

A RESOLUTION APPROVING A
VARIANCE TO SECTION 16.14.140(C) – WATERCOURSES – OF THE
2001 LAND SUBDIVISION REGULATIONS OF SANGAMON COUNTY
FOR GABRIEL’S LANDING SUBDIVISION

WHEREAS, the Regional Planning Commission, at its November 20, 2013 meeting, has found all requirements of the 2001 Land Subdivision Regulations of Sangamon County, Illinois, as amended, have been met and recommended approval of a variance of Section 16.14.140(C) – Watercourses, as depicted on the attached drawings received by the Regional Planning Commission on November 14, 2013.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS:

Section 1: A variance to Section 16.14.140(C) of the 2001 Land Subdivision Regulations of Sangamon County, as amended, is hereby granted to allow a one (1) time construction within the one hundred (100) foot watercourse/drainage easement, but not to reduce the width of the watercourse/drainage easement from one hundred (100) feet.

Section 2: The Chairman of the Sangamon County Board is authorized to sign and the County Clerk to attest approval of said plat for and in the name of Sangamon County, Illinois.

Section 3: The resolution shall become effective immediately upon its passage.

RECEIVED

Respectfully submitted,
PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE OF THE
SANGAMON COUNTY BOARD
NOV 19 2013
Paul Palazzolo
SANGAMON COUNTY AUDITOR

GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS-WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

FILED

NOV 22 2013

Joe Aiello
Sangamon County Clerk

PASSED: _____ 2013

SIGNED: _____ 2013

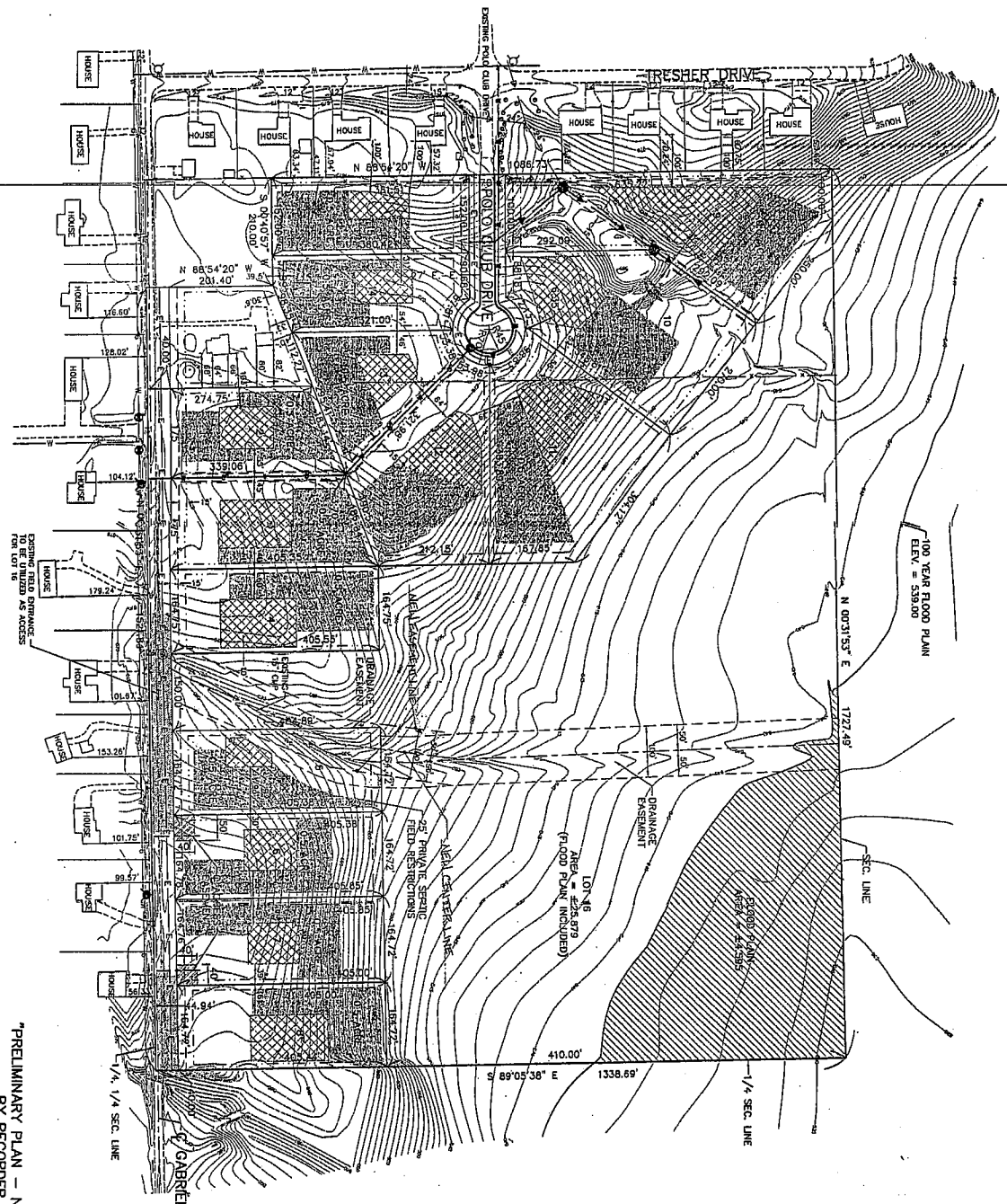
ATTEST: _____
COUNTY CLERK

CHAIRMAN

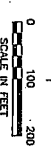
STAGING PLAN
 PLAN # 1 LOT 1 THRU LOT 8 & LOT 16
 PLAN # 2 LOT 9 THRU LOT 15

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 16 NORTH, RANGE 4 WEST
 ALL IN THE COUNTY OF SANGAMON, ILLINOIS

**PRELIMINARY PLAN
 GABRIEL'S LANDING**



PRELIMINARY PLAN - NOT TO BE RECORDED
 BY RECORDER OF DEEDS.



