



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** The Urbana Plan Commission

**FROM:** Paul Lindahl, Planner I

**DATE:** June 30, 2006

**SUBJECT:** Plan Case No. 2003-S-05, Preliminary and Final Plat of Gateway Subdivision

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**Introduction**

This is a request by Five Points Realty, LLC for approval of a Preliminary and Final Plat of Subdivision called Gateway Subdivision.

The proposed 8.26 acre subdivision is located at the northwest corner of University and Cunningham Avenues.

The subdivision will consist of 5 commercial lots, including one large shopping center lot and four outlots fronting University Avenue. The development will be called Gateway Shops at Five Points West.

This case is related to the other two Gateway cases on the Plan Commission agenda for July 6 but is not dependent on them in any way for approval.

**Background**

There have been two recent minor replats at the subject location. One was necessary to delineate a section of land for environmental review purposes, and the second was to facilitate a trade of land owned by the Urbana Park District for land held by the developers. These subdivisions were preliminary steps toward the redevelopment of this site.

The intersection of Cunningham Avenue and University Avenue is an important gateway to Urbana's downtown business area. The intersection has one of the highest traffic counts in the county is therefore an important location for development of auto oriented mixed commercial uses. This site is identified in the Urbana Downtown Strategic Plan as an important intersection for economic redevelopment.

The site is the current location of O'Brien Auto Park which will be moving to a new location on north Cunningham Avenue at the end of July. All structures on the subject site will be demolished and the new Gateway shopping center constructed.

## **Discussion**

### *Land Use and Zoning*

The majority of the Gateway Subdivision is zoned B-3, General Business. A narrow strip of land 55 feet wide on the north of the large shopping center lot is currently zoned CRE, Conservation Recreation Education and is proposed to be rezoned to B-3, General Business in a related case to be heard at the same hearing as the subdivision case. In addition a Special Use Permit case will be heard for the development of a Shopping Center / Planned Unit Development on the site.

To the north of the proposed subdivision is Park District owned property used for overflow parking at special events in Crystal Lake Park. To the north of that are single family homes facing Crystal Lake Drive. Properties adjacent to the subdivision that surround the intersection of Cunningham and University Avenues are zoned B-3, General Business and B-4, Central Business. To the northwest across Broadway Avenue are Crystal Lake Park zoned CRE, Conservation-Recreation-Education and properties facing north on Park Street zoned R-5, Medium High Density Multiple Family Residential. The Gateway Subdivision proposal is consistent with the 2005 Comprehensive Plan which shows a Future Land Use Map designation of Regional Business for the area.

### *Access*

Access to the subdivision will be from Cunningham Avenue, University Avenue and Broadway Avenue. Access from Cunningham Avenue will be via a southbound right in - right out only entryway. Access from University Avenue will be via a westbound right in - right out only entryway. At Broadway Avenue the entrance will line up with the end of Park Street and traffic will be allowed to enter and exit from north, south, and west. The developer's engineers have conducted a traffic impact study that has been reviewed and meets the approval of the City Engineer

### *Drainage*

Drainage within the development will be conveyed to the north into the Saline Branch via a storm sewer line. In extreme storm events excess water will be diverted to the west to Crystal Lake. There is a 1988 stormwater agreement between a former land owner (which obligates future owners) and the Park District that outlines the details of diversion of stormwater into the lake. The proposed drainage facilities designed for the new Gateway Shops development have been reviewed and meet the approval of the City Engineer.

### *Utilities*

All the necessary utilities are available adjacent to the site. The plats have been reviewed by the appropriate agencies. Identified on the plat are existing public utility easements that will be vacated and new easements that will take effect upon recording of the plat.

### *Waivers*

The petitioners have not requested any waivers of subdivision regulations.

## **Summary of Findings**

For Plan Case 2003-S-06:

1. The proposed Preliminary and Final Plat of Gateway Subdivision is consistent with the 2005 Comprehensive Plan Future Land Use designations for the site.
2. The proposed Preliminary and Final Plat of Gateway Subdivision is consistent with existing and requested zoning designations for the site.
3. The proposed Preliminary and Final Plat meets the requirements of the Urbana Subdivision and Land Development Code.
4. There are no requested waivers.

## **Options**

The Plan Commission has the following options in this case:

- a) forward this case to City Council with a recommendation for approval of the Preliminary and Final Plat of Gateway Subdivision as requested; or
- b) forward this case to City Council with a recommendation for denial of the Preliminary and Final Plat of Gateway Subdivision.

## **Staff Recommendation**

Staff recommends **APPROVAL** of the Preliminary and Final Plat of Gateway Subdivision as requested.

