

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

	FILE NO.	PUD
	CENSUS TRACT #	28.02

NAME OF SUBDIVISION:	Legacy Pointe Town Center – Phase II – Final Plat				
JURISDICTION:	City				
DATE OF MEETING:	June 3, 2010				
OWNER:	Legacy Pointe Development Company, LLC – Steve Luker				
ENGINEER:	Martin Engineering				
DESCRIPTION:	Pt. SE ¼, Section 17, T15N, R5W -- West side of MacArthur Boulevard, south of Lincolnshire Boulevard				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">12.77</td> <td style="text-align: center; border-bottom: 1px solid black;">Acres</td> <td style="text-align: center; border-bottom: 1px solid black;">5</td> <td style="text-align: center; border-bottom: 1px solid black;">Lots</td> </tr> </table>	12.77	Acres	5	Lots
12.77	Acres	5	Lots		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Nate Bottom				
2ND BY:	Steve Stewart				
VOTE:	Unanimous				

Steve Walker, Martin Engineering, presented the final plat.

Joe Zeibert, Regional Planning Commission, said the right-of-way width for both streets needs to be identified. Certification by a Registered Land Surveyor attesting to the accuracy of the plat needs to be shown on the plat. Also needed is the owner’s intent to subdivide. The signature block needs to be changed to reference the appropriate language in the PUD ordinance (Section 151) rather than the subdivision ordinance (Section 153). As a reminder Zeibert stated that a site development plan will be required for Lot 16 per the granted variance request.

Zeibert asked what Lot 1003 was to be used for. Walker said it will be used for a town center sign. Zeibert asked where the access to Lot 1003 was located. Walker said it was through other lots. Nate Bottom thought it was in the covenants. That needs to be verified. The covenants need to be checked regarding maintenance of the access easement or the owner needs to provide a copy of the access easement for this property.

Zeibert asked if Lincolnshire should be platted to the edge of Lot 16. Bottom said it is dedicated through an easement now.

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

Rick Weber, Springfield Fire Department, had no comments.

Steve Stewart, CWLP-Water, said the water main can be extended to the area. Fire hydrants may need to be adjusted or added. Capacity is there.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

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

Paul O'Shea, Office of Planning & Economic Development, had no comments.

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

Lori Williams, City Traffic Engineering, said access easements should correspond to the approved IDS for Lincolnshire Boulevard at MacArthur Boulevard and at the east access entrance. The 30' access easement is not going to be enough to build the approved access. It needs to be increased (Lots 13/14, 14/16).

Nate Bottom, Office of Public Works, said the drainage utility easement along MacArthur will need to be widened to account for the storm water management design.

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

1. Identifying the right-of-way width for both streets;
2. Showing the certification by a Registered Land Surveyor attesting to the accuracy of the plat on the plan;
3. Owner's intent to subdivide;
4. Changing the signature block to reference the appropriate language in the PUD ordinance (Section 151) rather than the subdivision ordinance (Section 153);
5. Covenants – access to Lot 1003;
6. Covenants – maintenance of access easement or copy of access easement;
7. Corresponding the access easements to the approved IDS for Lincolnshire Boulevard at MacArthur Boulevard and at the east access entrance; and
8. Increasing the 30' access easement (Lots 13/14, 14/16).
9. Widening of the drainage utility easement along MacArthur.

Steve Stewart 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.

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

FILE NO. 2009-06

CENSUS TRACT # 32.01

NAME OF SUBDIVISION: Klemm's Piper Glen – 1st Addition – Resubdivision of Lot 196 – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: June 3, 2010

OWNER: Dr. Joshua Renkin

ENGINEER: Vasconcelles Engineering

DESCRIPTION: Pt. Section 31, T15N, R5W – Northwest corner of Mansion Road and Preston Drive, east of State Route 4

1.534 **Acres** 1 **Lot**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Jim Henricks

VOTE: Unanimous

Steve Kuper, Vasconcelles Engineering, presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the size of the water main on-site needs to be identified. The contours need to be labeled according to the U.S. Geological Survey datum. Zeibert said they need to make sure the legal description matches the dimensions on the plan. The boundary lines with accurate distances and angles are required at the final plat stage. A section line along Mansion Road needs to be added to the preliminary plan.

Gregg Humphrey, Springfield Metro Sanitary District, said an easement is needed for the service sewer from Lot 2 through Lot 1. Kuper asked if a blanket easement would resolve the issue. Humphrey said the easement will need to be identified on the plan.

Rick Weber, Springfield Fire Department, had no comments.

Steve Stewart, CWLP-Water, said two water services are along Preston Drive. The service lines after the meter pits are private and it is highly recommended to establish an easement for those services. The existing hydrants are covered in an easement.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, said electric could be covered in a blanket easement.

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

Paul O'Shea, Office of Planning & Economic Development, had no comments.

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

Lori Williams, City Traffic Engineering, said the zoning variances obtained need to be referenced on the preliminary plan.

Nate Bottom, Office of Public Works, said utilities need to be covered through an easement.

Nate Bottom moved to approve the preliminary plan, subject to:

1. Identifying the site of the water main on-site;
2. Labeling the contours according to the U.S. Geological Survey datum;
3. Making sure the legal description matches the dimensions on the plan;
4. Adding a section line along Mansion Road to the preliminary plan;
5. Easement for the service sewer from Lot 2 through Lot 1;
6. Electric easement; and
7. Identifying the zoning variances for each lot on the plan.