AREA TO BE DEVELOPED
 = 451.8 ACRES

OWNER / SUBDIVIDER
 HUNTERFIELD BUILDERS COURT
 5712 MAPLESHANE COURT
 SPRINGFIELD, ILLINOIS 62711
 (217) 595-6939

CONTACT PERSON
 DAVE STUBBLEFIELD
 (217) 595-6939

ENGINEER / LAND SURVEYOR
 GREENE & BRADFORD, INC.
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62711
 PHONE (217) 793-8844 FAX (217) 793-8844
 CONTACT PERSON
 COURT CASSIDY
 (217) 793-8844

REVISIONS

- NOTES:
1. ALL FINANCIAL STRUCTURES MUST BE CONFORMANT WITH THE ILLINOIS BUILDING CODE UNLESS OTHERWISE APPROVED BY THE LAND SUBDIVISION COMMITTEE OR THE REGIONAL PLANNING COMMISSION.
 2. ALL LOTS MUST HOOK UP TO PUBLIC WATER SUPPLY.
 3. SEPTIC FIELDS NEED TO BE LOCATED 10' AWAY FROM PROPERTY LINES AND 5' FROM BUILDINGS.
 4. LOTS 1 & 2 WILL HAVE CONVENTIONAL LATERAL SYSTEMS.
 5. WILL UTILIZE 2/2' LATERAL FIELDS.
- REQUIRED 40 FEET OF RIGHT-OF-WAY LINE BE GABRIEL ROAD AS PER COUNTY HIGHWAY DEPARTMENT.

LEGEND

- ▲ MAN HOLE
- IRON PIPE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE VALVE
- SANITARY MANHOLE
- STORM INLET/MANHOLE
- TOWER POLE/RESISTAL
- ELECTRIC METER
- PINE TREE
- EIGHT FOOT LINE
- SET BACK LINE
- SANITARY SEWER
- WATER LINE
- EXISTING SEWER
- EXISTING STORM SEWER
- EXISTING OPENING ALONG GABRIEL ROAD
- ▨ SEEPAGE FIELD
- ▨ BUILDING ENVELOPE
- ▨ SHARED ACCESS EASEMENT

PRELIMINARY PLAN
 GABRIEL'S LANDING
 PT. OF W. 1/2, S.W. 1/4
 SEC. 34, T.16N., R.4W., 3RD P.D.M.
 SANGAMON COUNTY, ILLINOIS

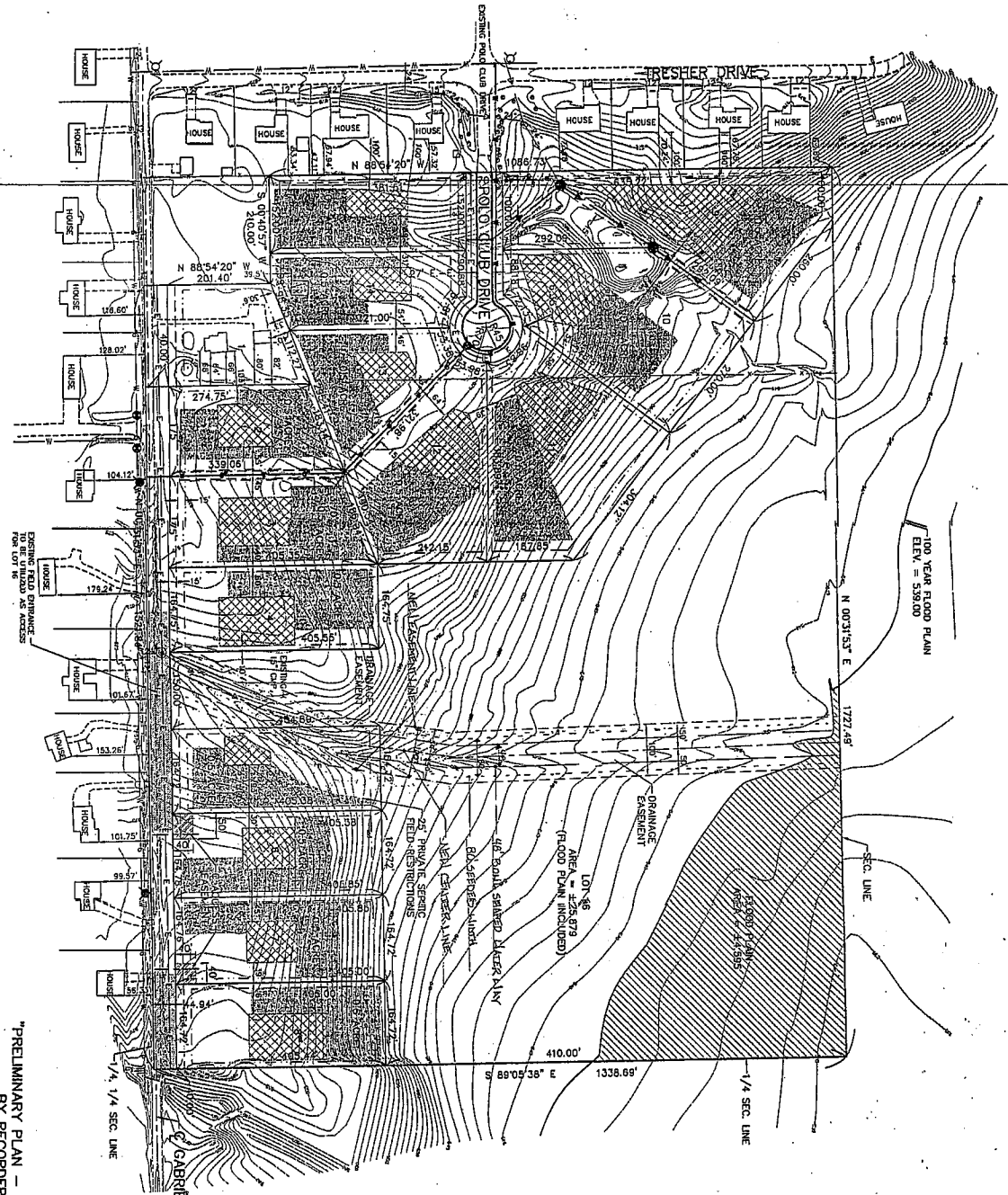
GREENE & BRADFORD, INC.
 OF SPRINGFIELD
 CONSULTING ENGINEERS
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62711
 (217) 793-8844 FAX (217) 793-8844
 PROFESSIONAL DESIGN FIRM NO. 184-001179
 PROFESSIONAL & STRUCTURAL ENGINEERING CORPORATION

DATE	BY	REVISION
03/19/08	CASSIDY	DESIGNED
	McGAVA	DRAWN
	CASSIDY	CHECKED
	CASSIDY	APPROVED

STAGING PLAN
 PLAT # 1 THRU LOT 8 & LOT 16
 PLAT # 2 LOT 9 THRU LOT 15

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34
 TOWNSHIP 4 NORTH RANGE 4 EAST
 ALL IN THE COUNTY OF SANGAMON, ILLINOIS.

