



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commissioners

FROM: Jeff Engstrom, AICP, Planner II

DATE: May 18, 2012

SUBJECT: **Plan Case No. 2179-S-12:** DMT First Subdivision General Area Plan, Preliminary and Final Plats.

Introduction

Richard Noel and Birkey's Farm Store have submitted a General Area Plan, Preliminary Plat, and Final Plat for the DMT First Subdivision. The proposed subdivision would create a 19.9-acre lot from a larger tract totaling 73.5 acres located east of High Cross Road and north of Windsor Road. Birkey's Farm Store plans to relocate to the new 19.9-acre lot 1. The relocation will allow for the store to expand and stay in Urbana. The entire property is currently located in unincorporated Champaign County, but Lot 1 would be annexed per an annexation agreement concurrently under review by the City of Urbana. The remainder of the overall tract will remain unsubdivided farmland and will not be developed or annexed into the City at this time.

The property is currently zoned County AG-2, Agricultural, and under Table IV-1 of the Urbana Zoning Ordinance, the zoning for any annexed portion of the property would automatically convert to City AG, Agriculture. The Urbana Zoning Ordinance specifies that a "Farm Equipment Store" is permitted by right in the AG District.

According to the Urbana Subdivision and Land Development Code, Preliminary and Final plats may be submitted for concurrent approval. In this case no waivers from the subdivision standards are being sought. The Plan Commission is requested to review the General Area Plan, Preliminary Plat, and Final Plat. The General Area Plan and Preliminary Plat may be approved by Plan Commission because no waivers from the Subdivision and Land Development Code are being sought. Plan Commission should review the Final Plat and make a recommendation to City Council for approval or denial. The applicant is also applying for a deferral to allow construction of the required sidewalk after the adjacent parcels have been developed.

Background

The attached General Area Plan and plats concern a large tract fronting on the east side of South High Cross Road opposite Stone Creek Subdivision. The area is currently under use for agricultural purposes and is owned by Richard Noel. Mr. Noel has an agreement to sell the northern 19.9 acres of the property to Birkey's Farm Store, which plans to develop the site and to relocate from their current location on E. University Avenue. The southern 53.48 acres of the tract will remain in agricultural use and is not planned to be developed in the near future.

The site is currently zoned AG-2, Agricultural in Champaign County, and upon annexation will convert directly to AG, Agriculture in the City, per Table IV-1 in the Zoning Ordinance. Annexation agreements that do not include a rezoning are reviewed and approved by City Council. City Council will hold a public hearing to review the annexation agreement on Monday, June 4th.

Because the applicant wishes to connect the new store to public sewer, the Urbana Champaign Sanitary District (UCSD) requires that the property owner agree to annex into the City. The City will enter into an agreement with the current owner, Mr. Noel and the future owner, Mr. Birkey, in order to facilitate the annexation. Through the annexation agreement, the City would grant two variances to allow a freestanding sign that would exceed the standards of Table IX-1, Standards for Freestanding Signs, of the Urbana Zoning Ordinance. Additionally, the annexation agreement would recognize outdoor storage and display on dust-controlled gravel surfaces as well as commit to allowing the future sewer connection.

Discussion

Zoning and Land Use

The site is currently zoned AG-2, Agricultural in Champaign County, and upon annexation will convert directly to AG, Agriculture in the City, per Table IV-1 in the Zoning Ordinance. The proposed use of farm equipment sales and service is permitted by right in the AG district. The surrounding areas to the north, east, and south are zoned County AG-2, Agricultural and are used for cropping. Across High Cross Road to the west is zoned R-5, Medium High Density Multiple Family Residential north of Stone Creek Boulevard, and R-2, Single and Two-Family Residential to the south of Stone Creek Boulevard. The proposed farm equipment store would be across from zero-lot-line duplexes in Water's Edge subdivision.

2005 Comprehensive Plan

Although the 2005 Urbana Comprehensive Plan classifies the future land use of the subdivision as "Residential", the developers plan to make use of the existing Agriculture zoning by construction of a farm equipment store. The proposed general area plan and plats would leave the remainder of the tract under agricultural use which would allow for future development to include a residential component. The Comprehensive Plan also shows the extension of Stone Creek Boulevard to the east in Appendix D, Mobility Map.

