



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: November 15, 2013

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.

The Plan Commission should review the Preliminary Plat and requested waivers and make a recommendation to City Council for approval or denial. 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. If the Preliminary Plat and Planned Unit Development plans are approved, the applicant will be able proceed with construction and a Final Plat application which must be 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, who is proposing to develop a residential Planned Unit Development.

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, 16 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 130 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 38 spaces for guests. Bicycle parking will also be provided in front of the apartment building and 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 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 lots are arranged into four townhouse clusters, one apartment building, and two outlots. Lot 101 will contain a 15-unit apartment building with parking on the ground floor. Lots 102 to 106 will consist of one a five-unit common-lot-line townhouse building. Lots 107 to 111 will also contain a five-unit common-lot-line townhouse building, as will Lots 112 to 116. Lots 118 to 133 will contain a 16-unit common-lot-line row of townhomes. Lot 117 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 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 lot except for Lots 118 through 125. The cul-de-sac terminates in a one-way circle drive around a commons area. This circle drive has a right-of-way width of 40.5 feet and a pavement width of 20 feet. The City Engineer and Interim Fire Chief support this alternative cul-de-sac configuration as it is allowed with Plan Commission and City Council approval under Section 21-36.C.5 of the Subdivision Ordinance.

Lot 117 will contain a 20-foot wide private alley that provides access for Lots 118 through 133. Each lot will have 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. Note that parking for Lot 118 will be provided in an easement on Lot 117, due to the turning radius requirements for the hammerhead turnaround at the east end of the alley. There will also be 16 visitor parking spaces along Verdant Prairies Place for the use of the entire subdivision. 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.

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 in front of the apartment building and the 16-unit townhouse building along Verdant Prairies Place, 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 117 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 (See Exhibit B for more information):

- A. Section 21-36. (A) (2) Each buildable lot within a new development shall be adjacent to a public street. Lots 118 to 125 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 a commons lot located along the north and south frontage of the lots.
- B. Section 21-42 (B) (5) (d) It is unlawful for any person 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. 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 instead.
- 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 106, 112, and 118 through 133.

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.

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 application (Exhibit B). 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 south side of the 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 so many driveways along the outside of the circle drive that a sidewalk could be dangerous. 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.

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 so many lots 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 (106 and 112) that only have a narrow access portion. The remainder of each of these lots is quite wide though (they are the largest lots in the entire development), so staff recommends approval of the waiver. For Lot 118 through 133, 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 118 through 133: 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, including a hammerhead turnaround at the end which is large enough to accommodate a City fire truck.

Summary of Staff 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 was unable to be successfully marketed and financed with the existing lot configuration.
3. The Preliminary Plat is consistent with the requirements of the Urbana Subdivision and Land Development Code with the exception of the five requested code waivers.
4. The waivers from Sections 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

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

- a. Recommend City Council approve the Preliminary Plat and requested waivers; or
- b. Recommend denial of the Preliminary Plat and requested waivers. If recommending denial, the Plan Commission must state findings by where the plat is deficient.

Staff Recommendations

Based on general conformance with the Urbana Subdivision and Land Development Code and Comprehensive Plan and the necessity of the requested Subdivision Ordinance waivers, Staff recommends that the Plan Commission recommend City Council APPROVE the Preliminary Plat and requested waivers.

cc:

