

**ORDINANCE NO. 2016-11-112**

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT**

**(Replat of Lot 452 of Beringer Commons  
No. 4 - Plan Case No. 2292-S-16)**

**WHEREAS**, Ivan Richardson has submitted a Final Subdivision Plat for the Replat of Lot 452 of Beringer Commons No. 4 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

**WHEREAS**, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 is in general conformance with the Preliminary Plat for Beringer Commons Subdivision, which was approved by the City of Urbana on August 4, 1992 by Ordinance No. 9192-20 and as amended by the City of Urbana on August 20, 2001 by Ordinance 2001-08-096; and,

**WHEREAS**, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 complies with the 2005 Urbana Comprehensive Plan; and,

**WHEREAS**, the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 meets the requirements of the Urbana Subdivision and Land Development Code; and,

**WHEREAS**, the City Engineer has reviewed and approved the Final Plat for the Replat of Lot 452 of Beringer Commons No. 4 for the Subdivision.

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

**Section 1.** The Final Plat for the Replat of Lot 452 of Beringer Commons No. 4, attached hereto as Attachment A, is hereby approved as platted.


**Section 2.** This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.


PASSED BY THE CITY COUNCIL this 5<sup>th</sup> day of December, 2016.

AYES: Ammons, Brown, Jakobsson, Madigan, Marlin, Roberts, Smyth

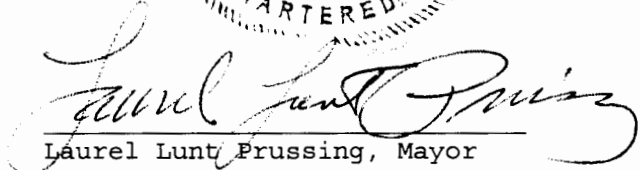
NAYS:

ABSTAINED:

  
Phyllis Clark, City Clerk



APPROVED BY THE MAYOR this 8<sup>th</sup> day of December, 2016.

  
Laurel Lunt Prussing, Mayor

# REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4

PART OF SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

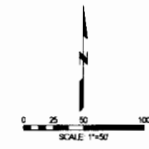


**Farnsworth GROUP**

2211 WEST BRADLEY AVENUE  
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(217) 352-7408 [www.fg.com](http://www.fg.com)

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Engineers | Architects | Surveyors | Scientists

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



**LEGEND**

- SET 1/2" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET 3/4" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- IRON PIPE MONUMENT FOUND
- WITNESS CORNER AT SPECIFIED DISTANCE
- BOUNDARY OF PLAT
- LOT LINE
- - - 5' BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- - - UTILITY & DRAINAGE EASEMENT
- - - COMMONS EASEMENT

**DRAINAGE STATEMENT:**

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

MICHAEL C. FRIEDL (DATE) \_\_\_\_\_  
ILLINOIS PROFESSIONAL ENGINEER NO. 44541



IVAN RICHARDSON (DATE) \_\_\_\_\_  
OWNER & SUBDIVIDER  
PRESIDENT, EAST URBANA DEVELOPMENT CORP.

**SURVEYOR'S DECLARATION:**

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, EAST URBANA DEVELOPMENT CORPORATION, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 452 OF BERINGER COMMONS SUBDIVISION NO. 4, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, RECORDED AS DOCUMENT NO. 2001R43690, DATED NOVEMBER 26, 2001, IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, CONTAINING 2.75 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.  
THIS PROPERTY HAS BEEN SUBDIVIDED INTO THE LOTS AND EASEMENTS AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4," CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF OCTOBER, 2016

FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821

BY: CHAD E. WALLACE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3521

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATE: 11-30-2016  
DESK FILE REGISTRATION NO. 184-031805

