

A.C.S. SUBDIVISION

Engineering Comments: 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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 1 lot, 0.3 \pm acre subdivision which is located on the Northwest corner of Houston Street and 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 create a legal lot of record from a metes and bounds parcel.

Houston Street, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Houston Street, with the location, size, and design to be approved by Traffic Engineering, should be required.

As illustrated on the Vicinity Map, it seems that two parcels to the North of the proposed subdivision were deeded off via a metes and bounds description and should be included in the subdivision.

The Commission heldover this application until the September 18th meeting to allow the applicant time to submit additional information.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Houston Street, with the location, size, and design to be approved by Traffic Engineering, should be required.

LOCATOR MAP



APPLICATION NUMBER 15 DATE September 4, 2003

APPLICANT A.C.S. Subdivision

REQUEST Subdivision



NTS

A.C.S. SUBDIVISION



APPLICATION NUMBER 15 DATE September 4, 2003

LEGEND



NTS