



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
July 2, 2015**

ATTENDANCE

Land Subdivision Committee Members

Gregg Humphrey, Chairman	Others
T.J. Heavisides	Molly Berns
Mike Johnson	Steve Keenan
John Harris	Chris Mueller
Jeph Bassett	Joe Hurwitz
Brad Bixby	Chris Cole
Brian Davis	John Myers
Lori Williams	Bill Coombe
Trustin Harrison	Mike Irwin
Ken Springs	Dan Mlacnik
	David Bald
Staff	Courtney Joyner
Joe Zeibert	Steve Walker
Peter Jordet	Mark Schoedel

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the June 4, 2015 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as submitted.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Gregg Humphrey asked for a motion to adjourn. T.J. Heavisides motioned to adjourn the meeting, seconded by Lori Williams. The meeting adjourned at 3:11 PM.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2015-04

CENSUS TRACT # 36.0

NAME OF SUBDIVISION: Cobblestone Estates 25th Addition – Lots 3, 4, & 5 – Large Scale Development Plan

JURISDICTION: City

DATE OF MEETING: July 2, 2015

OWNER: Courtney Joyner

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SE 1/4 , Sec. 11, T15N, R6W – West side of Meadowbrook Road, North of Yucan Drive

8.20 Acres 3 Lots

MOTION TO RECOMMEND: Approve, Subject To;

BY: T.J. Heavisides

2ND BY: Ken Springs

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Large Scale Development Plan. He said this is a continuation of a previous Large Scale Development Plan for Cobblestone. He said there would be four more apartment buildings in Phases 3 and 4.

Joe Zeibert, Regional Planning Commission, said sidewalks shall be constructed from the buildings to the public sidewalk. He said all areas shall be shown as part of a phase, and if they are not to be constructed on show them as being seeded or sodded. He said the number of required handicap parking spaces shall be identified. Zeibert said the sign shall be keyed in on the plan. He said the Illinois Natural Heritage database shows the Franklin Ground Squirrel may be in the vicinity of the project. He said the legend shall be corrected to match the primary electric symbols. Zeibert said the drainage symbol on the storm sewer main shall be keyed in. He said boundary lines with accurate bearings and distances are to be included. He asked about the purpose of the area in front of the pool building. Walker said they are planning to put a garage door there for maintenance equipment and would like to keep the parking area in front of it clear. Zeibert asked what would be in the landscaped area north of the apartments. Walker said it would be grass, sod, trees, or bushes. Zeibert said all that is required to be shown at this phase are areas to be landscaped and reminded the developer that these areas must be shown. Zeibert asked if landscaping would be included around the buildings. Walker said there would be landscaping in the grass areas around the building and they would meet or exceed the ordinance requirements for landscaping.

Mike Johnson, CWLP Water, said the proposed 10” water main shall be installed in a 20’ wide water main easement. He said a fire hydrant shall be added to the end of the 10” main between Lots 2 and 3. He said they could likely move the one from Lot 5 to Lot 2 when the main is extended. Johnson asked if the pool house would need water service. Walker said the pool house would need water service. Johnson said the pool house service shall be shown on the Plan.

T.J. Heavisides, Office of Public Works, said the site plan and overall site plan need a legend and all line types shall be shown in the legend on all sheets. He said landscaping areas shall be shown. He said the proposed grades and how the site will drain shall be shown. Heavisides said the boundary lines with accurate distances and bearings with coordinates assigned to and labeled at each boundary corner shall be shown. He said a signed and sealed drainage summary identifying the approved allowable developable area versus the actual area shall be provided. He said if there are plans for developing the southern portions of Lots 3 and 4, it shall be shown as a future phase at the time. Heavisides said an IEPA permit for sewer will be required prior to the issuance of a building permit. He said the plat shall be signed and sealed by a licensed professional engineer in Illinois.

Lori Williams, City Traffic Engineer, said the overall parking for Phase 3 is deficient by 11 parking spaces. She said the overall parking for Phase 4 is over by 3 parking spaces, and the total deficiency for Phases 3 and 4 is 8 parking spaces. Williams said, however, the overall site has the correct parking but there is no accessible path between Phases 1, 3 and 4. She said an accessible path shall be provided for this since parking is not fully provided by the apartments. Williams said she has a concern with the parking being provided because of relief that was previously granted for 2 parking spaces per residential unit. She said it seems the residential parking is not fully served and is off site for Phases 3 and 4.

