



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commissioners

FROM: Jeff Engstrom, AICP, Planner II

DATE: May 16, 2014

SUBJECT: **Plan Case No. 2233-S-14:** Countryside 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 in 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. The Plan Commission is requested to review the revised Preliminary Plat and Final Plat and make a recommendation to City Council for approval or denial.

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 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 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 40 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 33.75 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 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.

Drainage

The applicant's engineer has submitted a storm water management report which must be approved by the City Engineer prior to recording of the final plat. 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 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 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 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 Staff 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 Plan Commission has the following options in Plan Case 2233-S-14 regarding the Preliminary Plat of Countryside Second Subdivision:

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

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

- a. Recommend approval of the Final Plat; or
- b. Recommend denial of the Final Plat. If recommending denial, the Plan Commission must state findings by where the plat is deficient.

Staff Recommendations

Based on conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan, in Plan Case 2233-S-14, Staff recommends that the Plan Commission:

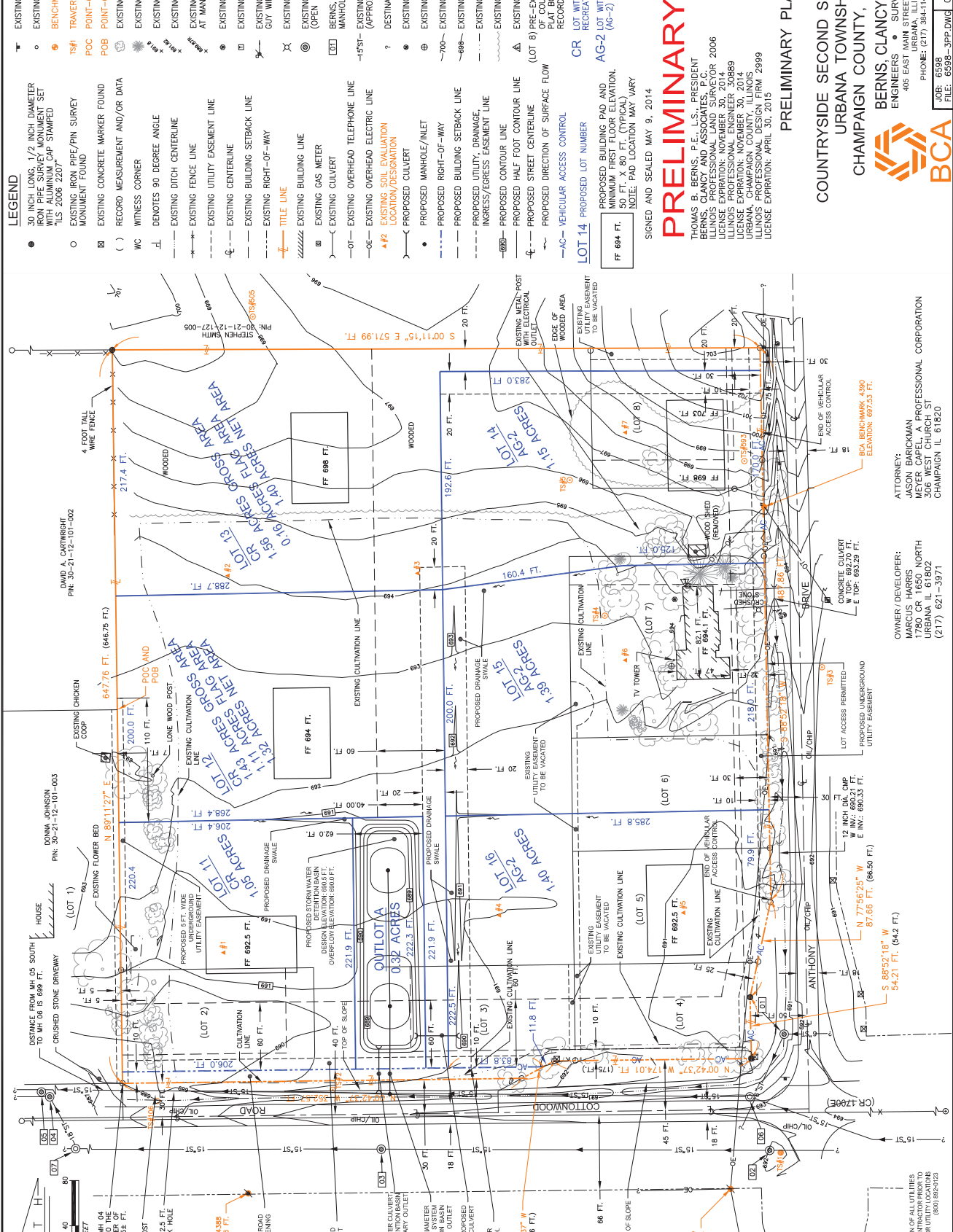
- Recommend the Urbana City Council APPROVE the Preliminary Plat of Countryside Second Subdivision; and
- Recommend the Urbana City Council APPROVE the Countryside Second Subdivision Final Plat, including the proposed deferral to allow construction of the sidewalks along Cottonwood Road and Anthony Drive 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)