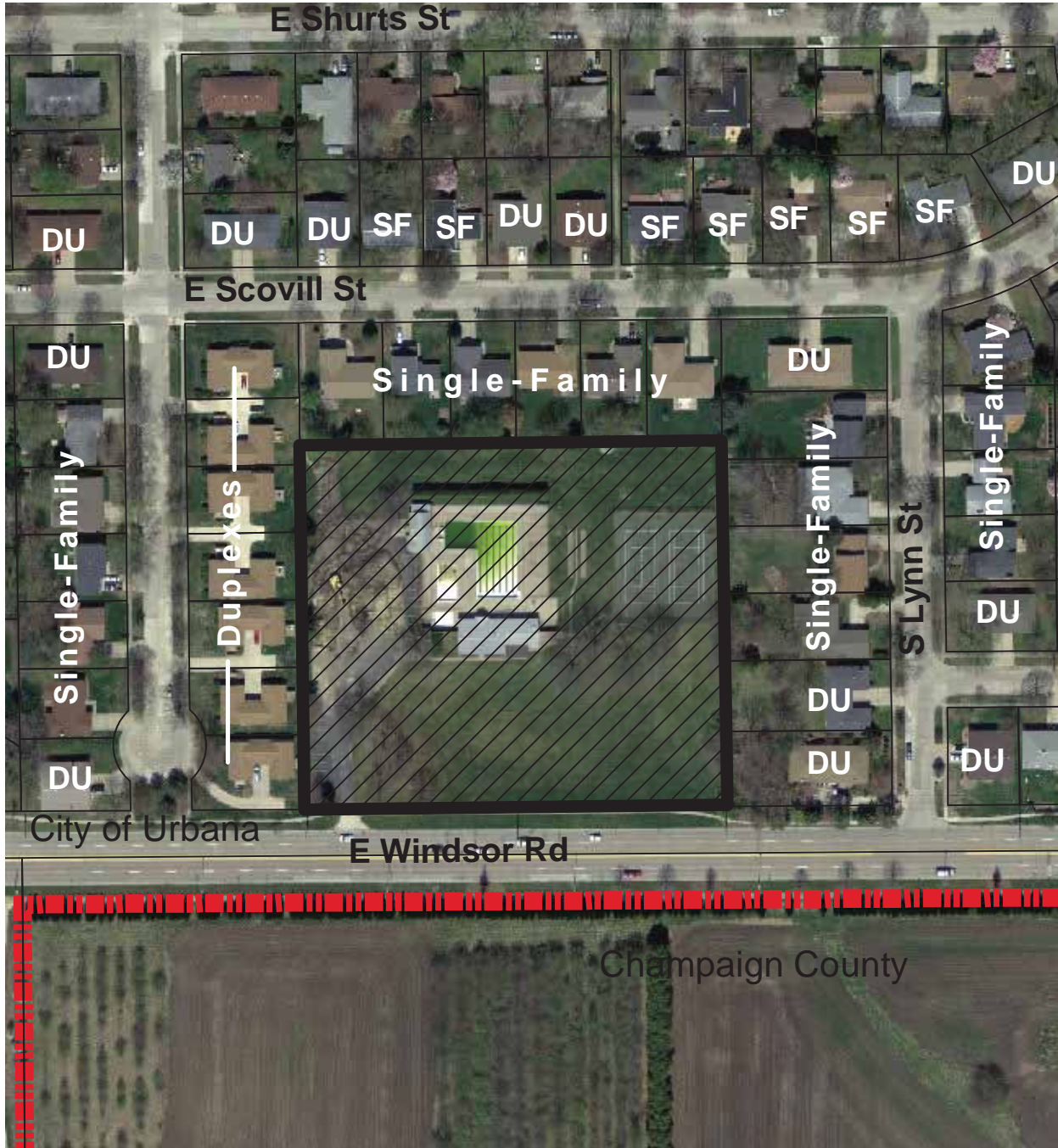
Gary Olsen, Verdant Prairies LLC
Bryan Bradshaw, BKB Engineering

Attachments:

Exhibit A: Location Map
Exhibit B: Subdivision Ordinance Requested Waivers
Exhibit C: Preliminary Plat

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

Exhibit B: Subdivision Ordinance Requested Waivers

A. Waive Sec. 21-36. (A) (2) Each buildable lot within a new development shall be adjacent to public street. Lots 118 to 125 are not contiguous to a public right-of-way. These lots contain vehicle access via a private alley ingress-egress easement and pedestrian access via commons lot located along the north and south frontage of the lots. Because of the higher costs to develop an infill project, it became necessary to retain approximately the same number of units for the new subdivision as were in the previously approved Condominium PUD. Requiring all lots to front the proposed cul-de-sac would limit the overall number of development lots and would make the subdivision economically unfeasible. Provisions have been made to provide a hammerhead turnaround at the private alley so all these lots can easily be served by emergency vehicles. The hammerhead turnaround meets the requirements of the Urbana Fire Department.