General Area Plan

A General Area Plan has been submitted for approval in order to plan for and guide future development of the larger tract owned by the Noel family and specifically to coordinate future street extensions and any major utilities. The General Area Plan shows the tract within the surrounding development context, the proposed lot, access points, utilities, and site layout for the future Birkey's Farm Store. The plan shows a future road that extends east from Stone Creek Boulevard, which is consistent with the Comprehensive Plan's Future Land Use Map 7 and Appendix D, Mobility Map. The site is bordered by arterial roads to the west and south, and by a regional drainage ditch to the north. It would integrate with future development to the east along the extended Stone Creek Boulevard.

Preliminary Plat

The proposed Preliminary Plat contains all of the elements required by the Subdivision and Land Development Code, including topography, elevation, monuments, surrounding developments, streets, utilities, proposed developments, location of streets to be built and dedicated to the City, and zoning.

Final Plat

The proposed Final Plat contains the required elements, and is consistent with the proposed preliminary plat. It shows lot boundaries, dimensions, and proposed rights-of-way, and contains the required surveyor's and drainage statements. The plat depicts the new lot to be created and dedicates a portion of the future Stone Creek Boulevard adjacent to Lot 1. Only the north half (33 feet) of Stone Creek Boulevard right-of-way is required to be dedicated at this time. When the remainder of the overall tract is subdivided or developed the rest of Stone Creek Boulevard will be dedicated, all the way to the eastern boundary of the site.

Access

Access to the property will be provided from High Cross Road, directly opposite Stone Creek Boulevard. The Illinois Department of Transportation has approved this location for access, as this is a state route. The access point is in harmony with the 2005 Comprehensive Plan Future Land Use Map and Appendix D, Mobility Map, which shows Stone Creek Boulevard extending to the east at this location. The proposed plat will dedicate a 33-foot strip of right-of-way to the City, which will be reserved for extending Stone Creek Boulevard when the rest of the site is developed.

The General Area Plan shows a second future access point along Windsor Road (County Road 1400N), which would provide access to the southern portion of the subdivision at such time as it may be developed, which would be in line with access guidelines.

The applicant is requesting a sidewalk deferral for the east side of High Cross Road, as the adjacent sites to the north and south have not yet been developed, and there is no sidewalk to connect to. The requested sidewalk deferral would obligate future property owners to install the sidewalk, at the City Engineer's request, when the adjacent area develops and sidewalk is extended to meet the subject property. The City of Urbana is currently constructing a multi-use path along the west side of IL Route 130, but this is a separate project.

Drainage

For Lot 1, stormwater runoff will be managed through a detention basin and a connection to the adjacent drainage ditch. For the remainder of the site, conditions will be unchanged while it is still under agricultural use. In the future new storm water detention facilities would have to be installed in order for the remainder of the site to be developed. The final plat contains a drainage easement that will allow developments south of Lot 1 to drain into the drainage ditch to the north.

Utilities

The site is currently not directly served by sanitary sewer. The applicant proposes to bore under High Cross Road to connect to the existing city sanitary sewer on the west side of the street. Once a planned sanitary sewer interceptor is constructed along the east side of High Cross Road, Birkey's Farm Store would connect to that new system. Likewise, electric lines, phone lines, and water mains are all on the west side of High Cross Road, and connections will need to be made across the street. The final plat will reserve the easements necessary for installation and repair of future public utilities extended along the east side of High Cross Road.

Waivers

The applicant is not requesting any waivers from the Urbana Subdivision and Land Development Code.

Summary of Findings

1. Richard Noel and Birkey's Farm Store have submitted a General Area Plan and Combination Preliminary Plat/Final Plat for a one-lot, 19.9 acre subdivision called DMT First Subdivision, located east of High Cross Road and north of Windsor Road.
2. The proposed subdivision would allow for development of Birkey's Farm Store on the site.
3. The proposed General Area Plan is consistent with the 2005 Comprehensive Plan Future Land Use Map, and Appendix D, Mobility Map.
4. The proposed Preliminary and Final Plats are generally consistent with the 2005 Comprehensive Plan land use designation of "Residential" for the southern portion of the site.
5. The proposed Preliminary and Final Plats would be consistent with existing and proposed Agricultural zoning designations for the site.
6. The proposed Preliminary and Final Plats meet the technical requirements of the Urbana Subdivision and Land Development Code.

