

VILLAGE OF RINGWOOD, MCHENRY COUNTY, ILLINOIS
ORDINANCE NO. 97-7-1

AN ORDINANCE AMENDING ORDINANCE NO. 97-5-1
AN ORDINANCE TO REGULATE SUBDIVISIONS
IN THE VILLAGE OF RINGWOOD

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF RINGWOOD THIS 21ST DAY OF JULY, 1997

Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Ringwood, McHenry County, Illinois
this 21st day of July, 1997.

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BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF RINGWOOD, ILLINOIS, AS FOLLOWS:

SECTION 1. Appendix H of the Subdivision Ordinance is
hereby amended to read as follows:

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ARTICLE ONE

TITLE AND PURPOSES

101 TITLE

This Ordinance shall be known as and may be cited as "The Village of Ringwood Subdivision Ordinance."

102 PURPOSES

In the subdivision and re-subdivision of land, a developer is required to comply with certain procedures outlined in the Illinois Revised Statutes. This Ordinance establishes additional procedures and requirements governing the platting of land in the Village of Ringwood, and is adopted for the following purposes:

- A. To establish reasonable design standards and procedures for subdivision and re-subdivision of land.
- B. To provide for an orderly subdivision process and promote continuity with existing developments.
- C. To encourage development which is compatible with the natural features of a particular site.
- D. To establish guidelines for the dedication, use and continuing maintenance of common areas.
- E. To establish a single document to serve as a guide in providing an adequate street system; a means of sewage disposal and other utilities; surface drainage and stormwater control; and other services related to the use of subdivided land.
- F. To protect and provide for the public health, safety and general welfare of the citizens of the Village of Ringwood.

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- F. To protect and provide for the public health, safety and general welfare of the citizens of the Village of Ringwood.

ARTICLE TWO

GENERAL PROVISIONS

201 AUTHORITY

This Subdivision Control Ordinance regulating the subdivision of land implements and is hereby made a part of the Official Comprehensive Plan of the Village of Ringwood. It is intended to provide for the harmonious development of the Village of Ringwood and its environs; for the location and width of proposed streets within new subdivisions with other existing or planned streets; for the dedication and acceptance of land for public use; for the installation and construction of utilities, roadways and other improvements essential to service the subdivided lands; for the dedication and acceptance of land acquired for schools, parks, playgrounds and other public uses; for the preparation of subdivision plans and the procedure for the submittal, approval and recording of subdivision plats in and about the Village, and in accordance with the authority vested in the municipality under the provisions of State Statutes.

202 JURISDICTION

This Ordinance shall apply to any subdivision or dividing of any parcel of land made within the borders of the Village of Ringwood as well as to any subdivision or dividing of any parcel of land within one and one-half miles of the corporate limits of the Village.

203 REPEAL OF EXISTING REGULATIONS

Any existing subdivision regulations passed by the Village of Ringwood are hereby repealed. The adoption of this Ordinance shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of the Rules and Procedures Covering Plat and Dedication in the Village of Ringwood, if the violation is also a violation of this Ordinance.

204 INTERPRETATION AND SEPARABILITY

- 204.1 When interpreting and applying the provisions of this Ordinance, the provisions shall be construed to be the minimum requirements throughout the Village of Ringwood.
- 204.2 Where this Ordinance imposes greater restrictions or requirements than are imposed or required by other provisions of the law or rules, regulations, covenants or other agreements, the provisions of this Ordinance shall control. However, nothing herein shall interfere with or be construed to abrogate or annul any easements, covenants, deed restrictions or agreements between parties which impose restrictions greater than those imposed by this Ordinance.

- 204.3. If any section, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

205 IMPLEMENTATION AND ENFORCEMENT

- 205.1 All laws of the State of Illinois are made a part hereof, the same as if fully set forth herein, and all officers and employees of the Village of Ringwood, are directed to compel compliance with such laws of the State of Illinois.
- 205.2 The Recorder shall not record any subdivision plat unless it has been approved by the Village of Ringwood Board of Trustees.
- 205.3 It shall be the duty of the Village Engineer, Village Attorney, and the Building Inspector to enforce this Ordinance; to bring to the attention of the Board of Trustees any violations or lack of compliance with this Ordinance; and to take appropriate action in the case of violations, pursuant to the instructions of the Corporate Authorities.

206 VIOLATIONS AND PENALTIES

- 206.1 No owner or agent of the owner of any land located in a proposed subdivision shall transfer, sell, lease or offer for sale or lease any such land before a Final Plat of such subdivision has been approved in accordance with the provisions of this Ordinance and recorded. Whoever shall sell or lease, or offer for sale or lease, any lot or block in any subdivision before complying with all of the requirements of these regulations, shall be subject to a fine of up to five hundred (\$500.00) dollars for each lot so disposed of offered. Each day that sales or leasing, or offers to sell or lease, continue in violation of these regulations shall constitute a separate offense, subject to the above penalty.
- 206.2 The subdivision of any lot or any parcel of land by the use of metes and bounds descriptions for the purpose of sale, transfer or lease, with the intent of evading these regulations, shall not be permitted. All such described subdivisions shall be subject to all of the requirements in this Ordinance.

- 204.3. If any section, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

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ARTICLE THREE -- DEFINITIONS

301 DEFINITIONS, GENERAL

For the purposes of uniform interpretation of this Ordinance, certain terms and phrases shall be deemed to have the meaning ascribed to them in this section.

The words "shall" and "must" indicate mandatory items while the word "may" indicates optional items.

302 LISTING OF DEFINITIONS

- 302.1 ALLEY - A dedicated and improved roadway intended to provide supplementary public access to the rear of a lot .
- 302.2 BOARD OF TRUSTEES - The Village Board of the Village of Ringwood.
- 302.3 BOND - A good and sufficient security meeting the requirement of APPENDIX G of this Ordinance.
- 302.4 BUILDING INSPECTOR - The Building Inspector of the Village of Ringwood.
- 302.5 CABLE TELEVISION (CATV) COMPANY - A person, firm or corporation who has obtained a franchise from the appropriate unit of local government to provide television signals for public use via permanently installed coaxial cable.
- 302.6 CLERK - Clerk of the Village of Ringwood.
- 302.7 CONGRESSIONAL SURVEY TOWNSHIP - An area approximately six miles square identified by its unique Township and Range numbers with respect to a designated Principal Meridian and Base Line.
- 302.8 COUNTY - McHenry County, Illinois.
- 302.9 COUNTY CLERK - The elected or appointed County Clerk of McHenry County, Illinois.
- 302.10 CRITICAL SOIL - Soil materials that have been disturbed and/or have natural limitations extensive enough to require alternative systems or are perhaps so limited as to preclude the practicality of on-site waste water treatment.
- 302.11 DESIGN REQUIREMENTS - The "Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Ringwood" (Section 608 of this

Ordinance).

- 302.12 FINAL PLAT - The official graphic depiction of a subdivision which is ultimately filed for the record in the Recorder's Office. It shows all lots, easements, streets and other dedicated areas. The Final Plat also indicates items such as building setback lines, restrictions for septic systems and any ingress and egress restrictions.
- 302.13 FIRE DEPARTMENT - The McHenry Twp. or Wonder Lake Fire Department.
- 302.14 HEALTH DEPARTMENT - The McHenry County Department of Health.
- 302.15 HIGHWAY DEPARTMENT -The McHenry County Highway Department.
- 302.16 IDOT - The Illinois Department of Transportation.
- 302.17 NATURAL RESOURCE INVENTORY (NRI) REPORT - A report prepared by the McHenry County Soil and Water Conservation District which describes the soils, as shown on the Official McHenry County Soil Maps, surficial geology and other natural features of a parcel of land, and evaluates in general terms its suitability for a particular use.
- 302.18 NON-CRITICAL SOIL - Undisturbed soil materials, as determined by on-site comprehensive soil survey, that can support a conventional private sewage disposal system, where at least the lower portion of the soil absorption part of the system can be installed in original, uncompacted soils. Another term having the same meaning for purposes of this Ordinance can be "suitable soil."
- 302.19 OWNER - The owner of record of a piece of property (and/or the beneficiary if title is held in a trust) and his designated representative(s) such as developers, engineers, surveyors, and other agents.
- 302.20 PLAN COMMISSION - The Planning Commission of the Village of Ringwood.
- 302.21 PLANNING DEPARTMENT - The McHenry County Department of Planning.
- 302.22 PLAT ACT - An act in relation to plats (765 Illinois Compiled Statutes 201/0.01 et seq.)
- 302.23 POLICE DEPARTMENT - The McHenry County Sheriff's Department.
- 302.24 PRESIDENT - President of the Village of Ringwood.
- 302.25 RECORDER - The elected or appointed Recorder of Deeds in McHenry

Ordinance).

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County, Illinois.

- 302.26 RECORDER'S ACT - An act in relation to Recorders (55 Illinois Compiled Statutes 5/3-500/ et seq.).
- 302.27 REGIONAL SUPERINTENDENT OF SCHOOLS - The elected head of the McHenry County Regional Office of Education.
- 302.28 REGISTERED PROFESSIONAL ENGINEER - An engineer who is licensed to practice Professional Engineering by the State of Illinois, or who is allowed to practice by the State of Illinois under a reciprocity agreement with another state. (225 Illinois Compiled Statutes 325/1 et seq.)
- 302.29 ROAD COMMISSIONER - The elected or appointed head of the local Political Township Road District.
- 302.30 SEPTIC SYSTEM (CONVENTIONAL) - An individual, conventional on-site sewage system employing a septic tank and the soil treatment system commonly known as seepage trenches, which are partially or wholly in original soil material.
- 302.31 SKETCH PLAN - A graphic exhibit which shows basic resource features, proposed lot divisions, roadway layout and general drainage features of a proposed subdivision. The purpose of the Sketch Plan is to explore alternative subdivision arrangements prior to investing time and money on detailed drawings of an arrangement which may not be acceptable.
- 302.32 SOIL CLASSIFIER - A certified member of the Illinois Soil Classifiers Association and/or a certified professional soil classifier member of ARCPACS, who, by reason of his special knowledge of the physical, chemical and biological sciences applicable to soils and of the methods and principles of soil classification as acquired by soils education and soil classification experience in the formation, morphology, description and mapping of soils, is qualified to practice soil classifying.
- 302.33 SOIL CONSERVATION SERVICE - A division of the United States Department of Agriculture which provides technical assistance in soil-related matters to individuals, units of government, etc., through the local Soil and Water Conservation District Office
- 302.34 SOIL STANDARDS MANUAL FOR WASTE DISPOSAL SYSTEMS - A book prepared by the McHenry County Health Department which details requirements for the design and installation of septic systems in various types of soil conditions.

- 302.35 STAFF REVIEW - An administrative unit consisting of the Village Engineer, Village Attorney, and any representative appointed by the Village President from the Village Board.
- 302.36 STANDARD SPECIFICATIONS - The Standard Specifications for Road and Bridge Construction adopted July 1, 1988, by the Illinois Department of Transportation (IDOT), as amended.
- 302.37 STATE'S ATTORNEY - The elected or appointed State's Attorney of McHenry County, Illinois.
- 302.38 STREET NUMBERING RESOLUTION - A resolution to officially name all public roads in McHenry County and to adopt a County-wide system of square block numbers to more easily and definitely establish rural resident locations, adopted by the McHenry County Board May 10, 1960, as amended.
- 302.39 SUITABLE SOIL - Undisturbed soil materials as determined by on-site comprehensive soil survey that can support a conventional private sewage disposal system, where at least the lower portion of the soil absorption part of the system can be installed in original, uncompacted soils. Another term having the same meaning for purposes of this Ordinance can be "Non-Critical Soils."
- 302.40 SUPERINTENDENT OF HIGHWAYS - The appointed head of the McHenry County Highway Department.
- 302.41 SUPERINTENDENT OF SCHOOLS - Superintendent of Schools for the applicable School District.
- 302.42 TENTATIVE PLAT - A graphic depiction of the proposed lot lines, streets and other engineering improvements of a proposed subdivision superimposed on a map of the existing topography. Where septic systems are to be used for subsurface waste disposal, a Tentative Plat will also be accompanied by a separate map of the soil classifications and wetness categories used to determine suitability of various areas for the septic systems.
- 302.43 TOWNSHIP - A unit of local government organized under an act in relation to township organization (60 Illinois Compiled Statutes 1/1-1 et seq.). It may or may not coincide with a Congressional Survey Township.
- 302.44 UTILITY COMPANY - A person, firm or corporation who owns, controls, operates, or manages any equipment, plant or property furnishing telephone, telegraph, electric, light, heat, power, water, sewerage, gas (by pipeline) or similar service for public use.

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- 302.45 VILLAGE ATTORNEY - Village Attorney of the Village of Ringwood.
- 302.46 VILLAGE ENGINEER - Village Engineer of the Village of Ringwood, who shall at all times act as an adviser to the Plan Commission. All documents required to be received by the Plan Commission shall be received by the Village Engineer.
- 302.47 ZONING ENFORCEMENT OFFICER - The appointed head of the Building Department of the Village of Ringwood.
- 302.48 ZONING ORDINANCE - The Village of Ringwood Zoning Ordinance adopted 1997 and as amended from time to time.

ARTICLE FOUR - SUBDIVISION REVIEW PROCEDURE

401 GENERAL REVIEW PROCEDURE

The following procedure applies to subdivision plat review in the Village of Ringwood. All Plats shall be subject to a three (3) step review procedure by the Staff and Plan Commission as established by this Ordinance, except Plats of Vacation which will require a one step review (Section 406). The Plan Commission shall normally meet as needed to consider sketches, plats, drawings and reports. The Clerk shall be responsible for coordinating the process and arranging meeting dates and times.

402 STEP ONE -- SKETCH PLAN

402.1 STEP ONE - OPTIONAL SKETCH PLAN REVIEW

- A. A developer wishing to subdivide land shall submit twenty (20) copies of a Sketch Plan prepared in accordance with the requirements of APPENDIX A to the Village Clerk, and one (1) copy directly to the Village Engineer.
- B. A Sketch Plan will not be accepted for review unless the property is appropriately zoned for the intended use, or unless there is a petition on file for change in zoning with the Village and a hearing date has been scheduled.
- C. Sketch Plans must be received at least fifteen (15) calendar days prior to the Plan Commission meeting at which they are to be considered.

402.2 It is desirable that the Sketch Plan consider the future potential of the adjacent area for subdivision purposes, particularly with regard to provisions for interconnecting roadways.

402.3 The owner or his designated representative is required to be present when the Plan Commission reviews and evaluates the Sketch Plan.

402.4 Review of a Sketch Plan does not confer any rights upon a developer nor impose any obligations upon the Village relating to the subdivision of the subject property.

403 STEP TWO -- TENTATIVE PLAT

403.1 SUBMISSION OF TENTATIVE PLAT

- A. The Developer shall submit twenty (20) copies of a Tentative Plat prepared in accordance with the requirements of APPENDIX B to the

ARTICLE FOUR - SUBDIVISION REVIEW PROCEDURE

401 GENERAL REVIEW PROCEDURE

The following procedure applies to subdivision plat review in the Village of Ringwood. All Plats shall be subject to a three (3) step review procedure by the Staff and Plan Commission as established by this Ordinance, except Plats of Vacation which will require a one step review (Section 406). The Plan Commission shall normally meet as needed to consider sketches, plats, drawings and reports. The Clerk shall be responsible for coordinating the process and arranging meeting dates and times.

402 STEP ONE -- SKETCH PLAN

402.1 STEP ONE - OPTIONAL SKETCH PLAN REVIEW

- A. A developer wishing to subdivide land shall submit twenty (20) copies of a Sketch Plan prepared in accordance with the requirements of APPENDIX A to the Village Clerk, and one (1) copy directly to the Village Engineer.
- B. A Sketch Plan will not be accepted for review unless the property is appropriately zoned for the intended use, or unless there is a petition on file for change in zoning with the Village and a hearing date has been scheduled.
- C. Sketch Plans must be received at least fifteen (15) calendar days prior to the Plan Commission meeting at which they are to be considered.

402.2 It is desirable that the Sketch Plan consider the future potential of the adjacent area for subdivision purposes, particularly with regard to provisions for interconnecting roadways.

402.3 The owner or his designated representative is required to be present when the Plan Commission reviews and evaluates the Sketch Plan.

402.4 Review of a Sketch Plan does not confer any rights upon a developer nor impose any obligations upon the Village relating to the subdivision of the subject property.

403 STEP TWO -- TENTATIVE PLAT

403.1 SUBMISSION OF TENTATIVE PLAT

- A. The Developer shall submit twenty (20) copies of a Tentative Plat prepared in accordance with the requirements of APPENDIX B to the

Village Clerk, and one (1) copy each directly to the Village Engineer and the Village Attorney.

- B. If septic systems are to be used in the proposed subdivision, the Tentative Plat must also meet the requirements contained in APPENDIX H. In addition, a soils report prepared in accordance with the requirements of APPENDIX H shall be submitted along with each copy of the Tentative Plat required in item "A" above.
- C. Tentative Plats must be received at least fifteen (15) calendar days prior to the Plan Commission meeting at which they are to be considered.

403.2 The Clerk shall distribute a copy of the proposed Tentative Plat, meeting agenda and soils report to each member of the Village Board of Trustees and the Plan Commission. The following individuals and organizations shall also be notified by the developer of the date of the meeting and the time at which the Tentative Plat will be considered. The developer shall provide the Clerk and the Village Attorney with an affidavit stating that each of the following individuals have been notified by U.S. Mail and indicating the address to which each notice was sent.

- A. Village Attorney
- B. Village Engineer
- C. Fire Protection District
- D. Existing Homeowners' Associations which have any jurisdiction over the subject property
- E. Plan Commission Members
- F. School Districts
- G. Township Road Commissioner if the subject property is not within the Village boundaries and if annexation is being requested

403.3 It shall be the developer's responsibility to contact all public and private utility companies and the CATV company to obtain their easement requirements and other appropriate utility information concerning the proposed subdivision.

403.4 The owner or his designated representative is required to be present when the Plan Commission reviews the Tentative Plat.

403.5 After the Tentative Plat has been reviewed by the Plan Commission, it shall submit a recommendation to the Village Board of Trustees either to approve or disapprove said plat, including such explanations, conditions, or terms the Commission may deem appropriate.

403.6 APPROVAL OF TENTATIVE PLAT BY PLAN COMMISSION

- A. Approval of the Tentative Plat by the Plan Commission and payment of the required fees (section 803) is required prior to submission of the Tentative Plat to the Board of Trustees for their review. However, a rejected Tentative Plat may be submitted with payment of the required fee on appeal within 30 days to the Board of Trustees for its consideration.
- B. Before a Tentative Plat can be approved by the Board of Trustees, the developer must submit a letter from each concerned school district indicating whether they request a school site or a cash donation in lieu of land.
- C. It shall be the developer's responsibility to request the Clerk to submit the plat, as approved by the Plan Commission, to the Board of Trustees.
- D. Approval of the Tentative Plat by the Board of Trustees is required prior to the submission of a Final Plat for consideration by the Plan Commission.
- E. Approval of a Tentative Plat by the Board of Trustees shall expire one (1) year from the date of approval if a proposed Final Plat has not been filed with the Village Clerk within such time. When such approval has expired, the Tentative Plat must again be reviewed and approved by the Plan Commission and the Board of Trustees before a Final Plat may be submitted.

404 STEP THREE -- FINAL PLAT

404.1 SUBMISSION OF FINAL PLAT

- A. The proposed Final Plat shall be filed with the Clerk within one (1) year after approval of the Tentative Plat by the Board of Trustees. If the subdivision is to be divided into units, the Final Plat for each unit shall be submitted within the one (1) year period.
- B. The developer shall submit twenty (20) copies of the Final Plat, prepared in accordance with the requirements of APPENDIX C, and four (4) copies of the engineering drawings and reports prepared in accordance with APPENDIX D, to the Clerk. In addition, one (1) copy each of the Final Plat and the engineering drawings and reports shall be submitted directly to the Village Engineer and the Village Attorney.
- C. Final Plats and required engineering drawings and reports must be received at least twenty-one (21) calendar days prior to the Plan

- A. Approval of the Tentative Plat by the Plan Commission and payment of the required fees (section 803) is required prior to submission of the Tentative Plat to the Board of Trustees for their review. However, a rejected Tentative Plat may be submitted with payment of the required fee on appeal within 30 days to the Board of Trustees for its consideration.
- B. Before a Tentative Plat can be approved by the Board of Trustees, the developer must submit a letter from each concerned school district indicating whether they request a school site or a cash donation in lieu of land.
- C. It shall be the developer's responsibility to request the Clerk to submit the plat, as approved by the Plan Commission, to the Board of Trustees.
- D. Approval of the Tentative Plat by the Board of Trustees is required prior to the submission of a Final Plat for consideration by the Plan Commission.
- E. Approval of a Tentative Plat by the Board of Trustees shall expire one (1) year from the date of approval if a proposed Final Plat has not been filed with the Village Clerk within such time. When such approval has expired, the Tentative Plat must again be reviewed and approved by the Plan Commission and the Board of Trustees before a Final Plat may be submitted.

