



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, PhD., FAICP, Director

DATE: May 29, 2014

SUBJECT: **Plan Case No. 2233-S-14:** Country Side Second Subdivision Preliminary and Final Plats.

Introduction

Marcus Harris has submitted a revised Preliminary Plat and a Final Plat for the Countryside Second Subdivision, to be located east of Cottonwood Road and north of Anthony Drive. This request is a revision of Country Side Second Subdivision, which was approved by City Council in June 2013 (Ordinance No. 2013-06-053), but not recorded due to drainage considerations and the cost of installing a new public street. The revised plat no longer contains a public street, as lots have been re-arranged to provide access to the existing streets. Drainage concerns have been addressed through the creation of a detention basin on an outlet.

The site was originally part of Countryside Subdivision, and was subdivided into eight lots and a large remainder piece in 1962. The 8.38-acre site is currently used for agriculture and one single-family residential lot, and is currently zoned County AG-2, Agricultural, and CR, Conservation-Recreation. The proposed subdivision would contain six rural residential lots and an outlet containing a storm water detention basin. The applicant is also applying for a deferral to allow construction of the required sidewalks along Cottonwood Road and Anthony Drive upon City Engineer request after the adjacent parcels have been developed.

According to the Urbana Subdivision and Land Development Code, Preliminary and Final plats may be submitted for concurrent approval. City Council is being asked to review the revised Preliminary Plat and Final Plat for approval or denial. The Urbana Plan Commission is scheduled to make a recommendation on the preliminary and final plats at a special meeting on May 29, 2014. Staff will present Plan Commission's recommendation to Council at its June 2, 2014 meeting.

Background

The site was purchased by the applicant in 2013, who intends to sell the lots for residential development. Because the applicant is not increasing the total number of lots, the County Zoning Administrator will allow this replat without additional county zoning approvals. The original plat (Exhibit E), approved in 1962, consisted of 8 lots, ranging from 18,000 to 27,000 square feet in area, along Cottonwood Road and Anthony Drive. The current plat application excludes the area shown on the 1962 plat as Lot 1 of Country Side Subdivision.

In June, 2013 preliminary and final plats were approved by Plan Commission and City Council to create Country Side Second Subdivision, containing seven residential lots and a cul-de-sac street. Although approved by Council, these plats were never recorded due to difficulties in meeting drainage requirements for that lot layout and because of the cost of building a new public street. The lots have been re-arranged to eliminate the requirement for a public street and to provide better drainage, and the applicant is applying for approval of a revised Country Side Second Subdivision.

The area is outside of the Urbana-Champaign Sanitary District service area, and therefore an annexation agreement is not needed to develop the site.

Discussion

Zoning and Land Use

The northern 2.94 acres of the site is zoned County CR, Conservation-Recreation, likely due to proximity to the Saline Ditch 600 feet to the north. The remainder of the site is zoned County AG-2, Agricultural (Land uses are shown in Exhibit A). The east 130 feet of the property is wooded. There is a residence on one of the existing lots (Lot 7) along Anthony Drive. The remainder of the site is used for agriculture, although it has been platted for residential use since 1962. The surrounding areas to the west and south are zoned County AG-2, Agricultural, and are used for cropping or livestock. To the east is a wooded area, zoned County AG-2, Agricultural. To the north are residences zoned County CR, Conservation-Recreation.

2005 Comprehensive Plan

The 2005 Urbana Comprehensive Plan classifies the future land use of the subdivision as “Rural Residential”. The proposed replat would be consistent with the proposed rural residential lots shown on the comprehensive plan. The Comprehensive Plan also contains a note stating that a future Interstate 74 interchange may be located at High Cross Road, Cottonwood Road, or County Road 1800 E. The site is located just over 700 feet north of Interstate 74.

Preliminary Plat

The proposed Preliminary Plat contains all of the elements required by the Subdivision and Land Development Code, including topography, elevation, monuments, surrounding developments, streets, utilities, proposed developments, and zoning. It divides the site into six residential lots, varying in size from 1.05 to 1.56 acres, plus a 0.32-acre outlot that contains a storm water basin. Three lots will

be accessed off Cottonwood Road. The other three lots face Anthony Drive, a minor collector street. Two of the lots are flag lots, with a 20-foot wide access strip. The proposed lots will conform to County zoning requirements.

Final Plat

The proposed Final Plat contains the required elements, and is consistent with the proposed preliminary plat. It shows lot boundaries, dimensions, and proposed rights-of-way to be dedicated, and contains the required surveyor's and drainage statements.

Access

Under the previous approval, a new cul-de-sac street provided access to four of the lots. The proposed revised plat no longer has a public street, and access to the property will be provided from Anthony Drive and Cottonwood Road. Access will be restricted as follows: The access drive for Lots 13 and 14 will be limited to the eastern 95 feet of the subdivision because there is a hill that blocks the view of the west portion of the lot for vehicles approaching from the east. The Final Plat states that the flag lots, Lot 13 and Lot 12 may share a common driveway with Lot 14 and Lot 16, respectively. Lot 16 may only be accessed from the south along the eastern 79.86 feet or from the west along the northern 20 feet to keep the driveway from being built too close to the intersection of Anthony Drive and Cottonwood Road.

The applicant is requesting a sidewalk deferral for the east side of Cottonwood Road and the north side of Anthony Drive, as there is no sidewalk to connect to on the adjacent sites. The requested sidewalk deferral would obligate future property owners to install the sidewalk, at the City Engineer's request, when the adjacent area develops and sidewalk is extended to meet the subject property.

Drainage

The applicant's engineer has submitted a storm water management report has been approved by the City Engineer. The provision of drainage in accordance with the Subdivision Ordinance was a difficulty under the lot configuration of the plat approved in June of 2103. Under the revised configuration, drainage issues have been resolved. Outlot A, located on the western part of the development, will capture the majority of storm water that enters the site. Storm water will be released at a controlled rate into the storm sewer along Cottonwood Road, which drains into the Saline Ditch. The City Engineer has given a preliminary approval of the proposed drainage plan.

