



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, AICP, Principal Planner and Zoning Administrator
Marcus Ricci, AICP, Planner II

DATE: November 9, 2023

SUBJECT: **Plan Case No. 2479-S-23:** A request by Marty Smith, on behalf of Carle Foundation, for preliminary and final plat approval for the Hope Village Subdivision.

Introduction

Marty Smith, on behalf of The Carle Foundation, requests approval of preliminary and final plats for the Hope Village Subdivision. The applicant would like to subdivide two parcels totaling 11.78 acres into two lots. The property is zoned R-4 (Medium Density Multiple-Family Residential) and R-3 (Single- and Two-Family Residential), and is undeveloped.

According to the Urbana Land Development Code, preliminary and final plats may be submitted for concurrent approval. The Plan Commission must review the preliminary and final plats, and make a decision to approve or deny the preliminary plat, and make a recommendation to City Council to approve or deny the final plat. Staff recommends approval of both plats.

Background

The property has never been officially subdivided and has always been farmland. Adjacent farmland and the Pilgrim Missionary Baptist Church parcel to the west have also never been officially subdivided.

The applicant requests approval of preliminary and final plats to subdivide this parcel into two lots. The larger lot, to the south, is being developed as Hope Village, a residential Planned Unit Development (PUD) of 30 small homes and a community center for medically-fragile homeless people. The smaller lot to the north is not part of the PUD application.

The recently-updated Urbana Land Development Code regulates Preliminary, Final, and Concurrently-Submitted Plats in Sections 21-225, 21-230, and 21-235, respectively. Preliminary plats are required to show the locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. Final plats are required to show the location of paved roads, property and lot lines, and easements. Required plat items are often shown on both plats. According to Section 21-230.C.2, if a final plat substantially conforms to the previously-approved preliminary plat, the final plat shall be submitted directly to City Council for approval. Both of the submitted plats include all of the required items. The plats are out for review by external agencies; comments are due by November 6, 2023. Any comments from reviewers requiring revisions to the plats, e.g., contact information or a missing easement, will be addressed by the applicant prior to recording the plat. On August 23, 2023, the Administrative Review Committee determined that the proposed activity would be considered a Major Development.

Discussion

Land Use, Zoning Regulation, and Comprehensive Plan Designation

Land Use. The property is located south of Federal Drive in Urbana and north of Carver Drive and Dorie Miller Drive in Champaign (Exhibit A – Location Map; the Urbana city limits are along the west and south property lines. It is bordered by un-subdivided land to the west, Park 74 Industrial Development Number 2 Subdivision to the north, Replat of Lots 11 & 12 of a Replat of Lots 1 and 2 of Melrose of Urbana First Subdivision to the east, and Oak Tree and Carver Park Subdivisions to the south. Surrounding the site are agricultural uses to the west, institutional uses to the west and north, light industrial uses to the north, undeveloped land to the east, and residential uses to the south. The proposed infill development has an overall density of one dwelling unit per 17,000 square feet, much less dense than the existing single-family residential uses to the south and east of the site (which range from one dwelling unit per 5,700 square feet and one dwelling unit per 7,700 square feet).

Zoning Regulation. The property is undeveloped and is zoned R-4 (11.34 acres) and R-3 (0.44 acres). The proposed subdivision is consistent with this district's development requirements (Exhibit B – Zoning Map). The site is bordered by City IN-1 (Light Industrial / Office) to the north, R-4 to the east, and SF1 (Single-Family Residential – City of Champaign) to the south and west.

Comprehensive Plan Designation. The 2005 Comprehensive Plan designates this area's future use as "Institutional," bordered by "Light Industrial" to the north and "Multifamily Residential" to the east (Exhibit C – Future Land Use Map). The proposed development is consistent with this future land use designation.

Land Development Code Regulation

Section XI-2 of the Zoning Ordinance states the Plan Commission reviews subdivision plans and makes decisions for preliminary plats and makes recommendations to City Council for final plats, as provided in Chapter 21 entitled "Land Development Code." All of the items below are shown on their required plat(s).

