



LAND SUBDIVISION COMMITTEE MEETING MINUTES
January 5, 2017
ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Norm Sims
Mike Johnson	
John Harris	Others
Elliot McKinley	Steve Walker
Chris Cole	Phil Martin
Brad Bixby	Gary Clark
Brian Wright	Dowson Farms
Andrew Bodine	Bill Gunn
Trustin Harrison	Greg Loman
Lauren Gibson	Gary Warnick
Dean Graven	Residents of Panther Creek
	Tom Giacomini

· **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 December 8, 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**

T.J. Heavisides made a motion, seconded by Brad Bixby, to adjourn the meeting. The meeting adjourned at 2:01 PM.

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

FILE NO. 1994-09

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Panther Creek West – Location and Sketch Map and
Variance Section 153.157(L)

JURISDICTION: City of Springfield

DATE OF MEETING: January 5, 2017

OWNER: Harmony Inc., C/O Naila Asali

ENGINEER: Martin Engineering

DESCRIPTION: Pt. W ½ , W ½ , Sec. 24, T15N, R6W – Located South of
Cockrell Lane and Foxhall Lane

120 **Acres** 263 **Lots**

	Variance Sec. 153.157(L) Restriction of Access	Location & Sketch Map
MOTION TO RECOMMEND:	Approve	Approve Subject To
BY:	T.J Heavisides	T.J Heavisides
2ND BY:	Andrew Bodine	Dean Graven
VOTE:	Unanimous	Unanimous

Phil Martin, Martin Engineering, presented the Location and Sketch Map. He said the plan was a continuation of a plan approved in the past. The plan was started in the mid 1990's

Joe Zeibert, RPC, said the staff recommends approval of the Location and Sketch Map. All essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert said the Illinois Natural Heritage Database shows that the Franklin Ground Squirrel may be in the vicinity of the project location. Any necessary permits will need to be obtained as the development proceeds through the process. He said the staging shall be removed from the plan. Zeibert said the text "Preliminary plat not to be recorded by the Recorder of Deeds" shall be removed from the Location and Sketch map. He said the existing and proposed collector and arterial streets shall be identified on the plan. Zeibert said a written acknowledgement of the plan to upgrade existing roadways shall be provided. Zeibert said a variance of Section 153.157(L) restriction of access shall be requested for Lot 261 to access Foxhall Lane. He said since the variance was not known to be needed by the developer at the time of the request, the subdivision ordinance allows for the variance to be requested orally at the Land Subdivision Committee meeting.

Mike Johnson, CWLP Water, said adequate water capacity is available to serve the development.

Gregg Humphrey, Sangamon County Water Reclamation District, said the southern and part of the northern portion of the subdivision must be annexed to the Sangamon County Water

Reclamation District. An annexation petition and reimbursement fee shall be submitted for the Preliminary Plan. The current annexation fee is \$1,097.14 per acre.

T.J Heavisides, Office of Public Works, said the note shall be removed regarding the preliminary plan. He said Lot 261 will require a variance of Section 153.157(L) to allow access to an arterial street. Heavisides said a security for the adjacent substandard roadway improvements is needed for Cockrell Lane. Security in the amount of \$137.50 per lineal foot of frontage along Cockrell Lane will be required prior to the recording of a Final Plat.

Brad Bixby, CWLP Electric, said they have sufficient electric to serve the development.

Bill Gunn, a Panther Creek West resident, said he has lived in Panther Creek West since 2005 and is very aware of the setup of the subdivision. He said the size of the lots proposed along Deer Run and Panther Creek have been reduced considerably. In some cases the lots have been reduced by 22'. The original concept planned for 107' lots all the way out. He said the narrowest lot built on the east side of Foxhall Lane is 107' and everyone can see what has been built on those lots. He said they have invested in their property and felt like there would be adequate frontage to construct buildings similar to those on the same size lots. Gunn said they are located on the south side of Deer Run and they have noticed that the retention pond for that area fills up quickly and he expressed concerned with the runoff going under Foxhall Lane to the Panther Creek Golf Course detention ponds. Gunn said the ponds may not be adequate to handle the drainage from the subdivision. The runoff from the streets of the completed development will be at a higher rate than it currently sits.

