



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
May 4, 2017**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Others</b>
Gregg Humphrey, Chairman	Bill Coombe
T.J. Heavisides	Phil Martin
Mike Johnson	Mike Irwin
John Harris	Charlie Adams
Elliot McKinley	Gary Laforge
Brad Bixby	Tyler Walker
Trustin Harrison	Dr. Ali Nizamuddin
Jessica Weitzel	Arshad Manzoor
Ken Springs	Phil Chiles
Dean Graven	John Reynolds
	Bob Callobrusco
<b>Staff</b>	Tim Landis
Joe Zeibert	Nick Bhatt
Peter Jordet	Coleen Stone

· **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 April 6, 2017 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**

Gregg Humphrey made a motion, seconded by T.J. Heavisides, 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.**            2005-10

**CENSUS TRACT #**    36.04

**NAME OF SUBDIVISION:** Kreston Place – 6th Addition – Final Plat

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** May 4, 2017

**OWNER:** Adams Family Lifetime Trust  
Charles W. Adams, Trustee

**ENGINEER:** Fehr Graham

**DESCRIPTION:** Pt. E ½, NW ¼, Sec. 1, T15N, R6W – West of Koke Mill Road,  
South of Telford Drive

5.043 **Acres**    16 **Lots**

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

**BY:** T.J. Heavisides

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

**VOTE:** Unanimous

Bill Coombe, Fehr-Graham, presented the final plat. He said this is a 16 lot addition to the Kreston Place Subdivision.

Joe Zeibert, Regional Planning Commission, said the right-of way and street name north of Lot 616 shall be shown. He said all line types shall be included in the legend. He stated Lot 616 shall be included in the list on the left hand side of the page. Zeibert said covenants shall be provided. He stated Lot 1006 shall be platted with the 6th Addition per the preliminary plan. Coombe said that lot will need to go with the 7<sup>th</sup> addition so the addition can meet the 5 acre requirement. Zeibert asked what the lot is for. Coombe said it is a subdivision owned lot for landscaping. T.J. Heaviside said they have no issue with the lot going with the 7<sup>th</sup> Addition. Zeibert 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 detention areas, Kreston Place 6th Addition, see Covenants.

T.J. Heavisides, Office of Public Works, asked Zeibert if the change of Lot 1006 going to the 7th Addition will need to go through as a minor change to the preliminary plan. Zeibert said yes, that change will need to follow the minor change process. Heavisides said at the back of Lot 611 a storm sewer crosses the southwest corner at an angle and the surveyor will need to verify the easement is 7.5' from the center of the storm sewer. He said the right-of-way for Greenbriar Drive shall be transferred before the approval of Plat 6. He said the date of completion of fieldwork shall be included. He said the plat will need to be signed and sealed.

John Harris, City Zoning Department, said Lot 616 shall be shown in the lot table. He said for Lots 604-609 there may be an issue if duplexes are built and then split because the

required yard width at the setback can't be met. Coombe said those lots will be built as single family homes, despite being zoned R-2.

T.J. Heavisides made a motion to approve the final plat subject to;

1. Show the street and right-of-way north of Lot 616;
2. All line types in a legend;
3. Lot 616 identified in lot table;
4. Covenants;
5. Approval of preliminary plan minor change for phasing;
6. Note stating, : All lot owners shall participate in the Homeowners Association for maintenance and up keep of the open space and detention areas , Kreston Place 6th Addition, see Covenants.";
7. Right-of-way for Greenbriar Drive;
8. Verify storm sewer easement is 7.5' from the center of the storm sewer
9. Date of completion of fieldwork; and
10. Plat is signed and sealed.

