



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Jake Schmidt, Assistant Planner
Date: 6/6/2019
Re: Final Plat of Subdivision - PC #18-025: 1400 W. Thomas Subdivision (Harvard Thomas Resubdivision) – 6/12/19 Plan Commission Meeting

The Village Board approved the Preliminary Plat of Subdivision for the 1400 W. Thomas Subdivision (Named the Harvard Thomas Resubdivision) on April 1, 2019.

As part of the Final Plat approval process, the petitioner has provided engineering plans to the Village, which have been reviewed by the Public Works Department and Engineering Division. While the plans have been deemed acceptable for Final Plat approval, two changes will be required at time of permit. Those changes are:

- Upsizing of the 8-inch storm sewer shown on Engineering Plans (dated 4/16/19) to a 10-inch storm sewer.
- Incorporation of additional stormwater infrastructure to achieve positive drainage on Lot 1 and Lot 2, if determined necessary by the Public Works Department and Engineering Division, once plans for a new home or new homes are provided. Such stormwater infrastructure may consist of, but is not limited to, an additional swale along Thomas Street, which would connect to the proposed stormwater inlet.

Additionally, as per the Preliminary Plat Approval Ordinance, the required \$4,716 fee-in-lieu of detention shall be provided by the petitioner prior to approval of the Final Plat of Subdivision by the Village Board.

Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 18-025.