



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Rebecca Bird, Planner II

DATE: May 11, 2012

SUBJECT: ZBA-2012-MIN-02: A request by Fieldcrest Development, LLC for a Minor Variance to allow a reduction in minimum lot size for seven lots in the R-3, Single- and Two-Family Residential Zoning District, 3313, 3315, 3401, 3403, 3405, 3407, and 3409 Memory Lane in the South Ridge VI Subdivision.

Introduction and Background

Fieldcrest Development, LLC would like to develop seven undeveloped lots in the South Ridge VI Subdivision that are each 11,661.6 square feet in area and have frontage on both Memory Lane and Myra Ridge Drive. The lots are in the R-3, Single- and Two-Family Residential Zoning District. Pursuant to Table VI-3 in the Urbana Zoning Ordinance, the minimum lot size for single-family lots within the R-3 Zoning District is 6,000 square feet. Fieldcrest Development, LLC is requesting a variance to allow the subdivision of these seven lots into fourteen lots of no less than 5,830 square feet in area. The same number of dwelling units is proposed to be developed on these lots as was originally intended, but the variance would allow single-family homes to be built instead of duplexes in response to current market demand.

Section XI-3.C.2.b.2 of the Zoning Ordinance permits the Zoning Board of Appeals to approve the creation of lots with up to a 10% smaller lot area than required as a minor variance by a majority vote of its members.

Description of the Site

The subject properties, Lots 619, 620, 621, 622, 623, 624, and 625 of South Ridge VI Subdivision, are located between Myra Ridge Drive and Memory Lane and between Marc Trail and Horizon Lane (see Exhibit A: Location Map). Each of the lots is 80 feet wide and 145.77 feet deep, with lot areas of 11,661.6 square feet. The lots were platted in 2006 (Ordinance No. 2005-09-138, approved on February 9, 2006) and have not yet been developed. (Plat attached as Exhibit E.)

Adjacent Land Uses and Zoning Designations

The area surrounding the subject properties is residential in nature, with both single-family houses and duplexes, all part of South Ridge Subdivision. The subject properties are zoned R-3, Single- and Two-Family Residential. The surrounding properties are zoned R-2, Single-Family Residential and R-3, Single- and Two-Family Residential and are a combination of single-family houses, duplexes, and undeveloped lots.

The following is a summary of surrounding zoning and land uses for the subject sites:

Location	Zoning	Existing Land Use	Comprehensive Plan - Future Land Use
Sites	R-3, Single- and Two-Family	Undeveloped	Residential – Suburban Pattern
North	R-2, Single-Family Residential	Single Family Residences	Residential – Suburban Pattern
East	R-2, Single-Family Residential	Single Family Residences	Residential – Suburban Pattern
South	R-2, Single-Family Residential	Single Family Residences	Residential – Suburban Pattern
West	R-2, Single-Family Residential R-3, Single- & Two-Family	Single Family Residence Undeveloped	Residential – Suburban Pattern

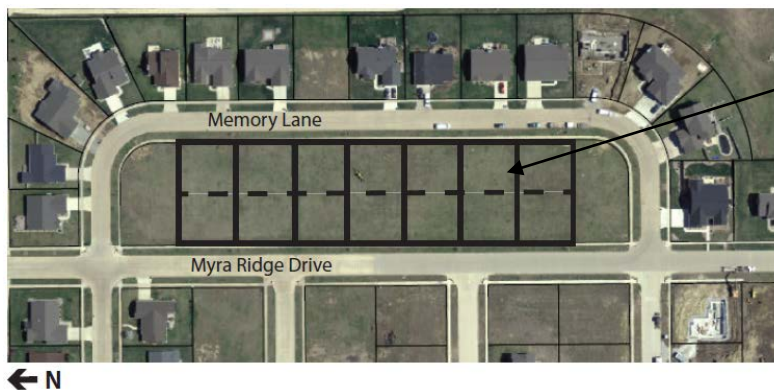
Comprehensive Plan

The 2005 Urbana Comprehensive Plan indicates the future land use for the surrounding area as “Residential – Suburban Pattern”, defined as:

“A pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.”

Discussion

The petitioner originally platted the lots with the intention of building duplexes. Each lot was intended to have one unit facing Myra Ridge Drive and one unit facing Memory Lane, and would share a rear wall rather than being developed as side-by-side duplexes. According to the petitioner, however, duplexes are not selling well in the current housing market. In response to the demands of the housing market, the petitioner is requesting permission to subdivide each of the existing lots into two lots in order to building single-family houses instead of duplexes. (See diagram below.)



Existing 7 platted lots. Dashed line shows proposed replat of existing 7 lots into 14 lots.

The number of units built on the subject properties would remain unchanged, but should the variance be granted, the units would be single-family houses instead of duplexes. It would benefit both the City and the neighborhood to have these lots sold and developed.

The existing lots are 80 feet wide and 145.77 feet deep, with an area of 11,661.6 square feet. Subdividing each of the existing seven lots into two lots would result in fourteen lots that are 80 feet wide and 72.885 feet deep, with lot areas of 5,830.8 square feet. The minimum lot size required in the R-3 zoning district is 6,000 square feet (Table VI-3, Development Regulations by District of the Urbana Zoning Ordinance). The petitioner is requesting a variance to reduce the required lot area by 169.2 square feet (2.82%) per lot.