Subdivision Layout and Access. The 11.78-acre tract would be subdivided into 2 lots: 7.90 acres and 3.88 acres. Post-construction roadway access to the subdivision will be provided by Carver Drive from the south; construction access will be provided by Federal Drive from the north. The plat proposes no roadway expansion: the existing stub of Carver Drive will be developed into the private access drive for the residential development. Major collectors in the vicinity of the site include Bradley Road Avenue to the south.

Traffic Impact Analysis: The proposed subdivision does not require a Traffic Impact Analysis (TIA) under the criteria set forth in the Land Development Code. City staff do not anticipate any traffic access or congestion due to the proposed development or its layout.

Drainage. Stormwater will be handled via a series of inlets and pipes that will feed into a stormwater retention basin in the southwest corner, approximately 20,000 sf in area. Water in the stormwater basin will drain to the north, and will not go through the Carver Park neighborhood to the south.

Sidewalks. While sidewalks are not required in private developments, the existing sidewalk on the west side of Carver Drive will be extended north along the new access drive to the new community center. The access drive will lead into the parking lot which ends in a circular turnaround. A one-way emergency access drive will loop north from this turnaround, westward, turn south and connect back

at the access drive. Walking paths will provide access for residents and staff throughout the development.

Utilities. Utilities are available adjacent to the site and will be extended to the site to serve the proposed development.

Street Trees. Street trees are not required, as there will be no public streets in the development.

Deferrals, Waivers, and Variances. City Council granted a waiver of required parking on July 31, 2023 (Ord. No. 2023-07-023). No other waivers, deferrals, or variances have been requested from the requirements of the Land Development Code or Zoning Ordinance.

Summary of Findings

1. The proposed preliminary and final plats are consistent with the R-3 (Single- and Two-Family Residential) and R-4 (Medium Density Multiple-Family Residential) zoning designations for the subject property.
2. The proposed preliminary and final plats are consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The proposed preliminary and final plats meet the requirements of the Urbana Land Development Code.

Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case 2479-S-23:

A. For the Preliminary Plat:

1. Approve the preliminary plat as presented; or
2. Deny the preliminary plat.

B. For the Final Plat:

1. Approve the final plat and forward it to the City Council with a recommendation to approve the plat as presented; or
2. Deny the final plat and forward it to the City Council with a recommendation of denial.

Recommendation

Based on the analysis and findings presented herein, staff recommends that the Plan Commission APPROVE the Preliminary Plat of Hope Village Subdivision, and forward the Final Plat of Hope Village Subdivision to City Council with a recommendation to APPROVE it as presented.

