

LAND SUBDIVISION COMMITTEE MEETING
July 7, 2011

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Rick Weber

Kenneth Springs

Matt McLaughlin

Lori Williams

Roleen Thoele

Cyndi Knowles

Brian Davis

Others

Mike Simonds

Bob Barker

Mike Ryan

Joe Kloba

Steve Walker

John Raynolds

Phil Martin

Corky Joyner

Mike Johnson (CWLP-Water)

Staff

Joe Zeibert

Steve Keenan



July 12, 2011

TO: Menard Inc.
Attn: Mike Simonds
5101 Menard Drive
Eau Claire, WI 54703

RE: Woodside Place 1st Addition
Partial Plat of Vacation

Enclosed are minutes of the **July 7, 2011** Subdivision Committee Meeting.

Revisions are necessary – See minutes
 Revisions are not necessary

The following are needed at the Planning Commission office **as soon as possible** for transmittal to the City Clerk.

Original
 8 Copies
 Percolation Data & Certification
 Covenants
 Proof of Publication from Newspaper
 Surveyor's Certification
 Owner's Acknowledgement
 Drainage Statement
 Other

cc: Knoche & Associates, PC

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2005-01
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Woodside Place 1st Addition - Partial Plat of Vacation

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Menard Inc.

ENGINEER: Knoche & Associates, P.C.

DESCRIPTION: Pt NE ¼, Sec. 19, T15N, R5W - Northwest corner of Prairie Crossing Drive and Tirosele Drive

28.57 **Acres** 15 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Bottom

2ND BY: Knowles

VOTE: Unanimous

Mike Simonds, Menard's, presented the partial plat of vacation.

Joe Zeibert, Regional Planning Commission, said the applicant shall add the total acreage to the plat. He said the applicant shall add tic marks to the dimensions. Zeibert said the applicant shall identify right of way widths on the plat. He said the applicant shall capitalize titles and spell Springfield correctly on the certificates of approval. Zeibert said the applicant shall submit signed and sealed copies of the plat by a professional land surveyor (PLS) licensed in Illinois.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, the water main is not in the platted easement but is in a separate easement recorded in 2007. He said the water easement is excluded from the partial plat of vacation. Stewart said a plat of vacation for the water main easement will be filed when the main is relocated and a new easement for the relocated water main is established. He said relocation of the water facilities will be at the property owner's expense per the water easement agreement.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall submit signed and sealed copies of the plat by a PLS. He said the applicant shall add the property owner's name, address, and phone number to the plat. Bottom said the applicant shall add the parcel identification numbers (PIN) to the plat. He said the applicant shall add the date the fieldwork was completed. Bottom said the applicant shall identify all symbols used with a legend. He said the applicant shall add a subdivision legal description that includes the section, township, and range on the plat. Bottom said the applicant shall add monument or witness corners to the plat. He said the applicant shall label the section and quarter section corners on the plat. Bottom said the applicant shall add sufficient angles, bearings of azimuths, linear dimensions, and curve data to the plat. He said the applicant shall show the area of the survey to the nearest thousandth of an acre. Bottom said the applicant shall add existing street right of way widths to the plat. He said the applicant shall add a flood note to the plat. Bottom said the applicant shall add the following language to the plat near the PLS signature and seal: "This professional service conforms to the current Illinois minimum standards for a boundary survey." He said the applicant shall shade the area to be vacated. Bottom asked that the plat be forwarded to Public Works for review prior to approval.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, City Building and Zoning Department, had no comments.

Rick Weber, City Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the partial plat of vacation, subject to:

- (1) Adding the total acreage to the plat;
- (2) Adding tic marks to the dimensions;
- (3) Identifying right of way widths on the plat;
- (4) Capitalizing titles and spelling Springfield correctly on the certificates of approval;
- (5) Submitting signed and sealed copies of the plat by a PLS licensed in Illinois;
- (6) Adding the property owner's name, address, and phone number to the plat;
- (7) Adding the PINs to the plat;
- (8) Adding the date the fieldwork was completed;
- (9) Identifying all symbols used with a legend;
- (10) Adding a subdivision legal description that includes the section, township, and range;
- (11) Adding monument or witness corners to the plat;
- (12) Adding section and quarter section corners to the plat;

- (13) Adding sufficient angles, bearings of azimuths, linear dimensions, and curve data;
- (14) Adding existing street right of way widths to the plat;
- (15) Adding a flood note to the plat;
- (16) Adding the following language to the plat: "This professional service conforms to the current Illinois minimum standards for a boundary survey"; and,
- (17) Shading the area to be vacated.

Cyndi Knowles seconded the motion and the vote to approve was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Menard Inc.
Attn: Mike Simonds

5101 Menard Drive

Eau Claire, WI 54703

RE: Woodside Place Resubdivision

Resubdivision of Lots 20-34

Woodside Place 1st Addition Final
Plat

Enclosed are minutes of the **July 7, 2011** Subdivision Committee Meeting.

