

Mayo

ADAMS & HUETSCH

ATTORNEYS AT LAW

*TOM D. ADAMS
*JAY M. HUETSCH

*LICENSED IN ILLINOIS
AND MISSOURI

321 WEDGEWOOD SQUARE
P.O. BOX 647
COLUMBIA, ILLINOIS 62236
618/281-5185/5186
FAX 618/281-5553
tdadams@htc.net

MAIN & MILL STREETS
P.O. BOX 132
WATERLOO, ILLINOIS 62298
618/939-6126

August 31, 2005

Mr. Wayne G. Waller, P.E.
& Mr. Mark T. Rey, P.L.S.
Deer Hill Associates
Surveying and Engineering
103 East Mill Street
Waterloo, Illinois 62298

RE: Brellinger First Addition Subdivision

Dear Mr. Waller:

I have reviewed your preliminary plat submittal for the Brellinger First Addition Subdivision and with regard thereto have the following remarks, comments, recommendations or questions:

(1) On the Surveyor's Certificate, line 1, you need to change "BRELLINGER SUBDIVISION" to "BRELLINGER FIRST ADDITION SUBDIVISION". In the same certificate, line 3, you need to change "ST. CLAIR & MONROE COUNTIES" to "ST. CLAIR COUNTY". I will have to check with the City Engineer, Ken Vaughn, regarding the F.I.R.M. Community Panel References. Since there are other changes to be made to this Surveyor's Certificate, in line 7 change "REVISION" to "REVISION". According to the advice I received from Attorney Mark Scoggins, and the narrative legal description contained on the 1st page of the plat, all of this First Addition Subdivision is in St. Clair County, Illinois and none of the property comprising the subdivision is in Monroe County, Illinois.

(2) In the Owner's Dedication Certificate located in the lower right-hand corner of the second page of the plat submittal, in the second line the description of the property owner should be changed from "DENNIS R. BRAND" to "THE BRELLINGER LAND TRUST". In lines 2 and 3 the street dedication refers to streets that were in Brellinger Subdivision instead of streets in the First Addition Subdivision. You need to delete "LOVELL LANDING, LaCROIX WAY and PFEFFER DRIVE" and you need to add "STOLL COURT" so that the street right of way dedications are for "BRELLINGER

STREET, "RUECK PARKWAY" and "STOLL COURT". Above the signature block for the Owner's Certificate, you need to add "THE BRELLINGER LAND TRUST".

(3) In Note 1, after "public utilities" and before "service" you need to add "and telecommunication" so that it is changed to read "ALL EASEMENTS ARE FOR MUNICIPAL AND PUBLIC UTILITIES AND TELECOMMUNICATION SERVICES AND DRAINAGE PURPOSES".

(4) In Note 6 on the plat, you need to add "telecommunication" after "public utility" in the first and last lines of that note.

SUBDIVISION CODE COMPLIANCE

(5) Section 34-3-7 (A) requires the location of the subdivision to be stated in the caption of the plat. In the narrative legal description for the subdivision it states the subdivision is located in the south half of the southeast quarter of section 4, in St. Clair County, Illinois. In the caption at the top center of the first page of the subdivision it says the subdivision is located in part of the southeast quarter and part of the southwest quarter of section 4, and part of US Survey No. 644, Claim 501, St. Clair County, Illinois. The location stated in the caption on the first page of the subdivision will have to be changed to accurately state the location of the subdivision as being the south half of the southeast quarter of section 4, etc.

(6) Section 34-3-7 (B) of the Subdivision Code requires a small key map showing of relation of the Brellinger Second Addition Subdivision to the Brellinger Subdivision and Columbia Lakes Development LLC Subdivision, if applicable. The key map as drawn appears to depict the original Brellinger Subdivision instead of the Second Addition Subdivision. The code requires the key map to locate the subdivision with regard to other platted subdivisions and dedicated roads located within 300 feet of the proposed subdivision.

(7) Section 34-3-7 (D) of the Subdivision Code requires that all lot lines abutting the subdivision be depicted on the plat. Consequently, you need to show the abutting lot lines for the Brellinger Subdivision and Columbia Lakes Development LLC Subdivision, if applicable.

(8) Section 34-3-7 (F) requires that you state in the notes on the plat the uses of the property that comprises the subdivision as shown on the City's Comprehensive Community Plan. You need to add a note that indicates the use as recommended by the City's Comprehensive Plan.

(9) Section 34-3-7(G) requires that the street name, right-of-way and pavement width, approximate gradient, type and width of pavement, curb, gutter and sidewalks and classification of streets on and adjoining the subdivision be shown on the plat. You need that information for "Rueck Road" which is located along the entire east boundary of the subdivision and comprises one-half of what will be the reconstructed Rueck Road right-of-way.

