



**LAND SUBDIVISION COMMITTEE MEETING MINUTES**  
**April 7, 2016**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom	Peter Jordet
Mike Johnson	
John Harris	
Elliot McKinley	<b>Others</b>
Brad Bixby	Steve Walker
Brian Wright	Mike Curtis
Lori Williams	Pete Wagner
Trustin Harrison	Bob Dalton
Lauren Gibson	Roy Newman
Ken Springs	Kyle Hutson
Dean Graven	

**CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

**MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the **March 3, 2016** Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

**ACTION ITEMS**

See attached

**UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

**ADJOURNMENT**

Nate Bottom made a motion, seconded by Lori Williams, to adjourn the meeting. The meeting adjourned at 2:08 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**            LS 2015-01

**CENSUS TRACT #**    3

**NAME OF SUBDIVISION:**    Fresh Visions Community Church – Large Scale Development  
Plan and Variance 153.157(L) – Restriction of Access

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**        April 7, 2016

**OWNER:**                      Fresh Visions Community Church

**ENGINEER:**                  Vasconcelles Engineering

**DESCRIPTION:**              Pt. NE ¼, Sec. 21, T16N, R5W – West side of J David Jones  
Parkway (IL 29), North of West Yates Avenue

5.3534    **Acres**    1        **Lots**

Variance 153.157(L) –  
Restriction of Access

Fresh Visions Community  
Church – Large Scale

<b>MOTION TO RECOMMEND:</b>	Approve, Subject to;	Approve, Subject to;
<b>BY:</b>	Lori Williams	Lori Williams
<b>2<sup>ND</sup> BY:</b>	Nate Bottom	Nate Bottom
<b>VOTE:</b>	Unanimous	Unanimous

Bob Dalton, Vasconcelles Engineering, presented the Large Scale Development Plan and Variance.

Joe Zeibert, Regional Planning Commission, said errors in the legal description, including total acreage, shall be corrected. He said the CWLP contact person shall be changed to Mike Johnson and asked that all other contacts be verified. He said sidewalks along J David Jones Parkway shall be shown and a connection from the building to the public sidewalk shall be provided. Zeibert said the construction entrance shall be identified on the plan. He said vehicular circulation arrows shall be shown for the development. Zeibert stated the loading area shall be labeled. Zeibert stated written approval for access to J David Jones Parkway shall be obtained from IDOT. He said the width of the access drive to J David Jones Parkway shall be identified. He said silt fence on the east side of the parking lot shall be extended to close any gaps in the fence. Zeibert asked what the building setback line on the plan is referring to. Dalton said it is a self-imposed setback requirement. Zeibert said the setback back line will need to be removed from the plan because it is not required by Zoning. Zeibert asked if there are any plans for expansion of the building or parking areas and suggested if there are, that they be shown as phases on the current plan. Dalton said there are no plans to expand the building or the parking areas. Zeibert said as a word of caution, because the church is being built off a private access drive they would likely divide or develop the property off that because IDOT will not allow additional access from a private road. He said any additional development would need to access a public street.

Mike Johnson, CWLP Water, said they recommend shifting the proposed water service line further to the south now that the additional property has been acquired so that it can go straight into the building. He said fire safety recommends an additional fire hydrant be placed near the southeast corner of the building, within 150' of the fire department connection. Johnson said CWLP has a water main and service for the war memorial across J David Jones Parkway for the development and that these lines shall be shown on the plan. He said the engineer will need to verify that if there is any cutting done to the road there will be adequate cover over those facilities.

