



AGENDA
COMMUNITY DEVELOPMENT COMMITTEE
Monday, October 10, 2016

6:00 PM

**Public Safety Building
285 North Seven Hills Road**

I) Roll Call

II) Approval of Minutes – August 22, 2016

III) Items Requiring Council Action – Monday, October 17, 2016

- A. SEPA – Pumpkin Patch – North Lincoln (Motion)
- B. Frieze Harley-Davidson – Minor Subdivision (Resolution)
- C. Ridge Prairie Heights – Lot 89 – Minor Subdivision (Resolution)
- D. BP Gas Station – Planned Use (1st Reading)
- E. The Enclave at Augusta Greens – Planned Use (1st Reading)
- F. Augusta Greens & The Enclave at Augusta Greens – Preliminary Plat (Resolution)

IV) Other Business – None

NEXT MEETING: October 24, 2016 – 6:00 P.M. – Public Safety Building

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.



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, August 22, 2016

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:15 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Harlan Gerrish and Ray Holden. *Other Elected Officials Present:* Herb Roach, Robert Kueker, Ned Drolet, and Matt Gilreath. *Staff:* Walter Denton, Pam Funk, Grant Litteken, Ted Shekell, James Cavins, Sandy Evans and Justin Randall. *Visitors:* Bob Dunn, Charlie Pitts, Craig Hubbard, and Vern Malare.
- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.
- III) **Items Requiring Council Action**
 - A. SEPA – Peel Oktoberfest (Motion) – Justin Randall presented the committee with information on the upcoming special event for the Peel Oktoberfest on October 1st. Randall indicated this was the second annual event and there were no issues at last year's event. The committee discussed the special event and recommended the special event with a 5-0 vote.
 - B. SEPA – VFW – POW / MIA Appreciation Day (Motion) – Justin Randall presented the committee with information on the upcoming special event for the POW / MIA Appreciation Day put on by the VFW. Randall indicated the VFW is only requesting to reserve the parking in front of the VFW for the guest of the event. The committee discussed the special event and recommended the special event with a 5-0 vote.
 - C. Fairwood East Pool Abandon Property (Resolution) – Justin Randall presented the committee with an overview of the property and the ability for the city to obtain the property. Ted Shekell indicated they would want to continue to work the adjacent property owners to ensure the property would not continue to be a nuisance. The committee discussed the potential purchase of the property and indicated some concerns with obtaining the property. The committee recommended the resolution move forward to the full council for consideration with a vote of 5-0.
 - D. 120 & 130 Behrens Annexation (2nd Reading) – Justin Randall indicated there were no changes from First Reading.
- IV) **Other Business - None**

MEETING ADJOURNED: 6:35 PM

NEXT MEETING: September 12, 2016 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

**Draft MINUTES
O’FALLON PLANNING COMMISSION
September 27, 2016**

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

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

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

MINUTES: Motion was made by Rohr and seconded by Rogers to approve the minutes of July 12, 2016, meeting. All Ayes. Motion carried.

Also present were Community Development Director Ted Shekell and Senior City Planner Justin Randall.

Shekell introduced new Planning Commissioner Bob Dunn.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS:

(P2016-12) – Zoning Amendment Subject to the Planned Development Ordinance from “B-1” 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.

Public hearing was opened at 6:05 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:

- Demolition of existing 960 sq ft convenience market (c-store) and rebuild 4,173 sq ft building further back on the lot; no traffic will be able to access the rear of the building adjacent to the residential properties to the northeast
- Presently four gas pumps; six are proposed, with a future addition of two more
- Access points from Lincoln Avenue and Highway 50 will be reconstructed in existing locations, IDOT did not warrant any changes to the location of the Highway 50 entrance
- Required number of parking spaces will be provided
- Traffic flow will likely increase, but should have better traffic flow on the lot
- IL Accessibility Code compliant path from building to ROW

- Modified detention basin at the back of the property into the AutoZone detention pond for stormwater drainage plan; will maintain or improve existing drainage conditions
- Building meets Commercial Design Handbook and dumpster enclosure will match principal building; building design is consistent with AutoZone
- 6 ft high vinyl privacy fence will be constructed on the rear property line
- The existing freestanding signs will stay, any wall signage will be required to meet City sign code
- Photometric plan is compliant with City codes; lights on site will be shielded and there will be no lighting at the back of the property
- Hours of operation to remain 24-hours a day, 7 days a week
- No carwash

Randall and Shekell concluded the presentation that the rebuilt c-store should not negatively affect the adjacent properties. Furthermore, with the building being larger and set further back on the lot, the storage buildings being removed, and the fence being placed lower to the ground, the redevelopment should serve as a better noise, lighting, and trash buffer to the adjacent properties.

Shekell reported staff had considered cross-access to AutoZone but that was going to remove some of AutoZone parking. IDOT has approved keeping the entrance how it is.

Public comments were opened at 6:20 pm.

Michael Drummonds, applicant, was sworn in and testified there will be no great impact on the surrounding area; buffering and moving the building should solve some of the current problems.

Greg Thomas, 710 South Lincoln, was sworn in. Asked for clarification of the location of the proposed building and stated the new “buffer” fence needs to be right on the ground, not two feet off the ground as it is now. For more than a year now, trash blows under the fence. Drummonds said there is no problem with the replacement fence being installed at ground level and clarified the direction the building will face (southwest) and there are no side or back windows on the building.

Mary Rose Johnston, 709 South Vine, was sworn in and testified that she has concerns with increased traffic, stated there is always trash in her yard, and there is loud music for 15-20 minutes at a time from customers in the parking lot at early hours in the morning (3-5:30am). More people means more trash and more noise.

Sewell asked Shekell about the City’s noise ordinance and hours. Shekell responded the cut off for construction is 10pm and the police do get involved with noise disturbances. Shekell reiterated that the building is going to be moved back and the fence will be placed at ground level which will help with the trash and noise concerns.

Randall and Shekell stated that cars presently can park approximately 30ft from the rear property line. With the new building, cars will be approximately 60 ft from the rear

property line, with the building between the cars and the rear property line. Dunn pointed out the location of the dumpster enclosure and the proposed fence.

Wendy Johnson, 712 South Lincoln, was sworn in. W. Johnson testified that pedestrian traffic and automobile accident rates will increase and questioned how the City proposes to decrease activity and how safety is being addressed and what the accident rate is in the corridor. W. Johnson also questioned how the flooding behind the houses fits into the planning activity for the City. Sewell asked the City or the developer to address some of W. Johnson's concerns, although all cannot be due solely to this development.

Tommy Johnson, 712 South Lincoln, was sworn in. T. Johnson stated lights shine onto their property and rodents have become a problem. Drummonds stated the owner will take care of the rodent problem, but also asked the residents to help the situation by bringing this to the owner's attention when they start noticing any concerns with the property that he may not be aware of. Drummonds stated that if there is any residual trash from the property, it will go into the detention area, not under a fence onto the adjacent properties. Also, the enclosure around the dumpster will be higher than the dumpster to help contain any loose trash.

T. Johnson stated that he parks his work vehicle in the back of his property and requires immediate access to it at all times, even during the reconstruction process. Drummonds stated construction will only be done during the day, and residents will always have access to their own property.

Ricardo Garcia, 711 South Vine, was sworn in. Garcia testified that since AutoZone was built, there is more foot traffic behind the buildings and people see onto his property better leading to a security/safety concern. Garcia stated concern with debris being hurled from lawn mowers because the lawn people do not pick up trash before mowing. Drummonds reported the fence will connect and there will be no foot traffic or vehicle traffic in the back of the store. He will address the lawn care company to pick up trash before they mow instead of mowing over it.

Sewell asked the City to talk more closely with the developer about the concerns of the existing conditions and what they should be able to accomplish on the site.

Garcia stated there is a manhole in his back yard and how that ties into the project. Randall stated the sewer will tie into the sewer line.

Baskett summarized for the audience that the area shown in green on the site plan behind the building will not be accessible to foot or vehicle traffic. The property will either remain as it is, or it will be rebuilt as a gas station. The probability of the property being torn down and redeveloped as a park or an office building are unlikely. The redevelopment will make the traffic, noise, and trash situations better for all the properties nearby.

Matt Gilreath, Ward 3 alderman, was sworn in and stated that all the concerns brought up by the residents are valid and added that there is a ward meeting next month. He will be sending an email to the police department tomorrow regarding the noise and trash issues

that have been brought up tonight. Gilreath asked if the property values around the development will increase or decrease with this redevelopment. Shekell responded that this will be a significant improvement to the present site and they have worked with the developer for several months. This development is going to be as compatible as possible because present codes for sound and lighting are much more stringent than they were when the building was originally built.

Rice asked if the developer would consider changing the hours of operation so that the business is not opened all night. Drummonds said he will ask the owner and Sewell asked the City to talk with the developer about the late-night concerns being worked out. Shekell stated they will approach the owner with the concerns.

W. Johnson asked if there had been any consideration to relocate and buy-out the people in this area. Shekell responded that this is in the Central City TIF area; however, the developer is not using TIF incentives and he knows of no plans for purchasing properties. There may be plans in the future for Southview Plaza to be redeveloped and Lincoln Park Villas was approved for rezoning.

W. Johnson specified that the roads in the new corridor are not being improved. Shekell reported there could be improvements in the future, but presently there are no re-development interests from this property northward to City Hall that he is aware of. W. Johnson commented that it would be nice for the City if all the corridor were being redeveloped. Shekell replied that redevelopment of South Lincoln corridor is not a project currently on the City's road project list.

Public comments were closed at 6:54 pm.

Staff Recommendation:

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

- Final construction plans will need to include final stormwater detention calculations.
- Dumpster enclosure will need to be constructed of similar materials of the building.
- 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 Baskett to approve the Staff Recommendation as written and amended.

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. The public hearing was closed at 6:56pm.

(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

Public hearing was opened at 6:58 pm. Randall explained the property was previously approved as Tuscany Trails, a 212-lot single-family development. When the development didn't come to fruition, it became the subject of a greenspace subdivision conservation charrette with a riparian area and no tree cover. The results of the Conservation Subdivision Design Workshop are reflected in the proposal. 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:

- Background of the annexation, zoning, and previous approval
- The relationship and layout design of the two developments:
 - Augusta Greens
 - 117 SR-1B lots
 - Denny Blumberg will be the builder of Phase One
 - The Enclave at Augusta Greens (construction Phase Two)
 - Designated as an outlot within Augusta Greens - requires preliminary plat approval
 - 39 SR-1B(P) lots – requires planned use approval
 - Spencer Homes in Edwardsville will be builder
 - The unique design creates a lot out of the building pad, which will be owned by the homeowner
 - building pad will meet the SR-1B setbacks from all typical property lines and adjacent principal structures, and not exceed the maximum allowed 30% lot area coverage for the overall development.
 - areas between the building pads will be considered common ground; maintained by a Home Owners Association.
- Initial construction will consist of Phases One and Phase Two
- Variance request for block length on eastern property line at 2,400 ft
- Access points from Milburn School Road and Old Collinsville Road
- 30 ft right-of-way easement along the eastern edge of the property for future planning of potential Savannah Hills Boulevard extension; if the property to the east is developed in the future, a 30 ft right-of-way easement along that property's western edge would combine with this easement and become a 60' ROW collector street. The City's Master Plan shows a road coming west out of Windsor Creek over to Old Collinsville Road. This would be a north/south collector from Milburn School to Augusta Greens
- Riparian corridor will be greenspace and detention
- Utilities
- Sidewalks

- Public Works has recommended the developer pay the cost of the sidewalks 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.
- Landscaping and open space
- Annexation fee (\$2,250 per house) and park land dedication fee (\$867 per house)

Shekell reported that the northeast corner of Old Collinsville Road and Milburn School Road was purchased 10 years ago and the City has not heard of any development interest.

Rohr stated Baby Boomer-type homes such as these (The Enclave) are being needed in our area more than before. Shekell stated many of these are zero-entry homes.

Public comments were opened at 7:29pm.

Steve Macaluso, member of MSJB Investments, was sworn in. He acknowledged the staff report is very complete and added the differences between the previous approval of 212 single-family lots and 3 acres of greenspace compared to the proposed 156 units with 11 acres of greenspace is a more responsible use of the land. They are using the landscape of the land to their advantage with respects to drainage and greenspace.

Joseph Obal, Trustee for Obal Family Trust, 726 Milburn School Road, was sworn in. Obal cited concern with drainage going onto his property and into his lake. Obal also asked about the asking prices of the homes.

Mike Rathgeb, Spencer Homes, was sworn in. The homes in The Enclave may range from \$300k to low \$400k, will be brick and stone exterior, with hardwood floors, tile showers, basements; however, the final cost will be determined by the design requests of the homeowners. There are no club houses or pools proposed at this time. Rathgeb gave an invitation to the Brookshire Hamlet in Edwardsville on October 18th from 4-7 to view their homes.

Denny Blumberg was sworn in. The homes in Augusta Greens are anticipated to start around \$265k and up from there. Homes will have 3-car garages.

Baskett asked about the riparian corridor and drainage. Randall stated that most stormwater will drain through the corridor; all drainage will be subject to final engineering and meet city codes, which prohibits runoff to negatively affect surrounding properties.

Public comments were closed at 7:36pm.

Staff Recommendation:

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).

Motion was made by Keeler and seconded by Rohr to approve the Staff Recommendation as written.

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. The public hearing was closed at 7:39pm.

ITEMS REQUIRING ACTION:

(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

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 2,400 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)

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

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

The project moves to Community Development Committee on October 10, 2016, at 6 pm. Items Requiring Action closed at 7:42pm.

REPORTS OF STANDING AND SPECIAL COMMITTEES: None.

REPORTS AND COMMUNICATION:

Randall announced that there are no meetings scheduled on October.

Shekell briefed the Commission on various projects throughout the community.

Sewell announced that after 10 years on the Commission, this was Baskett's last meeting. Baskett was thanked for his service to O'Fallon and to the Commission, and his insightfulness will be well missed.

ADJOURNMENT:

Motion was made by Rogers and seconded by Keeler to adjourn. All ayes. Motion carried. The meeting was adjourned at 7:51pm.

Respectfully submitted,

Vicki Evans, Transcriptionist

Minutes approved by ??/??/20?? Planning Commission



M E M O R A N D U M

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: October 10, 2016
SUBJECT: Special Event Permit – 1250 N. Lincoln Pumpkin Patch

Project Summary

- Applicant: Angela Jerashen
- Special Event Permit for a pumpkin patch stand from approximately September to October 31st, 2016. The stand has been operational, however the application was received after the start of the event, and the first available Community Development Committee meeting was October 10th.
- Stand will be located at 1250 N. Lincoln in a large grassy area. The stand is unmanned and customers can pull in and turn around in the area of the stand.
- The stand is set up and there all day.
- The applicant has not requested any special consideration from the City for this event.

Staff Recommendation: This is the first year an application has been submitted, but there has been a pumpkin patch at this location for a number of years. The Fire and Police Departments approved the request. Therefore, staff recommends approval of the Special Event Permit as proposed.

CITY OF O'FALLON



SEP 21 2016 COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

DATE PAID

<input type="checkbox"/>	Attach proof of not-for-profit status with application
OR	
<input checked="" type="checkbox"/>	Provide \$50.00 application fee with application

CITY OF O'FALLON

SEP 21 2016

DATE PAID

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Pumpkin Patch

Location of Event: 1250 N. Lincoln Ave O'Fallon IL 62269

Name of Event Organization: _____

Name of person in charge of event (applicant) and mailing address: Angela Jerashen
1250 N. Lincoln Ave O'Fallon IL 62269

Phone: 618-691-9382 E-Mail: AngieJerashen@yahoo.com

Secondary Contact Person: _____

Phone: _____ E-Mail: _____

Beginning Date / Times: Sept Ending Date / Times: Oct 31

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site. front yard of our property

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED NOT APPLICABLE

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED NOT APPLICABLE

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

7. Liquor license information for beer sales (including hours of sale): _____
 (Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)
8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

NONE REQUESTED

Street Department, IDOT (for street closings, signalization, and detour routes)

Parks Department

Police Department

Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

PERMIT REQUIRED (please attach copy)

NOT APPLICABLE

11. American Disability Compliance

ATTACHED

NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Angela J. Jackson
 Signature of Applicant/ person in charge of event

9-22-11
 Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES NO

MP

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

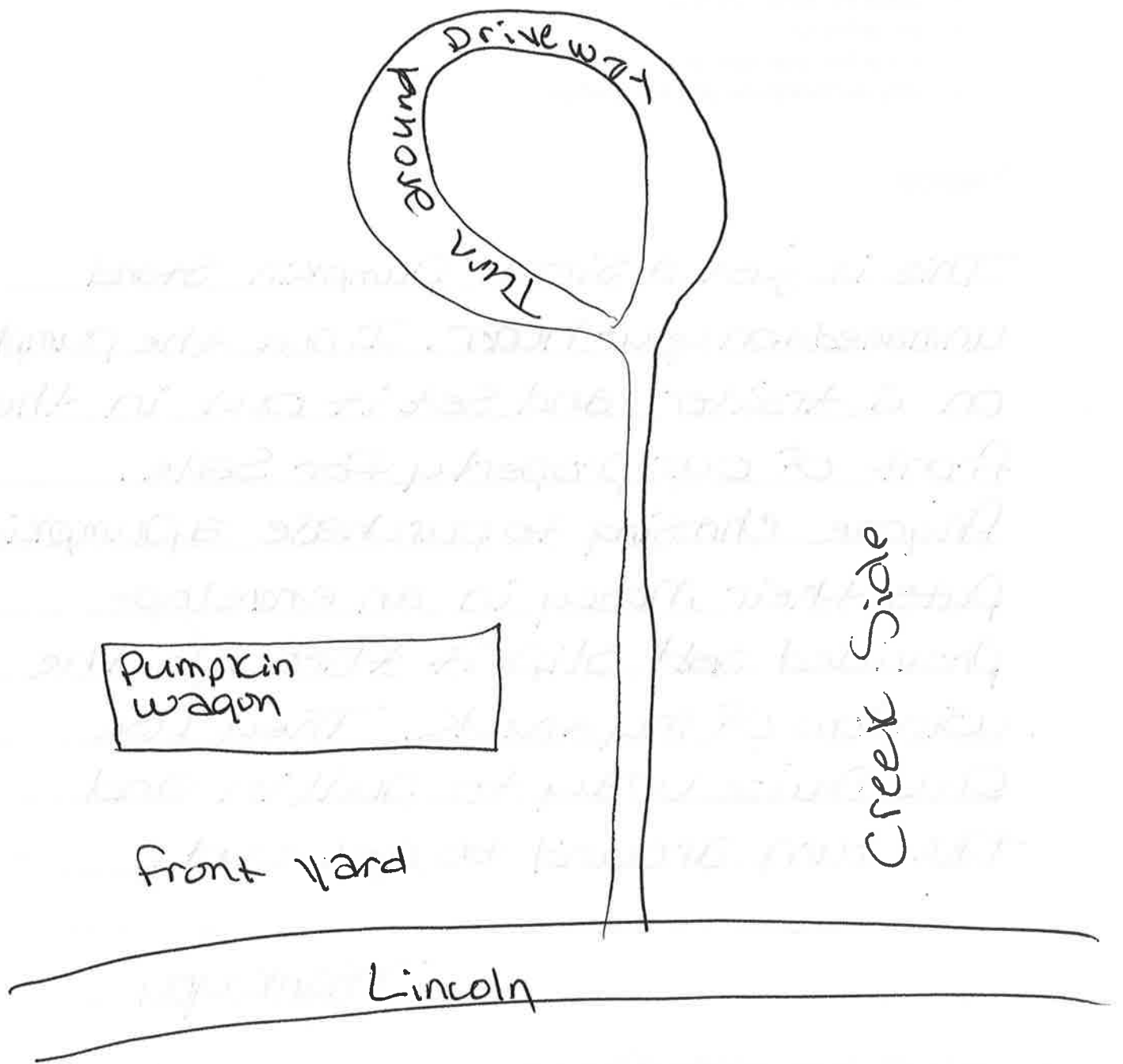
- hours of operation m-5
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

This is just a simple pumpkin stand unmaned on your hood. I put the pumpkins on a trailer and set it out in the front of our property for sale. Anyone choosing to purchase a pumpkin puts their money in an envelope provided and slip it through the window of my truck. They use our drive way to pull in and the turn around to get out.

Thank you

Our house





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: October 10, 2016
SUBJECT: Minor Subdivision – Frieze Harley-Davidson (Resolution)

Project Background and Summary

The petitioner, Etta Frieze has filed a petition to subdivide their property located at 1560 North Green Mount Road, Parcel Number 04-30.0-303-080, having approximately 13.68 acres. The subject property is zoned B-1(P) – Planned Community Business District, with the Frieze Harley-Davidson dealership on the western portion of the site. The parcels surrounding the property are all zoned B-1 or B-1(P).

The property owner is seeking a minor subdivision approval creating two lots. The Frieze Harley-Davidson dealership will consist of one lot (approximately 8.60 acres in size) and the second lot (which is vacant land) will consist of 5.08 acres. The applicant proposes to subdivide the 5.08-acre piece of land so they can sell the ground for the future development. The site is zoned B-1(P), so any new construction project will require a new planned use and City Council approval. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

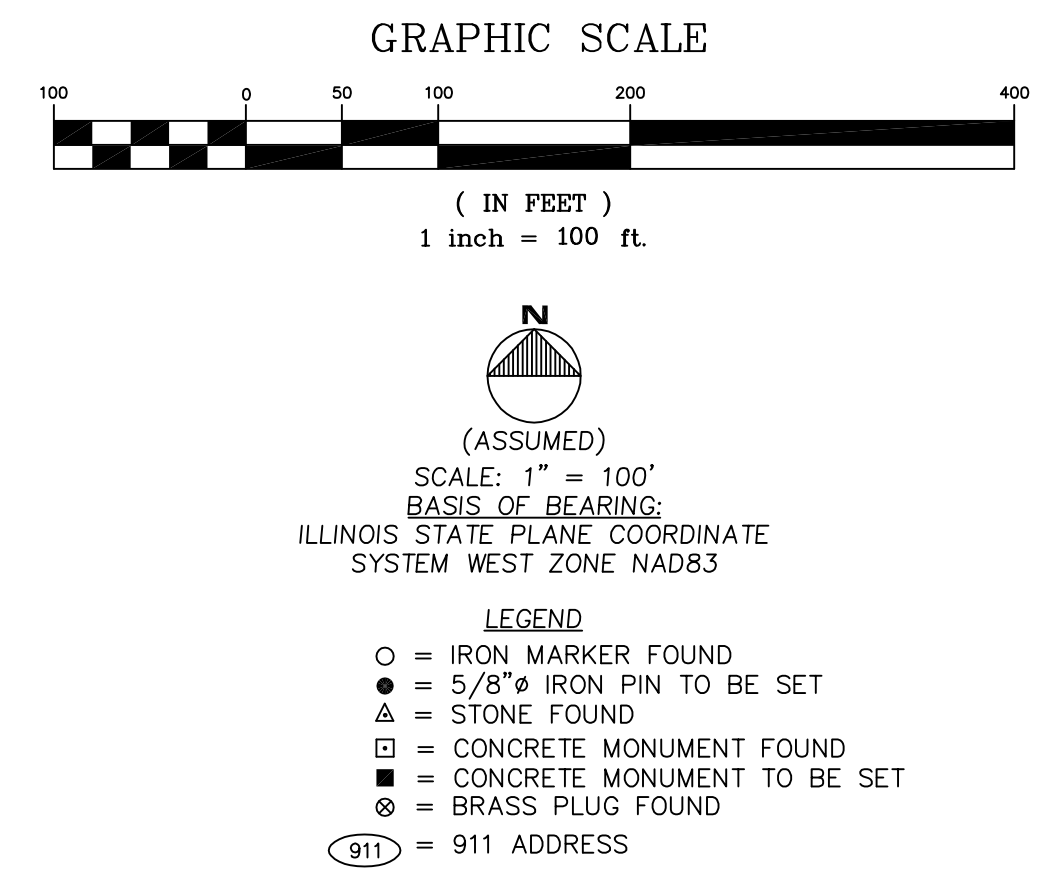
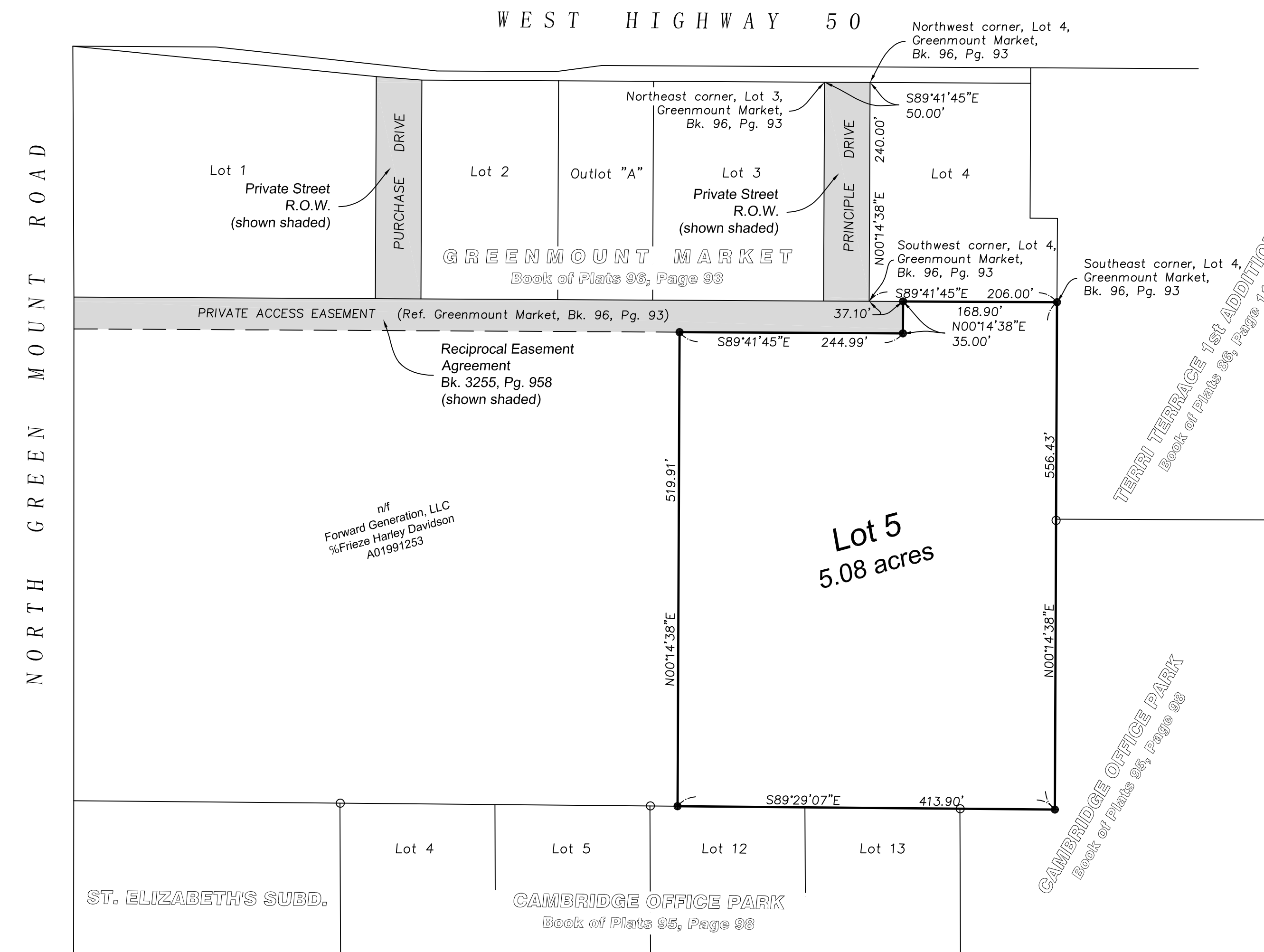
Staff Recommendation

Staff recommends approval of the minor subdivision for 1560 North Green Mount Road, Parcel Number 04-30.0-303-080.

Attachments

Aerial
Plat

- FINAL PLAT - SEPTEMBER 2016 -
FRIEZE HARLEY DAVIDSON SUBDIVISION
 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
 CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS
 ZONED: B-1



OWNER / CLIENT:
FORWARD GENERATION, LLC
% FRIEZE HARLEY DAVIDSON
1560 NORTH GREEN MOUNT ROAD
O'FALLON, ILLINOIS 62209
PH: (618) 622-0045 FAX: (618) 622-0046

IL Prof. Design Firm (LS/PE/SE) 134-001027
NETEMEYER ENGINEERING ASSOCIATES, INC.
 3300 Highline Road ph: 618-228-7816
 Aviston, IL 62216-1018 fax: 618-228-7900

SUBDIVISION INFORMATION

TOTAL GROSS AREA:	5.08 ac.
PROPOSED R.O.W.	0.00 ac.
COMMERCIAL LOT	5.08 ac.
COMMON AREA	0.00 ac.

PERIMETER DESCRIPTION:
 Part of the West Half of the Southwest Quarter of Section 30, Township 2 North, Range 7 West of the Third Principal Meridian, City of O'Fallon, St. Clair County, Illinois, described as follows:
 Beginning at the Southeast corner of Lot 4 of Greenmount Market, a subdivision recorded in Book of Plats 96, Page 93 of the St. Clair County, Illinois, Recorder's Office; thence, N.89°41'45\"/>

SURVEYOR'S CERTIFICATE:
 I, Patrick R. Netemeyer, Illinois Professional Land Surveyor No. 2704, hereby certify that this is a true and correct plat of survey made under my supervision at the request of the owners. I further certify that the tract shown hereon is within the City of O'Fallon which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code, and is not within 1-1/2 miles any other city, town or village which has adopted a city plan and is exercising the special powers authorized by said Division 12 of Article 11 of the Illinois Municipal Code. I further certify that the property herein described is not within a flood hazard area as indicated by the Federal Emergency Management Agency. It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, encroachments, occupation lines, or other encumbrances that existed prior to the date of this plat. For complete information, a title opinion or commitment for title insurance should be obtained, reviewed, and upon request additional information can be included on this plat.

Given under my hand and seal at 3300 Highline Road, Aviston, Illinois, this ___ day of _____, 20__.

Patrick R. Netemeyer, I.P.L.S. No. 2704
 Expiration Date: November 30, 2016

State of Illinois)
)ss
 County of St. Clair)

We, the undersigned, doing business as FORWARD GENERATION, LLC, a Limited Liability Company, being the owners of the land hereon described, have caused the same to be surveyed and subdivided in the manner shown by the within plat and said subdivision is to be known as "FRIEZE HARLEY DAVIDSON SUBDIVISION". It is not contemplated that any appreciable change will be made in the flow of surface water from said land by the surveying and platting into lots.

I further certify that the property platted hereon is within O'Fallon Grade School District No. 90, O'Fallon High School District No. 203 and Southwestern Illinois College District No. 522.

In witness whereof the undersigned has set his hand this ___ day of _____, 20__.

Attest: Representative, Forward Generation, L.L.C. Representative, Forward Generation, L.L.C.

State of Illinois)
)ss
 County of St. Clair)

I, the undersigned, Notary Public in and for said county in the state aforesaid, do hereby certify that _____ and _____ of FORWARD GENERATION, L.L.C., are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me in person this day and acknowledged that they have signed and delivered the said plat as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and seal this ___ day of _____, 20__.

Notary Public

State of Illinois)
)ss
 County of St. Clair)
 I, the undersigned, County Clerk of St. Clair County, Illinois, do hereby certify that I find no unpaid taxes against any of the real estate included within this plat.
 In witness whereof, I have hereunto set my hand and affixed the seal of my office this ___ day of _____, 20__.

County Clerk

State of Illinois)
)ss
 County of St. Clair)

We, the undersigned, professional engineer for this development and the owner, do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared by Netemeyer Engineering Assoc., Inc., latest revision, as approved by the City or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Representative, Forward Generation, L.L.C. Representative, Forward Generation, L.L.C.

Patrick R. Netemeyer I.R.P.E. No. 37441 Date
 Expiration Date: November 30, 2017

NOTE:
 The approval and certification of this plat by St. Clair County, the City of O'Fallon, the subdivider, and the surveyor / engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement other than surface drainage structures or improvements having prior approval of the County and City. It is the intent of the County, City, subdivider and surveyor / engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

State of Illinois)
)ss
 County of St. Clair)

I do hereby certify that the following agencies were properly notified if required and to the best of my knowledge approve this project:
 Illinois Historic Preservation Agency (HPA - archaeological)
 Illinois Department of Natural Resources (IDNR-endangered species)
 Illinois Department of Natural Resources - Division of Water Resources (IDNR-DWR - stream hydraulics)
 Natural Resources Conservation Service (NRCS - land use)
 U.S. Army Corps of Engineers (USACE - clean water act/stream hydraulics)
 Illinois Environmental Protection Agency (IEPA - storm water permit)
 St. Clair County Department of Roads and Bridges (entrance permit)
 Illinois Dept. of Transportation Div. of Highways (IDOT - entrance permit)
 U.S. Department of Agriculture (USDA - prime farm land)

Patrick R. Netemeyer I.P.L.S. No. 2704
 Expiration Date: November 30, 2016

State of Illinois)
)ss
 County of St. Clair)

This plat has been reviewed and approved by the Mapping and Platting Department.

Mapping and Platting Department Date

State of Illinois)
)ss
 County of St. Clair)

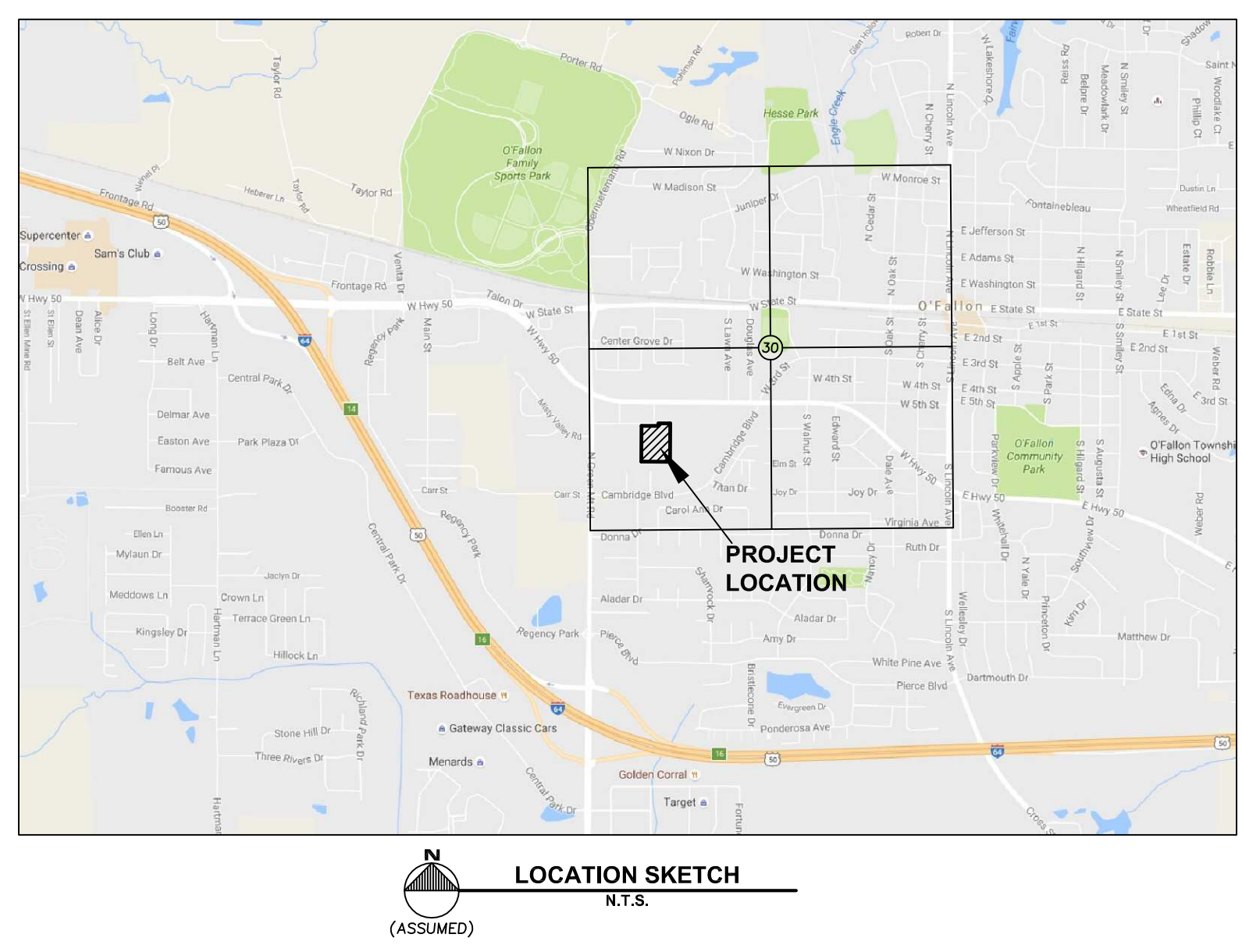
This plat has been reviewed and approved for 911 implementation.