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 Revisions are not necessary

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Other

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**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2005-01

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Woodside Place Resubdivision - Resubdivision of Lots 20 through 34 - Woodside Place 1 st Addition - Final Plat
JURISDICTION:	City
DATE OF MEETING:	July 7, 2011
OWNER:	Menard Inc.
ENGINEER:	Knoche & Associates, P.C.
DESCRIPTION:	Pt NE ¼, Sec. 19, T15N, R5W - Northwest corner of Prairie Crossing Drive and Tirosele Drive
	28.57 Acres 13 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Mike Simonds presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall retitle the subdivision as the Resubdivision of Lots 20-34 of Woodside Place 1st Addition. He said the applicant shall remove the platted easement and the lots that were vacated. Zeibert said the applicant shall add the appropriate notes from the previous plat for access. He said the applicant shall discuss what notes are appropriate with Public Works. Zeibert said the applicant shall add tic marks to indicate feet for the dimensions on the plat. He said the applicant shall identify the owner and subdivider (along with addresses, phone numbers and a contact person). Zeibert said the applicant shall add the appropriate certificates of approval. He said the applicant shall key in all symbols, especially survey monuments. Zeibert said the applicant shall identify the right of way widths. He said the applicant shall add a flood note with a flood panel number. Zeibert said the applicant shall add dimensions for all lot lines. He said there is a dimension missing on Lot 5 and that the applicant should check the jog further to the east. Zeibert said the applicant shall submit revised copies of the final plat that are signed and sealed by a professional land surveyor (PLS) licensed in Illinois.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall add the date of completion of fieldwork. He said the applicant shall add a legend for all symbols and abbreviations used on the plat. Bottom said the applicant shall add boundary lines with accurate distances and angles. He said the applicant shall add a subdivision description such as the section, the township, the range, and the principal meridian. Bottom said the applicant shall label the street right of way widths. He said the applicant shall remove the ingress/egress easements along the south line and to Prairie Crossing. Bottom said the applicant can call these utility easements but that Public Works thought access would only be to Chuckwagon Drive. Simonds said the applicant was fine not going down to Prairie Crossing. He said if, for example, Lot 5 developed with access to Prairie Crossing that the applicant would also like the lot to have indirect access to the Menard's parking lot on the proposed easement. Bottom said there was a concern about cut through traffic using Lot 5 to access Menard's from Prairie Crossing. Bottom said Public Works would prefer traffic to use traffic lights at Tirosele or Schooner Drive to access Menard's. Lori Williams, City Traffic Engineer, said the traffic study only gave access to Schooner and Chuckwagon. She said if the applicant wants to rework the traffic study for Menard's showing additional access points, this might be acceptable. Simonds said he did not know if Menard's wanted to rework the traffic study. He asked about running the access easement from Schooner Drive down the southern portion of the lot line into the parking lot. Williams asked Simonds how running the access easement this way would affect the wall unit, i.e. the warehouse building. Simonds replied the warehouse would be setback to meet requirements. He asked if the only way Lot 2 would be accessible would be off Schooner Drive. He also asked if that drive could be extended into the parking lot to allow Lots 3,4,5, 6, and 7 to have access to Schooner as well. Williams said Simond's proposal was difficult to imagine without any structures shown on the plat. She said usually access easements run across the front of lots rather than across the rear of lots. Bottom said Public Works met with Menard's a few weeks before and the understanding was there would be two access points onto Chuckwagon and one access point onto Schooner for the lumber yard. He said the arrangement shown was different than the configuration shown earlier. Bottom said Public Works does not feel comfortable with what the applicant proposes. He said Public Works did not think there would be shared access and routing extra traffic to these locations. Bottom said with additional information if these plans were withdrawn Public Works and the applicant could discuss the site design. Bottom said Public Works recommends removing the ingress/egress easements. Simonds asked if the easements needed to be removed along the south side and to Prairie Crossing, to which the reply was correct. Simonds said he would have to run this through internally because he was told to keep the ingress/egress easement along the southern lot line the best we could. Simonds said he did not necessarily want to withdraw right now. Humphrey suggested the plat could be approved with their [Public Works] condition being a subject to. Simonds said this was okay and withdrawal could be discussed in the future. Humphrey said the applicant could also submit plans next month and ask for a change. Simonds said he understood the subject to at this point. He said if internally we disagree with the subject to we will address it at that point. Humphrey asked Williams if she had further comments.

Lori Williams, City Traffic Engineer, said the applicant shall specify access along Prairie Crossing as per the original plat of Woodside Place. Simonds said he thought there were four access points onto Prairie Crossing and three for this development, i.e. Menard's.

Matt McLaughlin, City Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Bottom said the applicant shall ensure the note for the three accesses reads like the original Woodside Place plat. Bob Barker said he remembered four accesses but he was unsure where.

Nate Bottom moved to approve the final plat of Woodside Place, subject to:

- (1) Removing the platted easement and the lots that were vacated;
- (2) Adding the appropriate notes from the previous Woodside Place plat concerning access, specifically ensuring the access notes concerning Prairie Crossing Drive are maintained;
- (3) Adding tic marks to the dimensions to indicate feet;
- (4) Identifying the owner and subdivider's names, addresses, phone numbers, and contact person;
- (5) Adding the appropriate certificates of approval;
- (6) Adding a legend for all symbols used, especially survey monuments;
- (7) Identifying right of way widths;
- (8) Adding a flood note with the flood panel number;
- (9) Adding dimensions for all lot lines;
- (10) Adding the date of completion of fieldwork;
- (11) The Lettering should be the same size in the bearing & distance calls, with the minimum lettering size of 0.14 inch on the plat;
- (12) The title of the subdivision should be Woodside Place Resubdivision of Lots 20 through 34" and below that should be "Northeast Quarter of Section 19, Township 15 North, Range 5 West of the Third Principal Meridian"; and,
- (13) Resolution of the south ingress/egress easement subject to Public Works approval.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Menard Inc.
Attn: Mike Simonds

5101 Menard Drive

Eau Claire, WI 54703

RE: Menards at Woodside Plaza

Woodside Place Resubdivision

Lot 1 Large Scale Development

Enclosed are minutes of the July 7, 2011 Subdivision Committee Meeting.

