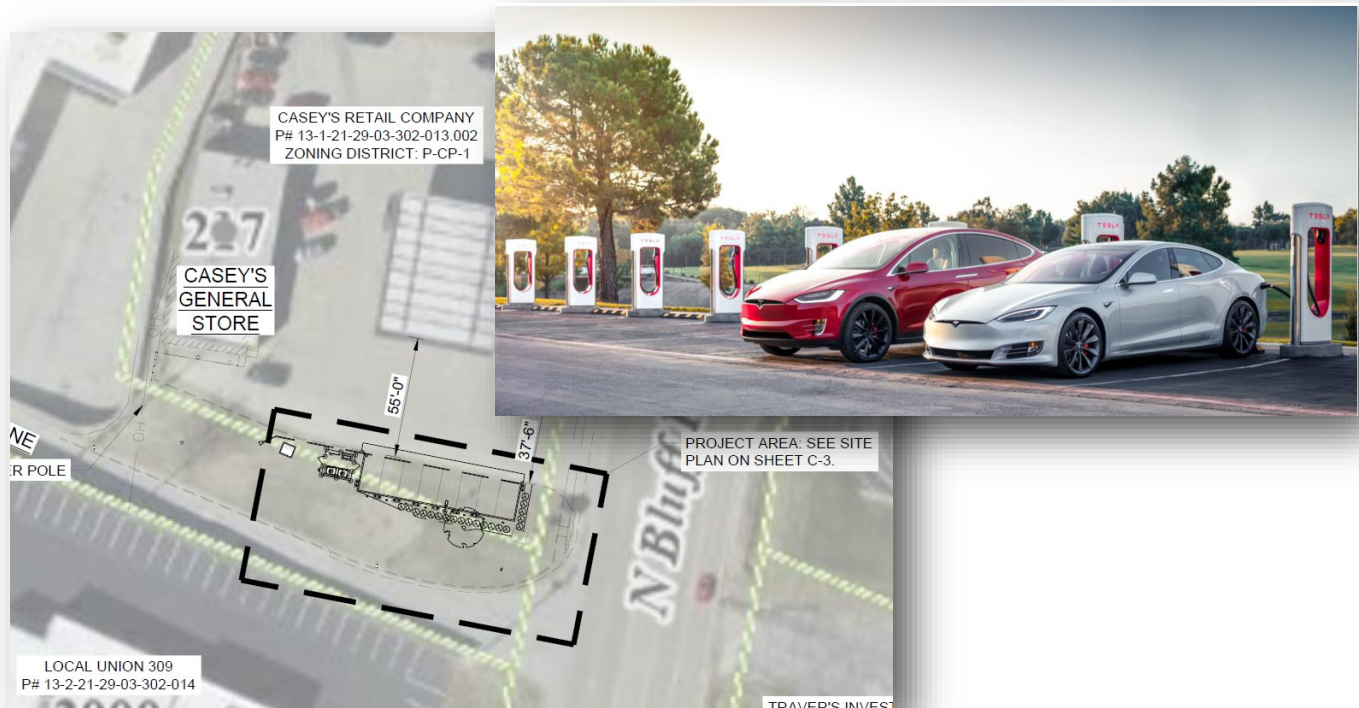




REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

| | |
|-------------------------------------|--|
| APPLICATION NUMBER(S) | SP 20-04 |
| APPLICATION NAME: | TESLA Supercharger Station (Site Plan) |
| APPLICANT NAME: | GPD Group 400 N 34th Street, STE 216 Seattle, WA 98136 |
| PROPERTY OWNER NAME(S): | Casey's Marketing Group 217 N. Bluff Road Collinsville, IL 62234 |
| APPLICANT'S REQUEST: | A request for Site Plan approval in order to permit the construction of an 8-stall TESLA Supercharger Station at the southeast corner of the Casey's General Store site. |
| SITE ADDRESS: | 217 North Bluff Road |
| PARCEL ID NUMBER(S) | 13-1-21-29-03-302-013.002 |
| EXISTING ZONING DISTRICT(S): | "P-CP-1" Planned Commercial Park District |
| TOTAL SITE AREA: | 0.97 Acres |
| COMMISSION MEETING DATE: | May 14, 2020 |
| CASE MANAGER: | Cristen Hardin, Associate Planner |
| RECOMMENDATION: | APPROVAL |



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



DESCRIPTION OF EXISTING SITE CONDITIONS

The site under consideration is an existing 3,485 square foot Casey's General Store (gas station and convenience store). The proposed TESLA Supercharger Station developed would be constructed in the southeast corner of the property which currently consists of concrete pavement and lawn area.

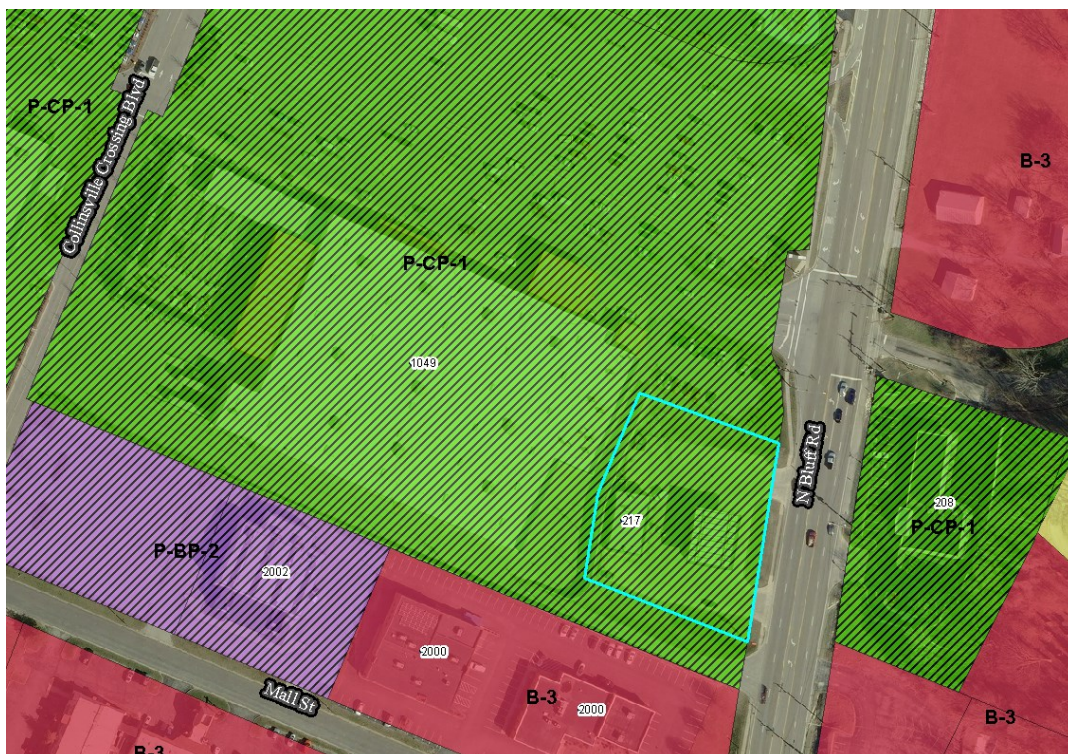
SITE HISTORY

The existing structure was originally constructed in 1999. In 2006, the property was rezoned "P-CP-1" Planned Commercial Park District as part a City-initiated rezoning intended to facilitate development of the Collinsville Crossing business district. In 2012, a building addition and remodel were completed. The Supercharge Station development currently proposed by TESLA will be the first major site improvement since the original development of the site.

ZONING MAP

LAND USE AND ZONING CONTEXT MATRIX

| DIRECTION | EXISTING LAND USE | ZONING DISTRICT | COMMENTS |
|-----------|----------------------------------|-----------------|--------------------------------------|
| North | Planned Commercial Park District | "P-CP-1" | Home Depot and Freddy's Steakburgers |
| East | Planned Commercial Park District | "P-CP-1" | FCB Collinsville Bank |
| South | Planned Commercial Park District | "P-CP-1" | Home Depot |
| West | Planned Commercial Park District | "P-CP-1" | Home Depot |





REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

REQUEST

A request by GPD Group on behalf of TESLA, Inc. for Site Plan approval in order to permit the construction of a TESLA Supercharger Station at the southeast corner of the Casey's General Store site. The development electric vehicle charging station is the fruit of a nationwide partnership between TESLA and Casey's General Store. The Casey's location on North Bluff Road is identified by the developer for its excellent location and access near interstate I-55/I-70; ability to serve the local TESLA community, regional and long-stance travelers; the growing Collinsville market; safe and enjoyable environment; and sufficient utility infrastructure to support station loads.