Nate Bottom, City Engineer, said sidewalks will be required along J David Jones Parkway and the permit for work within the right-of-way shall be coordinated with IDOT. He said an ADA compliant connection from the public sidewalk to the building will be required. He said sidewalks along the parking lot are shown as 5' and will need to be 6' wide if the sidewalk is a combined sidewalk and curb. He said alternatively bumper blocks will need to be placed in parking spaces 2' from the edge of the walk. He said if there is a plan to expand the parking in the future it shall be shown as a phase on this plan. He said an access permit will need to be obtained from IDOT. Bottom said there are several storm and sanitary sewers, as well as a 4" gas line, that do not appear to be within existing easements. He said all easements shall be shown and if none exist they will need to be shown on the plan as proposed easements. Bottom said sheet 3 of the drainage report does not match the design elevations of the north structure shown on the Large Scale Plan. He said per Section 153.198 of the City's Ordinance, security will be required in the amount of 110% of the estimated construction cost for the following items, as applicable: public utility extensions, public sidewalks, storm water detention, and erosion control items. He said the text for "Storm Inlet Type B" shall be moved so it is not overlapping the storm sewer and identify the storm sewer outlets. Bottom said the test for this callout and some of the other storm sewer call outs, such as the 15" storm sewer, don't appear to be pointing to anything and these should be clarified. He said the radius return for the entrance seems very tight and they will need to make sure a design vehicle, minimum SU, can make the movement. He said labeling shall be checked to ensure it coincides with the appropriate line.

John Harris, City Zoning, said Large Scale Plan perimeter yard requirements per section 155.052(c)(1), front yard 20', side and rear yards 15', shall be shown. He said a portion of the drive appears to be located in the required Transitional Buffer Yard (TBY) and a variance will be needed. Harris said TBY landscaping requirements are required along the west and south property lines. Harris said the TBY requirements are 20' along the south property line, 19.336' along the west property line, and 10' along the west property line of the strip running east-west. He said the dumpster will need to be screened in compliance with Section 155.480(j).

Brad Bixby, CWLP Electric, said a site plan will need to be submitted for the transformer location approval. He said some of the electric locations may change based on the changes in frontage along J David Jones Parkway, and can be worked out with CWLP.

Dalton said in the past IDOT has not wanted sidewalk in the right-of-way. Bottom said recently, IDOT has allowed the building of sidewalks and the City takes over their maintenance when they are constructed.

Dalton said because there are several utilities not within easements they would like to do a blanket easement for access to the utilities. He said this would be simpler than defining the location of each easement. Bottom expressed concern about a structure being placed over any of the lines if it is a blanket easement. Dalton said they would not build within any of the future easements. Bottom said it sounds acceptable but they will need to review the language for the easement before approving it. Zeibert asked if that easement will be needed before the plan goes to council or if it will be dealt with at the Phase II construction plans. Gregg Humphrey, SMSD, said they would need their easement for sewer with the construction plans. Bottom said it would be acceptable to have the easements done with Phase II.

Dalton said they sized the radius return for a single unit truck, but they are going to try to smooth it out for a better transition. Lori Williams, City Traffic Engineer, said she was concerned with the northern set of curves in the access. Dalton confirmed that is the area they will work to correct.

Dalton asked which side will be the front, as an address has not been assigned yet. Harris said the front yard will be facing J David Jones Parkway. Dalton said the west and south sides have trees for buffering and asked if that is acceptable for the TBY. Harris said those areas shall be shown on the plan and a note shall be included about maintaining the existing buffers.

Zeibert asked Harris to clarify if the zoning variance will be required before the plan can be approved. Harris confirmed that the zoning variance will be needed first, before the plan can proceed. Harris said the variance will be needed for the access being within the transitional buffer yard.

Zeibert asked if the electric shown on the current plan is acceptable. Bixby said it is acceptable but may move in the future. He said they would prefer it be moved south, but it also depends on where the electrical lines are located across the road and where they will be able to cross J David Jones with electric.

Lori Williams made a motion to approve Variance 153.157(L) – Restriction of Access, subject to;

1. Written approval of the access point to J David Jones Parkway by IDOT.

Nate Bottom seconded the motion and the vote to approve was unanimous.

Lori Williams made a motion to approve the Fresh Visions Community Church Large Scale Development Plan, subject to;

