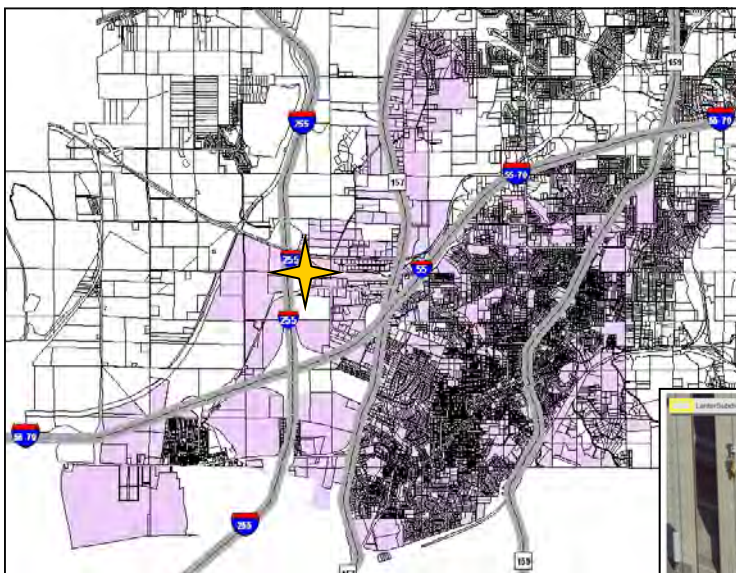




PLANNING COMMISSION REPORT

APPLICATION NAME:	LANTER SUBDIVISION
APPLICANT:	TIMOTHY VERHEYAN, OATES ASSOCIATES, INC.
PROPERTY OWNER NAME(S):	LANTER BUSINESS PARK, LLC, 1914 SPRING BREEZE LN., CHESTERFIELD, MO 63017
APPLICANT'S REQUEST:	APPROVAL OF PRELIMINARY & FINAL PLAT FOR "LANTER SUBDIVISION" (RE-SUBDIVISION)
SITE LOCATION:	LOTS 3, 4, AND 5 LANTER CT.
SIZE	13.5 ACRES
PARCEL ID NUMBER(S):	13-2-21-19-19-401-003, 13-2-21-19-19401-004, & 13-2-21-19-19-005
EXISTING ZONING DISTRICT:	"BP-3" (BUSINESS PARK - GENERAL OFFICE/SMALL WAREHOUSING), & "P-BP3" (PLANNED BUSINESS PARK)
PUBLIC HEARING DATE(S):	N/A
REPORT DATE:	AUGUST 18, 2016
CASE MANAGER:	MITCHELL E. BAIR, AICP
RECOMMENDATION:	APPROVAL



PROJECT LOCATION—CITY



PROJECT LOCATION—SPECIFIC



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LOCATION, SITE, & BACKGROUND INFORMATION

The site is located on Lanter Court and includes three (3) existing subdivision lots. Only one (1) of the lots is developed. The re-subdivision of these three (3) lots will result in their consolidation into two (2) lots in a manner that will essentially mirror the lot layout on the south side of Lanter Ct. This lot layout will better facilitate the development market for these lots and will aid in facilitating delivery traffic. Lots 3 and 4 are vacant and zoned as "BP-3" and lot 5 is developed with an office building and is zoned as "P-BP3". The applicant is requesting the approval of both Preliminary and Final Plats for the site that would consolidate the three (3) lots into two (2) separate lots. The two (2) new lots would be Lots "A" (2.73 AC) and "B" (3.97 AC). Each of the proposed lots meet the regulatory requirements of the "BP-3" zoning district. The Preliminary and Final Plats were reviewed by members of City Staff including the City Engineer with all initial review comments having been satisfactorily addressed by the applicant. As no public improvements are being proposed within the context of this subdivision specific Site Improvement Plans are not required. The detailed requirements for both Preliminary and Final Plats as applied to the submittal is detailed in the remainder of this report. It should also be noted that both Preliminary and Final Plats are reviewed at a technical level meeting "by-right" requirements; meaning that discretion is not permitted in the review (the proposal either does or does not meet the regulatory requirements for plats). The Community Development Director is therefore recommending approval of both the preliminary and final plats for the proposed Lanter Subdivision resubdivision.