Utilities

The site is currently not within the service area for sanitary sewer or water. The lots will be large enough to accommodate wells for water and septic tanks. The final plat contains covenants that require property owners to connect to the Urbana-Champaign Sanitary District and to public water when those utilities become available to the site. Property owners are also required by covenant to form a Special Service Area (SSA) to raise the funds to pay for any future connection to the sanitary sewer. The final plat reserves the easements necessary for installation and repair of future public utilities extended along the east side of Cottonwood Road.

Waivers

The applicant is not requesting any waivers from the subdivision ordinance. The previously approved Country Side Second Subdivision was granted a waiver to allow the new public street to be less than 31 feet wide. The currently proposed plats no longer show a new public street, and the waiver is no longer needed.

Deferrals

The applicant is requesting to defer installation of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive, as described above. The City Engineer is in agreement with this deferral.

Summary of Findings

1. Countryside Subdivision was approved in 1962, creating eight residential lots (seven of which are located on the current project site).
2. Country Side Second Subdivision was approved by City Council in June of 2013 under Ordinance No. 2013-06-053, but was not recorded due to drainage issues and the cost of building a new public street.
3. Developer Marcus Harris has submitted a revised Preliminary and Final Plat entitled Countryside Second Subdivision to replat for a rural-residential subdivision with six residential lots and one outlot at the northeast corner of Cottonwood Road and Anthony Drive.
4. The proposed Preliminary and Final Plats would be consistent with existing County CR, Conservation-Recreation and County AG-2, Agricultural zoning designations for the site.
5. The proposed Preliminary and Final Plats are consistent with the 2005 Urbana Comprehensive Plan land use designation of "Rural Residential" for the site.
6. The proposed Preliminary and Final Plats meet the technical requirements of the Urbana Subdivision and Land Development Code.
7. The developer is proposing to defer construction of sidewalks along Cottonwood Road and Anthony Drive until sidewalks are installed on an adjacent property or required to be installed by the City Engineer.
8. The proposed subdivision plats will allow for development of an underutilized area for residential use, as shown in the Comprehensive Plan.

Options

The Urbana City Council has the following options in Plan Case 2233-S-14 regarding the Preliminary Plat of Countryside Second Subdivision:

- a. Approve the proposed Preliminary Plat; or
- b. Deny approval of the proposed Preliminary Plat. If the City Council denies the proposed Preliminary Plat, Council must state findings by where the plat is deficient.

The City Council has the following options concerning the Final Plat of Countryside Second Subdivision:

- a. Approve the proposed Final Plat; or
- b. Deny approval of the proposed Final Plat. If the City Council denies the proposed Final Plat, Council must state findings by where the plat is deficient.

Recommendations

Staff will convey recommendations from Plan Commission at the June 2nd, 2014 City Council meeting. Based on conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan, in Plan Case 2233-S-14, Staff recommends that the City Council:

- APPROVE the Preliminary Plat of Countryside Second Subdivision; and
- APPROVE the Countryside Second Subdivision Final Plat, including the proposed deferral to allow construction of the sidewalks along Cottonwood Road and Anthony Drive when an adjacent sidewalk connects to the site.

cc:

Marcus Harris
1780 CR 1650 North
Urbana, IL 61802

Roger Meyer
Berns Clancy & Associates
405 East Main Street
Urbana, IL 61802

Attachments: Exhibit A: Proposed Preliminary Plat for Countryside Second Subdivision
 Exhibit B: Proposed Final Plat for Countryside Second Subdivision
 Exhibit C: Location and Existing Land Use Map
 Exhibit D: Future Land Use Map
 Exhibit E: Countryside Subdivision (Recorded 1962)

ORDINANCE NO.2014-06-056

An Ordinance Approving a Preliminary and Final Subdivision Plat
(Country Side Second Subdivision - Plan Case 2233-S-14)

WHEREAS, The Corporate Authorities of the City of Urbana are empowered by Illinois Municipal Code Article 11 Divisions 12 and 15 (65/ILCS 5/11-12 and 5/11-15) to approve subdivision plats; and,

WHEREAS, The City of Urbana has subdivision plat jurisdiction within the Extra Territorial Jurisdiction (ETJ) area contiguous to and within one and one-half miles beyond the corporate limits; and,

WHEREAS, Under Section 21-7 of the City's Subdivision and Land Development Code the City Council is empowered to grant waivers and deferrals from the requirements of the code; and,

WHEREAS, Country Side Second Subdivision was approved by the Urbana City Council by Ordinance No. 2013-06-053, but was never recorded due to concerns with drainage and construction of a new public street; and

WHEREAS, Marcus Harris has submitted a revised Preliminary Plat and Final Plat for an 8.38-acre subdivision called Country Side Second Subdivision, located at the northeast corner of Cottonwood Road and Anthony Drive; and

WHEREAS, the proposed Preliminary and Final Plats would allow for development of the site for Rural Residential use, in conformance with the City of Urbana's 2005 Comprehensive Plan; and

WHEREAS, the existing Country Side Subdivision was approved by Champaign County on June 7, 1962; and

WHEREAS, in Plan Case 2233-S-14, the Urbana Plan Commission, on May 29, 2014, recommended approval by a vote of _ ayes to _ nays of the Preliminary and Final Plats for Country Side Second Subdivision along with certain deferrals; and,

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision meet the requirements of the Urbana Subdivision and Land Development Code; and

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision are generally consistent with the City of Urbana's 2005 Comprehensive Plan; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats for Country Side Second Subdivision with certain deferrals; and,

WHEREAS, the proposed Preliminary and Final Plat would be consistent with existing County CR, Conservation Recreation and AG-2, Agriculture zoning designations for the site; and,

WHEREAS, the proposed Final Plat meets the technical requirements of the Urbana Subdivision and Land Development Code and is consistent with the proposed Preliminary Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Preliminary and Final Plats for Country Side Second Subdivision attached hereto are hereby approved.