1. Correct errors in the legal description;
2. Check the total acreage and correct in the legal;
3. Change CWLP contact to Mike Johnson & verify all other contacts;
4. Show sidewalks along J David Jones Parkway and provide an ADA compliant sidewalk connection extending from the building to the public sidewalk;
5. Show the construction entrance;
6. Show vehicular circulation arrows;
7. Identify the loading area;
8. Written approval for access to J David Jones Parkway from IDOT;
9. Identify the width of the access drive to J David Jones Parkway;
10. Extend silt fence on the east side of the parking lot;
11. Remove the building setback line;
12. Show sidewalks along the parking lot as 6' wide if it is combined sidewalk and curb, or there will need to be bumper blocks in parking spaces 2' from edge of walk;
13. Show all existing easements. If easements do not exist, proposed easements will be required and shall be shown as proposed on the plan;
14. Draft of the blanket easement language;
15. Match sheet 3 of the drainage report with the design elevations shown on the Plan;
16. Move the text for "Storm Inlet Type B" so it isn't overlapping the storm sewer and show where that storm sewer outlets;
17. The text for "Storm Inlet Type B" and some of the other storm sewer callouts such as the 15" storm sewer shall coincide with the appropriate location, as they currently don't appear to be pointing to anything;
18. Labeling coincides with the appropriate lines;
19. Show Large Scale perimeter yard requirements per section 155.052(c)(1): Front yard 20', side yard 15', rear yard 15';
20. Show Transitional Buffer Yard landscaping requirements along the west property line and south property line (parallel with referenced Oak Ridge Avenue property line);
21. Zoning variance approval for an access drive within the Transitional Buffer Yard;
22. Dumpster screened in compliance with Section 155.480(j);
23. Shift the proposed water service line south so that it can go straight into the building
24. Fire hydrant placed near southeast corner of the building and within 150' of the fire department connection; and
25. Show water main and service across J David Jones Parkway.

Nate Bottom seconded the motion and the vote to approve was unanimous  
Gregg Humphrey asked the engineer if the subject to's were understood. The engineer  
stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**            2002-09  
**CENSUS TRACT #**    36.04

**NAME OF SUBDIVISION:**    Stone Creek – 2nd Addition – Final Plat

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**        April 7, 2016

**OWNER:**                     Stone Creek Developers

**ENGINEER:**                Vasconcelles Engineering

**DESCRIPTION:**             Pt. SE ¼, SE ¼, Sec. 2, T15N, R6W – East side of Meadowbrook Road, North of Iles Avenue

7.7196   **Acres**    25    **Lots**

**MOTION TO RECOMMEND:** Approve, Subject to;

**BY:**                            Nate Bottom

**2<sup>ND</sup> BY:**                      Lori Williams

**VOTE:**                         Unanimous

Bob Dalton, Vasconcelles Engineering, presented the Final Plat.

Joe Zeibert, Regional Planning Commission, said the zoning block should be removed from the plat as it may limit future options for zoning on the property. He said if the zoning is kept on the plat Lot 1002 shall be shown as Detention and not R-1, and the zoning of Lot 30 shall be confirmed with the zoning department as it is shown differently on the approved Preliminary Plan. He said Lot 1002 shall be labeled as an easement. Zeibert said all easements shall be dimensioned. He said the square footage of each lot shall be included. Zeibert said the second Morning Sun Drive label over Lot 45 shall be removed. He said a note shall be included stating all lot owners shall participate in the Homeowners Association for maintenance and up keep of the open space and the detention area, Lot 1002, Stone Creek 2<sup>nd</sup> Addition, and include a reference to the covenants. Zeibert noted the Franklin Ground Squirrel may be located in the vicinity of the project and the developer should contact IDNR for the necessary permits.

Mike Johnson, CWLP Water, said the water provider for the subdivision will be Curran-Gardner, not CWLP.

Lori Williams, City Traffic Engineer, said a temporary easement for the temporary cul-de-sac at the end of Riverstone Drive is required. She said a note shall be included on the plat stating that the easement shall expire when the Final Plat for the addition including the extension and completion of Riverstone Drive is recorded. She said security in the amount of 110% of the estimated construction costs is required prior to execution and recording of the final plat. Williams stated item 13 of the covenants indicates that both the City's concrete storm pipe and the Associations 6" drain pipe are located in the rear lot drainage easement. Please revise to identify that the City's storm sewers are located within the public right-of-way and all sewers

within the easements and common detention areas are the responsibility of the Association. She said all easements widths shall be dimensioned. She said the minimum font size on the plat shall be 0.14 inch. Williams stated the legend shall include all symbols and abbreviations used on the plat. She said existing corners referenced in the description of the drawing shall be called out. Williams said two monuments of stone or reinforced concrete must be set at the opposite extremities of the property platted. She said the line of departure of one street from another shall be shown. She said the area in square feet of each lot shall be given and may be on a supplemental sheet. Williams stated the owner's written acknowledgement of the right-of-way conveyance in fee simple is required. She said the plat shall be signed and sealed.