PROJECT DESCRIPTION

The Site Plan (*Exhibit C*) depicts the improvements related to this development as described by the applicant. "As proposed, the project will provide a new parking area within existing green space on site. This parking installation will include (8) parking stalls, with EV charging posts located at the back of the stalls & (1) on the side of a stall for pull in charging. The installation will also include the installation of electrical equipment including: a new utility transformer, (2) supercharger cabinets, (1) master controller, (1) switchgear assembly, & (1) new pedestrian light fixture. The project will utilize Tesla Superchargers and charge posts to provide power Tesla vehicles. Additional project components will include required utility equipment such as a new utility transformer and switchgear assembly. All equipment will be secure and tamper proof. Vegetative screening will be installed and maintained to match the existing aesthetic of the area."

SITE PLAN ANALYSIS

Site Plan review is required for this site per Section 17.120.030.A., which states that "a change in the principal use of a property, or a change in any accessory use of a property that results in additional parking requirements or other site requirements not reflected on any existing approved site plan" is cause for plan review.

REVIEW CRITERIA

SECTION 1: CONFORMANCE TO THE ZONING ORDINANCE

The subject property is zoned "P-CP-1" Planned Commercial Park District. Land use and site improvements are regulated by Planned District Ordinance No. 3602. The following design criteria and performance/bulk standards regulated by this Planned District Ordinance are anticipated to be affected by the proposed development: *Section 1: Permitted Uses; Section 3.c.: Lot Coverage; Section 5.b.: Landscaping, Screening, and Buffering; Section 5.c.: Parking Regulations; Section 5.d.: Lighting Requirements; Section 5.e.: Signage Requirements; and Section 5.f.: Storm Water Improvements.* The following discussion details the proposed development's compliance with the applicable regulations.

Permitted Uses

This Planned "P-CP-1" Commercial Park District shall authorize the use of Automotive Service Stations. The proposed electric (fuel type) vehicle charging station is permitted by-right as 'automotive service station' and is considered an expansion of the existing principal use which provides gasoline

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



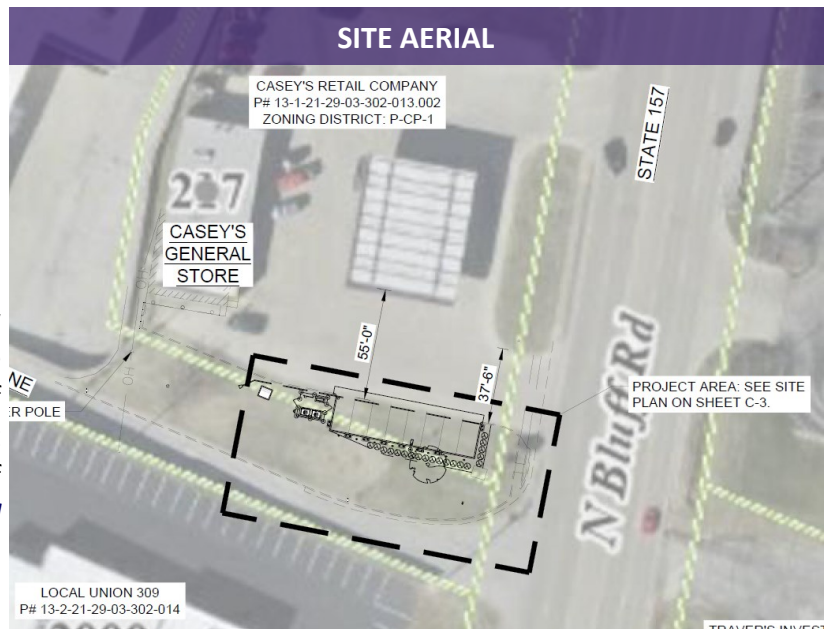
(fuel type) service for automotive vehicles. ***Staff recommends approval of the proposed 'automotive service station' use: electronic vehicle charging station.***

Lot Coverage

This Planned District limits lot coverage to a maximum total lot coverage by structures and parking shall be no greater than ninety-five (95%) percent of lot area. Existing lot coverage totals approximately 87% of lot area. The TESLA Supercharger Station project proposes install an approximate 1,350 square foot parking area constructed of permeable pavers, increasing lot coverage to ninety percent (90%) of total lot area.

Yard Regulations

Yard regulations in this Planned District are as approved by the Planning Commission on the Site Plan. The Site Plan proposes a twelve (12) foot front yard setback and a two (2) foot side yard setback for the accessory charging units. The property adjacent to the south lot line is a private drive owned by Home Depot and used as a truck entrance. There is approximately twenty-two (22) of right-of-way between the east lot line and pavement on North Bluff Road. The proposed improvements are not expected to interfere with traffic or the line of site in the area. ***Staff recommends approval of setbacks as proposed.***



Parking Regulations & Storm Water Management

*This Planned District requires all non-handicap parking spaces shall be a minimum of 9' x 18' in size. The Site Plan proposes a eight (8) 9' x 18' parking stalls for electric vehicle charging. The parking surface is proposed to be constructed of a permeable paver system (Exhibit D). The paver surface will be striped to delineate the individual parking stalls. The layout and design of the proposed parking lot includes a 6" vertical curb along the perimeter of the permeable paver surface. The permeable paver system is also suitable to manage stormwater drainage. A stormwater detention area exists in the northwest corner of the subject property. The Site Plan proposes the use of a TURFSTONE Permeable Paver System, rather than concrete or asphalt, in order to manage stormwater runoff from the new parking area, mitigate impacts of increased stormwater runoff to the existing detention area, and create a unique aesthetic environment for the TESLA Supercharger Station. ***The permeable paver system design and construction details have been reviewed by the City Engineer with regard to overall design and stormwater management. The City Engineer has found the proposed system to be an acceptable alternative to on-site stormwater management. Therefore, staff recommends the approval of stormwater drainage and parking as proposed.****



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

Landscaping, Screening, and Buffering

This Planned District requires that landscaping shall comply with the provisions set forth in the City of Collinsville Zoning Ordinance Section 17.080, as approved by the Planning Commission on the Site Plan, subject to specific requirements which are outlined related parking islands; perimeter landscaping around parking lots and buildings; perimeter landscaping along detention areas; and landscaping along the public roadway. Section 17.080.120—Parking Lot Requirements also requires landscaping to be provided within any parking lot designed or intended to accommodate five (5) cars or more, including perimeter screening from public streets and sidewalks, public open spaces, and adjacent properties.

The Site Plan proposes the following landscaping along the perimeter of the parking lot and utilities area in order to enhance site aesthetics and provide screening from the public view shed. These landscape features are proposed to be located within in a mulched and irrigated landscaping bed between the south property line and the southern edge of the parking lot and utility equipment area. All other disturbed areas not be paved are mulched will be sodded. An in-ground irrigation system will also be installed, as required, to provide long-term maintenance of the proposed landscaping. The table below details the proposed plant variety and landscape plan. Additional landscape details are provided in *Exhibit E*.

| PLANTING LIST | | | |
|---------------|---|------------|---|
| Quantity | Type | Size | Location/Spacing |
| 1 | Celebration Maple (tree) | 2" caliper | On center Along south edge of parking lot |
| 20 | Dwarf Burning Bush (hedge) | 24" height | 3.5' on center Along south and east edge of parking lot |