Attachments: Common Exhibit Packet for Gateway Shops at Five Points West Plan Cases:

2003-S-06, Gateway Subdivision  
2003-M-06, Gateway Shops at Five Points West Rezoning  
2003-SU-06, Gateway Shops at Five Points West Special Use Permit

Cc:

Petry Properties, LLC  
Attn: Kristin Dressel  
102 E. Main Street  
Urbana, IL 61801

Foth & Van Dyke Daily Division  
Attn: Tom Jordan  
1610 Broadmoor Drive  
Champaign, IL 61821

Meyer Capel Law Offices  
Attn: Jenny Park  
306 West Church Street  
Post Office Box 6750  
Champaign, IL 61826-6750

Urbana Park District  
Attn: Vicki Mayes  
303 West University Avenue  
Urbana, Illinois 61801

Law Offices of Betsy Wong  
115 North Neil Street  
Champaign, IL 61820

Berns, Clancy & Associates  
Attn: Tom Berns  
405 East Main Street  
Urbana, IL 61801

Kitty Ford  
201 Crystal Lake Drive  
Urbana, IL 61801

# Common Exhibit Packet

## Gateway Shops at Five Points West

### Plan Cases:

2003-S-06, Gateway Subdivision – Preliminary and Final Plat

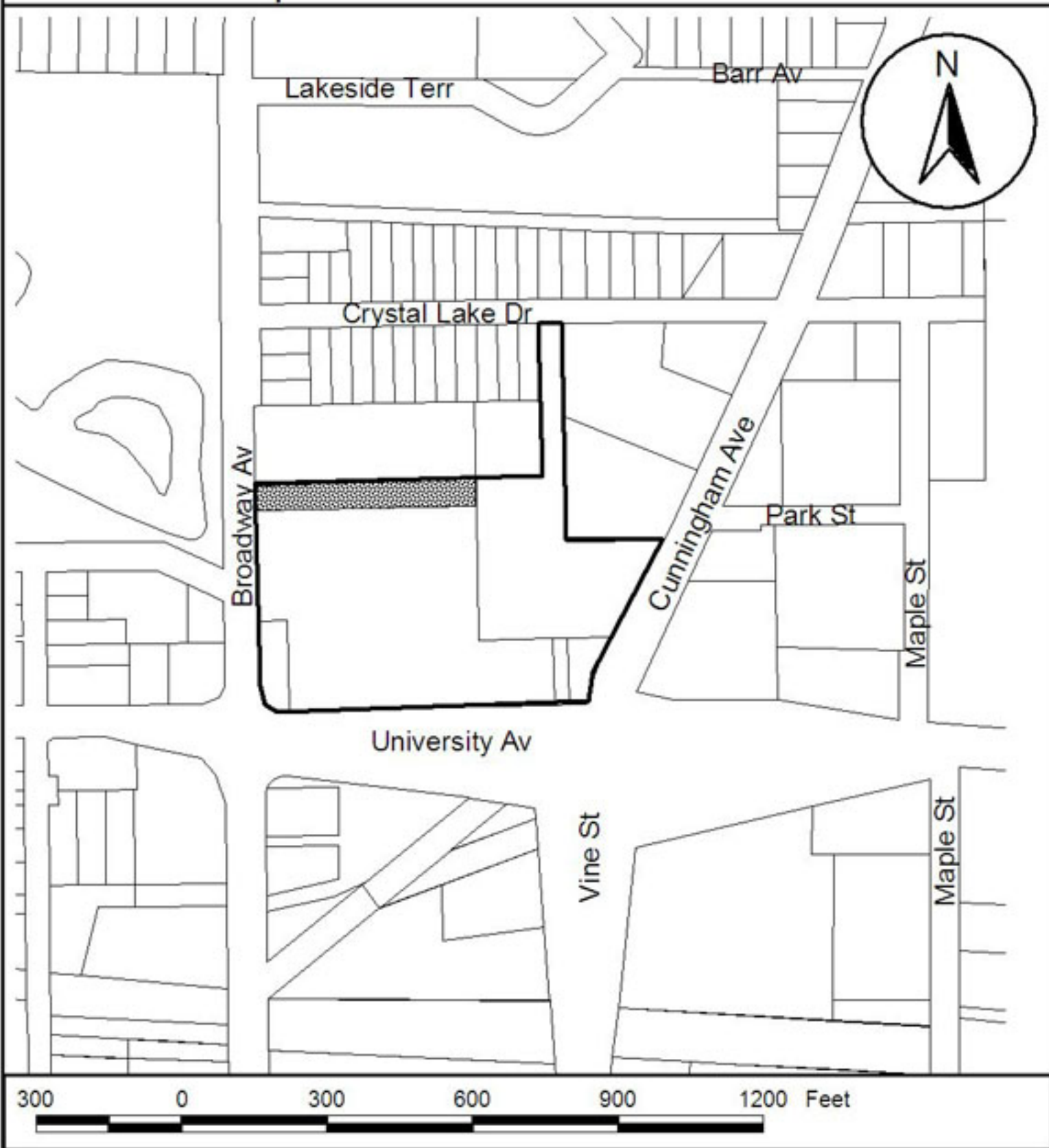
2003-M-06, Gateway Shops at Five Points West - Rezoning

