



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

M E M O R A N D U M

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth Tyler, AICP, Director, City Planner

DATE: October 5, 2006

SUBJECT: **Annexation of a 14.51 acre tract of property located generally south of Airport Road and immediately east of Goodfield Road, known as Somerset Subdivision Phase 5 / Donald Flessner**

Introduction and Background

The petitioner, Donald Flessner, is requesting City Council approval of an annexation petition for a 14.51 acre tract to be developed as Somerset Subdivision, Phase 5 (see Exhibit B). The property is generally located in northeast Urbana, south of Airport Road and immediately east of Goodfield Road. The property is owned by Flessner Development Corporation (owned by Donald Flessner) and is being developed in Champaign County for single-family homes. Annexation would also secure an additional 0.31 acre right-of-way for eventual widening of Airport Road. The City Council has approved a Preliminary Plat for Somerset Subdivision, Phase 5, under the City's extra-territorial jurisdiction.

Issues and Discussion

In July 2006, the Urbana City Council approved an Annexation Agreement (Ordinance 2006-07-085) with Mr. Flessner for an 111 acre area. (See Exhibit C.) The 14.51 acre tract currently under petition is part of that Agreement. Specific conditions approved as part of the annexation agreement include:

- The Owner agreed to prepare a Final Subdivision Plat for Somerset Subdivision Phase 5 in compliance with the City of Urbana Subdivision and Land Development Code, except as waived by Ordinance No. 2006-02-018 (permitted narrower street widths), and the Somerset General Area Plan approved by the Urbana Plan Commission as part of Plan Case No. 1975-S-06.
- The Owner agreed, within 760 days of the recording date of the Final Subdivision Plat of Somerset Subdivision Phase 5 to cause annexation of the remainder of the 110 acres.

Additionally, the City Council has also approved Annexation Agreements for Somerset Subdivision, Phases 1-4, which include Somerset Drive and Fieldcrest Drive. Throughout this development process, the petitioner has been obtaining required City and County approvals, and all phases of Somerset Subdivision are being constructed to City standards. The petition under immediate consideration, for Somerset Subdivision Phase 5, would annex a narrow tract which borders Urbana's Landis Farms Subdivision. (See Exhibit B). Recording of the Final Plat for Somerset Subdivision Phase 5 will initiate an agreed upon sequence for annexation of the 111 acre tract plus Somerset Subdivision, Phases 1-4.

To insure that Somerset Subdivision is developed in a coordinated fashion, the petitioner, guided by Urbana's Comprehensive Plan, created a General Area Plan for the City's review and approval. (See Exhibit C) This General Area Plan depicts how Somerset Subdivision will integrate with adjoining development for elements such as streets, bicycle paths, and drainage. As authorized by the Urbana Subdivision and Land Development Code, the Urbana Plan Commission in February 2006 reviewed and approved the General Area Plan.

These properties, including the 14.51 acre tract, are currently zoned County R-2, Single-Family Residential. The 2005 Urbana Comprehensive Plan identifies the future land use for these properties as "Residential". The subject property is will be developed as single-family homes, and upon annexation will be directly converted to City R-2, Single-Family Residential. This zoning is consistent with other single-family developments in north Urbana, such as Landis Farms.

Recommendation

Staff recommends that the Committee of the Whole forward the attached Ordinance to the City Council's regular meeting on October 16, 2006 and approve the ordinance to annex the property located generally south of Airport Road and immediately east of Goodfield Road, known as Somerset Subdivision Phase 5 into the City of Urbana, Illinois.

To avoid uncertainty regarding public safety responsibilities concerning this property, the annexation Ordinance would take effect at 12 p.m. on October 17, 2006.

Prepared by:

Matt Wempe, Planner II

cc: Donald Flessner Troy Flessner
2015 N. Brownfield Road 2601 Somerset Drive
Urbana, IL 61802 Urbana, IL 61802

Attachments: Exhibit A: Draft Ordinance
Exhibit B: Location Map
Exhibit C: Somerset General Area Plan
Exhibit D: Somerset Annexation Agreement, July 2006
Exhibit E: Somerset Annexation Plat
Exhibit F: Preliminary Plat, Somerset Subdivision, Phase 5

ORDINANCE NO. 2006-10-126

AN ORDINANCE
ANNEXING CERTAIN TERRITORY
TO THE CITY OF URBANA

(Approximately 14.52 acres located generally south of Airport Road and immediately east of Goodfield Road / Donald Flessner)

WHEREAS, the hereinafter described territory is situated in unincorporated territory adjacent to and contiguous to the City of Urbana, Illinois, and is part of the Carroll Fire Protection District, and includes certain territory within the Urbana Township, and Notice was given to the Trustees of said Fire Protection District, the Board of Township Trustees, and the Township Commissioner of Highways, said notices being mailed on _____, 2006, that this Ordinance would be voted upon at the regular meeting of this Council at 7:00 p.m., Monday, October 16, 2006, and the Affidavit of mailing such Notices was duly recorded with the Recorder of Deeds of Champaign County, Illinois, on the _____ day of _____, 2006; and

WHEREAS, a written petition signed by all of the Owners of Record and at least fifty-one percent (51%) of the electors residing therein, of all land within such territory, has been filed with the City Clerk of the City of Urbana, Illinois, requesting annexation thereof to the City of Urbana; and

WHEREAS, the City Council passed Ordinance No. 2006-07-085 on July 17, 2006 approving and authorizing the execution of an annexation agreement; and

WHEREAS, the territory to be annexed by this Ordinance is presently located within Champaign County's R-2, Single-Family Residential zoning district and upon annexation will be classified City R-2, Single-Family Residential upon annexation in accordance with

the above-referenced annexation agreement; and

WHEREAS, it has been determined that said petition complies with all requirements of the law therefore; and

WHEREAS, the majority of the Members of the Council are of the opinion that it would be for the best interests of the people of the City of Urbana, Illinois, that said territory be annexed to and made a part of the said City.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

Section 1. That the following described real estate, viz.:

A tract of land being a part of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the Northwest Corner of said Northwest Quarter of Section 3, proceed North 90° 00' 00" East along the North line of said Northwest Quarter, 270.00 feet; thence South 00° 16' 29" West, 165.43 feet; thence South 89° 43' 31" East, 30.24 feet; thence South 00° 21' 44" West, 1147.62 feet; thence South 67° 48' 04" West, 20.00 feet; thence South 00° 16' 29" West, 180.00 feet; thence North 89° 43' 31" West, 30.94 feet; thence South 00° 16' 29" West, 770.00 feet; thence North 89° 43' 31" West, 249.06 feet to the West line of the Northwest Quarter; thence North 00° 16' 29" East 2269.40 feet along said West line of the Northwest Quarter to the Point of Beginning, encompassing 14.518 acres, more or less;

And commonly known for reference as Somerset Subdivision Phase 5, Urbana, Illinois, be and the same is hereby annexed to the City of

Urbana, Illinois. The above- described parcels, prior to annexation, are part of tracts assigned parcel index numbers 30-21-03-101-002 and 30-21-03-151-003, and following annexation the said parcels should be part of tracts bearing parcel index numbers 91-21-03-101-002 and 91-21-03-151-003.