Greg Loman, Superintendent of Panther Creek Golf Course and representing Panther Creek, said they are concerned with the amount of watershed that will be focused into the golf course. He said they already experienced issues with the drainage from the developed area of Panther Creek West.

Gary Warnick, resident of Panther Creek West, said the runoff water is an issue for the development. He asked if within the retention areas if a large tile could be put in to absorb the water instead of a swale that silts in. He said this could reduce the cost that the association uses to constantly keep up with the maintenance of the retention areas. He wasn't sure if this would be allowed by code but would like this issue to be looked into.

Gregg Humphrey said the Land Subdivision Committee is a technical review committee that reviews developments in accordance with various ordinances. He said there were technical comments made in relation to the requirements of the Location and Sketch map. He said many of the comments dealing with drainage will be dealt with at the preliminary plan which is the next development to be heard.

Phil Martin requested a variance of Section 153.157(L) - Restriction of Access – to allow access for Lot 261 to access Foxhall Lane.

T.J Heavisides made a motion to approve the variance of Section 153.157(L) to allow access for Lot 261 to Foxhall lane. Andrew Bodine, City Traffic Engineer, seconded the motion and the vote to approve was unanimous.

Phil Martin asked that the 7th and 8th phases identified on the plan be allowed to be switched. Humphrey said that is a staging issue that is dealt with at the preliminary plan.

T.J Heavisides made a motion to approve the Location and Sketch Map, subject to;

1. Remove staging from plan.
2. Remove "Preliminary Plat – Not to be recorded by the Recorder of Deeds".
3. Identify the proposed collector and arterial streets.
4. Provide a written acknowledgement of plan to upgrade existing roadways.

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

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

FILE NO. 1994-09

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Panther Creek West – Preliminary Plan

JURISDICTION: City of Springfield

DATE OF MEETING: January 5, 2017

OWNER: Harmony Inc., C/O Naila Asali

ENGINEER: Martin Engineering

DESCRIPTION: Pt. W ½ , W ½ , Sec. 24, T15N, R6W – Located South of Cockrell Lane and Foxhall Lane

120 **Acres** 263 **Lots**

MOTION TO RECOMMEND: Approve Subject To;

BY: Gregg Humphrey

2ND BY: T.J Heavisides

VOTE: Unanimous

Phil Martin, Martin Engineering, presented the preliminary plan.

Joe Zeibert, RPC, said the preliminary covenants shall be provided. He said the acreage of the area to be subdivided shall be identified on the plan. Zeibert said Lots 501-524, 1009 and 1010 shall be half toned to match the other existing lots in the subdivision. He said the location of all streets, watercourses and other existing features within the area to be subdivided and within 200' of the site shall be shown on the plan. Zeibert said the fire hydrants need to be keyed in the legend.

Mike Johnson, CWLP Water, said the existing and proposed water main sizes shall be shown on the plan. He said the water main along Peach Tree Drive and Crystal Spring Drive were previously installed and shall be shown as existing with the corrected hydrant locations. There are fire hydrants shown along Foxhall Lane that do not exist and need to be corrected on the plan. Johnson said the water main will need to be extended along Panther Creek Drive. He said a water main extension will need to be extended to Cockrell Lane. He said water main improvements will be paid by the developer per the fixed unit prices outlined in the amended section of Chapter 52 in the City Code.

Gregg Humphrey, Sangamon County Water Reclamation District, said the southern and part of the northern portion of the subdivision must be annexed to the Sangamon County Water

Reclamation District. An annexation petition and reimbursement fee shall be submitted for the Preliminary Plan. The current annexation fee is \$1,097.14 per acre.

