

STILLWATER VILLAS AT RIVER'S CROSSING

BY Bielinski Homes

Bielinski Development, Inc. is requesting an amendment to the existing General Development Plan for Rivers Crossing and rezoning of the area to RD-2, located on the southwest side of the City. The area within the existing development we are proposing to revise is on the southeast side of the site, abutting the south side of the public park. The site is currently approved for 20 single family homes to be located on 4.186 acres.

We have included in this submittal:

1. Site plan, utility and stormwater management report
2. Grading Plan
3. Landscape Plan
4. Color rendering and floor plan of the 2 unit Carnation 1504 condominium.
5. Rivers Crossing Neighborhood Development Plan approved 2-11-1998
6. Zoning Exhibit and Legal Description

Keeping in mind that the General Development plan was first approved in 1999, the area, our economy and general demographic changes prompt our request. Our 2 family condominium project in Rivers Crossing is just about sold out with demand increasing. Many of these buyers have family in the neighborhood that they want to remain close to. We have also updated our exterior and interior features for today's buyer.

On February 12, 2015 a neighborhood meeting was held at the Lawrence School on Saylesville Rd. Notices were sent to everyone within 300 feet and notice was sent to the Rivers Crossing Neighborhood through Alderman Perry and the neighborhood Web site. Approximately 20 people attended including the abutting property owners. All in all they favored the use of the land, like the buildings and the abutting neighbor appreciated the way we designed the site and respected their privacy with the site layout and landscaping. Alderman Perry was also in attendance.

We are proposing to build 20 ranch style duplex condominiums in 10 2-unit buildings. They will be "for sale" condominiums on a private cul-de-sac and have their own Stillwater Villas Condominium Association.

Buildings 5-10 will have full walk-out exposures, Building 4 a partial look-out exposure and buildings 1-3 are at grade.

The price range for these buildings will be \$260,000 to \$300,000 depending on the exposure. They will go up in price from there depending on the lower level build-outs.

Each building will have coach lights illuminating the driveways and pole lamps in the "Indian Wells" design will be interspersed throughout the site. A picture of the coach lamp is attached.

In view of the location along the Fox River and its natural environment, the storm water management has been accomplished through a series of "Rain Gardens". The design and specs for construction and maintenance of the Rain Gardens will be submitted with the engineering.

Storm Water Management

The large subdivision pond that was built as a part of Rivers Crossing Addition #2 was sized to take most of the storm water from this site. We are showing dry ponds near Stillwater Circle to help reduce flow rates. The small rain gardens around the perimeter will treat rooftop and rear yard runoff. These are natural features that will encourage birds, butterflies and wild life while screening to keep geese off the lawns. Our Storm Water Management report is a part of this submittal.

Time Line

We would anticipate breaking ground for the site improvements as soon as all approvals for site plan, zoning & engineering are obtained in 2015.

Landscape Elements

Our landscape elements have taken into consideration surrounding properties and natural resources. The rain gardens serve as stormwater management elements as well as tall grass landscape features.