Section 2. That the City Clerk be authorized and directed to record a certified copy of this Ordinance together with an accurate map of the territory herein above described in the Recorder's Office of Champaign County, Illinois in the Office of the County Clerk and County Election Authority of Champaign County, Illinois.

Section 4. The Zoning Ordinance of the City of Urbana, Illinois, and the Zoning Map of Urbana, Illinois, are hereby amended to classify the real property herein annexed as R-2, Single-Family Residential upon annexation and in accordance with an annexation agreement approved and authorized on July 17, 2006 by Council Ordinance No. 2006-07-085.

Section 5. The territory annexed herein is assigned to City of Urbana Ward 5.

Section 6. To avoid uncertainty regarding public safety responsibilities for the property herein annexed this Ordinance shall take effect at 12 p.m. on October 17, 2006.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the ____ day of _____, 2006.

Ayes:

Nays:

Abstain:

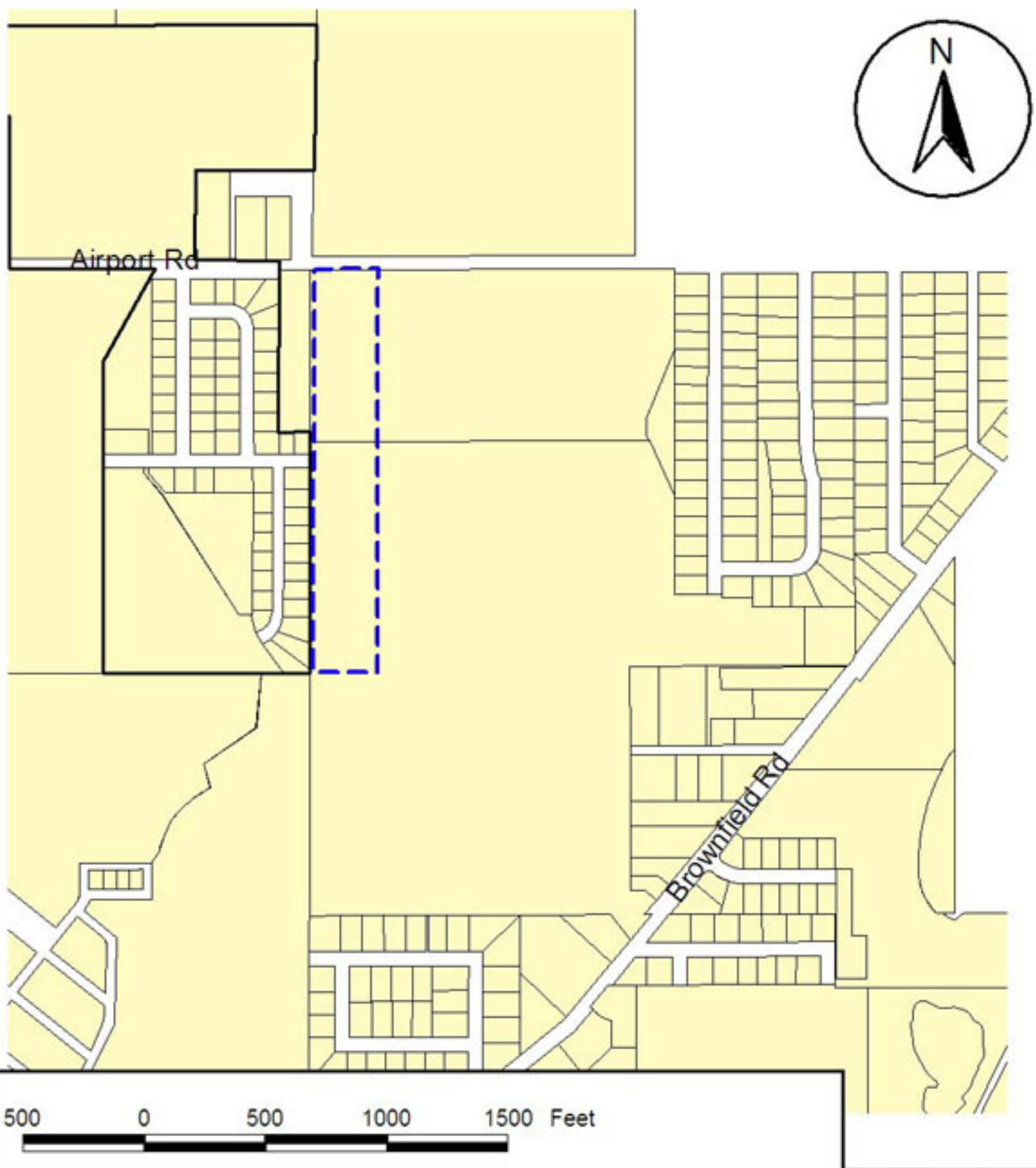
PASSED by the City Council this ____ day of _____, 2006.

Phyllis D. Clark, City Clerk



APPROVED by the Mayor this ____ day of _____, 2006.