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

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

FILE NO.            2017-01

CENSUS TRACT #    38.01

**NAME OF SUBDIVISION:**    Storage Unit Development 4595 Camp Butler Road – Large Scale Development Plan

**JURISDICTION:**            Sangamon County

**DATE OF MEETING:**       May 4, 2017

**OWNER:**                    TJT Inc.

**ENGINEER:**                Raynolds, Higginbotham & Associates Inc.

**DESCRIPTION:**            Pt. SE ¼, Sec 17, T16N, R4W – North side of Camp Butler Road and East of Laverna Road

12.05    **Acres**    2        **Lots**

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

**BY:**                         Gregg Humphrey

**2<sup>ND</sup> BY:**                   Brad Bixby

**VOTE:**                      Unanimous

John Raynolds, Raynolds, Higginbotham & Associates, presented the large scale development plan. He said the owner intends to add on to the existing storage units on the site. Joe Zeibert, Regional Planning Commission, said the attorneys for the County and City discussed the jurisdiction issue and the plan will be processed through the City's jurisdiction. He said a contact person and phone number shall be provided for TJT Inc. He said the plan shall include a general land legal description including section, township and range. He said acreage for the entire site shall be included. Zeibert said the zoning district shall be listed. He stated parking and parking requirements shall be shown, and it should be noted if no parking will be provided. He said pedestrian and vehicular circulation shall be shown for the entire site. He said the utilities serving the site shall be shown. Zeibert said an existing or proposed water distribution and the size of the mains shall be shown. He said storm sewers shall be identified, if any exist. Zeibert stated written approval of access from IDOT shall be provided. He stated the phasing of the development shall be clearly shown. He said all outdoor signs and lighting locations shall be shown. He said a legend shall be included on each page showing all line types and symbols used on that page. Include a note on the plan stating all light fixtures shall be full cutoff. Zeibert said document numbers for all recorded easements on the property shall be shown. He said because drainage is going towards Camp Butler Road IDOT has been contacted to review the drainage calculations, and they are currently under review there. Zeibert said a silt fence shall be shown around the entire site. He said a construction entrance shall be identified. Zeibert said the date of all revisions shall be included. Zeibert said the location of the fence on the south portion of Phase 1 shall be clarified as it looks like there is no fence or gate

in the area. Raynolds said the fence will be clarified with the staging. Zeibert said the two existing lots shall be combined and that can be done through the Sangamon County Supervisor of Assessments Office. Zeibert said the Large Scale shall be signed and sealed by a professional engineer licensed in Illinois.

Zeibert said a letter was received and distributed that detailed a complaint about the large scale. He said one comment was the plan was not signed and sealed by a professional engineer when it was submitted. Zeibert said, as required by ordinance, the plans will need to be signed and sealed by a professional engineer licensed in Illinois. Raynolds indicated that the plans will be signed and sealed by Gary Wilkens. Zeibert said it is not uncommon to have corrections to a plan and the comment that the plan will need to be signed and sealed will be a requirement as the plan goes forward. Zeibert indicated that the letter received will accompany the minutes.

Zeibert said the Riverton Fire Department provided additional comments. He said they stated the building shall be clearly numbered or lettered to allow the fire department to identify the buildings in an emergency. He said a means to enter the property in case of an emergency shall be provided, such as a Knox box. He said the department stated future development along Camp Butler Road may require fire hydrants to be installed.

Mike Johnson, CWLP-Water, said the closest CWLP water main is over 3000' west of this parcel and no domestic water service is being requested. Raynolds confirmed no service is being requested. He said their department will defer to the Riverton Fire Department and the County Building & Zoning Department for fire protection requirements.

T.J. Heavisides, Office of Public Works, said the right-of-way shall be dedicated to IDOT and IDOT shall coordinate the required schedule for receiving said right-of-way dedication. He said the current and proposed right-of-way shall be shown. He said a general land legal description, including acreage shall be provided. He stated the names, addresses, and phone numbers of the owner, subdivider and engineer, along with a designated contact shall be shown on the plan. T.J. Heavisides said a legend including all line types and symbols shall be provided. He stated if any modifications to the access point are proposed they shall be dimensioned, including the right-of-way. He stated access approval will need to be obtained by IDOT. T.J. Heavisides stated typical pavement sections for the access and driveways shall be provided. He said the plan shall designate whether or not the parcel is within a designated flood zone. T.J. Heavisides said sidewalks shall be required by the owner if the parcel is annexed into the City at the time sidewalks are constructed up to the parcel. Heavisides asked if there is storm sewer on the site. Raynolds said the water will sheet drain over the retaining wall into the pond. Heavisides said in that case they will need to have erosion measures in place. He said the proposed large scale shall show all phases and clearly identify the work to be done in each phase. He said if the site will include any additional outdoor signs, the size and location shall be shown on the plans. T.J. Heavisides said the plan will need to be signed and sealed by a licensed professional engineer in Illinois. He stated drainage calculations shall be subject to IDOT and Sangamon County requirements.

Trustin Harrison, Sangamon County Zoning Administrator, stated setbacks from the property line and from the structure on adjacent parcels shall be shown.

