



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: January 2, 2014

SUBJECT: Plan Case No. 2217-S-13: Verdant Prairies Village Subdivision Preliminary Plat

Introduction

Verdant Prairies, LLC has submitted a preliminary plat request for Verdant Prairies Village Subdivision. This request is being submitted concurrently with a revised Planned Unit Development Preliminary and Final Plan application for the development (Plan Case Nos. 2218-PUD-13 and 2219-PUD-13). The proposed plat will allow for development of the 4.097-acre site into 31 town house lots, one apartment lot, and two outlots. This site was previously approved as a single-lot residential condominium Planned Unit Development in Plan Case No. 2172-PUD-12. The revision to the Planned Unit Development and plat request are in response to financing requirements necessary to achieve the project.

Because waivers from the Subdivision and Land Development Ordinance are being sought, City Council makes the final decision to approve or deny the proposed plat and waiver requests. At their December 19th, 2013 meeting, the Urbana Plan Commission reviewed the proposed Preliminary Plat and requested waivers. The Plan Commission voted five to zero to forward the plat and waivers to City Council with a recommendation for approval. If the Preliminary Plat and Planned Unit Development plans are approved, the applicant will be able proceed with construction of the project. As a final step, a Final Plat application must also be submitted and approved by the City Council.

Background

The subject property is a vacant parcel, 4.097 acres in area, located northeast of the intersection of South Anderson Street and East Windsor Road. The property is zoned R-3, Single and Two-Family Residential and has been vacant since 2009 when the Windsor Swim Club closed. The property is now owned by Verdant Prairies, LLC, which is proposing to develop a residential Planned Unit Development on the site.

The applicant is proposing to construct Verdant Prairies Village, a residential planned unit development on the subject site. The proposal allows for a maximum of 46 dwelling units, consisting of three one-story five-plexes, two lots of eight attached two-story row houses, and one four-story 15-unit apartment building. The five-plexes and the row houses would be individually owned zero-lot-line properties and the apartment building would provide 15 rental units. The site will be accessed from Windsor Road with a cul-de-sac, which will be dedicated as a public street. A five-foot wide sidewalk will be provided all along the exterior of the site, connecting to public sidewalks in the northwest corner of the site and along Windsor Road. The sidewalk will also connect to the interior of the site on the east and west property lines. The proposal includes 145 parking spaces, provided in private garages and surface spaces. If all 46 units are built, this would allow two spaces per unit, with an additional 53 spaces for guests. Bicycle parking will also be provided in front of the apartment building and at the southern group of townhouses. The proposal includes a dry detention basin to manage storm water. Street lighting will primarily be low wattage and will be focused downward. General and landscaping lighting will also be primarily low wattage LEDs. Each entry door and garage will have a low wattage LED. The project, if approved, would be developed in phases, based on demand.

For further background, site architectural plans, and Planned Unit Development applications please see the staff memorandum on Plan Case Nos. 2218-PUD-13 and 2219-PUD-13.

Discussion

Zoning and Land Use

The site is zoned R-3, Single and Two-Family Residential District, with a Planned Unit Development (PUD) Overlay District. The current PUD overlay is proposed to be replaced with a revised PUD, made necessary to respond to market and financing demands. The proposed land uses for the project would consist of common-lot-line residences (townhouses) and a 15-unit apartment building at the southwest corner (Lot 101). Townhomes are an allowed use in the R-3 district, but the apartment building is only allowed in this district through the PUD approval. Surrounding the property are duplexes and single-family homes, zoned R-3 to the east and west and R-2, Single Family Residential District to the north. South of the site is Windsor Road and then agricultural land in unincorporated Champaign County.

2005 Comprehensive Plan

The 2005 Urbana Comprehensive Plan classifies the future land use of the subject property as “Residential (Suburban Pattern)”, which is consistent with the existing zoning. The Comprehensive Plan describes this land use as typically found in newer, developing neighborhoods. It encourages a connected street and sidewalk network. Cul-de-sacs should be minimized, but may be appropriate when physical features prohibit a connected street system. The features of this site prohibit a connected street system, therefore a cul-de-sac is the only feasible means to access the site.

Preliminary Plat

The proposed Preliminary Plat includes the elements required by the Subdivision and Land Development Ordinance, including depiction of existing conditions, proposed lot boundaries, dimensions, proposed rights-of-way, topography, proposed sidewalks, and utilities. The plat depicts the new lots to be created and designates Verdant Prairies Place as new right-of-way. The Preliminary Plat is split into four sheets for improved legibility. Sheet 1 shows the layout and dimensions of the proposed lots, along with nearby subdivisions and rights-of-way. Sheet 2 shows the existing topography and demolition plan. Sheet 3 shows the utility plan for providing utilities to each lot and connecting to existing nearby utilities. Sheet 4 shows the site grading plan

The 34 lots are arranged into five townhouse clusters, one apartment building, and two outlots. Lots 101 to 108 and 124 to 131 contain two-story rowhouses. Lot 132 will contain a 15-unit apartment building with parking on the ground floor. Lots 109 to 113 will consist of a one-story five-unit common-lot-line townhouse building. Lots 114 to 118 and 119 to 123 contain the same five-unit configuration. Lot 133 is an outlot that provides commons space for the development, as well as containing the required storm water detention basin and some parking. Lot 134 is another outlot that provides commons space and potential additional parking in the center of Verdant Prairies Place's circle drive.

Access

Access to the property will be provided from Windsor Road. A new cul-de-sac street, Verdant Prairies Place, will provide street frontage to each of the lots except for Lots 124 through 131. The cul-de-sac terminates in a one-way circle drive around a commons area. The City Engineer and Fire Chief support this alternative cul-de-sac configuration. Such a configuration is allowed with Plan Commission and City Council approval under Section 21-36.C.5 of the Subdivision Ordinance. The two-way access portion of Verdant Prairies Place will have a reduced right-of-way width of 40 feet, but will have the required pavement width of 31 feet. Lot 133 will contain a 20-foot wide private alley that provides access for Lots 124 through 131. The reduced right-of-way will eliminate the potential for encroachment of parking in the driveway to encroach on the public right-of-way. The petitioner will need to construct the street or submit a bond for the estimated construction cost to the City prior to recording of the final plat.