Section 2. The Preliminary and Final Plats for Country Side Second Subdivision comply with the requirements of the Urbana Subdivision and Land Development Code with the exception of the following time deferrals which are hereby granted:

1. Deferral of construction of sidewalks along Cottonwood Road and Anthony Drive until such time as the City Engineer determines that increased development in the area justifies its construction.
2. The developer / owner or subsequent owner(s) shall be required to construct sidewalks on the subject lots at the developer's / owner's or

subsequent owner's expense within six (6) months of written notice by the City Engineer that they are required to do so. The governing authority (i.e the City or Urbana Township) shall have the authority to construct the sidewalk and charge the then owner(s) for the construction if the owner(s) does not install the sidewalks as requested. It is agreed by the developer that this obligation shall be a covenant running with the land.

Section 3. This Ordinance is hereby passed by the affirmative vote of a majority of the Urbana Corporate Authorities, the "ayes" and "nays" being called at a regular meeting of the City Council.

PASSED by the Corporate Authorities this ____ day of _____, 2014.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

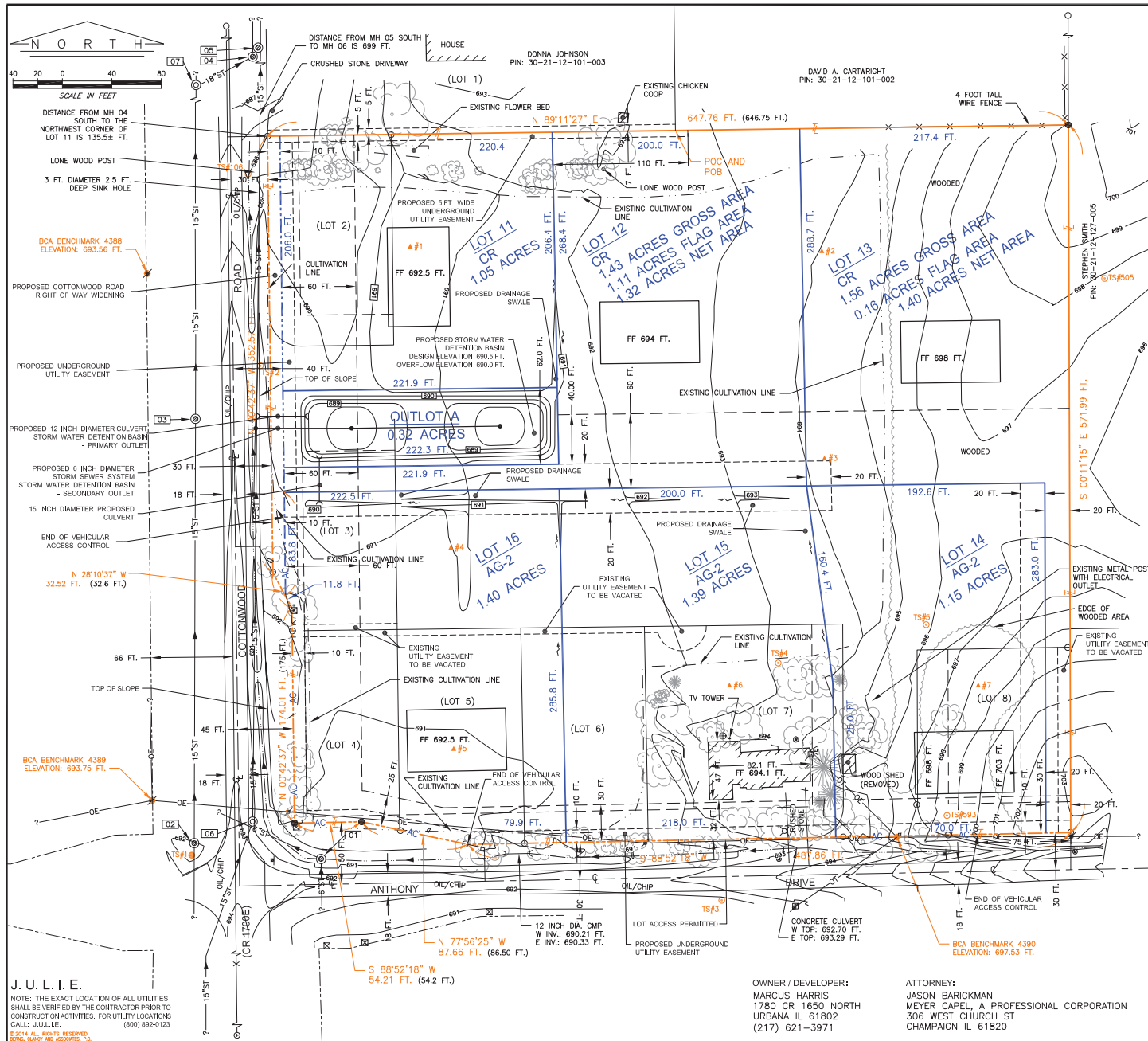
APPROVED by the Mayor this _____ day of _____, 2014.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2014, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled An Ordinance Approving a Preliminary and Final Subdivision Plat (Country Side Second Subdivision - Plan Case 2233-S-14) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2014.



- ### LEGEND
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
 - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
 - ⊠ EXISTING CONCRETE MARKER FOUND
 - () RECORD MEASUREMENT AND/OR DATA
 - WC WITNESS CORNER
 - ∠ DENOTES 90 DEGREE ANGLE
 - EXISTING DITCH CENTERLINE
 - EXISTING FENCE LINE
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING CENTERLINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING BUILDING LINE
 - EXISTING GAS METER
 - EXISTING CULVERT
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - PROPOSED CULVERT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED UTILITY, DRAINAGE, INGRESS/EGRESS EASEMENT LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED HALF FOOT CONTOUR LINE
 - PROPOSED STREET CENTERLINE
 - PROPOSED DIRECTION OF SURFACE FLOW
 - AC--- VEHICULAR ACCESS CONTROL
 - ⊠ EXISTING SIGN
 - EXISTING POLE/POST
 - BENCHMARK/DESIGNATION
 - TS#1 TRVERSE STATION
 - POC POINT-OF-COMMENCEMENT
 - POB POINT-OF-BEGINNING
 - EXISTING DECIDUOUS TREE/SIZE
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 - ⊠ EXISTING TELEPHONE PEDESTAL
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 - ⊠ EXISTING GLOBE POLE LIGHT
 - ⊠ EXISTING STORM SEWER MANHOLE (OPEN LID)
 - ⊠ BERN'S, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
 - 15"ST--- EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
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 - EXISTING PRIVATE MAILBOX
 - EXISTING SANITARY SEWAGE CLEANOUT
 - EXISTING INDEX CONTOUR LINE
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 - EXISTING TREE LINE
 - ⊠ EXISTING ELECTRIC METER
 - (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962
 - CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
 - AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