Gregg Humphrey made a motion to approve the plans, subject to;

1. Contact person & phone number;
2. General land legal;
3. Acreage for the entire site;
4. Zoning district shown on plan;
5. Parking and parking requirements or a note if no parking is proposed;
6. Pedestrian and vehicle circulation for entire site;
7. Utilities to serve the site;
8. Water distribution and size of mains, if any;
9. Storm sewers shown, if any;

10. Written approval of access to Camp Butler Road from IDOT;
11. Identify all phases and clearly identify work to be done in each phase;
12. Sign and outdoor lighting locations;
13. Legend on all pages that shows all line types and symbols used on each page;
14. Note on the plan stating light fixtures shall be full cutoff;
15. Document numbers for all recorded easements;
16. IDOT approval of drainage calculations;
17. Silt fence around the entire site;
18. Construction entrance identified;
19. Date of all revisions;
20. Location of the fence on the south portion of phase 1;
21. The two lots combined to be one lot;
22. Setbacks from the property line and from structures on adjacent parcels shown;
23. Proposed Right-of-way to be dedicated to IDOT;
24. Current and proposed right-of-way dimensioned;
25. Proposed modifications to access point;
26. Typical pavement sections for the access and driveways;
27. Flood zone designation identified;
28. Future location of sidewalks;
29. Signature and seal of professional engineer in Illinois; and
30. Approval of Drainage calculations.

Brad Bixby seconded the motion and the vote to approve was unanimous.

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

FILE NO. 2016-06

CENSUS TRACT # 2.02

**NAME OF SUBDIVISION:** U-Haul Bruns Lane – Large Scale Development Plan

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** May 4, 2017

**OWNER:** Amerco Real Estate Company  
C/O Jim Lorimer

**ENGINEER:** R.A. Smith National

**DESCRIPTION:** Pt. E ½, SW ¼, Sec. 29, T16N, R5W – East of Bruns Lane  
Between Jefferson Street and Washington Street

5.36 **Acres** 1 **Lots**

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

**BY:** Mike Johnson

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

**VOTE:** Unanimous

Todd Mosher, R.A. Smith National, presented the large scale development plan.

Joe Zeibert, Regional Planning Commission, said the area for the large scale shall be shown as 1 parcel. He said a legal description shall be provided for the entire site. He stated traffic circulation through the entire site including the existing and proposed access shall be shown. Zeibert stated Bruns Lane and the access points to Bruns Lane shall be shown. He said the required number of parking spaces for the zoning district shall be shown in the parking table.

Mike Johnson, CWLP-Water, stated the existing water main, valves, and hydrants shall be shown on all sheets. He said the size of the water mains shall be labeled. He stated 10' of horizontal separation between existing and proposed water mains or services, and all proposed storm sewers, gravity sanitary sewers and force mains shall be maintained. Johnson said storm inlets must be a minimum of 5' from the outside of the 16" transmission main to the outside of the storm structure allowing access for future maintenance. He stated the proposed fire hydrants shown north of Building 1 shall be 10' from the permanent structure. He said the 1" water service taps and meters shall be in protected green space. Johnson asked if the building will be large enough to require it to be sprinkled. Mosher said the building will be split and be under the size requirement for sprinklers. Mosher requested clarification of the comment on storm inlets. Johnson said the 5' distance is from the transmission main.

Gregg Humphrey, Sangamon County Water Reclamation District, said all sanitary sewer construction shall be in accordance with the Illinois Recommended Standards for Sewage Works – Part 370 and all applicable ordinances of the Sangamon County Water Reclamation District and the City of Springfield.

T.J. Heavisides, Office of Public Works, said the right-of-way along Bruns Lane shall be shown. He said Bruns lane shall be labeled and show the lanes and lane widths so turning movements may be better assessed. He stated the south approach and north approach for the existing access easement need to be widened to accommodate the turning movement from a truck entering the site without crossing the curb and encroaching into the adjacent lane on Bruns Lane and can be done as part of the construction plans. T.J. Heavisides said additional information will be needed for traffic circulation in the existing rear lot of the U-Haul where current U-Haul trucks are stored and should prevent vehicles from crossing directly through where the trucks are stored. He said the location of the sanitary grinder pump station shall be identified. He said at the building permit stage sewer and water crossing elevation minimums or requirements for water main quality pipes shall be provided. T.J. Heavisides, said reinforced turf pavers are not allowed in traffic movements areas, pavement or pervious pavers would be acceptable. He said proposed signage locations on Bruns Lane shall be identified. He stated the drainage report shall be signed and sealed. T.J. Heavisides stated a drainage report executive summary with a summary of each pond's storage as well as the inflow vs outflow for each storm event and for each pond area shall be provided.