Variance Criteria

Section XI-3 of the Urbana Zoning Ordinance requires the Zoning Board of Appeals to make findings based on variance criteria. The Zoning Board of Appeals must first determine, based on the evidence presented, whether there are special circumstances or special practical difficulties with reference to the parcel concerned, in carrying out the strict application of the ordinance. This criterion is intended to serve as a minimum threshold that must be met before a variance request may be evaluated. The special circumstance of the properties as discussed above is that the lots were platted for a type of housing which, according to the petitioner, is not selling well in the current housing market, therefore making the lots difficult to develop.

The following is a review of the criteria outlined in the ordinance, followed by staff analysis for this case:

1. *The proposed variance will not serve as a special privilege because the variance requested is necessary due to special circumstances relating to the land or structure involved or to be used for occupancy thereof which is not generally applicable to other lands or structures in the same district.*

In 2006, the existing seven lots were platted with the intention of building duplexes, with one unit fronting on Myra Ridge Drive and one fronting on Memory Lane. The lots were configured specifically for duplexes, each being the required minimum of 80 feet wide and over the minimum required 9,000 square feet in area. The proposed variance would allow the existing lots to be subdivided to allow single-family houses to be built instead of duplexes. The proposed variance would not alter the total number of units being developed on the lots, but would allow 14 single-family houses rather than seven duplexes. The subject properties are 2.82% smaller in area than is required in the R-3 zoning district. As these lots are already platted in this configuration, granting the proposed variance would not serve as a special privilege. Failure to grant the proposed variance would deprive the petitioner of rights commonly enjoyed by other lots in the same district.

2. *The variance requested was not the result of a situation or condition having been knowingly or deliberately created by the Petitioner.*

The subject lots were platted by the petitioner with the intention of building duplexes. According to the petitioner, there was demand for duplexes in the housing market in 2006 when the lots were platted. The subsequent collapse in the housing market has resulted in little demand for new duplexes, thereby making the configuration of the subject lots obsolete. The proposed variance would allow the developer to market the lots for development as single family homes and would be more responsive to the current housing market.

3. *The variance will not alter the essential character of the neighborhood.*

The proposed variance would not alter the essential character of the neighborhood as the petitioner is intending to build essentially the same units on the lots, just detached instead of attached. Instead of seven duplexes, the petitioner is requesting permission to build fourteen single-family houses. According to the petitioner, the single-family houses would be approximately the same size as each unit of the duplexes was intended to be.

4. *The variance will not cause a nuisance to the adjacent property.*

The variance would not cause a nuisance to adjacent properties as essentially the same units would be built with the variance as is currently allowed. The only difference in the units is that they would be detached single-family houses rather than attached duplexes.

5. *The variance represents generally the minimum deviation from requirements of the Zoning Ordinance necessary to accommodate the request.*

The requested variance is the minimum possible deviation to build fourteen single-family houses instead of seven duplexes.

Summary of Findings

In determining whether a variance should be granted, findings of fact that are specific to the property or variance in question must be made. The findings of fact are based on the evidence presented above.

Findings of Fact

1. Table VI-3 of the Urbana Zoning Ordinance requires a minimum lot size of 6,000 square feet in area in the R-3 Single- and Two-Family Residential District.
2. The petitioner is proposing to subdivide seven lots in South Ridge VI Subdivision, located between Myra Ridge Drive and Memory Lane between Marc Trail and Horizon Lane.
3. The subject lots were originally configured for duplexes with one unit to face Myra Ridge Drive and one unit to face Memory Lane.
4. The existing subject lots are 11,661.6 square feet in area.

5. The collapse in the housing market has resulted in little demand for new duplexes, thereby making the existing configuration of the subject lots obsolete.
6. The subject lots were platted for a type of housing which is not marketable in the current housing market, therefore making the lots difficult to develop.
7. As the subject lots are already platted in the existing configuration, granting the proposed variance would not serve as a special privilege.
8. The proposed variance would not alter the essential character of the neighborhood as the petitioner is intending to build essentially the same units on the lots, but with a detached configuration instead of attached. Instead of seven duplexes, the petitioner is requesting permission to build fourteen single-family houses.
9. The proposed variance will not cause a nuisance to adjacent properties.
10. The requested variance is the minimum possible deviation to allow the subdivision to be replatted for single-family houses rather than seven duplexes.

Options

The Zoning Board of Appeals has the following options in variance case ZBA-2012-MIN-02:

- a. Approve the variance as requested based on the findings outlined in this memo;
- b. Approve the variance as requested along with certain terms and conditions. If the Urbana Zoning Board of Appeals elects to add conditions they should articulate findings accordingly; or
- c. Deny the variance request. If the Zoning Board of Appeals elects to do so, the Board should articulate findings supporting its denial.

