



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, PhD, FAICP, Director

DATE: April 14, 2011

SUBJECT: Plan Case No. 2140-S-11, Final Plat of the Soccer Planet Subdivision

Introduction

The petitioner, Rudolf Frasca, is requesting approval of a final plat for the Soccer Planet Subdivision. The proposed one-lot subdivision consists of 3.42 acres located on the east side of Willow Road, about 500 feet north of Anthony Drive. The property to be final platted is a portion of Lot 300 of the Urbana Auto Park Subdivision Preliminary Plat. The preliminary plat, Urbana Auto Park Subdivision (Exhibit B), was approved by Ordinance No. 2001-12-168 on December 17, 2001. The subject property is currently zoned IN, Industrial, but is proposed to be rezoned B-3, General Business concurrent with approval of the subdivision and development agreement. Once subdivided, the property will be sold and developed as an indoor soccer facility.

Section 21-15 of the Urbana Subdivision and Land Development Code specifies requirements for final plats. The preliminary plat is the document that shows locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for analysis of the subdivision. The final plat, which is the document recorded with the Champaign County Recorder of Deeds, shows the location of property lines and easements. According to Section 21-15.C of the Subdivision Code, if a final plat substantially conforms to the previously approved preliminary plat, the final plat shall be submitted directly to City Council for approval.

Background

The subject property was a part of Lot 300 of the 109-acre Urbana Auto Park Subdivision Preliminary Plat. This preliminary plat covered the area of the former Farm & Fleet store (now O'Brien Auto Park), the current Farm & Fleet, and two large undeveloped tracts to the west of those developments. A final plat was approved for the O'Brien Auto Park and Farm & Fleet portion of the property in 2004. Lots 200 and 300 of the preliminary plat remained undeveloped.

Discussion

Land Use, Zoning, and Comprehensive Plan Designations

The subject property has frontage on Willow Road north of Interstate 74. There is a mixture of zoning and land uses in the surrounding area, including industrial and regional business. There are two properties to the west. One is zoned B3, General Business and is occupied by Creative Thermal Solutions (CTS). On August 18, 2010, the Zoning Board of Appeals granted a Conditional Use Permit for CTS to construct a research park with five buildings. The second property is zoned IN, Industrial and is occupied by APL Engineered Materials. The property to the north is zoned IN, Industrial and is currently undeveloped. To the east, zoned B3, General Business, is O'Brien Auto Park. Just north of O'Brien Auto Park, also zoned B3, General Business, is Farm & Fleet. To the south, zoned IN, Industrial, is Brahler's Trucker Supply. Further south is Michelle's Bridal Shoppe, zoned B3, General Business. Michelle's Bridal Shoppe recently purchased additional land to the east of their current parcel to construct an addition.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. For maps of the zoning and future land use in this area, please see the concurrent Plan Case 2139-M-11 memo to City Council.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	IN, Industrial (Proposed B-3, General Business)	Vacant, Agricultural Use	Regional Business
North	IN, Industrial	Vacant, Agricultural Use	Regional Business
South	IN, Industrial	Brahler's Trucker Supply	Regional Business
East	B-3, General Business	O'Brien Auto Park	Regional Business
West	B-3, General Business	Creative Thermal Solutions	Regional Business

The proposed development of the site is consistent with both the Comprehensive Plan and the proposed zoning designation for the property. In addition, the proposed subdivision is consistent with the requirements of the Urbana Zoning Ordinance, which require a minimum of 6,000 square foot lots with a minimum width of 60 feet. The proposed development will be required to meet all of the specific development regulations in the Zoning Ordinance.

Subdivision Layout and Access

The subject property is bounded by Willow Road to the west and other lots on the other three sides. The lot will be 240 feet wide and approximately 581 feet deep. Access will be provided by a driveway at the south portion of the site. Since this plat is only for one lot which already fronts on a public street there will be no public streets constructed within the subdivision.

Drainage

The site drains to the east. A dry detention basin, roughly 6,000 square feet in area, will be constructed on the southeast corner of the property. This basin will hold water from rain events and discharge to the retention basin in Outlot A of the Urbana Auto Park Subdivision. As with all preliminary and final subdivision plats, final stormwater management plans must be approved by the City Engineer. The final stormwater management plan is currently under review by the City Engineer.