Laurel Lunt Prussing, Mayor

Exhibit B: Location Map



Plan Case: 2006-A-01
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr, West of Clifton Dr
Description: Annexation Petition for Somerset Subdivision Phase 5

 City Boundry
 Subject Property

Somerset Subdivision General Area Plan

Approved by the Urbana Plan Commission - February 9, 2006

EXHIBIT "C"

Edited for clarity 10/04/2006 by Community Development Services - pal

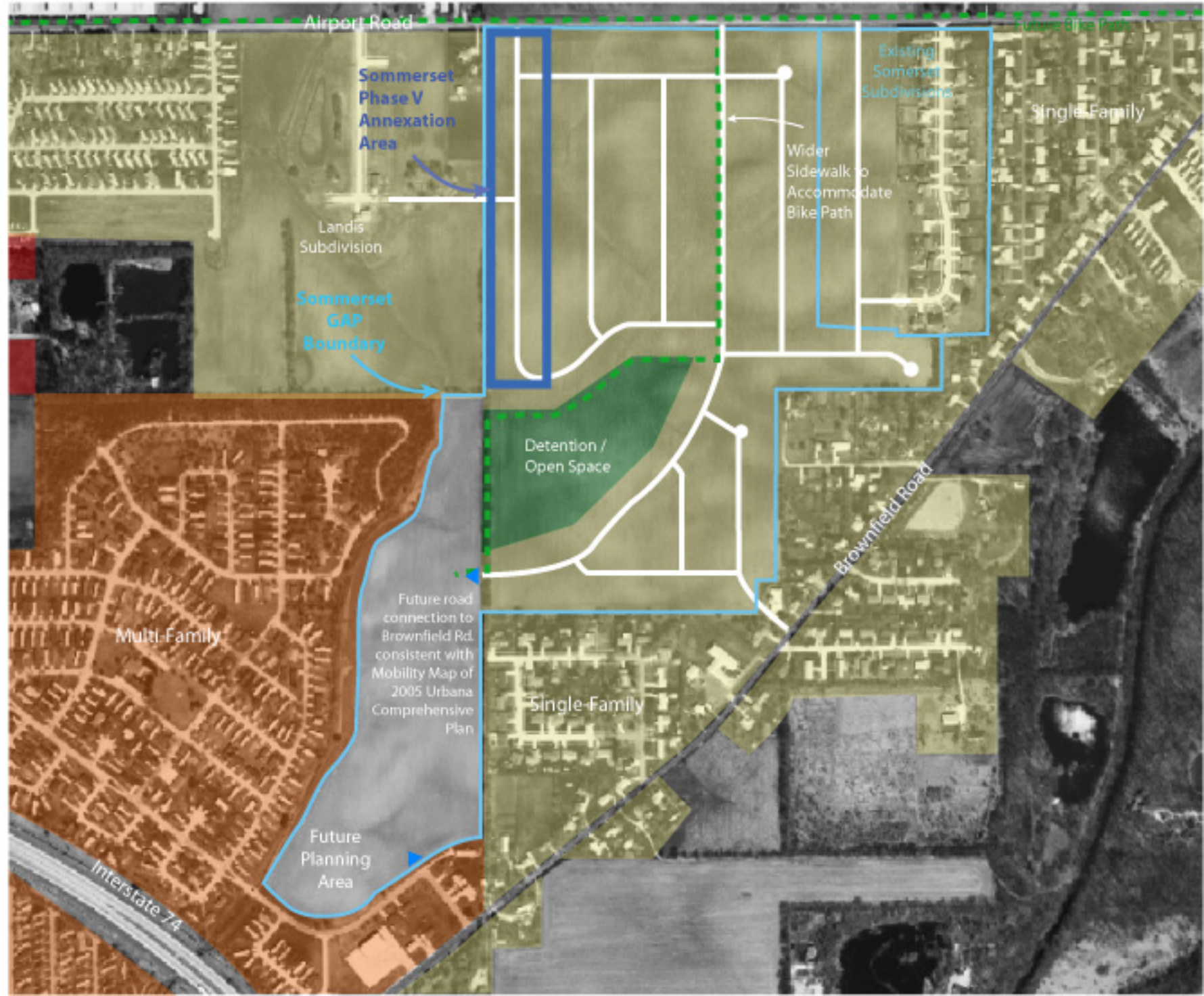


Exhibit D. Somerset Subdivision Annexation Agreement

Annexation Agreement

(Somerset Subdivision / Donald Flessner)

THIS Agreement is made and entered into by and between the **City of Urbana**, Illinois, (hereinafter sometimes referred to as the "Corporate Authorities" or the "City") and **Donald Flessner** (hereinafter referred to as the "Owner"). The effective date of this Agreement shall be as provided in Article III, Section 6.

WITNESSETH:

WHEREAS, this Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code (65 ILCS 5/11-15.1-1); and

WHEREAS, Donald Flessner is the Owner of record of a certain parcel of real estate located south of Airport Road, east of Goodfield Drive and west of Fieldcrest Drive, the legal description of which real estate is set forth in Exhibit A attached hereto and referenced herein as "the tract"; and

WHEREAS, the attached map, labeled Exhibit B, is a true and accurate representation of the tract to be annexed to the City of Urbana under the provisions of this agreement; and

WHEREAS, the City Council approved a preliminary plat for a portion of the tract called Somerset Subdivision Phase 5, per Ordinance No. 2006-02-018, which will be annexed to the City of Urbana prior to approval of a final plat; and

WHEREAS, although the tract is contiguous to the City of Urbana, the Owner and the City have determined that immediate annexation, with the exception of Somerset Subdivision No. 5, is not in the best interests of either party; and

WHEREAS, the City and the Owner find it necessary and desirable that the tract be annexed to the City with a zoning classification of R-2, Single Family Residential, under the terms and provisions of the Urbana Zoning Ordinance in effect upon the date of annexation, as amended, and subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the Corporate Authorities find annexation of the tract as described herein reflects the goals, objectives and policies set forth in the City's 2005 Urbana Comprehensive Plan, as amended from time to time; and

WHEREAS, such annexation will ensure that the City of Urbana will receive real estate taxes and other revenues and will enable the City to continue to enhance its tax base; and

Exhibit D. Somerset Subdivision Annexation Agreement

WHEREAS, the Owner desires to have the aforementioned real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth in this Agreement.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

ARTICLE I. REPRESENTATIONS AND OBLIGATIONS OF THE OWNER

The Owner agrees to the following provisions:

Section 1. Ownership and Annexation. The Owner represents that the Owner is the sole record Owner of the property described in Exhibit A and that the Owner shall, within seven hundred and sixty (760) days of the recording date of the Final Subdivision Plat of Somerset Subdivision Phase 5 cause the tracts to be annexed to the City of Urbana by filing a legally sufficient annexation petition with all required signatures thereon, all in accordance with Illinois Statutes.