T.J Heavisides, Office of Public Works, said the size of the proposed water mains shall be identified on the plan. He said the location of proposed and existing sanitary sewer mains shall be shown along Peach Tree Drive and Crystal Springs as they extend into Bogey Hills subdivision. He said all of Crystal Springs Drive shall be shown as existing as well as utilities along the street. He said the plan will need to reference the USGS survey datum used for contours. He stated that depending on road profiles and proposed break lines, additional inlets may be necessary to meet the maximum 500' of overland flow between inlets. Heavisides said verification on the plan shall be provided to indicate if the 31' width shown is from edge of pavement or back of curb. He said a draft of the covenants shall be provided. He said a note shall be provided on the plan that the access location for Lot 261 shall be subject to approval by the City Traffic Engineer. Heavisides said a note is needed on the plan that no lot shall have direct access to Cockrell Lane. He said where Panther Creek meets Foxhall Lane, from that intersection to the west the proposed road shall be shown as Mt. Zion School Road. Heavisides said bound drainage calculations signed and sealed shall be provided with a drainage report to include the following:

- o A project narrative summary for the pre and post development release rates.
- o Plan view and typical section of detention areas with outlet elevation, 100 year HWE, top of bank elevation, and supporting calculations for detention pond volumes.
- o Supporting calculations for the restricted release rate from each storage area with outlet pipe size.
- o Show the capacity of the culvert under Foxhall Lane vs. the total inflow from each of the contributing drainage areas. Verify no impacts to Foxhall Lane.

Heavisides said the drainage areas shall be revised as discussed to include the back yards of the lots on the east side of Foxhall Lane and to include the additional overflow runoff area from Bogey Hills Subdivision as determined from applicable documents. He said an exhibit of the drainage areas that include identifiable features such as existing streets and parcels shall be submitted. .

Phil Martin asked that phase 7 and 8 be switched in the staging. TJ Heavisides concurred that the phasing switch would be acceptable.

Gregg Humphrey made a motion to approve the Preliminary Plan, subject to;

1. Preliminary Covenants;
2. Identifying the acreage of the area to be subdivided on the plan;
3. Showing Lots 501-524, 1009 and 1010 as half toned to match the other existing lots;
4. Identifying the location of all streets, watercourses and other existing features within the area to be subdivided and within 200' of the site shall be shown on the plan;
5. Keying in the fire hydrants in the legend;
6. Showing the existing and proposed water main sizes;
7. Showing water main along Peach Tree Drive and Crystal Spring Drive as existing with the corrected hydrant locations;
8. Correcting the location of fire hydrants along Foxhall Lane;
9. Extension of water main along Panther Creek Drive;
10. Water main extension to Cockrell Lane;
11. Annexation of the southern and part of the northern portion of the subdivision to the Sangamon County Water Reclamation District;
12. Identifying the location of the proposed and existing sanitary sewer mains along Peach Tree Drive and Crystal Springs as they extend into Bogey Hills subdivision;
13. Showing utilities along Crystal Springs Drive as existing;
14. Reference the USGS survey datum used for contours;

15. Depending on road profiles and proposed break lines, additional inlets may be necessary to meet the maximum 500' of overland flow between inlets;
16. Verification on the plan to indicate if the 31' width shown is from edge of pavement or back of curb;
17. Note - Access location for Lot 261 shall be subject to approval by the City Traffic Engineer;
18. Note-No lot shall have direct access to Cockrell Lane;
19. Street name correction where Panther Creek meets Foxhall Lane, from that intersection to the west the proposed road shall be shown as Mt. Zion School Road;
20. Drainage Calculation approval; and
21. Switching phase 7 and 8 in the staging.

T.J Heavisides seconded the motion and the vote to approve was unanimous.

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

FILE NO. 1989.26

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Panther Creek - Seventh Addition – Lot 294 – Partial Plat of Easement Vacation

JURISDICTION: City of Springfield

DATE OF MEETING: January 5, 2017

OWNER: Edward and Jane Bradley

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SW ¼ & Pt. NW ¼ , Sec. 24 T15N, R6W – East Side of Turtle Bay Road

.038 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve Subject to;

BY: T.J Heavisides

2ND BY: Brian Wright

VOTE: Unanimous

Phil Martin, Martin Engineering, presented the Partial Plat of Vacation.