**PRELIMINARY PLAN
 GABRIEL'S LANDING**



"PRELIMINARY PLAN - NOT TO BE RECORDED
 BY RECORDER OF DEEDS."

0 100 200
 SCALE IN FEET

AREA TO BE DEVELOPED
 = 451.8 ACRES

OWNER / SUBOWNER
 HOFFMANN BUILDERS
 3912 MAPLESHADE COURT
 SPRINGFIELD, ILLINOIS 62704
 (217) 255-5538

DESIGNER / ENGINEER
 GREENE & BRADFORD, INC.
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62711
 PHONE (217) 793-8844 FAX (217) 793-8844
 CONTACT PERSON
 BRUCE CASSIDY
 (217) 793-8844

DATE: 03/19/08
 DESIGNED: CASSIDY
 DRAWN: McGAHA
 CHECKED: CASSIDY
 APPROVED: CASSIDY

NOTES:
 1. ALL PRINCIPAL STRUCTURES MUST BE CONFINED TO THE BUILDING ENVELOPE UNLESS OTHERWISE APPROVED BY THE LAND SUBDIVISION COMMITTEE OR THE REGIONAL PLANNING COMMISSION.
 2. ALL LOTS MUST HOOK UP TO PUBLIC WATER SUPPLY.
 3. SEPTIC FIELDS NEED TO BE LOCATED 10' FROM BUILDINGS.
 4. LOTS 1 & 2 WILL HAVE CONVENTIONAL W/LL UTILITIES 2/3 LATERAL FIELDS.
 5. REQUIRED 40 FEET OF RIGHT-OF-WAY LINE BE DEDICATED FROM THE CENTER HIGHWAY DEPARTMENT.

LEGEND
 ▲ MAN HOLE
 ○ IRON PIPE
 ○ EXISTING WATER VALVE
 ○ PROPOSED FIRE HYDRANT
 ○ PROPOSED WATER VALVE
 ○ SANITARY MANHOLE
 ○ STORM INLET/MANHOLE
 ○ POWER POLE
 ○ TELEPHONE FEEDS
 ○ TREE
 ○ PINE TREE
 ○ EXHIBIT LINE
 ○ SET BACK LINE
 ○ SANITARY SEWER
 ○ WATER LINE
 ○ EXISTING STORM SEWER
 ○ LIMITED SITE DISTANCE ALONG CHARNEL ROAD

■ BUILDING ENVELOPE
 ■ SHARED ACCESS EASEMENT
 ■ SEPTAGE FIELD

PRELIMINARY PLAN
 GABRIEL'S LANDING
 PT. OF W. 1/2, S.W. 1/4
 SEC. 34, T.16N., R.4W., 3RD P.M.
 SANGAMON COUNTY, ILLINOIS



GREENE & BRADFORD, INC.
 OF SPRINGFIELD
 CONSULTING ENGINEERS
 3501 CONSTITUTION DRIVE
 SPRINGFIELD, ILLINOIS 62711
 (217) 793-8844, (217) 793-0227 FAX
 PROFESSIONAL DESIGN FIRM NO. 184-001179
 PROFESSIONAL & STRUCTURAL ENGINEERING CORPORATION

DATE	BY	REVISION
03/19/08	CASSIDY	
	McGAHA	
	CASSIDY	
	CASSIDY	

DATE	BY	REVISION

9-4

Construction Plans

Homefield Builders

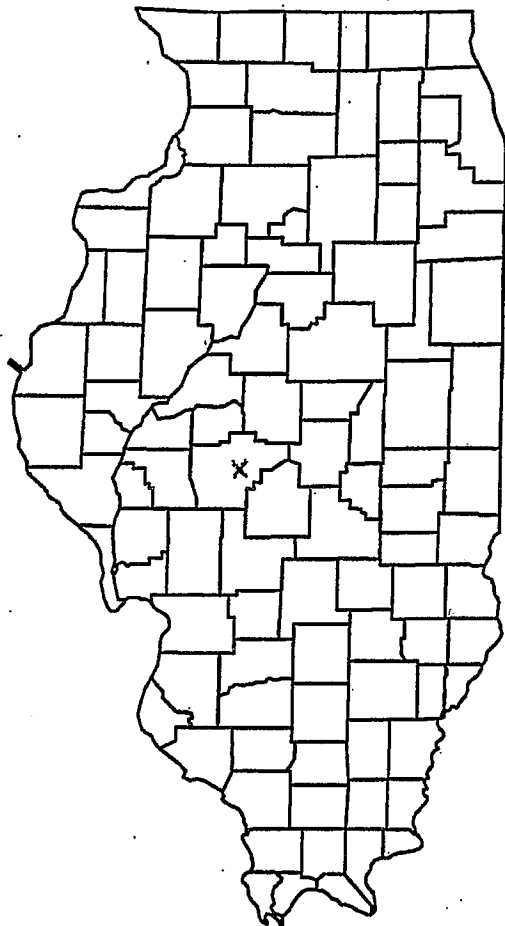
Grassed Waterways

T-2745/F-703

Sangamon County, Illinois

Index of Sheets

- 1. Cover Sheet
- 2. IL-ENG-27p
- 3-4. W/W 1 profile & cut sheet
- 5-6. Lateral W/W profile & cut sheet
- 7. W/W 1 outlet profile
- 8. IL-542
- 9. Construction Spec's & O&M
- 10. JULIE Form
- 11. Pre-construction Conference Form



