



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, FAICP, Director

DATE: June 13, 2013

SUBJECT: Country Side Second Subdivision Preliminary and Final Plats (Plan Case No. 2209-S-13)

Introduction

Marcus Harris has submitted a Preliminary Plat and a Final Plat for the Country Side Second Subdivision, to be located east of Cottonwood Road and north of Anthony Drive. The proposed subdivision of 8.38 acres would contain seven rural residential lots and served by a single cul-de-sac street.

The current Country Side Subdivision was created in 1962 when the current eight small lots and a larger remainder piece were platted. The existing lots are substandard and essentially unbuildable because they are too small to comply with County and Health District standards for onsite septic fields and water wells. Replatting Country Side Subdivision would correct this deficiency.

The site is currently used for agriculture, with only one of the existing lots developed for residential use. The property is located just over one mile east of the Urbana city boundary and is currently zoned County AG-2, Agricultural, and CR, Conservation-Recreation. The subdivision complies with County zoning standards.

The applicant is applying for a waiver from Section 21-36.A.1 of the Subdivision Ordinance in order to allow a street that is 28 feet wide instead of the required 31 feet. The applicant is also applying for a deferral to allow construction of the required sidewalks along Cottonwood Road and Anthony Drive 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. The Urbana City Council is requested to review the Preliminary Plat and Final Plat for approval or denial. At their June 6th, 2013 meeting the Urbana Plan Commission reviewed the proposed plats for conformance with the Urbana Subdivision and

Land Development Code. Plan Commission voted five ayes to zero nays to forward both the Preliminary and Final Plats to Council with a recommendation for approval, including the proposed pavement width waiver and sidewalk deferral.

Background

The site was recently purchased by the applicant, who intends to sell the lots for residential development. Because the applicant is not increasing the total number of lots, the County Zoning Administrator has determined that additional county approvals are unnecessary. The existing plat (Exhibit E), approved in 1962, consists 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 originally platted as Lot 1.

The subject property is located outside of the Urbana-Champaign Sanitary District service area, and therefore an annexation agreement is not necessary as a prerequisite for development.

Discussion

Zoning and Land Use

The north 2.94 acres of the site is zoned County CR, Conservation-Recreation 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 what is currently Lot 7. 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”. This use would be consistent with the proposed rural residential lots shown on the subdivision plat. 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, location of streets to be built and dedicated to the City, and zoning. It divides the site into seven lots, varying in size from 0.93 to 1.67 acres. Four lots will be accessed off of a new cul-de-sac street. The other three lots front on Anthony Drive, a minor collector street. 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, and contains the required surveyor's and drainage statements. The plat depicts the new lot to be created and dedicates a new cul-de-sac street, Dolder Court, to Urbana Township.

Access

Access to the property will be provided from Anthony Drive and the proposed Dolder Court. Access will not be allowed from Cottonwood Road, or from specific areas along Anthony Drive. The access drive for Lot 17 will be limited to the eastern portion of the lot because a low hill blocks the view of the west portion of the lot for vehicles approaching from the east.

The Preliminary Plat specifies that sidewalks will be constructed along all public streets. The applicant is requesting that sidewalk construction be deferred (but not waived) for the east side of Cottonwood Road and the north side of Anthony Drive, as the adjacent sites are not yet developed, and there is no sidewalk to connect to. 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. Sidewalks along Dolder Court will be installed at the time the street is constructed.

Drainage

The applicant's engineer has submitted a storm water management report which must be approved by the City Engineer as a condition for the City recording of the final plat. The new street, Dolder Court, will have a storm water system to convey water from the street to an existing 15-inch storm sewer west of Cottonwood Road.

Utilities

The site is currently not within the service area for sanitary sewer or public water services. The lots will be large enough to accommodate well 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 High Cross Road.

Deferrals

The applicant is requesting to defer installation of sidewalks along the east side of Cottonwood Road and the north side of Anthony Drive. Sidewalks would be installed when the adjacent area develops and a sidewalk is extended to meet the subject property. This is a commonly-granted deferral for areas that are not currently connected to a sidewalk network. The City Engineer is in agreement with this deferral.

Waivers

The applicant is requesting a waiver from Section 21-36.A of the Urbana Subdivision and Land Development Code. This section references street width requirements for proposed streets, and states that residential streets must be 31 feet wide. The pavement width for Dolder Court is proposed to be 28 feet wide. This is a commonly granted waiver for streets accessing a low number of residences.

Urbana Subdivision and Land Development Ordinance Section 21-7.A “Intent” (of waivers) states:

“It is the intent of this section, when appropriate and when a specific case of hardship is shown, to allow a waiver from the strict compliance with the provisions of this chapter. It is recognized that restrictions governing the development of land may not, under some specific circumstances, be fairly and equally applied to unusual or abnormal development conditions. Further it is the intent of this section to establish weighing criteria to determine the validity of a specific hardship upon which requests for waivers can be considered. Waivers are not intended to be used as a means of circumventing or evading the purposes of this chapter or any other requirement which regulates land developments.”

Section 21-7.B “Criteria” (of waivers) states that City Council may grant waivers upon finding that all the conditions below apply:

- 1) There are conditions of topography or other site specific reasons that make the application of any particular requirement of the land development code unnecessary or, in some cases perhaps, even useless;
- 2) The granting of the requested waiver would not harm other nearby properties;
- 3) The waiver would not negatively impact the public health, safety and welfare, including the objectives and goals set forth in the comprehensive plan.

Section 21-7.C “Conditions” (of waivers) states that in granting a waiver, the Plan Commission and City Council may consider:

- the proposed uses and plans for development of the property;
- the nature of surrounding proposed or existing development;
- any pertinent environmental factors; and
- the property's designated use under the Urbana Official Comprehensive Plan.

In granting waivers the City Council may impose any requirements or conditions and restrictions the Council deems essential to protect the public health, safety and welfare. The Council may require said conditions be included in a plat, owner's certificate, deed, lease or other document of conveyance.

Analysis of Waiver Request

In the Country Side Second Subdivision the developer proposes a 28-foot wide pavement surface. In the recent past the City has regularly supported a reduction in pavement width for local streets from 31 feet to 28 feet, and is completing a text amendment to the Subdivision Ordinance to request this reduced width. A 28-foot wide pavement offers sufficient pavement width for two-way traffic and parking on one side while reducing installation and long term pavement maintenance costs. The condition necessitating this waiver is that the street will only serve four homes, and that modern street standards find 28-foot pavement widths sufficient for emergency and other access. The requested waiver would not harm nearby properties and would not negatively impact the public health, safety and welfare. Allowing a narrower street will also reduce the amount of impervious surface that causes storm water runoff.