T.J Heavisides, Office of Public Works, said the plat will need to be signed and sealed. T.J Heavisides made a motion to approve the partial plat of vacation subject to the plat being 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. 2004-02

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Centennial Park Place – Preliminary Plan

JURISDICTION: City of Springfield

DATE OF MEETING: January 5, 2017

OWNER: Centennial Park Subdivision, LLC
Attn: Tom Giacomini

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NE ¼ & Pt. SE ¼ , Sec. 9, & Pt. S ½ , NW ¼, Sec. 10, T15N,
R6W – Located West of Lenhart Road and South of Iles Avenue

196 **Acres** 340 **Lots**

MOTION TO RECOMMEND: Approve Subject to

BY: T.J Heavisides

2ND BY: Mike Johnson

VOTE: Vote passed with Elliot McKinley voting present

Steve Walker, Martin Engineering, presented the preliminary plan. He said revisions have been made to the 6th addition. The revisions were made based on the Incidental Take Authorization Agreement prepared by the Illinois Department of Natural Resources for the Franklin Ground Squirrel. Walker said the road was moved to the north to provide a buffer area along the south property line to accommodate several burrows for the ground squirrel. The 6th addition was also changed to provide a conservation easement along the creek area.

Joe Zeibert, RPC, said a document will need to be provided for the Conservation easement. He said within the preliminary covenants the conservation easement has been addressed but a copy of the Incidental Take Authorization (ITA) will need to be provided. Walker said the ITA will be provided. Zeibert said that he is still reviewing the covenants but asked about other measures to be done to protect the conservation easement. He asked if the entire conservation easement could be placed in its own lot or if a portion of that easement can be placed in its own lot. Walker said there is land along the southern portion of the development that is in a separate lot. According to the ITA the developer is required to place signs every 200' along the easement indicating what can't be done in the easement such as mowing. Walker said the easement would be protected through the covenants and on the plat. Zeibert said that he has attempted to contact Keith Shank at IDNR via email and phone but has not heard back from him. Zeibert said the sewage disposal contact shall be corrected to reflect the Sangamon County Water Reclamation District.

Mike Johnson, CWLP Water, said the water main shall be shown as 10" to the tee at Lot 274 and 6" up each cul-de-sac. He said there is adequate capacity to serve Phase VI. He said additional phases will be evaluated separately for capacity.

T.J Heavisides, Office of Public Works, said the existing streets shall be shown. He said the USGS survey datum used for the contours shall be identified. Heavisides said the minimum font height is 10 point and the lot numbers shall be corrected. He said the name or station of the match lines shall be referenced between plan sheets. He said the street line types in Phase IX are much darker than the other phases. In Phase VI, the line types appear normal, but all other phases are screened. The line types shall be coordinated to match on all plan sheets. Heavisides said Iles Avenue shall be shown on Sheet 3. He said a draft of the updated covenants shall be provided. Heavisides said Lots 1001 and 1004 are not shown as referenced on Sheet 1. Walker said that Lot 1001 is in the 5th addition and is shown as access to the park. Walker said Lot 1004 is the sanitary sewer lift station shown along Iles Avenue that was deeded to the Sangamon County Water Reclamation District. Walker said they would like to change the south lot shown as Lot 1005 to Lot 1000 since they had previously eliminated that lot number and it is now available. Heavisides said verification of the note regarding access to Lot 1004 to Iles Avenue shall be reviewed to make sure it wasn't intended for Lot 1003. Heavisides said in Phase IX, the drainage may need to be widened based on drainage computations completed at the design phase. He said a swale and drainage easement shall be shown on the west property line of Lot 265 to direct runoff off of the center.