John Harris, City Zoning, said Lot 30 is shown as zoned R-2 on the current Preliminary Plan and is shown as R-1 on Final Plat. Harris asked if the use will be duplex or single family. Dalton said the use for the whole plat would be single family. Harris said if the use put on the plat is single family, then the use is restricted to single family even if the lot is zoned R-2. Williams asked if the zoning is required to be shown on the plat. Zeibert said it is not required, and said adding it is similar to adding setback on the final plat which restricts the use or setbacks to only what is shown on the plat. Harris said the zoning may be left on the plat at the developer's discretion, but if it is included it will restrict the use of the lots to what is shown on the plat and any changes would require a change to the Final Plat.

Nate Bottom made a motion to approve the Final Plat of Stone Creek 2<sup>nd</sup> Addition, subject to;

1. Removal of zoning from the plat, or if zoning remains change the proposed use for Lot 1002 to Detention;
2. Lot 1002 labeled as an easement;
3. Dimension all easements;
4. Include the area in square feet of each lot;
5. Remove 2nd Morning Sun Drive label over Lot 45;
6. A note stating, : "All lot owners shall participate in the Homeowners Association for maintenance and up keep of the open space and detention areas, see Covenants.";
7. A temporary easement for the temporary cul-de-sac at the end of Riverstone Drive;
8. A note on the plat that the easement shall expire when the Final Plat for the addition including the extension and completion of Riverstone Drive is recorded;
9. Rewrite covenants to identify City's storm sewers are located within the public right-of-way;
10. Minimum font size of 0.14 inch;
11. Legend for all symbols and abbreviations used on the plat;
12. In the drawing call out existing corners referenced in the description;
13. Two monuments of stone or reinforced concrete placed at opposite extremities of the property platted;
14. Line of departure from one street to another;
15. Owner's written acknowledgement of the right-of-way conveyance in fee simple;
16. Sign and seal the plat; and
17. Water provider shown as Curran-Gardner.

Lori Williams seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2015-07

CENSUS TRACT # 39.02

**NAME OF SUBDIVISION:** Hicks City Minor Subdivision – Final Plat

**JURISDICTION:** City

**DATE OF MEETING:** April 7, 2016

**OWNER:** Joseph & Lydia Dailey Hicks

**ENGINEER:** Fuhrmann Engineering

**DESCRIPTION:** Pt. NE ¼, Sec. 5, T15N R4W – Southeast corner of Wright Road and Gaule Road

5.119 Acres 2 Lots

**MOTION TO RECOMMEND:** Approve, Subject to;

**BY:** Brian Wright

**2<sup>ND</sup> BY:** Ken Springs

**VOTE:** Motion passed with Gregg Humphrey voting against.

Mike Curtis, Fuhrmann Engineering, presented the Final Plat.

Joe Zeibert, Regional Planning Commission, said the septic field shall be dimensioned and distance from lot lines shown. He said the City engineer's signature block shall be removed and replaced with a signature block for the mayor and attest by the City Clerk as this plat goes to City Council for final action. Zeibert asked if the right-of-way will be conveyed by the owners signature block on the plat or with the owner's acknowledgement certificate. Brian Wright, County Highway Department, said it should be conveyed with the owner's acknowledgement. Zeibert said the owner's signature block on the plat shall be removed. He said note number 2 concerning zoning shall be removed, or corrected to show Sangamon County as the body with zoning jurisdiction. He said line types for the right-of-way and property boundary shall be shown as separate line types. Zeibert said part of the septic field appears to be in the creek and the boundary shall be adjusted.

Mike Johnson, CWLP Water, said a minimum of 100' separation between buildings is required for fire flow purposes. He said Round Prairie Water Co-op will serve the area and relayed their comment that with the proposed new septic on the east side, the water supply must be connected on the west side of the house and if the septic is place in the rear of the house water may be connected anywhere across the front of the home.

Gregg Humphrey, Springfield Metro Sanitary District, said the District objects to development without all utilities in place.