Sidewalks

City Council approved a waiver from the requirement to construct sidewalks along the east side of Willow Road when the preliminary plat for this subdivision was approved in 2001. The memo to Council for the 2001 preliminary plat noted that there was a development agreement for the property which specified certain public improvements were to be provided by the City, others by the developer and others to be waived. The Subdivision and Land Development Ordinance requires sidewalks to be constructed along one side of the street in industrial subdivisions. In this case, the Preliminary Plat approval calls for sidewalk construction on the west side of Willow Road. It could be argued that the proposed rezoning from industrial to general business could change the nature of the area, and a sidewalk deferral may be more appropriate for this situation. A deferral would allow for the site to be initially developed without a sidewalk, but would require that a sidewalk be added if and when adjacent sidewalks are installed. The developer has agreed to allowing for a deferral rather than a waiver of this stretch of sidewalk along the east side of Willow Road.

Utilities

The site is located in an area that is currently served by sanitary sewer, water, power, phone and cable. All easements will be required to be illustrated on the Final Plat before it is recorded. The plat currently shows a 15-foot utility easement along the western edge of the property. This easement will allow for a public sanitary sewer line which will serve the tract to the north when it is developed. There is also an easement for overhead power lines along the southern edge of the site. The public sanitary sewer connecting to the tract to the north will be constructed when the proposed soccer facility is built.

Deferrals and Waivers

The petitioner is not requesting any additional waivers or deferrals from the Urbana Subdivision and Land Development Ordinance. The waiver from the requirement to construct a sidewalk along the east side of Willow Road was approved by City Council with the preliminary plat. As noted above, the developer has agreed to have construction of this stretch of sidewalk deferred, rather than waived, in the event that the surrounding area develops in a commercial rather industrial manner and sidewalks become necessary in the future.

Summary of Findings

1. Rudy Frasca has submitted a 3.42-acre Final Plat for Soccer Planet Subdivision.

2. The proposed Final Plat is consistent with the approved Urbana Auto Park Preliminary Plat adopted under City Council Ordinance No. 2001-12-168.
3. The proposed Final Plat creates a development that is consistent with both the 2005 Urbana Comprehensive Plan future land use designation and with the proposed zoning designation for the subject property.
4. The proposed Final Plat meets the requirements of the Urbana Subdivision and Land Development Code.
5. The proposed Final Plat is consistent with the approved Preliminary Plat and therefore City Council may approve the Final Plat without review by Plan Commission.

Options

The City Council has the following options regarding Plan Case No. 2140-S-11:

1. Approve the proposed final plat; or
2. Deny the proposed final plat.

Recommendation

Based on the analysis and findings presented herein, staff recommends that City Council **APPROVE** the Final Plat of the Soccer Planet Subdivision.

Prepared by:

Jeff Engstrom, Planner II

Attachments: Draft Ordinance Approving a Final Plat

Exhibit A: Proposed Final Plat

Exhibit B: Approved Preliminary Plat for Urbana Auto Park Subdivision

Exhibit C: Proposed Site Improvement Plan

cc: Bryan K. Bradshaw
P.O. Box 1127
Mahomet, IL 61853

Jeff Wampler
Erwin, Martinkus & Cole
411 W. University Ave
Champaign, IL 61820

ORDINANCE NO. 2011-04-026

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
(Soccer Planet Subdivision -
Plan Case No. 2140-S-11)

WHEREAS, Rudolf Frasca has submitted a Final Subdivision Plat for the Soccer Planet Subdivision in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and,

WHEREAS, the Final Plat for the Soccer Planet Subdivision is in general conformance with the Preliminary Plat for Urbana Auto Park Subdivision, which was approved by the City of Urbana on December 17, 2001 by Ordinance No. 2001-12-168; and,

WHEREAS, the Final Plat for the Soccer Planet Subdivision complies with the 2005 Urbana Comprehensive Plan; and,

WHEREAS, the Final Plat for the Soccer Planet Subdivision meets the requirements of the Urbana Subdivision and Land Development Code with the exception of waivers from these requirements as granted in approval of the Preliminary Plat for Urbana Auto Park Subdivision, including a waiver from the requirement to construct a sidewalk along the east side of Willow Road; and,

WHEREAS, the developer has agreed to a deferral rather than a waiver of the sidewalk construction along the east side of Willow Road in the event that the area develops in a commercial rather than industrial manner and sidewalks become necessary; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat for the Soccer Planet Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. the Final Plat for the Soccer Planet Subdivision, attached hereto as Exhibit 1, is hereby approved as platted.

Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this _____ day of _____, 2011.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2011.

Laurel Lunt Prussing, Mayor

FINAL PLAT

SOCCER PLANET SUBDIVISION

AN ADDITION TO THE CITY OF URBANA,
CHAMPAIGN COUNTY, ILLINOIS
PART OF NW 1/4, SEC. 4, T. 19 N., R. 9 E., 3rd. P.M.