404 STEP THREE -- FINAL PLAT

404.1 SUBMISSION OF FINAL PLAT

- A. The proposed Final Plat shall be filed with the Clerk within one (1) year after approval of the Tentative Plat by the Board of Trustees. If the subdivision is to be divided into units, the Final Plat for each unit shall be submitted within the one (1) year period.
- B. The developer shall submit twenty (20) copies of the Final Plat, prepared in accordance with the requirements of APPENDIX C, and four (4) copies of the engineering drawings and reports prepared in accordance with APPENDIX D, to the Clerk. In addition, one (1) copy each of the Final Plat and the engineering drawings and reports shall be submitted directly to the Village Engineer and the Village Attorney.
- C. Final Plats and required engineering drawings and reports must be received at least twenty-one (21) calendar days prior to the Plan

Commission meeting at which they are to be considered.

404.2 The Clerk shall distribute a copy of the Final Plat, engineering drawings and reports, and a meeting agenda to each Plan Commission member. The following individuals and organizations shall also be notified by the developer of the date of the meeting and the time at which the Final Plat will be considered. The developer shall provide the Clerk and Village Attorney with an affidavit stating that each of the following individuals has been notified by U.S. Mail and indicating the address to which each notice was sent.

- A. Village Attorney
- B. Village Engineer
- C. Fire Protection District
- D. Existing Homeowners' Associations which have any jurisdiction over the subject property
- E. Plan Commission Members
- F. School Districts
- G. Township Road Commissioner if the subject property is not within the Village boundaries and if annexation is being requested

404.3 The owner or his designated representative is required to be present when the Plan Commission reviews the Final Plat.

404.4 After the Final Plat has been reviewed by the Plan Commission, it shall submit a recommendation to the Village Board of Trustees to either approve or disapprove said plat, including such explanations, conditions, or terms the Commission may deem appropriate.

404.5 APPROVAL OF FINAL PLAT BY PLAN COMMISSION

- A. Approval of the Final Plat by the Plan Commission and completion of all requirements of APPENDIX E, Section E-2, is required prior to submission of the Final Plat to the Board of Trustees. However, a rejected Final Plat may be submitted on appeal, within 30 days, to the Board of Trustees for its consideration.
- B. It shall be the developer's responsibility to request the Clerk to submit the plat, as approved by the Plan Commission, to the Board of Trustees.
- C. The Final Plat must be approved by the Plan Commission before it can be submitted to the Board of Trustees for consideration, subject to 404.5A above.

405 REVIEW BY BOARD OF TRUSTEES AND RECORDING

- 405.1 Following its approval or rejection by the Plan Commission, a Final Plat may be scheduled for review by the Board of Trustees in accordance with its adopted agenda procedures.
- 405.2 After a Final Plat has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the President and attest to that signature on the plat.
- 405.3 When all signatures required on the plat have been obtained, and Performance Bonds relating to public improvements have been approved by the Village Attorney and filed with the Village Clerk, the Clerk shall present it to the Recorder for recording.
- 405.4 After a Final Plat has been recorded, the Clerk shall obtain four (4) copies for the use of the Village.
- 405.5 A Final Plat may not be presented for recording without indicating whether any part is located within a flood hazard area as identified by the Federal Emergency Management Agency. See APPENDIX C, Section C-2-R-1.
- 405.6 A Final Plat which has not been recorded within six (6) months after its approval by the Board of Trustees shall have no validity, and shall not thereafter be recorded.

406 PLATS OF VACATION¹

406.1 SUBMISSION OF PLATS OF VACATION

- A. A developer wishing to vacate all or part of an existing plat shall submit twenty (20) copies of the plat prepared in accordance with the requirements of APPENDIX F to the Clerk, and one (1) copy each directly to the Village Attorney and the Village Engineer.
- B. A Plat must be received at least fifteen (15) calendar days prior to the Plan Commission meeting at which it is to be considered.
- C. Review of the Plat of Vacation by the Plan Commission is required prior to submission of the Plat to the Board of Trustees.

- 406.2 The Clerk shall distribute a copy of the Plat of Vacation and meeting agenda to each member of the Plan Commission. The following individuals and organizations shall also be notified by the developer of the meeting date and

¹ Also see Section 508 VACATION OF PLATS

405 REVIEW BY BOARD OF TRUSTEES AND RECORDING

- 405.1 Following its approval or rejection by the Plan Commission, a Final Plat may be scheduled for review by the Board of Trustees in accordance with its adopted agenda procedures.
- 405.2 After a Final Plat has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the President and attest to that signature on the plat.
- 405.3 When all signatures required on the plat have been obtained, and Performance Bonds relating to public improvements have been approved by the Village Attorney and filed with the Village Clerk, the Clerk shall present it to the Recorder for recording.
- 405.4 After a Final Plat has been recorded, the Clerk shall obtain four (4) copies for the use of the Village.
- 405.5 A Final Plat may not be presented for recording without indicating whether any part is located within a flood hazard area as identified by the Federal Emergency Management Agency. See APPENDIX C, Section C-2-R-1.
- 405.6 A Final Plat which has not been recorded within six (6) months after its approval by the Board of Trustees shall have no validity, and shall not thereafter be recorded.

406 PLATS OF VACATION¹

406.1 SUBMISSION OF PLATS OF VACATION

- A. A developer wishing to vacate all or part of an existing plat shall submit twenty (20) copies of the plat prepared in accordance with the requirements of APPENDIX F to the Clerk, and one (1) copy each directly to the Village Attorney and the Village Engineer.
- B. A Plat must be received at least fifteen (15) calendar days prior to the Plan Commission meeting at which it is to be considered.
- C. Review of the Plat of Vacation by the Plan Commission is required prior to submission of the Plat to the Board of Trustees.

- 406.2 The Clerk shall distribute a copy of the Plat of Vacation and meeting agenda to each member of the Plan Commission. The following individuals and organizations shall also be notified by the developer of the meeting date and

¹ Also see Section 508 VACATION OF PLATS

time at which the Plat of Vacation will be considered. The developer shall provide the Clerk and the Village Attorney with an affidavit stating that each of the following individuals has been notified by U.S. Mail and indicating the address to which each notice was sent.

- A. Village Attorney
- B. Village Engineer
- C. Fire Protection District
- D. Existing Homeowners' Associations which have any jurisdiction over the subject property
- E. Plan Commission Members
- F. School Districts
- G. Township Road Commissioner if the subject property is not within the Village boundaries and if annexation is being requested

406.3 The owner or his designated representative is required to be present when the Plan Commission reviews and evaluates the Plat of Vacation.

406.4 After the Plat of Vacation has been reviewed by the Plan Commission, it shall submit a recommendation to the Village Board of Trustees to either approve or disapprove said plat, including such explanations, conditions, or terms the Commission may deem appropriate.

406.5 The Plan Commission's recommendation to the Village Board of Trustees regarding a Plat of Vacation shall expire one year from the date of such recommendation unless the developer requests the Clerk to submit said plat to the Board of Trustees. Otherwise, the Plan Commission must again review the Plat of Vacation before submission of the Plat to the Board of Trustees.

406.6 It shall be the developer's responsibility to contact the utility companies and the CATV company to obtain their written approval of any vacation of utility easements.

406.7 APPROVAL OF PLAT OF VACATION BY PLAN COMMISSION

A. It shall be the developer's responsibility to request the Clerk to submit the Plat, as reviewed by the Plan Commission, to the Board of Trustees. However, if a Plat has been conditionally approved by the Plan Commission all conditions of approval must be met before the Plat of Vacation may be submitted to the Board of Trustees unless the developer intends to appeal to the Village Board of Trustees from compliance with said conditions.

B. The owner or his designated representative is required to be present

when the Plan Commission reviews the Plat of Vacation.

- C. The Plat of Vacation must be reviewed by the Plan Commission before it can be submitted to the Board of Trustees for consideration.

406.8 REVIEW BY THE BOARD OF TRUSTEES AND RECORDING

- A. Following its review by the Plan Commission, a Plat of Vacation may be scheduled for approval by the Board of Trustees in accordance with its adopted agenda procedures.
- B. After a Plat of Vacation has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the Village President and attest to that signature on the plat.
- C. When all signatures required on the plat have been obtained, the Clerk shall present it to the Recorder for recording.
- D. After a Plat of Vacation has been recorded, the Clerk shall obtain four (4) copies for the use of the Village.

when the Plan Commission reviews the Plat of Vacation.

- C. The Plat of Vacation must be reviewed by the Plan Commission before it can be submitted to the Board of Trustees for consideration.

406.8 REVIEW BY THE BOARD OF TRUSTEES AND RECORDING

- A. Following its review by the Plan Commission, a Plat of Vacation may be scheduled for approval by the Board of Trustees in accordance with its adopted agenda procedures.
- B. After a Plat of Vacation has been approved by the Board of Trustees, it shall be in the custody of the Clerk, who shall obtain the signature of the Village President and attest to that signature on the plat.
- C. When all signatures required on the plat have been obtained, the Clerk shall present it to the Recorder for recording.
- D. After a Plat of Vacation has been recorded, the Clerk shall obtain four (4) copies for the use of the Village.

ARTICLE FIVE

GENERAL PLATTING REQUIREMENTS AND PROCEDURES FOR RE-SUBDIVISION, DEDICATION AND VACATION

501 GENERAL PROVISIONS

- 501.1 All federal, state, county and other official bench marks, 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 bench mark, monument or triangulation station, the authority having jurisdiction shall be notified and given sufficient time to take appropriate action.
- 501.2 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 shall be in accordance with the procedures and requirements of the Plat Act (765 Illinois Compiled Statutes 205).

502 DESIGN CONSIDERATIONS

- 502.1 The lot arrangement shall be such that there will be no foreseeable difficulties in securing building permits to build on all lots in compliance with the Zoning Ordinance and McHenry County Health Department regulations.
- 502.2 Lot dimensions, areas², and building set back lines shall conform to the requirements of the Zoning Ordinance.
- 502.3 All lots shall front directly upon a road which is presently or shall be, upon completion of the subdivision, publicly maintained.
- The road/street system of the subdivision shall exit directly upon a dedicated road publicly maintained, or road/street which upon completion of the subdivision shall be publicly maintained.
- 502.4 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 or such lot shall be protected by a drainage easement and shall be excluded from the buildable area of that lot.

- 502.5 If any portion of a lot falls within the boundaries of critical soils as identified

² Each lot shall have at least one and one-half (1-1/2) net acres (65,340 square feet) of "buildable land," which the Ringwood 2010 Long Range Land Use Plan defines as land which includes neither hydric soils nor retention or detention areas.

by the Soil Standards Manual for Waste Disposal Systems, that portion of such lot shall be designated as restricted from use by septic systems.

503 BLOCKS

- 503.1 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.
- 503.2 Since cul-de-sacs are difficult and expensive to maintain, their use should be minimized.
- 503.3 Provision shall be made for future access to adjacent properties and direct connection with the principal existing streets in adjoining subdivisions when appropriate.
- 503.4 The maximum length for a cul-de-sac shall be six hundred (600) feet as measured from the intersecting right-of-way line of the connecting street to the center of the cul-de-sac circle.

504 ROAD DEDICATION

- 504.1 All roads created by a subdivision shall be shown on the plat as dedicated to public use. Rights-of-way shall be not less than sixty (60) feet wide. A greater width may be required if deemed necessary by the Plan Commission.
- 504.2 Return radii at all intersections shall be a minimum of fifty (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 twenty (20) feet.

505 EASEMENTS

- 505.1 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. Location of easements shall be determined by the appropriate utility companies.

by the Soil Standards Manual for Waste Disposal Systems, that portion of such lot shall be designated as restricted from use by septic systems.

503 BLOCKS

- 503.1 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.
- 503.2 Since cul-de-sacs are difficult and expensive to maintain, their use should be minimized.
- 503.3 Provision shall be made for future access to adjacent properties and direct connection with the principal existing streets in adjoining subdivisions when appropriate.
- 503.4 The maximum length for a cul-de-sac shall be six hundred (600) feet as measured from the intersecting right-of-way line of the connecting street to the center of the cul-de-sac circle.

504 ROAD DEDICATION

- 504.1 All roads created by a subdivision shall be shown on the plat as dedicated to public use. Rights-of-way shall be not less than sixty (60) feet wide. A greater width may be required if deemed necessary by the Plan Commission.
- 504.2 Return radii at all intersections shall be a minimum of fifty (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 twenty (20) feet.

505 EASEMENTS

- 505.1 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. Location of easements shall be determined by the appropriate utility companies.

All utilities shall be installed underground where conditions permit.

- B. Cable Television Easements: An easement shall be provided for the installation of cable television. 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 non-exclusive 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 storm-water 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 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 Ringwood" (Section 608). "Road Construction and Maintenance Easements" shall be separate and distinct from utility easements and the two shall not be combined. See Section 802.2 for certification required on Final Plat to permit crossing of other easements.
- F. Easements for Non-Vehicular Traffic: Easements shall be provided for non-vehicular traffic where deemed appropriate by the Plan Commission and Village Board of Trustees.

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 other 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 A and B above.

506 PROCEDURE FOR RE-SUBDIVISION

The procedure for re-subdivision of land in the Village of Ringwood shall be the same as for initial platting.

507 PLAT CORRECTIONS AND ADDENDA

All plat corrections and addenda shall be reviewed by the Village Attorney and Village Engineer before being presented for recording.

508 VACATION OF PLATS

The procedure for vacation of plats or sections of plats shall comply with the procedures required by the Illinois Compiled Statutes and the Recorder. All Plats of Vacation shall be reviewed and approved by the Plan Commission and Village Board of Trustees as set forth in Section 406 of this ordinance before being recorded.

A plat may be vacated by a written instrument other than a PLAT OF VACATION as described in the Illinois Compiled Statutes and in Section 406 and Appendix F of this Ordinance. Such written instrument shall state as its purpose the vacation of the plat (citing the recorded date and number), and shall include signed certifications listed in Appendix F Sections E, F, G and It of this Ordinance. Such written instrument shall be attached to a copy of the recorded plat to be vacated and shall be submitted for review and approval per Article 406 of this Ordinance.

- 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 A and B above.

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All plat corrections and addenda shall be reviewed by the Village Attorney and Village Engineer before being presented for recording.

508 VACATION OF PLATS

The procedure for vacation of plats or sections of plats shall comply with the procedures required by the Illinois Compiled Statutes and the Recorder. All Plats of Vacation shall be reviewed and approved by the Plan Commission and Village Board of Trustees as set forth in Section 406 of this ordinance before being recorded.

A plat may be vacated by a written instrument other than a PLAT OF VACATION as described in the Illinois Compiled Statutes and in Section 406 and Appendix F of this Ordinance. Such written instrument shall state as its purpose the vacation of the plat (citing the recorded date and number), and shall include signed certifications listed in Appendix F Sections E, F, G and It of this Ordinance. Such written instrument shall be attached to a copy of the recorded plat to be vacated and shall be submitted for review and approval per Article 406 of this Ordinance.

ARTICLE SIX

DESIGN AND CONSTRUCTION OF ROADS AND ROADSIDE DRAINAGE FACILITIES

601 GENERAL REQUIREMENTS

The owner shall grade, drain, surface and otherwise improve the roadway of all streets shown on his plat so as to provide reasonable access for vehicular traffic to each lot of the subdivision in accordance with the requirements of this Article.

602 STANDARD SPECIFICATIONS AND DESIGN REQUIREMENTS

Wherever hereafter reference is made to "Standard Specifications" it shall mean the most current Standard Specifications for Road and Bridge Construction adopted by the Illinois Department of Transportation (IDOT), as amended.

Wherever hereafter reference is made to "Design Requirements" it shall mean the "Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Ringwood" (Section 608 of this Article.)

603 CLASSIFICATION OF ROADS

The Plan Commission and the Village Engineer shall classify each street shown on the plat of a subdivision as to its functional use as follows:

- 603.1 Major Residential Streets: Main entrance streets within a subdivision which will presently or may in the future provide access to 60 or more residential lots shall be classified as "Major Residential Streets." Streets which are adjacent or provide access to schools, parks and major apartment complexes shall also be classified as "Major Residential Streets."
- 603.2 Residential Streets: Streets providing access to residential property which are not classified as "Major Residential Streets" shall be classified as "Residential Streets."
- 603.3 Business Access and Industrial Access Streets: Streets providing access to commercial property shall be classified as "Business Access Streets" or "Industrial Access Streets," respectively.

604 SPECIFICATIONS FOR SUBDIVISION ROAD CONSTRUCTION

The following specifications shall govern subdivision road construction in the Village of Ringwood and within its planning jurisdiction outside of the Village.

604.1 Excavation and Grading: Streets within the subdivision shall be excavated true to line and grade in accordance with applicable articles of Section 202 of the Standard Specifications. Whenever unsuitable material is encountered in the subgrade, it shall be removed and replaced with pit run gravel or other acceptable granular material. The Village Engineer shall inspect and approve the subgrade prior to construction of the aggregate surface course.

604.2 Aggregate Base Course: Aggregate surface course Type A shall be constructed on each street in the subdivision to the width and compacted thickness shown on the Design Requirements and in accordance with Section 350 of the Standard Specifications.

Bituminous Base Course: Plant mix bituminous base course shall be constructed to the width and thickness shown on the Design Requirements and in accordance with Section 355 of the Standard Specifications.

604.3 Bituminous Surface: A plant mix bituminous concrete binder and surface course of the width and type shown in the Design Requirements shall be constructed in accordance with Section 406 of the Standard Specifications on all streets in the subdivision. The bituminous surface shall not be constructed until the base course has been completed and in place on the road for one winter season. In no case shall the bituminous surface be constructed until the base course has been approved by the Village Engineer.

A. Preparation of Base: Immediately prior to construction of the bituminous surface, the aggregate surface course shall be prepared in accordance with Section 358 of the Standard Specifications.

B. Bituminous Surface Plant Mix (Class I): Bituminous surface plant mix shall be constructed in two lifts to the compacted thickness shown on the Design Requirements and in accordance with Section 406 of the Standard Specifications.

C. Aggregate Shoulders Type B : Immediately after completion of the bituminous surface it shall be edged with tapered aggregate shoulders four (4) feet in width and constructed in accordance with Section 481 of the Standard Specifications.

604 SPECIFICATIONS FOR SUBDIVISION ROAD CONSTRUCTION

The following specifications shall govern subdivision road construction in the Village of Ringwood and within its planning jurisdiction outside of the Village.

604.1 Excavation and Grading: Streets within the subdivision shall be excavated true to line and grade in accordance with applicable articles of Section 202 of the Standard Specifications. Whenever unsuitable material is encountered in the subgrade, it shall be removed and replaced with pit run gravel or other acceptable granular material. The Village Engineer shall inspect and approve the subgrade prior to construction of the aggregate surface course.

604.2 Aggregate Base Course: Aggregate surface course Type A shall be constructed on each street in the subdivision to the width and compacted thickness shown on the Design Requirements and in accordance with Section 350 of the Standard Specifications.

Bituminous Base Course: Plant mix bituminous base course shall be constructed to the width and thickness shown on the Design Requirements and in accordance with Section 355 of the Standard Specifications.

604.3 Bituminous Surface: A plant mix bituminous concrete binder and surface course of the width and type shown in the Design Requirements shall be constructed in accordance with Section 406 of the Standard Specifications on all streets in the subdivision. The bituminous surface shall not be constructed until the base course has been completed and in place on the road for one winter season. In no case shall the bituminous surface be constructed until the base course has been approved by the Village Engineer.

A. Preparation of Base: Immediately prior to construction of the bituminous surface, the aggregate surface course shall be prepared in accordance with Section 358 of the Standard Specifications.

B. Bituminous Surface Plant Mix (Class I): Bituminous surface plant mix shall be constructed in two lifts to the compacted thickness shown on the Design Requirements and in accordance with Section 406 of the Standard Specifications.

C. Aggregate Shoulders Type B : Immediately after completion of the bituminous surface it shall be edged with tapered aggregate shoulders four (4) feet in width and constructed in accordance with Section 481 of the Standard Specifications.