**NOTES:**

1. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
2. THIS SUBDIVISION CONTAINS 2.75 ACRES, MORE OR LESS.
3. THIS SUBDIVISION LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. THIS SUBDIVISION NO. 4 LIES WITHIN ZONE "3" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY MAP NO. 17010104310 WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
5. BEARINGS ARE REFERENCED TO PREVIOUS PHASES OF BERINGER COMMONS SUBDIVISIONS. THE BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF LOT 1427 TO CITY OF URBANA CONTROL POINT NO. 28 IS N89°16'16"E 729.94 FEET. THE BEARING AND DISTANCE FROM THE SOUTHEAST CORNER OF LOT 1416 TO CITY OF URBANA CONTROL POINT NO. 28 IS N49°29'06"E 507.11 FEET.
6. LOTS 1416-1419, LOTS 1420-1422, LOT 1423 AND LOTS 1424-1427 ARE TO BE DEVELOPED UNDER THE COMMON LOT LINE PROVISIONS OF THE URBANA ZONING ORDINANCE WITH FOUR (4), THREE (3), ONE (1) AND FOUR (4) DWELLING UNIT STRUCTURES RESPECTIVELY ON THE AFORESAID "GROUP" OF LOTS.
7. DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON OCTOBER 16, 2016.

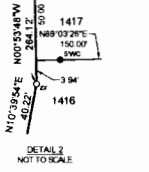
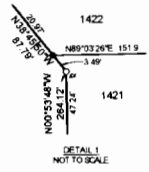
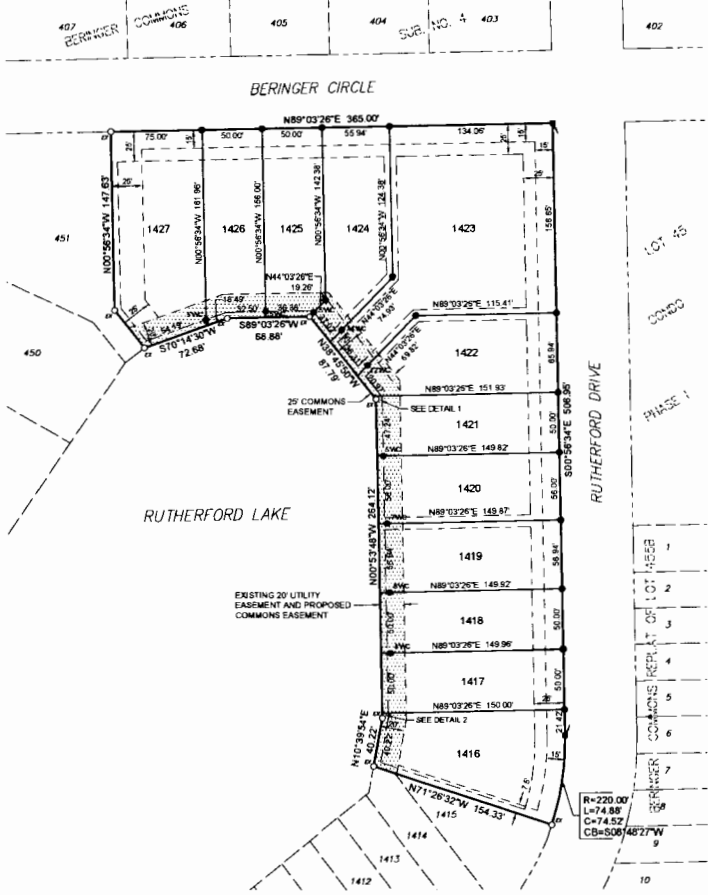
**APPROVED BY:**

