



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lisa Karcher, Planner II

DATE: August 29, 2008

SUBJECT: Plan Case No. 2086-S-08, Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision

Introduction

The petitioner, Meijer Stores Limited Partnership, is requesting approval of a combination preliminary and final plat for the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision. The proposed subdivision consists of 30.946 acres located northeast of the intersection of Windsor Road and Philo Road. The property is proposed to be subdivided into 9 lots, 2 of which are being developed by the petitioner. A Meijer retail store occupies the proposed Lot 1 and a Meijer gas station occupies the proposed Lot 2. The subject property is zoned B-3, General Business.

Section 21-16 of the Urbana Subdivision and Land Development Code allows for developers to submit combination preliminary and final plats. The preliminary plat is the document that shows locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for analysis of the subdivision. The final plat, which is the document recorded with the Champaign County Recorder of Deeds, shows the location of property lines and easements. The submission requirements and applicable standards for a combination preliminary/final plat are the same as those for preliminary and final plats that are submitted separately.

Background

The subject property was once a part of a larger tract of land known as the Douglas Farm. In July of 1995 the City entered into an annexation agreement with Clinton C. Atkins, the Meijer Realty Company, Edwin I. Douglas, and Edwin I. Douglas as trustee for the Robert Douglas Trust for the annexation and development of the Douglas Farm (Ordinance No. 9495-65). At that time, Meijer Realty Company held an option to purchase the 30.946 acres that is now proposed to be subdivided. The annexation agreement addressed such items as rezoning of the property; infrastructure improvements; right-of-way dedication; and general site layout and development issues. Specific items as they pertain to the proposed preliminary and final plats are discussed in the following section of this memo.

In February of 2007 Meijer Stores Limited Partnership submitted a minor plat for a two lot subdivision for the subject 30.946 acres. The two lots were created for the development of the Meijer store and gas station. In October of 2007, Meijer Stores Limited Partnership submitted a minor replat of the two lots to adjust the lot boundaries for the lot to be occupied by the gas station.

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

There is a mix of residential, commercial and institutional uses surrounding the proposed subdivision. The property to the north of Amber Lane is zoned R-4, Medium Density Multiple Family Residential and is occupied by St. Matthew Lutheran Church. The property to the west of Philo Road is zoned R-3, Single and Two-Family Residential. The area to the west consists primarily of residential uses with the exception of the Philo Road Church of Christ and the Meadow Brook and Woodland Park Jehovah’s Witness Congregation, both of which front along the west side of Philo Road. The property to the south of Windsor Road is zoned B-3 General Business and encompasses the Pines development and the Stone Creek Commons Office Park. The property to the east is zoned both R-4 and B-3. The portion zoned R-4 has been developed with common-lot line residential dwellings known as the Ridge Subdivision. The portion zoned B-3 is occupied by the Little Hearts and Hands Daycare Facility and the Christie Clinic.

The following table indicates zoning, land use and the comprehensive plan designations for properties adjacent to the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-3, General Business	Commercial	Regional Business
North	R-4, Medium Density Multiple Family Residential	Institutional	Institutional
South	B-3, General Business	Community Business and Office Park	Community Business
East	R-4, Medium Density Multiple Family Residential and B-3, General Business	Residential, Community Business and Institutional	Multi-Family and Regional Business
West	R-3, Single and Two-Family Residential	Residential and Institutional	Residential (Suburban Pattern)

The subject site was zoned B-3, General Business upon annexation to the City. The 2005 Urbana Comprehensive Plan designates the future land use of the site as “Regional Business”. The proposed subdivision includes a Meijer retail store and gas station as well as outlots intended for commercial development. The proposed development of the site is consistent with both the Comprehensive Plan and the existing zoning designation for the property. In addition the proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance, which require a minimum of 6,000 square foot lots with a minimum width of 60 feet. All proposed development will be required to meet all of the specific development regulations in the Zoning Ordinance.

Subdivision Layout and Access

The subject property is bounded by Amber Lane on the North, Philo Road on the west and Windsor Road on the South. There are two access points from each of these roadways to the subdivision. One of the access points on Philo Road is aligned with Scovill Street and one of the access points on Windsor Road is aligned with Boulder Drive. The layout for the subject property approved in the 1995 annexation agreement illustrated three access points on Windsor Road and three access points on Amber Lane. From what was allowed in the annexation agreement, one access point on Amber Lane and one access point on Windsor Road have been eliminated with the proposed subdivision.

Eight of the nine lots proposed range in size from 1.11 acres to 1.98 acres and are located along the Philo Road and Windsor Road frontages. The Meijer retail store is located on the remaining lot that consists of 19.48 acres. The Meijer gas station is located on the lot immediately northeast of the intersection of Windsor and Philo Roads. Access through the subdivision and to the individual lots will be via an access easement as illustrated in Exhibit F. No additional access points will be permitted to individual lots along Amber Lane, Philo Road or Windsor Road. Access in and out of the subdivision will be facilitated by three traffic signals. There are currently traffic signals at the Windsor Road/Philo Road intersection, the Philo Road/Scovill Street intersection and the Windsor Road/Boulder Drive intersection.

Drainage

Stormwater runoff for the subdivision will be directed to a regional detention basin designed to serve the Eastgate Subdivision, the Ridge Subdivision, Stone Creek Commons Office Park and the proposed subdivision. The existing detention basin is located behind the common-lot line units that have developed to the southeast of the intersection of Amber Lane and Myra Ridge Drive and along Lydia Court East. Runoff will be collected in storm sewers located throughout the subdivision and directed to the north to a storm sewer on Amber Lane as illustrated in Exhibit F. As with all preliminary and final subdivision plats, final stormwater management plans must be approved by the City Engineer. The final stormwater management plan has been approved by the City Engineer.