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Preliminary Plat

Exhibit E: Final Plat
Exhibit F: Site Photos

cc: Marty Smith, The Carle Foundation, Applicant

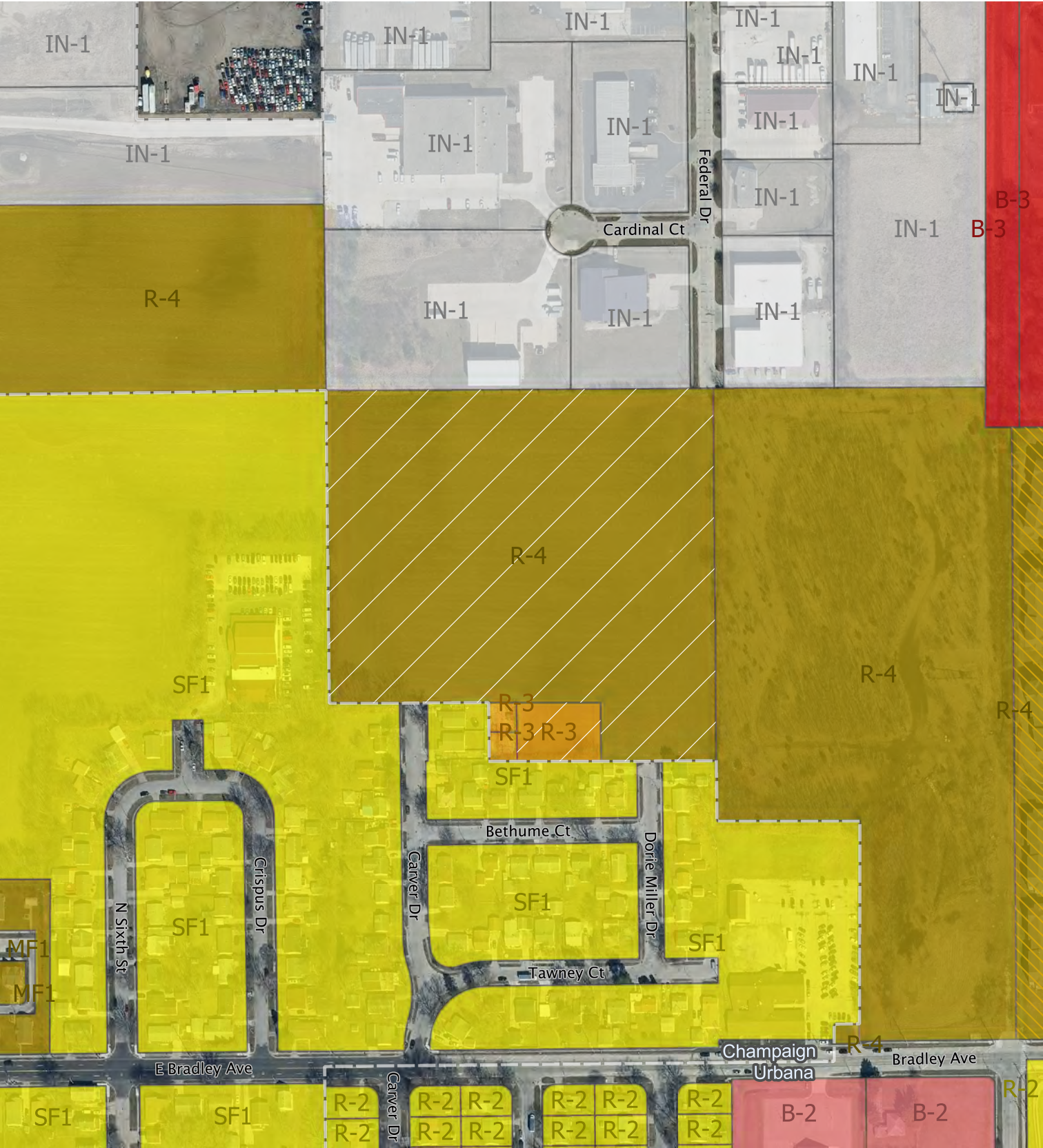
Exhibit A - Location & Land Use



Case: 2479-S-23
Subject: Preliminary & Final Plats for Hope Village Subdivision
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property

Exhibit B - Zoning



Case: 2479-S-23
Subject: Preliminary & Final Plats for Hope Village Subdivision
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property

Exhibit C - Future Land Use



Case: 2479-S-23
Subject: Preliminary & Final Plats for Hope Village Subdivision
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property

Exhibit D - Preliminary Plat

PRELIMINARY PLAT/GENERAL AREA PLAN
HOPE VILLAGE

A PART OF THE SE 1/4 SECTION OF SECTION 6, T19N, R9E OF THE 3RD P.M.
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