2003-SU-06, Gateway Shops at Five Points West - Special Use Permit



- A: Location Map
- B: Zoning Map
- C: Existing Land Use and Aerial Photo Map
- D: Future Land Use Map
- E: Petition for Plat of Major Subdivision
- F: Petition for Rezoning
- G: Petition for Special Use Permit
- H: Proposed Preliminary and Final Plat of Gateway Subdivision
- I: Gateway Shops Conceptual Site Plan
- J: Gateway Shops Conceptual Landscape Plan
- K: Gateway Shops Conceptual Façade Plan
- L: Gateway Shops Conceptual Sign Plan
- M: Gateway Shops Conceptual Accent Items

# Location Map

# Exhibit "A"



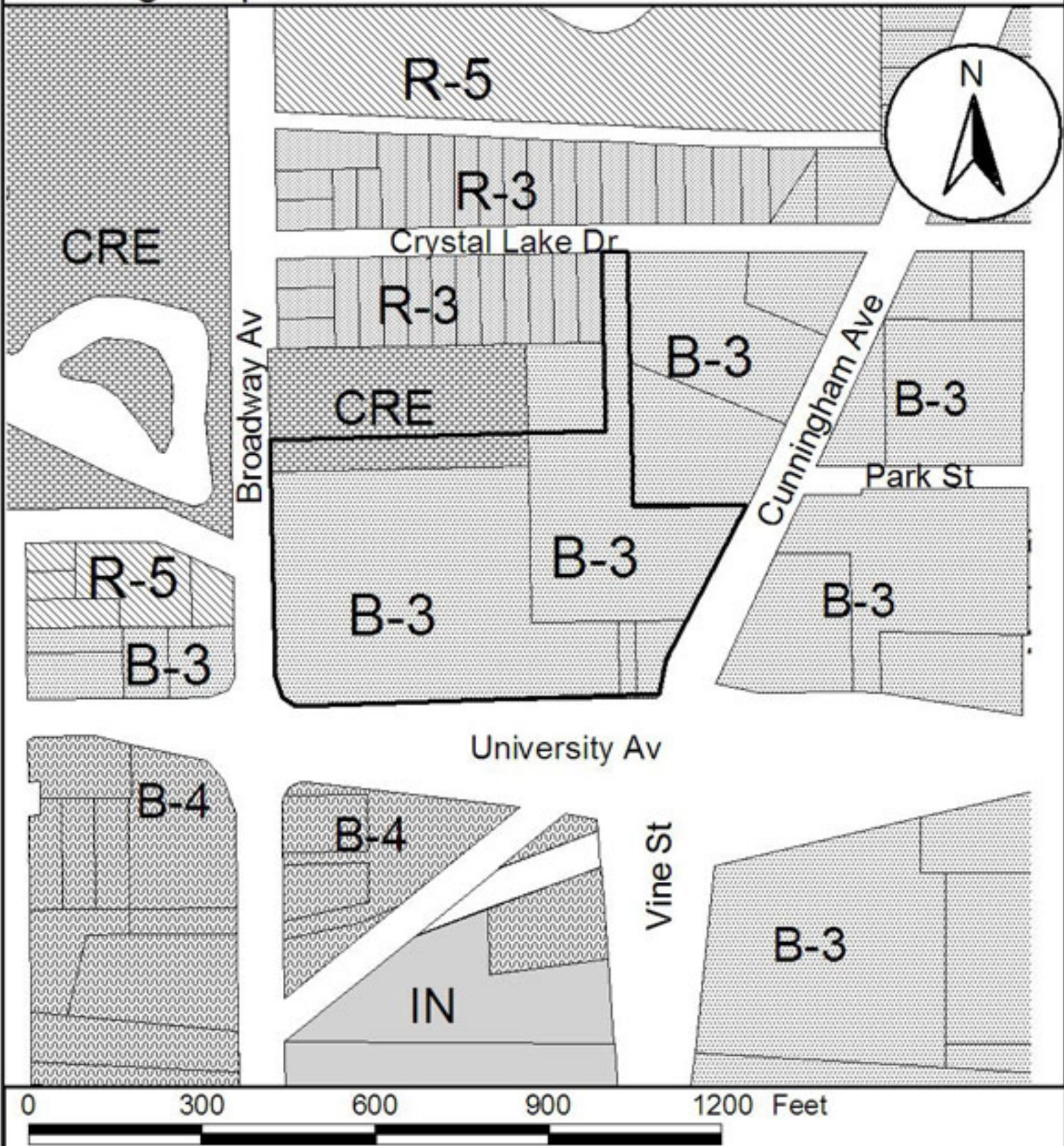
Plan Cases:  
2003-M-06, Gateway Shops:  
Rezone part of a lot from CRE, Conservation-Recreation-Education  
to B-3, General Business  
2003-SU-06, Gateway Shops:  
Special Use Permit to allow a shopping center / PUD in the B-3 zone  
Petitioner: Five Points Realty, LLC  
Location: North West corner of Cunningham Ave and Vine Street  
Zoning: B-3, General Business and CRE

-  Subject Property
-  Rezoning Area



# Zoning Map

# Exhibit "B"



Plan Cases:  
 2003-M-06, Gateway Shops:  
 Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business  
 2003-SU-06, Gateway Shops:  
 Special Use Permit to allow a shopping center / PUD in the B-3 zone  
 Petitioner: Five Points Realty, LLC  
 Location: North West corner of Cunningham Ave and Vine Street  
 Zoning: B-3, General Business and CRE