B. Section 21-42 (B) (5) (d) It is unlawful for any person 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. A variance 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. A 9-inch barrier curb will be provided along the south edge of the private alley to protect vehicles from entering the basin. A landscaped hedge row will be provided along the right-of-way line of Windsor Road to isolate pedestrians walking along the sidewalk from the basin. Signage will be provide where appropriate, warning of the potential for high water during storm events.

C. Waive Sec. 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. The proposed sidewalk within the development far exceeds the ordinance requirements in total length. A variance is requested only for the location of the sidewalk. Lot 101 will have direct access to the perimeter sidewalk from the east side of the building towards the north and south. Lots 102 to 116 will have direct access to the perimeter sidewalk from their back door and across their yard. Lots 118 to 133 will have direct access to the perimeter sidewalk from their front door to an east-west interior sidewalk.

D. Sec. 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 variance is requested to allow a frontage length of no less than 17 feet. Because of the higher costs to develop an infill project, it became necessary to retain approximately the same number of units for the new subdivision as were in the previously approved Condominium PUD. The only way for project to be economically feasible with was to reduce the width of some of the units/lots to 17 feet wide. The higher densities within the privately owned lots enabled larger shared open spaces for the enjoyment of the overall community. The area within

the cul-de-sac (approx. 0.20-acre) will be a "Gathering Place" for all home owners to congregate for VP Village events, periodically in late spring, summer and fall.

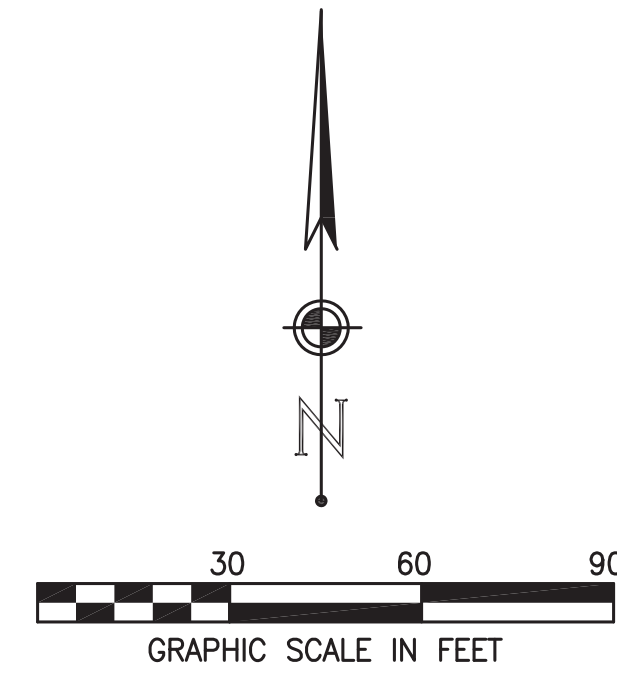
E. Waive Sec. 21-39. (C) No private alleys will be permitted. A 20 foot wide private alley is proposed for this development and will meet or exceed all Urbana requirements for a public alley. Providing a private alley gave us greater flexibility in the design on the onsite parking spaces and adjacent detention basin. The private alley is located within a commons area to be maintained by the homeowners' HOA. Provisions have been made to provide a hammerhead turnaround at the private alley so all lots along the private alley can easily be served by emergency vehicles. The hammerhead turnaround meets the requirements of the Urbana Fire Department.

Justifications

All waivers became necessary as the project evolved from a condominium project to a zero-lot line subdivision. Because of the higher costs to develop an infill project, it became necessary to retain the same number of units for the new subdivision as were in the approved Condominium PUD. The high costs associated with demolition of the vacant pool club need to be distributed throughout the 47 units to make the project economically feasible.

The higher densities within the privately owned lots enabled larger shared open spaces for the enjoyment of the overall community.

