

List of requested modifications from Lake County UDO requirements:

Section 10.10.4.3.e All street intersections shall be at right angles.

Request: Because the terminus of Oak Lane is a bulbed turnaround area, the proposed alignment of the private street is easily maneuverable. The proposed alignment minimizes impact to the existing private driveway serving Lot 1 in the proposed subdivision.

Section 10.10.11.1.b The center line of street pavements shall be centered in the right-of-way.

Request: The private street is proposed to meander within the private street easement area to avoid mature trees.

Section 10.10.13.3 Pavement Structure

Request: The developer has spoken with the fire protection district who has indicated that emergency vehicles will service proposed Lot 2 from Oak Lane only and will not travel on the private street. Garbage pickup will also be on Oak Lane. As such there is no need to construct the private street to the typical section referenced in the UDO; an 8-inch aggregate base with 2-inch bituminous surface course is requested in lieu of the 10-inch aggregate base with 2.5-inch bituminous surface course requirement.

Section 10.10.14 Cul-de-Sacs and Turnarounds

Request: The private street will only service proposed Lot 2. The developer has spoken with the fire protection district who has indicated that emergency vehicles will service the Lot 2 from Oak Lane only and will not travel on the private street. Garbage pickup will also be on Oak Lane. As such there is no need to install the turnaround area at the terminus of the private street.

Section 10.10.20 Lighting

Request: The private street will only service proposed Lot 2. The developer has spoken with the fire protection district who has indicated that emergency vehicles will service the Lot 2 from Oak Lane only and will not travel on the private street. Garbage pickup will also be on Oak Lane. As such there is no need to install street lighting to UDO standards at the terminus of the private street.

Table 10.10.13 Pavement Width

Request: The developer has spoken with the fire protection district who has indicated that emergency vehicles will service proposed Lot 2 from Oak Lane only and will not travel on the private street. Garbage pickup will also be on Oak Lane. As such there is no need to construct the private street to the design width referenced in the UDO; a 12-foot wide pavement is requested in lieu of the 18-foot requirement.