Sidewalks

Section 21-37 of the Urbana Subdivision and Land Development Code requires the installation of sidewalks in commercial developments. There is currently a sidewalk in the public right-of-way along the south side of Amber Lane for the length of the subject property. In addition there is an existing shared use path along the east side of Philo Road for the length of the property. An easement will be granted for the portion of the path that falls within the boundaries of the subject property. This easement is illustrated on Exhibit E by an orange hatch pattern. There is also an existing shared use path in the public right-of-way along the north side of Windsor Road from Philo Road to the eastern most access drive to the proposed subdivision. A shared use path will be constructed along the north side of Windsor Road for the remaining length of the subject property as part of the Windsor Road Improvements that are to be completed in 2009. This portion of the shared use path will be located within the boundaries of the proposed subdivision. An easement will be granted for this purpose.

Utilities

As is customary with proposed subdivisions, copies of the preliminary and final plats have been sent to various utility agencies for their review and comment. There are no concerns with providing utilities to the site. The site is located in an area that is currently served by sanitary sewer, water, power, phone, cable, etc. Exhibit E illustrates the proposed utility easements. Sheet Two of the Final Plat also illustrates the proposed utility easements and indicates which utilities will be provided in the easements. It should be noted that not all of the required easements are illustrated on Sheet Two of the Final Plat. All easements will be required to be illustrated on the Final Plat before it is recorded.

Deferrals and Waivers

The petitioner is not requesting any waivers or deferrals from the Urbana Subdivision and Land Development Code.

Summary of Findings

1. Meijer Stores Limited Partnership has submitted a petition for approval of a combination Preliminary and Final Plat for a nine lot subdivision consisting of 30.946 acres located northeast of the intersection of Philo Road and Windsor Road.
2. The proposed Preliminary and Final Plats are consistent with the approved annexation agreement adopted under City Council Ordinance No. 9495-65.
3. The proposed Preliminary and Final Plats create a development that is consistent with both the 2005 Urbana Comprehensive Plan future land use designation and with the existing zoning designation for the subject property.
4. The proposed Preliminary and Final Plats meet the requirements of the Urbana Subdivision and Land Development Code.

Options

The Plan Commission has the following options for recommendation to the City Council regarding Plan Case No. 2086-S-08:

1. Approve the proposed preliminary and final plats; or
2. Deny the proposed preliminary and final plats.

Staff Recommendation

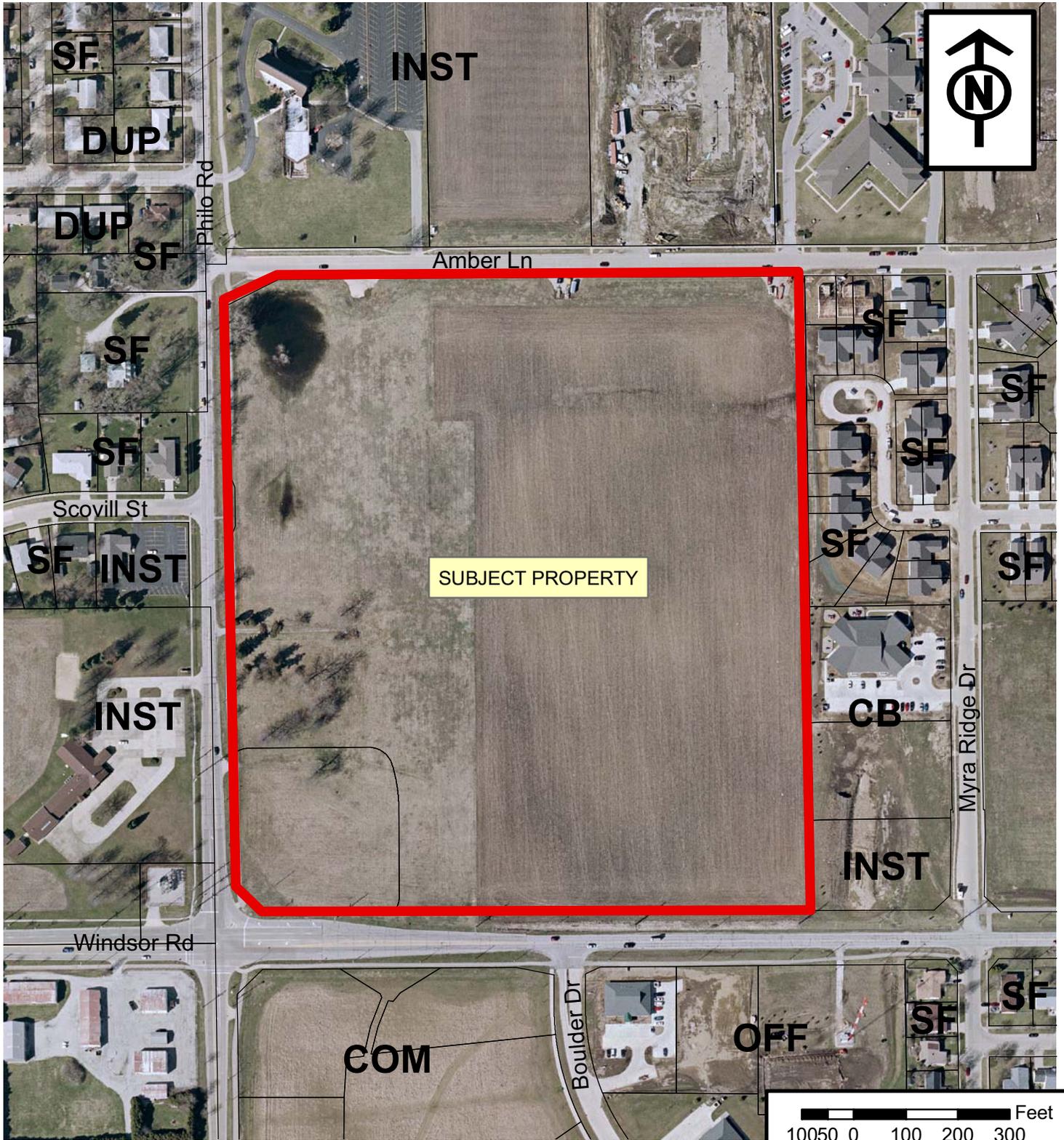
Staff recommends that the Plan Commission forward Plan Case 2086-S-08 to the City Council with a recommendation for **APPROVAL** of the Preliminary and Final Plats for the Second Replat of Lots 1 and 2 of the Meijer Urbana Subdivision