R3 - Single- and Two-Family  
 R5 - Medium High Density Multiple-Family  
 B3 - General Business  
 B4 - Central Business  
 CRE - Conservation-Recreation-Education

 Subject Property



# Existing Land Use w Aerial Photo

# EXHIBIT "C"



**Plan Cases:**

**2003-M-06, Gateway Shops:**

Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business

**2003-SU-06, Gateway Shops:**

Special Use Permit to allow a shopping center / PUD in the B-3 zone

**Petitioner:** Five Points Realty, LLC

**Location:** North West corner of Cunningham Ave and Vine Street

**Zoning:** B-3, General Business and CRE

*Prepared 6/19/06 by Community Development Services - pa*

COM – Commercial

SF – Single Family

MF – Multi Family

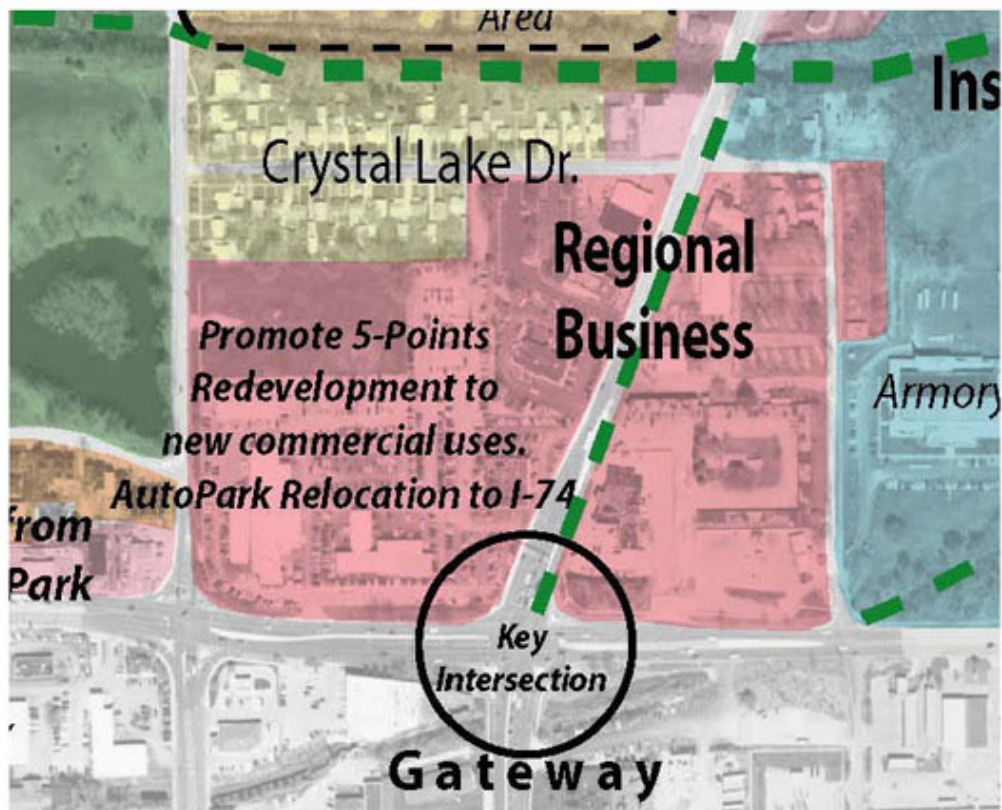
VAC - Vacant



# Future Land Use

# EXHIBIT "D"

Source: Comprehensive Plan Future Land Use  
Map # 4, p.75 – Detailed Section



**Plan Cases:**

**2003-M-06, Gateway Shops:**  
Rezone part of a lot from CRE, Conservation-Recreation-Education to B-3, General Business

**2003-SU-06, Gateway Shops:**  
Special Use Permit to allow a shopping center / PUD in the B-3 zone

**Petitioner:** Five Points Realty, LLC

**Location:** North West corner of Cunningham Ave and Vine Street

**Zoning:** B-3, General Business and CRE

*Prepared 6/19/06 by Community Development Services - pal*

# GATEWAY SUBDIVISION

## Part of the N 1/2 of the SE 1/4 of Section 8, T.19N., R.9E. of the 3rd P.M. City of Urbana, Champaign County, Illinois

### SURVEYOR'S CERTIFICATE

I, THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2014, HEREBY CERTIFY THAT AT THE REQUEST OF FIVE POINTS REALTY, LLC, I HAVE CAUSED A SURVEY TO BE MADE, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF URBANA, OF PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T. 19 N., R. 9 E. OF THE 3RD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 8, T. 19 N., R. 9 E. OF THE 3RD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REPLAT LOT 1 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA, CHAMPAIGN COUNTY, ILLINOIS,