SECTION 16.12.030, "PRELIMINARY PLAT PROCEDURES"

The following requirements are provided in the Subdivision Ordinance regarding the procedures for submittal of a Preliminary Plat (staff review comments follow each item in bold/italic):

"Based upon input by the City and decisions reached at the time of the pre-application conference, the subdivider shall make formal preliminary application to the Community Development Director. Said application shall transmit twenty (20) copies of all required data and shall include, but not necessarily be limited to:

- A. *General description of the location and size of the tract to be platted; **Requirement met.***
- B. *The intent as to character type and use of the property and structures to be developed; **Requirement met.***
- C. *The deed restrictions proposed, if any; **Requirement met, no deed restrictions are being proposed.***
- D. *A statement of mineral rights; **Requirement met, no mineral rights are associated with the property.***
- E. *The extent and character of the improvements to be made by the subdivider; **Requirement met, no improvements are proposed at this time.***
- F. *The zone district classifications of adjacent parcels of land and parcel ID numbers; **Requirement met, zoning district classifications and parcel ID numbers are provided for adjoining parcels of land.***
- G. *If appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto; **Requirement met, no hardships are difficulties are present.***



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- H. Twenty (20) copies of prints of the Preliminary Plat and other necessary documentation in accordance with the requirements of Section 16.12.040 of this Article; **Requirement met, all documentation has been provided in a satisfactory manner.**
- I. An initial retainer fee of five hundred dollars (\$500.00) (see Section 16.20.010); **Requirement met.**
- J. A completed "Preliminary Submittal Check List" which must be signed by both the developer and his engineer who prepared the preliminary plat and overlays; **Requirement met, the checklist has been provided."**

Further, this section establishes the following review parameters for Preliminary Plats:

"The Planning Commission shall review the Preliminary Plat within forty-five (45) days from the date of application, or the filing by the subdivider of the last item of required supporting data, whichever date is later, provided that such date of application and/or filing is not less than thirty (30) days prior to a regularly schedule meeting of the Planning Commission, otherwise the Commission shall review the Preliminary Plat within sixty (60) days from the date of application and/or filing, unless such time is extended by written mutual consent, and shall determine whether the Preliminary Plat shall be approved as submitted; shall be approved subject to certain conditions or modifications; or shall be disapproved. If action is not taken by the Planning Commission within sixty (60) days, then the application proceeds to the City Council without a recommendation from the Planning Commission.

The City Council shall have final approval of the Preliminary Plat. The City Council shall accept or reject said Preliminary Plat within thirty (30) days after its next regularly scheduled meeting that follows the recommendation by the Planning Commission, unless such time is extended by written mutual agreement of the City Council and the applicant, or such Preliminary Plat will be deemed as approved. The City Council shall determine by resolution whether the Preliminary Plat is approved or disapproved as submitted. If the Preliminary Plat is disapproved, the resolution shall state the reasons for disapproval, specifying with particularity the aspects in which the Preliminary Plat fails to comply with the City's ordinances.

A certified copy of the resolution by the City Council shall be attached to the Preliminary Plat and shall be filed with the City Clerk. Approval of the Preliminary Plat shall not qualify the Preliminary Plat for recording with the County Recorder of Deeds."

This section then establishes the rights and privileges associated with approval of the Preliminary Plat for the subdivider:

"Preliminary Plat approval shall confer upon the subdivider the following rights and privileges:

- A. *That the Preliminary Plat approval will remain in effect for a one-year period. The applicant may, during this period, submit all of or part or parts of said Preliminary Plat for final approval. In the event that the subdivision is being developed in stages, the applicant may, by written mutual agreement with the Planning Commission, have final approval of the last part of the Plat delayed for a period not to exceed two (2) years from the date of the Preliminary Plat approval. Any part of a subdivision which is being developed in states shall contain a tract of land at least one block in length.*
- B. *That the general terms and conditions under which the Preliminary Plat approval granted will not be changed.*



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The Preliminary Plat shall be drawn to a scale of one (1) inch equals twenty (20) feet, forty (40) feet, fifty (50) feet, or one hundred (100) feet; however, the resulting drawing should be either twenty-four (24) inches by thirty-six (36) inches or thirty (30) inches by forty-two (42) inches. Scales or sheet sizes other than this may be approved only on a case basis by the City. Lettering shall be 0.1 inches or larger for the sake of legibility when the record documents are archived in microfilm by the City. Samples of the required plat overlays are included herein in Appendix A. Detailed requirements for each document to be included in the preliminary submittal request are set forth in paragraphs contained hereinafter."

All of the conditions and requirements contained within Section 16.12.030, "Preliminary Plat Procedures", have been satisfactorily met by the applicant.