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Proposed Preliminary Plat
Exhibit E: Proposed Final Plat
Exhibit F: Easement Exhibit (EXH-1) – Site Improvement Plans

cc: Attn: Glen VanderKooi
Meijer Stores Limited
2929 Walker Avenue N.W.
Grand Rapids, MI 49544

Attn.: Paul MacCallum
Horizon Surveying, Inc.
507 Jackson Lane
Middletown, OH 45044

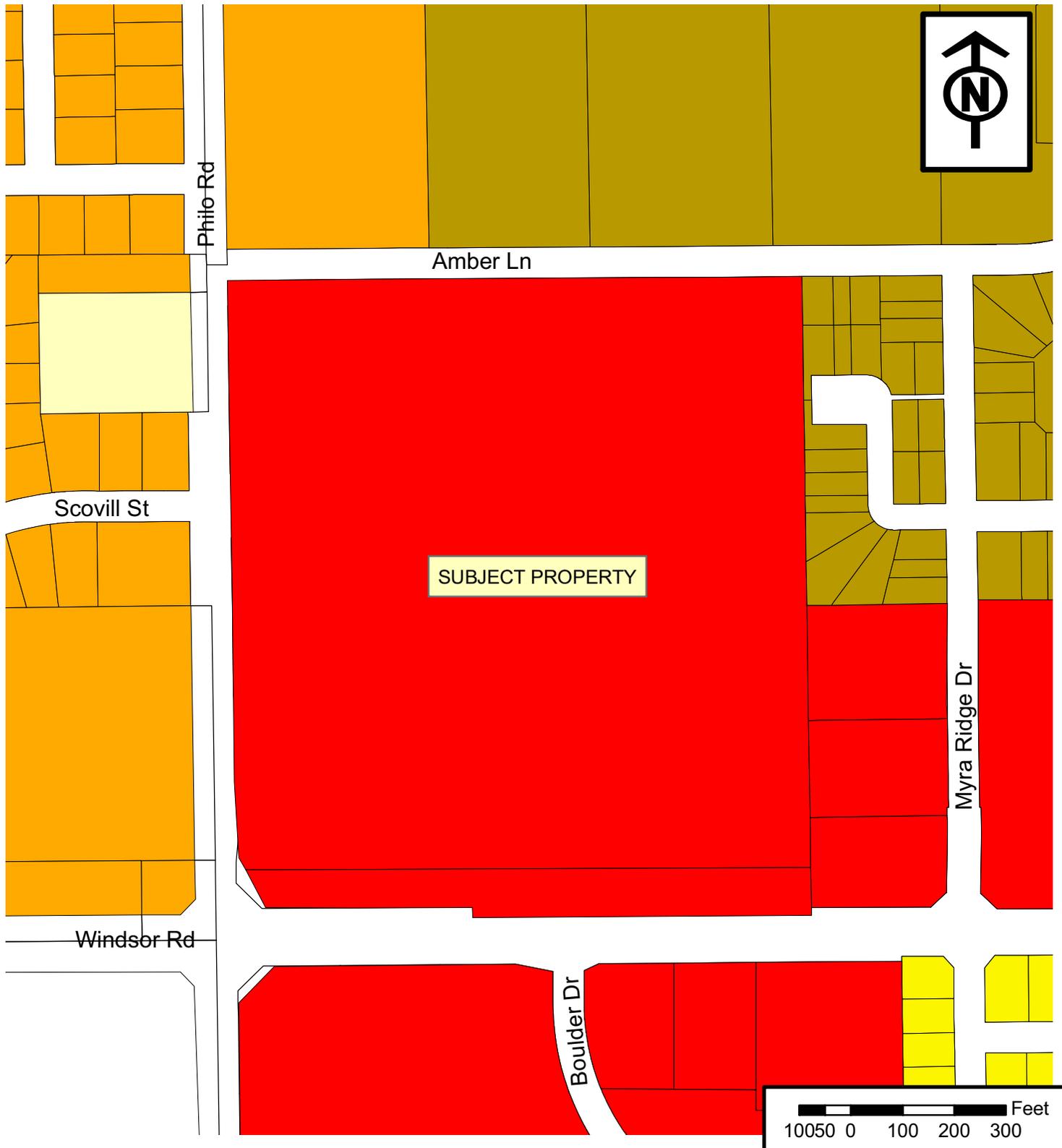
Exhibit A: Location and Existing Land Use Map