T.J Heavisides made a motion to approve the preliminary plan subject to;

1. Preliminary covenants;
2. Sewage disposal contact shall be corrected to reflect the Sangamon County Water Reclamation District;
3. Show 10" water main to the tee at Lot 274 and 6" up each cul-de-sac;
4. Existing streets shall be shown;
5. Identify the USGS survey datum used for the contours;
6. The minimum font height is 10 point and the lot numbers shall be corrected;
7. Identify the name or station of the match lines between plan sheets;
8. Coordination of all line types shall match on all plan sheets;
9. Identifying Iles Avenue on Sheet 3;
10. Label Lot 1005 as Lot 1000;
11. Verification of the note regarding access to lot; and
12. Providing a swale and drainage easement on the west property line of Lot 265.

Mike Johnson seconded the motion and the vote passed with Elliot McKinley voting present.

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

FILE NO. 2016-07

CENSUS TRACT # 9

NAME OF SUBDIVISION: HSHS St. John's Hospital – Large Scale Development Plan

JURISDICTION: City of Springfield

DATE OF MEETING: January 5, 2017

OWNER: HSHS St John's Hospital
ATTN: Bruce Maassen

ENGINEER: Hanson Professional Services

DESCRIPTION: Pt. SE ¼, Sec. 27, T16N, R5W – Located South of Carpenter
Street and East of 9th Street

6.54 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve Subject To;

BY: T.J Heavisides

2ND BY: Dean Graven

VOTE: Unanimous

Gary Clark, Hanson Engineering, presented the large scale development plan.

Joe Zeibert, RPC, said a crosswalk shall be provided across the drive that connects the building to public sidewalk in the SW Corner. He said the sidewalk widths along the public ROW and near the building shall be identified. He said all sidewalks must maintain a 5' clearance where the parking adjoins the sidewalk. Zeibert said the title block on Page 3 shall be corrected to refer to the plan as a Large Scale Development Plan. He said written approval of the location of access by the governmental entity with road jurisdiction shall be provided.

Zeibert then provided the comments received from IDOT. He said the entrance reconstruction/closure will need to be permitted. He said all new sidewalks must be ADA compliant. Zeibert said a pedestrian bridge will need to be permitted and the hydraulic review will be performed as part of the permit process. Zeibert said the traffic study has been submitted and reviewed but not approved. He said the maximum width of the driveway shall be 35' from face to face of curb and the entrances shall be dimensioned on the plan. Zeibert said the large scale refers to a future right turn lane and IDOT would suggest that if this needs to be built during design life of the project then it should be built with the original project. Zeibert said the actual striping on 9th Street from Carpenter Street to Madison Street shall be shown on the plan so IDOT can evaluate the interaction of the proposed entrances with the existing left turn lanes for both intersections. He said any work proposed along or over 9th Street will need to have an IDOT permit issued. It appears that the entrance along Madison Street will be removed and an

IDOT permit will be required. He said the proposed pedestrian bridge will need a separate permit from IDOT as it gets into the Air Rights along 9th Street.

Mike Johnson, CWLP Water, said a 10" main north of 9th Street along Carpenter Street has been abandoned and shall be reflected on the plan. He said a 6" main north of the hydrant along Reynolds Street has been abandoned. He said a fire hydrant at the SE corner of 9th Street and Carpenter Street has been relocated south. Johnson said a 6" water main along Mason Street under the railroad right-of-way will need to be replaced with a main within a casing meeting AREMA standards. This main was to be abandoned as part of the RR consolidation project. He said all water improvements will be funded by the developer per City Code. Johnson said a 10' easement along the west property line for a future water main location will be required.

Gregg Humphrey, Sangamon County Water Reclamation District, said the drainage calculations shall be revised to agree with the storm sewer layout shown.