Staff recommends granting a waiver from Section 21-36.A.1 of the Urbana Subdivision Ordinance to reduce pavement width to 28 feet in keeping with recent practice.

Summary of Findings

1. Country Side Subdivision was approved in 1962, creating eight residential lots (seven of which are located on the current project site).
2. Seven of the eight existing lots for Country Side Subdivision are substandard in terms of meeting the minimum lot size necessary for onsite septic disposal and well water, meaning that the existing lots are essentially unbuildable.
3. Developer Marcus Harris has submitted a Preliminary and Final Plat entitled Country Side Second Subdivision to create a seven-lot residential subdivision 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, with the exception of the proposed 28-foot pavement width on Dolder Court.
7. The proposed waiver from Section 21-36.A.1 of the Subdivision Ordinance to reduce pavement width on Dolder Court from 31 to 28 feet will not harm nearby properties or negatively impact health, safety or welfare of the public.

8. The developer is proposing to defer construction of sidewalks along Cottonwood Road and Anthony Drive until sidewalks are installed on an adjacent property.
9. The proposed subdivision plats will allow for development of an underutilized area for residential use, as shown in the Comprehensive Plan.

Options

City Council has the following options regarding the Preliminary Plat of Country Side Second Subdivision:

- a. Approve the proposed Preliminary Plat with the requested sidewalk deferral; or
- b. Deny approval of the proposed Preliminary Plat.

City Council has the following options concerning the Final Plat of Country Side Second Subdivision:

- a. Approve the proposed Final Plat with the requested Subdivision Code waiver; or
- b. Deny approval of the Final Plat.

Recommendations

At their June 6, 2013 meeting the Urbana Plan Commission reviewed the proposed Preliminary and Final Plat and voted five ayes to zero nays for the following recommendations:

- APPROVE the Preliminary Plat of Country Side Second Subdivision, including the proposed waiver from Section 21.36.A.1 to reduce the pavement width along Dolder Court from 31 to 28 feet; and
- APPROVE the Country Side 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.

City staff likewise recommends approval with the requested deferral and waiver, **subject to the following condition:**

- The developer submit a stormwater management plan that meets the approval of the City Engineer.

cc:

Marcus Harris
1780 CR 1650 North
Urbana, IL 61802

Roger Meyer, Berns Clancy
& Associates
405 E. Main St.
Urbana, IL 61802

Attachments: Exhibit A: Proposed Preliminary Plat for Country Side Second Subdivision
 Exhibit B: Proposed Final Plat for Country Side Second Subdivision
 Exhibit C: Location and Existing Land Use Map
 Exhibit D: Future Land Use Map
 Exhibit E: Country Side Subdivision (Recorded 1962)
 Exhibit F: Draft Minutes from the June 6, 2013 Plan Commission Meeting

ORDINANCE NO.2013-06-053

An Ordinance Approving a Preliminary and Final Subdivision Plat
(Country Side Second Subdivision -
Plan Case 2209-S-13)

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 from the requirements of the code; and,

WHEREAS, Marcus Harris has submitted a Preliminary Plat and a 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 2209-S-13, the Urbana Plan Commission, on June 6, 2013, recommended approval (5-0) of the Preliminary and Final Plats for Country Side Second Subdivision along with certain deferrals and waivers; and,

WHEREAS, The Preliminary and Final Plats for Country Side Second Subdivision meet the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers stated herein; 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 the requested waivers and has determined that those which are to be granted will not negatively affect the public benefit or general welfare; and,

WHEREAS, The City Engineer has reviewed and approved the Preliminary and Final Plats for Country Side Second Subdivision with certain waivers and conditions as set forth herein; 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, subject to the following condition:

- The developer must submit a stormwater management plan that meets the approval of the City Engineer.

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 construction standard waivers and time deferrals which are hereby granted:

1. Waiver of the pavement width requirements of Section 21-36.A.1 and Table "A" entitled "Minimum Street and Alley Design Standards" to allow Dolder Court, a local residential street, to be constructed with pavement width of 28 feet, rather than the minimum required 31 feet.

2. 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.

3. 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.

Said waivers from strict compliance with the provisions of the Urbana Subdivision and Land Development Code are appropriate due to unusual and abnormal development conditions, and furthermore are justified by conditions of topography and other site specific reasons, by the waivers granted herein not harming nearby properties, and by not negatively impacting the public health, safety and welfare, so long as the conditions required by Section 3. of this Ordinance are met.

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 _____, 2013.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

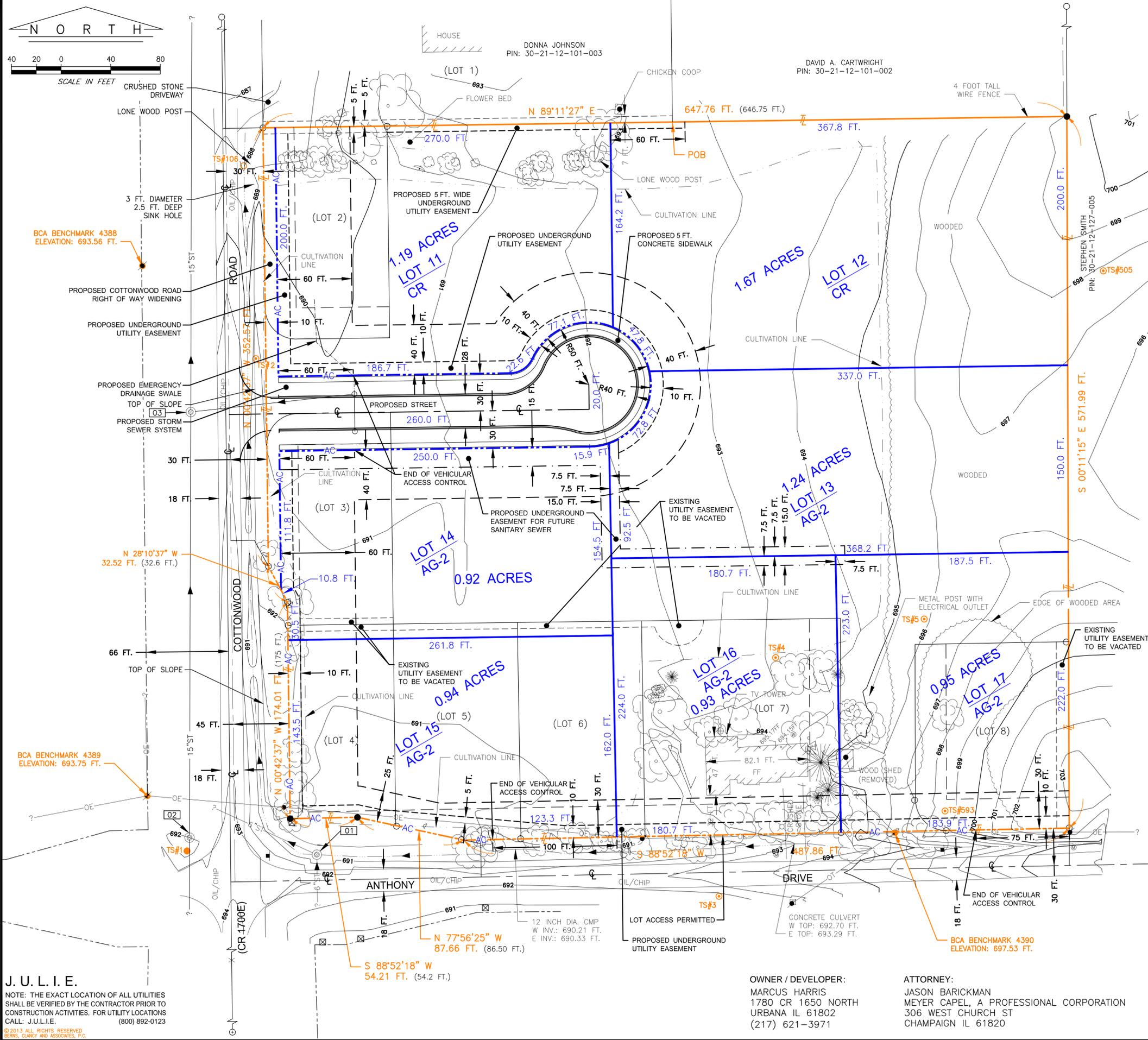
APPROVED by the Mayor this _____ day of _____, 2013.