- LEGEND**
- 3/4 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED
 - 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
 - TITLE LINE
 - EXISTING BUILDING LINE
 - EXISTING GAS METER
 - EXISTING CULVERT
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING STORM SEWER LINE/SIZE
 - 4/2 EXISTING SOIL EVALUATION LOCATION/DESIGNATION
 - PROPOSED CULVERT
 - PROPOSED MANHOLE/INLET
 - 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&S TRAVERSE STATION
- POC POINT-OF-COMMENCEMENT
- POB POINT-OF-BEGINNING
- EXISTING DECIDUOUS TREE/SIZE
- EXISTING EVERGREEN TREE/SIZE
- EXISTING "SOFT" SPOT ELEVATION
- EXISTING "HARD" SPOT ELEVATION AT MANHOLE RIM
- EXISTING PRIVATE WATER WELL
- ⊠ EXISTING TELEPHONE PEDESTAL
- EXISTING UTILITY POLE/GUY WIRE/TRANSFORMER
- ⊠ EXISTING GLOBE POLE LIGHT
- ⊠ EXISTING STORM SEWER MANHOLE (OPEN LID)
- ⊠ BURNS, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
- EXISTING INTERMEDIATE CONTOUR LINE
- EXISTING CULATION 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

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

FF 694 FT.
50 FT. X 80 FT. (TYPICAL)
NOTE: PAD LOCATION MAY VARY
SIGNED AND SEALED MAY 9, 2014

PRELIMINARY

THOMAS B. BURNS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
ILLINOIS PROFESSIONAL ENGINEER 30869
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

BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET • POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 394-1144 • FAX: (217) 394-3355

BCA

OWNER/DEVELOPER:
ALTON BRICKMAN
MEYER CAPEL A PROFESSIONAL CORPORATION
306 WEST CHURCH ST
CHAMPAIGN IL 61820
(217) 621-3971

ATTORNEY:
ALTON BRICKMAN
MEYER CAPEL A PROFESSIONAL CORPORATION
306 WEST CHURCH ST
CHAMPAIGN IL 61820
(217) 621-3971

J. U. I. E.
NOTE: THE EXACT LOCATION OF ALL UTILITIES AND CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS CALL: JULIE. (800) 892-0123
SEE PLAN FOR BENCHMARKS.

DATE: 6/5/14
JOB: 6598
FILE: 6598-3PP.DWG 050914

SHEET 1 OF 3

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 450 OF 452, COMMUNAL PANEL 2019G, CHAMPAIGN COUNTY, ILLINOIS, DATED FEBRUARY 20, 2010, AND THE PROPERLY SURVEYED IS REPORTEDLY WHOLLY LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING).

PUBLIC WATER AND SANITARY SEWER ARE NOT AVAILABLE.
 AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
 A SPECIAL SERVICE AREA WILL BE CREATED TO FINANCE CONSTRUCTION OF A SANITARY SEWER TO SERVE COUNTRY SIDE LOT 16 WITHIN 200 FEET OF COUNTRY SIDE SECOND SUBDIVISION.
 THE DRAINAGE FOR LOT 16 SHALL BE LOCATED WITHIN 79.9 FEET AND/OR WITHIN 20 FEET OF THE NORTHERLY LOT LINE OF LOT 16.
 LOT 16 MAY UTILIZE A COMMON DRAINAGE WITH LOT 12 UPON RECORDED OF A WRITTEN AGREEMENT FOR DRAINAGE CONSTRUCTION AND MAINTENANCE. NO OTHER DRAINAGE ACCESS TO ANTHONY DRIVE OR TO COTTONWOOD ROAD SHALL BE ALLOWED.
 THE DRAINAGE FOR LOT 14 SHALL BE LOCATED WITHIN 55 FEET OF THE EASTERLY LOT LINE OF LOT 14 ALONG ANTHONY DRIVE. LOT 14 MAY UTILIZE A COMMON DRAINAGE WITH LOT 13 UPON RECORDED OF A WRITTEN AGREEMENT FOR DRAINAGE CONSTRUCTION AND MAINTENANCE.
 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 OWNER(S) EXPENSE.
 WRITTEN REQUEST TO THE URBANA CITY ENGINEER FOR REPRESENTATIVE TO DO OR THE CITY OF URBANA WILL CONSTRUCT AND INVOICE THE THEN OWNER(S) AND/OR DEVELOPER(S) AS APPLICABLE.
OWNERS' AND ENGINEERS' 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. THE DRAINAGE OF SURFACE WATERS WILL BE CHANGED, THEREOF, 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 SUCH A MANNER AS TO PREVENT DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS".