LOT 14 PROPOSED LOT NUMBER
 FF 694 FT. PROPOSED BUILDING PAD AND MINIMUM FIRST FLOOR ELEVATION. 50 FT. X 80 FT. (TYPICAL)
 NOTE: PAD LOCATION MAY VARY

SIGNED AND SEALED MAY 9, 2014

PRELIMINARY

THOMAS B. BERN'S, P.E., L.S., PRESIDENT
 BERN'S, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 LICENSE EXPIRATION: NOVEMBER 30, 2014
 ILLINOIS PROFESSIONAL ENGINEER 30889
 LICENSE EXPIRATION: NOVEMBER 30, 2014
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999
 LICENSE EXPIRATION: APRIL 30, 2015



PRELIMINARY PLAT

COUNTRYSIDE SECOND SUBDIVISION,
 URBANA TOWNSHIP,
 CHAMPAIGN COUNTY, ILLINOIS



BERN'S, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

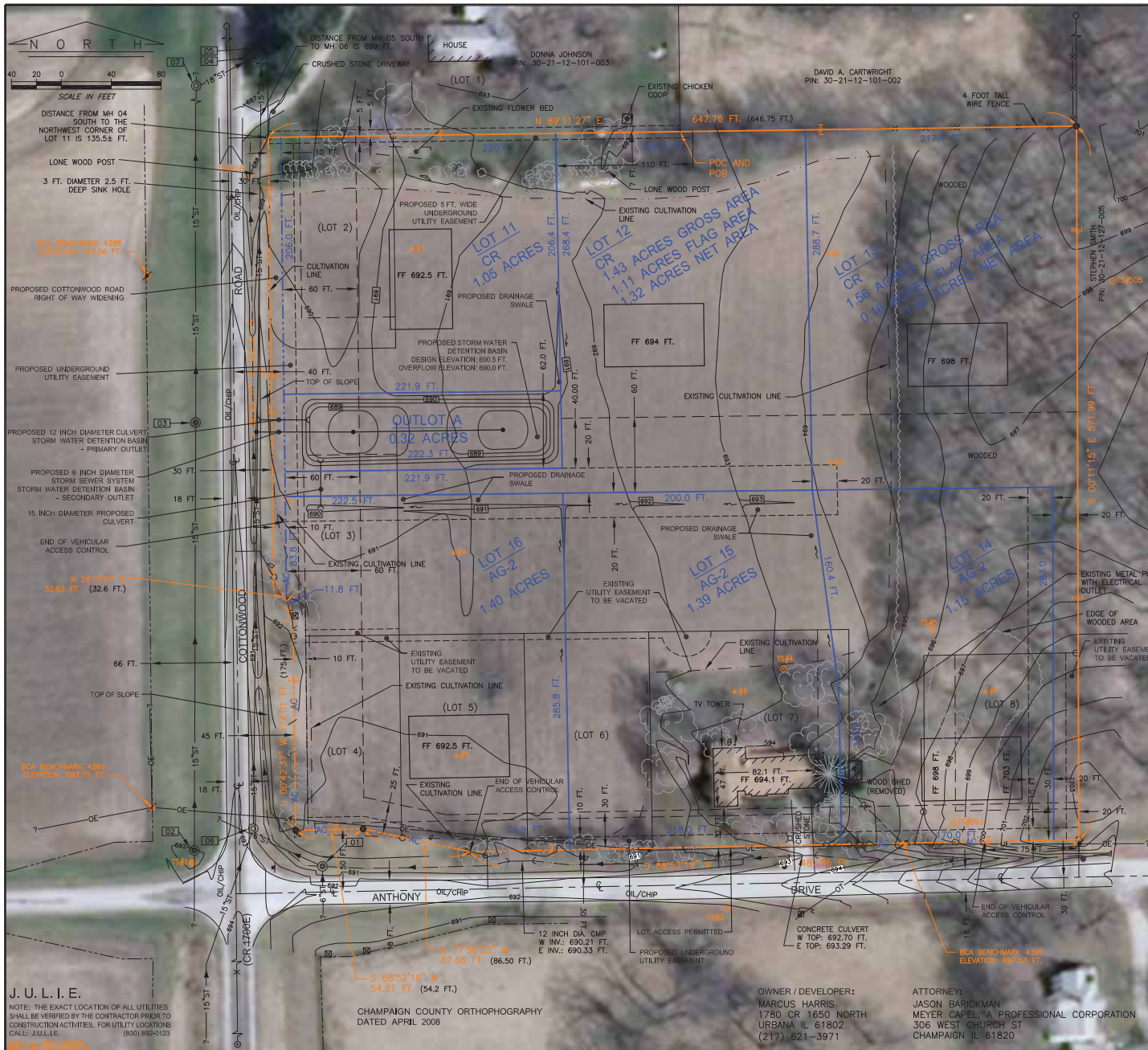
J. U. L. I. E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123
 BERN'S, CLANCY AND ASSOCIATES, P.C.