John Harris, City Building & Zoning Department reiterated Williams' concern about the parking issue.

Brad Bixby, CWLP Electric, said adequate services are available on site. He said the requirements for the buildings will be the same as the apartments previously built on Lot 5.

John Myers, legal counsel for the Cobblestone Estates Homeowner's Association, presented a letter to the committee (attached). He said Lot 5 was built as a separate large scale development and it is not proper to combine this lot into the new proposed plan. He said the reason this is being done is to avoid the setback requirements between Lot 5, and Lots 3 and 4. He said S-3 zoning is a mixed use classification, but Lots 3 and 4 as shown are not mixed use and are strictly apartments. He said unless commercial development is put on the front of Lots 3 and 4, these residences violate the zoning of the lots. Myers said the Association has considerable concern about the pool and its heavy use during gatherings. He said as he reads the zoning ordinance when there is a pool, a certain number of parking spaces must be provided per the zoning ordinance, and there is no provision for parking in this plan. He said he estimates an additional 20 to 30 spaces would be required to accommodate the pool. Myers said there is no off street loading provided for the apartments, as required per the subdivision and zoning code. He also said screening has not been addressed. Myers said there is a developing issue with people parking in the street on Yucan Drive and creating an unsafe situation for traffic. Williams said there are plans for Yucan Drive to be marked with "No Parking" signs. Myers said a calculation of the capacity of the sewer in that area should also be considered.

T.J. Heavisides made a motion to approve the Large Scale Development, subject to;

1. Sidewalks shown from the building to the public sidewalk;
2. All areas identified as part of a phase, and if not being constructed on, shown as seeded or sodded;
3. Identifying the handicap parking requirements on the Plan;
4. Identify the sign in the legend;
5. Legend is corrected to match the primary electric symbols;
6. "D" symbol on the storm sewer main is keyed in;
7. 10" water main shown as being installed in a 20' water main easement;
8. Fire hydrant added to the end of the 10" main between Lot 2 and 3;
9. Water service for the pool house shall be shown;
10. A legend is included for the site plan and overall site plan;
11. All line types are shown in a legend on all sheets;
12. Landscaping areas are shown;
13. Proposed grades and how the site will drain are shown;
14. Show boundary lines with accurate distances and bearings with coordinates assigned to and labeled at each boundary corner;

15. A signed and sealed drainage summary identifying the approved allowable developable area versus the actual area is provided;
16. The Plan is signed and sealed by a licensed professional engineer in Illinois; and
17. An accessible path is provided connecting Phases 1, 3, and 4.

Ken Springs seconded the motion and vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2015-01

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Wabash Commercial Park – Preliminary Plan and Variance 153.157(L) – Restriction of Access	
JURISDICTION:	City	
DATE OF MEETING:	July 2, 2015	
OWNER:	Marine Bank ATTN: Chris Zetteck	
ENGINEER:	Martin Engineering	
DESCRIPTION:	Pt. NW ¼, Sec. 14, T15N R6W – South side of Wabash Avenue, West of Archer Elevator Road	
	36.951 Acres	6 Lots
MOTION TO RECOMMEND:	Approve Variance	Approve Preliminary Plan, Subject to;
BY:	Lori Williams	Lori Williams
2ND BY:	T.J. Heavisides	Gregg Humphrey
VOTE:	Unanimous	Unanimous

Steve Walker, Martin Engineering, presented the Preliminary Plan. He said since the Location & Sketch Map was presented they have completed a traffic study that has been approved by IDOT and Public Works. He said they have added a proposed right out only egress point from Lot 1 to Wabash Avenue, which is what the variance is for.

Joe Zeibert, Regional Planning Commission, said the sewer outlets and sizes shall be clearly identified. He said existing and proposed utility easements shall be keyed in. He said a draft of the covenants shall be provided. Zeibert said approval of the location of the access by the governmental entity with road jurisdiction is required. Zeibert said the entire development should be constructed in one phase due to the current phasing creating the last lot. Walker said if the language on the Final Plat is vague enough to allow for the future access easement connecting Ash Grove Drive to be moved if necessary when Lot 5 is developed and security is not required for it immediately, phasing it all at once would be acceptable. Zeibert said Public Works would have to approve, but language could be included on the Final Plat and in the covenants to have an access provided.