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF COUNTRYSIDE SECOND SUBDIVISION. THE DRAINAGE OF SURFACE WATERS WILL BE CHANGED, THEREOF, 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 SUCH A MANNER AS TO PREVENT DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF "COUNTRYSIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS".

PRELIMINARY

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 EXPIRES: NOVEMBER 30, 2014

J. U. L. I. E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES CALLS. CALL 800-882-0283 OR 217-384-3355.

LEGAL DESCRIPTION

LOTS 2, 3, 4, 5, 6, 7, AND 8 OF COUNTRY SIDE SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAN RECORDED IN PLAN BOOK 'N' AT PAGE 108. AND ALSO:
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 N, RANGE 10 W, 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 WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTH 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 SAID ROAD, THENCE NORTH ALONG THE EAST LINE OF SAID ROAD 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 POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 3, THENCE WEST ALONG THE WEST 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 LOT 2 OF SAID SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

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

CHAMPAIGN COUNTY ZONING	LOTS	MINIMUM LOT DIMENSION	BUILDING SETBACK				
			MIN LOT AREA	FRONT ¹	FRONT ²	REAR	
CR (NORTHERN 200 FEET)	11 & 13	200 FEET	1.0 ACRE	85 FEET	60 FEET	15 FEET	25 FEET
	12 & 13	200 FEET	1.0 ACRE	-	60 FEET	15 FEET	25 FEET
AQ2	16	100 FEET	30,000 SQ FT	VARIES	-	10 FEET	20 FEET
	14 & 15	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 (SOUTHERLY) SETBACK FOR LOT 12 AND LOT 13 IS 60 FEET FROM THE SOUTHERN LOT LINE.

BENCHMARKS (NAVD 1988)

BCA BENCHMARK 2828
 ELEVATION: 684.60 FT
 CHISELED SQUARE ON BRIDGE OVER THE SALINE BRANCH DRAINAGE DITCH, LOCATED 13.22 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 500 FEET NORTHWESTERLY OF THE CENTERLINE OF ANTHONY DRIVE, 122 FEET NORTHWESTERLY OF AN OPEN GREAT STORM MANHOLE AND 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, ATTN: KEN HACKNEY 13473 1/2 HIGHWAY 133 POST OFFICE BOX 610 URBANA, ILLINOIS 61801-0610 PHONE: 217/465-0810 FAX: 217/465-5732
 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 WESTERLY OF THE CENTERLINE OF COTTONWOOD DRIVE AND 83.6 FEET SOUTHEASTERLY OF THE SOUTHEASTERN CORNER OF A TRUCK HOUSE, 26.86 FEET, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS.

HORIZONTAL CONTROL (NAD 83 (CORS 96))

TRANSVERSE STATION 1
 N: 1,259,139.32 FT
 E: 1,037,286.66 FT
 N: 1,259,588.66 FT
 E: 1,037,241.10 FT
 1/2 INCH DIAMETER IRON PIPE WITH CAP
 S: 2046.2207', IN GRASS 27.15 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: 1,037,286.66 FT
 18 INCH DIAMETER WITH CONCRETE GRADE
 RM ELEVATION: 689.87 FT.
 INV. 6 INCH CONC. N: 687.09 FT.
 INV. 6 INCH CONC. S: 887.22 FT.
 STORM MANHOLE 02
 4 FOOT DIAMETER
 RM ELEVATION: 690.11 FT.
 INV. 15 INCH CONC. N: 685.41 FT.
 INV. 15 INCH CONC. S: 685.41 FT.
 STORM MANHOLE 03
 4 FOOT DIAMETER
 RM ELEVATION: 689.33 FT
 INV. 15 INCH CONC. N: 683.91 FT.
 INV. 15 INCH CONC. S: 683.30 FT.
 STORM MANHOLE 04
 4 FOOT DIAMETER
 RM ELEVATION: 683.91 FT.
 INV. 18 INCH CONC. N: 679.79 FT.
 INV. 18 INCH CONC. SW: 679.81 FT.
 STORM MANHOLE 05
 4 FOOT DIAMETER
 RM ELEVATION: 685.06 FT.
 INV. 15 INCH CONC. N-S: 679.88 FT.
 STORM MANHOLE 06
 4 FOOT DIAMETER
 RM ELEVATION: 681.00 FT.
 INV. 15 INCH CONC. N: 681.48 FT.
 INV. 15 INCH VCP. SW: 681.42 FT.

