O'FALLON PLANNING COMMISSION

TUESDAY, SEPTEMBER 27, 2016 @ 6:00 P.M.

O'FALLON CITY HALL - 255 SOUTH LINCOLN AVENUE

1. Call to order by Chairman.

2. "Pledge of Allegiance to the Flag."

3. Roll Call and Establishment of Quorum.

4. Reading and approval of the minutes of the previous meeting.

5. Recognition of visitors and their purpose.

6. Unfinished Business – None

7. Public Hearings –

   a. **(P2016-12)** – Zoning Amendment Subject to the Planned Development Ordinance from "B-1(P)" Community Business District to "B-1(P)" Planned Community Business District for BP Station Improvements. The parcel is located at 720 South Lincoln Avenue. The applicant is Mike Drummonds, STL ECO ENERGY & ELECTRIC; on behalf of the owner, Nick Patel, Krishna Gas, Inc.

   b. **(P2016-13 and S16-09)** – Zoning Amendment Subject to the Planned Development Ordinance from "SR-1B" Single-Family Residence Dwelling District to "SR-1B(P)" Planned Single-Family Residence Dwelling District for "The Enclaves at Augusta Greens" (previously "Villas at Augusta Greens", a 39-lot planned single-family residential development preliminary plat subdivision. The parcel is generally located north of Milburn School Road, north of Skyline Church, and east of Old Collinsville Road. The applicant is Steve Macaluso, MSJB Investments, LLC.

8. Items Requiring Action –

   a. **(S16-08)** – "Augusta Greens" Preliminary Plat; zoned "SR-1B"; proposed 117 single-family home lots with a separate parcel to be developed as the 39-lot planned single-family residential development to be known as "The Enclaves at Augusta Greens" (previously "Villas at Augusta Greens"). The applicant is Steve Macaluso, MSJB Investments, LLC.

9. Reports of Standing and Special Committees – no reports

10. Reports and Communications

10. Adjournment

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.

Community Development Department

255 South Lincoln Avenue O'Fallon, Il 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

DRAFT MINUTES
O'FALLON PLANNING COMMISSION
July 12, 2016

Acting Chairman Ray Rohr called the meeting to order at 6:00 pm in the City Council Chambers and led the Pledge of Allegiance.

Rohr welcomed everyone and explained the role of the Planning Commission.

ATTENDANCE: Debbie Arell-Martinez, present; Jeffrey Baskett, excused; Patricia Cavins, present; Al Keeler, excused; Rebecca Pickett, present; Joe Rogers, present; Ray Rohr, present; Larry Sewell, excused. A quorum was declared present by Rohr.

MINUTES: Motion was made by Rogers and seconded by Pickett to approve the minutes of June 14, 2016, meeting. All Ayes. Motion carried.

Also present were Community Development Director Ted Shekell, Senior City Planner Justin Randall, and Assistant City Planner Anne Stevenson.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-07) – Zoning Amendment from "SR-1" Single-Family Residence Dwelling District to "RR" Rural Residential District. The parcel is located at 702 North Seven Hills Road. The applicants are Steven R & Susan L. Gasser.

Public hearing was opened at 6:02 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff's Project Report, among them:

- Applicants own adjacent property which is in the County
- Proposed to build larger structure on adjacent lot but was denied by County
- Came to City for proposed building on the lot in the City and reduced the size to the maximum size allowed under RR

Randall summarized the Review & Approval Criteria stating it will be consistent with the proposed zoning as well as the Comprehensive Plan.

Public comments were opened at 6:06 pm.

Petitioner Susan Gasser was sworn in and concurred with Randall's testimony. Gasser stated they own a vehicles and other large items and need a location to store them.

Public comments were closed at 6:08 pm.

Staff Recommendation:

Staff recommends approval of the requested rezoning to the RR, Rural Residential District.

Motion was made by Rogers and seconded by Cavins to approve the Staff Recommendation.

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. Shekell mentioned that the time of the Community Development Committee does occasionally change and recommended the petitioners and those interested in attending to check with the Community Development Department staff or the City's website ahead of time to confirm the meeting start time. The public hearing was closed at 6:09 pm.

(P2016-08) – Zoning Amendment Subject to the Planned Development Ordinance from "B-1(P)" Planned Community Business District to "B-1(P)" Planned Community Business District for Marriott TownePlace Suites. The parcel is located at 445 Regency Park Drive. The applicant is Brad McMillin, Brad McMillin Realty, Inc.

Public hearing was opened at 6:09 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff's Project Report, among them:

- Property was originally planned for a 2-story office building
- Proposed hotel would be 5-stories and include 84 rooms
- Highly visible elevation meets Commercial Design Handbook standards with 4-sided architecture
- Providing more parking than required which may help parking to the east
- Private roadways and cross-access easements are in place to access property
- Utilities are on site
- Drainage – existing regional detention pond to the west
- Conforms with City Ordinances

Public comments were opened at 6:15 pm.

Brad McMillin was sworn in and stated that most of their guests come in after 6:00 and the office building will be closed then, leaving overflow parking available for the guests.

Shekell asked if the regional detention pond was owned by the association and if there was an intent to have it maintained with possibly an aerator as it starting to gather growth and pond scum.

Terry Johnson was sworn in and testified the control of the association is in the hands of Darryl Shelton and Wayne Schmidt. Johnson said he has supported the concept of the aerator and will participate in a prorated share of the cost; however, Shelton and Schmidt have not been willing to spend the money on it. Johnson stated he is the owner of the

building that houses the Egg & I and Global Brew and sold this property to McMillin. He is in full support of the project and there are maintenance agreements to provide for maintenance of the easements.

McMillin stated this is a concern and doesn't know the cost of some sort of circulation, but he believes it needs to be addressed. Shekell encouraged McMillin to initiate communication with the association as it would be a perfect amenity to the hotel.

Rohr asked if mine remediation was an issue. McMillin discussed this with his architect and they are going with thick slab on grade of heavy concrete – no pilings.

Public comments were closed at 6:18 pm.

Staff Recommendation:

Staff recommends approval of the project, with the following revised conditions (conditions addressed since preparation of the Staff Report):

- Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
  - Final grading plans;
  - Utility plans;
  - Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
- Parking:
  - The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
- Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
  - Planting requirements;
- Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances

Motion was made by Arell-Martinez and seconded by Pickett to approve the Staff Recommendation as written and amended

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve, with amended conditions, passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:20pm.

(P2016-10) - Comprehensive Plan and Future Land Use Map Amendments to select properties in the downtown area. These amendments are to correct inconsistences between the current land uses and the land use designation of the Future Land Use Map. Property discussed: 200 North Lincoln Avenue

Public hearing was opened at 6:20 pm. Stevenson stated the 200 North Lincoln Avenue property is known as the Old City Hall, and is being sold by the City. The public hearing

following this one (P2016-09) is to rezone the property for commercial use by the new owner, Brad McMillin. Stevenson presented the Future Land Use Map and pointed out the inconsistency with rezoning the property and showed the surrounding properties and their uses. "General Commercial" Land Use designation will open the door for the rezoning petition. Stevenson highlighted various points from Staff's Project Report, among them:

Proposed Amendment

- Building will be used similarly to the way it was in the past
- Fits in well with mixed-use downtown area
- Commercial future land uses to the south and west
- Institutional uses to the east (Fire Station & Dist. 90)
- Planned use rezoning process (P2016-09) will more specifically define allowable uses to ensure that they are compatible with the area

Public comments were opened at 6:22 pm.

Public comments were closed at 6:23 pm.

Staff Recommendation:

Staff recommends amending the 2006 O'Fallon Comprehensive Plan Future Land Use Map to show ~0.23 acres at 200 North Lincoln Avenue as "General Commercial"

Motion was made by Rogers and seconded by Pickett to approve the Staff Recommendation as written.

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve as written, passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:24pm.

(P2016-09) - Zoning Amendment Subject to the Planned Development Ordinance from "SR-3" Single-Family Residence Dwelling District to "B-1(P)" Planned Community Business District for Old City Hall. The parcel is located at 200 North Lincoln Avenue. The applicant is Bradley D. McMillin

Public hearing was opened at 6:24 pm. Stevenson presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Stevenson highlighted various points and issues from Staff's Project Report, among them:

- Consistent with Comprehensive Plan if the change proposed in P2016-10 is approved
- Two-phase rehab of property
    - Phase 1 to include gutting and "white boxing" the interior, renovating the outside (significant changes to exterior required to be reviewed by the Historic Preservation Commission), addition asphalt parking to the north

    - Phase 2 – tenant finish
- Minor Subdivision Plat to separate Old City Hall from Fire Station

Shekell also added that downtown on-site parking is not required as the property is within 500 ft of public parking. However, the applicant states more parking will make the property more viable to potential tenants.

Shekell stated, that while not discussed with the petitioner previously, the City would like signage to have some architectural consistency with the historical character of the building.

Public comments were opened at 6:30 pm.

Barbara Bright, 105 East Adams, was sworn in and asked how this project will affect the houses on the north side of the alley such as lighting or proposal to purchase the homes. Shekell testified there will be no change with how it has been for the last several decades and the use will likely be an 8-5 business(es). Stevenson stated there are code requirements for lighting that will be enforced and Shekell said they will have to have what is called "full cut-off shields" on the lights in the parking area to protect the neighbors from being impacted by the lighting.

Pickett asked if there would be more than one tenant. McMillin stated there could be two, but would prefer just one tenant. McMillin indicated he is seeking an office type tenant (CPA, lawyer, etc…), with no high-profile retailing, a 9-5-type operation and they will be attentive to the lighting impact.

Ron Bright, 105 East Adams, was sworn in and commented that School District 90 parks in all places and would like assurance of a parking lot. Shekell affirmed there would be a parking lot.

Bob Schmidt, was sworn in and asked what would happen to Fire Station 1 and if there was a plan to take over the whole block for retail / office use. Shekell stated the Fire Chief's desire to indefinitely keep the building as a firehouse and doesn't see that changing in the foreseeable future.

Public comments were closed at 6:35 pm.

<u>Staff Recommendation:</u>

Staff recommends approval will the following conditions:

1. The property has been approved for office and retail uses. Any change of use that allows for assembly (such as a restaurant or theater) will need to return for an amendment to this planned use approval.
2. A landscaping plan will need to be submitted per City Code.
3. A minor subdivision with cross access easement and joint maintenance will need to be provided.
4. Any significant changes to the exterior of the building will need to be reviewed by the Historic Preservation Commission

Motion was made by Arell-Martinez and seconded by Rogers to approve the Staff Recommendation as written.

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve, with conditions as written, passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:36pm.

(P2016-11) - Zoning Amendment Subject to the Planned Development Ordinance from "B-2(P)" Planned General Business District to "B-2(P)" Planned General Business District for Betty Lane Warehouses. The parcel is located at 96 Betty Lane. The applicant is Troy Shearer

Public hearing was opened at 6:36 pm. Randall presented an overview of the project and staff report. Maps of the subject and surrounding properties, and their zoning were shown. Randall highlighted various points and issues from Staff's Project Report, among them:

- Previous planned use expired
- While not consistent with Comprehensive Land Use Map designation of Neighborhood Residential, this may have been a mis-designation when the property was annexed in 2001; proposed use is consistent with other land uses in the general vicinity
- Proposed use of property to be office/warehouse
- Drainage
- Sidewalk variance requested as there are no sidewalks in the area presently
- Parking – proposed and future potential
- Utilities are on site
- Building elevation consistent with Commercial Design Handbook
- No negative impact on traffic or to adjacent properties

Shekell stated it has been a 15 year process for the City to clean up the zoning and land use for this.

Public comments were opened at 6:44 pm.

Troy Shearer, petitioner, was sworn in and stated he plans on building in phases starting with one or two units, the detention pond, and all the grading for the entire site, then he will build as needed. He clarified that Metro buses do not come down as far as his property is located, they turn on Weber Road.

Shekell asked if Shearer saw any challenges with integrating each new modular with the footings, roof systems, and walls. Shearer stated there would be no problems as there will be a frost wall all the way around, the trusses will be a load-bearing truss and he will have metal lining inside so the metal can stay. The office will be climate controlled with possibly a wall-unit.

Public comments were closed at 6:46 pm.

Staff Recommendation:

Staff recommends approval of the project, with the following conditions:

1) A variance is granted a waiver from the requirement to construct sidewalks within the street right-of-way and adjacent to the property line of the proposed development.
2) Future submittal of plans shall meet the standards of a final site plan set forth in Section 158.054, including but not limited to:
   a) Location map;
   b) Final grading plans;
   c) Utility plans;
   d) Details for water and storm sewer lines, pavement and dumpster enclosure elevations.
3) Parking:
   a) The parking lot perimeter shall be curbed with a 6" rolled or vertical, poured in place, concrete curb;
   b) Parking spaces shall be a minimum of 10 feet x 19 feet;
   c) Drive aisles shall be a minimum of 24 feet;
   d) The site will need to provide the appropriate accessible parking spaces with aisles.
4) Landscaping shall be provided in accordance with Section 158.144, which includes but not limited to:
   a) Landscape island sizes and locations;
   b) Planting requirements;
   c) Any outdoor storage on-site must be screen with a sight-proof fence (not chain link).
5) The building facades may not exceed 50% metal siding.
6) Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances

Motion was made by Cavins and seconded by Arell-Martinez to approve the Staff Recommendation as written.

ROLL CALL: Arell-Martinez, Aye; Cavins, Aye; Pickett, Aye; Rogers, Aye; Rohr, Aye. All Ayes. Motion to approve, with conditions as written, passed.

The project moves to Community Development Committee on July 25, 2016, at 6 pm. The public hearing was closed at 6:48 pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:
Randall announced that there is no meeting scheduled for August 9, 2016

Shekell updated the Commission on the changes to the Methodist Church proposal from the June 14th meeting (Church eliminated the entrance onto Southview Drive). Shekell

recognized and appreciated the difficult decision the Commissioners had to make at the public hearing and stated the neighbors are in support of the project with the change.

Shekell briefed the Commission on some encouraging growth and potential developments around the hospital and North Green Mount Road. Stevenson added there is interest in the Downtown area.

ADJOURNMENT:

Motion was made by Pickett and seconded by Rohr to adjourn. All ayes. Motion carried. The meeting was adjourned at 6:57pm.

Respectfully submitted,

_____
Vicki Evans, Transcriptionist

_____
Minutes approved by ??/??/16 Planning Commission

PROJECT REPORT

TO:	Planning Commission
FROM:	Justin Randall, Senior City Planner
	Ted Shekell, Community Development Director
DATE:	September 27, 2016
PROJECT:	P2016-12: BP Gas Station Planned Use Rezoning

Location:	720 South Lincoln Avenue
Applicant:	Mike Drummonds, STL Eco Energy & Electric
Owner:	Krishna Gas Inc.
Submitted:	August 22, 2016

Introduction

The applicant, Mike Drummonds for STL Eco Energy & Electric, has filed an application requesting 0.66 acres of land be rezoned from B-1, Community Business District to B-1(P), Planned Community Business District for the proposed redevelopment of the existing BP gas station. The project proposes demolishing the existing convenience market on the property and reconstruct a new 4,173 square foot convenience market and the future installation of two additional gas pumps. The property is located at 720 South Lincoln Avenue, at the northeast corner of the intersection of Lincoln Avenue and Highway 50.

Existing Conditions

Surrounding Zoning:	Surrounding Land Use:
North: B-1 & SR-3	North: Residences along Lincoln Avenue and Vine Street
East: B-1(P) & SR-3	East: AutoZone and residences along Vine Street
South: B-1	South: Community Financial Center and Southview Plaza
West: B-1	West: Valvoline Instant Oil Change across Lincoln Avenue

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *General Commercial*, which is consistent with the proposed project.

Code of Ordinances: The proposed redevelopment of the gas station is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published

notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The subject property is generally surrounded by commercial uses, however there are some residential uses to the north and northeast along Vine Street. A Planned Use rezoning is required because the project includes construction of a new building within 250 feet of residential property.

The subject property currently is being utilized as a gas station with an approximately 960 square foot convenience market (c-store) located generally under the canopy area of the gas station. The applicant is seeking approvals to demolish the existing c-store and rebuild a much larger 4,173 square foot building further back on the property. The canopy would remain as constructed. The proposed project would include additional parking to meet the requirements of the City's codes and improvements to the existing pavement. The plan also proposes two additional gas pumps, but will not be constructed in the initial portion of the project. The proposed building architecture is comparable to what the Commercial Design Handbook recommends and is in keeping with commercial redevelopment in O'Fallon.

Traffic Circulation/Parking

Ingress and Egress: The site proposes to keep the existing access points as constructed, with an access point on Lincoln Avenue and one on Highway 50. The locations of the two access points are close to the intersection of Lincoln Avenue and Highway 50, but there very little that could be done to improve the location of the entrances. An investigation of providing cross-access to the AutoZone property was conducted, but proved impractical for this particular site. The access point on Highway 50 is required to be reduce to 35 feet in width according to IDOT. The entrance on Lincoln Avenue will need to be stripped to indicate an entrance, left exit and right exit.

Parking: Gas Stations require a parking spaces at a rate of one space per pump (provided at the pump location) and any retail space requires 4 parking spaces per 1,000 gross floor area, which means the new c-store requires 17 parking spaces. The applicant has provided 17 parking spaces, including an accessible space near the front of the building. All the proposed parking spaces are sized at 10' x 19' and the accessible space meets the sizing requirements of the Illinois Accessibility Code.

Sidewalks

An existing concrete sidewalk runs along the frontage of the subject property. The project is proposing to reconstruct the entrances and the sidewalk is shown as being poured separately from the apron. Additionally, the project will be adding the required accessible path from the building to the right-of-way as required by the Illinois Accessibility Code.

Utilities and Drainage

Public water is available to the site, via a 12" line along Lincoln Avenue. A new meter pit and service will be installed as a part of the project, with the service line to sized according to the Illinois Plumbing Code. Additionally, the site has access to the public sewer, via a 12" line in the rear of the property. A new service line will be installed with the construction of the building.

The majority of the site drains toward Highway 50 and Lincoln Avenue. The back portion of the site and the new building will drain towards the rear of the property. The rear 20 feet of the property will be graded in a way to store any stormwater and slowly discharge to the east into the AutoZone detention basin. The design eliminates nearly all of the existing stormwater that drains into the residential lots in the rear of the property. Actual detention pond sizing, grading, pipe sizes, and inlets will be engineered for the final construction plan. All drainage plans must be reviewed and approved by the Public Works Department, but the applicant will be required to maintain or improve existing drainage conditions and will not be permitted to cause an issue for adjacent properties.

Building

The proposed 4,173 sq. ft. building has been designed to meet many recommendations of the Commercial Design Handbook, including use of multiple building materials (brick, stone, glass and EIFS) and breaking up the façade of the walls. The mechanical units will need to be screened from adjacent land uses, which may result in additional height needed for the facades. Overall, the building generally meets the design guidelines of the Commercial Design Handbook. Additionally, the dumpster enclosure materials will need to match the principal building, including brick and split-face block.

Landscaping and Buffer Requirements

Section 158.144 of the Code of Ordinances outlines requirements for parking lot landscaping. In general, the proposed site will not be added any additional plantings due to the lack of landscape islands. The area that is currently rocked is located in the right-of-way of Highway 50 and Lincoln Avenue, under the jurisdiction of IDOT. The existing parking lot area is already located in some area only a foot off the side property lines rather than the minimum 7 feet wide for new construction.

A 6-foot high vinyl privacy fence is proposed to be constructed on the rear property line to assisted with the screening necessary between the residences on Vine Street and the gas station property.

Signage

The plans for the project proposes to keep the existing freestanding signage as constructed. The new building elevations does not include a sign package, therefore, the building would be required to meet the City's sign code for wall signage. The development would be allowed up to 10% of the wall area, not to exceed 300 square feet.

Lighting

A photometric plan has been submitted and reviewed for compliance to City codes. The site is using fully cut off lighting in the parking lot area and using lighting under the canopy to light the majority of the site. There are no lights proposed in the rear of the building and the building acts as a buffer from the lighting in the parking and under the canopy to the residential land uses in the rear portion of the property.

Hours of Operation

BP will be open seven days a week, 24-hours a day.

Review and Approval Criteria

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
   The proposed project meets all applicable zoning standards, with the exceptions to the existing conditions of the parking lot and lack of landscaping in the parking lot.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
   The site is an existing gas station with a c-store and while the larger c-store has the potential to generate additional traffic, the project should not have a significant impact to the existing traffic generated in the area.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
   The Highway 50 corridor is a commercial corridor with a variety of retail, office, service and restaurant businesses. The new c-store should not negatively affect adjacent properties. The new location of the c-store should improve some of the concerns with trash, lighting and noise for the residents along Vine Street. The building will become more of a buffer to the residential uses, instead of the paved area and storage buildings which allows trash to blow under the fencing and vehicles to be located closer to the homes on Vine Street.

4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. *(Ord 3665; passed 5-3-10)*
   The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
   The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
   A community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
   The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
   The proposed building is similar to and will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
   The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District, except for the reduction in the 7-foot parking lot setback and landscaping in the parking lot due to existing conditions.

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. Final construction plans will need to include final stormwater detention calculations.
2. Dumpster enclosure will need to be constructed of similar materials of the building.
3. Signage will be required to meet the regulations of Article 8 of Chapter 158: Zoning of the Code of Ordinances.

Attachments

Attachment 1 – Project Application
Attachment 2 – Zoning Map
Attachment 3 – Surrounding Land Use Map
Attachment 4 – Future Land Use Map
Attachment 5 – Site Plan
Attachment 6 – Building Elevation
Attachment 7 – Photometric Plan

BUILDING DEPARTMENT ORIGINAL

O'Fallon ILLINOIS

Planned Use / Re-Zoning Application

NAME OF PROJECT: BP STATION IMPROVEMENTS

ADDRESS/GENERAL LOCATION: 720 S. LINCOLN

SUBDIVISION NAME & LOT NUMBER(S): LINCOLN HEIGHTS
PART OF LOT 12 & LOTS 13, 15 & 16 AND PART OF BLOCK "E"

PARCEL NUMBER(S): 04-29-03-26-01-0

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- ✓ PLANNED USE
- o RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1

PROPOSED ZONING: B-1 (P)

PROPOSED # OF LOTS: 1

PROPOSED # OF DWELLING UNITS: 0

PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED GROSS FLOOR AREA: 5173 SF

AREA IN ACRES: 0.66

PRESENT USE: GAS STATION / CONVENIENCE STORE

APPLICANT INFORMATION:

NAME: MIKE DRUMMONDS

COMPANY: STL ECO ENERGY & ELECTRIC

ADDRESS: 2586 WILLOW GLEN PARK
FENTON, MO 63026

PHONE: 314-920-5670

FAX:

EMAIL: stl.eco.energyandelectric@gmail.com

Michael Drummonds

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: K. RICHARD JONES

COMPANY: SHERRILL ASSOCIATES

ADDRESS: 316 N. MAIN
EDWARDSVILLE, IL 62025

PHONE: 618-656-9251

FAX: 618-656-9496

EMAIL: krj@sherrillassoc.com

SIGNATURE OF DESIGN PROFESSIONAL

Owner: Nick Patel
Krishna Gas Inc
360 Forest Oak Dr.
Caseyville, IL 62232

STAFF USE ONLY

DATE RECEIVED: 8-22-16 NW 8/29/16

APPLICATION RECEIVED BY: JR

APPLICATION FEE: $500.00

PROJECT ID #: P2016-12

STAFF ASSIGNED: JR

PLAN REVIEW FEE DEPOSIT REC'D: yes $1,050-

RECEIVED AUG 2 2 2016

720 S. Lincoln

PROJECT DESIGN SUMMARY

BP STATION IMPROVEMENTS
O'Fallon, Illinois
AUGUST 22, 2016 SAI #15396-01

The proposed project, located at 720 S. Lincoln Avenue at the intersection of E. Hwy 50 and S. Lincoln Avenue, is a revitalization of the existing BP gas/convenience store to include a new 4173 square foot ground level convenience store with ~~100~~ 1000 square foot basement for storage. Improvements will also include additional parking and upgrading the existing asphalt pavement to concrete and adding two (new) new gas pump islands which will be installed at some future date. The area of the site is 0.66-acre, currently zoned B-1. The site will be re-zoned B-1 (P) to accommodate the project. Access to the site will be unchanged, having two (2) entrances, one from E. Hwy 50 and the other from S. Lincoln Avenue. New sidewalk across the entrances will be concrete and constructed as a separate unit from the adjacent paving. Parking will be upgraded to meet standards, having a total of 29 spaces including 1 accessible space and 4 spaces for the future gas pump islands. The required parking for the proposed improvements is 29 spaces.

Water service to the site is provided by a single tap onto the existing 12-inch water main on S. Lincoln Avenue. The new service line will be installed from the existing water meter to the new building. Size of the service line will be determined by the plumbing contractor.

Sanitary sewer service is provided by an existing 12-inch PVC sewer main running along the rear property line. A new 6-inch PVC lateral will connect to the existing clean-out in the rear yard area.

Electric, cable and telephone services are provided from overhead power poles that run across the rear of the property. The overhead lines are currently in easement and as a result will need to be relocated by the utility companies.

A significant portion of storm water runoff from the site, both in the pre-developed and developed conditions, is tributary to the public right-of-ways of E. Hwy 50 and S. Lincoln Avenue. This drainage area is almost totally impervious surfaces. Even though the total impervious surface is increased by approximately 2250 square feet, the design provides for these impervious surfaces tributary to right-of-ways to be reduced by approximately 1923 square feet due to the placement of the new building and its roof runoff being tributary to the rear of the site. This reduces the runoff to the streets by 0.37 cfs and 0.43 cfs for the 2-year and 100-year storm events, respectively. The existing grading of the rear yard of the site has a ridge line which splits the runoff from the site toward both east and west directions. The rear of the site will be re-graded in such a way that the runoff from the building roof and rear lot area is collected into a small detention basin and discharged onsite but tributary to the detention basin for AutoZone. This will allow runoff to be input into the underground collection system almost immediately. Therefore the development provides a positive impact to the immediate area by reducing the amount of overland runoff. The discharge velocities of flow from the detention basin should be low enough so that there is no need for any special erosion control devises other than a good stand of grass .