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 _____, 2013, 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 2209-S-13) 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 _____, 2013, 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 _____, 2013.



- ### 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 UTILITY EASEMENT LINE
 - — — EXISTING CENTERLINE
 - — — EXISTING BUILDING SETBACK LINE
 - — — EXISTING RIGHT-OF-WAY
 - — — PROPOSED RIGHT-OF-WAY
 - — — PROPOSED UTILITY EASEMENT LINE
 - — — PROPOSED SANITARY EASEMENT LINE
 - — — PROPOSED STREET CENTERLINE
 - — — PROPOSED EMERGENCY DRAINAGE SWALE
 - — — TITLE LINE
 - — — EXISTING BUILDING LINE
 - — — EXISTING CULVERT
 - — — EXISTING OVERHEAD TELEPHONE LINE
 - — — EXISTING OVERHEAD ELECTRIC LINE
 - — — AC — VEHICULAR ACCESS CONTROL
 - — — LOT 17 PROPOSED LOT NUMBER
 - CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
 - AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT
 - ▲ EXISTING SIGN
 - EXISTING POLE/POST
 - BENCHMARK/DESIGNATION
 - TS#1 TRAVERSE STATION
 - EXISTING DECIDUOUS TREE/SIZE
 - EXISTING EVERGREEN TREE/SIZE
 - EXISTING "SOFT" SPOT ELEVATION
 - EXISTING "HARD" SPOT ELEVATION
 - EXISTING "HARD" SPOT ELEVATION AT MANHOLE RIM
 - ⊠ EXISTING GAS METER
 - ⊕ EXISTING PRIVATE WATER WELL
 - ⊠ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING UTILITY POLE/GUY WIRE/TRANSFORMER
 - ⊕ EXISTING GLOBE POLE LIGHT
 - ⊕ EXISTING STORM SEWER MANHOLE (OPEN LID)
 - ⊠ BERN, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
 - — — EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
 - ? DESTINATION OR DATA UNKNOWN
 - ⊕ EXISTING PRIVATE MAILBOX
 - ⊕ EXISTING SANITARY SEWAGE CLEANOUT
 - — — EXISTING INDEX CONTOUR LINE
 - — — EXISTING INTERMEDIATE CONTOUR LINE
 - — — EXISTING CULTIVATION LINE
 - — — EXISTING TREE LINE
 - ⊠ EXISTING ELECTRIC METER
 - (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962

SIGNED AND SEALED JUNE 10, 2013



THOMAS B. BERN, P.E., L.S., PRESIDENT
 BERN, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 LICENSE EXPIRATION: NOVEMBER 30, 2014
 ILLINOIS PROFESSIONAL ENGINEER 30889
 LICENSE EXPIRATION: NOVEMBER 30, 2013
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 ILLINOIS PROFESSIONAL DESIGN FIRM 2999
 LICENSE EXPIRATION: APRIL 30, 2015

PRELIMINARY PLAT

COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS

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
 © 2013 ALL RIGHTS RESERVED BERN, CLANCY AND ASSOCIATES, P.C.

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

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

BCA BERN, 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: 061013 SHEET 1 OF 3
 FILE: 6598-1PP.DWG

GENERAL NOTES

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

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

ALL ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (MEAN SEA LEVEL DATUM) AS ESTABLISHED AND PUBLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

NAMES OF ANY APPARENT ADJOINING LAND OWNERS SHOWN WERE OBTAINED FROM THE COUNTY ASSESSOR'S RECORDS, CHAMPAIGN COUNTY, ILLINOIS.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (CORS 96).

DETAILS NOT DRAWN TO SCALE.

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

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

BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 185 OF 300, COMMUNITY PANEL NUMBER 170894 0185 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984, THE PROPERTY SURVEYED IS REPORTEDLY WHOLLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING)

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

A SPECIAL SERVICE AREA WILL BE CREATED TO FINANCE CONSTRUCTION OF A SANITARY SEWER TO SERVE COUNTRY SIDE SECOND SUBDIVISION WHEN A PUBLIC SEWER IS EXTENDED TO A POINT WITHIN 200 FEET OF COUNTRY SIDE SECOND SUBDIVISION.

THE DRIVEWAY FOR LOT 11 AND FOR LOT 14 SHALL BE LOCATED ALONG THE PROPOSED STREET A MINIMUM OF 60 FEET EASTERLY OF THE WESTERN LINE OF SAID LOTS. NO DRIVEWAY ACCESS TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 15 SHALL BE LOCATED WITHIN 100 FEET OF THE EASTERLY LOT LINE OF LOT 5. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 17 SHALL BE LOCATED WITHIN 75 FEET OF THE EASTERLY LOT LINE OF LOT 17. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE SHALL BE ALLOWED.

THE DEVELOPER(S) OR SUBSEQUENT OWNER(S) OF THE PROPERTY AFFECTED WILL CONSTRUCT THE SIDEWALK ALONG COTTONWOOD ROAD AND/OR 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.

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



MARCUS HARRIS

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

© 2013 ALL RIGHTS RESERVED
BERNIS, CLANCY AND ASSOCIATES, P.C.

LEGAL DESCRIPTION

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.

