

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. Additional information may be required to be submitted at the direction of the Director of Community Development or Village Engineer.

Where unusual terrain or the existence of a lake, river or railroad makes strict conformance with the requirements of this Appendix impractical, the Planning and Zoning 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 in accordance with the approved Tentative Plat.
- B. The Final Plat shall be drawn in ink on suitable mylar drafting film. A photo reproduction on mylar is acceptable. The reproduction shall be either photographic or "xerox." "Sepias" are not acceptable. In addition, the plat shall also be submitted to the Village Engineer in electronic format in DWG (autocad) format. All coordinates shall be based upon State Plane Coordinates and shall tie into the Lake in the Hills survey control network. A list of monument locations can be obtained from the Public Works Department or the Village Engineer. Specific electronic layers are required and the Village Engineer should be contacted for more information before surveying and plat preparation takes place.
- C. The plat shall be labeled as a Final Plat, and show the name of the subdivision with the name of the Village 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, subject to the approval of the Village Engineer. 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 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.
- 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 (765 ILCS 205/0.01 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/her 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 monuments 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 or more monuments.

4. SUGGESTED MATERIALS - Apart from the requirements for two 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 feet long six inches square at the bottom and four 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 feet long and 3/4 inch in diameter.

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 7).

L. All required certificates shall be placed on the plat (see Section 7).

M. The easement requirements of each utility and CATV company shall be determined, and all required utility and CATV easements be 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. Each easement shall be adequately dimensioned and its purpose clearly indicated.

N. A list of all taxing districts, such as post office, grade school, high school, 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 conveyance of ownership to a property owners' association shall also be indicated on the plat. It is conventional to indicate each such area as "hereby dedicated."

P. If a Declaration of Covenants and Restrictions is prepared for the subdivision, it shall be filed in the Recorder's Office once approved by the Board of Trustees. A reference to the Declaration, including document number, shall be placed on the plat. In addition to other provisions, the Declaration should specify:

1. The obligation of the association to maintain the common properties;
 2. The mandatory membership of all property owners;
 3. The obligation of all owners to pay assessments;
 4. The right of the association to enforce any restrictions; and
 5. Automatic renewal of the covenants after a fixed period.
- Q. When a subdivision is to be served by individual sewage disposal systems, the Final Plat shall be in accordance with the McHenry County Health Department.
- R. In accordance with the Recorder's Act (55 ILCS 5/3-5029 et seq.) the surveyor shall determine if any part of the proposed subdivision is located within a flood hazard area as identified by the Federal Emergency Management Agency, and place an appropriate certificate on the plat in accordance with Section 7.
- S. In accordance with an Act in Relation to Regulation of Rivers' Lakes and Streams (615 ILCS 5/7), if a subdivision borders upon or includes any public waters in which the State of Illinois has any property rights or property interests, it must have a boundary line indicated between the private interests and the public interests.
- The proposed boundary line must be reviewed and approved by the Illinois Department of Transportation, Division of Water Resources; see Section 7 for the special certificate that must be placed on the Final Plat to indicate that the boundary line has been approved.
- T. The Final Plat shall be signed and dated by the Professional Land Surveyor who prepared it, and shall bear his/her official seal. No additions or corrections shall be made on the Final Plat by any one other than the surveyor or someone under his/her immediate supervision.
- U. The Final Plat shall conform to the current Illinois Minimum Standards for a Boundary Survey.

C-3 TOPOGRAPHIC AND DRAINAGE STUDY.

In accordance with the Plat Act (765 ILCS 205/0.01 et seq.), 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, indicating 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/her 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.

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, 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 INDIVIDUAL SEWAGE DISPOSAL SYSTEMS - SPECIAL PROCEDURES.

When individual sewage disposal systems are to be used in a subdivision, the requirements of the McHenry County Health Department shall be met.

C-7 OTHER INFORMATION.

1. Pay review fee;
2. Provide evidence of compliance with the park/recreational dedication requirements;
3. Provide compliance with school dedication requirements;
4. Final Landscape Plan and Tree Preservation Plan
5. Land Development Schedule
6. Application Form – Final Plat.