- Revisions are necessary – See minutes

- Revisions are not necessary

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cc: Knoche & Associates, PC

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2006-06
(Lq.Sc)
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Menards at Woodside Plaza - Woodside Place Resubdivision - Lot 1 - Large Scale Development Plan

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Menard Inc.

ENGINEER: Knoche & Associates, P.C.

DESCRIPTION: Pt NE ¼, Sec. 19, T15N, R5W - Northwest corner of Prairie Crossing Drive and Tirosele Drive

16.86 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Cyndi Knowles

VOTE: Unanimous

Mike Simonds presented the large scale plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall change the SMSD (Springfield Metro Sanitary District) contact to Gregg Humphrey. He said the applicant shall change the fire contact to Rick Weber. Zeibert said the applicant shall install a sidewalk from the public walk to the building. He said the applicant shall identify the traffic pattern on page C 1.1. Zeibert said the applicant shall show the utilities and the landscaping on the same page to eliminate any landscape and utility conflicts. He said the applicant shall show a typical pavement section for the heavy duty pavement area. Zeibert said the applicant shall submit a lumen plan identifying the type and angle of all lighting fixtures. He said the applicant shall dimension the sidewalk against the building. Zeibert said 6' wide sidewalks shall be provided or bumper blocks to maintain a 4' clearance. He said the applicant shall identify the yard setbacks. Zeibert said the applicant shall add the number of required parking spaces per City zoning ordinance. He said the applicant shall identify the cart corral locations because they could have an impact on the parking requirements. Zeibert said the applicant shall identify the dumpster location. He asked City zoning if the handicapped spaces should be moved along the parking against the building. Matt McLaughlin, Springfield Building and Zoning Department, replied they need 18' and the spaces along the building are only 16'. Lori Williams, City Traffic Engineer, said the parking spaces along the building are 16' long, so they shall be identified as compact parking only. She said the applicant cannot place handicapped places in this area. Zeibert asked if the spaces could be widened. He said he knew handicapped spaces are supposed to be the closest spots to the entrance, right, to which Williams replied yes. Williams said she did

not know if the applicant could widen the spaces. Simonds said they could try to widen the spaces within the parking they already provide. He said they need to provide 443 spaces and he thought they provided 452 spaces, so maybe they could widen some of the spaces.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said emails were exchanged over relocating the water main. He said specifics were still being discussed but that there was general agreement that much of the existing water main would be abandoned and in its place a new water main will be installed at Menard's expense with easements over it.

Gregg Humphrey, Springfield Metro Sanitary District, said the applicant shall submit plans signed and sealed by an Illinois Professional Engineer (PE). He said the property shall be served by the existing sewer service constructed for the lot. He said this was about 30' from where the applicant showed connecting on with an 8" pipe. Humphrey said there was an existing 6" tap on-site. Humphrey said the sanitary sewer shall be no deeper than 3' to the top of the pipe at the exit point from the building. He said the service has to be on the lot it is serving.

Nate Bottom, Office of Public Works, said if the applicant plans to use an 8" sewer service, it will have to be a private extension. He said the applicant shall provide a manhole where the applicant ties into the Schooner Drive sewer. Simonds asked if they used a 6" line if they could simply tap into the sewer. Humphrey said if the gallons per day usage exceeded 1500, a new Illinois Environmental Protection Agency (IEPA) permit will be required regardless of the size of the sewer pipe. Bottom said generally 8" lines are the City's to maintain but since this will only serve Menard's it will be a private service connection. Bottom said the applicant shall specify the owner and the subdivider. He said the applicant shall show the boundary lines with accurate distances and angles. He said the sewer will need to be on Menard's property. Bottom said the applicant shall make the east aisle easement 1' wider. He said this applies to the last item. Bottom said the ingress/egress easement shall match the aisle width. He said the applicant shall show the heavy duty pavement composition. Bottom said it was difficult to tell the width of the sidewalks along the front of the building to the north. He said the applicant shall ensure the sidewalk is 6' wide to account for car overhang. Bottom said the applicant shall delineate sidewalks through the entrance and the applicant shall ensure they are a minimum 6" thick. He said the applicant shall provide a sidewalk connection to Chuckwagon Drive. Bottom said the applicant shall change the plans to reflect the Illinois Department of Transportation (IDOT) Standard 424001-05 in regard to curb ramps. He said the applicant shall provide revised drainage calculations. Bottom said the applicant shall submit a Notice of Intent (NOI) to Public Works for posting.

Lori Williams, City Traffic Engineer, said there are concerns with the parking in the front of the building backing out into the main drive aisle. She said the applicant shall install B6.18 curb and gutter, regrade and seed all entrances being removed along Chuckwagon Drive and Schooner Drive. She said the applicant showed the sidewalk but not the curb detail. Williams said the maximum entrance width is 35'. Matt McLaughlin, Springfield Building and Zoning, said 40' is shown. Simonds said a variance was granted for the entrance last time. Williams said no variance is shown. Bottom asked the applicant to check whether a variance was granted and said the City would check as well. Williams said if a variance was not granted, the applicant could put in a mountable median between the lanes to delineate traffic flow or the applicant could put in a rumble strip. She said since truck traffic would use the south entrance, the applicant shall make the turn radii larger; 25' would not be enough to avoid encroaching into drive lanes. Williams said the rack system appears to be in the front yard setback. She said the setback was 20'. Williams said the rack system would need to be moved to the south by 1'.