AND,

OUTLOT A AND REPLAT LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS,

AND,

PART OF LOT 32 OF HRAM SHEPHERD'S ADDITION TO URBANA, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 32 OF HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA, AND 169.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST A DISTANCE OF 100 FEET, THENCE SOUTH TO THE NORTH LINE OF UNIVERSITY AVENUE, THENCE EAST ALONG THE NORTH LINE OF UNIVERSITY AVENUE TO THE WEST LINE OF THE CUNNINGHAM AVENUE (U.S. ROUTE 45) RIGHT-OF-WAY, THENCE IN A NORTH-EASTERLY DIRECTION ALONG THE WEST LINE OF THE CUNNINGHAM AVENUE RIGHT-OF-WAY TO A POINT ON SAID WEST LINE 169.2 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREOF THAT PART OF LOT 32 GRANTED TO THE STATE OF ILLINOIS IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 6, 2001, AS DOCUMENT 2001R2353, IN CHAMPAIGN COUNTY, ILLINOIS,

AND,

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LOT 32 IN HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA WITH A LINE WHICH IS 169.20 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 32 AND THE EASTERLY LINE OF LOTS 31, 28 AND 27 IN SAID HRAM SHEPHERD'S ADDITION, TO THE POINT OF INTERSECTION WITH A LINE WHICH IS MIDWAY BETWEEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF SAID LOT 27; THENCE WESTERLY ALONG SAID CENTERLINE OF SAID LOT 27 TO THE WEST LINE OF SAID LOT 29; SAID POINT BEING ON THE WEST LINE OF HRAM SHEPHERD'S ADDITION AFORESAID; THENCE NORTH ALONG SAID WEST LINE TO A POINT IN THE SOUTH LINE OF CRYSTAL LAKE PARK ADDITION TO URBANA; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH A LINE WHICH IS 181 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF HRAM SHEPHERD'S ADDITION; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 169.20 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPTING FROM SAID DESCRIBED PREMISES SUCH PARTS, IF ANY, LYING SOUTH OF THE NORTH LINE OF LOT 5 AND ITS EASTERLY AND WESTERLY EXTENSION THEREOF OF BELLE BARR'S SURVEY OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8.

ALSO EXCEPTING THEREOF THAT PART OF LOT 32 HERETOFORE GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS SHOWN IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, DATED JUNE 20, 1933 AND RECORDED JUNE 22, 1933, IN BOOK 229, PAGE 208 AS DOCUMENT 263138;

ALSO EXCEPTING THEREOF THOSE PARTS OF SAID LOTS 28, 31 AND 27 WHICH HAVE BEEN CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS SHOWN IN RIGHT-OF-WAY DEED, DATED APRIL 4, 1935 AND RECORDED SEPTEMBER 19, 1935 IN BOOK 234, PAGE 278 AS DOCUMENT 278936.

ALSO EXCEPTING THEREOF THAT PORTION TAKEN BY THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES IN COMMON LAW CASE 68 L 832 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREOF THOSE PARTS OF LOTS 27, 28, 31 AND 32 GRANTED TO THE STATE OF ILLINOIS IN DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 6, 2001, AS DOCUMENT 2001R2353, IN CHAMPAIGN COUNTY, ILLINOIS,

AND, ALSO EXCEPTING THEREOF OUTLOT B OF REPLAT OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS, AND,

LOT 29 OF CRYSTAL

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A OF REPLAT OF LOT 2 OF SHELBY'S REPLAT OF PART OF LOTS 1, 2, 3, 4, 5 AND 6 OF THE BELLE BARR SURVEY, URBANA, AND PART OF LOT 6 OF BELLE BARR SURVEY, CHAMPAIGN COUNTY, ILLINOIS; THENCE N89°15'36"E, ALONG THE NORTH LINE OF SAID OUTLOT A AND SOUTH LINE OF OUTLOT B OF SAID REPLAT, 57825 FEET (RECORDED AS SAID REPLAT) TO THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE N02°54'16"W, (RECORDED AS N02°17'28"W) ALONG THE EAST LINE OF SAID OUTLOT B, 159.59 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 29 OF CRYSTAL LAKE PARK ADDITION TO THE CITY OF URBANA, ILLINOIS AS PER PLAT RECORDED IN PLAT BOOK H AT PAGE 76, IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER; THENCE N02°58'53"W, ALONG THE WEST LINE OF SAID LOT 29, 153.77 FEET TO THE SOUTH LINE OF THE NORTH 5 FEET THEREOF; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE; THENCE N89°25'37"E, ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 29 AND SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE DRIVE, 47.02 FEET TO THE EAST LINE OF SAID LOT 29 AND WEST LINE OF HRAM SHEPHERD'S ADDITION TO THE CITY OF URBANA; THENCE S02°48'54"E, ALONG SAID EAST LINE OF SAID LOT 29 AND SAID WEST LINE OF HRAM SHEPHERD'S ADDITION, 153.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE CONTINUING ALONG SAID WEST LINE, S02°54'16"E, 297.49 FEET TO A LINE MIDWAY BETWEEN THE NORTH BOUNDARY AND THE SOUTH BOUNDARY OF LOT 27 OF SAID HRAM SHEPHERD'S ADDITION; THENCE N89°45'32"E, ALONG SAID LINE, 192.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF CUNNINGHAM AVENUE; THENCE S30°19'14"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 215.40 FEET; THENCE S22°59'20"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 72.83 FEET; THENCE N67°19'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S22°39'22"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S67°22'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE S21°23'46"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 75.92 FEET; THENCE S89°15'43"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 20.18 FEET; THENCE S24°01'48"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 44.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S89°15'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 502.07 FEET; THENCE N63°41'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 88.21 FEET; THENCE N30°47'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 19.37 FEET; THENCE N18°42'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 42.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE N02°58'53"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 411.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.261 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