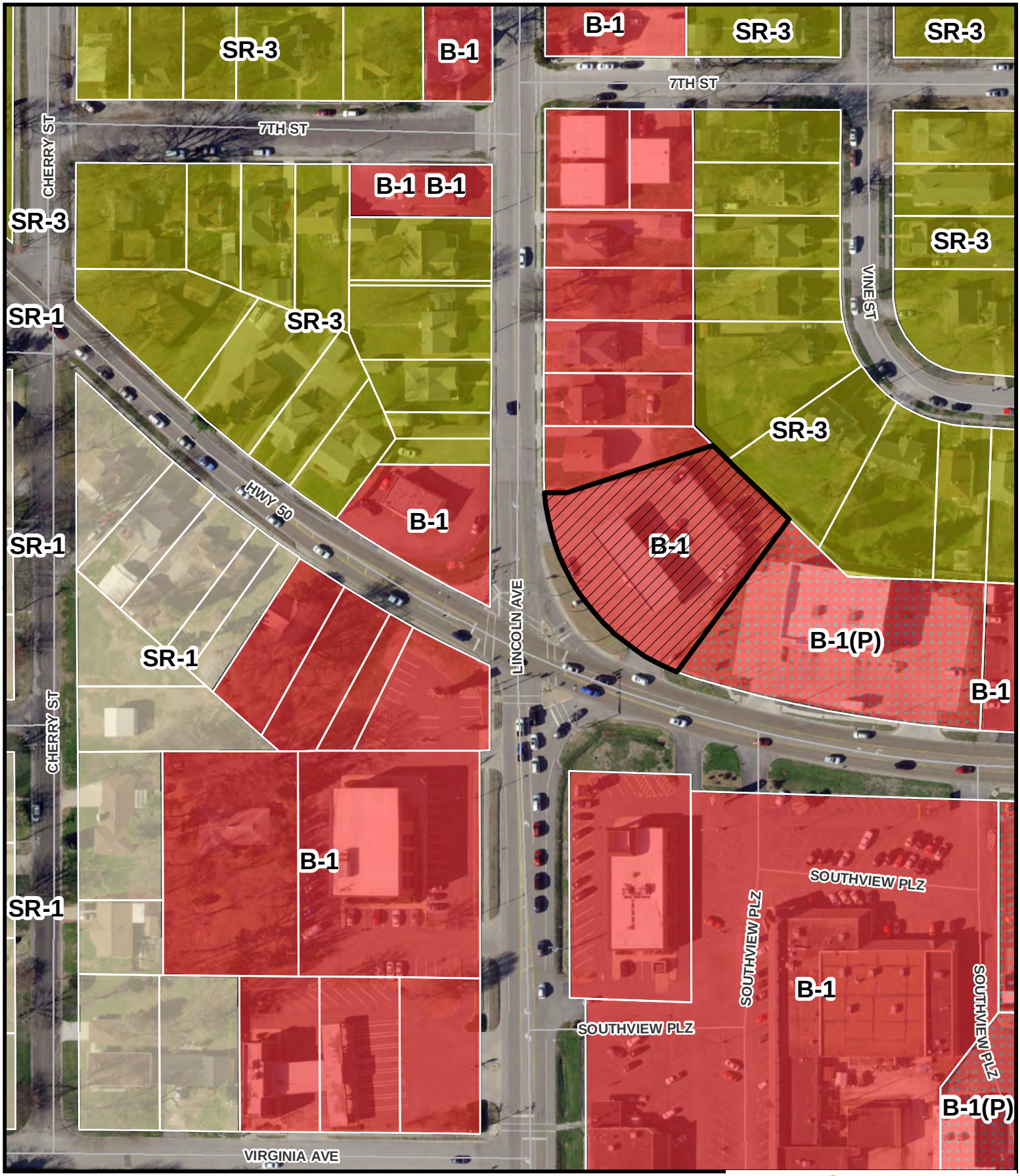
Respectfully submitted,

SHERRILL ASSOCIATES, INC.

KENNETH RICHARD JONES
062-054173
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

K. Richard Jones, PE
Engineering Manager

P2016-12: BP Station - Zoning Map



Subject Property

0 35 70 140 210 280 Feet

N W E S

O'Fallon ILLINOIS

P2016-12: BP Station - Surrounding Land Use Map

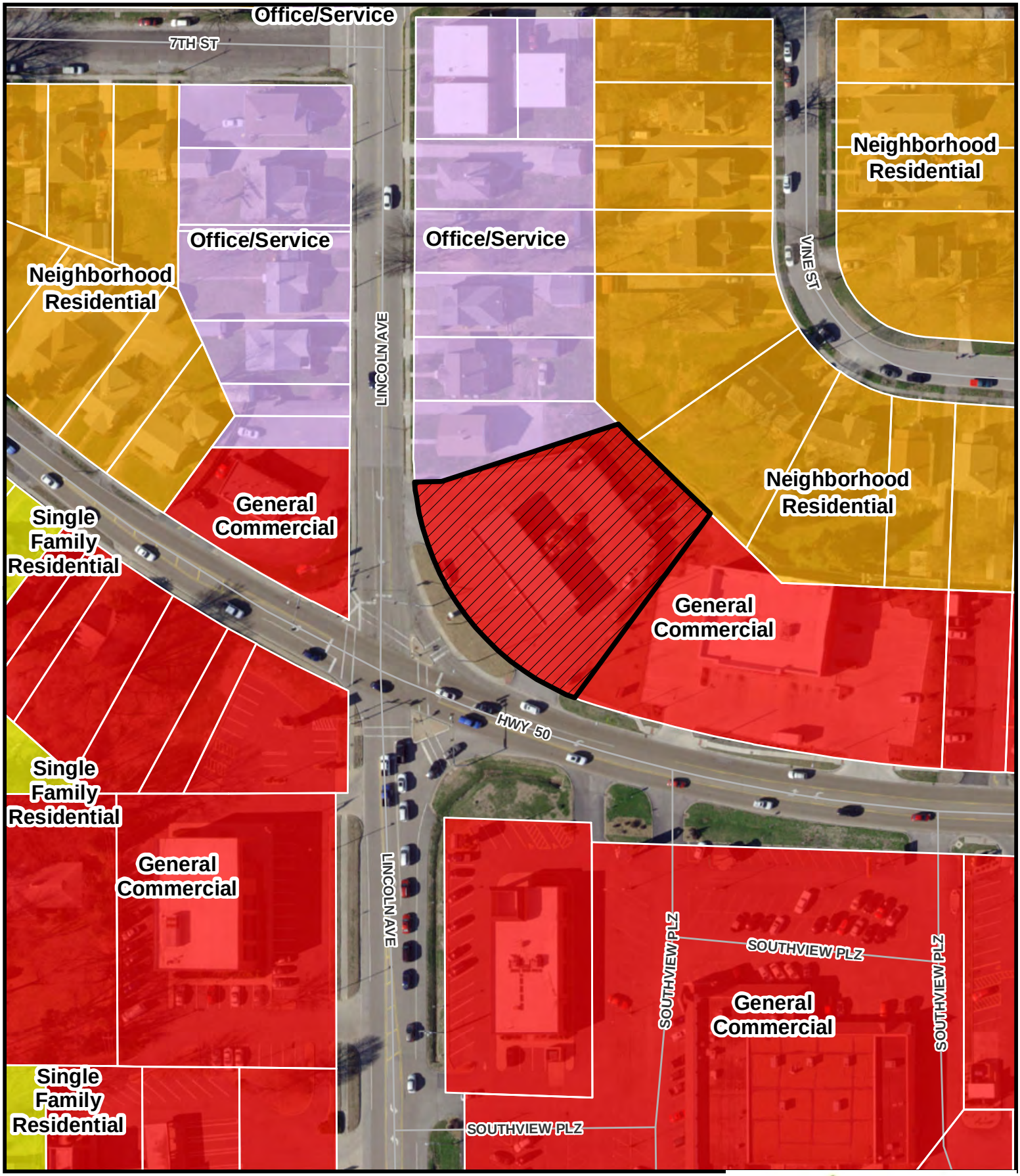
Subject Property

0 30 60 120 180 240 Feet

N W E S

O'Fallon ILLINOIS

P2016-12: BP Station - Future Land Use Map



Subject Property

0 25 50 100 150 200 Feet

N W E S

O'Fallon ILLINOIS

PROPOSED BP IMPROVEMENTS SITE DEVELOPMENT PLAN

PART OF LOT 12 AND LOTS 13, 15 AND 16 IN BLOCK NUMBER THREE (3) OF LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO(2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6

LEGEND

- ● IRON PIN FOUND
- ■ CONC. MON. FOUND
- ⊠ PK NAIL FOUND
- ⊞ CHISELED "X" FOUND
- ▲ STONE FOUND
- ● FENCE POST FOUND AND USED
- ⊕ 42" DIAMETER LID
- ○ IRON PIN SET
- □ CONC. MON SET
- ⊕ PK NAIL SET
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- MONITORING WELL
- 18" DIAMETER LID
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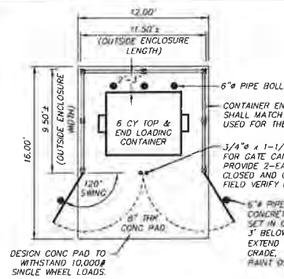
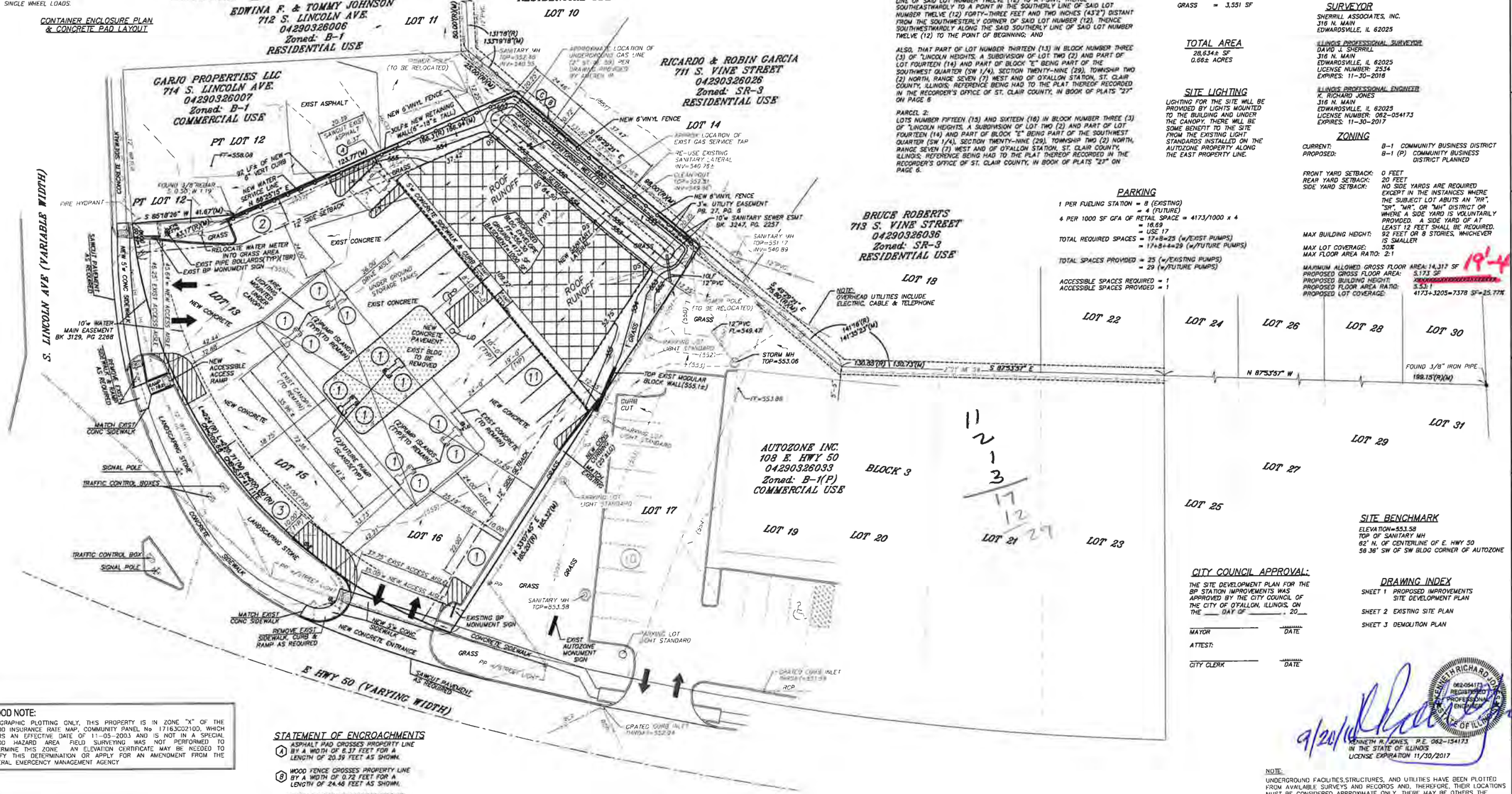


CONTAINER ENCLOSURE PLAN & CONCRETE PAD LAYOUT



LEGAL DESCRIPTION

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PART OF LOT NUMBER TWELVE (12) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

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LOTS NUMBER FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6.

PARKING

1 PER FUELING STATION = 8 (EXISTING)
= 4 (FUTURE)
4 PER 1000 SF GFA OF RETAIL SPACE = 4173/1000 x 4
= 16.69
= USE 17
TOTAL REQUIRED SPACES = 17+8=25 (w/EXIST PUMPS)
= 17+8+4=29 (w/FUTURE PUMPS)

TOTAL SPACES PROVIDED = 25 (w/EXISTING PUMPS)
= 29 (w/FUTURE PUMPS)

ACCESSIBLE SPACES REQUIRED = 1
ACCESSIBLE SPACES PROVIDED = 1

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF SOUTH 49 DEGREES 29 MINUTES 21 SECONDS EAST.

AREAS BY SURFACE TYPE

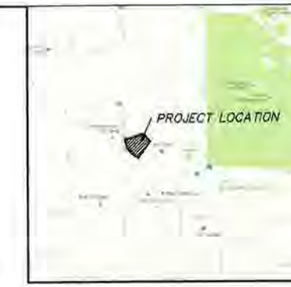
BUILDING = 4,173 SF
PAVEMENT = 20,910 SF
GRASS = 3,551 SF

TOTAL AREA

28,634± SF
0.66± ACRES

SITE LIGHTING

LIGHTING FOR THE SITE WILL BE PROVIDED BY LIGHTS MOUNTED TO THE BUILDING AND UNDER THE CANOPY. THERE WILL BE SOME BENEFIT TO THE SITE FROM THE EXISTING LIGHT STANDARDS INSTALLED ON THE AUTOZONE PROPERTY ALONG THE EAST PROPERTY LINE.



LOCATION MAP
NOT TO SCALE

SITE INFORMATION

720 S. LINCOLN HWY
O'FALLON, IL 62261
P.I.N. 04290326010

OWNER

KRISHNA GAS, INC.
380 FOREST OAK DRIVE
CASEYVILLE, IL 62232

SURVEYOR

SHERRILL ASSOCIATES, INC.
316 N. MAIN
EDWARDSVILLE, IL 62025

ILLINOIS PROFESSIONAL SURVEYOR
DAVID J. SHERRILL
316 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 2534
EXPIRES: 11-30-2016

ILLINOIS PROFESSIONAL ENGINEER
K. RICHARD JONES
316 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 062-054173
EXPIRES: 11-30-2017

ZONING

CURRENT: B-1 COMMUNITY BUSINESS DISTRICT
PROPOSED: B-1 (P) COMMUNITY BUSINESS DISTRICT PLANNED

FRONT YARD SETBACK: 0 FEET
REAR YARD SETBACK: 20 FEET
SIDE YARD SETBACK: NO SIDE YARDS ARE REQUIRED EXCEPT IN THE INSTANCES WHERE THE SUBJECT LOT ABUTS AN "RR", "SR", "NR", OR "NH" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED.
MAX BUILDING HEIGHT: 92 FEET OR 8 STORIES, WHICHEVER IS SMALLER
MAX LOT COVERAGE: 30%
MAX FLOOR AREA RATIO: 2:1

MAXIMUM ALLOWED GROSS FLOOR AREA: 14,317 SF
PROPOSED GROSS FLOOR AREA: 5,173 SF
PROPOSED BUILDING HEIGHT: ~~[illegible]~~ 19'-4"
PROPOSED FLOOR AREA RATIO: 3.53:1
PROPOSED LOT COVERAGE: 4173+3205=7378 SF=25.77%

SITE BENCHMARK

ELEVATION=553.58
TOP OF SANITARY MH
62' N. OF CENTERLINE OF E. HWY 50
58.36' SW OF SW BLDG CORNER OF AUTOZONE

CITY COUNCIL APPROVAL:

THE SITE DEVELOPMENT PLAN FOR THE BP STATION IMPROVEMENTS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, ON THE ____ DAY OF _____, 20__

MAYOR _____ DATE _____

ATTEST:

CITY CLERK _____ DATE _____

DRAWING INDEX

SHEET 1 PROPOSED IMPROVEMENTS SITE DEVELOPMENT PLAN
SHEET 2 EXISTING SITE PLAN
SHEET 3 DEMOLITION PLAN

9/20/16

KENNETH RICHARD JONES 062-054173 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

KENNETH R. JONES, P.E. 062-054173
IN THE STATE OF ILLINOIS
LICENSE EXPIRATION 11/30/2017

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No 17163C0210D, WHICH BEARS AN EFFECTIVE DATE OF 11-05-2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:
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STATEMENT OF ENCROACHMENTS

(A) ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.39 FEET AS SHOWN.

(B) WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.46 FEET AS SHOWN.

(C) CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SOWN.

NOTE:
UNDERGROUND FACILITIES,STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

Title: PROPOSED BP IMPROVEMENTS SITE DEVELOPMENT PLAN 720 S. LINCOLN AVE, O'FALLON, IL

Client: STL ECO ENERGY & ELECTRIC 2586 WILLOW GLEN PARK FENTON, MO 63026 314-920-5670

SHERRILL ASSOCIATES
Surveyors – Engineers – Planners
Illinois Design Firm # 184-001238
Missouri Design Firm #001332
316 Main Street
Edwardsville, IL 62025
618-656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey

NO.	DATE	REVISION
1	04-26-16	INCREASED PARKING & BLDG
2	05-24-16	CITY COMMENTS, INCREASE BLDG FOOTPRINT & REVISE PARKING
3	08-15-16	GENERAL REVISIONS
4	09-07-16	CITY COMMENTS DATED 9-2-2016

PROJECT NO. 15396-01
DRAWN JAC/KRJ DESIGNED KRJ
CHECKED KRJ DATE 9-14-2015

BP STATION
PROPOSED IMPROVEMENTS
SITE DEVELOPMENT PLAN
720 S. LINCOLN AVE.
O'FALLON, IL

SHEET 1 OF 3

PROPOSED BP IMPROVEMENTS
EXISTING SITE PLAN

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LEGEND

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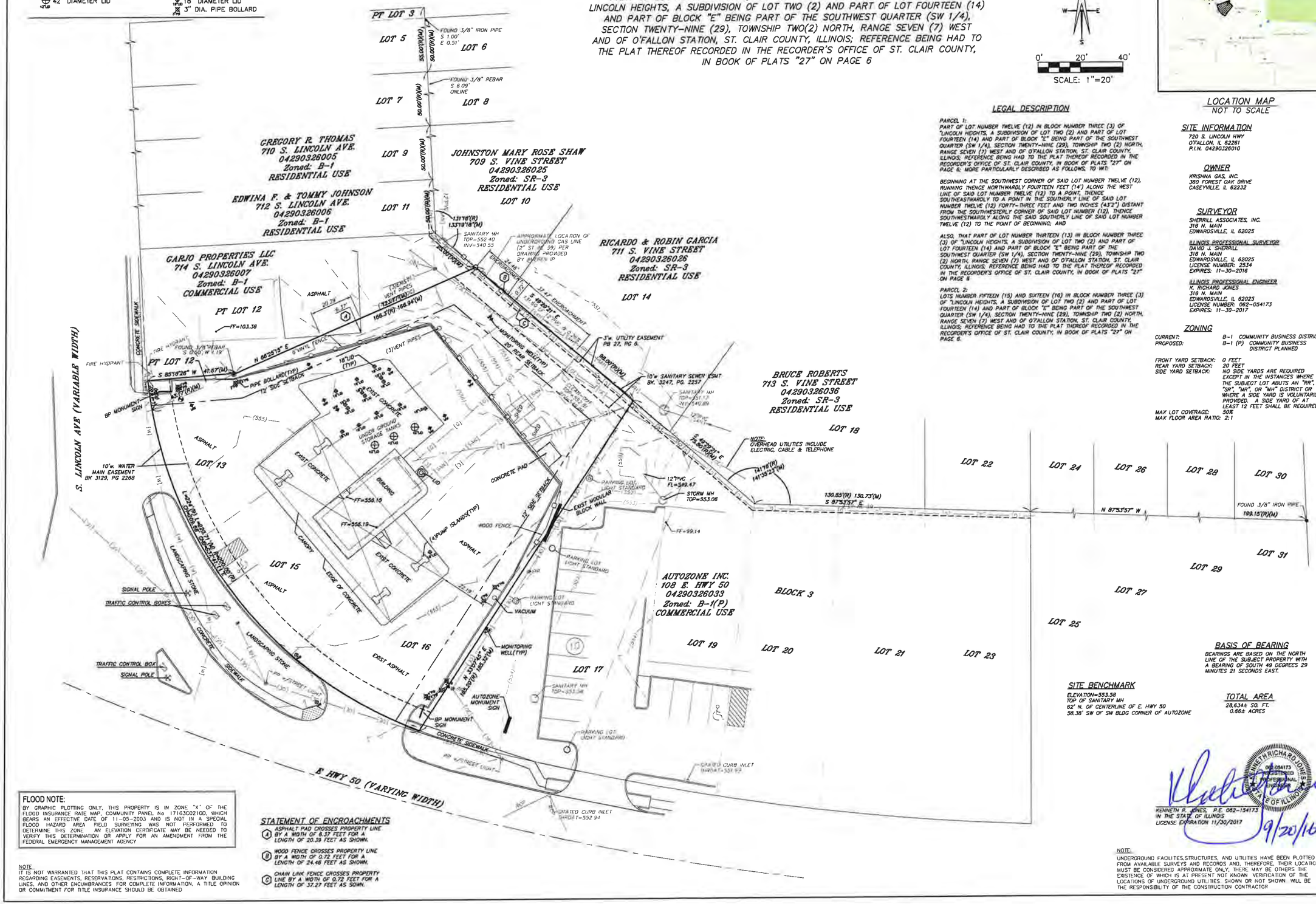

N
W E
S
0' 20' 40'
SCALE: 1"=20'

LEGAL DESCRIPTION

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LOCATION MAP
NOT TO SCALE

SITE INFORMATION

720 S. LINCOLN HWY
O'FALLON, IL 62261
P.I.N. 04290326010

OWNER

KRISHNA GAS, INC.
360 FOREST OAK DRIVE
CASEYVILLE, IL 62232

SURVEYOR

SHERRILL ASSOCIATES, INC.
318 N. MAIN
EDWARDSVILLE, IL 62025

ILLINOIS PROFESSIONAL SURVEYOR
DAVID J. SHERRILL
318 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 2534
EXPIRES: 11-30-2016

ILLINOIS PROFESSIONAL ENGINEER
K. RICHARD JONES
318 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 082-054173
EXPIRES: 11-30-2017

ZONING

CURRENT:	B-1 COMMUNITY BUSINESS DISTRICT
PROPOSED:	B-1 (P) COMMUNITY BUSINESS DISTRICT PLANNED
FRONT YARD SETBACK:	0 FEET
REAR YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	NO SIDE YARDS ARE REQUIRED EXCEPT IN THE INSTANCES WHERE THE SUBJECT LOT ABUTS AN "RR", "SR", "NR", OR "MH" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED.
MAX LOT COVERAGE:	50%
MAX FLOOR AREA RATIO:	2:1

BASIS OF BEARING

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SITE BENCHMARK

ELEVATION=553.58
TOP OF SANITARY MH
62' N. OF CENTERLINE OF E. HWY 50
58.36' SW OF SW BLDG CORNER OF AUTOZONE

TOTAL AREA

28,634± SQ. FT.
0.66± ACRES

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KENNETH R. JONES, P.E. 082-154173
IN THE STATE OF ILLINOIS
LICENSE EXPIRATION 11/30/2017

9/20/16

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EXISTING SITE PLAN
720 S. LINCOLN AVE, O'FALLON, IL

Client: STL ECO ENERGY & ELECTRIC
2586 WILLOW GLEN PARK
FENTON, MO 63026
314-920-5670

SHERRILL ASSOCIATES
Surveyors – Engineers – Planners
Illinois Design Firm # 184-001238
Missouri Design Firm #001332
316 Main Street
Edwardsville, IL 62025
618-656-9251

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NO.	DATE	REVISION

PROJECT NO.	15396-01
DRAWN JAC/KRJ	DESIGNED KRJ
CHECKED KRJ	DATE 9-14-2015

BP STATION
PROPOSED IMPROVEMENTS
EXISTING SITE PLAN
720 S. LINCOLN AVE.
O'FALLON, IL

SHEET 2 OF 3

PROPOSED BP IMPROVEMENTS
SITE DEMOLITION PLAN

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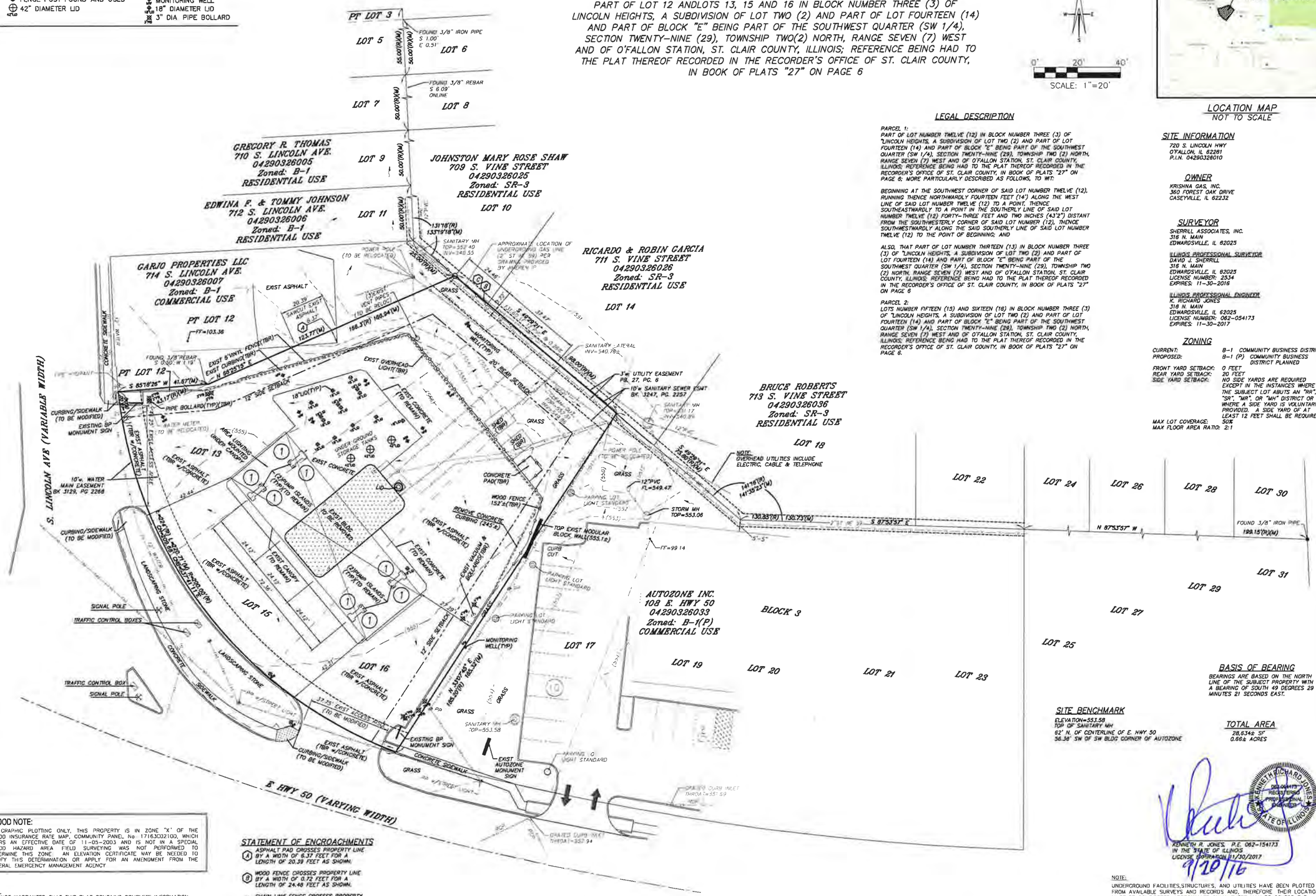


LOCATION MAP
NOT TO SCALE

N
W E
S

0' 20' 40'
SCALE: 1"=20'

LEGAL DESCRIPTION

PARCEL 1:
PART OF LOT NUMBER TWELVE (12) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NUMBER TWELVE (12), RUNNING THENCE NORTHWARDLY FOURTEEN FEET (14') ALONG THE WEST LINE OF SAID LOT NUMBER TWELVE (12) TO A POINT; THENCE SOUTHEASTWARDLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) FORTY-THREE FEET AND TWO INCHES (43'2") DISTANT FROM THE SOUTHWESTERLY CORNER OF SAID LOT NUMBER (12), THENCE SOUTHWESTWARDLY ALONG THE SAID SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) TO THE POINT OF BEGINNING; AND

ALSO, THAT PART OF LOT NUMBER THIRTEEN (13) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6

PARCEL 2:
LOTS NUMBER FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBER THREE (3) OF "LINCOLN HEIGHTS, A SUBDIVISION OF LOT TWO (2) AND PART OF LOT FOURTEEN (14) AND PART OF BLOCK "E" BEING PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION TWENTY-NINE (29), TOWNSHIP TWO (2) NORTH, RANGE SEVEN (7) WEST AND OF O'FALLON STATION, ST. CLAIR COUNTY, ILLINOIS; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, IN BOOK OF PLATS "27" ON PAGE 6.