Matt McLaughlin, Springfield Building and Zoning Department, said Williams touched on the fence. He said the applicant shows 19' and the fence shall be placed 20' back. McLaughlin asked if there was a door near the farthest north handicap accessible space. Simonds replied the area will be a garden center and there will be door there. McLaughlin said the applicant shall check its parking calculations. He said zoning calculated the required number of spaces to be 472. Simonds said he believed a variance was pulled on the parking to decrease the number of spaces to 443. McLaughlin said a variance was granted for the sign but he was not sure if a variance was granted for the parking.

Rick Weber, Springfield Fire Department, said a few fire hydrants were beyond the 250' requirement within City regulations but that they met the 300' regulation for state rules. Weber said he did not know where the fire department connection would be. He said the connection must be within 150' of the first hydrant.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, said there was electrical equipment which must be relocated at Menard's expense. She said there is no proposed location of the Menard's transformer. Thoele said she did not know whether Menard's was ready to discuss this or not. She said where CWLP has electrical service will probably not be close enough if the connection will be in the back of the building. Thoele said there will have to be an easement to come across the street. She said if the applicant will have a generator that she has paper work Menard's can fill out.

Williams said the applicant shall site the dumpster location on the plan.

Kenneth Springs moved to approve the large scale plan, subject to:

- (1) Changing the SMSD contact to Gregg Humphrey;
- (2) Changing the fire contact to Rick Weber;
- (3) Installing a sidewalk connection from the public sidewalk to the building;
- (4) Identifying the traffic circulation pattern on page C 1.1;
- (5) Showing the landscaping and the utilities on the same page and eliminating any conflicts;
- (6) Showing a typical pavement section for the heavy duty pavement area including pavement composition;
- (7) Submitting a lumen plan which identifies the type and angle of all lighting fixtures;
- (8) Dimensioning the sidewalk against the building to ensure a 6' width or 4' clearance is maintained;
- (9) Identifying the yard setbacks;
- (10) Adding the required number of parking spaces per the City zoning ordinance;
- (11) Identifying the cart corral locations;
- (12) Identifying the dumpster location;

- (13) Identifying the parking along the building as for compact cars only;
- (14) Submitting signed and sealed plans by a licensed PE;
- (15) Ensuring the property is served by the existing sewer service constructed for the lot.
- (16) Ensuring the sanitary sewer is no greater than 3' to the top of the pipe at the exit point from the building;
- (17) Providing a manhole where the sewer ties into the Schooner Drive sanitary sewer;
- (18) Specifying the owner and subdivider names, addresses, phone numbers, and contact person;
- (19) Showing the boundary lines with accurate distances and angles;
- (20) Ensuring the width of the access aisle on the large scale plans matches the width of the ingress/egress easement on the resubdivision plat;
- (21) Delineating sidewalks through the entrance and ensuring they are a minimum 6" thick;
- (22) Changing the plans to reflect the Illinois Department of Transportation (IDOT) Standard 424001-05 regarding curb ramps;
- (24) Providing revised drainage calculations;
- (25) Submitting an NOI to Public Works;
- (26) Resolution of concerns regarding parking spaces along the building front (east);
- (27) Installing B6.18 curb and gutter, regrading and seeding all entrances removed along Chuckwagon Drive and Schooner Drive;
- (28) Obtaining a variance or installing alternative measures for the entryway that is wider than 35';
- (29) Enlarging the turn radii where heavy truck traffic will drive on the site;
- (30) Moving the fence/rack system so that it is out of the required setback;
- (31) Resolving the parking spaces discrepancy; and,
- (32) Ensuring the fire department connection is within the appropriate distance of the fire hydrant.

Cyndi Knowles seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Mike Ryan

500 West Monroe – Suite 2W

Springfield, IL 62704

RE: Buckley Ridge Estates

2nd Addition

Final Plat

Enclosed are minutes of the July 7, 2011 Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

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8 Copies

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Owner's Acknowledgement

Drainage Statement

Other

cc: Reynolds, Higginbotham & Associates, LLC
Carol Jessup

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1996-64

CENSUS TRACT # 36.02

NAME OF SUBDIVISION: Buckley Ridge Estates - 2nd Addition - Final Plat

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Buckley Development, Inc. – c/o Mike Ryan

ENGINEER: Raynolds, Higginbotham & Associates, LLC

DESCRIPTION: Pt W ½, Sec. 36, T16N, R6W - East side of Meadowbrook Road,
near Old Salem Lane

13.08 Acres 5 Lot

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Kenneth Springs

VOTE: Unanimous

John Raynolds presented the final plat. He said the second addition was on the west side of Buckley Ridge Estates and that there were no changes from the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall change the 8 to a period on the signature block from 1538148 to 153.148. He said the applicant shall remove the vacated portion of Lot 1000 on the final plat of Lot 5. He said the applicant shall change note 9 to reflect the current PINs.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said the applicant shall remove the word proposed from all easement descriptors.

Nate Bottom, Office of Public Works, said the applicant shall submit plans signed and sealed by a professional land surveyor (PLS) licensed in Illinois. He said the applicant shall add the date of completion of fieldwork. Bottom said the applicant shall label the point(s) of commencement (POC) and the point(s) of beginning (POB). He said the applicant shall use two concrete or two stone monuments per the Plat Act. Bottom said the applicant shall label the

width of Meadowbrook Road, remove the 40' dedicated for right of way. He said the dedication is already done so the applicant shall label it all as right of way. Bottom said the applicant shall include a legal description to compare to the drawing. He said the applicant shall show the centerline of Old Salem Lane. Raynolds asked if placing certain items on the certificates would be acceptable. Raynolds said his normal practice is to provide the legal descriptions with the signed surveyor's certificate. Bottom said future applicants shall submit certificates and legals with the plat submission for review in the future, even if the forms are in draft format. Bottom said the legals do not have to appear on the final plat. Bottom said the final signed certificates can be delivered after the applicant receives an approval letter from the Regional Planning Commission.