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

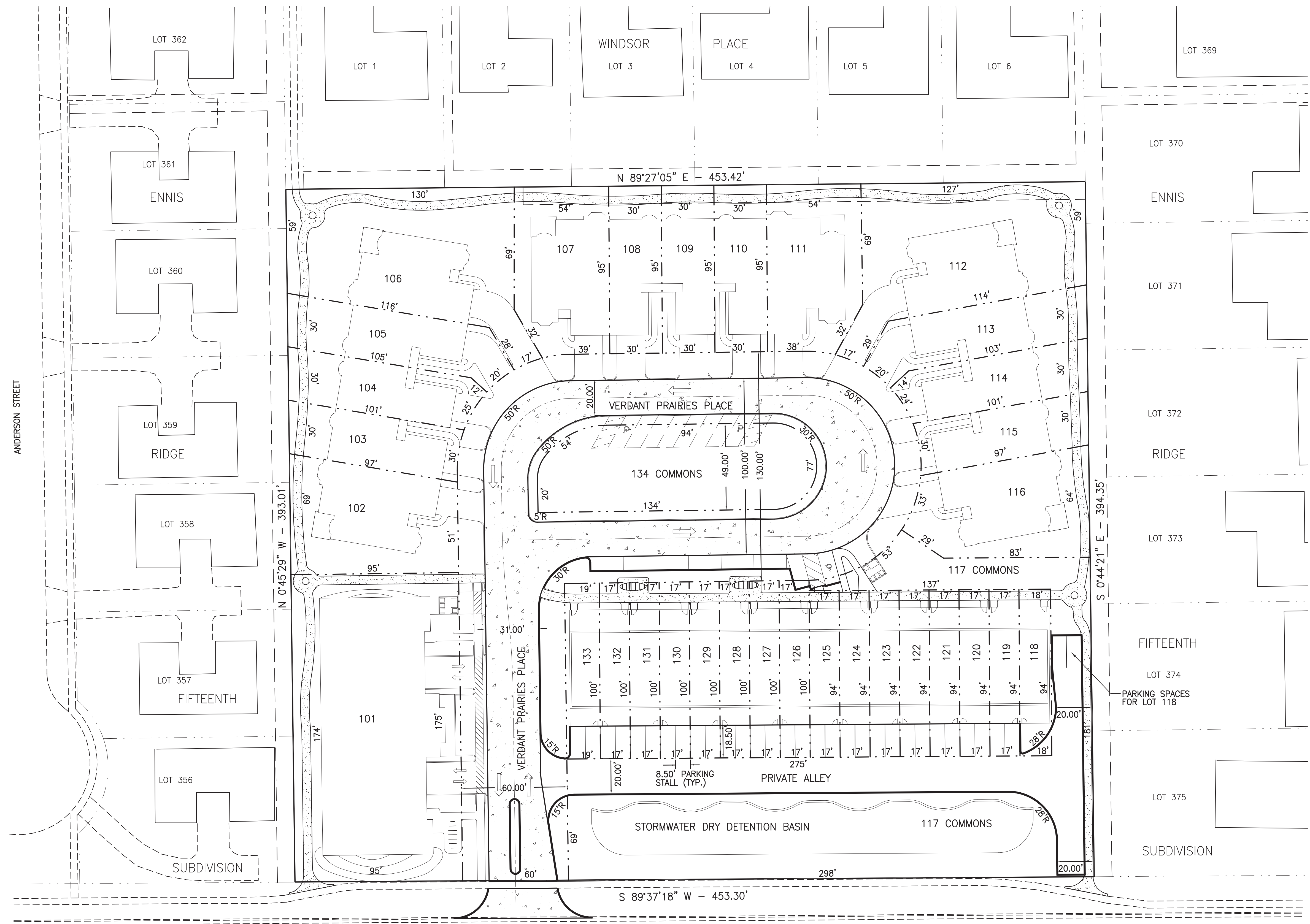
ATTORNEY: MILLER & HENDREN, LLP
30 E. MAIN ST. #200
CHAMPAIGN, IL 61820
(217) 352-2171

- NOTES:
- THE SITE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
 - ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS SUBDIVISION ORDINANCE AND ILLINOIS AMERICAN WATER COMPANY REGULATIONS.
 - 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.
 - LOT 117 IS SUBJECT TO UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID LOT.
 - PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL INGRESS/EGRESS, PUBLIC UTILITIES AND DRAINAGE WAYS.
 - TOTAL AREA OF PLAT IS 4.097 ACRES.
 - FIELD WORK FOR THE TOPOGRAPHIC SURVEY WAS PERFORMED IN OCTOBER 2013 AND SUPPLEMENTED WITH INFORMATION FROM THE CHAMPAIGN COUNTY GIS CONSORTIUM.
 - FRONT YARD SETBACK IS 15' PER URBANA ZONING ORDINANCE. A VARIANCE HAS BEEN REQUESTED TO ALLOW A 7' FRONT YARD SETBACK AND A 2' FRONT YARD SETBACK FOR LOT 133.