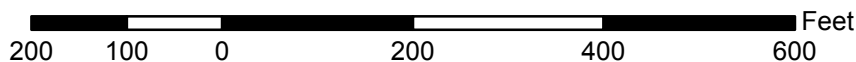
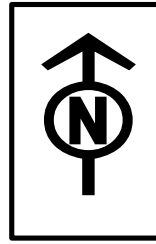
Staff Recommendation

Based on the criteria for reviewing variance requests, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **APPROVE** minor variance Case ZBA-2012-MIN-02.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Application
 Exhibit E: Plat

Cc: Carl Hill, petitioner

Exhibit A: Location & Existing Land Use Map



Case: ZBA-2012-MIN-02
Subject: Minor Variance Request to reduce minimum required lot size in R-3
Location: 3313, 3315, 3401, 3403, 3405, 3407, & 3409 Memory Lane, Urbana
Petitioner: Carl Hill



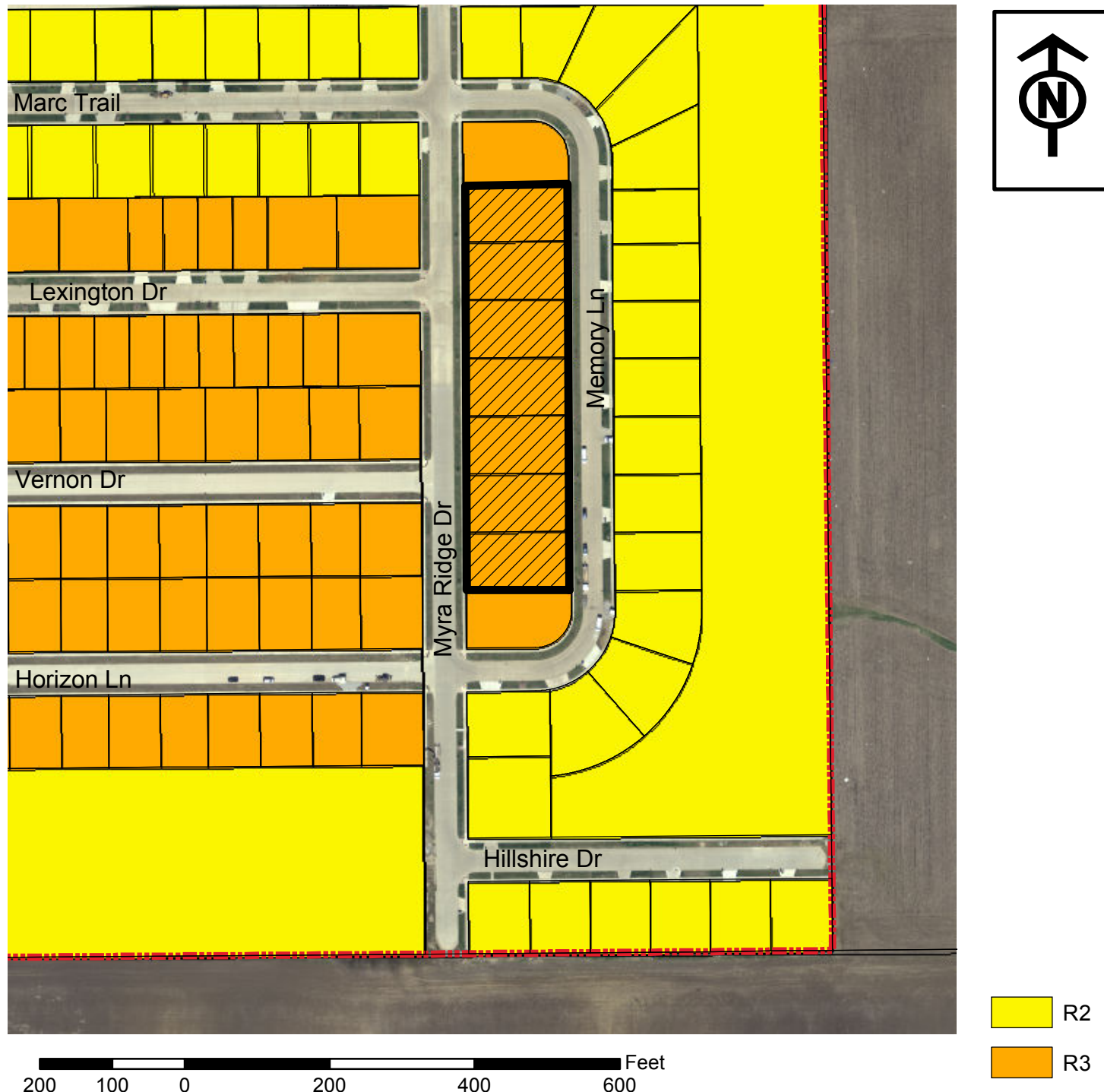
 **Subject Properties**
 **Corporate Limits**