Options

The Plan Commission has the following options in Plan Case 2179-S-12 regarding the General Area Plan and Preliminary Plat of DMT First Subdivision:

- a. Approve the proposed General Area Plan and Preliminary Plat; or
- b. Deny approval of the proposed General Area Plan and Preliminary Plat. If the Plan Commission denies the proposed General Area Plan and Preliminary Plat, Plan Commission must state findings by where the plat is deficient.

Should the Plan Commission approve the General Area Plan and Preliminary Plat, the Commission has the following options concerning the Final Plat of DMT First Subdivision:

- a. Recommend approval of the Final Plat; or
- b. Recommend denial of the Final Plat. If recommending denial, the Plan Commission must state findings by where the plat is deficient.

Staff Recommendations

Based on conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan, in Plan Case 2179-S-12, Staff recommends that the Plan Commission:

- APPROVE the General Area Plan;
- APPROVE the Preliminary Plat of DMT First Subdivision; and
- Recommend APPROVAL of the Final Plat by the City Council.

cc:

Ron Birkey
Birkey's Farm Store
1120 Veteran's Pkwy
Rantoul, IL 61866

Richard Noel
c/o Dan Noel
1906 Fox Drive
Champaign, IL 61820

Pat Moone
Farnsworth Group
1819 S Neil St
Champaign, IL 61820

Attachments: Exhibit A: Proposed General Area Plan for DMT First Subdivision
 Exhibit B: Proposed Preliminary Plat for DMT First Subdivision
 Exhibit C: Proposed Final Plat for DMT First Subdivision
 Exhibit D: Location Map
 Exhibit E: Zoning Map
 Exhibit F: Future Land Use Map

ISSUE:	#	Date:	Description:
	1	05/18/12	CITY COMMENTS

PROJECT:
BIRKEY'S FARM STORE

DMT FIRST SUBDIVISION
URBANA, ILLINOIS

Date: 05-08-12

Design/Drawn: PJM/SJB

Reviewed:

Book No.: 53/35 Field:

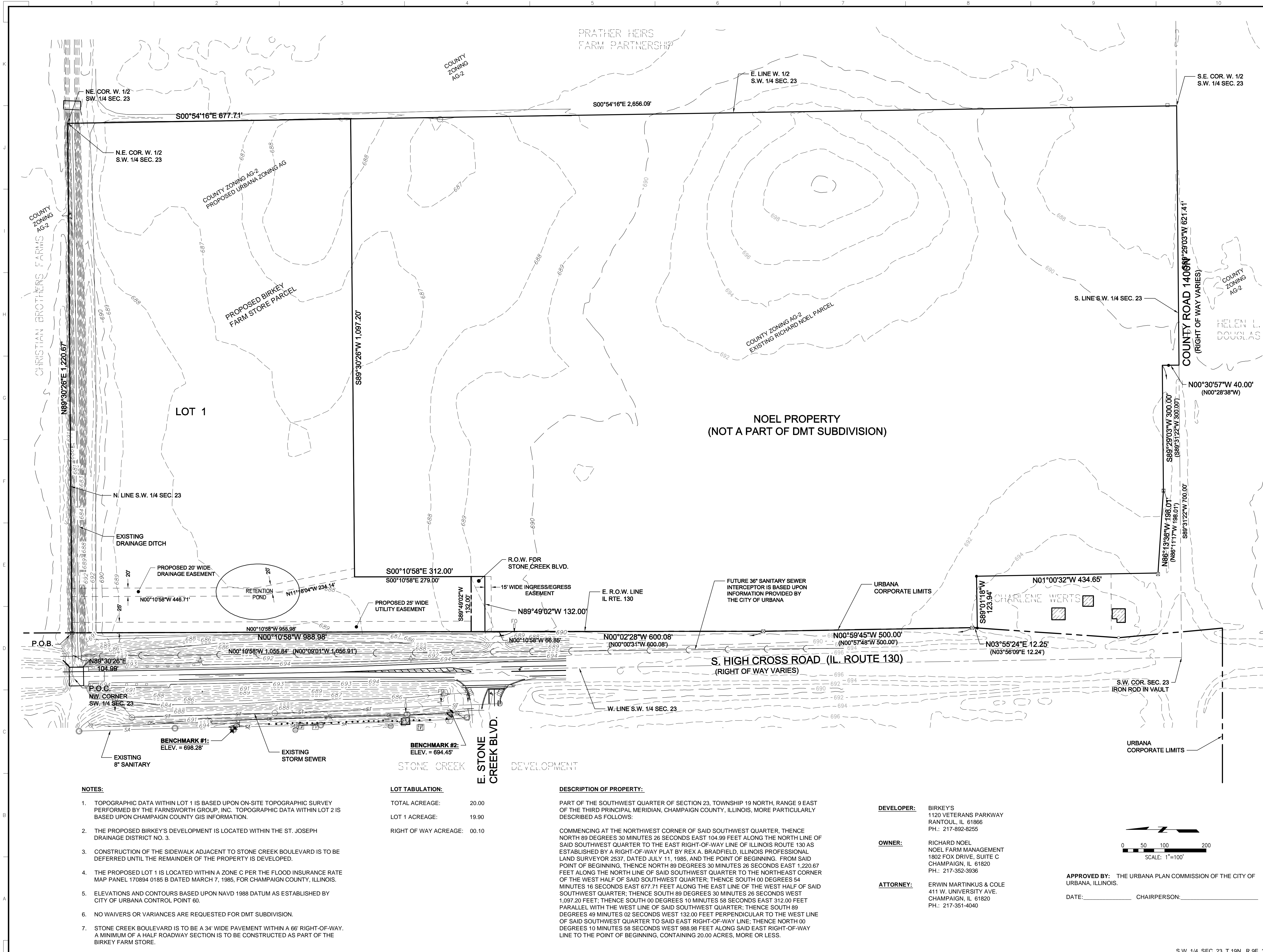
SHEET TITLE:

PRELIMINARY PLAT

SHEET NUMBER:

1

Project No.: 0120421.00



NOTES:

- TOPOGRAPHIC DATA WITHIN LOT 1 IS BASED UPON ON-SITE TOPOGRAPHIC SURVEY PERFORMED BY THE FARNSWORTH GROUP, INC. TOPOGRAPHIC DATA WITHIN LOT 2 IS BASED UPON CHAMPAIGN COUNTY GIS INFORMATION.
- THE PROPOSED BIRKEY'S DEVELOPMENT IS LOCATED WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- CONSTRUCTION OF THE SIDEWALK ADJACENT TO STONE CREEK BOULEVARD IS TO BE DEFERRED UNTIL THE REMAINDER OF THE PROPERTY IS DEVELOPED.
- THE PROPOSED LOT 1 IS LOCATED WITHIN A ZONE C PER THE FLOOD INSURANCE RATE MAP PANEL 170894 0185 B DATED MARCH 7, 1985, FOR CHAMPAIGN COUNTY, ILLINOIS.
- ELEVATIONS AND CONTOURS BASED UPON NAVD 1988 DATUM AS ESTABLISHED BY CITY OF URBANA CONTROL POINT 60.
- NO WAIVERS OR VARIANCES ARE REQUESTED FOR DMT SUBDIVISION.
- STONE CREEK BOULEVARD IS TO BE A 34' WIDE PAVEMENT WITHIN A 66' RIGHT-OF-WAY. A MINIMUM OF A HALF ROADWAY SECTION IS TO BE CONSTRUCTED AS PART OF THE BIRKEY FARM STORE.

LOT TABULATION:

TOTAL ACREAGE:	20.00
LOT 1 ACREAGE:	19.90
RIGHT OF WAY ACREAGE:	00.10

DESCRIPTION OF PROPERTY:

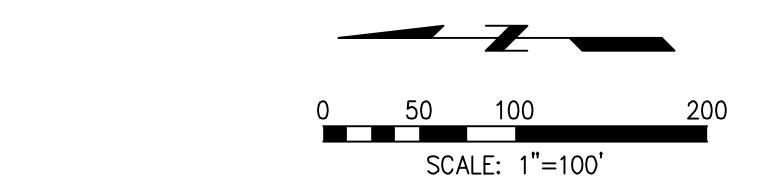
PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 30 MINUTES 26 SECONDS EAST 104.99 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 130 AS ESTABLISHED BY A RIGHT-OF-WAY PLAT BY REX A. BRADFIELD, ILLINOIS PROFESSIONAL LAND SURVEYOR 2537, DATED JULY 11, 1985, AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 30 MINUTES 26 SECONDS EAST 1,220.67 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 54 MINUTES 16 SECONDS EAST 677.71 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 26 SECONDS WEST 1,097.20 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST 312.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST 132.00 FEET PERPENDICULAR TO THE WEST LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 10 MINUTES 58 SECONDS WEST 988.98 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