- 604.4 Ditching and Drainage: Suitable ditches (see Design Requirements) shall be constructed along each side of the roadbed, and drainage structures shall be installed as necessary to insure satisfactory drainage of surface water throughout the subdivision and area adjacent thereto. The sizes of all drainage structures shall be computed by using accepted engineering methodology. All drainage structures shall be installed before surfacing material is placed.
- A. Cross-road culverts shall have a minimum diameter of eighteen (18) inches and shall run from ditch line to ditch line.
 - B. All driveways entering upon new or proposed roads existing roads or roads already accepted by the Village, Township Road District or County shall utilize metal culverts of a size to be approved by the Village Engineer or County Superintendent of Highways. In no event shall such metal culverts along new or proposed roads be less than fifteen (15) inches in diameter or less than twenty-six (26) feet long. In existing subdivisions the size of culvert shall be approved by the Village Engineer but in no case shall it be less than twelve (12) inches in diameter or less than twenty-six (26) feet long.
 - C. Pipe culverts shall meet the requirements of Section 542 of the Standard Specifications.
- 604.5 Seeding: Prior to acceptance of the streets in the subdivision, the shoulders and ditches must be smoothed by dragging and planted with a seed mixture appropriate to the time of year in accordance with the recommendations of the USDA Soil Conservation Service.
- 604.6 Signs: The subdivider shall furnish and erect all necessary signs, including street signs, as designated by the Village Engineer and Village Board. All signs shall be of a type approved by the Village Engineer and Village Board.
- 604.7 Curb and Gutter Construction - Modified Specifications: Curb and gutter construction shall be required in Business and Industrial Zoning Districts. In these districts, the Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Ringwood (see 608.1) and the above specifications shall apply except as follows:
- A. Combination concrete curb and gutter shall be State of Illinois Standard Type M-6.12 modified and shall be constructed in accordance with Section 616 of the Standard Specifications.
 - B. Street pavement widths shall be generally as follows:

1. Residential - 26 feet edge of pavement to edge of pavement
2. Major Residential - 31 feet edge of pavement to edge of pavement
3. Business and Industrial Access - 39 feet back to back of curb

C. An adequate storm sewer system shall be constructed as necessary to ensure satisfactory drainage of surface water throughout the subdivision and area adjacent thereto. Storm sewers shall be designed for a minimum 10 year frequency storm.

604.8 Landscaping: Prior to the acceptance of streets in a subdivision, where trees do not exist, all road frontages shall be planted with native trees of a hardy variety (oak, hickory, hard maple) that can withstand a street side environment. The trees, at the time of planting, shall have a trunk diameter of no less than three (3) inches. A minimum of one (1) tree per every forty (40) feet shall be required. However, this does not mean that the trees must be forty feet on center. The trees shall be planted close to the street right-of-way and not within any easement prohibiting plantings.

604.9 STREET LIGHTING

- A. The subdivider shall provide adequate Sternberg-type street lighting for the public streets in a proposed subdivision.
- B. Street lighting facilities shall be provided at all street intersections and where conditions merit in the opinion of the Village.
- C. The height, type, and light level of the lighting facilities provided shall be as recommended by the Village Engineer. These lighting facilities are subject to the approval of the Planning Commission and the Village Board.

605 ROAD PLANS - DEVELOPMENT AND APPROVAL

Before a Final Plat may be reviewed by the Plan Commission, the following procedure must be completed:

- 605.1 Complete road plans, prepared by a Registered Professional Engineer, shall be submitted. The road shall show sufficient data to insure compliance with the above requirements for roads and roadside drainage facilities, and must meet the minimum requirements set forth in APPENDIX D.
- 605.2 A complete and detailed estimate of cost, prepared by a Registered Professional Engineer, shall be submitted. The cost estimate shall set forth all items of work to be performed and the estimated cost thereof.

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- 605.2 A complete and detailed estimate of cost, prepared by a Registered Professional Engineer, shall be submitted. The cost estimate shall set forth all items of work to be performed and the estimated cost thereof.

- 605.3 A second cost estimate, covering maintenance of the subdivision roads until they have been accepted by the Board of Trustees, shall also be prepared by the Registered Professional Engineer. Maintenance, which shall include snow plowing, shall be adequate to ensure ingress and egress to all lots which have been sold.
- 605.4 The road plans and cost estimates shall be reviewed and approved by the Plan Commission and the Village Engineer. Plans which appear unworkable and estimates which appear inadequate will not be approved.
- 605.5 When the road plans and both cost estimates have been approved, the developer shall deposit good and sufficient security with the Village Clerk to insure that the road construction will be completed and the roads will be maintained until accepted. The security furnished shall meet the requirements of APPENDIX G.

606 ROADS - CONSTRUCTION, MAINTENANCE AND ACCEPTANCE BY VILLAGE

- 606.1 No road construction work shall be started until a Final Plat has been approved by the Board of Trustees and recorded.
- 606.2 The subdivider shall employ a Registered Professional Engineer who shall be responsible for establishing the proper lines and grades for all earth-work and drainage and shall exercise general supervision as construction progresses. For the purpose of this section, general supervision shall mean sufficient overseeing of the project to assure that construction of the engineering improvements is accomplished substantially in accordance with the approved plans and specifications.
- 606.3 All construction items except the seeding and bituminous surface shall be completed within one (1) year after approval of the Final Plat. The seeding shall be completed within eighteen (18) months after approval of the Final Plat and the bituminous surface within one (1) year after the completion of subdivision construction. Only under extreme conditions may a letter of credit be extended. Any extension must first be approved by the Board of Trustees. It shall be the obligation of the developer to request such an extension in a timely manner.
- 606.4 The subdivider shall be responsible for maintaining all roads in the subdivision until such roads have been finally accepted by the Board of Trustees. Maintenance, which shall include snow plowing, shall be adequate to insure ingress and egress to all lots which have been sold.
- 606.5 Subdivision roads will not be recommended for acceptance to the Board of Trustees by the Village Engineer until all construction detailed in the plans

has been completed. It is the responsibility of the subdivider to consult with the Village Engineer before the work has begun to afford the Village Engineer an opportunity to inspect the work as construction progresses.

607 EXISTING SUBDIVISIONS - ACCEPTANCE OF ROADS BY THE VILLAGE OF RINGWOOD

If roads in any existing subdivision connect with a public dedicated road and comply with the provisions of this Ordinance, they may be accepted and maintained by the Village of Ringwood. The Village Board of Trustees shall be consulted before compliance work is begun on such roads in existing subdivisions.

608 SCHEDULE OF MINIMUM DESIGN REQUIREMENTS FOR SUBDIVISION ROADS IN THE VILLAGE OF RINGWOOD

608.1 The following minimum design requirements shall apply to subdivision roads in the Village of Ringwood.

**SCHEDULE OF MINIMUM DESIGN REQUIREMENTS
FOR SUBDIVISION ROADS IN THE VILLAGE OF RINGWOOD**

	<u>RESIDENTIAL STREETS</u>	<u>MAJOR RESIDENTIAL STREETS</u>	<u>BUSINESS AND INDUSTRIAL ACCESS STREETS</u>
Right of Way	60' minimum ³	60' minimum ³	60' minimum ³
Horizontal Alignment	250' Radius Minimum of Centerline	361' Radius Minimum of Centerline	431' Radius Minimum of Centerline
Vertical Alignment	Maximum 8% Grade ⁴	Maximum 7% Grade ⁴	Maximum 7% Grade ⁴

³Wider right of way may be required if deemed necessary by the Plan Commission or the Village Engineer.

⁴Maximum length vertical curves consistent with good engineering practice and compatible with the terrain shall be used between changes in grade.

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	<u>RESIDENTIAL STREETS</u>	<u>MAJOR RESIDENTIAL STREETS</u>	<u>BUSINESS AND INDUSTRIAL ACCESS STREETS</u>
Base Course	26' Wide and 12" Aggregate Base, Compacted Thickness	33' Wide and 14" Aggregate Base, Compacted Thickness	39' Wide and 4" Inch CA-6 Crushed Stone Sub-base and 7" Bituminous Base Course
Bituminous Surface Course (to be constructed in two lifts and edged with tapered aggregate shoulders)	2" Binder Course and 1-1/2" Class I Surface Course; 24' Wide	2" Binder Course and 1-1/2" Class I Surface Course; 31' Wide	1-1/2" Binder Course and 1-1/2" Class I Surface Course; 36' Wide
Cul-de-sacs	Minimum Diameter 140'; di- ameter of Surface 100'	Minimum Diameter 140'; di- ameter of Surface 100'	Minimum Diameter 140'; di- ameter of Surface 100'
Width of Shoulder	4' from Bituminous Surface (32' Roadbed)	4' from Bituminous Surface (39' Roadbed)	
Roadway Ditches	18-24" deep V-Type	18-24" deep V-Type	
Maximum Earth Slopes ⁵	Front 3:1 Back 3:1	Front 3:1 Back 3:1	

GENERAL NOTE:

Return radii at all intersections shall be a minimum of 50'.
 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.

⁵ Earth slopes shall be as flat as possible and shall in all cases be carried to the property line.
 Construction easements shall be indicated on the plat at locations where additional width is required to
 meet slope requirements.

609 UNDERGROUND UTILITIES - INSTALLATION AND RESTORATION OF ORIGINAL GRADE, ROAD SURFACES AND SOD

- 609.1 It is recommended that the developer keep all utility and CATV companies apprised of progress on the subdivision, and coordinate his/her construction activities with those of the utility and CATV companies.
- 609.2 If underground utility installation cannot be completed prior to final grading and seeding, it shall be the responsibility of the developer to restore the ditches and turf following installation of underground utilities.
- 609.3 Utility companies shall not dig trenches across any road after placement of the aggregate surface course.
- 609.4 All utility lines shall be placed underground in easements along rear lot lines of the subdivision or as otherwise allowed by the Village Board. Conduits and/or cables shall be placed within the easements or dedicated public ways in a manner which will not conflict with other underground services. All transformer boxes shall be located so as not to be unsightly or hazardous to the public.

610 BUILDING PERMIT - NOT TO BE ISSUED UNTIL IN COMPLIANCE WITH THIS ARTICLE

- 610.1 No Building Permit for any building or structure shall issue unless all of the requirements in this Article pertaining to design and construction of roads and roadside drainage facility have been complied with.

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ARTICLE SEVEN

REQUIREMENTS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STORMWATER CONTROL SYSTEM

701 INTENT

- 701.1 To diminish threats to public health and safety caused by the runoff of excessive stormwater, reduce economic losses to individuals and the community at large, promote the orderly development of land water resources and to conform to the requirements of statutes and drainage law. These provisions further regulate, guide and control drainage features of subdivisions and developments within the Village of Ringwood and set forth standards for the design of stormwater drainage facilities and systems.
- 701.2 It is not the intent to take areas out of use for the sole purpose of storing excess stormwater, nor is it the purpose to restrict land use or increase development costs. The basic purpose is to eliminate the storage or transportation of excess stormwater in or through habitable structures, or across land in a manner prejudicial to the health and welfare of people. The use of "natural" paths of stormwater runoff to form "bypass" channels and the restriction of these channels to form storage areas is encouraged. Since political and ownership boundaries make the use of "natural" drainage patterns difficult, earth-moving that is accomplished to create enhanced land usage should be planned so as to provide "bypass" channels for stormwater that will not create inter-basin diversions of stormwater drainage or radically change watershed boundaries.
- 701.3 It is intended that the release of stormwater from all developments requiring stormwater retention or detention shall be at a rate of release that shall not exceed the stormwater runoff rate from the site in its natural state.

702 GENERAL REQUIREMENTS

- 702.1 A combination of storage and controlled release of stormwater runoff shall be provided, if required by the Plan Commission, for any nonresidential developments exceeding two and one-half (2 1/2) acres in area, and for any residential developments exceeding five (5) acres.
- 702.2 Every development must have an outlet for controlled runoff to a natural stream, drainage way, storm sewerage or to a natural path of overland sheet flow permitted by statute or drainage law; any other routing of stormwater discharge from the site shall be within a recorded drainage easement. If the outlet is not adequate, further detention will be required to store that portion of the runoff exceeding the outlet capacity.

703 RELEASE RATE AND SIZING

- 703.1 Provisions for stormwater detention during the finally developed and under-development stages of subdivision work shall be calculated using the United States Department of Agriculture, Soil Conservation Service (USDA SCS) Runoff Curve Number (RCN) Method and the appropriate RCN's contained in the USDA SCS Technical Release, "Urban Hydrology for Small Watersheds" (TR55). [Revised 98-2-4]
- 703.2 The procedure recommended is as follows:
- A. Determine discharge rates (cfs) on the basis of 0.40 times the peak of a 2-year type II event applied to the existing condition of the tributary area.
 - B. Determine the peak runoff for a 100-year type II event applied to the finally developed subdivision with established laws, stabilized roadside ditches, etc.
 - C. Determine the peak runoff for a 50-year type II event applied to the under-development stage. [Revised 98-2-4]
 - D. Size the basin for the worst condition comparing B and C above.
 - E. Size the outlet orifice or weir on the basis of conditions A and B above, giving full attention to velocity dissipation (to 2 ft/sec) and other usual conditions or features.
- 703.3 Stormwater management systems shall account for the flow from all upstream areas for storms of design frequencies, assuming that the land is in a fully developed state under present zoning or land use proposed under the Village's Comprehensive Land Use Plan, whichever would produce the greatest runoff. An allowance may be made for upstream detention when

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such upstream detention and release rate have previously been approved and evidence of its construction can be shown. Off-site tributary stormwater flows may be conveyed through the site being developed as a bypass or routed through the detention/retention system; if the latter, they shall be attenuated in the same manner as stormwater generated on-site and the rate of discharge for that portion of the total water volume shall be subject to the same release rate as required in Section 703.2.

704 STORAGE

- 704.1 Dry bottom stormwater storage areas shall be designed to serve a secondary purpose for recreation, open space, or other types of uses that will not be adversely affected by occasional or intermittent flooding. A method of carrying the low flow through these areas shall be provided in addition to a system of drains, and both shall be provided with a positive gravity outlet.
- A. Minimum grades for turf bottom areas shall be two percent and maximum side grades shall be 16.7 percent (6 units horizontally to one vertically). Storage area side grades shall be kept as close to the natural land contours as practical, and a 10 percent grade or less shall be used wherever possible.
 - B. If grades greater than 10 percent are necessary to meet storage requirements or area restrictions, suitable erosion control shall be provided. In addition, protection shall be required as necessary to insure public health, safety and welfare.
- 704.2 Wet bottom storage areas (ponds) shall be designed so that sufficient freeboard is provided for calculated detention requirements.
- A. The normal pool shall be established at an elevation that can be maintained, within the limits of seasonal fluctuations, by rainfall runoff and normal groundwater recharge during years of average rainfall.
 - B. Side slopes and bottom depths shall be designed in cognizance of biologic health of the pond and life safety of people. A safety ledge shall be required not more than three (3) feet below normal water elevation. The ledge shall be not less than six (6) feet in width.
 - C. Shoreline or side bank erosion protection shall be provided by structural (rip-rap, etc.) or nonstructural (vegetation cover, etc.) means for a reasonable height above and below the normal pool elevation to resist the erosive action of wave generation, ice action and/or seasonal fluctuation of water levels. As an erosion control or stabilization measure, turf grass is

generally unacceptable on side banks above the normal water elevation .

- 704.3 In addition to the determination of basin capacity, the time of detention within the facility shall be calculated by means of conventional "reservoir routing" methods and noted.
- 704.4 It is unlawful for any person to construct or cause to be constructed any drainage facility for the purpose of the detention or retention of water within a distance of ten (10) feet plus one and one-half times the depth of any drainage facility adjacent to the right-of-way of any public highway without the written permission of the highway authority having jurisdiction over the public highway.

705 OUTLET CONTROL

- 705.1 Outlet control structures shall be designed to be as simple as possible and shall require little or no attention for proper operation. Outlet structures shall be designed to provide discharge control for the five (5) through one hundred (100) year (twenty-four hour type II) storm events.
- 705.2 Each stormwater storage area shall be provided with a method of emergency overflow in the event that a storm in excess of the one hundred (100) year frequency storm occurs. This emergency overflow facility shall be designed to function without attention and shall not be dependent upon mechanical or motor operated devices.
- 705.3 Velocity of discharge shall be limited to 2.0 feet per second at the point of departure from the site unless discharge is into storm sewerage or to an armored channel. All energy dissipation and attenuation of velocity shall be accomplished on the site being developed.
- 705.4 Hydraulic calculations shall be submitted to substantiate all design features.

706 TRANSPORT OF UNDERGROUND WATER

All drainage of intermittent or continuous flow due to groundwater origin shall be confined to underground pipe, tile, or conduit and transported to natural or man-made channels, or to detention basins. Only surface runoff of stormwater may be transported by roadside ditches.

707 REVIEW OF PLANS

- 707.1 Plans and specifications for drainage and retention features are required and shall be submitted for review and approval as part of subdivision engineering features.

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- 707.2 Specific design calculations and details shall be provided with the final plans and specifications presented for review. Sample calculations illustrating the provisions of this section and definition of terminology shall be furnished by the Village Engineer upon request.

708 EROSION CONTROL AND DRAINAGE FACILITY MAINTENANCE

- 708.1 During the construction phases of land development, facilities shall be provided to prevent the erosion and washing away of earth. Sedimentation of downstream areas can be prevented through the strategic use of silting basins, sodding or runoff channels and by limiting the period of time during which the earth is stripped of vegetation. Such erosion and silt control facilities shall be shown on the plans, and stages of the work shall be indicated.
- 708.2 All permanent drainage, detention and retention features shown on the final plans shall be protected by drainage and/or maintenance easements. Where structures, features or easements are remote from road right-of-way, or beyond the maintenance responsibility of the Village of Ringwood, the maintenance responsibility shall be vested in a homeowners' association which has rights of entry, back charge and lien for work done within easements on private property, or mandatory shared reimbursement for work done on common property.
- 708.3 The design engineer shall provide a maintenance schedule listing items and recommended time intervals.

709 BONDING

The cost of engineering features and for structures shall be included in the engineering cost estimate or firm proposals for road and other work. The amount of the bond furnished by the developer shall cover the cost of the work required for these stormwater control features. (See Appendix G.)

710 INNOVATIVE PRACTICES

- 710.1 The "REQUIREMENTS" of this Article are promulgated to establish standards for conventional methods of retention and detention of stormwater. Some physiographic and geologic features of the terrain of McHenry County will permit successful discharge of surface stormwater accumulations to granular subsurface areas; it is not the intent of these "REQUIREMENTS" to inhibit the design of such subsurface facilities.
- 710.2 The design of sub-surface discharge (or other innovative) facilities shall be

substantiated by site specific testing data and hydrologic calculations based upon rational design principles.

- 710.3 Approval of innovative facilities shall include consideration of siltation-protection features and analysis of maintenance problems.

711 WETLANDS

Low, depressional areas in McHenry County are often wetlands or parts of wetland systems. If wetlands are part of a stormwater management system that proposes topographic change activities involving excavation and/or deposition within the wetlands, a permit may be required from the U. S. Army Corps of Engineers (COE). As a condition of approval of any detention system and its associated ditches, sewers, berms, etc., a permit shall be obtained from the COE prior to the submission of a final plat to the Plan Commission; or, if the COE determines that a permit is not required, a letter from the COE so stating shall be obtained.

712 ATTENTION TO DETAIL

Perhaps even more than for other engineering structures, attention to details of construction is essential to successful, long-term performance of stormwater management structures and facilities. Designers are cautioned to provide grades, elevations, plans, details, and specifications which will be ample and sufficient to accomplish construction and proper operation of all designed features of control systems.

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Ringwood this _____ day of _____, _____ A.D.

by _____

President
Village of Ringwood

NOTE: This approved Tentative Plat must be submitted, with the proposed Final Plat, to the Village for approval on or before the _____ day of _____, _____ A.D. Failure to submit Final Plat by on or before above date will void this approval of Tentative Plat.

802 REQUIRED CERTIFICATES - FINAL PLAT

The Final Plat of subdivisions located within the Village boundaries shall contain thereon, or attached thereto, the following certificates lettered or printed legibly with black durable ink or typed legibly with black ribbon, all of which, except for Village Clerk's and Recorder of Deed's Certificates, shall be duly executed at the time such plat is presented for approval to the Board of Trustees. The Final Plats of subdivisions located beyond the Village boundaries shall comply with the certifications required by the McHenry County Subdivision Regulations.

802.1 CASH DONATIONS FOR SCHOOL PURPOSES, ETC.

In those cases where the proposed subdivision is located within the boundaries of the Village and where a cash contribution is required to be paid to the Village, the following agreement and notice shall be placed on all final plats of subdivision:

**AGREEMENT AND NOTICE
RE: CASH CONTRIBUTIONS TO THE
VILLAGE OF RINGWOOD, ILLINOIS**

As a condition of approval of this Plat of Subdivision, the undersigned owner agrees with the Village of Ringwood, Illinois, and all parties who shall hereafter acquired from the subdivider any land described in this Plat shall be taken and held to agree with the Village of Ringwood, Illinois, to comply with the terms and provisions contained in the ordinances of the Village of Ringwood, relating to the payment of fees for park, school, library, and fire protection purposes.

Notice is hereby given to all persons, including corporations, who acquire any land from the subdivider hereof, that no application for a building permit for a residential dwelling unit will be issued by the Village of Ringwood, Illinois, unless the aforesaid cash contribution has been paid to the Village of Ringwood, Illinois, in connection with the land to which the application for

Ringwood this _____ day of _____, _____ A.D.

by _____

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Village of Ringwood

NOTE: This approved Tentative Plat must be submitted, with the proposed Final Plat, to the Village for approval on or before the _____ day of _____, _____ A.D. Failure to submit Final Plat by on or before above date will void this approval of Tentative Plat.