Each lot in the development will have at least the minimum required amount of parking, with two spaces for townhouse units and one-half space per bedroom for apartments with a minimum of one space per unit. The five-plex units will all have two spaces in a garage plus extra spaces in the driveway. There will also be 15 visitor parking spaces along the west side of the private alley for the use of the entire subdivision.

The plat also dedicates an easement for a 5-foot sidewalk along the perimeter of the site. This perimeter path connects to the existing Windsor Road sidewalk on both the east and west ends of the development. It also connects to an existing path at the northwest corner of the site, which provides access to Scovill Street. There will also be a sidewalk that bisects the site in front of the apartment building and the two-story row house, but no sidewalk in front of the other three townhouse buildings, as all of those townhouse lots have direct access to the perimeter path. Finally, the

developer has expressed interest in locating a CU-MTD bus stop adjacent to the site on Windsor Road, and the CU-MTD is amenable to installing a stop at this location.

Drainage

Final plans including provisions for storm water, erosion, and site drainage must be approved by the City Engineer prior to recording the final plat. The developer’s engineer states that he has conducted a preliminary analysis and that the proposed drainage detention basin on Lot 133 will have enough capacity to release storm water at the rates required by the Subdivision Ordinance.

Utilities

The plat provides required utilities to all residential lots. The lots will connect to existing sanitary sewer lines on the perimeter of the site. A new water line will be installed along Verdant Prairies Place. The plat has been reviewed by utility agencies and all comments have been addressed. Utility easements will be dedicated on the Final Plat and Owner’s Certificate.

Waivers

While planned unit developments allow developers flexibility in applying zoning and subdivision development regulations, waivers from the subdivision ordinance requirements must be approved separately by ordinance per Section XIII-C of the Zoning Ordinance. Preliminary PUD plan review typically involves review and approval of a general concept to provide the petitioner with feedback concerning the proposed PUD prior to making a significant financial investment in the development. The final PUD plan in turn is a detailed development plan that includes a statement of specific development standards for the PUD. Due to the size and nature of the proposed Verdant Prairies PUD, it is necessary to analyze the proposed development in relation to subdivision standards, because they ultimately affect the viability of the project. As part of this application, the developer is requesting waivers from the following Subdivision Ordinance standards:

- A. Section 21-36. (A) (2) Each buildable lot within a new development shall be adjacent to a public street. Lots 124 to 130 are not contiguous to a public right-of-way. These lots contain vehicle access via a private alley with ingress-egress easement and pedestrian access via the perimeter path.

- B. Section 21-42 (B) (5) (d) In order to “construct or cause to be constructed any drainage facility for the purpose of the detention or retention of water within a distance of ten (10) feet plus one-and-one-half (1 1/2) times the depth of any drainage facility adjacent to the right-of-way of any public highway”, written permission is required from the authority with jurisdiction over the right-of-way. A waiver is requested to construct a stormwater detention basin with the 50-year high water elevation of the basin no less than 8 feet from the right-of-way line.

- C. Section 21-37. (A) (1) Sidewalks shall be provided on both sides of each street in residential developments. A proposed sidewalk is located around the perimeter of the site and across the interior of the site as an alternative, which will provide additional sidewalk length and recreational alternatives.

- D. Section 21-37. (B) (7) The width of the access portion of the lot connecting to the street shall be a minimum of twenty (20) feet. A waiver is requested to allow a frontage length of no less than 17 feet for Lots 102 to 107, 111 to 113, and 119 to 121.
- E. Section 21-39. (C) No private alleys will be permitted. A 20-foot wide private alley is proposed for this development and will meet or exceed all Urbana requirements for a public alley.
- F. Section 21-36. (A) (1) All new streets shall comply with the minimum standards set forth in Table A, "Minimum Street and Alley Design Standards". According to this table, local access streets must have a 60 foot right-of-way. The developer is proposing a 40 foot right-of-way, but the paved portion of the street would meet the 31-foot minimum.

According to the Urbana Subdivision and Land Development Code, the petitioner must justify the granting of a waiver from strict compliance with the Code by showing that the waiver meets the following criteria. These criteria are identified and discussed for each waiver request below:

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.

In general, the infill nature of this site has presented unique challenges in laying out lots and streets and unique financial challenges as detailed in the PUD application. The site is only 4.097 acres in area, and is surrounded on three sides with existing residential lots. The right-of-way width, turning radius requirements, and required detention basin reduce the amount of space available for lots. The developer believes that the proposed PUD would be better for the city than a standard subdivision development as it allows for more affordable townhouses at a higher density with shared open spaces.

The granting of the requested waivers would not harm other nearby properties. Adjoining lots are separated from the subject property, sharing only a rear yard line with the proposed lots. Neighbors were consulted during the design phase of the PUD to minimize impact on their properties, and the developer has offered to install a fence or landscaping along the edge of the development. The proposed waivers would generally have no impact on the neighbors.

The granting of the requested waivers would not cause any harm to the public health, safety and welfare of the community and would not be contrary to the objectives and goals set forth in the

Comprehensive Plan. While each lot would not have access to a public street, there would be access via the private alley which is adequate for fire protection and public services.

Each specific waiver request is further analyzed below:

Waiver A: The requirement for each lot to be adjacent to a public street. This request is driven by the number of lots on the site. The request would allow for six of the smaller townhouse lots to be accessed from a sidewalk in front and from a private alley in the rear. Staff supports this request, as the front door and parking for each lot would still be easily accessible. The Fire Department would still have access to both sides of the townhouses, but the farthest unit, Lot 118, would be set back approximately 100 feet from the street. The built configuration is no different from what would be allowed by right if the townhouse units were all on a single large lot with one owner. Such a configuration exists elsewhere in the City.