Exhibit B: Existing Zoning Map



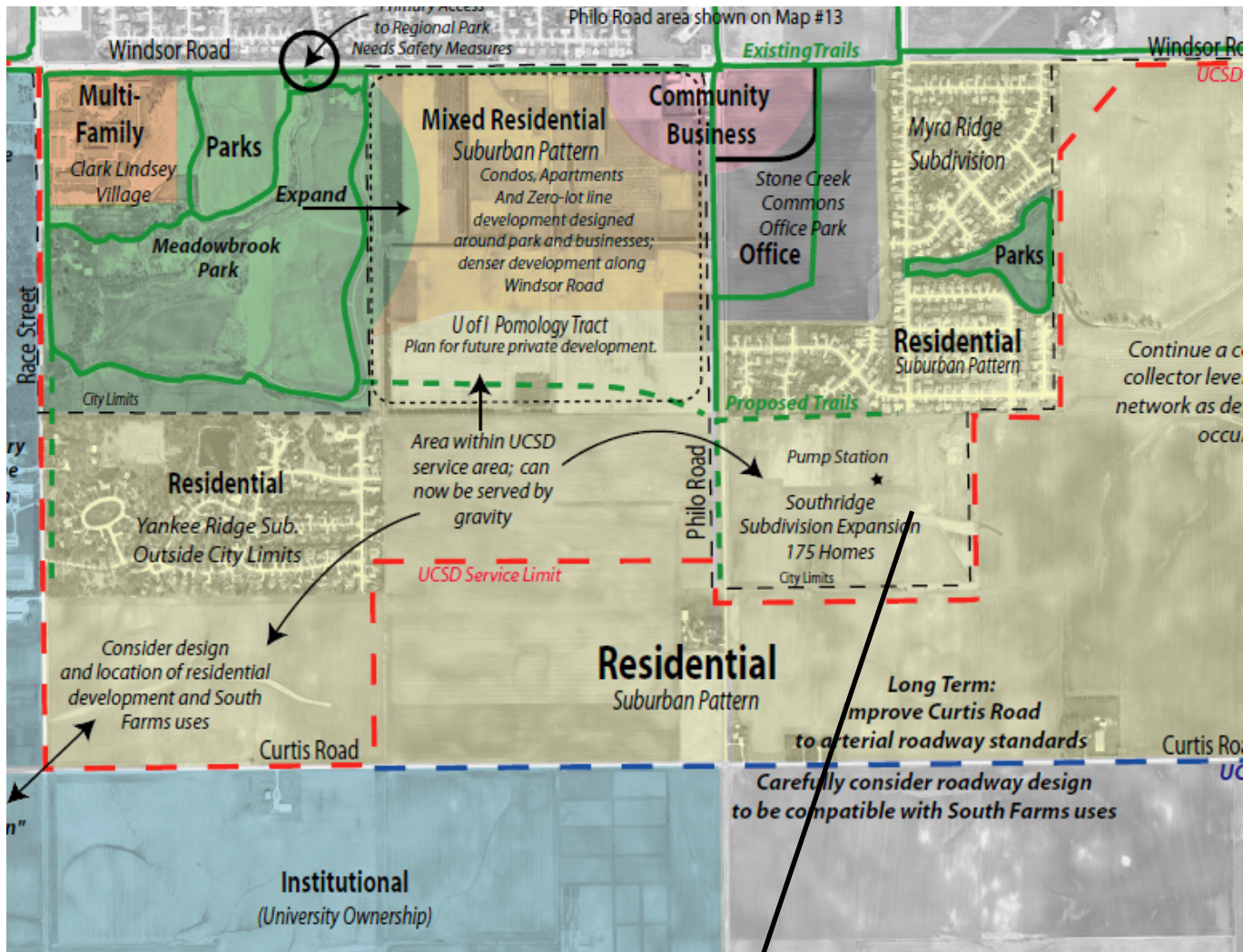
R2
 R3



Case: ZBA-2012-MIN-02
 Subject: Minor Variance Request to reduce minimum required lot size in R-3
 Location: 3313, 3315, 3401, 3403, 3405, 3407, & 3409 Memory Lane, Urbana
 Petitioner: Carl Hill

Subject Properties
 Corporate Limits

Exhibit C: Future Land Use Map



Subject Properties



Case: ZBA-2012-MIN-02
 Subject: Minor Variance Request to reduce minimum required lot size in R-3
 Location: 3313, 3315, 3401, 3403, 3405, 3407, & 3409 Memory Lane, Urbana
 Petitioner: Carl Hill



Application for Variance

Zoning Board Of Appeals

APPLICATION FEE – \$175.00 (Major) and \$125.00 (Minor)

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 04-27-2012 ZBA Case No. 2012-MIN-02
Fee Paid - Check No. _____ Amount _____ Date 4-27-12

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A VARIATION is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use/Construction Proposed and the Type and Extent of Variation Requested)* _____ on the property described below, and in conformity with the plans described on this variance request.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): FIELDCREST DEVELOPMENT, LLC Phone: (217) 530-1757
Address (street/city/state/zip code): 2145 WAGON TRAIL RD, WHITE HEATH, IL 61884
Email Address: _____
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): BUILDER

2. OWNER INFORMATION

Name of Owner(s): CARL HILL - BIH Phone: 217-202-2526
H. ALLEN DOOLEY - BIH
Address (street/city/state/zip code): 1913 TRAILS DR.
Email Address: Carl@Hillshire Realty.com
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: SOUTH RIDGE VII Sub.
PIN # of Location: _____
Lot Size: 80' x 145.77

Current Zoning Designation: R-3

Current Land Use (vacant, residence, grocery, factory, etc): Residential Lots

Proposed Land Use: R-2 - Single Fam. Detached

Legal Description: LOTS 619-625

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Engineers(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Professional Site Planner(s):

Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s):

Phone:

Address (street/city/state/zip code):

Email Address:

5. REASONS FOR VARIATION

Identify and explain any special circumstances or practical difficulties in carrying out the strict application of the Zoning Ordinance with respect to the subject parcel.

Lot size would be approximately 169.2 sq. ft. smaller than R-2 requirement

Explain how the variance is necessary due to special conditions relating to the land or structure involved which are not generally applicable to other property in the same district.