911 Coordinator Date

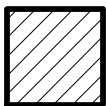
State of Illinois)
)ss
 County of St. Clair)

This final plat was examined and approved by the City Council of the City of O'Fallon, Illinois and accepted by resolution No. _____ dated this ___ day of _____, 20__.

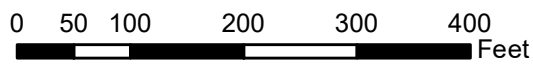
Mayor
 City Clerk



Frieze Harley-Davidson - Minor Subdivision



Subject Property





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: October 10, 2016
SUBJECT: Minor Subdivision – Ridge Prairie Heights – Lot 89 (Resolution)

Project Background and Summary

The petitioner, Rick Parks has filed a petition to subdivide property located at 121 Central Drive, Parcel Number 03-26.0-409-001, having approximately 0.61 acres. The subject property is zoned SR-2 – Single-family Residence Dwelling District, with an existing single-family residence on the property. The parcels surrounding the property are all zoned SR-2 within the Ridge Prairie Heights subdivision.

The property owner is seeking a minor subdivision approval creating two lots. One lot will consist of 0.34 acres (14,810 square feet) with the existing single-family residence and the second lot will consist of 0.27 acres (11,761 square feet). The applicant proposes to subdivide the 11,761 square foot lot for the construction of a new single family residence. Overall, the plat meets the area and balk requirements of the city's codes, but a few minor additions to the plat will be completed prior to the City signing off on the plat.

Staff Recommendation

Staff recommends approval of the minor subdivision for 121 Central Drive, Parcel Number 03-26.0-409-001.

Attachments

Aerial
Plat

ADDITIONAL RESTRICTIONS, LIMITATIONS AND COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE ST. CLAIR COUNTY RECORDER'S OFFICE IN BOOK _____ ON PAGE _____ AS DOCUMENT NO. _____

OWNER/SUBDIVIDER

RICK PARKS
1781 BENTWATER LANE
O'FALLON, ILLINOIS 62269

SCHOOL DISTRICTS

K - 8: CENTRAL DISTRICT #104
9 -12: O'FALLON TOWNSHIP HIGH SCHOOL DISTRICT #203
SOUTHWESTERN ILLINOIS COLLEGE DISTRICT NO. 522

ENGINEER/SURVEYOR

MILLENNIA PROFESSIONAL SERVICES
11 EXECUTIVE DRIVE, SUITE 12
FAIRVIEW HEIGHTS, ILLINOIS 62208
618-624-8610

AREA CALCULATIONS

LOT 89A 0.34 ACRES
LOT 89B 0.27 ACRES
TOTAL AREA 0.61 ACRES

ZONING

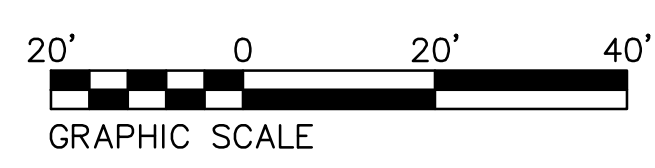
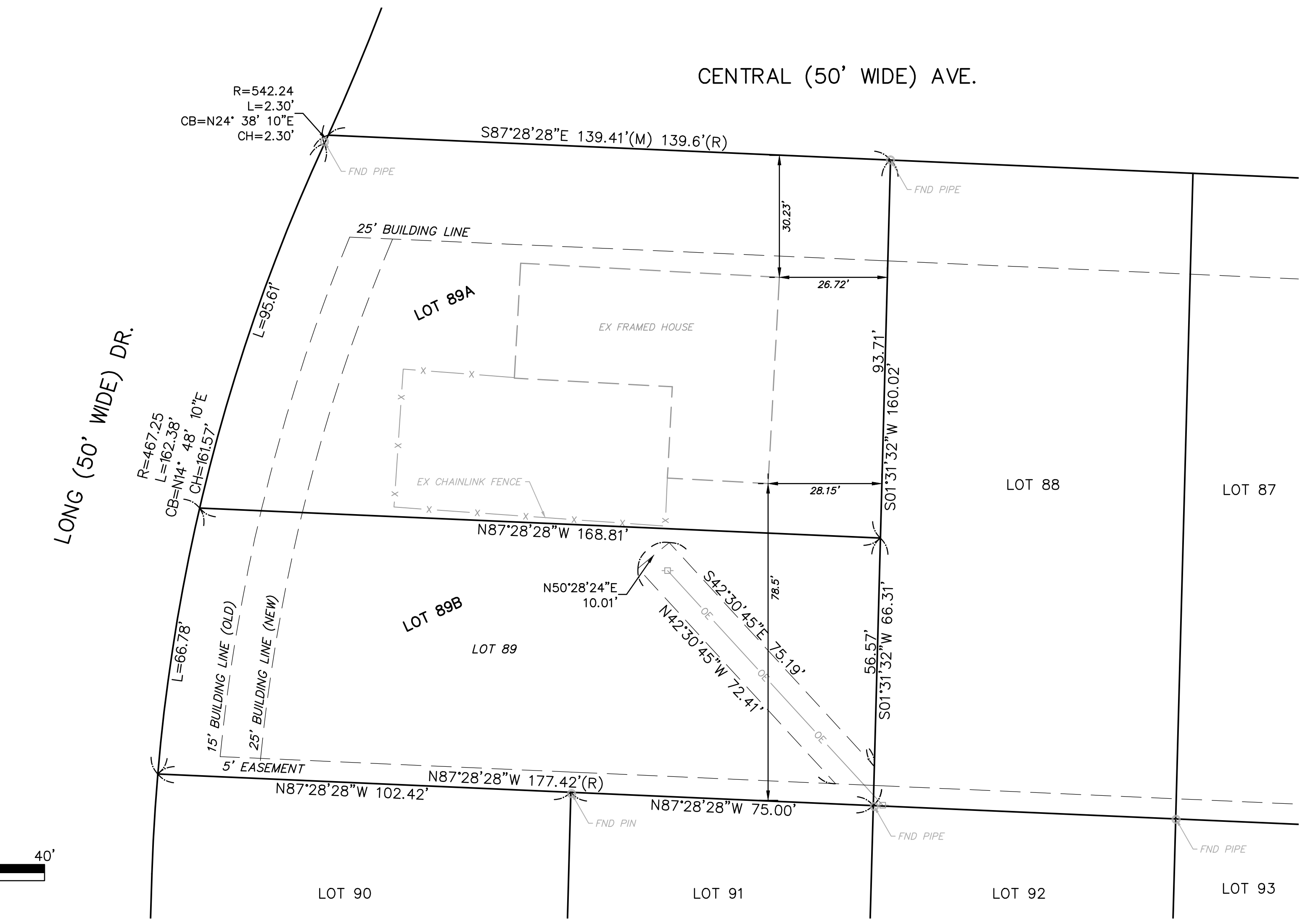
SR-2

LEGEND

- IRON PIN SET
- FND IRON PIPE

FINAL PLAT NOTES

1. THE ACCEPTANCE OF THIS PLAT BY THE CITY OF O'FALLON, ILLINOIS DOES NOT OBLIGATE THE CITY TO PERFORM ANY MAINTENANCE OF ANY DRAINAGE EASEMENT IN THIS SUBDIVISION NOR THE ACCEPTANCE OF ANY STORM WATER DRAINAGE WAY, STRUCTURE OR IMPROVEMENT OTHER THAN SURFACE DRAINAGE STRUCTURES OR IMPROVEMENTS ON STREET RIGHT-OF-WAY. IT IS THE INTENT OF THE SUBDIVIDER THAT THE PROPERTY OWNERS SHALL MAINTAIN THAT PART OF ANY DRAINAGE EASEMENT LYING WITHIN THE BOUNDARY OF THEIR PROPERTY.
2. ALL EASEMENTS SHOWN ARE TO BE USED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC AND MUNICIPAL UTILITIES AND FOR SURFACE WATER DRAINAGE, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS LOCATED OUTSIDE OF STREET RIGHT-OF-WAY ARE TO BE MAINTAINED BY LOT OWNERS.



WE, THE UNDERSIGNED, BEING THE OWNER IN FEE OF THE PROPERTY EMBRACED BY THIS RESUBDIVISION PLAT, DO HEREBY ACKNOWLEDGE THIS RESUBDIVISION PLAT TO BE MY FREE AND VOLUNTARY ACT AND DEED. I HEREBY DEDICATE TO THE PUBLIC FOREVER, FOR ROADWAY PURPOSES, THE STREET RIGHT OF WAY AS SHOWN HEREON, AND HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITIES SERVICE AND DRAINAGE. THE BUILDING LINES SHOWN HEREON ARE THE BUILDING LINES TO BE REFERRED TO IN ALL THE CONVEYANCES OF LOTS WITHIN THIS SUBDIVISION, INCLUDING THE RELEASE AND WAIVER OF THE RIGHTS OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND THIS SEAL THIS ____ DAY OF _____, 2016

OWNER:
RICK PARKS

STATE OF ILLINOIS)
) SS.
COUNTY OF ST. CLAIR)

ON THIS ____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME MR. RICK PARKS, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE REPRESENTATIVE OWNER, ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, AND SAID AUTHORIZED AGENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF ST. CLAIR)

FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS SUBDIVISION AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF MY OFFICE THIS ____ DAY OF _____, 2016.

COUNTY CLERK

CENTRAL (50' WIDE) AVE.

LONG (50' WIDE) DR.

I, THE UNDERSIGNED, OWNER, HEREBY WITNESS TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

RICK PARKS, OWNER

ENGINEER

I, THE UNDERSIGNED 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

911 COORDINATOR

I, THE UNDERSIGNED MAYOR OF THE CITY OF O'FALLON, ILLINOIS, DO HEREBY APPROVE THE PLAT SHOWN HEREIN.

_____, 2016

MAYOR

CITY CLERK

APPROVED BY MAPPING AND PLATTING ON THIS ____ DAY OF _____, 2016

SIGNATURE

WE, MILLENNIA PROFESSIONAL SERVICES., HEREBY DECLARE THAT AT THE REQUEST OF RICK PARKS, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL REQUIRED MONUMENTATION HAVE BEEN INSTALLED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MILLENNIA PROFESSIONAL SERVICES
184-004070

DALE L. WOOLARD _____ DATE _____
I.P.L.S. #35-3321
EXPIRATION / RENEWAL DATE:
NOV. 30, 2016

Drawing Issue	09/23/16	OWNER REVIEW

P.M. _____
D.L.W. _____
L.T. _____
S.J. _____
QA/QC: _____
M.J.R. _____
Job Number: ME16065.00

Millennia Professional Services

11 Executive Drive, Suite 12
Fairview Heights, Illinois 62208
618.624.8610
FAX: 618.624.8611



Ridge Prairie Heights 1st Addition - Lot 89 Resubdivision

Rick Parks
121 Central Avenue
O'Fallon, Illinois 62269

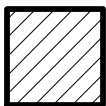
Sheet Title:
Resubdivision Plat

Sheet
1 of 1

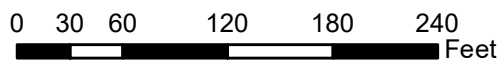
Ridge Prairie Heights - Minor Subdivision



Proposed Lot



Subject Property





MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: October 10, 2016
SUBJECT: P2016-12: BP Gas Station - Planned Use

Recommendation

The Planning Commission held a public hearing on the above referenced application at their September 27, 2016 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Planned Use for the BP Gas Station, subject to the conditions recommended by staff.

Project Background and Summary

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.

At the Planning Commission meeting there was a discussion about the hour of operation. Currently, the station operates 24 hours a day, 7 days a week. Staff discussed the hours of operation with the developer and owner and they have determined they would like to continue operating 24 hours a day, 7 days a week.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

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:

1. Report to Plan 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 and 158.256 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



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): 429 326 1

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: 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

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 APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY
DATE RECEIVED: 8-22-16
APPLICATION RECEIVED BY: JR
APPLICATION FEE: \$500.00
PROJECT ID #: P2016-12
STAFF ASSIGNED: JR
PLAN REVIEW FEE DEPOSIT REC'D: \$1,050-

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

PROJECT DESIGN SUMMARY

RECEIVED AUG 22 2016

720 S. Lincoln

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 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 devices other than a good stand of grass.

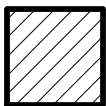
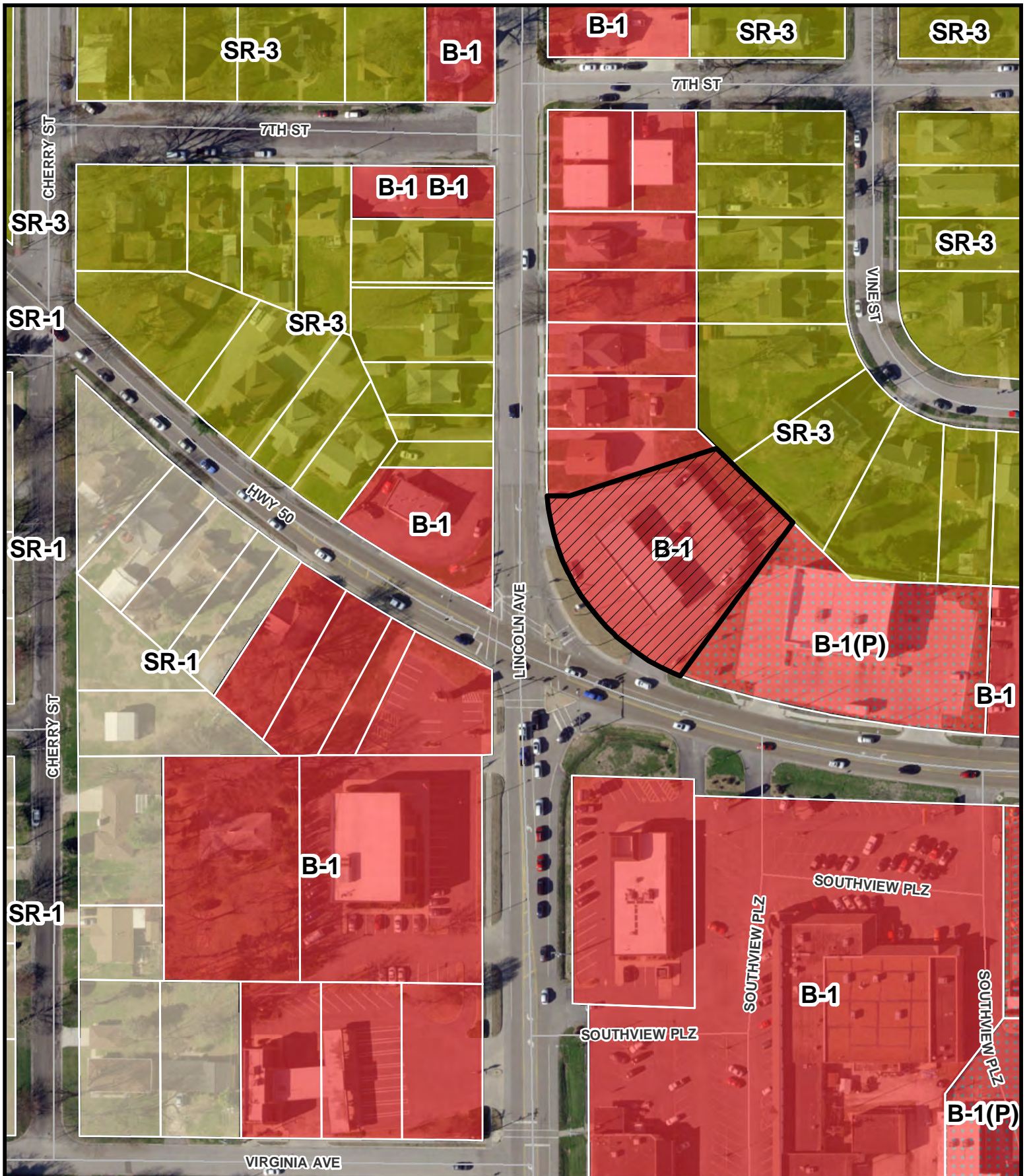
Respectfully submitted,

SHERRILL ASSOCIATES, INC.

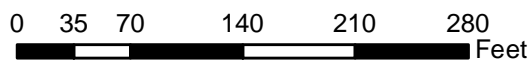
K. Richard Jones, PE
Engineering Manager



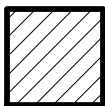
P2016-12: BP Station - Zoning Map



Subject Property



P2016-12: BP Station - Surrounding Land Use Map



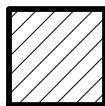
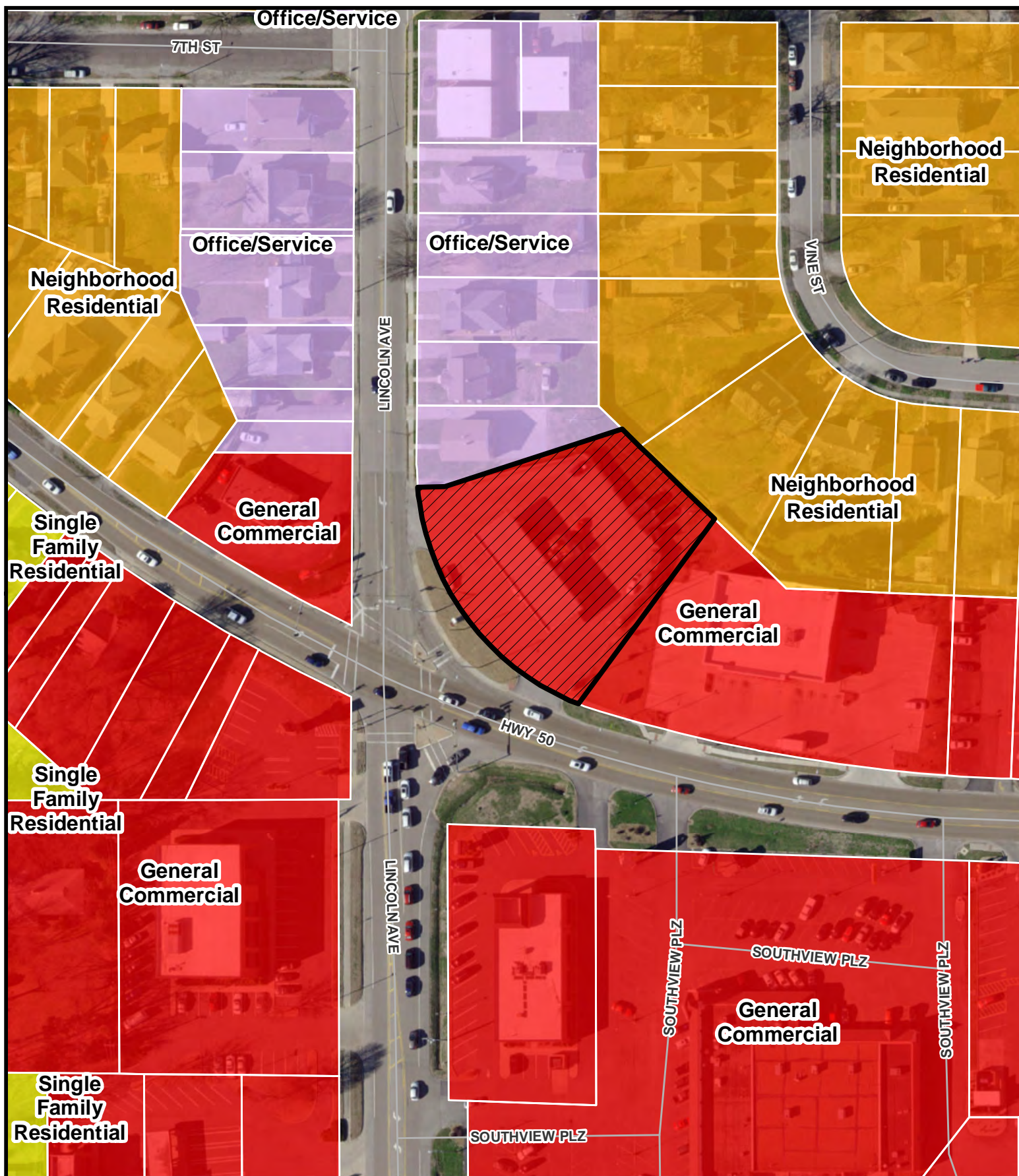
Subject Property

0 30 60 120 180 240 Feet

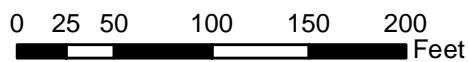


O'Fallon
ILLINOIS

P2016-12: BP Station - Future Land Use Map

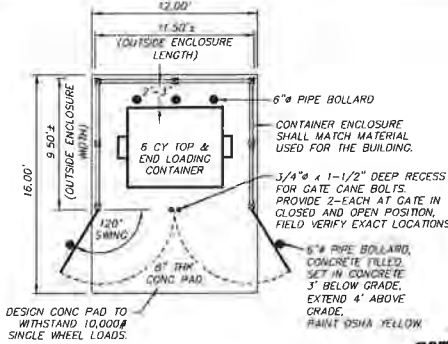


Subject Property



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
- CHISELED "X" SET
- ANCHOR FOUND
- MONITORING WELL
- 18" DIA. PIPE LID
- 3" DIA. PIPE BOLLARD



CONTAINER ENCLOSURE PLAN & CONCRETE PAD LAYOUT

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



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
CASEVILLE, 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: 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", "AR", OR "MH" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. A SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED. 92 FEET OR 8 STORIES, WHICHEVER IS SMALLER.

MAX LOT COVERAGE: 50%

MAX FLOOR AREA RATIO: 2:1

MAXIMUM ALLOWED GROSS FLOOR AREA: 14,317 SF

PROPOSED GROSS FLOOR AREA: 5,173 SF

PROPOSED BUILDING HEIGHT: 3.5:1

PROPOSED FLOOR AREA RATIO: 4:1

PROPOSED LOT COVERAGE: 4173 x 3205 = 7378 SF = 25.77%

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 SOUTHWESTERLY ALONG THE SAID SOUTHERLY LINE OF SAID LOT NUMBER TWELVE (12) TO THE POINT OF BEGINNING; AND

ALSO, THAT PART OF LOT 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:
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AREAS BY SURFACE TYPE

BUILDING = 4,173 SF

PAVEMENT = 20,910 SF

GRASS = 3,551 SF

TOTAL AREA

28,634 SF

0.662 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.

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

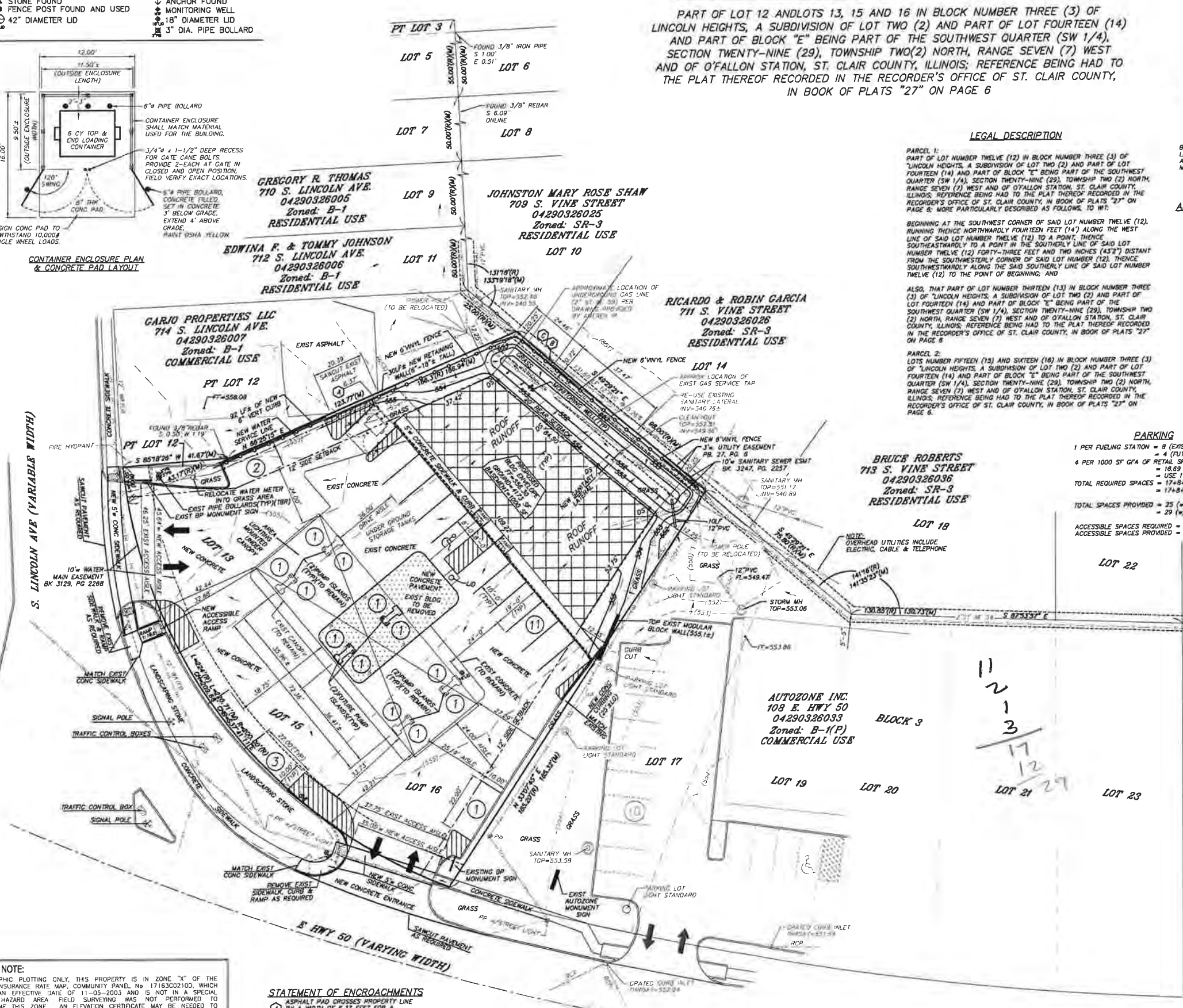
TOTAL REQUIRED SPACES = 17+8+25 (w/EXIST PUMPS) = 50

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

ACCESSIBLE SPACES REQUIRED = 1

ACCESSIBLE SPACES PROVIDED = 1

S. LINCOLN AVE (VARIABLE WIDTH)



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1718300210D, 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 PLAN 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

- ① ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.59 FEET AS SHOWN.
- ② WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.46 FEET AS SHOWN.
- ③ CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SHOWN.

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 _____

SITE BENCHMARK

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

DRAWING INDEX

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

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

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.

**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 pertaining to this project or any part or parts of the engineering project or survey.

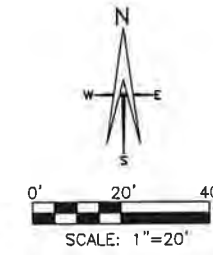
REVISION	DATE	DESCRIPTION
1	04-28-16	INCREASED PARKING & BLDG
2	05-24-16	CITY COMMENTS, INCREASE BLDG FOOTPRINT & REVISE PARKING
3	08-15-16	GENERAL REVISIONS
4	09-07-16	CITY COMMENTS DATED 9-2-2016

PROJECT NO. 15396-01
DRAWN JAC/KRJ
CHECKED KRJ
DESIGNED 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

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	○ IRON PIN SET
■ CONC. MON. FOUND	□ CONC. MON. SET
■ PK NAIL FOUND	■ PK NAIL SET
■ CHISELED "X" FOUND	■ CHISELED "X" SET
■ STONE FOUND	■ ANCHOR FOUND
■ FENCE POST FOUND AND USED	○ MONITORING WELL
⊕ 42" DIAMETER LID	○ 18" DIAMETER LID
	○ 3" DIA. PIPE BOLLARD

LEGAL DESCRIPTION

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SITE INFORMATION

720 S. LINCOLN HWY
O'FALLON, IL 62261
P.L.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", "HWY" OR "HWY" 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=353.50
TOP OF SANITARY MH
62' N. OF CENTERLINE OF E. HWY 50
58.38' SW OF SW BLDG CORNER OF AUTOZONE

TOTAL AREA
28,634± SQ. FT.
0.66± ACRES

KENNETH R. JONES, P.E. 082-154173
ILLINOIS PROFESSIONAL ENGINEER
LICENSE EXPIRATION 11/30/2017
9/20/16

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**PROPOSED BP IMPROVEMENTS
EXISTING SITE PLAN**
 720 S. LINCOLN AVE, O'FALLON, IL
 STL ECO ENERGY & ELECTRIC
 2566 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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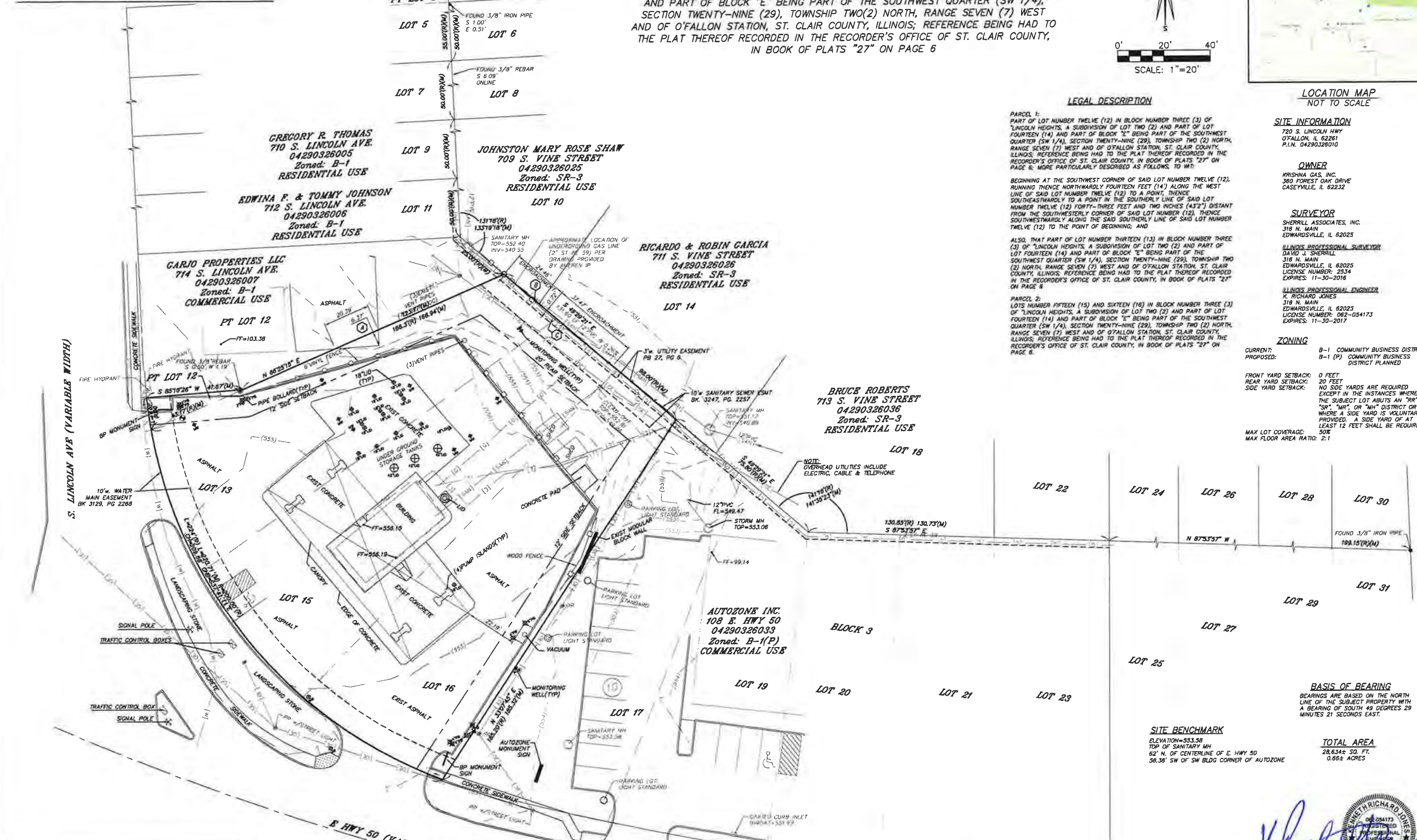
REVISION	DATE	NO.	PROJECT NO.	DESIGNED
			15396-01	
				JAC/KRJ
				KRJ
				DATE
				9-14-2015
				CHECKED
				KRJ
				DATE
				9-14-2015
				PROPOSED IMPROVEMENTS EXISTING SITE PLAN 720 S. LINCOLN AVE. O'FALLON, IL
				SHEET 2 OF 3

FLOOD NOTE:
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STATEMENT OF ENCROACHMENTS

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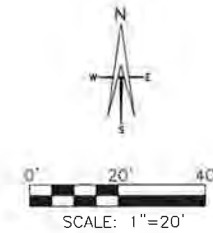


LEGEND

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- CONC. MON. FOUND
- ⊕ PK NAIL FOUND
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**PROPOSED BP IMPROVEMENTS
SITE DEMOLITION PLAN**

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LOCATION MAP
NOT TO SCALE

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 SOUTHWEST 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: 2834
EXPIRES: 11-30-2018

ILLINOIS PROFESSIONAL ENGINEER

K. RICHARD JONES
316 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 ADJUTS AN "RR", "SR", "MR", OR "MH" DISTRICT OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED. SIDE YARD OF AT LEAST 12 FEET SHALL BE REQUIRED.