THE CITY OF 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

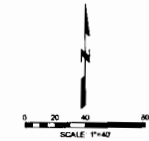
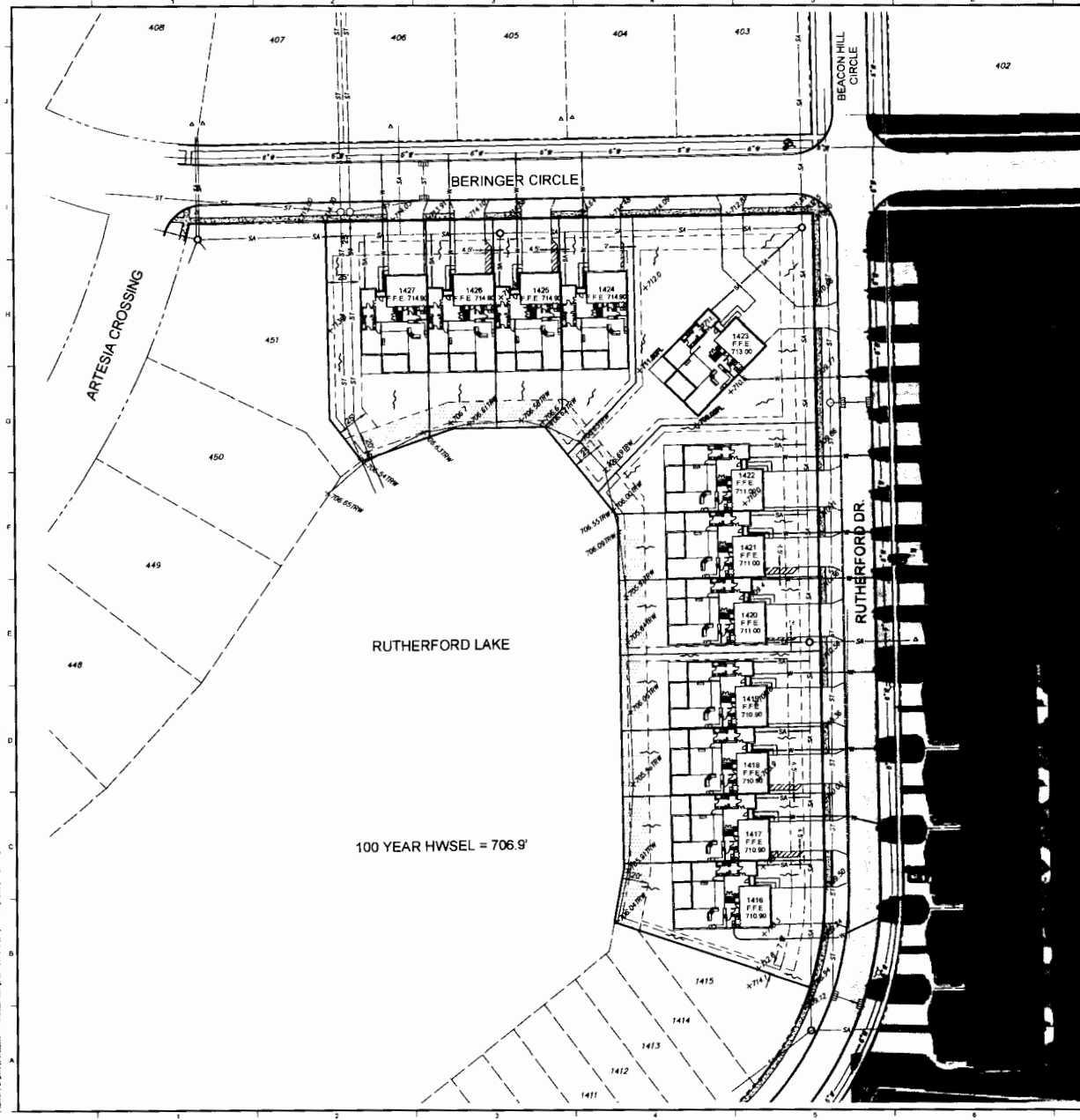
PRESENTED FOR RECORDING BY: \_\_\_\_\_ PLANNING MANAGER, CITY OF URBANA



**RECORDING AGENT DESIGNATION:**  
CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR 3521, IN ACCORDANCE WITH PAB-0705 (THE PLAT ACT) DO HEREBY DESIGNATE THE CITY OF URBANA AS THE AGENT WHO MAY RECORD "REPLAT OF LOT 452 BERINGER COMMONS SUBDIVISION NO. 4," A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