Mike Johnson, CWLP Water, said the existing 10" water main that dead ends along Ash Grove Drive to the east of Lot 5 shall be extended with a fire hydrant at the end of the proposed cul-de-sac. He said an IDOT permit will be required to connect to the existing 12" water main along Wabash Avenue and any additional utility upgrades necessary within the IDOT right-of-way at the Hamlin Parkway intersection will be at the developers' expense. He said the proposed fire hydrant locations shall be shown. Johnson said the proposed 10" water main will need to loop to the existing 10" water main along Ash Grove Drive behind Wells Fargo, and this shall be shown on the Plan. He said it appears the water main, storm sewer, sanitary sewer and force main are all on the same side of the street and, IEPA separation requirements should be verified. He said the requirement is 10' for sewers and 25' for a lift station. He said he believes the lift station may be close. Johnson said additional fire hydrants and a main extension may be required as site plans develop for each lot. Johnson recommended to greatly reduce costs in

the future for service to Lots 2, 3, and 4 it would be beneficial to cross Hamlin Parkway with water lines prior to roadway construction if feasible. Walker asked if the water on the front of the property on private property in an easement. Johnson said it was in an easement but it will now be in IDOT right-of-way.

T.J. Heavisides, Office of Public Works, said the storm water detention needs to be constructed as part of Phase 1. He said the survey datum shall be identified. He said dimensions of Hamlin Parkway shall be provided. Heavisides said the widths of all utility easements shall be identified. Heavisides said the 20' access easement shall also be identified as a drainage easement. He said the drainage calculations need an exhibit showing the overall watershed areas and Time of Concentration paths. He said the plans also need to include the overall proposed storm sewer network layout. Heavisides said if the whole area is platted at once the security for Lot 5 shall be required at the Large Scale Development phase for Lot 4, or if Lot 5 is subdivided, it shall be required at that time. He said access shall not be required to be platted with the subdivision; however, a note shall be placed on the Final Plat indicating that an access easement will be granted and constructed across Lot 5 to connect Ash Grove Drive during the Large Scale Development phase of Lot 5, or at the time of subdivision of Lot 5. Heavisides said they would defer to IDOT regarding the variance request for access to Wabash Avenue.

Jeph Bassett, Springfield Fire Department, said the locations of proposed fire hydrants shall be shown.

Brad Bixby, CWLP Electric, said a 20' utility easement along the north property line and a 20' utility easement along the east side of Lot 1000 shall be provided. Walker said they usually plat the entire lot as an easement. Bixby said that would be acceptable.

Mike Irwin, IDOT, said IDOT has no objections to the variance for a right in right out access to Lot 1.

Lori Williams, City Traffic Engineer, said the right out only shall be designed to be a true right out only and not allow any left turning traffic on Wabash Avenue. She said Wabash Avenue will not have a raised median so the design of the access should be paid close attention to in order for it to not allow a left turn.

Lori Williams made a motion to approve the Variance of Sec. 153.157(L) – Restriction of Access. T.J. Heavisides seconded the motion, and the vote to approve was unanimous

Lori Williams made a motion to approve the Preliminary Plan, subject to;

1. Sewer outlets and sizes identified;
2. Existing and proposed utility easements keyed in;
3. A draft of the covenants are provided;
4. Written approval of the location of the access by the governmental entity with road jurisdiction;
5. The property being shown as developing in one phase;
6. The existing 10" water main that dead ends along Ash Grove Drive to the east of Lot 5 is extended with a fire hydrant at the end of the proposed cul-de-sac;
7. The proposed 10" water main is shown to loop to the existing 10" water main along Ash Grove Drive behind Wells Fargo.
8. IEPA separation requirements are met.
9. Storm water detention being shown as constructed with Phase 1;
10. Survey datum is identified;
11. Dimensions of Hamlin Parkway are provided;
12. Identify width of all utility easements;
13. 20' access easement also identified as a drainage easement;
14. Identify the storm sewer easement on the west side of the property;
15. Drainage calculations have an exhibit showing the overall watershed areas and Time of Concentration paths, and show the overall proposed storm sewer network layout;
16. Identify the proposed fire hydrant locations; and
17. A 20' utility easement shall be provided along the east side of Lot 1000, or all of Lot 1000 shall be platted as an easement.

