

CORNELIUS WOODS ESTATES 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.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 9 lot, 39.2 \pm acres subdivision which is located at the Southwest corner of Main Street and Silver Drive, extending East to the Illinois Central Gulf Railroad Bayshore division right-of-way, and extending West to the Illinois Central Gulf Railroad right-of-way and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

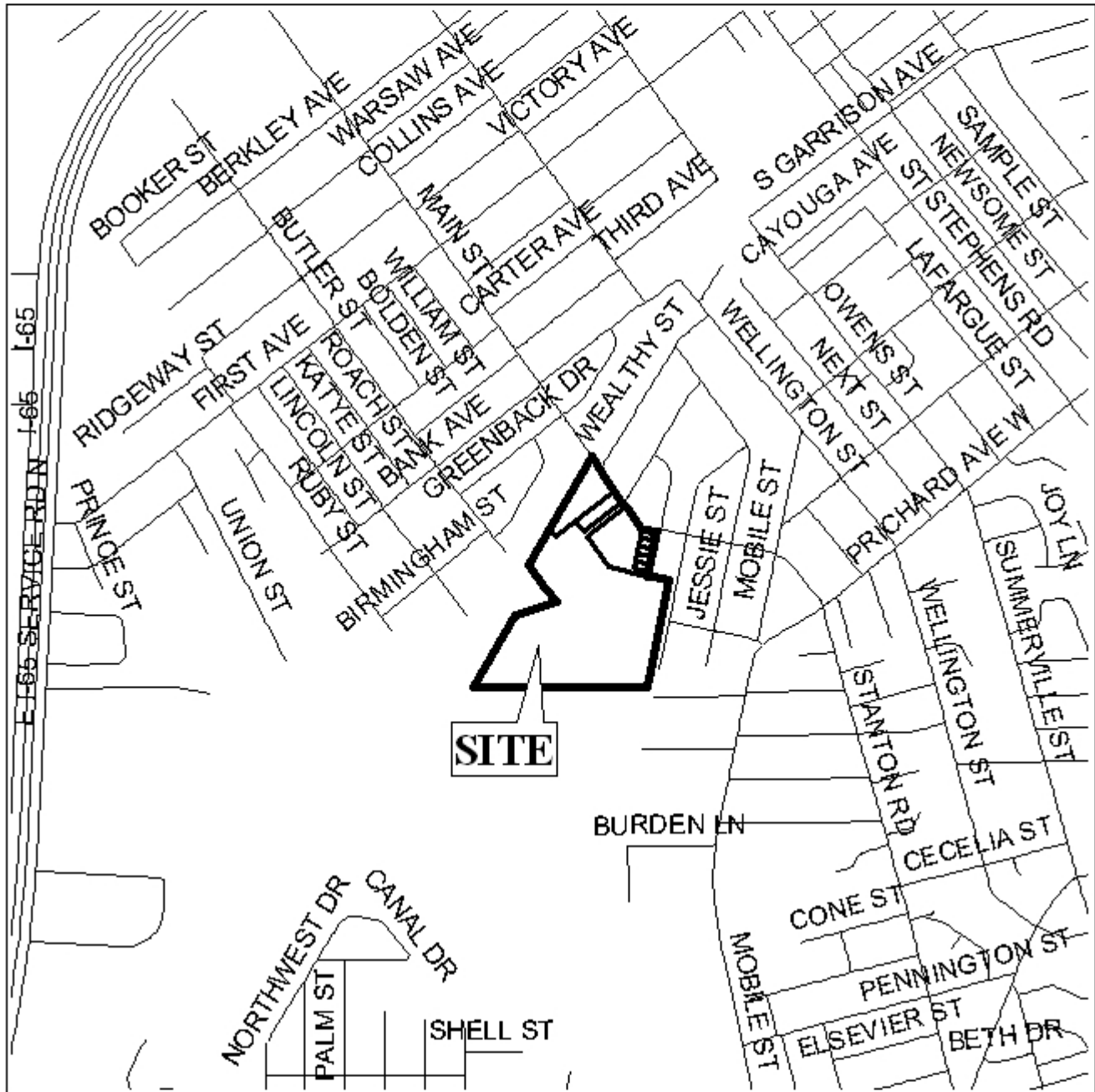
The purpose of this application is to create a nine-lot subdivision from a large metes and bounds parcel.

As illustrated on the Vicinity Map, the site is split-zoned, thus the entire site should be rezoned to one zoning classification prior to the recording of the final plat. Additionally, as Lot 1 is a corner lot, the dedication of a 25' radius should be required.

