

**PLAN AND DEVELOPMENT ENGINEERING SERVICES
MARISSA, ILLINOIS**



Plan and development review services were conducted on the Islands of Waterside Development. This is a 950+ acre site which converted an existing strip mine area into a new residential subdivision in Marissa. The subdivision supports approximately 750 home sites, restaurants, retail site, club house, and park sites. These facilities are interconnected through a series of multi-use pathways, marinas, and streets to provide ease of access to all facilities in the development.

Reviews included residential subdivisions, commercial developments, roadways, stormwater drainage, sanitary sewer, storm sewer, potable water systems, construction observation services and other miscellaneous portions of the project. Key issues addressed were compliance with Village Codes and Storm Water Management review and coordination with regulatory agencies. Other issues included geometrics, pavement design, landscaping, lighting, septic systems, lift stations, wetlands, and natural resources.

Input on existing ordinances was provided which resulted in code revisions to update them to current standards. ESI wrote designing language to be used in the Development Agreement, Home Owners Association Covenants, Zoning Code, Subdivision Code, and Water & Sanitary Sewer Code.

Services Provided:

- Engineering Review Services
- Planning Review
- Design Review
- Construction Observation
- Storm Water Modeling Review
- Wetlands and Natural Resources Reviews
- Geometric Review
- Sanitary and Septic Issues Review
- Construction Cost Estimates Review
- Roadway Design
- Site Planning and Review
- NPDES Compliance Review

This project reflects Firm
and Staff experience.