STATE OF ILLINOIS

RECEIVED
 SPRINGFIELD-SANG. CO.
 OCT 25 2013
 REGIONAL PLANNING
 COMMISSION

Contractor is responsible for
 contacting Illinois JULIE
 811 or 1-800-892-0123
 www.illinois1call.com

Engineering Job Class II

Designed Shawn Wilken Date November 2012
 Drawn M. Quinones 4/12
 Checked J. Nichols 11/12
 Approved [Signature] 11/12

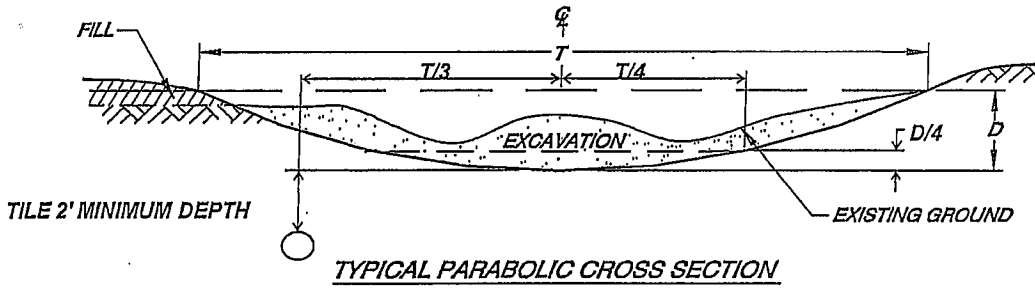


Natural Resources Conservation Service
 United States Department Of Agriculture

COVER SHEET

File Name
IL-ENG-6
 Drawing No.
 Page 1 of 1
 Sheet 1 of 11

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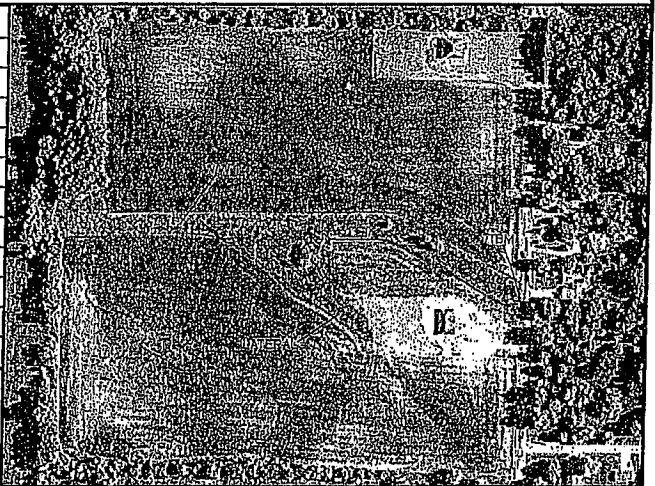


Waterway Number	1	1	1	1	Lateral	Lateral		
From Station	0+00	2+00	6+00	10+00	0+00	3+00		
To Station	2+00	6+00	10+00	13+20	3+00	5+20		
Grade (%)	1.60	3.20	2.50	0.30	5.10	1.90		
Top Width T (Ft.)	48	48	48	30	24	24		
Depth D (Ft.)	0.9	0.7	0.9	1.9	0.6	0.8		
1/4 Top Width (Ft.)	12	12	12	8	6	6		
1/4 Depth (Ft.)	0.2	0.2	0.2	0.5	0.2	0.2		
Length (Ft.)	200	400	400	320	300	220		
Tile Diameter (In.)								
Avg. Seed. Width (Ft.)	80	80	80	80	50	50		
Seeding Area (Sq.Ft.)	16000	32000	32000	25600	15000	11000		

SEEDING FOR 3.0 ACRES

LOCATION PLAN

Material	Kind	Lbs./Acre	Total Lbs. PLS*
Seed	Smooth Bromegrass	20	61
	Timothy	4	13
Companion Crop	Wheat or Ry	20	61
Nitrogen (N)	Actual	120	363
Phosphorus (P ₂ O ₅)	Actual	120	363
Potassium (K ₂ O)	Actual	120	363
Lime	As needed		
Temporary Seeding			
Mulch			
Anchor			0 sq.yd.



LANDUSER Homefield Builders
Sangamon COUNTY SWCD, ILLINOIS
 LOCATION T-2745/F-703
 Sec. 34 T 16N R 4W

PARABOLIC WATERWAY PLAN

U.S. DEPARTMENT OF AGRICULTURE
 NATURAL RESOURCES CONSERVATION SERVICE

Designed	SW	Date	11/12	Approved by	<i>[Signature]</i> 11/12
Drawn	SW	Date	11/12	Title	SW
Traced				Title	
Checked	<i>[Signature]</i>	Date	11/12	Sheet No.	2 of 11
				Drawing No.	

NOTES:

SEEDING PERIOD:
 Late winter to 5/15, 8/1 to 9/10*
 *Late summer seeding dates may be extended five (5) days if mulch is applied.



TBM Description:
 Flowline of 21" CMP road culvert @ upper end of w/w 1, station 0+00.

TBM Elevation = 100.00
 *Bulk seed rate = Pura Live Seed (PLS) rate divided by % PLS

