



**CITY OF WASHINGTON, ILLINOIS**  
**City Council Agenda Communication**

**Meeting Date:** May 4, 2020

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Final Plat – Mallard Crossing Section Four

**Explanation:** Attached is a final plat and checklist for Mallard Crossing Section Four. Fields Crossing Cottingham, LLC, proposes the subdivision of the remaining 9.24-acres to create a single 0.21-acre single-family residential lot. The lot (Lot 159) would be located on the south side of Wigeon Place.

The final plat substantially conforms to the preliminary plat and meets the requirements stated within the Subdivision Code. The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. The lot is adjacent to the previously completed Section 3. Wigeon is extended far enough to provide frontage adjacent to the entire lot width. The existing water main extends to the end of the lot. A sanitary sewer lateral is stubbed to the proposed lot. An existing sump drain line extends across to the east end of the proposed lot. As a result, the only public infrastructure to be completed is the construction of the sidewalk, which is anticipated in coordination with the completion of the house.

**Fiscal Impact:** The residential subdivision development fee is \$1,792 and the subdivision review fee is \$25. Each of these have been paid by the developer.

**Recommendation/**

**Committee Discussion Summary:** Staff recommends approval of the final plat for Mallard Crossing Section Four. The house construction on the lot is expected shortly after approval.

**Action Requested:** Approval of the final plat at the May 4 City Council meeting.

# CITY OF WASHINGTON, ILLINOIS

## FINAL PLAT REVIEW CHECKLIST

**NAME OF SUBDIVISION** Mallard Crossing Section Four  
**OWNER OF SUBDIVISION** Fields Crossing Cottingham LLC  
**ADDRESS OF OWNER**  
**CITY** Peoria **State** IL **Zip**  
**NAME OF PERSON COMPLETING THIS CHECKLIST** Jon Oliphant  
**ADDRESS OF PERSON COMPLETING THIS CHECKLIST** City Hall  
**CITY** **State** **Zip**  
**TELEPHONE NUMBER** 444-1135  
**DATE OF SUBMITTAL OF THIS FINAL PLAT TO THE CITY** 4/17/20  
**DATE OF CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT** 7/7/14

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**WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION?** R-1

**DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE?** Yes  
**IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?**

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Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter Requesting Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	15 copies of Final Plat.	X		
2.	Plat Substantially Conforms to the Approved Preliminary Plat.	X		
3.	Submitted No Later Than 20 Days Before Regular Meeting of the City Council.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Subdivision Boundary Lines with Bearings and Dimensions to Primary Control Points, with Location and Description of all Monuments to Identify Points.	X		
6.	Easements On and Adjacent the Site, with Purpose, Location, and Dimensions.	X		
7.	Streets and Roads On and Adjacent to the Site, Including Location, Name, Right-of-Way Width, and Pavement Width.	X		
8.	Lot Lines and Sizes, Lot Areas in Acres, Block and Lot numbers, and Minimum Building Setback Lines.	X		
<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>

9.	Names of Owners of Adjacent Unplatted Land	X		
10.	Names of Adjacent Platted Subdivisions.	X		
11.	Flood Hazard Areas and the Purpose for any Non-residential Sites.	X		
12.	Owner's Certificate Included on Plat, Signed and Notarized, Evidencing Free and Clear Ownership without Delinquent Taxes, Assessments, or Other Encumbrances	X		
13.	City Clerk's Certificate.	X		
14.	Plat Officer's Certificate.	X		
15.	County Clerk's Certificate.	X		
16.	County Plat Officer's Certificate, if required.			X
17.	IDOT District Engineer's Certificate, if required.			X
18.	Township Road Commissioner's Certificate, if required.			X
19.	County Highway Superintendent's Certificate, if required.			X
20.	Registered Land Surveyor's Certificate.	X		
21.	Drainage Acknowledgement Certificate Included on Plat or on Construction Plans.	X		
22.	IDNR Endangered Species Consultation Process Completed with Satisfactory Clearance.	X		
23.	Construction Plans and Specifications, Estimate of Expenditure, and Drainage Plans Approved by City Engineer.	X		
24.	Scale Not Smaller than 200 Feet Per Inch.	X		
25.	Title, North Arrow, and Date.	X		
26.	Surety Provided that Public Improvements will be Completed Satisfactorily.			X
27.	Bill of Sale Conveying Public Utilities			X
28.	Subdivision Fees and Development Fees Paid	X		

## FINAL PLAT FEES CALCULATION WORKSHEET

**Subdivision Review Fee.** For city review of final plats and construction plans and specifications the fee schedule is as follows:

Lots 1-10:	<input type="text" value="1"/>	X \$25.00 =	<input type="text" value="25.00"/>
Lots 11-20:	<input type="text"/>	X \$20.00 =	<input type="text"/>
Lots 21-40:	<input type="text"/>	X \$17.50 =	<input type="text"/>
Lots 41 & Up:	<input type="text"/>	X \$12.50 =	<input type="text"/>
Total Review Fee:			<input type="text" value="\$25.00"/>

**Subdivision Development Fee.** For extensions, improvements, or upgrades to the municipal water and sanitary sewer systems needed to support future growth and development the fee schedule is as follows:

### **Residential Development:**

Total number of individual dwelling units in subdivision:  X \$1,792.00 =

### **Non-Residential Development:**

Total lot area in subdivision (in acres):  X \$5,344.00 =

**Other Fee(s).** Roadway improvement fees or other assessments as agreed upon by Annexation Agreement, Development Agreement, etc.