SITE INFORMATION

720 S. LINCOLN HWY
O'FALLON, IL 62281
P.I.N. 04290326010

OWNER

KRISHNA GAS, INC.
360 FOREST OAK DRIVE
CASEYVILLE, IL 62232

SURVEYOR

SHERRILL ASSOCIATES, INC.
316 N. MAIN
EDWARDSVILLE, IL 62025

ILLINOIS PROFESSIONAL SURVEYOR
DAVID J. SHERRILL
316 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 2534
EXPIRES: 11-30-2016

ILLINOIS PROFESSIONAL ENGINEER
K. RICHARD JONES
316 N. MAIN
EDWARDSVILLE, IL 62025
LICENSE NUMBER: 062-054173
EXPIRES: 11-30-2017

ZONING

CURRENT:	B-1	COMMUNITY BUSINESS DISTRICT
PROPOSED:	B-1 (P)	COMMUNITY BUSINESS DISTRICT PLANNED
FRONT YARD SETBACK:	0 FEET	
REAR YARD SETBACK:	20 FEET	
SIDE YARD SETBACK:	NO SIDE YARDS ARE REQUIRED EXCEPT IN THE INSTANCES WHERE THE SUBJECT LOT ABUTS AN "RR", "SR", "MR", OR "MH" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED.	
MAX LOT COVERAGE:	50%	
MAX FLOOR AREA RATIO:	2:1	

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF SOUTH 49 DEGREES 29 MINUTES 21 SECONDS EAST.

SITE BENCHMARK

ELEVATION=553.58
TOP OF SANITARY MH
62' N. OF CENTERLINE OF E. HWY 50
56.38' SW OF SW BLDG CORNER OF AUTOZONE

TOTAL AREA

28,634± SF
0.66± ACRES

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17163C0210D, WHICH BEARS AN EFFECTIVE DATE OF 11-05-2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

NOTE:
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED

STATEMENT OF ENCROACHMENTS

(A) ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.39 FEET AS SHOWN.

(B) WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.46 FEET AS SHOWN.

(C) CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SOWN.

KENNETH RICHARD JONES
062-054173
REGISTERED
PROFESSIONAL ENGINEER
STATE OF ILLINOIS

KENNETH R. JONES, P.E. 062-154173
IN THE STATE OF ILLINOIS
LICENSE EXPIRATION 11/30/2017
9/20/16

NOTE:
UNDERGROUND FACILITIES,STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR

Title: PROPOSED BP IMPROVEMENTS
SITE DEMOLITION PLAN
720 S. LINCOLN AVE, O'FALLON, IL

Client: STL ECO ENERGY & ELECTRIC
2586 WILLOW GLEN PARK
FENTON, MO 63026
314-920-5670

SHERRILL ASSOCIATES
Surveyors – Engineers – Planners
Illinois Design Firm # 184-001238
Missouri Design Firm #001332
316 Main Street
Edwardsville, IL 62025
618-656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey

NO.	DATE	REVISION
1	09-17-16	CITY COMMENTS DATED 9-2-2016

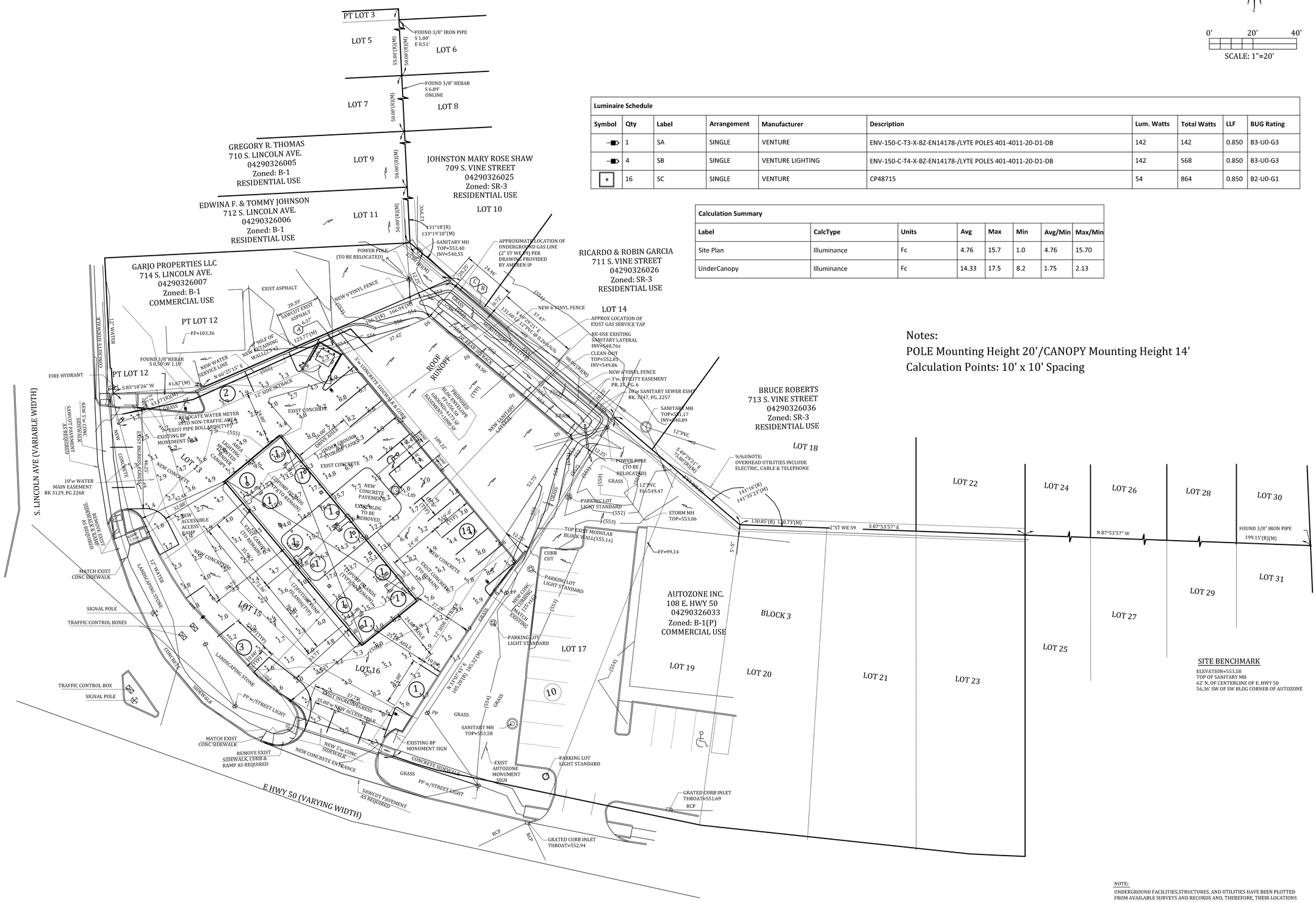
PROJECT NO. 15396-01

DRAWN	DESIGNED
JAC/KRJ	KRJ
CHECKED	DATE
KRJ	8-11-2016

BP STATION
PROPOSED IMPROVEMENTS
SITE DEMOLITION PLAN
720 S. LINCOLN AVE.
O'FALLON, IL

SHEET 3 OF 3

PROPOSED BP IMPROVEMENTS
SITE LIGHTING PLAN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Watts	Total Watts	LLF	BUG Rating
	1	SA	SINGLE	VENTURE	ENV-150-C-T3-X-BZ-EN14178-/LYTE POLES 401-4011-20-D1-DB	142	142	0.850	B3-U0-G3
	4	SB	SINGLE	VENTURE LIGHTING	ENV-150-C-T4-X-BZ-EN14178-/LYTE POLES 401-4011-20-D1-DB	142	568	0.850	B3-U0-G3
	16	SC	SINGLE	VENTURE	CP48715	54	864	0.850	B2-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Plan	Illuminance	Fc	4.76	15.7	1.0	4.76	15.70
UnderCanopy	Illuminance	Fc	14.33	17.5	8.2	1.75	2.13

Notes:
POLE Mounting Height 20'/CANOPY Mounting Height 14'
Calculation Points: 10' x 10' Spacing

SITE BENCHMARK
ELEVATION=553.58
TOP OF SANITARY MH
62' N. OF CENTERLINE OF E. HWY 50
56.36' SW OF SW BLDG CORNER OF AUTOZONE

NOTE:
UNDERGROUND FACILITIES,STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

Title: PROPOSED BP IMPROVEMENTS
SITE LIGHTING PLAN
720 S. LINCOLN AVE, O'FALLON, IL

Client: STL ECO ENERGY & ELECTRIC
2586 WILLOW GLEN PARK
FENTON, MO 63026
314-920-5670

S HERRILL
ASSOCIATES
Surveyors - Engineers
- Planners
Illinois Design Firm
184-001238
Missouri Design Firm
#001332
316 Main Street
Edwardsville, IL 62025
618-656-9251

NO.	DATE	REVISION

PROJECT NO.

DRAWN	DESIGNED
CHECKED	DATE 9-21-2016

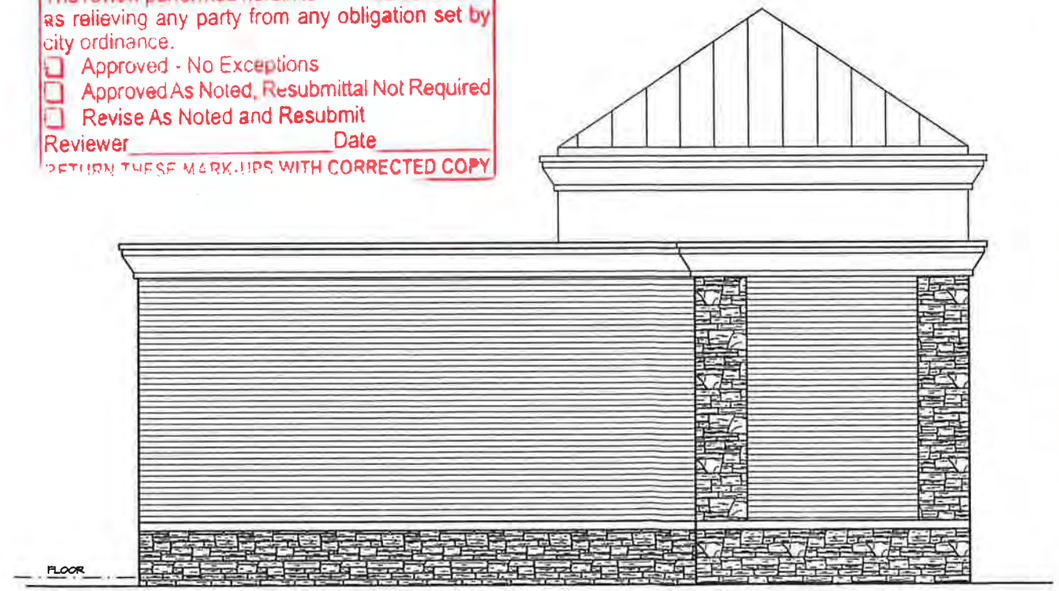
BP STATION
PROPOSED IMPROVEMENTS
SITE LIGHTING PLAN
720 S. LINCOLN AVE.
O'FALLON, IL

SHEET 1OF 1

FRONT ELEVATION

SCALE: 1/4"=1'-0"

REVIEWED BY CITY OF O'FALLON
The review performed herein is not to be construed as relieving any party from any obligation set by city ordinance.
☐ Approved - No Exceptions
☐ Approved As Noted, Resubmittal Not Required
☐ Revise As Noted and Resubmit
Reviewer_____ Date_____
RETURN THESE MARK-UPS WITH CORRECTED COPY



SIDE ELEVATION

SCALE: 1/4"=1'-0" OPP. HAND SIMILAR

RECEIVED AUG 2 2 2016

8-22-16
STATE OF ILLINOIS
MICHAEL F. SAHR
NUMBER 001-013-02
REGISTERED ARCHITECT
EXP 11-30-2016

(618) 344-8899
Environs
Architects-Planners
6201 W. Main
Suite 150
Maryville, IL 62062
ILLINOIS PROFESSIONAL DESIGN FIRM# 184-001838

JOB NO.
15024

DATE:
AUGUST 22, 2016

REVISED:

A NEW:
CONVENIENCE STORE
ROUTE 50 + LINCOLN AVE. O'FALLON, IL 62269

720 S. Lincoln

BUILDING ELEVATIONS

SHEET
A2.1
OF -

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PROJECT REPORT

TO:	Planning Commission
FROM:	Justin Randall, Senior City Planner
THRU:	Ted Shekell, Community Development Director
DATE:	September 27, 2016
SUBJECT:	P2016-13 & S16-09: The Enclave at Augusta Greens - Preliminary Plat & Planned Use S16-08: Augusta Greens – Preliminary Plat
Applicant:	MSJB Investments, LLC 774 Sunset Boulevard, Suite 100 O'Fallon, IL 62269
Owner:	MSJB Investments, LLC 774 Sunset Boulevard, Suite 100 O'Fallon, IL 62269
Submitted:	August 23, 2016

Project Summary

- Property located at the northeast corner of Old Collinsville Road and Milburn School Road
- 64.92-acre parcel of ground
- Zoned SR-1B in the City
- Augusta Greens and The Enclave at Augusta Greens required two separate approvals, but are a part of the same development. The Enclave at Augusta Greens is a separate parcel within Augusta Greens and needs a separate approval based on the concept proposed by the developer. While there are two different applications requiring separate votes by the Planning Commission, the infrastructure, access and drainage are interconnected. As a result, staff has created a report which will highlight both individual projects yet encompass the entire development as a whole.
    - August Greens Preliminary Plat
        - 117 Single Family Lots
        - 53.73 acres
        - Lot sizes ranging from 10,139 square feet to 26,021 square feet, with an average lot size of 13,269 square feet
        - The gross density is 2.62 lots per acre
        - 8.89 acres of common ground
    - The Enclave at Augusta Greens – Planned Use and Preliminary Plat
        - 39 Single Family Building Pads
        - 11.19 acres

    - Building pad sizes range from 2,400 square feet to 3,500 square feet
    - The gross density is 4.15 lots per acre
    - 6.62 acres of common ground
    - The Enclaves at Augusta Greens is maintenance-free development, in which the owner of the single-family house owns the home without the responsibilities of yard work or exterior upkeep of the property.
- The development will have a point of access on Milburn School Road, just west of Skyline Community Church (under construction) and two points of access off Old Collinsville Road.
- The developer will be tying into the City of O'Fallon water and Caseyville Township sanitary sewer services.

Background & Executive Summary

The subject property is located at the northeast corner of the intersection of Old Collinsville Road and Milburn School Road. In 2005, the property was annexed into the city and a preliminary plat was approved for Tuscany Trails. The property was zoned SR-1B for the 212 single-family residential development. When the property was annexed, an annexation agreement was approved by the City Council which included an annexation fee of $2,250 per lot, a sidewalk along Old Collinsville Road, a minimum 8" water line along Old Collinsville Road and a parkland fee. The original annexation agreement still pertains to the current proposal.

The applicant, MSJB Investments, LLC is proposing a new concept and is seeking approval to subdivide 64.92 acres of land currently zoned SR-1B, Single-family Residential Dwelling District. The applicant is proposing to divide the land into a total of 156 single-family lots (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The initial construction will include Phase 1 and Phase 2 (all of Phase 2 is The Enclave at Augusta Greens).

The Augusta Greens portion of the development is a typical single-family subdivision. The lot sizes in Augusta Greens range from 10,139 square feet to 26,021 square feet, with a density of 2.62 dwelling units per acre and 8.89 acres of common ground, some of which is used for detention areas within the development. The proposed plat meets the requirements of the SR-1B zone districts and only requires approval of the preliminary plat.

The Enclaves at Augusta Greens is maintenance-free single-family development in which the property owner will own a much smaller lot without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The lot sizes in The Enclave at Augusta Greens range from 2,400 to 3,500 square feet with a density of 4.15 units per acre and 6.62 acres of common ground. While the Enclave portion of the development has a slightly higher density, the overall development still has a density of 2.89 homes per acre, within the recommendations of the Single Family Residential designation of the Comprehensive Plan. Additionally, The Enclave at Augusta Greens meets most of the requirements of the SR-1B area and bulk regulations, with the exception of the minimum lot size of 10,000 square feet. Thus, The Enclaves at Augusta Greens requires approval of a planned use amendment (SR-1B-P) and a preliminary plat.

The majority of the streets within the subdivision consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. Street #1, south of Street #2 will consist of 30 feet of pavement back of curb to back of curb within a 60-foot right-of-way. The subdivision will have access to Milburn School Road via Street #1 and will have access to Old Collinsville Road via Street #3 and Street #5. The proposed subdivision provides a stub to the property to the north and a stub to the property to the east. However, the stub to the adjoining property to the east is near the northern property line, approximately 2,400 feet from Milburn School Road and the maximum block length is 1,400 feet. Sidewalks have been incorporated into the preliminary plat on both sides of the street and a sidewalk along Old Collinsville Road as each phase of the development is constructed.

The developer will be tying onto the City of O'Fallon water system and the Caseyville Township sanitary sewer system. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Existing Conditions

Surrounding Zoning:		Surrounding Land Use:	
North:	Unincorporated A	North:	Agricultural land uses
East:	Unincorporated A	East:	Agricultural land uses
South:	B-1(P), SR-1B(P) & SR-3	South:	Vacant land for commercial development, Skyline Community Church and Savannah Hills subdivision south of Milburn School Road.
West:	Unincorporated A & SR3	West:	Agricultural land uses and the Far Oaks residential development and golf course

The site is currently used for agriculture purposes, with a small home and out buildings located at the northwest corner. The site is generally flat with gently rolling slopes. There is a clearly defined natural draw the extends from the northwest corner of the property to the middle of the eastern property line. This particular draw is identified as a riparian area, however there is no existing tree cover. The site site does not have any floodplain and there are no known environmental hazards on the site.

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Single Family Residential. In Table 3.1 of the Comprehensive Plan which identifies Future Land Uses, the Single Family Residential category indicates the density should be no more than 3 dwelling units per acre and the associated zoning district include SR-1 and SR-1B. The proposed overall residential development with a density of 2.89 dwelling units per acre and the SR-1B zoning designation is consistent with the Comprehensive Plan.

Additionally, the Comprehensive Plan has designated the existing natural draw that runs from the northwest corner to the middle of the eastern property line as a riparian corridor. While the draw has a riparian designation the site has been farmed and there is no existing tree canopy. Additionally, in 2007 the property was subject to a charrette on environmental design for subdivisions. The Conservation Subdivision Design Workshop, examined the concepts of conservation development to create alternative designs for the property in which Augusta Greens and The Enclave at Augusta Greens is proposed. The results of the workshop are reflected in the proposal, by conserving the majority of the drainage and stream channels.

Code of Ordinances:

The proposed subdivision is subject to Chapter 154 (Subdivision) Chapter 155 (Development Manual) and Chapter 158 (Zoning) of the Code of Ordinance and must meet the Area-Bulk requirements for lot dimensions. The property is also subject to the SR-1B, Single Family Residence Dwelling District requirements.

Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Planned Use Zoning Discussion for Enclave at Augusta Greens

General Summary:
The overall development of Augusta Greens and The Enclave at Augusta Greens is a 156 single-family lot subdivision (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The Augusta Greens portion of the development is consistent with the SR-1B development and only preliminary plat approval is necessary. The Enclave at Augusta Greens portion of the development, has proposed a different concept in which the property owner would only purchase a building pad ranging from 2,400 square feet to 3,500 square feet. The Enclaves at Augusta Greens is designed to be a maintenance-free single-family development. The property owner will own a much smaller lot (essentially the building pad) without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The Enclave at Augusta Greens requires rezoning from SR-1B to SR-1B(Planned), and would be consistent with the SR-1B standards in terms of setback and overall density of the SR-1B zone district. The overall Augusta Greens Subdivision already has SR-1B and merely requires approval as a preliminary subdivision plat and doesn't require a public hearing for zoning approval.

Yard Setbacks:
The design of The Enclaves at Augusta Greens creates a lot out of the building pad. Therefore, the typical setback from the lot lines will not be applicable. The plat has proposed creating the building pad locations 25 feet from the right-of-way of the streets (front yard setback), a minimum of 15 feet between the building pads (side yard setback) and a minimum 50 feet between the building pads in a typical rear yard application. All of the areas between the building pads is considered common ground, but meets the intent of the required setbacks of the SR-1B zone district.

Additionally, the subdivision ordinance requires a minimum of 10 feet for side yard easements for utility and drainage purposes, however, the SR-1B zoning district allows for a minimum of 7.5 feet for a side yard setback, thereby potentially leading to a conflict between the two. If a conflict exists between the easement and setback, the easement will prevail – no permanent building or structure will be permitted within a 10-foot side yard easement.

Lot Coverage – The Enclave at Augusta Greens:
The subdivision ordinance limits the square footage of development on a single-family property (lot coverage) at 30%. The typical SR-1B, 10,000 square foot lot would be able to construct 3,000 square feet of structures (i.e. house, shed, pool). In the case of The Enclave at Augusta Greens the building pad is much smaller (2,400 – 3,500 square feet) lot area. However, based on the size of the parcel The Enclave at Augusta Greens is being constructed on, even if the entire building pad is full of structures the lot coverage for the development would be 28.7%. Based on the proposed development, it is recommended The Enclave at Augusta Green is permitted to have a lot coverage calculation at 100%.

Preliminary Plat Discussion Points for Augusta Greens Subdivision (including the Enclave)

General Discussion:
The applicant, MSJB Investments, LLC is proposing to subdivide 64.92 acres of land currently zoned SR-1B, Single-family Residential Dwelling District. The property is located at the northeast corner of the intersection of Old Collinsville Road and Milburn School Road. The applicant is proposing to divide the land into a total of 156 single-family lots (117 in Augusta Greens and 39 in The Enclaves at Augusta Greens). The overall development is proposed in five phases and when completely constructed will have a density of 2.89 homes per acre. The initial construction will include Phase 1 and Phase 2 (all of Phase 2 is The Enclave at Augusta Greens).

The Augusta Greens portion of the development is a typical single-family subdivision. The lot sizes in Augusta Greens range from 10,139 square feet to 26,021 square feet, with a density of 2.62 dwelling units per acre and 8.89 acres of common ground, some of which is used for detention areas for the entire development. The proposed plat meets the requirements of the SR-1B zone districts and only requires approval of the preliminary plat.

The Enclaves at Augusta Greens is maintenance-free single-family development in which the property owner will own a much smaller lot without the responsibility of outdoor maintenance, such as mowing, cleaning gutters, and shoveling snow. The lot sizes in The Enclave at Augusta Greens range from 2,400 to 3,500 square feet with a density of 4.15 units per acre and 6.62 acres of common ground. While the Enclave portion of the development has a slightly higher density, the overall development still has a density of 2.89 homes per acre, within the recommendations of the Single Family Residential designation of the Comprehensive Plan. Additionally, The Enclave at Augusta Greens meets most of the requirements of the SR-1B area and bulk regulations, with the exception of the minimum lot size of 10,000 square feet. The Enclaves at Augusta Greens requires approval of a planned use amendment and a preliminary plat.

Access and Circulation:

The proposal will have one point of access for the subdivision on Milburn School Road and two points of access on Old Collinsville Road. The access point on Milburn School Road will be located approximately 580 feet east of the intersection of Old Collinsville Road and Milburn School Road. The access point on Milburn School Road will have an inbound lane, a right turn lane and a left turn lane. The two access points on Old Collinsville Road are approximately 1,200 feet and 2,200 feet north of the intersection of Old Collinsville Road and Milburn School Road.