Dwarf Burning Bush



Celebration Maple

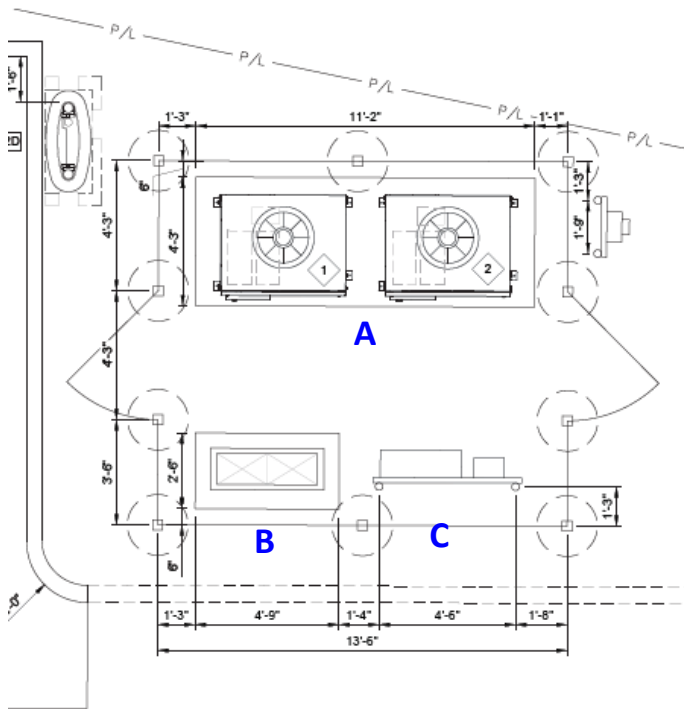
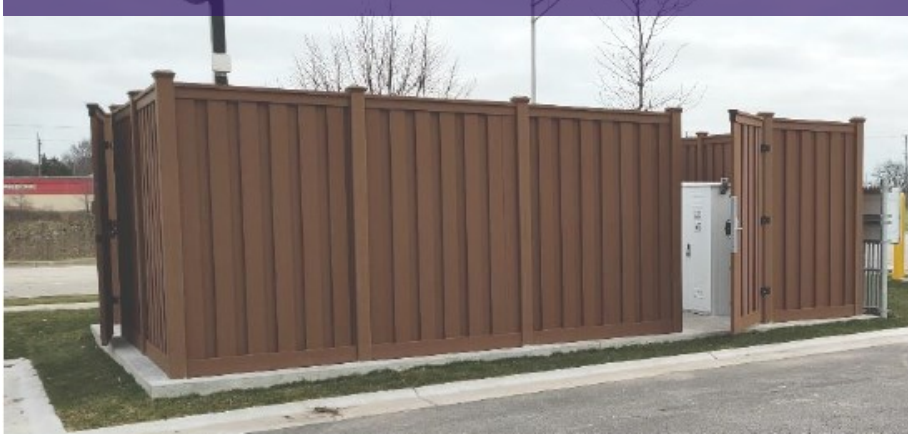
REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



Further, with regard to landscaping and screening, *Section 17.060.260—Development Guidelines, Nonresidential Uses in All Districts* requires the following: *Exterior mechanical, electrical, rooftop equipment and other exterior equipment shall be placed so that it is screened from the view of occupants of vehicles on adjoining streets or highways, and from people located at or near ground level. Screening material shall be compatible with the building material, and at least equal to the height of the screened equipment.* The Site Plan proposes exterior electrical equipment with heights up to seven (7) feet tall, (detailed below). An eight (8) foot tall, Winchester grey, TREX fence enclosure is also proposed to fully screen all exterior equipment. ***Staff recommends approval of exterior equipment screening as proposed.*** (See Exhibits D and E.)

TESLA EQUIPMENT SCREENING—ROLLING MEADOWS, IL



ENLARGED SITE PLAN
SCALE: 1"=2.5'

Exterior Equipment to be Screened

| Unit | Type |
|------|---|
| A | Pad-mounted Charging Cabinet with Master Controller |
| B | Pad-mounted Switchgear |
| C | Pad-mounted Electrical Utility Transformer |

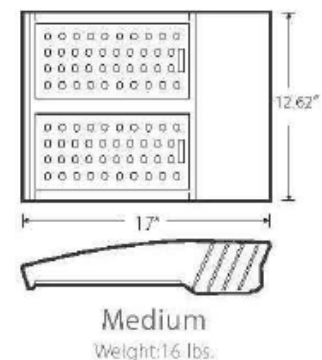
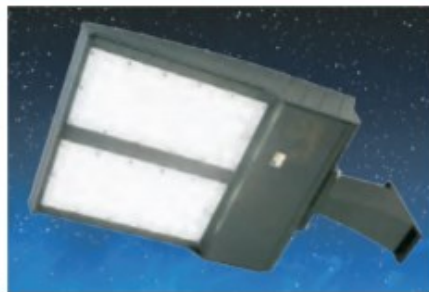
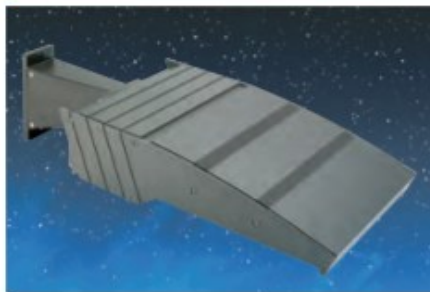
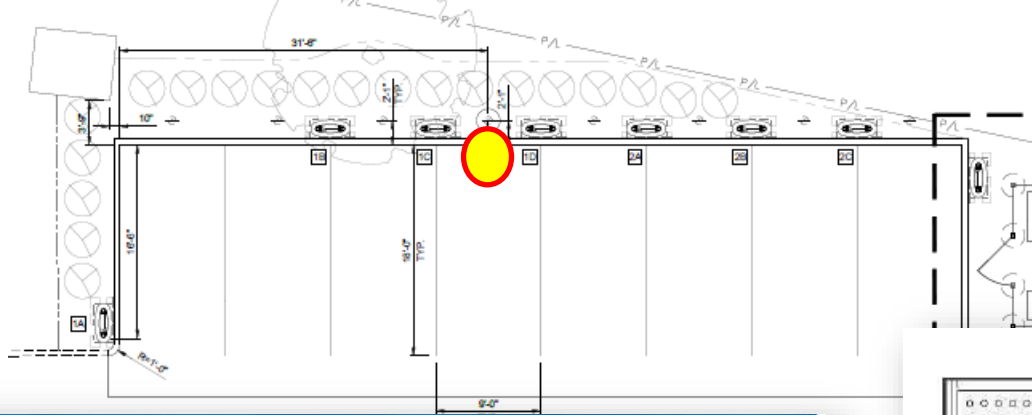


REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

Lighting Requirements

This Planned District requires that lighting standards shall comply with the provisions set forth in Zoning Ordinance Section 17.060.230—Lighting and Utility Standards, except as provided for decorative lighting standards along public roadway and “big box” parking area lighting. Section 17.060.230 also requires the use of cool, concealed source, cut-off design; with a range of heights from thirty (30) to forty-five (45) feet, using dark colored poles; 0.9 lumen average per square foot surface area. There are no existing freestanding light standards on the property. Existing lighting includes building-mounted light fixtures and lighting from the existing canopy structure covering the gas pump islands. The Site Plan proposes a single, twenty-three (23) foot, dark bronze powder-coated aluminum light pole to illuminate the 8-stall electric vehicle charging station area. While the height of the proposed light standard is less than the minimum required height, 18’ - 20’ feet are typical heights for parking lot lighting. The proposed height and design specifications of the proposed light standard are suitable for exterior illumination of the proposed 75’ x 18’ parking area. The proposed light standard is not expected project objectionable light onto adjacent properties or public right-of-way. **Staff recommends approval of lighting as proposed.**



Ordering Information

| Model | Housing Size | Wattage | Kelvin | Optic | Volts | Housing Color | Mounting | Options |
|--------|------------------|---------|-------------|----------------|----------------|---------------|---------------------------|-----------------|
| LL-SL1 | Small (SM) | 50 | 2200K (22K) | Type 2 (T2) | 120-277V (UNV) | Bronze (BRN) | Slip Fitter (SF) | FSP-201 (SN) |
| | Medium (MD) | 75 | 3500K (35K) | Type 3 (T3) | 200-480V (HV) | White (WHT) | Standard Arm (SA) | Photo Cell (PC) |
| | Large (LG) | 100 | 4000K (40K) | Type 4 (T4) | | Black (BLK) | Trunnion (TM) | |
| | Extra Large (XL) | 125 | 5000K (50K) | Type 5 (T5) | | Custom (CUS)* | Rapid Mount Bracket (RMB) | |
| | | 150 | | Front Row (FR) | | | | |
| | | 200 | | Flood (35) | | | | |
| | | 300 | | Flood (60) | | | | |
| | | 400 | | | | | | |