802 REQUIRED CERTIFICATES - FINAL PLAT

The Final Plat of subdivisions located within the Village boundaries shall contain thereon, or attached thereto, the following certificates lettered or printed legibly with black durable ink or typed legibly with black ribbon, all of which, except for Village Clerk's and Recorder of Deed's Certificates, shall be duly executed at the time such plat is presented for approval to the Board of Trustees. The Final Plats of subdivisions located beyond the Village boundaries shall comply with the certifications required by the McHenry County Subdivision Regulations.

802.1 CASH DONATIONS FOR SCHOOL PURPOSES, ETC.

In those cases where the proposed subdivision is located within the boundaries of the Village and where a cash contribution is required to be paid to the Village, the following agreement and notice shall be placed on all final plats of subdivision:

**AGREEMENT AND NOTICE
RE: CASH CONTRIBUTIONS TO THE
VILLAGE OF RINGWOOD, ILLINOIS**

As a condition of approval of this Plat of Subdivision, the undersigned owner agrees with the Village of Ringwood, Illinois, and all parties who shall hereafter acquired from the subdivider any land described in this Plat shall be taken and held to agree with the Village of Ringwood, Illinois, to comply with the terms and provisions contained in the ordinances of the Village of Ringwood, relating to the payment of fees for park, school, library, and fire protection purposes.

Notice is hereby given to all persons, including corporations, who acquire any land from the subdivider hereof, that no application for a building permit for a residential dwelling unit will be issued by the Village of Ringwood, Illinois, unless the aforesaid cash contribution has been paid to the Village of Ringwood, Illinois, in connection with the land to which the application for

building permit relates.

In witness whereof, the undersigned owner has hereunto signed and sealed this instrument this _____ day of _____, _____.

OWNER

802.2 OWNER'S CERTIFICATES AND NOTARY CERTIFICATES

Non-Corporate Owner's Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that the undersigned is the owner of the land described in the annexed plat, and has caused the same to be surveyed and subdivided, as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under style and titles thereon indicated.

The undersigned owner hereby grants and dedicates for public use the lands shown on this plat for thoroughfares, streets, alleys, easements, and municipal and public services, and, in addition thereto, such other lands that may be specifically shown on the face of said plat as having been dedicated.

A non-exclusive easement for serving the subdivision and other property with electric, communications, sewer, water, gas and drainage service is hereby reserved for and granted to THE VILLAGE OF RINGWOOD, ILLINOIS; NORTHERN ILLINOIS GAS COMPANY; COMMONWEALTH EDISON COMPANY; AMERITECH; GTE; CABLEVISION COMPANIES FRANCHISED BY THE VILLAGE; and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with under-ground transmission and distribution of electricity, sounds and signals, gas mains, sewer and water mains and drainage in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked with the words "Easement", "Utility Easement", "Drainage Easement", or similar words, together with the right to install required service connections under the surface of each lot to serve improvements thereon, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities in, upon or over the property within the dashed lines marked as

NORTHERN ILLINOIS GAS COMPANY;COMMONWEALTH EDISON COMPANY; AMERITECH; GTE; CABLEVISION FRANCHISED BY THE VILLAGE; and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity, sounds and signals, gas mains, sewer and water mains and drainage in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked with the words "Easement," "Utility Easement," "Drainage Easement," or similar words, together with the right to install required service connections under the surface of each lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed lines marked as above indicated without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Dated this _____ day of _____, _____.

 (Seal) (Insert Name of Corporation)

By: _____
 (Its President)

Attest: _____
 (Its Secretary)

Notary Certificate

STATE OF ILLINOIS)
) SS
 COUNTY OF MCHENRY)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the President of the Corporation, and _____ personally known to me to be the Secretary of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and Secretary, they signed and delivered

the said instrument as _____ President and
_____ Secretary of said corporation, and caused
the corporate seal of said corporation to be affixed thereto, pursuant to
authority, given by the Board of Directors of said corporation as their free and
voluntary act, and as the free and voluntary act and deed of said corporation,
for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of
_____, _____.

(Notary Seal) _____
Notary Public

802.3 SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that I, _____, an Illinois
Registered Land Surveyor, have surveyed, subdivided, and platted the
following described property, located within the Village of Ringwood, Illinois,
consisting of _____ (_____) acres:

(Legal Description)

as shown by the plat hereon drawn, which is a correct and accurate
representation of said survey and subdivision. All distances are shown in
feet decimals thereof. I further certify that all regulations enacted by the
Village of Ringwood relative to plats and subdivisions have been complied
with in the preparation of this plat, that the property covered by this plat of
subdivision (is) (is not) located within a special flood hazard area as
identified for the Village of Ringwood by the Federal Emergency
Management Agency on the Flood Insurance Rate Map, Panel No. dated
_____, _____, and that I have set all
subdivision monuments and have described them on this final plat as
required by the Plat Act.

Dated at _____, Illinois, this _____ day of
_____, A.D. _____.

Illinois Registered Surveyor

Registration Number

the said instrument as _____ President and
_____ Secretary of said corporation, and caused
the corporate seal of said corporation to be affixed thereto, pursuant to
authority, given by the Board of Directors of said corporation as their free and
voluntary act, and as the free and voluntary act and deed of said corporation,
for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of
_____, _____.

(Notary Seal) _____
Notary Public

802.3 SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that I, _____, an Illinois
Registered Land Surveyor, have surveyed, subdivided, and platted the
following described property, located within the Village of Ringwood, Illinois,
consisting of _____ (_____) acres:

(Legal Description)

as shown by the plat hereon drawn, which is a correct and accurate
representation of said survey and subdivision. All distances are shown in
feet decimals thereof. I further certify that all regulations enacted by the
Village of Ringwood relative to plats and subdivisions have been complied
with in the preparation of this plat, that the property covered by this plat of
subdivision (is) (is not) located within a special flood hazard area as
identified for the Village of Ringwood by the Federal Emergency
Management Agency on the Flood Insurance Rate Map, Panel No. dated
_____, _____, and that I have set all
subdivision monuments and have described them on this final plat as
required by the Plat Act.

Dated at _____, Illinois, this _____ day of
_____, A.D. _____.

Illinois Registered Surveyor

Registration Number

802.4 VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, Village Engineer of the Village of Ringwood, Illinois, hereby certify that the land improvements described in the annexed plat, and the plans and specifications, if any, meet the minimum requirements of said Village.

Dated this _____ day of _____, _____.

(Seal) _____
Village Engineer

802.5 SURFACE WATER DRAINAGE CERTIFICATE

I, _____, Owner and I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

(Seal) _____
Owner

Registered Professional Engineer of Illinois

802.6 COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, County Clerk of McHenry County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.

Given under my hand and seal at Woodstock, McHenry County, Illinois, this

____ day of _____.

(Seal) _____
County Clerk

802.7 RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
County of McHenry)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this ____ day of _____, ____ A. D., at ____ o'clock ____ M. and recorded as document number _____.

County Recorder

802.8 MCHENRY COUNTY HEALTH DEPARTMENT CERTIFICATE

Where any part of the platted land will not be served by a public sewer system, the plat shall contain the following certificate duly executed by the McHenry County Health Department:

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The disposal of sewage into a private sewer system is hereby approved as to any part of the platted land that will not be served by a public sewer system, this _____ day of _____.

McHenry County Health Department

802.9 VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, _____, Village Clerk of the Village of Ringwood, Illinois, hereby certify that the annexed plat was presented to, and by resolution duly approved by, the Trustees of said

Village at its meeting held on _____, _____,
and that the required bond or other guarantee has been posted for the
completion of the improvements required by the regulations of said Village.

In witness thereof I have hereto set my hand and seal of the Village of
Ringwood, Illinois, this _____ day of _____,
_____.

(Seal) _____
Village Clerk

802.10 CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, Village Treasurer of the Village of
Ringwood, Illinois, do hereby certify that there are no delinquent or unpaid
current or forfeited special assessments or any deferred installments thereof
that have been apportioned against the tract of land included in the plat.

Dated this _____ day of _____, _____.

Village Treasurer

802.11 MORTGAGEE'S AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

The undersigned mortgagee hereby releases the land depicted and shown
on this plat of subdivision for thoroughfares, streets, alleys, easements and
municipal and public services, and in addition thereto, such other lands that
specifically may be shown on the face of said plat as having been dedicated
to The Village of Ringwood, or to the public, from any and all mortgages and
encumbrances of record in which the undersigned has any interest.

Dated this _____ day of _____, _____.

(Insert Name of Mortgagee)

(Seal) By: _____
President

Attest: _____
Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, personally known to me to be the President of Corporation and _____, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this _____ day of _____, _____.

(Seal) _____
Notary Public

803 RETAINED PERSONNEL FEES AND ADMINISTRATIVE EXPENSES

803.1 The owner shall pay and reimburse the Village for any and all retained personnel expenses and fees directly or indirectly incurred by or charged to said Village and, in addition thereto, shall pay all costs and expenses (including, but not limited to court reporter expenses, transcripts of proceedings, compensation of Village officials, etc.) attributable to any and all hearings, meetings and conferences held in connection with any project.

803.2 Retained personnel shall be defined as any engineer, attorney, planner, economist, or other technical, professional or expert paid or retained by the Village, to assist or advise the Village, directly or indirectly, in connection with any aspect of a proposed subdivision of land located within or within

(Seal) By: _____
President

Attest: _____
Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, personally known to me to be the President of Corporation and _____, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this _____ day of _____, _____.

(Seal) _____
Notary Public

803 RETAINED PERSONNEL FEES AND ADMINISTRATIVE EXPENSES

- 803.1 The owner shall pay and reimburse the Village for any and all retained personnel expenses and fees directly or indirectly incurred by or charged to said Village and, in addition thereto, shall pay all costs and expenses (including, but not limited to court reporter expenses, transcripts of proceedings, compensation of Village officials, etc.) attributable to any and all hearings, meetings and conferences held in connection with any project.
- 803.2 Retained personnel shall be defined as any engineer, attorney, planner, economist, or other technical, professional or expert paid or retained by the Village, to assist or advise the Village, directly or indirectly, in connection with any aspect of a proposed subdivision of land located within or within

one and one-half (1-1/2) miles of the Village.

- 803.3 The property owner shall deposit with the Village Clerk a sum to be calculated as hereafter set forth, on the basis of the amount of territory to be subdivided, to be used toward defraying aforesaid expenses, costs, fees, salaries and compensations:
- A. For territory up to five (5) acres - \$5,000.00
 - B. For territory of five (5) acres or more \$5,000.00 plus \$100.00 per acre for each acre in excess of five (5) acres up to forty-five (45) acres unless another amount is determined and approved by the Village Board of Trustees.
- 803.4 The deposit shall be drawn upon by the Village to pay the aforesaid retained personnel fees and administrative expenses.
- 803.5 The deposit shall be paid to the Village at the time a subdivision Sketch Plan or Tentative Plat is filed or at such time as a proposal to annex is made to the Village whichever first occurs.
- 803.6 Any statement or bill submitted to the Village by any retained personnel shall segregate and identify the charges and fees incurred directly or indirectly in connection with said project and a photocopy thereof shall be forwarded by the Village to the owner whenever such charges or fees are withdrawn from the aforesaid sums deposited by the owner with the Village.
- 803.7 Whenever the amount deposited by the owner aforesaid has been drawn upon so that the balance thereof is one-fourth or less of the original amount deposited, the owner shall, immediately upon receipt of notice from the Village, deposit with the Village Clerk an amount which will increase the available funds on deposit to the amount initially deposited by said owner with the Village. All further proceedings with regard to such project may be held in abeyance until such subsequent demands by the Village have been complied with by the owner. The Village Treasurer shall notify the President and Board of Trustees of the current unused balance of any deposit from time to time when requested by either the President, Village Clerk or members of the Board of Trustees and whenever the balance of any amount so deposited reaches 25% of the amount originally deposited hereunder.
- 803.8 All funds required to be deposited by the property owner shall be deposited by the Village into its general account and shall be held in the name of the Village for the uses and purposes set forth in this Ordinance.
- 803.9 The Village Board may, for good cause shown by the property owner in

writing to said Board, grant continuances in writing to said property owner for said deposits.

- 803.10 The Village Board may, in its discretion and upon written resolution, waive any of the requirements of the Retained Personnel Ordinance.
- 803.11 For purposes of calculating the numbers of acres in connection with any annexation, subdivision or other land development herein, the gross area encompassed within the legal description of the subject premises shall be used.
- 803.12 Within a reasonable time after the completion of any project or upon the presentment of the final statement of the retained personnel, whichever time is later, any unpaid balance remaining in the fund deposited by the owner shall be paid to such owner without interest.

804 FIRE PROTECTION DISTRICTS

Prior to final plat approval by the Board of Trustees, the owner shall cause the property being platted to be annexed to the McHenry Township or Wonder Lake Fire Protection District. Prior to signing of the final plat by the President of the Board of Trustees, the owner shall provide the Board of Trustees with satisfactory evidence of such annexation.

writing to said Board, grant continuances in writing to said property owner for said deposits.

- 803.10 The Village Board may, in its discretion and upon written resolution, waive any of the requirements of the Retained Personnel Ordinance.
- 803.11 For purposes of calculating the numbers of acres in connection with any annexation, subdivision or other land development herein, the gross area encompassed within the legal description of the subject premises shall be used.
- 803.12 Within a reasonable time after the completion of any project or upon the presentment of the final statement of the retained personnel, whichever time is later, any unpaid balance remaining in the fund deposited by the owner shall be paid to such owner without interest.

804 FIRE PROTECTION DISTRICTS

Prior to final plat approval by the Board of Trustees, the owner shall cause the property being platted to be annexed to the McHenry Township or Wonder Lake Fire Protection District. Prior to signing of the final plat by the President of the Board of Trustees, the owner shall provide the Board of Trustees with satisfactory evidence of such annexation.

ARTICLE NINE

DEVELOPER DONATIONS

901. WHEREAS, the Village has found that healthful, productive community life depends in part on the availability of recreational and park space and adequate school, library, and fire protection facilities; and,

WHEREAS, it is hereby found and determined that the public interest, convenience, health, welfare and safety requires that a minimum of two (2) acres of land for each one hundred (100) persons residing within the Village and within its planning jurisdiction be devoted to park and recreational purposes; and,

WHEREAS, it is hereby found and determined that the public interest, convenience, health, welfare and safety requires the establishment of school sites in accordance with the following criteria:

400 capacity elementary schools (K-5) on ten acres of land;

750 capacity junior high schools (6-8) on 30 acres of land;

1,000 capacity high schools (9-12) on 40 acres of land; and,

WHEREAS, it is hereby determined that the Table of Estimated Ultimate Population, published by the Illinois School Consulting Service for the year 1996, which is incorporated herein by reference, is generally indicative of current and short range projected trends of the number of school age children and of adults to be generated from proposed subdivisions or planned unit developments; and,

WHEREAS, it is hereby determined that the present "fair market value" of such improved land in and surrounding the Village is \$50,000.00 per acre; and

WHEREAS, it has been found and determined that the locations of park and recreation and school sites and provision for library and fire protection purposes to serve the immediate and future needs of residents and children of each new subdivision or planned unit development is just as essential to proper land development as are streets; and,

WHEREAS, the Village has determined that, with regard to fire protection and library purposes, cash contributions in lieu of actual land dedication is in each case more practical and more appropriate than land dedication and that such cash contribution shall be required of each subdivider or developer of a planned unit development;

THEREFORE, it has been determined, and is hereby declared, that it is urgent

that this ordinance take effect immediately upon its passage and approval.

901.1 Dedication of Park Lands and School Sites or Payment of Fees in Lieu Thereof, and Payment of Cash Contributions for Library and Fire Protection Purposes. As a condition of approval of a building permit (where no previous dedication or cash payment pursuant to this ordinance has been made), final plat of subdivision, or of a final plan of a planned unit development, each building permit applicant, subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or to pay a cash contribution in lieu of actual land dedication, or a combination of both, at the option of the Village, and to pay a cash contribution for library and fire protection purposes, in accordance with the following provisions:

A. Criteria for Requiring Park and Recreation Land Dedication.

1. Requirements. The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be two (2) acres of land per one hundred (100) of ultimate population.
2. Population Ratio. In the event the Village should determine that a cash contribution shall be made by the subdivider or developer in lieu of land dedication the Village shall apply the population ratio of two (2) acres of land for one hundred (100) ultimate population within the development or area to be subdivided times the fair market value as established in the ordinance.
3. Density Formula. The attached Table of Estimated Ultimate Population per dwelling unit of population density, published by the Illinois School Consulting Service, shall be used in calculating the amount of required dedication of acres of land and any combination of land dedication and cash contribution.

B. Criteria for Requiring School Site Dedication.

1. Requirement and Population Ratio. The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirements shall be determined by obtaining the ratio of:
 - (a) Estimated children to be served in such school classification over the

that this ordinance take effect immediately upon its passage and approval.

901.1 Dedication of Park Lands and School Sites or Payment of Fees in Lieu Thereof, and Payment of Cash Contributions for Library and Fire Protection Purposes. As a condition of approval of a building permit (where no previous dedication or cash payment pursuant to this ordinance has been made), final plat of subdivision, or of a final plan of a planned unit development, each building permit applicant, subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or to pay a cash contribution in lieu of actual land dedication, or a combination of both, at the option of the Village, and to pay a cash contribution for library and fire protection purposes, in accordance with the following provisions:

A. Criteria for Requiring Park and Recreation Land Dedication.

1. Requirements. The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be two (2) acres of land per one hundred (100) of ultimate population.
2. Population Ratio. In the event the Village should determine that a cash contribution shall be made by the subdivider or developer in lieu of land dedication the Village shall apply the population ratio of two (2) acres of land for one hundred (100) ultimate population within the development or area to be subdivided times the fair market value as established in the ordinance.
3. Density Formula. The attached Table of Estimated Ultimate Population per dwelling unit of population density, published by the Illinois School Consulting Service, shall be used in calculating the amount of required dedication of acres of land and any combination of land dedication and cash contribution.

B. Criteria for Requiring School Site Dedication.

1. Requirement and Population Ratio. The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirements shall be determined by obtaining the ratio of:
 - (a) Estimated children to be served in such school classification over the

- (b) maximum recommended number of students to be served in each school classification as stated herein, and then applying such ratio to the
- (c) said minimum recommended number of acres for a school site of each such school classification as stated herein.

The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.

- 2. School classifications and size of school site. School classifications and size of school sites within the Village shall be determined in accordance with the criteria heretofore set forth in the recital portion of this ordinance.
- 3. Density formula. The attached Table of Estimated Ultimate Population per dwelling unit of population density, published by the Illinois School Consulting Service, shall be used in calculating the amount of required dedication of acres of land and any combination of land dedication and cash contribution.

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population listed herein, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the Village Board of Trustees based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Board of Trustees by the School District or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

C. Criteria for Requiring a Contribution in Lieu of Park and School Sites.

Where the development is small and the resulting site is too small to be practical or when the available land is otherwise inappropriate for park or recreational purposes or a school site, the Village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required.

- 1. Fair market value. The cash contribution in lieu of land shall be based on the "fair market value" of the acres of land in the area improved as

recreation and school sites. It has been determined that the present "fair market value" of such improved land in the planning jurisdiction of the Village is \$50,000.00 per acre, and such figure shall be used in making any calculation herein unless the subdivider or developer files a written objection thereto. In the event of any such objection, the developer shall submit an appraisal showing the "fair market value" per acre or such improved land shall be made by the Village Board of Trustees based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board of Trustees by the School District or others.

D. Cash Contributions.

1. Cash contribution schedule. The cash contribution per each residential dwelling unit for park, library, fire protection, and school purposes, where the Village requires cash in lieu of land dedication for school or park and recreation sites, shall be in accordance with the following schedule:

CONTRIBUTION PER RESIDENTIAL DWELLING UNIT FOR:

<u>TYPE OF RESIDENTIAL DWELLING UNIT</u>	<u>SCHOOLS</u>	<u>VILLAGE PARK</u>	<u>FIRE</u>	<u>LIBRARY</u>
Single Family Dwellings:				
3 bedroom or less	\$2,600	\$1,000	\$50	\$150
4 bedroom	2,750	1,100	50	175
5 bedroom or more	2,900	1,200	50	175
Apartments:				
2 bedroom or less	1,333	472	50	100
3 bedroom or more	2,261	801	50	150
Townhouse, Row House, Quadruplex:				
2 bedroom or less	1,326	540	50	100
3 bedroom or more	1,830	648	50	150

It is recognized that local conditions change over the years and the cash contribution provided in the foregoing is to be subject to periodic review and amendment, if necessary.