The engineer has provided additional information on the entrances to the subdivision on Old Collinsville Road. Based on the calculations provided by the engineer, the existing traffic on Old Collinsville Road plus the increased traffic from the subdivision would not warrant any turn lane improvements to Old Collinsville Road. No additional information was required on Milburn School Road, since the road has been reconstructed to provide a bi-directional turn lane at the location of the entrance to the subdivision.

The development has provided stubs to the undeveloped property to the north and east. However, the location of the stub street on the eastern property line is approximately 2,400 feet north of Milburn School Road which exceeds the required block length of 1,400 feet. The development could accommodate the required block length distance by extending Street #4, creating a stub into the eastern property line approximately 1,200 feet north of Milburn School Road. The engineer has requesting a variance to maximum block, citing "extending Street #4 to meet the maximum required block length for an additional access point will be detrimental to the proposed drainage detention area for the entire development. The suggested street access point is near the low point of the property and will greatly reduce the available detention area."

Additionally, when the original proposal for Tuscany Trails was submitted, staff and the developer worked to align an extension of Savannah Hills Boulevard on the eastern property line to become a collector street for the long term development of the subject property and the surrounding agricultural land. The right-of-way for this extension was to consist of 30 feet on the subject property and 30 feet on the adjacent property to the east if it were to ever develop. The preliminary plats for Augusta Greens and The Enclaves at Augusta Greens does account for the 30 feet of right-of-way.

The internal street layout of the proposed development is comprised of local streets. Street #1, which serves as the access point to Milburn School Road is located within a 60-foot right-of-way, with a pavement width of 30 feet back of curb to back of curb. As Street #1 approaches Milburn School Road, the pavement width expands to 40 feet back of curb to back of curb to accommodate a three 12-foot lanes (entrance, right-out and left-out). Street #1 transitions to a 54-foot right-of-way with 30 feet of pavement back of curb to back of curb north of Street #2. The remaining streets in the subdivision are proposed to consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. There are five cul-de-sacs throughout the subdivision, following the rolling topography of the site.

The development has provided sidewalks along both sides of all streets within the subdivision. The 4-foot sidewalk along Street #1 may need to be increased to 5 feet to ensure compliance with the Illinois Accessibility Code. Additionally, the annexation agreement for the property required a 5-foot sidewalk along Old Collinsville Road as each phase develops. Old Collinsville Road is a rural road without shoulders or sidewalks and in the future will need to be reconstructed to an urban section (curbs and sidewalks). The Public Works Department has recommended the

developer pay an amount equaling the cost of construction of the sidewalk along Old Collinsville Road now, and in the future when Old Collinsville Road is reconstructed the sidewalks can be constructed in the proper location and grade.

Drainage and Detention:
The site topography shows one major drainage basin area for the property. Generally, the site drains from the northwest corner of the development to the middle of the eastern property line where a large detention basin for the site is proposed. This particular draw is identified in the Comprehensive Plan as a riparian corridor. The draw does not have any tree canopy generally associated with a riparian corridor. Additionally, the layout of the subdivision limits the development of the riparian corridor and attempts to preserve the majority of the corridor in common ground. The layout of the subdivision incorporates a number of the recommendation of the charrette conducted on the subject property in 2007 regarding environmental design.

The developer's engineer is also showing a detention basin in common ground between Lot 101 and Lot 104. Actual detention pond sizes, grading, pipe sizes, and inlets will be engineered for the final plat phase. All drainage plans must be reviewed and approved by Public Works Department.

Utilities:
The developer will be tying into the City of O'Fallon water system with a connection of the water main to the 12" water line located on the south side of Milburn School Road. Additionally, the annexation agreement for the property required the developer to construct a minimum 8" water line along Old Collinsville Road, with the city paying for the additional cost associated with upsizing the water main to a 12" line. The developer will be utilizing the Caseyville Sewer District sanitary sewer system, tying the proposed subdivision into the existing sanitary sewer main along Milburn School Road. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Street Trees, Landscape Berms, and Buffers:
The developer will install street trees in the 7-foot wide lawn between the curb and sidewalk every 50' along the streets in the Augusta Greens and The Enclave at Augusta Greens subdivision. The city's code requires there to be a 30-foot area between the right-of-way off Old Collinsville Road and the rear lots of the homes. The site provides for a vegetative buffer between the subdivision and Old Collinsville Road in an easement.

Additionally, the development has a platted right-of-way for an extension of Savannah Hills Boulevard northward along the entire eastern property line of the Augusta Greens Subdivision. The road will not be constructed until the adjacent property to the east is developed and ultimately may not run exactly along the property line. But an easement or outlot needs to be in place to accommodate a berm and landscaping. If ultimately an easement is chosen, the developer must deed restrict the property owners from constructing any facilities or structure (including fences) on a berm or easement

Typically, the buffer is required to be located in common ground to ensure the berm and landscaping is permanently maintained by the Homeowners Association. The code does provide the City Council the ability to approve the berm and landscaping in an easement, if the buffer is subject to a permanent maintenance easement and shall not be counted in the calculation of minimum lot size required by the applicable zoning. The easements shall be deed restricted to prevent adjacent property owners from constructing any facilities or structure (including fences) on a berm or easement. However, the developer chooses to accommodate the required area for the berm and landscaping, a few lots along Old Collinsville Road and the eastern property line in Augusta Greens will need to get a little larger to accommodate the landscape berm area.

Open Space:
As detailed in Article 4 of Chapter 154 (Subdivisions), park lands are required to be constructed, or a fee in-lieu-of paid, whenever new residential subdivisions are constructed. While the subdivision is dedicating 15.51 acres of common ground the land does not qualify for dedication to the City for parkland. Therefore, based on the average density of 2.83 persons per detached single-family unit, thus the 156 lots proposed in the subdivision has an

estimated population of 442 (156 x 2.83). Therefore, the subdivision requires a total of 2.652 acres of park lands dedication. This is based on the 6 acres of park space per 1000 people. A fee of $135,252 (based on a construction cost of $51,000 for one acre of park land) will be required for the 2.652 acres of park space, totaling $867 per house permit.

Criteria for considering the Planned Use application for The Enclave at Augusta Greens:

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of The Enclave at Augusta Greens project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
   The proposed project meets all applicable zoning standards, with the exceptions to the minimum lot size of 10,000 square feet. The Enclaves at Augusta Greens, while proposing reduced lot sizes still meets the density criteria of the SR-1B zone district based on the amount of common ground associated with the development. The development will meet the intent of the setback of the SR-1B zone district through the distance between building pads. Additionally, the building pad sites can still meet the intent of the lot coverage provisions through the amount of common ground proposed, even if the building pads are permitted to have lot coverages maximums set at 100%.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
   The Enclave at Augusta Greens has been designed to make adequate provisions for public services, traffic and open space. In addition to a Homeowners Association (HOA) for the long term maintenance of the common spaces, the developers have agreed to provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
   The Enclave at Augusta Greens would be similar in design with the Windsor Creek subdivision to the northeast and less dense than the Savannah Hills subdivision to the south across Milburn School Road.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. *(Ord 3665; passed 5-3-10)*
   The proposal is consistent with the Comprehensive Plan and the while the Commercial Design Handbook is not applicable in this project, the developer has provided building elevations that are consist with single-family development across the city.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
   The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
   A community need exists for the proposed use. Currently, there is not a development in the city that provides our citizens with a single-family residence with a maintenance-free lifestyle.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
   The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
   The proposed building elevations are consistent with similar single-family development being constructed throughout the city.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
   The proposed development will be required to meet the area-bulk requirements set forth in the SR-1B, Single-family Residence Dwelling District, except for the reduction in minimum lot size of 10,000 square feet. The

Enclaves at Augusta Greens will proposing smaller lot sizes to coincide with the building pad, the actual density is consistent with the SR-1B zone district.

Conclusion and Recommendation

A. Staff recommends approval of the Planned Use and Preliminary Plat for The Enclave at Augusta Greens with the following conditions:
    1. The lot size minimum shall be permitted at following standards:
        a. 2,400 square feet for 7 building pads,
        b. 2,800 square feet for 7 building pads,
        c. 3,000 square feet for 14 building pads,
        d. 3,500 square feet for 11 building pads,
    2. The setback of the building pads shall be 25 feet from the right-of-way lines, 15 feet between building pads in the typical side yard application and a minimum 50 feet between building pads in the typical rear yard application.
    3. The maximum lot coverage for the building pads shall be 100%.
    4. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
    5. For the Enclave there will be a $2,250 annexation fee per house permit ($87,750) and the park land dedication fee of $867 per house, ($33,813).

B. Staff recommends approval of the Preliminary Plat for Augusta Greens with the following conditions:
    1. A variance to increase the maximum block length from 1,400 feet to 2,4000 feet.
    2. In lieu of constructing a sidewalk on Old Collinsville Road, the development shall provide a cost estimate for the cost of constructing the required sidewalk. Once the cost estimate is reviewed and approved by the Public Works Department, the developer will provide the City with payment for the cost of construction for each phase associated with the requirement of a sidewalk along Old Collinsville Road.
    3. The sidewalk along Street #1, south of Street #2 must meet the Illinois Accessibility Code, which may require the width to be increased to 5 feet.
    4. The annexation agreement states an 8" water line must be constructed along Old Collinsville Road, if the City deems a 12" water line is appropriate, the City will pay for upsizing of the pipe to a 12" water line.
    5. Provide for an outlot for the berm and landscaping necessary along Old Collinsville Road and the eastern property line adjoining the right-of-way for the proposed extension of Savannah Hills Road. Adjust the lot sizes to maintain the required 10,000 square foot minimum.
    6. The developer must make provisions to place an underlain Special Service Area (SSA) that could be implemented if the HOA were to become defunct.
    7. There will be a $2,250 annexation fee per house permit ($263,250) and the park land dedication fee of 867 per house ($101,439)

Attachments

1. Project Applications, Narrative and Variance Request
2. Zoning Map
3. Surrounding Land Use Map
4. Future Land Use Map
5. Preliminary Plat for Augusta Greens
6. Preliminary Plat for The Enclave at Augusta Greens
7. Traffic Warrant Analysis

RECEIVED AUG 2 3 2016 S16-08

CITY OF O'FALLON, ILLINOIS

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

$150 + $1170 = $1,320.00 ✓

(To be submitted with Filing Fee ($150.00 plus $10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: 8-4-16

Name of Subdivision: Augusta Greens

Name, Address, and Phone Number of Subdivider: MSJB Investments, LLC

774 Sunset Boulevard, Suite 100, O'Fallon, Illinois 62269

Name, Address, and Phone Number of Engineer: Netemeyer Engineering Associates, Inc.

3300 Highline Road, Aviston, Illinois 62216

Section: 14 Township: 2 North Range: 8 West

Area of Tract: 64.92 Acres Number of Proposed Lots: 117 Zoning: SR-1B

Property interest of applicant: (X) Owner ( ) Contract Purchaser ( ) Other

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL	**(YES or NO)**
PAYMENT OF FILING FEE	YES
PAYMENT OF ENGINEERING PLAN REVIEW FEE	YES
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	YES ✓
VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED	NO
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	YES ✓
COMPLETION OF PRELIMINARY PLAT CHECKLIST	YES ✓
COMPLETION OF PAYMENT RESPONSIBILITY FORM	YES ✓
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	draft requested
PHASE I DRAINAGE REPORT	YES ✓
.PDF COPY OF PLAT	YES ✓
SUBMITTAL IN CAD / GIS FORMAT (ON CD)	YES ✓
PROOF OF DEVELOPER'S OWNERSHIP INTEREST	Yes ✓

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.

Applicant's Signature

RECEIVED AUG 23 2016

S16-09

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee ($150.00 plus $10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: 8.19.2016

Name of Subdivision: VILLAS AT AUGUSTA GREENS

Name, Address, and Phone Number of Subdivider: INFINITY LAND GROUP
P.O. BOX 185, EDWARDSVILLE, IL 62025

Name, Address, and Phone Number of Engineer: NETEMEYER ENGINEERING
3300 HIGHLINE ROAD, AVISTON, IL 62216

Section: 14 Township: 2N Range: 8E

Area of Tract: 11.19 Number of Proposed Lots: 39 Zoning: SR-1B(P)

Property interest of applicant: ( ) Owner (X) Contract Purchaser ( ) Other

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL	(YES or NO)
PAYMENT OF FILING FEE	YES
PAYMENT OF ENGINEERING PLAN REVIEW FEE $2,640	YES
6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY	YES
VARIANCES – (IF APPLICABLE) REQUESTS ATTACHED	
NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT	
COMPLETION OF PRELIMINARY PLAT CHECKLIST	YES
COMPLETION OF PAYMENT RESPONSIBILITY FORM	
PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE)	
PHASE I DRAINAGE REPORT	YES
.PDF COPY OF PLAT	YES
SUBMITTAL IN CAD / GIS FORMAT (ON CD)	
PROOF OF DEVELOPER'S OWNERSHIP INTEREST (owner is MSJB Investments)	

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.

Applicant's Signature

O'Fallon ILLINOIS

Planned Use / Re-Zoning Application

NAME OF PROJECT: Villas at Augusta Greens

ADDRESS/GENERAL LOCATION: Part of the West 1/2 of the SW 1/4 of Sec. 14, T. 2N., R. 8W of the 3rd P.M., City of O'Fallon, St. Clair County, Illinois

SUBDIVISION NAME & LOT NUMBER(S): n/a

PARCEL NUMBER(S): 03-14-0-300-005 (DIV)

BUILDING DEPARTMENT ORIGINAL

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- ☒ PLANNED USE
- ○ RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: SR-1B

PROPOSED ZONING: N/A SR1B(P)

PROPOSED # OF LOTS: 39

PROPOSED # OF DWELLING UNITS: 39

PROPOSED NUMBER OF BUILDINGS: 39

PROPOSED GROSS FLOOR AREA: n/a

AREA IN ACRES: 11.19

PRESENT USE: agriculture

APPLICANT INFORMATION:

NAME: Steve Macaluso

COMPANY: MSJB Investments, LLC

ADDRESS: 774 Sunset Blvd. Suite 100
O'Fallon, IL 62269

PHONE: (618) 632-2500

FAX: 618-622.0800

EMAIL: Steve@halloraninc.com

SIGNATURE OF APPLICANT

DESIGN PROFESSIONAL INFORMATION:

NAME: Clifford Huelsmann

COMPANY: Netemeyer Engineering Assoc., Inc.

ADDRESS: 3300 Highland Road
Aviston, IL 62216

PHONE: (618) 228-7816 Ext. 10

FAX: (618) 228-7900

EMAIL: cliff@netemeyerengineering.com

SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED AUG 23 2016

STAFF USE ONLY

DATE RECEIVED: 8/23/16

APPLICATION RECEIVED BY: JR + VE

APPLICATION FEE: $500.00

PROJECT ID #: P2016-13

STAFF ASSIGNED: J. Randall

PLAN REVIEW FEE DEPOSIT REC'D: See prelim plat

NARRATIVE

RECEIVED AUG 2 3 2016

AUGUSTA GREENS & Villas
Part of the West Half of the Southwest Quarter of Section 14,
Township 2 North, Range 8 West of the Third Principal Meridian,
City of O'Fallon, St. Clair County, Illinois

This request is for a residential subdivision containing a total of 64.92 acres will contain 117 residential homes, Augusta Greens, and a 39 lot planned residential development, Villas at Augusta Greens, will be constructed within the SR-1B zoning district classification. There is a proposed entrance into the subdivision located off of Milburn School Road at the south property line, and two entrances off of Old Collinsville Road along the west property line of the proposed development.

The 39 residential homes within the planned residential development will be constructed with approximately 1,500-1,850 square feet per building that is permitted within the SR-1B zoning district classification. Each home will be on its own separate lot with 2400 sqf (40'x60'), 2800 sqf (40'x70'), 3000 sqf (50'x60'), and 3500 sqf (50'x70'). The 39 residential homes will be situated within a common area containing approximately 6.62 acres of open space. There is one proposed entrance into the planned residential development located near the southeast corner of the proposed development from the proposed street as shown on the preliminary plat.

The planned residential development and the proposed residential subdivision will have Home Owners Associations.

Drainage detention required by the increase in impervious surface will be provided on-site near the East property line of the proposed development that will be shared with the proposed Villas at Augusta Greens planned residential development and calculations for the detention area will be submitted with construction plans. Landscaping will be installed within the proposed development as required by the City's ordinances.

Utilities including sewer, water, gas and electric for this proposed building are to come from existing and proposed lines along the South, West, and East property lines. The adjacent properties to the North and East are zoned Agricultural, to the West is zoned SR-1B and agricultural, and to the South is zoned SR-1B and B-1(P).

The applicant, MSJB Investments, LLC, is the owner of the property.

NETEMEYER ENGINEERING ASSOCIATES, INC.
REGISTERED STRUCTURAL & PROFESSIONAL ENGINEERING
& LAND SURVEYING
3300 Highline Road
Aviston, Illinois 62216
Telephone: (618) 228-7816 Fax: (618) 228-7900

September 21, 2016

Justin Randall
City of O'Fallon
255 South Lincoln
O'Fallon, Illinois 62269

Re: Augusta Greens & the Enclave at Augusta Greens

Dear Justin:

Referring to the City of O'Fallon's comments dated September 2, 2016, extending Street #4 to meet the maximum required block length for an additional access point will be detrimental to the proposed drainage detention area for the entire development. The suggested street access point is near the low point of the property and will greatly reduce the available detention area and we are asking that this requirement be waived.

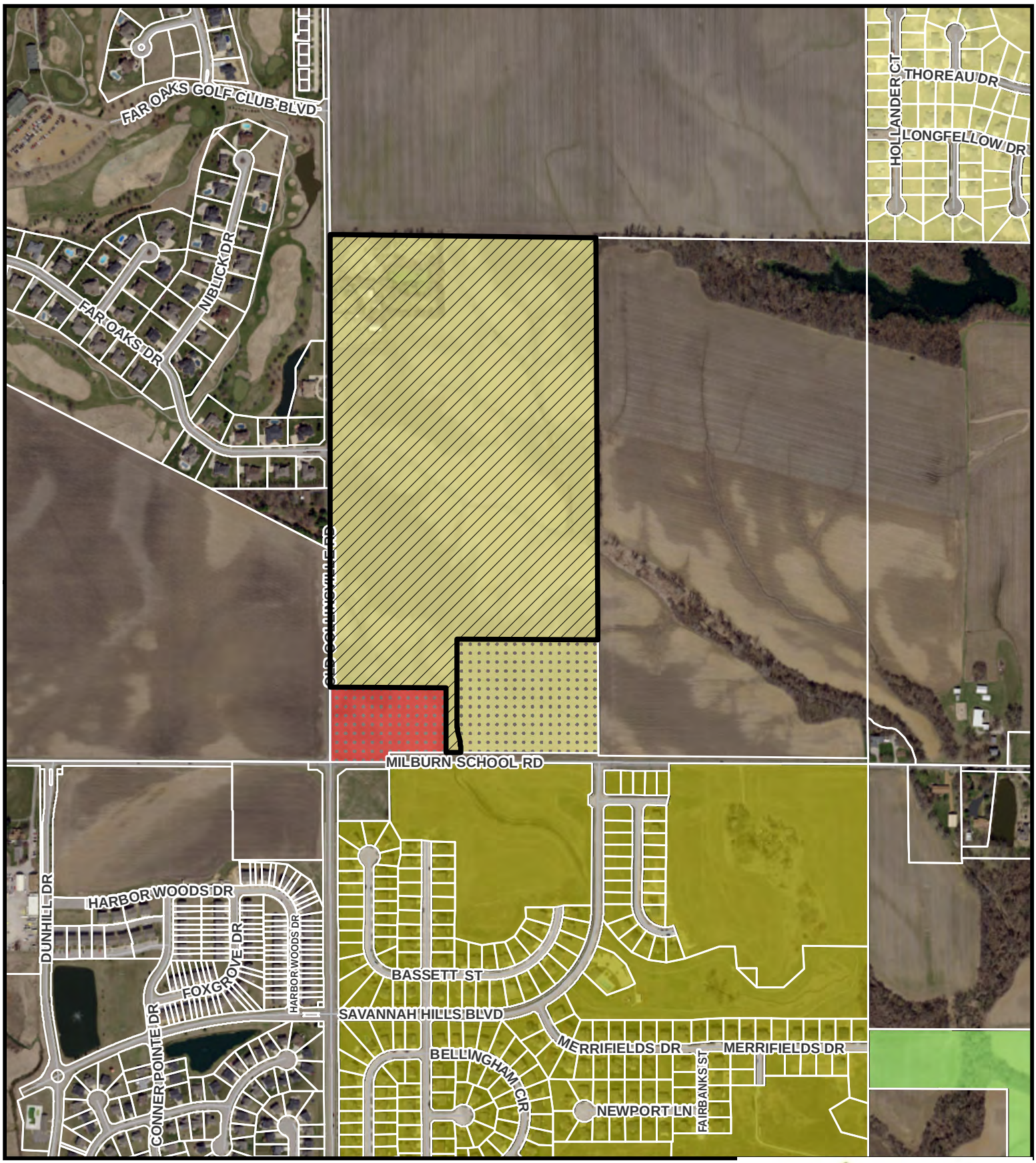
Please call if you have questions or need anything further. Thank you.

Sincerely,

Clifford G. Huelsmann

Enclosures

P2016-13 & S16-09: The Enclave at Augusta Greens
S16-08: Augusta Greens - Zoning Map



Subject Property

0 187.5375 750 1,125 1,500 Feet

N W E S

O'Fallon ILLINOIS

P2016-13 & S16-09: The Enclave at Augusta Greens
S16-08: Augusta Greens - Surrounding Land Use Map

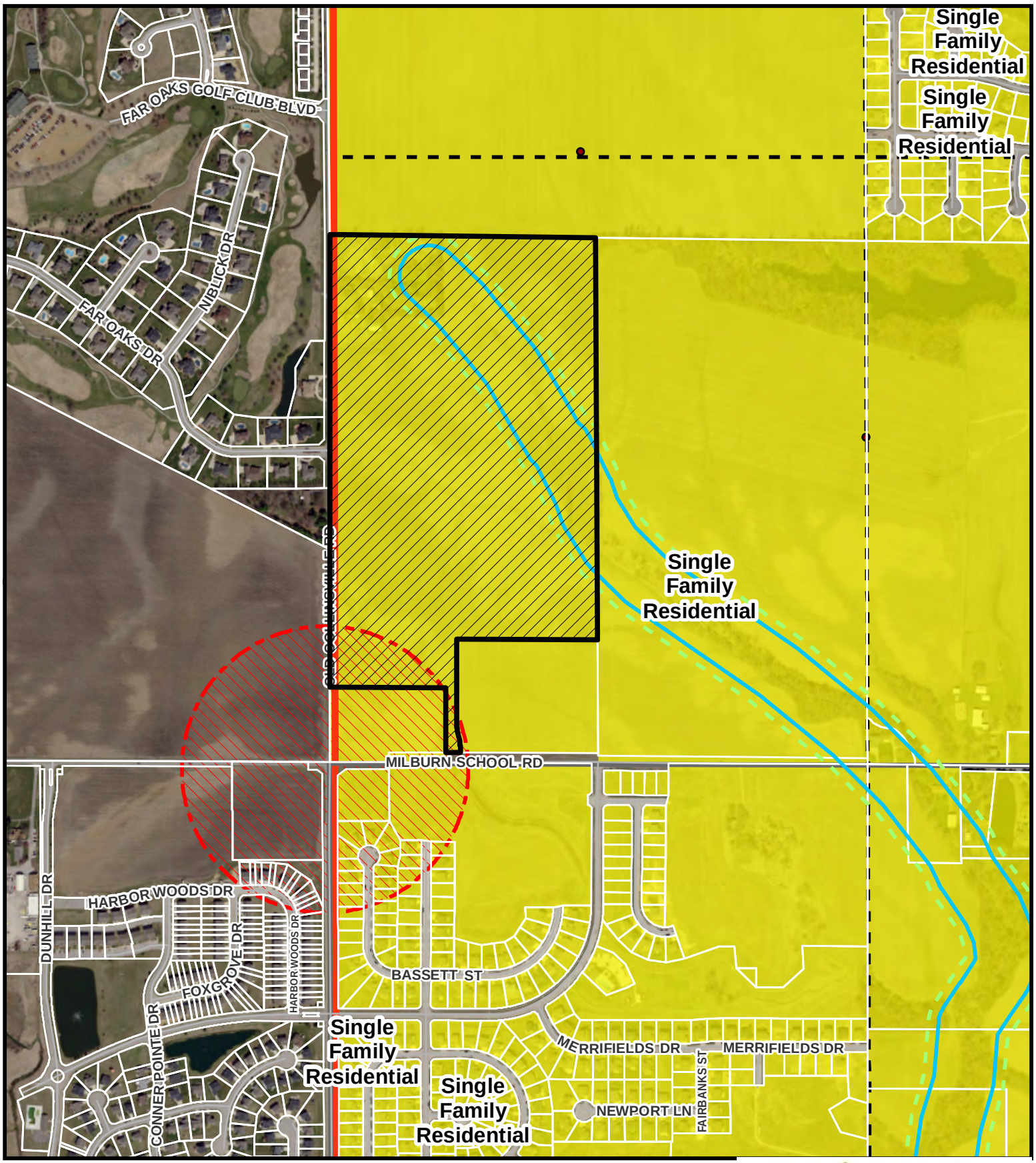
Subject Property

0 125 250 500 750 1,000 Feet

N W E S

O'Fallon ILLINOIS

P2016-13 & S16-09: The Enclave at Augusta Greens
S16-08: Augusta Greens - Future Land Use Map