John Harris, City Zoning Department said a landscape and luminaire plan will be due at the time of permit application. He stated screening will be needed in the northwest corner of the development where a building was moved and is no longer connecting a fence.

Brad Bixby said CWLP will work with the developer on the transformer location.

Mike Johnson made a motion to approve the large scale development plan, subject to;

1. The area for plan shown as 1 parcel;
2. A legal description for the entire site;
3. Traffic circulation through the existing and proposed access, and in rear where trucks are stored;
4. Parking requirements per zoning shown in the parking table;
5. Show the ROW along Bruns Lane;
6. Label Bruns Lane and show the lanes and lane widths for further clarification of the turning movements;
7. Location of grinder pump(s);
8. Remove reinforced turf pavers;
9. Proposed signage locations along Bruns Lane;
10. Drainage report signed and sealed;
11. Drainage report executive summary;
12. Show screening in the northwest corner of the development;
13. Show the existing water main, and valves & hydrants on sheets 3, 4, and 5;
14. Label the size of water mains;
15. Maintain 10' of horizontal separation between existing and proposed water mains/services and all proposed storm sewers, gravity sanitary sewers and force mains;
16. Storm inlets must be a minimum of 5' from the out of the 16" transmission main to the outside of the storm structure to allow access for future maintenance;
17. The proposed fire hydrants shown north of Building 1 shall be 10' from the permanent structure; and
18. The 1" water service taps/meters shall be in protected green space.

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

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

**FILE NO.**            2016-01

**CENSUS TRACT #**    36.03

**NAME OF SUBDIVISION:**    Islamic Society of Greater Springfield – Large Scale Development Plan

**JURISDICTION:**            City of Springfield

**DATE OF MEETING:**        May 4, 2017

**OWNER:**                    Islamic Society of Greater Springfield

**ENGINEER:**                Greene & Bradford

**DESCRIPTION:**            Pt. W ½, SW ¼, Sec. 13, T15N, R6W – North side of Mathers Road, East of Pintail Drive and West of Veterans Parkway

6    **Acres**    1    **Lots**

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

**BY:**                         T.J. Heavisides

**2<sup>ND</sup> BY:**                    Mike Johnson

**VOTE:**                      Unanimous

Dr. Ali Nizamuddin, president, and Arshad Manzoor, treasurer, of the Islamic Society of Greater Springfield and Gary Laforge, Greene & Bradford, presented the large scale development plan. Dr. Nizamuddin said the zoning requirements have been met, the plat of right-of way along with annexation, and the letter of credit to the City have been completed.

Joe Zeibert, Regional Planning Commission, said the “preliminary plan” stamp on each page shall be removed. He said all line types and symbols used on a sheet shall be shown in a legend on that page. He said the phasing shall be clarified as it does not match on each page. Zeibert stated all existing public and private easements shall be shown. He said a pedestrian connection from the building to the public sidewalk shall be shown on each page. He said silt fence shall be shown around the entire site. Zeibert said the parking requirements shall be broken down for each phase to ensure enough parking will be provided.

Mike Johnson, CWLP-Water, said the existing service to the existing building shall be shown. He said the 6’ water main shall be within a 20’ water main easement. Johnson stated the 6” fire service and domestic service shall be a combined line going into the building and separated with appropriate meters.

T.J. Heavisides, Office of Public Works, said the phasing shall be consistent on all sheets. He said the all easement shall be shown, along with reference document numbers for all existing easements. He said if any sewer, water or electric easements exist outside an easement, an easement shall be provided and shown as “proposed” on the plan. He said the right-of-way shall be dimensioned. Heavisides stated sidewalks are required along the property frontage and a connection from the public sidewalk to the building shall be shown. He said the

existing east access needs to be reduced to the maximum access width of 35', or 24' if it is used only for normal pedestrian 2-way access. He said the parking for the existing building at the west edge of the property shall be shown. He stated the location of proposed loading spaces shall be shown. Heavisides said the proposed drainage structures shall be shown. He stated the number of required and the number of proposed parking spaces shall be provided. He stated the location of any outdoor signs shall be shown on the plan. Heavisides said for any landscaping placed in the right-of-way a permit will be needed from the City Arborist and there shall be no landscaping or vegetation obstructing sight distances. He stated for the drainage calculation supporting exhibits delineating the pre and post development drainage areas shall be provided. He said the pre development exhibit shall show time of concentration paths. He stated an executive summary of the report shall be provided with the drainage calculations.