THE ABOVE DESCRIBED NET TRACT CONTAINS 8.38 ACRES, MORE OR LESS, ALL SITUATED IN URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

CHAMPAIGN COUNTY				BUILDING SETBACK			
ZONING	LOTS	MINIMUM LOT DIMENSION	MIN LOT AREA	FRONT ¹	FRONT ²	SIDE	REAR
CR (NORTHERN 200 FEET)	11	200 FEET	1.0 ACRE	85 FEET	40 FEET	15 FEET	25 FEET
	12	200 FEET	1.0 ACRE	-	40 FEET	15 FEET	25 FEET
AG2	13	100 FEET	30,000 SQ FT	-	40 FEET	10 FEET	20 FEET
	14	100 FEET	30,000 SQ FT	85 FEET	40 FEET	10 FEET	20 FEET
	15	100 FEET	30,000 SQ FT	VARIES	-	10 FEET	20 FEET
	16 & 17	100 FEET	30,000 SQ FT	55 FEET	-	10 FEET	20 FEET

¹ MINIMUM FRONT SETBACK ALONG COTTONWOOD ROAD IS 85 FEET FROM THE CENTERLINE. MINIMUM FRONT SETBACK ALONG ANTHONY DRIVE IS 55 FEET FROM THE CENTERLINE OR 25 FEET FROM THE RIGHT-OF-WAY LINE.

² FRONT SETBACK ALONG PROPOSED STREET IS 40 FEET FROM THE RIGHT-OF-WAY LINE.

BENCHMARKS (NAVD 1988)

BCA BENCHMARK 2828
ELEVATION: 684.60 FT.

CHISELED SQUARE ON BRIDGE OVER THE SALINE BRANCH DRAINAGE DITCH, ¼ MILE NORTHERLY OF ANTHONY DRIVE, 13.2 FEET WESTERLY OF THE CENTERLINE OF COTTONWOOD DRIVE AND 50.4 FEET NORTHERLY OF THE CENTER OF THE BRIDGE, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

BCA BENCHMARK 4388
ELEVATION: 693.56 FT.

MAG NAIL IN SOUTHERLY FACE OF A UTILITY POLE 1.1 FEET ABOVE GROUND, 500 FEET FEET± NORTHERLY OF THE CENTERLINE OF ANTHONY DRIVE, 122 FEET NORTHWESTERLY OF AN OPEN GRATE STORM MANHOLE AND 69.0 FEET WESTERLY OF THE CENTERLINE OF COTTONWOOD DRIVE, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

BCA BENCHMARK 4389
ELEVATION: 693.75 FT.

MAG NAIL IN EASTERLY FACE OF A UTILITY POLE 0.9 FEET ABOVE GROUND 73.0 FEET NORTHERLY OF THE CENTERLINE OF ANTHONY DRIVE, 69.5 FEET WESTERLY OF THE CENTERLINE OF COTTONWOOD DRIVE AND 46.0 FEET NORTHWESTERLY OF AN OPEN GRATE STORM MANHOLE, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

BCA BENCHMARK 4390
ELEVATION: 697.53 FT.

"PK" NAIL IN WESTERLY FACE OF A UTILITY POLE 30.5 FEET NORTHERLY OF THE CENTERLINE OF ANTHONY DRIVE, 532 FEET EASTERLY OF THE CENTERLINE OF COTTONWOOD DRIVE AND 83.6 FEET SOUTHEASTERLY OF THE SOUTHEASTERN CORNER OF A BRICK HOUSE AND 26.5 FEET, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

HORIZONTAL CONTROL (NAD 83 (CORS 96))

TRAVERSE STATION 1
N: 1,258,588.66 FT.
E: 1,037,241.10 FT.

½ INCH DIAMETER IRON PIPE WITH CAP "ILS 2006 2207" IN GRASS 27.5 FEET NORTHERLY OF THE CENTERLINE OF ANTHONY DRIVE AND 37.0 FEET WESTERLY OF THE CENTERLINE OF COTTONWOOD ROAD, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS

TRAVERSE STATION 106
N: 1,259,139.32 FT.
E: 1,037,286.67 FT.

½ INCH DIAMETER REBAR 577 FEET NORTHERLY OF THE CENTERLINE OF ANTHONY DRIVE, 13.8 FEET EASTERLY OF THE CENTERLINE OF COTTONWOOD ROAD AND 40 FEET ± SOUTHERLY OF THE CENTERLINE OF A CRUSHED STONE DRIVEWAY, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

UTILITIES NOTE

UTILITIES SHOWN ARE AS REPORTED TO US AND AS INDICATED ON EXISTING UTILITY BASE MAPS AND REFERENCE DATA PROVIDED TO US. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, UNCOVER, EXPOSE OR ELECTRONICALLY LOCATE THESE FACILITIES TO FIELD CHECK THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR EXACT LOCATION OF THESE UTILITIES. FOR ADDITIONAL INFORMATION CONTACT:

GAS:

AMEREN ILLINOIS
ATTN: STEVE ESTES
1112 WEST ANTHONY DRIVE
POST OFFICE 17070
URBANA, IL 61801-7070

TELEPHONE:

AT&T (LOCAL)
201 SOUTH NEIL STREET
CHAMPAIGN, IL 61820
PHONE: 217/398-7980
FAX: 217/398-7991

ELECTRIC:

AMEREN ILLINOIS
ATTN: STEVE ESTES
1112 WEST ANTHONY DRIVE
POST OFFICE 17070
URBANA, IL 61801-7070

U.S. SPRINT CORPORATION
ATTN: JAMES BURTON
5600 NORTH RIVER ROAD,
SUITE 300
ROSEMONT, IL 60018
PHONE: 847/737-1273
FAX: 847/737-1377

TRANSPORTATION:

ILLINOIS DEPARTMENT OF
TRANSPORTATION DISTRICT 5
ATTN: KEN HACKNEY
13473 ILL HIGHWAY 133
POST OFFICE BOX 610
PARIS, IL 61944-0610
PHONE: 217/465-4181
FAX: 217/465-5732

MCI TELECOMMUNICATIONS
2921 GREENBRIAR DRIVE
SUITE A
SPRINGFIELD, IL 62704
PHONE: 217/546-9410

CHAMPAIGN COUNTY
HIGHWAY COMMISSIONER
ATTN: DAN LYBARGER
1605 EAST MAIN STREET
URBANA, IL 61802
PHONE: 217/384-3800
FAX: 217/328-5148

McLEOD USA
ATTN: JEFF TAYLOR
30486 E 400 NORTH ROAD
STRAWN, IL 61775
PHONE: 309/838-0788

URBANA TOWNSHIP
HIGHWAY COMMISSIONER
ATTN: JIM PRATHER
2312 PERKINS ROAD
URBANA, IL 61802
PHONE: 217/344-7361
FAX: 217/367-3555

CONXXUS
330 WEST OTTAWA STREET
PAXTON, IL 60957
PHONE: 217/379-2026
FAX: 217/379-3361

ONE - CALL SYSTEM:

J.U.L.I.E.
PHONE: 800/892-0123

MCI (WORLDCOM)
ATTN: INVESTIGATIONS
2400 N GLENVILLE DRIVE
RICHARDSON, TX 75082
PHONE: 972/729-6322
FAX: 972/729-6240

CABLE TELEVISION:

COMCAST
ATTN: ROBERT VALENTINE
303 FAIRLAWN DRIVE
URBANA, ILLINOIS 61801
PHONE: 217/384-8031
FAX: 217/384-2021

MANHOLE DATA

STORM MANHOLE 1
RIM ELEVATION: 689.87 FT.
INV. 6 INCH CONC. NW: 687.09 FT.
INV. 6 INCH CONC. S: 687.22 FT.