Waiver B: The reduced setback from a public street for a detention facility. The detention basin should be set back about 20 feet from the Windsor Road right-of-way, but is only set back eight feet. This has been mitigated through design features. The applicant has agreed to install warning signage, add a nine-inch barrier curb along the private alley adjacent to the detention basin on the north, and install a hedge row along the Windsor Road right-of-way to protect pedestrians. With these features staff supports this waiver request.

Waiver C: The request to not provide sidewalks around the circle drive portion of Verdant Prairies Place can be attributed to the layout of the site and the requirement for each townhouse lot to have private parking (and therefore a driveway). There are enough driveways along the outside of the circle drive that a sidewalk may not be very safe. A sidewalk along the inside of the circle drive would likely not ever be used, as it would not be adjacent to any residences. Staff recommends approving this waiver, as each lot in the development will be adjacent to a sidewalk or the perimeter walkway. With the perimeter walkway the developer will be installing more lineal footage of sidewalk than would be required along the cul-de-sac street, which will provide recreational opportunities for residents.

Waiver D: The request to reduce the width of the access portion of some lots from 20 feet to 17 feet. This request is again related to the difficulties of providing the proposed layout on a constrained site in a developed neighborhood. This layout would potentially be allowed by right for the northern half of the development if the townhouse units shared one large parcel. As the plat has been drawn, there are some lots (113 and 119) that only have a narrow access portion. The remainder of each of these lots is relatively wide; however they are the largest lots in the entire development, so staff recommends approval of the waiver. For Lot 102 through 107, the width of the entire lot is only 17 feet. Under a common ownership model these units would be allowed to have this narrow width. Given that each unit has outdoor green space and room for two parking spaces, staff supports the requested waiver.

Waiver E: The request to allow a private alley to access Lots 124 through 131. The reason for this requirement in the subdivision code is that maintenance of a private alley could be difficult for disparate adjacent owners. However, this alley will be maintained by the subdivision's Home Owner Association from the beginning. This alley is needed to accommodate townhouse lots that do not have frontage on Verdant Prairies Place. Staff supports the private alley as a solution to provide required access to each lot given the difficult lot configuration. The alley will be built to public standards, and will have emergency vehicle access directly to Windsor Road in order to accommodate a City fire truck accessing the site without having to back out.

Waiver F: The request to allow a 40-foot wide right-of-way instead of the required 60 feet. This waiver is necessary in order to accommodate the revised lot configuration which addresses Plan Commission's concerns regarding encroachment of private driveway parking on the right-of-way shown on the previous site plan. The right-of-way width for Verdant Prairies Place is proposed to be 40 feet wide from Windsor Road to the cul-de-sac circle drive. The actual pavement width will meet the subdivision ordinance minimum width of 31 feet. Staff is in support of this waiver.

Summary of Findings

1. A Preliminary Plat has been submitted for approval for Verdant Prairies Village Subdivision concurrent with a revised Planned Unit Development application.
2. Verdant Prairies Village was previously approved as a Planned Unit Development, but it was necessary to reconfigure the site into town house lots in order to successfully market and finance the development.
3. The Preliminary Plat is consistent with the requirements of the Urbana Subdivision and Land Development Code with the exception of the five requested waivers.
4. The waivers from Sections 21-36. (A) (1), 21-36. (A) (2), 21-42 (B) (5) (d), 21-37. (A) (1), 21-37. (B) (7), and 21-39. (C) of the Subdivision Ordinance are necessary due to the unique conditions of the lot size and infill location. The waivers meet the criteria established in the Urbana Land Development and Subdivision Code and are supported by the City Engineer.
5. The proposed preliminary plat is consistent with the 2005 Comprehensive Plan land use designation of "Residential" for the site.

Options

City Council has the following options in Plan Case 2217-S-13 regarding the Preliminary Plat of Verdant Prairies Village Subdivision:

- a. Approve the Preliminary Plat and requested waivers; or
- b. Deny the Preliminary Plat and requested waivers.

Recommendation

At their December 19th, 2013 meeting, the Urbana Plan Commission voted five ayes to zero nays to forward Plan Case 2217-S-13 to the Urbana City Council with a recommendation for **APPROVAL** of the plat and requested waivers. Staff concurs with this recommendation.

cc:

Gary Olsen, Verdant Prairies LLC
Bryan Bradshaw, BKB Engineering

Attachments:

Exhibit A: Location Map
Exhibit B: Preliminary Plat

ORDINANCE NO. 2014-01-012

An Ordinance Approving a Preliminary Subdivision Plat
(Verdant Prairies Village Subdivision -
Plan Case No. 2217-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, 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, Verdant Prairies LLC has submitted a Preliminary Plat for a 4.097-acre subdivision called Verdant Prairies Village Subdivision, at 704 East Windsor Road; and

WHEREAS, Verdant Prairies LLC has submitted a Preliminary and Final Planned Unit Development Site Plan for Verdant Prairies Village in conformance with the requirements of Article XIII of the Urbana Zoning Ordinance; and

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

WHEREAS, in Plan Case 2217-S-13, the Urbana Plan Commission, on June 6, 2013, recommended approval (5-0) of the Preliminary Plat for Verdant Prairies Village Subdivision along with certain waivers; and,

WHEREAS, The Preliminary Plat for Verdant Prairies Village Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers stated herein; and

WHEREAS, The Preliminary Plat for Verdant Prairies Village Subdivision is 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 Plat for Verdant Prairies Village Subdivision with certain waivers and conditions as set forth herein; and,

WHEREAS, the proposed Preliminary Plat would be consistent with existing R-3, Single and Two-Family Residential zoning designation for the site.