NOTES:

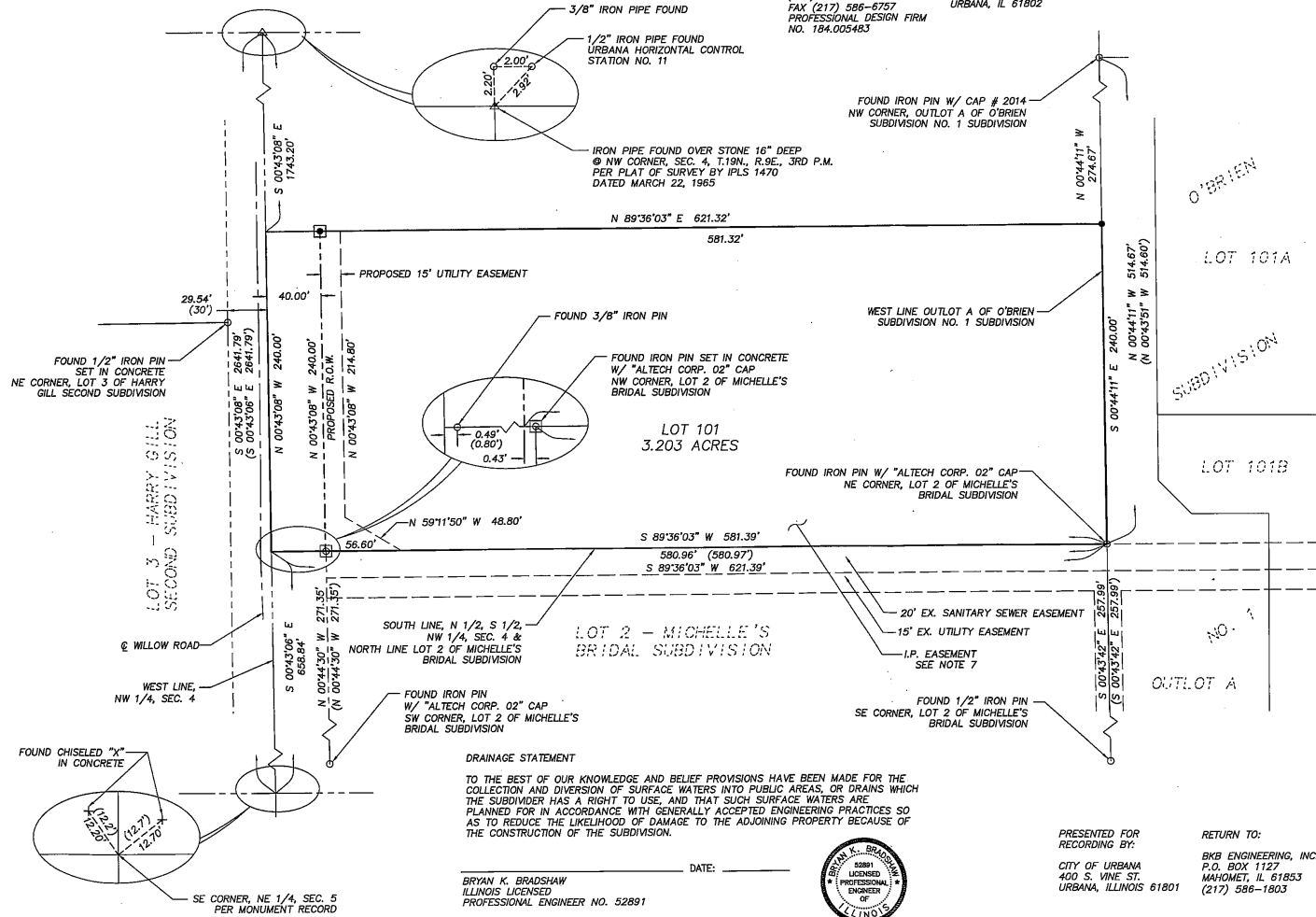
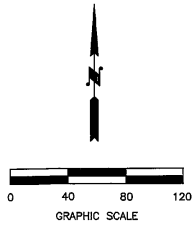
1. ALL BEARINGS ARE BASED ON THE URBANA HORIZONTAL CONTROL SYSTEM.
2. FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS ZONING ORDINANCE.
3. THE SITE LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
5. THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE C (AREA OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 1700350009B, DATED JANUARY 16, 1981).
6. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
7. ILLINOIS POWER EASEMENT OF UNDETERMINED WIDTH OVER AND ACROSS THE NORTH HALF OF SW 1/4, NW 1/4 OF SECTION 4, RECORDED 1/23/53 IN BOOK 472, PAGE 380.
8. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN AUGUST 2010 & FEBRUARY 2011.