Gregg Humphrey seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2006-14

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Klemm's Savannah Pointe – 4th Addition – Final Plat

JURISDICTION: City

DATE OF MEETING: July 2, 2015

OWNER: Piper Glen Development Corp
ATTN: John Klemm

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SE ¼ , NW ¼, Sec. 26, T15N, R6W – North side of Spaulding
Orchard Road, West of Cockrell Lane
14.093 Acres 30 Lots

MOTION TO RECOMMEND: Approve, Subject To;

BY: T.J. Heavisides

2ND BY: Lori Williams

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Final Plat.

Joe Zeibert, Regional Planning Commission, asked if the construction plans have been approved. T.J. Heavisides, Office of Public Works, said they have been approved. Zeibert said covenants shall be provided for the subdivision.

T.J. Heavisides, Office of Public Works, said security must be provided for uncompleted improvements.

Lori Williams, City Traffic Engineer, said coordinates shall be displayed for each boundary corner, to 4 decimal places, Illinois State Plane Coordinates NAD 83, West Zone preferred. She said the description calls for an iron pin in concrete at the Northwest corner of the subdivision, the drawing calls for a 5/8 ' iron pin at this location, they should match. She said to add, "SEE NOTE 10" to the call for the ROW along Spaulding Orchard Road. Williams said the Plat shall have the professional land surveyor seal, original signature and date of signing.

T.J. Heavisides made a motion to approve the Final Plat, subject to;

1. Covenants;
2. Coordinates Displayed for each boundary corner, to 4 decimal places, Illinois State Plane Coordinates NAD 83, West Zone preferred;
3. Match the description and the drawing for the iron pin in the Northwest corner of the subdivision;
4. Add "SEE NOTE 10" to the call for the ROW along Spaulding Orchard Road; and
5. Professional land surveyor seal, original signature, and date of signing.

Lori Williams seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2006-01

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	<u>Concordia Village Phase 4 – Large Scale Development Plan & Variance 153.157(L) – Restriction of Access</u>	
JURISDICTION:	<u>City</u>	
DATE OF MEETING:	<u>July 2, 2015</u>	
OWNER:	<u>Lutheran Retirement Center Association ATTN: David Bald</u>	
ENGINEER:	<u>Stock & Associates</u>	
DESCRIPTION:	<u>SW ¼, SE ¼, Sec. 2, T15N, R6W – West side of Meadowbrook Road, North of West Iles Avenue</u>	
	<u>36.74</u> Acres	<u>1</u> Lots
MOTION TO RECOMMEND:	<u>Approve Variance</u>	<u>Approve Large Scale Development Plan, Subject to;</u>
BY:	<u>Lori Williams</u>	<u>T.J. Heavisides</u>
2ND BY:	<u>T.J. Heavisides</u>	<u>Lori Williams</u>
VOTE:	<u>Unanimous</u>	<u>Unanimous</u>

Chris Mueller, Stock & Associates, presented the Large Scale Development Plan. Joe Zeibert, Regional Planning Commission, said utilities shall be shown on the Landscape Plan to ensure there are no conflicts. He said all utility easements shall be clearly identified. Zeibert said a phasing plan shall be provided showing the completed areas. He said the sidewalk from the building must connect to the public sidewalk. Mueller said an access aisle will be striped from the handicap parking stalls near the entrance door across the parking lot and then connect to the public sidewalk. Zeibert asked if the City Traffic Engineer approved of the plan. Lori Williams, City Traffic Engineer, asked what the width of the striped area will be. Mueller said it will be five feet wide. Williams said that will be acceptable. Williams said on the south side of the parcel, near the entrance, she thought the sidewalk would connect there. Mueller said the reason for not connecting there is that the marked trail is mainly for maintenance vehicles and they would like to discourage public pedestrian traffic there. Mueller said he would also like the access to go directly to the front door. Zeibert asked if straw bales are acceptable for use in temporary erosion control systems. T.J. Heavisides, Office of Public Works, said straw bales may not be used in temporary erosion control systems. Mueller said they will not use straw bales and the Plan will reflect that.