DEVELOPER: BIRKEY'S
1120 VETERANS PARKWAY
RANTOUL, IL 61866
PH: 217-892-8255

OWNER: RICHARD NOEL
NOEL FARM MANAGEMENT
1802 FOX DRIVE, SUITE C
CHAMPAIGN, IL 61820
PH: 217-352-3936

ATTORNEY: ERWIN MARTINKUS & COLE
411 W. UNIVERSITY AVE.
CHAMPAIGN, IL 61820
PH: 217-351-4040



APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS.
DATE: _____ CHAIRPERSON: _____

DMT FIRST SUBDIVISION

A PART OF THE SW 1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS

PRATHER HEIRS
FARM PARTNERSHIP

S00°54'16"E 2,656.09'

E. LINE W. 1/2
SW. 1/4 SEC. 23

S.E. COR. W. 1/2
S.W. 1/4 SEC. 23

APPARENT R.O.W. LINE

S. LINE S.W. 1/4
SEC. 23

621.41'
S89°29'03"W 621.41'
COUNTY ROAD 1400N

HELEN L.
DOUGLAS

N00°30'57"W 40.00'
(N00°28'38"W)

N86°13'36"W 198.01'
(N86°11'17"W 188.01')
S89°31'22"W 700.00'
S89°29'03"W 300.00'
(S89°31'22"W 300.00')

SURVEYOR'S DECLARATION:

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, RICHARD M. NOEL, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 30 MINUTES 26 SECONDS EAST 104.99 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 130 AS ESTABLISHED BY A RIGHT-OF-WAY PLAT BY REX A. BRADFIELD, ILLINOIS PROFESSIONAL LAND SURVEYOR 2537, DATED JULY 11, 1985, AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 30 MINUTES 26 SECONDS EAST 1,220.67 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 54 MINUTES 16 SECONDS EAST 677.71 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 26 SECONDS WEST 1,097.20 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 58 SECONDS EAST 312.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST 132.00 FEET PERPENDICULAR TO THE WEST LINE OF SAID SOUTHWEST QUARTER TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00 DEGREES 10 MINUTES 58 SECONDS WEST 988.98 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 1 LOT, THE STREET AND EASEMENT AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "DMT FIRST SUBDIVISION", CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS ____ DAY OF MAY, 2012.

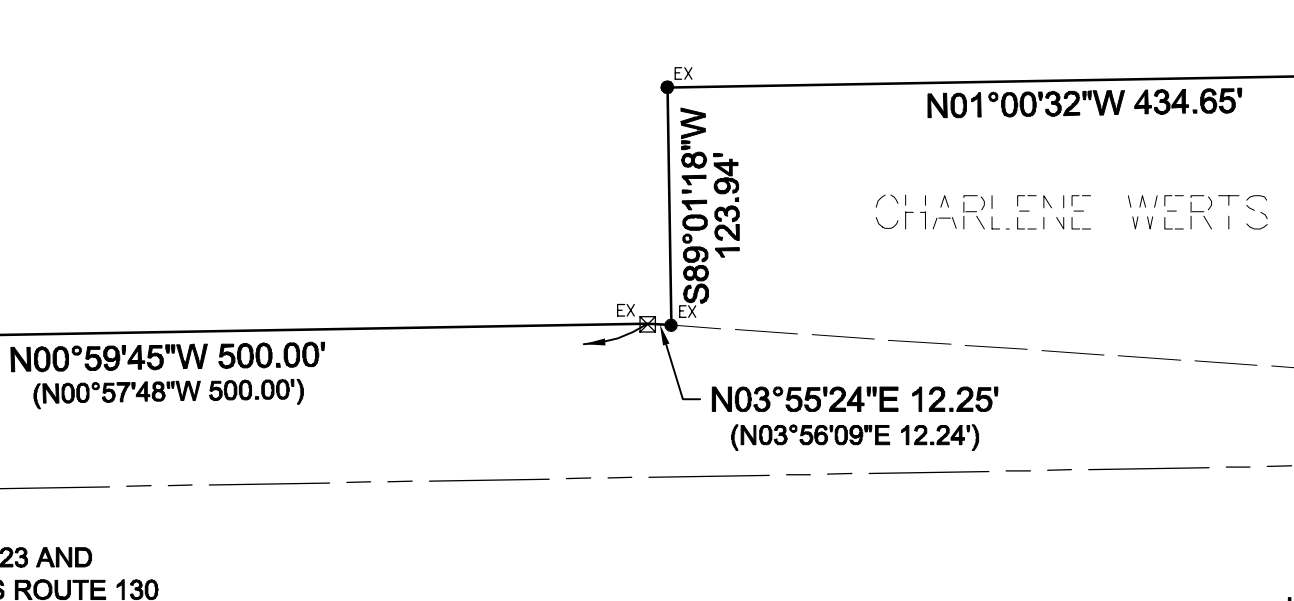
FARNSWORTH GROUP, INC.
1819 SOUTH NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820