Lori Williams, City Traffic Engineer, said the applicant shall widen the north access easement to 24' at the east end instead of the over 21' shown. Williams asked if this access easement was going with the existing driveway and that was why it was shown as 21', to which Raynolds replied yes. Williams asked Raynolds if he could widen the easement to 24'.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, asked if the annexation passed the City Council, to which the reply was yes. She said she had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Zeibert said the applicant shall check and make sure there are no discrepancies along the lot lines of the existing open space lot of Buckley Ridge Estates first addition.

Nate Bottom moved to approve the final plat, subject to:

- (1) Correcting the signature block;
- (2) Removing the vacated portion of Lot 1000 from Lot 5;
- (3) Changing the note to reflect the current PINs;
- (4) Removing the proposed descriptor from the easements;
- (5) Submitting signed and sealed copies of the plat;
- (6) Adding the fieldwork completion date;
- (7) Labeling the POC(s) and the POB(s);
- (8) Showing the location of two concrete or two stone monuments per Plat Act;
- (9) Labeling the width of Meadowbrook Road;
- (10) Labeling the right of way as right of way instead of dedicated right of way;
- (11) Submitting legal descriptions to compare to the plat drawing;
- (12) Showing the centerline of Old Salem Lane;
- (13) Widening the north access easement to 24'; and,

- (14) Check and verify the lot line discrepancies between the open space lot and the final plat.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Legacy Pointe Dev. Co., LLC

Attn: Steve Luker
3601 Wabash Ave

Springfield, IL 62711

RE: Legacy Pointe Town Center

Phase 1

Partial Plat of Vacation

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Revisions are necessary – See minutes

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Other

cc: Martin Engineering

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	<u>PUD</u>
CENSUS TRACT #	<u>28.02</u>

NAME OF SUBDIVISION: Legacy Pointe Town Center Phase I - Partial Plat of Vacation

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Legacy Pointe Development Company, LLC

ENGINEER: Martin Engineering

DESCRIPTION: Pt E ½, Sec. 17, T15N, R5W - West side of MacArthur Boulevard, near Legacy Pointe Drive and near Lincolnshire Boulevard

2.753 **Acres** 3 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Nate Bottom

VOTE: Unanimous

Steve Walker presented the partial plat of vacation. He said there were some access easements platted with the first addition to Legacy Pointe that are now being vacated to reflect what was built.

Joe Zeibert, Regional Planning Commission, asked if a blanket easement was on the property. Walker replied there is a blanket easement but potential buyers want platted easements that are recorded.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall submit signed and sealed copies of the plat by a professional land surveyor (PLS) licensed in Illinois. He said the applicant shall add the correct parcel identification numbers (PINs). Bottom said the applicant shall show the Phase II and the Phase III lots.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, asked for an easement for the existing utilities across the back of Scheel's. Walker said there was a separate easement platted. He said there was a large drawing of drainage and utility easements recorded with the Legacy Pointe Phase I final plat. Walker said they are only vacating access easements.

Kenneth Springs moved to approve the partial plat of vacation, subject to:

- (1) Submitting signed and sealed copies of the plat by a PLS;
- (2) Showing the correct PIN(s) on the plat; and,
- (3) Showing the Phase II and the Phase III lots on the final plat.

Nate Bottom seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Legacy Pointe Dev. Co., LLC

Attn: Steve Luker
3601 Wabash Ave
Springfield, IL 62711

RE: Legacy Pointe Towne Center

Phase 1
Plat of Access Easement

Enclosed are minutes of the **July 7, 2011** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office **as soon as possible** for transmittal to the City Clerk.

Original

8 Copies

Percolation Data & Certification

Covenants

Proof of Publication from Newspaper

Surveyor's Certification

Owner's Acknowledgement

Drainage Statement

Other

cc: Martin Engineering

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	<u>PUD</u>
CENSUS TRACT #	<u>28.02</u>

NAME OF SUBDIVISION: Legacy Pointe Town Center Phase I - Plat of Access Easement

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Legacy Pointe Development Company, LLC

ENGINEER: Martin Engineering

DESCRIPTION: Pt E ½, Sec. 17, T15N, R5W - West side of MacArthur Boulevard,
near Legacy Pointe Drive and near Lincolnshire Boulevard

3.197 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Kenneth Springs

VOTE: Unanimous

Steve Walker presented the plat of access easement. He said the purpose of the plat is to replat the easements along the roads already constructed at Legacy Pointe.