The Owner further agrees that the substance of this Section of the Annexation Agreement shall be included in any sales contract for the sale of any portion of the subject property. If the subject tract is to be platted for subdivision, the Owner agrees that the substance of this provision regarding annexation shall be included in the subdivision covenant and such will constitute a covenant running with the land. The Owner agrees for itself, successor and assigns, and all other persons intended herein to be obligated to consent to annexation, to cooperate in signing or joining in any petition for annexation for the subject tract and that mandamus would be an appropriate remedy in the event of refusal so to do, and, if the City has to resort to Court proceedings to enforce this obligation, the City shall be entitled to recover reasonable attorney's fees. The Parties agree that nothing in this section shall preclude the voluntary annexation of the subject tract or any portion thereof earlier than would otherwise be required.

Section 2. Authority to Annex. The Owner agrees and hereby stipulates that the City, by its approval, execution or delivery of this Agreement does not in any way relinquish or waive any authority it may have to annex the tract in the absence of this Agreement.

Section 3. Zoning. The Owner acknowledges that upon annexation, the tract will be directly converted from Champaign County R-2, Single-Family Zoning District to City R-2, Single-Family Residential Zoning District. The Owner agrees that, unless changed upon the initiative of the Owner, the said City zoning classifications for said tract shall remain in effect for the term of this Agreement, subject to the right of the Corporate Authorities to amend the Zoning Ordinance text even if such amendment affects the tract. The Owner agrees to use the tract only in compliance with the Urbana Zoning Ordinance and this agreement as such may be amended from time to time.

Exhibit D. Somerset Subdivision Annexation Agreement

Section 4. Subdivision Plat. The Owner agrees to prepare a Final Subdivision Plat for Somerset Subdivision Phase 5 in compliance with the City of Urbana Subdivision and Land Development Code, except as waived by Ordinance No. 2006-02-018, and the Somerset General Area Plan approved by the Urbana Plan Commission as part of Plan Case No. 1975-S-06 (see Exhibit C).

Section 4. Building Code Compliance. The Owner agrees to cause all new development, construction, remodeling or building additions on said tracts to be in conformance with all applicable City of Urbana codes and regulations including building, zoning and subdivision codes.

Section 5. Amendments Required. The Owner shall take no action or omit to take action during the term of this Agreement which action or omission, as applied to the tract, would be a breach of this Agreement, without first procuring a written amendment to this Agreement duly executed by the Owner and the City. Said action includes petitioning for a county rezoning of said tracts without written amendment to this Agreement.

Section 6. Inducement. The Undertakings and covenants herein contained to be performed on the part of the City are the inducements for the Owner to agree to petition for annexation of the tract to the City and for the City to accept such annexation in accordance with this agreement.

ARTICLE II. REPRESENTATIONS AND OBLIGATIONS OF THE CORPORATE AUTHORITIES

The Corporate Authorities agree to the following provisions:

Section 1. Annexation. The Corporate Authorities agree to annex said tract subject to the terms and conditions outlined in this Agreement, when properly and effectively requested to do so, by submission of a legally sufficient petition from the Owner, by enacting such ordinances as may be necessary and sufficient to legally and validly annex said tract to the City.

Section 2. Zoning. The Corporate Authorities agree to annex the tract with a zoning classification of R-2, Single-Family Residential.

Section 3. Amendments. The City shall take no action nor omit to take action during the term of this Agreement which act or omission, as applied to the tract, would be a breach hereof, without first procuring a written amendment to this Agreement duly executed by the Owner, or the Owner's successors or assigns, of the portion of the tract which is directly the subject of the amendment.

Section 4. Subdivision Plat. The Corporate Authorities agree to review and approve a Final Subdivision Plat to be submitted by the Owner for Somerset Subdivision Phase 5, subject to the regulations of the Urbana Subdivision and Land Development Code and in general conformance with the Somerset General Area Plan (see Exhibit C).

Exhibit D. Somerset Subdivision Annexation Agreement

ARTICLE III: GENERAL PROVISIONS

Section 1. Term of this Agreement. This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the effective date of this Agreement as provided by the Illinois State Statutes, unless other provisions of this Agreement specifically apply a different term. To the extent permitted thereby, it is agreed that, in the event the annexation of subject tract under the terms and conditions of this Agreement is challenged in any court proceeding, the period of time during which such litigation is pending shall not be included in calculating said twenty-year term. By mutual agreement, the term of this Agreement may be extended.

If this Agreement imposes any obligation, restraint, or burden (hereinafter called collectively "obligation") on the Owner or the Owner's successors or assigns, which obligation extends beyond the termination date of this Agreement, such obligation may be released by the Urbana City Council enacting an Ordinance releasing such obligation by a majority vote of all Alderpersons then holding office and the recording of such Ordinance in the Champaign County Recorder's Office, Champaign County, Illinois.

Section 2. Covenant running with the land. The terms of this Agreement constitute a covenant running with the land for the life of this Agreement unless specific terms are expressly made binding beyond the life of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, lessees, executors, assigns and successors in interest of the Owner as to all or any part of the tracts, and are further expressly made binding upon said City and the duly elected or appointed successors in office of its Corporate Authorities.

Section 3. Binding Agreement upon parties. The Corporate Authorities and Owner agree that no party will take action or omit to take action during the term of this Agreement which act or omission as applied to the tracts would be a breach of this Agreement without first procuring a written amendment to this Agreement duly executed by the Owner and the City.

Section 4. Enforcement. The Owner and Corporate Authorities agree and hereby stipulate that any party to this Agreement may, by civil action, mandamus, action for writ of injunction or other proceeding, enforce and compel performance of this Agreement or the party not in default may declare this Agreement null and void in addition to other remedies available. Upon breach by the Owner, the City may refuse the issuance of any permits or other approvals or authorizations relating to development of the tract.

Section 5. Severability. If any provision of this Agreement is rendered invalid for any reason, such invalidation shall not render invalid other provisions of this Agreement which can be given effect even without the invalid provision.

Section 6. Effective Date. The Corporate Authorities and Owner intend that this Agreement shall be recorded in the Office of the Champaign County Recorder with any

Exhibit D. Somerset Subdivision Annexation Agreement

expenses for said recording to be paid by the Corporate Authorities. The effective date of this Agreement shall be the date it is recorded; or if not recorded for any reason, the effective date shall be the date the Mayor signs the agreement on behalf of the City.

IN WITNESS WHEREOF, the Corporate Authorities and Owner have hereunto set their hands and seals, and have caused this instrument to be signed by their duly authorized officials and the corporate seal affixed hereto, all on the day and year written below.