Jim Henricks 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.

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

	FILE NO. 2010-03
	LgSc
	CENSUS TRACT # 39.02

NAME OF SUBDIVISION:	South Sangamon Water Commission – Site Development Plan				
JURISDICTION:	County				
DATE OF MEETING:	June 3, 2010				
OWNER:	South Sangamon Water Commission – Del McCord				
ENGINEER:	Donohue & Associates				
DESCRIPTION:	Pt. W ½, NW ¼, Section 18, T15N, R3W – North side of Buckhart Road, east of Leach Road in Cooper Township				
	<table style="margin: auto; border-collapse: collapse;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">10</td> <td style="text-align: center;">Acres</td> <td style="text-align: center; border-bottom: 1px solid black;">1</td> <td style="text-align: center;">Lot</td> </tr> </table>	10	Acres	1	Lot
10	Acres	1	Lot		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Brian Davis				
2ND BY:	Jim Henricks				
VOTE:	Unanimous				

Mike Williamsen presented the site development plan.

Joe Zeibert, Regional Planning Commission, said arrows need to be added to the plan to indicate vehicular circulation on the site. On-site parking, including any required handicapped spaces, need to be shown. The parking summary table needs to be identified. An erosion control plan is needed. Zeibert noted that native plantings would be a nice alternative to rip-rap for site drainage. The zoning requires that the access drive / parking lot be paved. Drainage calculations need to be submitted and approved by the County Highway Department. Brian Davis said the calculations had been received, but not yet approved. Zeibert asked if there was going to be landscaping. Williamsen said they were just planning on grass for now but understood that a landscape plan will be required. Zeibert asked how the sewer would be handled. Williamsen said a septic system would be installed. Zeibert said that area reserved for a septic system will need to be identified on the plan before the plan can proceed.

Gregg Humphrey, Springfield Metro Sanitary District, said the development will be served by a private sewage disposal system. The Springfield Metro Sanitary District has agreed to the South Sangamon Water Commission being an Industrial Pre-Treatment customer.

Rick Weber, Springfield Fire Department, asked if the building would be sprinkled, what water supply would be feeding the suppression system and what products would be stored inside the building.

Steve Stewart, CWLP-Water, said fire hydrants shown are being fed with 3" lines. Fire hydrants used for fire suppression need to be fed by 6" lines. Another fire hydrant needs to be identified on the plan.

Jim Henricks, Sangamon County Department of Public Health, said he would need a copy of the soil report to determine if the site is suitable for a septic system.

Roleen Thoele, CWLP-Electric, had no comments.

Brian Davis, Sangamon County Highway Department, said drainage calculations had been received for review.

Paul O'Shea, Office of Planning & Economic Development, asked about requirements for grass seeding. Zeibert said it was outlined in the zoning section of the county code.

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

Lori Williams, City Traffic Engineering, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Brian Davis moved to approve the site development plan, subject to:

1. Adding arrows to the plan indicating vehicular circulation on the site;
2. Showing on-site parking, including any required handicapped spaces;
3. Identifying the parking summary table;
4. Erosion control plan;
5. Paving the access drive / parking lot;
6. Approval of the drainage calculations by the County Highway Department;
7. Identifying the area suitable for a septic system;
8. Providing information to the Fire Department to approve pertaining to the fire suppression system, water supply, and what products will be stored in the building;
9. Additional fire hydrant fed by a 6" main;
10. Approval of the soil report by the Sangamon County Department of Public Health;
11. Providing a landscape plan.

Jim Henricks 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.

**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 – Plat 2 – Resubdivision of Lot 200 – Final Plat

JURISDICTION: City

DATE OF MEETING: June 3, 2010

OWNER: Adams Family Lifetime Trust – Charles Adams

ENGINEER: Coombe-Bloxdorf

DESCRIPTION: Pt. E ½, NW ¼, Section 1, T15N, R6W – Southwest corner of Old Jacksonville Road & Koke Mill Road

4.565 **Acres** 4 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Steve Stewart

2ND BY: Roleen Thoele

VOTE: Unanimous

Bill Coombe presented the final plat.

Joe Zeibert, Regional Planning Commission, said the panel number needs to be added to the flood note.

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

Rick Weber, Springfield Fire Department, had no comments.

Steve Stewart, CWLP-Water, said there were three existing fire hydrants. Another may be needed for Lot 201 depending on how the lot develops.

Jim Henricks, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

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

Paul O’Shea, Office of Planning & Economic Development, had no comments.

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

Lori Williams, City Traffic Engineering, said the access for lot 201 should line up with the access for lot 101. Lots 204, 202 and 203 shall meet access standards.

Nate Bottom, Office of Public Works, said a telephone number is needed for the owner/subdivider. The professional land surveyor's signature and date of signing is needed. Date of completion of the fieldwork is also needed.

Steve Stewart moved to approve the final plat, subject to:

1. Adding the panel number to the flood note;
2. Possible additional fire hydrant;
3. Providing a telephone number for the owner/subdivider;
4. Signature of a professional land surveyor;
5. Date of signing; and
6. Date of completion of the fieldwork.

Roleen Thoele 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.