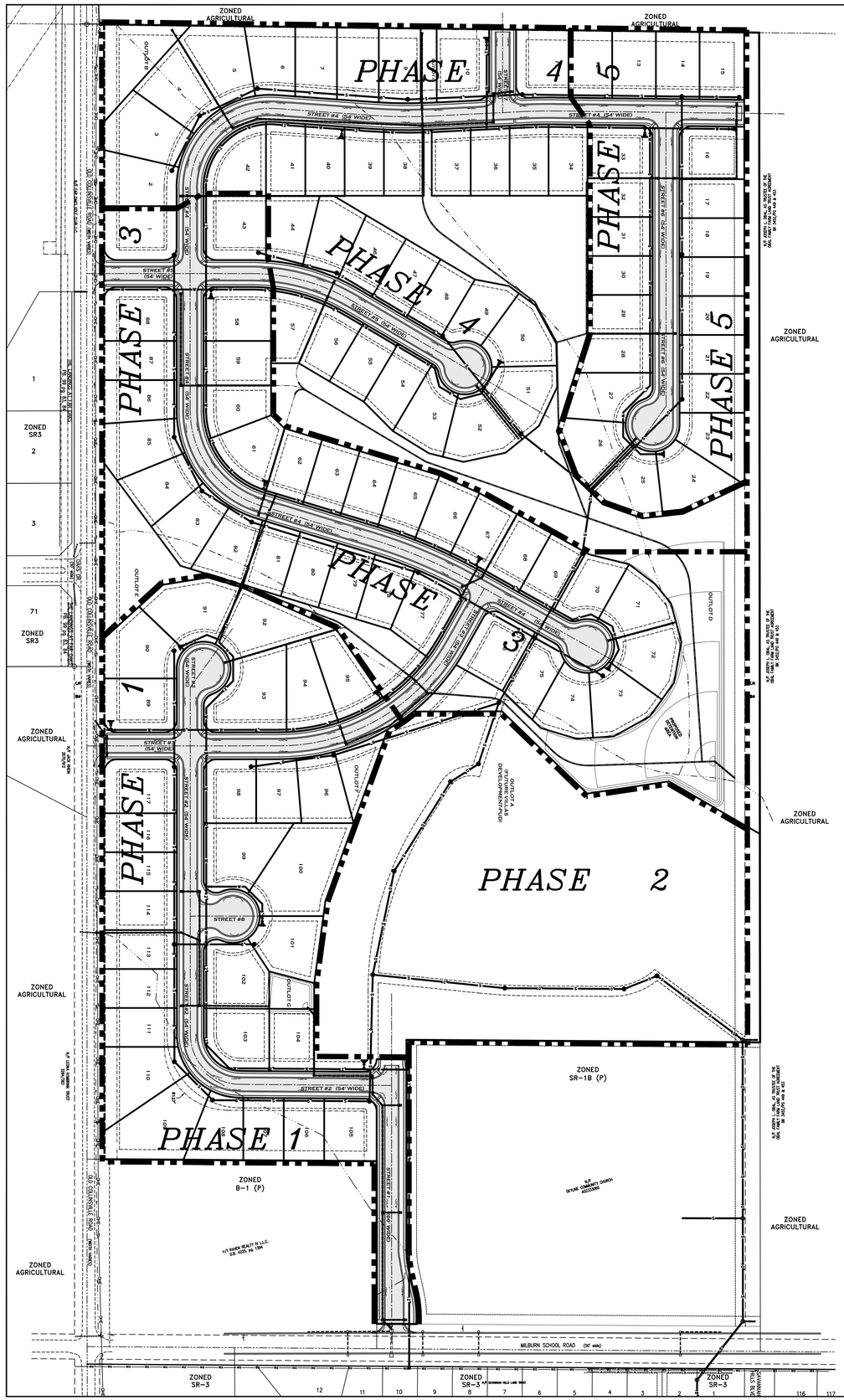


Subject Property

0 187.5375 750 1,125 1,500 Feet

N W E S

O'Fallon ILLINOIS

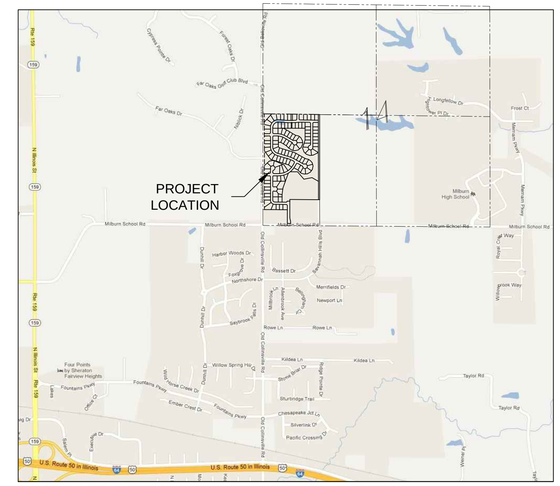


OVERALL DEVELOPMENT & GREEN SPACE PLAN
SCALE: 1" = 120', CONTOUR INTERVAL: 1'

PRELIMINARY PLAT, SEPTEMBER 2016

AUGUSTA GREENS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



LOCATION SKETCH

INDEX OF SHEETS

SHEET 1 – COVER SHEET
SHEET 2 – PRELIM. LOT DIMENSIONS & AREAS
SHEET 3 – PRELIM. LOT DIMENSIONS & AREAS
SHEET 4 – PRELIM. STREET & UTILITY PLAN
SHEET 5 – PRELIM. STREET & UTILITY PLAN
SHEET 6 – STREET & DRAINAGE SECTIONS & DETAILS

City Council Approval:

The Preliminary Plat for AUGUSTA GREENS was approved by the City Council of the City of O'Fallon, Illinois, on the _____ day of _____, 20_____.

Mayor _____ date _____

Attest:

City Clerk _____ date _____

NOTE:
LOCATION, SIZE AND CONFIGURATION OF GREENSPACE AND WATER RETENTION OR DETENTION PONDS ARE PRELIMINARY AND SHALL BE DETERMINED HEREAFTER AND SHOWN ON THE CONSTRUCTION PLANS. GREENSPACE AREAS SHALL BE CONFIGURED TO PROVIDE ADEQUATE SPACE FOR MEANINGFUL PASSIVE OR ACTIVE RECREATION AREAS. MEASUREMENTS FOR GREENSPACE AREAS WILL NOT INCLUDE WATER RETENTION OR DETENTION PONDS AND OTHER STORMWATER MANAGEMENT FACILITIES. LANDSCAPE BERMS AND EASEMENT SHALL BE PROVIDED ALONG OLD COLLINSVILLE ROAD. BERMS AND LANDSCAPING WITHIN LANDSCAPE EASEMENT AREA SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

SITE ADDRESS:

OLD COLLINSVILLE ROAD
O'FALLON, IL 62269

EXISTING ZONING:

SR-1B

BUILDING INFO:

117 LOTS
75' MINIMUM FRONTAGE AT BUILDING LINE

COVERAGE:

TOTAL AREA = 64.92 ACRES
AREA IN LOTS = 34.30 ACRES
AREA IN OUTLOT A = 11.20 ACRES
AREA IN OUTLOTS B-G = 9.93 ACRES
AREA IN R.O.W. = 9.19 ACRES

GREEN SPACE CALCULATIONS:

DETACHED SINGLE FAMILY:

PERSONS/UNIT: 2.83
OF LOTS: 117
TOTAL # OF PERSONS: 2.83*117=331

GREEN SPACE REQUIREMENT:

6 ACRES/1000 NEW RESIDENTS
OF PERSONS: 331

GREENSPACE REQUIRED:
(331/1000)*6 = .331*6 = 1.99 ACRES

AREA IN OUTLOTS B-G = 8.89 ACRES

ENGINEER / SURVEYOR:
NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 HIGHLINE ROAD
AVISTON, ILLINOIS 62216-1018
PH: 618-228-7816 FAX: 618-228-7900

OWNER:
MSJB INVESTEMENTS, LLC
774 SUNSET BLVD., SUITE 100
O'FALLON, ILLINOIS 62269
PH: 618-632-2500

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

"THESE PLANS, AND THE VERBAL OR WRITTEN CONTRACT ARE SUBJECT TO THE PROVISIONS AND GENERAL CONDITIONS OF THE CONTRACT RECORDED IN CLINTON COUNTY, ILLINOIS WHICH IS ON FILE IN OUR OFFICE. UNDER DOCUMENT NUMBER 2012-00000 AS SET FORTH VERBATIM HEREON."

AUGUSTA GREENS
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER: MSJB INVESTEMENTS, LLC
774 SUNSET BLVD., SUITE 100 O'FALLON, ILLINOIS 62269
PH: 618-632-2500

REVISIONS

NO.	DATE
1	9-21-16

INTENDED USE:
PLANNING & PERMITTING NOT FOR CONSTRUCTION

IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALDORN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

COVER SHEET

SHEET NO: 1 OF 6

(ASSUMED)
SCALE: 1" = 60'
CONTOUR INTERVAL: 1.0'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
##-##-####

LEGEND

- = IRON MARKER FOUND
- = 5/8"ø IRON PIN TO BE SET
- = STONE FOUND
- = CONCRETE MONUMENT FOUND
- = CONCRETE MONUMENT TO BE SET
- = BRASS PLUG FOUND
- 911 = 911 ADDRESS
- = 25' FRONT BUILDING SETBACK
- = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
- = EXISTING TREE LINE
- = EXISTING FLOWLINE
- x — x = EXISTING FENCE
- G — G = EXISTING GAS LINE
- G — G = PROPOSED GAS LINE/CONNECTION
- = EXISTING GAS METER
- = EXISTING GASLINE VENT
- = EXISTING GAS VALVE
- = EXISTING GAS SIGN
- = EXISTING UTILITY POLE
- OHE = EXISTING OVERHEAD ELECTRIC LINE
- UGE = EXISTING UNDERGROUND ELECTRIC LINE
- = EXISTING LIGHT POLE
- = EXISTING ELECTRIC BOX
- = EXISTING ELECTRIC METER
- = EXISTING ELECTRIC PULL BOX
- = EXISTING ELECTRIC MANHOLE
- = EXISTING ELECTRIC METER PANEL
- = EXISTING ELECTRIC HOOKUP
- OHE = PROPOSED OVERHEAD ELECTRIC LINE
- UGE = PROPOSED UNDERGROUND ELECTRIC LINE
- = PROPOSED UTILITY POLE
- = PROPOSED LIGHT POLE
- = PROPOSED ELECTRIC BOX
- = EXISTING PHONE MANHOLE
- = EXISTING PHONE BOX
- = EXISTING PHONE PULLBOX
- FO = EXISTING FIBER OPTIC CABLE
- T = EXISTING TELEPHONE CABLE
- = EXISTING CABLE TV BOX
- = EXISTING TELEPHONE/FIBER OPTIC SIGN
- = STORM SEWER MANHOLE
- = STORM SEWER INLET
- = OPEN TOP STORM SEWER INLET
- = EXISTING SUMP LINE CLEANOUT
- D — D = EXISTING SUMP/DOWNSPOUT DRAIN LINE
- = PROPOSED STORM SEWER/CULVERT
- = PROPOSED SUMP LINE
- = PROPOSED SUMP LINE CLEANOUT
- +500.00 = EXISTING SPOT ELEVATION
- +(500.00) = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
- +[500.00] = PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
- +(500.00) = PROPOSED SPOT ELEVATION (FINISH GRADE)
- FF — FF = EROSION CONTROL (FILTER FENCE)
- DC — DC = MANUFACTURED CHECK DAM
- = INLET PROTECTION
- = EXISTING SANITARY MANHOLE
- = EXISTING SANITARY CLEANOUT
- = EXISTING SANITARY LIFT STATION
- = EXISTING SANITARY VALVE VAULT
- S — S = EXISTING SANITARY SEWER
- S — P = EXISTING SANITARY CONNECTION
- FM — FM = EXISTING SANITARY FORCEMAIN
- = EXISTING SANITARY LATERAL
- = PROPOSED SANITARY MANHOLE
- = PROPOSED SANITARY CLEANOUT
- = PROPOSED SANITARY LIFT STATION
- = PROPOSED SANITARY VALVE VAULT
- = PROPOSED AUTOMATIC AIR RELEASE VALVE
- S — 8" = PROPOSED SANITARY SEWER (SIZE AS NOTED)
- S — P = PROPOSED SANITARY CONNECTION
- FM — FM = PROPOSED SANITARY FORCEMAIN
- = PROPOSED SANITARY LATERAL
- = EXIST. HYDRANT w/ GATE VALVE & BOX
- = EXIST. GATE VALVE & BOX
- = EXIST. GATE VALVE & MANHOLE
- = EXIST. WATER SPIGOT/FOUNTAIN
- W — W = EXISTING WATER MAIN
- W — P = EXISTING WATER CONNECTION
- = EXISTING WATER METER
- = EXISTING WELL
- = EXISTING MONITOR WELL
- = PROP. HYDRANT w/ GATE VALVE & BOX
- = PROPOSED GATE VALVE & BOX
- = PROPOSED BUTTERFLY VALVE & BOX
- = PROPOSED CAP
- = PROPOSED REDUCER (SIZE AS NOTED)
- = PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
- W — 8" = PROPOSED WATER MAIN (SIZE AS NOTED)
- W — P = PROPOSED WATER CONNECTION
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NOTES:

1. ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.
2. BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.
   ZONE SR-1B SETBACKS:
   FRONT: 25'
   REAR: 25'
   SIDE: 7.5'
3. OUTLOTS B-G ARE TO BE OWNED AND MAINTAINED BY HOME OWNERS' ASSOCIATION. LANDSCAPE EASEMENTS AND DETENTION EASEMENTS ARE TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.
4. OUTLOTS B-G ARE SUBJECT TO UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR AREA OCCUPIED BY STRUCTURES

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3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

THESE PLANS, AND THE VERBAL OR WRITTEN CONTRACT AND OTHER DOCUMENTS UNDER WHICH THEY ARE SUBMITTED, ARE SUBJECT TO THE PROVISIONS AND GENERAL CONDITIONS OF CONTRACT REQUIREMENTS RECORDED IN CLINTON COUNTY, ILLINOIS, AND ON FILE IN THE OFFICE OF THE ENGINEER UNDER DOCUMENT NO. 184-001027 AS SET FORTH VERBATIM HEREON.

AUGUSTA GREENS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER:
MSJB INVESTEMENTS, LLC
774 SUNSET BLVD., SUITE 100 O'FALLON, ILLINOIS 62269
PH: 618-632-2500

REVISIONS

NO.	DATE
1	9-21-16

INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION

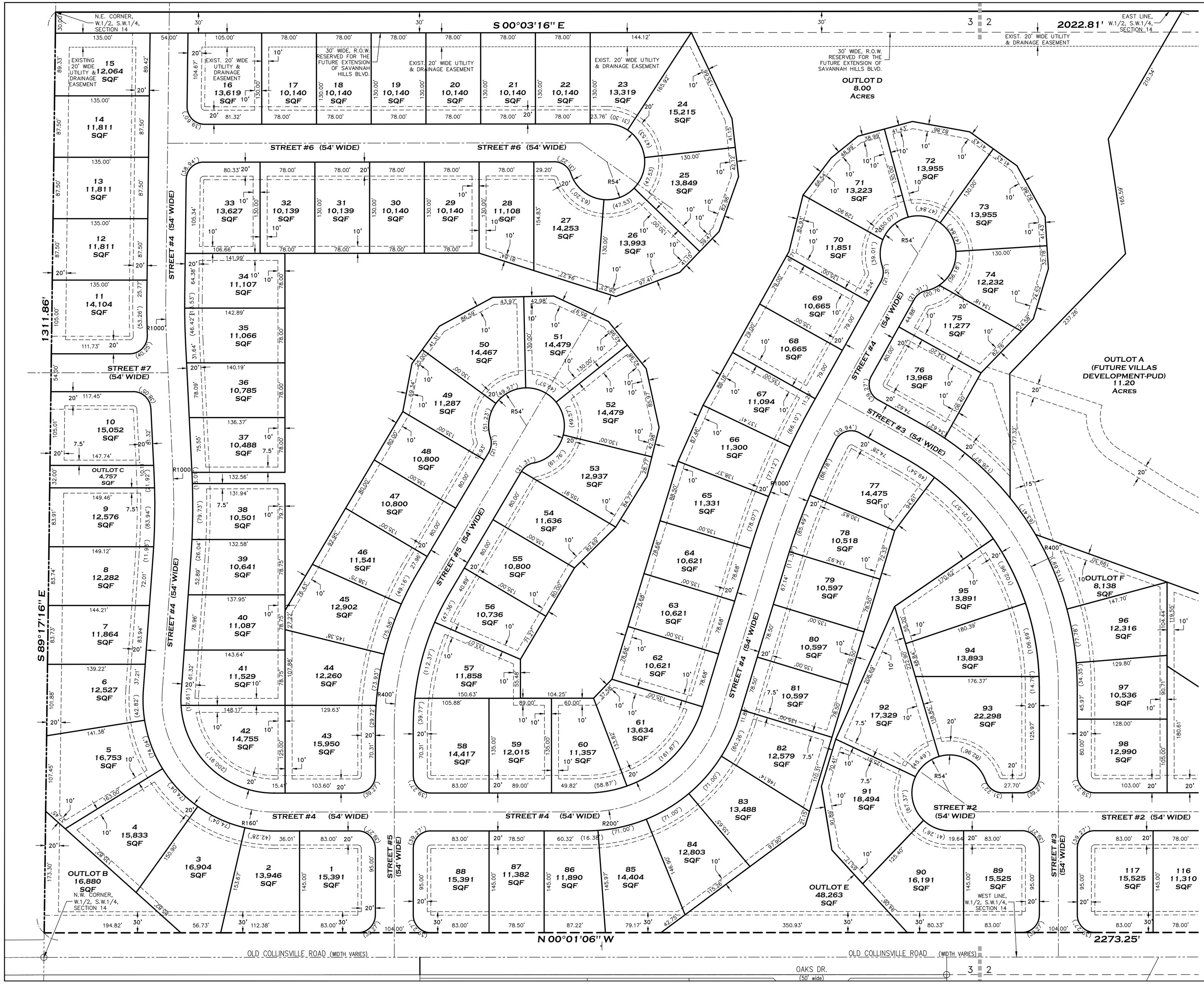
IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALLORAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

PRELIMINARY LOT DIMENSIONS & AREAS

SHEET NO: 2 OF 6



(ASSUMED)
SCALE: 1" = 60'
CONTOUR INTERVAL: 1.0'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
##-##-####

LEGEND

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REVISIONS

NO.	DATE
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INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION

IRPE 062-037441
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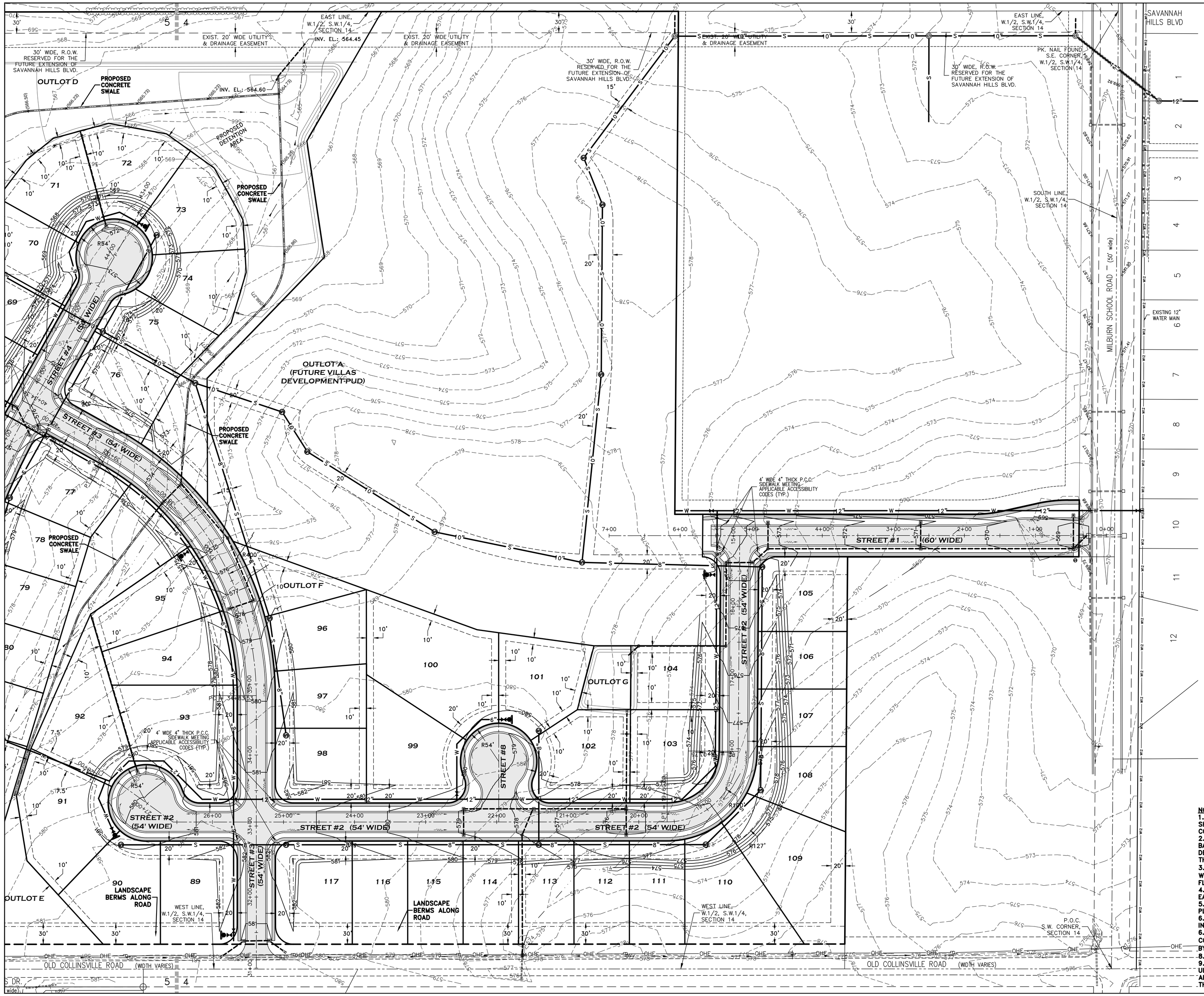
PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG-HALLORAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

PRELIMINARY LOT DIMENSIONS & AREAS

SHEET NO: 3 OF 6



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NOTES:

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REVISIONS

NO.	DATE
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NOT FOR CONSTRUCTION

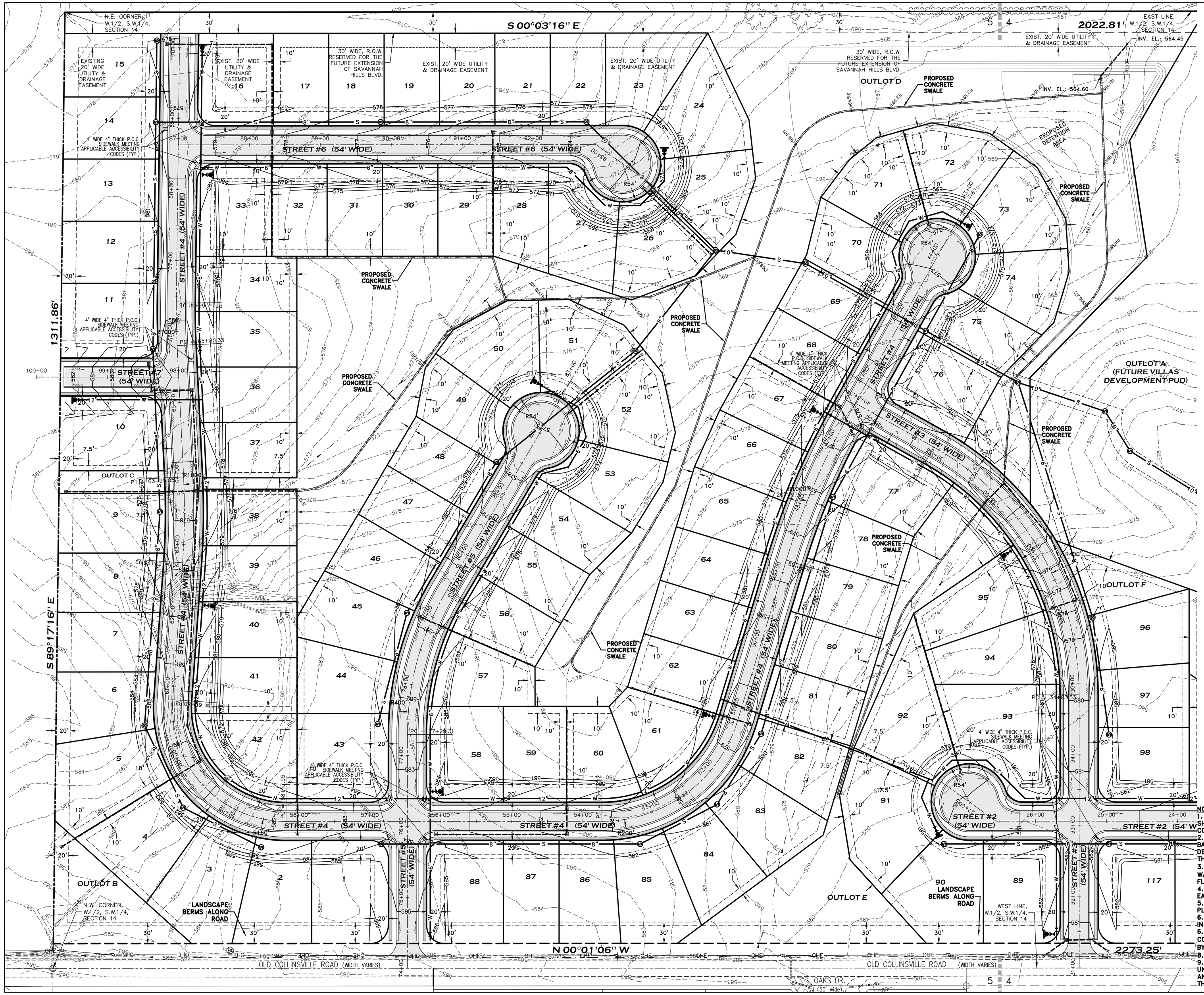
IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALLORAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

PRELIMINARY STREET & UTILITY PLAN

SHEET NO: 4 OF 6



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IRPE 062-037441
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PROJECT NO: 2012-226
DWG:HALLORAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
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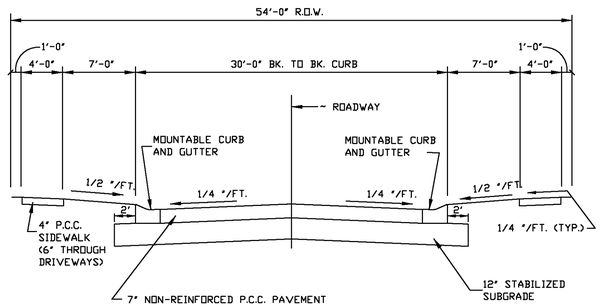
PRELIMINARY STREET & UTILITY PLAN

SHEET NO:
5
OF 6



PROPOSED TYPICAL ROADWAY SECTION

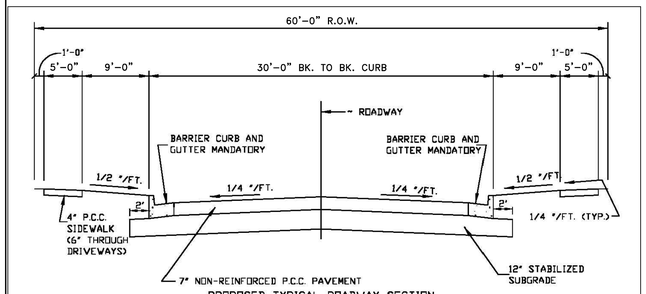
ALTERNATIVE ASPHALT PAVEMENT:

2" BITUMINOUS CONCRETE SURFACE, CLASS I, MIX C, TYPE 2
5" BITUMINOUS CONCRETE BINDER, CLASS I, TYPE 2
12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF O'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

RESIDENTIAL MINOR AND LOCAL STREETS
OPEN ACCESS
YIELD FLOW CONDITIONS
PARKING-BOTH SIDES
O'FALLON, ILLINOIS

TYPICAL SECTION (STREETS #2 TO #8)



PROPOSED TYPICAL ROADWAY SECTION

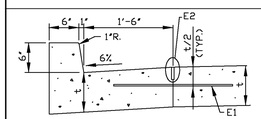
ALTERNATIVE ASPHALT PAVEMENT:

2" BITUMINOUS CONCRETE SURFACE, CLASS I, MIX C, TYPE 2
5" BITUMINOUS CONCRETE BINDER, CLASS I, TYPE 2
12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF O'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

RESIDENTIAL CONTROLLED
ACCESS COLLECTOR STREET
NO PARKING
O'FALLON, ILLINOIS

TYPICAL SECTION (STREET #1)



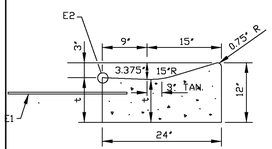
B-6.18 TYPE
BARRIER CURB & GUTTER

E1 = NO. 6 TIE BARS, 24" LONG AT 24" CTS. PER IDOT STD. 606001 (NO. 6 BARS SHALL NOT BE BENT), OR NO. 5 BARS, 24", AT 15" CTS. (NO. 5 BARS MAY BE BENT) OMIT BARS FOR FLEXIBLE PAVEMENT

E2 = 1/8 " MIN. WIDE SAWCUT t/3 DEEP FILL WITH HOT POURED JOINT SEALANT PER 1050.02 OF STD. SPECS., OR APPROVED EQUAL. IF CURB IS POURED SEPARATE FROM ADJOINING LANE, SAWCUT AND SEALANT NOT REQUIRED BUT EDGER MUST BE USED.