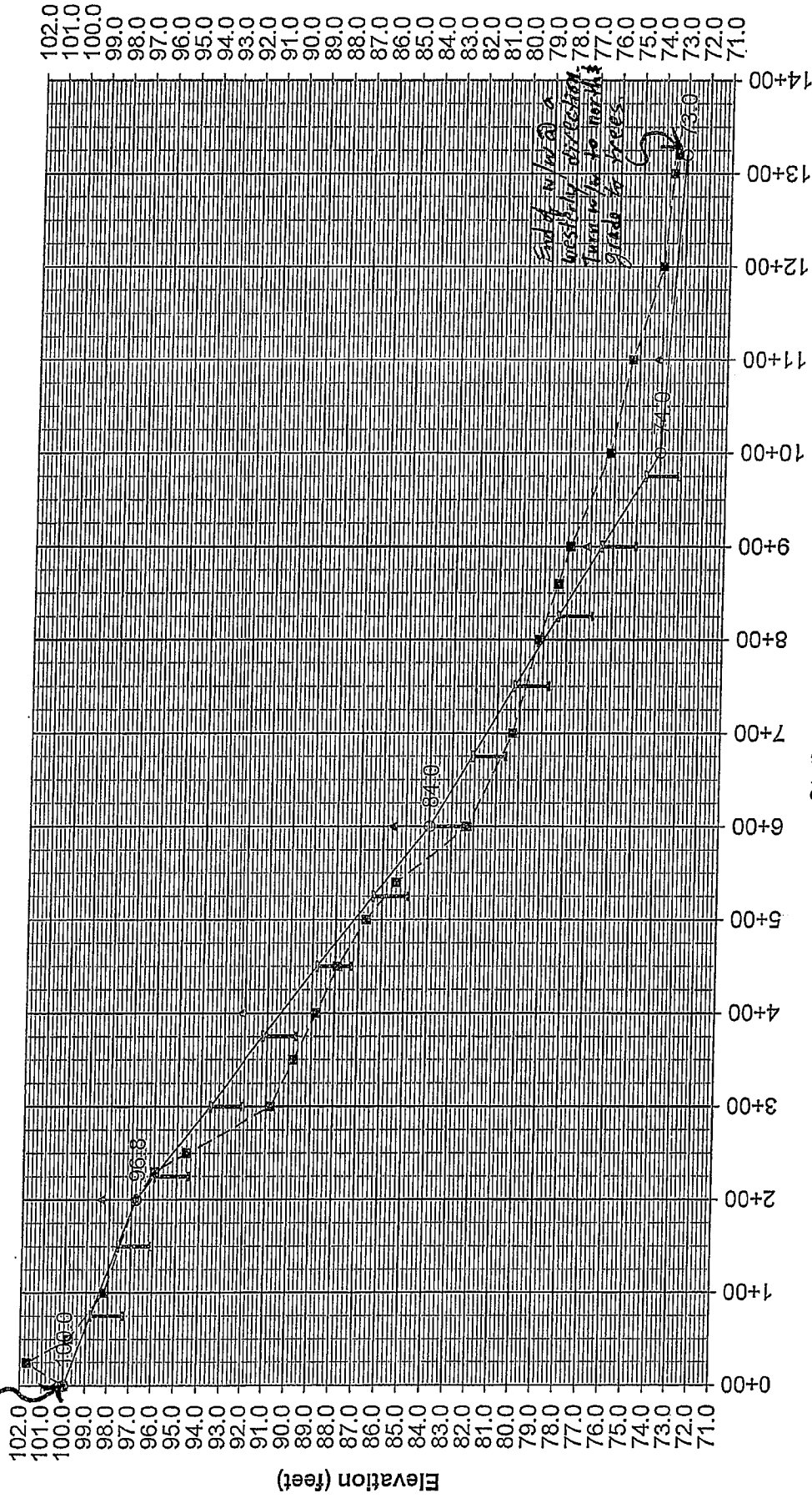
DRAWING NO. IL-ENG-27p-XLS (REV. 9/01)

9-le

Waterway Profile Along Centerline

1

Flowline of road culvert



U.S. Department of Agriculture
 Natural Resources Conservation Service
 Checked: J. Williams 11/15
 Designed/Drawn: SW 1/12

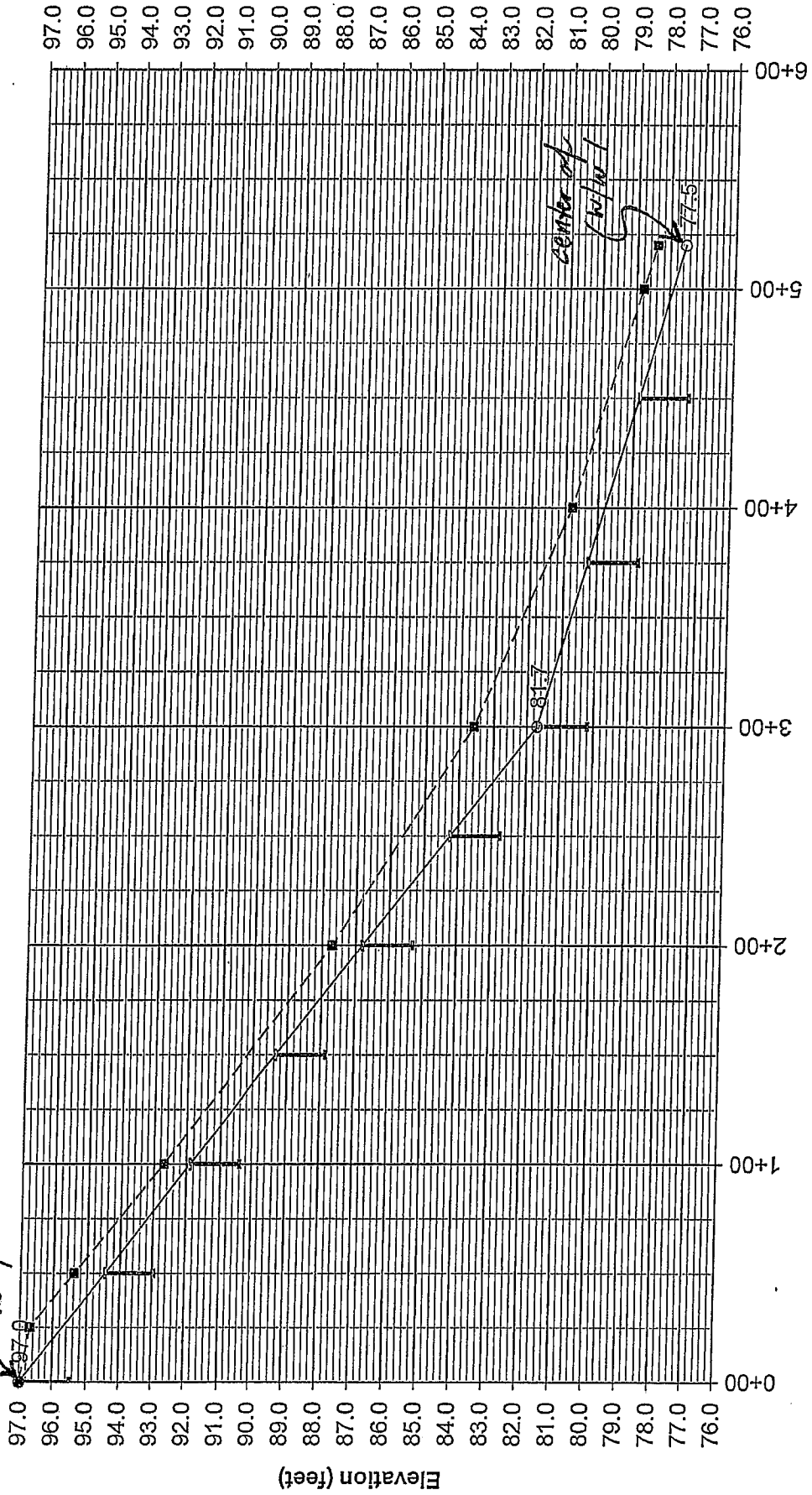
▲ Low Bank
 T Fabric checks
 ○ Planned Grade
 □ Average Ground