OWNER/DEVELOPER:
 MARCUS HARRIS
 1780 CR 1650 NORTH
 URBANA IL 61802
 (217) 621-3971

ATTORNEY:
 JASON BARRICKMAN
 MEYER CAPEL, A PROFESSIONAL CORPORATION
 306 WEST CHURCH ST
 CHAMPAIGN IL 61820

JOB: 6598 DATE: 050914
 FILE: 6598-3PP.DWG SHEET 1 OF 3

EXHIBIT A



LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2006 2207"
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- — — EXISTING CULVERT
- — — EXISTING OVERHEAD TELEPHONE LINE
- — — EXISTING OVERHEAD ELECTRIC LINE
- ▲ #2 EXISTING SOIL EVALUATION LOCATION/DESIGNATION
- PROPOSED MANHOLE/INLET
- - - - PROPOSED RIGHT-OF-WAY
- - - - PROPOSED BUILDING SETBACK LINE
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- (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962
- CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
- AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

LOT 14 PROPOSED LOT NUMBER

FF 694.0 FT. PROPOSED BUILDING PAD AND MINIMUM FIRST FLOOR ELEVATION. 50 FT. X 80 FT. (TYPICAL) NOTE: PAD LOCATION MAY VARY

SIGNED AND SEALED MAY 9, 2014

PRELIMINARY

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 BERN, CLANCY AND ASSOCIATES, P.C.
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COUNTRYSIDE SECOND SUBDIVISION,
 URBANA TOWNSHIP,
 CHAMPAIGN COUNTY, ILLINOIS



BERN, CLANCY AND ASSOCIATES
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JOB: 6598 DATE: 050914
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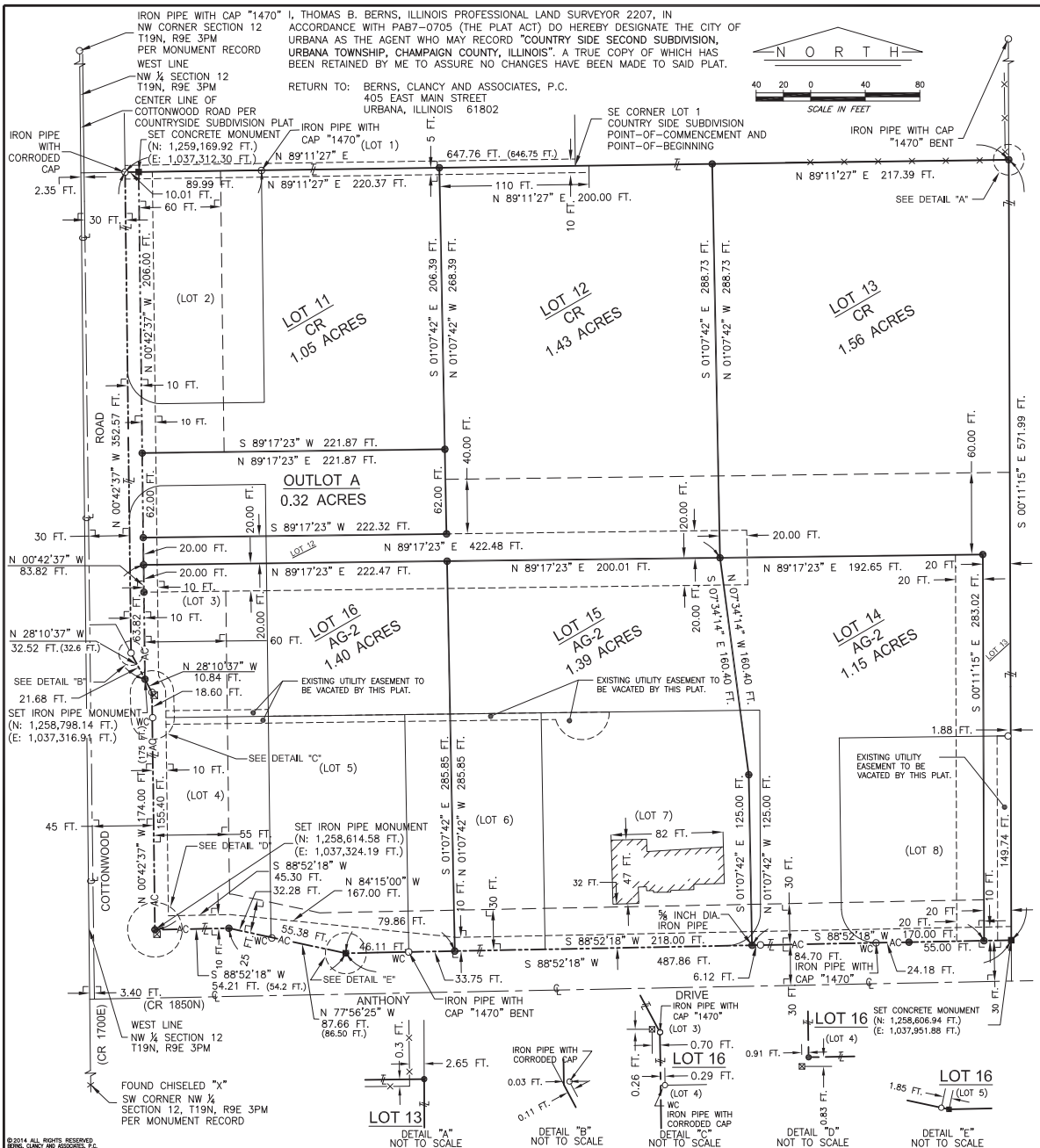
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CHAMPAIGN COUNTY ORTHOPHOGRAPHY
 DATED APRIL 2008

OWNER / DEVELOPER:
 MAROUS HARRIS
 1780 CR 1650 NORTH
 URBANA IL 61802
 (217) 621-3971

ATTORNEYS:
 JASON BARIKMAN
 MEYER CAPELL, A PROFESSIONAL CORPORATION
 306 WEST CHURCH ST
 CHAMPAIGN IL 61820

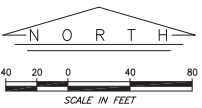
EXHIBIT A



IRON PIPE WITH CAP "1470" NW CORNER SECTION 12 T19N, R9E 3PM PER MONUMENT RECORD WEST LINE NW ¼ SECTION 12 T19N, R9E 3PM CENTER LINE OF COTTONWOOD ROAD PER COUNTRYSIDE SUBDIVISION PLAT SET CONCRETE MONUMENT (N: 1,259,169.92 FT.) (E: 1,037,312.30 FT.)

RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C. 405 EAST MAIN STREET URBANA, ILLINOIS 61802

SE CORNER LOT 1 COUNTRYSIDE SUBDIVISION POINT-OF-COMMENCEMENT AND POINT-OF-BEGINNING



RIGHT-OF-WAY:
THE RIGHT-OF-WAY DEPICTED IS HEREBY DEDICATED AND RESERVED TO URBANA TOWNSHIP, ILLINOIS, OR TO THE GENERAL PUBLIC UNTIL THE SUBDIVISION IS ANNEXED INTO THE CITY OF URBANA.

SIDEWALK DEFERRAL:
THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) OF THE PROPERTY AFFECTED WILL CONSTRUCT THE SIDEWALK ALONG COTTONWOOD ROAD AND ANTHONY DRIVE AT THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) EXPENSE WITHIN SIX (6) MONTHS OF A WRITTEN REQUEST BY THE URBANA CITY ENGINEER OR HIS REPRESENTATIVE TO DO SO OR THE CITY OF URBANA WILL CONSTRUCT AND INVOICE THE THEN OWNER(S) AND/OR DEVELOPER(S) AS APPLICABLE.

PUBLIC SANITARY SEWER SERVICE:
IT IS PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC SANITARY SEWER SYSTEM BEING AVAILABLE TO THE LOTS IN THIS SUBDIVISION THAT ALL BUILDINGS REQUIRING SANITARY SEWER SERVICE SHALL BE CONNECTED TO SAID PUBLIC SANITARY SEWER SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF SEWER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE, THE LOT SHALL HAVE A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PUBLIC WATER SERVICE:
IT IS FURTHER PROVIDED, AGREED AND COVENANTED THAT WITHIN SIX MONTHS OF A PUBLIC WATER SYSTEM BEING AVAILABLE TO A LOT IN THIS SUBDIVISION, THAT ALL BUILDINGS REQUIRING WATER SERVICE SHALL BE CONNECTED TO SAID PUBLIC WATER SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF THE WATER CONNECTION AND SERVICE LINE AND PAYMENT OF ANY FEES. UNTIL A PUBLIC WATER SYSTEM IS AVAILABLE, EACH LOT SHALL HAVE A PRIVATE ON-SITE WATER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

- LEGEND:**
- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
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 - PROPOSED RIGHT-OF-WAY
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED UTILITY, DRAINAGE, INGRESS/EGRESS EASEMENT LINE
 - PROPOSED SANITARY EASEMENT LINE
 - ⊕ EXISTING STREET CENTERLINE
 - ⊕ TITLE LINE
 - PRE-EXISTING LOT LINE
 - EXISTING BUILDING LINE
 - (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1992
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 - LOT 14 PROPOSED LOT NUMBER
 - CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
 - AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

APPROVED BY: _____
URBANA PLAN COMMISSION OF THE CITY OF URBANA

CHAIRPERSON _____ DATE _____

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

MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

APPROVED BY: _____
URBANA TOWNSHIP ROAD DISTRICT COMMISSIONER

DATE _____

FINAL PLAT
COUNTRY SIDE
SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS



BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 6598 DATE: SHEET 1 OF 2
FILE: 6598-3FP.DWG 050914

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EXHIBIT B

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CHAMPAIGN COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986) AS REFERENCED FROM CITY OF URBANA HORIZONTAL CONTROL STATIONS 74 AND 78. COORDINATES SHOWN ARE RECORD GRID COORDINATES.

SEE MONUMENT RECORDS ON FILE WITH THE COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

THE NORTHERN 200 FEET OF SUBJECT SITE IS REPORTEDLY ZONED CR (CONSERVATION RECREATION), THE REMAINDER OF SUBJECT SITE IS REPORTEDLY ZONED AG-2 (AGRICULTURAL) BY CHAMPAIGN COUNTY PLANNING AND ZONING DEPARTMENT. BUILDING SETBACK SHALL BE 100 FEET FROM THE CENTER OF COTTONWOOD ROAD PAVEMENT. THE BUILDING SETBACK SHALL BE 60 FEET FROM THE CENTER OF ANTHONY DRIVE PAVEMENT BUT NOT LESS THAN 25 FEET FROM THE FRONT PROPERTY LINE.

SUBJECT SITE IS REPORTEDLY LOCATED WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.

PUBLIC WATER AND SANITARY SEWER ARE NOT AVAILABLE. PROPOSED LOTS WILL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

THE DRIVEWAY FOR LOT 16 SHALL BE LOCATED ALONG ANTHONY DRIVE WITHIN 79.86 FEET OF THE EASTERLY LOT LINE OF LOT 16 AND/OR ALONG COTTONWOOD ROAD WITHIN 20 FEET OF THE NORTHERLY LOT LINE OF LOT 16. LOT 16 MAY UTILIZE A COMMON DRIVEWAY WITH LOT 12 UPON RECORDATION OF A WRITTEN AGREEMENT FOR DRIVEWAY CONSTRUCTION AND MAINTENANCE. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 14 SHALL BE LOCATED ALONG ANTHONY DRIVE WITHIN 55 FEET OF THE EASTERLY LOT LINE OF LOT 14. LOT 14 MAY UTILIZE A COMMON DRIVEWAY WITH LOT 13 UPON RECORDATION OF A WRITTEN AGREEMENT FOR DRIVEWAY CONSTRUCTION AND MAINTENANCE. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE SHALL BE ALLOWED.

SANITARY SEWER NOTE:

NOTICE SHOULD BE TAKEN OF THE SPECIAL COVENANT REGARDING CREATION OF A SPECIAL SERVICE AREA TO FINANCE SPECIAL SERVICES (THE PLANNING, DESIGN, EASEMENT OR RIGHT-OF-WAY ACQUISITION, IEPA PERMIT FEES, OTHER APPLICABLE CITY AND UCSD FEES, AND CONSTRUCTION OF SANITARY SEWERS) IN COUNTRY SIDE SECOND SUBDIVISION, WHICH SAID COVENANTS ARE HEREBY INCORPORATED IN THIS PLAT OF SUBDIVISION BY REFERENCE.