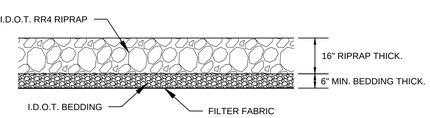
t = 8" (MIN) ADJACENT TO BITUM. PAVEMENT. 8" OR MATCH CONCRETE PAVEMENT THICKNESS WHICHEVER IS GREATER

CURB, WHEN POURED SEPARATELY, SHALL BE CLASS "SI" CONCRETE

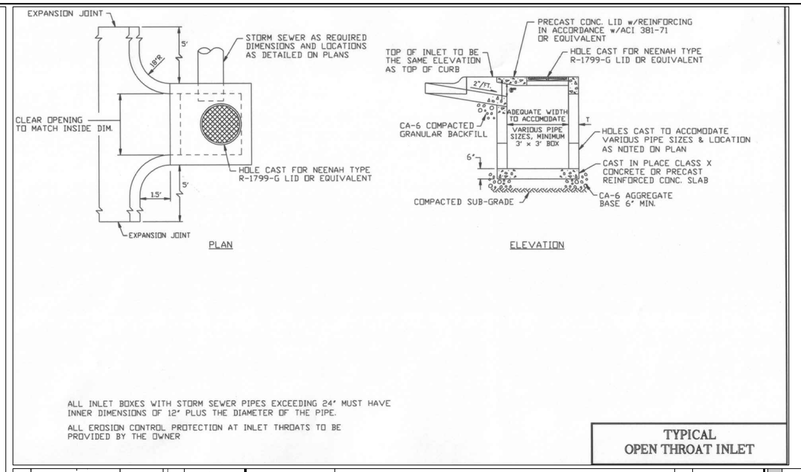


MOUNTABLE CURB

STANDARD CURB DETAILS
O'FALLON, ILLINOIS



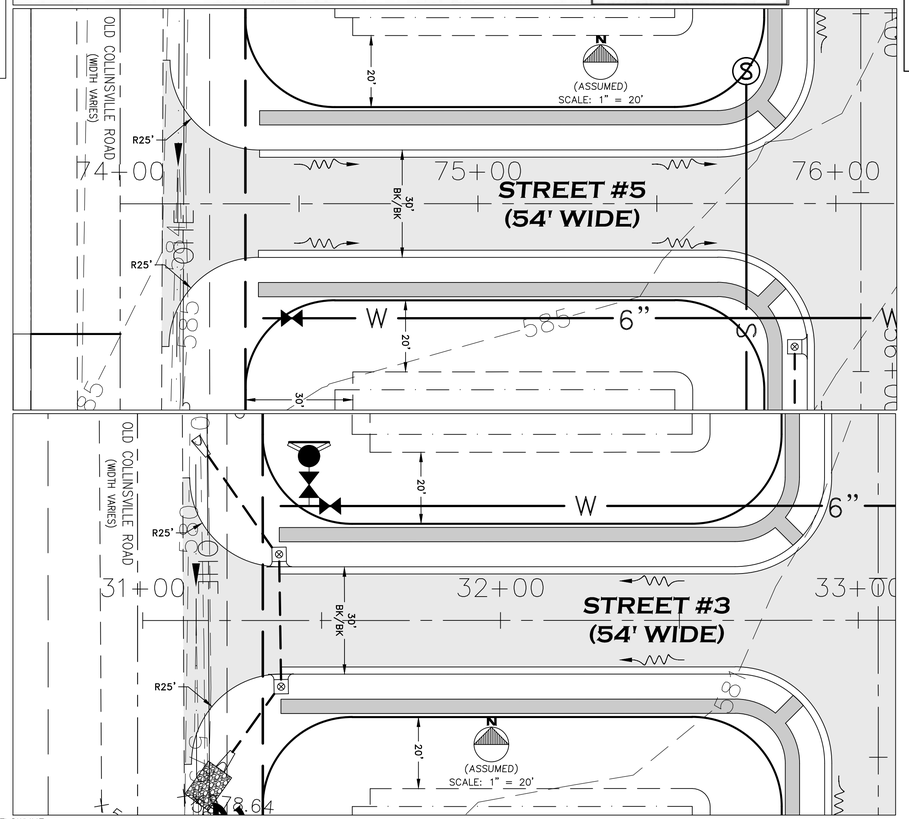
RIPRAP AND BEDDING DETAIL

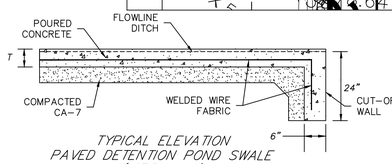


ALL INLET BOXES WITH STORM SEWER PIPES EXCEEDING 24" MUST HAVE INNER DIMENSIONS OF 12" PLUS THE DIAMETER OF THE PIPE.

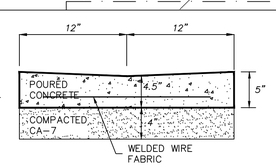
ALL EROSION CONTROL PROTECTION AT INLET THROATS TO BE PROVIDED BY THE OWNER

TYPICAL
OPEN THROAT INLET

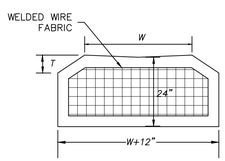




TYPICAL ELEVATION
PAVED DETENTION POND SWALE
(NOT TO SCALE)



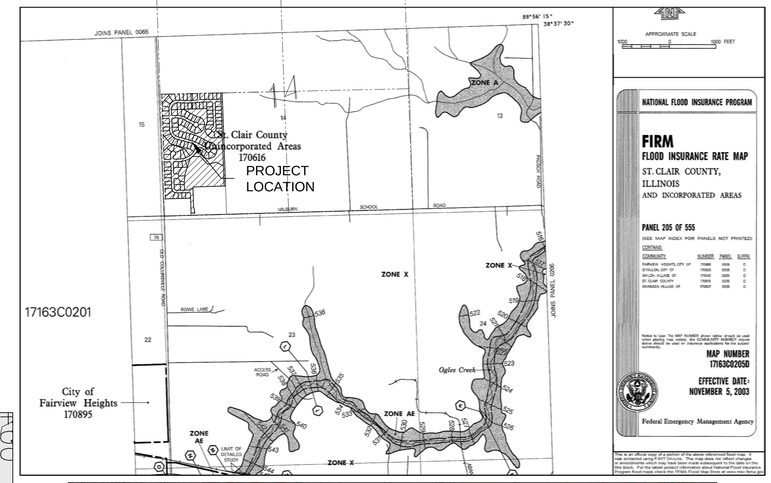
TYPICAL CROSS SECTION
PAVED DETENTION POND
(NOT TO SCALE)

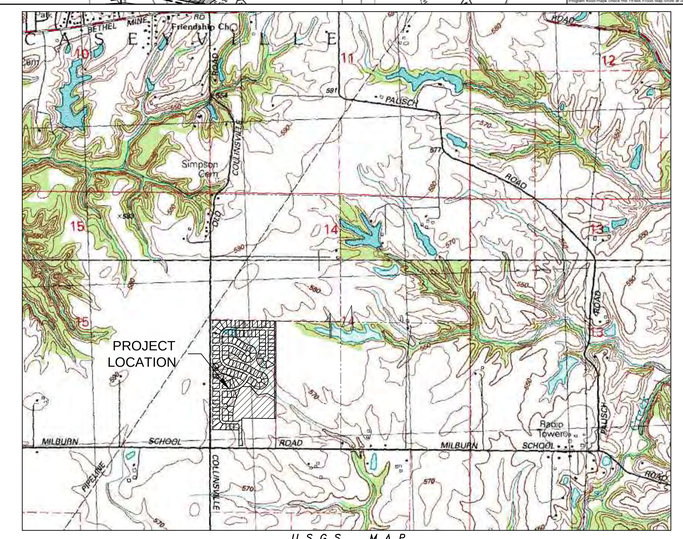


TYPICAL CROSS SECTION
CUT-OFF WALL
(NOT TO SCALE)

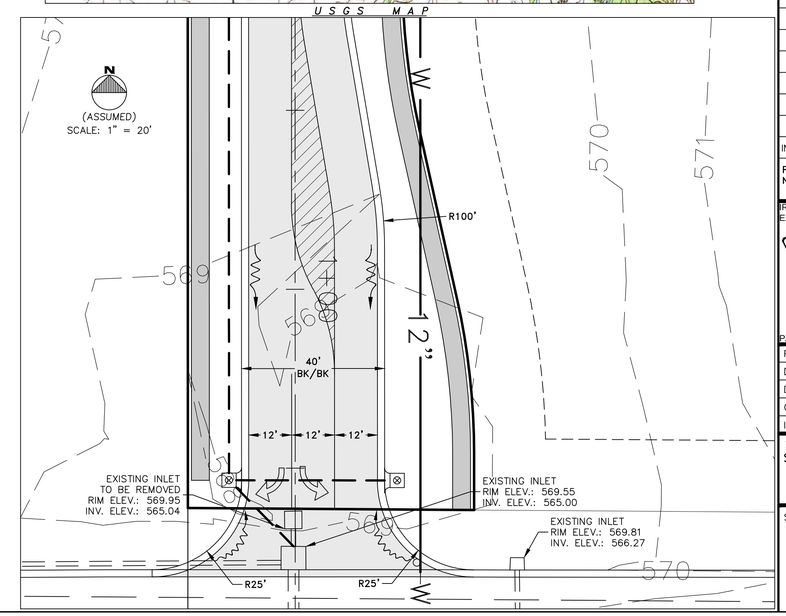
NOTES:

- JOINTS TO BE SPACED AT 15' INTERVALS
- ALL JOINTS IN PAVEMENT TO BE SEALED PER VILLAGE/CITY SPECS.
- CUTOFF WALLS TO BE AT BOTH INFLOW AND OUTFLOW LOCATIONS
- 1/2" THICK PREFORMED JOINT FILLER SHALL BE PLACED AT THE JUNCTION OF PAVED DITCH WITH ANY OTHER STRUCTURE
- PAVED SWALES START AT PIPE OR AT END OF FLARED END SECTION





USGS MAP



NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

"THESE PLANS AND THE VERBAL OR WRITTEN CONTRACT ARE SUBJECT TO THE PROVISIONS AND GENERAL CONDITIONS OF THE DOCUMENTS RECORDED IN CLINTON COUNTY, ILLINOIS, ON FILE AT THE OFFICE UNDER DOCUMENT NUMBER 2012-226, AS SET FORTH VERBATIM HEREON."

AUGUSTA GREENS
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER: MSJB INVESTEMENTS, LLC
774 SUNSET BLVD., SUITE 100 O'FALLON, ILLINOIS 62269
PH: 618-632-2500

REVISIONS

NO.	DATE
1	9-21-16

INTENDED USE:
PLANNING & PERMITTING NOT FOR CONSTRUCTION

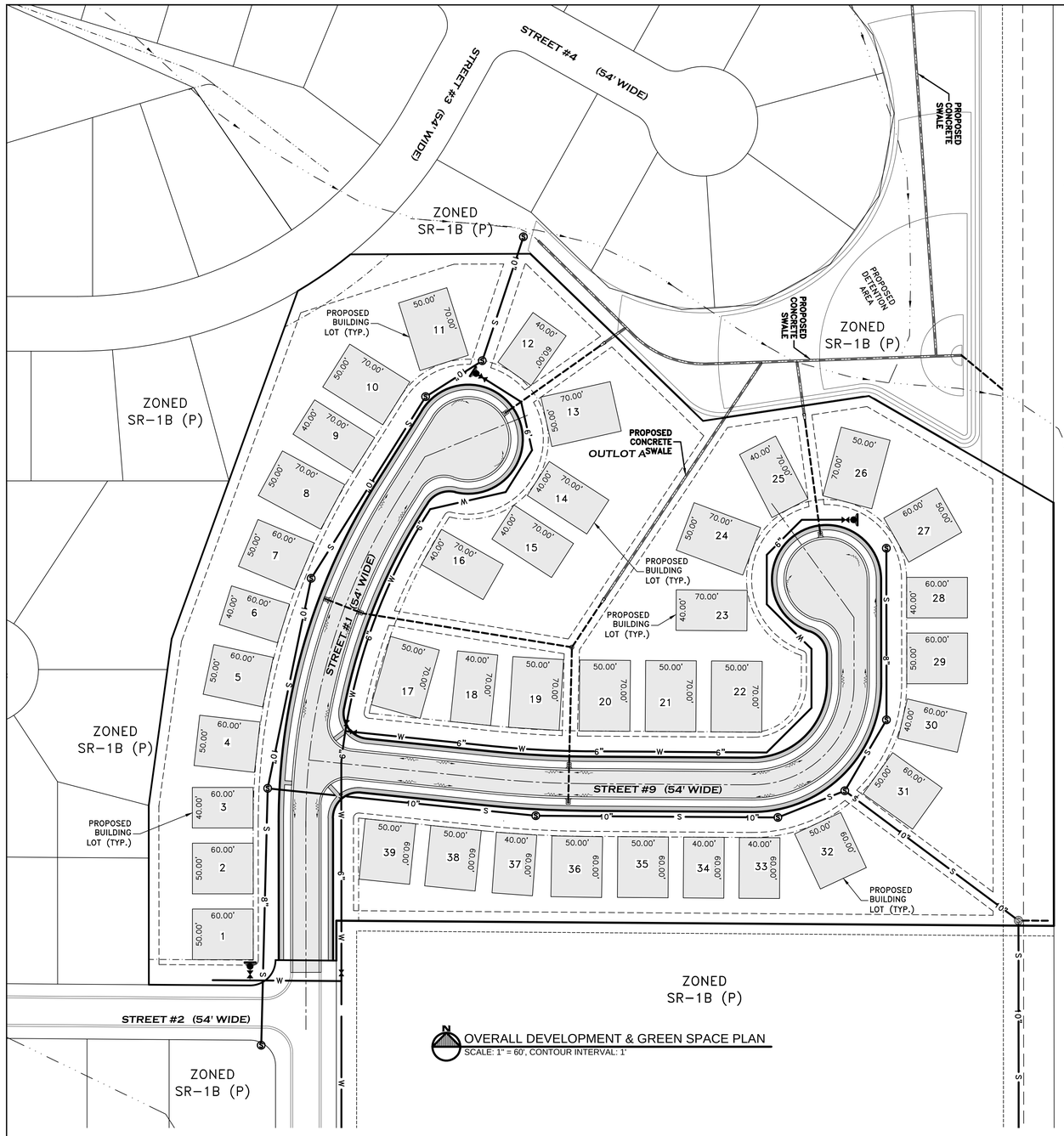
IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALCRAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

STREET & DRAINAGE SECTIONS & DETAILS

SHEET NO: 6 OF 6

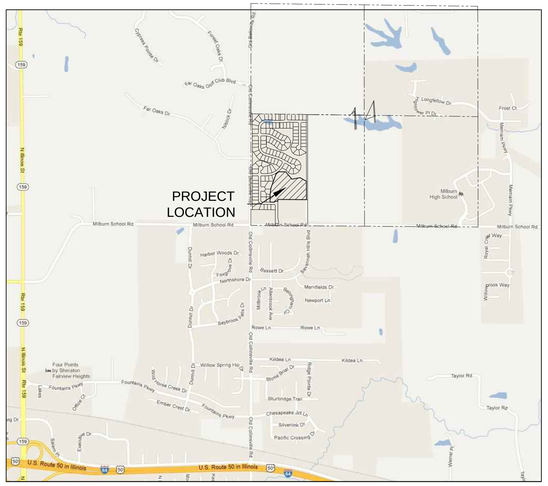


OVERALL DEVELOPMENT & GREEN SPACE PLAN
SCALE: 1" = 60', CONTOUR INTERVAL: 1'

PRELIMINARY SITE PLAN, SEPTEMBER 2016

THE ENCLAVE AT AUGUSTA GREENS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS



LOCATION SKETCH

INDEX OF SHEETS

SHEET 1 – COVER SHEET
SHEET 2 – PRELIM. LOT DIMENSIONS & AREAS
SHEET 3 – PRELIM. STREET & UTILITY PLAN
SHEET 4 – STREET & DRAINAGE SECTIONS & DETAILS

City Council Approval:

The Preliminary Site Plan for VILLAS AT AUGUSTA GREENS was approved by the City Council of the City of O'Fallon, Illinois, on the _____ day of _____, 20_____.

Mayor _____ date _____

Attest:

City Clerk _____ date _____

NOTE:
LOCATION, SIZE AND CONFIGURATION OF GREENSPACE AND WATER RETENTION OR DETENTION PONDS ARE PRELIMINARY AND SHALL BE DETERMINED HEREAFTER AND SHOWN ON THE CONSTRUCTION PLANS. GREENSPACE AREAS SHALL BE CONFIGURED TO PROVIDE ADEQUATE SPACE FOR MEANINGFUL PASSIVE OR ACTIVE RECREATION AREAS. MEASUREMENTS FOR GREENSPACE AREAS WILL NOT INCLUDE WATER RETENTION OR DETENTION PONDS AND OTHER STORMWATER MANAGEMENT FACILITIES.

SITE ADDRESS:

OLD COLLINSVILLE ROAD
O'FALLON, IL 62269

EXISTING ZONING:

SR-1B

BUILDING INFO:

39 LOTS

COVERAGE:

TOTAL AREA = 11.20 ACRES
AREA IN LOTS = 2.67 ACRES
COMMONS AREA = 6.71 ACRES
AREA IN R.O.W. = 1.82 ACRES

GREEN SPACE CALCULATIONS:

DETACHED SINGLE FAMILY:

PERSONS/UNIT: 2.83
OF LOTS: 39
TOTAL # OF PERSONS: 2.83*39=110

GREEN SPACE REQUIREMENT:

6 ACRES/1000 NEW RESIDENTS
OF PERSONS: 110

GREENSPACE REQUIRED:
(110/1000)*6 = .331*6 = 0.66 ACRES

COMMONS AREA = 6.62 ACRES

ENGINEER / SURVEYOR:
NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 HIGHLINE ROAD
AVISTON, ILLINOIS 62216-1018
PH: 618-228-7816 FAX: 618-228-7900

OWNER:
INFINITY LAND GROUP
P.O. BOX 185
EDWARDSVILLE, ILLINOIS 62025
PH: 618-659-0217

NETEMEYER ENGINEERING ASSOCIATES, INC.
3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

"THESE PLANS, AND THE VERBAL OR WRITTEN CONTRACT ARE SUBJECT TO THE PROVISIONS AND GENERAL CONDITIONS, REPRESENTATIONS RECORDED IN CLINTON COUNTY, ILLINOIS, WHICH MAY BE FOUND IN THE RECORDER OF DEEDS OFFICE, UNDER DOCUMENT NUMBER 2001R12477 - EQUITY VERSUS LAW RECORD."

THE ENCLAVE AT AGUSTA GREENS
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER:
INFINITY LAND GROUP
P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025
PH: 618-659-0217

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:
PLANNING & PERMITTING NOT FOR CONSTRUCTION

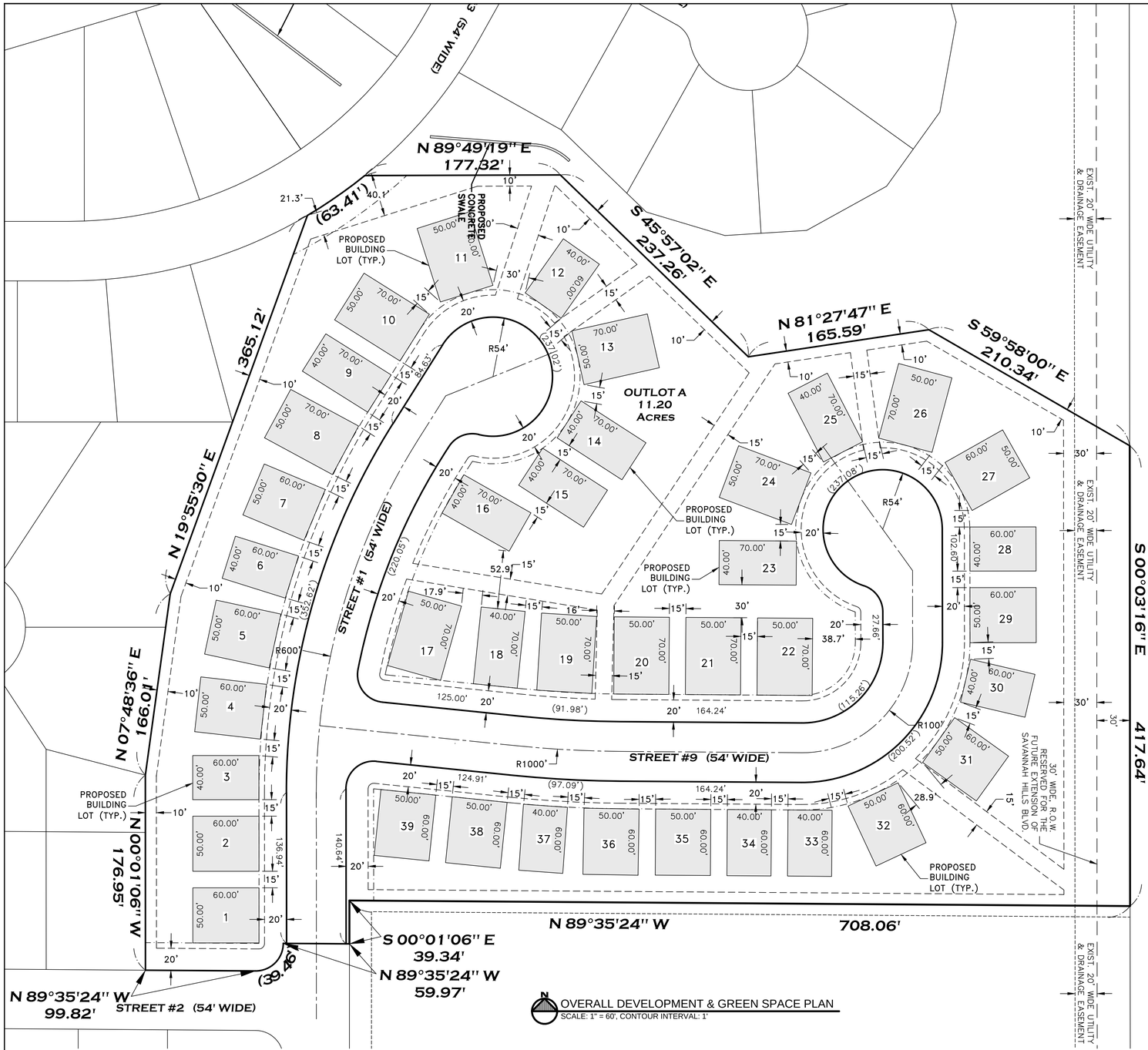
IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALDORN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

COVER SHEET

SHEET NO: 1 OF 4



OVERALL DEVELOPMENT & GREEN SPACE PLAN
SCALE: 1" = 60', CONTOUR INTERVAL: 1'

NOTES:
1. ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.
2. BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.
ZONE SR-1B SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 7.5'
3. **ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD DRAINAGE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.**

LOT AREAS:
40'x60' = 2,400 SQF
LOTS: 3, 6, 12, 28, 30, 33, 34, 37
40'x70' = 2,800 SQF
LOTS: 9, 14, 15, 16, 18, 23, 25
50'x60' = 3,000 SQF
LOTS: 1, 2, 4, 5, 7, 27, 29, 31, 32, 35, 36, 38, 39
50'x70' = 3,500 SQF
LOTS: 8, 10, 11, 13, 17, 19, 20, 21, 22, 24, 26

N
(ASSUMED)
SCALE: 1" = 60'
CONTOUR INTERVAL: 1.0'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
##-##-####