Other lots in district meet zoning requirements

Explain how the variance is not the result of a situation or condition that was knowingly or deliberately created by you (the Petitioner).

At the time of original development, duplex lots were
not readily available.

Explain why the variance will not alter the essential character of the neighborhood.

Lot size will be less than 3% smaller than normal but
the total units will be the same

Explain why the variance will not cause a nuisance to adjacent property.

Single-family units instead of Zero-lot units will be
in keeping with the adjoining neighbors

Does the variance represent the minimum deviation necessary from the requirements of the Zoning Ordinance? Explain.

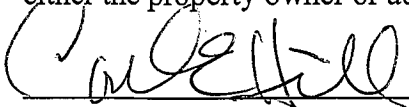
Yes, Lot size is less than 3% smaller than required

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



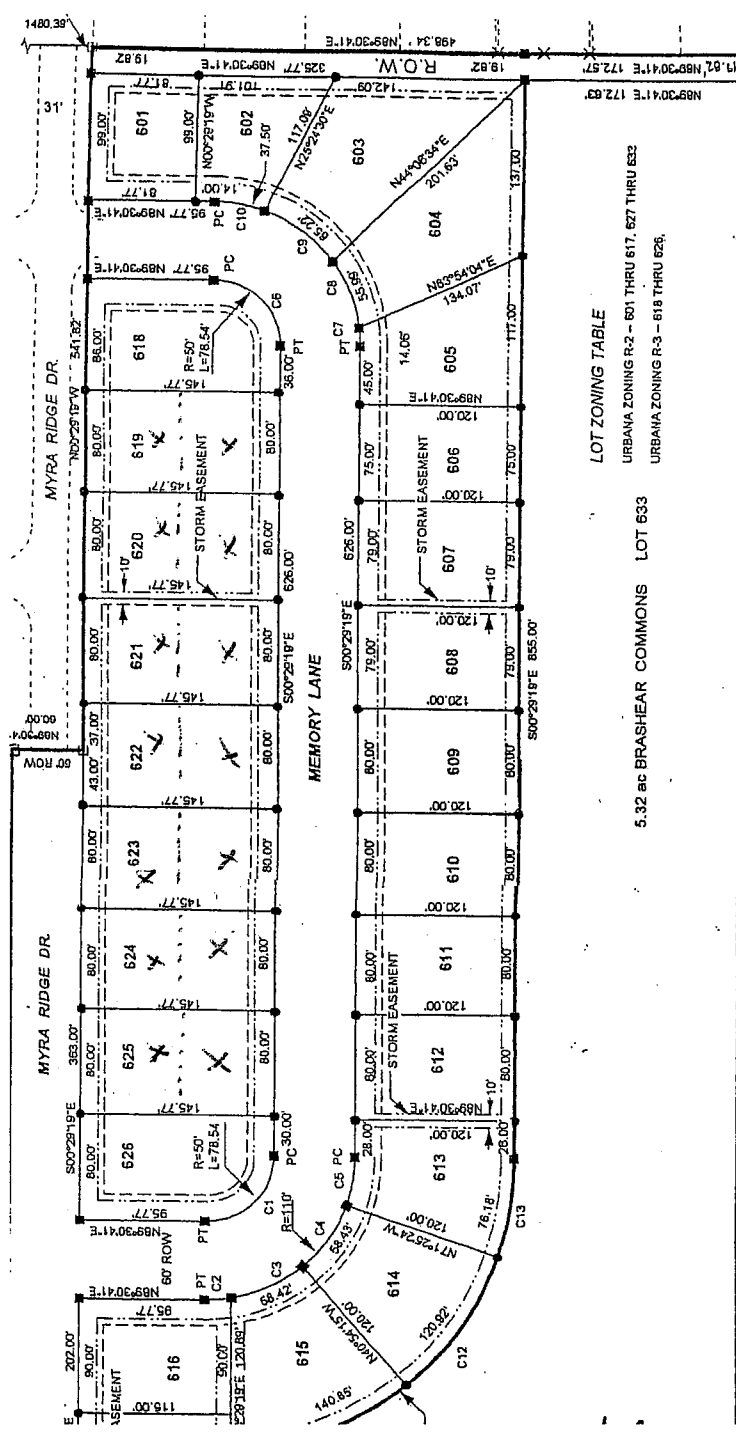
Applicant's Signature

4/27/12

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367



LOT ZONING TABLE

5.32 at BRASHEAR COMMONS LOT 633
 URBANA ZONING R-2 - 601 THRU 617, 627 THRU 632
 URBANA ZONING R-3 - 618 THRU 626

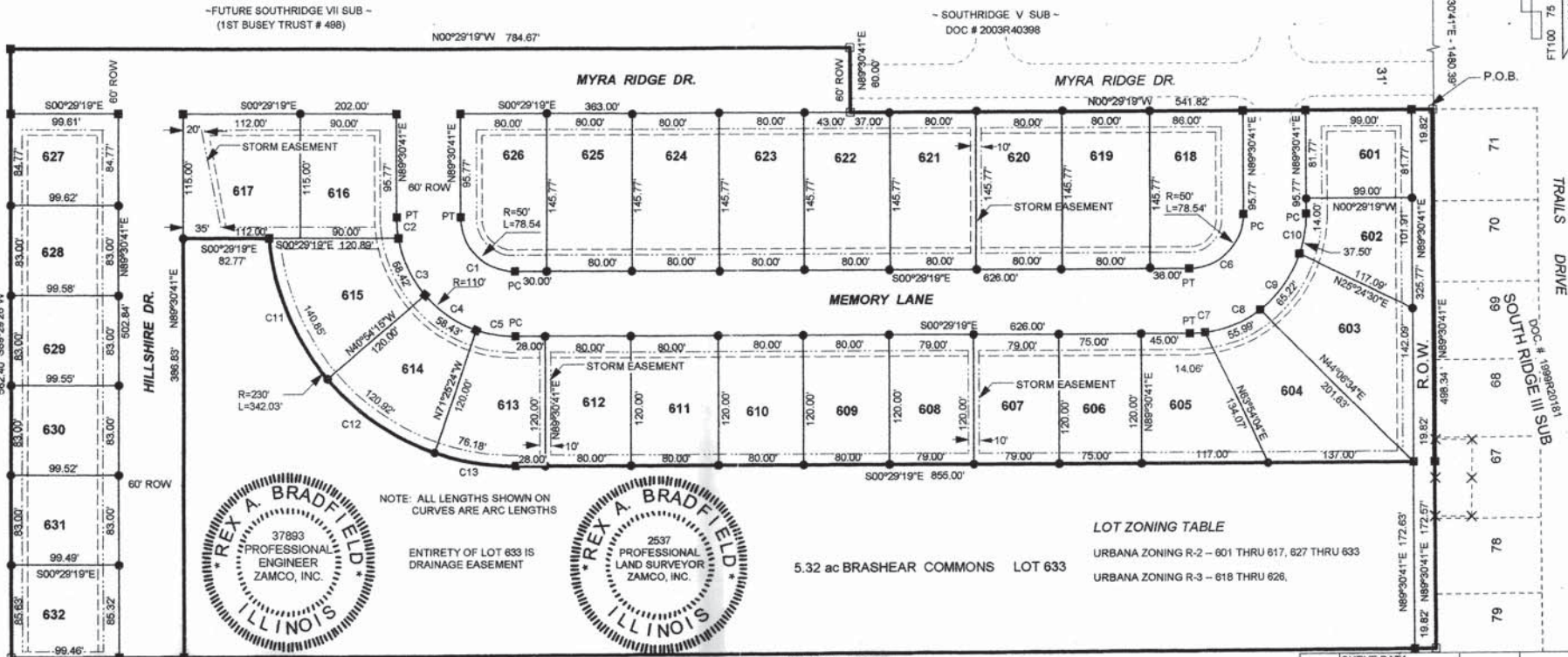
SR#	LOT SIZE
LOT #	SQ. FT.
601	8,095.53
602	7,796.57
603	13,691.51
604	13,273.23
605	10,595.71
606	9,000.00
607	9,480.00
608	9,480.00
609	9,600.00
610	9,600.00
611	9,600.00
612	9,600.00
613	10,148.11
614	10,830.03
615	12,065.28
616	10,366.28
617	12,860.00
618	11,967.32
619	11,661.60
620	11,661.60
621	11,661.60
