

9-3-4-2. - PLATS AND DATA FOR FINAL APPROVAL.

- A. Requirements. Final plat shall be drawn in ink on tracing cloth (mylar) on sheets not to exceed 36 inches by 48 inches (36" x 48") and shall be at a scale of 100 feet to the inch (1" = 100'). Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Village Board. The final plat shall show the following:
1. Primary control points, approved by the Village Engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred.
 2. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves.
 3. Location, dimensions and purpose of any easements.
 4. Number to identify each lot or site and block.
 5. Purpose for which sites other than residential lots are dedicated or reserved.
 6. Proposed building setback lines on all lots and other sites.
 7. Location and description of monuments.
 8. Certification by a registered Illinois land surveyor certifying to accuracy of the survey and plat.
 9. Certification showing that all taxes and special assessments due on the property to be subdivided have been paid in full.
 10. Certification of title showing that applicant is landowner.
 11. Proper form for the approval of the Village Board, with space for signatures.
 12. Approval by signatures of the appropriate officials of the Village Board concerned with the specifications of utility installations.
 13. Evidence that the work of improving the streets and all utilities as prescribed above has been accomplished prior to the submission of the plat for final approval, or the receipt of a duplicate signed contract and the accompanying surety bond shall be presented to the Village Engineer and the Village attorney for their review. The Village Engineer and the Village Attorney shall present to the Village Board a review letter assuring that the developer has complied with said requirements.
 14. Statement by owner dedicating streets, rights-of-way and any sites for public use.
 15. Name of subdivision.
 16. Location by section, township and range.
 17. Title, scale, north arrow and date.
 18. Reports, maps and other materials or information indicating existing and proposed subsurface drainage, soil conditions determined by an intensive on-site soils investigation, and erosion and sediment control plans that include implementation details.
- B. Cross Sections and Profiles: Cross sections and profiles of streets showing grades approved by the Village Engineer. The profiles shall be drawn to Village standards. The scales and elevations shall be based on the USGS datum plane.
- C. Protective Covenants: Protective covenants in form of recording.
- D. Other Data: Such other certificates, affidavits, endorsements or dedications as may be required by the plan commission in the enforcement of these regulations.

(Ord. 385, 5-1-1989; Ord. 416, 6-14-1993)

9-3-5. - COMPLETION AND MAINTENANCE OF IMPROVEMENTS.

- A. All of the necessary improvements as described in the final plat shall be completed within two years from approval of said plat. The subdivider shall in all cases be responsible for the maintenance of all improvements for one year following their construction and acceptance by the Village. The subdivider, to ensure the satisfactory completion of all required improvements and to ensure the maintenance of the same, for one year following construction and acceptance by the Village, and conditioned upon completion of said improvements, shall do one of the following:
1. Deposit with the Village Clerk cash in an amount equal to 125 percent of the final estimate of the cost of construction of all said improvements, as certified by the Village Engineer; or
 2. Deposit with the Village Clerk a duly executed, irrevocable letter of credit, in a form approved by the Village from a financial institution in good standing in the United States Of America and located in and authorized to do business in the state of Illinois, which shall name the Village of Poplar Grove as a beneficiary and shall be in effect for a minimum period of two years from the approval date of the final plat and shall remain in full force and effect until the Village of Poplar Grove is notified at least 90 days prior to any expiration date. The amount of said irrevocable letter of credit shall be equal to 125 percent of the final estimate of construction cost for all proposed improvements as certified by the Village Engineer, and shall ensure the satisfactory completion of all improvements, including as built drawings and landscaping and ensure maintenance thereof as provided above; or
 3. Deposit with the Village Clerk a duly executed completion bond, with corporate surety, to be approved by the Village Board and filed with the Village Clerk, in an amount equal to 125 percent of the final estimate of the cost of construction of all said improvements as certified by the Village Engineer. Any bond submitted shall have a good and sufficient security thereon, and if provided by an insurance company, the insurance company must have a current rating of A++ or A+ as rated by the A.M. Best rating company. Any bond or instrument provided must be issued by a business licensed to do business in the state of Illinois, and redeemable in the state of Illinois.
- B. During construction of the subdivision improvements, the security deposit guaranteeing the satisfactory completion of said improvements may be periodically reduced upon approval of the Village Board. However, the remaining security deposit amount shall never be less than 125 percent of the estimated cost of the improvements remaining to be completed as determined by the Village Engineer plus ten percent retainage of the final estimated improvement construction cost retained for maintenance of said improvements.
- C. Upon completion of said improvements, an amount equal to ten percent of the final estimate of the cost of construction of all said improvements shall be retained by the Village for a period of one year following the acceptance of said improvements by the Village to ensure the maintenance of said improvements for said one year period.
- D. Any letter of credit or bond furnished as security to ensure satisfactory completion of all required improvements shall be subject to final approval by the Village Board.

(Ord. 2010-797, 11-8-2010)