11 for 2 of 11

Waterway Profile Along Centerline

Lateral

Edge of new yard



U.S. Department of Agriculture
Natural Resources Conservation Service

Checked: T. Nichols 11/12
Designed/Drawn: SW 11/12

▲ Low Bank
 □ Fabric checks
 —○— Planned Grade
 - - - Average Ground

Cut Sheet

Grassed Waterway Lateral

Date: 11/1/2012

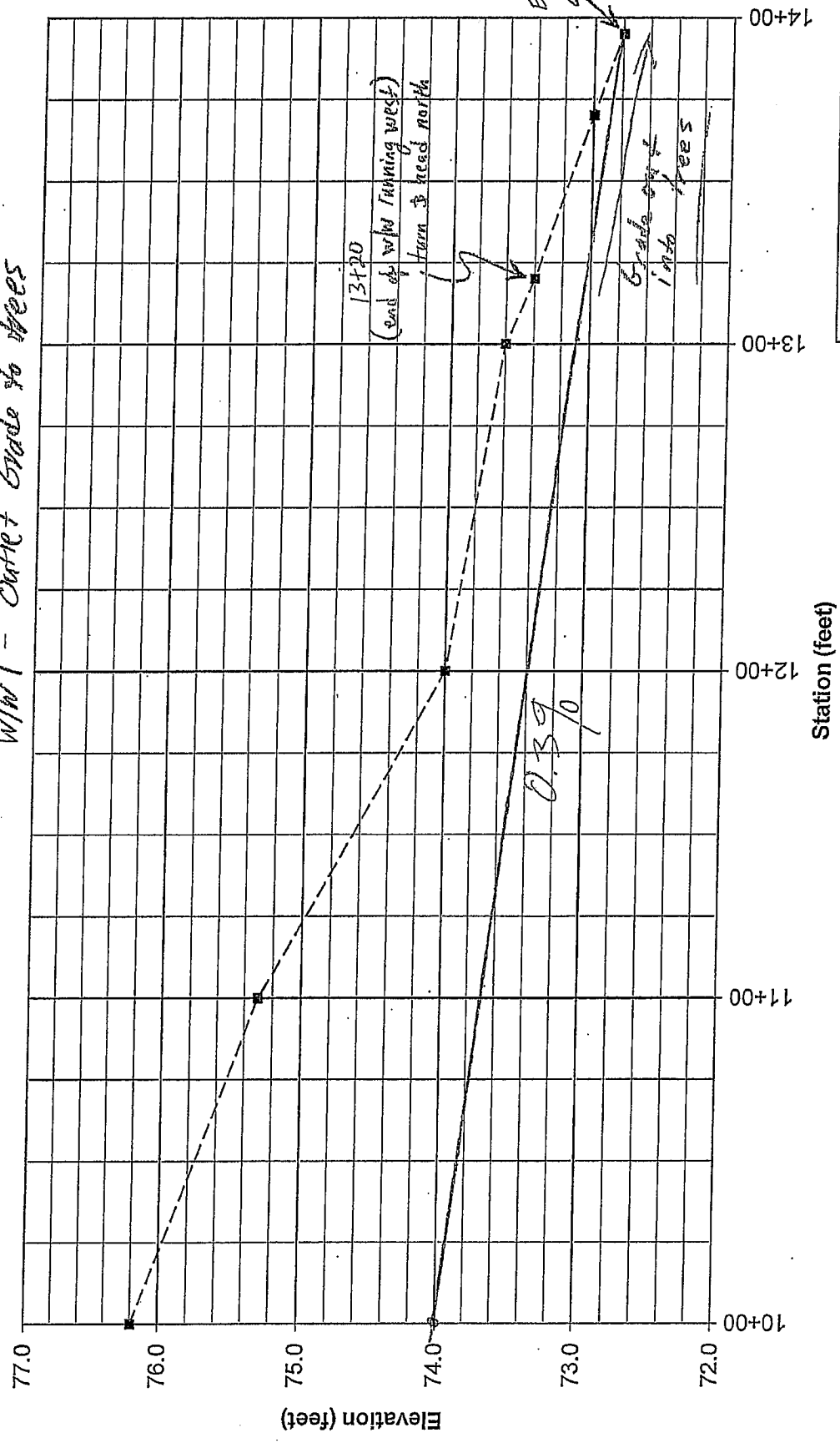
LANDUSER	Homefield Builders	
	Sangamon	COUNTY SWCD, ILLINOIS
LOCATION	T-2745/F-703	
Sec.	34	T 16N R 4W

STATION	CUT (ft)		STATION	CUT (ft)
0+00	0.0	24'x0.6', 5.10%		
1+00	0.8			
2+00	0.9			
3+00	1.9	24'x0.8', 1.90%		
4+00	1.0			
5+00	0.9			
5+20	0.9			