2. Time of payment.

- (a) Where territory is located outside of Village: Where the territory in such subdivision or planned unit development is located outside of the Village boundaries but within its plan jurisdiction, the cash contribution required by this ordinance shall be payable to the Village when application is made to the Village to approve the

recreation and school sites. It has been determined that the present "fair market value" of such improved land in the planning jurisdiction of the Village is \$50,000.00 per acre, and such figure shall be used in making any calculation herein unless the subdivider or developer files a written objection thereto. In the event of any such objection, the developer shall submit an appraisal showing the "fair market value" per acre or such improved land shall be made by the Village Board of Trustees based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board of Trustees by the School District or others.

D. Cash Contributions.

1. Cash contribution schedule. The cash contribution per each residential dwelling unit for park, library, fire protection, and school purposes, where the Village requires cash in lieu of land dedication for school or park and recreation sites, shall be in accordance with the following schedule:

CONTRIBUTION PER RESIDENTIAL DWELLING UNIT FOR:

<u>TYPE OF RESIDENTIAL DWELLING UNIT</u>	<u>SCHOOLS</u>	<u>VILLAGE PARK</u>	<u>FIRE</u>	<u>LIBRARY</u>
Single Family Dwellings:				
3 bedroom or less	\$2,600	\$1,000	\$50	\$150
4 bedroom	2,750	1,100	50	175
5 bedroom or more	2,900	1,200	50	175
Apartments:				
2 bedroom or less	1,333	472	50	100
3 bedroom or more	2,261	801	50	150
Townhouse, Row House, Quadruplex:				
2 bedroom or less	1,326	540	50	100
3 bedroom or more	1,830	648	50	150

It is recognized that local conditions change over the years and the cash contribution provided in the foregoing is to be subject to periodic review and amendment, if necessary.

2. Time of payment.

- (a) Where territory is located outside of Village: Where the territory in such subdivision or planned unit development is located outside of the Village boundaries but within its plan jurisdiction, the cash contribution required by this ordinance shall be payable to the Village when application is made to the Village to approve the

final plat of such subdivision or planned unit development.

(b) Where territory is located within the Village: Where the territory in such subdivision or planned unit development is located within the Village boundaries, the cash contributions required by this ordinance shall be payable to the Village either upon the sale of each lot or parcel, or at the time application is made to the Village for the issuance of a residential building permit in connection with any premises in said subdivision or planned unit development, whichever event occurs first; provided, however, that if not sooner paid, one half of said cash contributions shall be due and payable by the developer eighteen (18) months after the final plat approval and the remaining one half of said contributions shall be due and payable by the developer thirty six (36) months after said final plat approval.

3. Method of calculating number of bedrooms; supplementary payments. In those situations where the aforesaid cash contribution is due upon an application being made for a residential building permit, such contributions shall be calculated pursuant to the above schedule on the basis of the type of residential unit to be constructed and the number of bedrooms specified in said application.

In each of those situations where the aforesaid cash contribution is due and payable prior to the application for a residential building permit, such cash contribution shall be calculated pursuant to the above schedule and on the basis that the single family dwellings to be subsequently constructed will contain a minimum of three bedrooms, and that the apartments, townhouses, row houses and quadruplexes will contain two bedrooms per each allowable residential unit, provided, however, that if later an application for building permit is made showing more than the aforesaid number of bedrooms per dwelling unit, the applicant for such building permit shall then be required to pay a supplementary cash contribution to the Village to make up the difference between the amount previously paid by the developer or subdivider and the amount required for the actual number of bedrooms to be constructed in such residential dwelling unit.

4. Agreement and notice of ordinance to be placed on all plats. In those cases where the proposed subdivision is located within the boundaries of the Village and where a cash contribution is required to be paid to the Village, the following agreement and notice shall be placed on all final plats of subdivision.

**AGREEMENT AND NOTICE
RE: CASH CONTRIBUTIONS TO THE
VILLAGE OF RINGWOOD, ILLINOIS**

As a condition of approval of this Plat of Subdivision, the undersigned owner agrees with the Village of Ringwood, Illinois, and all parties who shall hereafter acquire from the subdivider any land described in this Plat shall be taken and held to agree with the Village of Ringwood, Illinois, to comply with the terms and provisions contained in ordinances of the Village of Ringwood, relating to the payment of fees for park, recreational, school and fire protection purposes.

Notice is hereby given to all persons, including corporations, who acquire any land from the subdivider hereof, that no application for a building permit for a residential dwelling unit will be issued by the Village of Ringwood, Illinois, unless the aforesaid cash contribution has been previously paid to the Village of Ringwood, Illinois, in connection with the land to which the application for building permit relates.

In witness whereof, the undersigned owner has hereunto signed and sealed this instrument this _____ day of _____,
_____.

OWNER

5. Where territory is unconditionally annexed to the Village, or is annexed thereto pursuant to an annexation agreement which does not expressly restrict the purposes for which such cash contributions may be spent, the cash contributions generated by that annexed territory may be expended for land acquisition, for the cost of constructing buildings, building additions, building site improvements and appurtenances, and/or for any capital or operating expense purpose. In all other cases, such cash contributions may be used only for such purposes as are authorized by statute or law.

Seventy (70) percent of the cash contributions for school purposes shall be remitted to the grade school district affected by said subdivision development and thirty (30) percent shall be remitted to the affected high school district. The Village shall remit the cash contributions to the impacted school districts and fire protection districts on a periodic basis not less frequently than annually.

**AGREEMENT AND NOTICE
RE: CASH CONTRIBUTIONS TO THE
VILLAGE OF RINGWOOD, ILLINOIS**

As a condition of approval of this Plat of Subdivision, the undersigned owner agrees with the Village of Ringwood, Illinois, and all parties who shall hereafter acquire from the subdivider any land described in this Plat shall be taken and held to agree with the Village of Ringwood, Illinois, to comply with the terms and provisions contained in ordinances of the Village of Ringwood, relating to the payment of fees for park, recreational, school and fire protection purposes.

Notice is hereby given to all persons, including corporations, who acquire any land from the subdivider hereof, that no application for a building permit for a residential dwelling unit will be issued by the Village of Ringwood, Illinois, unless the aforesaid cash contribution has been previously paid to the Village of Ringwood, Illinois, in connection with the land to which the application for building permit relates.

In witness whereof, the undersigned owner has hereunto signed and sealed this instrument this _____ day of _____,
_____.

OWNER

5. Where territory is unconditionally annexed to the Village, or is annexed thereto pursuant to an annexation agreement which does not expressly restrict the purposes for which such cash contributions may be spent, the cash contributions generated by that annexed territory may be expended for land acquisition, for the cost of constructing buildings, building additions, building site improvements and appurtenances, and/or for any capital or operating expense purpose. In all other cases, such cash contributions may be used only for such purposes as are authorized by statute or law.

Seventy (70) percent of the cash contributions for school purposes shall be remitted to the grade school district affected by said subdivision development and thirty (30) percent shall be remitted to the affected high school district. The Village shall remit the cash contributions to the impacted school districts and fire protection districts on a periodic basis not less frequently than annually.

ARTICLE TEN

INSTALLATION OF SUBDIVISION IMPROVEMENTS - CONSTRUCTION GUARANTEES - REDUCTION OF CONSTRUCTION GUARANTEES

1000. INSTALLATION OF SUBDIVISION IMPROVEMENTS PRIOR TO FINAL PLAT APPROVAL. A subdivider shall have the option to construct required subdivision improvements prior to the approval of the Final Plat, after both the Tentative Plat and plans and specifications have been approved by the President and Board of Trustees. In such case the subdivider shall, within two years after the date of such approval (unless good cause can be shown to the President and Board of Trustees for granting an extension of time), construct and install said required improvements in accordance with the approved Tentative Plat and plans and specifications. When the subdivider has completed all of the required improvements and has complied with all of the conditions and requirements of this ordinance relating to the acceptance of the required subdivision improvements by the Village, the Final Plat will be approved by the President and Board of Trustees.
1001. INSTALLATION OF SUBDIVISION IMPROVEMENTS AFTER FINAL PLAT APPROVAL. A Final Plat of subdivision may be approved by the President and Board of Trustees prior to the construction and installation of required subdivision improvements provided, however, that said Final Plat shall not be recorded in the Office of the Recorder of Deeds until the subdivider has posted with the Village Clerk a construction guarantee in the amount of one hundred twenty-five (125) percent of the estimated cost of the required improvements as itemized in writing by the subdivider's engineer and as approved by the Village Engineer. Said itemized estimated cost of improvements shall be accompanied by photocopies of all contracts relating to the required improvements that have been entered into by the subdivider. However, where any such contracts are entered into after a Final Plat has been approved by the President and Board of Trustees, photocopies of such subsequent contracts shall be immediately provided by the subdivider to the Village Engineer, whereupon the dollar amount of the construction guarantee previously accepted by the Village may be reviewed and changed by the President and Board of Trustees where the actual costs of construction as shown by said contracts exceed the costs previously itemized to the Village by the subdivider's engineer. Any increase in the dollar amount of the construction guarantee ordered by the President and Board of Trustees shall be posted by the subdivider with the Village Clerk immediately.
1002. CONSTRUCTION GUARANTEE. The construction guarantee required in Section 1001 shall assure the Village of the satisfactory installation of the required subdivision improvements within two years after the date that the Final Plat is approved in accordance with the approved plans and specifications and

according to good engineering and construction practices. Such construction guarantee shall be for an initial term of two years and shall be secured either by cash, an irrevocable letter of credit issued by a federally insured bank or savings and loan association (use 1004.1, Form 1), a certificate of deposit with, or an escrow account at, a federally insured bank or savings and loan association or a surety bond by a good and sufficient surety company, with the form of any tendered construction guarantee being subject to the approval of the President and Board of Trustees.

Where the required improvements have not been installed either within the time required or in accordance with the approved plans and specifications, the Village may draw the guarantee amount for use in matters relating to insuring the satisfactory construction of said improvements, including attorney's fees, engineering and consulting fees and court costs, if any, incurred in connection with the enforcement of the provisions of this ordinance.

1003. REDUCTION OR RELEASE OF CONSTRUCTION GUARANTEE. The amount of a construction guarantee may be reduced only once and then only after all stormwater mains, facilities and appurtenances, water detention / retention systems, curbs and gutters, streets (except for the final lift of asphalt), street signs and street lights have been installed by the subdivider and accepted by the President and Board of Trustees.

The total amount of a construction guarantee may be released only after all of the required subdivision improvements have been installed by the subdivider and accepted by the President and Board of Trustees.

No construction guarantee shall be reduced or released until the divider has complied with each of the following requirements, except that "As-Built" plans shall not be provided at the time of any reduction but, instead, will be provided at the time application is made for release of the construction guarantee:

- (a) A written application for a reduction in the amount of a construction guarantee or for the release of the total amount thereof shall be made by the subdivider to the President and Board of Trustees. In the case of an application for reduction, the amount of construction guarantee funds remaining after such reduction shall in all cases equal one hundred twenty-five (125) percent of the estimated cost to construct the uncompleted work, as determined by the President and Board of Trustees after consultation with the Village Engineer.
- (b) The aforesaid written application shall be supported by the project engineer's certificate that he has regularly inspected the improvements made during the progress of the construction and that the improvements have been constructed and installed in conformance with the approved

according to good engineering and construction practices. Such construction guarantee shall be for an initial term of two years and shall be secured either by cash, an irrevocable letter of credit issued by a federally insured bank or savings and loan association (use 1004.1, Form 1), a certificate of deposit with, or an escrow account at, a federally insured bank or savings and loan association or a surety bond by a good and sufficient surety company, with the form of any tendered construction guarantee being subject to the approval of the President and Board of Trustees.

Where the required improvements have not been installed either within the time required or in accordance with the approved plans and specifications, the Village may draw the guarantee amount for use in matters relating to insuring the satisfactory construction of said improvements, including attorney's fees, engineering and consulting fees and court costs, if any, incurred in connection with the enforcement of the provisions of this ordinance.

1003. REDUCTION OR RELEASE OF CONSTRUCTION GUARANTEE. The amount of a construction guarantee may be reduced only once and then only after all stormwater mains, facilities and appurtenances, water detention / retention systems, curbs and gutters, streets (except for the final lift of asphalt), street signs and street lights have been installed by the subdivider and accepted by the President and Board of Trustees.

The total amount of a construction guarantee may be released only after all of the required subdivision improvements have been installed by the subdivider and accepted by the President and Board of Trustees.

No construction guarantee shall be reduced or released until the divider has complied with each of the following requirements, except that "As-Built" plans shall not be provided at the time of any reduction but, instead, will be provided at the time application is made for release of the construction guarantee:

- (a) A written application for a reduction in the amount of a construction guarantee or for the release of the total amount thereof shall be made by the subdivider to the President and Board of Trustees. In the case of an application for reduction, the amount of construction guarantee funds remaining after such reduction shall in all cases equal one hundred twenty-five (125) percent of the estimated cost to construct the uncompleted work, as determined by the President and Board of Trustees after consultation with the Village Engineer.
- (b) The aforesaid written application shall be supported by the project engineer's certificate that he has regularly inspected the improvements made during the progress of the construction and that the improvements have been constructed and Installed in conformance with the approved

plans and specifications and in accordance with good engineering and construction practice.

- (c) The subdivider shall provide the Village with the "As-Built" plans.
- (d) The Subdivider shall provide the Village with a "Guarantee Bond" in the amount of 20% of the estimated cost of improvements, for a period of one year after the Subdivider's construction guarantee has been released in full by the President and Board of Trustees, guaranteeing the material and workmanship of the subdivision improvements against defects. The form of the Guarantee Bond shall be subject to the approval of the President and Board of Trustees. Where an irrevocable letter of credit is used as Guarantee Bond, Form 2, Appendix A, shall be used.
- (e) The acceptance of any streets or other land improvements by the Board of Trustees in connection with any reduction in the amount of the Construction Guarantee shall be construed as a tentative acceptance thereof only, and not as a waiver of any of the provisions in this ordinance. Final acceptance of the street and other land improvements can occur only when the Guarantee Bond is released by formal resolution of the President and Board of Trustees. However the normal operation cost of street lights, snow plowing, street sweeping, etc., shall be assumed by the Village when put in operation after being tentatively accepted subject to the Guarantee Bond.

1004. FORMS
1004.1 FORM 1

(Issue Date)

Village of Ringwood
P.O. Box 217
Ringwood, Illinois 60072

CONSTRUCTION GUARANTEE
IRREVOCABLE LETTER OF CREDIT NO. _____

Beneficiary: Village of Ringwood, Illinois
an Illinois Municipal Corporation

Applicant: _____
(Subdivider)

Amount. _____
Expiration. _____

Ladies and Gentlemen:

We hereby establish our Irrevocable Letter of Credit No. _____ in your favor for the account of (insert subdivider's name) for a sum or sums not to exceed (insert amount) _____ DOLLARS (U.S. \$ _____) available by your drafts at sight in form attached hereto as Exhibit A, accompanied by the following documents:

Certificate in the form attached hereto as Exhibit B, executed by an agent or official of the Village of Ringwood.

Forty-five (45) days prior to the expiration of the Irrevocable Letter of Credit, we will notify the Village of Ringwood, P. O. Box 217, Ringwood, Illinois 60072, ATTENTION, Village Clerk, by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five (45) days' notice.

The work or improvements covered by this Irrevocable Letter of Credit are these: The public improvements for (insert subdivision name), Ringwood, Illinois, with said public improvements being as set forth in the Plans and Specifications therefore prepared by (insert engineer's name) dated (insert date), and revised as of (insert revision date), and as further revised (insert further revision date). This Irrevocable Letter of Credit is established to insure the completion of the construction of said public improvements.

The amount of this Irrevocable Letter of Credit may be reduced upon receipt by the Bank of a written statement executed by an authorized representative of the Village of Ringwood. The amount of the reduction shall be specified in said statement. Upon receipt by the Bank of such statement, the Bank shall issue an amendment reducing the amount of this Irrevocable Letter of Credit by the amount set forth in said statement.

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified, or affected by any extension of time with respect to, or alteration in the work or improvements covered by this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby agree with the drawers, endorsers and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit that such drafts will be duly honored upon presentation to us. If within five (5) days of the date any draft is presented we fail to honor same, we agree to pay all attorneys' fees.

Ladies and Gentlemen:

We hereby establish our Irrevocable Letter of Credit No. _____ in your favor for the account of (insert subdivider's name) for a sum or sums not to exceed (insert amount) _____ DOLLARS (U.S. \$ _____) available by your drafts at sight in form attached hereto as Exhibit A, accompanied by the following documents:

Certificate in the form attached hereto as Exhibit B, executed by an agent or official of the Village of Ringwood.

Forty-five (45) days prior to the expiration of the Irrevocable Letter of Credit, we will notify the Village of Ringwood, P. O. Box 217, Ringwood, Illinois 60072, ATTENTION, Village Clerk, by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five (45) days' notice.

The work or improvements covered by this Irrevocable Letter of Credit are these: The public improvements for (insert subdivision name), Ringwood, Illinois, with said public improvements being as set forth in the Plans and Specifications therefore prepared by (insert engineer's name) dated (insert date), and revised as of (insert revision date), and as further revised (insert further revision date). This Irrevocable Letter of Credit is established to insure the completion of the construction of said public improvements.

The amount of this Irrevocable Letter of Credit may be reduced upon receipt by the Bank of a written statement executed by an authorized representative of the Village of Ringwood. The amount of the reduction shall be specified in said statement. Upon receipt by the Bank of such statement, the Bank shall issue an amendment reducing the amount of this Irrevocable Letter of Credit by the amount set forth in said statement.

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified, or affected by any extension of time with respect to, or alteration in the work or improvements covered by this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby agree with the drawers, endorsers and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit that such drafts will be duly honored upon presentation to us. If within five (5) days of the date any draft is presented we fail to honor same, we agree to pay all attorneys' fees,

court costs and other expenses incurred by the Village of Ringwood in enforcing the terms of this Letter of Credit.

(Insert Name of Bank)

By: _____

(Title)

Exhibit A to (insert Bank's name)

Irrevocable Letter of Credit No. _____ (insert Letter of Credit No.)

SIGHT DRAFT

\$ _____

Date: _____

TO: (insert name and address of Bank)

At sight, pay to the order of the Village of Ringwood the sum of _____ Dollars (\$ _____)

VILLAGE OF RINGWOOD

By: _____

(Title)

Draft No. _____ drawn under (insert Bank's name)

Irrevocable Letter of Credit No. _____

dated _____

Form of Sight Draft Approved on _____

By: (Name of Bank)

(Title)

Exhibit B to (insert Bank's name)

Irrevocable Utter of Credit No. _____ (insert Letter of Credit No.)

CERTIFICATE

The Village of Ringwood, an Illinois municipal corporation, hereby certifies as follows:

1. This statement is executed by _____, whose position or title is _____ and who is duly authorized to execute this statement on behalf of the Village of Ringwood.
2. This statement is made and delivered to obtain payment against (*insert Bank's name*) Irrevocable Letter of Credit No. _____ dated _____.
3. The work or improvements covered by the aforesaid Irrevocable Letter of Credit are:

as shown on the following plans or specifications submitted to the Village of Ringwood.

4. That all or any portion of the said work or improvements has not been completed or does not conform to the plans and specifications approved by the Village of Ringwood or to the applicable ordinances and regulations of the Village of Ringwood.

DATED: _____

VILLAGE OF RINGWOOD, ILLINOIS

By: _____

(Title)

Form of Certificate approved on

(date)

Irrevocable Utter of Credit No. _____ (insert Letter of Credit No.)

CERTIFICATE

The Village of Ringwood, an Illinois municipal corporation, hereby certifies as follows:

1. This statement is executed by _____, whose position or title is _____ and who is duly authorized to execute this statement on behalf of the Village of Ringwood.
2. This statement is made and delivered to obtain payment against (*insert Bank's name*) Irrevocable Letter of Credit No. _____ dated _____.
3. The work or improvements covered by the aforesaid Irrevocable Letter of Credit are:

as shown on the following plans or specifications submitted to the Village of Ringwood.

4. That all or any portion of the said work or improvements has not been completed or does not conform to the plans and specifications approved by the Village of Ringwood or to the applicable ordinances and regulations of the Village of Ringwood.

DATED: _____

VILLAGE OF RINGWOOD, ILLINOIS

By: _____

(Title)

Form of Certificate approved on _____
(date)

(Name of Bank)

By: _____

(Title)

1004.2 FORM 2

(Issue Date)

Village of Ringwood
P. O. Box 217
Ringwood, IL 60072

**GUARANTEE OF MATERIAL AND WORKMANSHIP
IRREVOCABLE LETTER OF CREDIT NO.**

Beneficiary: Village of Ringwood, Illinois, an Illinois Municipal Corporation

Applicant: _____
(Subdivider)

Amount: _____

Expiration: 365 days from the date that all subdivision work and improvements hereinafter described are unconditionally accepted by action of the President and Board of Trustees of the Village of Ringwood, Illinois.

Ladies and Gentlemen:

We hereby establish our Irrevocable letter of Credit No. _____ in your favor for the account of (insert subdivider's name) for a sum or sums not to exceed (insert amount) DOLLARS (U.S. \$ _____) available by your drafts at sight in form attached hereto as Exhibit A, accompanied by the following documents:

Certificate in the form attached hereto as Exhibit B, executed by an agent or official of the Village of Ringwood.

