

ARTICLE 5

GENERAL PLATTING REQUIREMENTS AND PROCEDURES FOR RESUBDIVISION, DEDICATION AND VACATION

501 General Provisions

501.1 Benchmark, Monuments and Triangulation Stations. All federal, state, county and other official benchmarks, monuments and triangulation stations in or adjacent to a proposed subdivision shall be preserved. When a proposed improvement in a subdivision makes it necessary to move a benchmark, monument or triangulation station, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.

501.2 Re-survey. All dimensions, linear, curvilinear and angular necessary to properly re-survey shall be shown, with linear dimensions in feet and decimals of a foot.

501.3 Monumentation. Monumentation shall be in accordance with the procedures and requirements of the Plat Act (765 ILCS 205/0.01 et seq.)

502 Design Considerations

502.1 Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties in securing the building permits to build on all lots in compliance with the Zoning Ordinance and the McHenry County Health Department regulations, if applicable.

502.2 Lot Dimensions. Lot dimensions, areas and building setback lines shall conform to the requirements of the Zoning Ordinance.

502.3 Side Lot Lines. Side lot lines shall be approximately at right angles to the street.

502.4 Flood Hazard Area. If any portion of a lot falls within the boundaries of a Flood Hazard Area, as identified by the Zoning Ordinance or other duly adopted maps or ordinances, or if a portion of a lot is traversed by an intermittent stream and/or waterway, that portion of such lot shall be protected by a drainage easement and shall be excluded from the buildable area of that lot. When this situation results in the separation of the buildable area of a lot from the road to which it has access, provisions shall be made for the installation of an adequate drainage structure, and its construction shall be provided for as a condition of Plat approval.

502.5 Critical Soils. If any portion of a lot falls within the boundaries of critical soils as identified by the Soil Standards Manual for Waste Disposal Systems, that portion of such lot shall be designated as restricted for use of septic systems unless evidence can be produced to demonstrate that the soils can be managed by appropriate common engineering practices which would render the soils suitable. Soils removal and replacement and the use of curtain drains are not generally considered a suitable management practice.

502.6 Reverse Frontage. Whenever a development proposes to lay out one or more lots that are adjacent to a major residential street, those lots shall, whenever possible, have frontage on a residential street. In the event that such reverse frontage is not possible, the developer shall undertake other measures to reduce the number of entrances and exits onto the street, including but not limited to requiring shared driveways and limiting direct access to the street.

503 Blocks

503.1 Length of Continuous Streets and Roads. The length of uninterrupted continuous streets or roads shall be determined with due regard for the following:

- A. Needs for convenient access and circulation of emergency vehicles and the general public with due regard to the safety of vehicular and pedestrian traffic;
- B. Limitations and capabilities of topography, soils, drainage and other natural features; and
- C. The density of the proposed development.

The following distances between intersecting roads are generally recommended.

Lot size in Development (feet)	Maximum Distance Between Intersection Roads
5 acre	2,000
3 acre	2,500
2 acre	1,250
1 acre	1,250
Less than 1 acre	1,000

503.2 Number of Cul-de-sacs. Since cul-de-sacs are difficult and expensive to maintain, their use should be minimized.

503.3 Continuing Streets. Provisions shall be made for future access to adjacent properties and direct connection with the principal existing streets in adjoining subdivisions.

503.4 Cul-de-sac Length. The maximum length for a cul-de-sac shall be 400 feet as measured from the centerline of the intersection at the origin to the center of the cul-de-sac circle.

504 Road Dedication

504.1 Right-of-way Width. All roads created by a subdivision shall be shown on the Plat as dedicated to public use. Rights-of-way shall not be less than 60 feet wide. A greater width may be required if deemed necessary by the Plan Commission or Village Engineer.

504.2 Return Radii at Intersections and Corner Lots. Return radii at all intersections shall be a minimum of 50 feet. Corner lots shall have radii such that the distance from the edge of the pavement to the right-of-way line is approximately 20 feet.

504.3 Existing Roads Adjacent to the Development. The developer will, at a minimum, be required to resurface, and improve if necessary, any existing roads that are abutting and adjacent to the development that will become the responsibility of the Village to maintain because of such new development. The developer will also be required to add any geometrics or reconstruction that may be deemed necessary or required by the Village Engineer.

504.4 Where the primary access to any residential, commercial or industrial development is off a state highway, all improvements shall be constructed to a minimum of IDOT Standards. However, the Village maintains its right to add such improvements as deemed necessary for health, safety and welfare of the general public.

