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Return to:

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

2017R43424
STATE OF ILLINOIS
MADISON COUNTY
12/22/2017 01:21 PM
AMY M. MEYER, RECORDER
REC FEE: 29.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 6



Resolution No. 2017-11
A RESOLUTION OF THE CITY OF TROY, ILLINOIS
ACCEPTING THE FINAL PLAT OF VILLAS OF WINDSOR WAY, SECOND ADDITION

29.00

Adopted by the City Council
of the City of Troy, Illinois
This 6TH Day of JULY, 2017.

RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF A FINAL DEVELOPMENT PLAN

Whereas, Villas of Windsor Way, LLC (Developer) has submitted a final development plan for a planned development named Villas at Windsor Way Planned Development Second Addition (Residential lots D14 - D-32) with a legal description located in the Southeast Quarter of fractional Section 6, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois ; and

Whereas, the Planning Commission met on May 8, 2008 and recommended approval of the referenced development plan. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council met on May 19, 2008, accepted the Planning Commission's recommendation and approved the development plan. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council reviewed the final development plan for compliance with the provisions of Chapter 153 Subdivision Code and Section 154.064 Planned Developments of the Code of Ordinances and voted as recorded below:

Aldermen:

Table with 4 columns: Alderman Name, Vote, Total, and Category. Rows include Daniel, Henderson, Italiano, Jackson, Partney, Thompson, Turner, Zarzecki, and a Total row.

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

[X] Approves the final development plan with the following stipulations, if any:

[] Rejects the final development plan

One copy of this resolution shall be given to the Subdivider/Developer 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 development plan.

Dated this 10th day of July, 2017.

By Allen P. Adomite, Mayor

Attest Jamie Myers, City Clerk

City Seal

FINAL PLAT CHECKLIST

116 E. Market Street • Troy, Illinois, 62294 • (618) 667-8734 Ext. 4

Fee: 250.00

Date Fee Paid: 8/30/16

[6 153.186D]

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.

Villas At Windsor Way, 2nd Addition

NAME OF SUBDIVISION: A Planned Development DATE: 08/30/16

SUBDIVIDER/DEVELOPER NAME: Villas of Windsor Way, LLC

Contact Person: Dave DeLaurent Phone #: (217) 835-4861

Address: 795 Eagerville Road City: Gillespie State: IL Zip: 62033

ENGINEER'S NAME: Waller D. Biolavogal Phone #: (618) 409-7719

Address: P.O. Box 438 City: Glen Carbon State: IL Zip: 62034

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.

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 date;
- 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.
- Surface Water Drainage Certificate.
- Undermining Certificate.
- 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: [Signature]

DATE: 8/30/16

ENGINEER: [Signature]

DATE: 8/30/16

FOR CITY USE		Date Received: _____		
Review Process	Administrator	Superintendent	Engineer	
Final Plat	<u>[Signature]</u>	<u>H.F.</u>	<u>[Signature]</u>	

CERTIFICATION OF AGENCY APPROVAL

116 E. Market Street • Troy, Illinois 62294 • (618) 667-8734 Ext. 4

Data Received _____

(\$ 159.186E)

IMPORTANT INSTRUCTIONS

Indicate the status of each of the following:

AGENCY	SIGN-OFF ATTACHED	SIGN-OFF PENDING	N/A
Illinois Historic Preservation Agency (HPA - Archeological)	X		
Illinois Department of Natural Resources (IDNR - Endangered Species)	X		
Illinois Environmental Protection Agency (IEPA-NPDES NOI permit for sites over one acre in size)	X		
Illinois Environmental Protection Agency (IEPA-Water Construction Permit)	X		
Illinois Environmental Protection Agency (IEPA-Wastewater Collection System Permit - WPC-PS-1 and Schedules as appropriate)	X		
Joint 404 Permit Application (U.S. Army Corps of Engineers (USACE), Illinois Department of Natural Resources - Office of Water Resources (IDNR-OWR), Illinois Environmental Protection Agency (IEPA))	X		
Illinois Environmental Protection Agency (IEPA - Water Quality Certification - 401)			X
Soil Conservation Service (SCS - Land Use Review)	X		
Illinois Department of Transportation (IDOT) Entrance Permit			X
Illinois Department of Transportation (IDOT) Grading Permit			X
Illinois Department of Transportation (IDOT) Utility Permit			X
Madison County Highway Department Entrance/Highway Permit			X
Federal Aviation Administration (FAA) Obstruction Permit 7460-1 (Projects near St. Louis Metro East Airport/Shafer Field - east of the City)			X
AMCB/IEPA approval for projects to be added to the City of Troy's Facility Planning Area			X

Comments: _____

I hereby certify by affixing my signature hereto, that:

- I am a professional engineer; land surveyor, registered in the state of Illinois, and;
- That the agencies listed above have been properly notified of this subdivision/development, and;
- That each has provided a "sign-off" for the development to proceed.

Printed Name of Engineer / Surveyor:

Walter D. Blotvogel

(618) 408-7719

Phone Number

Address: P.O. Box 438

City: Glen Carbon

State: IL

Zip: 62034

Signature: *Walter D. Blotvogel*

08/30/16

Date



END OF DOCUMENT