(10) Section 34-3-7(H) requires that existing as well as proposed easements to be platted showing their location, width, and purpose. Unfortunately, the title insurance commitment provided to the undersigned incorporates property in both St. Clair County, Illinois and Monroe County, Illinois and does not differentiate which of the exceptions on Schedule B of the title insurance commitment apply to the St. Clair County, Illinois property. Enclosed is a copy of that title insurance commitment Attorney, Mark Scoggins provided to me with copies of the documents creating the encumbrances noted as exceptions on Schedule "B" of the title insurance commitment. Directing your attention to Schedule B of the title insurance commitment, the following encumbrances there mentioned will have to be depicted on the plat or we need a written statement from the Registered Land Surveyor who prepared the plat stating which, if any, of such encumbrances do not apply to the subject property that comprises the subdivision, to wit: 17, 19, 20, 22, 24 – 26. I am particularly interested in knowing whether the preservation easements referred to as exceptions 24 and 25 apply to the subject property, and if so, where the same are located. To save time it would probably be wise to have a meeting here at my office to go over this plat review letter and the subject encumbrances, at which time I would invite the City Engineer to also attend. If you agree please provide me with three (3) dates and times in September (other than September 22nd and 23rd) when you would be available to meet and I will contact the City Engineer.

(11) Section 34-3-7(M) requires that the areas reserved for common use of property owners be depicted on the plat. Is the common area located in the southeast corner of the subdivision a surface water retention/detention basin? **If so, I defer to the City Engineer to decide whether or not the City would want a manhole at the bottom of a surface water retention/detention basin, as appears to be the case as I interpret the plat.**

(12) Section 34-5-3(E)(2)(B) requires that lots zoned for a minimum bulk area of 25,000 square feet or more but less than 43,650 square feet shall have public streets with pavement, curbing and guttering to be of Portland cement concrete construction with Portland cement concrete sidewalks on both sides of the street. Consequently, the west half of reconstructed Rueck Road that is located along the east boundary of the subdivision will need to be surfaced in accordance with the typical section for the subdivision streets unless the City Council grants a variance to relieve of that obligation.

(13) Section 34-5-11 requires fire hydrants to be located within 400 feet of each lot in the subdivision when measured along the centerline of streets. You need to plot on the subdivision plat the location of the fire hydrants. If they are on the plat I did not find them when I followed the waterlines.

ZONING CODE COMPLIANCE

(14) Subsection 17.14.040 (Lot size) (A) requires that each lot in an R-2 (One-Family Dwelling Zoned District) have a minimum lot size of 25,000 square feet and a

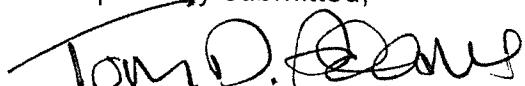
width at the established building line of 125 feet. All of the lots appear to comply with this requirement.

(15) Subsection 17.14.050 (Yard areas) "A" (Front Yard) requires a 50 foot front yard setback for lots in the subdivision; "B" (Side Yard) requires 20 foot side yard minimum with combined total of 45 feet for interior lots, combined total of 50 feet for corner lots and if the width of the lot is less than 150 feet, the side yard is required to be 10% of the width of the lot; "C" (Rear Yard) the rear yard is required to be a minimum of 80 feet or 20% of the depth of the lot but not required to exceed 90 feet. Section 17.14.070 (Dwelling Standards) requires minimum size of a one story single family residence in an R-2 Zoned District to be 1400 square feet and a single family residence of more than one story is required to be a minimum of 1800 square feet. The Front Yard Set Back has been complied with and the buildings depicted on the lots is substantially larger than the Zoning Code minimum so that the rear and side yard requirements can be complied with when a site plan and building permit application is sought.

(16) Subsection 17.14.060 of the (Zoning Code) (Percentage of lot coverage) requires that all buildings, including accessory buildings, shall not cover more than 30 percent of the area of the lot. The plat submittal appears to comply with that requirement.

At your convenience please advise how you wish to proceed regarding preliminary plat approval.

Respectfully submitted,



TOM D. ADAMS
Corporate Legal Counsel
City of Columbia, Illinois

TDA/mp

Enc.

cc: ✓Kevin Hutchinson, Mayor (w/o Enc.)
Kenneth Vaughn, City Engineer
Anthony Traxler, City Administrator (w/o Enc.)
Dennis Brand, Trustee of the Brellinger Land Trust
Mark C. Scoggins, Attorney for the Brellinger Land Trust (w/o Enc.)