SHEET LEGEND

- PUBLIC SIDEWALK
6" P.C. CONCRETE SIDEWALK (5' WIDE)
- PUBLIC ROADWAY
6" P.C. CONCRETE PAVEMENT
- BOUNDARY OF PLAT
- PROPERTY LINE

ANDERSON STREET



LOT NUMBER	AREA (S.F.)
101	16,607
102	5,709
103	2,918
104	3,205
105	3,739
106	9,522
107	4,949
108	2,834
109	2,831
110	2,827
111	4,926
112	9,286
113	3,713
114	3,188
115	2,914
116	5,399
117	25,555
118	1,701
119	1,606
120	1,606
121	1,606
122	1,606
123	1,606
124	1,606
125	1,606
126	1,707
127	1,705
128	1,703
129	1,701
130	1,699
131	1,698
132	1,696
133	1,927
134	7,228

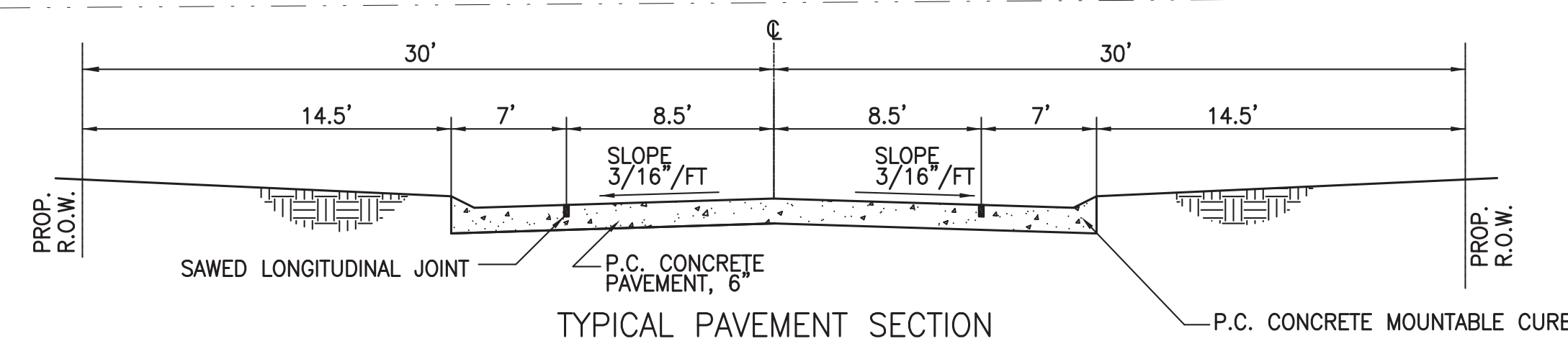
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