Plan Case: 2086-S-08
Subject: Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision
Location: NW of the Intersection of Windsor Rd. and Philo Rd.
Petitioner: Meijer Stores Limited Partnership

CB - Community Business
 COM - Commercial
 INST - Institutional
 OFF - Office Park
 SF - Single Family

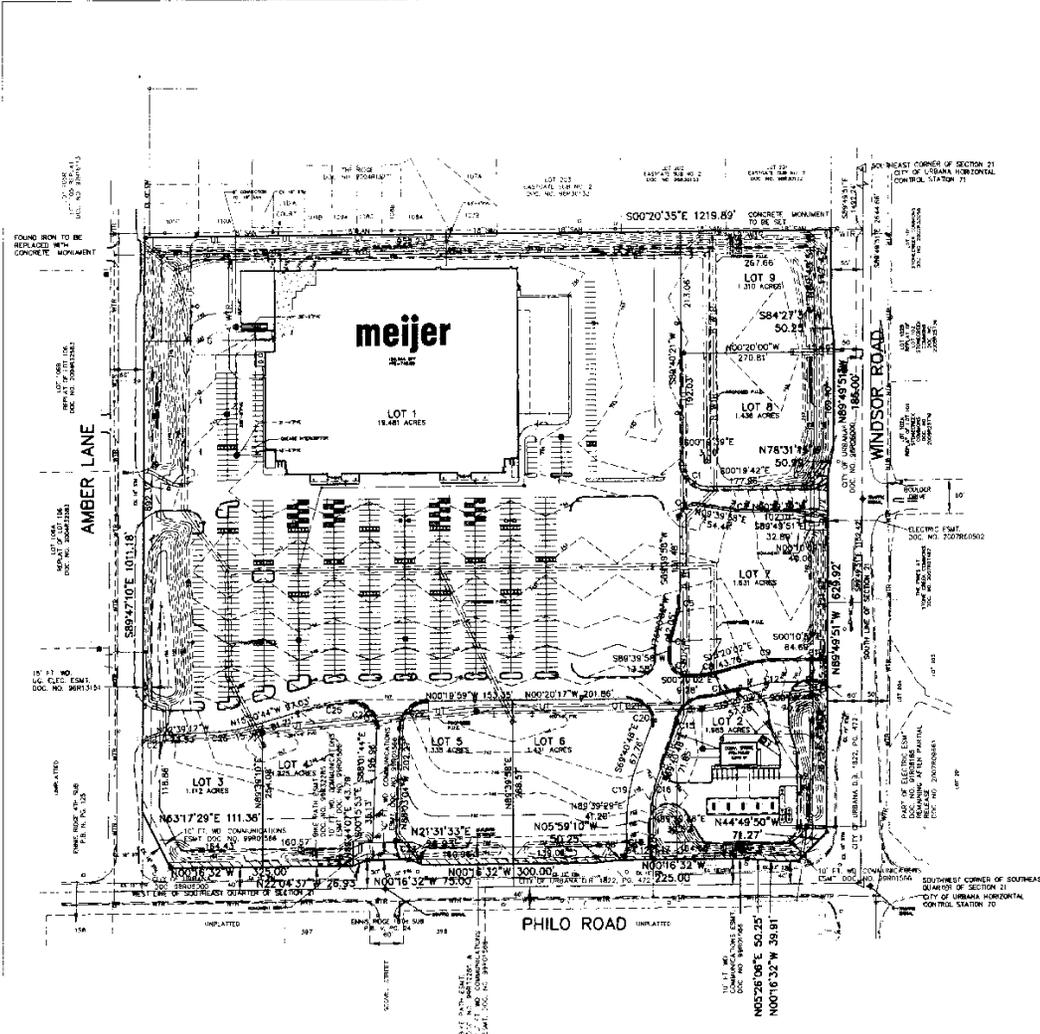
Exhibit B: Existing Zoning Map



Plan Case: 2086-S-08
Subject: Combination Preliminary and Final Plat of the Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision
Location: NW of the Intersection of Windsor Rd. and Philo Rd.
Petitioner: Meijer Stores Limited Partnership

Prepared 8/08 by Community Development Services - lkk

- B3
- R1
- R2
- R3
- R4



LEGAL DESCRIPTION

Shade in Section 21, Township 19 North, Range 8 East of the Third Principal Meridian, City of Urbana, County of Champaign, State of Illinois, and being Lots 1 and 2 of Replat of Lots 1 and 2 of Meier Urbana Subdivision as recorded in Document No. 200800778 (all references to books, paragraphs, pages, surveys, etc. refer to the records of the Champaign County Recorder's Office, unless noted otherwise).

TOPOGRAPHIC DATA

Topographic information has been obtained from Construction Drawings for site development prepared by Woodard, Inc.

PROPOSED CONDITIONS

No improvements are proposed as part of this replat. The purpose of this replat is to restate existing Lot 1 by establishing Lots 3 through 9. Easements for existing utilities are also to be established.