Example

LL-SL1-SM-75WD-50K-T2-UNV-BRN-SF-SN

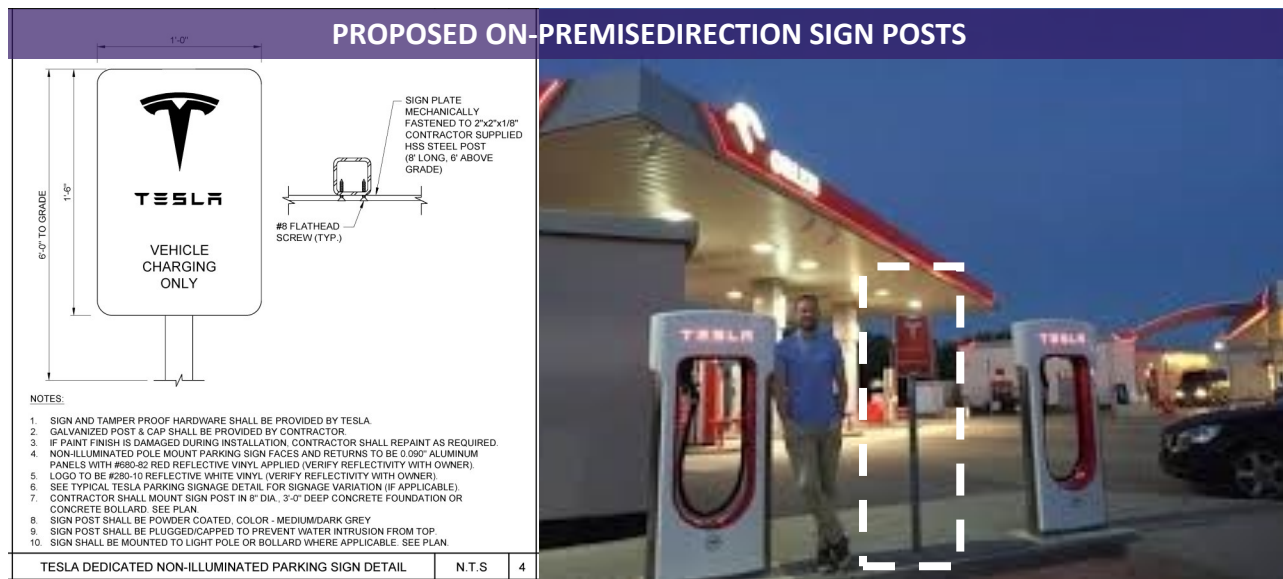
REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



Signage Requirements

While no signage requiring plan review is proposed, it should be noted that the Site Plan proposes the installation of eight (8) on-premise directional sign posts will be installed at each of the eight parking stalls (one per parking stall). A directional sign will also be attached to the proposed light standard. The *Sign Code Section 17.190.040B.2* permits the installation of on-premise directional signage of a maximum of six (6) square feet in area without a Sign Permit. The proposed sign posts will be 1' x 1.5' aluminum sign faces attached to six (6) foot tall steel posts.



COMPATIBILITY WITH THE SURROUNDING AREA AND DEVELOPMENT GUIDELINES

The building materials include TESLA EV charging posts of typical design and assembly (Detail 3, Sheet C-6), landscaping in substantial conformance with *Section 17.080.110—Commercial Landscaping Standards*, and parking improvements in substantial conformance with *Section 17.070—Off-street Parking/Loading Regulations* and *Planned District Ordinance No. 3602*. **Staff finds that proposed parking is substantially compatible with the surrounding development.**

SECTION 2: CONFORMANCE TO THE SUBDIVISION ORDINANCE

This project is proposed for an existing developed parcel where no subdivision of land, consolidation of land, or adjustment to parcel boundary lines are required. **Staff finds the Site Plan to be in substantial conformance with the City's Subdivision Ordinance.**

SECTION 3: CONFORMANCE TO CUSTOMARY ENGINEERING STANDARDS USED IN THE CITY

The City Engineer has reviewed the Site Plan with regard to customary engineering standards used in the City, including parking layout, parking design, and stormwater management as discussed throughout this report. **The City Engineer finds the Site Plan to be in substantial conformance with customary engineering standards used in the City.**



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

SECTION 4: SITE DESIGN TO ENHANCE SAFETY AND MINIMIZE TRAFFIC IMPACT ON THE SURROUNDING AREA

The City Engineer, Fire Inspector, and City Planner have each reviewed the project relative to vehicular and pedestrian circulation, as well as the ability of emergency apparatus to access the site. The site is currently accessible via two curb cuts on North Bluff Road. The increase in the number of vehicles/customers entering and exiting the site is not anticipated to adversely impact traffic on the surrounding area due to nature of the existing land use and the exclusivity of new vehicles/customers attracted to the proposed development. The layout and design of the proposed parking area maintains existing aisle widths so as to not adversely impact on-site circulation. ***Staff finds that the site design does not adversely affect safety and traffic upon the surrounding area. Therefore, Staff recommends approval of the site design as proposed.***

RECOMMENDATIONS

Staff finds that the proposed Site Plan meets or exceeds the review criteria and advances the intent of both *Planned District Ordinance No. 3602* and the City of Collinsville Zoning Ordinance. ***Based on this finding, Staff recommends approval of Site Plan application SP 20-04 (TESLA Supercharger Station, 217 North Bluff Road) as proposed.***

This space intentionally left blank.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT A: PROJECT NARRATIVE

Statement of Proposal

Tesla, Inc. (Tesla) is proposing the installation of an electric vehicle charging station on land zoned as P-CP-1. The use is in conformance with all required standards and criteria of the local code. This project will not have an adverse impact on the surrounding area as detailed in the below narrative.

| At A Glance: Collinsville, IL Supercharger Station | |
|--|--|
| Location | 217 North Bluff Road, Collinsville, IL 62234 |
| Land Owner | Casey's Marketing Group |
| Utility Service Territory | Ameren Illinois |
| # of Charging Stalls | (8) V3 Tesla charging stalls. |

Existing Conditions

Location and Access

Located off of Interstate 55 outside of St. Louis this project involves the installation of electric vehicle charging infrastructure that will serve the Tesla community traveling between Missouri and Illinois. The site is located within the B-4 Zone, generally for commercial uses such as gas stations, shopping centers, etc. The project address is 217 North Bluff Road, Collinsville, IL 62234.

Property Owner

Casey's Marketing Group

Zoning

All parcels associated with the Project are zoned as Planned Commercial park District P-CP-1 by the City of Collinsville, IL. Tesla will comply with all local, state, and federal requirements in the permitting required for this project. The installation of EV charging equipment will not deviate from the requirements of the P-CP-1 zoning district.

Current Use of Land and Adjacent Areas

The project area is currently an existing parking lot that consists of a general store, gas station and small parking area. This property includes existing green space for a new parking area, and electrical installation on the southern side of the property. All electrical equipment will be placed within the existing green space, and screened from public view via new landscaping installation and fencing around the proposed electrical equipment.

The location includes an existing Casey's General Store that offers amenities that will be utilized by Tesla owners. This area offers an excellent location for Tesla's supercharging infrastructure, as the current market in the Collinsville area is growing rapidly and Tesla users are looking for more places to charge. This site will provide charging for customers as well as help the City of Collinsville continue to pave the way for electric vehicle charging.

Project Overview

The Casey's General Store is an ideal location for supercharging given its location off of Interstate 55. Given the strategic value of this location, the station will benefit both regional and long-distance travelers visiting the greater Illinois area while also serving the local ownership community.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT A: PROJECT NARRATIVE

When exploring potential Supercharger locations, Tesla searches for locations that offer amenities matching the needs of our owners and their expected dwell-time, provide a safe and enjoyable environment, and have utility infrastructure sufficient to accommodate the loads of the station.

Project Site Plan

As proposed, the project will provide a new parking area within existing green space on site. This parking installation will include (8) new parking stalls, with EV charging posts located at the back of the stalls & (1) on the side of a stall for pull in charging. The installation will also include the installation of electrical equipment including: a new utility transformer, (2) supercharger cabinets, (1) master controller, (1) switchgear assembly, & (1) new pedestrian light fixture.

The project will utilize Tesla Superchargers and charge posts to provide power for Tesla vehicles. Additional project components will include required utility equipment such as a new Utility transformer and switchgear assembly. All equipment will be secure and tamper proof. Vegetative screening and TREX seclusion fencing will be installed and maintained to match the existing aesthetic of the area.

Traffic Impact

The project will add (8) parking stalls to the Casey's General Store lot. This will increase the amount of traffic moving through the southern end of the parcel. The addition of (8) stalls will not impact the traffic flow, or ingress/egress patterns of the existing gas station. The access aisle to the lot off of State Route 157 will not be impacted by the proposal.

Parking Calculation

| PARKING STALL SCHEDULE | |
|---|----|
| EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT | 0 |
| PROPOSED TESLA STALLS | 8 |
| PROPOSED STANDARD STALLS | 0 |
| NET STALL COUNT | +8 |

Location

Tesla has specifically coordinated with the property owner to select an area of the site that will have the least amount of impact on the overall function of the existing infrastructure. This ensures that existing clientel base does not experience any adverse impacts from the installation and reduces the likelihood of non-electric vehicles parking in the Tesla Superchager stalls. Tesla has worked closely with Casey's to find a location that is best suited for the parking area while also providing a premium charging experince for electric vehicle owners.