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

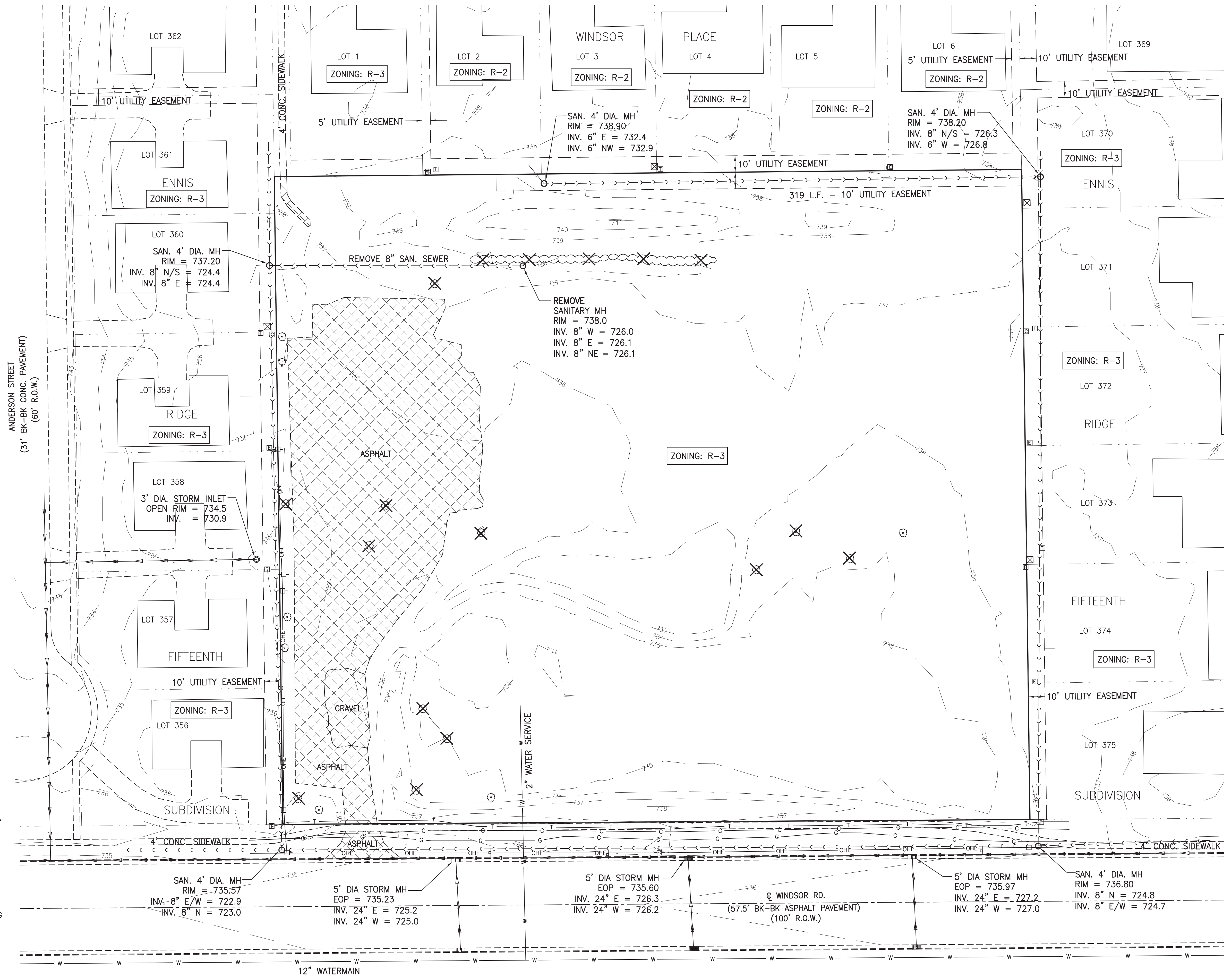
- PAVEMENT REMOVAL
- BOUNDARY OF PLAT
- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD ELECTRIC
- EX. GAS LINE
- EX. UNDERGROUND CABLE TV
- EX. CONTOUR
- EX. STORM INLET
- EX. MANHOLE
- EX. TREE
- TREE REMOVAL
- EX. POWER POLE
- EX. SIGN
- EX. TELEPHONE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

LEGAL DESCRIPTION:

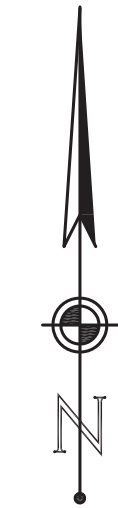
THE SOUTH 384.305 FEET OF THE EAST 453.39 FEET OF THE WEST 758.39 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD 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
- PROP. FLARED END SECTION