EXISTING MANHOLE DATA

STORM STRUCTURE 07
 LOCATED TO THE SOUTHWEST OF MANHOLE 04
 NOT INSPECTED - SOLID CONCRETE LID

UTILITIES NOTE

UTILITIES SHOWN ARE AS REPORTED TO US AND AS INDICATED ON EXISTING PLANS. WE DO NOT VERIFY THE DATA PROVIDED BY THE UTILITY COMPANIES. 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: JEFF TAYLOR
 1112 WEST ANTHONY DRIVE
 URBANA, IL 61801-1070
 PHONE: 217/398-7980
 FAX: 217/398-7991
 ELECTRICAL:
 AMEREN ILLINOIS
 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
 SUITE A
 GREENSBORO, IL 62704
 PHONE: 217/546-9410
 PHONE: 217/546-9410
 MGLEOD USA
 ATTN: JEFF TAYLOR
 1112 WEST ANTHONY DRIVE
 URBANA, IL 61801-1070
 PHONE: 309/838-0788
 CHAMPAIGN COUNTY HIGHWAY DEPARTMENT
 ATTN: MARY WILKINSON
 1605 EAST MAIN STREET
 URBANA, IL 61802
 PHONE: 217/384-3800
 FAX: 217/328-5148
 URBANA TOWNSHIP HIGHWAY COMMISSIONER
 ATTN: JIM PRATHER
 2312 PERKINS ROAD
 URBANA, IL 61801-7361
 PHONE: 217/546-7361
 FAX: 217/367-3555
 ONE-CALL SYSTEM:
 J.U.L.I.E.
 PHONE: 800/892-0123

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 PLAN

COUNTRYSIDE SECOND SUBDIVISION,
URBANA TOWNSHIP,
CHAMPAIGN COUNTY, ILLINOIS

BERNIS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET, POST OFFICE BOX 75
 URBANA, ILLINOIS 61801-0075
 PHONE: (217) 384-1144 • FAX: (217) 384-3355

BCA
 JOB: 6508
 FILE: 6508-3PP.DWG
 DATE: 05/09/14
 SHEET 2 OF 3

- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED
 - 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
 - TITLE LINE
 - EXISTING BUILDING LINE
 - EXISTING GAS METER
 - EXISTING CULVERT
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - 4/2 EXISTING SOIL EVALUATION LOCATION/DESIGNATION
 - PROPOSED CULVERT
 - PROPOSED MANHOLE/INLET
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED UTILITY DRAINAGE, INGRESS/EGRESS EASEMENT
 - 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
- TSFI TRAVERSE STATION
- POC POINT-OF-COMMENCEMENT
- POB POINT-OF-BEGINNING
- EXISTING DECIDUOUS TREE/SIZE
- EXISTING EVERGREEN TREE/SIZE
- EXISTING "SOFT" SPOT ELEVATION
- EXISTING "HARD" SPOT ELEVATION
- EXISTING "HARD" SPOT ELEVATION AT MANHOLE RIM
- EXISTING PRIVATE WATER WELL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UTILITY POLE/GUY WIRE/TRANSFORMER
- EXISTING GLOBE POLE LIGHT
- EXISTING STORM SEWER MANHOLE (OPEN LID)
- BERNS, CLANCY AND ASSOCIATES MANHOLE DESIGNATION
- 153- EXISTING STORM SEWER LINE/SIZE (APPROXIMATE LOCATION)
- ? DESTINATION OR DATA UNKNOWN
- EXISTING PRIVATE MAILBOX
- EXISTING SANITARY SEWAGE CLEANSUIT
- EXISTING INDEX CONTOUR LINE
- EXISTING INTERMEDIATE CONTOUR LINE
- EXISTING CULATION 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

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. NOTE: PAD LOCATION MAY VARY SIGNED AND SEALED MAY 9, 2014

PRELIMINARY

THOMAS B. BERNIS, P.E., L.S., PRESIDENT
 BERNIS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 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