622	11,661.60
623	11,661.60
624	11,661.60
625	11,661.60
626	11,112.70
627	8,445.76
628	8,266.58
629	8,264.07
630	8,261.56
631	8,259.00
632	8,502.58

URBANA COORDINATE SYSTEM @ M.S.L.			
Point #	Northing	Easting	Factor
HCL 74	1,241,814.80	1,024,252.93	0.99994599
HCL 70	1,244,468.67	1,024,217.76	0.99994587
HCL 78	1,239,160.95	1,024,289.15	0.99994651

SOUTH RIDGE VI SUBDIVISION

Southeast Quarter Section 28, T. 19N., R. 9E., 3rd P.M.
City of Urbana
Champaign County, Illinois

URBANA COORDINATE SYSTEM @ M.S.L.
MONUMENT (HCL) 70-74 = S. 00° 45' 32.1" E. - 2654.302'
MONUMENT (HCL) 74-78 = S. 00° 46' 55.7" E. - 2653.897'



NOTE: ALL LENGTHS SHOWN ON CURVES ARE ARC LENGTHS
ENTIRETY OF LOT 633 IS DRAINAGE EASEMENT

5.32 ac BRASHEAR COMMONS LOT 633

LOT ZONING TABLE

URBANA ZONING R-2	- 601 THRU 617, 627 THRU 633
URBANA ZONING R-3	- 618 THRU 626,

OWNERS/SUBDIVIDER CERTIFICATE

THE TRUSTEE, FIRST BUSEY TRUST AND INVESTMENT COMPANY, TRUST NO. 498, URBANA, ILLINOIS, DOES HEREBY CERTIFY THAT WE ARE THE TRUSTEES OF THE LAND SHOWN BY THE ATTACHED PLAT, AND WE HAVE CAUSED THE SAME TO BE SURVEYED BY REX A. BRADFIELD, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537.

Rex A. Bradfield

TRUSTEE FOR TRUST NO. 498
BUSEY BANK
502 WINDSOR
CHAMPAIGN ILLINOIS 61820

ENGINEER/SURVEYOR
ZAMCO, INC.
UNIT D-14
1602 E. UNIVERSITY AVE
URBANA, ILLINOIS 61802
217-337-5717
REX A. BRADFIELD
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537
ILLINOIS PROFESSIONAL ENGINEER NO. 37893
ZAMCO, INC.

