



WINTERSET SUBDIVISION BOARD APPROVED FINAL CITATION

PROJECT: Winterset Subdivision

ADDRESS: 10595 167th Street

BOARD APPROVED DATE: May 4, 2015

LEGISLATIVE FILE NUMBER: 2015-0066

I move to approve (upon annexation) the rezoning of the property to R-3 Residential District.

And

I move to approve (upon annexation) the site plan titled “Final Site Plan Winterset Estates”, by Spaceco Engineers job 8317, dated 3/20/15, revised 4/29/15, subject to the following conditions.

- 1) Developer must contribute a recapture fee to the Village per the Hunter Point recapture agreement for the previously constructed water booster station that will be utilized by this development.*
- 2) Utilize the existing driveway off of 167th Street as a temporary construction access, until such time Lot 4 is granted a building permit.*
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval, including the following items:*
 - a. At the time of Final Landscape Plan, developer shall work with residents of new and existing lots to locate mitigated trees to buffer rear lots of homes.*
 - b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.*
 - c. Plant the pond in a natural style with a native edge.*
 - d. Include parkway trees along all sidewalks, including 167th Street, spaced 40' on center.*
- 4) Meet all final engineering and building code related items.*
- 5) Signage is not part of this petition and should be submitted for separate review to the Building Division.*

And

I move to approve (upon annexation) a seven lot residential subdivision plus a detention out lot and public street dedication, as shown on the plan titled ‘Final Site Plan Winterset Estates’, by Spaceco Engineers, job 8317, dated 3/20/15, revised 4/24/15, subject to submission of a Record Plat of Subdivision to the Village for recording.

And

I move to approve (upon annexation) the following variances:

- 1) Reduce the minimum lot depth on the shared boundary between lots 2 and 3 from a required 125' to approximately 110'.*
- 2) Reduce the minimum lot depth on the shared boundary between lots 5 and 6 from a required 125' to approximately 113'.*
- 3) Reduce cul-de-sac from a required 120' diameter to approximately 110'.*
- 4) Reduce street turning radius from a required 175' radius to approximately 65'.*
- 5) Reduce pond setback from a required 25' minimum to approximately 10'.*
- 6) Increase pond slope from a required 4:1 maximum to approximately 3:1.*
- 7) Reduce maintenance strip from a required 15' minimum to approximately 8'.*