Forty-five (45) days prior to the expiration of the Irrevocable Letter of Credit, we will notify the Village of Ringwood, P. O. Box 217, Ringwood, Illinois

60072, ATTENTION: Village Clerk, by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five days notice.

The work or improvements covered by this Irrevocable Letter of Credit are the public improvements for (insert Subdivision name), Ringwood, Illinois, consisting specifically of the (describe specific improvements). This Irrevocable Letter of Credit is established to insure against defective materials and workmanship in the construction of the above described improvements.

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified or affected by any extension of time with respect to, or alteration in the work or improvements covered by, this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby engage with the drawers, endorsers and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit that such drafts will be duly honored under presentation to us. If, within five (5) days of the date any draft drawn in conformity with this Irrevocable Letter of Credit is presented, we fail to honor same, we agree to pay all attorney's fees, court cost and other expenses incurred by the Village of Ringwood in enforcing the terms of this Letter of Credit.

(Insert Name of Bank)

By: _____

(Title)

Exhibit A to (insert Bank's name)
Irrevocable Letter of Credit No. (insert Letter of Credit No.)

SIGHT DRAFT

\$ _____

Date: _____

TO: (insert name and address of Bank)

60072, ATTENTION: Village Clerk, by Certified Mail, Return Receipt Requested, of the impending expiration date. In no event shall this Irrevocable Letter of Credit or the commitment evidenced by it expire without such forty-five days notice.

The work or improvements covered by this Irrevocable Letter of Credit are the public improvements for (insert Subdivision name), Ringwood, Illinois, consisting specifically of the (describe specific improvements). This Irrevocable Letter of Credit is established to insure against defective materials and workmanship in the construction of the above described improvements.

We expressly agree that our obligations under this Irrevocable Letter of Credit will not be impaired, modified or affected by any extension of time with respect to, or alteration in the work or improvements covered by, this Irrevocable Letter of Credit, as described above. We hereby waive notice of any and all such extensions of time and alterations.

We hereby engage with the drawers, endorsers and bona fide holders of all drafts drawn and documents presented under and in compliance with the terms of this Irrevocable Letter of Credit that such drafts will be duly honored under presentation to us. If, within five (5) days of the date any draft drawn in conformity with this Irrevocable Letter of Credit is presented, we fail to honor same, we agree to pay all attorney's fees, court cost and other expenses incurred by the Village of Ringwood in enforcing the terms of this Letter of Credit.

(Insert Name of Bank)

By: _____

(Title)

Exhibit A to (insert Bank's name)
Irrevocable Letter of Credit No. (insert Letter of Credit No.)

SIGHT DRAFT

\$ _____

Date: _____

TO: (insert name and address of Bank)

At sight, pay to the order of the Village of Ringwood the sum of _____ Dollars (\$ _____).

VILLAGE OF RINGWOOD

By: _____

(Title)

Draft No. _____ drawn under (insert Bank's name)
Irrevocable Letter of Credit No. _____
dated _____

Form of Sight Draft Approved on _____, _____.

(Name of Bank)

(Title)

Exhibit B to (insert Bank's name)
Irrevocable Letter of Credit No. _____ (insert Letter of Credit No.)

CERTIFICATE
DEFECTIVE MATERIAL OR WORKMANSHIP

The Village of Ringwood, an Illinois municipal corporation, hereby certifies as follows:

1. This statement is executed by _____ whose position or title is _____ and who is duly authorized to execute this statement on behalf of the Village of Ringwood.

2. This statement is made and delivered to obtain payment against (insert Bank's name) Irrevocable Letter of Credit No. _____, dated _____, _____.

3. The work or improvements covered by the aforesaid Irrevocable Letter of Credit are:

as shown on the following plans or specifications submitted to the Village of Ringwood.

4. That all or any portion off the materials or workmanship in connection with the said work or improvements is defective.

DATED:

VILLAGE OF RINGWOOD, ILLINOIS

By: _____

(Title)

Form of Certificate approved on

(date)

(Name of Bank)

By: _____

(Title)

as shown on the following plans or specifications submitted to the Village of Ringwood.

4. That all or any portion off the materials or workmanship in connection with the said work or improvements is defective.

DATED:

VILLAGE OF RINGWOOD, ILLINOIS

By: _____

(Title)

Form of Certificate approved on

(date)

(Name of Bank)

By: _____

(Title)

APPENDIX A
SKETCH PLAN SPECIFICATIONS

A-1 GENERAL DESCRIPTION

A Sketch Plan is a plan showing the basic resource features of the site as well as the proposed lot divisions, roadway layout and general drainage features. The Sketch Plan may be hand drawn. For easy interpretation, a scale of 1" = 100' is recommended.

A-2 ITEMS TO BE SHOWN ON PLAN

The following information shall be shown on the Sketch Plan itself:

- A. The title "SKETCH PLAN" with the name of the proposed subdivision underneath. The name of the subdivision shall not be a duplicate of any other in the County except in the case of additions. The name and address of the owner and of the developer shall also be shown.
- B. A separate location map on the same sheet at an appropriate scale.
- C. The present zoning of the subject property and of the adjacent properties.
- D. Existing property lines and roads, and proposed lot lines and roads.
- E. Existing man-made features such as buildings, structures, septic systems and wells.
- F. General natural features such as:
 - 1. Lakes, streams, drainage-ways and areas subject to flooding
 - 2. Areas of woods
 - 3. Areas of steep slopes that may restrict or limit the installation of on-site septic systems or may exceed the maximum allowable grades for roadways.
- G. Adjacent areas - general features necessary to show how the proposed development fits into the surrounding area.

A-3 SUPPLEMENTARY INFORMATION

The following information shall be submitted on separate 8-1/2 x 11 sheet:

- A. Name of subdivision
- B. Location (Section, Township, Range)

- C. Gross acreage of the subdivision area and the proposed number of lots
- D. Name, address, and telephone and FAX numbers of the owner, the engineer and any other contact persons.

A-4 SEPTIC SYSTEMS - SPECIAL REQUIREMENT

When septic systems will be utilized in the subdivision, the Sketch Plan shall take soil types into consideration, based on the best information available at the Sketch Plan stage, and include at least one-half (1/2) acre of non-critical (suitable) soils on each proposed lot. (See APPENDIX H, Sections H-1 and H-2).

- C. Gross acreage of the subdivision area and the proposed number of lots
- D. Name, address, and telephone and FAX numbers of the owner, the engineer and any other contact persons.

A-4 SEPTIC SYSTEMS - SPECIAL REQUIREMENT

When septic systems will be utilized in the subdivision, the Sketch Plan shall take soil types into consideration, based on the best information available at the Sketch Plan stage, and include at least one-half (1/2) acre of non-critical (suitable) soils on each proposed lot. (See APPENDIX H, Sections H-1 and H-2).

APPENDIX B

TENTATIVE PLAT SPECIFICATIONS

B-1 GENERAL DESCRIPTION

A Tentative Plat depicts the proposed lot lines, streets and other engineering improvements superimposed on a map of the existing topography. Where septic systems are to be used for subsurface waste disposal, a separate transparent soil map shall be furnished to the same scale, indicating soil series, wetness categories, slope letter, erosion factor and boring locations, used to determine suitability of various areas for the septic systems.

B-2 TENTATIVE PLAT GENERAL REQUIREMENTS

A Tentative Plat shall be prepared in accordance with the following general requirements. All required information shall be shown on the Tentative Plat itself and not on separate sheets.

- A. The plat shall be labeled as a TENTATIVE PLAT, and the name of the subdivision with the township name underneath shall be indicated. The name of the subdivision shall not be a duplicate of any other in the County except in the case of additions. The name, address, and telephone and FAX numbers of the owner and of the developer shall also be shown.
- B. The Tentative Plat shall be prepared at a recordable size and scale, and all lettering shall be legible and clear. A graphic scale shall be not less than 100 feet to 1 inch. It is usually more convenient for review purposes to have a two sheet Tentative Plat. The scale used shall be indicated on the Plat.
- C. A legal description of the property being subdivided shall be placed on the plat, and a north reference arrow shall be shown.
- D. All existing property lines, section and quarter-section lines and existing buildings shall be shown.
- E. The lines and dimensions of all adjoining properties, and the names, lines and dimensions of all existing roads, streets and alleys within a 300 foot radius shall be shown.
- F. The names of all subdivisions within a 300 foot radius shall be included, and property not subdivided shall be so marked.
- G. The zoning shall be indicated on the plat for the property being subdivided and all surrounding property within 300 feet.

- H. A topographic layout shall be superimposed on the plat. Contour intervals shall be based on the typical slopes found on the property, in accordance with the following:

<u>PLAT SCALE</u>	<u>SLOPE</u>			<u>IDENTIFY</u>
	<u>0-20%</u>	<u>21%-35%</u>	<u>OVER 36%</u>	
1" = 100 ft.	1 ft.	2 ft.	5 ft.	5 ft. & 10 ft.
1" = 50 ft.	1 ft.	1 ft.	2 ft.	5 ft. & 10 ft.

If a different scale is used, a contour interval should be selected which will result in a similar spacing of contour lines and provide a clear understanding of the topography.

Topography shall be extended along all existing streets and roads within 300 feet.

The topographic layout shall be referenced to a United States Geological Survey datum (USGS mean sea level MSL) and the reference bench mark shall be cited on the plat.

- I. A list of all political and service districts such as fire protection, grade and high school, post office, park, library, etc., districts shall be indicated on the plat.
- J. All special use areas which will be dedicated, such as parks, stormwater retention / detention ponds, wetlands, drainage easements, preserves, and school sites shall be indicated on the plat.
- K. All watercourses with their high and low water boundaries, all Flood Hazard areas, and all man-made drainage systems, such as tiles, ditches and culverts, shall be shown on the plat. Tile and culvert sizes and material shall also be identified.
- L. All technical data accompanying the Tentative Plat shall be signed and dated by the Registered Professional Engineer or Land Surveyor whose supplies it, and shall bear the engineer's or surveyor's official seal.
- M. The Tentative Plat shall show all drainage easements, septic system restrictions, and restricted areas.

B-3 TENTATIVE PLAT ROAD REQUIREMENTS

The following road requirements shall be considered in the preparation of the Tentative Plat.

- H. A topographic layout shall be superimposed on the plat. Contour intervals shall be based on the typical slopes found on the property, in accordance with the following:

<u>PLAT SCALE</u>	<u>SLOPE</u>			<u>IDENTIFY</u>
	<u>0-20%</u>	<u>21%-35%</u>	<u>OVER 36%</u>	
1" = 100 ft.	1 ft.	2 ft.	5 ft.	5 ft. & 10 ft.
1" = 50 ft.	1 ft.	1 ft.	2 ft.	5 ft. & 10 ft.

If a different scale is used, a contour interval should be selected which will result in a similar spacing of contour lines and provide a clear understanding of the topography.

Topography shall be extended along all existing streets and roads within 300 feet.

The topographic layout shall be referenced to a United States Geological Survey datum (USGS mean sea level MSL) and the reference bench mark shall be cited on the plat.

- I. A list of all political and service districts such as fire protection, grade and high school, post office, park, library, etc., districts shall be indicated on the plat.
- J. All special use areas which will be dedicated, such as parks, stormwater retention / detention ponds, wetlands, drainage easements, preserves, and school sites shall be indicated on the plat.
- K. All watercourses with their high and low water boundaries, all Flood Hazard areas, and all man-made drainage systems, such as tiles, ditches and culverts, shall be shown on the plat. Tile and culvert sizes and material shall also be identified.
- L. All technical data accompanying the Tentative Plat shall be signed and dated by the Registered Professional Engineer or Land Surveyor whose supplies it, and shall bear the engineer's or surveyor's official seal.
- M. The Tentative Plat shall show all drainage easements, septic system restrictions, and restricted areas.

B-3 TENTATIVE PLAT ROAD REQUIREMENTS

The following road requirements shall be considered in the preparation of the Tentative Plat.

- A. Block length shall be determined based on the criteria contained in Section 503.1.
- B. All rights-of-way shall be at least sixty (60) feet wide. However, a wider right-of-way may be required by the Plan Commission or the Village Engineer if deemed necessary. (Section 504.1).
- C. Where unusual conditions warrant, cul-de-sacs meeting the requirements of Section 608 may be used. However, the use of cul-de-sacs should be minimized (see Section 503.2, 608).
- D. Provisions shall be made for direct connection with the principal existing streets in adjoining subdivisions. Provisions shall be made for connection to future subdivisions where the adjoining land has not been subdivided (Section 503.3).
- E. Where alleys are provided, they shall not be less than twenty (20) feet wide and conform to road requirements for construction. No alley at the edge of a subdivision shall be less than twenty (20) feet wide.
- F. Return radii at all intersections shall be a minimum of fifty (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 twenty (20) feet (Section 504.2).
- G. All streets shall be named, and in the case of branching streets, the line of departure from one street to another shall be shown. Each street shall have a unique name which is not a duplicate of any other in the same or an adjoining township. The use of parallel streets with the same name differentiated only by compass direction shall not be permitted. However, a loop type road shall need only one street name for the entire loop.
- H. All proposed roads indicated on the Tentative Plat shall be capable of meeting the "Schedule of Minimum Design Requirements for Subdivision Roads in the Village of Ringwood" (Section 608) at the Final Plat stage.
- I. A typical road cross section shall be included on the Tentative Plat.

B-4 TENTATIVE PLAT LOT REQUIREMENTS

The following lot requirements shall be reflected in the preparation of the Tentative Plat:

- A. Each lot shall front on a road, street or parkway, and be of such width and area as to conform with the Zoning and Building Ordinances and applicable Health Department Regulations.

- B. Whenever possible, the side lines of lots shall be approximately at right angles (radial) to the street.
- C. All lot line dimensions (in feet) and lot areas (in square feet) shall be shown and lots properly lettered or numbered. Consecutive lot numbering is considered preferable to a lot-and-block numbering scheme.
- D. Proposed setback lines and required easements shall be shown and dimensioned. Building lines shall be in conformance with the Zoning Ordinance (see Section 502.2 and 505).
- E. If a lot is affected by critical soils, flood hazard areas, or an intermittent stream, special restrictions may apply (see Section 502.4 and 502.5).
- F. Reduction of frontage on curves shall be limited to that authorized by the Zoning Ordinance unless a frontage variation has been obtained.

B-5 WRITTEN REPORTS AND STATEMENTS

The following written reports and statements shall be submitted along with the Tentative Plat:

- A. A proposal for a homeowners' association, and proposed covenants and restrictions (if any).
- B. A description of how non-road dedicated areas and stormwater control systems will be maintained (Section 505.3)
- C. A description of the type of water supply to service the subdivision.
- D. A report by a Registered Professional Engineer on flood hazard and frequency, and a proposal for handling drainage and stormwater detention and retention. The engineer's signature and seal must be affixed to the report and plat.

B-6 SEPTIC SYSTEMS - SPECIAL PROCEDURES

When septic systems are to be used, the soil conditions are very important. Additional procedures, contained in APPENDIX H, Section H-3, must be followed in the preparation of the Tentative Plat for a subdivision which will be served by septic systems.

B-7 TENTATIVE PLAT CHECKLIST

The following list includes all items required on a Tentative Plat, as well as those items which must be submitted along with the plat. To avoid the possibility of

- B. Whenever possible, the side lines of lots shall be approximately at right angles (radial) to the street.
- C. All lot line dimensions (in feet) and lot areas (in square feet) shall be shown and lots properly lettered or numbered. Consecutive lot numbering is considered preferable to a lot-and-block numbering scheme.
- D. Proposed setback lines and required easements shall be shown and dimensioned. Building lines shall be in conformance with the Zoning Ordinance (see Section 502.2 and 505).
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B-7 TENTATIVE PLAT CHECKLIST

The following list includes all items required on a Tentative Plat, as well as those items which must be submitted along with the plat. To avoid the possibility of

submitting an incomplete plat, it is recommended that this checklist be used for each Tentative Plat submitted.

A. GENERAL REQUIREMENTS

- | | |
|---|--------------|
| 1. Submit within one year of Sketch Plan approval date; | |
| 2. Submit twenty (20) copies to the Village and one (1) copy to Village Engineer; | 403.1-A |
| 3. Show all required information on two sheets; | B-2 |
| 4. Identify as Tentative Plat, showing name of subdivision and township; | B-2-A |
| 5. Show name and address of owner; | B-2-A |
| 6. Make sure all lettering is legible; | B-2-B |
| 7. Indicate scale; | B-2-B |
| 8. Show legal description and a north arrow; | B-2-C |
| 9. Show section and quarter-section lines and property lines; | B-2-D |
| 10. All existing improvements such as buildings, septic fields, active wells and abandoned wells, shall be indicated on the plat; | B-2-D, B-2-K |
| 11. Show lines and dimensions of adjoining properties within 300'; | B-2-E |
| 12. Show names, lines and dimensions of existing roads within 300'; | B-2-E |
| 13. Show names of all subdivisions within 300'; | B-2-F |
| 14. Indicate zoning classification of all property within 300'; | B-2-G |
| 15. Superimpose topography, using appropriate contour interval; | B-2-H |
| 16. List all districts on plat; | B-2-I |
| 17. Show all special use areas to be dedicated; | B-2-J |
| 18. Show all watercourse, flood hazard areas and man-made drainage systems; | B-2-K |
| 19. Provide certificate to indicate approval by Plan Commission of Village | |
| 20. Provide certificate to indicate approval by Village Engineer; | 801.1 |
| 21. Sign, date and apply seal to technical data; | B-2-L |
| 22. Show soil mapping unit boundaries and other soil information, as determined by Soil Classifier, and superimpose topography. | B-1 |
| 23. Indicate areas not suitable for septic systems | H-3-C |
| 24. Provide septic restriction lines around all drainage and detention / retention easements and drywells; | H-3-E |
| 25. Place certificate of the Soil Classifier on plat, and soil map sheet | H-3-G, 801.2 |

B. ROAD REQUIREMENTS

- | | |
|--|--------------|
| 1. Provide blocks of appropriate length; | B-3-A, 503.1 |
| 2. All R.O.W.'s at least 60' wide; | B-3-B, 504.1 |

- | | | |
|----|---|-----------------------------|
| 3. | Cul-de-sac minimum diameter 140' (use of cul-de-sacs should be minimized); | B-3-C, 503.2,
503.4, 608 |
| 4. | Make provisions for road connections to existing or future adjacent subdivision; | B-3-D, 503.3 |
| 5. | Minimum alley width 20'; | B-3-E |
| 6. | Return radii at intersection minimum of 50 feet (on corner lots, approximately 20 feet between pavement and R.O.W. line); | B-3-F, 504.2 |
| 7. | Name all streets (no duplicate names allowed); | B-3-G |
| 8. | Verify that all proposed roads can be built to standards of Section 608; | B-3 |
| 9. | Show typical road cross-section. | B-3-I |

C. LOT REQUIREMENTS

- | | | |
|----|--|---------------------------|
| 1. | All lots must have frontage on a public road, conform to Zoning and Building Ordinances, and meet Health Department regulations; | B-4-A,
502.1,
502.1 |
| 2. | Side lot lines approximately at right angles (radial) to streets; | B-4-B |
| 3. | Number all lots and show all lot lines, lot dimensions, and lot areas; | B-4-C |
| 4. | Show proposed setback lines and required easements; | B-4-D |
| 5. | Check for special restrictions for lots affected by critical soils, flood hazard, or intermittent streams; | B-4-E
502.4, 502.5 |
| 6. | Frontage reduction on curved roads limited to that authorized by Zoning Ordinance unless variation is obtained. | B-4-F |

D. WRITTEN REPORT REQUIREMENTS

- | | | |
|----|---|---------|
| 1. | Proposed covenants and restrictions, and homeowners' association; | B-5-A |
| 2. | Proposal for maintenance of non-road dedicated areas; | B-5-B |
| 3. | Type of water supply to be used; | B-5-C |
| 4. | Report by engineer on flood hazard, and proposed stormwater control system; | B-5-D |
| 5. | Reference should be made to the Soils Standards Manual in cases of sandy/gravelly soils, with evaluation of the potential for groundwater protection; | 403.1-B |
| 6. | Indicate location of and distance to closest sanitary sewer; | |
| 7. | Subject property shall be in the McHenry Township or Wonder Lake Fire Protection District or legal steps shall be initiated to cause the property to be included within the jurisdictional territory of the McHenry Township or Wonder Lake Fire Protection District. | 804 |
| 8. | Submit a report by the subdivider or his engineer indicating they have consulted with the Illinois Department of Natural Resources with regard to | |

- | | | |
|----|---|-----------------------------|
| 3. | Cul-de-sac minimum diameter 140' (use of cul-de-sacs should be minimized); | B-3-C, 503.2,
503.4, 608 |
| 4. | Make provisions for road connections to existing or future adjacent subdivision; | B-3-D, 503.3 |
| 5. | Minimum alley width 20'; | B-3-E |
| 6. | Return radii at intersection minimum of 50 feet (on corner lots, approximately 20 feet between pavement and R.O.W. line); | B-3-F, 504.2 |
| 7. | Name all streets (no duplicate names allowed); | B-3-G |
| 8. | Verify that all proposed roads can be built to standards of Section 608; | B-3 |
| 9. | Show typical road cross-section. | B-3-I |

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| 7. | Subject property shall be in the McHenry Township or Wonder Lake Fire Protection District or legal steps shall be initiated to cause the property to be included within the jurisdictional territory of the McHenry Township or Wonder Lake Fire Protection District. | 804 |
| 8. | Submit a report by the subdivider or his engineer indicating they have consulted with the Illinois Department of Natural Resources with regard to | |

threatened/endangered species and/or INAI (Illinois Natural Areas Inventory) within the vicinity of the development.