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

Section 1. The Preliminary Plat for Verdant Prairies Village Subdivision attached hereto is hereby approved.

Section 2. The Preliminary Plat for Verdant Prairies Village Subdivision complies 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:

- A. Waiver of Section 21-36. (A) (2) to allow Lots 124 to 130, which are not contiguous to a public right-of-way.
- B. Waiver of Section 21-42 (B) (5) (d) to allow a drainage facility for the purpose of the detention or retention of water within a distance of eight feet of the right-of-way of Windsor Road.
- C. Waiver of Section 21-37. (A) (1), which requires a sidewalk on both sides of a new street.
- D. Waiver of Section 21-37. (B) (7) to allow a frontage width of no less than 17 feet for Lots 102 to 107, 111 to 113, and 119 to 121 along a public street.

E. Waiver of Section 21-39. (C) to permit a private alley on Lot 133.

F. Waiver of Section 21-36. (A)(1) to allow a 40 foot wide right-of-way for Verdant Prairies Place.

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 _____, 2014.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, Mayor

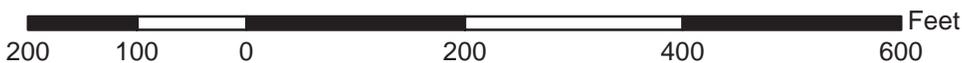
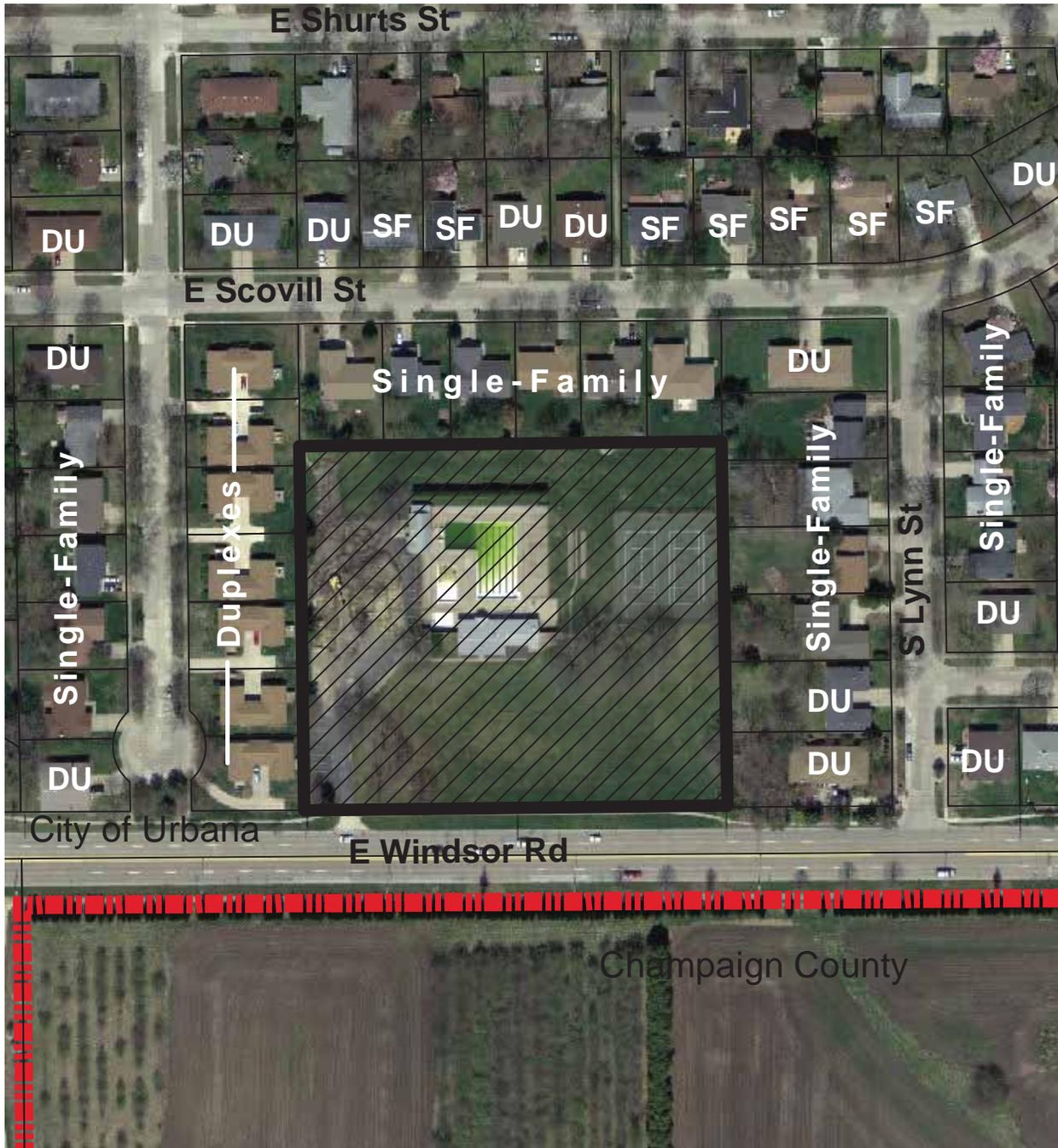
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2014, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled An Ordinance Approving a Preliminary and Final Subdivision Plat (Verdant Prairies Village Subdivision - Plan Case 2217-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 _____, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

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

Exhibit A: Location & Land Use Map

F

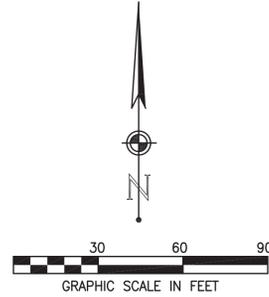


Case: 2217-S-13
Subject: Preliminary Plat Application
Location: 704 E Windsor Rd, Urbana
Petitioner: Verdant Prairies, LLC