Corporate Authorities
City of Urbana:

Owner:

Laurel Lunt Prussing
Mayor

Donald Flessner

Date

Date

ATTEST:

ATTEST:

Phyllis D. Clark
City Clerk

Notary Public

Date

Date

Exhibit D. Somerset Subdivision Annexation Agreement

Exhibit A

Legal Description

Tract 1:

The West 1 acre of the South 2 acres of Lot 19, and all of Lots 20, 23, 24, 25, 26 and 27, in Assessor's Subdivision of the North Half of Section 3, Township 19 North, Range 3 East of the Third Principal Meridian, and the Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois

Tract 2:

The North 13 acres of Lot 5 of the Subdivision of the East Hal of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, being Lot 5 of a Subdivision of the Estate of John Brownfield Sr. deceased and known on the Assessor's Book as Lot 19 of a Subdivision of the North Half of said Section 3 as aforesaid, in Champaign County, Illinois.

Tract 3:

The Southwest Quarter of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 4:

A portion of the East 4 acres of Lot 7 of a ReSubdivision of Lots 23, 24, 25 and 26 of a Subdivision of the West Half of the Southwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, as shown by plat recorded in Plat Book "A" at Pages 181 and 182, said portion being described as follows:

Beginning at the Northeast corner of said Lot 7; thence West along the North line of Lot 7, a distance of 83.50 feet; thence Southeasterly along a line forming an angle of 45°42'50" with the last described line, to the North right-of-way line of the Public Highway that runs Northeasterly along said North right-of-way line to the East line of said Lot 7; thence North along the said East line to the place of beginning, in Champaign County, Illinois.

Tract 5:

All of the following described real estate lying West of the road commonly referred to as Brownfield Road:

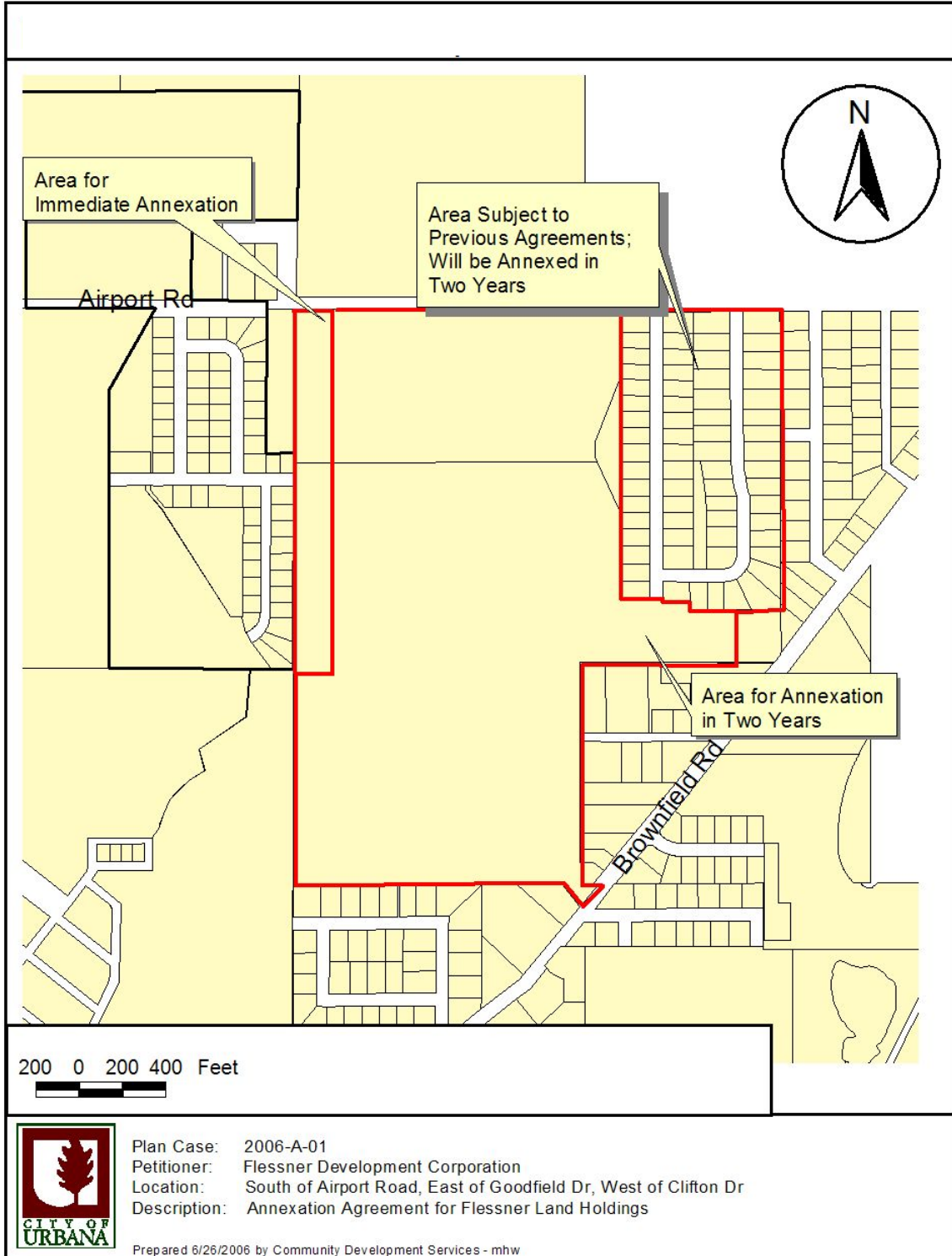
Beginning at the Northwest corner of the East half of the Southwest quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian; running thence East 12.39 chains; thence South 4.03 chains; thence West 12.398 chains; thence North 4.03 chains to the place of beginning; Also commencing 4 chains and 3 links South of the Northwest corner of the Northeast Quarter of Southwest Quarter of Section 3, Township 19, Range 9 East of the Third Principal Meridian; and running thence East 66 rods and 3 ¾ links; thence South 48 rods 10 ½ links; thence West 66 rods and 3 ¾ links; and thence North 48 rods and 10 ½ links to the place of beginning, in Champaign County Illinois

EXCEPT those parts of Tracts 1, 2, 3, 4, and 5 contained in the following subdivisions: Somerset Subdivision #1, as per plat recorded as Document 94R22638, Somerset Subdivision #2, as per plat recorded as Document 96R3310, Somerset Subdivision #3, as per plat recorded as Document 98R33828, Somerset Subdivision #4, as per plat recorded as Document 2003R48237.