9. Prepare a report on any alterations to topography relating to septic system suitability, and indicate area and nature on plat; H-3-C
10. Submit a report that one-half (1/2) acre of land suitable for septic systems exists or will exist on each proposed lot. H-3-F

E. ADDITIONAL REQUIREMENTS BEFORE SUBMISSION TO BOARD OF TRUSTEES

0

1. Pay Retained Personnel fees; 803,
403.6 -A
2. Obtain signature of Village Engineer. 801.1

APPENDIX C

FINAL PLAT SPECIFICATIONS

C-1 GENERAL DESCRIPTION

A Final Plat is the document which is ultimately filed for the record in the Recorder's Office. It shows all lots, easements, streets, and other dedicated areas. The Final Plat also indicates items such as building setback lines, restrictions for septic systems, and any ingress and egress restrictions.

During construction of a subdivision, the information on the Final Plat will be supplemented by the engineering plans. After construction has been completed, however, the only document which will be retained indefinitely is the Final Plat. Therefore, a Final Plat must indicate any information which may be needed in the future concerning a particular subdivision.

Where unusual terrain or the existence of a lake, river or railroad makes strict conformance with the requirements of this Appendix impractical, the Plan Commission may recommend minor deviations from said requirements.

C-2 GENERAL FINAL PLAT REQUIREMENTS

A Final Plat shall be prepared in accordance with the following general requirements.

- A. The Final Plat shall be drawn substantially in accordance with the Tentative Plat approved by the Board of Trustees.
- B. The Final Plat shall be drawn in ink on linen tracing cloth or suitable mylar drafting film. A photo reproduction on mylar is acceptable. "Stick-ons" shall only be allowed for utility easement certification, acceptable to the County Recorder of Deeds. The reproduction shall be either photographic or "Xerox"; "sepias" are not acceptable.
- C. The plat shall be labeled as a Final Plat, and show the name of the subdivision with the village and township name underneath.
- D. The zoning classification of the property being subdivided shall be indicated on the plat.
- E. The Plat shall be drawn to a scale of 100 feet to 1 inch. However, a larger scale may be used if desired for a proper exhibit of the subdivision. The maximum sheet size shall be 24" x 36", but more than one sheet may be used if necessary. All hand lettering shall be legible and at least 1/10" high. All typed or printed

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lettering shall be at least the same size as "pica 12."

- F. The plat shall include a correct survey of the property being subdivided, including a legal description.
- G. A north arrow, the scale and all section and quarter-section lines shall be indicated on the plat.
- H. The lines and dimensions of all adjoining properties, and the names, lines and dimensions of all adjoining roads, streets and alleys shall be shown.
- I. All dimensions, linear, curvilinear and angular, necessary to properly re-survey, shall be shown, with linear dimensions in feet and decimals of a foot. (See Section 501.2).
- J. SUBDIVISION MONUMENT REQUIREMENTS - Each new subdivision shall be provided with monuments located and described on the Final Plat in the manner required by the Plat Act (Illinois Compiled Statutes 205/1 et seq.).
 - 1. PERMANENT MONUMENTS - Reference must be made upon the plat to known and permanent monuments from which feature surveys may be made.
 - 2. EXTERNAL BOUNDARY MONUMENTS - The surveyor must, at the time of making his survey, set in such manner that they will not be moved by frost, good and sufficient monuments marking the external boundaries of the tract to be divided or subdivided and must designate upon the plat the points where they may be found. These monuments must be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line, and at all angle points along a meander line, the points to be not less than 20 feet back from the normal water elevation of a lake or from the bank of a stream; except that when such corners or points fall within a street, or proposed future street, the monuments must be placed in the right-of-way line of the street. Two of the monuments must be of stone or reinforced concrete and must be set at opposite extremities of the property being platted.
 - 3. INTERNAL BOUNDARY MONUMENTS - All internal boundaries, corners and points must be monumented in the field by like monuments as defined above. These monuments must be placed at all block corners, at each end of all curves, at the points where a curve changes its radius, and at all angle points in any line. All lots must be monumented in the field with two (2) or more monuments.
 - 4. SUGGESTED MATERIALS - Apart from the requirements for two (2)

concrete or stone monuments, the Plat Act does not give specifications for monuments. The following standards are suggested by the Village.

- A. Concrete or stone monuments: two (2) feet long six (6) inches square at the bottom and four (4) inches square at the top. Stone is considered superior to concrete because of the tendency of concrete toward spalling and early deterioration.
 - B. Pipe: two (2) feet long and two (2) inches in diameter.
 - C. Iron Stakes: at least one-half (1/2) inch in diameter and two (2) feet long (NOTE: use for internal boundary monuments only).
- K. A certificate, to be signed by the surveyor, shall be placed on the Final Plat to indicate that all monuments required by the Plat Act have been set and properly described on the Final Plat (see Section 802.3).
- L. All required certificates shall be placed on the plat (see Section 802).
- | | |
|---|--------------|
| 1. Village Engineer's Certificate | 801.1, 802.4 |
| 2. Soil Classifier's Certificate | 801.2 |
| 3. Certificate indicating approval by the Board of Trustees | 801.3 |
| 4. Cash Developer Donation Requirements (Article 9) | 802.1, 901. |
| 5. Owner's Certificate and Notary Certificate | 802.2 |
| 6. Surveyor's Certificate | 802.3 |
| 7. Surface Water Drainage Certificate | 802.5 |
| 8. County Clerk's Certificate | 802.6 |
| 9. Recorder' s Certificate | 802.7 |
| 10. McHenry County Health Department Certificate | 802.8 |
| 11. Village Clerk's Certificate | 802.9 |
| 12. Certificate as to Special Assessments | 802.10 |
| 13. Mortgagee's and Notary Certificate | 802.11 |
- M. The easement requirements of each utility and CATV company shall be determined, and all required utility and CATV easements indicated on the plat. Other required easements such as drainage, stormwater detention and retention, road construction and maintenance, and pedestrian way easements (if needed) shall also be shown on the plat (see Sections 403.3 and 505). Each easement shall be adequately dimensioned and its purpose clearly indicated.
- N. A list of all districts, such as grade school, high school, library, fire protection, etc., shall be placed on the plat.
- O. All non-road dedicated areas shall be indicated on the plat. The purpose of each such area, any restrictions on its use, and ownership shall also be indicated on

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- N. A list of all districts, such as grade school, high school, library, fire protection, etc., shall be placed on the plat.
- O. All non-road dedicated areas shall be indicated on the plat. The purpose of each such area, any restrictions on its use, and ownership shall also be indicated on

interests and public interests.

Dated at Springfield, Illinois, this ____ day of _____, A.D. ____

Approval recommended: _____

Director, Division of Water Resources
State of Illinois, by its Department of Transportation

By: _____

- S. The Final Plat shall be signed and dated by the Registered Land Surveyor who prepared it, and shall bear his official seal. No additions or corrections shall be made on the Final Plat by anyone other than the surveyor or someone under his immediate supervision.

C-3 TOPOGRAPHIC AND DRAINAGE STUDY

In accordance with the Plat Act (765 Illinois Compiled Statutes 205/1), a topographic study depicting the existing topography shall be submitted along with the Final Plat. The topographic study shall be at the same scale as the Final Plat, indicate road and lot outlines, and be suitable for use as an overlay. If it is contemplated that the flow of surface water will be changed as a result of the subdivision, the topographic study shall indicate any such changes. A statement regarding drainage of surface water shall be placed on the topographic study and shall be signed by the Registered Professional Engineer and the owner or his duly authorized attorney. The statement shall state either that surface drainage will not be changed, or that adequate provision has been made for collection and diversion to a suitable public area or drains which the subdivider has a right to use. (See Article 7.)

One mylar copy and three prints of the topographic study with road and lot outlines superimposed shall be submitted to the Plan Commission with the Final Plat.

C-4 FINAL PLAT ROAD REQUIREMENTS

The Final Plat road arrangements shall be consistent with the approved Tentative Plat. All requirements of Section B-3 must be met, except that a typical road cross-section is not required.

C-5 FINAL PLAT LOT REQUIREMENTS

The Final Plat shall be consistent with the approved Tentative Plat with regard to number of lots, configuration, setback lines, etc. In addition, the following additional requirements shall be met:

interests and public interests.

Dated at Springfield, Illinois, this _____ day of _____, A.D. _____

Approval recommended: _____

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The Final Plat road arrangements shall be consistent with the approved Tentative Plat. All requirements of Section B-3 must be met, except that a typical road cross-section is not required.

C-5 FINAL PLAT LOT REQUIREMENTS

The Final Plat shall be consistent with the approved Tentative Plat with regard to number of lots, configuration, setback lines, etc. In addition, the following additional requirements shall be met:

- A. A street address in conformance with the numbering system adopted pursuant to the County Street Numbering Resolution shall be determined for each lot and indicated on the plat.
- B. Where a lot has frontage on both an interior road and an existing main road, access shall be restricted to the interior road. A note indicating such restriction shall be placed on the plat.

C-6 SEPTIC SYSTEMS - SPECIAL PROCEDURES

When septic systems are to be used in a subdivision, each lot must have a suitable location for a septic system. See APPENDIX H, Sections H-3 and H-4, for additional requirements and procedures required by the Health Department in the preparation of the Final Plat.

C-7 FINAL PLAT CHECKLIST

The following list includes all items which are required on a Final Plat. It is recommended that this check-off list be used to verify that the Final Plat is complete before it is submitted for review by the Plan Commission. (See APPENDIX E for additional requirements for submitting the Final Plat to the Plan Commission and the Board of Trustees.

<u>A. GENERAL FINAL PLAT REQUIREMENTS</u>	<u>REFERENCE</u>
1. Submit within one year of Tentative Plat approval	404.1-A
2. Submit twenty copies of the Final Plat and four set(s) of engineering drawings to the Clerk	404.1-B
3. Submit one copy of the Final Plat and engineering drawings and reports to the Village Engineer and another to the Village Attorney	404.1-B
4. Submit original and three prints of topographic/drainage study with lot and road outlines superimposed and drainage statement attached.	C-3
5. Final Plat must be consistent with approved Tentative Plat.	C-2-A
6. Prepare plat on linen or mylar	C-2-B
7. Label as Final Plat, indicate subdivision name, village,	

- | | |
|---|---------------------|
| and township | C-2-C |
| 8. Indicate type of zoning | C-2-D |
| 9. Use scale of 1" = 100' (larger scale if appropriate) | C-2-E |
| 10. Maximum sheet size 24" x 36" | C-2-E |
| 11. Include correct survey and legal description | C-2-F |
| 12. Provide north arrow and indicate scale | C-2-G |
| 13. Show all section and quarter-section lines | C-2-G |
| 14. Show lines and dimensions of existing roads and adjoining properties | C-2-H |
| 15. Show all dimensions necessary to resurvey | C-2-I, 501.2 |
| 16. Set monuments and describe on plat | C-2-J, 501.3 |
| 17. Provide Surveyor's Certificate regarding monuments | C-2-K |
| 18. Place all required certificates on plat | C-2-L, 802 |
| 19. Verify that all easements are on the plat and labeled | C-2-M, 403.3
505 |
| 20. List all districts on plat | C-2-N |
| 21. Indicate any non-road dedicated areas | C-2-O |
| 22. Prepare Covenants and Restrictions, record, and cite recorded document number on the plat | C-2-P |
| 23. Determine whether public waters are involved; if so, show boundary line. | C-2-R-2 |
| 24. Sign, date and seal Final Plat | C-2-S |
| 25. Municipal donation of cash and/or land is received. | 901.1 |
| 26. The subject property shall be in the McHenry Township or Wonder Lake Fire Protection District or the owner shall provide evidence that the legal steps taken have resulted in annexation to one of the districts. | |

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|---|---------------------|
| and township | C-2-C |
| 8. Indicate type of zoning | C-2-D |
| 9. Use scale of 1" = 100' (larger scale if appropriate) | C-2-E |
| 10. Maximum sheet size 24" x 36" | C-2-E |
| 11. Include correct survey and legal description | C-2-F |
| 12. Provide north arrow and indicate scale | C-2-G |
| 13. Show all section and quarter-section lines | C-2-G |
| 14. Show lines and dimensions of existing roads and adjoining properties | C-2-H |
| 15. Show all dimensions necessary to resurvey | C-2-I, 501.2 |
| 16. Set monuments and describe on plat | C-2-J, 501.3 |
| 17. Provide Surveyor's Certificate regarding monuments | C-2-K |
| 18. Place all required certificates on plat | C-2-L, 802 |
| 19. Verify that all easements are on the plat and labeled | C-2-M, 403.3
505 |
| 20. List all districts on plat | C-2-N |
| 21. Indicate any non-road dedicated areas | C-2-O |
| 22. Prepare Covenants and Restrictions, record, and cite recorded document number on the plat | C-2-P |
| 23. Determine whether public waters are involved; if so, show boundary line. | C-2-R-2 |
| 24. Sign, date and seal Final Plat | C-2-S |
| 25. Municipal donation of cash and/or land is received. | 901.1 |
| 26. The subject property shall be in the McHenry Township or Wonder Lake Fire Protection District or the owner shall provide evidence that the legal steps taken have resulted in annexation to one of the districts. | |

B. ROAD REQUIREMENTS

- | | |
|--|-------------------|
| 1. Provide blocks of appropriate length | B-3-A, 503.1 |
| 2. All R-O-W's at least 60' wide | B-3-B, 504.1 |
| 3. Cul-de-sac minimum diameter 140' (use of cul-de-sacs should be minimized) | B-3-C, 503.2, 608 |
| 4. Make provisions for road connections to existing or future adjacent subdivisions | B-3-D, 503.3 |
| 5. Minimum alley width 20' | B-3-E |
| 6. Return radii at intersection minimum of 50 feet (on corner lots, approximately 20 feet between pavement and R-O-W line) | B-3-F, 504.2 |
| 7. Name all streets (no duplicate names allowed) | B-3-G |
| 8. Verify that all proposed roads can be built to standards of Section 608 | B-3-H, 608 |

C. LOT REQUIREMENTS

- | | |
|--|--------------------------|
| 1. All lots must have frontage on public road, conform to Zoning and Building Ordinances, and meet Health Department regulations | B-4-A, 502.1, 502.4 |
| 2. Side lot lines perpendicular to streets | B-4-B |
| 3. Number all lots and show all lot lines, lot dimensions, and lot areas | B-4-C |
| 4. Show proposed setback lines and required easements | B-4-D, 502.2, 505 |
| 5. Check special restrictions for lots affected by critical soils, Flood Hazard, or intermittent streams | B-4-E, 502.4, 502.5 |
| 6. Indicate street address on each lot | C-5-A |
| 7. Restrict access to interior roads | C-5-B (Req. Zoning Chg.) |

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| 8. Frontage reduction on curved roads limited to that authorized by Zoning Ordinance unless variation obtained | B-4-F, B-7-C-6
(Req.
Zoning Chg.) |
|--|---|

D. ADDITIONAL REQUIREMENTS WHEN SEPTIC SYSTEMS ARE PROPOSED

- | | |
|---|-------|
| 1. Designate all areas not suitable for septic | H-4-A |
| 2. Provide septic restriction lines around all drainage and detention/retention easements and drywells | H-3-E |
| 3. Provide detailed engineering plans for alterations to topography relating to septic system suitability, proposed at the Tentative Plat stage | H-4-B |

- | | |
|--|---|
| 8. Frontage reduction on curved roads limited to that authorized by Zoning Ordinance unless variation obtained | B-4-F, B-7-C-6
(Req.
Zoning Chg.) |
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D. ADDITIONAL REQUIREMENTS WHEN SEPTIC SYSTEMS ARE PROPOSED

- | | |
|---|-------|
| 1. Designate all areas not suitable for septic | H-4-A |
| 2. Provide septic restriction lines around all drainage and detention/retention easements and drywells | H-3-E |
| 3. Provide detailed engineering plans for alterations to topography relating to septic system suitability, proposed at the Tentative Plat stage | H-4-B |

APPENDIX D

ENGINEERING REPORT CHECKLIST

D-1 GENERAL

All road plans submitted in conjunction with a Final Plat shall be prepared in accordance with the requirements of this Appendix.

D-2 SIGNATURE AND SEAL OF ENGINEER REQUIRED

Road plans must be prepared by a Registered Professional Engineer and bear his signature, seal and the date.

D-3 MINIMUM DATA REQUIRED

Road plans must be complete in all respects and must include at least the following minimum data:

- A. Plan and profile (to suitable scale) of all roads to be improved.
- B. Cross sections (to suitable scale) at 100 foot (minimum).
- C. Size, length and invert elevation of all drainage structures. Calculations must be furnished to justify all structures.
- D. Plan and profile (to suitable scale), cross-sections (if appropriate) and typical section of all off-site drainage within 300' of subdivision and all on site drainage in drainage easements.
- E. Typical road section or sections as appropriate.
- F. Details of all structures and special construction of any nature.
- G. Typical or specific details at road intersections, cul-de-sacs, "T" turn arounds, etc.
- H. Road construction and maintenance easements, drainage easements, and lot lines are to be shown on the road plans as well as on the Final Plat.
- I. The road plans shall be prepared to the same topographic datum as the Tentative Plat, and a permanent bench mark shall be clearly noted on the plans.
- J. Street lighting should be provided as required in Section 604.9.

K. The planting of street trees is required per Section 604.8.

D-4 COST ESTIMATE, SECURITY AND PRECONSTRUCTION REQUIREMENTS

1. A complete and detailed estimate of cost, prepared and signed by a Registered Professional Engineer, must accompany the road plans.
2. A certificate of insurance shall be filed with the Village.
3. A preconstruction conference with the representatives of the Developer and the Village will be required before the Contractor proceeds with construction.

D-5 GOOD ENGINEERING PRACTICE AND COMPLIANCE WITH ORDINANCE
REQUIRED

Review and approval of road plans does not relieve the design engineer of the responsibility for an adequate design in accordance with good engineering practice and meeting the requirements of this Ordinance.

APPENDIX E

CHECKLIST FOR SUBMISSION OF FINAL PLAT TO PLAN COMMISSION AND BOARD OF TRUSTEES

E-1 GENERAL

This Appendix summarizes all administrative details which must be completed before a Final Plat may be submitted to the Board of Trustees.

E-2 SUBMISSION OF FINAL PLAT TO BOARD OF TRUSTEES

- A. If a Final Plat has been approved by the Plan Commission without conditions, one additional copy of the Final Plat shall be submitted to the Clerk. The Final Plat will then be scheduled for review by the Board of Trustees.
- B. If a Final Plat has been conditionally approved by the Plan Commission all revisions must be made and 5 (five) copies of all revised sheets shall be submitted to the Clerk and one to the Village Engineer. After the Village Engineer has approved the revised plans, the Final Plat may be scheduled for review by the Board of Trustees.
- C. In accordance with the Developer Donation Requirements contained herein, the amount of a cash or land donation must be made pursuant to Article 9.
- D. All back taxes and special assessments must be paid. (See Sections 802.6 and 802.10). The signature of the County Clerk must appear on the plat to verify that taxes and special assessments have been paid.
- E. The developer should again verify that all required certificates have been placed on the plat (see Section 802 and Appendix Sections C-2-L and C-2-R). All certificates must be signed except for the Board of Trustees' certificate and the Recorder's certificate.
- F. After the cost estimates for construction and maintenance of the roads have been approved by the Plan Commission and the Village Engineer, the developer must obtain construction and maintenance bonds. Estimating and bonding requirements are covered in Section 605, Article Ten, and APPENDIX G. Forms for Irrevocable Letters of Credit, Construction Guarantees (including reduction and release), Guarantees of Material and Workmanship, Sight Drafts, and various Certificates are available at the Clerk's Office.
- G. After the developer has obtained the required bonds, copies must be submitted to the Building Inspector. The standard form mentioned in "B" above also includes a provision for the Village Clerk to indicate receipt copies of the bonds.

- H. After the bonds have been received by the Village Clerk, the developer may advise the Clerk of when the developer would like to have the Final Plat reviewed by the Board of Trustees. The Board of Trustees' agenda procedures require approximately two weeks notice prior to the meeting in order for an item to be placed on the agenda.