SECTION 16.12.040, "PRELIMINARY PLAT REQUIREMENTS"

The following requirements are provided in the Subdivision Ordinance regarding the requirements for the design and review of a Preliminary Plat (staff review comments follow each item in bold/italic):

"Every Preliminary Plat shall be prepared by a land surveyor, or an engineer, registered in their respective field in the State of Illinois. If necessary, the information required below may be shown on separate overlay sheets (i.e., drainage and roads overlay, water and sewer main overlay). The Preliminary Plat shall meet and include the following specifications:

- A. *Name of the proposed subdivision and identification as to "Preliminary Plat". **Requirement met.***
- B. *Identification of the Section and 1/4 Section or Claim and Survey, Township, Range, and County within which the proposed development is located with a small key map showing the relation of the property to Section or U.S. survey lines. **Requirement met.***
- C. *Names, addresses and phone numbers of the owner, subdivider, and registered land surveyor who prepared the plat. **Requirement met, all identifying information is included.***
- D. *North arrow, graphic scale, and date. **Requirement met, north arrow, graphic scale and date are provided.***
- E. *Locations and dimensions of the boundaries of the proposed subdivision. **Requirement met, the locations and boundaries are accurately provided.***
- F. *Locations and dimensions of existing and proposed lots within the subdivision with an identifying number for each lot. Area in square feet of every proposed lot. **Requirement met, the dimensions and boundaries of all proposed lots along with identifying numbers and area of each lot in square feet is included.***
- G. *Proposed and existing road rights-of-way and widths, proposed and existing pavement(s) lines and widths, and roadway intersection angles and centerline radii. Streets and rights-of-way on and adjoining the site of the proposed subdivision showing the names and including street roadway and right-of-way widths; proposed and existing pavement(s) lines and widths, and roadway intersection angles and centerline radii; approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification of all existing or proposed streets as to function as collector, arterial or local street or county road; accurate right-of-way lines of streets, easements and other rights-of-way and property lines and areas of lots and other tracts, with accurate dimensions,*



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bearings and curve data, including radii, arcs and chords, points of tangency, and central angles. **Requirement met.**

- H. Locations, names, widths, and R.O.W. radii of all proposed streets. **Requirement not met.**
- I. Locations, widths, and purposes of all existing and proposed easements. **Requirement met, all information regarding easements is included.**
- J. Gross and Net Areas of the subdivision, the acreage of streets, and of any areas reserved for green space or public and common use, and zoning of the subdivision as shown on the City's official zoning map. **Requirement not applicable as none of these items are proposed.**
- K. Building setback lines and dimensions. **Requirement met, the setback lines are all included and adhere to the "BP-3" zoning district requirements.**
- L. Location of any existing buildings and structures and their intended use, and location of any tree masses and areas to be cleared. **Requirement not applicable as none of these items are proposed.**
- M. Location and size of existing public utilities and drainageways or facilities within or adjoining the proposed subdivision and the location and size of nearest water trunk mains, interceptor sewer lines and other pertinent utilities. **Requirement met, all information is provided.**
- N. Topography of the tract to be subdivided as indicated by 2-ft. contours for land having slopes of 0% to 4%; 5-ft. contours for land having slopes of 4% to 12%; and 10-ft. contours for land having slopes >12%. Additional off-site topography may be required at the discretion of the City Engineer. **Requirement met.**
- O. Locations and directions of flow of existing major waterways, ponding areas, and natural drainageways. **Requirement met, all information is included.**
- P. Storm water management including layout of proposed system and locations and approximate sizes of outlets, catch basins, and detention ponds. Approximate lengths and sizes of storm sewer should be shown if available. **Requirement met.**
- Q. Parcel ID# and zoning of adjacent parcels of land. Reference to recorded subdivision plats within 300 feet of the proposed subdivision by record name, plat book and page number and names of owners of record of adjoining un-platted land. **Requirement met.**
- R. Recorded and proposed 100-year flood elevations. Location of any portion of property which lies within the 100-500 year flood plain. **Requirement met.**
- S. Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for Final Plat approval, a Preliminary Plat for subdivision of the entire tract shall be submitted. **Requirement met, the property is not proposed to be developed in stages or phases.**
- T. Location and size of existing and proposed water mains including hydrants and valves. **Requirement met.**
- U. Location and size of existing and proposed sanitary sewer mains including manholes. As an alternate to providing plans for sanitary sewer lines as a pre-requisite to approval of a final plat, in cases where sanitary sewers are not available and individual sewage systems are being utilized, a written approval from Madison County shall be required indicating that they



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have given general approval to the individual sewage system plan proposed by the subdivider. **Requirement not applicable.**

- V. Location, type and width of existing and proposed easements for water and sewer mains. **Requirement met, all easement information is provided.**

The dimensions required in the above information may be taken from existing records, or scaled, in the absence of field surveying. Any such approximations should be properly identified or noted on the preliminary plat. **Requirement met.**

At the time of submittal of the preliminary plat to the City, the subdivider shall submit two (2) copies of the preliminary plat to the respective utility companies providing gas, electric, and telecommunication in the area of the proposed development. **Requirement met.**

SECTION 16.12.140, "FINAL PLAT PROCEDURES"

The following requirements are provided in the Subdivision Ordinance regarding the required procedures for Final Plats (staff review comments follow each item in bold/italic):