9-10

Waterway Profile Along Centerline

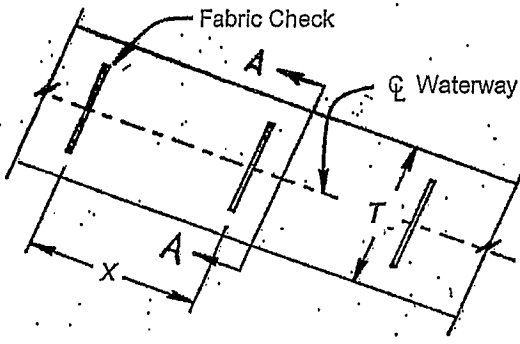
w/w - Outlet Grade to Trees



U.S. Department of Agriculture
 Natural Resources Conservation Service
 Checked: J. N. [Signature] 11/12
 Designed/Drawn: SW

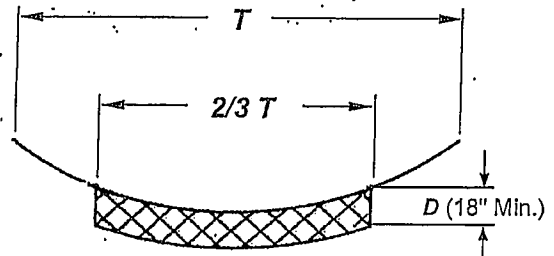
— Average Ground

9-11



PLAN VIEW

not to scale



SECTION A-A

not to scale

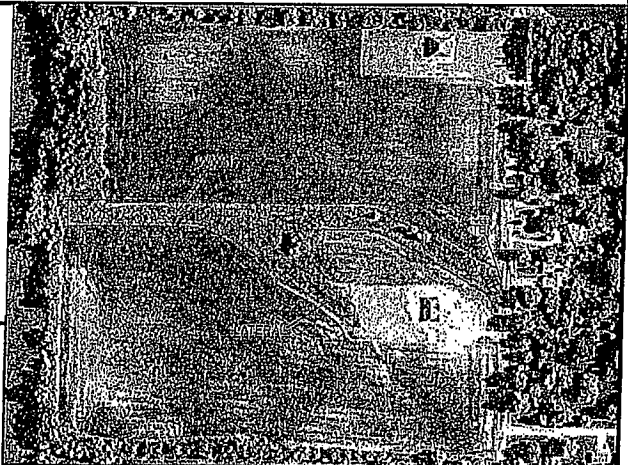
Waterway Number	1	Lateral	Lateral				
From Station	0+75	0+00	3+75				
To Station	9+75	3+00	4+50				
Top Width T (Ft.)	48	24	24				
Check Width (2/3 T)	32	16	16				
Check Spacing X (Ft.)	75	50	75				
Number of Checks	13	7	2				
Check Depth D (in.)	18	18	18				

LOCATION PLAN

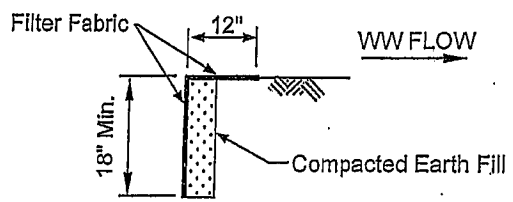
BILL OF MATERIALS		
QTY	LENGTH (Ft.)	WIDTH (in.)
155.6 total sq.yd. filter fabric		
13	32	30
7	16	30
2	16	30

FILTER FABRIC SPECIFICATION

1. Openings in filter fabric shall be equal to or smaller than the openings in a #40 sieve (0.42mm).
2. Filter fabric shall have a tear strength in excess of 50 pounds.



LANDUSER Homefield Builders
Sangamon COUNTY SWCD, ILLINOIS
 LOCATION T-2745/F-703
 Sec. 34 T 16N R 4W



TYPICAL SECTION

FABRIC CHECKS FOR WATERWAYS

U.S. DEPARTMENT OF AGRICULTURE
 NATURAL RESOURCES CONSERVATION SERVICE

- NOTES:
1. Excavate trench 18 inches deep, wide enough to allow hand compaction of backfill.
 2. Place the fabric against the upstream wall of the trench.
 3. Backfill the trench in hand compacted, 6 inch lifts.
 4. Lay 12 inch fabric flap downstream.

Designed <u>SW</u>	Date <u>11/12</u>	Approved by <u>[Signature]</u>	Date <u>11/12</u>
Drawn <u>SW</u>	###	Title <u>SW</u>	
Traced		Title	
Checked <u>T. Nichols</u>	<u>11/12</u>	Sheet No. <u>8</u>	Drawing No.

DRAWING NO. IL-542.XLS (REV. 12/01)

Site Preparation

All trees, stumps, brush and debris shall be removed from the site and disposed of so that they will not interfere with construction or proper functioning of the waterway. They shall not be deposited or buried in a draw.

Salvaging Topsoil

Where establishment of vegetation is determined to be a serious problem on subsoil, the best available soil will be stockpiled for respreading uniformly over the waterway area after grading.

Construction

The soil removed from the waterway or outlet shall be deposited where it will not interfere with the flow of water into the waterway. This material can normally be deposited in low areas. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the completed waterway. When the top of the constructed waterway is below existing grade, slope the waterway back to existing grade at 6H:1V or flatter.

Tolerances

The waterway will be constructed to the specified width and depth. The center of the waterway shall be the lowest point. Additional top width within tolerance shall be maintained and vegetated.

Construction Tolerances	
Depth at Quarter Points	Plus or minus 0.2 feet
Top Width	Up to 10% wider

Finish and Cleanup

Incorporate lime and fertilizer to a minimum depth of 3 inches leaving a firm seedbed free of large clods, stones, or debris, immediately prior to seeding. Fertilizer and lime are not required for temporary seedings less than 90 days. The waterway shall be vegetated as soon as possible.

Vegetative Establishment

Use mulch anchoring, nurse crop, rock, straw or hay bale dikes, filter fences, or runoff diversion to protect the vegetation until it is established. Use a temporary vegetative cover during midsummer or after the fall seeding period to stabilize the waterway until a permanent grass mixture can be seeded. Remove the stabilizing crop prior to seeding permanent grasses.

NOTE: It is the landuser's responsibility to locate any existing tile that may be under, along, or crossing a waterway prior to construction. The NRCS is not responsible for any tile damaged during construction.