LEGEND

- BOUNDARY OF PLAT
- - - PROPOSED R.O.W. LOT LINE
- - - EXISTING R.O.W. LOT LINE
- - - SECTION LINE
- - - EXISTING CENTERLINE
- - - EASEMENT LINE
- IRON PIN / PIPE FOUND
- IRON PIN / PIPE FOUND SET IN CONCRETE
- △ STONE FOUND
- 5/8" IRON PIN SET W/CAP #3738
- 5/8" IRON PIN SET IN CONCRETE W/CAP #3738
- N 0°00'00" E 100.00' MEASURED BEARING / DIMENSION
- (N 0°00'00" E 100.00') RECORDED BEARING / DIMENSION

ENGINEER/SURVEYOR:
BKB ENGINEERING, INC.
P.O. BOX 1127
MAHOMET, IL 61853
(217) 586-1803
FAX (217) 586-6757
PROFESSIONAL DESIGN FIRM
NO. 184.005483

OWNER / SUBDIVIDER:
FRASCA ASSOCIATES
RUDOLF A. FRASCA, MANAGING
GENERAL PARTNER
906 AIRPORT RD.
URBANA, IL 61802



STATE OF ILLINOIS)
) S.S.
COUNTY OF CHAMPAIGN)

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF FRASCA ASSOCIATES, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREINAFTER TO BE KNOWN AS "SOCCER PLANET SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M.; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 FOR A DISTANCE OF 1743.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.32 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36844 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 FOR A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF MICHELLE'S BRIDAL SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00480 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/2, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 621.39 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.423 ACRES MORE OR LESS.

SIGNED AND SEALED THIS DAY OF , 2011



BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738

OWNER / SUBDIVIDER: RUDOLF A. FRASCA, MANAGING GENERAL PARTNER

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

THIS PLAT IS VALID FOR 180 DAYS FROM _____

DATE: _____
BRYAN K. BRADSHAW
ILLINOIS LICENSED
PROFESSIONAL ENGINEER NO. 52891

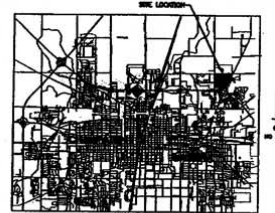
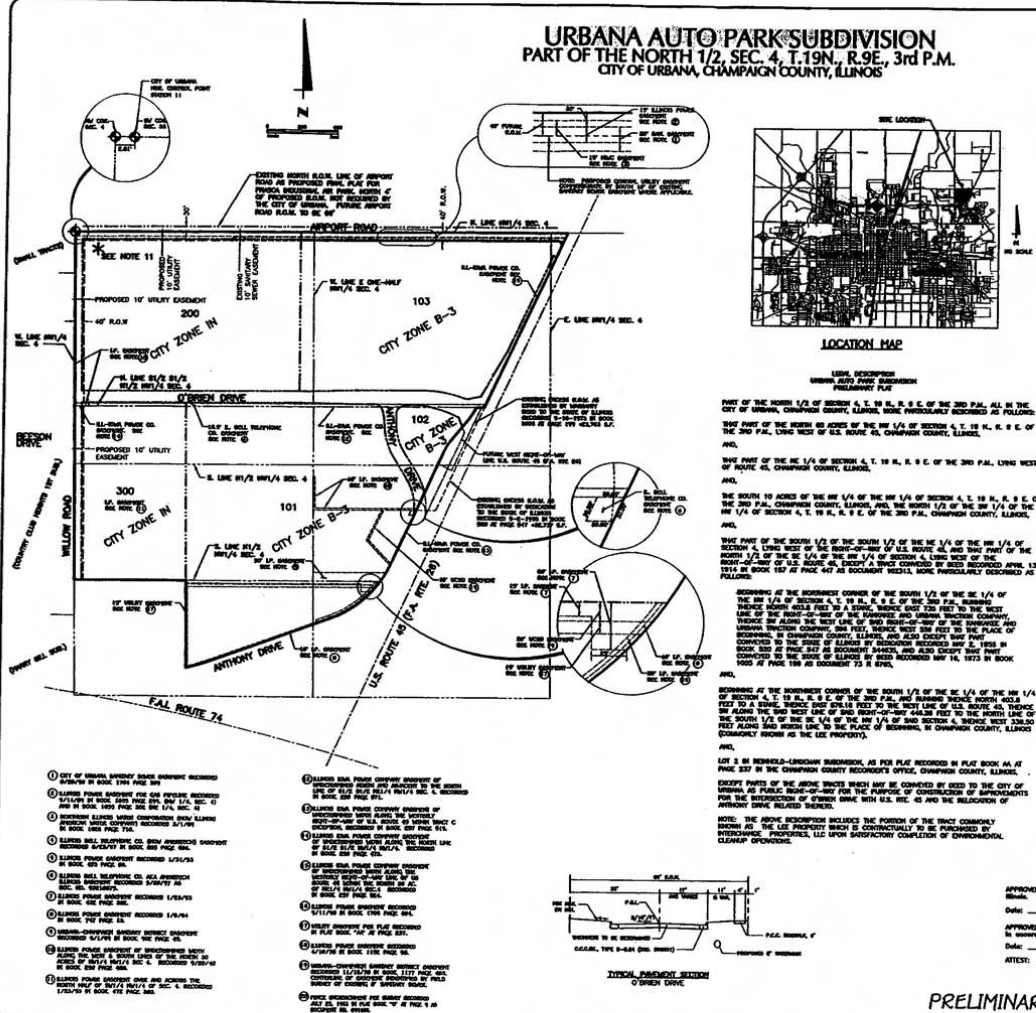