**SURVEYOR/ENGINEER:**  
FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408

**OWNER/DEVELOPER:**  
EAST URBANA DEVELOPMENT CORPORATION  
1606 WILLLOW VIEW ROAD  
URBANA, ILLINOIS 61802  
(217) 326-2525



**EXISTING LEGEND**

- WATER VALVE
- △ FIRE HYDRANT
- WATER MAIN W SIZE
- SANITARY MANHOLE
- SA— SANITARY SEWER W SIZE
- STORM MANHOLE
- CURB INLET
- ST— STORM SEWER W SIZE
- x.709.77 EXISTING SPOT ELEVATION

**PROPOSED LEGEND**

- WATER SERVICE
- SANITARY SEWER SERVICE
- SURFACE DRAINAGE
- PROPOSED SPOT ELEVATION
- 5' BUILDING SETBACK LINE, UNLESS NOTED OTHERWISE
- UTILITY & DRAINAGE EASEMENT
- COMMONS EASEMENT

**GENERAL NOTES**

1. ALL SANITARY SEWER SERVICES AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHAMPAIGN, IEPA, UCSD, AND LAWC REQUIREMENTS. THIS INCLUDES HORIZONTAL AND VERTICAL SEPARATION OF THESE LINES. THE DEPICTED LOCATIONS REQUIRE FIELD CONFIRMATION. IN THE EVENT THE REQUIRED SEPARATION CANNOT BE ATTAINED, EITHER THE SANITARY SEWER SHALL BE CONSTRUCTED OF WATERMAIN GRADE PIPE OR THE WATER LINE SHALL BE ENCASED WITH WATERMAIN GRADE PIPE IN ACCORDANCE WITH IEPA STANDARDS.
2. WATER SERVICE TAPS SHALL BE ACCOMPLISHED WITHIN EXISTING LANDSCAPED AREAS, NOT IN EXISTING PAVED DRIVEWAYS. WATER SERVICES SHALL BE 1 INCH MINIMUM TYPE K COPPER. THE DEPICTED LOCATIONS REFLECT TAPS PERFORMED IN LANDSCAPED AREAS.
3. SANITARY SEWER SERVICE LINES SHALL BE 4 INCH DIAMETER, SDR 26 PVC SEWER PIPE AT A MINIMUM SLOPE OF 2%.
4. THE LOTS SHALL BE DEVELOPED INCREMENTALLY, WITH EACH BUILDING REQUIRED TO SECURE A BUILDING PERMIT, A CLASS 2 LAND DISTURBANCE PERMIT AND A RIGHT-OF-WAY PERMIT.
5. 27 FOOT WIDE DRIVEWAYS ARE PERMITTED BASED UPON ORDINANCE NO. 2016-11-109, PASSED BY THE CITY OF URBANA ON 11/21/16. THE DRIVEWAYS SHALL TAPER AT A 45 DEGREE ANGLE FROM 27 FEET WIDE TO A MAXIMUM OF 45% OF EACH LOT WIDTH, BEGINNING AT A POINT 20 FEET FROM THE FACE OF THE BUILDING, AS DEPICTED ON THIS DRAWING.

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#	Date	Description
1.	08/09/2016	REVIEWED LOTS 1422 & 1423
2.	09/09/2016	REVIEWED LOTS 1422 & 1424
3.	11/09/2016	REVIEWED DRIVEWAYS & UTILITIES

**BERINGER CONDOMINIUMS**

**REPLAT OF LOT 452  
 BERINGER COMMONS  
 SUBDIVISION NO. 4**

CITY OF URBANA,  
 CHAMPAIGN COUNTY, ILLINOIS

Date	09/13/2016
Design/Drawn	SDS / GLS
Reviewed	MF
Field Book No.	NA

**UTILITY &  
 GRADING PLAN**



MICHAEL C. FRIEND (SATE)  
 ILLINOIS PROFESSIONAL ENGINEER NO. 44541

**C1.0**

Project No.: 0161352.00