OWNER'S AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS" OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 CONSTRUCTION OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS"

THOMAS B. BERNS P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATIONS: NOVEMBER 30, 2013



MR. MARCUS HARRIS

SURVEYOR'S / ENGINEER'S REPORT

I, THOMAS B. BERNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, ILLINOIS PROFESSIONAL ENGINEER 30889 AND VICE PRESIDENT OF BERNS, CLANCY AND ASSOCIATES, P.C., DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF MR. MARCUS HARRIS, I PREPARED A BOUNDARY SURVEY AND TOPOGRAPHIC-SITE SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF LAND SURVEYORS AND PROFESSIONAL ENGINEERS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1284-530002940-CH DATED MAY 14, 2012 AS FOLLOWS:

LOTS 2, 3, 4, 5, 6, 7, AND 8 OF COUNTRY SIDE SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "N" AT PAGE 106.

AND ALSO:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID COUNTRY SIDE SUBDIVISION AND RUNNING THENCE SOUTH 90 DEGREES EAST 316.75 FEET, THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE PUBLIC ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 7 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINES OF LOTS 6 AND 5 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE PUBLIC ROAD, THENCE NORTH ALONG THE EAST LINE OF THE PUBLIC ROAD TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS SURVEY, THE ABOVE DESCRIBED NET TRACT CONTAINS 8.38 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY, ALL SITUATED IN URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 140 OF 625, COMMUNITY PANEL NUMBER 17019C 0325 D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013, THE PROPERTY SURVEYED IS REPORTEDLY WHOLLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH CORNER OF THE LOT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNERS.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS NOT WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, BUT IS LOCATED WITHIN THE ONE AND ONE-HALF MILE EXTRATERRITORIAL JURISDICTIONAL LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

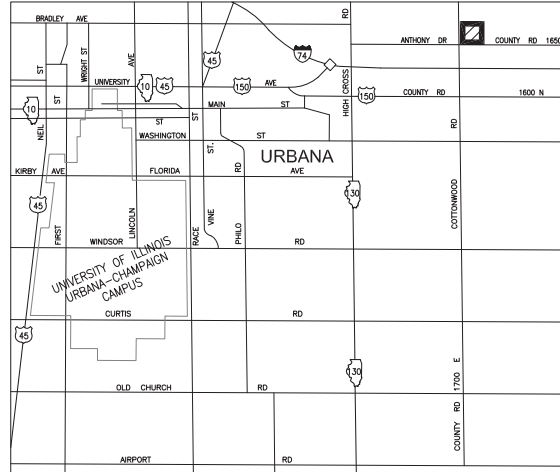
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS."

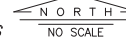
I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED MAY 9, 2014

THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
ILLINOIS PROFESSIONAL ENGINEER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
LICENSE EXPIRATION: NOVEMBER 30, 2014
LICENSE EXPIRATION: NOVEMBER 30, 2015
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2015



PROJECT LOCATION LOCATION MAP URBANA, ILLINOIS



FINAL PLAT

**COUNTRY SIDE
SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS**



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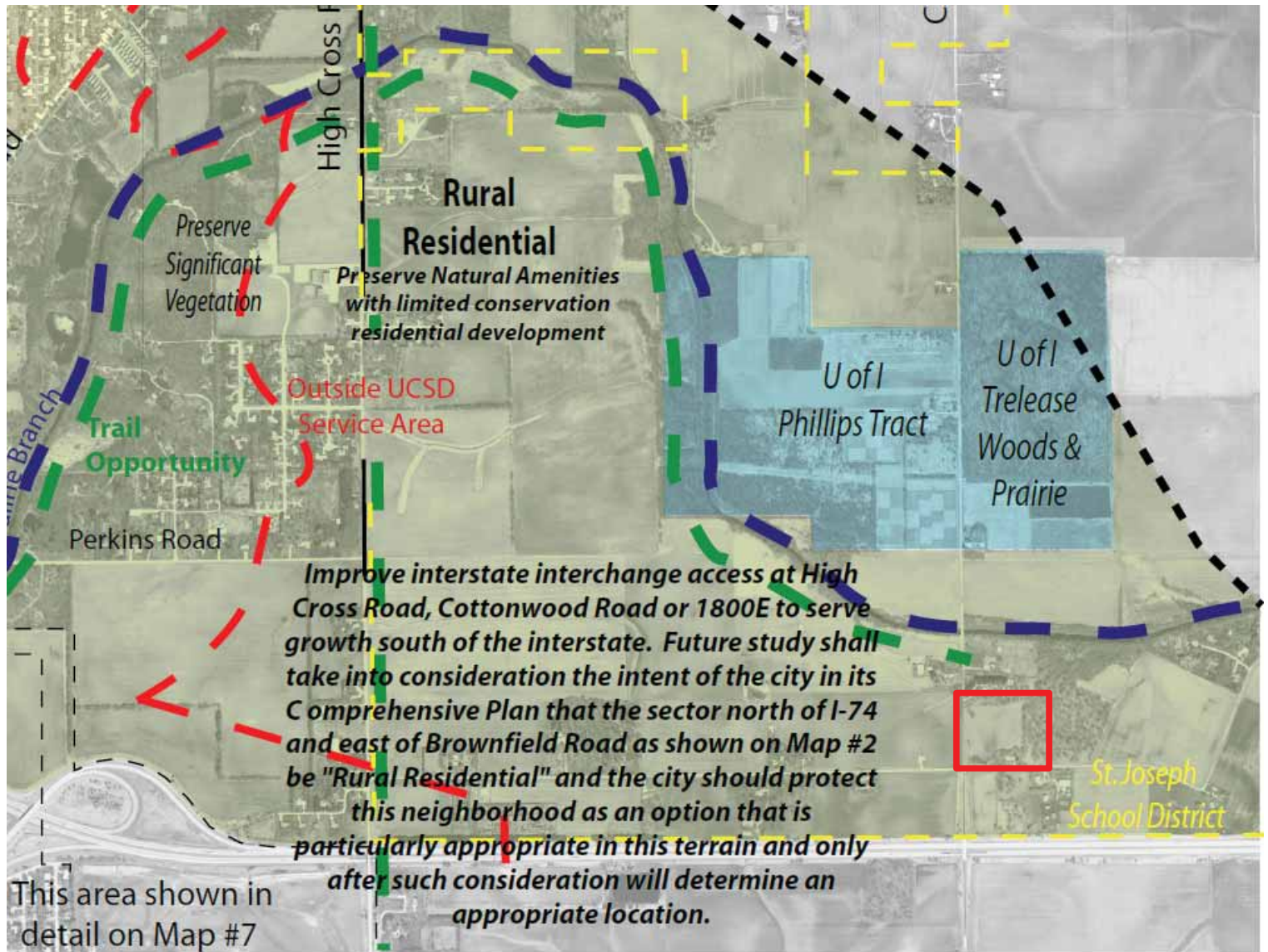
Exhibit C: Location and Existing Land Use Map



