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Tx:4345580

**2017R23252**

STATE OF ILLINOIS  
MADISON COUNTY  
07/13/2017 4:18 PM  
AMY M. MEYER, RECORDER

REC FEE: 33.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

# OF PAGES: 10

Return to:

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



33.00 CTY

**Resolution No. 2017-09**  
**A RESOLUTION OF THE CITY OF TROY, ILLINOIS**  
**APPROVING THE FINAL PLAT FOR HARVEST POINTE ESTATES**

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Adopted by the City Council  
of the City of Troy, Illinois  
This 15<sup>TH</sup> Day of MAY, 2017.

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

Whereas, Retail Place LLC (Developer) has submitted a final plat for a 7 lot single-family subdivision named Harvest Pointe Estates located on the west side of Staunton Road ; and

Whereas, the Planning Commission met on October 13, 2016 and recommended approval of the referenced preliminary plat (See Recommendation 2016-07PC). A copy of the supporting documents are incorporated by reference; and

Whereas, the City Council met on October 17, 2016 and approved the referenced preliminary plat (See Resolution 2016-25). A copy of the supporting documents are incorporated by reference; 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:

Daniel Absent
Henderson Aye
Italiano Aye
Jackson Aye

Partney Absent
Thompson Aye
Turner Aye
Zarzecki Aye

Total:
6 Ayes
0 Nays

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

X Approves the final plat with the attached addendum
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 15th day of May, 2017.

By [Signature]
Allen P. Adomite, Mayor

Attest [Signature]
Jamie Myers, City Clerk


City Seal

ADDENDUM TO FINAL PLAT -  
HARVEST POINTE ESTATES

No building permits for residential dwellings will be issued by the City of Troy for Lots 5, 6, and 7 in Harvest Pointe Estates until a sanitary sewer plan is presented to and approved by the City that does not involve installing private sanitary sewer pipes on the public right of way.

  
\_\_\_\_\_  
Bon Osborn, Retail Place LLC      5-12-17  
JOSEPH E OSBORN      Date

  
\_\_\_\_\_  
Jeff Soland, City Administrator      5-22-17  
Date

  
\_\_\_\_\_  
Tom Cissell, City Engineer      5-22-17  
Date

  
\_\_\_\_\_  
Keith Frey, Building & Zoning Administrator      5/22/17  
Date

# IMPROVEMENT PLAN CHECKLIST

116 E. Market Street • Troy, Illinois 62294 • (618) 667-8734 Ext. 4 • [www.troyil.us](http://www.troyil.us)

Fee: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ [\$ 153.161G]

## IMPORTANT INSTRUCTIONS

The purpose of this Checklist is to assist the Subdivider/Developer in the timely and accurate submission of plans, documents and fees 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 153.140 Subdivision Process.

NAME OF SUBDIVISION: HARVEST POINTE DATE: 12-02-16

SUBDIVIDER/DEVELOPER NAME: RETAIL PLACE LLC

Contact Person: JOE OSBORN Phone #: 618-346-7878

Address: 100 REGENCY CENTRE City: COLLINSVILLE State: IL Zip: 62234

ENGINEER'S NAME: PATRICK NETEMEYER Phone #: 618-228-7816x18

Address: 3300 HIGHLINE RD City: AVISTON State: IL Zip: 62234

**Required Submittals – Check if submitted. As required by the referenced sections of the Troy Subdivision Code, the Subdivider/Developer shall submit Improvement Plans and other associated documents and fees to the Building Department, including, but not necessarily limited to:**

- The subdivider/development shall submit three copies and one electronic copy of said plans, specifications and any supporting documentation shall be filed.
- A check made payable to the City of Troy in the amount stipulated for filing an improvement plan, as set forth in Section 153.120.
- A check made payable to the City of Troy in the amount stipulated by the City Engineer for two percent of the engineer's estimated cost of improvements, including streets, water and sewer mains and storm sewers. This fee shall be paid prior to the installation of the improvements.
- IMPROVEMENTS CHECKLIST.** This completed "Improvement Plan Checklist," (§ 153.161G) signed by both the Subdivider/Developer and the engineer who prepared the improvement plans.
- Improvement plans and specifications shall be signed and sealed by the Professional Engineer, registered in the State of Illinois, who was responsible for their preparation.