MAX LOT COVERAGE: 50%
MAX FLOOR AREA RATIO: 2:1

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

Surveyors - Engineers
- Planners

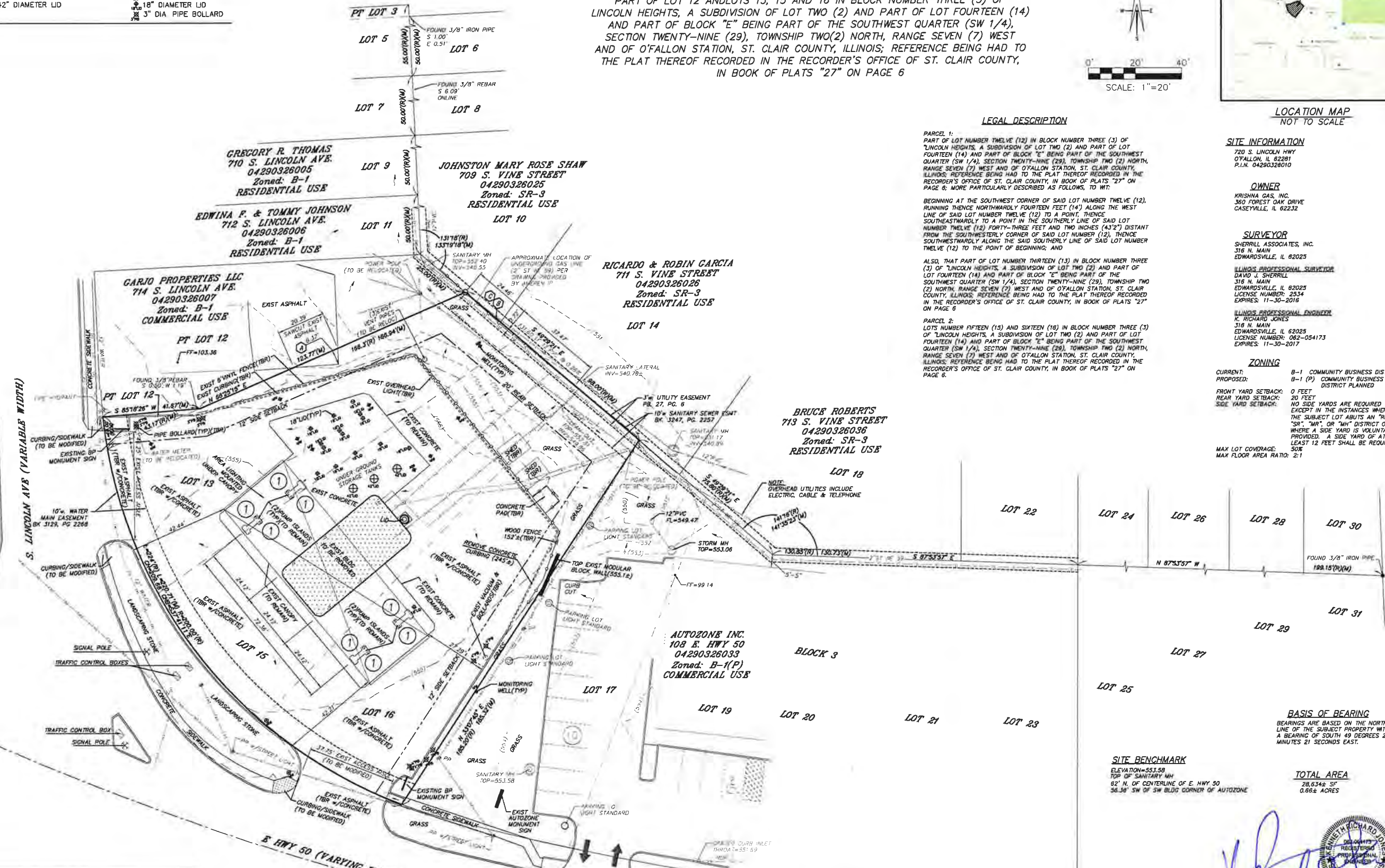
Illinois Design Firm
184-001238

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	JAC/KRJ	DESIGNED KRJ
CHECKED	KRJ	DATE 8-11-2016
BP STATION PROPOSED IMPROVEMENTS SITE DEMOLITION PLAN 720 S. LINCOLN AVE. O'FALLON, IL		
SHEET 3 OF 3		



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17163C02100, 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.

STATEMENT OF ENCROACHMENTS

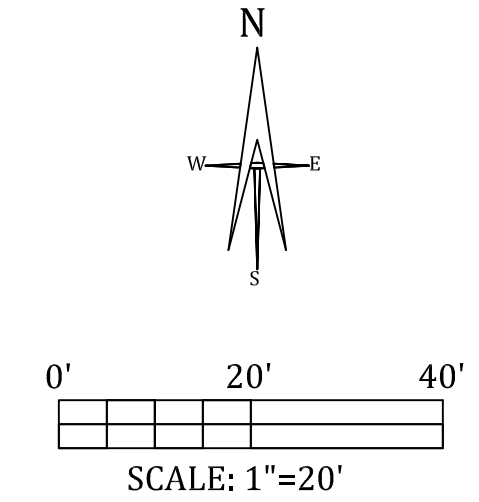
- A ASPHALT PAD CROSSES PROPERTY LINE BY A WIDTH OF 6.37 FEET FOR A LENGTH OF 20.39 FEET AS SHOWN.
- B WOOD FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 24.48 FEET AS SHOWN.
- C CHAIN LINK FENCE CROSSES PROPERTY LINE BY A WIDTH OF 0.72 FEET FOR A LENGTH OF 37.27 FEET AS SHOWN.

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.

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.

Signature of Kenneth R. Jones
KENNETH R. JONES, P.E. 062-154173
IN THE STATE OF ILLINOIS
LICENSE EXPIRES 11/30/2017
9/20/16

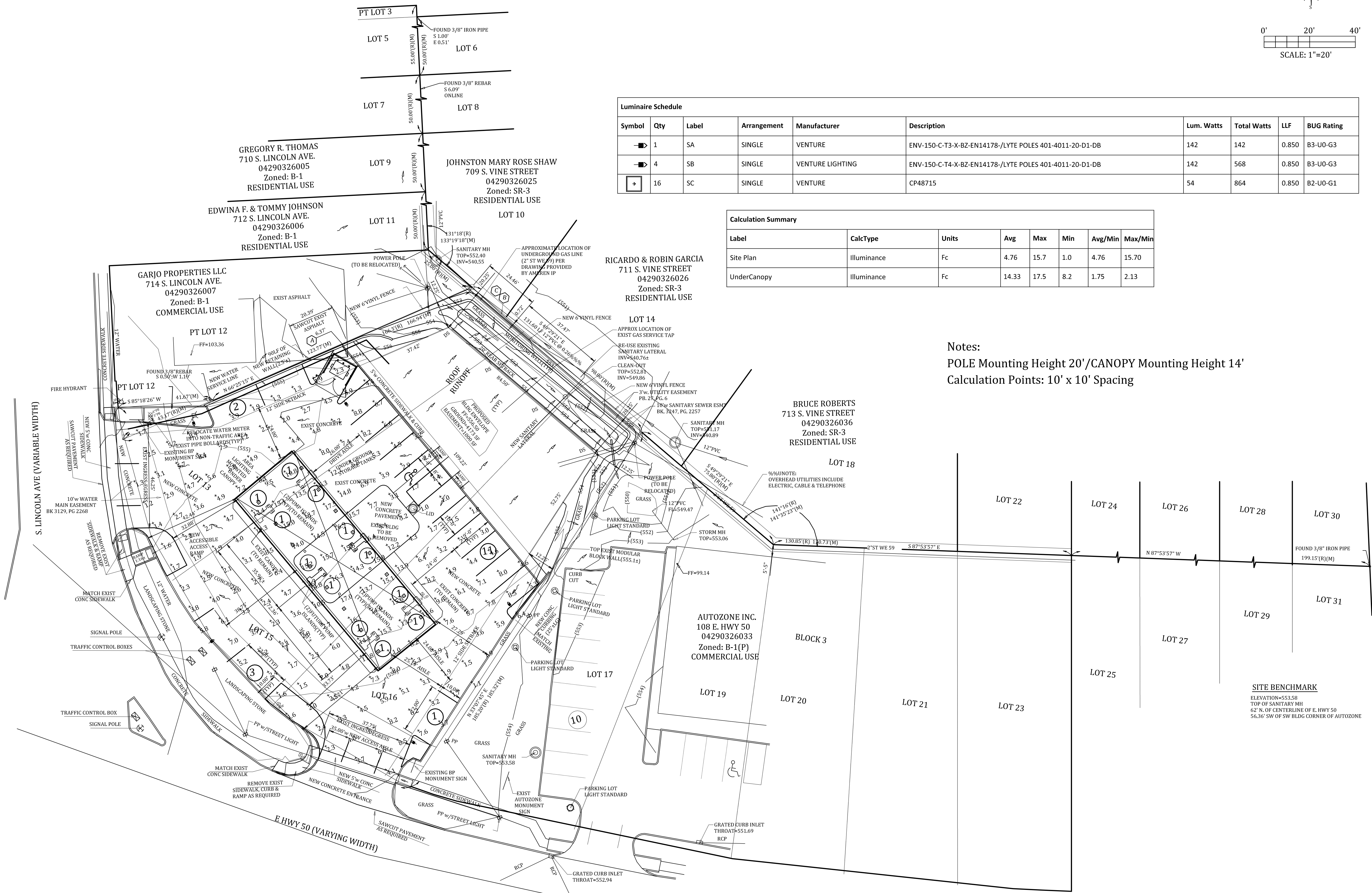
PROPOSED BP IMPROVEMENTS SITE LIGHTING PLAN



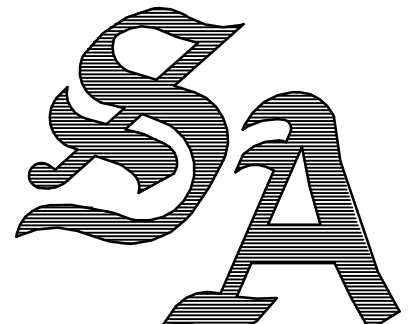
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Watts	Total Watts	LLF	BUG Rating
	1	SA	SINGLE	VENTURE	ENV-150-C-T3-X-BZ-EN14178-/LYTE POLES 401-4011-20-D1-DB	142	142	0.850	B3-U0-G3
	4	SB	SINGLE	VENTURE LIGHTING	ENV-150-C-T4-X-BZ-EN14178-/LYTE POLES 401-4011-20-D1-DB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



**PROPOSED BP IMPROVEMENTS
 SITE LIGHTING PLAN**
 720 S. LINCOLN AVE, O'FALLON, IL
 Title:
 Client:
 STL ECO ENERGY & ELECTRIC
 2586 WILLOW GLEN PARK
 FENTON, MO 63026
 314-920-5670

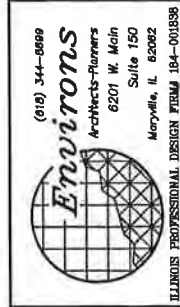


**SHERILL
 ASSOCIATES**
 Surveyors - Engineers
 - Planners
 Illinois Design Firm
 # 184-001238
 Missouri Design Firm
 #001332
 316 Main Street
 Edwardsville, IL 62025
 618-656-9251

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 10F 1

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.



JOB NO.
15024

DATE:
AUGUST 22, 2016
REVISED:



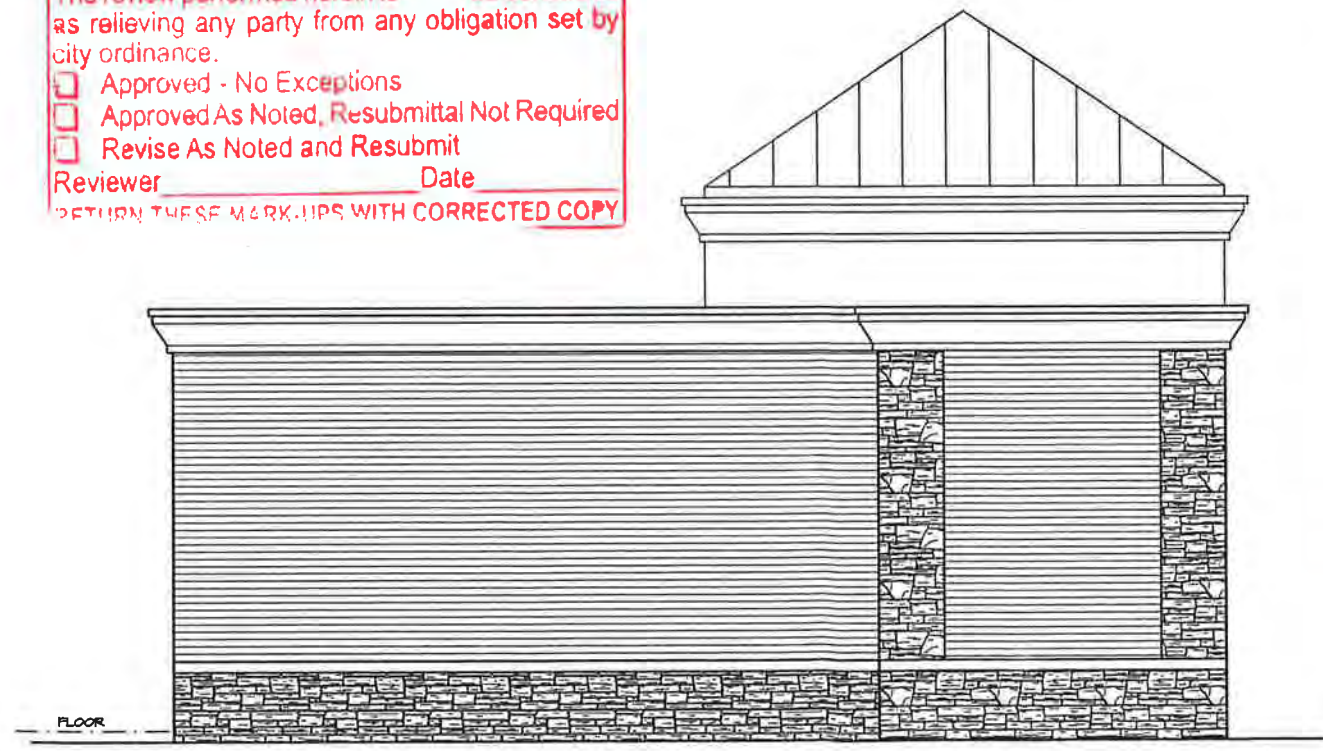
A. NEW: 720 S. Lincoln
CONVENIENCE STORE
ROUTE 60 + LINCOLN AVE.
O'FALLON, IL 62269
BUILDING ELEVATIONS

© 2016 ENVIRON ARCHITECTS-PLANNERS ALL RIGHTS RESERVED.
A2.1
OF -



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 MARKUPS WITH CORRECTED COPY



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

RECEIVED AUG 22 2016



MEMORANDUM

TO: Community Development Committee
FROM: Justin Randall, Senior City Planner
THROUGH: Ted Shekell, Director of Community Development
DATE: October 10, 2016
SUBJECT: P2016-13 & S16-09: The Enclave at Augusta Greens - Preliminary Plat & Planned Use
S16-08: Augusta Greens – Preliminary Plat

Recommendation

The Planning Commission held a public hearing on the above referenced application at their September 27, 2016 meeting. The Commission voted 8-ayes and 0-nays to approve the requested Planned Use for The Enclave at Augusta Greens, subject to the conditions recommended by staff. Additionally, the Commission voted 8-ayes and 0-nays to approve the requested Preliminary Plat for Augusta Greens and The Enclave at Augusta Greens.

Project Background and 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 City Council, 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.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Staff Recommendation

- A. Staff recommends approval of the Planned Use and Preliminary Plat for The Enclave at Augusta Greens with the following conditions (however the resolution for the preliminary plat will be presented for review when the Planned Use for The Enclave at Augusta Greens is scheduled for 2nd Reading):
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 (however the resolution for the preliminary plat will be presented for review when the Planned Use for The Enclave at Augusta Greens is scheduled for 2nd Reading):
1. A variance to increase the maximum block length from 1,400 feet to 2,400 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)

Staff recommends approval of both the Zoning Amendment and minor subdivision (however the resolution for the minor subdivision will be presented for review when the Zoning Amendment is on for 2nd Reading) for 399 North Seven Hills Road, Parcel Number 04-20.0-400-006.

Attachments:

1. Report to Plan Commission



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

Community Development Department

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

- 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:

North: Unincorporated A
East: Unincorporated A
South: B-1(P), SR-1B(P) & SR-3

West: Unincorporated A & SR3

Surrounding Land Use:

North: Agricultural land uses
East: Agricultural land uses
South: Vacant land for commercial development, Skyline Community Church and Savannah Hills subdivision south of Milburn School Road.
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 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 and 158.256 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 Tuscan 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 2,400 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 23 2016

S16-08

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.")

*150 + 1170 =
\$1320.00 ✓

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.

[Handwritten Signature]

Applicant's Signature

RECEIVED AUG 23 2016

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

S16-09

(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 Contract Purchaser () Other _____

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

PAYMENT OF FILING FEE YES

PAYMENT OF ENGINEERING PLAN REVIEW FEE \$2640 YES

6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY YES

VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED [Redacted]

NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT [Redacted]

COMPLETION OF PRELIMINARY PLAT CHECKLIST YES

COMPLETION OF PAYMENT RESPONSIBILITY FORM [Redacted]

PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE) [Redacted]

PHASE I DRAINAGE REPORT YES

.PDF COPY OF PLAT YES

SUBMITTAL IN CAD / GIS FORMAT (ON CD) [Redacted]

PROOF OF DEVELOPER'S OWNERSHIP INTEREST [Redacted]

(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.

[Redacted Signature]

Applicant's Signature



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)

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):
[X] 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: 618-622-0300
EMAIL: Steve@halloraninc.com

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]
SIGNATURE OF APPLICANT

[Signature]
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED AUG 23 2016

STAFF USE ONLY
DATE RECEIVED: 8/23/16
APPLICATION RECEIVED BY: JR+VB
APPLICATION FEE: \$500.00
PROJECT ID #: P2016-13
STAFF ASSIGNED: J. Randall
PLAN REVIEW FEE DEPOSIT REC'D: see prelim plat

NARRATIVE

RECEIVED AUG 23 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,

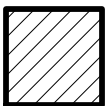
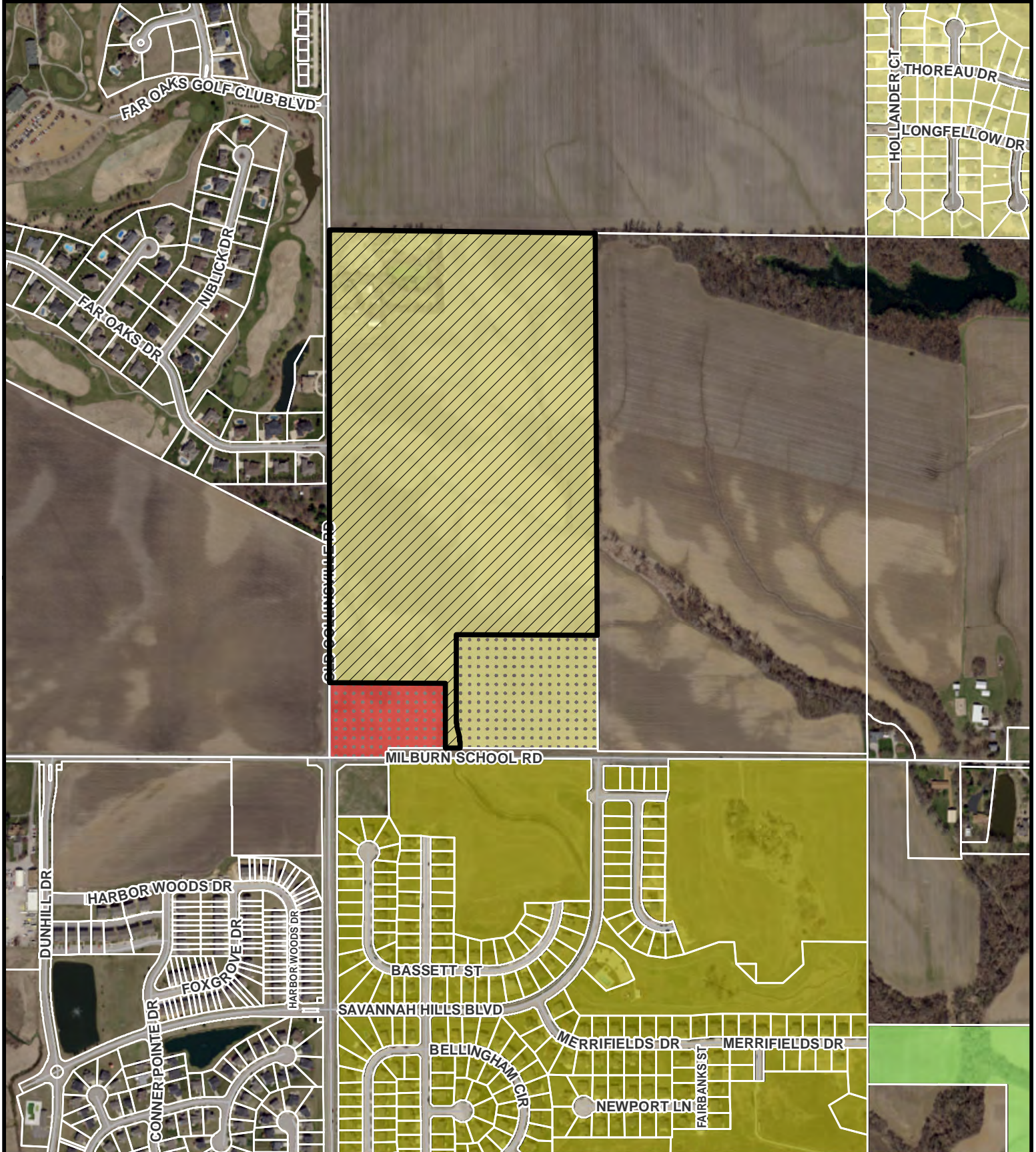


Clifford G. Huelsmann

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



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

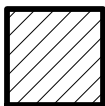


Far Oaks Subdivision &
Golf Course

Skyline
Community
Church

Fountain Place
Subdivison

Savannah Hills
Subdivision



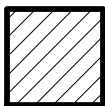
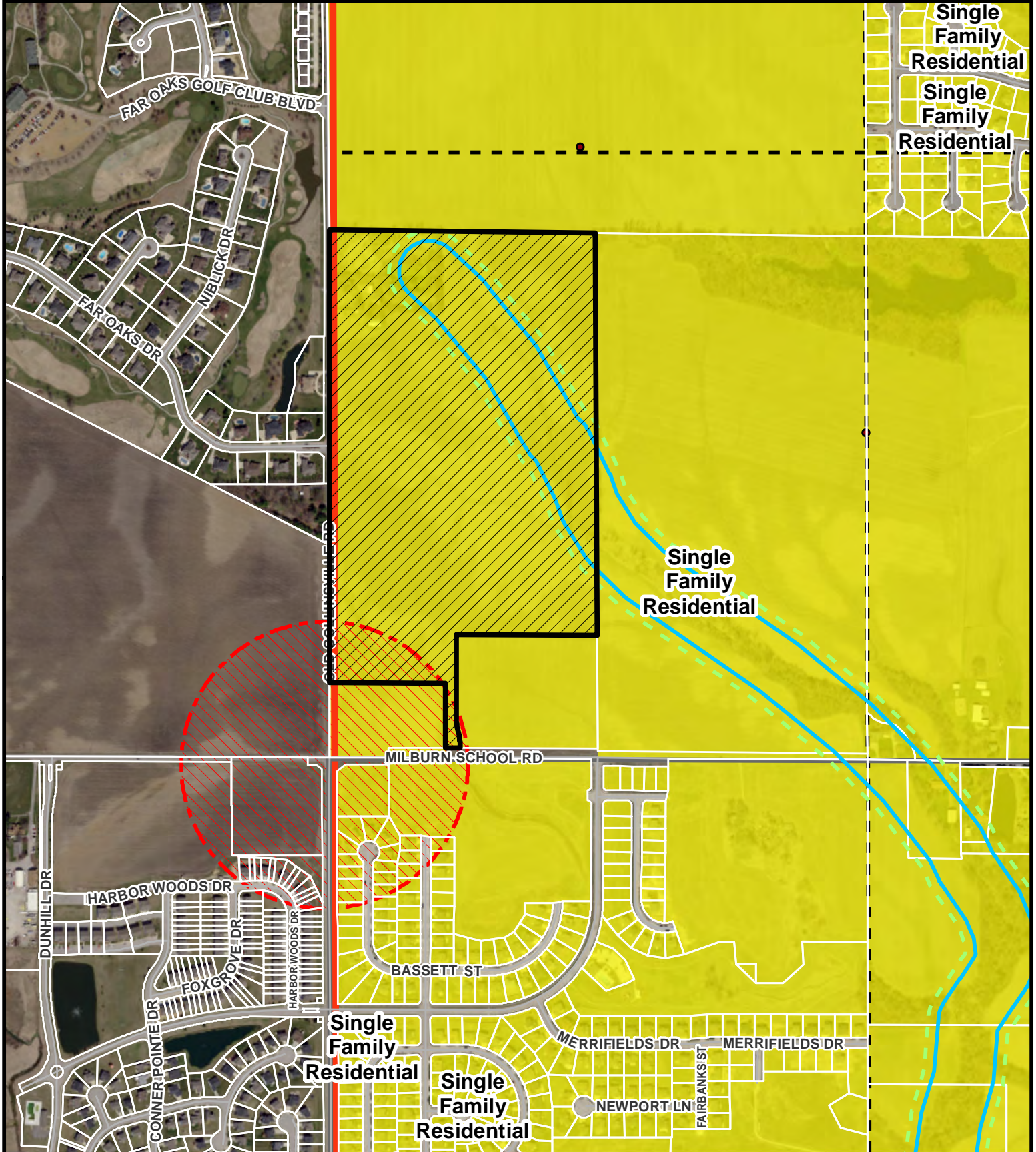
Subject
Property

0 125 250 500 750 1,000
Feet

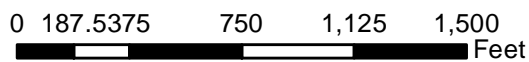


P2016-13 & S16-09: The Enclave at Augusta Greens

S16-08: Augusta Greens - Future Land Use Map

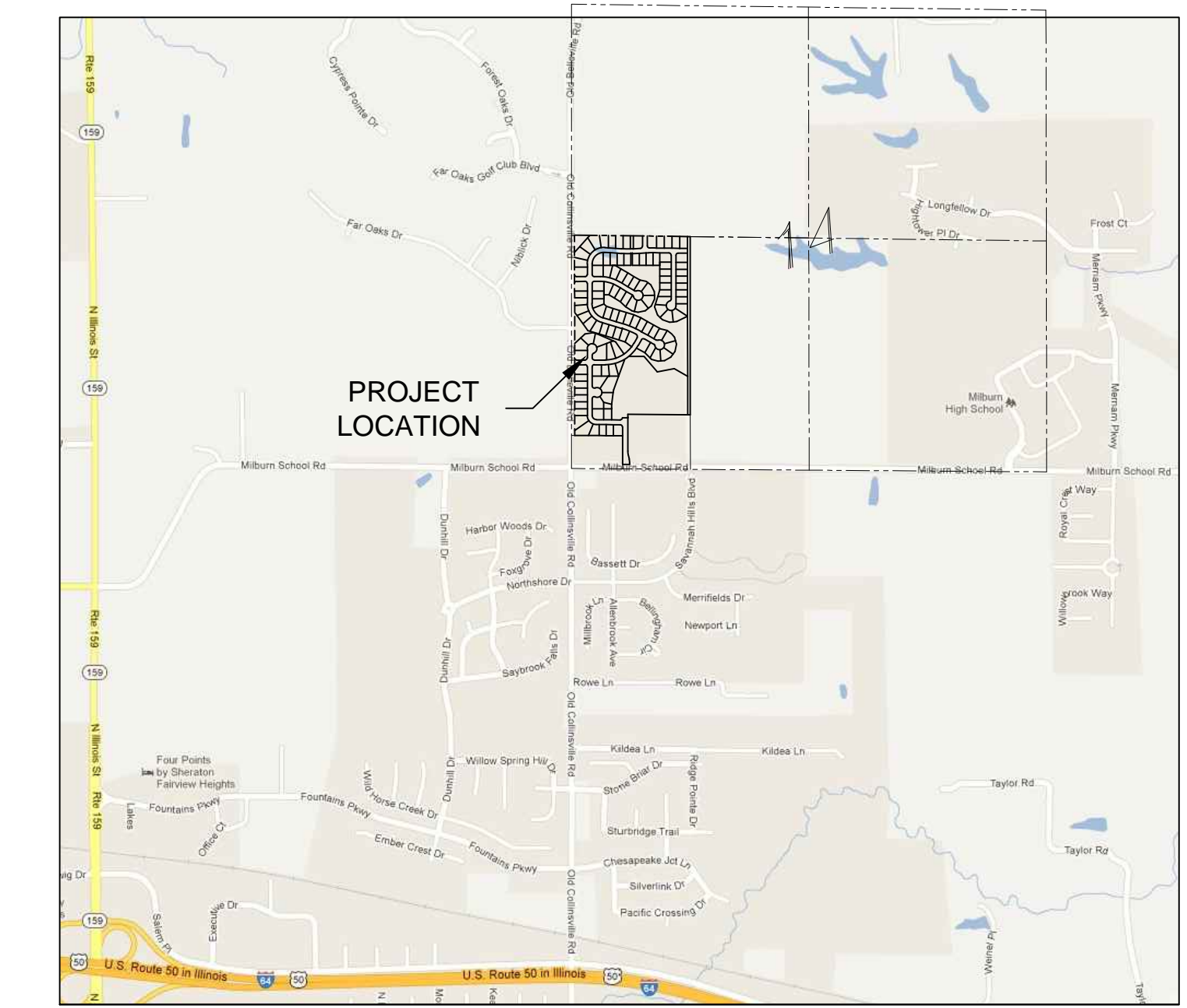


Subject Property



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

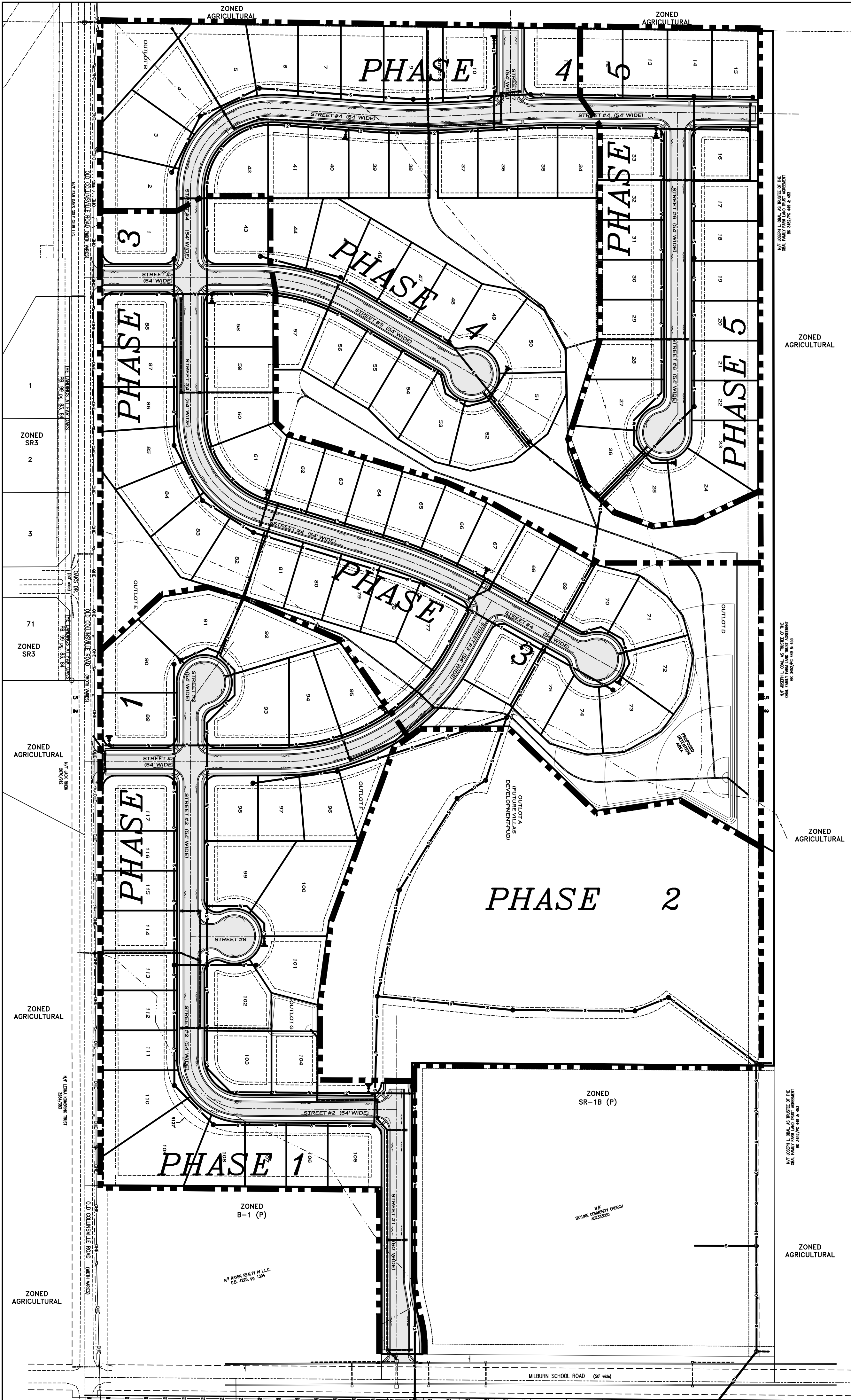
GREENSPACE REQUIRED:
 (331/1000)*6 = .331*6 = 1.99 ACRES

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

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



NETEMEYER ENGINEERING ASSOCIATES, INC.
 3300 Highline Road Aviston, IL 62216
 PHONE: (618) 228-7816
 FAX: (618) 228-7900
 ILL. PROF. DESIGN FIRM (L.S./P.E./S.E.) 184-001027