OWNER:
CARLE HEALTH
611 W. PARK STREET
URBANA, IL 61801

DEVELOPER:
CARLE HEALTH
611 W. PARK STREET
URBANA, IL 61801

ENGINEER / SURVEYOR:
FEHR-GRAHAM ENGINEERING
& ENVIRONMENTAL, LLC
1610 BROADMOOR DR
CHAMPAIGN, IL 61821

INDEX OF SHEETS

1. COVER SHEET
2. PRELIMINARY PLAT

PRELIMINARY PLAT NOTES

1. SUBJECT TRACT SUBDIVIDED IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.
2. THE PROPERTY SURVEYED LIES WHOLLY WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17019C0313D, DATED OCTOBER 2, 2013.
3. SUBJECT SITE LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. NONE OF THE TRACT IS LOCATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE DRAINING OVER 640 ACRES.
5. STORM SEWERS, STORM WATER MANAGEMENT AND SANITARY SEWER SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA AND URBANA-CHAMPAIGN SANITARY DISTRICT STANDARDS.
6. THE SUBJECT TRACT ENCOMPASSES 11.774 ACRES MORE OR LESS.
7. ALL BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - NORTH AMERICAN DATUM OF 1983, 1997 ADJUSTMENT [NAD 83(97)].
8. VERTICAL DATUM IS BASED ON NAVD88.
9. THE SUBDIVISION IS LOCATED WITHIN URBANA UNIT 116 SCHOOL DISTRICT.
10. EACH LOT WILL BE RESPONSIBLE FOR DESIGN OF ITS OWN STORM WATER DETENTION.
11. EXISTING TRACT 1 IS ZONED R-4 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL. EXISTING TRACT 2 IS ZONED R-3 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT.
12. LOT 101 IS SUBJECT TO A PLANNED UNIT DEVELOPMENT.

LEGAL DESCRIPTION

TRACT 1:
BEGINNING AT AN IRON ROD SITUATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THIRD PRINCIPAL MERIDIAN, CITY OF URBANA, CHAMPAIGN COUNT ILLINOIS, SAID IRON PIPE ALSO BEING A PART OF THE BOUNDARY MONUMENTS OF THE "CHURCH OF THE LIVING GOD" PLAT OF SURVEY, RECORDED AS DOCUMENT NO. 2011R22983, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID PIPE ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF PARK 74 INDUSTRIAL DEVELOPMENT NO. 2; THENCE NORTH 89°12'55" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 766.77 FEET TO A CHISELED CROSS SITUATED AT THE NORTHWEST CORNER OF THE REPLATS LOTS 1 AND 2 OF MELROSE OF URBANA; THENCE SOUTH 00°44'22" EAST, ALONG THE WEST LINE OF SAID REPLATS OF LOTS 1 AND 2, A DISTANCE OF 725.77 FEET TO AN IRON ROD BEARING A DAMAGED CAP SITUATED AT THE NORTHEAST CORNER OF CARVER PARK SUBDIVISION TO URBANA; THENCE SOUTH 89°26'00" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 229.91 FEET TO AN IRON PIPE FOUND SITUATED AT THE NORTHEAST CORNER OF LOT 18 OF SAID SUBDIVISION; THEN NORTH 00°45'06" WEST, A DISTANCE OF 114.84 FEET TO AN IRON ROD BEARING A CAP STAMPED 2537 SAID ROD ALSO BEING SITUATED ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 OF SAID CARVER PARK SUBDIVISION; THENCE SOUTH 89°27'06" WEST, ALONG SAID EXTENSION, A DISTANCE OF 535.15 FEET TO A ROD BEARING A CAP STAMPED 2537 SITUATED ON THE EAST LINE OF THE BAPTIST MISSIONARY CHURCH PROPERTY; THENCE NORTH 00°41'20" W., ALONG SAID EAST LINE OF THE CHURCH PROPERTY, A DISTANCE OF 323.63 FEET TO AN IRON ROD BEARING A CAP STAMPED 1462; THENCE NORTH 01°08'16" WEST, A DISTANCE OF 218.22 FEET TO AN IRON ROD SITUATED AT THE SOUTHEAST CORNER OF "THE BISHOP CRAWFORD SUBDIVISION," AS SAID SUBDIVISION IS RECORDED AS DOCUMENT NO. 2013R27410, DATED 11/21/2013, IN THE OFFICE THE AFORESAID CHAMPAIGN COUNTY RECORDER; THENCE CONTINUING NORTH 01°08'16" WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED WITHIN THE LIMITS OF THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