**STREET AND DRAINAGE PLAN.** The Subdivider/Developer shall submit as part of his Improvement Plans, street and drainage plans prepared in accordance with generally accepted engineering standards and all relevant requirements in these regulations, and including, but not be limited to, the following items:

- A title page containing the name of the subdivision, a location map, with scale and north arrow, a title block for the name of the developer and engineer, and the engineer's seal, as well as:
  - A list of standards and specifications or standard drawings, which as an option, may be shown on a separate sheet;
  - A summary of quantities, which as an option, may be shown on another sheet.

N/A

N/A

- Street plan and profile sheets to a horizontal scale of one inch equals twenty feet or one inch equals fifty feet and a vertical scale of one inch equals two feet, or one inch equals five feet, or one inch equals ten feet, and including, but not be limited to, the following items:
  - Title block with subdivision name, identification of information on sheet, vertical and horizontal scale, and sheet number.
  - North arrow;
  - One or more benchmarks
  - Existing and proposed survey monuments;
  - Profiles of existing ground and proposed centerline of pavement;
  - Locations, sizes, and invert elevations of all existing and proposed storm sewer manholes, storm sewers, and catch basins showing connections to any existing or proposed storm sewer systems;
  - Plans of existing utilities, proposed lots, street right-of-way, pavements, curb and/or gutter, catch basins, storm sewer (including size), drainage arrows, etc.;
  - All percent grades and curve data;
  - Elevations for existing ground and proposed pavement grade, storm sewer inverts, inverts and tops for catch basins, and retention basins;
  - Locations and typical cross-section of sidewalks;
  - Radii of all curves and lengths of tangents on all streets;
  - Locations of street signs.
- Street cross-section sheets showing existing and proposed grades to a scale of one inch equals ten feet, or one inch equals five feet with sufficient sections to indicate the typical finished section of each street, as well as curbs/gutters and catch basins.
- Drainage calculations which validate storm sewer sizes and catch basin spacing, along with an illustration of the various drainage areas and/or watersheds, and which are to be reviewed by the City Engineer.

N/A

**EROSION CONTROL PLAN.** The Subdivider/Developer shall submit as part of his Improvement Plans, an erosion control plan as required in Section 153.102 and which shall include, but not be limited to, the following items:

- A title page containing the name of the subdivision, a location map, with scale and north arrow, the boundary and approximate acreage of the site, the existing zoning, a title block for the name of the developer and engineer and the engineer's seal, as well as a list of standards and specifications or standard drawings, which as an option, may be shown on a separate sheet.
- A development plan sheet illustrating:
  - Existing topography of the subdivision or development site, including adjacent land within approximately 100 feet of the site boundaries, drawn at no greater than two-foot contour intervals and clearly portraying the conformation and drainage pattern of the area;
  - The location of existing buildings, structures, utilities, water bodies, flood plains, drainage facilities, vegetative cover, paved areas and other significant natural or man-made features on the site and any adjacent land within approximately 100 feet of the site boundaries;
  - A general description of the predominant soil types on the site, their location, and their limitations for the proposed use;
  - Proposed use of the site, including present development and planned utilization; areas of excavation, grading, and filling; proposed contours, finished grades, and street profiles; provisions for storm drainage, including the control of accelerated runoff, with a drainage area map and computations; kinds and locations of utilities; and areas and acreage's proposed to be paved, covered, sodded or seeded, stabilized with vegetation, or left undisturbed.

N/A

- An erosion and sedimentation control plan sheet showing:
  - An illustration of all erosion and sedimentation control measures necessary to meet the objectives of this Code throughout all phases of construction and permanently after completion of development of the site;
  - Seedling mixtures and rates, types of soil, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching the temporary and permanent vegetative control measures;
  - Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance;
  - Identification of the person(s) or entity that will have legal responsibility for maintenance of erosion control structures and measures after development is completed. (The City maintains only those storm sewers that convey water from a public way, and then only to a point of natural discharge. The Subdivider/Developer, a homeowner's association, or individual property owners retain maintenance responsibility for storm water drainage facilities located within subdivided lots and common land areas.)
- A proposed schedule for phasing of stripping, clearing, rough grading, construction, final grading and landscaping, identifying:
  - The expected date on which clearing will begin and an estimation of how long cleared areas will be exposed;
  - The sequence of clearing, installation of temporary sediment control measures, installation of storm drainage, paving streets and parking areas, and establishment of permanent vegetative cover.

