

MILL CORNER
ESTATES
PHASE 2
PLAT 1

WEST KOKF MILL
4TH ADDN.
5TH ADDN.

263 264
388 387 386 385 384 383 382 381 380 379 378
KVE
12TH PLAT
GREENBRIAR DR.

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 17167C0237F, 17167C0239F and 17167C0240F, DATED AUGUST 2, 2007

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

PLOT DATE: 9/12/18 ©2017 FEHR GRAHAM

2060 WEST ILES AVE
SPRINGFIELD, IL.
(217) 544-8477

OWNER/DEVELOPER:
ADAMS FAMILY LIFETIME TRUST
Charles W. Adams, Trustee
3040 Spring Mill Drive
Springfield, IL 62704
Contact: Charles Adams
Phone: 787-4488

PROJECT AND LOCATION:
**KRESTON PLACE
SPRINGFIELD, ILLINOIS**

DRAWN BY:
APPROVED BY:
DATE:
SCALE:

REVISIONS		
REV. NO.	DESCRIPTION	DATE

PRELIMINARY PLAN

DRAWING:

JOB NUMBER:
15-1000
SHEET NUMBER:
1 of 1

KRESTON PLACE

AREA = ±73.7 ACRES

OWNER & SUBDIVIDER
ADAMS FAMILY LIFETIME TRUST
Charles W. Adams, Trustee
3040 Spring Mill Drive
Springfield, IL 62704
Contact: Charles Adams
Phone: 787-4488

ENGINEER & SURVEYOR
FEHR-GRAHAM
2060 West Iles Avenue
SPRINGFIELD, IL 62704
Fred M. Coombe, P.E.
Phone: 544-8477

RECEIVED
SEP 13 2018
REGIONAL PLANNING
COMMISSION

PK Nail
NW Corner, NE FR. 1/4,
Section 1,
T15N, R6W, 3rd P.M.

STAGING PLAN
PLAT: LOTS:
RESUB OF 2 101-104, 1001, 1002 (Platted February, 2007)
3 200, 1003 (Platted January, 2010)
4 201, 202, 203, 204 (Platted June, 2010)
5 301-315, 1004 (Platted September, 2012)
6 401-417, 1005 (Platted September, 2013)
7 502-524 (Platted July, 2016)
8 601-616 (Platted May 2017)
701-720, 1006
801-834

UTILITIES:
Water & Electric - C.W.L.P., City of Springfield
Gas - AMEREN-CILCO
Sewers: Sangamon County Water Reclamation District
Telephone: AT&T
Fire District: City of Springfield
School District: Springfield District 186

This Preliminary Plan of Subdivision is approved by the Springfield-Sangamon County Regional Planning Commission. This is not an approval of the final plat and is not to be recorded.

By: _____

Date: _____

KRESTON PLACE

**PLAT 1
(FEBRUARY, 2007)**

LAND USE AND ZONING

Present Use: Neighborhood Commercial - Lots 101-104
Proposed Use: Office - RESUB of PLAT 2, Lots 201-204
Green Space - Lots 1004, 1005 & 1006
Single Family & Duplex Units - All Remaining Lots

Present and Proposed Zoning:
S-1: Lots 101-104, OFF: Lots 201-204,
R-2: All remaining lots.

APPROVED VARIANCES

SECTION 153.158(B)(4) ADDITIONAL 10 FOOT YARD FOR SCREENING
Provides that lots along Koke Mill Road adjacent to Lot 1000 (now Lot 1006), Lot 1004 (now Lots 1004 & 1005) and the 13 foot wide strip lot in the public park option will not be subject to an additional 10 foot yard for screening.

This is just a brief description of each variance. For a detailed description see the minutes of the Subdivision Committee Meeting for the Location & Sketch Map on July 7, 2005.

REVISED SEPTEMBER 2018
REVISED MAY, 2017
REVISED NOVEMBER, 2016
REVISED JUNE, 2015
REVISED FEBRUARY, 2012
REVISED APRIL, 2010
REVISED NOVEMBER, 2006

(Not to be Recorded by Recorder of Deeds)

GENERAL NOTES

Series 1000 Lots to be used for common area, drainage, landscaping, and stormwater retention.

Drainage Easements:

Rear and side yard easements are for drainage purposes only unless otherwise shown on the plan.

Utility Easements:

15' or as shown adjacent to all streets; side and rear lot line easements as shown.

Greenbriar Drive Right-of-Way:

The developer will be required to convey all the right-of-way for Greenbriar Drive before Plat 2 will be approved. The security and/or construction of Greenbriar Drive will be required with Plat 7 and Plat 8 respectively.

No lot shall have direct access to Greenbriar Drive.

Lots 714 and 715 shall only have access to Greenbriar Drive via frontage drives.

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By: *[Signature]* SEP 19 2018
EXECUTIVE DIRECTOR
Date: *11-14-18*
Mayor, City of Springfield
Attest: *[Signature]*
City Clerk

LEGEND

Existing Proposed
Sanitary Sewers ———— ST ———— ST
Storm Sewers ———— ST ———— ST
Electric Line ———— E ———— E
Watermains ———— W ———— W (6" unless noted)
Firehydrant ———— F ———— F
Easements ———— E ———— E

RECORDED SUBDIVISIONS