Joe Zeibert, Regional Planning Commission, had no comments.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall show the section, township, range, and principal meridian on the face of the plat and provide the recorded document references for the three phases. He said the applicant shall show the area of the easement on the face of the plat. Bottom said the applicant shall spell out the direction, degrees, minutes, and seconds in the legal description. He said the applicant shall provide the document number for monument records. Bottom said the applicant shall submit signed and sealed copies of the plat by a professional land surveyor (PLS) licensed in Illinois.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the plat of access easement, subject to:

- (1) Showing the section, township, range, and principal meridian on the face of the plat;
- (2) Providing the recorded document references for the three phases;
- (3) Showing the easement area on the face of the plat;
- (4) Spelling out the direction, degrees, minutes, and seconds in the legal description;
- (5) Providing the document number for monument records; and,
- (6) Submitting signed and sealed copies of the plat by a PLS.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Courtney K. Joyner

RE: Cobblestone Estates 25th Addition

PO Box 3508

Lots 6, 8, 10

Springfield, IL 62708

Site Development Plan

Enclosed are minutes of the **July 7, 2011** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office by **July 18, 2011** for review at the **July 20, 2011** Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2nd Floor, County Building

Original

9 Copies

Percolation Data & Certification

Covenants

Proof of Publication from Newspaper

Surveyor's Certification

Owner's Acknowledgement

Drainage Statement

Other

cc: Martin Engineering

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1993-01

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Cobblestone Estates 25 th Addition - Lots 6, 8, and 10 - Site Development Plan
JURISDICTION:	City
DATE OF MEETING:	July 7, 2011
OWNER:	Courtney K. Joyner
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt SE ¼, Sec. 11, T15N, R6W - North side of Wabash Avenue, west of Meadowbrook Road
	3.6 Acres 3 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Steve Walker presented the site development plan. He said it covers the area west of the IHOP (under construction) and east of the vacant lot next to the Qik n'EZ.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit a landscape plan. He said the applicant shall check for landscape and utility conflicts. Zeibert said the applicant shall show utility locations on the landscape plan. He said the applicant shall submit a lumen plan with a note saying all light fixtures shall be full cut-off. Zeibert reminded the applicant that if we do not have a complete packet [by the filing deadline], the application will not be heard until the next month's meeting. He said on sheet 3 the applicant shall identify the sidewalk width on the east side of the building. Zeibert reminded the applicant that 4' of clearance needs to be maintained and that the sidewalks have to be 6' wide or bumper blocks will be required. He said the applicant shall identify the building entrance on sheet 3. Zeibert said the applicant shall provide a pedestrian connection between areas 2 and 1. He said this could be as simple as a crosswalk. Zeibert said the applicant shall add the required number of parking spaces per the City zoning ordinance on sheets 3, 4, and 5. Walker asked for clarification on the pedestrian connection comment, saying area 1 accesses the sidewalk along Wabash. Zeibert said all three areas access the sidewalks but people will generally walk from the larger building across the parking lot to area 2. Zeibert said the connection could be as simple as a crosswalk. Nate Bottom, Office of Public Works, said he thought the layout the applicant provided was okay. He said there were a number of parking aisles on the site. Bottom said pedestrians will cut through the parking aisles or use the sidewalks along the perimeter. Zeibert said he was looking at how people will actually go. He said he thought people will walk toward area 1 to go to Qik n'EZ

rather than using the sidewalk network and taking the ramps. Humphrey asked if this was a requirement. Zeibert said the ordinance says sidewalks will need to be provided. He said staff recommends a crosswalk be provided. Walker said there are a lot of grade changes in the parking lot so creating an accessible walk might be difficult. Zeibert asked Walker can you go due east from the front of the building to the island and head south. Bottom said he thought people will walk along Meadowbrook Road or Yucan Drive, or along the sidewalk on the perimeter. He said this is the safest path and it is ADA [Americans with Disabilities Act] accessible. Zeibert said he is looking at where people will actually go.

Zeibert said the applicant shall show silt fence all the way around the development site. He said the applicant shall show the total acreage of areas 1-3 on the cover page and the applicant shall dimension the water main along Yucan. He said the applicant shall key in the setbacks. He said the applicant shall correct the heavy duty pavement detail. Zeibert asked what was going into the building sites. Walker said his client is not here yet but we can ask him if he walks in.