"Every person who proposes to subdivide any land within the City's jurisdiction shall comply with the procedural and substantive provisions of the subsections below; except, that said requirements shall not be applicable to land that is specifically exempted from such requirements under subsections (b)1, (b)2, (b)3, (b)4, (b)5, (b)6, (b)7, (b)8, and (b)9 of "An Act to Revise the Law in Relation to Plats" contained in Illinois Revised Statutes, Chapter 109, Section 1, and as the said subsections may be amended. The City specifically does not adopt the last unnumbered paragraph of Section1 thereof that was enacted by P.A. 83-627 and P.A. 83-634 permitting Counties to adopt 2 acres instead of 5 acres as the standard for requirement Plat approval. A "Final Plat Check List", as exhibited in Appendix D, shall be submitted with the final plat. As an alternate to providing plans for sanitary sewer lines as a pre-requisite to approval of a final plat, in cases where sanitary sewers are not available and individual sewage systems are being utilized, a written approval from Madison County shall be required indicating that they have given general approval to the individual sewage system plan proposed by the subdivider.

The Final Plat shall be filed with the Community Development Director. The Final Plat shall include all plans and specifications and such other documents as may be necessary concerning the form of guarantee or performance bond to be used.

If there are no changes in the plat from the preliminary approval stage to the Final Plat request, the Planning Commission need not take action on the Final Plat. The Community Development Director will inform the Planning Commission at their regularly scheduled meetings, either orally or in writing, of any Final Plats that will be reported to the City Council.

*The Planning Commission will review and report on the Final Plat under the following conditions (**none of the following apply as the Preliminary and Final Plats represent no changes and the review is provided to the Planning Commission as a courtesy**):*

- 1. There has been a substantial change made from the Preliminary Plat to the Final Plat as notified to the Commission by the Community Development Director.*
- 2. The Mayor or City Council requests that the Planning Commission review a particular Final Plat.*



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3. *The developer requests the Planning Commission to review the Final Plat. However, he must waive normal time restrictions for Final Plat approval.*

If the Planning Commission reviews the Final Plat, it shall do so within forty-five (45) days from the date of application, or the filing by the subdivider of the last item of required supporting data, whichever date is later, provided that such date of application and/or filing is not less than thirty (30) days prior to a regularly scheduled meeting of the Planning Commission, otherwise the Commission shall review the Final Plat within sixty (60) days from the date of application and/or filing, unless such time is extended by written mutual consent, and shall determine whether the Final Plat shall be approved as submitted; shall be approved subject to certain conditions or modifications; or shall be disapproved. If action is not taken by the Planning Commission within sixty (60) days, then the application proceeds to the City Council without a recommendation from the Planning Commission.

Where there is no change in the plat from the preliminary to the final stage, the Community Development Director shall review the Final Plat and plans and transmit his report of findings and recommendations to the City Council within thirty (30) days of the filing date of the Final Plat. The action of the Community Development Director, whether approval or disapproval of the Final Plat as well as the date of said action, shall be noted in writing and attached to the Final Plat. If the Final Plat is disapproved, the reasons why should be so stated. If the Community Development Director fails to act within the said thirty (30) day time limit, the plat shall be deemed to be approved by the Community Development Director.

The City Council shall take action on the Final Plat within sixty (60) days from the date of the Planning Commission recommendation (or Community Development Director recommendation if not reviewed by the Planning Commission) unless such time is extended by written mutual consent.

If the Final Plat is disapproved by the City Council, the reasons for such action shall be noted in writing by resolution stating the reasons for disapproval.

If the Final Plat is approved by the City Council, the Final Plat shall be held by the City clerk until such time the subdivider posts a performance guarantee or bond as required by Section 16.12.210, if required. Upon receipt of said performance guarantee or bond, the Mayor shall affix his signature to the Final Plat and attach thereto a notation that the Final Plat has received final approval of the City Council; the Clerk shall attest the signature of the Mayor and affix his seal and attach a certified copy of the City Council's resolution of approval to said approved Final Plat. If such Performance Guarantee or bond is not posted by the subdivider within sixty (60) days from the date of approval of the Final Plat by the City Council, approval of such Final Plat shall expire and become null and void. (Updated: Ord. 15-8, January 26, 2015)

SECTION 16.12.150, "FINAL PLAT REQUIREMENTS"

The Final Plat to be provided by the subdivider shall meet the following specifications:

- A. *Every final (record) plat shall be prepared by a land surveyor registered in Illinois. **Requirement met.***
- B. *The final plat may include all or only a part of the Preliminary Plat which has received approval. **Requirement met.***
- C. *The plans of the Final Plat shall be drawn on mylar with waterproof black ink. The scale shall be 1" equals 20', 40', 50' or 100'; however, the resulting drawing should be either*



