

DONHAM PLACE SUBDIVISION, UNIT TWO

Engineering Comments: Outfall from stormwater system must be to COM maintained system or applicant must obtain a hold harmless agreement from adjacent property owner. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Install traffic calming for subdivision.

The plat illustrates the proposed 16.2 ± acres, 47 lot subdivision which is located on the South terminus of Donham Drive, extending to the West terminus of Scottsdale Drive, to the South termini of Tew Drive and Thistlewaite Drive, and to the North side of the Illinois Central Gulf Railroad right-of-way. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to reconfigure a previously approved 53-lot subdivision into 47 lots; two phases have been recorded. The application was heard by the Planning Commission in 2000 and approved subject to the following conditions:

- 1) that the plat be modified to provide a minimum of 7,200 square feet per lot (specifically lots 53, 84, and 85);
- 2) the adequate building area be provided for lot 48;
- 3) placement of a note on the final plat stating that lots 47 and 48 are denied direct access to Howells Ferry Road;
- 4) placement of a note on the final plat stating that lot 86 is denied direct access to Howells Ferry Road;
- 5) denial of access to Tew Drive;
- 6) that the detention ponds be noted as common areas;
- 7) the placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners; and
- 8) the provision of a temporary turnaround within the property.

The site fronts Middle Ring Road, a planned major street and has right-of-way in compliance with the Major Street Plan. As a means of access management (once Middle Ring Road is constructed), a note should be placed on the final plat stating that Lots 30 and 31 are denied direct access to Middle Ring Road.

As illustrated on the site plan, there is 15-foot road that the applicant proposes to vacate; this right-of-way should be vacated prior to the recording of the final plat. It should be noted that the road was not illustrated on the previous approval and thus was not a condition.

As illustrated on the site plan, there are two proposed detention ponds and a common area. The use of all common areas should be noted on the final plat with a note stating the maintenance thereof shall be the responsibility of the property owners. Additionally, access for the maintenance of these commons areas would also be required.

As proposed, Lots 1 through 8 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 30 and 31 are denied direct access to Middle Ring Road; 2) the vacation of the 15-foot right-of-way prior to the recording of the final plat; 3) the placement of a note on the final plat stating that the maintenance of the common areas shall be the responsibility of the property owners; and 4) the provision of access to the common areas.

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LOCATOR MAP



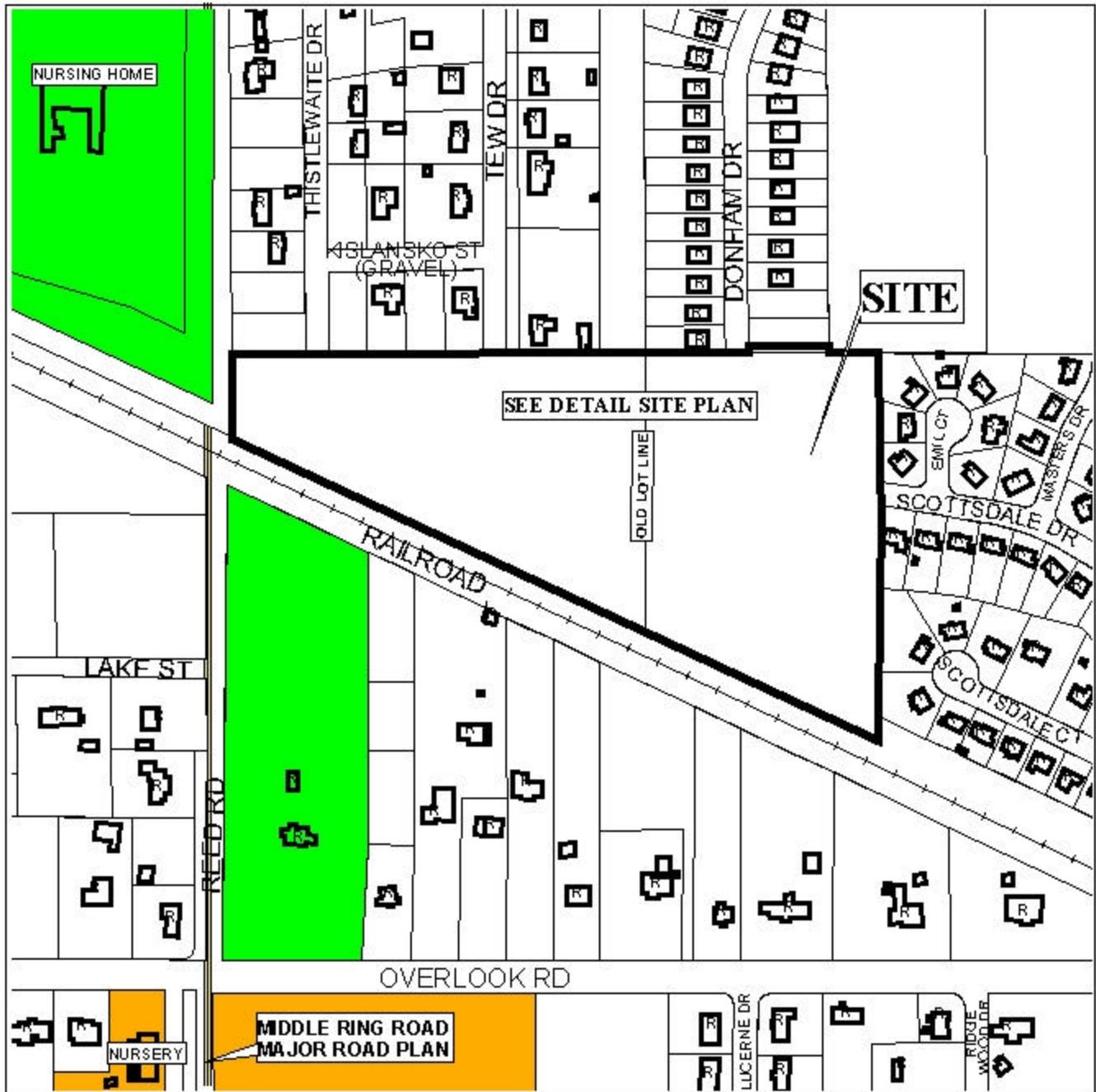
APPLICATION NUMBER 13 DATE August 7, 2003