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

REVISIONS

NO.	DATE
1	9-21-16

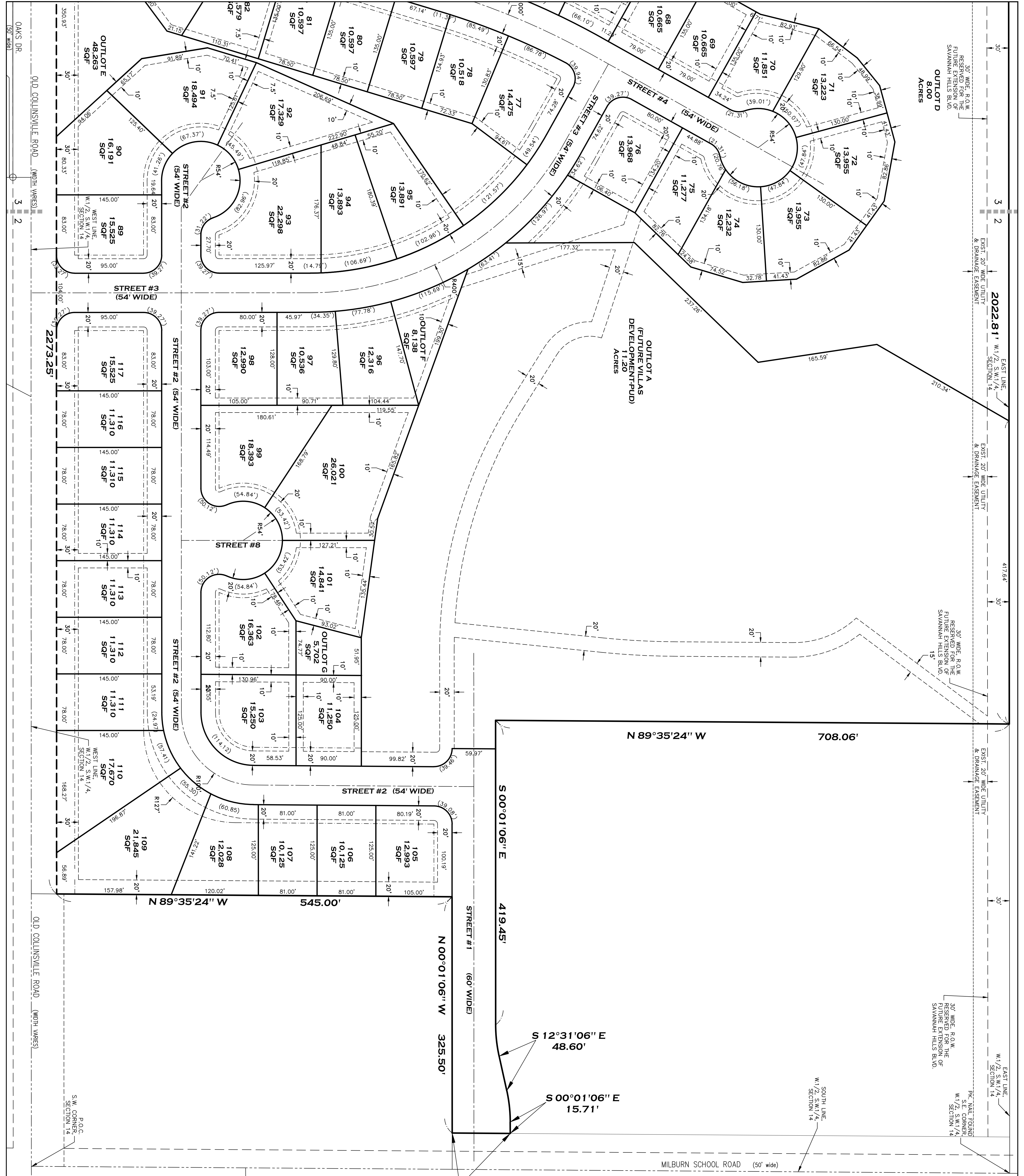
INTENDED USE:
 PLANNING & PERMITTING NOT FOR CONSTRUCTION
 PRPE 062-037441
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER

PROJECT NO: 2012-226
 DRAWN BY: CGH
 CHECKED BY: PRN
 ISSUE DATE: 8-4-16

COVER SHEET

SHEET NO:
1
 OF 6



NO.	REVISIONS	DATE
1	9-21-16	

NO.	DESCRIPTION
1	PROPOSED SANITARY CONNECTION
2	PROPOSED SANITARY FORCEMAIN
3	PROPOSED SANITARY LATERAL
4	EXIST. GATE VALVE & BOX
5	EXIST. GATE VALVE & MANHOLE
6	EXIST. WATER SPLITTER/FOURWAY
7	EXISTING WATER MAIN
8	EXISTING WATER METER
9	EXISTING WELL
10	PROF. HYDRANT W/ GATE VALVE & BOX
11	PROPOSED GATE VALVE & BOX
12	PROPOSED BUTTERFLY VALVE & BOX

SYMBOL	DESCRIPTION
○	IRON MARKER FOUND
●	5/8" IRON PIN TO BE SET
▲	STONE FOUND
■	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT TO BE SET
■	BRICK FOUND
■	BRICK FOUND
①	911 ADDRESS
②	25' FRONT BUILDING SETBACK
---	UTILITY & DRAINAGE EASEMENT
---	(EXCEPT AS NOTED)
---	EXISTING FLOWLINE
---	EXISTING FENCE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE/CONNECTION
---	EXISTING GAS METER
---	EXISTING GAS VALVE
---	EXISTING GAS VALVE VENT
---	EXISTING GAS SIGN
---	EXISTING OVERHEAD ELECTRIC LINE
---	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
---	PROPOSED OVERHEAD ELECTRIC LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	PROPOSED LIGHT POLE
---	PROPOSED ELECTRIC BOX
---	PROPOSED ELECTRIC METER
---	PROPOSED ELECTRIC MANHOLE
---	PROPOSED ELECTRIC METER PANEL
---	PROPOSED OVERHEAD ELECTRIC LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	PROPOSED STORM SEWER INLET
---	EXISTING STORM SEWER INLET
---	EXISTING STORM SEWER MANHOLE
---	EXISTING STORM SEWER CLEANOUT
---	EXISTING SWAMP/DOWNSPOUT DRAIN LINE
---	PROPOSED STORM SEWER/CLEANOUT
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
---	PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
---	PROPOSED SPOT ELEVATION (FINISH GRADE)
---	EROSION CONTROL (FILTER FENCE)
---	MANUFACTURED CHECK DAM
---	INLET PROTECTION
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING SANITARY LIFT STATION
---	EXISTING SANITARY VALVE VAULT
---	EXISTING SANITARY SEWER
---	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
---	PROPOSED SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED SANITARY CONNECTION
---	PROPOSED SANITARY FORCEMAIN
---	PROPOSED SANITARY LATERAL
---	EXIST. GATE VALVE & BOX
---	EXIST. GATE VALVE & MANHOLE
---	EXIST. WATER SPLITTER/FOURWAY
---	EXISTING WATER MAIN
---	EXISTING WATER METER
---	EXISTING WELL
---	PROF. HYDRANT W/ GATE VALVE & BOX
---	PROPOSED GATE VALVE & BOX
---	PROPOSED BUTTERFLY VALVE & BOX
---	PROPOSED REDUCER (SIZE AS NOTED)
---	PROPOSED HARNING SIEVE W/ PROPOSED WATER MAIN (SIZE AS NOTED)
---	PROPOSED WATER CONNECTION
---	PROPOSED SPRINKLER CONNECTION
---	PROPOSED WATER METER

NOTES:

- ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.
- BUILDING SETBACKS SHALL MEET THE OFFALON ZONING ORDINANCE.
- 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.
- ALL UTILITIES ARE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- DRAINAGE EASEMENTS EXCEPT FOR AREA OCCUPIED BY STRUCTURES.

LEGEND:

○ IRON MARKER FOUND
 ● 5/8" IRON PIN TO BE SET
 ▲ STONE FOUND
 ■ CONCRETE MONUMENT FOUND
 ■ CONCRETE MONUMENT TO BE SET
 ■ BRICK FOUND
 ■ BRICK FOUND
 ① 911 ADDRESS
 ② 25' FRONT BUILDING SETBACK
 --- UTILITY & DRAINAGE EASEMENT
 --- (EXCEPT AS NOTED)
 --- EXISTING FLOWLINE
 --- EXISTING FENCE
 --- EXISTING GAS LINE
 --- PROPOSED GAS LINE/CONNECTION
 --- EXISTING GAS METER
 --- EXISTING GAS VALVE
 --- EXISTING GAS VALVE VENT
 --- EXISTING GAS SIGN
 --- EXISTING OVERHEAD ELECTRIC LINE
 --- 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
 --- PROPOSED OVERHEAD ELECTRIC LINE
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 --- PROPOSED ELECTRIC METER PANEL
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 --- PROPOSED STORM SEWER INLET
 --- EXISTING STORM SEWER INLET
 --- EXISTING STORM SEWER MANHOLE
 --- EXISTING STORM SEWER CLEANOUT
 --- EXISTING SWAMP/DOWNSPOUT DRAIN LINE
 --- PROPOSED STORM SEWER/CLEANOUT
 --- EXISTING SPOT ELEVATION
 --- PROPOSED SPOT ELEVATION
 --- PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
 --- PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
 --- PROPOSED SPOT ELEVATION (FINISH GRADE)
 --- EROSION CONTROL (FILTER FENCE)
 --- MANUFACTURED CHECK DAM
 --- INLET PROTECTION
 --- EXISTING SANITARY MANHOLE
 --- EXISTING SANITARY CLEANOUT
 --- EXISTING SANITARY LIFT STATION
 --- EXISTING SANITARY VALVE VAULT
 --- EXISTING SANITARY SEWER
 --- 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
 --- PROPOSED SANITARY SEWER (SIZE AS NOTED)
 --- PROPOSED SANITARY CONNECTION
 --- PROPOSED SANITARY FORCEMAIN
 --- PROPOSED SANITARY LATERAL
 --- EXIST. GATE VALVE & BOX
 --- EXIST. GATE VALVE & MANHOLE
 --- EXIST. WATER SPLITTER/FOURWAY
 --- EXISTING WATER MAIN
 --- EXISTING WATER METER
 --- EXISTING WELL
 --- PROF. HYDRANT W/ GATE VALVE & BOX
 --- PROPOSED GATE VALVE & BOX
 --- PROPOSED BUTTERFLY VALVE & BOX
 --- PROPOSED REDUCER (SIZE AS NOTED)
 --- PROPOSED HARNING SIEVE W/ PROPOSED WATER MAIN (SIZE AS NOTED)
 --- PROPOSED WATER CONNECTION
 --- PROPOSED SPRINKLER CONNECTION
 --- PROPOSED WATER METER

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 OFFALON, ST. CLAIR COUNTY, ILLINOIS

NETEMEYER ENGINEERING ASSOCIATES, INC.
 3300 Highline Road Aviston, IL 62216
 PHONE: (618) 228-7816
 FAX: (618) 228-7900

OWNER/DEVELOPER: MSJB INVESTMENTS, LLC
 774 SUNSET BLVD., SUITE 100 OFFALON, ILLINOIS 62269
 PH: 618-632-2500

DATE: 9-21-16

PROJECT NO.: 2012-226

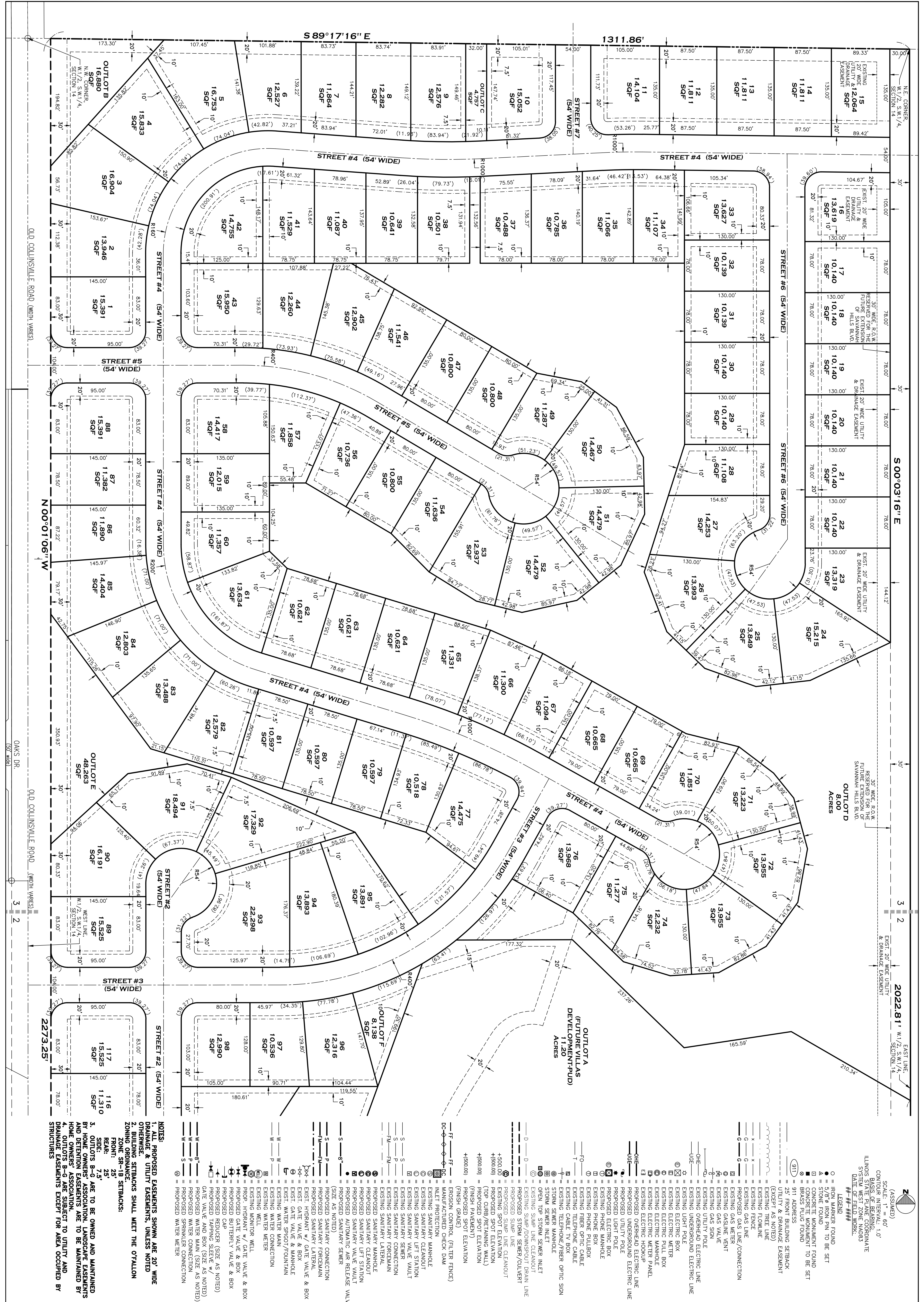
DRAWN BY: COH

CHECKED BY: PRN

ISSUE DATE: 8-4-16

PRELIMINARY LOT DIMENSIONS & AREAS

SHEET NO. 2



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

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

THESE PLANS, AND THE VERBAL OR WRITTEN CONTRACT THEY WERE PREPARED UNDER, ARE SUBJECT TO THE STANDARD CONTRACT PROVISIONS AND GENERAL CONDITIONS OF CONTRACT RECORDED IN CLERK COUNTY, ILLINOIS RECORDER OF DEEDS OFFICE UNDER DOCUMENT #20780003. AS F SET FORTH VERBATIM HEREON.

LEGEND
 ○ IRON MARKER FOUND
 ● 5/8" IRON PIN TO BE SET
 ▲ STONE FOUND
 ■ CONCRETE MONUMENT FOUND
 ◆ BENCHMARK FOUND
 ◆ 911 ADDRESS
 25' FRONT BUILDING SETBACK (EXCEPT AS NOTED)
 UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
 --- EXISTING FLOWLINE
 --- EXISTING FENCE
 --- EXISTING GAS LINE
 --- EXISTING GAS LINE/CONNECTION
 --- EXISTING GASLINE VENT
 --- EXISTING GAS VALVE
 --- EXISTING GAS SIGNOLE
 --- EXISTING OVERHEAD ELECTRIC LINE
 --- 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 OVERHEAD ELECTRIC LINE
 --- PROPOSED OVERHEAD ELECTRIC LINE
 --- PROPOSED UNDERGROUND ELECTRIC LINE
 --- PROPOSED UTILITY POLE
 --- PROPOSED LIGHT POLE
 --- PROPOSED ELECTRIC BOX
 --- PROPOSED ELECTRIC METER
 --- EXISTING PHONE BOX
 --- EXISTING FIBER OPTIC CABLE
 --- EXISTING TELEPHONE/FIBER OPTIC CABLE
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN
 --- EXISTING TELEPHONE/FIBER OPTIC SIGN

NOTES:
 1. ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE UNLESS OTHERWISE NOTED.
 2. BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.
 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. ACCESS TO UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR AREAS OCCUPIED BY STRUCTURES.

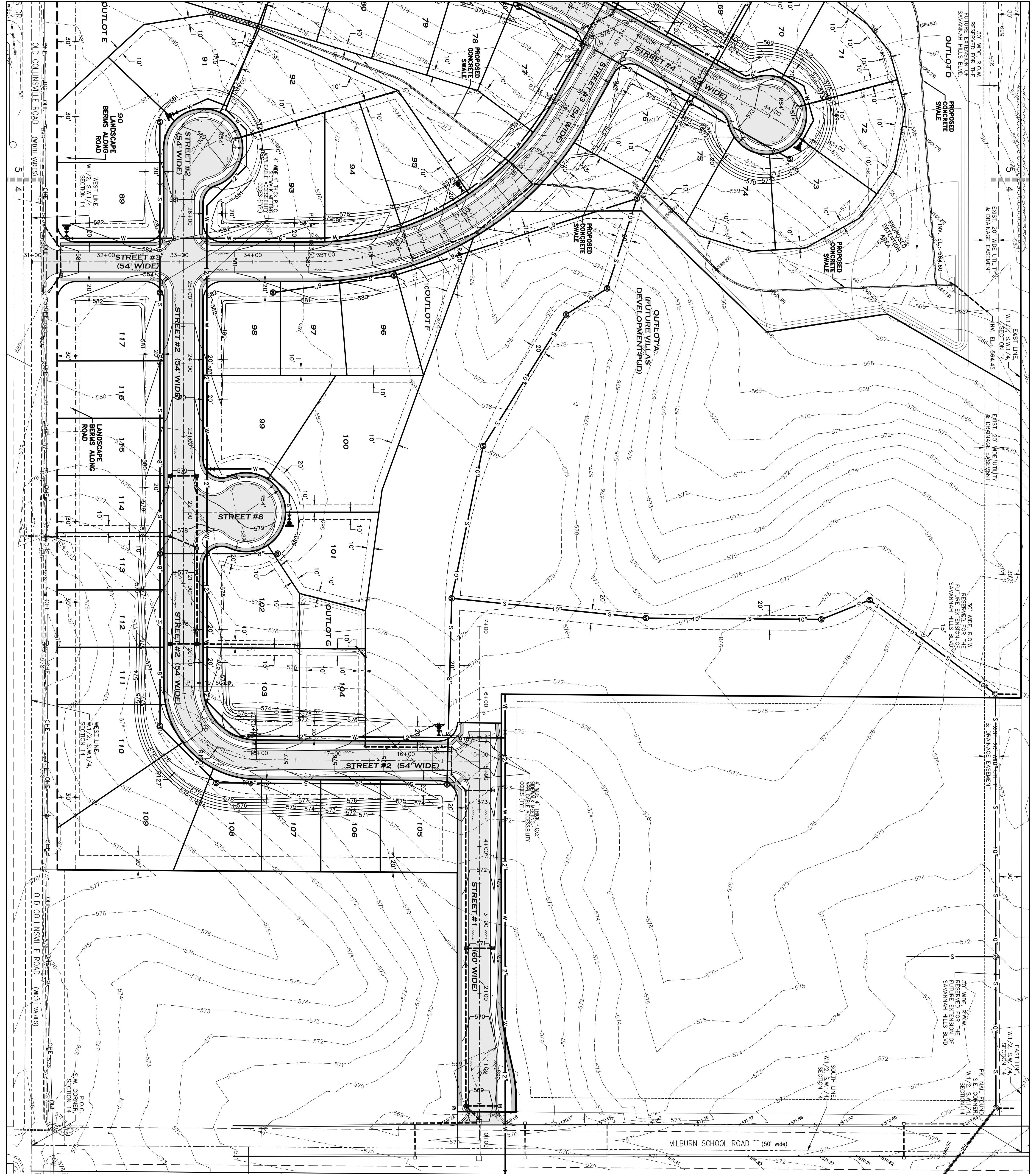
REVISIONS
 NO. DATE
 1 9-21-16

PLANNING & PERMITTING NOT FOR CONSTRUCTION
 PRELIMINARY LOT DIMENSIONS & AREAS
 SHEET NO. 3 OF 6

INTENDED USE:
 PATRICK R. NETEMEYER
 PROJECT NO. 2012-226
 DRAWN BY: COH
 CHECKED BY: FRH
 ISSUE DATE: 8-4-16
 EXP. DATE: 11/30/2017

LEGEND (continued):
 --- PROPOSED GATE VALVE & BOX
 --- EXISTING GATE VALVE & BOX
 --- EXISTING WATER MAIN
 --- EXISTING WATER CONNECTION
 --- EXISTING WATER METER
 --- EXISTING MONITOR WELL
 --- PROPOSED HYDRANT W/ GATE VALVE & BOX
 --- PROPOSED BUTTERFLY VALVE & BOX
 --- PROPOSED REDUCER (SIZE AS NOTED)
 --- PROPOSED HARPING SLEEVE (SIZE AS NOTED)
 --- PROPOSED WATER BOUEN (SIZE AS NOTED)
 --- PROPOSED WATER CONNECTION
 --- PROPOSED SPRINKLER CONNECTION
 --- PROPOSED WATER METER

LEGEND (continued):
 --- PROPOSED SANITARY CONNECTION
 --- PROPOSED SANITARY FOREMAIN
 --- PROPOSED SANITARY LATERAL
 --- EXIST. GATE VALVE & BOX
 --- EXIST. GATE VALVE & BOX
 --- EXIST. WATER SPLIT/FOUNTAIN
 --- EXISTING WATER CONNECTION
 --- EXISTING WATER METER
 --- EXISTING MONITOR WELL
 --- PROPOSED HYDRANT W/ GATE VALVE & BOX
 --- PROPOSED BUTTERFLY VALVE & BOX
 --- PROPOSED REDUCER (SIZE AS NOTED)
 --- PROPOSED HARPING SLEEVE (SIZE AS NOTED)
 --- PROPOSED WATER BOUEN (SIZE AS NOTED)
 --- PROPOSED WATER CONNECTION
 --- PROPOSED SPRINKLER CONNECTION
 --- PROPOSED WATER METER



NO.	REVISIONS	DATE
1		9-21-16

SYMBOL	DESCRIPTION
○	IRON MARKER FOUND
●	5/8" IRON PIN TO BE SET
▲	STONE FOUND
■	CONCRETE MONUMENT FOUND
■	CONCRETE MONUMENT TO BE SET
■	CONCRETE UTILITY FOUND
■	CONCRETE UTILITY TO BE SET
911	911 ADDRESS
①	25' FRONT BUILDING SETBACK (EXCEPT AS NOTED)
---	UTILITY & DRAINAGE EASEMENT
---	EXISTING FLOWLINE
---	EXISTING FENCE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE/CONNECTION
---	EXISTING GAS METER
---	EXISTING GASLINE VENT
---	EXISTING GAS VALVE
---	EXISTING GAS SIGNAGE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING LIGHT POLE
---	EXISTING ELECTRIC BOX
---	EXISTING ELECTRIC METER
---	EXISTING ELECTRIC METER MANHOLE
---	EXISTING ELECTRIC METER PANEL
---	EXISTING ELECTRIC HOOKUP
---	PROPOSED OVERHEAD ELECTRIC LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	PROPOSED UTILITY POLE
---	PROPOSED LIGHT POLE
---	PROPOSED ELECTRIC BOX
---	PROPOSED ELECTRIC METER
---	EXISTING PHONE BOX
---	EXISTING FIBER OPTIC CABLE
---	EXISTING TELEPHONE CABLE
---	EXISTING CABLE TV BOX
---	EXISTING TELEPHONE/FIBER OPTIC SIGN
---	STORM SEWER MANHOLE
---	STORM SEWER INLET
---	OPEN TOP STORM SEWER INLET
---	EXISTING SWAMP/DOWNSPOUT DRAIN LINE
---	PROPOSED STORM SEWER/CULVERT
---	PROPOSED SWAMP LINE CLEANOUT
---	EXISTING SWAMP LINE CLEANOUT
---	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
+	PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
+	PROPOSED SPOT ELEVATION (FINISH GRADE)
---	EROSION CONTROL (FILTER FENCE)
---	MANUFACTURED CHECK DAM
---	INLET PROTECTION
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING SANITARY LIFT STATION
---	EXISTING SANITARY VALVE VAULT
---	EXISTING SANITARY SEWER CONNECTION
---	EXISTING SANITARY FOREMAIN
---	EXISTING SANITARY LATERAL
---	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY CLEANOUT
---	PROPOSED SANITARY LIFT STATION
---	PROPOSED SANITARY VALVE VAULT
---	PROPOSED AUTOMATIC AIR RELEASE VALVE
---	PROPOSED SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED SANITARY CONNECTION (SIZE AS NOTED)
---	PROPOSED SANITARY FOREMAIN
---	PROPOSED SANITARY LATERAL
---	EXIST. GATE VALVE & BOX
---	EXIST. GATE VALVE & BOX MANHOLE
---	EXIST. WATER SPROUT/FOUNTAIN
---	EXISTING WATER MAIN
---	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 HANGING SLEEVE W/ W/2" S.W.1/4" (SIZE AS NOTED)
---	PROPOSED WATER CONNECTION
---	PROPOSED SPRINKLER CONNECTION
---	PROPOSED WATER METER

NOTES:

1. SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PLATS. 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 FLOW REQUIREMENTS.
4. THE DEVELOPMENT IS SUBJECT TO UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR AREAS OCCUPIED BY STRUCTURES.
5. THE DEVELOPMENT IS NOT WITHIN A FEMA IDENTIFIED FLOOD PLAIN.
6. 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.
8. RAILI AT INTERSECTIONS SHALL BE 25' MIN.
9. STORM SEWERS WILL BE CONNECTED TO EXISTING CULVERTS UNDER OLD COLLINSVILLE ROAD. STORM SEWER STRUCTURES AND 25'-TEAR DESIGN STORM.

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

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

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

PLANNING & PERMITTING NOT FOR CONSTRUCTION

DATE: 11/30/2017

LEGEND:

--- UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)

--- EXISTING FLOWLINE

--- EXISTING FENCE

--- EXISTING GAS LINE

--- PROPOSED GAS LINE/CONNECTION

--- EXISTING GAS METER

--- EXISTING GASLINE VENT

--- EXISTING GAS VALVE

--- EXISTING GAS SIGNAGE

--- EXISTING OVERHEAD ELECTRIC LINE

--- EXISTING UNDERGROUND ELECTRIC LINE

--- EXISTING LIGHT POLE

--- EXISTING ELECTRIC BOX

--- EXISTING ELECTRIC METER

--- EXISTING ELECTRIC METER MANHOLE

--- EXISTING ELECTRIC METER PANEL

--- EXISTING ELECTRIC HOOKUP

--- PROPOSED OVERHEAD ELECTRIC LINE

--- PROPOSED UNDERGROUND ELECTRIC LINE

--- PROPOSED UTILITY POLE

--- PROPOSED LIGHT POLE

--- PROPOSED ELECTRIC BOX

--- PROPOSED ELECTRIC METER

--- EXISTING PHONE BOX

--- EXISTING FIBER OPTIC CABLE

--- EXISTING TELEPHONE CABLE

--- EXISTING CABLE TV BOX

--- EXISTING TELEPHONE/FIBER OPTIC SIGN

--- STORM SEWER MANHOLE

--- STORM SEWER INLET

--- OPEN TOP STORM SEWER INLET

--- EXISTING SWAMP/DOWNSPOUT DRAIN LINE

--- PROPOSED STORM SEWER/CULVERT

--- PROPOSED SWAMP LINE CLEANOUT

--- EXISTING SWAMP LINE CLEANOUT

--- EXISTING SPOT ELEVATION

--- PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)

--- PROPOSED SPOT ELEVATION (FINISH PAVEMENT)

--- PROPOSED SPOT ELEVATION (FINISH GRADE)

--- EROSION CONTROL (FILTER FENCE)

--- MANUFACTURED CHECK DAM

--- INLET PROTECTION

--- EXISTING SANITARY MANHOLE

--- EXISTING SANITARY CLEANOUT

--- EXISTING SANITARY LIFT STATION

--- EXISTING SANITARY VALVE VAULT

--- EXISTING SANITARY SEWER CONNECTION

--- EXISTING SANITARY FOREMAIN

--- EXISTING SANITARY LATERAL

--- PROPOSED SANITARY MANHOLE

--- PROPOSED SANITARY CLEANOUT

--- PROPOSED SANITARY LIFT STATION

--- PROPOSED SANITARY VALVE VAULT

--- PROPOSED AUTOMATIC AIR RELEASE VALVE

--- PROPOSED SANITARY SEWER (SIZE AS NOTED)

--- PROPOSED SANITARY CONNECTION (SIZE AS NOTED)

--- PROPOSED SANITARY FOREMAIN

--- PROPOSED SANITARY LATERAL

--- EXIST. GATE VALVE & BOX

--- EXIST. GATE VALVE & BOX MANHOLE

--- EXIST. WATER SPROUT/FOUNTAIN

--- EXISTING WATER MAIN

--- 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 HANGING SLEEVE W/ W/2" S.W.1/4" (SIZE AS NOTED)

--- PROPOSED WATER CONNECTION

--- PROPOSED SPRINKLER CONNECTION

--- PROPOSED WATER METER

SAVANNAH HILLS BLVD

SCALE: 1" = 60'
 CONTOUR INTERVAL: 10'
 BASIS OF BEARINGS: COMMON STATE PLANS
 ILLINOIS STATE PLANS, CONFORMANCE
 DATE OF FIELD WORK: #/##/###

PROJECT NO.: 2012-226

DRAWN BY: COH

CHECKED BY: PRH

DATE: 8-4-16

ISSUE DATE: 8-4-16

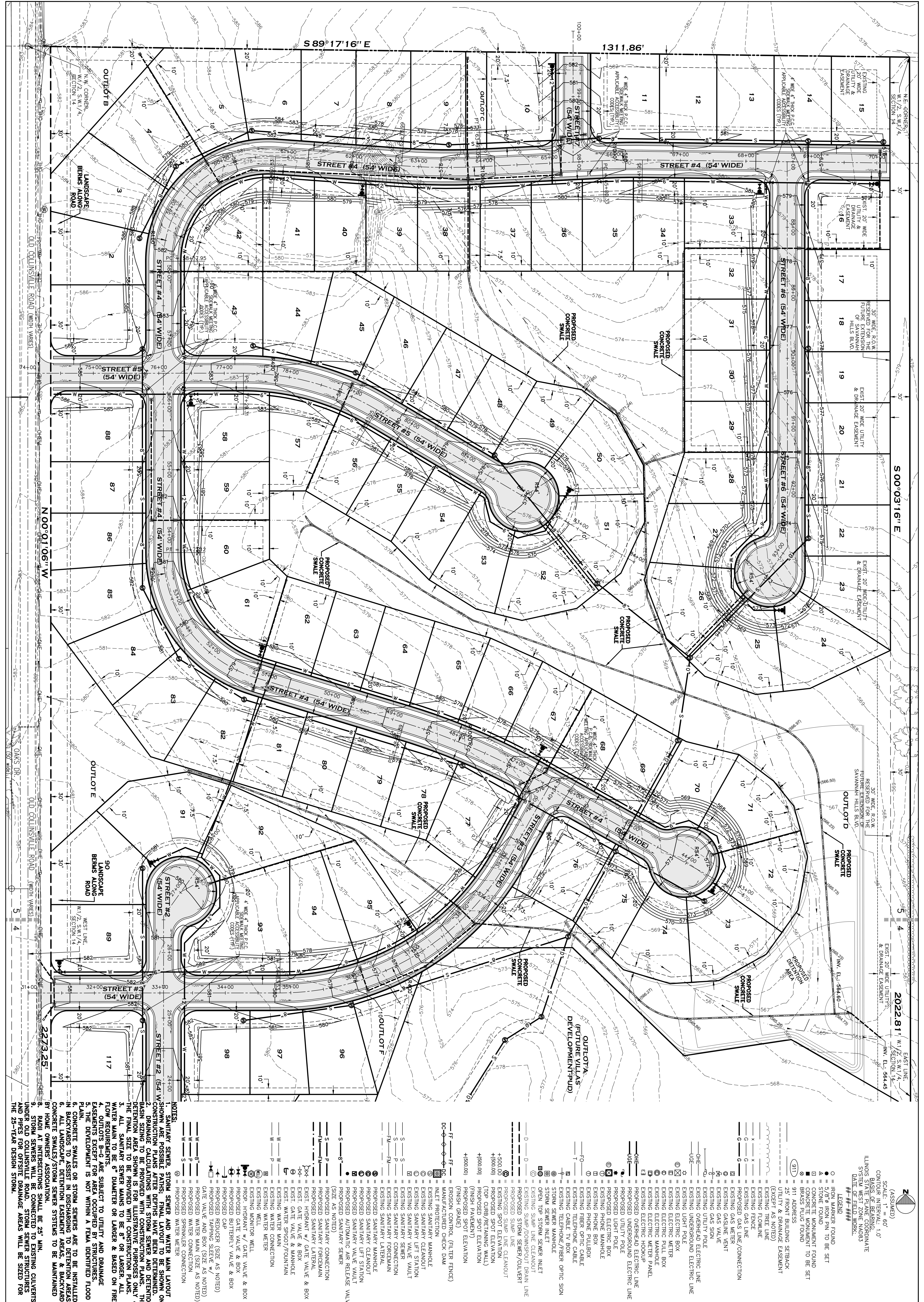
PRELIMINARY STREET & UTILITY PLAN

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

NETEMEYER ENGINEERING ASSOCIATES, INC.