FOR THE PURPOSE OF SUBDIVIDING SAID TRACT INTO 5 LOTS AS SHOWN ON THE ATTACHED PLAT WITH DIMENSIONS IN FEET AND DECIMALS THEREOF, THE EASEMENTS DESIGNATED ON SAID PLAT ARE DESIGNATED FOR PUBLIC USE. MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE ATTACHED PLAT AND THE SUBDIVISION SHALL BE KNOWN AS GATEWAY SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170025-0009-B, EFFECTIVE DATE JANUARY 16, 1981.

I DO HEREBY DESIGNATE, IN ACCORDANCE WITH PA. 87-0705 (THE PLAT ACT), THE CITY OF URBANA AS THE AGENT THAT MAY RECOVER THIS FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

DATE:

THOMAS B. JORDAN  
ILLINOIS REGISTERED  
LAND SURVEYOR NO. 2014  
CHAMPAIGN, ILLINOIS

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

THIS PLAT IS VALID FOR NINETY (90) DAYS FROM

### DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAT 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 THE SUBDIVISION.

DATE: \_\_\_\_\_ JOHN A. DABROWSKI  
ILLINOIS REGISTERED  
PROFESSIONAL ENGINEER #42520

OWNER & SUBDIVIDER:

FIVE POINTS REALTY, LLC

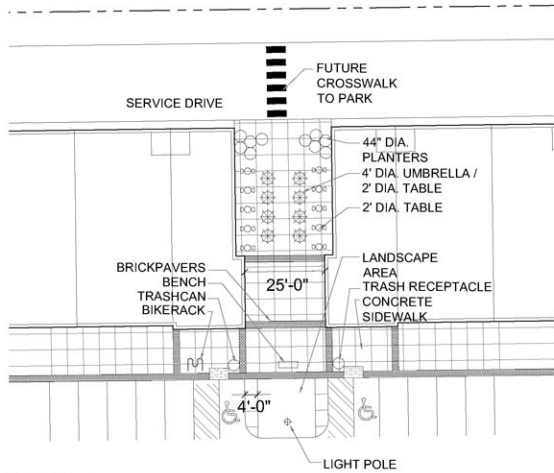
\_\_\_\_\_ SOUTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, AND  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 32 AS DESCRIBED IN PETITION FOR CONDEMNATION NO 68-L-832 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY, ILLINOIS; THENCE N89°46'00"E, AN ASSUMED BEARING, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 599.27 FEET; THENCE S24°48'00"W, 44.14 FEET; THENCE S89°46'00"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE EXISTING NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 502.07 FEET; THENCE N63°14'00"W, 88.11 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.5056 ACRES (22,025.804 S.F.), MORE OR LESS, ALL SITUATED IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS,

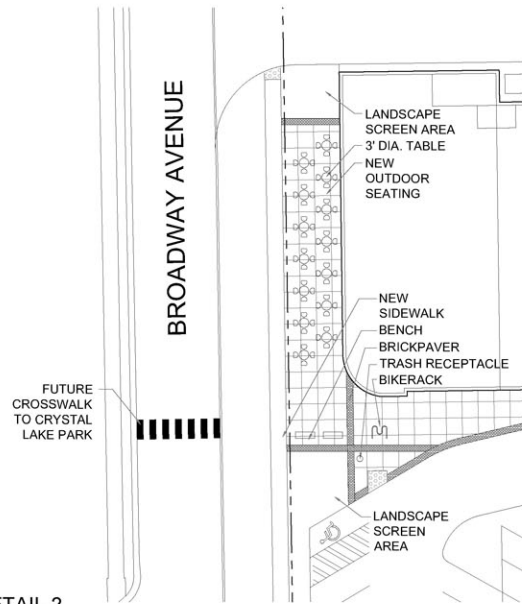
PREPARED BY RECORDING BY:  
CITY OF URBANA  
305 W. WEST  
URBANA, IL 61821

Date of Preparation: June 14, 2020	Project No. 453.70
	Sheet No. 1
Checked by: _____ Checked by: _____ (815) 333-0065	of 2 Sheets