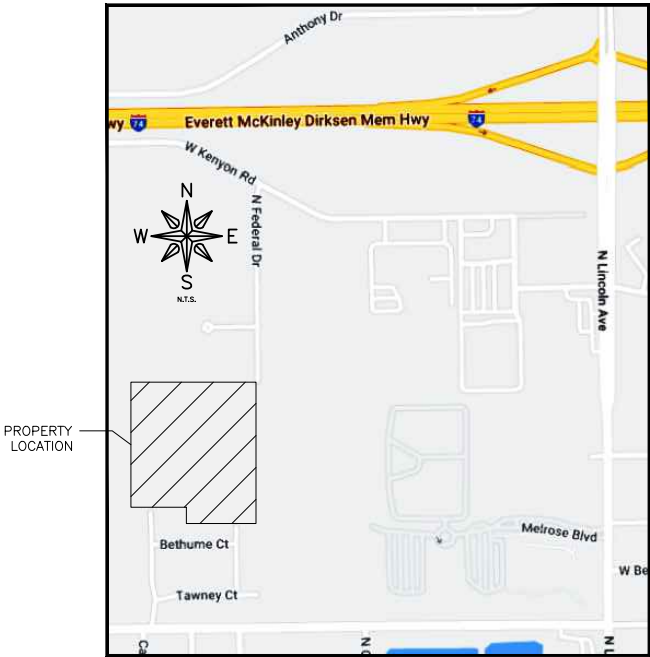
TRACT 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 55.00 FEET EAST OF THE NORTHWEST CORNER OF LOT 48 OF CARVER PARK ADDITION TO THE CITY OF CHAMPAIGN, ILLINOIS, AS POINT OF BEGINNING; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF LOTS 20, 19 AND 18 OF SAID SUBDIVISION, 165.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF THE AFORESAID LOT 48, 115.00 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 18, 19 AND 20 OF SAID SUBDIVISION, 165.00 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID SUBDIVISION; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF LOT 48 OF SAID SUBDIVISION, 115.00 FEET TO THE POINT OF BEGINNING, CHAMPAIGN COUNTY, ILLINOIS.



CHAD M. OSTERBUR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3815
CHAMPAIGN, ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2024.

