-4-25	
<input type="checkbox"/> Irrevocable Letter of Credit.		
<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: Ronald Politi

DATE: 6/26/2020

ENGINEER: Maha Miller

DATE: 6/29/2020

FOR CITY USE		Date Received: _____	
Review Process	Administrator	City Clerk	Engineer
Final Plat	_____	_____	_____