 Subject Property
 Corporate Limits

Prepared 11/14/13 by Community Development Services - rpn

PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE



ENGINEER / SURVEYOR: BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

OWNER / SUBDIVIDER: VERDANT PRAIRIES, LLC
3121 VILLAGE OFFICE PLACE
CHAMPAIGN, IL 61822
(217) 359-3453

ATTORNEY: MILLER & HENDREN, LLP
30 E. MAIN ST. #200
CHAMPAIGN, IL 61820
(217) 352-2171

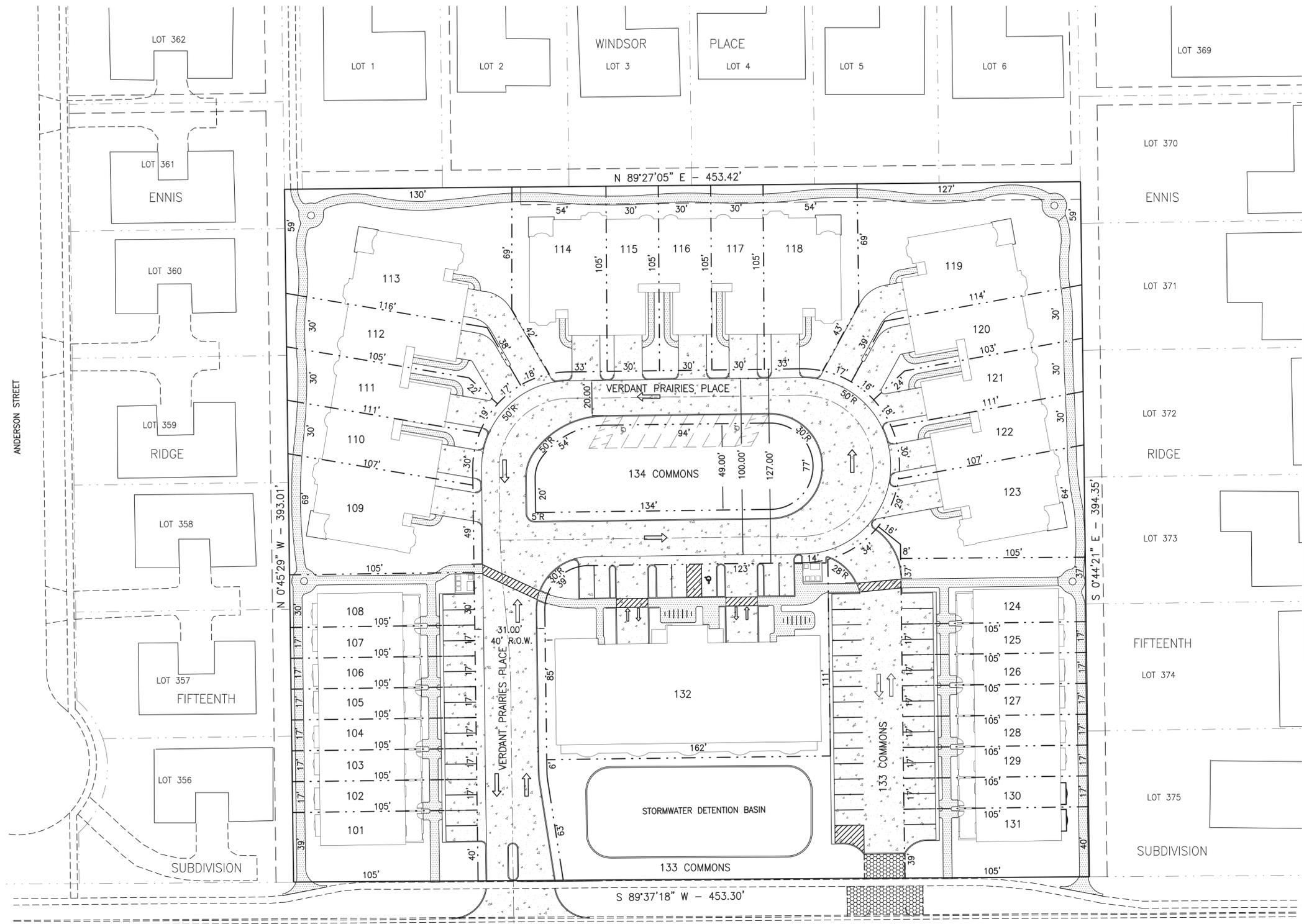
NOTES:

1. THE SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
2. ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION ORDINANCE AND ILLINOIS AMERICAN WATER COMPANY REGULATIONS.
3. STORM WATER DETENTION FACILITIES AND EROSION CONTROL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION AND STORMWATER MANAGEMENT ORDINANCES.
4. LOT 101 IS SUBJECT TO INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
5. PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
6. TOTAL AREA OF PLAT IS 4.097 ACRES.
7. FIELD WORK FOR THE TOPOGRAPHIC SURVEY WAS PERFORMED IN OCTOBER 2013 AND SUPPLEMENTED WITH INFORMATION FROM THE CHAMPAIGN COUNTY GIS CONSORTIUM.