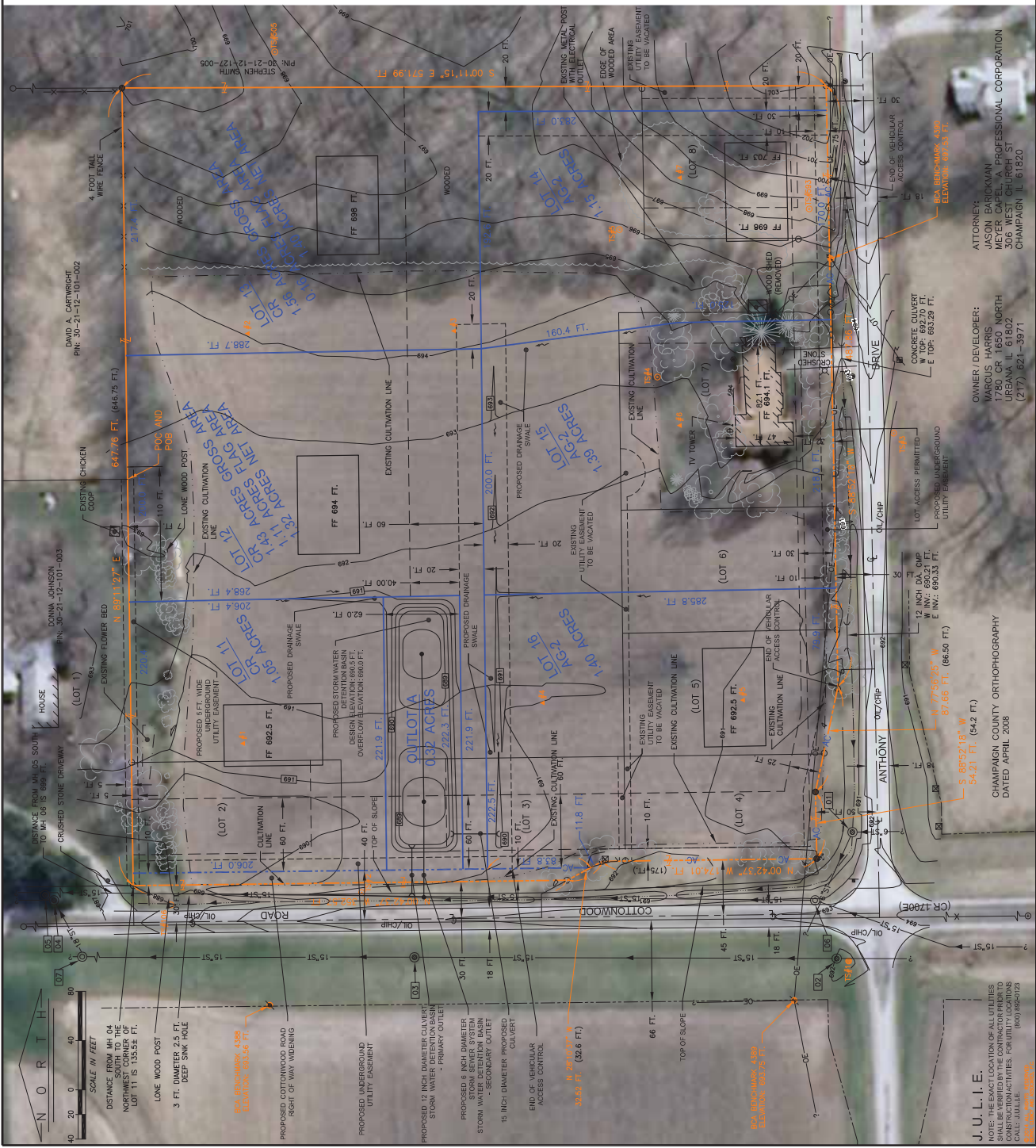
COUNTRYSIDE SECOND SUBDIVISION,
 URBANA TOWNSHIP,
 CHAMPAIGN COUNTY, ILLINOIS

BERNS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 394-1144 - FAX: (217) 394-3355

BCA

JOB: 6598
 FILE: 6598-3PP.DWG 050914

DATE: 05/09
 SHEET 3 OF 3



J.U.L.I.E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES
 CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS
 CALL: JULLIE (800) 896-0723

OWNER DEVELOPER:
 JENNIFER L. BUCKMAN
 MEYER GABELLA PROFESSIONAL CORPORATION
 306 WEST CHURCH ST
 CHAMPAIGN, IL 61820
 (217) 621-3971

ATTORNEY:
 JENNIFER L. BUCKMAN
 MEYER GABELLA PROFESSIONAL CORPORATION
 306 WEST CHURCH ST
 CHAMPAIGN, IL 61820
 (217) 621-3971

CHAMPAIGN COUNTY ORTHOGRAPHY
 DATED APRIL 2008

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 LONG COUNTRY SIDE SUBDIVISION (CR 1470) IN THE CITY OF URBANA AS THE AGENT WHO HAS RECORDED "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, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF SANITARY 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 SANITARY SEWER SERVICE:
 IF THE DEVELOPER(S) REQUESTS THAT WITHIN SIX MONTHS OF PUBLIC SANITARY SEWER SERVICE 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 DEVELOPER(S) SHALL BE RESPONSIBLE FOR THE COST OF CONNECTION AND SERVICE LINE 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 THE LOTS IN THIS SUBDIVISION THAT ALL BUILDINGS REQUIRING PUBLIC WATER 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 OWNER SHALL HAVE A PRIVATE WELL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

