

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

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<http://www.washington-illinois.org>

joiliphant@ci.washington.il.us

MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Preliminary Plat – Trails Edge Sections 9 and 10
DATE: May 24, 2021

Attached is a preliminary plat and checklist for Trails Edge Sections 9 and 10. Washington Trails Edge, LLC, proposes the subdivision of the remaining 12.239-acre lot into two final sections. The subdivision was originally platted in 2001. A preliminary plat for Sections 8-10 was approved in 2014 and is also attached as reference. While Section 8 on Patricia Street is nearly complete with only one lot left for construction, a final plat for Sections 9 and 10 has not previously been submitted and the remaining land has been undeveloped. All of Trails Edge is zoned R-1 (Single- and Two-Family Residential) and there is a mix of single-family and duplexes currently in the subdivision.

The proposed plat meets all city subdivision code requirements. There are two primary differences from the previously approved preliminary plat that require new approval. The remaining two sections are the most challenging for build-out because of how flat the land is. Our City Engineer and the project engineer have discussed this with our City Council to allow a deviation of the City Code where the cross slope of the roadway would be reduced from 2% to 1% and the curb height to increase from 6" to 8". This allows for the conveyance of 100-year floodwater without exceeding the top of the curb.

The differences in the proposed plat are the following: 1) Stephanie Court would connect with Debates Street. Stephanie is a cul-de-sac as part of the current preliminary plat; and 2) The existing plat consists of 38 single-family lots whereas the proposed plat would consist of 30 lots with 28 of those as duplexes and two as single-family, resulting in a net increase of 20 units. The duplexes are planned to be more upscale rental units at the current time.

The proposal remains consistent with the recommendation for the site in the Comprehensive Plan. While all subdivision and zoning code regulations are met, having a more balanced mix of single-family and duplex units may be a better fit with the density in the neighborhood.

This item is scheduled for review and a recommendation by the Planning and Zoning Commission at their meeting on June 2. The preliminary plat will tentatively be scheduled for consideration by the City Council at its meeting on June 7.

Attachments

cc: Sam LaHood

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Trails Edge Sections 9 and 10
OWNER OF SUBDIVISION Washington Trails Edge, LLC
ADDRESS OF OWNER 3303 N. Main St.
CITY East Peoria **State** IL **Zip** 61611
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 PRELIMINARY PLAT TO THE CITY 5/13/21

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?

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 of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	x		
2.	15 copies of Preliminary Plat.	x		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	x		
4.	Legal Description and Area of Subdivision.	x		
5.	Zoning on and Adjacent to the Site, Including Identification of Non-residential Land Uses.	x		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	x		
7.	Names of Adjacent Platted Subdivisions.	x		
8.	Topography on and Adjacent to the Site with 2' Contours Based Upon State Plane Coordinates.			x
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	x		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	x		
11.	Easements on and Adjacent to the Site, with Purpose, Location and Dimensions.	x		
12.	Streets and Roads on and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	x		
13.	Utilities on and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	x		
14.	Existing and Proposed Locations of Storm Water Controls.	x		
15.	Registered Land Surveyor's Certificate.	x		
16.	Plat Officer's Certificate.	x		
17.	City Clerk's Certificate.	x		
18.	Scale not Smaller than 100' Per Inch.	x		
19.	Title, North Arrow, and Date.	x		
20.	Restrictive Covenants, if any.			x
21.	Certificate of Registration on File with City Clerk.			x

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

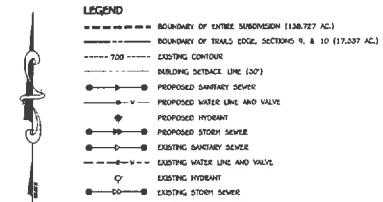
Date of Plat Submittal: 5/13/21

Date of Review: 5/24/21

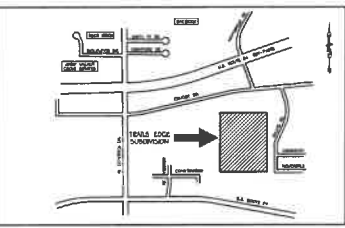
Date to Go Before Planning and Zoning Commission: 6/2/21