Exhibit D. Somerset Subdivision Annexation Agreement

Exhibit B

Map of Tract



Plan Case: 2006-A-01
Petitioner: Flessner Development Corporation
Location: South of Airport Road, East of Goodfield Dr, West of Clifton Dr
Description: Annexation Agreement for Flessner Land Holdings

Prepared 6/26/2006 by Community Development Services - mhw

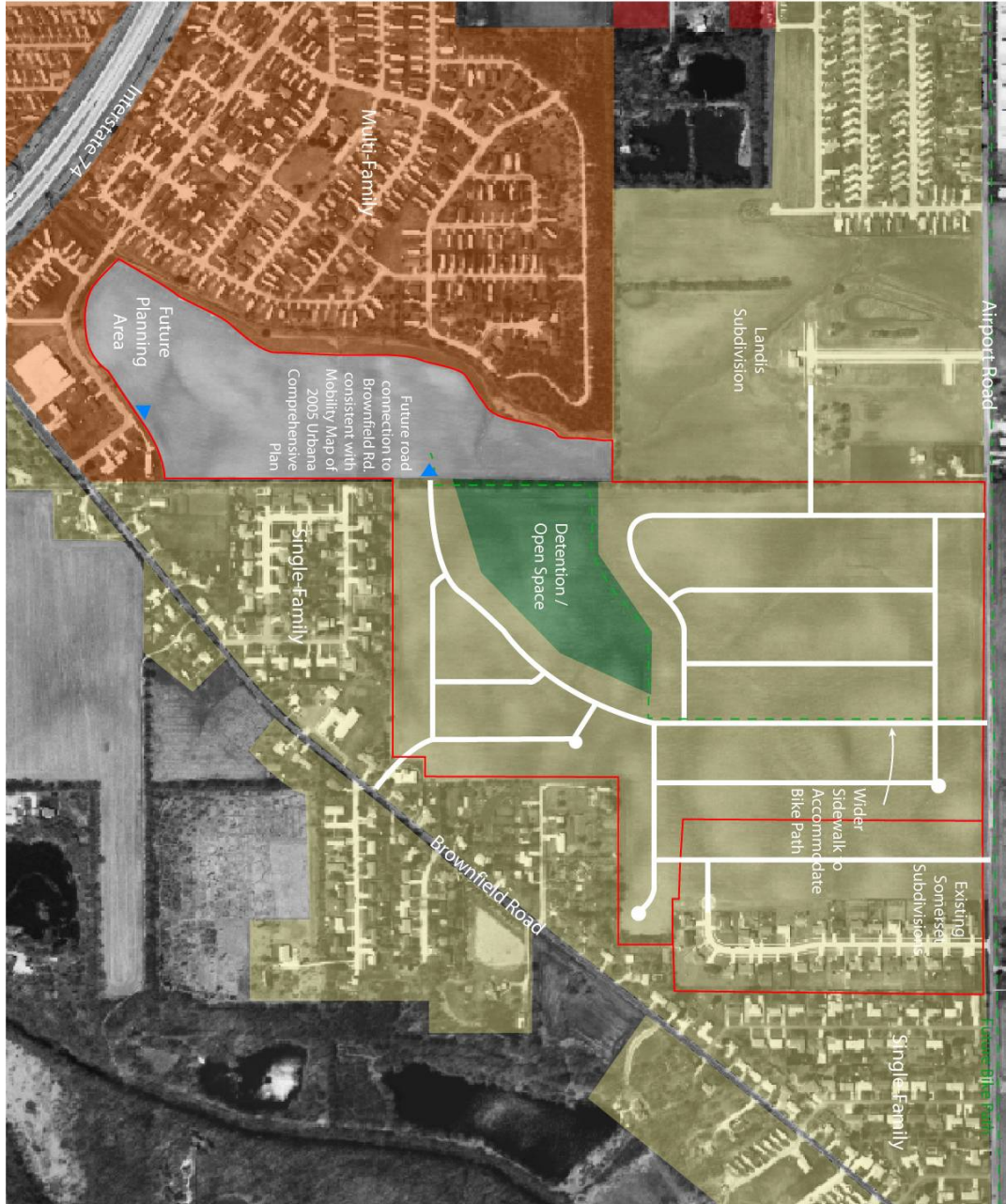
Exhibit D. Somerset Subdivision Annexation Agreement

Exhibit C

Somerset General Area Plan

Somerset Subdivision General Area
Approved by the Urbana Plan Commission - February 9, 2006