APPROVED BY:
 URBANA PLAN COMMISSIONER OF THE CITY OF URBANA

CHAIRPERSON _____ **DATE** _____

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

MAYOR _____ **DATE** _____

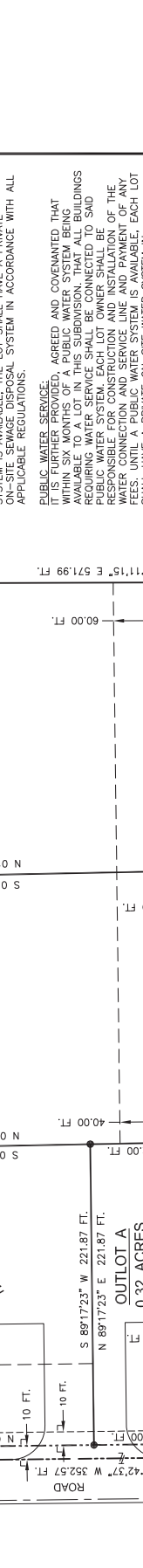
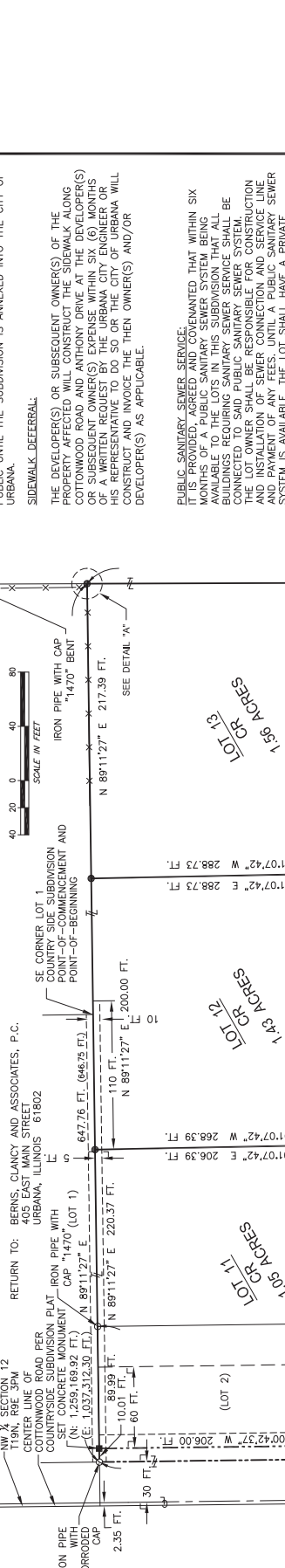
CITY CLERK _____ **DATE** _____

APPROVED BY:
 URBANA TOWNSHIP ROAD DISTRICT COMMISSIONER

_____ **DATE** _____

FINAL PLAT

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



RETURN TO: BERNIS, CLANCY AND ASSOCIATES, P.C.
 402 EAST MAIN STREET, OFFICE BOX 155
 URBANA, ILLINOIS 61802

DATE: 05/09/14
 FILE: 6598-3FF.DWG

LEGEND:

- CONCRETE SURVEY MONUMENT (2.0 INCH LONG, 1.5 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207")
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- ⊠ EXISTING CONCRETE MARKER FOUND
- () RECORD MEASUREMENT AND/OR DATA
- ∟ WITNESS CORNER
- EXISTING UTILITY EASEMENT LINE
- EXISTING CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY, DRAINAGE, INGRESS/EGRESS EASEMENT LINE
- PROPOSED SANITARY EASEMENT LINE
- PROPOSED STREET CENTERLINE
- TITLE LINE
- PRE-EXISTING LOT LINE
- EXISTING BUILDING LINE
- (LOT 8) PRE-EXISTING LOT NUMBER OF COUNTRY-SIDE SUBDIVISION PLAT BOOK "N" PAGE 106 RECORDED
- VEHICULAR ACCESS CONTROL

LOT 14 PROPOSED LOT NUMBER

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

ENGINEERS SURVEYORS PLANNERS
 BERNIS, CLANCY AND ASSOCIATES
 402 EAST MAIN STREET, OFFICE BOX 155
 URBANA, ILLINOIS 61802-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355

DATE: 05/09/14
 FILE: 6598-3FF.DWG

DATE: 05/09/14
 SHEET 1 OF 2

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 LOT IS REPORTEDLY ZONED OR (CONSERVATION RECREATION). THE REMAINDER OF SUBJECT LOT 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 SEWERS ARE NOT AVAILABLE. PROPOSED SYSTEMS WILL BE SERVED BY INDIVIDUAL PITS, THE 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 17 UPON RECORDATION OF A WRITTEN AGREEMENT. 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 5 FEET OF THE SOUTHERLY 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: NOTICE SHOULD BE TAKEN OF THE SPECIAL COVENANT REGARDING SEWER SERVICE TO BE SERVED BY THE SANITARY SEWER SERVICES (THE PLANNING, DESIGN, EASEMENT OR RIGHT-OF-WAY FEES, AND 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.
OWNERS AND ENGINEERS 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 TO THE NEAREST EXISTING DRAINAGE SYSTEM. WE HAVE 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. BURNS, P.E., I.L.S. PRESIDENT
 BURNS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL ENGINEER 30889
 URBANA, CHAMPAIGN COUNTY, ILLINOIS
 DATE OF LICENSE EXPIRES: NOVEMBER 30, 2015

THOMAS B. BURNS, P.E., I.L.S. PRESIDENT
 BURNS, CLANCY AND ASSOCIATES, P.C.
 ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
 ILLINOIS PROFESSIONAL ENGINEER 30889
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OWNERS AND ENGINEERS STATEMENT