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: Approve with modifications



PROPERTY BEING SUBDIVIDED IS
PIN 02-02-15-200-056 &
PIN 02-02-15-400-022



GENERAL NOTES:

AREA OF ENTIRE TRAILS EDGE SUBDIVISION = 138.727 ACRES.
AREA OF TRAILS EDGE, SECTIONS 9, & 10 = 12.339 ACRES.
THE NUMBERS, SIZES, SHAPES, AREAS, AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL DIMENSIONS OF THE LOTS WILL BE AS SHOWN ON THE "FINAL" PLAT. UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF WASHINGTON ENGINEERING DEPARTMENT.
THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM THE CITY OF WASHINGTON DEPARTMENT OF PLANNING AND DEVELOPMENT'S GEOGRAPHIC INFORMATION SYSTEM.
ENGINEER: DAVID L. BIRCH, ALSTON ENGINEERING CO., INC.
211 W. WATER STREET, STE. 215,
PEORIA, IL 61603
(309) 691-0024
DEVELOPER: WASHINGTON TRAILS EDGE, LLC
1000 N. MAIN ST.,
EAST PEORIA, IL 61611
ZONING: ZONED CITY R-1 (CITY OF WASHINGTON, ILLINOIS).
ALL PROPERTIES SURROUNDING THE PROPOSED SECTIONS 9, & 10 OF TRAILS EDGE ARE ZONED R-1 CITY OF WASHINGTON, ILLINOIS.
UTILITY EASEMENTS: UTILITY EASEMENTS (MIN. 10' WIDTH) WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.
SETBACKS: FRONT YARD SETBACKS AND SIDE/REAR YARD SETBACKS WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REGULATIONS IN THE GENERAL LOCATION SHOWN ON THE "CONSTRUCTION PLANS".
NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
STREETS: WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WASHINGTON STANDARDS.
ALL PROPOSED STREETS SHALL HAVE A RIGHT OF WAY WIDTH OF 60'.
THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL DISTRICT 51 AND THE WASHINGTON HIGH SCHOOL DISTRICT 508.

TRAILS EDGE SUBDIVISION

EXISTING SECTIONS 1 THRU 8 - 337 LOTS
PROPOSED SECTIONS 9 THRU 10 - 30 LOTS
TOTAL - 367 LOTS

LEGAL DESCRIPTION OF OVERALL TRACT TO BE RECORDED AS "TRAILS EDGE SUBDIVISION"

A PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION FIFTEEN (15), THENCE NORTH 00°-15'-24" WEST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY) ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15), 1271.50 FEET; THENCE SOUTH 89°-35'-49" EAST, 2207.44 FEET; THENCE SOUTH 00°-14'-18" EAST, 2604.00 FEET; THENCE NORTH 89°-44'-07" EAST, 349.14 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15); THENCE SOUTH 00°-02'-27" EAST, ALONG SAID EAST LINE, 444.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION FIFTEEN (15); THENCE SOUTH 00°-02'-39" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FIFTEEN (15), 849.50 FEET; THENCE NORTH 84°-38'-08" WEST, 194.43 FEET; THENCE SOUTH 00°-22'-48" EAST, 171.20 FEET; THENCE NORTH 84°-38'-08" WEST, 149.43 FEET; THENCE SOUTH 00°-22'-48" EAST, 150.50 FEET TO THE NORTH LINE OF WASHINGTON ESTATES, THIRTEENTH EXTENSION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION FIFTEEN (15), 950.50 FEET; THENCE NORTH 85°-40'-24" WEST, ALONG THE NORTH LINE OF WASHINGTON ESTATES, TWELFTH NORTH LEATH AND SOUTHWEST EXTENSION, ALL BEING SUBDIVISIONS OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION FIFTEEN (15), 1514.73 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FIFTEEN (15); THENCE NORTH 80°-13'-00" WEST, ALONG SAID WEST LINE, 494.36 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 138.727 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "TRAILS EDGE SUBDIVISION, SECTIONS 9, & 10"