PLAN COMMISSION

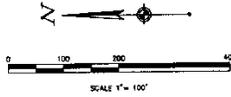
APPROVED BY THE Urbana Plan Commission of the City of Urbana, Illinois

Date _____ Commission _____



**PRELIMINARY PLAT
SECOND
REPLAT OF LOTS 1 AND 2 OF
MEIER URBANA SUBDIVISION**

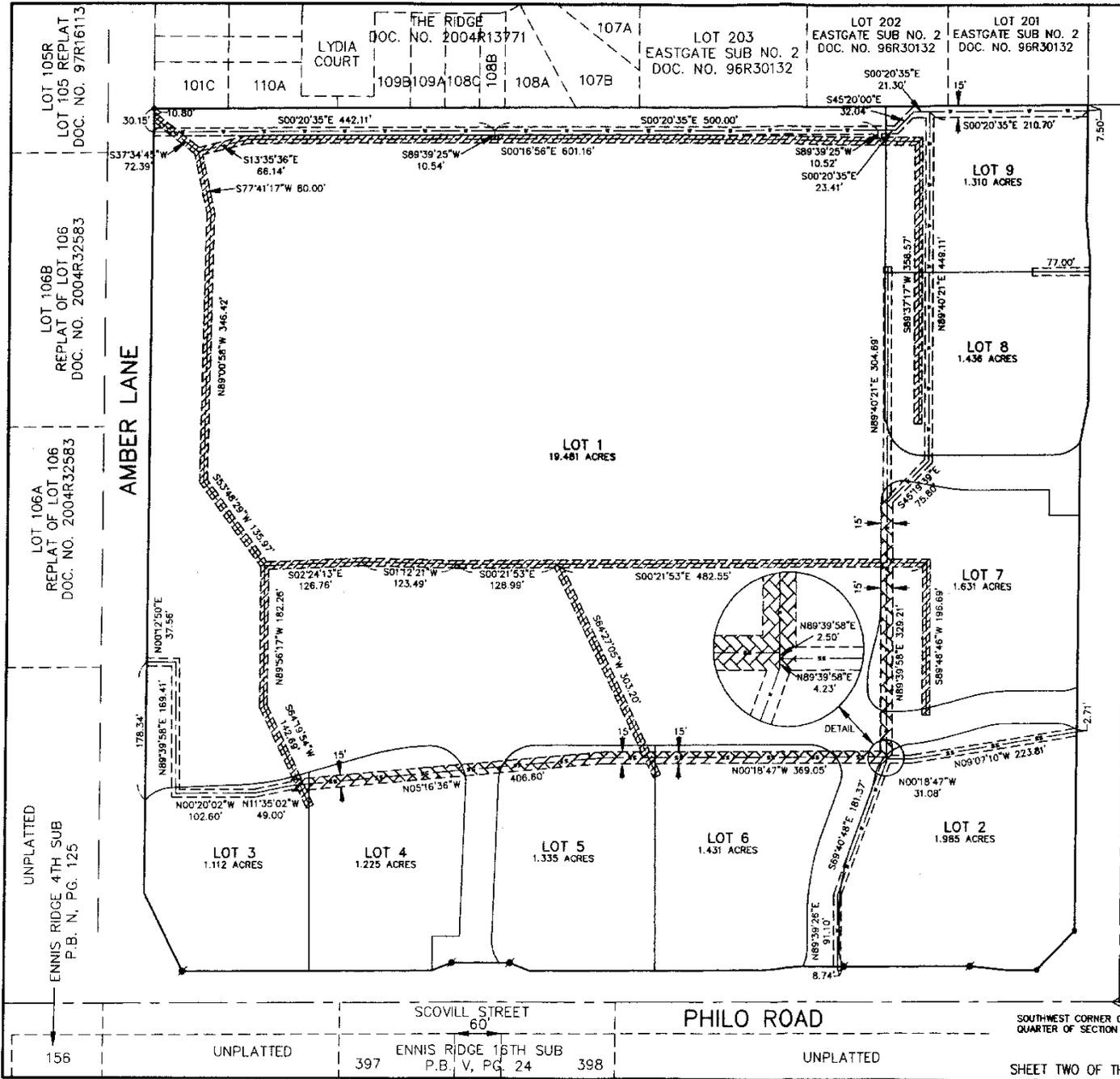
LOCATED IN PART OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE
THIRD PRINCIPAL MERIDIAN - CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS
CONTAINING 30.946 ACRES



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
1	82.12	44.00	3070.00	S44°40'19"W	62.23
2	38.79	44.00	5072.53	S22°33'35"E	32.51
3	35.41	203.00	0879.37	S94°40'10"W	35.36
4	47.13	27.00	11000.00	N40°20'02"W	41.37
5	31.92	129.00	1470.00	S83°20'07"E	31.44
6	23.70	97.00	1430.00	N85°20'02"W	23.64
7	42.41	27.00	8070.00	S44°39'58"W	38.18
8	51.57	197.00	1570.00	S07°36'02"E	51.43
9	62.84	240.00	1570.00	N07°30'00"W	62.68
10	21.57	47.00	2877.71	S14°28'03"E	21.38
11	28.84	47.50	3457.54	N16°57'03"E	28.40
12	28.89	100.00	1433.21	N07°53'21"W	25.91
13	42.14	238.50	1074.35	S10°17'34"E	42.09
14	69.12	52.50	1476.01	N42°28'15"W	64.24
15	19.70	102.50	1170.38	S73°11'06"E	19.67
16	84.49	262.00	2039.45	N80°00'41"W	93.57
17	24.97	47.50	3070.00	S34°01'31"W	24.89
18	23.00	47.50	3744.44	S74°28'04"E	22.78
19	109.45	303.50	2038.43	N80°00'40"W	108.56
20	32.61	32.50	8748.37	N81°34'20"E	31.65
21	44.08	47.50	3270.00	N24°42'27"E	42.92
22	72.72	47.50	874.59	N44°11'33"W	62.82
23	32.61	49.00	3870.71	S72°34'01"W	32.61
24	78.98	47.50	9422.25	N43°27'56"E	68.53
25	78.92	334.50	1377.25	N08°17'01"W	78.45
26	91.91	339.50	1530.42	S08°02'43"E	91.63
27	37.87	47.00	4670.15	N25°44'20"W	36.86