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24"x36" or 30"x42". Letter shall be 0.1" or larger for the sake of legibility when the record documents are archived by the City. Ten (10) black or blue line prints shall be provided to the City on or before the time of the Final Plat application. **Requirement met.**

D. All dimensions shall be shown in feet and decimals of a foot and all angles shown to at least the nearest minute. **Requirement met.**

E. The final (record) plat, together with the supporting data, shall provide all the following information:

1. Name of the proposed subdivision with Section, Township and range numbers in which the subdivision is located; **Requirement met.**
2. North arrow, graphic scale and date; **Requirement met.**
3. Names, addresses and phone numbers of the owner, subdivider and registered land surveyor who prepared the plat (file in conjunction with the plat); **Requirement met.**
4. Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than one (1) foot in five thousand (5,000) feet. **Requirement met.**
5. Accurate metes and bounds description or other adequate legal description of the tract to be platted with distances and direction to the nearest established Section Corner monument and location of monuments along with type, material and size (where discrepancies occur, both recorded descriptions and surveyed descriptions should be included); **Requirement met.**
6. Number each lot or site for identification and indicate the address when assigned by the City. **Requirement met.**
7. All elevations shall be referenced to the National Geodetic Vertical Datum of 1929, and the said reference and benchmark shall be clearly stated on any plans or drawings showing such datum. **Requirement met.**
8. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract, shown by heavy solid lines. **Requirement met.**
9. Locations, dimensions and purposes of any locatable, previously recorded or newly created easements including the easement statements defining the use and rights conveyed with each type of easement, as specified in Sections 16.16.340 and 16.16.340; **Requirement met.**
10. Location and purposes of any sites, other than private lots, which are dedicated or reserved; **Requirement met.**
11. Location, dimension and area of all parcels reserved or used for green space or public space, and their intended use. **Requirement met.**
12. Applicable 100-year flood elevations as determined by FEMA or as determined by the highest applicable downstream culvert, roadway or other drainageway overflow elevation and the lowest allowable finished floor elevations for all lots subject to said flood elevations along with references to the nearest established USGS, FEMA or published benchmark. **Requirement met.**



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13. A statement to the effect that the streets and alleys delineated on this plat are not accepted by the City. **Requirement met.**
14. A statement that the City, by approving the drainage plans or by requiring certain standards with respect to drainage, accepts no responsibility for damages caused by the drainage or drainage facilities, to the owners or occupants of real estate affected, nor does the City guarantee that the improvements or changes in drainage will not cause damage to the owners or occupants of real estate affected, nor does the City accept drainage facilities or improvements for maintenance. The responsibility for change in drainage and for the maintenance of drainage facilities or improvements remains that of the developer, subdivider or landowner or occupant. **Requirement met.**
15. Names of owners and mortgages accepting said Plat with owner or owners personally signing the Plat. **Requirement met.**
16. Reference to recorded subdivision plats within 300 feet of the proposed subdivision by record name, plat book and page number and names of owners of record of adjoining un-platted land; **Requirement met.**
17. Lot lines with accurate dimensions, angles or bearings and curve data including radii, arcs or chords, points of tangency, central angles; number of each lot; and setback lines and dimensions; and in a separate list, the area of each lot; **Requirement met.**
18. Street and other public right-of-way lines with accurate dimensions, angles or bearings and curve data including radii, arcs or chords, points of tangency, and central angles; **Requirement met.**
19. Street names, right-of-way widths and other pertinent data; **Requirement met.**
20. Restrictions of all types which will run with the land and become covenants in the deeds for lots. Should any or all restrictions and trusteeships be of such length as to make the lettering of same on the Plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the Plat; **Requirement met.**
21. Name of school district(s) in which the property is located. **Requirement met.**
22. Certification by a registered land surveyor and a registered professional engineer with registration numbers and seal(s) affixed to all final documents of the Final Plat. The engineer shall also certify that the following agencies were properly notified as required and approve the project:
 - Illinois Historic Preservation Agency (IHPA – archaeological)
 - Illinois Department of Natural Resources (IDNR – endangered species)
 - Illinois Department of Natural Resources Office of Water Resources (IDNR OWR – stream hydraulics)
 - Soil Conservation Services (SCS – land use)
 - U.S. Army Corps of Engineers (USACE – Clean Water Act/stream hydraulics/wetlands)



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- *Illinois Environmental Protection Agency (IEPA – storm water permit)*
- *Illinois Department of Transportation (IDOT – entrance permit)*
- *U.S. Department of Agriculture (USDA – prime farm land)*

These agency sign-offs shall be submitted to the City before the City will sign the Final Plat.