Drafted February 2, 2006 by Community Development Services - mhw



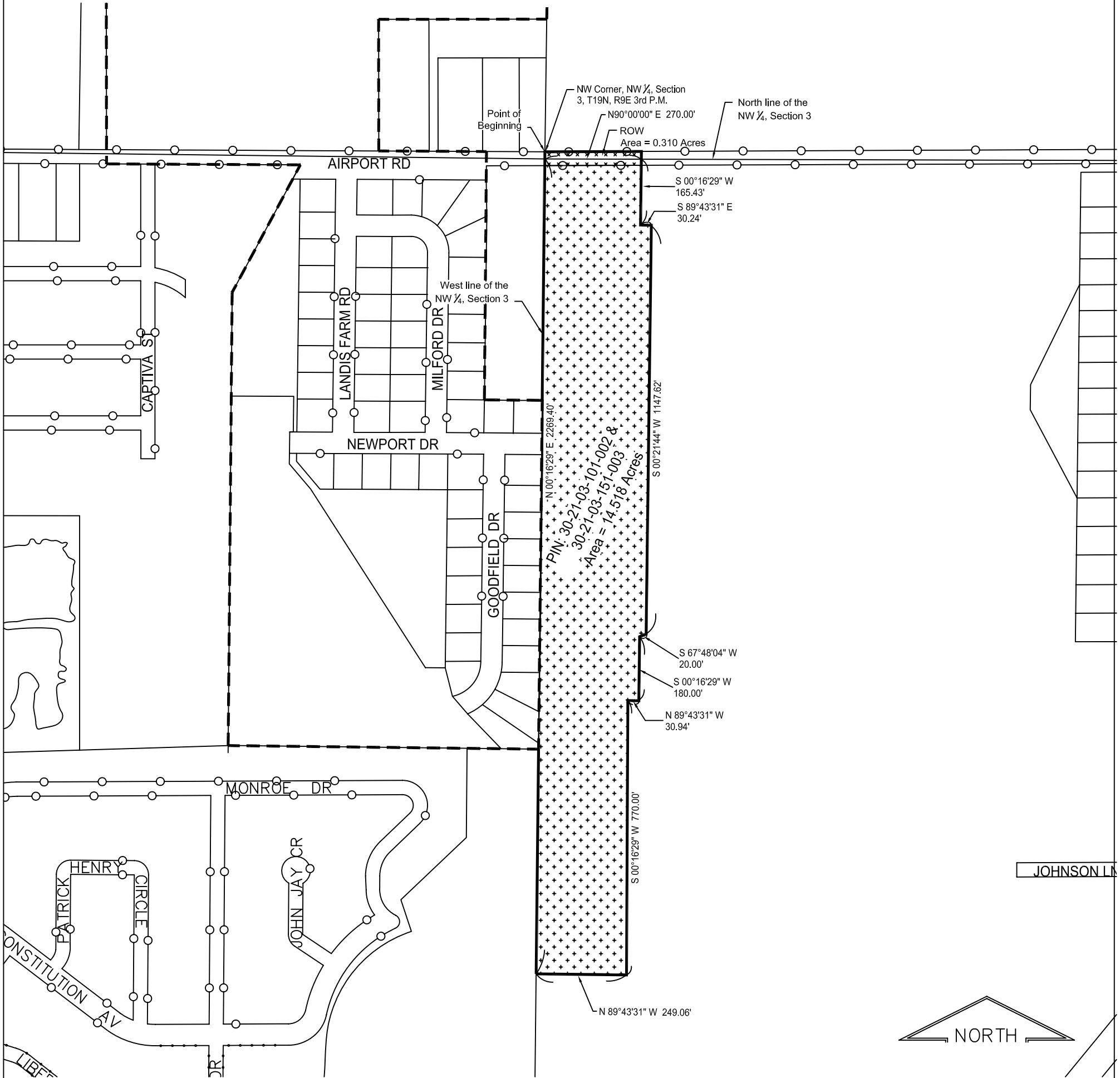
A tract of land being a part of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the Northwest Corner of said Northwest Quarter of Section 3, proceed North 90° 00' 00" East along the North line of said Northwest Quarter, 270.00 feet; thence South 00° 16' 29" West, 165.43 feet; thence South 89° 43' 31" East, 30.24 feet; thence South 00° 21' 44" West, 1147.62 feet; thence South 67° 48' 04" West, 20.00 feet; thence South 00° 16' 29" West, 180.00 feet; thence North 89° 43' 31" West, 30.94 feet; thence South 00° 16' 29" West, 770.00 feet; thence North 89° 43' 31" West, 249.06 feet to the West line of the Northwest Quarter; thence North 00° 16' 29" East 2269.40 feet along said West line of the Northwest Quarter to the Point of Beginning, encompassing 14.518 acres, more or less.

EXCEPT: That portion of the above described tract lying within the right-of-way of Airport Road.

Together with the following described adjacent public Right-of-Way which is by operation of the law, automatically annexed with the adoption of an annexation ordinance pertaining to this tract:


That portion of Airport Road right-of-way lying adjacent to the herein annexed tract, encompassing 0.310 acres, more or less.



**MAP SHOWING AREA
ANNEXED BY CITY
ORDINANCE #2006-XX-XXX
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY
DATE: XXXXXX XX, 2006**

- AREA OF ANNEXATION + + + +
+ + + +
- EXISTING CITY LIMITS
- NEW CITY LIMITS
- RIGHT-OF-WAY ○ ○ ○ ○

**ENGINEERING
DIVISION**



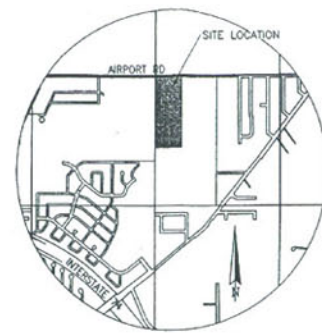
CITY ENGINEER/PUBLIC WORKS DIRECTOR

CAD: B.W.F. 10/02/2006
CHECKED: W.R.G. 10/04/2006

PRELIMINARY PLAT OF
SOMERSET SUBDIVISION NO. 5
PART OF THE NORTHWEST 1/4 OF SEC. 3
T.19N, R.9E, 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

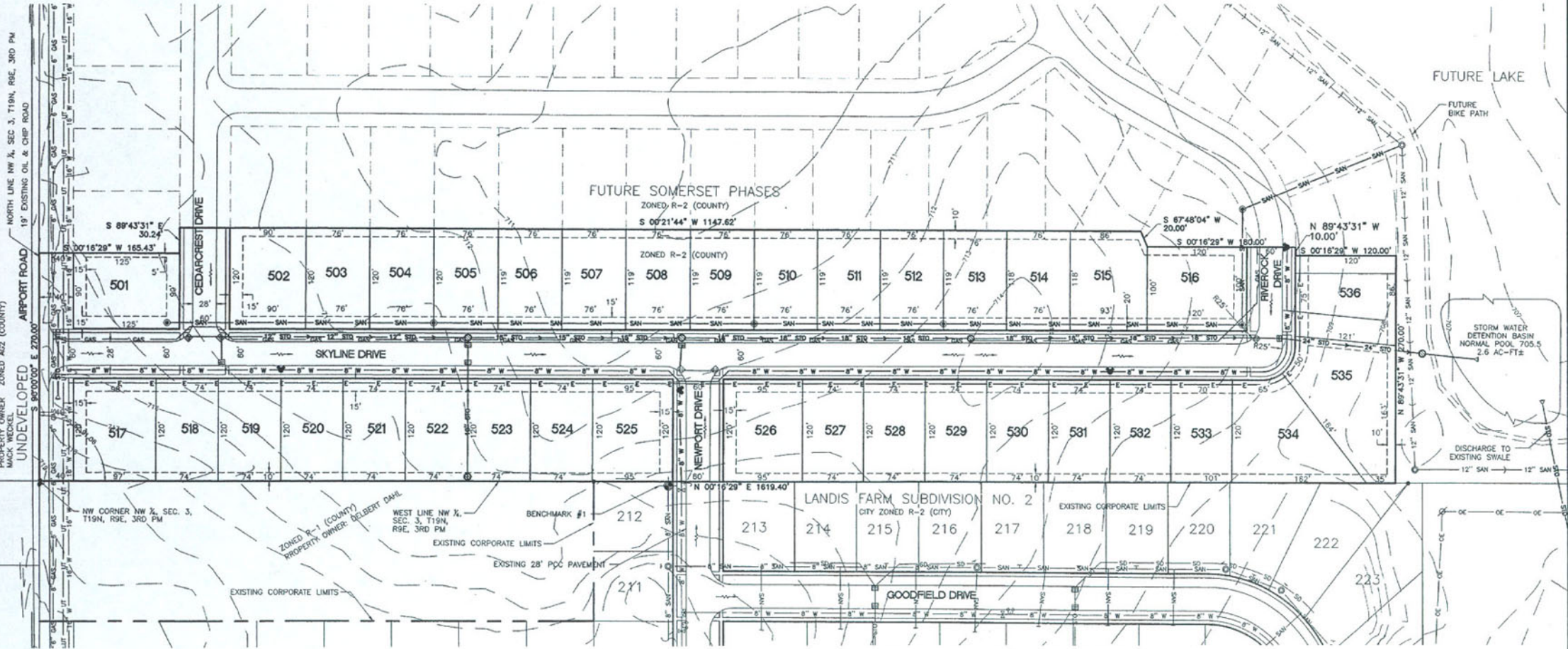
ENGINEER/LAND SURVEYOR
HDC ENGINEERING
201 W. SPRINGFIELD AVE.
CHAMPAIGN, ILLINOIS 61824
(217) 352-6976