DATE



LOCATION MAP

LEGEND

●	IRON PIN FOUND	◁	FLARED END SECTION
○	IRON PIN SET	●	BOLLARD
- - - -	RIGHT-OF-WAY LINE	⊗	VALVE WITH BOX
=====	BOUNDARY OF TRACT SURVEYED	⊠	BUILDING DOWN SPOUT
=====	PROPERTY LINE	⊠	ELECTRIC RISER PEDESTAL
- - - - -	EASEMENT	—UE—	UNDERGROUND ELECTRIC
- - - - -	SETBACK	—T—	UNDERGROUND TELEPHONE
- - - - -	CENTERLINE	—G—	GAS MAIN
- x - - x -	FENCE	—< SAN —	SANITARY SEWER
~~~~~	CROP LINE	—<ST—	STORM SEWER
Ⓢ	SANITARY MANHOLE	—W—	WATER PIPE
Ⓣ	STORM MANHOLE	— 739 —	EXISTING CONTOUR
Ⓢ	STORM INLET		(N 43°31'24" W 103.11') DIMENSION OF RECORD
○ c.o.	CLEANOUT		N 43°31'24" W 103.11' MEASURED DIMENSION
▨	CURB INLET		
ⓔ	TRANSFORMER		
Ⓢ	SIGN		
Ⓢ	FIRE HYDRANT		
Ⓢ x"	DECIDUOUS TREE W/ SIZE		

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____BY _____, MAYOR

ATTEST: _____, CITY CLERK

OWNER:

CARLE HEALTH _____DATE: _____

PROJECT #23-826

SHEET 1 OF 2

**FEHR GRAHAM**

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

ILLINOIS  
IOWA  
WISCONSIN

DATE OF PREPARATION: 9/21/23

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DATE OF PREPARATION: 9/21/23

PROJECT #23-826

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ENGINEERING & ENVIRONMENTAL  
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ILLINOIS  
IOWA  
WISCONSIN

FINAL PLAT  
HOPE VILLAGE

A PART OF THE SE 1/4 SECTION OF SECTION 6, T19N, R9E OF THE 3RD P.M.  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

FOR RECORDER'S USE

OWNER:  
CARLE HEALTH  
611 W. PARK STREET  
URBANA, IL 61801

DEVELOPER:  
CARLE HEALTH  
611 W. PARK STREET  
URBANA, IL 61801

ENGINEER / SURVEYOR:  
FEHR-GRAHAM ENGINEERING  
& ENVIRONMENTAL, LLC  
1610 BROADMOOR DR  
CHAMPAIGN, IL 61821

INDEX OF SHEETS

1. COVER SHEET  
2. FINAL PLAT

FINAL PLAT NOTES

1. THE PROPERTY SUBDIVIDED IS LOCATED IN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.
2. NO PART OF THE PROPERTY COVERED BY THIS PLAT IS IN THE SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY FEMA.
3. SUBJECT SITE LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. NONE OF THE TRACT IS LOCATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE DRAINING OVER 640 ACRES.
5. STORM SEWERS, STORM WATER MANAGEMENT AND SANITARY SEWER SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA AND URBANA-CHAMPAIGN SANITARY DISTRICT STANDARDS.