Zeibert asked if any permits need to be obtained for the sidewalk along Wabash. He asked whether the City has the necessary permits already. Lori Williams, City Traffic Engineer, said the applicant needs permits from IDOT [Illinois Department of Transportation] to do the sidewalks along Wabash. Zeibert said the plan will be held until the permits are obtained. Walker said he protested this statement. Williams asked why you are protesting? IDOT permits are needed to construct the sidewalks along Wabash on a permanent easement that the City does not own. Walker said the applicant owns the easement. He said the sidewalk is on the applicant's property. Williams said the permanent easement is to IDOT. Walker said the easement is for grading and ditch but IDOT wanted language for the easement in case it wanted to put in a storm sewer. He said IDOT asked that the easement be a permanent easement for highway purposes. Walker said now the permanent easement evolved to a requirement to obtain an IDOT permit for a sidewalk on the applicant's property. Brian Davis, Sangamon County Highway Department, said the underlying ownership of the easement is with the property owner. Humphrey asked if the easement had surface rights subordinated. Williams replied she did not know. Walker said we did this at Qik n'EZ because we had the time. He said we may have the time to get it here but he did not want to set a precedent of obtaining the permit. Bottom said the applicant will be liable if the permit is not obtained. Humphrey said even if they received a permit for the sidewalk at Qik n'EZ, if the property is on Qik n'EZ's property it is on their property not state right of way. Bottom asked how the permit was issued. He said his understanding was the sidewalk will be the City's to own and operate. Bottom said he would check with Joe Angeli on that matter. He said in regards to the sidewalk whose jurisdiction is it. Walker said he would guess it is a private sidewalk. Bottom said it is a sidewalk easement for the public to utilize. Humphrey asked if IDOT would not let the sidewalk go in without a permit. Bottom said the sidewalk is necessary for the 5-lane section of Wabash. Walker said IDOT wanted an additional 15' for a drainage ditch to get the back slope to come out properly. He said the easement was an easement for highway purposes on the final plat in case IDOT wanted to put in a storm sewer. Humphrey said he thought this issue needed to be resolved legally because it comes down to who has jurisdiction to control the construction of the sidewalk. Walker said the sidewalk is on the applicant's property. Humphrey said the Committee can make the permit a subject to but questioned whether it would carry any weight if the sidewalk is not under IDOT control. Walker said the question is whether the sidewalk will be built or whether they will have to wait two months for a permit. Bottom said the subject to could say IDOT verification of the easement. He said if a permit is required, the applicant will have to obtain it. Humphrey and Walker discussed easements and permits. Walker said there was no language on this easement at all; it was placed on the final plat at IDOT's request. Zeibert said the applicant shall provide 6' sidewalks or use bumper blocks to maintain 4' of clearance along the north side of the building on sheet 4.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, asked if the applicant knew what size fire line will be needed for the first building. He said CWLP has a 10" main on Yucan Drive. He said if there is any uncertainty about that, he would like to take the 10" main past the connection to the fire sprinkler system in case the fire department needs an 8" main depending on the usage. Stewart said the applicant shall extend the 6" main another 70' to get to the property line in between the two buildings that front on Wabash. He said service lines are not supposed to cross property lines to get to another lot of record. Stewart said the 4-5' wide island is tight for a fire hydrant and landscaping. He said the applicant will need to talk with CWLP about the width of the island that contains the hydrant, the meter pit, and so there is not landscaping on top of where CWLP wants the water lines. Stewart said the applicant shall submit easements on the proposed water main. He said the hydrant along Yucan looks like it will be in the future entrance so it shall be relocated at the developer's expense. Stewart said the two small buildings that front on Wabash show no provision for fire lines. He said if fire lines are required, these shall be provided at the developer's expense. Stewart said he would send the comments to the applicant's engineer. He said CWLP can serve the property.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, asked if there was a reciprocal access easement for the access aisles. He said there was parking shown on some of the access aisles on other properties. Walker said he sent around the reciprocal access easement agreements. He said there were platted access easements for all the main access points. Bottom asked if the easements were on the final plat, to which Walker said yes. Walker said the applicant had just added an access easement between IHOP and area 1 to access the parking on the east side of building 1. Zeibert said how did the applicant provide that access easement. He said the Regional Planning Commission will not approve tract surveys with proposed access easements. Walker said the easement was separate from the tract survey. He said that it was a plat for an access easement in IHOP's aisle. Zeibert asked if the easement was executed yet. Walker said the easement will be executed at the closing on the 9th [a separate submitted tract survey] sometime next week. Zeibert said once the document is recorded the applicant shall provide the document number on the plans. Bottom asked about the access easement between area 3 and area 1. Walker said the applicant can grant the same type of easement there. He said the property is all owned by the same person. Bottom said the truncated domes need to be 2' wide. He said they may be directly across the ramp but that the maximum distance from the face of the dome to the furthest point on the access aisle is 5'. Bottom said the applicant shall provide a 6' sidewalk along the north side of the northeast building to account for car overhang. He said the applicant shall submit an NOI to Public Works for posting. Bottom said the applicant shall provide inlet protection at any existing inlets to which the site will drain.

Lori Williams, City Traffic Engineer, said there are stacking concerns with the drive through in area 3. She said the applicant shall specify the location of the window, the call box, and show that the stacking meets the minimum requirements. Walker said the standard is 90' from the window. Williams said correct. She said there is a concern that if the call box is too far back there could be a queue that blocks access to Yucan Drive. Williams said she does not know what is going in there so the applicant might want to jog the call box a bit. Walker said there is a delivery lane along the back that will not be used except at a 7:00 AM drop off.

Matt McLaughlin, Springfield Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, said the electric transformer locations are in and acceptable.

Zeibert said since this is a site development plan, it will go to the Regional Planning Commission and then stop. Humphrey said the plan will go to the Regional Planning Commission and then sit until everything is taken care of. Zeibert said the applicant will make the corrections, the plan will go to the Regional Planning Commission, and then there will be a sign-off before the plan is approved and a building permit can be issued.

Nate Bottom moved to approve the site development plan, subject to:

- (1) Submitting a landscape plan;
- (2) Adding utility line locations to the landscape plan and checking for conflicts;
- (3) Submitting a lumen plan with a note saying all light fixtures shall be full cut off;
- (4) Identifying the sidewalk width on the east side of the building on sheet 3;
- (5) Providing 6' wide sidewalks or bumper blocks to maintain 4' separation for all the buildings (northeast building and east side of building on sheet 3);
- (6) Identifying the building entrance on sheet 3;
- (7) Providing the required number of parking spaces per the City zoning ordinance on sheets 3, 4, and 5;
- (8) Showing silt fence all the way around the site;
- (9) Showing the total acreage of areas 1-3 on the cover page;
- (10) Dimensioning the water main along Yucan;
- (11) Keying in the setbacks;
- (12) Keying in the heavy duty pavement detail;
- (13) IDOT permit for the sidewalk along Wabash;
- (14) Extending the 6" water main to the property line;
- (15) Resolution of the width of the island that contains the water main and meter pit;
- (16) Submitting easements on the water line;
- (17) Relocating the fire hydrant that is in the future entrance;
- (18) Providing the recorded document number for access easements between IHOP and area 1 and area 1 and area 3;
- (19) Showing the truncated domes as 2' or not exceeding the 5' specified maximum;
- (20) Submitting an NOI to Public Works; and,
- (21) Resolution of stacking requirements.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.