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

PROP. SAN. 4' DIA. MH
RIM = 736.40
INV. 8" W = 728.80
INV. 8" N/S = 725.10

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

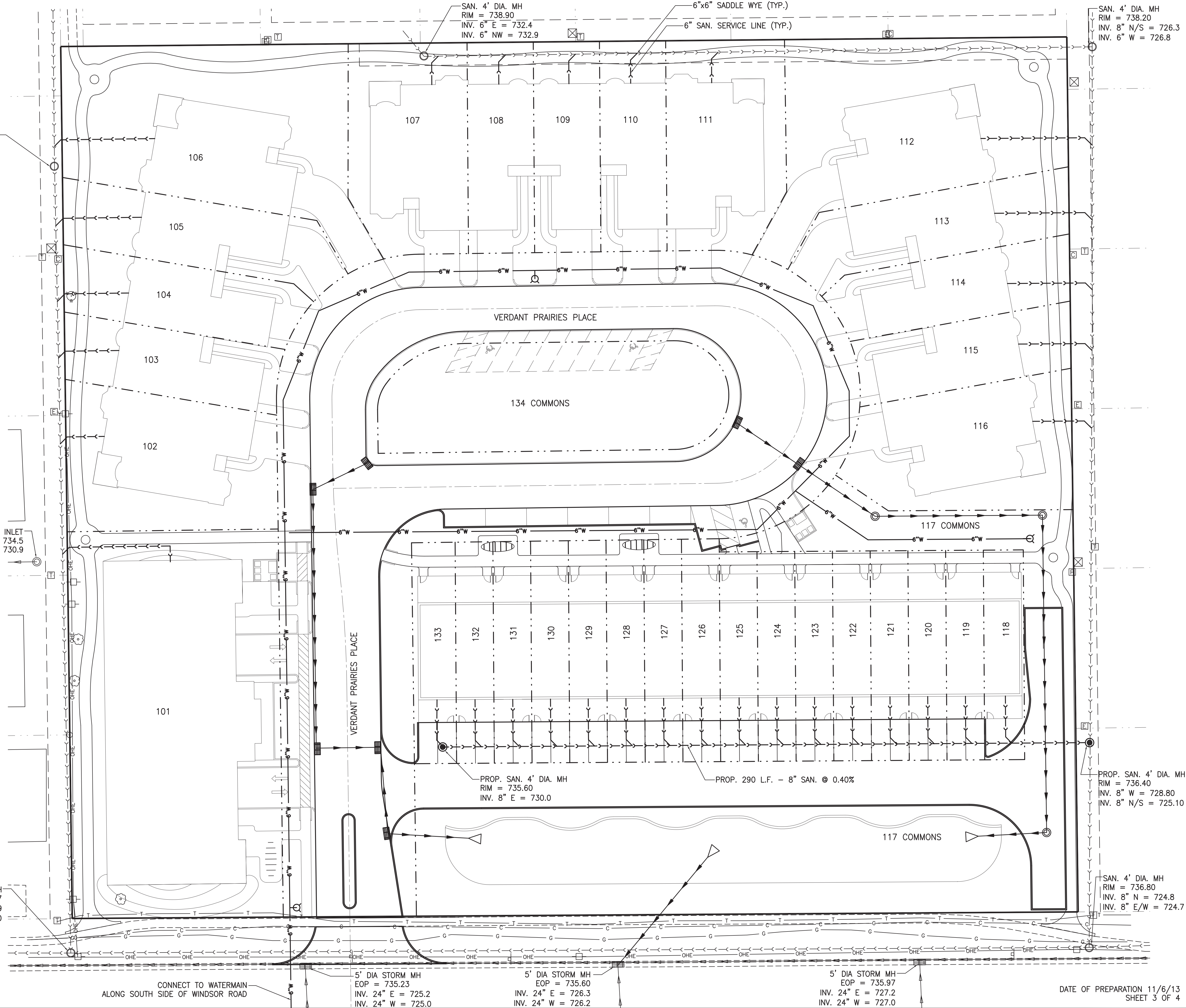
5' DIA STORM MH
EOP = 735.23
INV. 24" E = 725.2
INV. 24" W = 725.0

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

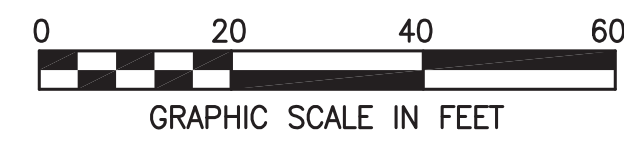
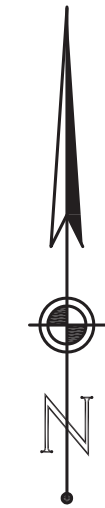
5' DIA STORM MH
EOP = 735.97
INV. 24" E = 727.2
INV. 24" W = 727.0