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THOMAS B. BURNS, P.E., I.L.S. PRESIDENT
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SURVEYORS / ENGINEERS REPORT

THOMAS B. BURNS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, ILLINOIS PROFESSIONAL ENGINEER 30889, AND VICE PRESIDENT OF BURNS, 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, AND A PART THEREOF, AS SET FORTH IN THE 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 THIRD 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 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 THENCE WEST ALONG THE NORTH LINE OF SAID ROAD, THENCE WEST ALONG THE NORTH LINE OF LOT 7 OF SAID SUBDIVISION, THENCE 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 SAID LOT 5, THENCE WEST ALONG THE WEST 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 SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH LINE OF SAID 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 TO 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 SURFACE 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 OWNER OF SAID PROPERTY SHOULD BE REQUIRED TO DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS RELY 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, LOCATION, OR DEPTH OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, 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 EXTRAJURISDICTIONAL 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.

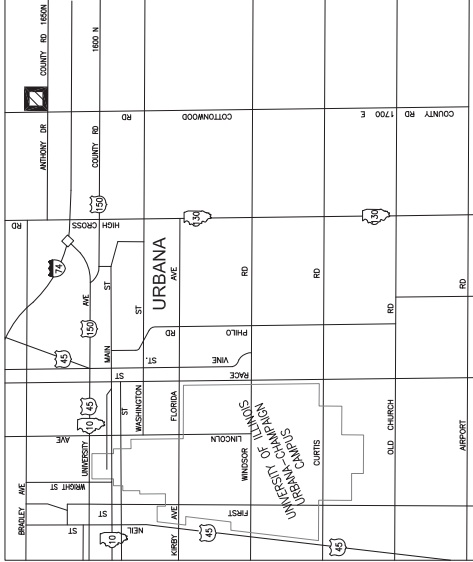
I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "COUNTRY SIDE SECOND SUBDIVISION, URBANA TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS."

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



PROJECT LOCATION LOCATION MAP URBANA, ILLINOIS



BURNS, CLANCY AND ASSOCIATES
 ENGINEERS SURVEYORS AND PLANNERS
 402 EAST MAIN ST. OFFICE BOX 175
 URBANA, ILLINOIS 61802-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355



JOB: 6598 DATE: 05/09/14 SHEET: 2 OF 2
 FILE: 6598--3FF.DWG

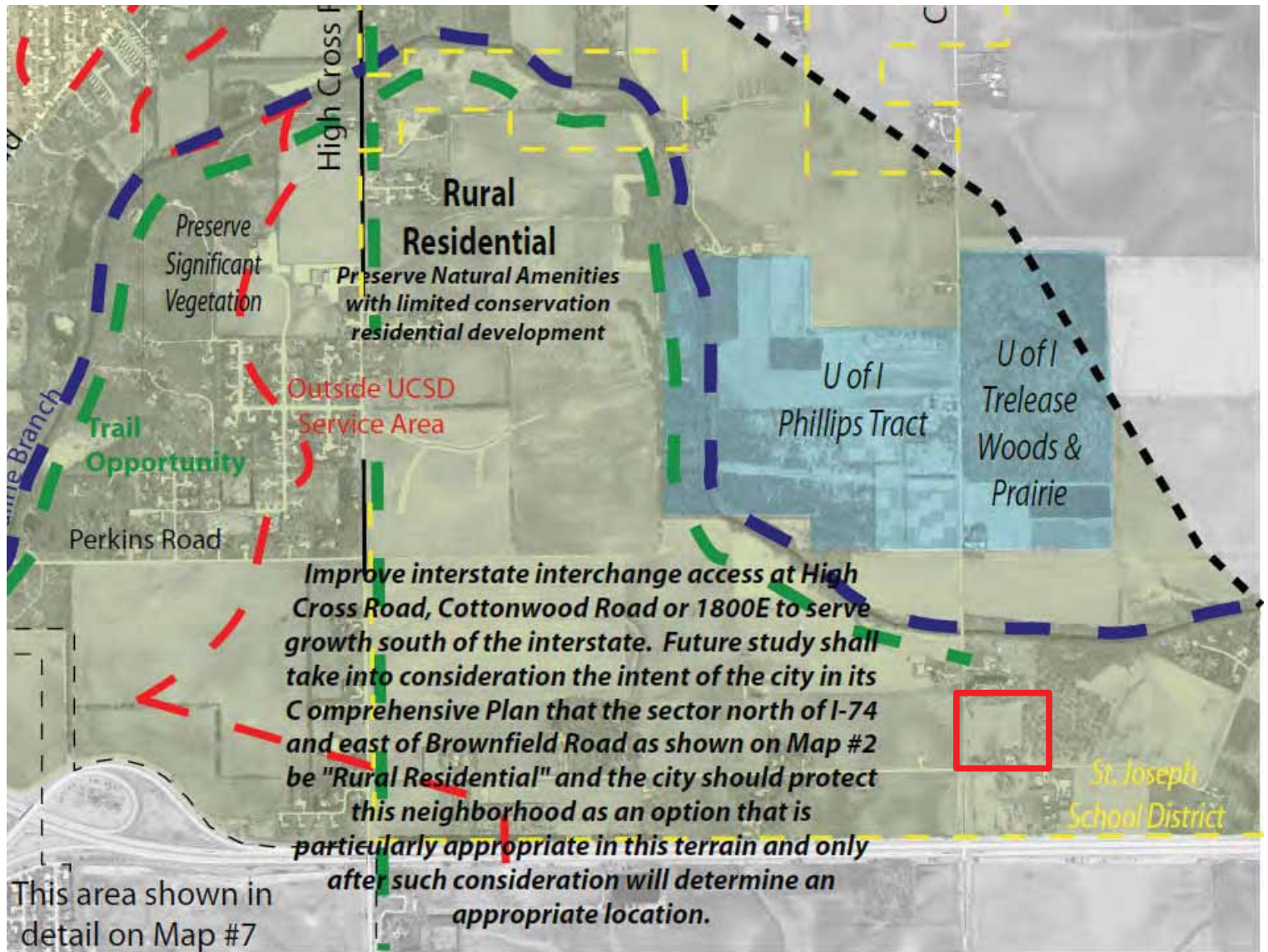
Exhibit C: Location and Existing Land Use Map