BY: CHAD E. WALLACE
ILLINOIS PROFESSIONAL LAND SURVEYOR 3521

DATE: EXP. DATE: 11-30-2012
DESIGN FIRM REGISTRATION
NO. 184-001856

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



DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO AVOID THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF DMT FIRST SUBDIVISION.

PATRICK J. MOONE
ILLINOIS PROFESSIONAL ENGINEER NO. 062-049972
EXPIRES: 11/30/13

RICHARD M. NOEL DATE

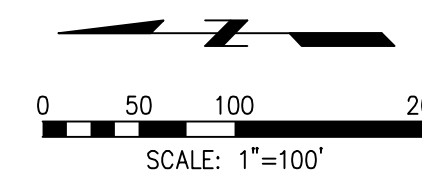
OWNER:
RICHARD M. NOEL
1802 FOX DRIVE SUITE C
CHAMPAIGN, IL 61820
(217) 352-2246

DEVELOPER:
RON BIRKEY
1120 VETERANS PARKWAY
P.O. BOX 900
RANTOUL, IL 61866
(217) 892-8255

OWNER

LEGEND

- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- SET 5/8" DIAMETER BY 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- ⊙ EX EXISTING IRON ROD
- EX EXISTING IRON PIPE
- ⊗ EX EXISTING RIGHT-OF-WAY MARKER
- ⊕ EX EXISTING VAULT
- (0.00) DEED CALL
- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LIMITS LINE
- - - VEHICULAR ACCESS CONTROL



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

DATE: _____ CHAIRPERSON: _____

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

DATE: _____ BY: _____ MAYOR

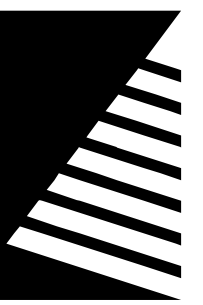
ATTEST: _____ CITY CLERK

PRESENTED FOR RECORDING BY: _____, PLANNING MANAGER,
CITY OF URBANA.

NOTES:

- BEARINGS REFER TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS ESTABLISHED BY THE CITY OF URBANA HORIZONTAL CONTROL NETWORK. THE BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF LOT 1 IN DMT FIRST SUBDIVISION TO URBANA HORIZONTAL CONTROL POINT 60 IS NORTH 18 DEGREES 14 MINUTES 10 SECONDS WEST 228.23 FEET. THE BEARING AND DISTANCE FROM THE NORTHEAST CORNER OF LOT 1 IN DMT FIRST SUBDIVISION TO URBANA HORIZONTAL CONTROL POINT 60 IS NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST 1,308.58 FEET.
- THE AREA OF DMT FIRST SUBDIVISION IS 20.00 ACRES, MORE OR LESS.
- THIS SUBDIVISION LIES WITHIN ONE AND ONE-HALF (1 1/2 MILES) OF THE CORPORATE LIMITS OF THE CITY OF URBANA.
- ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY OF URBANA.
- CONSTRUCTION OF THE SIDEWALK ADJACENT TO STONE CREEK BOULEVARD IS TO BE DEFERRED UNTIL THE REMAINDER OF THE PROPERTY IS DEVELOPED.
- THIS SUBDIVISION LIES WITHIN THE ST. JOSEPH DRAINAGE DISTRICT NO. 3.
- THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY PANEL NO. 170894 0185 B, WITH AN EFFECTIVE DATE OF MARCH 1, 1984 AND COMMUNITY PANEL NO. 170035 0001-0011, WITH AN EFFECTIVE DATE OF JANUARY 16, 1981.