Mike Johnson, CWLP Water, said the existing water main, main size, existing valves, and fire hydrants shall be shown. He said the proposed water main size shall be called out. Johnson said the extension along Meadowbrook Road will need to be a minimum of 10" per city code. He said proposed fire hydrant locations shall be shown on the Plan. Johnson said on the drawing it looks like the proposed water main is under a sidewalk, and asked if the sidewalk is existing. Williams said it is an existing sidewalk. Mueller said surveyors found markers indicating

the water main was under the sidewalk. Johnson said they do not have a main there currently so he assumed it is a proposed water line. Mueller confirmed the location. Johnson said they can confirm the location with them and that the location of the proposed main will likely have to shift west and out from under the sidewalk. Mueller said there is buried electric in the area and there would be an area about five feet wide for the water line. Mueller asked about an earlier conversation regarding the fire hydrants. Johnson said they would defer to the Fire Department regarding the hydrants locations. Johnson said if there are leads to fire hydrants going outside the right-of-way they would need an easement following the line up to the hydrant.

T.J. Heavisides, Office of Public Works, said additional right-of-way will need to be conveyed at the intersection of Archer Elevator Road and Iles Avenue, and the dimensions shall be as follows: from Archer Elevator Road existing right-of-way line – 37.35' east, from Iles Avenue existing right-of-way line – 56.47' north, and the proposed right-of-way line is 67.36' long. He said for improvements along Archer Elevator Road they are requesting a temporary easement be granted 10' wider than the right-of-way of Archer Elevator Road, and for that to be granted at this point in the process. Heavisides said an ADA accessible route from the public access to the main entrance, and cross slopes shall be shown on the plan. He said the sidewalk shall be delineated through the access and match the driveway thickness. He said a general land legal description is required. Heavisides said the acreage of the Phase 4 development shall be shown on the cover sheet. He said boundary lines with accurate distances and bearing with coordinates assigned to and labeled at each boundary corner shall be shown. He said the sanitary A through E profile identifies the line as "Public" but is on private property. He said the same issue exists for the storm profiles, and these should also be called out as "Private". Heavisides said proposed hydrant location and size of water mains shall be shown. He said there are details and typical sections for the different pavement structure but the location of each type shall be noted on the plan. He said the drainage report would require several items, including: an exhibit for the existing watershed areas and the Time of Concentration paths, including storm sewer calculations verifying both the pipe and grate capacities are adequate to convey the 100 year storm to the detention area without releasing storm water off site. Heavisides said DNR and Army Corps of Engineer permits will be required for work within and adjacent to the wetland prior to issuance of building permits. He said an IEPA permit to own and operate sanitary sewer will be required prior to issuance of a building permit.

Lori Williams, City Traffic Engineer, said the lightweight path from Phase 4 connecting to the rest of the development should be accessible to persons with disabilities, and connect into the sidewalk system for the entire development as well as access for the maintenance vehicles. She said this shall be a paved surface. Williams said her office is in support of the request for Variance 153.157(L) Restriction of Access.

John Harris, City Building & Zoning Department, said the address for the building will be Meadowbrook Road because the access will be off of Meadowbrook Road.

Jeph Bassett, Springfield Fire Department, said the Department requires access roads to be extended within 150 feet of all exterior walls, measured around the exterior of the building. He said the fire code does allow an exception for the building being fully sprinkled, if there are topography issues, and if an alternative is presented. He said an alternative has been presented and he has agreed to the alternative in concept. He said proposed fire hydrants shall be shown.

Brad Bixby, CWLP Electric, said the primary distribution cabinet in the Northeast corner of the lot would be the proper place to go for the transformer. He said an easement would have to be granted along Meadowbrook Road, or wherever there will be electric.

Lori Williams made a motion to approve the Variance of Sec. 153.157(L) – Restriction of Access. T.J. Heavisides seconded the motion, and the vote to approve was unanimous

T.J. Heavisides made a motion to approve the Large Scale Development Plan, subject to;

1. Utilities shown on the Landscape Plan;
2. All utility easements clearly identified;
3. A phasing plan showing completed areas;
4. A sidewalk provided from the building to the public sidewalk;
5. Showing the existing water main, main size, existing valves, and fire hydrants;
6. Call out the proposed water main size;