LEGEND
○ = IRON MARKER FOUND
● = 5/8"ø IRON PIN TO BE SET
△ = STONE FOUND
⊡ = CONCRETE MONUMENT FOUND
■ = CONCRETE MONUMENT TO BE SET
⊗ = BRASS PLUG FOUND
(911) = 911 ADDRESS
= 25' FRONT BUILDING SETBACK
= UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
= EXISTING TREE LINE
= EXISTING FLOWLINE
—x—x— = EXISTING FENCE
—G—G— = EXISTING GAS LINE
—G—G— = PROPOSED GAS LINE/CONNECTION
= EXISTING GAS METER
= EXISTING GASLINE VENT
= EXISTING GAS VALVE
= EXISTING GAS SIGN
= EXISTING UTILITY POLE
—OHE— = EXISTING OVERHEAD ELECTRIC LINE
—UGE— = EXISTING UNDERGROUND ELECTRIC LINE
= EXISTING LIGHT POLE
= EXISTING ELECTRIC BOX
= EXISTING ELECTRIC METER
= EXISTING ELECTRIC PULL BOX
= EXISTING ELECTRIC MANHOLE
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= EXISTING PHONE BOX
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—T— = EXISTING TELEPHONE CABLE
= EXISTING CABLE TV BOX
= EXISTING TELEPHONE/FIBER OPTIC SIGN
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= STORM SEWER INLET
= OPEN TOP STORM SEWER INLET
= EXISTING SUMP LINE CLEANOUT
—D—D— = EXISTING SUMP/DOWNSPOUT DRAIN LINE
= PROPOSED STORM SEWER/CULVERT
= PROPOSED SUMP LINE
= PROPOSED SUMP LINE CLEANOUT
+500.00 = EXISTING SPOT ELEVATION
+{500.00} = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
+[500.00] = PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
+(500.00) = PROPOSED SPOT ELEVATION (FINISH GRADE)
—FF—FF— = EROSION CONTROL (FILTER FENCE)
DC—◇—◇—◇—DC = MANUFACTURED CHECK DAM
= INLET PROTECTION
= EXISTING SANITARY MANHOLE
= EXISTING SANITARY CLEANOUT
= EXISTING SANITARY LIFT STATION
= EXISTING SANITARY VALVE VAULT
—S—S— = EXISTING SANITARY SEWER
—S—P— = EXISTING SANITARY CONNECTION
—FM—FM— = EXISTING SANITARY FORCEMAIN
= EXISTING SANITARY LATERAL
= PROPOSED SANITARY MANHOLE
= PROPOSED SANITARY CLEANOUT
= PROPOSED SANITARY LIFT STATION
= PROPOSED SANITARY VALVE VAULT
= PROPOSED AUTOMATIC AIR RELEASE VALVE
—S—8"— = PROPOSED SANITARY SEWER (SIZE AS NOTED)
—S—P— = PROPOSED SANITARY CONNECTION
—FM—FM— = PROPOSED SANITARY FORCEMAIN
= PROPOSED SANITARY LATERAL
= EXIST. HYDRANT w/ GATE VALVE & BOX
= EXIST. GATE VALVE & BOX
= EXIST. GATE VALVE & MANHOLE
= EXIST. WATER SPIGOT/FOUNTAIN
—W—W— = EXISTING WATER MAIN
—W—P— = EXISTING WATER CONNECTION
= EXISTING WATER METER
= EXISTING WELL
= EXISTING MONITOR WELL
= PROP. HYDRANT w/ GATE VALVE & BOX
= PROPOSED GATE VALVE & BOX
= PROPOSED BUTTERFLY VALVE & BOX
= PROPOSED CAP
= PROPOSED REDUCER (SIZE AS NOTED)
= PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
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—W—P— = PROPOSED WATER CONNECTION
—W—S— = PROPOSED SPRINKLER CONNECTION
= PROPOSED WATER METER

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NO.	DATE
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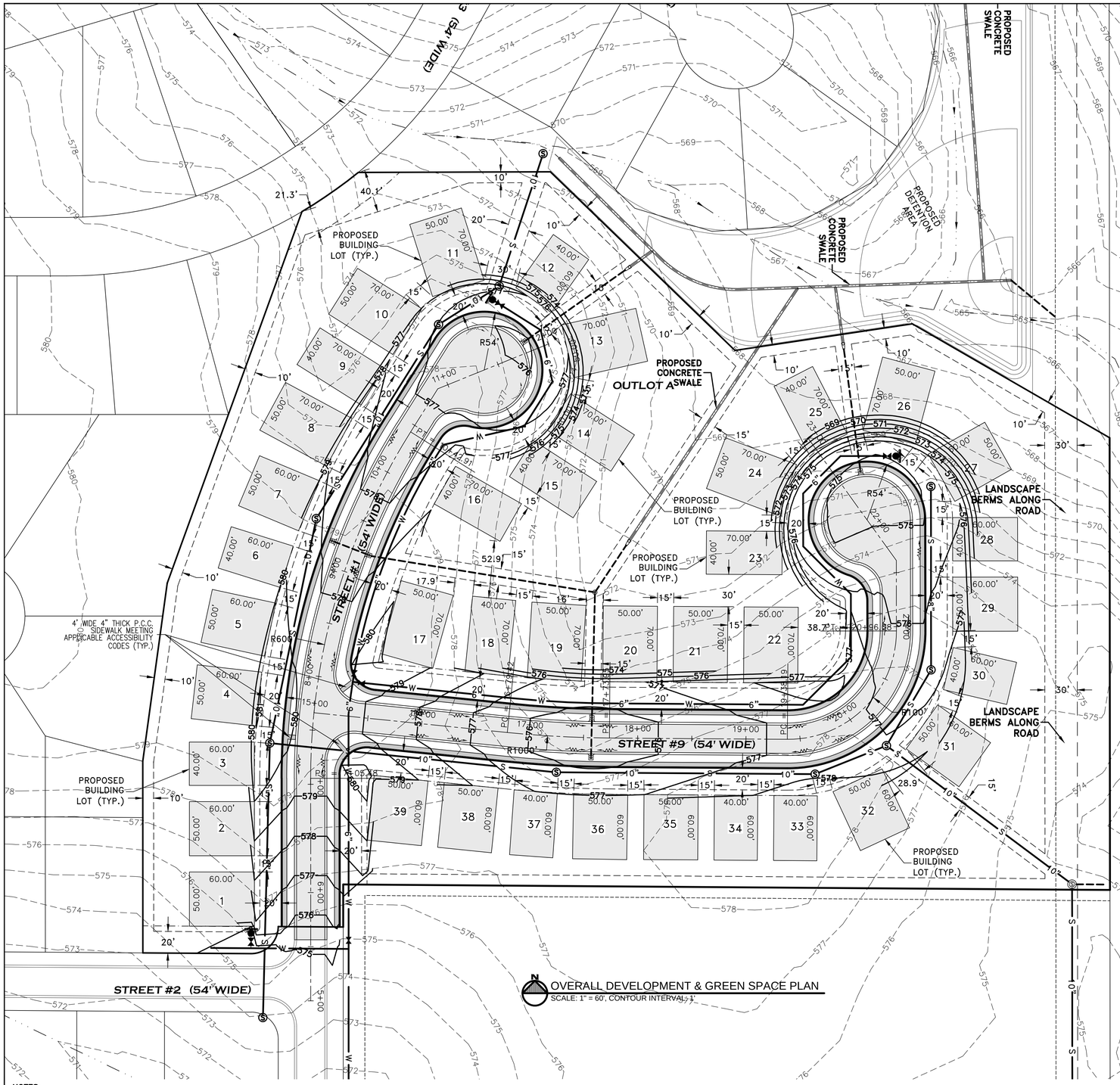
IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
DWG:HALORAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

PRELIMINARY LOT DIMENSIONS & AREAS

SHEET NO:
2
OF 4



OVERALL DEVELOPMENT & GREEN SPACE PLAN

SCALE: 1" = 60', CONTOUR INTERVAL: 1'

(ASSUMED)
SCALE: 1" = 60'
CONTOUR INTERVAL: 1.0'
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DATE OF FIELD WORK:
##-##-####

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- = EXISTING ELECTRIC PULL BOX
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- = PROPOSED LIGHT POLE
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- V = EXISTING SANITARY VALVE VAULT
- S S = EXISTING SANITARY SEWER
- S P = EXISTING SANITARY CONNECTION
- FM FM = EXISTING SANITARY FORCEMAIN
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- Ⓢ = PROPOSED SANITARY MANHOLE
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- FM FM = PROPOSED SANITARY FORCEMAIN
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- = EXIST. HYDRANT w/ GATE VALVE & BOX
- = EXIST. GATE VALVE & BOX
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- = EXIST. WATER SPIGOT/FOUNTAIN
- W W = EXISTING WATER MAIN
- W P = EXISTING WATER CONNECTION
- W = EXISTING WATER METER
- WELL = EXISTING WELL
- W = EXISTING MONITOR WELL
- = PROP. HYDRANT w/ GATE VALVE & BOX
- = PROPOSED GATE VALVE & BOX
- = PROPOSED BUTTERFLY VALVE & BOX
- = PROPOSED CAP
- = PROPOSED REDUCER (SIZE AS NOTED)
- = PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
- W 8" = PROPOSED WATER MAIN (SIZE AS NOTED)
- W P = PROPOSED WATER CONNECTION
- W S = PROPOSED SPRINKLER CONNECTION
- W = PROPOSED WATER METER

NOTES:

1. SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PATHS; FINAL LAYOUT TO BE SHOWN ON CONSTRUCTION PLANS AFTER DEPTHS HAVE BEEN DETERMINED.
2. DRAINAGE CALCULATIONS WITH STORM SEWER AND DETENTION BASIN SIZING TO BE PROVIDED WITH CONSTRUCTION PLANS. THE DETENTION AREA SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY & THE FINAL SIZE TO BE PROVIDED WITH CONSTRUCTION PLANS.
3. ALL SANITARY SEWER MAINS TO BE 8" OR LARGER. ALL WATER MAIN TO BE 6" DIAMETER OR LARGER & BASED ON FIRE FLOW REQUIREMENTS.
4. THE DEVELOPMENT IS NOT WITHIN A FEMA IDENTIFIED FLOOD PLAIN.
5. CONCRETE SWALES OR STORM SEWERS ARE TO BE INSTALLED IN BACKYARDS TO ASSIST IN DISCHARGING TO DETENTION AREAS.
6. ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD CONCRETE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.
7. RADII AT INTERSECTIONS SHALL BE 25' MIN.
8. PROPOSED OFF-SITE DETENTION WILL BE SIZED TO INCLUDE THE ENCLAVE AT AUGUSTA GREENS DEVELOPMENT.

NETEMEYER ENGINEERING ASSOCIATES, INC.

3300 Highline Road Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

"THESE PLANS, AND THE VERBAL OR WRITTEN CONTRACT ARE SUBJECT TO THE PROVISIONS AND GENERAL CONDITIONS OF CONTRACT DOCUMENTS RECORDED IN CLINTON COUNTY, ILLINOIS, RECORDER OF DEEDS OFFICE, UNDER DOCUMENT NUMBER 2014R00000 AS FURTHER VERBATIM HEREON."

THE ENCLAVE AT AGUSTA GREENS

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER: INFINITY LAND GROUP
P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025
PH: 618-659-0217

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:

PLANNING & PERMITTING NOT FOR CONSTRUCTION

IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226

DWG:HALCRAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7

DRAWN BY: CGH

CHECKED BY: PRN

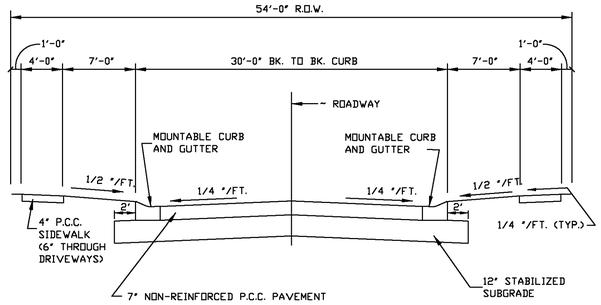
ISSUE DATE: 8-4-16

PRELIMINARY STREET & UTILITY PLAN

SHEET NO:

3

OF 4



PROPOSED TYPICAL ROADWAY SECTION

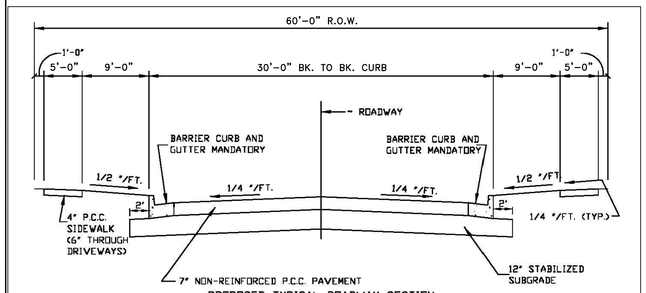
ALTERNATIVE ASPHALT PAVEMENT:

2" BITUMINOUS CONCRETE SURFACE, CLASS I, MIX C, TYPE 2
5" BITUMINOUS CONCRETE BINDER, CLASS I, TYPE 2
12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF O'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

RESIDENTIAL MINOR AND LOCAL STREETS
OPEN ACCESS
YIELD FLOW CONDITIONS
PARKING-BOTH SIDES
O'FALLON, ILLINOIS

TYPICAL SECTION STREET #9 & #1 (NORTH OF STREET #2)



PROPOSED TYPICAL ROADWAY SECTION

ALTERNATIVE ASPHALT PAVEMENT:

2" BITUMINOUS CONCRETE SURFACE, CLASS I, MIX C, TYPE 2
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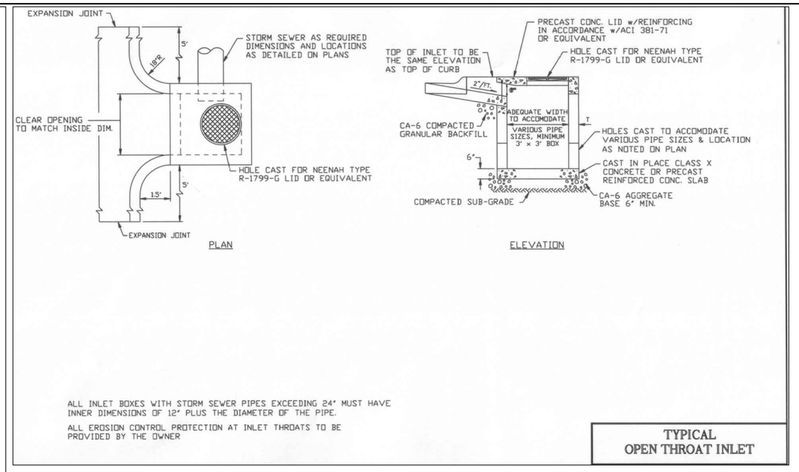
12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF O'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

RESIDENTIAL CONTROLLED
ACCESS COLLECTOR STREET
NO PARKING
O'FALLON, ILLINOIS

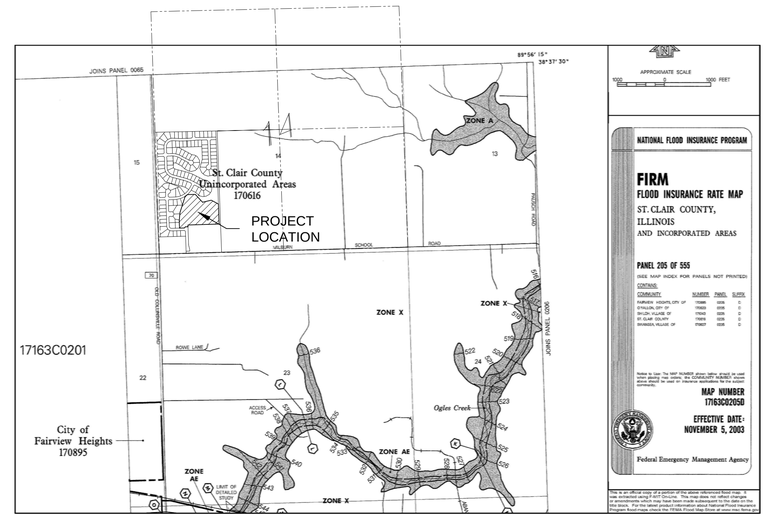
TYPICAL SECTION STREET #1 (SOUTH OF STREET #2)

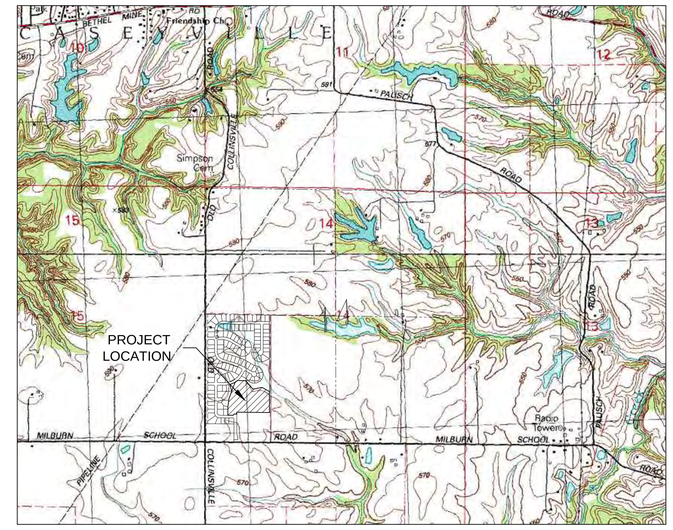


ALL INLET BOXES WITH STORM SEWER PIPES EXCEEDING 24" MUST HAVE INNER DIMENSIONS OF 12" PLUS THE DIAMETER OF THE PIPE.

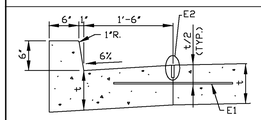
ALL EROSION CONTROL PROTECTION AT INLET THROATS TO BE PROVIDED BY THE OWNER

TYPICAL
OPEN THROAT INLET





USGS MAP



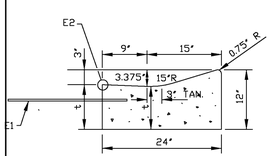
B-6.18 TYPE
BARRIER CURB & GUTTER

E1 = NO. 6 TIE BARS, 24" LONG AT 24" CTS. PER IDOT STD. 606001 (NO. 6 BARS SHALL NOT BE BENT), OR NO. 5 BARS, 24", AT 15" CTS. (NO. 5 BARS MAY BE BENT) OMIT BARS FOR FLEXIBLE PAVEMENT

E2 = 1/8 " MIN. WIDE SAWCUT t/3 DEEP FILL WITH HOT POURED JOINT SEALANT PER 1050.02 OF STD. SPECS., OR APPROVED EQUAL. IF CURB IS POURED SEPARATE FROM ADJOINING LANE, SAWCUT AND SEALANT NOT REQUIRED BUT EDGER MUST BE USED.

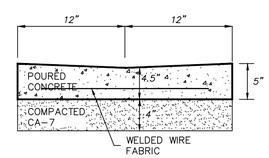
t = 8" (MIN) ADJACENT TO BITUM. PAVEMENT. 8" OR MATCH CONCRETE PAVEMENT THICKNESS WHICHEVER IS GREATER

CURB, WHEN POURED SEPARATELY, SHALL BE CLASS "SI" CONCRETE

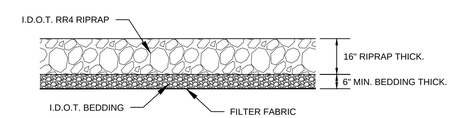


MOUNTABLE CURB

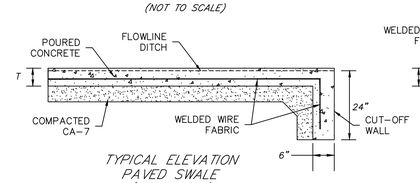
STANDARD CURB DETAILS
O'FALLON, ILLINOIS



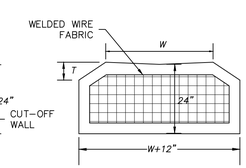
TYPICAL CROSS SECTION
PAVED SWALE
(NOT TO SCALE)



RIPRAP AND BEDDING DETAIL



TYPICAL ELEVATION
PAVED SWALE
(NOT TO SCALE)



TYPICAL CROSS SECTION
CUT-OFF WALL
(NOT TO SCALE)

NOTES:

- JOINTS TO BE SPACED AT 15' INTERVALS
- ALL JOINTS IN PAVEMENT TO BE SEALED PER VILLAGE/CITY SPECS.
- CUTOFF WALLS TO BE AT BOTH INFLOW AND OUTFLOW LOCATIONS
- 1/2" THICK PREFORMED JOINT FILLER SHALL BE PLACED AT THE JUNCTION OF PAVED DITCH WITH ANY OTHER STRUCTURE
- PAVED SWALES START AT PIPE OR AT END OF FLARED END SECTION

NETEMEYER ENGINEERING ASSOCIATES, INC.
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PHONE: (618) 228-7816
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THE ENCLAVE AT AGUSTA GREENS
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER:
INFINITY LAND GROUP
P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025
PH: 618-659-0217

REVISIONS

NO.	DATE
1	9-21-16

INTENDED USE:

PLANNING & PERMITTING
NOT FOR CONSTRUCTION

IRPE 062-037441
EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

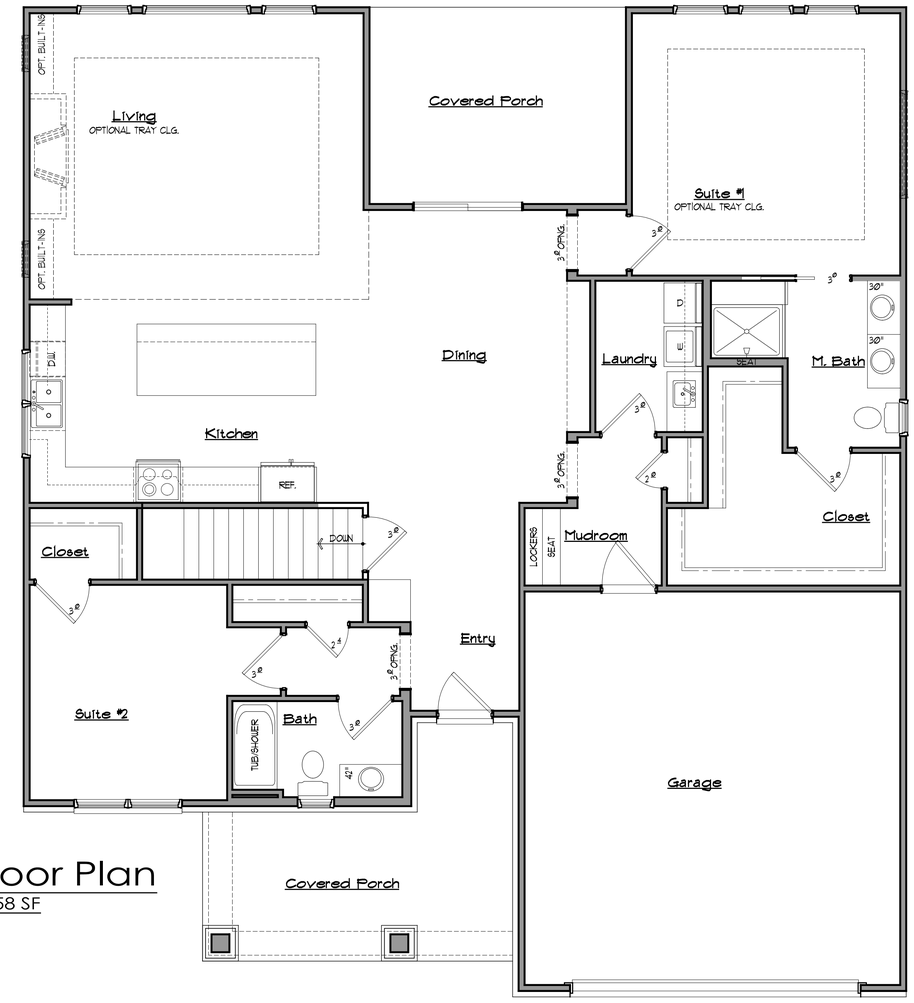
PROJECT NO: 2012-226
DWG:HALCRAN-AVE-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

STREET & DRAINAGE SECTIONS & DETAILS

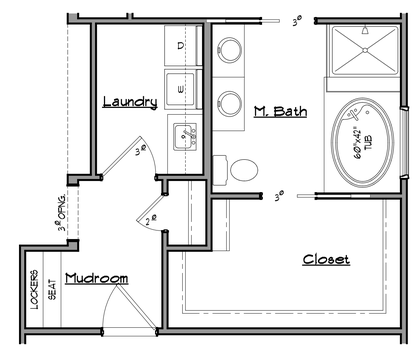
SHEET NO:
4
OF 4

Elevation "A"

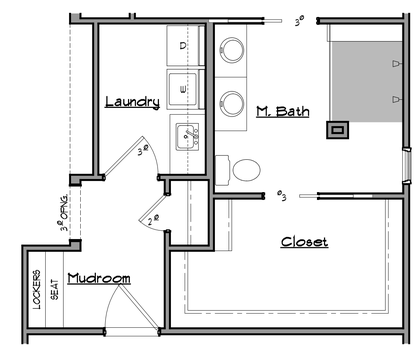
Elevation "B"



Floor Plan
1758 SF



Optional Tub/Shower
SCALE : 1/4" = 1'-0"



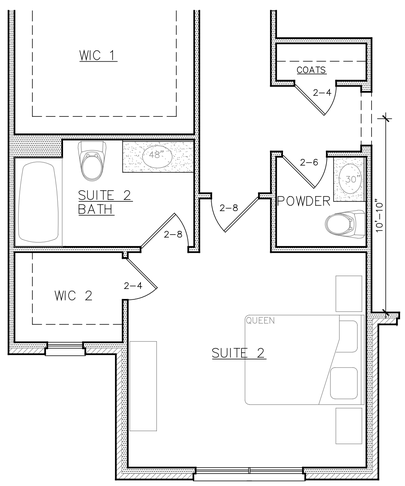
Optional Zero Entry Shower
SCALE : 1/4" = 1'-0"