SHEET LEGEND

- P.C. CONCRETE SIDEWALK
- P.C. CONCRETE PAVEMENT
- GEOTEXTILE REINFORCEMENT MAT (FOR EMERGENCY VEHICLE ACCESS)
- BOUNDARY OF PLAT
- PROPERTY LINE

ANDERSON STREET



LOT NUMBER	AREA (S.F.)
101	4,182
102	1,839
103	1,839
104	1,839
105	1,839
106	1,839
107	1,839
108	3,138
109	6,213
110	3,218
111	3,429
112	3,923
113	9,698
114	5,307
115	3,132
116	3,129
117	3,126
118	5,285
119	9,461
120	3,893
121	3,401
122	3,215
123	5,929
124	3,880
125	1,840
126	1,840
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130	1,840
131	4,142
132	17,613
133	18,781
134	7,228

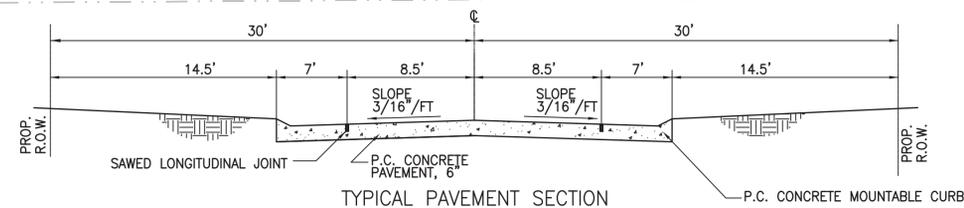
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

DATE: _____ CHAIRPERSON: _____

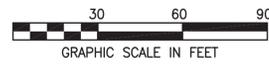
APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

DATE: _____ BY: _____ MAYOR

ATTEST: _____ CITY CLERK



PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE TOPOGRAPHIC SURVEY / DEMOLITION PLAN



SHEET LEGEND

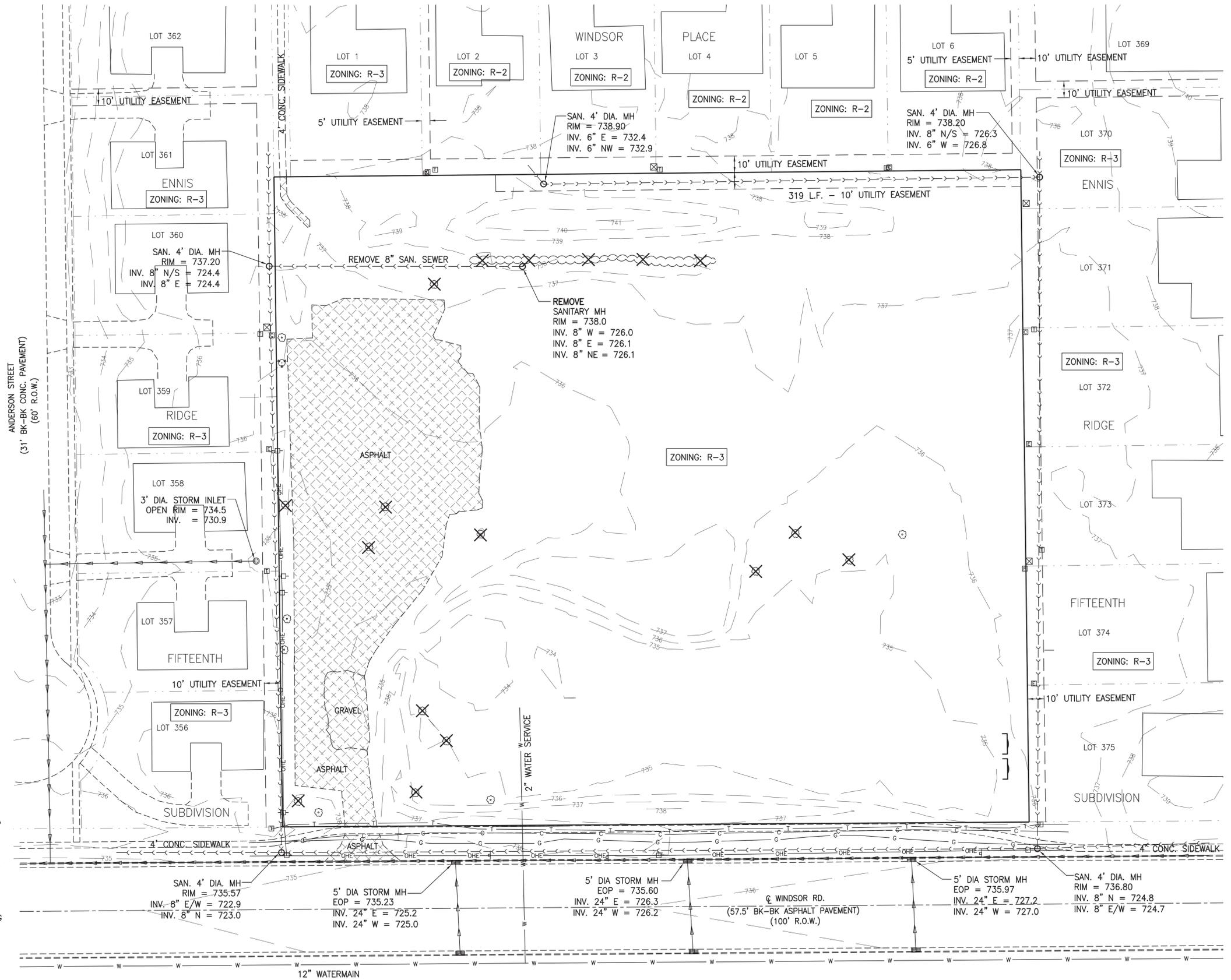
- PAVEMENT REMOVAL
- BOUNDARY OF PLAT
- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. UNDERGROUND CABLE TV
- EX. CONTOUR
- EX. STORM INLET
- EX. MANHOLE
- EX. TREE
- TREE REMOVAL
- EX. POWER POLE
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. CABLE TV PEDESTAL
- EX. ELECTRICAL PEDESTAL
- EX. ELECTRICAL TRANSFORMER

LEGAL DESCRIPTION:

THE SOUTH 384.305 FEET OF THE EAST 453.39 FEET OF THE WEST 758.39 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 362 IN ENNIS RIDGE FIFTEENTH SUBDIVISION, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "U" AT PAGE 16 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT 362, AS EXTENDED TO THE NORTHWEST CORNER OF LOT 369 IN SAID ENNIS RIDGE FIFTEENTH SUBDIVISION; THEN SOUTH ALONG THE WEST LINE OF LOT 369, 370 AND 371 IN SAID ENNIS RIDGE FIFTEENTH SUBDIVISION TO THE NORTHEAST CORNER OF THE WINDSOR SWIM CLUB CO. PROPERTY, AS PER DEED RECORDED IN BOOK 807 AT PAGE 208 AS DOCUMENT NO. 738389 IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH LINE OF SAID WINDSOR SWIM CLUB CO. PROPERTY TO THE EAST LINE OF LOT 360 IN ENNIS RIDGE FIFTEENTH SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 360, AND EAST LINE OF LOTS 361 AND 362 IN ENNIS RIDGE FIFTEENTH SUBDIVISION, TO THE PLACE OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT A STEEL PIPE MONUMENT AT THE NORTHEAST CORNER OF LOT 362 OF ENNIS RIDGE FIFTEENTH SUBDIVISION; THENCE ON A LOCAL BEARING NORTH 89°30'30" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SCOVILL STREET IN THE CITY OF URBANA, ILLINOIS, 453.38 FEET TO AN IRON PIPE SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 369 OF SAID SUBDIVISION; THENCE SOUTH 0°43'20" EAST, ALONG A WESTERLY LINE OF SAID SUBDIVISION, 130.00 FEET TO A STEEL ROD MARKER; THENCE SOUTH 89°30'30" WEST, 453.38 FEET TO A STEEL ROD MARKER LOCATED ON AN EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 0°43'20" WEST, ALONG SAID EASTERLY LINE, 130.0 FEET TO A POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.



PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE UTILITY PLAN



SHEET LEGEND

- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. 6" WATERMAIN
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. UNDERGROUND CABLE TV
- EX. STORM INLET
- PROP. STORM INLET
- EX. MANHOLE
- PROP. MANHOLE
- PROP. FIRE HYDRANT
- PROP. SANITARY MANHOLE

SAN. 4' DIA. MH
RIM = 737.20
INV. 8" N/S = 724.4
INV. 8" E = 724.4

3' DIA. STORM INLET
OPEN RIM = 734.5
INV. = 730.9

SAN. 4' DIA. MH
RIM = 735.57
INV. 8" E/W = 722.9
INV. 8" N = 723.0

SAN. 4' DIA. MH
RIM = 738.90
INV. 6" E = 732.4
INV. 6" NW = 732.9

SAN. 4' DIA. MH
RIM = 738.20
INV. 8" N/S = 726.3
INV. 6" W = 726.8

SAN. 4' DIA. MH
RIM = 736.80
INV. 8" N = 724.8
INV. 8" E/W = 724.7

5' DIA STORM MH
EOP = 735.23
INV. 24" E = 725.2
INV. 24" W = 725.0

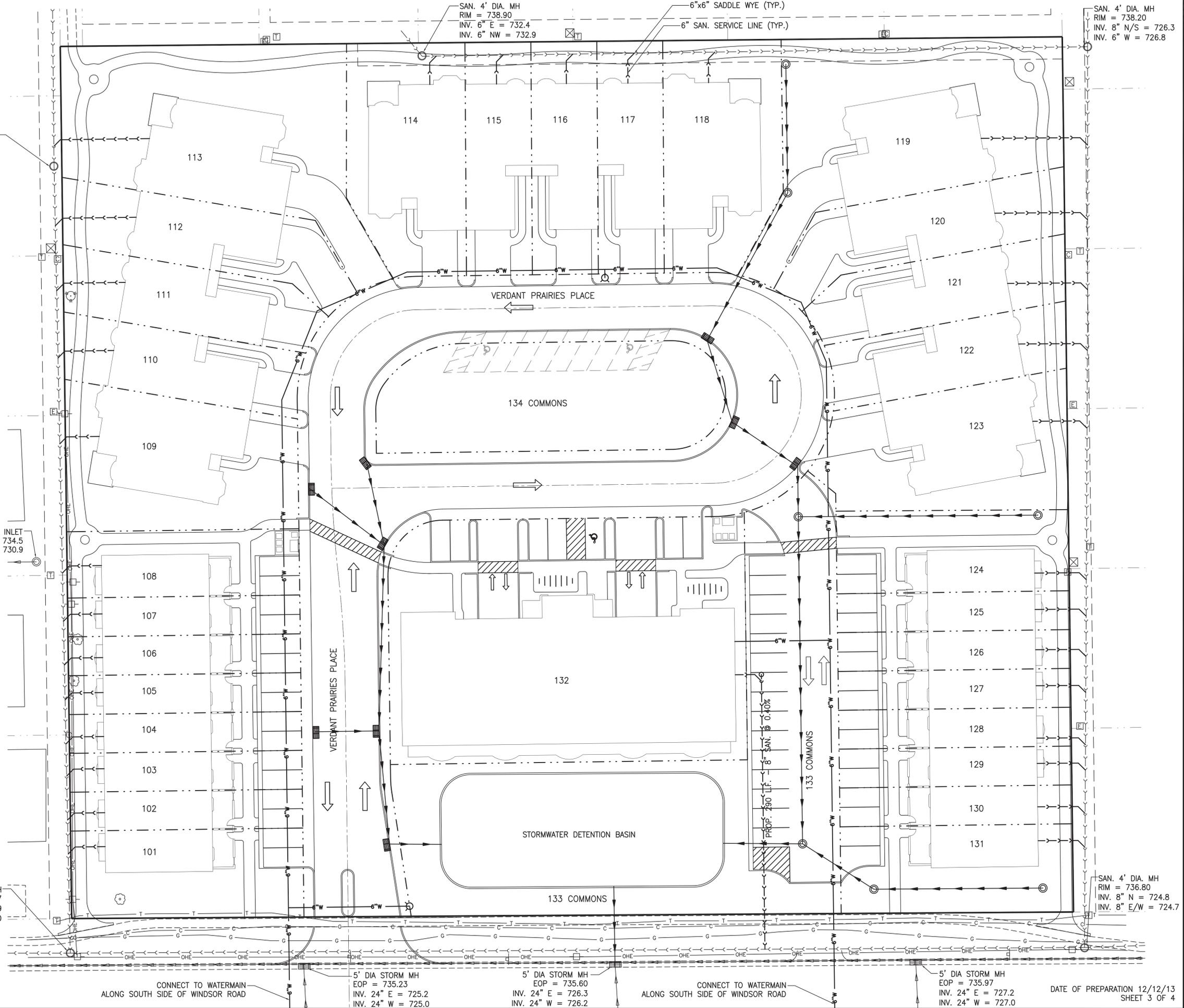
5' DIA STORM MH
EOP = 735.60
INV. 24" E = 726.3
INV. 24" W = 726.2