SECTION 16.12.160, "CERTIFICATES REQUIRED"

The following certificates shall be included on the final (record) plat in language that is commonly acceptable to the County Recorder of Deeds and in accordance with State Statutes.

- A. *Owner's certificate*
- B. *Notary Public's certificate*
- C. *Surveyor's certificate*
- D. *County Clerk's certificate*
- E. *City Council's certificate*
- F. *Undermining*
- G. *Drainage changes*
- H. *Certificate of dedication of all public areas.*
- I. *Certificate that all taxes due have been paid.*
- J. *9-1-1 Coordinator certificate*
- K. *Flood hazard areas certificate*
- L. *Stormwater facilities certificate*

The final plat shall be signed by the registered land surveyor and owner(s), and notarized prior to submittal to the City. All certificates shall be provided prior to Final Plat submittal.

SECTION 16.12.170, "APPROVAL BY CITY"

The subdivider shall submit the original reproducible and ten (10) prints of the final (record) plat along with the Final Plat Check List to the Community Development Director for approval by the City. Upon approval by the City, the Community Development Director will notify the developer in writing and return the original to him for recording. No work, including grading, shall be done in the subdivision until the final plat approval is given by the City Council. No building permits shall be issued for any structure in the subject subdivision until such time as the subdivider has met this requirement and the requirement to furnish a digital version of the final plat contained in Section 16.12.180. (Revised 05/24/04, Ord. 3499)

SECTION 16.12.180, "FILING FINAL PLAT"

The subdivider has sixty (60) days from the date of approval by the City in which to record the final plat. The subdivider shall furnish the Community Development Director with three (3) prints of the record plat as filed and recorded by the County Recorder of Deeds and a digital version of the final plat compatible with the City's mapping source.