**WATER MAINS AND SANITARY SEWER MAINS PLAN.** The Subdivider/Developer shall also submit plans for the proposed extension of water and sewer mains throughout the subdivision, which have been prepared by a Professional Engineer registered in the State of Illinois in accordance with the requirements of the IEPA and all relevant requirements in these regulations. Said plans shall include, but are not limited to, the following items:

- A title page containing the name of the subdivision, a location map, with scale and north arrow, a title block for the name of the developer and engineer, and the engineer's seal, as well as:
  - A list of standards and specifications or standard drawings, which as an option, may be shown on a separate sheet;
  - A summary of quantities, which as an option, may be shown on another sheet. **see estimate**
- Water and sanitary sewer system plan and profile sheets to a horizontal scale of one inch equals twenty feet or one inch equals fifty feet and a vertical scale of one inch equals two feet, or one inch equals five feet, or one inch equals ten feet, and including, but not be limited to, the following items:
  - Title block with subdivision name, identification of information on sheet, vertical and horizontal scale, and sheet number;
  - North arrow;
  - One or more benchmarks;
  - Plans of existing and proposed sewer and water mains including valves, hydrants, bends, manholes, and main sizes;
  - Locations of existing and proposed natural gas, electric, telephone and other utilities;
  - Profiles of existing grade, proposed grade, water mains, manholes, and sewer main;
  - Elevations of manhole inverts and tops of frame;
  - Locations and limits of trench backfill;
  - Locations of force mains and lift stations, along with detail sheet for any such lift stations.

**OTHER FEATURES.** The Subdivider/Developer shall also submit plans or illustrations of the following features:

- Any flood-prone areas, detailed on a topographical map, at the same scale as required in the preliminary plat, illustrating that all lots and improvements will be above the regulatory flood evaluation;
- High water elevations of all lakes and streams adjoining or within the tract;
- Locations of all wooded areas;
- Locations, dimensions, and areas of any parcels to be reserved for parks, playgrounds, bike paths, or other public purposes as detailed in Section 153.087 Provisions of Green Space;
- All proposed measures to control erosion and sedimentation; and
- Any other information as the City Engineer may reasonably require to perform his duties under this Section.

**EPA PERMIT APPLICATIONS.** The appropriate permit forms, as required by the Illinois Environmental Protection Agency, shall be completed by the Subdivider/Developer's engineer and submitted in conjunction with the water main and sanitary sewer plans for the City's review and subsequent signature.

*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: \_\_\_\_\_

DATE: \_\_\_\_\_

ENGINEER: \_\_\_\_\_ *P. Z...* \_\_\_\_\_

DATE: 12-02-16

FOR CITY USE		Date Received: _____	
Review Process	Administrator	Superintendent	Engineer
EPA Permit Application	<i>[Signature]</i>	KF	<i>[Signature]</i>
Street/Drainage Plan	<i>[Signature]</i>	KF(NA)	N/A
Erosion Control Plan	<i>[Signature]</i>	KF(NA)	N/A
Water System	<i>[Signature]</i>	KF	<i>[Signature]</i>
Sewer System	<i>[Signature]</i>	KF	<i>[Signature]</i>
Other Features	<i>[Signature]</i> 5/12/17	KF 5/12/17	<i>[Signature]</i>

# FINAL PLAT CHECKLIST

116 E. Market Street • Troy, Illinois 62294 • (618) 667-8734 Ext. 4 • [www.troyil.us](http://www.troyil.us)

Fee: \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

[§ 153.186D]

## IMPORTANT INSTRUCTIONS

The purpose of this 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 153.140 Subdivision Process.