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 PHONE: (618) 228-7816
 FAX: (618) 228-7900

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



LEGEND

○	IRON MARKER FOUND
●	5/8" IRON PIN TO BE SET
●	CONCRETE MONUMENT FOUND
●	CONCRETE MONUMENT TO BE SET
●	BENCH MARK (3'00)
①	911 ADDRESS
②	25' FRONT BUILDING SETBACK (EXCEPT AS NOTED)
③	UTILITY & DRAINAGE EASEMENT
④	EXISTING FLOWLINE
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⑧	EXISTING GAS METER
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⑩	EXISTING GAS VALVE
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⑫	EXISTING OVERHEAD ELECTRIC LINE
⑬	EXISTING UNDERGROUND ELECTRIC LINE
⑭	EXISTING LIGHT POLE
⑮	EXISTING ELECTRIC BOX
⑯	EXISTING ELECTRICAL METER
⑰	EXISTING ELECTRICAL PULL BOX
⑱	EXISTING ELECTRIC MANHOLE
⑲	EXISTING ELECTRIC METER PANEL
⑳	PROPOSED OVERHEAD ELECTRIC LINE
㉑	PROPOSED UNDERGROUND ELECTRIC LINE
㉒	PROPOSED UTILITY POLE
㉓	PROPOSED ELECTRICAL BOX
㉔	EXISTING PHONE BOX
㉕	EXISTING FIBER OPTIC PULLBOX
㉖	EXISTING FIBER OPTIC CABLE
㉗	EXISTING TELEPHONE CABLE
㉘	EXISTING TELEPHONE/FIBER OPTIC SIGN
㉙	EXISTING TELEPHONE/FIBER OPTIC SIGN
㉚	STORM SEWER MANHOLE
㉛	STORM SEWER INLET
㉜	OPEN TOP STORM SEWER INLET
㉝	EXISTING SWAMP/DOWNSPOUT DRAIN LINE
㉞	PROPOSED STORM SEWER/OULVERT
㉟	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)
⊕500.00	EROSION CONTROL (FILTER FENCE)
⊕500.00	MANUFACTURED CHECK DAM
⊕500.00	INLET PROTECTION
⊕500.00	EXISTING SANITARY MANHOLE
⊕500.00	EXISTING SANITARY CLEANOUT
⊕500.00	EXISTING SANITARY LIFT STATION
⊕500.00	EXISTING SANITARY VALVE VAULT
⊕500.00	EXISTING SANITARY SEWER CLEANOUT
⊕500.00	EXISTING SANITARY FORCEMAIN
⊕500.00	EXISTING SANITARY LATERAL
⊕500.00	PROPOSED SANITARY MANHOLE
⊕500.00	PROPOSED SANITARY CLEANOUT
⊕500.00	PROPOSED SANITARY LIFT STATION
⊕500.00	PROPOSED SANITARY VALVE VAULT
⊕500.00	PROPOSED AUTOMATIC AIR RELEASE VALVE
⊕500.00	PROPOSED SANITARY SEWER (SIZE AS NOTED)
⊕500.00	PROPOSED SANITARY CONNECTION (SIZE AS NOTED)
⊕500.00	PROPOSED SANITARY FORCEMAIN
⊕500.00	PROPOSED SANITARY LATERAL
⊕500.00	PROPOSED SANITARY VALVE & BOX
⊕500.00	EXIST. HYDRANT w/ GATE VALVE & BOX
⊕500.00	EXIST. GATE VALVE & BOX/MANHOLE
⊕500.00	EXIST. WATER SPLITOFF/FOUNTAIN
⊕500.00	EXISTING WATER MAIN
⊕500.00	EXISTING WATER CONNECTION
⊕500.00	EXISTING WATER METER
⊕500.00	EXISTING MONITOR WELL
⊕500.00	PROPR. HYDRANT w/ GATE VALVE & BOX
⊕500.00	PROPOSED GATE VALVE & BOX
⊕500.00	PROPOSED BUTTERFLY VALVE & BOX
⊕500.00	PROPOSED REDUCER (SIZE AS NOTED)
⊕500.00	PROPOSED SPRINKLER CONNECTION
⊕500.00	PROPOSED WATER CONNECTION
⊕500.00	PROPOSED SPRINKLER CONNECTION
⊕500.00	PROPOSED WATER METER

NOTES:

1. SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PATERS. FINAL LAYOUT TO BE SHOWN ON CONSTRUCTION PERMITS AFTER DEPT. DEPT. APPROVAL.
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 MAINS TO BE 6" DIAMETER OR LARGER & BASED ON FIVE YEAR REQUIREMENTS.
4. THE DEVELOPMENT IS SUBJECT TO UTILITY AND DRAINAGE EASEMENTS EXCEPT FOR AREAS OCCUPIED BY STRUCTURES.
5. THE DEVELOPMENT IS NOT WITHIN A FEMA IDENTIFIED FLOOD PLAIN.
6. CONCRETE SWALES OR STORM SEWERS ARE TO BE INSTALLED IN BACKYARDS TO ASSIST IN DISCHARGING TO DETENTION AREAS.
7. ALL LANDSCAPE DETENTION EASEMENT AREAS & BACKYARD CONCRETE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
8. RADIUS AT INTERSECTIONS SHALL BE 25' MIN. EXISTING CURVES UNDER OLD COLLINSVILLE ROAD STORM SEWER STRUCTURES SHALL BE MAINTAINED.
9. STORM SEWERS WILL BE CONNECTED TO DETENTION AREAS UNDER OLD COLLINSVILLE ROAD STORM SEWER STRUCTURES. THE 25' CLEAR DESIGN STORM.

NETEMEYER ENGINEERING ASSOCIATES, INC.
 3300 Highline Road Aviston, IL 62216
 PHONE: (618) 228-7816
 FAX: (618) 228-7900

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

LEGEND

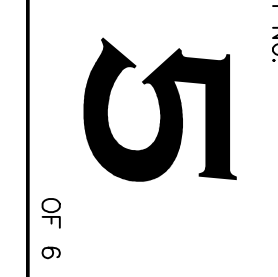
NO.	DATE	REVISIONS
1	9-21-16	

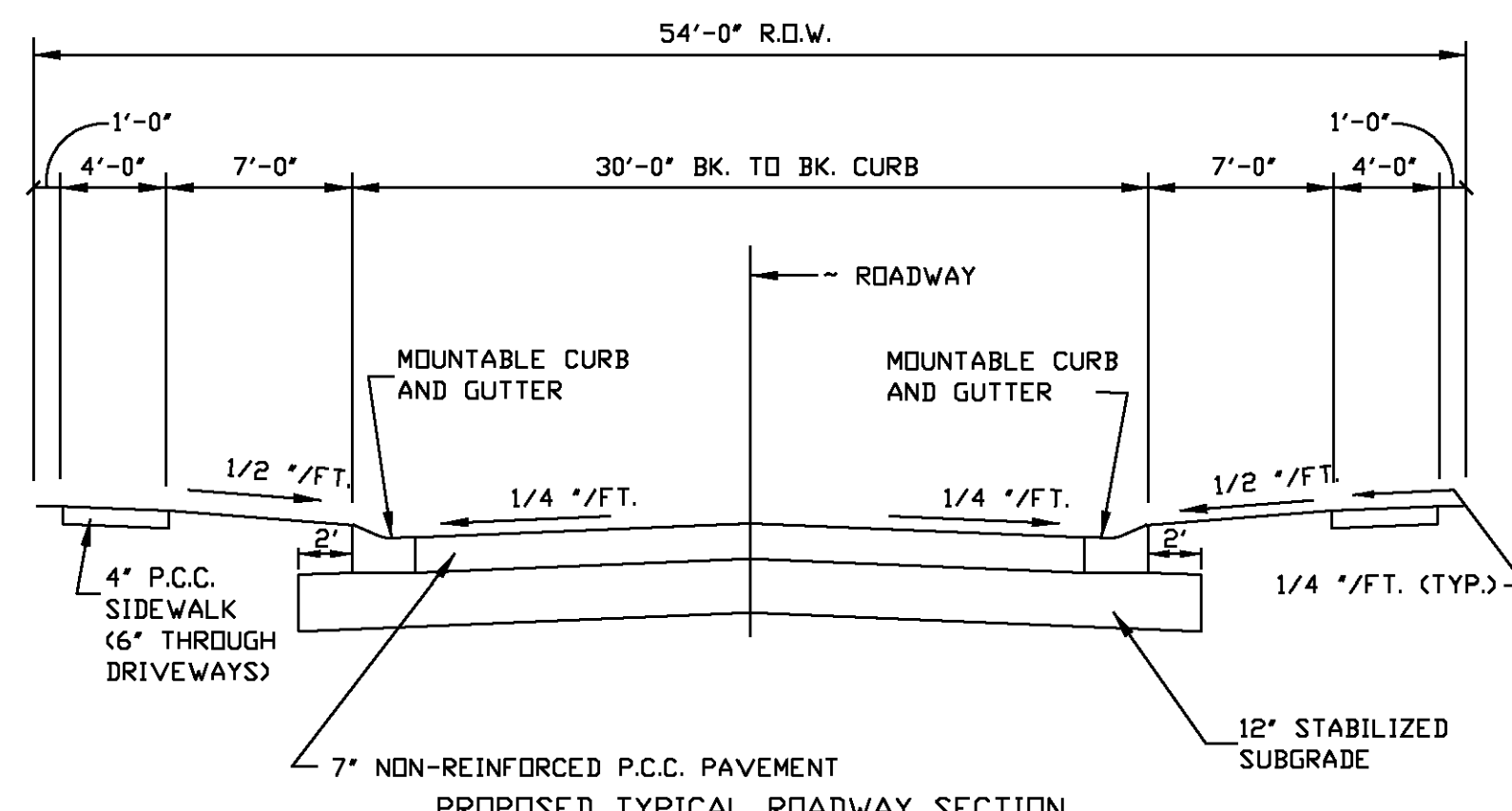
INTENDED USE: PLANNING & PERMITTING NOT FOR CONSTRUCTION

DRAWN BY: COH
 CHECKED BY: FRN
 ISSUE DATE: 8-4-16
 PRELIMINARY STREET & UTILITY PLAN

SHEET NO. **5** OF 6

PATRICK R. NETEMEYER
 PROJECT NO. 2012-226
 ILLINOIS PROFESSIONAL ENGINEER NO. 0186775
 EXP. DATE: 11/30/2017

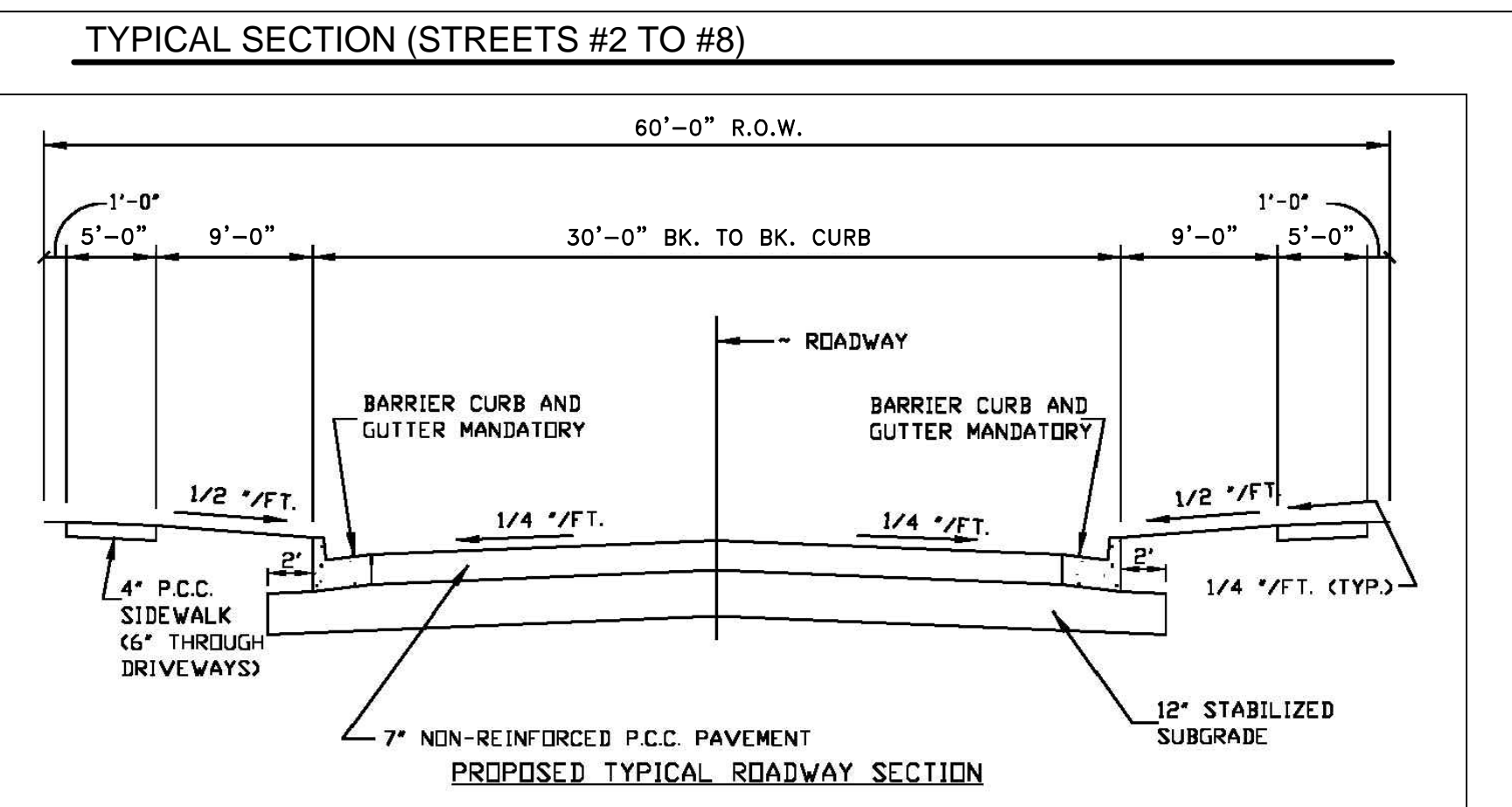
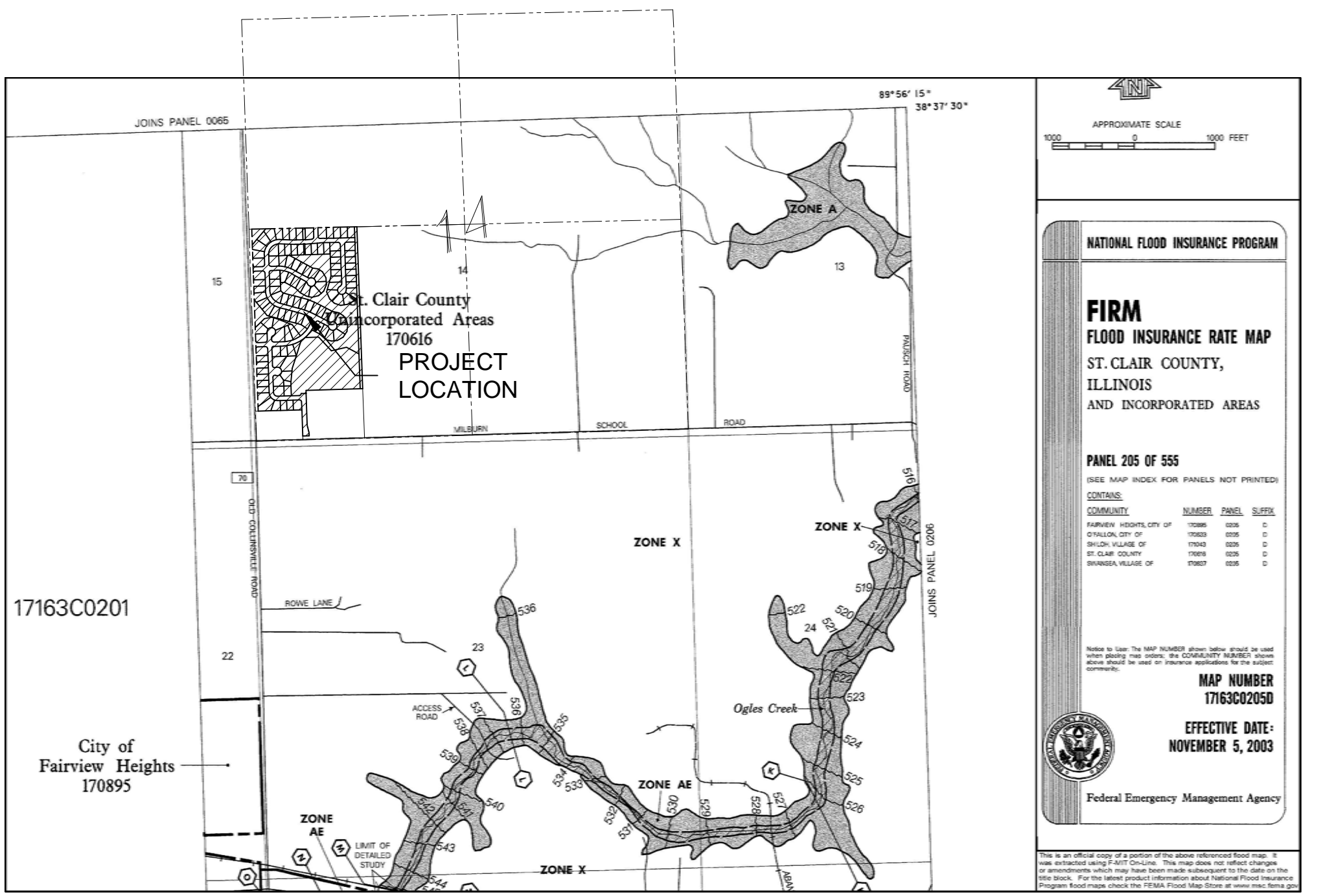
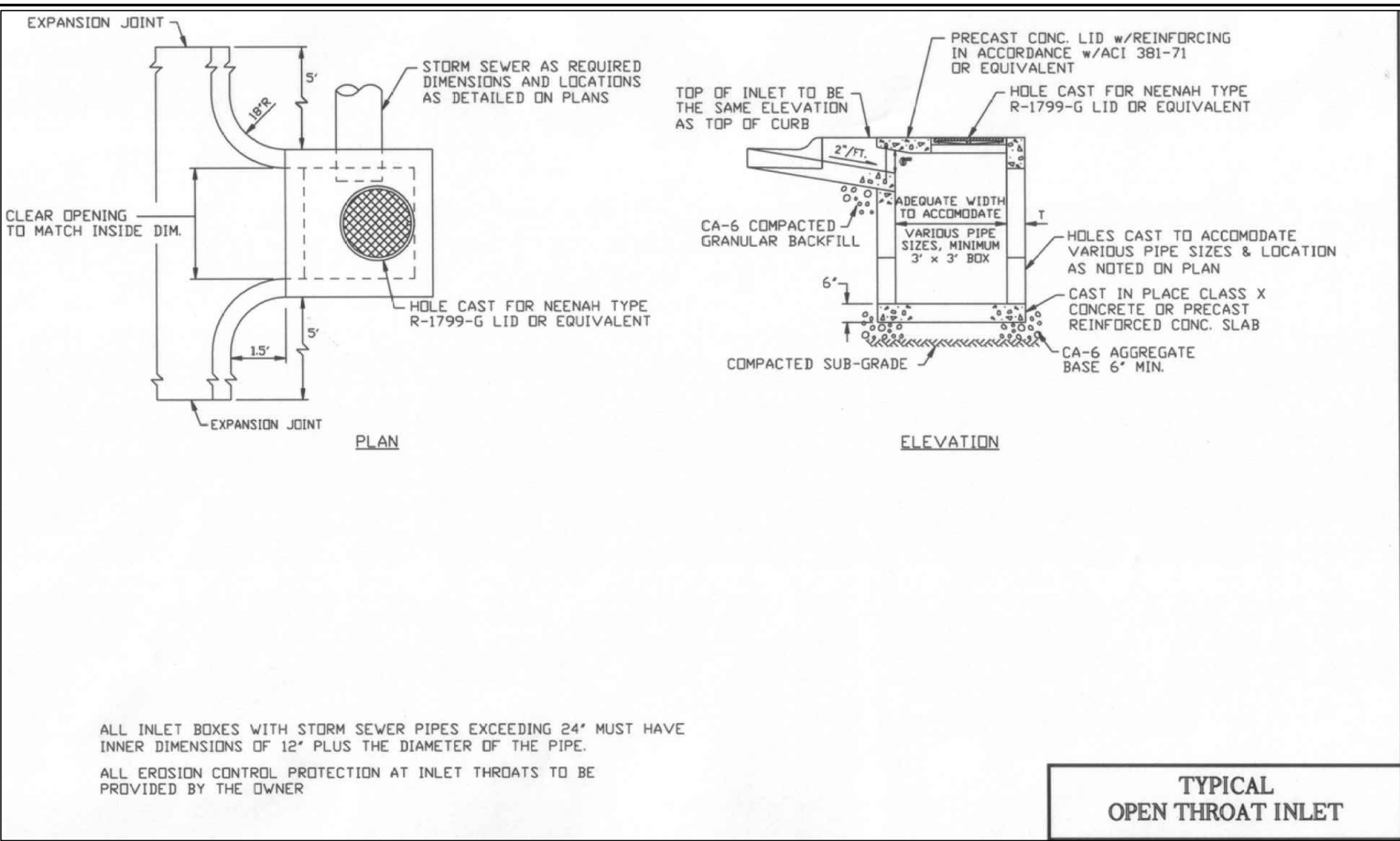




ALTERNATIVE ASPHALT PAVEMENT:
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
 12" STABILIZED SUBGRADE

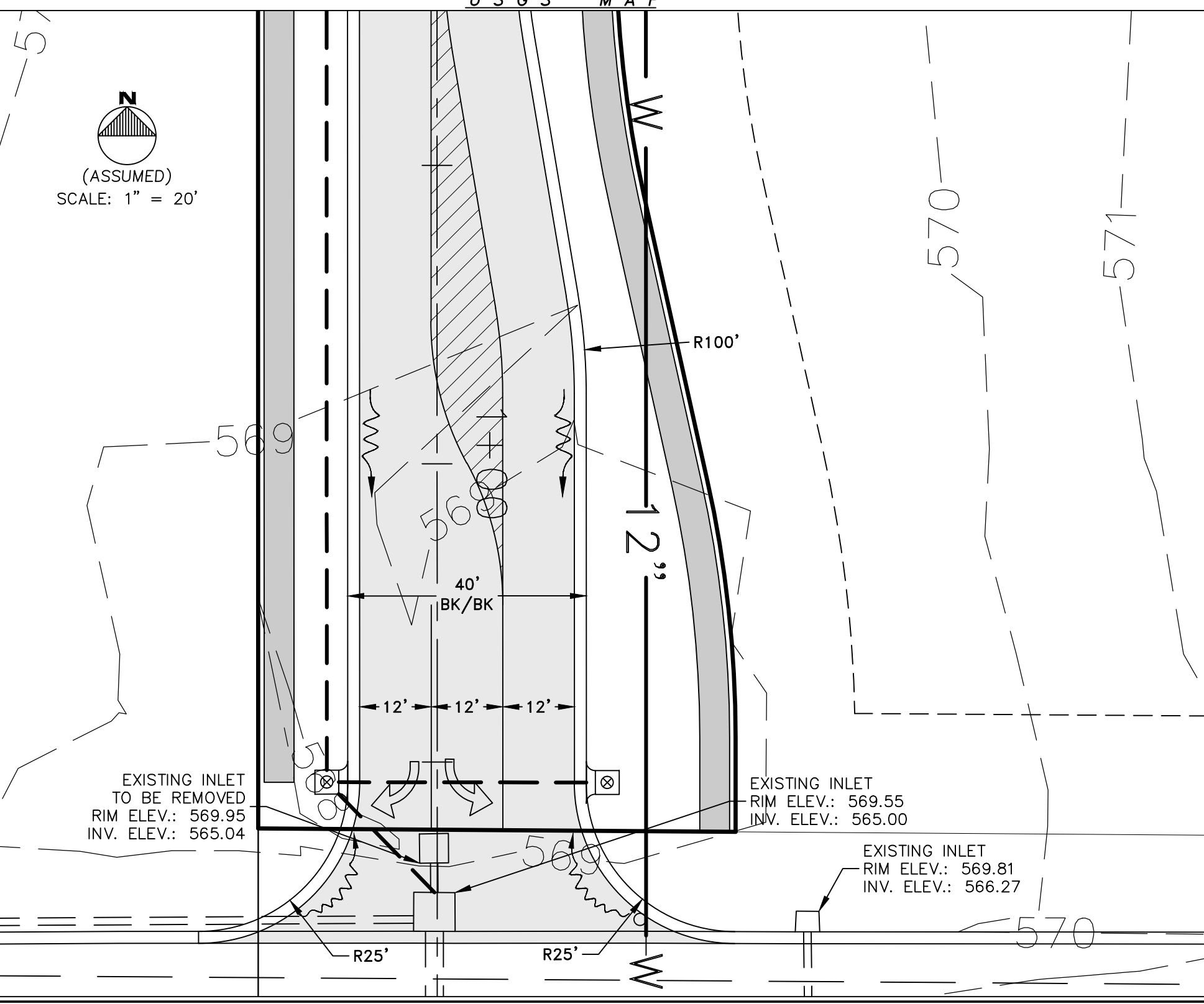
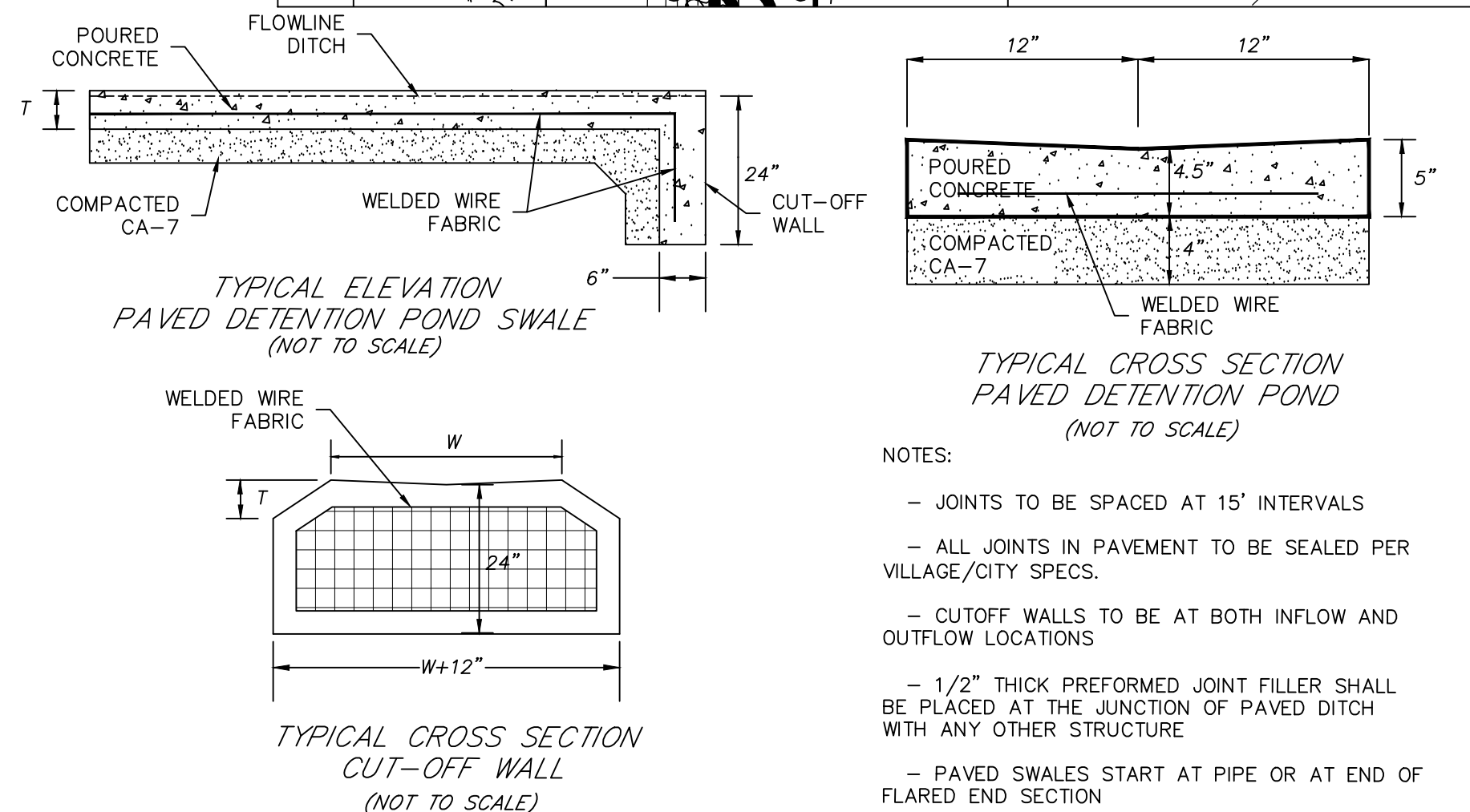
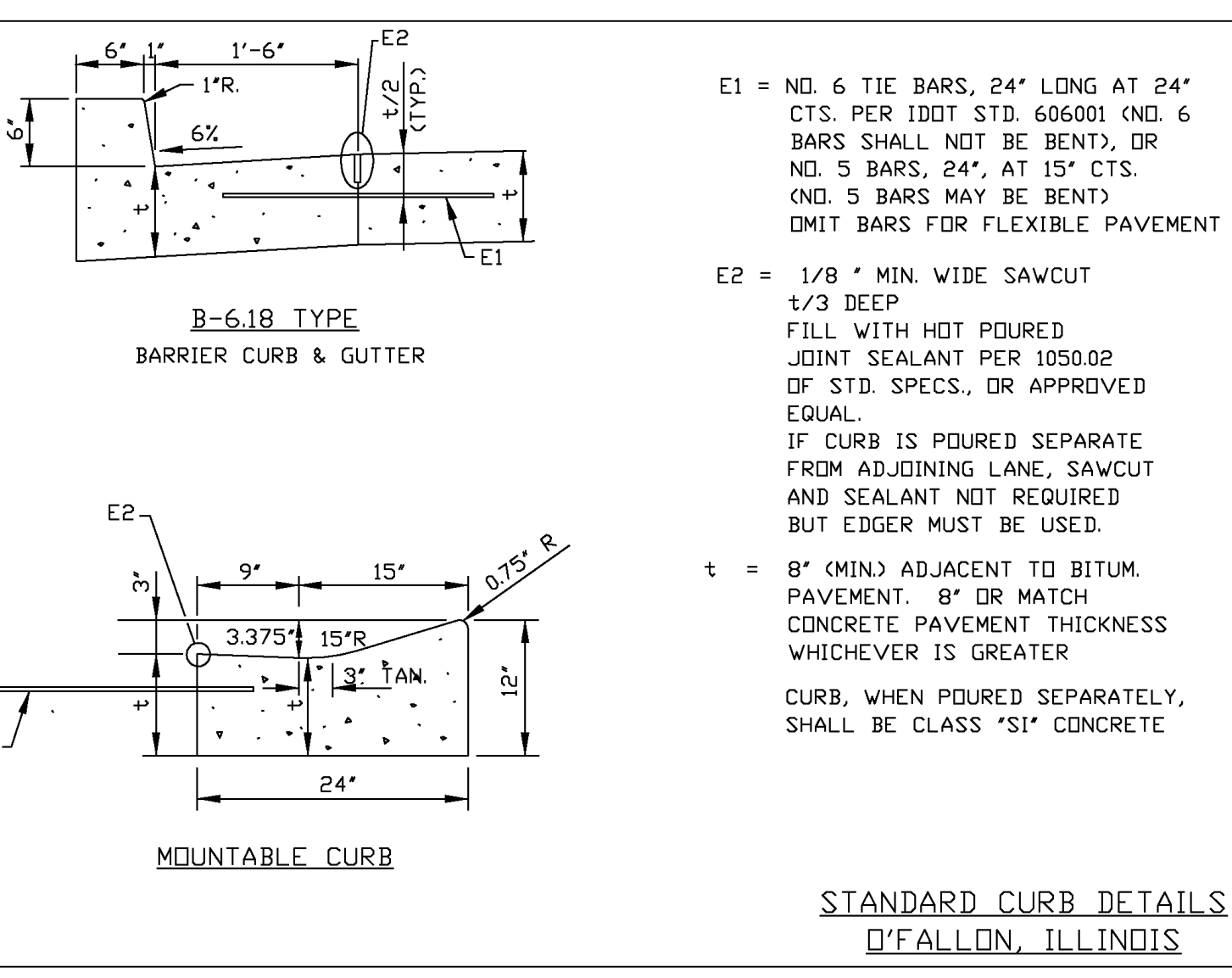
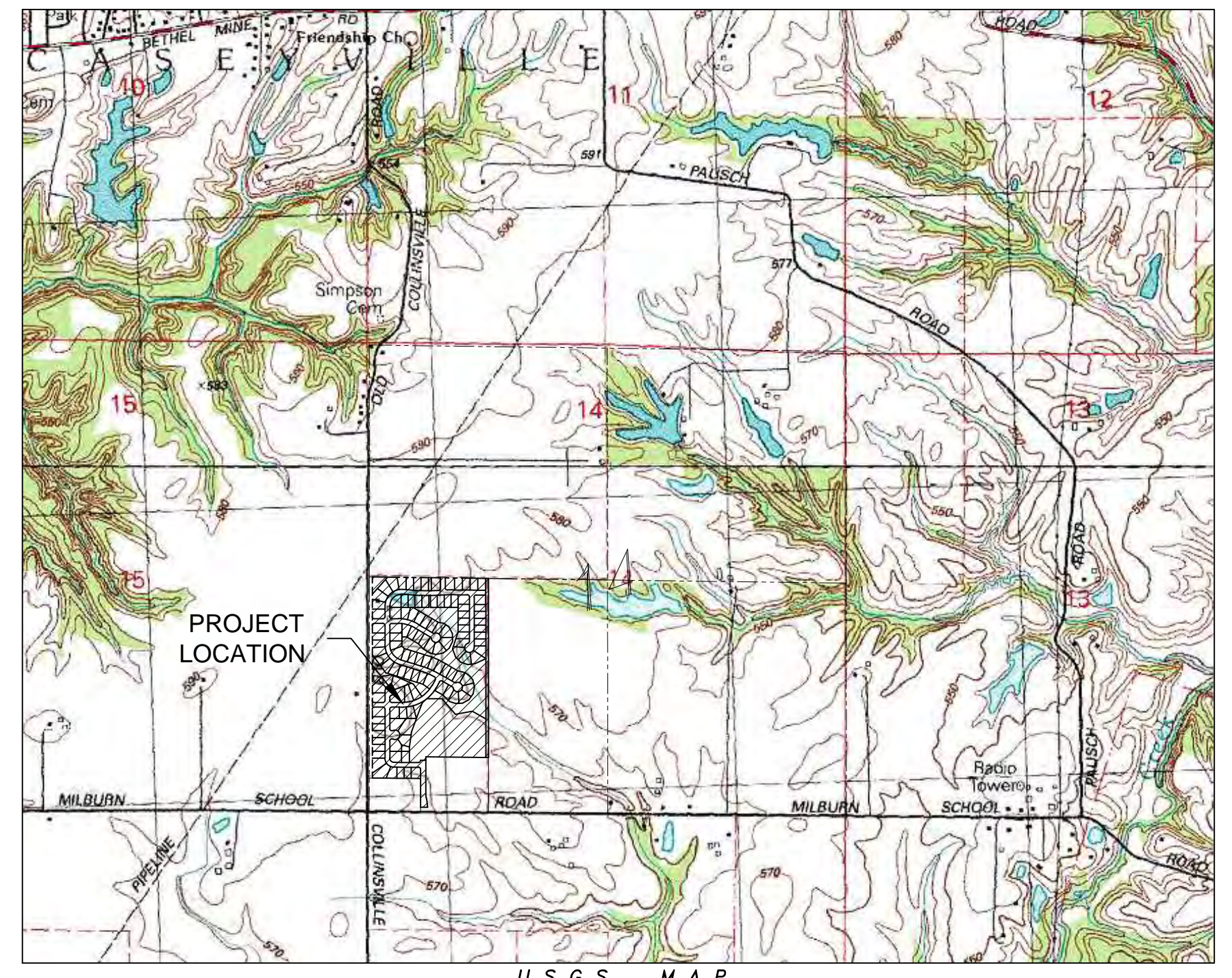
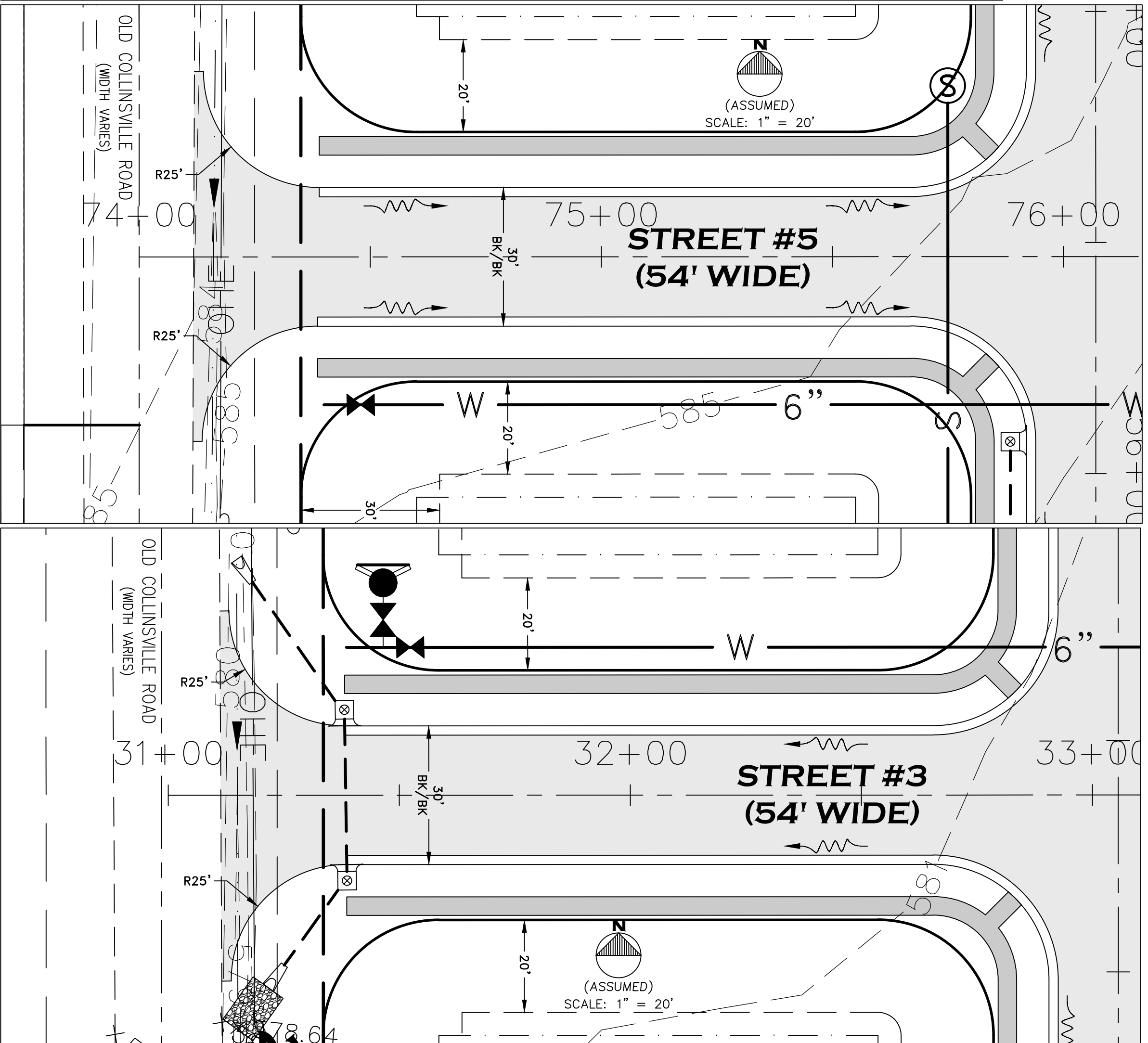
(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