As proposed, Lot 7 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

With a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the entire site be rezoned to one zoning classification prior to the recording of the final plat; and 2) the dedication of a 25-foot radius at the corner of Main Street and Silver Drive.

LOCATOR MAP



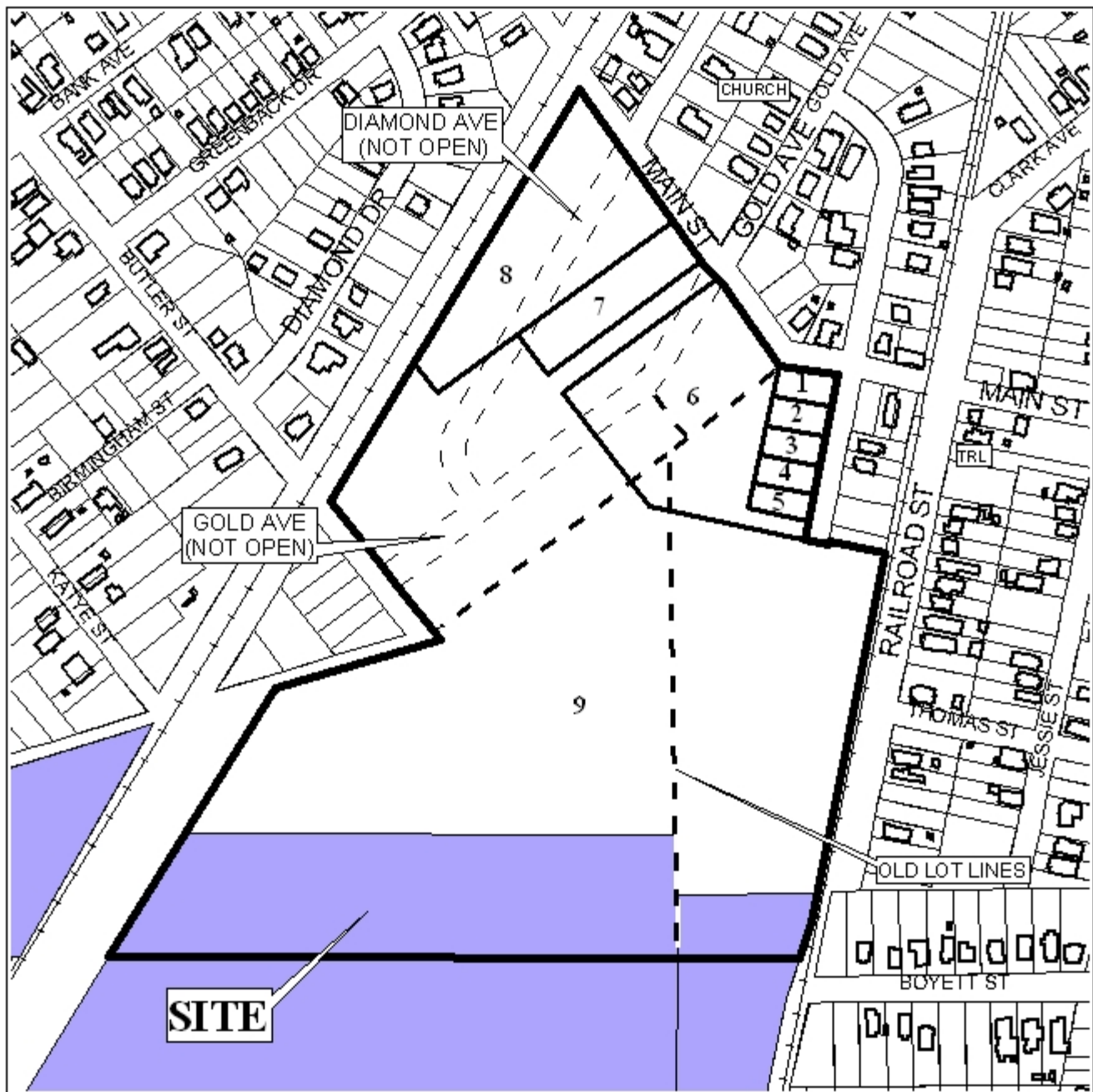
APPLICATION NUMBER 12 DATE December 2, 2004

APPLICANT Cornelius Woods Estates Subdivision

REQUEST Subdivision

NTS

CORNELIUS WOODS ESTATES SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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