NAME OF SUBDIVISION: HARVEST POINTE DATE: 11-30-16

SUBDIVIDER/DEVELOPER NAME: RETAIL PLACE LLC

Contact Person: JOE OSBORN Phone #: 618-346-7878

Address: 100 REGENCY CENTRE City: COLLINSVILLE State: IL Zip: 62234

ENGINEER'S NAME: PATRICK NETEMEYER Phone #: 618-228-7816x18

Address: 3300 HIGHLINE RD City: AVISTON State: IL Zip: 62234

**Required Submittals – Check if submitted. 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:**

- Two copies of a Final Plat and all supporting documentation along with one electronic copy of a Final Plat and all supporting documentation shall be filed.
- A check made payable to the City of Troy in the amount stipulated for filing a Final Plat, as set forth in Section 153.120.
- This Final Plat Checklist, signed by the developer and the engineer and/or surveyor who prepared the final plat.
- 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. Said plat shall be at any scale necessary for clarity, preferably no smaller than one inch equals one hundred feet, provided the resultant drawing does not exceed thirty inches by thirty-six inches. **mylar for record to be provided after review**

**FINAL PLAT.** Said plat shall provide all of the following information:

- Identification as a "Final Plat" and name of the proposed subdivision;
- North arrow, graphic scale, and data;
- The names, addresses and phone numbers of the Subdivider/Developer, owner, and land surveyor who prepared the plat;
- Accurate metes and bounds or other adequate legal description of the tract;



- 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 in ten thousand feet;
  - Locations of all monuments;
  - Reference to recorded plats of adjoining platted land by record name, plat book and page number;
  - Accurate locations and names of all existing streets intersecting the boundaries of the subdivision;
  - 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;
  - Name and right-of-way width of every proposed street;
  - Location, dimensions and purpose of any existing or proposed easements;
  - Number of each lot, lot dimensions, and lot area in square feet;
  - Addresses for each lot as approved by the 9-1-1 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;
  - Building or setback lines with accurate dimensions;
  - Location(s) and purpose(s) for any sites, other than private lots, that are reserved;
  - Locations of all existing and proposed utilities;
  - Locations, dimensions, and areas of any parcels to be reserved for parks, playgrounds, bike paths, or other public purposes;
  - Location, type, and width of existing and proposed easements for access to proposed green spaces; and
  - An index, should two or more sheets be used.
- 
- 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.
- 
- As a separate supporting document, the subdivider/developer shall submit a completed "Certification of Agency Approval" form (§ 153.186E) 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.
- 
- REQUIRED CERTIFICATES – CHECK IF FILED.** As required in part by State law (765 ILCS 205/2), and by the County of Madison and City of Troy, the following certificates shall be executed on all Final Plats:
- Owners Certificate.
  - Notary Public Certificate.
  - Surveyor's Certificate
  - County Clerk's Certificate.
  - 9-1-1 Coordinator's Certificate.
  - Mapping and Platting Approval.
  - Certificate of City Council.
  - Flood Hazard Certificate. *see surveyor cert*
  - Surface Water Drainage Certificate.
  - Undermining Certificate. *see surveyor cert*
  - Illinois Department of Transportation Certification. *(For those subdivisions that provide access to a State Highway)*
  - Local Highway Department Certification. *(For those subdivisions that provide access to a County or Township Highway)*

**REQUIRED ASSURANCE OF COMPLETION – CHECK IF FILED.** 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:

- Cash.
- Irrevocable Letter of Credit.
- Certificate of Deposit, Treasury Bills, or other approved negotiable instrument.
- N/A - All improvements have been completed and accepted by the City.
- N/A - No public improvements.


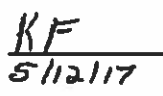

*By our signatures below, we certify that all of the above statements and the information contained in any document or plans submitted herewith, are true and accurate and in compliance with the Troy Subdivision Code. We hereby consent to the entry in or upon the premises described herein, by all authorized 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: \_\_\_\_\_

DATE: \_\_\_\_\_

ENGINEER: \_\_\_\_\_ 

DATE: 11-30-16

FOR CITY USE		Date Received: _____		
Review Process	Administrator	Superintendent	Engineer	
Final Plat	 5/12/17	 5/12/17		

**END OF DOCUMENT**