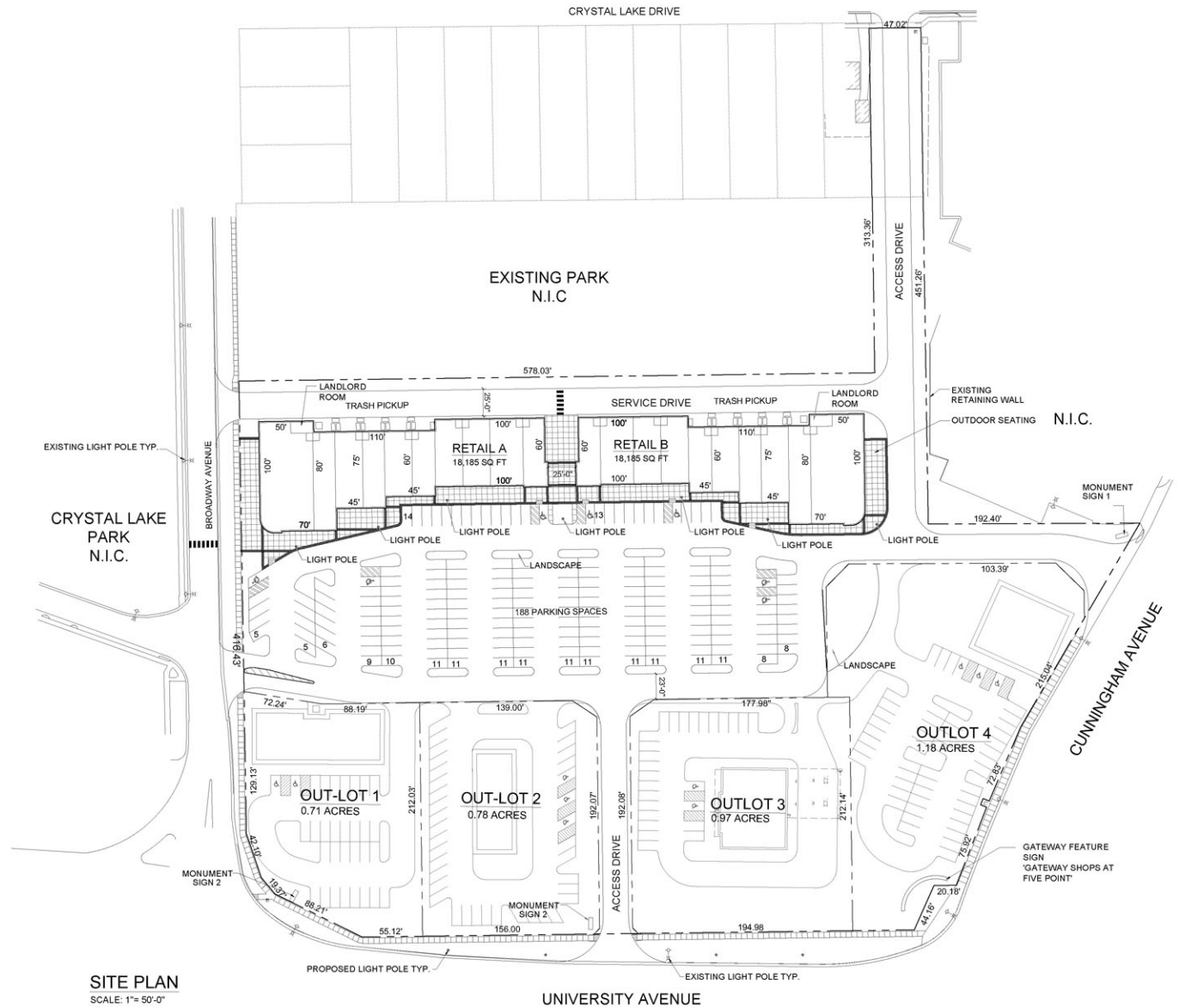




DETAIL 1  
SCALE: 1" = 20'-0"



DETAIL 2  
SCALE: 1" = 20'-0"



SITE PLAN  
SCALE: 1" = 50'-0"





CRYSTAL LAKE DRIVE



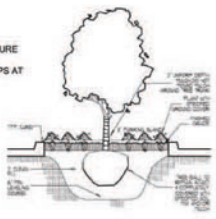
### PLANT LIST

QUAN	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>SHADE TREES</b>					
20	TLT	TILIA TOMENTOSA	SILVER LINDEN	2.0' DB	
13	LAMP	ULMUS PARVIFOLIA	LACEMARK ELM	2.0' DB	
7	ORM	QUERCUS MACROCARPA	BURR OAK	2.0' DB	
<b>EVERGREEN SHRUBS AND TREES</b>					
24	JS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" DB	
<b>DECIDUOUS SHRUBS</b>					
10	BM	BERBERIS X MENTORENSIS	MENTOR BARBERRY	24" DB	
13	RT	ROSA RUSSICA 'THERESE BUGNET'	PINK RUSSOSA ROSE	24" DB	
2	BY	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	30" DB	
13	VC	VIBURNUM CARLESSI 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	24" DB	
1	HA	HYDRANGEA AKBESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" DB	
<b>PERENNIALS</b>					
31	ha	HERMEROCALLIS 'HAPPY RETURNS'	LEMON YELLOW REPEAT DAY LILY	18" OC 1 GAL	
17	hb	HEPETA FAASSENII 'BLUE WINDON'	CATWIND	18" OC 1 GAL	