John Harris, City Zoning Department, said the yard setbacks shall be shown as 15'. He said the parking information table shall be completed to show required parking.

Brad Bixby, CWLP-Electric, said Ameren will provide electricity for at least 2 years then apply for CWLP service if the property owner wishes to do so.

T.J. Heavisides made a motion to approve the large scale development plan subject to;

1. Remove the "Preliminary Plan" stamp from each page;
2. Key in all line types in a legend on each sheet;
3. Identify location of and reference document numbers for all existing easements;
4. Easements for all utilities not currently within an easement;
5. Show sidewalk along Mathers Road;
6. On all sheets show the pedestrian connection to the public sidewalk;
7. Silt fence around the entire site;
8. Identify the parking requirements with each phase;
9. Show parking requirements in parking table;
10. Show the existing service to the existing building;
11. 6" water main within a 20' water main easement;
12. Yard setback shown as 15';
13. Right-of-way dimensions for Mathers Road;
14. Existing access dimensions corrected to meet maximum access widths;
15. Show parking for the existing building at the west edge of the property;
16. Show location of proposed loading spaces;
17. Show location of proposed drainage structures;
18. Show location of any outdoor signs; and
19. Approval of drainage calculations.

Mike Johnson seconded the motion and the vote to approve was unanimous.

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

FILE NO. 2017-05

CENSUS TRACT # 27

**NAME OF SUBDIVISION:** Shiva Plaza – Large Scale Development Plan

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** May 4, 2017

**OWNER:** Shiva Plaza Springfield Inc.

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt. SW ¼, NW ¼, Sec. 10, T15N, R5W – East side of 6th Street,  
South of Stanford Avenue, North of Linton Avenue

6.85 **Acres** 1 **Lots**

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

**BY:** T.J. Heavisides

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

**VOTE:** Unanimous

Tyler Walker, Martin Engineering, presented the large scale development plan.

Joe Zeibert, Regional Planning Commission, said all line types and symbols used on a page shall be included in a legend on that page. He said the 8' overlap area on page two should be clarified. Walker said that area is from a previous plan and will be removed. He said all roads and curb cuts within 200' of the site shall be shown. Zeibert stated perimeter sidewalks shall be shown. He said a pedestrian connection from the building to the public sidewalk shall be provided.

Mike Johnson, CWLP-Water, said it should be verified that the proposed 12" flared end section meets the IEPA requirements for vertical separation from the storm line. He said the location of the proposed water service line shall be modified to be 10' from the existing and proposed sewers and not under the dumpster enclosure. Johnson stated it appears the existing fire hydrant to the north and the F.D.C. on the existing building will not be accessible in the location shown. Walker stated he had talked with fire safety and the dumpster enclosure will be moved.

T.J. Heavisides, Office of Public Works, said pavement and lane widths along 6th street, along with the width the right-of-way from the centerline, shall be shown. He said the callout for the sanitary manhole and grease trap should be corrected. He said the proposed location of the window and call box shall be shown. He stated the stacking shall be dimensioned. Heavisides said the location of the loading space shall be identified. He said public sidewalk shall be coordinated with IDOT and a connection from the public right-of-way to the building shall be shown on the plan. He said if the existing storm sewer running through the site is to be removed

that removal shall be identified. He stated approval for access shall be obtained from IDOT. He stated because the sole access is through an access easement the pavement structure needs to be determined and shown on the plan to ensure it meets the minimum section requirement.

John Harris, City Zoning Department, said a landscape and luminaire/photometric plan will be due with the permit application.

Mike Irwin, IDOT District #6, said IDOT has plans to improve 6<sup>th</sup> street and they have worked with the engineer to avoid future conflicts. He said there is a planned 10' bike lane along 6<sup>th</sup> street and they are in discussion as to what may be required for sidewalks. He said the right turn lane in front of the property will be removed and they are concerned about turning movements into the site after the lane is removed.