Operations and Maintenance

A maintenance program shall be established by the landuser to maintain waterway capacity, vegetative cover and outlet stability. Items to consider include:

1. Vegetation damaged by machinery, herbicides or erosion must be repaired promptly.
2. Seeding shall be protected from concentrated flow and grazing until vegetation is established.
3. Exclude livestock whenever possible, especially during wet periods.
4. Inspect regularly, especially following heavy rains. Damaged areas will be filled, compacted, and seeded immediately. Remove sediment deposits to maintain capacity of grassed waterway.
5. Avoid using waterways as turn rows during tillage and cultivation operations.
6. Mow or periodically graze vegetation to maintain capacity and reduce sediment deposition.
7. Control noxious weeds. Avoid areas where forbs have been established.
8. Do not use as a field road. Avoid crossing with heavy equipment when wet.
9. Repair broken tile lines or blowouts adjacent to or in the waterway immediately.
10. Maintain vegetation at heights of 7"-16" to ensure proper waterway function.

Permanent Seeding: Conventional Method

Spread lime and fertilizer uniformly and work it into the soil to a depth of 3-4 inches with a disk or suitable equipment. Apply seed uniformly at a depth of 1/4 to 1/2 inch with a drill or cultipacker-type seeder or broadcast and cover with a cultipacker, harrow, or similar tool. Do seeding and seed covering operations perpendicular to (across) the direction of flow in the waterway.

Hydroseeding

Seed, fertilizer, lime and mulch may be applied together. Hydrated lime may not be used in the slurry mix. Slurry mixes will have no more than 125 lb. solids per 100 gallons of water. Minimum pH shall be 6.0 when inoculated legumes are included.

Mulch and Anchoring

If mulch is required, it shall be applied uniformly and shall be anchored. Hay or straw may be anchored by a straight disk (operated across the direction of flow in the waterway), or a 1"x2" mesh hold-down netting. Commercial mulch products such as erosion net, excelsior blankets, or jute will be anchored as specified by the manufacturer.

Plant Suitability Zone	Seeding Periods		
	Spring	Late Summer	Dormant
I	Late winter to 6/1	8/1-9/1	11/1-Freeze
II	Late winter to 5/15	8/1-9/10	11/15-Freeze
III	Late winter to 5/15	8/1-9/20	11/15-Freeze

Seeding Type	Rate (PLS/lb/ac.)
Smooth Bromegrass	20
Timothy	4

Companion Crop	Rate (lb/ac.)
Wheat or Rye	20

Temporary Seeding Type	Rate (lb/ac.)

Lime	Rate (ton/ac.)	Or to a pH of

Fertilizer	Rate (lbs/ac.)	Type
actual N	120	
P ₂ O ₅	120	
K ₂ O	120	

Mulch Type	Rate (ton/ac.)

Anchor Type	
	or equivalent

LANDUSER	Homefield Builders
Sangamon	COUNTY SWCD, ILLINOIS
LOCATION	T-2745/F-703
Sec. 34	T 16N R 4W

GRASSED WATERWAY
CONSTRUCTION SPECIFICATIONS / O&M

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

Designed	SW	Date	###	Approved by	Date
Drawn	SW	Date	###	Title	11/12
Traced		Date		Title	
Checked	T. Nichols	Date	11/12	Sheet No.	7 of 11

9-13

LOCATE REQUEST FORM

It's Smart. It's Free. It's the Law.

1-800-892-0123



1	COMPANY PHONE NUMBER WITH AREA CODE		CALLER NAME		
2	COMPANY NAME				
3	COMPANY ADDRESS				
4	CITY, STATE, ZIP CODE			FAX NUMBER WITH AREA CODE	
5	SITE CONTACT NAME		PHONE NUMBER WITH AREA CODE		EXTENSION (IF APPLIES)
6	COUNTY (MUST provide this information) Sangamon	Check one and list location name	<input type="checkbox"/> VILLAGE	<input type="checkbox"/> CITY (URBAN)	UNINCORPORATED TOWNSHIP (RURAL)
7	SUBDIVISION NAME		EXCAVATION SITE ADDRESS OR LOT NUMBER		
8	NEAREST CROSS STREET/CROSS ROAD, REGARDLESS OF SIZE, WITHIN A 1/4 MILE (indicate street, road, lane, drive, avenue, etc.)				
9	The standard we accept is North American Datum 83 (NAD83): format is degrees, minutes & seconds	LATITUDE		LONGITUDE	
10	JULIE Members and their subcontractors must provide the section - quarter/section information.	TIER 16N	RANGE 4W	SECTION 34	QUARTER/SECTION
11	ADDITIONAL LOCATION INFORMATION (Examples: directions, landmarks, distance from nearest town, etc.)				
12					
13	TYPE OF WORK (Examples: trench for sewer, cable/telephone drops, fence/deck installation, plant trees/shrubs, foundation, ditch work, etc.) Grassed Waterway Construction				
14	ARE YOU DIRECTIONAL BORING OR HORIZONTAL DIRECTIONAL DRILLING?		WILL YOU BE DIGGING DEEPER THAN 7 FEET?		
15	EXTENT OF WORK (Examples: locate north side of building, along rear lot line, front of property to curb, lot line to lot line, etc.)				
16					
17	EXCAVATION SITE OWNER OR RENTER'S NAME (If other than caller) Homefield Builders		IS THE SITE PRE-MARKED? (Check one) <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNSURE		
18	NOTES TO UTILITIES ABOUT EXCAVATION SITE				
19					
20					
21	START DATE AND TIME OF EXCAVATION (given to caller by operator)		IS THIS A JOINT MEET? (Check one) <input type="checkbox"/> YES <input type="checkbox"/> NO		
22	DIG NUMBER (given to caller by operator)		KEEP YOUR DIG NUMBER AS PROOF OF YOUR CALL TO JULIE AND AS A REFERENCE NUMBER FOR THIS CALL.		
23	DIG NUMBER EXPLANATION: JULIE system reference numbers		A OR X 555 5555 Request sequence number for that day		
JULIE MEMBER COMPANIES SENT THIS MESSAGE (given to caller by operator)					

For your protection, JULIE recommends that you search the area for the facilities of others who are not JULIE members and notify them separately. In addition, you should communicate with the owner of the dig site to determine if there are any privately installed lines which are not marked by member utilities.

Revised 6-2005

page 10 of 11