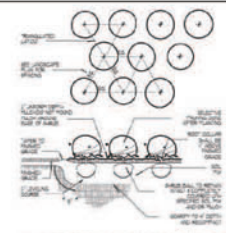
### GENERAL NOTES

- PLANT QUANTITIES ILLUSTRATED ON PLANS FOR CITY REVIEW PURPOSES ONLY & SHALL BE VERIFIED BY BIDDING CONTRACTOR
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURE.
- ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREES SHALL NOT BE STAKED OR GUYED.
- VERIFY ALL EXISTING UTILITIES INCLUDING IRRIGATION LINES PRIOR TO DIGGING.
- ALL ON GRADE PLANTING AREAS SHALL BE PREPARED PER THE CITY OF URBANA LANDSCAPE ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL MEET THE APPLICABLE STANDARDS AS SET FORTH BY "US STANDARDS FOR NURSERY STOCK" RELEASE 99-1 LATEST EDITION.
- ALL TREES NOT SPECIFIED AS MULTI-STEMMED SHALL HAVE A TRUE CENTRAL LEADER AND WILL BE REJECTED DURING INSPECTION IF FOUND TO BE OTHERWISE.
- ALL PLANTING AREAS TO RECEIVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
- ALL INSTALLATION AND MAINTENANCE PRACTICES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF URBANA ZONING & LANDSCAPE ORDINANCE GUIDELINES.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT EDGES, WITH ALL LINES AND CURVES FORMING BED SHAPES AS SHOWN ON THE DIAGRAM.
- BERRY ALL PARKING LOT ISLANDS TO A 9" MINIMUM HEIGHT, ABOVE TOP OF CURB.
- ALL ON GRADE PLANTING AREAS SHALL BE PREPARED AS FOLLOWS:  
50% TOPSOIL  
50% PREPARED ADDITIONS (BY VOLUME AS FOLLOWS)  
- 3 PARTS PEATMOS  
- 1 PART STERILIZED COW MANURE OR MUSH-ROOM COMPOST  
- 1 PART SAND
- EXISTING LOT LIGHT POLES TO BE REMOVED. NEW DECORATIVE LIGHT POLES WILL BE PLACED BETWEEN THE EXISTING.

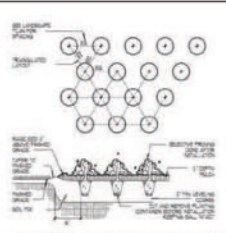
### LANDSCAPE PLAN



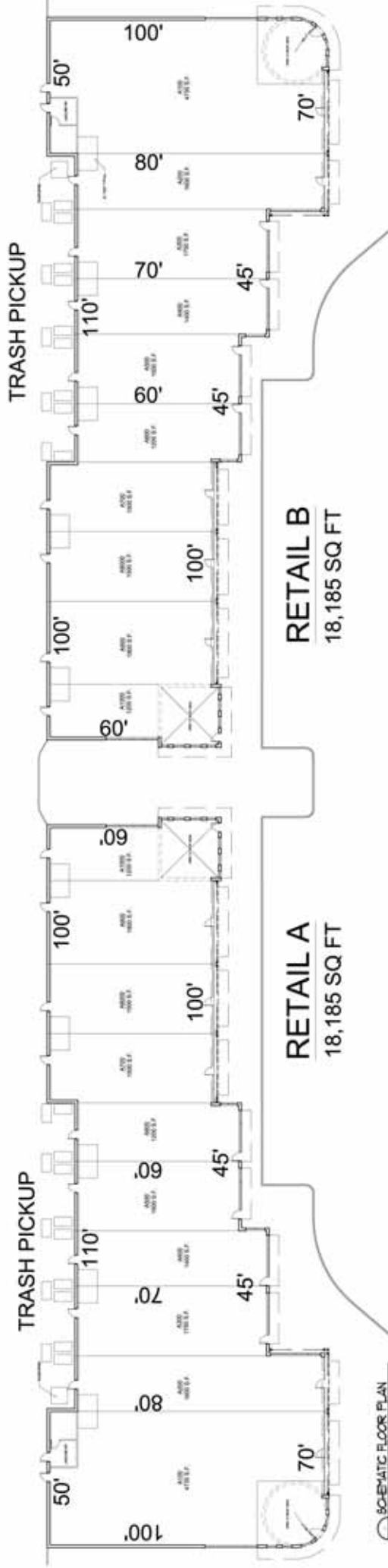
### TREE PLANTING DETAIL



### SHRUB PLANTING DETAIL

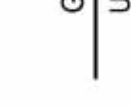


### GROUNDCOVER PLANTING DETAIL



**FIVE POINT REALTY, INC.**

**GATEWAY SHOPS AT 5 POINTS**  
URBANA, ILLINOIS



OKW Architects  
DATE: 06/12/08  
PROJECT NUMBER: 00001





Bike Rack



Light Poles



Trash Receptacles



Benches



Pavers



Planters