***NOTE: All applicable fees must be paid prior to final plat signing and recording.***

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## **FOR CITY OF WASHINGTON USE ONLY**

**Reviewer:** Jon Oliphant

**Date of Plat Submittal:** 4/17/20

**Date of Review:** 4/21/20

**Date to Go Before City Council:** 5/4/20

**Comments to City Council:**

**Action of City Council:**

*FINAL PLAT*  
*OF*  
*MALLARD CROSSING SECTION 4*  
BEING A PART OF THE NW1/4 OF SECTION 15, T26N, R3W OF THE 3RD PM, TAZEWELL COUNTY, ILLINOIS

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

[illegible]

TIMOTHY SHEA AS MANAGING PARTNER OF FIELDS CROSSING COTTINGHAM, L.L.C.

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ }

\_\_\_\_\_, a Notary Public, in and for said County and State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the said person whose name is subscribed to the accompanying plat and certification, appeared before me this day in person and acknowledged that he signed and sealed the said plat and certification as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

NOTARY PUBLIC

STATE OF ILLINOIS                    )  
COUNTY OF TAZEWELL.                )

I, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE EMBRACED IN THE ACCOMPANYING FINAL PLAT OF "WALLAND CROSSING, SECTION FOUR".

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY \_\_\_\_\_ TWP \_\_\_\_\_

STATE OF ILLINOIS                    }  
COUNTY OF TAZEWELL                }

PLAT OFFICER OF THE CITY OF WASHINGTON, DO  
HEREBY APPROVE THIS FINAL PLAT OF MALLARD CROSSING SECTION FOUR AND ACKNOWLEDGE THAT IT MEETS THE  
REQUIREMENTS OF THE CITY'S SUBDIVISION CODE AND COMPREHENSIVE PLAN.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CITY OF WASHINGTON PLAT OFFICER

STATE OF ILLINOIS }  
COUNTY OF TAZEWELL }

BY RESOLUTION NO. \_\_\_\_\_, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT  
A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE FINAL PLAT OF MALLARD  
CROSSING SECTION FOUR WAS APPROVED AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

CITY CLERK

STATE OF ILLINOIS )  
COUNTY OF PEORIA)

DARY L. ZUMWALT, A PROFESSIONAL LAND SURVEYOR, A TRUE AND CORRECT CERTIFICATION THAT I HAVE PREPARED THE ABOVE FINAL PLAT OF "MALLARD CROSSING SECTION 702" AND THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEYOR'S DRAWING TO A SCALE OF 1 INCH = 30 FEET. I FURTHER CERTIFY THAT NO PART OF THE LOTS INCLUDED IN THIS SURVEY ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR TAZEWELL COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I HAVE MADE THIS STATEMENT ON THE BASIS OF MY PERSONAL KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS, LICENSE NUMBER 17790000552 DATED FEBRUARY 12, 2017. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PROPERTY DESCRIBED HEREIN IS NOT A PART OF THE WASHINGTON COMMUNITY HIGH SCHOOL DISTRICT NO. 308 AND CENTRAL GRADE SCHOOL DISTRICT NO. 51.

DATED THIS 15TH DAY OF APRIL, A.D. 2020.

ZUMWALT &amp; ASSOCIATES, INC.

BY Harry R. Jones  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2326

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

MALLARD CROSSING SECTION ONE

WIGEON PLACE (60')

LABRADOR WAY (60')

OWNER: JEFFREY & ERIN CRAIG  
99

OWNER: MATTHEW P SARAH L FULFORD  
98

MALLARD CROSSING SECTION TWO

NOTES:

1. TOTAL AREA IN PROPOSED SUBDIVISION = 0.2094 ACRES.
2. PROPERTY IS LOCATED WITHIN P.L.N. NO. 02-02-15-100-034.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN AN AREA HAVING A ZONE DESIGNATION "X" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17179C0005E, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017.
4. IRON SURVEY PIPE SET AT ALL LOT CORNERS, P2'S AND P3'S.
5. BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 ADJUSTMENT

LEGEND

- LEGEND
- FOUND IRON SURVEY MARKER
  - SET IRON SURVEY MARKER
  - P.O.B. POINT OF BEGINNING
  - DL— CENTERLINE OF 10' WIDE DRAINAGE EASEMENT
  - ST— CENTERLINE OF 20' WIDE STORM SEWER EASEMENT
  - UTILITY EASEMENT (WIDTH AS NOTED)

JOB NO. 20,252