Interconnection

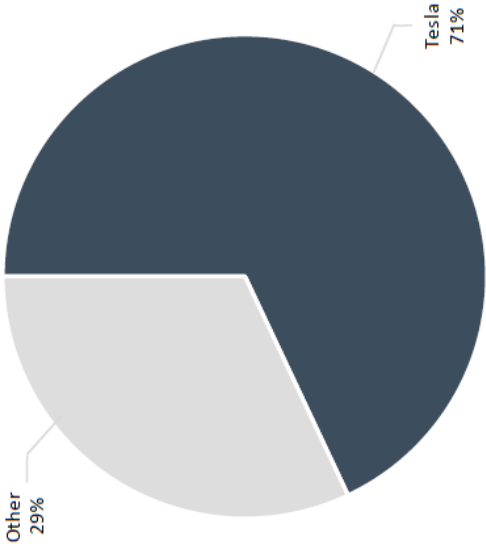
The project is located in Ameren Illinois' service territory. The electrical service required for this project will be supplied by a dedicated transformer for the project shown on the site plan.

To accommodate the charging stalls, Tesla will install 2 Supercharger Cabinets 8 V3 charge posts at the stall locations. This project will install a total of 8 charging stalls. Electrical details for the charging untis can be found in the electrical drawings.



EXHIBIT A: PROJECT NARRATIVE

TESLA LEADS THE
FAST CHARGING VEHICLE MARKET



Assumes that for models where fast charging functionality is an option, 70% of registered vehicles have it included
Data sourced from IHS/Polk 2019 Q1 North America

Tesla is leading the fast charging EV market and its share is increasing.

Building out charging infrastructure with Tesla is the best way to serve the largest and fastest growing portion of the EV market.

Tesla Superchargers can drive this 71% of drivers to your property.

T E S L A



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT A: PROJECT NARRATIVE

CONTINUED GROWTH OF THE SUPERCHARGER NETWORK

| | 2016 | 2017 | 2018 | 2019 (H1) |
|------------------------|-----------|-----------|-----------|------------|
| Supercharging Stations | 365 | 515 | 670 | 765 |
| Charging Sessions | 1,600,000 | 2,500,000 | 8,400,000 | 15,400,000 |

Data reflects North America

TESLA



EXHIBIT A: PROJECT NARRATIVE

A SUCCESSFUL EV CHARGING STRATEGY INCLUDES TESLA

Fast Charging Energy Usage by Tesla Vehicles in North America



99% of Tesla drivers only fast charge on the Tesla Supercharger network
<2% of Tesla drivers opt to purchase a fast charging CHADEMO adaptor with a 50kW limitation

TESLA



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT A: PROJECT NARRATIVE

OUR NETWORK IS THE LARGEST AND MOST RELIABLE

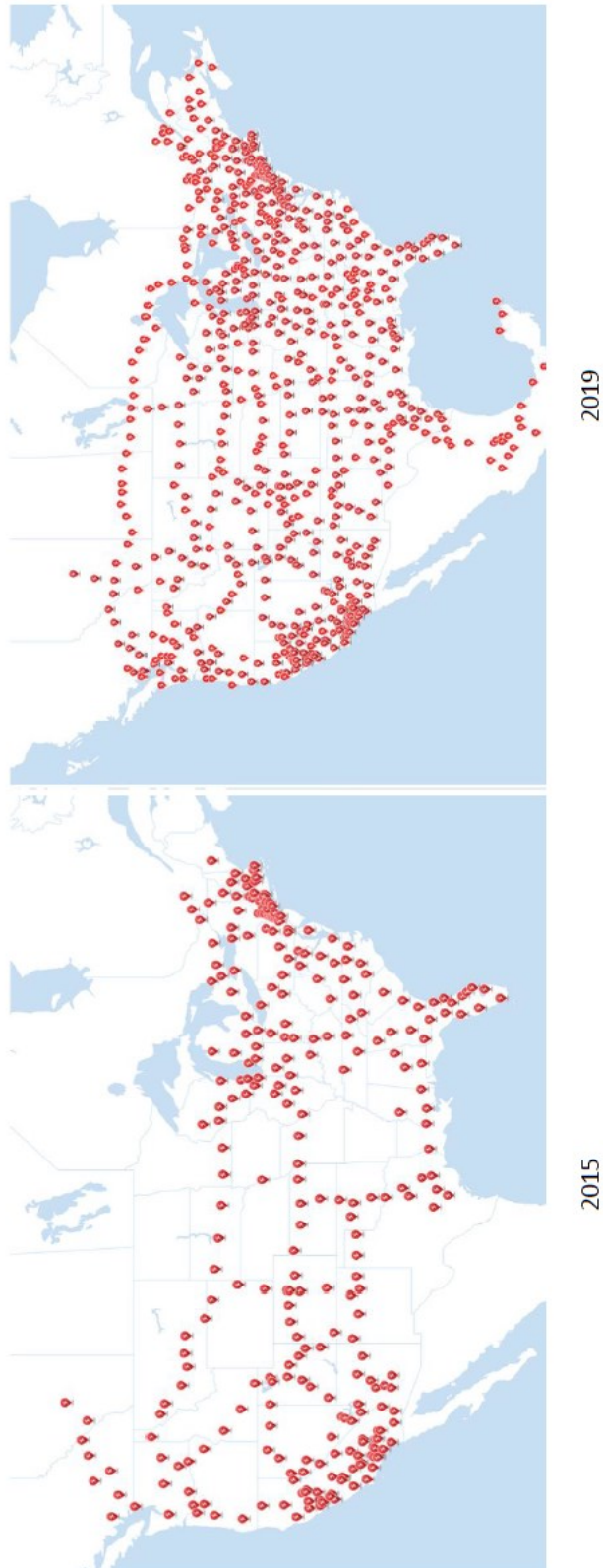
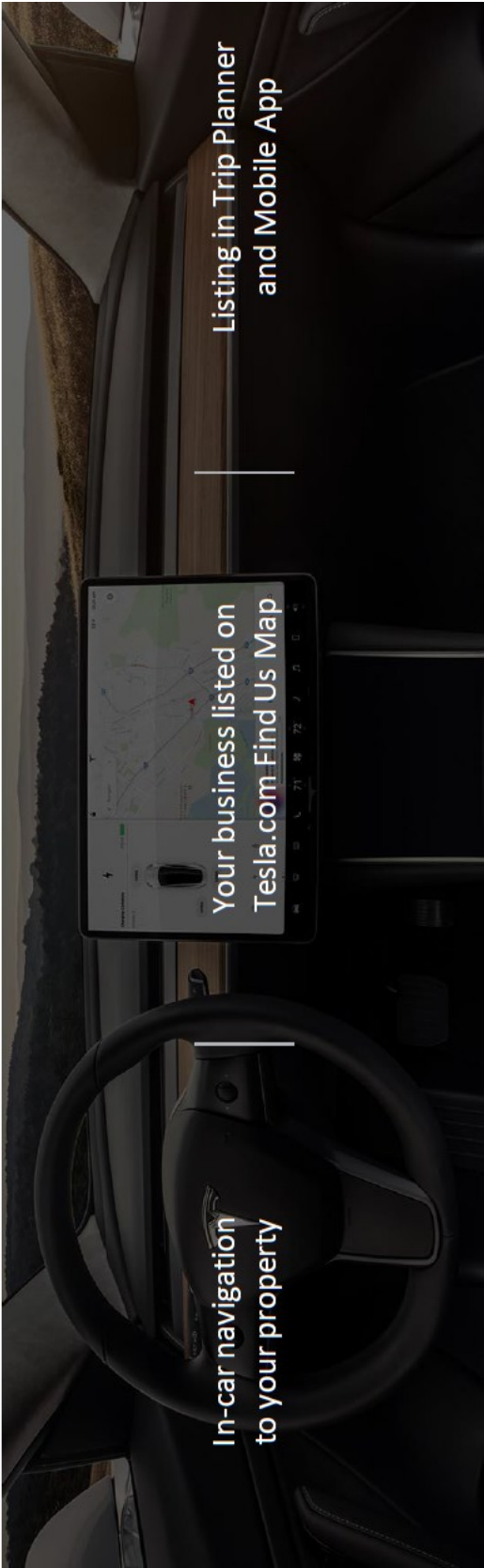