Nate Bottom, City Engineer, said the minimum font size shall be 0.14 inch. He said the legal description should be a metes & bounds description to match the drawing. He stated two

monuments of stone or reinforced concrete shall be set at the opposite extremities of the property platted. The owner's written acknowledgement of the right-of-way conveyance in fee simple will be required. He said the legal description for the right-of-way is not required on the plat. Bottom said the plat shall be signed and sealed. He stated a proposed drainage easement shall be dedicated on the plat for the existing swale through the property that accepts drainage from the outlet of the culvert under Gaule Road and drains south through both properties. He said the minimum width of the easement shall encompass the entire width of the swale from the top of the bank to the top of the opposite bank. Curtis asked if the easement will need to run the length of the property. Bottom said it will. Bottom stated the ½ acre septic field will need to be moved out of the proposed drainage easement. He said the end of the existing drain tile easement shall be identified. Bottom said sidewalks will be required to be constructed along Wright and Gaule Road adjacent to the property if the property is annexed to the City and when sidewalks are extended to the property.

Brian Wright made a motion to approve the Final Plat of Hicks Minor Subdivision, subject to;

1. Dimension septic field and show distance from lot lines;
2. Remove the City Engineers signature block and include an area for the Mayors signature and City Clerk attest;
3. Right-of-way conveyed per owner's acknowledgement;
4. Remove note #2 concerning zoning, or change the zoning body to Sangamon County;
5. Minimum font size of 0.14 inch;
6. Legal metes & bounds description matched the drawing;
7. Two monuments of stone or reinforced concrete places at opposite extremities of the property platted;
8. Sign and seal the plat;
9. Proposed drainage easement dedicated on the plat of the existing swale through the property that accepts drainage from the outlet of the culvert under Gaule Road and drains south through both properties. Minimum width of the easement shall encompass the entire width of the swale from the top of the bank to the top of the opposite bank;
10. Move ½ acre septic field outside of the proposed easement; and
11. Identify the end of the existing drain tile easement.

Ken Springs seconded the motion and the motion passed with Gregg Humphrey voting against.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE LAND SUBDIVISION COMMITTEE MEETING**

FILE NO. 2015-10

CENSUS TRACT # 27

**NAME OF SUBDIVISION:** Redivision of Lot 13A of a Redivision of Lots 12, 13, 14 & 15 –  
Park South Subdivision 1st Addition – Final Plat

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** April 7, 2016

**OWNER:** P & P Acquisitions LLC

**ENGINEER:** Fuhrmann Engineering

**DESCRIPTION:** Pt. SW ¼, Sec. 10, T15N R5W – Corner of Linton Avenue &  
Professional Drive

1 **Acre** 2 **Lots**

**MOTION TO RECOMMEND:** Approve; Subject To

**BY:** Lori Williams

**2<sup>ND</sup> BY:** Gregg Humphrey

**VOTE:** Unanimous

Pete Wagner, Fuhrmann Engineering, presented the Final Plat.

Joe Zeibert, Regional Planning Commission, said covenants shall be provided or a note included for the ingress/egress easement that addresses access and maintenance of the easement. He said language shall be included in the note for the private storm sewer on Lots 1 & 2 that addresses maintenance of the sewer. He said it is not addressed in the covenants for the previous subdivision. He said the label for Lot 13A shall be faded to differentiate it from the new lot numbers. He asked if the storm sewer must be labeled as private. Nate Bottom, City Engineer, stated it shall be labeled as private.

Nate Bottom, City Engineer, said the minimum font size should be 0.14 inch. He said subdivision description such as Section, Township, Range, and Principal Meridian shall be included. He said the plat shall be signed and sealed. Bottom said the numbers outside of the subdivision should be differentiated from those within the subdivision and recommended using screened text for existing lots.

Lori Williams made a motion to approve the Final Plat, subject to:

1. Covenants or a note provided for the ingress/egress easement addressing access and maintenance of the easement;
2. Maintenance of the private sewer addressed with the existing note or with covenants;
3. Storm sewer labeled at Private;
4. Minimum font size 0.14 inch;
5. Subdivision description such as Section, Township, Range, and Principal Meridian;

6. Plat signed and sealed; and
7. Lot numbers outside of the subdivision differentiated from those within the subdivision.