STORM MANHOLE 2
RIM ELEVATION: 690.11 FT.
INV. 15 INCH CONC. NW: 685.41 FT.
INV. 15 INCH CONC. S: 685.41 FT.

STORM MANHOLE 3
RIM ELEVATION: 689.33 FT.
INV. 15 INCH CONC. NW: 683.21 FT.
INV. 15 INCH CONC. S: 683.30 FT.

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

DATE: _____ CHAIRPERSON: _____

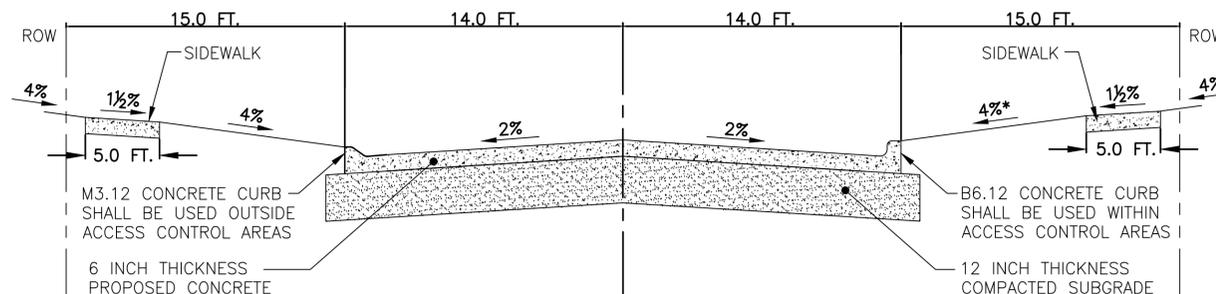
APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____ BY _____ MAYOR

ATTEST: _____, CITY CLERK

PRELIMINARY PLAT

**COUNTRYSIDE SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS**



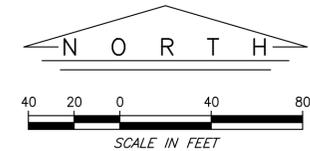
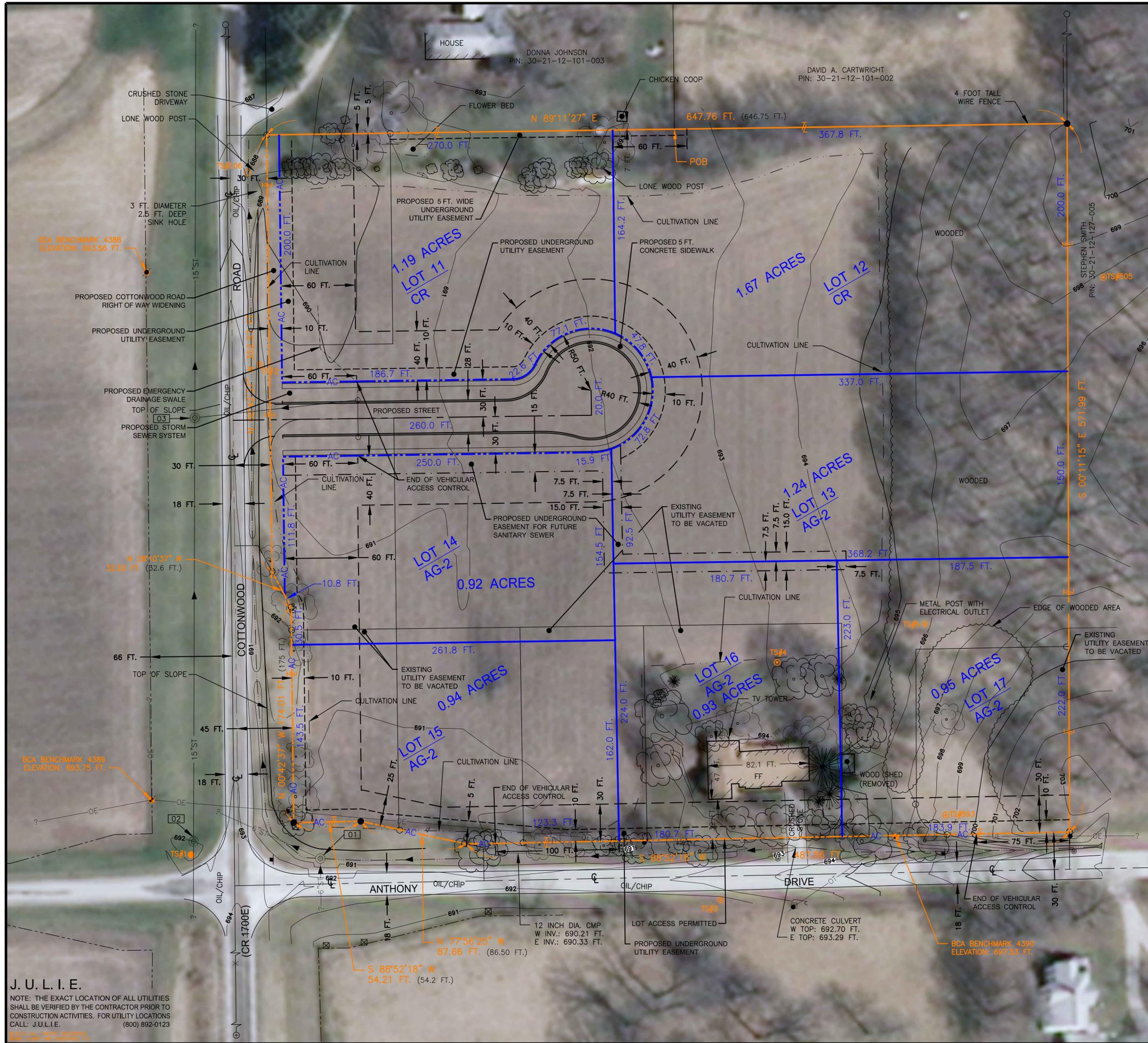
* REDUCE SLOPE TO 2% TO RIGHT-OF-WAY LINE AT PROPOSED EMERGENCY SWALE