EXHIBIT A: PROJECT NARRATIVE

WE DRIVE PEOPLE TO YOUR PROPERTY



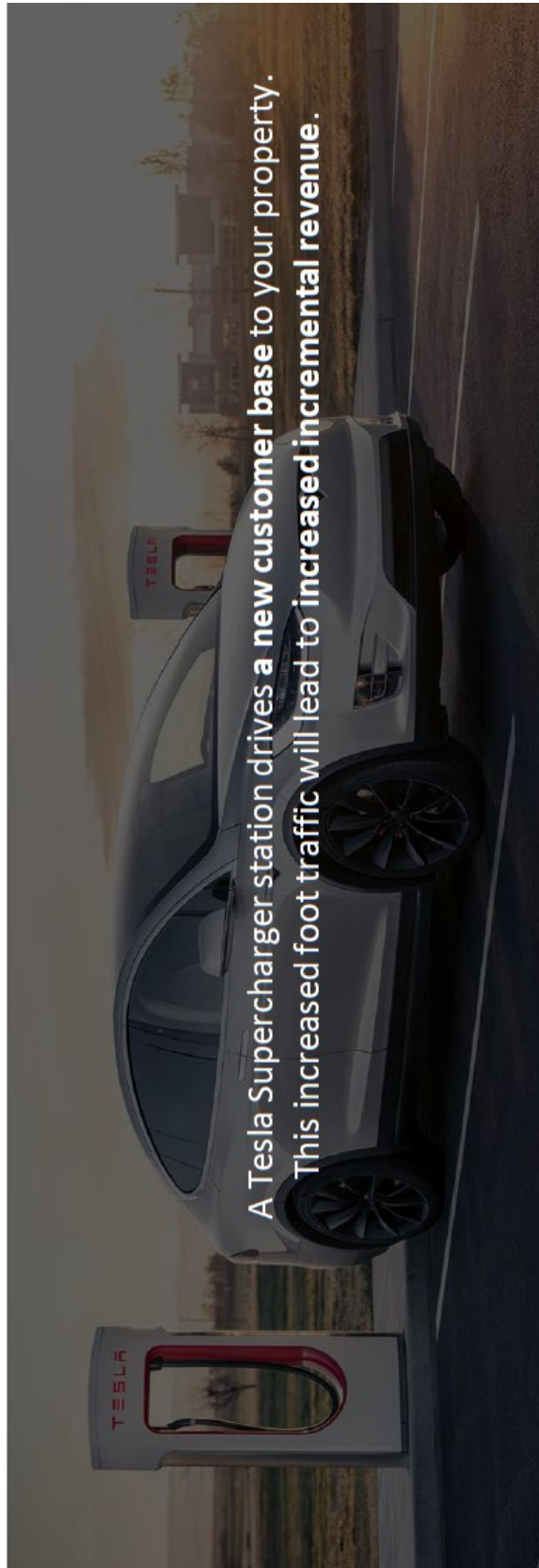
TESLA



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT A: PROJECT NARRATIVE




TESLA



EXHIBIT A: PROJECT NARRATIVE

OUR SITE SELECTION CRITERIA



Premium Properties
Quality Amenities
Adequate Parking
Business Terms

TESLA



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT B: EXISTING SITE CONDITIONS

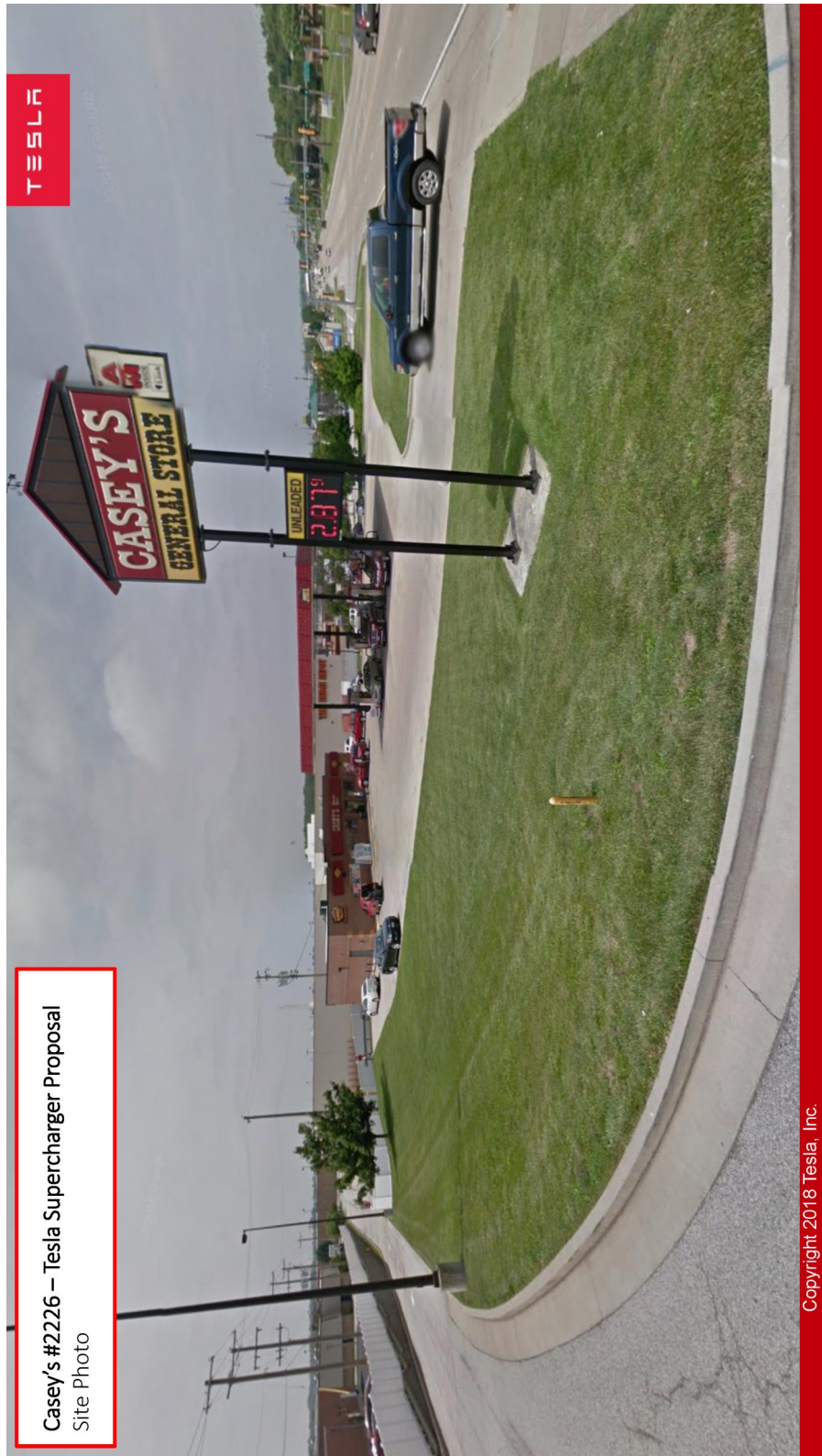


REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT B: EXISTING SITE CONDITIONS