RECOMMENDATION

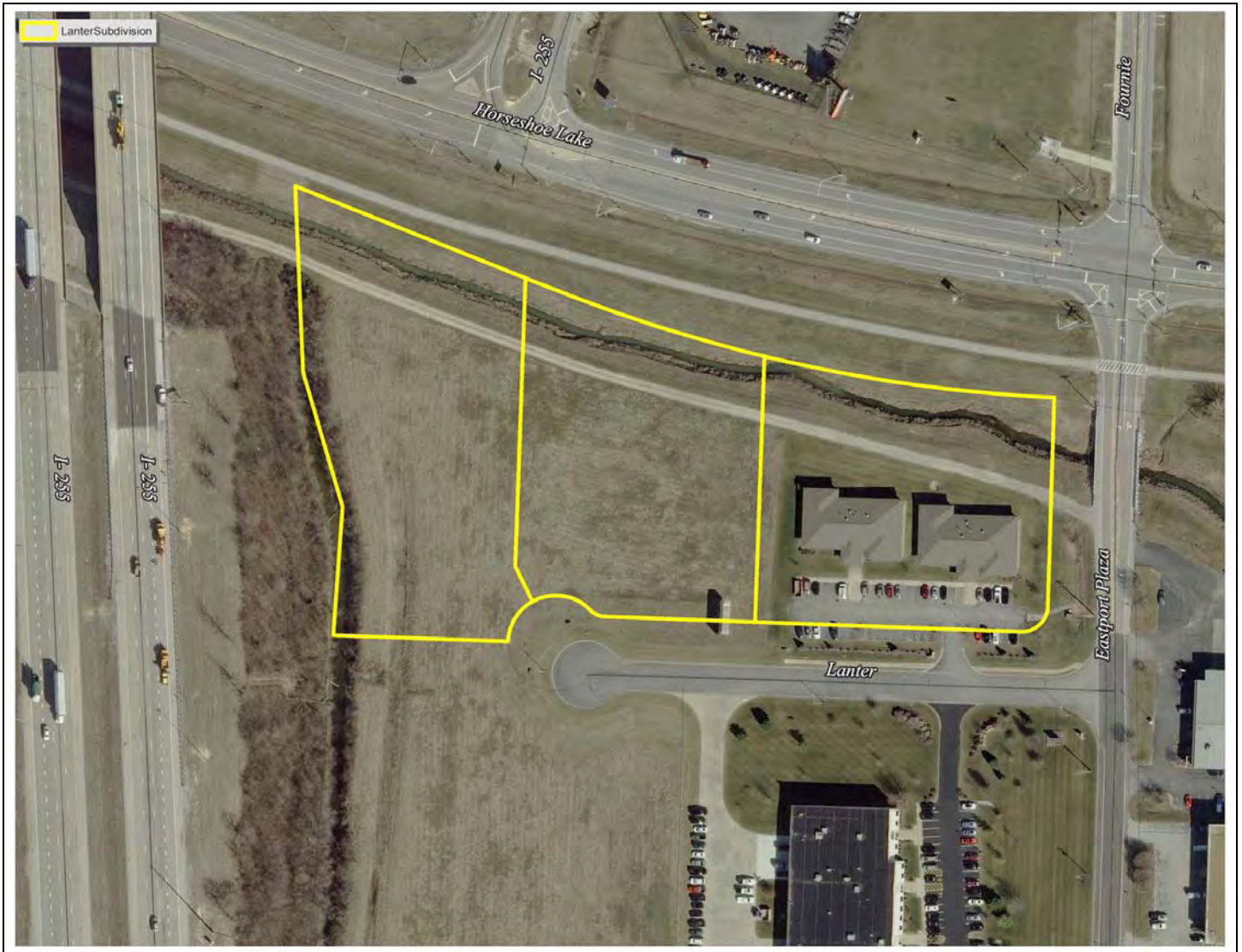


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It is the finding of the Director of Community Development that the submitted Preliminary and Final Plats for Collinsville LLC meet the regulatory requirements for approval. Based on this finding it is the recommendation of the Director of Community Development that the Preliminary and Final Plats for Collinsville LLC be favorably recommended by the Planning Commission to the City Council for final legislative approval at their September 12th regular meeting.



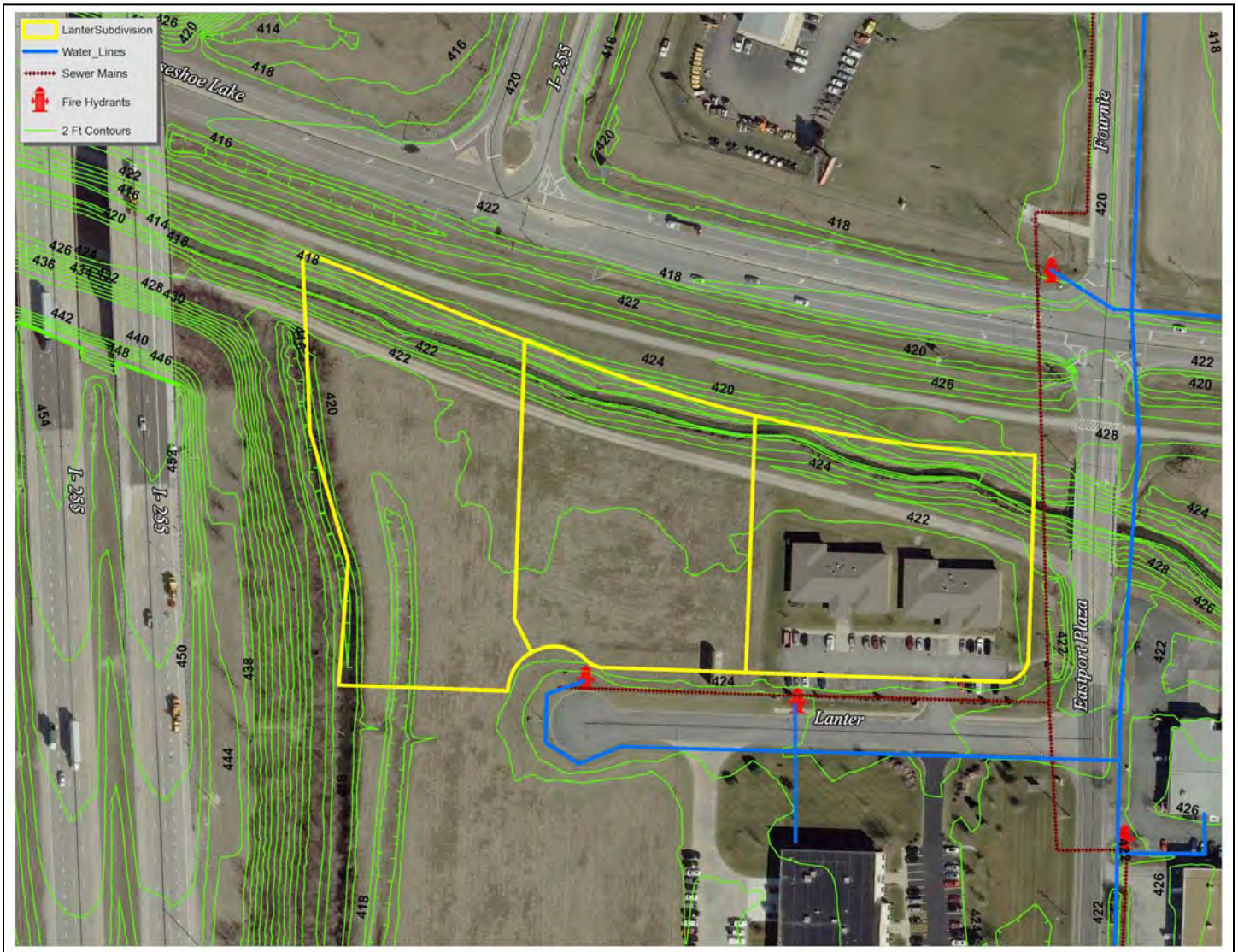
PLANNING COMMISSION REPORT



Site Aerial



PLANNING COMMISSION REPORT



Site Topo & Utilities





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FINAL PLAT

RESUBDIVISION OF LOTS 3, 4 AND 5 OF "LANTER SUBDIVISION"

PART OF THE WEST 1/2 OF US SURVEY 509 CLAIM 1653, SEC. 19 & 30, T. 3 N., R. 8 W. OF THE THIRD P.M.