7. Show the water main extension along Meadowbrook Road as a minimum of 10", per city code;
8. Additional right-of-way is conveyed at the intersection of Archer Elevator Road and Iles Avenue. The dimension of the required right-of-way are as follows:
 - a. From Archer Elevator Rd existing ROW line – 37.35' east;
 - b. From Iles Ave existing ROW line – 56.47' north; and
 - c. The proposed ROW line is 67.36' long.
9. A temporary easement along Archer Elevator Road is granted 10' wider than the right-of-way;
10. Identify an ADA compliant route from the Public Access to the main entrance. Show the cross slopes;
11. Note the sidewalk to be delineated through the access and to match the driveway thickness;
12. A general land legal description;
13. Acreage of the Phase 4 development shown on the cover sheet;
14. Boundary lines with accurate distances and bearings with coordinates assigned to and labeled at each boundary corner need to be shown;
15. Revise the sanitary A-E profile identifies the line as "Public", if on private property it shall be labeled "Private";
16. Revise the storm profiles, called out as "Public", if on private property it shall be labeled "Private";
17. Identify and locate on the Plan sheet details/typical sections for the different pavement structures;
18. Drainage Computations/Report require the following:
 - a. Include an exhibit for the existing watershed areas and show the Time of Concentration paths; and
 - b. Include storm sewer calculations verifying both the pipe and grate capacities are adequate to convey the 100 year storm to the detention area without releasing storm water off site.
19. The lightweight path from Phase 4 connecting to the rest of the development shown as a paved surface; and
20. Show proposed fire hydrants.

Lori Williams seconded the motion and the vote to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2005-10

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Kreston Place – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: July 2, 2015

OWNER: Adams Family Lifetime Trust
Attn: Charles Adams

ENGINEER: Coombe-Bloxdorf

DESCRIPTION: Pt. E ½, NW ¼, Sec. 1, T15N, R6W – West side of Koke Mill
Road, South of Old Jacksonville Road

73.7 Acres 124 Lots

MOTION TO RECOMMEND: Approve, Subject To;

BY: Gregg Humphrey

2ND BY: Lori Williams

VOTE: Unanimous

Bill Coombe, Coombe-Bloxdorf, presented the Preliminary Plan.

Joe Zeibert, Regional Planning Commission, said covenants shall be provided. He said easement widths shall be identified on the plat. He said the size of the water mains shall be shown. Zeibert said provided covenants should identify a reduced fence height to eliminate a tunnel effect along public walkways. Coombe asked if that is a requirement. Zeibert said it is a suggestion. Zeibert asked if fences can be put in a front yard. John Harris, City Building and Zoning, said front yard fences may be a maximum of four feet high and must be fifty percent open. Zeibert said Lot 67 does not need to be included in Phase 5 as long as it does not affect utilities or easements that need to be platted.

Mike Johnson, CWLP Water, said there is a water main that crosses Koke Mill Road near Telford Drive that is about 100' north of where it is currently shown. He said they will give Coombe the correct location for the main. He said that will be a connection during Phase 5.

T.J. Heavisides, Office of Public Works, said the sanitary sewer from Lot 79 to Lot 520 shall be revised to cross Telford Drive at a right angle. Coombe said that sewer line was already installed in 2006. Heavisides said storm sewer at the Northwest corner of Lot 504 to the Northeast corner of Lot 68 shall only cross at right angles and to parallel the street. He said the easement between Lots 106 and 107 shall be dimensioned and need a minimum of 5' separation between the outside pipe of storm and sanitary sewers, also, 7.5' is needed from the center of the sanitary line to the edge of the easement. He said the easement through lot 513 needs to be a minimum of 7.5' from the center of the sanitary line. Heavisides asked about the depth of the sewer. Coombe said it is about 11' at the manhole and about 7' at the west end, and has already been constructed. Heavisides said the easements need to be dimensioned and for easements adjacent to the street a note shall say "15' or as shown" since the width varies. Heavisides said storm sewer calculations confirming grate and pipe capacity for the 5 year storm

will be required during the construction plan phase, and the inlets along Greenbriar Drive appear to be too far apart. He said a drainage report will be required during the construction phase identifying the 100 year overflow paths and a minimum FFE for buildings.

Lori Williams, City Traffic Engineer, said the dimensioning of right-of-way versus road width shall be cleaned up.

Brad Bixby, CWLP Electric, said the easements along the north boundary and east boundary of the unplatted lots will need to be utility easements and not just drainage easements. Coombe confirmed the location as Lots 116 to 513. Coombe asked if it could be an electric easement. Bixby said he would be fine with that but sometimes other utilities like to use the same area.

Heavisides asked if the sanitary sewer that is stubbed to the west at Lot 513 has a manhole or any access. Coombe said it is just a stub. Heavisides said they may require a manhole to be located there but that would be decided at the construction phase.