T.J Heavisides, Office of Public Works, said the total parcel acreage shall be identified on the plan. He said the scale shall be corrected on Sheet 2. He said the existing easements in place for all utilities located within the vacated ROW of Reynolds Street and Mason Street shall be identified. Heavisides said the dimensions for the lane widths and parking stalls shall be identified and they must meet the minimum City Standards. He said the minimum clearance height of the proposed pedestrian bridge shall be identified. He stated that IDOT approvals are required for the pedestrian bridge and any work on 9th Street ROW. He said the dimensions for the locations of the proposed signs from the ROW and entrances shall be identified. Heavisides said the maximum drive width is 35' at the Right of Way and a median can be installed to separate the ingress/egress. The median can be a low profile median. He said the security will be required per Section 153.198 prior to the issuance of a building permit for public sidewalk, drive approach, stormwater detention items, and erosion control items. Heavisides said a legend shall be shown on Sheet 3. He said a copy of the approval from the railroad for the access stubbed to the east shall be provided. He said a total of 671 parking spaces require handicap stalls to be provided in the amount of 2% of the total stalls. 14 handicap stalls would be required and 11 are shown. Verification that additional stalls are located elsewhere or three additional spaces shall be identified to meet the requirements. Heavisides said a narrative and summary for the drainage computations indicating the total required and available storage as well as the total site release rate shall be provided. The drainage computations must be signed and sealed.

John Harris, City of Springfield Building and Zoning, said all signs will require separate building permits. He said landscaping will be required along street frontage along the west property line of the medical office building.

Brad Bixby, CWLP Electric, stated that CWLP electric has overhead distribution along the west of the development on the east side of 9th Street. He said there is also overhead distribution that runs east/west on the north side of what was Reynolds Street. CWLP will need to retain easement rights for the Reynolds Street circuit. Additional easement may be required to provide electric service to the development and to maintain the distribution along 9th Street. CWLP is working with the owner and representatives. Zeibert asked if the easement will need to be provided with the large scale development plan. Bixby said the easement shall be provided with the large scale. Gary Clark said the hospital is willing to work with CWLP Electric on the easement but there will most likely be restrictions on the excavation that can happen between the Madison Street and Mason Street vacation due to a memorandum of agreement with IHPA.

Gary Clark said the acreage is identified within the legal description on Page 2.

T.J Heavisides made a motion to approve the Large Scale Development plan subject to;

1. Providing a crosswalk across the drive that connects the building to the public sidewalk in the SW Corner;
2. Identifying sidewalk widths along the public ROW and near the building. All sidewalks must maintain a 5' clearance where the parking adjoins the sidewalk;
3. Correction of the title block on Page 3 to refer to the plan as a Large Scale Development Plan;
4. Written approval of the location of access by the governmental entity with road jurisdiction;
5. Approval of the traffic study;
6. Entrances dimensioned on the plan;
7. Resolution with IDOT pertaining to the future right turn lanes;
8. Identifying the actual striping on 9th Street from Carpenter Street to Madison Street so IDOT can evaluate the interaction of the proposed entrances with the existing left turn lanes for both intersections;
9. Identify the 10" main north of 9th Street along Carpenter Street as abandoned;
10. Identify 6" main north of the hydrant along Reynolds Street as abandoned;
11. Identify the correct location of the fire hydrant at the SE corner of 9th Street and Carpenter Street;
12. Identify 6" water main along Mason Street under the railroad right-of-way as a main within a casing meeting AREMA standards;
13. Provide a 10' easement along the west property line for a future water main location approved by CWLP Water;
14. Drainage calculations shall be revised to agree with the storm sewer layout shown;
15. Scale correction on Sheet 2;
16. Identify the existing easements in place for all utilities located within the vacated ROW of Reynolds Street and Mason Street;
17. Dimension lane widths and parking stalls and verify City Standards are met;
18. Identify the minimum clearance height of the proposed pedestrian bridge;
19. Drive width shall not exceed 35' at the Right of Way;
20. Railroad document approval from the railroad for the access stubbed to the east;
21. Verification that additional handicap stalls are located elsewhere or three additional handicap spaces identified on the plan meet parking requirements;
22. Drainage computation approval;
23. Identifying landscaping along street frontage on the west property line of the medical office building;
24. Show existing and proposed electric; and
25. Electric easement approved by CWLP Electric.

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