Case: 2233-S-14
Subject: Countryside Second Subdivision
Preliminary/Final Plat
Location: Cottonwood Rd & Anthony Dr
Petitioner: Marcus Harris

 Subject Property

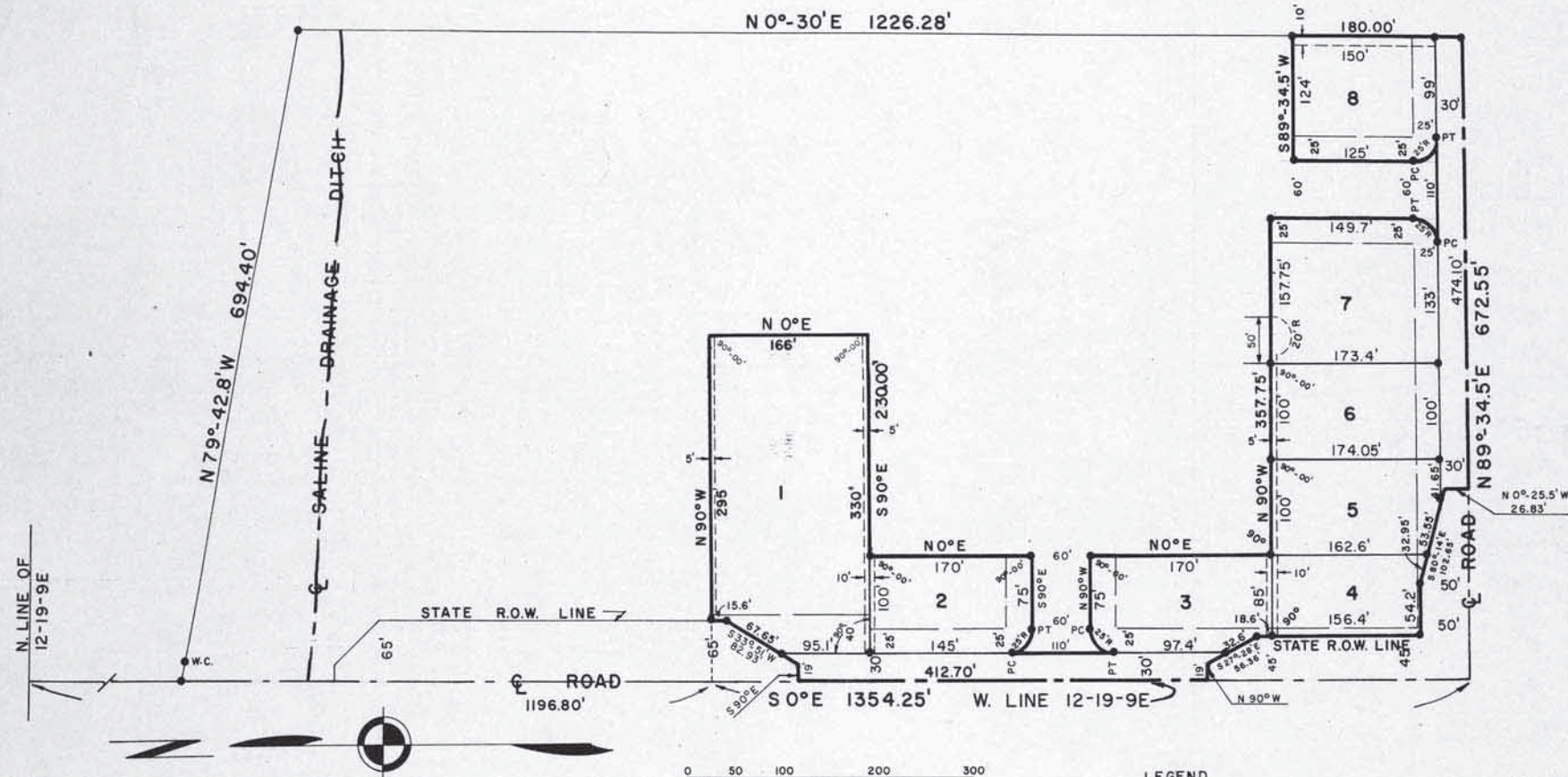
Exhibit D: Future Land Use Map



Case: 2233-S-14
 Subject: Countryside Second Subdivision Preliminary/Final Plat
 Location: Cottonwood Rd & Anthony Dr
 Petitioner: Marcus Harris

 Subject Property

COUNTRY SIDE SUBDIVISION CHAMPAIGN COUNTY, ILLINOIS



DESCRIPTION
PART OF THE NW 1/4
OF SEC. 12-19-9E

SCALE IN FEET
0 50 100 200 300
AREA = 4.61 ACRES

- LEGEND**
- BUILDING SET-BACK LINE
 - UTILITY EASEMENT
 - IRON PIPE MONUMENT
 - W.C. IRON PIPE WITNESS CORNER

APPROVED:
DATE June 7, 1962
BY THE PLAT COMMITTEE OF THE BOARD OF
SUPERVISORS OF CHAMPAIGN COUNTY, ILLINOIS

Wm. H. Schaffer
James M. Deane
William H. Schaffer
Harold A. Rapp
John G. F. Lawrence

**CHARLES S. DANNER
CONSULTING ENGINEER
URBANA, ILLINOIS**

Charles S. Danner

CHARLES S. DANNER
ILS 1470

MAY 31, 1962