T.J. Heavisides made a motion to approve the large scale development plan, subject to;

1. Clarify the 8' overlap area on page 2;
2. All symbols and line types in a key on each page;
3. Identify all roads and curb cuts within 200' of the site;
4. Perimeter sidewalks, if required by IDOT;
5. A connection from the public right-of-way to the building, if required;
6. Pavement and lane widths for 6<sup>th</sup> Street;
7. Right-of-way from the centerline of 6<sup>th</sup> Street;
8. Location of drive-thru window and callbox;
9. Location of the loading space;
10. Written approval from IDOT for access;
11. Pavement section for the access drive;
12. Verify vertical separation for 12" F.E.S.;
13. Location of proposed water service line; and
14. Hydrant location approval by fire safety.

Ken Springs seconded the motion and the vote to approve was unanimous.

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

FILE NO. 2017-02

CENSUS TRACT # 23

**NAME OF SUBDIVISION:** Prairie Land – City Minor Subdivision – Pt. Harvard Park Subdivision

**JURISDICTION:** City of Springfield

**DATE OF MEETING:** May 4, 2017

**OWNER:** Carrollton Bank  
c/o Courtney K Joyner

**ENGINEER:** Martin Engineering

**DESCRIPTION:** SW ¼, Sec. 3, T15N, R5W – West of the intersection of South 9th Street and East Cornell Avenue

1.8 **Acres** 2 **Lots**

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

**BY:** T.J. Heavisides

**2<sup>ND</sup> BY:** Trustin Harrison

**VOTE:** Unanimous

Phil Martin, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, said all easements shall be shown on the plat. He said accurate bearings and distances for the boundary of the property shall be provided.

Mike Johnson, CWLP-Water said the existing water main and hydrants shall be shown on the final plat. He said there is an existing 4" line through the property serving 830 East Ash Street and that line is private so it will not need to be in an easement but is the responsibility of the property owner.

T.J. Heavisides, Office of Public Works, said a professional land surveyor seal, original signature, date of signing, and license number and expiration date shall be shown on the face of the plat. He said the date of completion of fieldwork shall be shown. He stated boundary line with accurate distances and angles shall be provided. He said coordinates shall be displayed for each boundary corner to four decimal places, Illinois State Plane Coordinates NAD 83, west zone preferred. Heavisides said a legal description of the plat with total acreage to the nearest .001 acres shall be shown. He said the point of beginning and point of commencement shall be noted. He said monuments must be placed at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points in any line. He stated two monuments must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted. He said all lots must be monumented in the field with two or more monuments. Heavisides said to show the location of all easements provided for public use, services or utilities and easements shall include an anchor space for pole lines. He said to show an

accurate outline of any portions of the property intended to be dedicated for public use. He said the widths of adjoining streets shall be shown. He stated all dimensions, linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, easements, and other areas for public or private use. Linear dimensions shall be given to the nearest 1/100 of a foot.

Brad Bixby, CWLP-Electric, said there is a line that crosses the property that shall be shown in an easement. He said if it is an existing easement to show an easement number. He said if it is not in an easement one shall be platted with the minor subdivision.

T.J. Heavisides made a motion to approve the final plat, subject to;

1. Professional land surveyor seal, original signature, date of signing, and license number and expiration date;
2. Date of completion of fieldwork;
3. Boundary lines with accurate distances and angles;
4. Coordinates displayed for each boundary corner, to 4 decimal places. Illinois State Plane Coordinates NAD 83, West Zone preferred;
5. Legal description of the plat with total acreage to nearest 0.001 acre;
6. Point of Beginning & Point of Commencement as per legal description;
7. Monuments placed at all corners, at end of all curves, at the point where a curve changes its radius, and at all angle points in any line;
8. Two monuments of stone or reinforced concrete set at the opposite extremities of the property platted;
9. All lots monumented in the field with 2 or more monuments;
10. Location of all easements provided for public use, services or utilities. Easements shall include anchor space for pole lines;
11. An accurate outline of any portions of the property intended to be dedicated for public use;
12. The widths of adjoining streets;
13. All dimensions, linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, easements, and other areas for public or private use. Linear dimensions shall be given to the nearest 1/100 of a foot;
14. Show all water mains and hydrants; and
15. Show the electric for the property in an easement.

Trustin Harrison seconded the motion and the vote to approve was unanimous.