TYPICAL PROPOSED STREET CROSS SECTION



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 2 OF 3
FILE: 6598-1PP.DWG 061013



AERIAL PHOTOGRAPHY FROM
CHAMPAIGN COUNTY
ORTHO PHOTOGRAPHY
DATED APRIL 2008

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
- - - - - PROPOSED RIGHT-OF-WAY
- - - - - PROPOSED BUILDING SETBACK LINE
- - - - - PROPOSED UTILITY EASEMENT LINE
- - - - - PROPOSED SANITARY EASEMENT LINE
- - - - - PROPOSED STREET CENTERLINE
- - - - - PROPOSED EMERGENCY DRAINAGE SWALE
- — — — — TITLE LINE
- /// EXISTING BUILDING LINE
- > < EXISTING CULVERT
- OT- EXISTING OVERHEAD TELEPHONE LINE
- OE- EXISTING OVERHEAD ELECTRIC LINE
- AC- VEHICULAR ACCESS CONTROL
- EXISTING SIGN
- EXISTING POLE/POST
- BENCHMARK/DESIGNATION
- TS#1 TRAVERSE STATION
- ⊙ EXISTING DECIDUOUS TREE/SIZE
- ⊙ EXISTING EVERGREEN TREE/SIZE
- ⊙ EXISTING "SOFT" SPOT ELEVATION
- ⊙ EXISTING "HARD" SPOT ELEVATION
- ⊙ EXISTING "HARD" SPOT ELEVATION AT MANHOLE RIM
- ⊙ EXISTING GAS METER
- ⊙ EXISTING PRIVATE WATER WELL
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING UTILITY POLE/GUY WIRE/TRANSFORMER
- ⊙ EXISTING GLOBE POLE LIGHT
- ⊙ EXISTING STORM SEWER MANHOLE (OPEN LID)
- ⊙ BERN, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
- 10"ST- EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
- ? DESTINATION OR DATA UNKNOWN
- ⊙ EXISTING PRIVATE MAILBOX
- ⊕ EXISTING SANITARY SEWAGE CLEANOUT
- 700- EXISTING INDEX CONTOUR LINE
- 698- EXISTING INTERMEDIATE CONTOUR LINE
- - - - - EXISTING CULTIVATION LINE
- ~ ~ ~ ~ ~ EXISTING TREE LINE
- ⊙ EXISTING ELECTRIC METER

LOT 17 PROPOSED LOT NUMBER

CR LOT WITHIN COUNTY CONSERVATION RECREATION (CR) ZONING DISTRICT
AG-2 LOT WITHIN COUNTY AGRICULTURE (AG-2) ZONING DISTRICT

(LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962

PRELIMINARY PLAT
COUNTRYSIDE SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS

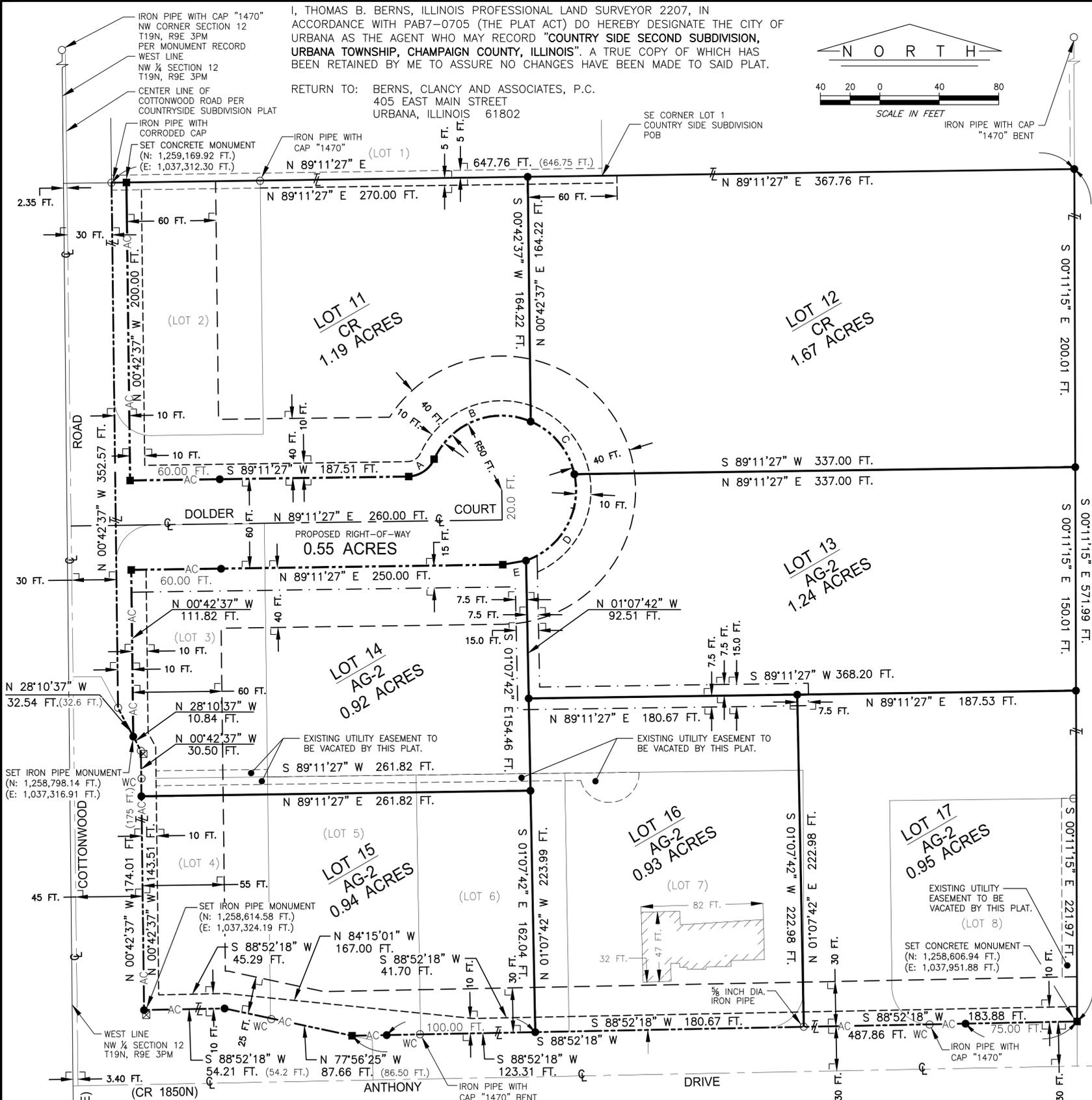
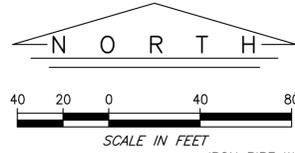
J. U. L. I. E.
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123
© 2013 ALL RIGHTS RESERVED
BNA, LINDA, AND ASSOCIATES, P.C.