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



ALTERNATIVE ASPHALT PAVEMENT:
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
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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

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 D'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER: MSJB INVESTMENTS, LLC
 774 SUNSET BLVD., SUITE 100 D'FALLON, ILLINOIS 62289
 PH. 618-632-2500

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:
 PLANNING & PERMITTING
 NOT FOR CONSTRUCTION

PRPE 052-037441
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER
 PROJECT NO: 2012-226
 IWK-MILBURN-WL-CONSTRUCTION-AUGUSTA-9226-7
 DRAWN BY: CGH
 CHECKED BY: PRN
 ISSUE DATE: 8-4-16

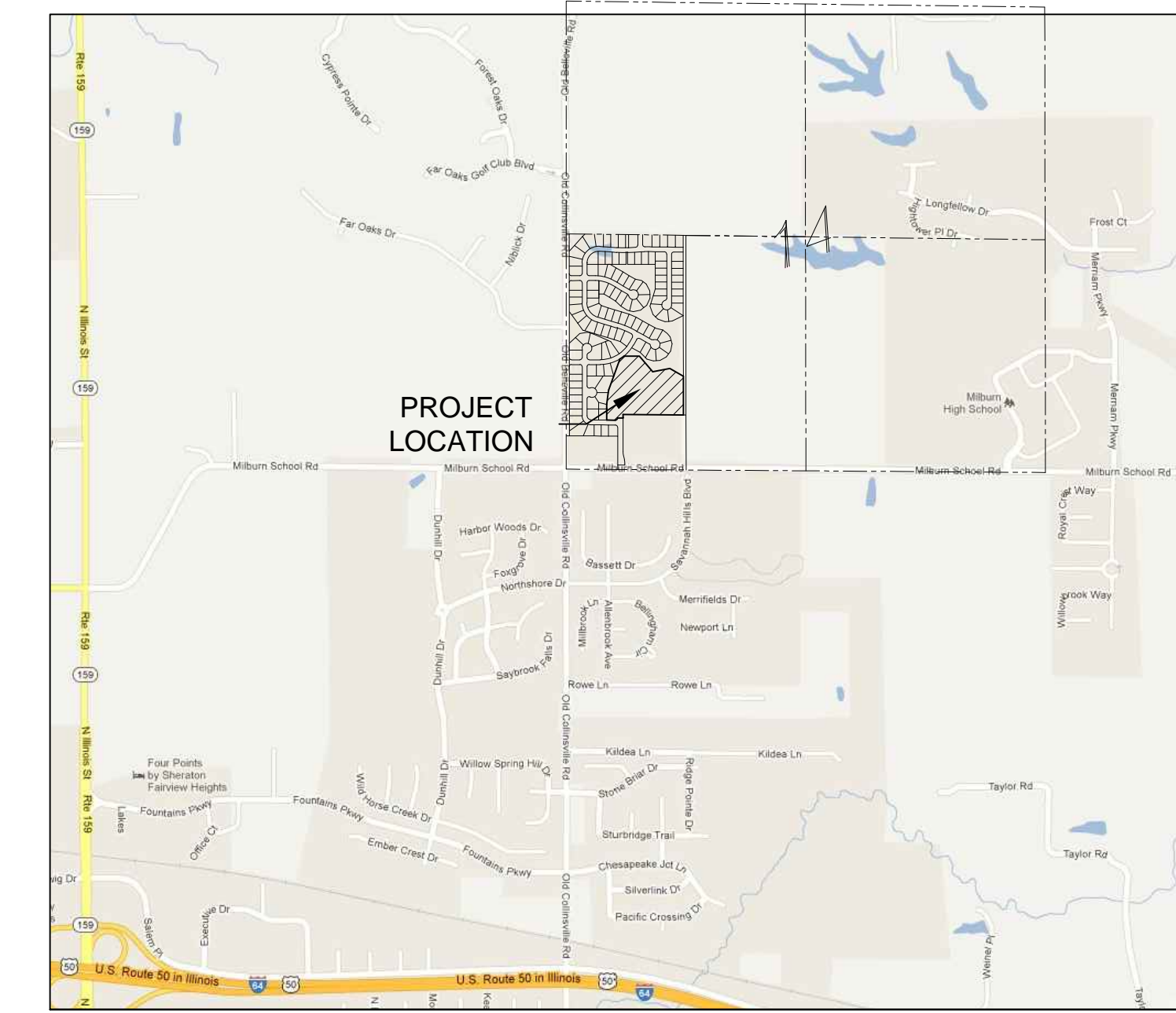
STREET & DRAINAGE SECTIONS & DETAILS

SHEET NO:
6

OF 6

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

REVISIONS

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1	9-21-16

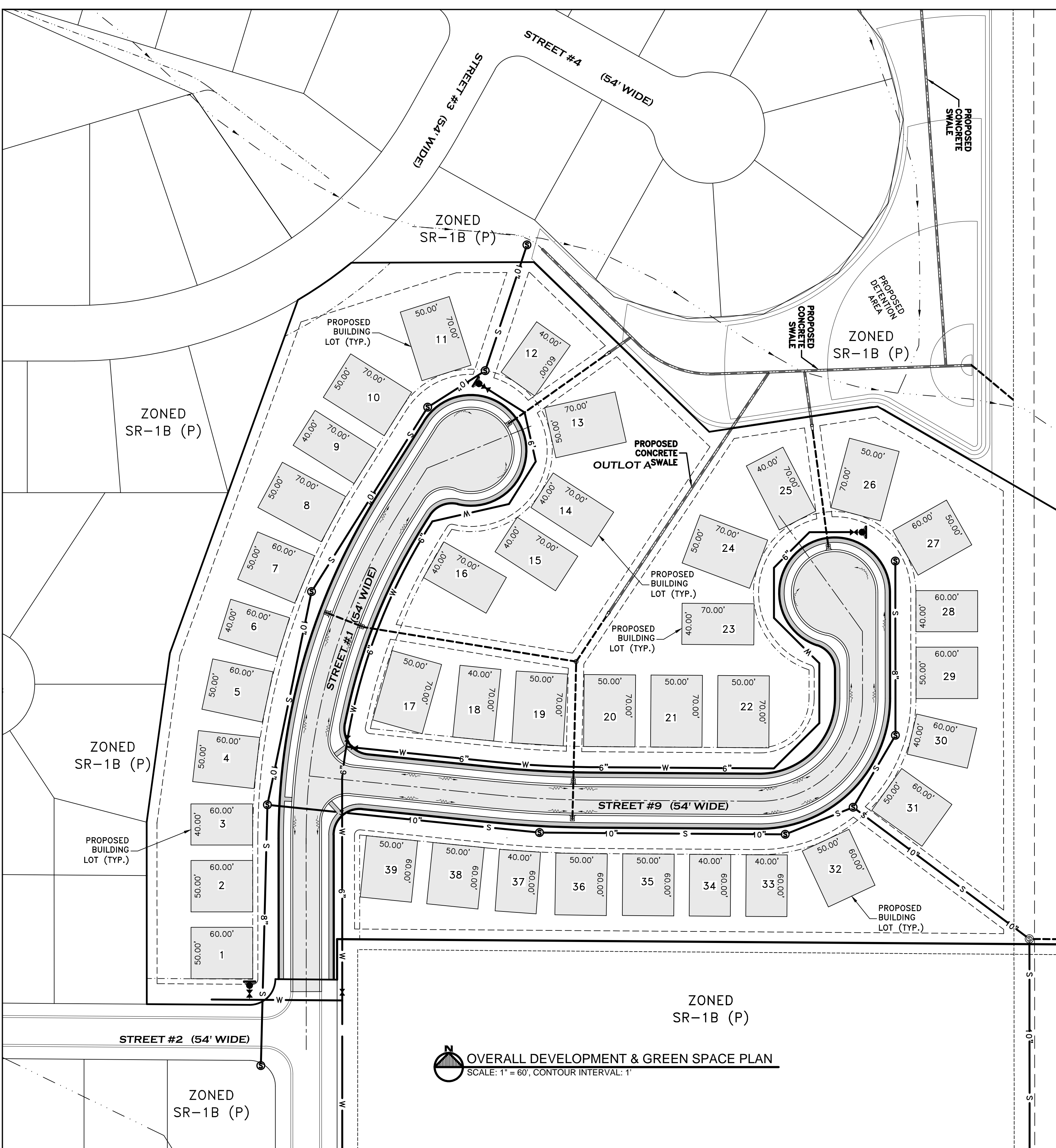
INTENDED USE:
PLANNING & PERMITTING NOT FOR CONSTRUCTION

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

PATRICK R. NETEMEYER
PROJECT NO: 2012-226
ENC: HULLMAN-AR-CONSTRUCTION-AUGUSTA-GREENS-7
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

COVER SHEET

SHEET NO:
1



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

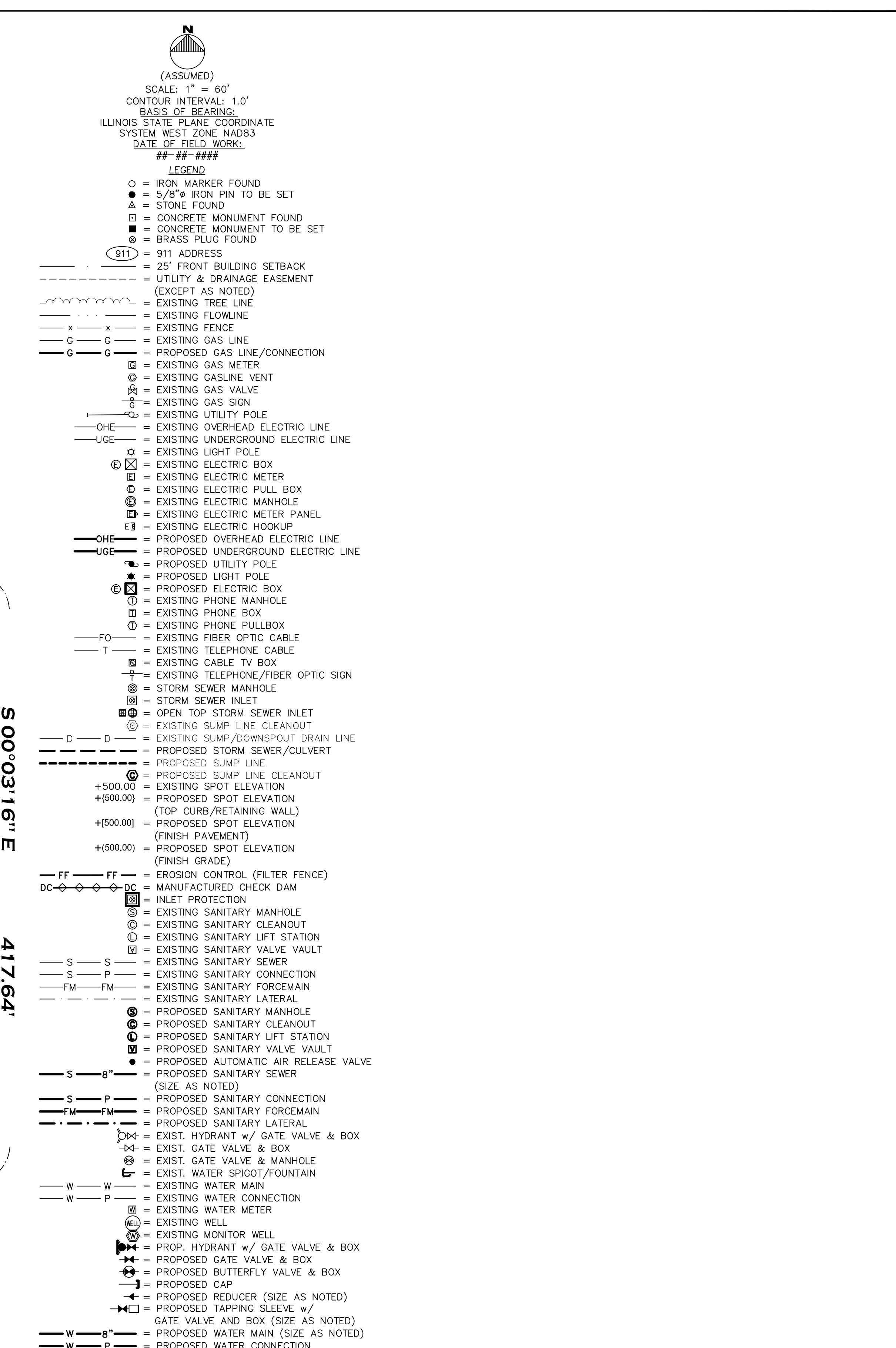
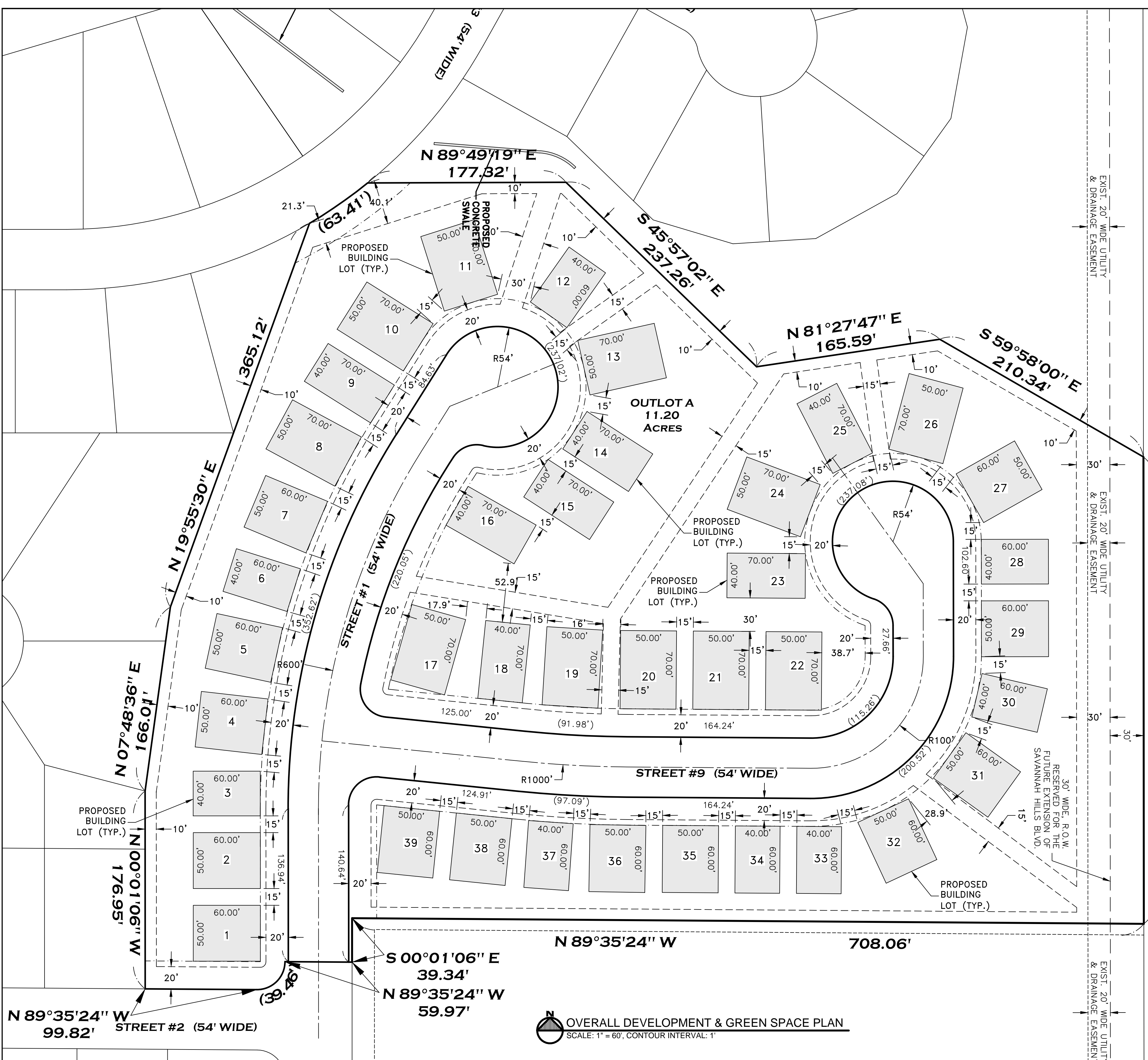
N/F. JOSEPH L. OBAL, AS TRUSTEE OF THE
OBAL FAMILY FARM LAND TRUST AGREEMENT
BK. 3462/PG. 449 & 453

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BK. 3462/PG. 449 & 453

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

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

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



NOTES:

- ALL PROPOSED EASEMENTS SHOWN ARE 20' WIDE DRAINAGE & UTILITY EASEMENTS, UNLESS NOTED OTHERWISE.
- BUILDING SETBACKS SHALL MEET THE O'FALLON ZONING ORDINANCE.
ZONE SR-1B SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 7.5'
- 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

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

NETEMEYER ENGINEERING ASSOCIATES, INC.
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THE ENCLAVE AT AGUSTA GREENS
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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. 618-859-0217

REVISIONS	
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PRPE 062-037441
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PATRICK R. NETEMEYER
PROJECT NO: 2012-226
DRAWN BY: CGH
CHECKED BY: PRN
ISSUE DATE: 8-4-16

PRELIMINARY LOT DIMENSIONS & AREAS

SHEET NO:
2
OF 4

REVISIONS

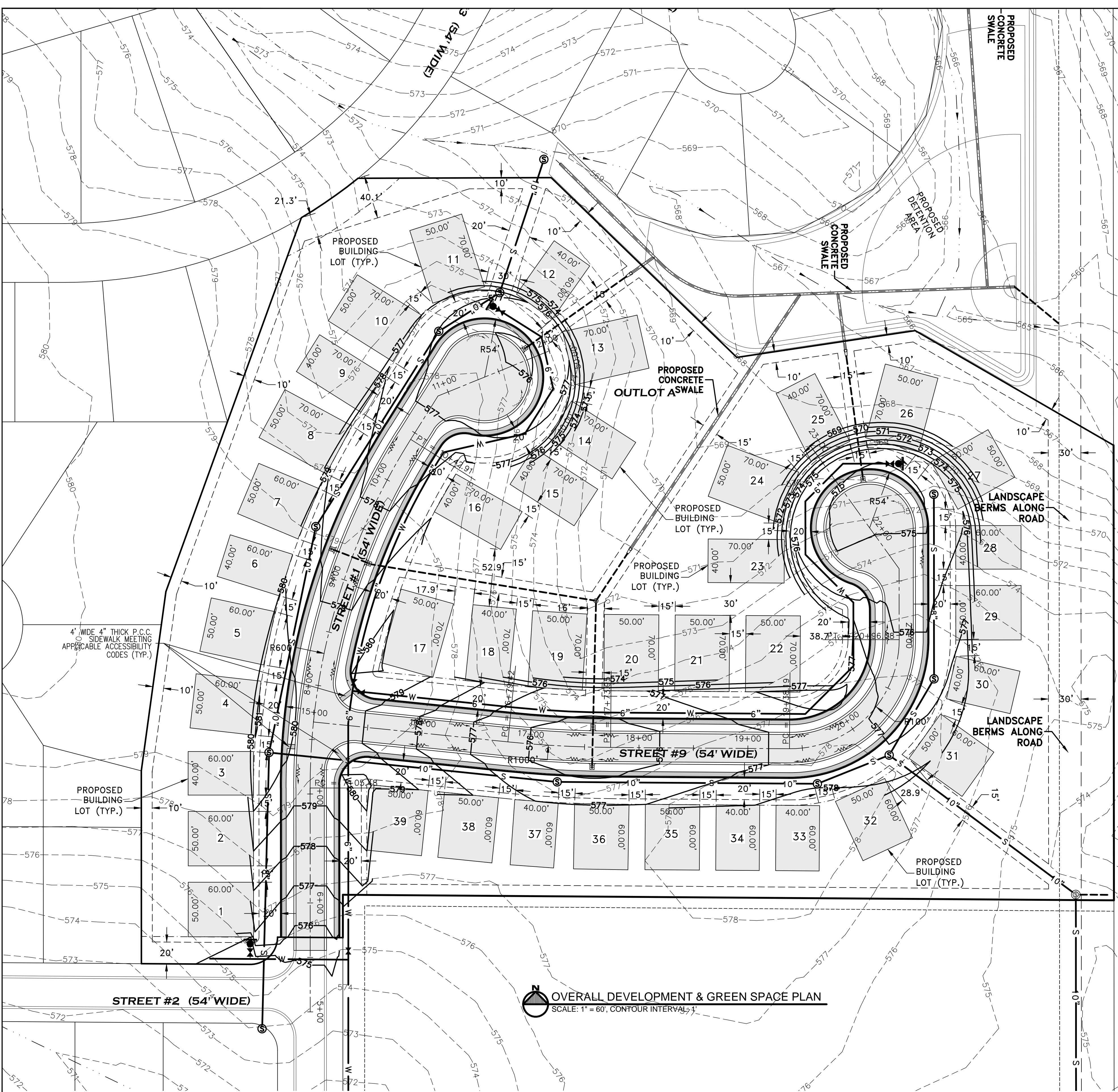
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PRPE 062-037441
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER
 PROJECT NO: 2012-226
 INC. ILLINOIS-NE CONSTRUCTION-AGUSTA-2012-226-7
 DRAWN BY: CGH
 CHECKED BY: PRN
 ISSUE DATE: 8-4-16

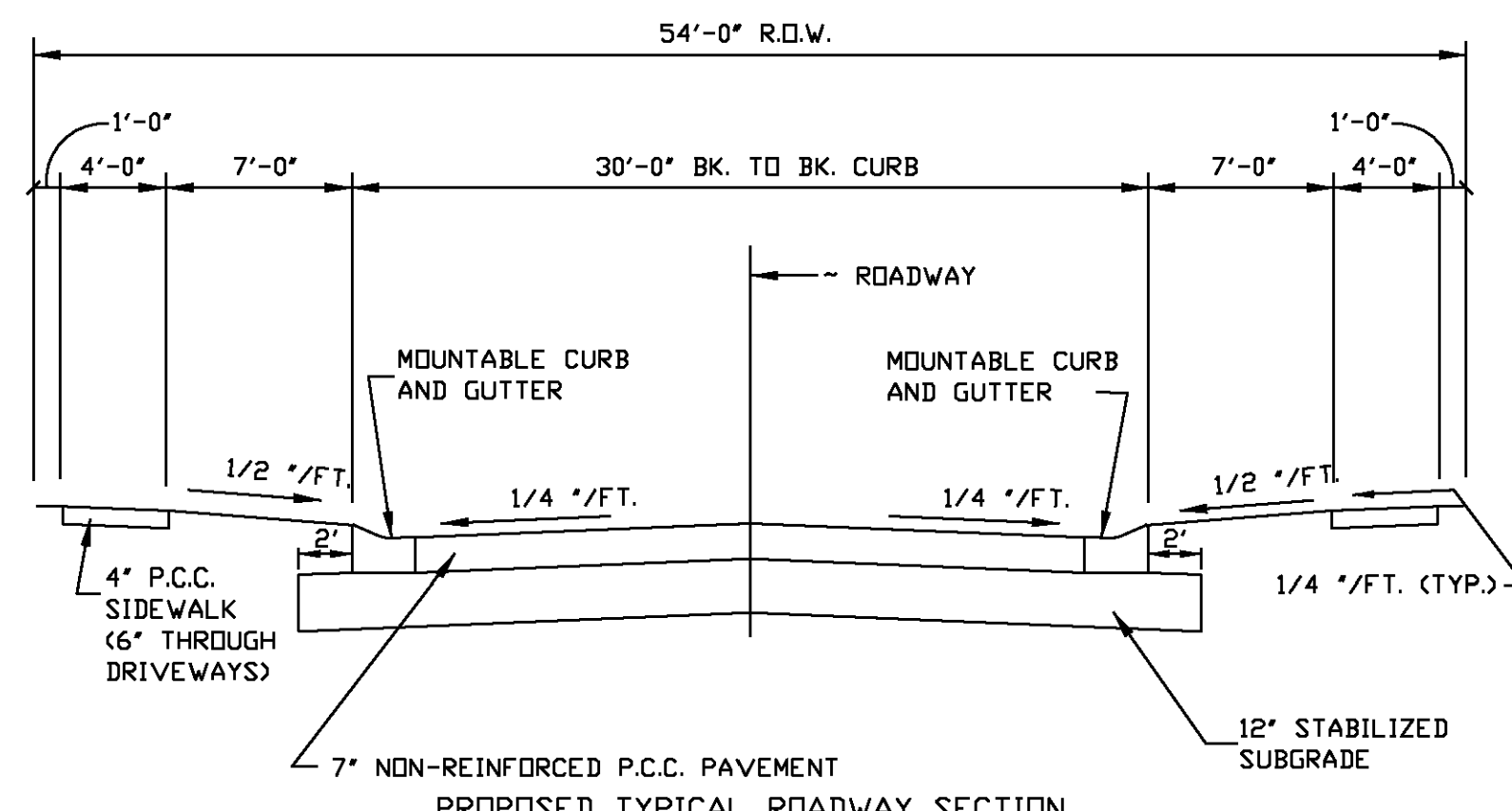
PRELIMINARY STREET & UTILITY PLAN



- (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" 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
 - - - = EXISTING FENCE
 - - - = EXISTING GAS LINE
 - - - = 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
 - +500.00 = EXISTING SPOT ELEVATION
 - +500.00 = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
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 - S-S = EXISTING SANITARY SEWER
 - S-P = EXISTING SANITARY CONNECTION
 - FM-FM = EXISTING SANITARY FORCEMAIN
 - FM-FM = 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
 - FM-FM = 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 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
 - W-S = PROPOSED SPRINKLER CONNECTION
 - ⊕ = PROPOSED WATER METER

NOTES:

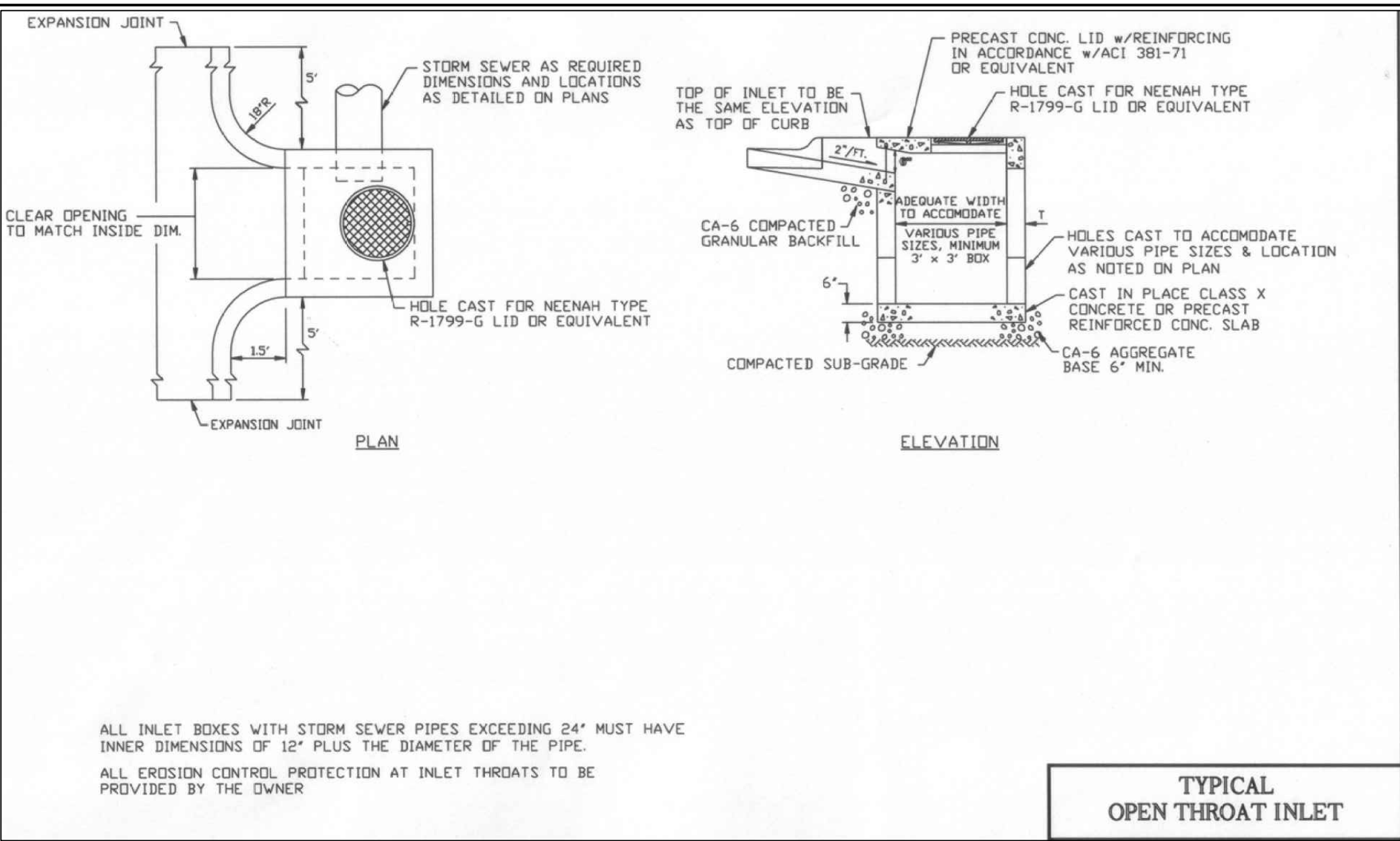
- SANITARY SEWER, STORM SEWER AND WATER MAIN LAYOUT SHOWN ARE POSSIBLE PATHS; FINAL LAYOUT TO BE SHOWN ON CONSTRUCTION PLANS AFTER DEPTHS HAVE BEEN DETERMINED.
- DRAINAGE CALCULATIONS WITH STORM SEWER AND DETENTION BASIN SIZING TO BE PROVIDED WITH CONSTRUCTION PLANS. THE DETENTION AREA SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY & THE FINAL SIZE TO BE PROVIDED WITH CONSTRUCTION PLANS.
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- ALL LANDSCAPE, DETENTION EASEMENT AREAS, & BACKYARD CONCRETE SWALES/STORM SEWER SYSTEMS TO BE MAINTAINED BY HOME OWNERS' ASSOCIATION.
- RADI AT INTERSECTIONS SHALL BE 25' MIN.
- PROPOSED OFF-SITE DETENTION WILL BE SIZED TO INCLUDE THE ENCLAVE AT AGUSTA GREENS DEVELOPMENT.