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11. LOT 101 IS SUBJECT TO A PLANNED UNIT DEVELOPMENT.

RECORDING AGENT DESIGNATION

I, CHAD M. OSTERBUR, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3815, IN ACCORDANCE WITH PAB-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA AS THE AGENT WHO MAY RECORD THE HOPE VILLAGE SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, A TRUE OF COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF CHAMPAIGN ) S.S.

I, CHAD M. OSTERBUR, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3815, DO HEREBY STATE THAT AT THE REQUEST OF CARLE HEALTH, OWNER, I HAVE PROVIDED THIS PROFESSIONAL SERVICE, AND THAT SAID SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, EXCEPT AS NOTED. I FURTHER STATE, THAT THE FIELD WORK, COMPLETED ON _____ AND THE ATTACHED PLAT OF SURVEY WERE MADE UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS AND SURVEY MONUMENTS SHOWN ON THE PLAT CORRECTLY REPRESENT CONDITIONS FOUND IN THE FIELD.

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.



CHAD M. OSTERBUR  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3815  
CHAMPAIGN, ILLINOIS  
DATE  
LICENSE EXPIRES NOVEMBER 30, 2024.

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TRACT 2:  
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LOCATION MAP

ENGINEER'S DRAINAGE CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS OF THIS PLAT WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.



CHAD M. OSTERBUR  
ILLINOIS LICENSED PROFESSIONAL  
ENGINEER #059195  
LICENSE EXPIRES 11/30/23  
DATE

APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.

DATE: _____CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH

ORDINANCE NO. _____

DATE: _____BY _____, MAYOR

ATTEST: _____, CITY CLERK

OWNER:

CARLE HEALTH  
DATE:

PROJECT #23-826

SHEET 1 OF 2

**FEHR GRAHAM**

ENGINEERING & ENVIRONMENTAL  
ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

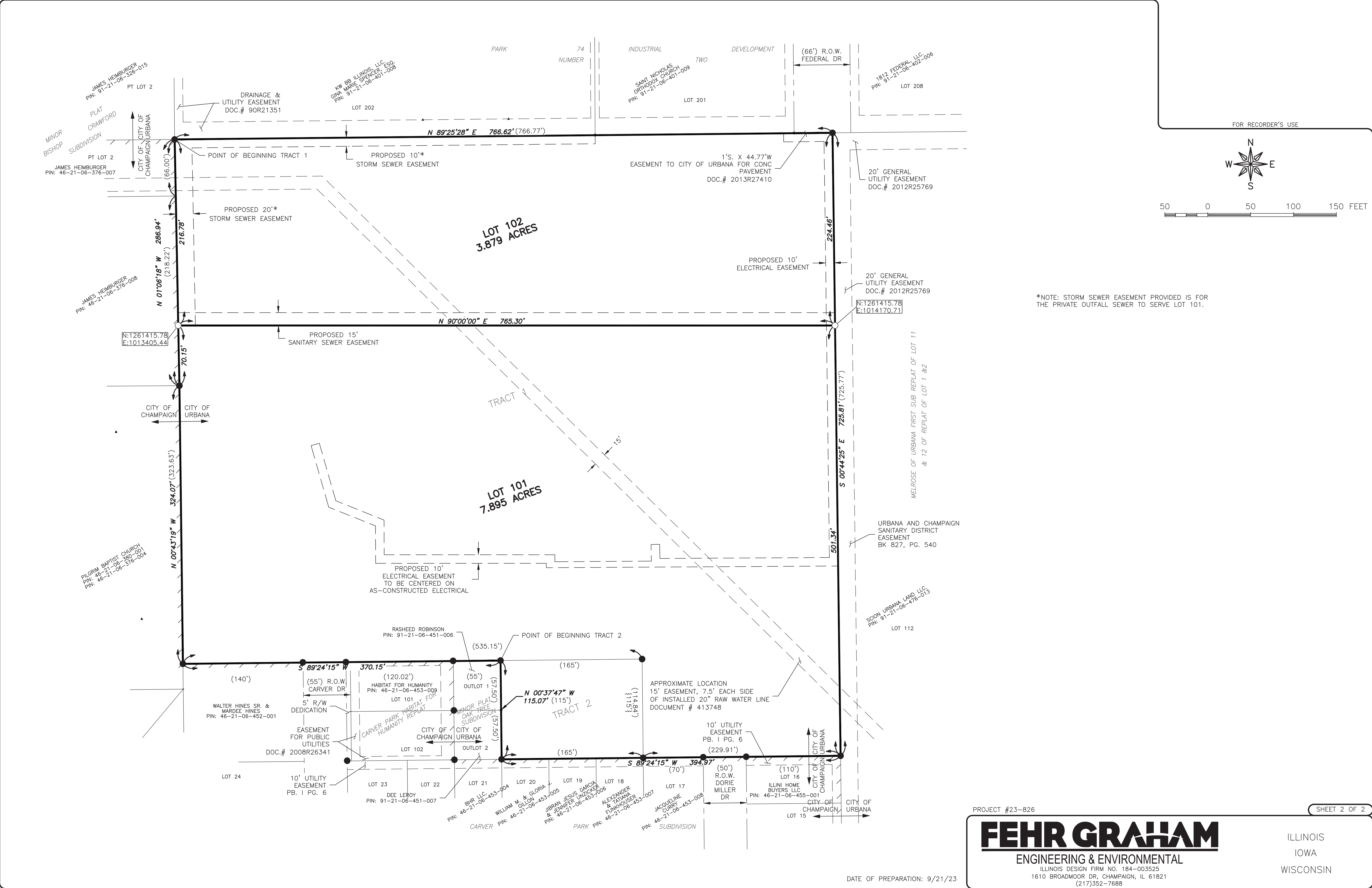
ILLINOIS

IOWA

WISCONSIN



Exhibit E - Final Plat



PROJECT #23-826

SHEET 2 OF 2

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

ILLINOIS  
IOWA  
WISCONSIN

DATE OF PREPARATION: 9/21/23

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