504.5 Where the proposed primary entrance to any subdivision, residential, commercial or industrial intersects with a major or minor arterial street maintained by the Village, Township or County, the geometric design shall provide for acceleration and deceleration lanes; and any other center lane improvements as dictated by local conditions, traffic studies or regulatory agency ordinances (i.e.: IDOT, County).

505 Easements

505.1 Easements. The following easements shall be required.

- A. Utility Easements. Easements shall be provided for utility services including but not limited to sanitary sewer, storm sewer, water, gas, telephone and electric.
- B. Cable Television Easements. An easement shall be provided for the installation of cable when requested by the locally franchised CATV company. If the CATV company has negotiated an agreement for joint use of an easement with a utility company, the easement shall be designated as a joint-use easement on the Final Plat.
- C. Drainage Easements. When a subdivision is traversed by a waterway, intermittent stream or drainage way, there shall be provided a stormwater easement or drainage easement conforming substantially with the lines of same. Such easement shall be of sufficient size to protect said waterway, intermittent stream or drainage way, and to permit ingress and egress for maintenance.
- D. Storm Water Retention and Detention Easements. All permanent drainage retention and detention features for subdivisions shall be protected by drainage and/or maintenance easements.

- E. Road Construction and Maintenance Easements. Road construction and maintenance easements shall be provided adjacent to dedicated roads whenever additional width is necessary to meet the maximum earth slope requirements contained in the Schedule of Minimum Design Requirements for Subdivision Roads in Village of Johnsborg (Section 608). Road construction and maintenance easements shall be separate and distinct from utility easements and the two shall not be combined. See Section 903 for certification required on Final Plat to permit crossing of other easements.
- F. Greenway and Pedestrian Path Easement. Where a development includes or proposes to include a greenway and/or pedestrian path easement, the developer shall, if the property is not dedicated to the Village, or a public or Quasi-public entity which accepts the same, provide an easement to allow the Village and/or County to maintain the space in the event that it is not properly maintained and to charge the benefited properties in a manner consistent with Section 604A of this Ordinance.

When any subdivision is proposed that will interrupt the Village's proposed pathway system, an additional easement of 10 ft with a paved section a minimum of 8 ft in width, shall be dedicated to the Village in fee simple title. Said requirement applies to all paths and/or improved shoulders that will be used for pedestrian and bike traffic. Construction shall be in accordance with the specifications detailed in Detail J.

- G. Landscape Berm Easement. Where a development is required to provide reverse frontage lots with a landscape berm separating the residential lots from the road, the developer shall, if the property is not dedicated to the Village, or a public or quasi-public entity which accepts the same, provide an easement to allow the Village and/or County to maintain the space in the event that it is not properly maintained and to charge the benefited properties in a manner consistent with Section 604A of this Ordinance. This easement shall be separate and distinct from any utility easements.

505.2 Limitations on the Use of Drainage and Stormwater Retention/Detention Easements.

- A. No construction of structures, dams, embankments or channels (except as indicated on the engineering drawings), and no planting of trees, shrubbery or other flow-impeding vegetation, which hinders the flow of water or otherwise inhibits the intended purpose, shall be allowed within any drainage or stormwater retention or detention easements.
- B. Drainage easements must be separate and distinct from utility easements and the two shall not be combined.

- C. A septic limitation line shall be shown in conjunction with each drainage and stormwater retention or detention easement demarcation line as required in Appendix H.

505.3 Maintenance of Easements.

- A. Drainage and Stormwater retention and detention easements shall be adequately maintained so as to provide for removal of accumulation of vegetation, silt, debris or other material which may interfere with the flow characteristics of drainage ways or the essential features of retention or detention facilities.
- B. Pedestrian way easements shall be maintained to permit their continued use.
- C. Provisions shall be made through a homeowners association, deed restrictions, covenants or other acceptable means to maintain all easements in accordance with Sections 505.3A and 505.3B.

506 Procedure for Resubdivision

The procedure for resubdivision of land in the Village shall be the same as for initial platting.

507 Plat Corrections and Addenda

All Plat corrections and addenda shall be reviewed by the Staff before being presented for Recording.

508 Creation and Establishment of Special Service Areas. Typically, a final plat of subdivision will include certain common areas which benefit the property encompassed by such final plat, such as detention or retention areas, open spaces or trails, that may have little or no benefit or utility to lands outside the development. In such instances, the Village, in cooperation with the developer, shall create a special service area to fund the maintenance, repair and operations of such areas in accordance with the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*