ALTERNATIVE ASPHALT PAVEMENT:
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
 12" STABILIZED SUBGRADE

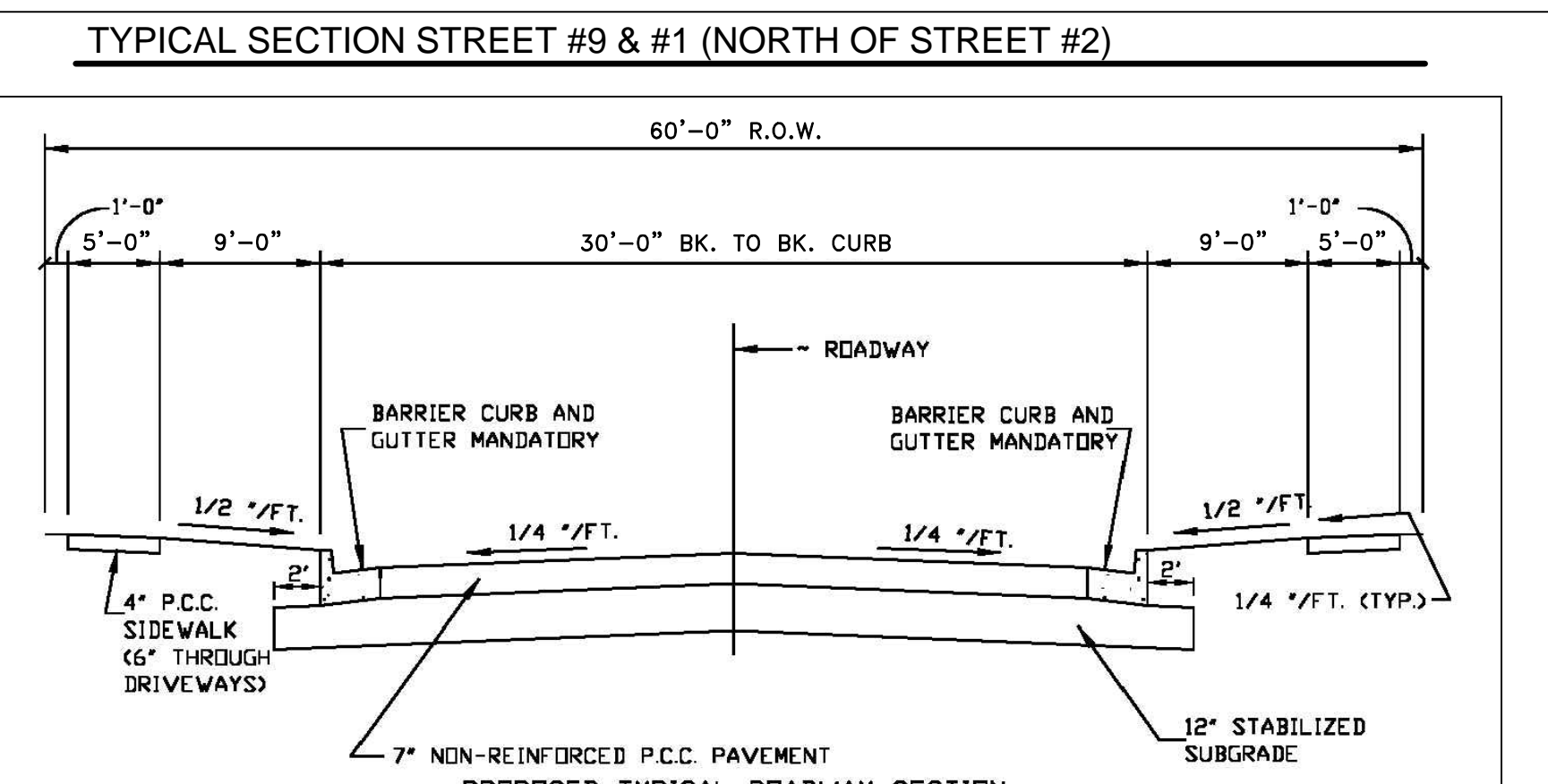
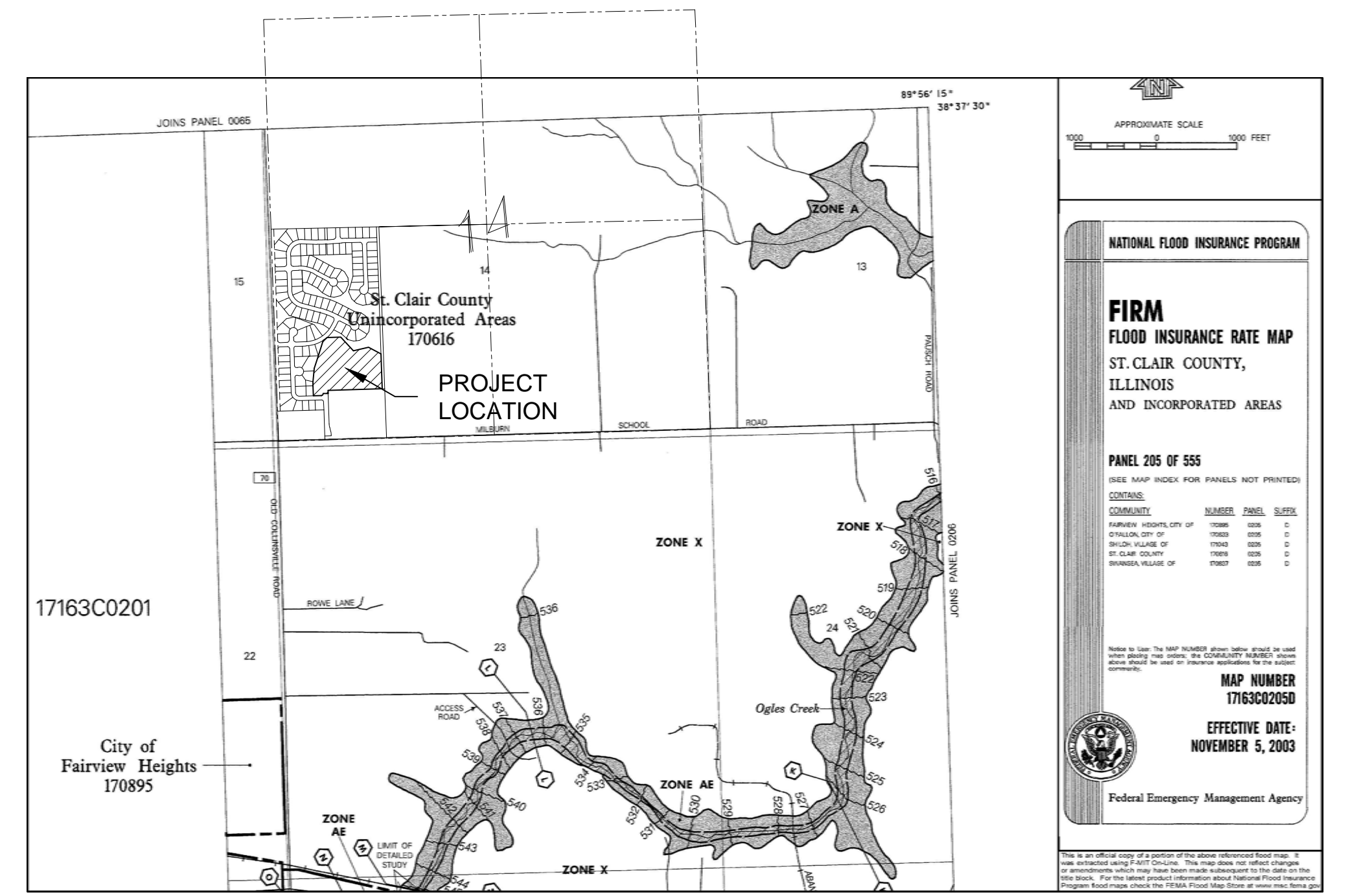
(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'FALLON RESERVES THE RIGHT TO HAVE DEVELOPER/ENGINEER USE HIGHER TYPE DESIGNS AS DEEMED NECESSARY BY THE CITY.)

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



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

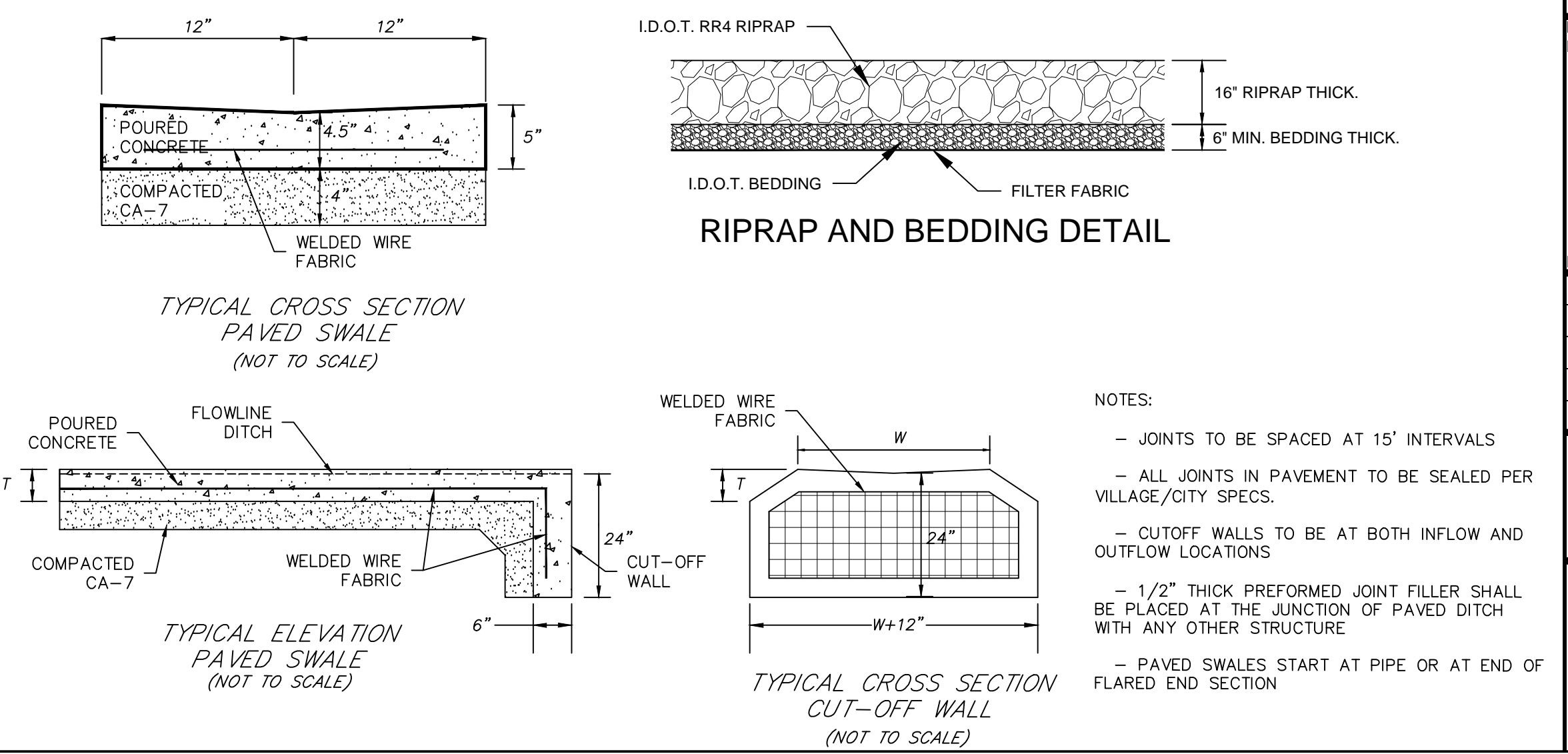
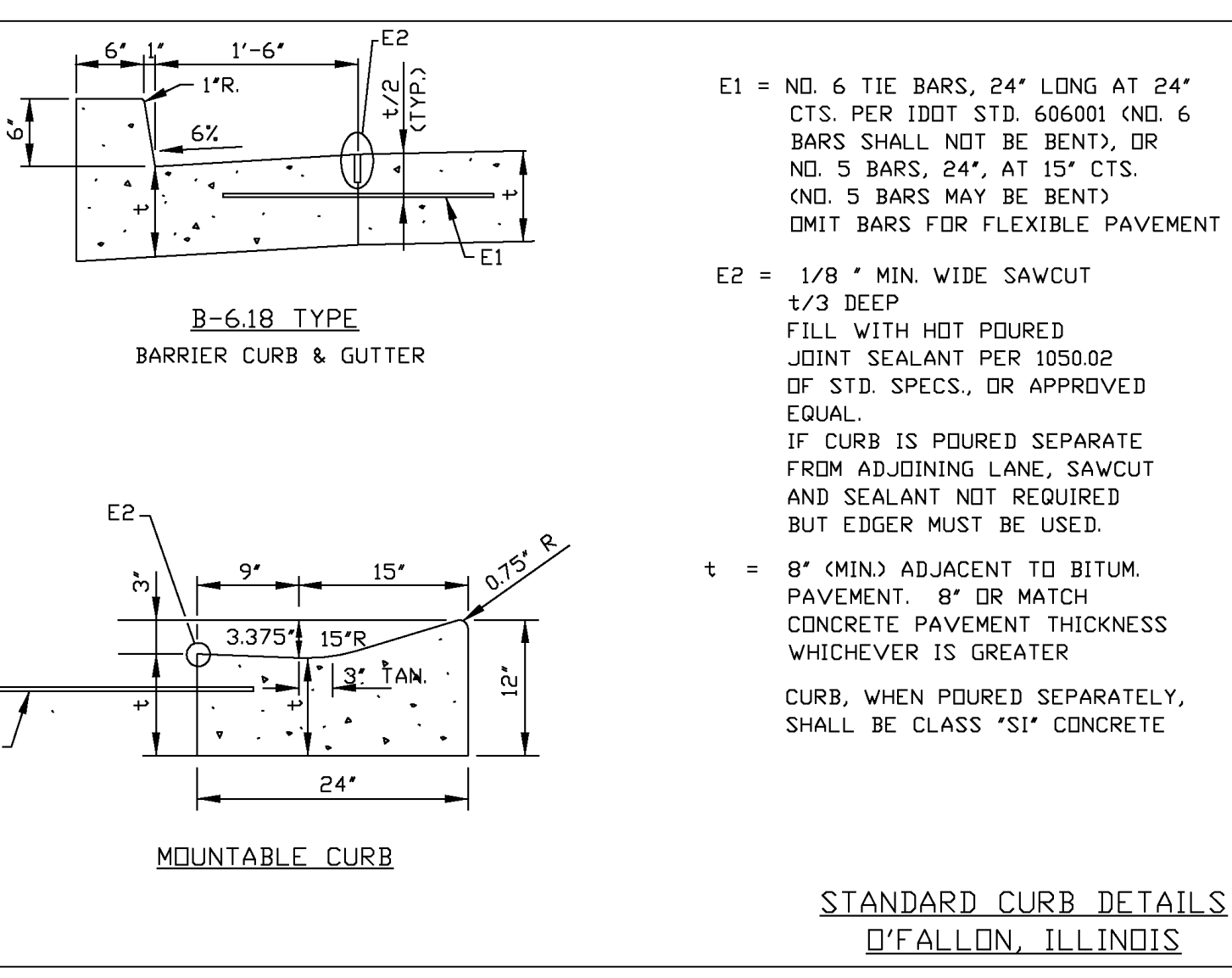
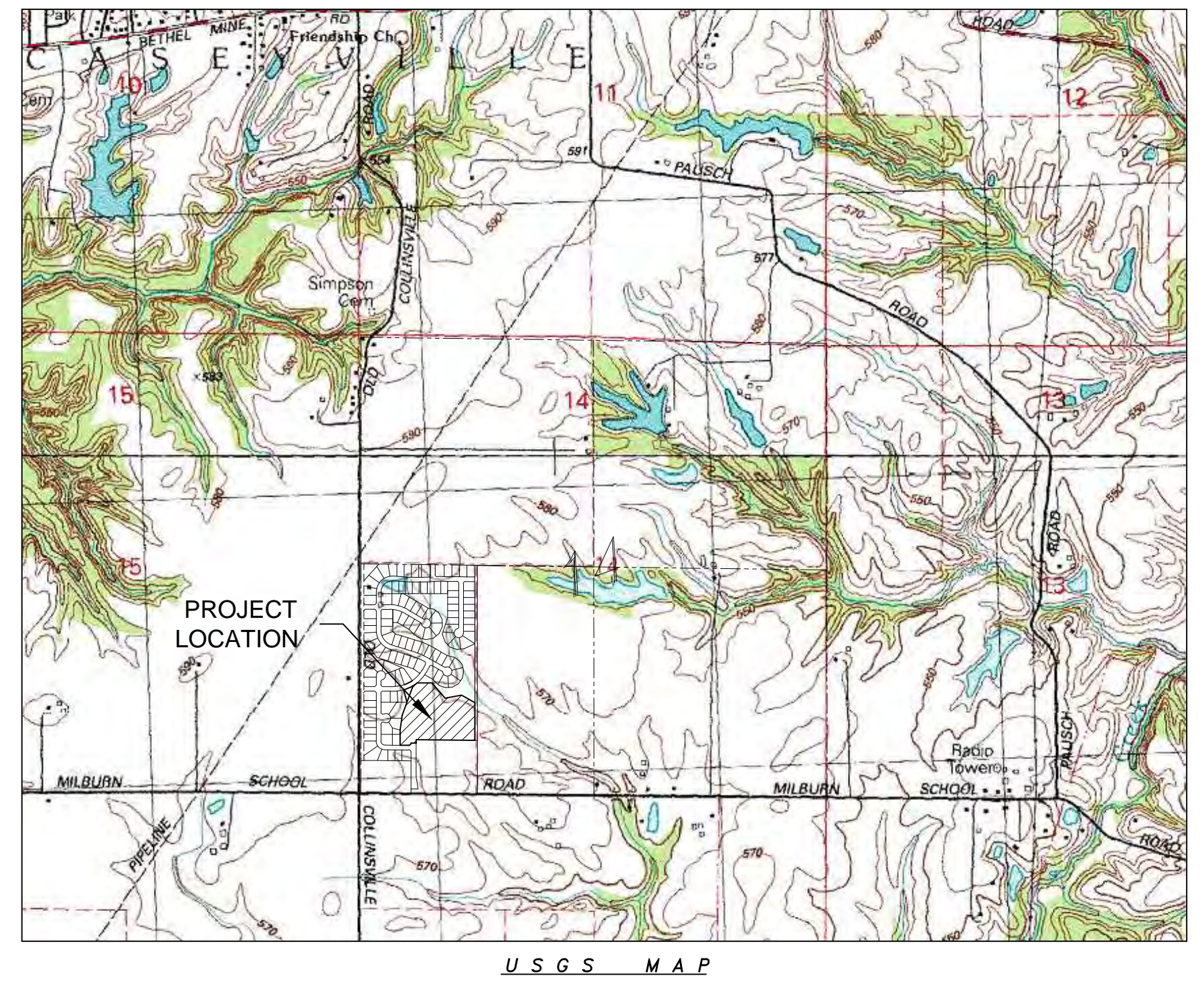
TYPICAL OPEN THROAT INLET



ALTERNATIVE ASPHALT PAVEMENT:
 2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
 5" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
 12" STABILIZED SUBGRADE

(SEE SUBDIVISION ORDINANCES FOR STREET CLASSIFICATION AND DIMENSIONS. THESE ARE MINIMUM REQUIREMENTS. THE CITY OF D'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
 D'FALLON, ILLINOIS



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

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 D'FALLON, ST. CLAIR COUNTY, ILLINOIS

OWNER/DEVELOPER:
 INFINITY LAND GROUP
 P.O. BOX 185 EDWARDSVILLE, ILLINOIS 62025
 PH. 618-859-0217

REVISIONS	
NO.	DATE
1	9-21-16

INTENDED USE:
 PLANNING & PERMITTING
 NOT FOR CONSTRUCTION

PRPE 052-037441
 EXP. DATE: 11/30/2017

PATRICK R. NETEMEYER
 PROJECT NO: 2012-226
 DWG. NUMBER: WL-CONSTRUCTION-AGUSTA-0226-7
 DRAWN BY: CGH
 CHECKED BY: PRN
 ISSUE DATE: 8-4-16

STREET & DRAINAGE SECTIONS & DETAILS

SHEET NO:
4

OF 4

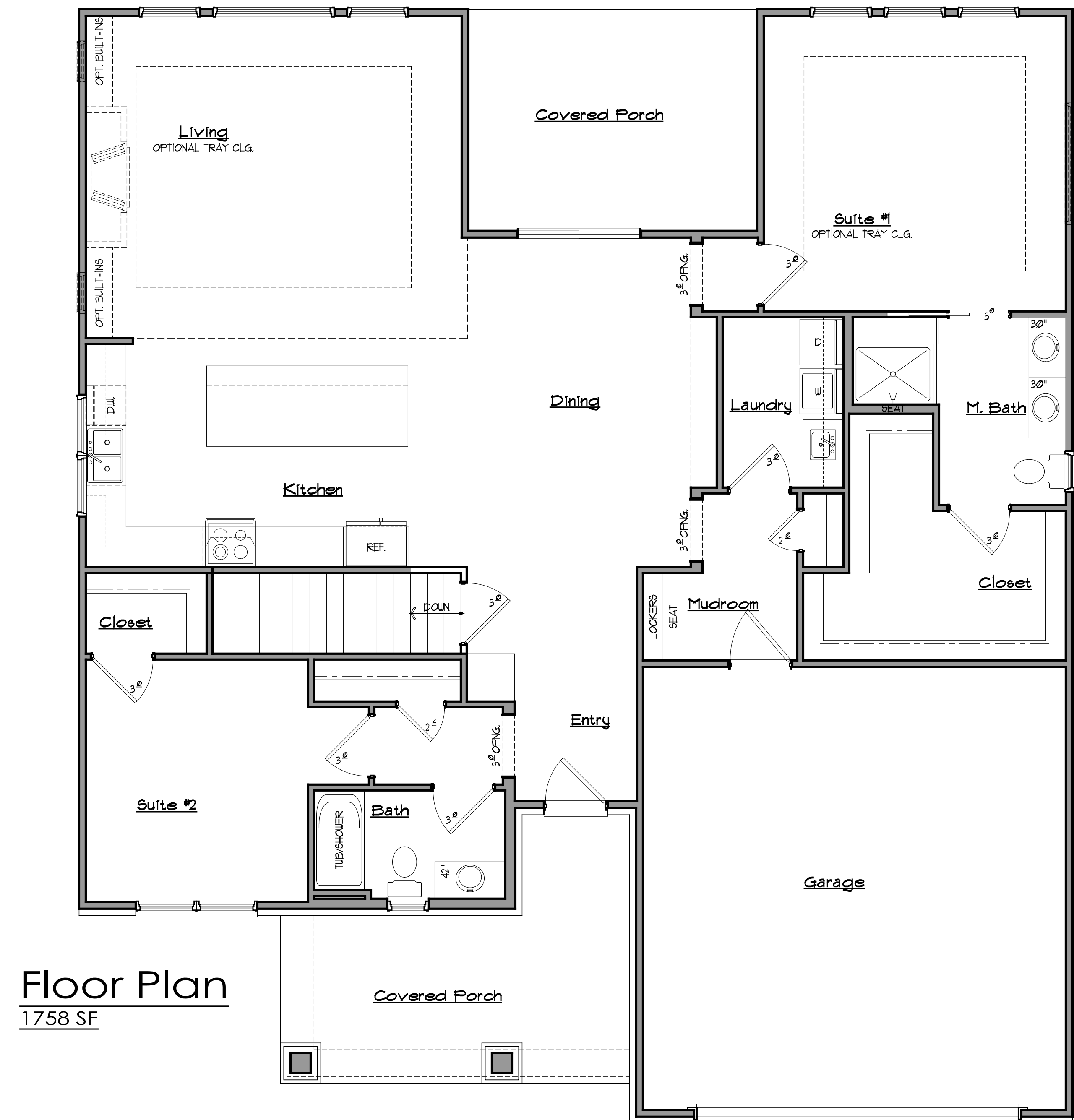


Elevation "A"

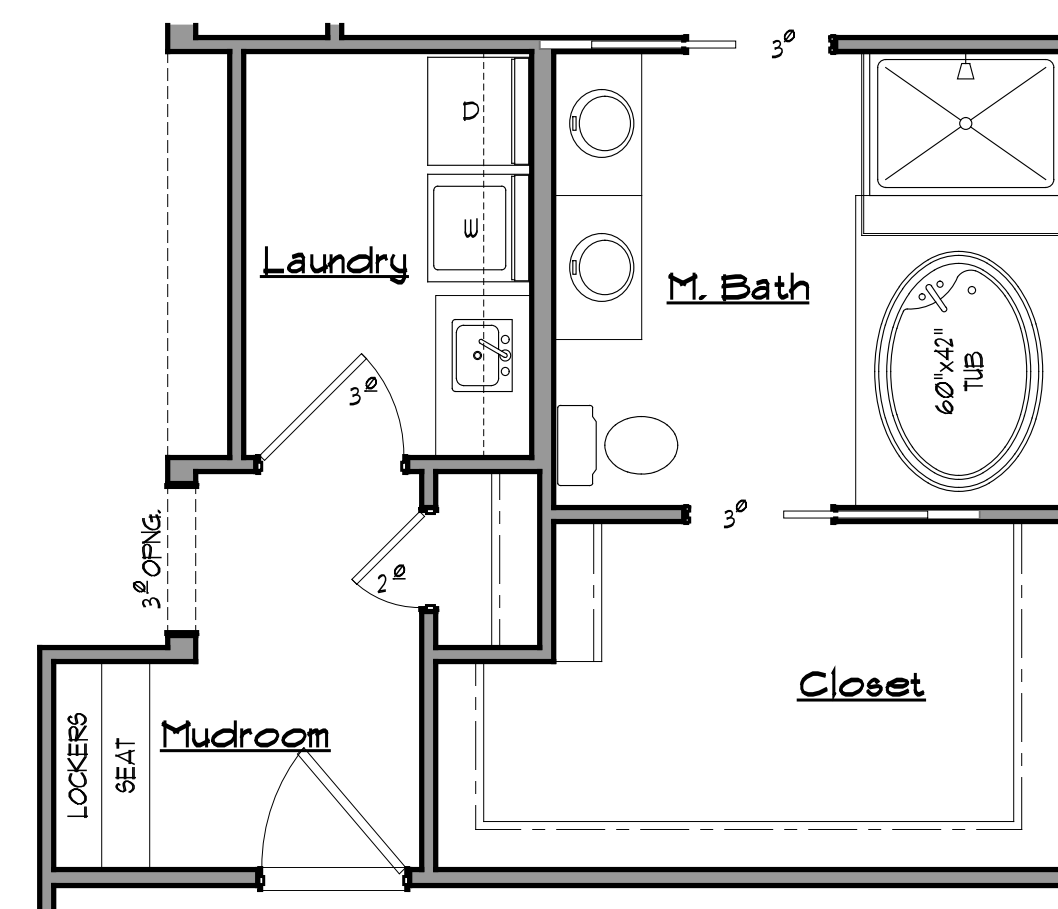


Elevation "B"

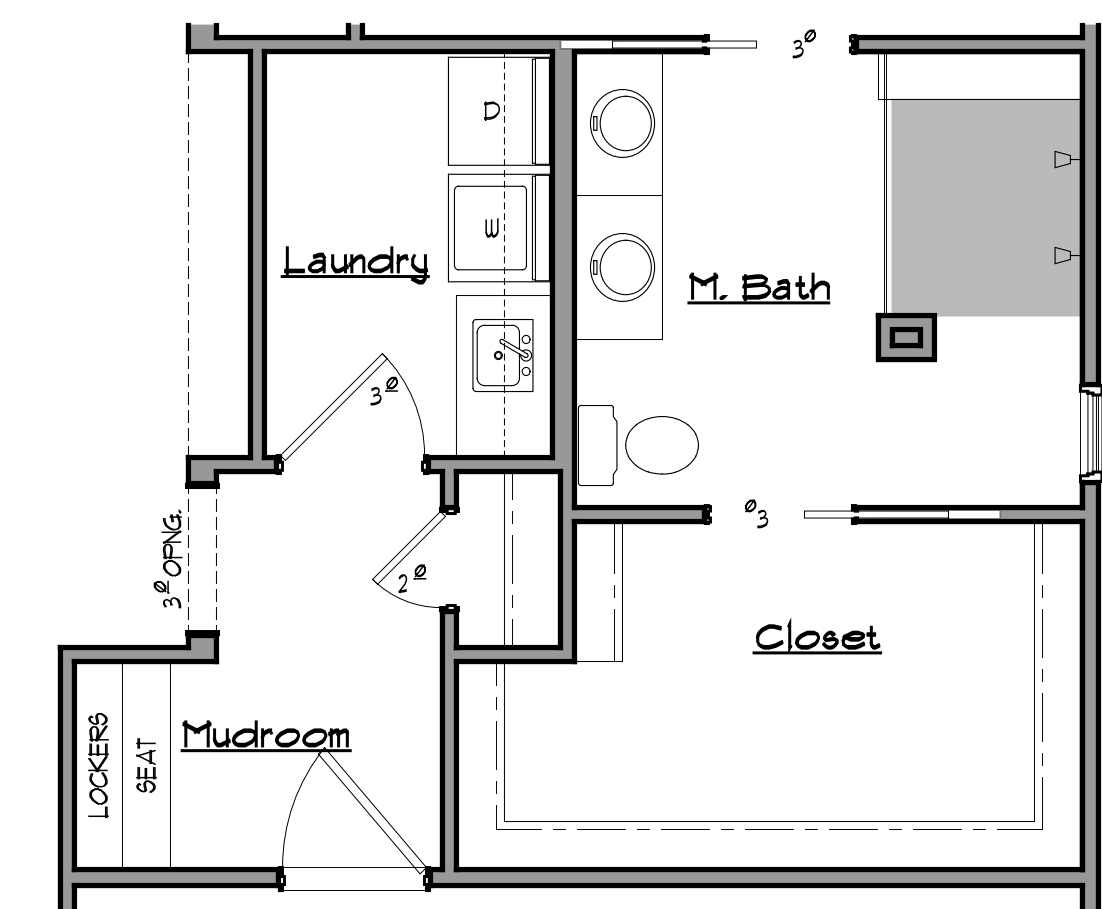
Villas at Augusta Greens - Turnberry



Floor Plan
1758 SF



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



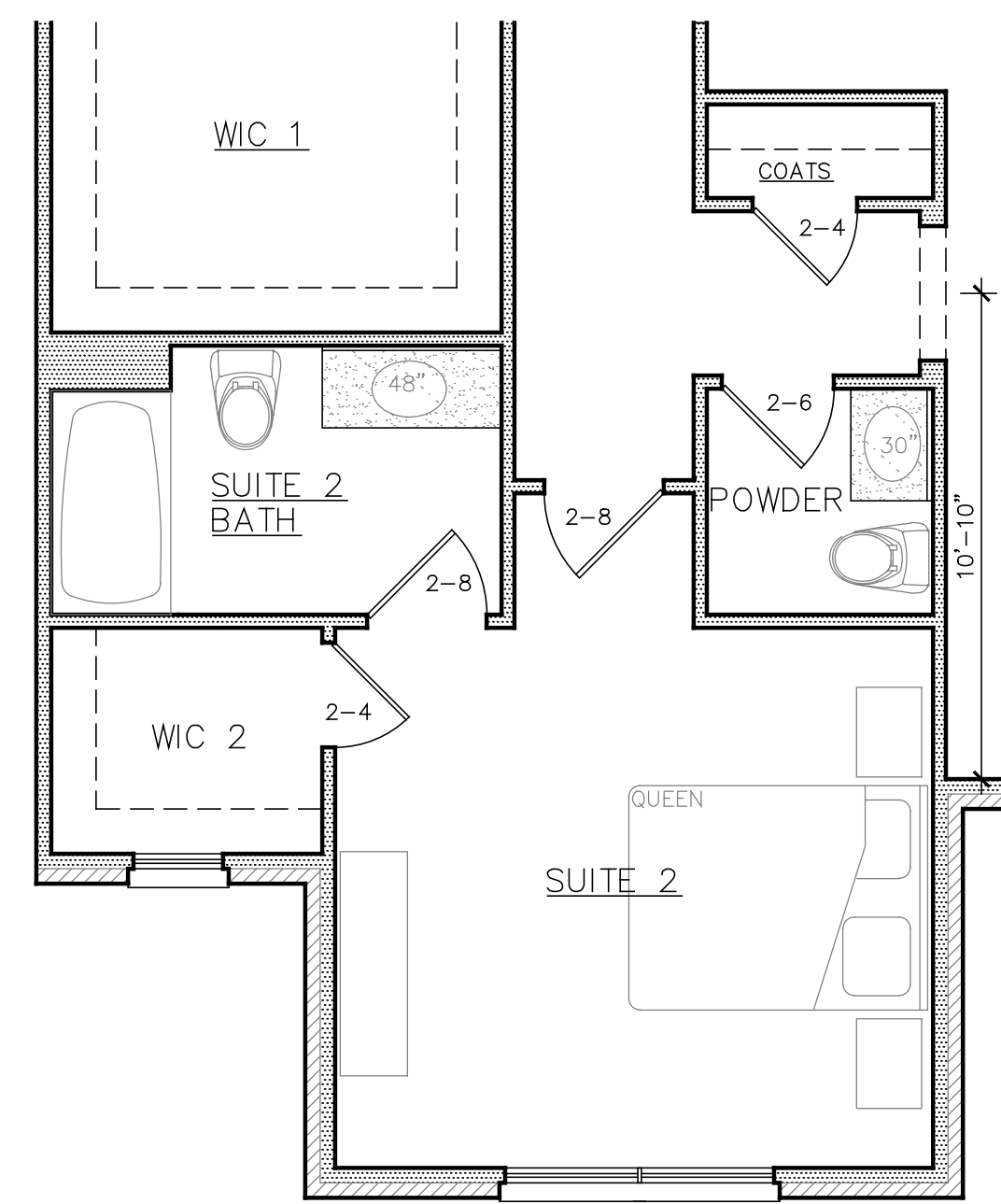
Optional Zero
Entry Shower
SCALE : 1/4" = 1'-0"





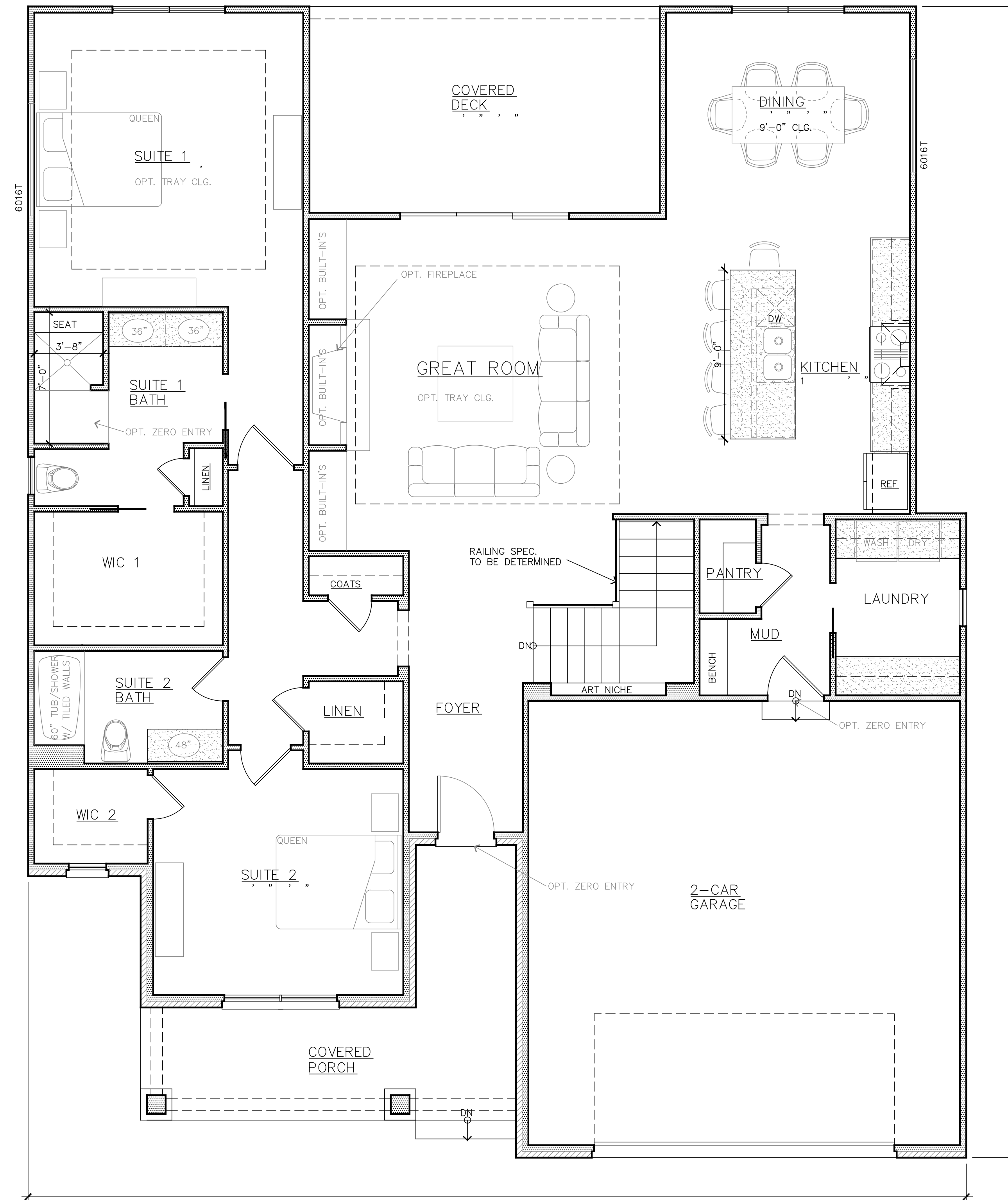
FRONT ELEVATION

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:

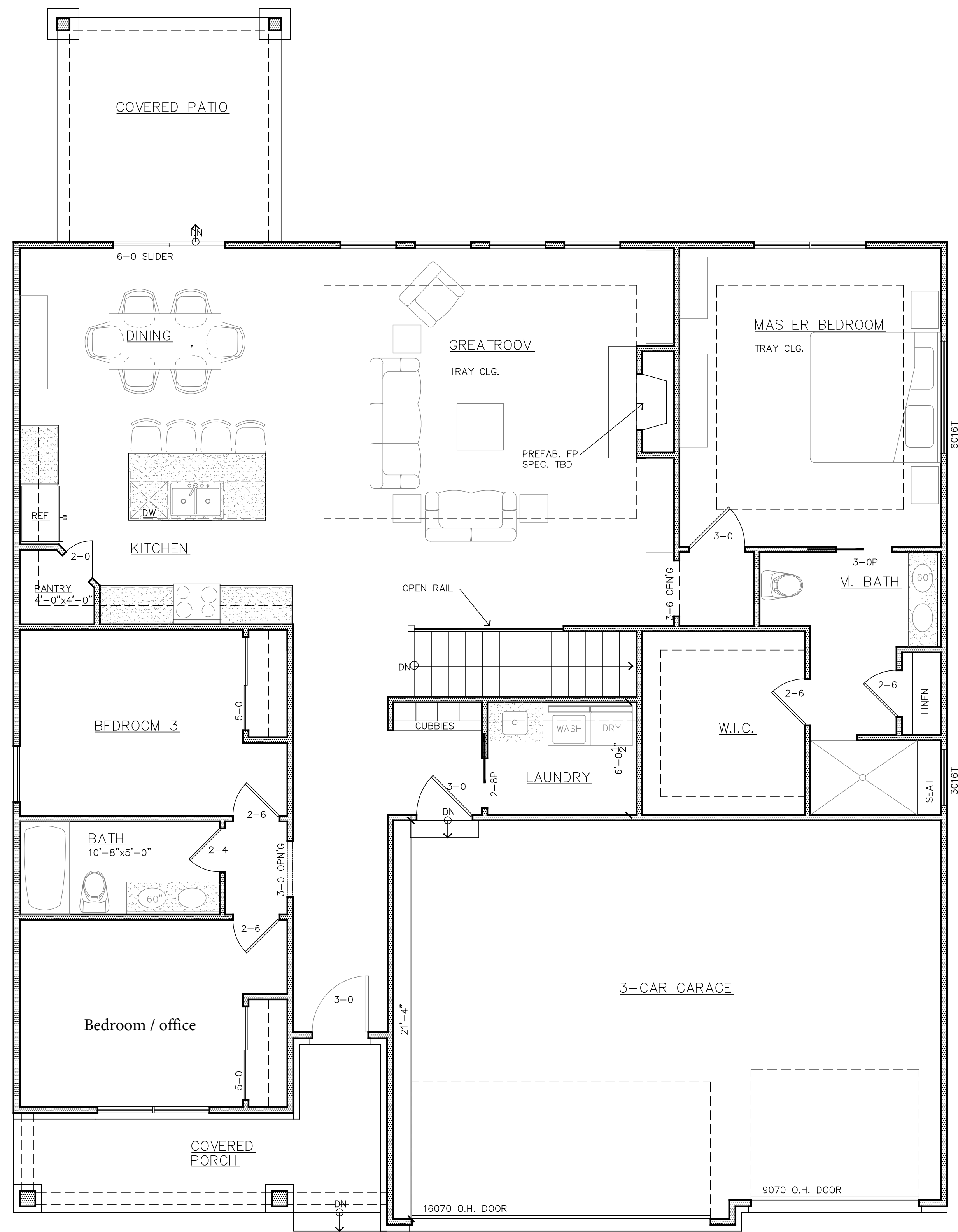


BTG DESIGN CONCEPTS, INC.
 WWW.BTGDESIGNS.COM
 BLAKE@BTGDESIGNS.COM
 (618) 520-7548

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:

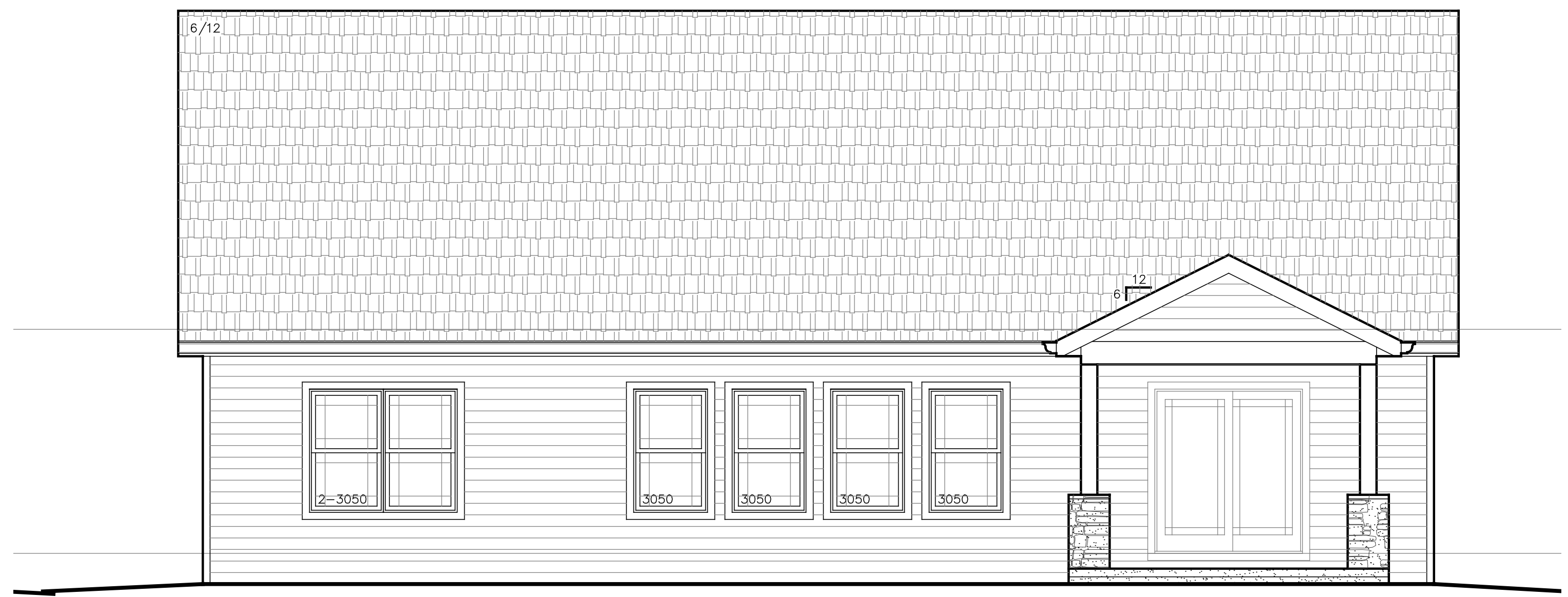


FIRST FLOOR PLAN



FRONT ELEVATION

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



REAR ELEVATION

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

Villas at Augusta Greens - Cypress

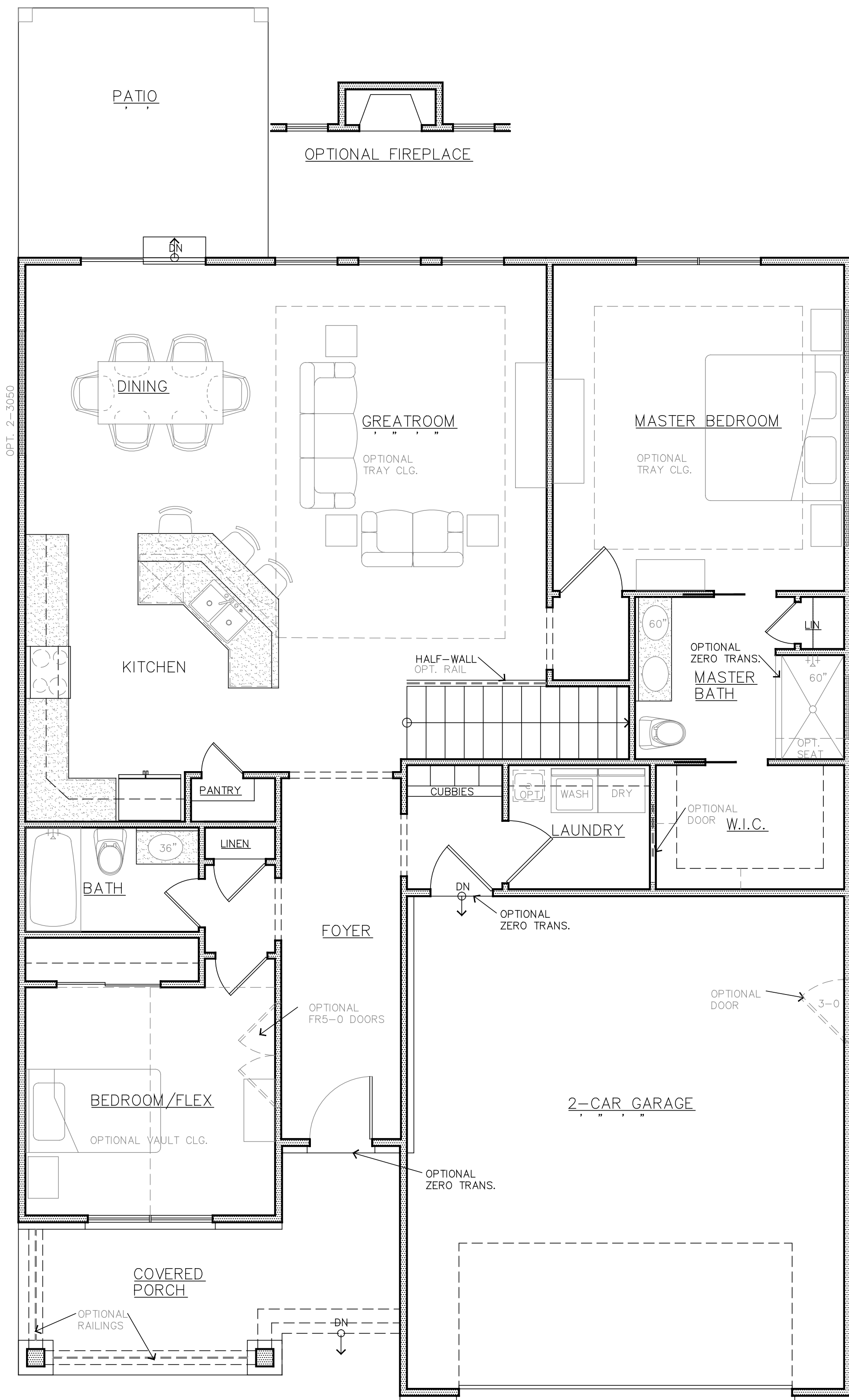


BTG DESIGN CONCEPTS
 WWW.BTGDESIGNS.COM
 BLAKE@BTGDESIGNS.COM
 (618) 520-7548

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

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



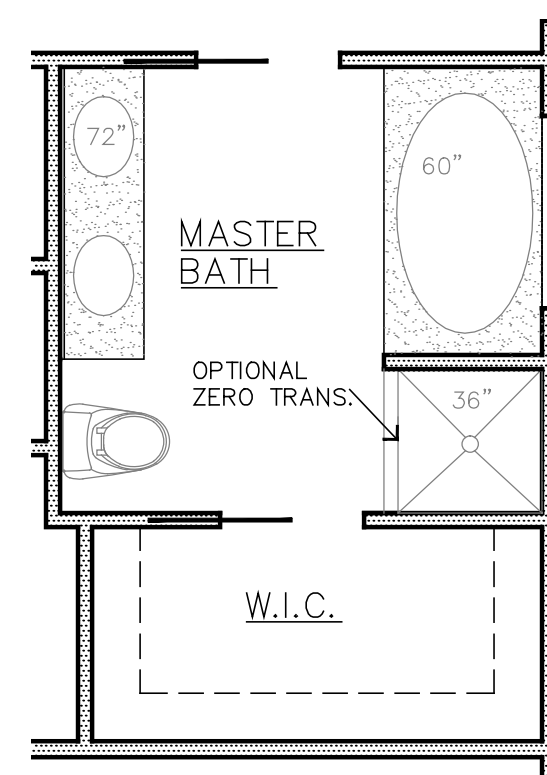
ELEVATION OPTION A

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



ELEVATION OPTION B

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



OPT. MASTER BATH

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



ELEVATION OPTION E

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



ELEVATION OPTION C

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

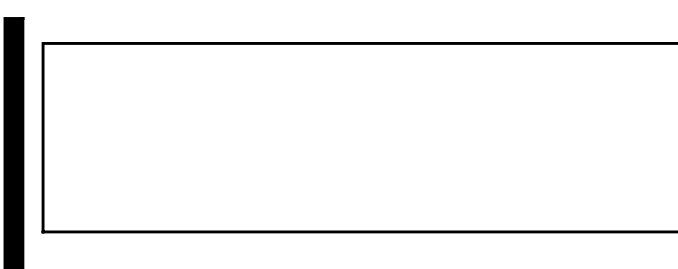
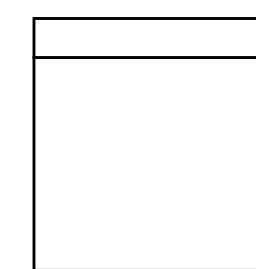


ELEVATION OPTION D

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

PLAN
—
—
PROJECT #15011

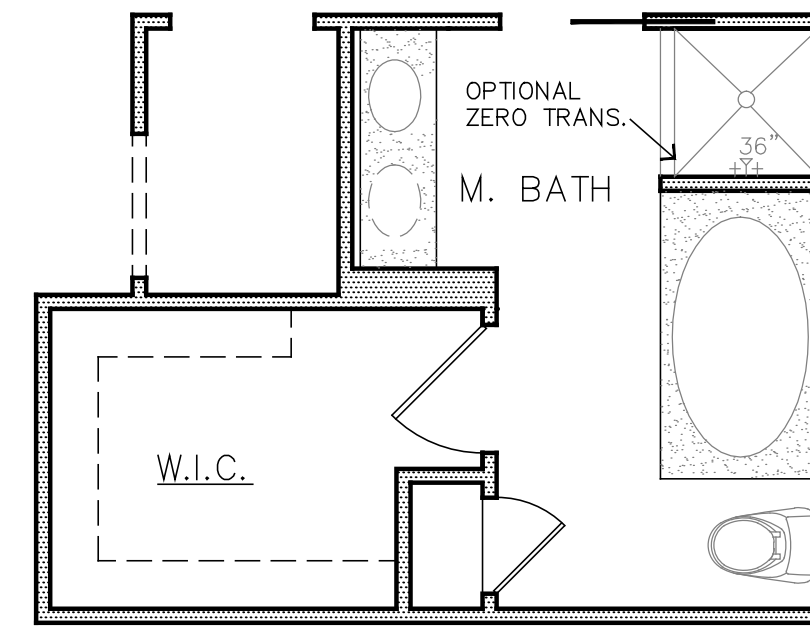
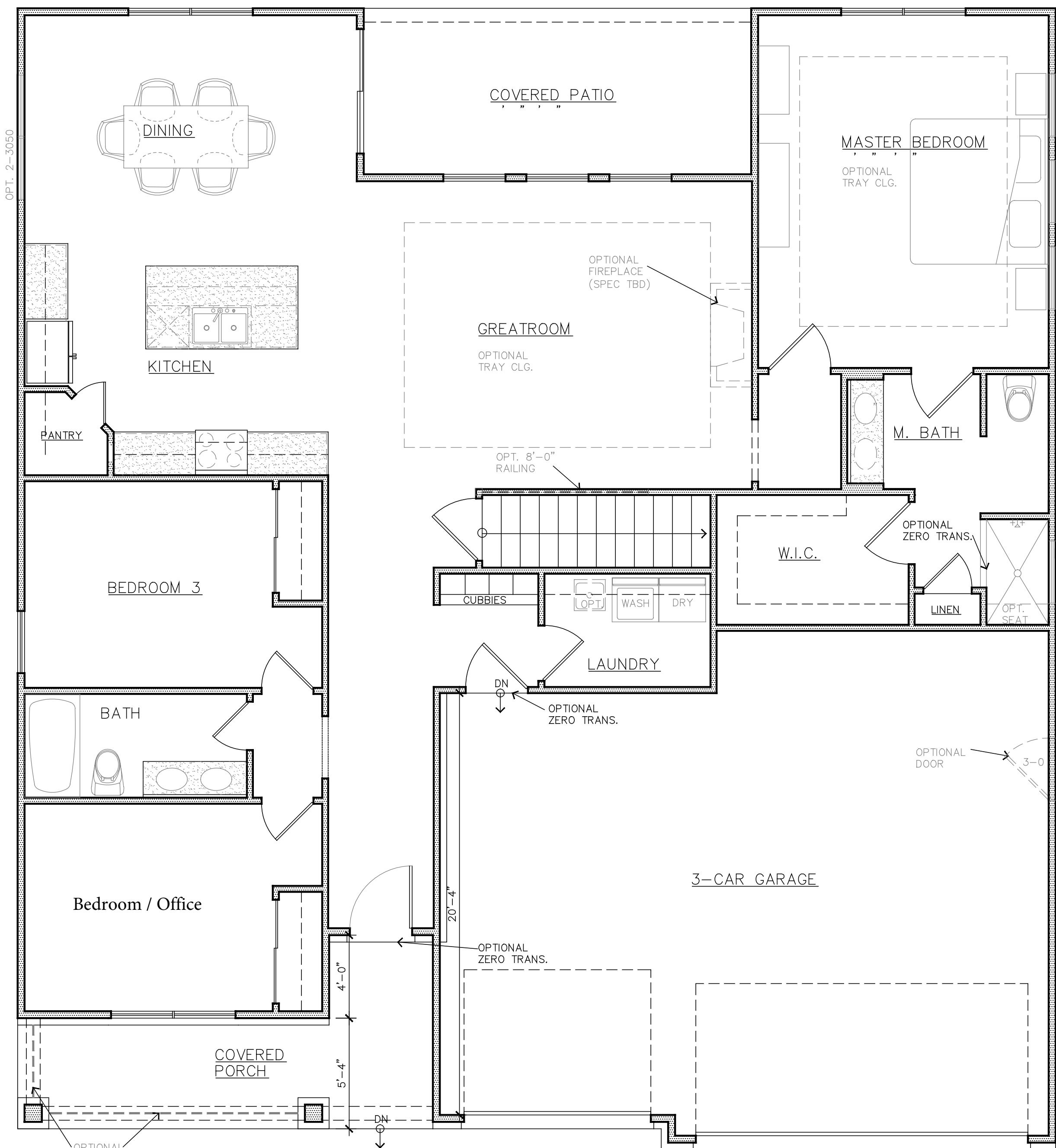
Villas at Augusta Greens - Andrews



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:



OPT. MASTER BATH
SCALE: 1/4" = 1'-0"



ELEVATION OPTION D
SCALE: 1/8" = 1'-0"

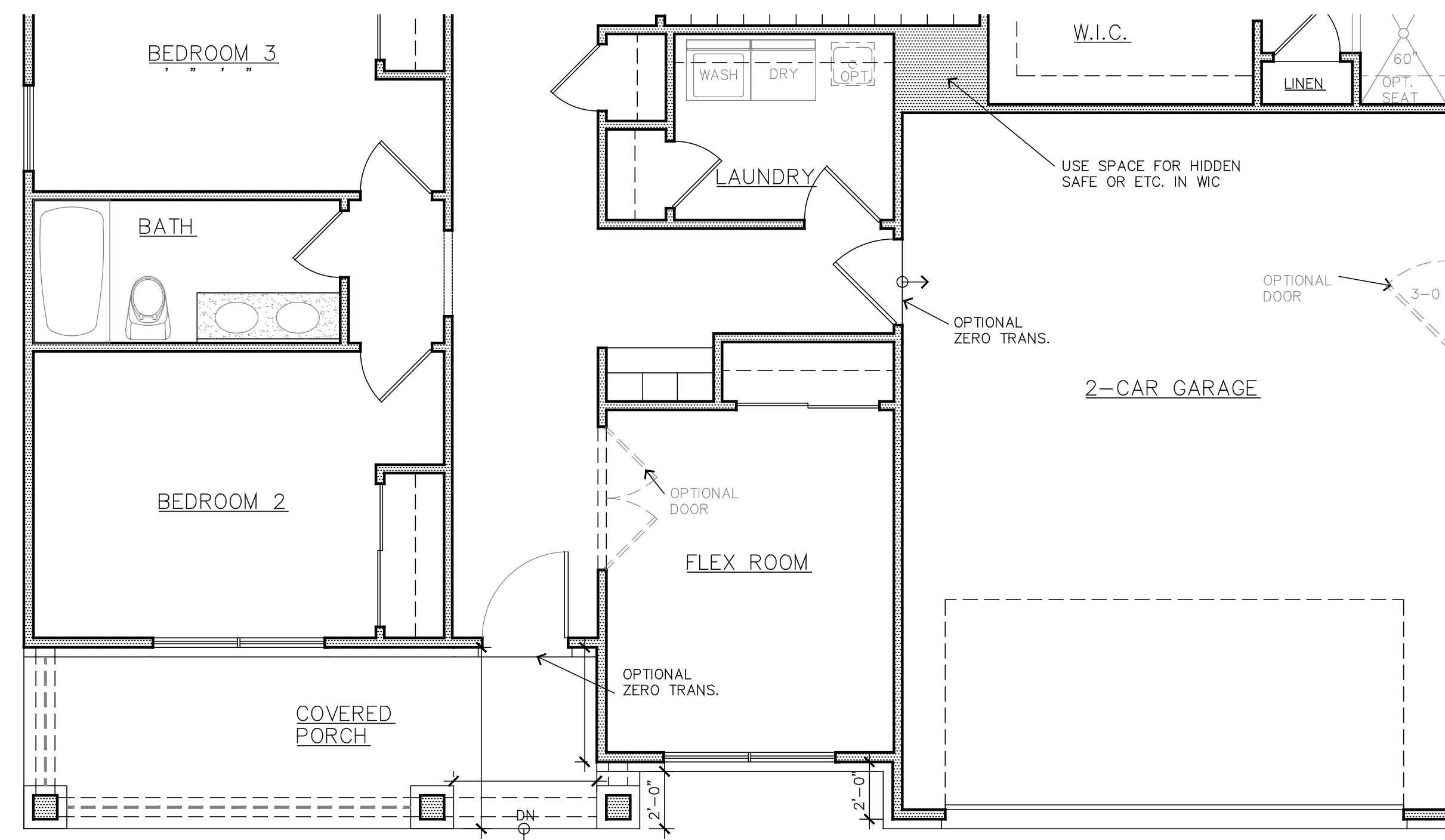


ELEVATION OPTION B
SCALE: 1/8" = 1'-0"

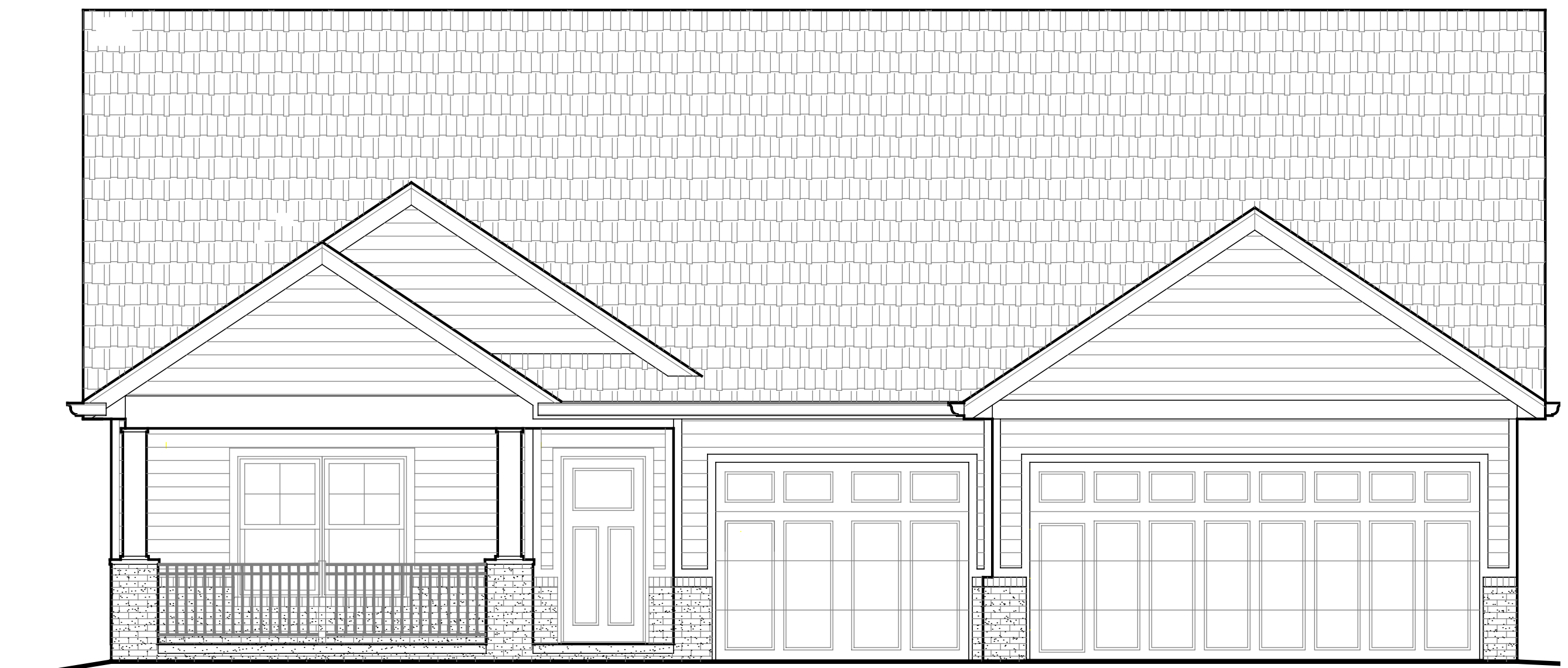


ELEVATION OPTION C
SCALE: 1/8" = 1'-0"

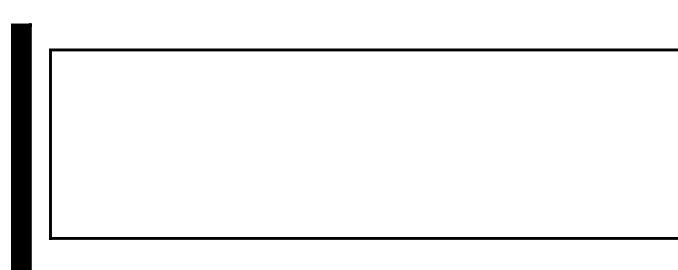
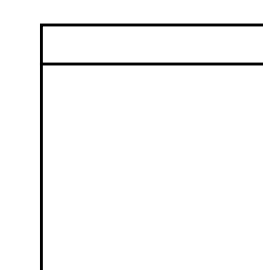
FIRST FLOOR PLAN



OPT. FIRST FLOOR



ELEVATION OPTION A
SCALE: 1/4" = 1'-0"



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.

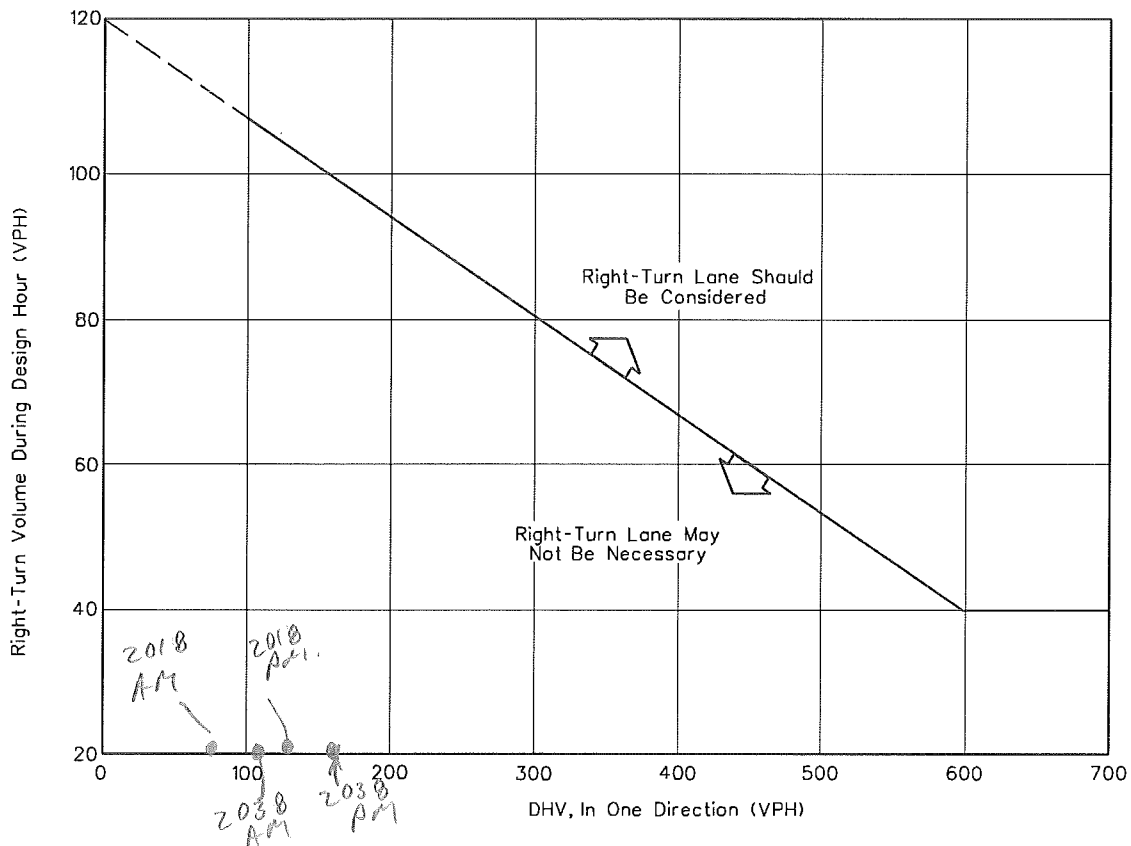
Sincerely,



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.

Example

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

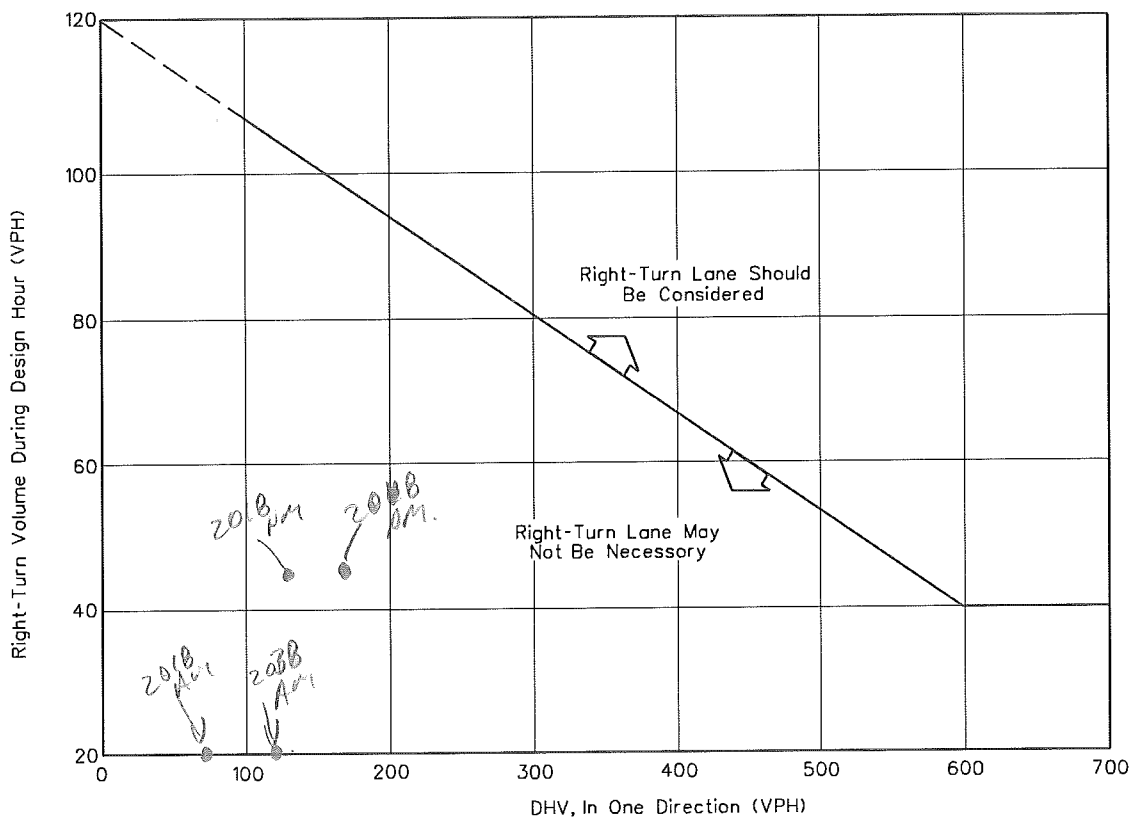
Problem: Determine if a right-turn lane is warranted.

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

STREET #5



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.

Example

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

ITE TRIP GENERATION 7TH EDITION:

SINGLE FAMILY DETACHED HOUSING(STREET #3):

SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:

SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:

0.77	30	23	
1.02	30	31	

SINGLE FAMILY DETACHED HOUSING(STREET #5):

SINGLE-FAMILY HOUSING: A.M. PEAK HOUR GENERATOR TABLE 210, PAGE 272:

SINGLE-FAMILY HOUSING: P.M. PEAK HOUR GENERATOR TABLE 210, PAGE 273:

0.77	70	54	
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