APPLICANT Donham Place Subdivision, Unit Two

REQUEST Subdivision

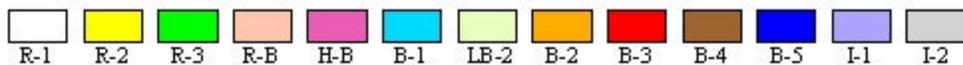


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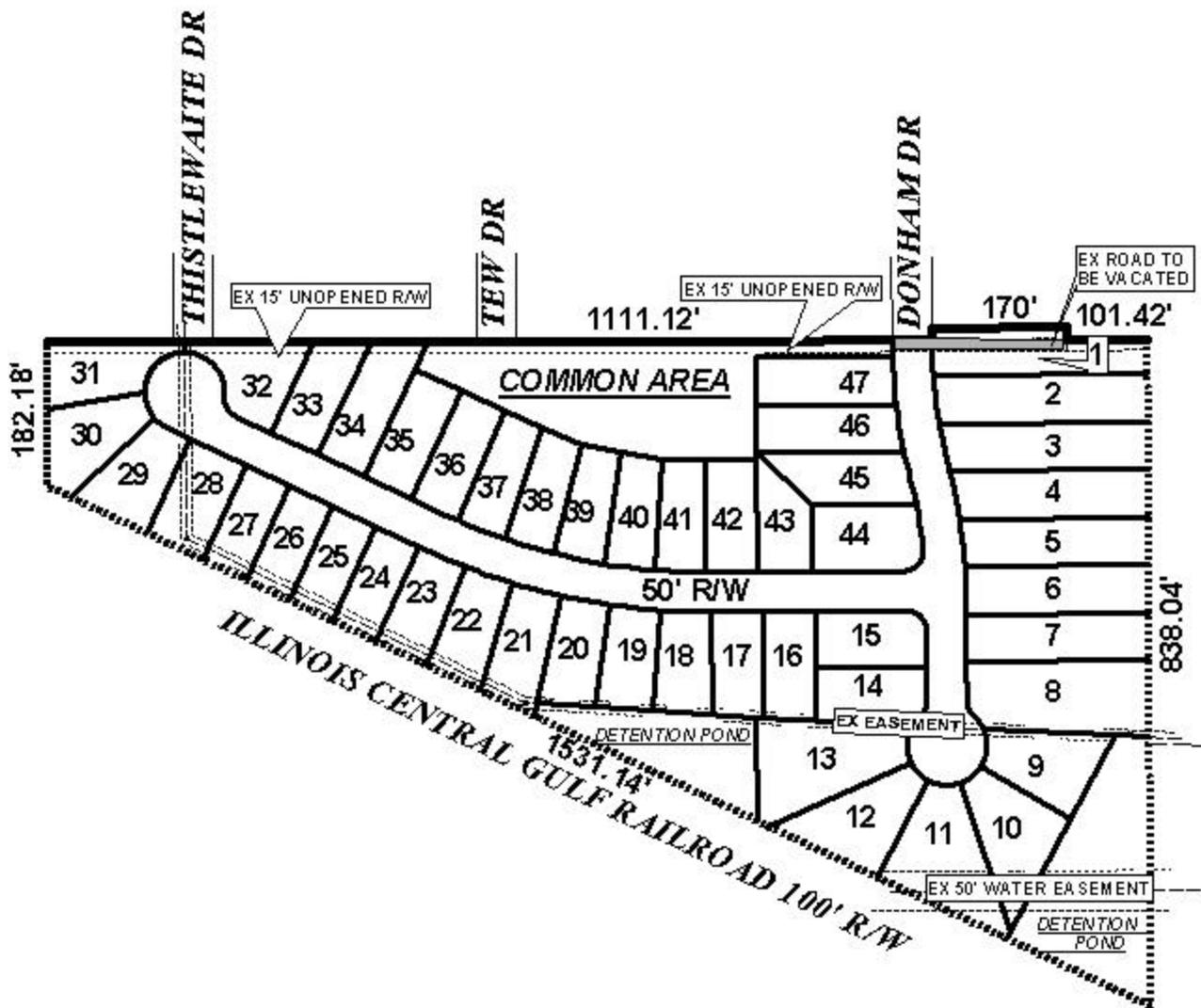


APPLICATION NUMBER 13 DATE August 7, 2003

LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE August 7, 2003
 APPLICANT Donham Place Subdivision, Unit Two
 REQUEST Subdivision