OWNER/DEVELOPER
FLESSNER DEVELOPMENT
DON FLESSNER/TROY FLESSNER
2015 N. BROWNFIELD ROAD
URBANA, ILLINOIS 61801
(217) 377-3309



- LEGEND**
- FOUND IRON ROD
 - EXISTING STORM INLET
 - PROPOSED STORM INLET
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - FLARED END SECTION
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - ⊕ EXISTING WATER VALVE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED FIRE HYDRANT
 - BOUNDARY OF TRACT
 - 71.5 EXISTING CONTOUR LINE
 - PROPOSED LOTLINE
 - EXISTING LOTLINE
 - FUTURE LOTLINE
 - SAN EXISTING SANITARY LINE
 - STO EXISTING STORM LINE
 - 6" GAS EXISTING GAS LINE
 - 12" W EXISTING WATER LINE
 - UT EXISTING TELEPHONE LINE
 - DIRECTION OF SURFACE FLOW
 - SAN PROPOSED 8" SANITARY SEWER
 - STO PROPOSED STORM LINE
 - GAS PROPOSED GAS LINE
 - E PROPOSED ELECTRIC LINE
 - W PROPOSED 8" WATER LINE
 - PROPOSED EASEMENT/SETBACK

501 PROPOSED LOT NUMBER



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter of Section 3, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter of Section 3, proceed North 90° 00' 00" East along the North line of said Northwest Quarter, 270.00 feet; thence South 02° 16' 29" West along a line 270.00 feet East of and parallel to the West line of said Northwest Quarter, 165.43 feet; thence South 89° 43' 31" East, 30.24 feet; thence South 02° 21' 44" West, 1147.62 feet; thence South 67° 48' 04" West, 20.00 feet; thence South 00° 16' 29" West along a line 280.00 feet East of and parallel to the West line of said Northwest Quarter, 180.00 feet; thence North 89° 43' 31" West, 10.00 feet; thence South 00° 16' 29" West along a line 270.00 feet East of and parallel to the West line of said Northwest Quarter, 120.00 feet; thence North 89° 43' 31" West, 270.00 feet to said West line of the Northwest Quarter and the East line of Landis Farm Subdivision No. 2 recorded as Document 2004R 25524 in the Office of the Recorder of Deeds for Champaign County; thence North 00° 16' 29" East along said West line of the Northwest Quarter and said East line of Landis Farm Subdivision No. 2 and a Northernly extension thereof, 1619.40 feet to the Point of Beginning, encompassing 10.860 acres, more or less.

- ACREAGE OF TRACT IS 10.8 AC.
- BENCHMARK #1: EXISTING SANITARY SEWER MH AT SOUTHEAST CORNER OF LANDIS FARMS LOT 212 ELEVATION=716.36
- THE SITE TO BE ANNEXED TO THE CITY OF URBANA AS R-2, SINGLE FAMILY RESIDENCE. FRONT SETBACK = 15' SIDE SETBACK = 5' REAR SETBACK = 10'
- THE PARCEL IS WITHIN THE SALINE BRANCH DRAINAGE DISTRICT, APPROXIMATELY 10 ACRES OFFSITE OF UPSTREAM AREA WILL DRAIN THROUGH OUR SITE.
- PROPOSED WATER MAINS WILL BE DEVELOPED AS PART OF THE SITE IMPROVEMENT PLANS AND WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AND SUBJECT TO THE APPROVAL OF THE CITY OF URBANA, ILLINOIS AMERICAN WATER COMPANY AND ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- PROPOSED FIRE HYDRANTS AS SHOWN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF URBANA FIRE CHIEF.
- TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEMA FLOOD MAP PANEL NUMBERS 170894 0125 B AND 170894 0185 B, BOTH DATED MARCH 1, 1984.
- SURROUNDING LAND USE: (PER COUNTY ZONING) EAST R-2 COUNTY SOUTH R-1 COUNTY WEST R-1 COUNTY WEST R-2 CITY NORTH AG-2 COUNTY
- EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH STATE REGULATIONS AND AS APPROVED BY THE CITY OF URBANA.
- SUBJECT TRACT LIES WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF URBANA.
- ALL PUBLIC IMPROVEMENTS INCLUDING STORM SEWER, STORM WATER MANAGEMENT AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF URBANA STANDARDS AND SHALL BE CONSTRUCTED WITHIN EASEMENTS AS NECESSARY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL MEET OR EXCEED THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION; AND I.E.P.A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION", CURRENT EDITION; AND THE CITY OF URBANA SUBDIVISION REGULATIONS, CURRENT EDITION.
- STORM WATER BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION REGULATIONS.
- EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY DATED DECEMBER 5, 2005.
- SIDEWALK WIDTH = 4' TYPICAL
- FRONT SETBACK AND EASEMENT LINE ARE COLINEAR

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
SOMERSET SUBDIVISION NO. 5
URBANA, ILLINOIS

PROJECT NO. 02107	DATE: 1/9/06	CHECKED: WES
DRAWN BY: JSS/ALP	REVISIONS:	REMARKS:
NO. DATE BY	NO. DATE BY	NO. DATE BY
1 1/27/06 JSS	1 1/27/06 JSS	1 1/27/06 JSS
2 1/27/06 JSS	2 1/27/06 JSS	2 1/27/06 JSS

HDC
ENGINEERING

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