

**Development: Glenwood Estates Plat 2**

**PIN: # 04-14-428-001**

**Applicant: Glenwood Roscoe LLC/Dan Baumann**

The proposed improvements are located a short distance East of White School Road, bordered by Glenwood Drive to the North and Rhonda Drive to the South. New addresses will be assigned to each Lot after the Plat document is recorded.

The project entails the construction of the subdivision infrastructure and residential building construction for the 22 new single-family lots to be subdivided on this currently vacated property.

The infrastructure includes a hot mix asphalt roadway, concrete curb and gutter, storm sewer and a storm water detention area.

Ancillary work includes site grading, improvements of and existing storm water detention pond, installation and maintenance of erosion control best management practices and final site restoration.

Zoning

The Final Plat has been evaluated in accordance with the Development Agreement, Pre-Annexation Agreement, and the Village Code. All proposed lots meet the established requirements. Approval of the Glenwood Estates Final Plat 2 is recommended.

Engineering

The Roadway Improvement Plan, Stormwater Pollution Prevention Plan (SWPPP), Drainage Report, and Final Plat have been assessed for adherence to the Village of Roscoe's code of ordinances. All plans were found compliant with these regulations. A bond or certified check of \$351,080.00 is required to ensure that the developer completes the public improvements within one year from the date of the final plat recording. Approval of Glenwood Estates Final Plat 2 is recommended.