Gregg Humphrey made a motion to approve the Preliminary Plan, subject to:

1. Covenants;
2. Water main that crosses Koke Mill Road moved to correct location;
3. Water main size identified;
4. Easements dimensioned. Easements adjacent to the street, the existing note shall be amended to read "15' or as shown.";
5. Storm sewer at the Northwest corner of Lot 506 to the Northeast corner of Lot 68 only crosses at right angles and parallel to the street;
6. Easement between Lots 106 and 107 shall be dimensioned and needs a minimum of 5' separation between the outside pipe of storm and sanitary sewers, the center of the sanitary line to the edge of the easement shall be 7.5';
7. The easement through Lot 513 is show to be a minimum of 7.5' from the center of the sanitary line; and
8. Identify easements along north and east boundary as utility easements.

Lori Williams seconded the motion, and the motion to approve was unanimous.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

FILE NO. 2015-05

CENSUS TRACT # 36.01

NAME OF SUBDIVISION: Berns Subdivision – Final Plat

JURISDICTION: City of Springfield

DATE OF MEETING: July 2, 2015

OWNER: Kevin L. Berns and Molly S. Berns

ENGINEER: Fuhrmann Engineering

DESCRIPTION: Pt. NW ¼, NW ¼, Sec. 13, T16N, R6W – East Side of Hickory Hills Drive, North of Hazlett Lane

7.132 Acres 2 Lots

MOTION TO RECOMMEND: Approve, Subject to;

BY: Ken Springs

2ND BY: Mike Johnson

VOTE: The motion passed with Gregg Humphrey voting present.

Molly Berns, property owner, presented the Final Plat.

Joe Zeibert, Regional Planning Commission, stated zoning setback lines shall be removed from the Plat. He said a note shall be included stating, "The entrance location and culvert size and type must be approved by the Gardner Township Highway Commissioner." Zeibert said a ½ acre site for the septic system shall be identified. He said a note shall be included stating, "In order to allow free access to the private sewage disposal system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from encroachment by trees, driveways, accessory buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utility services, patios, slabs, additions to the original structure, or any other structure."

Gregg Humphrey, SMSD, said the District objects to development without all public utilities in place.

T.J. Heavisides, Office of Public Works, said the minimum letter size shall be 0.14 inch. He said coordinates shall be displayed for each boundary corner, to 4 decimal places, Illinois State Plane Coordinates NAD 83, West Zone preferred. Heavisides said degrees, minutes, and seconds shall be spelled out in the description. He said the point of beginning shall be labeled. He said where bearing, azimuth, or coordinate systems are used; the basis or proper names of the system shall be noted on the plat. Heavisides said two monuments must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted. He said soils analysis results must be presented if a private sewage system is used. He said the License Expiration and Minimum Standards Note needs to be adjacent to the surveyors' signature. Heavisides said document 2014R27098 does not convey the easement on the west side of Lot 1. He said document 2007R37887 does not convey the utility easement north of the subdivision.

He said the note for the existing setbacks does not have the correct date for the document. Heavisides said a professional land surveyors' seal, original signature, and date of signing shall be included on the Plat.

Ken Springs made a motion to approve the Final Plat, subject to:

1. Removing the zoning setbacks from the Plat;
2. Including a note stating "The entrance location and Culvert size and type must be approved by the Gardner Township Highway Commissioner.";
3. Identify ½ acre for a septic system;
4. Include a note stating "In order to allow free access to the private sewage disposal system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from encroachment by trees, driveways, accessory buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utility services, patios, slabs, additions to the original structure, or any other structure. ";
5. Minimum letter size 0.14 inch;
6. Coordinates displayed for each boundary corner, to 4 decimal places, Illinois State Plane Coordinates NAD 83, West Zone preferred;
7. Spell out degrees, minutes and seconds in the description;
8. Label point of beginning;
9. Where bearing, azimuth or coordinate systems are used; the basis or proper names of the system shall be noted on the plat;
10. Two monuments must be of stone or reinforced concrete and must be set at the opposite extremities of the property platted;
11. The License Expiration and Minimum Standards Note needs to be adjacent to the surveyor's signature;
12. Correct document number 2014R27098;
13. Correct document number 2007R37887;
14. Corrected date for the note for existing setbacks; and
15. Professional land surveyor seal, original signature, and date of signing.

Mike Johnson seconded the motion, and the motion passed with Gregg Humphrey voting present.