BCA BERN, 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: 061013 SHEET 3 OF 3
FILE: 6598-1PP.DWG

I, THOMAS B. BERNIS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207, IN ACCORDANCE WITH PAB7-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA AS THE AGENT WHO MAY RECORD "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS". A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

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



CURVE DATA				
ARC SECTION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
A	22.75 FT.	20.00 FT.	20.70 FT.	S 55°41'03" W
B	77.09 FT.	50.00 FT.	69.68 FT.	S 68°44'22" W
C	47.77 FT.	50.00 FT.	45.98 FT.	N 39°43'03" W
D	72.70 FT.	50.00 FT.	66.46 FT.	N 29°18'22" E
E	15.91 FT.	50.00 FT.	15.89 FT.	N 80°06'14" E

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 "ILS 2006 2207"
- 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
- ⊥ DENOTES 90 DEGREE ANGLE
- WC WITNESS CORNER
- EXISTING UTILITY EASEMENT LINE
- EXISTING CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED SANITARY EASEMENT LINE
- PROPOSED STREET CENTERLINE
- TITLE LINE
- EXISTING LOT LINE
- EXISTING BUILDING LINE
- (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRYSIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED JUNE 11, 1962
- AC VEHICULAR ACCESS CONTROL
- LOT 17 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

© 2013 ALL RIGHTS RESERVED.
BERNIS, CLANCY AND ASSOCIATES, P.C.

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. BUILDING SET BACK ALONG DOLDER COURT SHALL BE 40 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 11 AND FOR LOT 14 SHALL BE LOCATED ALONG DOLDER COURT A MINIMUM OF 60 FEET EASTERLY OF THE WESTERN LINE OF SAID LOTS. NO DRIVEWAY ACCESS TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 15 SHALL BE LOCATED WITHIN 100 FEET OF THE EASTERLY LOT LINE OF LOT 15. NO OTHER DRIVEWAY ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.

THE DRIVEWAY FOR LOT 17 SHALL BE LOCATED WITHIN 75 FEET OF THE EASTERLY LOT LINE OF LOT 17. 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 185 OF 300, COMMUNITY PANEL NUMBER 170894 0185 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984, 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 HUNDREDTHS 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.

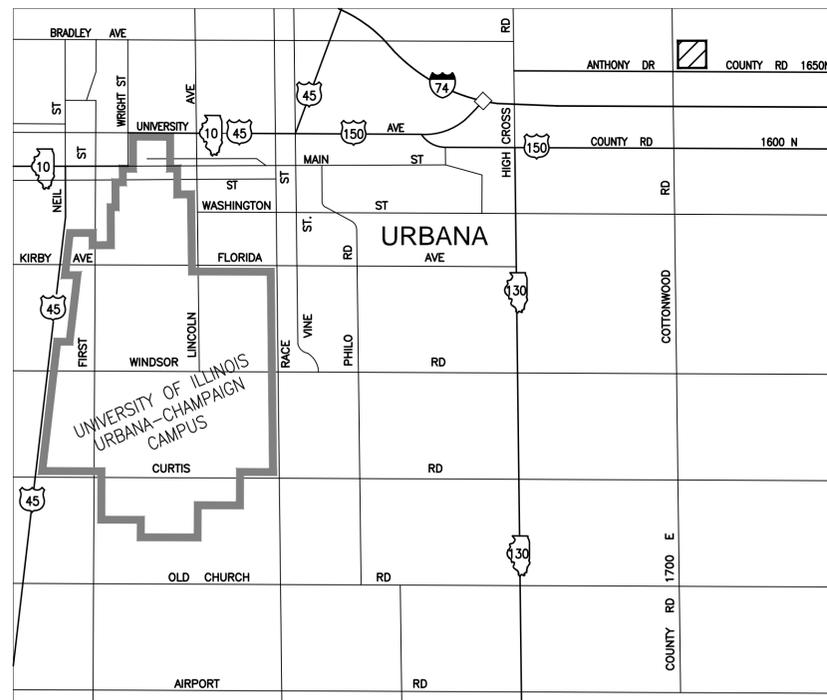
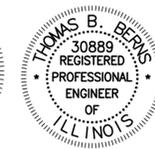
I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

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 JUNE 10, 2013

THOMAS B. BERNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
LICENSE EXPIRATION: NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL ENGINEER 30889
LICENSE EXPIRATION: NOVEMBER 30, 2013
URBANA, CHAMPAIGN COUNTY, ILLINOIS
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**

BERNS, 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: 061013 SHEET 2 OF 2
FILE: 6598-1FP.DWG