A PART OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF LOT 209 IN TRAILS EDGE, SECTION EIGHT, THE POINT OF WHICH IS RECORDED IN PLAT BOOK "TRAIL", PAGE 33 IN THE TAZEWELL COUNTY RECORDS; OFFICE TRANCE NORTH 57°-02'-49" EAST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), 230.55 FEET; THENCE SOUTH 33°-14'-47" EAST, 1630.38 FEET; THENCE NORTH 55°-35'-28" EAST, 1900.20 FEET; THENCE SOUTH 34°-07'-32" EAST, 480.70 FEET; THENCE SOUTH 28°-10'-24" EAST, 85.90 FEET; THENCE SOUTH 17°-17'-07" EAST, 45.30 FEET; THENCE SOUTH 28°-10'-24" EAST, 85.90 FEET; THENCE SOUTH 03°-09'-00" WEST, 79.47 FEET; THENCE SOUTH 04°-17'-30" WEST, 318.66 FEET; THENCE NORTH 89°-42'-24" WEST, 111.86 FEET; THENCE NORTH 00°-13'-00" WEST, 711.86 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.339 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF PEORIA)
WE, THE ALSTON ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "TRAILS EDGE SUBDIVISION", A SUBDIVISION OF A PART OF THE EAST HALF OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DEPICTED ON A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.
WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN OF AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 12 OF ARTICLE 11 OF THE ILLINOIS HEMIPAL CODE AS NOW OR HEREINAFTER AMENDED.
DATED AT PEORIA, ILLINOIS THIS 21ST DAY OF APRIL, 2021.

ALSTON ENGINEERING CO., INC.

BY: MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3679
ALSTON ENGINEERING COMPANY, INC. (309) 691-0024
810 N. UNIVERSITY ST., PEORIA, IL 61615
mcochrane@alstongroupinc.com



PLAT OFFICER'S AND PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF TAZEWELL)
THIS PRELIMINARY PLAT OF "TRAILS EDGE SUBDIVISION, SECTIONS 9, & 10", ON THE _____ DAY OF _____, 2021,
RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS) ss
COUNTY OF TAZEWELL)
I, VALERIE BISCO, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY ACTION OF THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2021, THE PRELIMINARY PLAT OF "TRAILS EDGE SUBDIVISION" WAS APPROVED.