CONNECT TO WATERMAIN
ALONG SOUTH SIDE OF WINDSOR ROAD

DATE OF PREPARATION 11/6/13
SHEET 3 OF 4



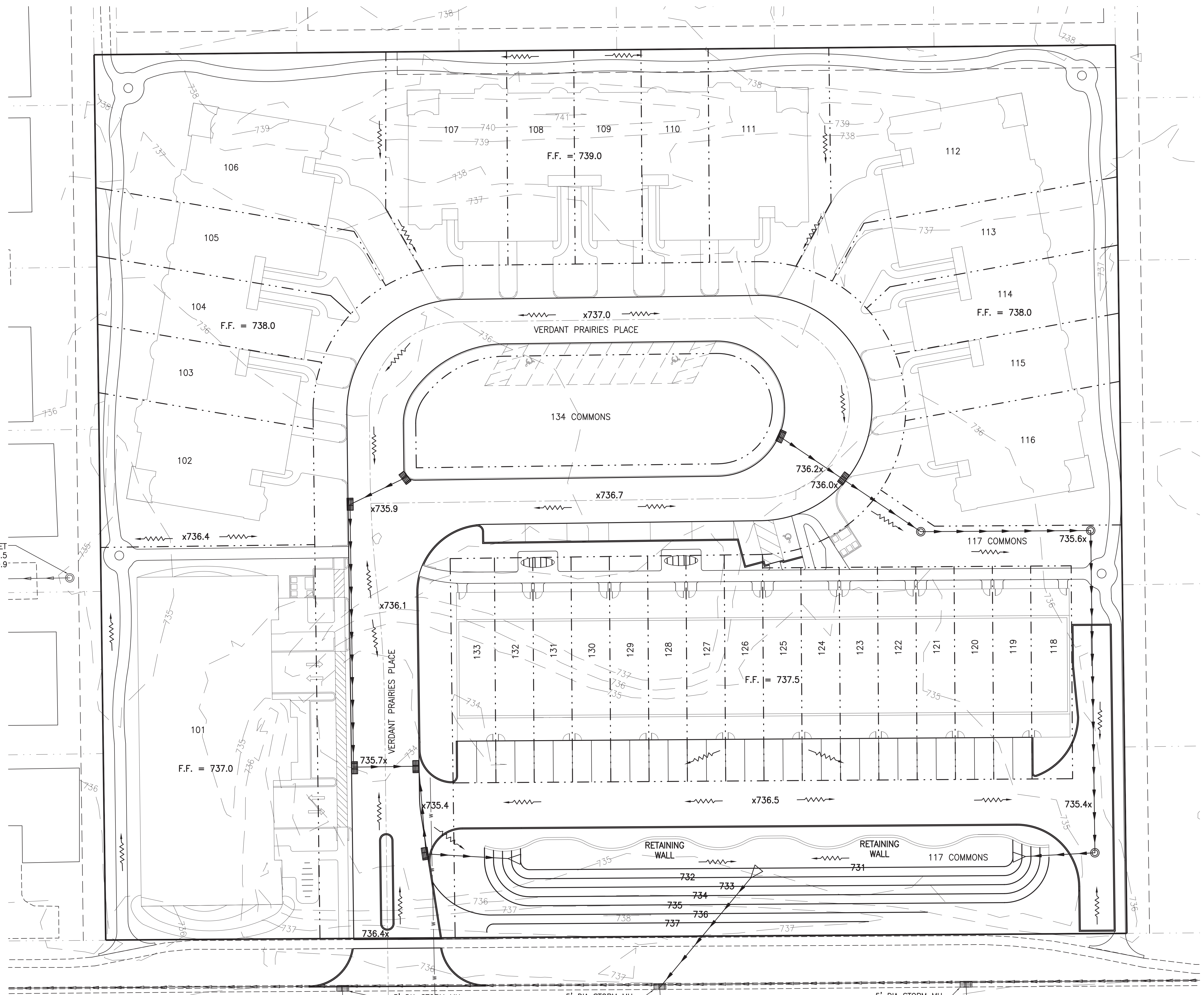
PRELIMINARY PLAT VERDANT PRAIRIES VILLAGE GRADING PLAN



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