NO.	DATE	REVISION
1	1/7/18	ISSUED FOR CITY REVIEW

HORIZON SURVEYING INC
 207 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 PHONE 513-423-0334
 FAX 513-272-4276
 E-MAIL horizon_surveying@yahoo.com
 JOB NO. 1916-0100



**FINAL PLAT
SECOND
REPLAT OF LOTS 1 AND 2 OF
MEIJER URBANA SUBDIVISION**

LOCATED IN PART OF SECTION 21,
TOWNSHIP 18 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN - CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS
CONTAINING 30.946 ACRES
JULY, 2008

<p>OWNER/DEVELOPER MEIJER STORES LIMITED PARTNERSHIP 2828 WALKER AVENUE S.E. GRAND RAPIDS, MI 49504 GLENN VANDERWOUDE 616-791-3000</p>	<p>SURVEYOR HORIZON SURVEYING, INC. 507 JACKSON LANE MIDDLETOWN, OH 45040 PAUL MCCALLUM 637-423-2834</p>
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SCALE 1" = 60'

EASEMENT NOTES

1. ALL EASEMENTS ARE 10 FEET WIDE, UNLESS INDICATED OTHERWISE.
2. EASEMENTS ARE DIMENSIONED TO THE CENTERLINE OF THE EASEMENT. 10' WIDE EASEMENTS ARE 5 FEET ON EACH SIDE OF THE DIMENSIONED CENTERLINE. 15' WIDE EASEMENTS ARE 7.5 FEET ON EACH SIDE OF THE DIMENSIONED CENTERLINE.
3. LOTS 2 THROUGH 9 ARE NOT PERMITTED DIRECT VEHICULAR ACCESS TO WINDSOR ROAD, PHILO ROAD OR AMBER LANE. ACCESS IS TO BE PROVIDED BY MEANS OF AN ACCESS EASEMENT OVER PART OF LOT ONE.

LEGEND

	PLAT BOUNDARY LINE
	NEW LOT LINE
	EASEMENT LINE
	UTILITY EASEMENT CENTERLINE
	WATERMAIN EASEMENT CENTERLINE
	SANITARY SEWER EASEMENT CENTERLINE
	WATERMAIN & PUBLIC UTILITY EASEMENT
	SANITARY & PUBLIC UTILITY EASEMENT
	STORM EASEMENT

HORIZON SURVEYING INC.
507 JACKSON LANE
MIDDLETOWN, OHIO 45044
VOICE: 937-423-2934
FAX: 513-727-4576
E-MAIL: horizon_surveying@yahoo.com
JOB NO. 1212.01.07

LOT 105R
LOT 105 REPLAT
DOC. NO. 97R16113

 LOT 106B
REPLAT OF LOT 106
DOC. NO. 2004R32583

 LOT 106A
REPLAT OF LOT 106
DOC. NO. 2004R32583

 UNPLATTED
ENNIS RIDGE 4TH SUB
P.B. N, PG. 125

 156

THE RIDGE
DOC. NO. 2004R13771
 LYDIA COURT
 107A
 LOT 203
EASTGATE SUB NO. 2
DOC. NO. 96R30132
 LOT 202
EASTGATE SUB NO. 2
DOC. NO. 96R30132
 LOT 201
EASTGATE SUB NO. 2
DOC. NO. 96R30132
 SOUTH EAST CORNER OF SECTION 21
 LOT 101
STONECREEK COMMONS
DOC. NO. 2002R33058
 LOT 102B
REPLAT OF
LOT 102
STONECREEK
COMMONS
DOC. NO.
2005R25759
 WINDSOR ROAD
 LOT 102A
REPLAT OF
LOT 102
STONECREEK
COMMONS
DOC. NO.
2005R25759
 BOULDER
DRIVE
60'
 THE PINES AT
STONE CREEK COMMONS
DOC. NO. 2007R07482
 LOT 204
 LOT 203
 LOT 201
 UNPLATTED
ENNIS RIDGE 16TH SUB
P.B. V, PG. 24
 UNPLATTED
 397
 398
 UNPLATTED
 156
 397
 398
 SHEET TWO OF THREE SHEETS

SURVEYOR'S CERTIFICATE:

STATE OF OHIO)
) S.S.
 COUNTY OF MONTGOMERY)

I, Paul F. MacCallum, Illinois Professional Surveyor Number 035-3123, do hereby certify that at the request of the owner Meijer Stores Limited Partnership, I have caused a survey to be made of the tract of land described as follows:

Situate in Section 21, Township 19 North, Range 9 East of the Third Principal Meridian, City of Urbana, County of Champaign, State of Illinois, and being Lots 1 and 2 of Replat of Lots 1 and 2 of Meijer Urbana Subdivision as recorded in Document No. 2008R00776 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Champaign County Recorder's Office, unless noted otherwise).

Survey markers will be set at each corner of said tract as denoted on this plat setting forth exact dimensions in feet and decimals thereof. Said subdivision shall be known as Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision, and said subdivision is in School District No. 116. I further certify that based on an examination of Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community Panel Number 170894 0185 B for the City of Urbana with an effective date of January 16, 1981 the surveyed parcel is in Zone C (areas of minimal or no flooding).