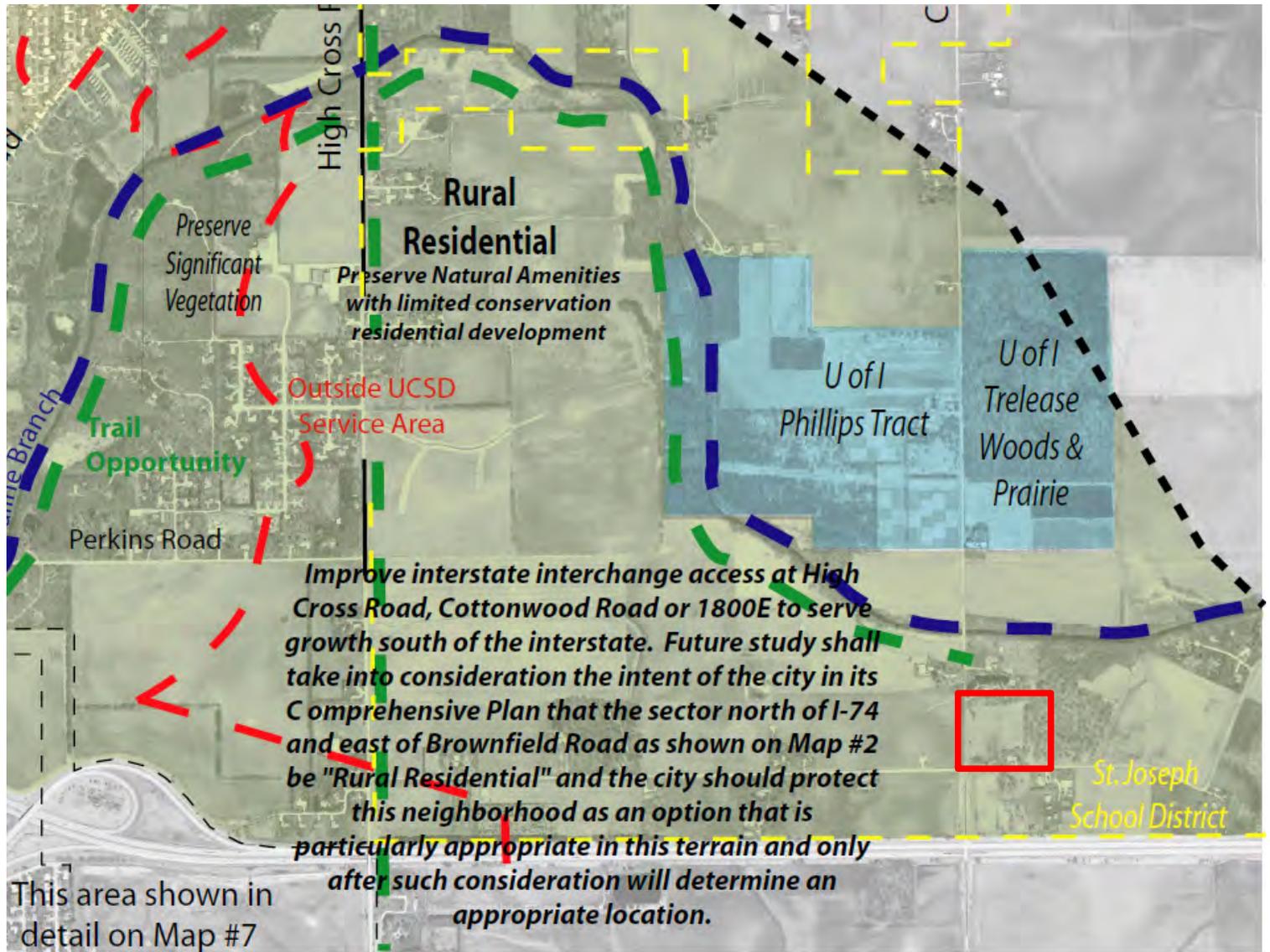
Exhibit C: Location and Existing Land Use Map



Case: 2209-S-13
Subject: Countryside Second Subdivision
Preliminary/Final Plat
Location: Cottonwood Rd & Anthony Dr
Petitioner: Marcus Harris

 Subject Property

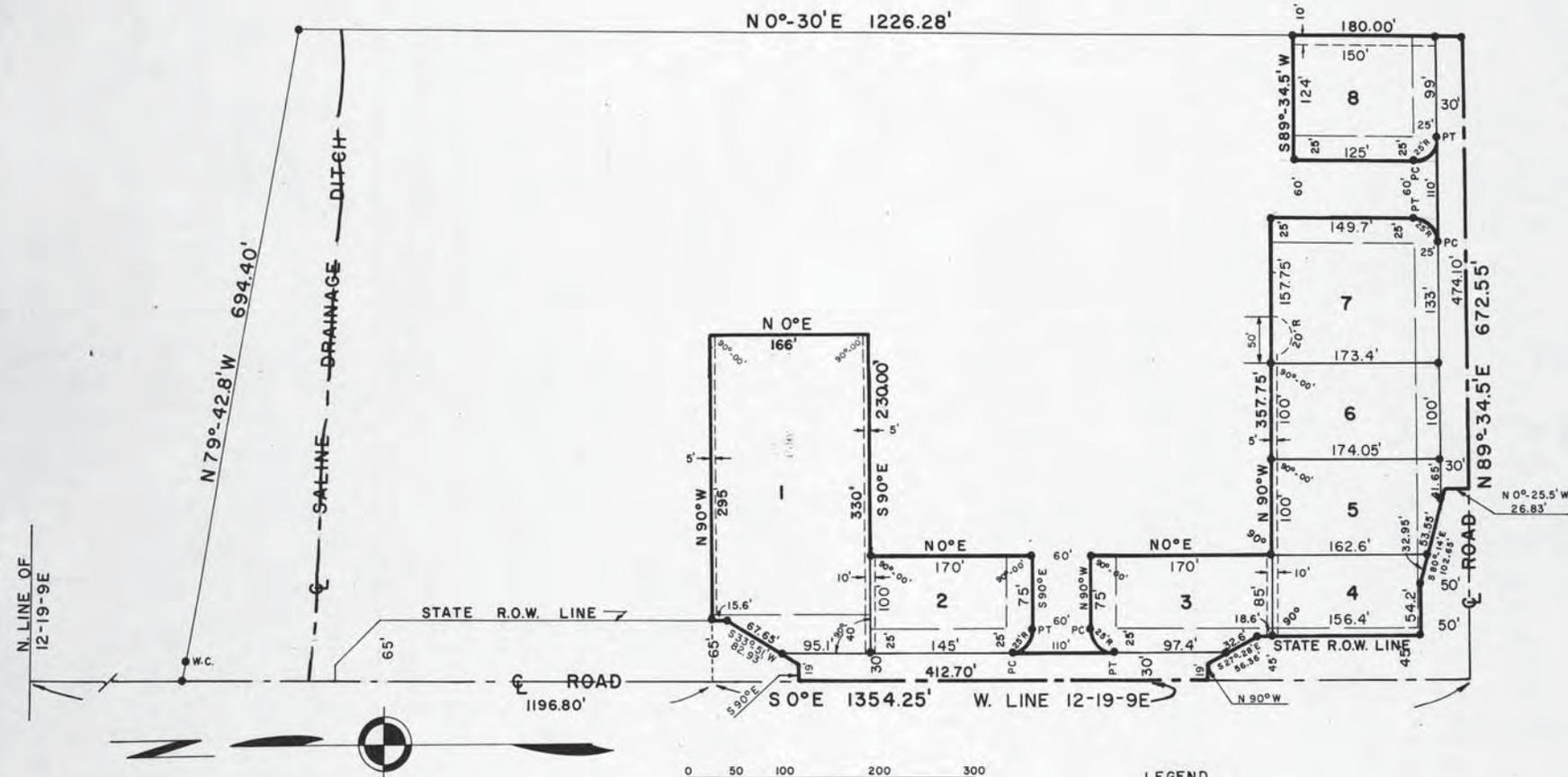
Exhibit D: Future Land Use Map



Case: 2209-S-13
 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

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

Walter H. Stepper
James M. ...
William ...
Harold A. ...
John A. ...

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

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

CHARLES S. DANNER
CONSULTING ENGINEER
URBANA, ILLINOIS
Charles S. Danner
CHARLES S. DANNER
ILS 1470
MAY 31, 1962