Gregg Humphrey seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**            2002-09

**CENSUS TRACT #**    36.04

**NAME OF SUBDIVISION:**    Wabash Industrial Park – Partial Plat of Vacation

**JURISDICTION:**            City

**DATE OF MEETING:**        April 7, 2016

**OWNER:**                    Marine Bank Trustee

**ENGINEER:**                Martin Engineering

**DESCRIPTION:**            Pt. NW ¼, Sec. 14, T15N R6W – South side of Wabash Avenue,  
West of Archer Elevator Road

26.120   **Acres**    5    **Lots**

**MOTION TO RECOMMEND:** Approve, Subject to;

**BY:**                         Lori Williams

**2<sup>ND</sup> BY:**                   Brian Wright

**VOTE:**                     Unanimous

Steve Walker, Martin Engineering, presented the Partial Plat of Vacation. He said the entire plat, except the right-of-way along Wabash Avenue is being vacated.

Nate Bottom, City Engineer, said the section corners, quarter section corners shall have monument records and their document numbers shown on the plat. He said the plat shall be signed and sealed.

Lori Williams made a motion to approve the partial plat of vacation, subject to;

1. Section corners, and quarter section corners monument records and their document numbers; and
2. Plat signed and sealed.

Brian Wright seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2015-01

CENSUS TRACT # 36.04

**NAME OF SUBDIVISION:** Wabash Commercial Park – Final Plat

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** April 7, 2016

**OWNER:** Marine Bank Trustee

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt. NW ¼, Sec. 14, T15N R6W – South side of Wabash Avenue,  
West of Archer Elevator Road

36.937 Acres 6 Lots

**MOTION TO RECOMMEND:** Approve, Subject to;

**BY:** Lori Williams

**2<sup>ND</sup> BY:** Dean Graven

**VOTE:** Unanimous

Steve Walker, Martin Engineering, presented the Final Plat.

Joe Zeibert said a note shall be included on the plat stating at the time any part of Lot 5 is divided or built on, an easement shall be provided to connect Ash Grove Drive. He asked if the location of access from Lot 1 to Wabash Avenue has been determined. Walker said the location was determined in the intersection design study. Zeibert said the location shall be dimensioned on the plat. He said references to Wabash Industrial Park shall be removed from the surveyor's certificate. He said covenants shall be provided. He said the first sentence of note 12 shall be corrected as it contradicts the second sentence. Zeibert said the right-of-way shall be conveyed per the owner's acknowledgement in note 9. Zeibert asked what the purpose of Lot 1001 is. Walker said it is a pump station that will be deeded to SMSD. Zeibert asked if the easement to Lot 1000 can become part of the lot so the lot has direct road access and not only access through an easement. Walker said there is an IDOT easement with a drainage pipe in it on the west side of the subdivision and if they made it part of the lot it would create an orphaned strip of land. Zeibert asked if the 20' easement running through Lot 5 would interfere with the connection of Ash Grove Drive. Walker said the easement is for drainage and is currently a ditch for the 100 year storm overflow. He said the connection could be made with the easement there.

Lori Williams, City Traffic Engineer, said security in the amount of 110% of the estimated construction costs is required prior to execution and recording of the final plat. She said a note shall be added that an access easement will be granted and constructed across Lot 5 connecting Ash Grove Drive at the time Lot 5 is developed or subdivided. She said the note

shall also state the minimum width of the easement shall be 24'. She said a copy of covenants identifying responsibility of detention and common area maintenance shall be provided. Williams said the line work behind callouts shall be removed. She said the plat shall be signed and sealed.

Lori Williams made a motion to approve the Final Plat of Wabash Commercial Park, subject to;

1. Access from Lot 1 to Wabash Avenue dimensioned;
2. References to Wabash Industrial Park removed from the surveyors certificate;
3. Covenants;
4. First sentence of note 12 removed;
5. "Per owner's acknowledgement" included in note 9;
6. Note stating that a minimum 24' access easement shall be granted and constructed connecting Ash Grove Drive through Lot 5 at the time Lot 5 is developed or subdivided;
7. Remove line work behind callouts; and,
8. Plat is signed and sealed.

Dean Graven seconded the motion and the vote to approve was unanimous.