

TITLE 7: SUBDIVISION

CHAPTER 6 - IMPROVEMENTS

- 7-6-1 Monuments to be Installed
- 7-6-2 Utility and Street Improvements

SECTION 7-6-1 MONUMENTS TO BE INSTALLED

Monuments shall be placed at all block corners, angle points, points of curves in streets, and at intermediate points as shall be required by the Plat Officer. Permanent monuments erected in such subdivisions of galvanized iron pipe shall be not less than one inch (1") in diameter and twenty four inches (24") in length; and if stone or concrete, shall be not less than four inches (4") in diameter and twenty four inches (24") in length.

SECTION 7-6-2 UTILITY AND STREET IMPROVEMENTS

Utilities and street improvements shall be provided in each new subdivision in accordance with the following schedules:

- A. Industrial, Commercial, and Institutional Subdivisions: Utility and street improvements on industrial, commercial and institutional subdivisions as required by the Council with advice of Planning Commission; providing, however, that in no case will the requirements be less than required for a residential subdivision.
- B. All public water supply, sanitary sewer, storm drainage systems shall conform to the latest edition of the Standard Specifications For Water And Sewer Main Construction in Illinois; and, the appropriate Fire Protection District, Public Water Company and Sanitary District that has jurisdiction over these utilities.
- C. Residential Subdivisions: Utility and street improvements for residential subdivisions in accordance with the following:
 - 1. Water Supply: Public water supply is required within the corporate limits; public or private water supply as approved by the Planning Commission outside the City limits but within the area of subdivision jurisdiction. Where public water supply is constructed, stub-up lines shall be located at each lot and shall extend at least one foot (1') inside the property line. The curb above such stub-up line shall be marked with the letter "W" or other suitable marker.
 - 2. Sewage Disposal: Connection to the public sanitary sewer system is required within the corporate limits; public or private sewage disposal as approved by the Planning Commission outside the City limits but within the area of subdivision jurisdiction. Where public sewers are constructed, stub-up lines shall be located at each lot and shall extend at least one foot (1') inside the property line. The curb above such stub-up line shall be marked with the letter "S" or other suitable marker. Pumping stations required by virtue of the subdivision shall be installed by the developer as approved by the Council. Pumping station, force main, equipment, site and easements will be dedicated to the City or its assignee, prior to the issuance of building permits. If a greater capacity system is required by the City, the subdivider shall be required to pay only that portion of the cost attributable to his subdivision. Future subdivisions desiring to utilize such pumping stations shall reimburse the City on a prorated basis for the City's investment involved.

3. Storm Drainage: Surface drainage shall be provided for in approved paved gutter, grass swales, or piped underground channels, construction, capacity and flow of which are approved by the City Engineer.
Street grades shall meet the foregoing design requirements and shall be approved in profile and cross section by the City Engineer.
Storm water detention facilities shall be constructed for all developments using the method outlined in the latest edition of the Illinois Department of Transportation's Drainage Manual. Rainfall intensity shall be from the latest technical letters of the Illinois State Water Survey. All "dry bottom" detention basins shall be designed with the minimum bottom slope of 1.5 percent. A minimum slope of 1 percent may be used if an underdrain tile system is installed in the basin. All detention basins shall have a minimum of 1-foot freeboard above the 100-year high water elevation and an emergency overflow capable of carrying the 100-year discharge. The Developer or Owner, upon City direction, may pay a fee instead of providing on-site storm water detention. The fee shall be based upon the prorated share of the City's cost or expected cost to provide a regional detention facility. Cost shall be prorated based upon the amount of run-off contributing to the regional detention facility.
4. Street Right of Way, Pavement, Curb and Gutter: The subdivider shall be responsible for the provision of right of way, street improvements, and specifications of construction as indicated on the following schedules. All street, road, sidewalk, etc. improvements shall be constructed in accordance with the latest edition of IDOT Standard Specifications for Road and Bridge Construction in Illinois.

Construction Specifications of Street and Road Improvement

Road Type	Base Course	Surface Course
P.C. Concrete	Compacted earth material	6" Thickness, Portland Cement Concrete
Gravel Base Bit. Surface	8" aggregate base, CA 6 or CA 10	1 ½" Bit. Conc. Binder Course, 1 ½" Bit. Conc. Surf. Course CL I
Shoulders:	6" aggregate shoulder Type B	
Curb and Gutter:	Type B-6.18 combination curb and gutter in accordance with IDOT "Highway Standards"	
Sidewalk:	Sidewalks, where required, shall be of P.C. concrete, 4" minimum thickness with pitch and surface to assure adequate drainage. Where sidewalk cross-driveways, they shall be 6" minimum thickness.	
Combination Concrete Curb & Sidewalk:	Combination Concrete Curb & Sidewalk, where required, shall be of P.C. concrete, 4" minimum thickness. Width of the walk shall be 5.5 feet. The curb height above the street grade shall be a min. of 4" to a max. of 6". The curb height shall be adjusted as necessary to maintain positive drainage to the street from adjacent property areas. Sidewalk shall slope at 2% towards the street.	

5. Building setbacks from proposed edge of right of way of major streets or highways planned for future construction shall be not less than the appropriate front, rear, or side yard of that particular zoning district.
6. Building setbacks on existing streets or roads on which the right of way width is indicated to be below the minimum standard width as herein indicated for such type road, shall be measured from the edge of the proposed width. (In effect, the setback will be increased by one-half (1/2) the distance the right of way is below standard.)
7. Planting Strips in roadways shall be approved by the City Council as to gradient, drainage, and surface treatment.
8. Street name signs conforming to the standard for the City shall be provided at all intersections, and approved by the City Council.

Street lights shall be provided in accordance with the latest regulations of the City of West Peoria Street Lighting District. This requirement shall also include any new areas annexed into the City.