MADISON COUNTY, ILLINOIS

LEGAL DESCRIPTION

LOT 3, 4 AND 5 OF "LANTER SUBDIVISION", BEING PART OF US SURVEY 509 CLAIM 1653, SECTIONS 19 & 30, T. 3 N., R. 8 W. OF THE THIRD P.M., MADISON COUNTY, ILLINOIS, BEING REFERRED TO IN THE PLAT HEREBY RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT CABINET 702 ON PAGE 26.

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, BEING OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS "RESUBDIVISION OF LOTS 3, 4 AND 5 OF LANTER SUBDIVISION."

THE EASEMENTS SHOWN HEREON ARE HEREBY DELEGATED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE ILLINOIS HIGHWAY ACT, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

WE ALSO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE LAND LIES WITHIN THE COLLINSVILLE UNIT 10 SCHOOL DISTRICT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS _____ DAY OF _____ 2016.

OWNER _____ DATE _____

OWNER _____ DATE _____

STATE OF _____ }
COUNTY OF _____

I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE UNDERSIGNED HAVE PERSONALLY KNOWN THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING AND THAT THEY HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2016.

NOTARY PUBLIC _____ DATE _____

CITY COUNCIL'S CERTIFICATE

APPROVED BY THE CITY COUNCIL OF COLLINSVILLE, ILLINOIS, THIS _____ DAY OF _____ 2016, IN WITNESS WHEREOF, THE CITY CLERK HAS HEREON SET HER HAND AND SEAL.

CITY CLERK _____

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE NO UNPAID OR FORECLOSED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THE PLAT HEREIN.

COUNTY CLERK _____ DATE _____

9-1-1 COORDINATOR'S CERTIFICATE

I, THE UNDERSIGNED MADISON COUNTY 9-1-1 COORDINATOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR 9-1-1 EMERGENCY SERVICE AND PROPER COMMON ADDRESSES HAVE BEEN ASSIGNED.

9-1-1 COORDINATOR _____ DATE _____

SURVEYOR'S CERTIFICATE

WE, DATES ASSOCIATES, INC., DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND SUBDIVIDED THE TRACT SHOWN HEREON IN ACCORDANCE WITH THE PLAT HEREBY SUBMITTED TO THE COLLINSVILLE PLANNING COMMISSION AND THAT THIS PROFESSIONAL SERVICE COMPLETES TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY. WE ALSO CERTIFY THAT WE HAVE CONDUCTED A VISUAL INSPECTION OF THE TRACT AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL SURVEYOR'S ACT, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT WE HAVE EXAMINED THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS FOR THE TRACT OF LAND SHOWN HEREON AS SHOWN ON PANEL 170426 0702 (EFFECTIVE DATE 04/15/1982), AND IT APPEARS THAT SAID LAND IS SITUATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

WE FURTHER CERTIFY THAT WE HAVE, AT THE REQUEST OF THE OWNER, EXAMINED THE ILLINOIS COAL MINES MAP AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBAN, ILLINOIS, AND HEREBY ADVISE THAT THE SUBDIVIDED PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE WITHIN A MINED-OUT AREA BASED ON GRAPHIC PLOTTING.

STEVEN M. KEL
DATES ASSOCIATES, INC.
LAND SURVEYOR #0357-021118
SPRINGFIELD, ILLINOIS 62761-2918

DATE _____

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, 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 SUCH SUBDIVISION OR THE INSTALLATION OF SUCH DRAINAGE. WE DO NOT KNOW OF ANY EXISTING OR PROPOSED PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATING AS MAY CAUSE DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

JUDITH KERNICK, P.E.
DRAINAGE ENGINEER #0027-003885
SPRINGFIELD, ILLINOIS 62761-2917

DATE _____

OWNER/SUBDIVIDER

LANIER SUBDIVISION, LLC
1401 E. ST. LOUIS, MO 63104
(314) 614-9845

DATE _____

SUBDIVISION PLAT

PLAT NO. _____

DATE _____

FINAL PLAT

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LANTER SUBDIVISION STAFF REPORT

AUGUST 18, 2016