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS



Farnsworth GROUP

1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408 / (217) 352-7409 Fax
www.f-w.com

ISSUE:
Date: Description:

PROJECT:
BIRKEY'S

DMT FIRST SUBDIVISION
URBANA, ILLINOIS

Date: 05-11-12

Design/Drawn: SJB

Reviewed:

Book No.: 53/35 Field: 03/29/12

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

Project No.: 0120421.00

S.W. 1/4 SEC. 23, T.19N., R.9E. 3P.M.

Exhibit D: Location and Existing Land Use Map



Case: 2179-S-12
Subject: DMT First Subdivision Preliminary/Final Plat
& General Area Plan
Location: High Cross Rd & Windsor Rd
Petitioner: Birkey's Farm Store



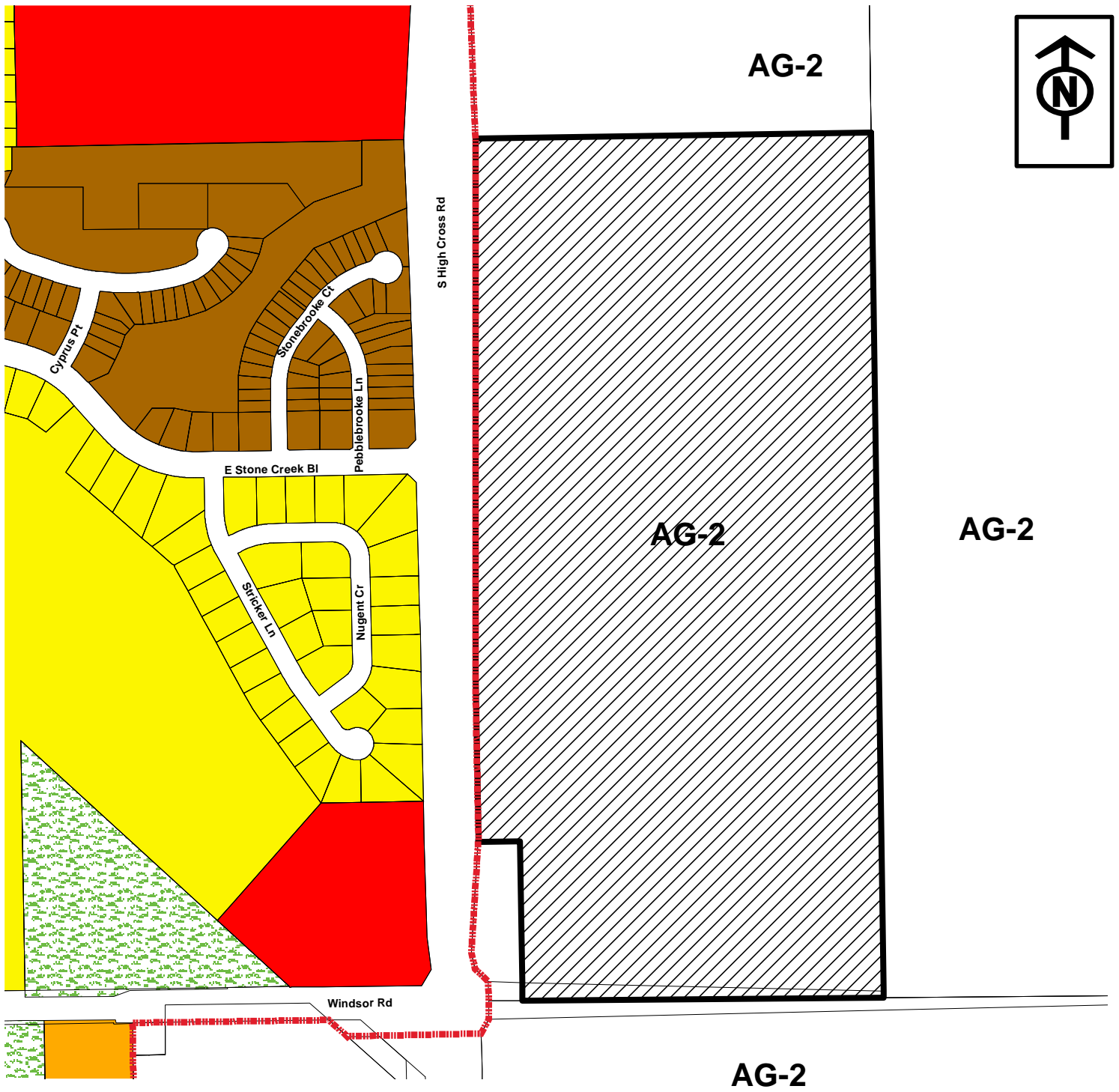
 Subject Property
 Corporate Limits

Exhibit E: Zoning Map



Case: 2179-S-12
 Subject: DMT First Subdivision Preliminary/Final Plat & General Area Plan
 Location: High Cross Rd & Windsor Rd
 Petitioner: Birkey's Farm Store