CITY CLERK PLAT OFFICER CHAIRMAN, PLANNING COMMISSION

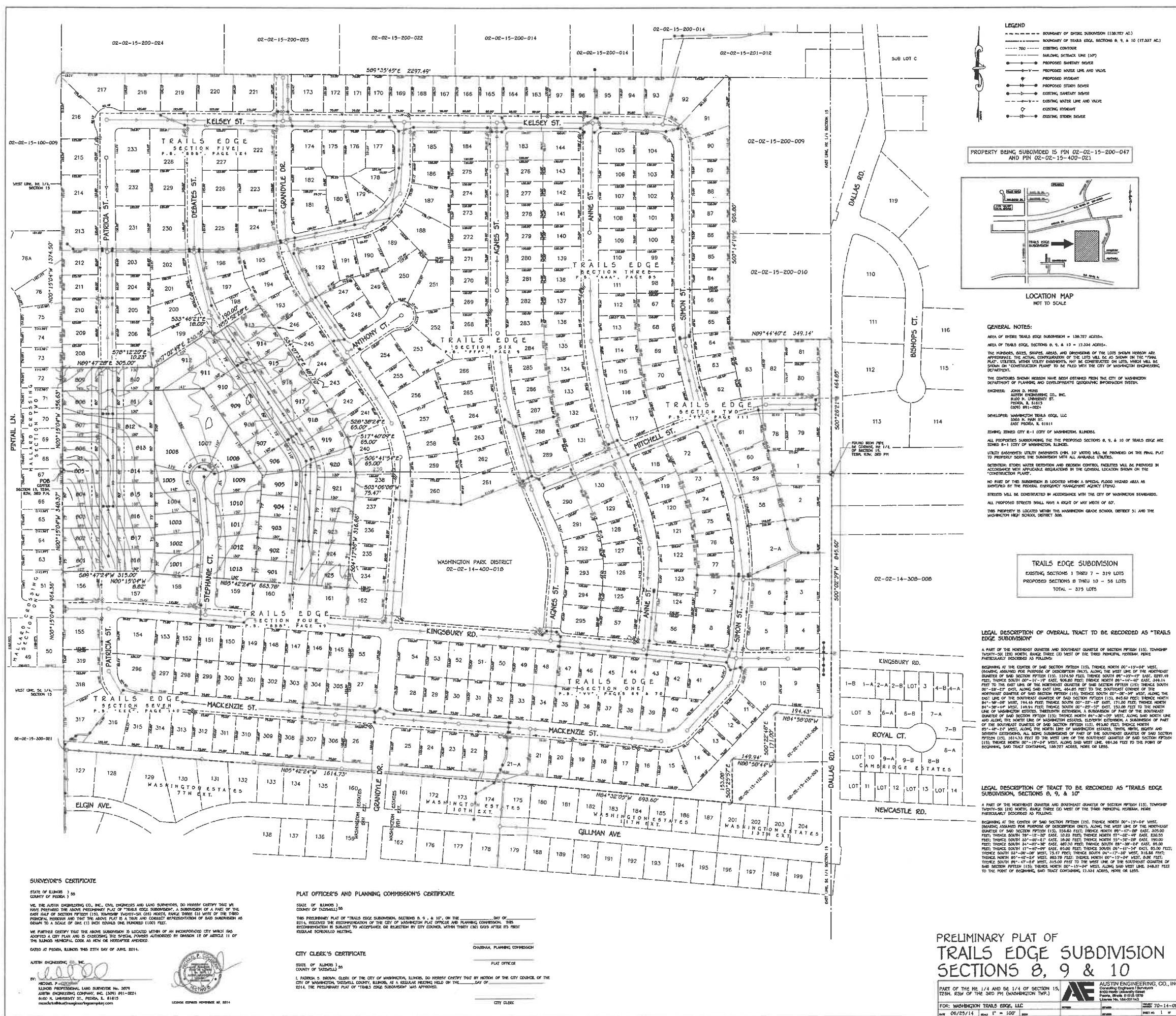
UNDEVELOPED TRAILS EDGE AREA BREAKDOWN

SECTION 9 = 3.860 ACRES (17 LOTS)
SECTION 10 = 8.479 ACRES (13 LOTS)

PRELIMINARY PLAT OF
TRAILS EDGE SUBDIVISION
SECTIONS 9 & 10

PART OF THE NE 1/4 AND SE 1/4 OF SECTION 15,
T26N, R36W OF THE 3RD PM (WASHINGTON TWP.)
FOR: WASHINGTON TRAILS EDGE, LLC
DATE: 04/21/2021 SCALE: 1" = 100' SHEET 70-14-002
OF 1





PRELIMINARY PLAT OF
TRAILS EDGE SUBDIVISION
SECTIONS 8, 9 & 10

PART OF THE NE 1/4 AND SE 1/4 OF SECTION 15, T26N, R30W OF THE 3RD PM (WASHINGTON TWP.)		 AUSTIN ENGINEERING, CO., INC. Consulting Engineers / Surveyors 9150 North University Avenue Peoria, Illinois 61615-1573 License No. 154-001143
FOR: WASHINGTON TRAILS EDGE, LLC		
DATE: 06/25/14	SHEET: 1" = 100'	PROJECT: 70-14-002 SHEET NO.: 1 of 1