Villas at Augusta Greens - Turnberry

SPENCER HOMES

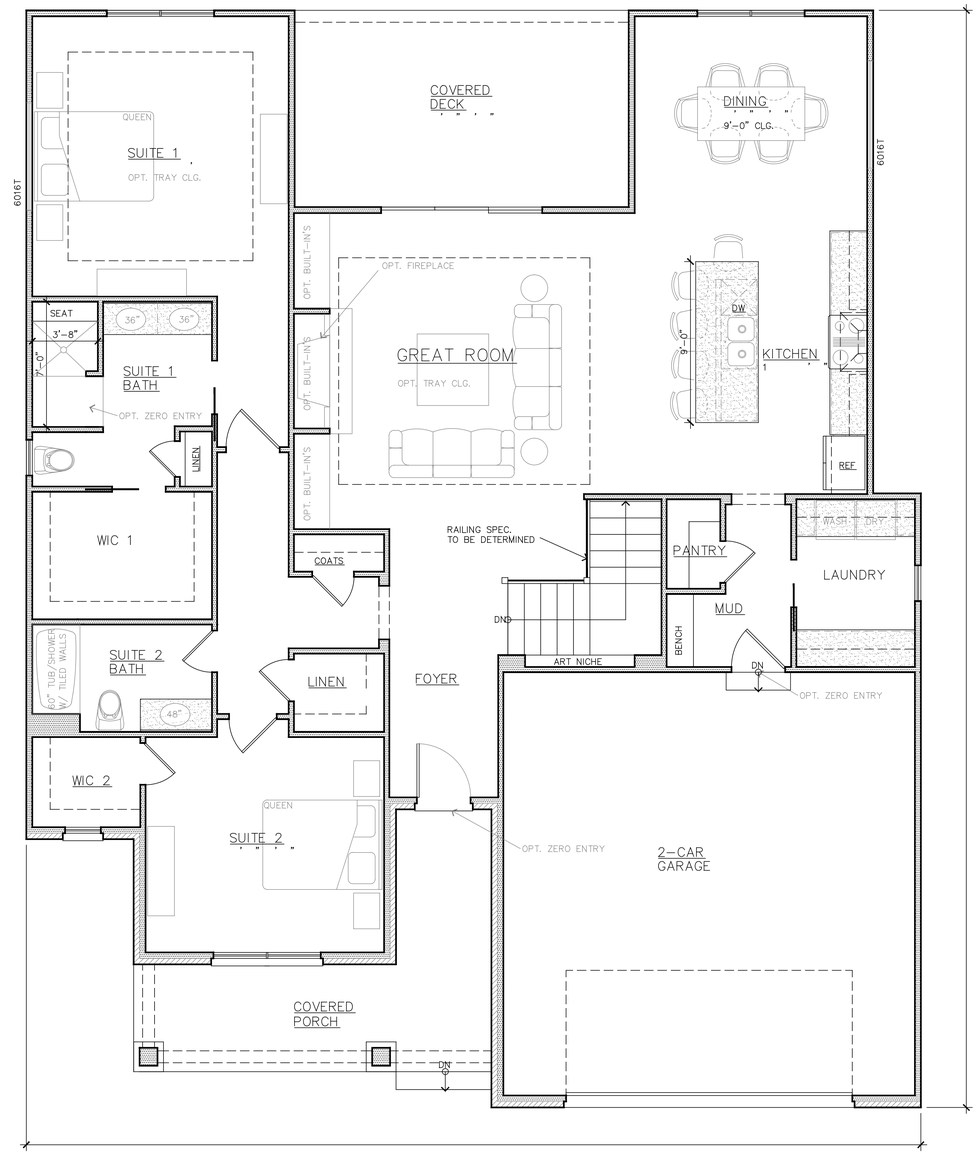
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



OPT. SUITE 2 LAYOUT

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

Villas at Augusta Greens - Pinehurst

PLAN

PROJECT #

SHEET:

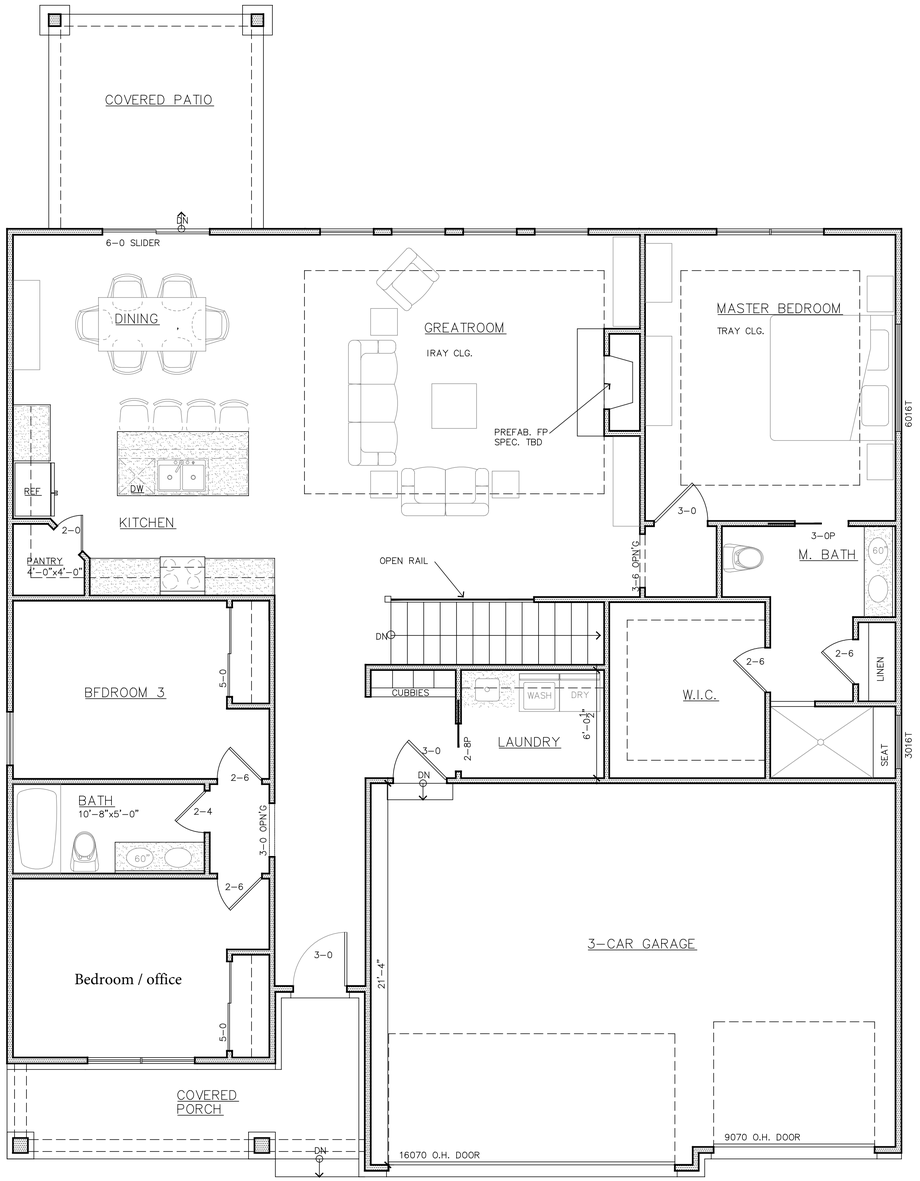
SPENCER HOMES

BTG DESIGN CONCEPTS, INC.
WWW.BTGDESIGNS.COM
BLAKE@BTGDESIGNS.COM
(618) 520-7548

PLOTTED:
AUG. 09, 2016

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

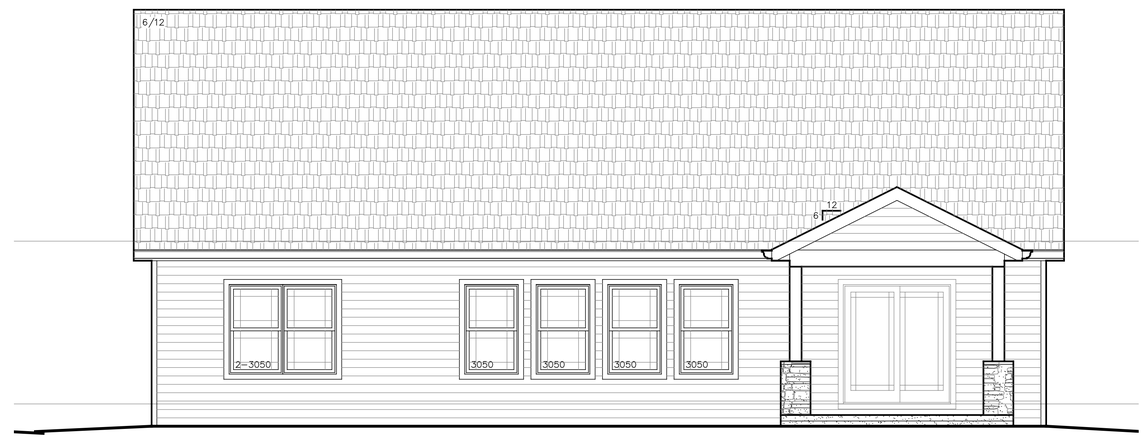
REVISIONS:



FIRST FLOOR PLAN

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Villas at Augusta Greens - Cypress

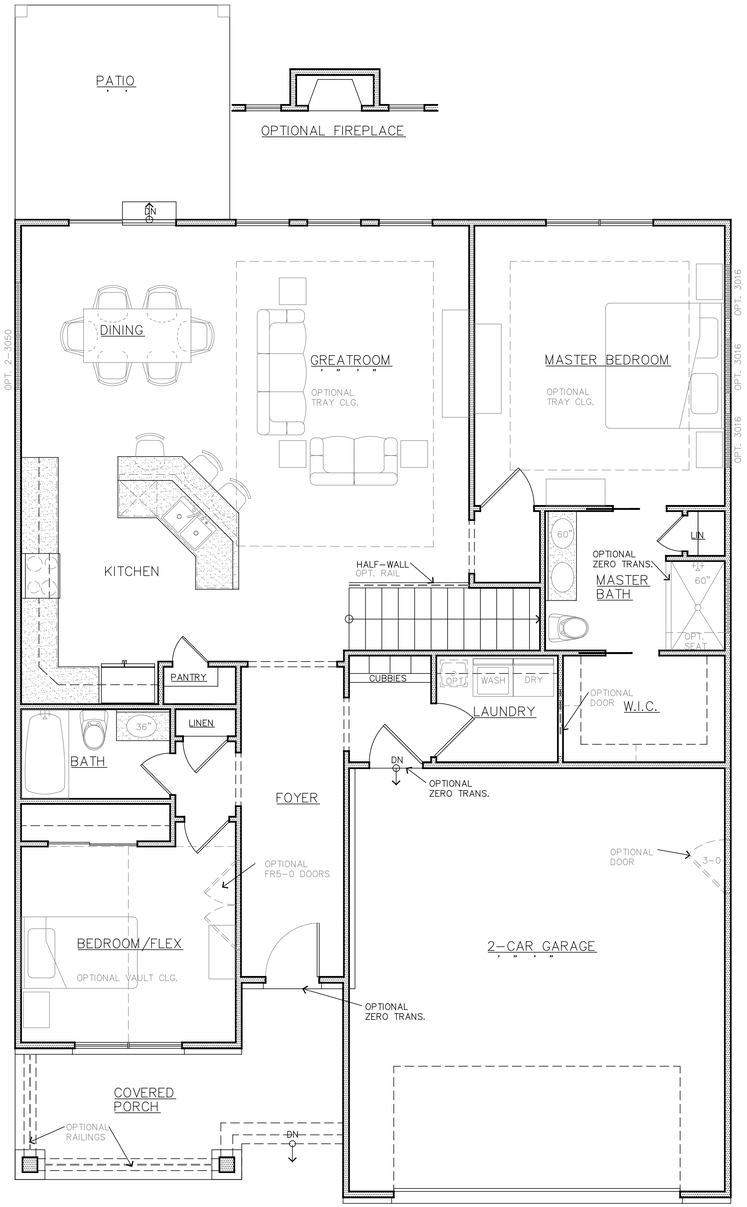
SPENCER HOMES

BTG DESIGN CONCEPTS
WWW.BTGDESIGNS.COM
BLAKE@BTGDESIGNS.COM
(618) 520-7548

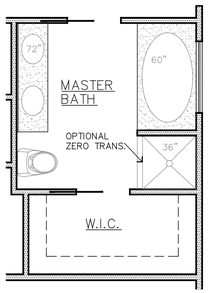
PLOTTED:
JULY 15, 2016

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:



FIRST FLOOR PLAN



OPT. MASTER BATH

SCALE: 1/4" = 1'-0"

ELEVATION OPTION A

SCALE: 1/4" = 1'-0"

ELEVATION OPTION B

SCALE: 1/4" = 1'-0"

ELEVATION OPTION E

SCALE: 1/4" = 1'-0"

ELEVATION OPTION C

SCALE: 1/4" = 1'-0"

ELEVATION OPTION D

SCALE: 1/4" = 1'-0"

* OPTIONAL 2 & 3 -CAR PLAN W/ ADDITIONAL SQUARE FOOTAGE

PLAN
—
—
PROJECT #15011

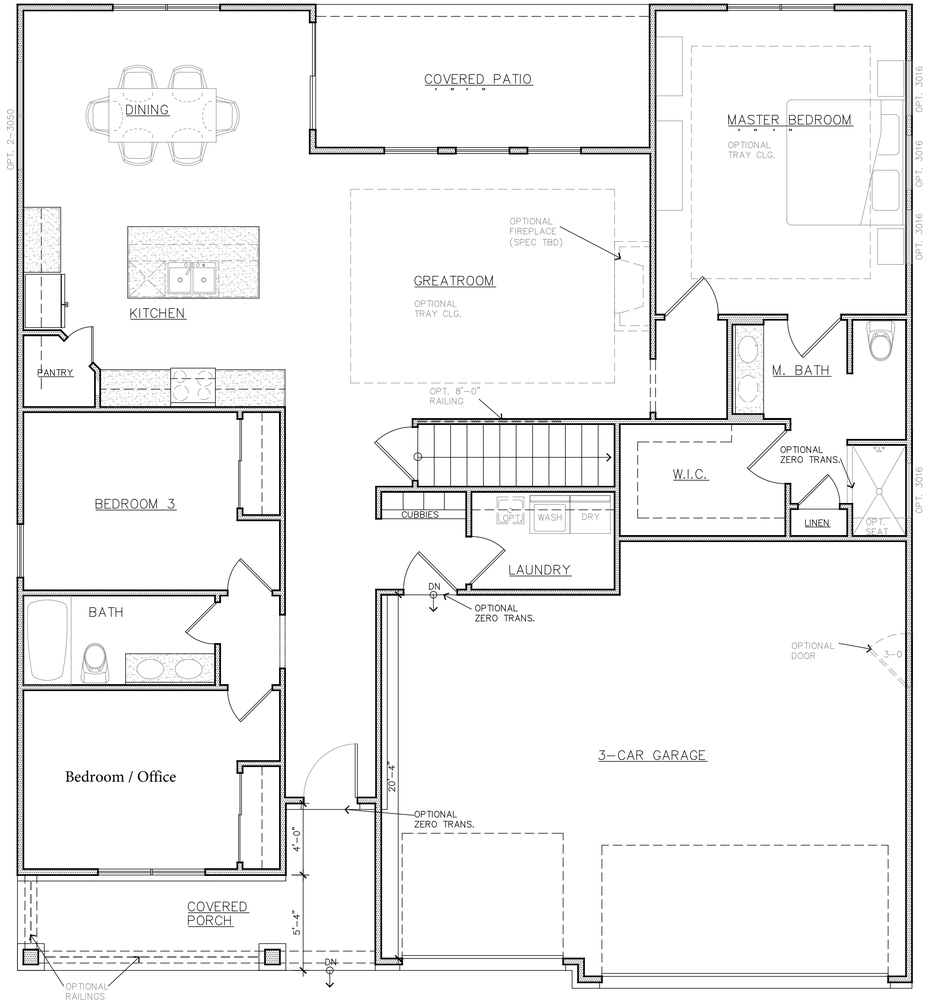
Villas at Augusta Greens - Andrews

SPENCER HOMES

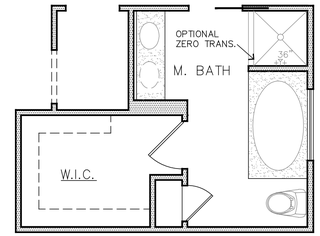
PLOTTED:

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:



FIRST FLOOR PLAN



OPT. MASTER BATH

SCALE: 1/4" = 1'-0"

ELEVATION OPTION D

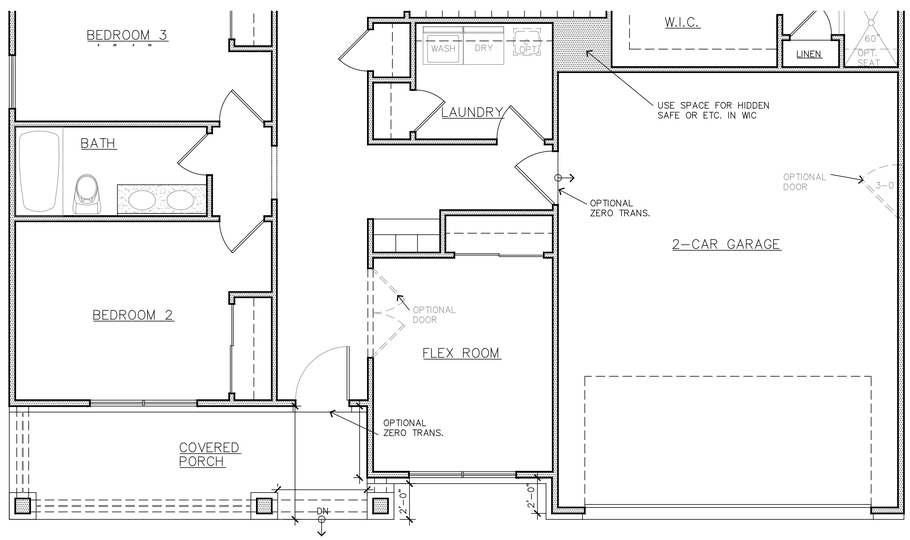
SCALE: 1/8" = 1'-0"

ELEVATION OPTION B

SCALE: 1/8" = 1'-0"

ELEVATION OPTION C

SCALE: 1/8" = 1'-0"



OPT. FIRST FLOOR

ELEVATION OPTION A

SCALE: 1/4" = 1'-0"

PROJECT #15011

Villas at Augusta Greens - Oakmont

SPENCER HOMES

BTG DESIGN CONCEPTS
WWW.BTGDESIGNS.COM
BLAKE@BTGDESIGNS.COM
(618) 520-7548

PLOTTED: DEC. 01, 2015

BTG DESIGN CONCEPTS/BLAKE T. GRAY ASSUMES NO LIABILITY FOR ANY HOMES CONSTRUCTED FROM THIS PLAN & SHALL BE HELD HARMLESS FOR ANY CLAIMS ARISING PRIOR TO, DURING, OR AFTER ANY CONSTRUCTION. THE PURCHASER OF THIS PLAN SHALL HAVE ALL DIMENSIONS, FRAMING AND COMPLIANCE WITH ALL LOCAL BUILDING CODES & ORDINANCES VERIFIED PRIOR TO START OF CONSTRUCTION.

REVISIONS:

NETEMEYER ENGINEERING ASSOCIATES, INC.
REGISTERED STRUCTURAL & PROFESSIONAL ENGINEERING
& LAND SURVEYING
3300 Highline Road
Aviston, Illinois 62216
Telephone: (618) 228-7816 Fax: (618) 228-7900

September 21, 2016

Justin Randall
City of O'Fallon
255 South Lincoln
O'Fallon, Illinois 62269

Re: Augusta Greens Preliminary traffic analysis

The Average Daily Traffic (ADT) listed on IDOT's website near the proposed Augusta Greens subdivision entrances are as follows:

Old Collinsville Road: 1950 (ADT) 2016

It was assumed 10% of the ADT will occur during a peak hour and will be assumed as the Directional Hourly Volume with the peak hours occurring Monday – Friday between 7am-9am and 4pm-6pm.

Old Collinsville Road: 117 DDHV 2016

Approximately 60% of the traffic was assumed to be heading south on Old Collinsville Road in the morning and 60% was assumed to be heading north on Old Collinsville Road in the evening. It was assumed that the entire development would have complete build out in 2 years and is very conservative. It was assumed that approximately 30 lots would use the Street #3 entrance onto Old Collinsville Road and approximately 70 lots would use the Street #5 entrance onto Old Collinsville Road.

Referring to the attached traffic charts and nomographs, a right turn lane will not be necessary for the entrances for Street #3 and Street #5.

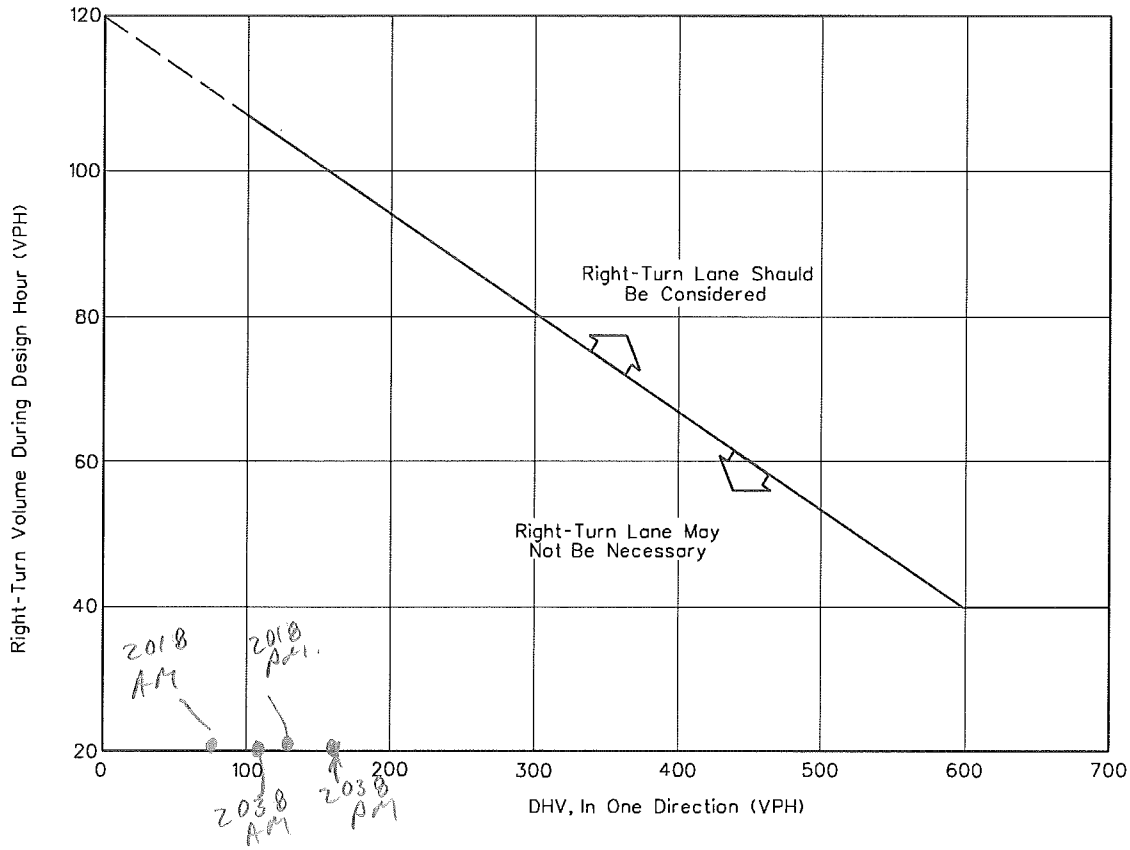
Please call if you have questions or need anything further. Thank you.

Sincerely,

Clifford G. Huelsmann

Enclosures

STREET #3



Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

<u>Example</u>

Given:	Design Speed	=	35 mph (60 km/h)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

Problem: Determine if a right-turn lane is warranted.

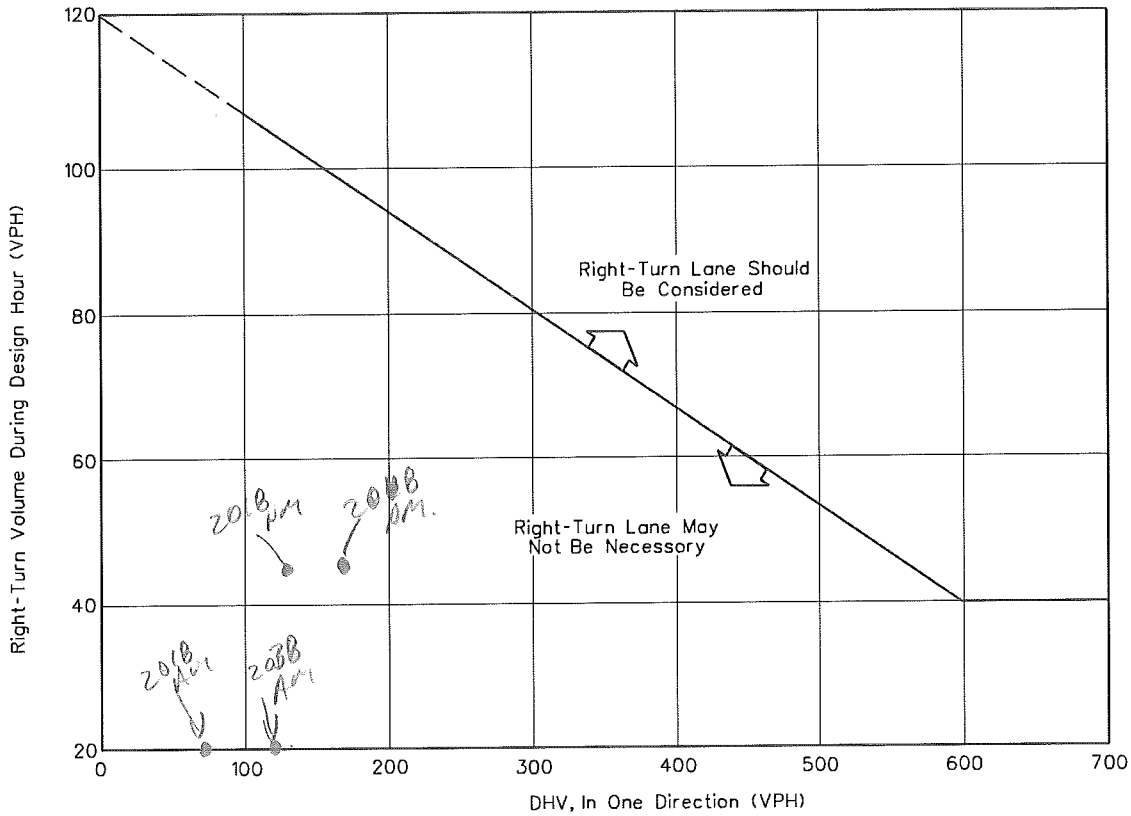
Solution: To read the vertical axis, use 100 - 20 = 80 vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

HARD COPIES UNCONTROLLED

STREET #5



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<u>Example</u>

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GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

HARD COPIES UNCONTROLLED

ITE TRIP GENERATION 7TH EDITION:

SINGLE FAMILY DETACHED HOUSING(STREET #3):			
SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:	0.77	30	**23**
SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:	1.02	30	**31**
SINGLE FAMILY DETACHED HOUSING(STREET #5):			
SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:	0.77	70	**54**
SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:	1.02	70	**71**

CALCULATED NEW TRIPS
SINGLE FAMILY DETACHED HOUSING
(STREET #3):
AM PEAK

NEW TRIPS	# ENTER	# EXIT
	26	74
23	**6**	**17**

CALCULATED NEW TRIPS
SINGLE FAMILY DETACHED HOUSING
(STREET #5):
AM PEAK

NEW TRIPS	# ENTER	# EXIT
	26	74
54	**14**	**40**

CALCULATED NEW TRIPS
SINGLE FAMILY DETACHED HOUSING
(STREET #3):
PM PEAK

NEW TRIPS	# ENTER	# EXIT
	64	36
31	**20**	**11**

CALCULATED NEW TRIPS
SINGLE FAMILY DETACHED HOUSING
(STREET #5):
PM PEAK

NEW TRIPS	# ENTER	# EXIT
	64	36
71	**45**	**26**