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF REASONABLE PROVISIONS WILL BE 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 AND THE CITY OF URBANA SUBDIVISION AND LAND DEVELOPMENT CODE §21-42(B) SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF SOUTH RIDGE VI SUBDIVISION.

Rex A. Bradfield 2/2/06

REX A. BRADFIELD
ILLINOIS PROFESSIONAL ENGINEER NO. 37893
ZAMCO, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORP. NO. 1341.

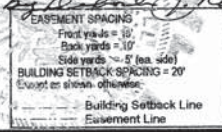
APPROVALS
APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

DATE *2-6-06* BY *Chairperson*

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS IN ACCORDANCE WITH ORDINANCE NO. *2005-09-138*

DATE *2/9/06* BY *Mayor*

ATTEST: *City Clerk* CITY CLERK
Deputy Clerk



Date: 12/22/05
File name: SR6WL_v12.mod

CURVE DATA				
Loc	R	Chd	Arc	Big
C1	50.00'	70.71'	78.54'	N44°30'41"E
C2	110.00'	19.30'	19.33'	N84°28'41"E
C3	110.00'	57.74'	58.42'	N64°13'43"E
C4	110.00'	57.75'	58.43'	N33°47'41"E
C5	110.00'	36.30'	36.60'	N09°02'39"E
C6	50.00'	70.71'	78.54'	N43°29'19"W
C7	110.00'	14.05'	14.05'	N4°24'17"W
C8	110.00'	55.39'	55.99'	N22°20'18"W
C9	110.00'	64.27'	65.22'	N53°58'19"W
C10	110.00'	37.32'	37.50'	N89°43'23"W
C11	230.00'	140.65'	143.15'	N68°53'10"W
C12	230.00'	120.92'	122.35'	N33°48'59"W
C13	230.00'	76.18'	76.53'	N90°23'38"W

SOUTH RIDGE VI SUBDIVISION, Urbana, IL. Acres = 16.311
Single Lots = 23
Duplex Lots = 9

FINAL PLAT

ZAMCO, INC.
1602 E. University Ave.
Urbana, Ill.
217-337-5717

File: SR6WL.mod
SR8,7,6,5MM
2/2/06

RECORDED ON 03/29/2006 03:22:10PM
CHAMPAIGN COUNTY RECORDER
2006R07451
BARBARA A. FRASCA
REC. FEE: 98.00
RHSPS Fee: 10.00
REV. FEE:
PAGES: 36
PLAT ACT:
PLAT PAGE: 1
RECORDER'S STAMP

SURVEYORS CERTIFICATE

I, REX A. BRADFIELD, DULY REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537 AND MANAGING AGENT FOR ZAMCO, INC., ILLINOIS PROFESSIONAL LAND SURVEYING FIRM CORPORATION NO. 99, DO HEREBY CERTIFY THAT IN COMPLIANCE WITH 765 ILCS 205/1, THE PLAT ACT, AND AT THE REQUEST OF MR. H. ALLEN DOOLEY AND MR. CARL HILL AND THE FIRST BUSEY TRUST & INVESTMENT COMPANY, TRUSTEE FOR TRUST NO. 498, I HAVE SURVEYED A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, T. 19 N., R. 9 E., OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND THAT I HAVE SUBDIVIDED SAID TRACTS INTO LOTS AS SHOWN ON THE ATTACHED PLAT WITH SAID LOTS BEING KNOWN NOW AND FOREVER AFTER AS SOUTH RIDGE VI SUBDIVISION, SAID SUBDIVISION BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MONUMENT SITUATED AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, T. 19N., R. 9 E., OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS SAID IRON PIPE ALSO BEING SITUATED AT THE SOUTHWEST CORNER OF DEERFIELD TRAILS SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID DEERFIELD TRAILS SUBDIVISION ON A BEARING OF N. 89° 30'41" E., ESTABLISHED FROM CITY OF URBANA MONUMENTS NUMBERS 70, 74 AND 78 ESTABLISHED ON AUGUST 22, 1997 AND REFERENCED TO NAD 83 ILLINOIS STATE PLANE EAST ZONE GRID, A DISTANCE OF 1480.39 FEET TO AN IRON PIPE FOUND ON THE EAST RIGHT OF WAY OF MYRA RIDGE DRIVE TO BE KNOWN AS THE TRUE "POB"; THENCE N. 89°30'41" E., A DISTANCE OF 498.34 FEET TO A CONCRETE MONUMENT SET; THENCE S. 00°39'50" E., A DISTANCE OF 1326.29 FEET TO A CONCRETE MONUMENT SET; THENCE S. 89°29'26" W., A DISTANCE OF 562.40 FEET TO AN IRON ROD MONUMENT SET; THENCE N. 00° 29'19" W., A DISTANCE OF 784.67 FEET TO A CONCRETE MONUMENT SET; THENCE N. 89° 30'41" E., A DISTANCE OF 60.00 FEET TO AN IRON ROD MONUMENT SET; THENCE N. 00° 29'19" W., A DISTANCE OF 541.82 ALONG THE EAST BOUNDARY LINE OF SOUTH RIDGE V SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 16.311 ACRES, MORE OR LESS, AND ALL SITUATED WITHIN THE LIMITS OF CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