5' DIA STORM MH
EOP = 735.97
INV. 24" E = 727.2
INV. 24" W = 727.0

CONNECT TO WATERMAIN
ALONG SOUTH SIDE OF WINDSOR ROAD

CONNECT TO WATERMAIN
ALONG SOUTH SIDE OF WINDSOR ROAD

DATE OF PREPARATION 12/12/13
SHEET 3 OF 4



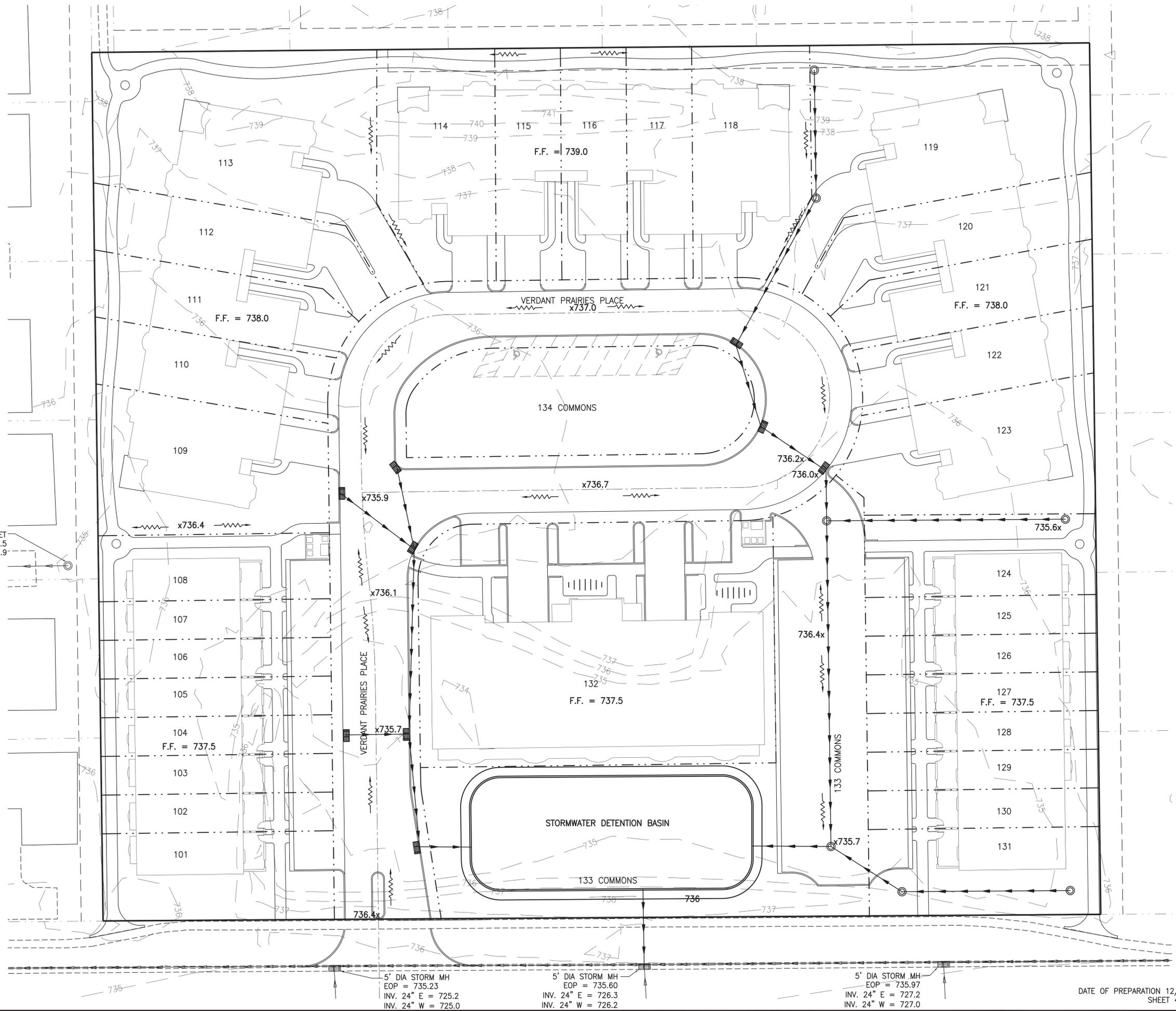
PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE GRADING PLAN



SHEET LEGEND

- PROP. STORMWATER DRAINAGE FLOW ARROW
- EX. STORM INLET
- PROP. STORM INLET
- EX. CONTOUR
- PROP. CONTOUR
- PROP. STORM SEWER
- PROP. FLARED END SECTION

3' DIA. STORM INLET
OPEN RIM = 734.5
INV. = 730.9



5' DIA STORM MH
EOP = 735.23
INV. 24" E = 725.2
INV. 24" W = 725.0

5' DIA STORM MH
EOP = 735.60
INV. 24" E = 726.3
INV. 24" W = 726.2

5' DIA STORM MH
EOP = 735.97
INV. 24" E = 727.2
INV. 24" W = 727.0