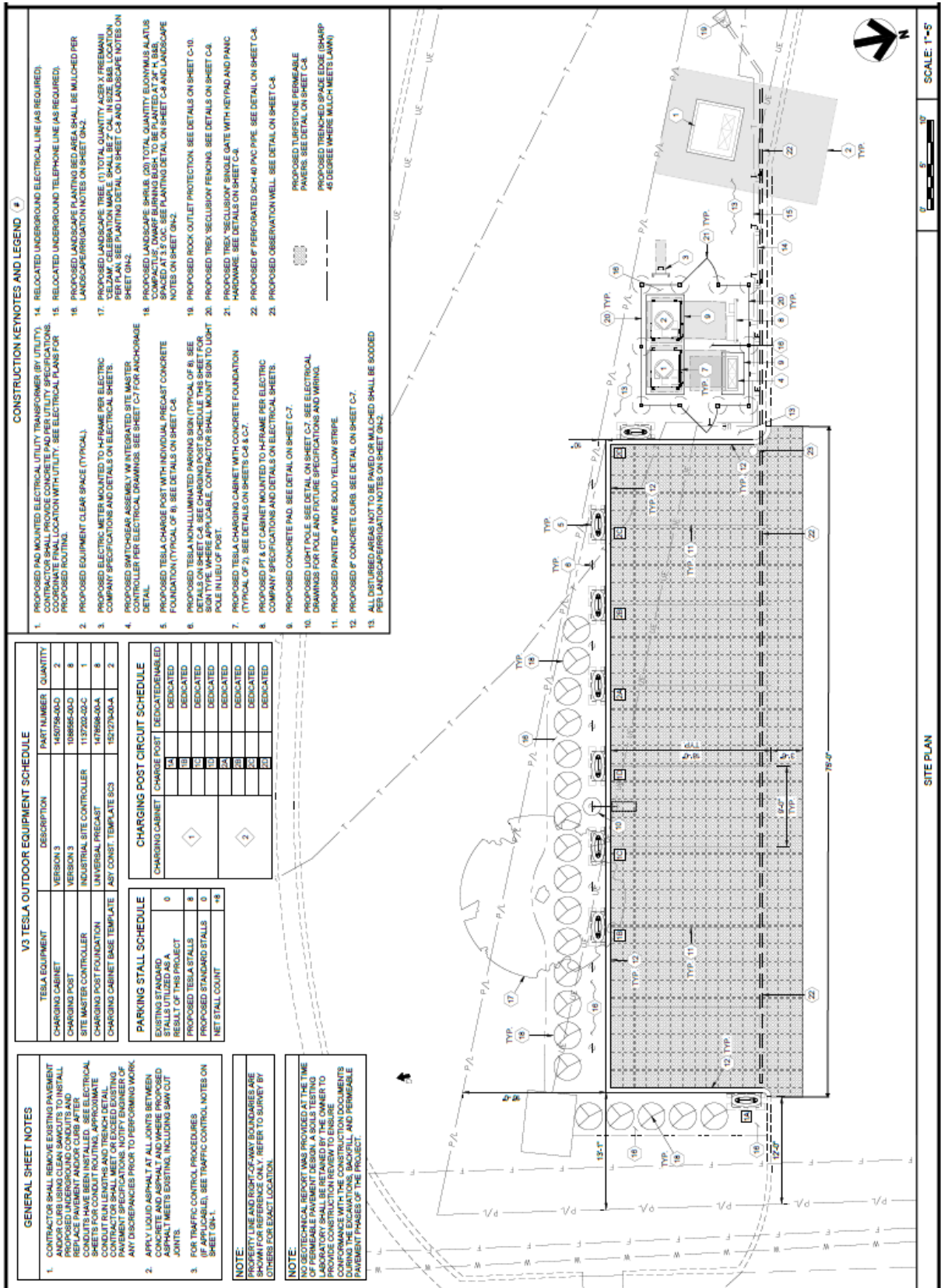




REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT C: SITE PLAN (SHEET C-3)



Architectural site plan of a parking lot. The plan shows a rectangular parking area with several parking spaces, each marked with a circle and an 'X'. The dimensions of the parking area are indicated as 31'-5" (width) and 12'-0" (length). The plan includes various labels and dimensions for the layout, including 'P/L' (likely 'P/L' for 'P/L' or 'P/L' for 'P/L'), '10'-0" (width of a section), '12'-0" (length of a section), and 'Restroom' (location of a restroom). The plan also shows a 'P/L' (likely 'P/L' for 'P/L' or 'P/L' for 'P/L') and a 'P/L' (likely 'P/L' for 'P/L' or 'P/L' for 'P/L').

EX: PERMEABLE PAVER PARKING AREA

CROSS-SECTION DETAIL:

- CAST IRON FRAME & LID, NEENAH FOUNDRY R-1975-A OR APPROVED EQUAL
- 6" (TYP.)
- 6" (TYP.)
- 6" (TYP.)
- LOW SLUMP CLASS 'A' CONC.
- 6" PERFORATED SCH 40 PVC

PLAN DETAIL:

- PAVERS SURFACE
- CURB EDGE (OPTIONAL) WITH CUTS FOR OVERFLOW
- MSD TYPE 4 FILTER FABRIC
- UNDERDRAIN (PERCHED OPTIONAL) 1" 6" PERFORATED RIGID SCH 40 PVC OR SDR 35, 3/8" PERFORATED ON 12" CENTERS, 2 ROWS, @ 5 AND 7 O'CLOCK RESPECTIVELY.
- 12" MINIMUM STORAGE BED (THICKNESS VARIES) (ASTM NO. 2)
- MSD TYPE 4 FILTER FABRIC PLACED AT ENGINEER'S DISCRETION
- 4" OPEN GRADED BASE (ASTM NO. 57)
- 1-1/2" TO 2" BEDDING COURSE (ASTM NO. 8 OR 9)
- AGGREGATE FILL FOR PAVES VOIDS
- NIW

OBSERVATION WELL DETAIL

*ADDITIONAL UNDERDRAINS MAY BE PERCHED ABOVE THE REQUIRED STORAGE ELEVATION AND WITHIN THE STORAGE BED IN ORDER TO PROTECT THE PAVER BLOCKS.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT TYPICAL SECTION

4



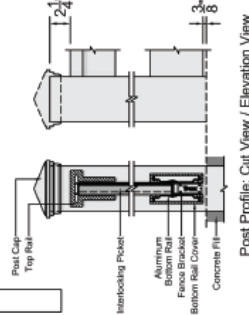
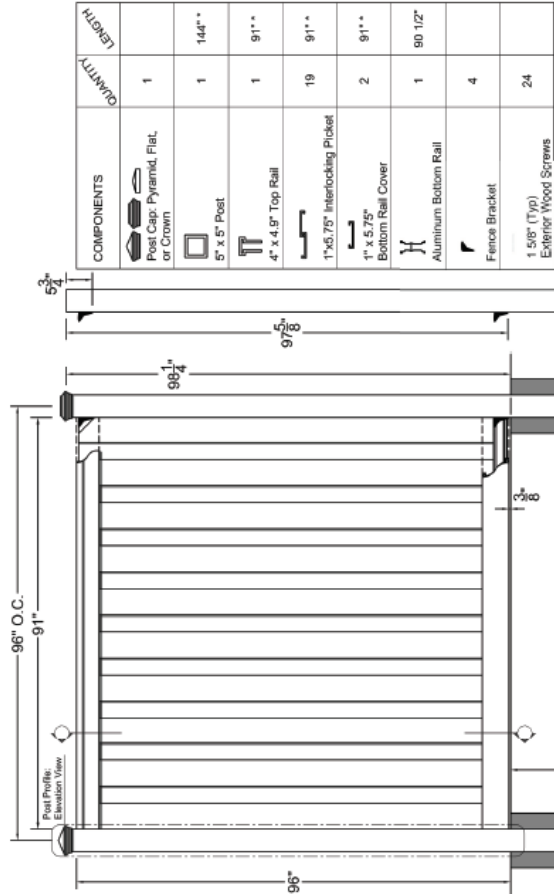
REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

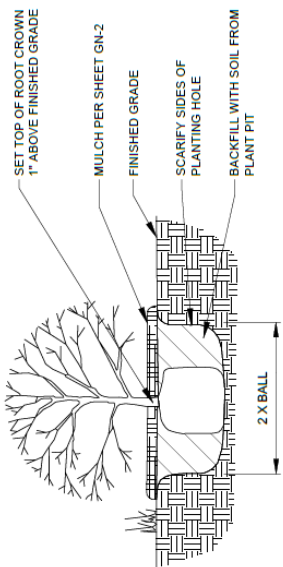
EXHIBIT D: LANDSCAPING & SCREENING

ARCHITECTURAL DRAWING:
TREX SECLUSIONS FENCING
8' TALL x 8' WIDE

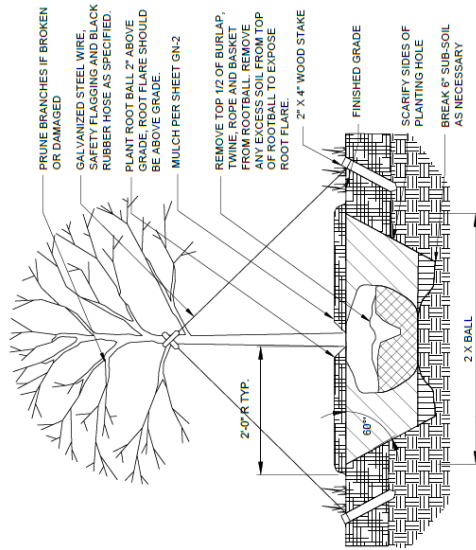
Trex® Seclosures®
COMPOSITE FENCING SYSTEM