1. THIS SUBDIVISION PLAT WAS PREPARED IN ACCORDANCE WITH ALL THE CONTROLLING ORDINANCES WHICH HAVE JURISDICTION FOR THIS PROPERTY.
2. ALL BEARINGS SHOWN ON THE ATTACHED PLAT ARE ESTABLISHED FROM CITY OF URBANA MONUMENTS NUMBERS 70, 74 AND 78 ESTABLISHED ON AUGUST 22, 1997 AND REFERENCED TO NAD 83 ILLINOIS STATE PLANE EAST ZONE GRID.
3. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT THEREOF.
4. ALL SURVEY MONUMENTS SET ARE 30" LONG, 1/2" DIAMETER REINFORCEMENT BARS BEARING A CAP STAMPED #2537 OR CONCRETE MONUMENTS BEARING THE SAME CAP, OR AS SHOWN ON THE ATTACHED PLAT
5. MONUMENTS SET BY THIS SURVEY WILL HAVE A THEORETICAL UNCERTAINTY OF POSITION OF 0.10 RADIAL DISTANCE FROM THE THEORETICAL POSITION SHOWN ON THE ATTACHED DRAWING OF SURVEY.
6. THIS PLAT WILL BE SUBJECT TO THE TERMS OF A DRAINAGE EASEMENT FOR NECESSARY DETENTION AND STORM WATER IMPROVEMENTS SITUATED EAST OF MYRA RIDGE DRIVE.
7. A PART OF THE PROPERTY COVERED BY THIS PLAT IS NOT IN THE SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY FEMA, FLOOD INSURANCE FIRM PANEL # 170035-0007B, DATED 3/1/84 FOR THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION C WHICH IS NOT WITHIN ANY SPECIAL FLOOD HAZARD AREA.
8. THE PROPERTY DEVELOPED IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA.
9. WITH THIS PLAT ALL EASEMENTS AND PUBLIC RIGHT OF WAY SHOWN ARE HEREBY DEDICATED TO THE CITY OF URBANA.
10. WITH THE BELOW FIXED SEAL AND SIGNATURE, I HEREBY AUTHORIZE THE CITY OF URBANA TO RECORD THIS DOCUMENT.

I DO HEREBY CERTIFY TO ANY INDIVIDUAL, COURT OF LAW, COMPANY OR ORGANIZATION THAT I AM THE SOLE POSSESSOR OF THE EMBOSSED SEAL AFFIXED HERETO AND THAT THE APPLICATION OF THAT SEAL CAN ONLY BE DONE BY THE BELOW SIGNED.

Rex A. Bradfield 3/8/06

REX A. BRADFIELD
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537
ILLINOIS PROFESSIONAL ENGINEER NO. 37893
ZAMCO, INC.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE 116 SCHOOL DISTRICT OF CITY OF URBANA.

WAIVERS FOR SR VI
2001-05-048 - Memory Lane CL Radius
2002-06-067 - Mountable Curb

LEGEND

N. 46° 45' 21" W. - 112.35'	PROPOSED SUBDIVISION BOUNDARY
172'	PROPOSED LOT LINE (w/ dimension)
-----	SETBACK LINE
-----	EASEMENT LINE
-----	EXISTING LOT LINE
-----	CENTERLINE
○	FOUND IRON PIN/PIPE MONUMENT (w/ # or size)
●	SET IRON PIN/PIPE MONUMENT (#2537)
□	FOUND CONCRETE MONUMENT (w/ #)
■	SET CONCRETE MONUMENT (#2537)
(31.56')	RECORD DIMENSION
26	ORIGINAL LOT NUMBER
543	PROPOSED LOT NUMBER
P.C.	POINT OF CURVATURE
R.O.W.	RIGHT OF WAY
HCL 74	URBANA HORIZONTAL CONTROL MONUMENT #74
R, L, ±	CURVE RADIUS, ARC LENGTH, CENTRAL ANGLE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SEC.	SECTION
25-17N-12W	SECTION-TOWNSHIP-RANGE
I.R.	IRON ROD
IDOT	ILLINOIS DEPARTMENT OF TRANSPORTATION
I.P.	IRON PIPE
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
T., R., P.M.	TOWNSHIP, RANGE, PRINCIPAL MERIDIAN
(TYP.)	TYPICAL
N., S., E., W.	NORTH, SOUTH, EAST, WEST
C.L.	CENTERLINE
CH.	CHAIN (66')
LINK	LINK (0.66')
COR.	CORNER
LN.	LINE

SOUTH RIDGE VI SUBDIVISION, Urbana, IL		Acres = 16.311 Single Lots = 23 Duplex Lots = 9
LEGAL DESCRIPTION & LEGEND		
ZAMCO, INC. 1602 E. University Ave. Urbana, Ill. 217-337-5717		File: SR6WL.mcd SR6.7.6.SWM 3/8/06

Date: 3/8/06
File name: SR6WL_v12.mcd

2006R07451
RECORDED ON 03/29/2006 03:22:10PM
CHAMPAIGN COUNTY RECORDER
BARBARA A. FRASCA
REC FEE: 98.00
RHSPS Fee: 10.00
REV FEE:
PAGES: 36
PLAT ACT:
PLAT PAGE: 1
RECORDER'S STAMP