I hereby designate the City of Urbana, and/or representatives thereof, to record this final plat, a true copy of which has been retained by me to assure no changes have been made to said plat.

PAUL F. MACCALLUM
 ILLINOIS PROFESSIONAL SURVEYOR #035-3123
 LICENSE EXPIRES 11/30/2008

**FINAL PLAT
 SECOND
 REPLAT OF LOTS 1 AND 2 OF
 MEIJER URBANA SUBDIVISION**

LOCATED IN PART OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST
 OF THE THIRD PRINCIPAL MERIDIAN - CITY OF URBANA
 CHAMPAIGN COUNTY, ILLINOIS
 CONTAINING 30.946 ACRES
 JULY, 2008

LEGEND

- SET MAG NAIL
- IRON ROD (FOUND)
UNLESS INDICATED OTHERWISE
- CONCRETE MONUMENT
TO BE SET
- C1 CURVE DESIGNATION
-  BIKE PATH EASEMENT
DOC. NO. 99R32285
- PLAT BOUNDARY LINE
- NEW LOT LINE
- EXISTING RECORDED
EASEMENT LINE
- ADJOINING PARCEL LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE

NOTES

1. BEARINGS ARE BASED ON THE DEED RECORDED IN DOCUMENT NO. 2001R01023.
2. THIS SUBDIVISION IS WITHIN THE ST. JOSEPH TOWNSHIP NO. 3 DRAINAGE DISTRICT.
3. THIS SUBDIVISION IS NOT WITHIN 500 FEET OF A POINT ON A WATER COURSE DRAINING OVER 640 ACRES.
4. THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
5. ALL DIMENSIONS ARE HORIZONTAL DISTANCES.
6. ALL LOT CORNERS EXCEPT THOSE SHOWN AS FOUND, SET MAG NAIL OR CONCRETE MONUMENTS ARE 5/8" BY 30" IRON RODS WITH A CAP STAMPED "HORIZON".
7. RIGHT-OF-WAY (IF ANY) ESTABLISHED BY THIS PLAT ARE DEDICATED TO THE PUBLIC.

CITY APPROVALS

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

Number _____

Date: _____ by _____

Attest: _____

DRAINAGE STATEMENT

STATE OF ILLINOIS)
) S.S.
 COUNTY OF _____)

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

ILLINOIS PROFESSIONAL ENGINEER: _____

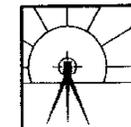
LICENSE EXPIRES: _____

JASON D. HILL, P.E.