Prepared 05/2012 by Community Development Services - jme








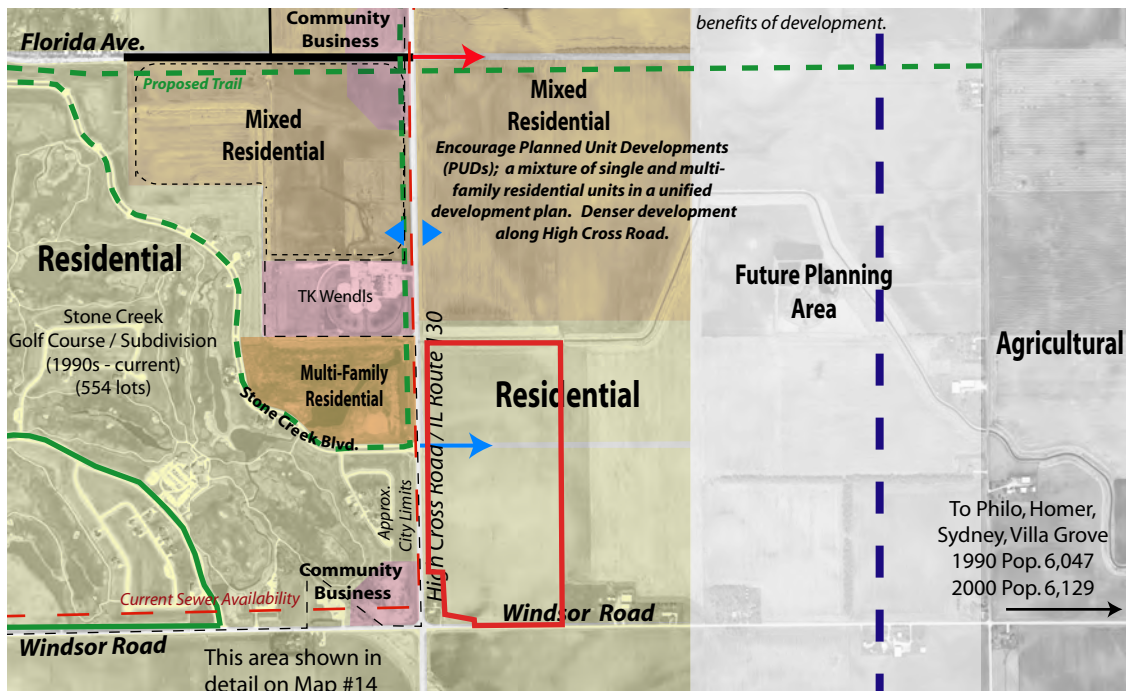
-  Subject Property
-  Corporate Limits
-  R2
-  R5
-  B3
-  R3
-  AG

Exhibit F: Future Land Use Map



ADOPTED

April 11, 2005

Map Created by City of Urbana
Community Development Services Dept.

Access Management on High Cross Road

▲ Direction and approximate location.
The exact location of roadways and/or right-of-way dedication depends on a variety of factors.

▲ Pre-determined location for extension
The desired location of roadways and/or right-of-way dedication is known though further study is required to determine the final design.

Note: See Appendix "D"; Mobility Map



Case: 2179-S-12
Subject: DMT First Subdivision Preliminary/Final Plat & General Area Plan
Location: High Cross Rd & Windsor Rd
Petitioner: Birkey's Farm Store

Subject Property

Prepared 05/2012 by Community Development Services - jme