

SUBDIVISION DESIGN STANDARDS AND SPECIFICATIONS

Chapter 16.08

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16.08.010 Purpose

The following standards and specifications set forth in this chapter outline the manner in which land shall be subdivided and developed and the minimum required Land Improvements to provide orderly and consistent development within the City of St. Charles.

(Ord. 2012-M-45 § 2; Ord. 1987-M-45 § 6.)

16.08.020 Streets and Rights-of-Way

- A. Rights-of-way, Streets and associated improvements shall conform to the requirements established in Title 12, Chapter 12.30, "Street Improvements" of the St. Charles Municipal Code and the City's Engineering Design and Inspection Policy Manual.
- B. The arrangement, character, extent, width, grade, and location of all streets shall conform to the Comprehensive Plan and shall be considered in relation to existing and planned streets, to reasonable circulation of traffic within the subdivision and adjoining lands, to topographical conditions, to runoff of stormwater, to public convenience and safety, and in their appropriate relations to the proposed uses of the area to be served.
- C. Every street shall be dedicated as a public street.
- D. No half width street improvements shall be permitted.

(Ord. 2012-M-45 § 2; Ord. 1990-M-41 § 4.)

16.08.030 Block Standards

- A. The maximum lengths of blocks shall be one thousand two hundred feet (1,200').
- B. Blocks over nine hundred feet (900') long may require pedestrian ways at their approximate centers. Additional access ways to schools, parks, or other destinations may be required.
- C. The shape of the blocks must fit readily into the overall plan of the subdivision and their design must consider topographical conditions, lot layout, traffic flow, and public open space areas.

(Ord. 2012-M-45 § 2.)

16.08.040 Lot Standards

- A. In general, lots should be as nearly rectangular in shape as practicable.
- B. Sidelines of lots shall be at right angles or radial to the street line, or substantially so.

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- C. The minimum lot size and width dimensions shall comply with the requirements of Title 17, “Zoning” of the St. Charles Municipal Code.
- D. Double frontage lots are not permitted except:
 - 1. Where lots back upon an arterial street, and vehicular and pedestrian access between lots and the arterial street is prohibited; and
 - 2. Where such lots shall have additional depth to allow for a protective screen planting along the arterial frontage.
- E. Lots abutting upon a watercourse, drainage way, channel, wetland, or stream shall be of an additional depth or width to provide an acceptable building site.
(Ord. 2012-M-45 § 2.)

16.08.050 Parks and Other Public Areas

Any area that is specifically designated in the Comprehensive Plan for a public park, playground, school or other public use, shall be reserved for such use on all subdivision plans and plats.
(Ord. 2012-M-45 § 2; Ord. 1989-M-58 § 1.)

16.08.060 Easements

- A. A minimum 10’ wide perimeter utility and drainage easement shall be provided around each lot in a subdivision. Easements shall be provided for all overhead or underground utility services or surface water drainage where necessary. Where the side lot line of a detached single-family residential lot abuts the side lot line of another detached, single-family residential lot, the minimum easement width may be reduced to 5’ on each lot so that the total easement width along the common lot line is 10’ provided no utilities exist or are planned along the side lot line.
- B. A drainage easement shall be provided where a watercourse, drainage way, channel or stream traverses a subdivision or where a wetland exists. The easement shall include an additional area at least fifteen feet (15’) wide adjoining both edges of the area that has been affected by floodwaters or containing wetland conditions.
- C. Easements shall be provided to protect existing drainage and utility installations that traverse the property.
- D. All easement language on plats shall be as specified in Appendix B.
(Ord. 2012-M-45 § 2; Ord. 2000-M-36 § 1; Ord. 1963-21 § VI(1): Prior code § 11.006(1).)

16.08.070 Public Utilities

- A. Oversizing of Utilities
All public utilities shall be designed and located in a manner to serve all of the proposed development and any future development of the subject property or adjacent properties. If the City determines that over-sized water mains or any related appurtenances will be required to adequately service the proposed subdivision or development and future adjacent subdivision or development, it may require such over sizing, and all related appurtenances.
- B. Electric General Requirements
 - 1. Electric service lines shall be of adequate size to serve the entire proposed development.
 - 2. Electric plans and installations, including all appurtenances thereto, shall conform to the standards and specifications established by the St. Charles Municipal Electric Utility and as set forth in the Engineering Design and Inspection Policy Manual.
 - 3. Electric facilities and lines shall be installed to serve all properties in the subdivision.
 - 4. The layout of all electric utilities shall comply with the City’s system-wide plans for location and size.
- C. Sanitary Sewers General Requirements

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1. Sewers shall be of adequate size to serve the entire proposed development.
2. All sanitary sewer plans and installations, including all appurtenances thereto, shall conform to the standards and specifications set forth in the Engineering Design and Inspection Policy Manual.
3. Sanitary sewer lines shall be installed to serve all properties in the subdivision.
4. Main sewers shall be of adequate size to serve the entire subdivision, or the maximum capacity of any proposed lift station, whichever is greater.
5. The layout of trunk sewer lines shall comply with the City's system-wide plans for location and size.
6. Sanitary sewer service laterals shall be provided for each lot, parcel, tract, or building. The lateral shall extend to the right-of-way line.

D. Water Supply General Requirements

1. All water main plans and installations, including all appurtenances thereto, shall conform to the standards and specifications of the City as set forth in the Engineering Design and Inspection Policy Manual.
2. Water distribution facilities including all pipe, fittings, hydrants, valves, vaults, et cetera, shall be installed to serve all properties within the subdivision.
3. The layout of main water lines shall comply with the City's system-wide plans for location and size.
4. Water main pipe shall have a minimum diameter to satisfy fire flow requirements.
5. Provisions shall be made to provide service connections for each lot, property, tract, or building, and each connection shall extend to the right-of-way line.
6. Landscape plantings shall not interfere with operations and maintenance of water appurtenances. Trees shall not be planted within ten feet (10') of all hydrants, valve vaults, or curb boxes. Bushes and shrubs shall be maintained five feet (5') from water appurtenances. All other landscape plantings shall conform to the standards and specifications set forth in the Engineering Design and Inspection Policy Manual.

E. Storm Sewer

1. A complete storm drainage system including appropriate stormwater retention and detention facilities shall be constructed throughout the subdivision. The design of which shall comply with the standards established in Title 18, "Stormwater Management" of the St. Charles Municipal Code.
2. The stormwater drainage system shall be separate and independent of the sanitary sewer system.
3. Surface water drainage patterns shall be shown for each and every individual lot and block and shall conform to the standards and specifications of the City as set forth in the Engineering Design and Inspection Policy Manual.

(Ord. 2012-M-45 § 2; Ord. 1963-21 § VI(2); Prior code § 11.006(2).)