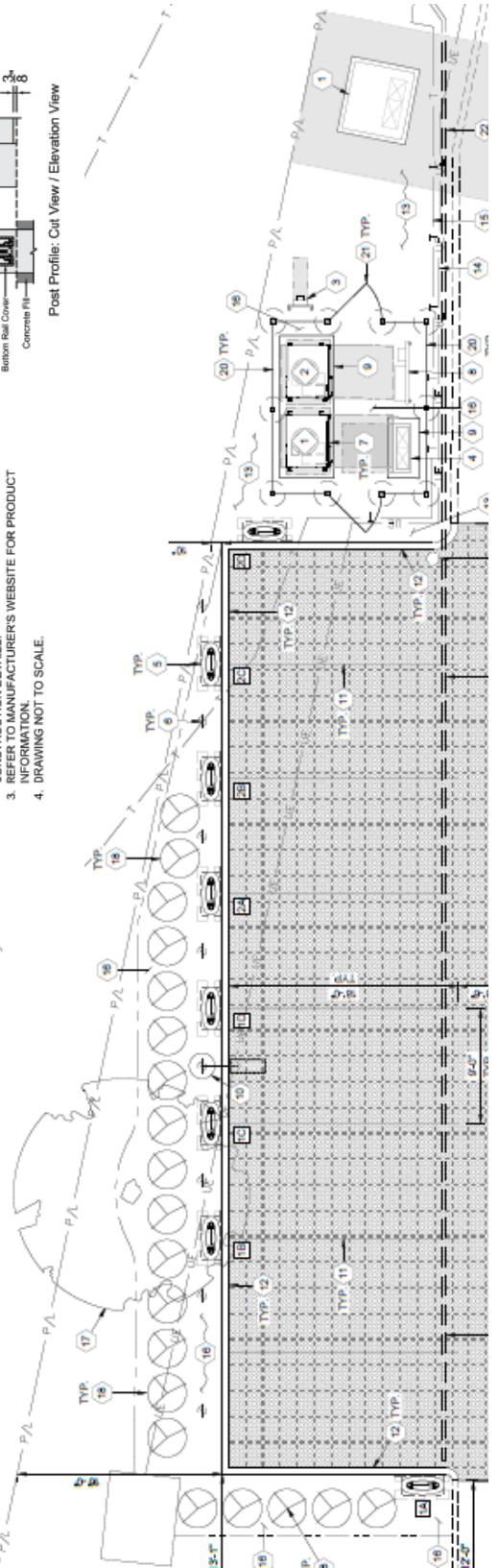
- NOTES:**
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATIONS.
 2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
 3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
 4. DRAWING NOT TO SCALE.



- GENERAL NOTES:**
1. PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-Biodegradable BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
 2. CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.



- GENERAL NOTES:**
- WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE TO REMOVE AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



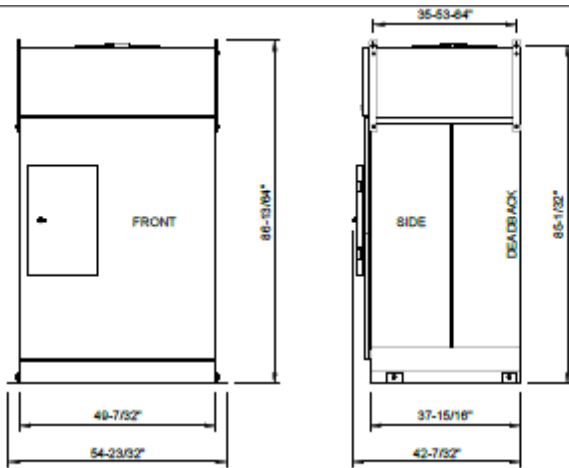
REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT E: EXTERIOR EQUIPMENT (DETAILS)

A



TESLA CHARGING CABINET

ENCLOSURE INGRESS PROTECTION IP68

WEIGHT: 1500.03 kg, 3307 lbs.

COMPLIANCE: UL 2202

NOTES:

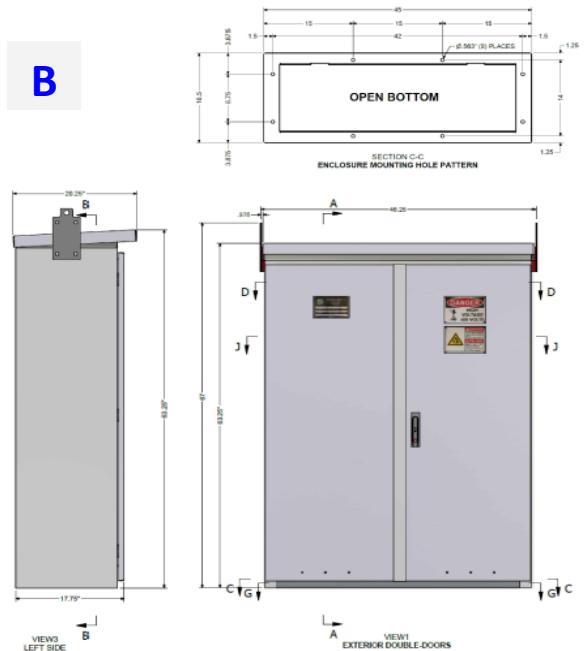
1. CABINET SHOULD BE LIFTED USING ROOF MOUNTED EYE HOOKS. A FORKLIFT OR PALLET JACK CAN ALSO BE USED TO MOVE CABINET IF DONE PROPERLY.
2. SEE EN-1 FOR CHARGING CABINET NOTE.

TESLA CHARGING CABINET DETAIL

N.T.S

2

B

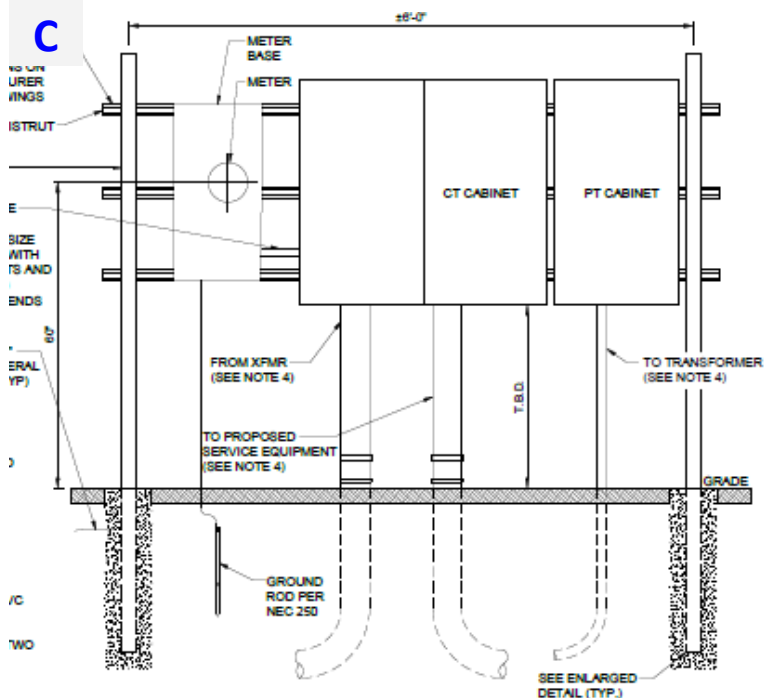


SWITCHGEAR ASSEMBLY SPECIFICATIONS

STRUCTURES - COMPOSITE PADS
Padmounted Transformers

34 21 05 **
Sheet 3 of 4

C

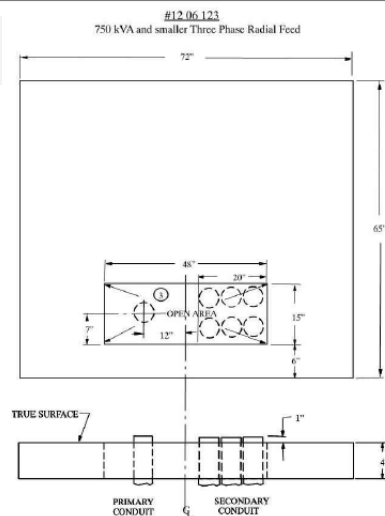


ELECTRICAL PANEL H-FRAME DETAIL

N.T.S

2

D



NOTES

1. All Conduit shall be rigid PVC Type 40 or approved PVC flexible conduit.
2. Secondary conduit shall be symmetrically located within a 15" x 20" area as shown above.
3. The number of primary and secondary conduits may vary.

DISTRIBUTION
CONSTRUCTION STANDARDS



ENG. DG
REV. NO: 9
REV. DATE: 05/16/12

Page
34 - 65

TRANSFORMER PAD DETAIL



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

EXHIBIT G: TESLA SUPERCHARGER STATIONS