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

 Subject Property

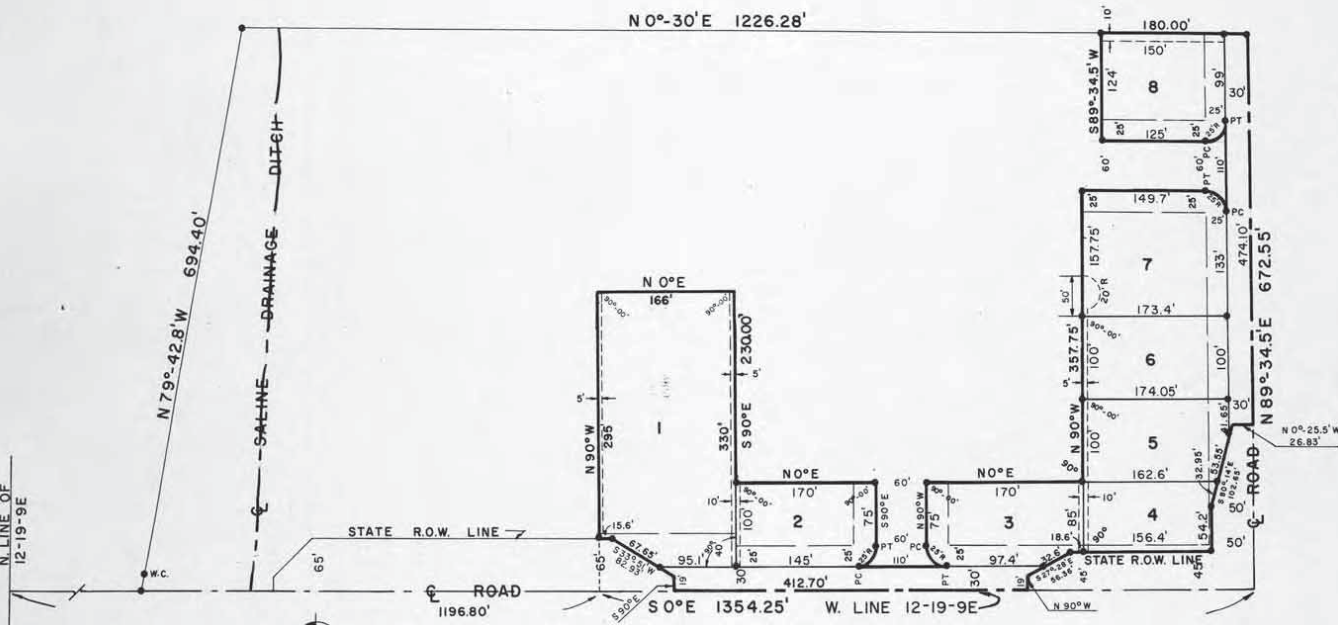
Exhibit D: Future Land Use Map



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

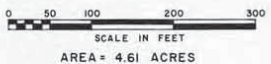
 Subject Property

COUNTRY SIDE SUBDIVISION
CHAMPAIGN COUNTY, ILLINOIS



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

APPROVED:
DATE June 7, 1962
BY THE PLAT COMMITTEE OF THE BOARD OF
SUPERVISORS OF CHAMPAIGN COUNTY, ILLINOIS
Wm. H. Deffen
James H. Deffen
William H. Deffen
Harold A. Deffen
John A. Deffen



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