July 12, 2011

TO: Maurice Dullenty

20 Pasfield Park Apartments

Springfield, IL 62704

RE: White Oaks Mini Storage

Large Scale Development Plan

Lot 11 Vredenburgh Industrial Park
Subdivision

Enclosed are minutes of the **July 7, 2011** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office **as soon as possible** for transmittal to the City Clerk.

Original

8 Copies

Percolation Data & Certification

Covenants

Proof of Publication from Newspaper

Surveyor's Certification

Owner's Acknowledgement

Drainage Statement

Other

cc: Martin Engineering

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1986-03
(Lq.Sc.)
CENSUS TRACT # 29

NAME OF SUBDIVISION: White Oaks Mini Storage - Large Scale Development Plan - Lot 11
Vredenburgh Industrial Park Subdivision

JURISDICTION: City

DATE OF MEETING: July 7, 2011

OWNER: Maurice Dullanty

ENGINEER: Martin Engineering

DESCRIPTION: Pt E ½, NW ¼, Sec. 13, T15N, R6W - South side of Ogden Road,
east of Cockrell Lane

.99 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Cyndi Knowles

VOTE: Unanimous

Phil Martin presented the large scale plan. He said the large scale plan will allow the development of mini-storage units.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the traffic circulation on sheet C3. He said the applicant shall change the contours on sheets C3, C4, and C5 to reflect USGS elevations. Zeibert said the applicant shall show water lines with dimensions and fire hydrant locations. He said the applicant shall show silt fence around the entire site. Zeibert said he did not know if there were any parking requirements for mini-storage units without an office.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, asked if there would be any new water service to the proposed buildings, to which Martin replied no. Stewart said he had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said there were concerns with how water will drain to the north. He said some additional grading may need to be done to the east ditch heading to the north. Bottom said there may need to be some additional ditching done north of the concrete

swale. He said the applicant shall shorten up the swale run and the applicant shall provide some rip rap so the water does not shoot onto the next property. Bottom said the applicant shall add a culvert underneath the driveway. Martin said he told his client the same thing but the applicant wants to continue showing the swale as shown. He said an earlier design showed a pipe but that would cause problems as well. Martin said the applicant did the best that he could with the design but the applicant is going between his two properties. Bottom said the pipe would be a subject to. Martin said he did not think it should be a subject to. Humphrey asked Martin if storm sewer pipe would be required before water could go into City storm sewers. He asked Martin if any of the drainage came off the cul-de-sac. Bottom said the design would not work as shown. He said if the applicant did not want to do a culvert, the applicant would have to go further back and reshape the drainage on other properties to make the slope more gradual. Bottom said the swale needed to be redesigned. He asked if there was a gate needed at each separate location. Martin said the applicant wanted a gate at the entrance to the newly developed lot. Bottom said he did not see an apron or other concrete approach on the plans. Martin said there should be. Bottom asked whether the applicant could use the gate already in place. Martin said the applicant could but he prefers the second gate to access this lot. Martin asked what was wrong with the gate. Bottom said he did not see an approach and that he did not want people driving through the grass to access the new gate. Martin said the applicant would eliminate the gate or add a concrete apron. Bottom said the apron would have to meet code and Public Works (City Traffic Engineer and Subdivision Engineer) would have to approve the design.

Lori Williams, City Traffic Engineer, said 12' at the south of building B is very narrow for circulation. She said the applicant shall amend the plans to have a 15' width so trailers and other vehicles can swing around the outside of the building. She recommended removing the pavement sliver at the southeast corner of the building. She said if the applicant wants two-way traffic around the building, a minimum 24' is required. Martin said the traffic will be one-way. Williams said the applicant shall sign the traffic one way as well.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant did not have to provide additional parking.

Rick Weber, Springfield Fire Department, asked if building A would have storage on both sides. Martin said access to building A would only be from the west. Weber said this eliminates his problem because he said the fire department would have a problem getting a fire truck around the building if there were storage on both sides. Martin said there would be nothing behind the building.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, said she did not think the applicant had 10' clearance from the CWLP overhead lines to building A. She said CWLP will not put in a transformer. She said the usage will be so small that CWLP will use what is feeding electric to lot 3. Thoele said there would be a span of overhead secondary lines down to the buildings. Martin said the electric transformer location does not need to be shown to which Thoele said right. Humphrey asked how do you solve the clearance issue. Martin said the applicant would move the buildings. Humphrey said this issue would need to be worked out with CWLP-Electric. Martin said he thought the clearance was close. Thoele said the electric lines were three-phase overhead with ten-foot cross arms which makes the wire five feet from the pole. Thoele said the buildings really need to be fifteen feet from the poles.

Kenneth Springs moved to approve the large scale plan, subject to:

- (1) Identifying the traffic circulation on sheet C3;
- (2) Changing the contours on sheets C3, C4, and C5 to USGS elevations;

- (3) Showing water lines with dimensions and the location of fire hydrants;
- (4) Showing silt fence around the entire site;
- (5) Showing additional ditching along the east property line or north of the swale, if necessary;
- (6) Shortening up the swale run;
- (7) Adding a culvert or pipe for drainage underneath the driveway;
- (8) Showing an apron or other concrete approach to the new gate to be approved by Public Works;
- (9) Amending the plans to show 15' clearance for building B;
- (10) Signing the traffic as one-way around the site; and,
- (11) Moving the buildings to provide the appropriate clearance for the electrical lines.

Cyndi Knowles seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.