OWNER AND SUBDIVIDER: MEIJER STORES LIMITED PARTNERSHIP
 BY: MEIJER GROUP, INC.,
 ITS: GENERAL PARTNER

BY: _____
 MICHAEL L. KINSTLE
 ITS VICE PRESIDENT-REAL ESTATE

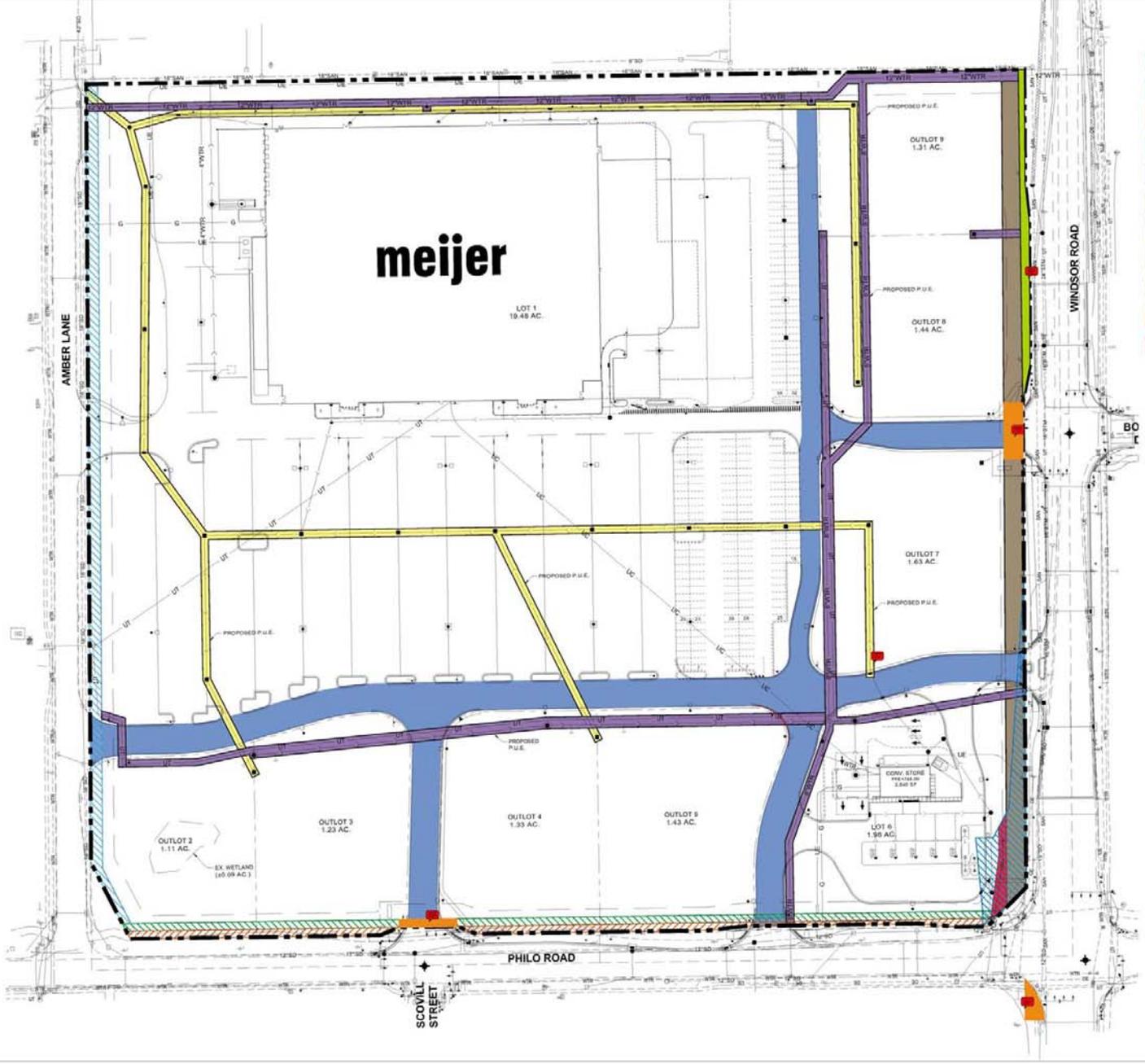
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
1	69.12'	44.00'	90°00'03"	S44°40'19"W	62.23'
2	38.75'	44.00'	50°27'53"	S25°33'35"E	37.51'
3	35.41'	203.00'	09°59'37"	S04°40'10"W	35.36'
4	47.12'	27.00'	100°00'00"	N40°20'02"W	41.37'
5	31.52'	129.00'	14°00'00"	S83°20'02"E	31.44'
6	23.70'	97.00'	14°00'00"	N83°20'02"W	23.64'
7	42.41'	27.00'	90°00'00"	S44°39'58"W	38.18'
8	51.57'	197.00'	15°00'00"	S07°50'02"E	51.43'
9	62.84'	240.00'	15°00'04"	N07°50'00"W	62.66'
10	21.57'	47.00'	26°17'21"	S13°29'03"E	21.38'
11	28.84'	47.50'	34°47'34"	N16°57'10"E	28.40'
12	25.99'	100.00'	14°53'21"	N07°53'21"W	25.91'
13	42.14'	239.50'	10°04'55"	S10°17'34"E	42.09'
14	69.12'	52.50'	75°26'18"	N42°58'15"W	64.24'
15	19.70'	102.50'	11°00'36"	S75°11'06"E	19.67'
16	94.49'	262.00'	20°39'46"	N80°00'41"W	93.97'
17	24.97'	47.50'	30°07'00"	S74°01'31"W	24.68'
18	23.00'	47.50'	27°44'44"	S76°28'04"E	22.78'
19	109.45'	303.50'	20°39'43"	N80°00'40"W	108.86'
20	32.61'	32.50'	57°29'32"	N81°34'26"E	31.26'
21	44.09'	47.50'	53°10'36"	N26°14'22"E	42.52'
22	72.72'	47.50'	87°43'02"	N44°11'33"W	65.82'
23	32.61'	49.00'	38°07'51"	S72°53'01"W	32.01'
24	76.58'	47.50'	92°22'28"	N43°27'56"E	68.55'
25	76.62'	334.50'	13°07'26"	N09°17'01"W	76.45'
26	91.91'	339.50'	15°30'42"	S08°05'23"E	91.63'
27	37.87'	47.00'	46°10'15"	N25°44'20"W	36.86'



HORIZON SURVEYING INC.
 507 JACKSON LANE
 MIDDLETOWN, OHIO 45044
 VOICE: 937-423-2934
 FAX: 513-727-4576
 E-MAIL: horizon_surveying@yahoo.com

JOB NO. 1212.01.07

Layout Title Name: MEJER_EK_1.dwg - Xref: 65588-P.dwg - 65588-SV.dwg - 65588-RD.dwg
 G:\SD\PROJECTS\MEJER\65588.URBANA_IL_URB\CAD\Render\COLOR ESMT EK_1.dwg Printed by: hrdy, Cheryl. Plotted December 15, 2006. 1:35:27 PM



- LEGEND**
- EXISTING TEMPORARY CONSTRUCTION EASEMENT
 - EXISTING ELECTRIC EASEMENT
 - EXISTING BIKEPATH EASEMENT
 - EXISTING POWER EASEMENT
 - PROPOSED PUBLIC UTILITY EASEMENT (WATER, SANITARY, TELEPHONE, GAS, ELECTRIC)
 - PROPOSED UTILITY EASEMENT
 - PROPOSED ACCESS EASEMENT
 - PROPOSED BIKE PATH EASEMENT
 - ELECTRIC TRANSMISSION LINE EASEMENT
 - PROPOSED TRAFFIC SIGNAL EASEMENT
 - REVISED EXISTING POWER EASEMENT



PROJECT No.	DATE	DES.	DR.	CHK.	REVISION
65588	04/24/07	JRH	JRH	JRH	

WOOLPERT, INC. 1815 South Meyers Road Suite 120 Oakbrook Terrace, IL 60181 630.424.3030 FAX: 630.495.3731	MEJER #247 SITE IMPROVEMENT PLANS WINDSOR ROAD AND PHILO ROAD URBANA, ILLINOIS 61802 EASEMENT EXHIBIT
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SHEET NO.	EXH-1
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