E-3 RECORDING OF FINAL PLAT

If the Final Plat is not recorded within six (6) months of the date of approval by the Board of Trustees, the plat shall have no validity. (See Section 405.7)

K. The planting of street trees is required per Section 604.8.

D-4 COST ESTIMATE, SECURITY AND PRECONSTRUCTION REQUIREMENTS

1. A complete and detailed estimate of cost, prepared and signed by a Registered Professional Engineer, must accompany the road plans.
2. A certificate of insurance shall be filed with the Village.
3. A preconstruction conference with the representatives of the Developer and the Village will be required before the Contractor proceeds with construction.

D-5 GOOD ENGINEERING PRACTICE AND COMPLIANCE WITH ORDINANCE
REQUIRED

Review and approval of road plans does not relieve the design engineer of the responsibility for an adequate design in accordance with good engineering practice and meeting the requirements of this Ordinance.

APPENDIX F

CHECKLIST FOR SUBMISSION OF PLATS OF VACATION TO BOARD OF TRUSTEES

F-1 GENERAL

When a Plat of Vacation has been prepared showing the area to be vacated and after the approval of the Plat of Vacation by the Plan Commission, it indicates that the vacation as proposed is acceptable. This Appendix summarizes all administrative details which must be completed before a Plat of Vacation may be submitted to the Board of Trustees.

F-2 GENERAL REQUIREMENTS FOR PLATS OF VACATION^o

A Plat of Vacation shall be prepared in accordance with the following general requirements:

- A. The Plat of Vacation shall be drawn in ink on linen tracing cloth or suitable mylar drafting film. A photo reproduction on mylar is acceptable. "Stick-ons" shall only be allowed for utility easement certification, acceptable to the County Recorder of Deeds. The reproduction shall be either photographic or "Xerox"; "sepias" are not acceptable.
- B. The Plat of Vacation shall be so labeled, and shall include a correct survey of the property and a legal description of the area involved.
- C. The Plat shall be drawn to a scale of 100 feet to 1 inch. However, a larger scale may be used if desired for a proper exhibit of the Vacation. The maximum sheet size shall be 24" x 36" but more than one sheet may be used if necessary. All hand lettering shall be at least 1/10" high. All typed or printed lettering shall be at least the same size as "pica 12."
- D. A north arrow, the scale, and all section and quarter-section lines shall be indicated on the plat.
- E. The plat shall have placed thereon all required certificates (See Section 802) and any statements or approvals regarding continuation or abandonment of existing easements regarding public service facilities or utilities referred to in 765 ILCS 205/6 et seq. VACATION OF PLATS.

- | | |
|---|-------|
| 1. Owner's Certificate and Notary Certificate | 802.2 |
| 2. Surveyor's Certificate | 802.3 |
| 3. Board of Trustees Certificate | 801.3 |

^o Also see Section 508 VACATION OF PLATS.

- 4. Village Engineer's Certificate 802.4
- 5. Recorder's Certificate 802.7

F. No Plat of Vacation shall be entitled to be recorded unless it has been first approved by the Board of Trustees. A certificate indicating such approval shall be placed on the plat. The following wording is suggested:

STATE OF ILLINOIS)
) SS
 COUNTY OF McHENRY)

I, _____ (name) _____, do hereby certify that this PLAT OF VACATION meets all requirements of the Village of Ringwood Subdivision Ordinance.

 (signature)
 President of The Village of Ringwood

Given under my hand and Notarial Seal this ___ day of _____, ___ A.D., at _____, Illinois.

 Notary Public Commission Expires

G. It shall be the owner's responsibility to contact the utility companies and the CATV company to obtain their written approval if the vacation pertains to utility easements. The document should be recorded and the document number placed on the plat. The following wording is suggested:

"In accordance with the requirements of the Village of Ringwood Subdivision Ordinance pertaining to PLATS OF VACATION, the following utility companies _____ (list all companies involved) _____ have acknowledged and approved in the vacation of easements as set forth on this plat and recorded as Document in the McHenry County Recorder of Deeds' Office on _____, _____.

H. The Final Plat of Vacation shall be signed and dated by the Registered Land Surveyor who prepared it, and shall bear the surveyor's official seal. No additions or corrections shall be made on the Plat by anyone other than the surveyor or someone under his immediate supervision

- 4. Village Engineer's Certificate 802.4
- 5. Recorder's Certificate 802.7

F. No Plat of Vacation shall be entitled to be recorded unless it has been first approved by the Board of Trustees. A certificate indicating such approval shall be placed on the plat. The following wording is suggested:

STATE OF ILLINOIS)
) SS
 COUNTY OF McHENRY)

I, _____(name)_____, do hereby certify that this PLAT OF VACATION meets all requirements of the Village of Ringwood Subdivision Ordinance.

 (signature)
 President of The Village of Ringwood

Given under my hand and Notarial Seal this ___day of _____, ___A.D.,
 at _____, Illinois.

 Notary Public Commission Expires

G. It shall be the owner's responsibility to contact the utility companies and the CATV company to obtain their written approval if the vacation pertains to utility easements. The document should be recorded and the document number placed on the plat. The following wording is suggested:

"In accordance with the requirements of the Village of Ringwood Subdivision Ordinance pertaining to PLATS OF VACATION, the following utility companies _____(list all companies involved)_____ have acknowledged and approved in the vacation of easements as set forth on this plat and recorded as Document in the McHenry County Recorder of Deeds' Office on _____, _____.

H. The Final Plat of Vacation shall be signed and dated by the Registered Land Surveyor who prepared it, and shall bear the surveyor's official seal. No additions or corrections shall be made on the Plat by anyone other than the surveyor or someone under his immediate supervision

F-3 PLAT OF VACATION CHECKLIST

The following list includes all items which are required on a Plat of Vacation. It is recommended that this check-off list be used to verify that the Plat of Vacation is complete before it is submitted for review by the Plan Commission.

A. GENERAL PLAT OF VACATION REQUIREMENTS

1. Submit twenty (20) copies to the Clerk and one copy to the Village Engineer (if applicable).
2. Prepare plat on linen or mylar
3. Label as Plat of Vacation
4. Use scale of 1" = 100' (larger scale if appropriate)
5. Maximum sheet size 24" x 36"
6. Include correct survey and legal description
7. Provide north arrow and indicate scale
8. Show all section and quarter-section lines
9. Place all required certificates on plat
10. Sign, date and seal Plat
11. Obtain necessary signatures

F-4 SUBMISSION OF PLAT OF VACATION TO BOARD OF TRUSTEES

- A. If the Plat of Vacation has been approved by the Plan Commission, the Plat of Vacation may be scheduled for review by the Board of Trustees.
- B. The developer should again verify that all required certificates have been placed on the plat (See Section F-2). All certificates shall be signed except for the Plan Commission certificate, the Board of Trustees' certificate, and the Recorder's certificate.
- C. Pay review fee.

F-5 SUBMISSION OF PLAT OF VACATION TO VILLAGE BOARD

Before a Plat of Vacation can be reviewed by the Board of Trustees, it must be reviewed by the Village Engineer and Village Attorney and approved by the Plan Commission.

F-6 RECORDING OF PLAT OF VACATION

If the Plat of Vacation is not recorded within six (6) months of the date of approval by the Village Board, the Plat of Vacation shall have no validity. (See Section 406.8).

F-5 SUBMISSION OF PLAT OF VACATION TO VILLAGE BOARD

Before a Plat of Vacation can be reviewed by the Board of Trustees, it must be reviewed by the Village Engineer and Village Attorney and approved by the Plan Commission.

F-6 RECORDING OF PLAT OF VACATION

If the Plat of Vacation is not recorded within six (6) months of the date of approval by the Village Board, the Plat of Vacation shall have no validity. (See Section 406.8).

APPENDIX G
SECURITY REQUIREMENTS

G-1 GENERAL

In order to insure that all public improvements will be completed, all public improvements which are approved in conjunction with a new subdivision must be covered by letters of credit, cash, or certificates of deposit with a federally insured bank or savings and loan association with resources of at least five million dollars (\$5,000,000.00). In addition, the same types of security will be required to insure that the roads in a new subdivision will be maintained until they have been accepted by the Village Board of Trustees. If a letter of credit is submitted as security, it must be identical to the form that is approved by the Village Attorney, issued by a federally insured bank or Savings and Loan Association with resources of at least five million dollars (\$5,000,000.00).

G-2 AMOUNT OF SECURITY

The developer shall post the aforesaid security with the Village Clerk in the penal sum of one hundred twenty-five (125) percent of the approved engineer's estimate of cost to insure completion of the work to the satisfaction of the Village.

G-3 PARTIAL RELEASE OF SECURITY

No portion of either the construction or maintenance security will be released as the work progresses except as agreed upon by the Village Board, but the entire amount deposited must be retained until all work covered by such security is completed to the satisfaction of the Village Board. However, as an option, the developer may post two (2) good and sufficient securities in the manner prescribed above. One (1) security shall be in the penal sum of one hundred twenty-five (125) percent of the approved estimate of cost of all work except the bituminous surface and seeding. The other security shall be in the penal sum of one hundred twenty-five (125) percent of the approved estimated cost of the bituminous surface and seeding.

G-4 CERTIFICATE OF INSURANCE

The developer's contractor shall provide insurance coverage as per Article 107.23 of the Standard Specifications. The policy of insurance shall name the Village of Ringwood and its officers, agents, and employees as an additional insured or provide separate coverage with an Owner's Protection Policy, as per the amounts stated in the Standard Specifications. No work shall begin until the Certificate of Insurance is on file with the Village.

G-5 PRECONSTRUCTION CONFERENCE

A preconstruction conference with representatives of the Developer, Village and Contractor will be held before the Contractor proceeds with construction, at a time and place convenient for all parties, for a review of the Contractor's construction schedules, to establish procedures for handling shop drawings and other submittals and to establish a working understanding among the parties as to the contract work.

G-5 PRECONSTRUCTION CONFERENCE

A preconstruction conference with representatives of the Developer, Village and Contractor will be held before the Contractor proceeds with construction, at a time and place convenient for all parties, for a review of the Contractor's construction schedules, to establish procedures for handling shop drawings and other submittals and to establish a working understanding among the parties as to the contract work.

APPENDIX H

ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS TO BE SERVED BY SEPTIC SYSTEMS

H-1 GENERAL

When it is proposed to utilize septic systems for the disposal of sewage, the soils and soil conditions present on the site are extremely important. The purpose of this Appendix is to specify the requirements which must be met by the owner at the three stages of the plat review procedure.

H-2 SKETCH PLAN STAGE

At the Sketch Plan stage, the owner must submit a Natural Resource Inventory showing the location of the property in question and the types of soils found on that property. The proposed Sketch Plan should take the soil types of the official McHenry County Soil Maps into consideration to reasonably ensure the ability to obtain at least one-half (1/2) acre of suitable soil in one continuous area on each lot. Suitable soils are considered to be soils that are not specified as critical soils in the Soils Standards Manual for Waste Disposal Systems. Further on-site investigation will be required prior to submission of the Tentative Plat.

H-3 TENTATIVE PLAT STAGE

When a subdivision is to be served by septic systems, the Tentative Plat shall be prepared in accordance with the following additional requirements and procedures:

- A. Soil mapping based upon on-site determination of soil characteristics shall be conducted to determine soil suitability for septic systems. Soil survey and mapping shall be by a Soil Classifier as defined in this Ordinance. To determine soil suitability for septic systems, the following procedure shall be utilized:
 1. There shall be a sufficient number of soil borings throughout the proposed acreage for platting so as to allow intensive mapping of soil characteristics and limiting factors related to suitability for septic systems. The mapping and overlay of such characteristics should be of sufficient detail to minimize the potential for inclusions and to determine the existence of at least one-half (1/2) acre of suitable soils on each proposed lot. There shall be at least one boring on each acre of the proposed subdivision. The location of all borings shall be shown on the soil map overlay.

A 200 ft. grid system will be established and one boring at each grid point shall be performed. In addition, sufficient additional borings shall be

completed to adequately identify each soil mapping unit as well as variations within mapping units as far as depth to limiting layer (see A-6 below).

2. The McHenry County Department of Health shall be notified at least 24 hours before commencement of on-site boring so that the Department may observe the boring and sampling procedures. Any boring conducted without the Department being notified shall not be acceptable.
 3. A map, report and log of each soil series mapped on the site shall be prepared and included in the Soil Classifier's report. Specific boring logs shall be submitted as part of the report in a format as required by the Health Department. These reports shall include, at a minimum, soil texture and permeability classifications by depth, along with the depth to any limiting layer.
 4. The date(s) of all field work shall be indicated.
 5. The entire subdivision area shall be mapped showing soil types present with boundaries of each defined considering areas of transition. This mapping shall be coordinated with site topography, shall have lot lines superimposed upon it, and shall be the same scale as the Tentative Plat.
 6. The map shall also depict areas of seasonal high groundwater or other limiting layers as determined by the Soil Classifier's observation of the drainage characteristics of the soil; long-term monitoring of observation wells approved by the Department of Health may be used to supplement this information. Boundaries of the following areas shall be defined:
 - a. Seasonal high groundwater or other limiting layer at less than 18".
 - b. Seasonal high groundwater or other limiting layer at 18" to 30".
 - c. Seasonal high groundwater or other limiting layer at 30" to 42".
 - d. Seasonal high groundwater or other limiting layer at 42" to 60".
 - e. Seasonal high groundwater or other limiting layer greater than 60".
- B. A detailed map showing the soils present and locations of borings (per H-3-A.)
- C. Only soil types depicted on the site soil map and classified as non-critical soils for septic systems may irrefutably be included in the one-half (1/2) acre of soils suitable for septic systems required for each lot.

completed to adequately identify each soil mapping unit as well as variations within mapping units as far as depth to limiting layer (see A-6 below).

2. The McHenry County Department of Health shall be notified at least 24 hours before commencement of on-site boring so that the Department may observe the boring and sampling procedures. Any boring conducted without the Department being notified shall not be acceptable.
 3. A map, report and log of each soil series mapped on the site shall be prepared and included in the Soil Classifier's report. Specific boring logs shall be submitted as part of the report in a format as required by the Health Department. These reports shall include, at a minimum, soil texture and permeability classifications by depth, along with the depth to any limiting layer.
 4. The date(s) of all field work shall be indicated.
 5. The entire subdivision area shall be mapped showing soil types present with boundaries of each defined considering areas of transition. This mapping shall be coordinated with site topography, shall have lot lines superimposed upon it, and shall be the same scale as the Tentative Plat.
 6. The map shall also depict areas of seasonal high groundwater or other limiting layers as determined by the Soil Classifier's observation of the drainage characteristics of the soil; long-term monitoring of observation wells approved by the Department of Health may be used to supplement this information. Boundaries of the following areas shall be defined:
 - a. Seasonal high groundwater or other limiting layer at less than 18".
 - b. Seasonal high groundwater or other limiting layer at 18" to 30".
 - c. Seasonal high groundwater or other limiting layer at 30" to 42".
 - d. Seasonal high groundwater or other limiting layer at 42" to 60".
 - e. Seasonal high groundwater or other limiting layer greater than 60".
- B. A detailed map showing the soils present and locations of borings (per H-3-A.)
- C. Only soil types depicted on the site soil map and classified as non-critical soils for septic systems may irrefutably be included in the one-half (1/2) acre of soils suitable for septic systems required for each lot.

1. Soils not considered suitable for septic systems shall not be included in the one-half (1/2) acre of required soils, and in addition, shall be indicated as being restricted for septic systems on the plat.
 2. All areas of filling and/or cutting must be clearly delineated on an engineering plan. It should be known that this may influence septic suitability and additional soil work may be required.
 3. The use of fill and/or cutting of soils is strongly discouraged and usually results in at least as critical, if not more critical, soil limitations for on-site wastewater systems. The primary controlling factor to be considered is that the natural soils must be unencumbered by a limiting layer within 30" of the natural soil surface. Fill can only be used if that criterion is met. In this event, fill would have to be limited to carefully controlled situations, accompanied by detailed engineering. The lower portion, if not all of the sewage disposal system, must be a minimum of six inches into natural (undisturbed), uncompacted soils and no deeper than thirty-six (36) inches from a final grade. At the time, the separation below the trench bottom to the top of the limiting layer shall be maintained as required in Section 4.01, B-2 of Article X of the McHenry County Subdivision Ordinance.
- D. Where small lot size dictates, a uniform location of wells and septic systems shall be shown on the lots to eliminate future conflicts between wells and septic systems.
- E. Septic system restriction lines shall be shown on the Tentative Plat in conjunction with all drainage easements and all detention and retention easements and dry wells, in accordance with the following:
1. Drainage Easements must have a twenty-five (25) foot septic restriction line shown on the Tentative Plat, such line being at least twenty-five (25) feet from the edge of the drainage easement. If the drainage easement is for pipe or conduit, the restriction line shall be fifteen (15) feet from the pipe. The portrayal shall clearly indicate which side of the line is restricted.
 2. Pond-type retention facilities must have a septic restriction line shown on the Tentative Plat at least fifty (50) feet from the maximum perimeter of the pond, at high water level (100 year event).
 3. Dry retention basins must have a septic restriction line at least twenty-five (25) feet from the easement protecting the structure or detention area. There shall be a 200' well restriction line from all dry wells.
- F. The developer must prove to the satisfaction of the Plan Commission that each lot on the Tentative Plat has at least one-half (1/2) acre of suitable soil in a

continuous area and of usable size and configuration. This one-half (1/2) acre is exclusive of all easements (i.e., drainage, road construction, utility, etc.)

- G. The signature of the Soil Classifier by whom the soil mapping was done and the report prepared must be affixed to both the report and the Tentative Plat.

H-4 FINAL PLAT STAGE

When a subdivision is to be served by septic systems, all septic system requirements of the Tentative Plat stage must continue to be met at the Final Plat stage. The following requirements must also be met during the preparation of the Final Plat and engineering drawings.

- A. All areas restricted for septic systems and wells must be designated on the Final Plat .
- B. Where site-specific engineering has been approved, the engineering plans must include details of such engineering.

H-5 EXTENSIVE AREAS OF FLOOD HAZARD, WETLANDS OR CRITICAL SOILS - SPECIAL PROCEDURES

If an extensive area of flood hazard, wetlands, or critical soils makes it impossible to obtain the required one-half (1/2) acre continuous piece of land without restrictions for septic systems on one or more lots, the procedures of this Section may be followed.

- A. Land designated as Flood Hazard is not acceptable for the installation of a septic system, and cannot be included as part of the one-half (1/2) acre of land suitable for septic systems required on every lot. Consideration of any alterations of such areas is discouraged, and any proposals for changes must be handled on a case by case basis.

NOTE: A Conditional Use Permit to fill-in Flood Hazard Land is based partly on the provision of "compensatory storage." In brief, this means that for every cubic yard of fill added to an area of Flood Hazard, one cubic yard of material must be removed from a nearby area of the same Flood Hazard area so that there is no net loss of flood storage volume.

- B. Removal of native soils and replacement with suitable soils shall be considered a "made-land" situation, and is not usually acceptable for on-site wastewater disposal purposes. Any such consideration of this approach should be only after consultation with the Health Department personnel prior to preparing any plans.

In addition to the normal soils evaluation in areas of made lands, the following

continuous area and of usable size and configuration. This one-half (1/2) acre is exclusive of all easements (i.e., drainage, road construction, utility, etc.)

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In addition to the normal soils evaluation in areas of made lands, the following

factors will also influence soil suitability: length of time fill has been in place, degree of compaction, stratification of soil texture, re-establishment of soil structure and depth, predictable extent of materials, and integrity of the fill-natural soil interface.

- C. Certain soils are designated as "critical" for septic systems due to a high groundwater elevation. The use of an extensive system of curtain drains or tiling in such a situation will not be permitted due to possible problems with maintenance in the future and the uncertainty as to whether curtain drains are capable of affecting groundwater elevation except in specific situations.
- D. Soil materials with very rapid permeability, particularly coarse sand and gravels, are classified as very severe by the USDA Soil Conservation Service for on-site wastewater systems because of the potential for groundwater contamination. This potential is of special concern where numerous systems are developed along the same groundwater flow path(s). Reduced density of on-site systems in such situations is the common control technique. Special consideration shall be given to the hydrogeology of the area under consideration and the existing as well as potential future density of development in the area.
- E. It is suggested that all proposals for site-specific engineering designs be discussed with the Health Department before detailed plans are prepared.

SECTION 2. This Ordinance shall be published in pamphlet form by and under the authority of the corporate authorities of the Village of Ringwood.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, as provided by law.

PASSED THIS 21ST DAY OF JULY, 1997.

AYES: Bruce, Kepes, Hogan, Swanson, Bauer

NAYS: NONE

ABSTAIN: NONE

ABSENT: Everett

NOT VOTING DUE TO CONFLICT: NONE

APPROVED THIS 21ST DAY OF JULY, 1997.

Richard E. Mack
Village President

ATTEST:

Patricia A. Molo
Village Clerk

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