OWNER: RUDOLF A. FRASCA, MANAGING GENERAL PARTNER

PRESENTED FOR
RECORDING BY:
CITY OF URBANA
400 S. WINE ST.
URBANA, ILLINOIS 61801

RETURN TO:
BKB ENGINEERING, INC.
P.O. BOX 1127
MAHOMET, IL 61853
(217) 586-1803

URBANA AUTO PARK SUBDIVISION
PART OF THE NORTH 1/2, SEC. 4, T.19N., R.9E., 3rd P.M.
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS



NOTE:

1. DEVELOPERS, OWNERS OF RECORD, ENGINEERS AND SURVEYOR
2. APPROXIMATE AREA OF PRELIMINARY PLAT IS 10.67 ACRES.
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL T-104, CHAMPAIGN COUNTY, ILLINOIS, WHICH SHOWS THE OFFICIAL DATE OF MARCH 1, 1984, THERE ARE NO FLOOD HAZARD ZONINGS LOCATED WITHIN THE SITE.
4. THIS TRACT IS SUBJECT TO AN DEVELOPMENT AGREEMENT BETWEEN THE OWNER/DEVELOPER AND THE CITY OF URBANA AND CONDITIONS OUTLINED HEREIN.
5. CONTING TERMS FOR THE SITE IN CITY OF URBANA B-3 AND IN AS OF THE DATE OF PRELIMINARY PLAT FORTHCOMING.
6. REQUIRED WELLS SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR THE CITY OF URBANA ZONING ORDINANCE.
7. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ORDINANCES OF THE CITY OF URBANA, ILLINOIS SPECIFICALLY WELLS.
8. UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL SEWER AND SANITARY SEWERS WITHIN THE AREA OF THE PLAT AS ACCORDING WITH THE CITY OF URBANA, ILLINOIS ZONING ORDINANCE. ALL UTILITIES SHALL BE PROVIDED FOR PUBLIC AND PRIVATE UTILITIES OF LOCATIONS AND WELLS NECESSARY FOR INSTALLATION AND MAINTENANCE AS MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF URBANA.
9. TRAVELERS FOR VARIABLE NORTH PUBLIC STREET FRAGMENT SHALL BE MADE IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION CHAMPAIGN COUNTY, ILLINOIS ZONING ORDINANCE.
10. DIRECT VEHICLE ACCESS TO ROUTE 45 SHALL NOT BE ALLOWED AND SHALL BE ESTABLISHED TO DEVELOPED LOTS AS DETERMINED BY THE CITY OF URBANA. IT IS NOTED THAT VEHICLE ACCESS CORRIDORS LINED HAVE BEEN ESTABLISHED BY THE ALIAS ACCORDING TO THE SCALE OF ALIAS AND CITY OF URBANA FOR THE INTERSECTION IMPROVEMENTS FOR ROUTE 45 AND OTHER DRIVE.
11. THE NORTH-SOUTH ALIGNMENT OF EXISTING AIRPORT ROAD THROUGH THE YELLOW ROAD INTERSECTION IS TO BE ACCORDED BY AN INTERSECTION SIGN STUDY PREPARED BY THE CITY OF URBANA, WHICH WILL INCLUDE RECONSTRUCTION OF RIGHT-OF-WAY WIDTH.
12. A NUMBER OF IMPROVEMENTS TO YELLOW ROAD IS HEREBY REQUESTED.
13. A NUMBER OF PUBLIC UTILITIES ON THE NORTH SIDE OF OTHER DRIVE, AIRPORT ROAD, YELLOW ROAD, AND ANTHONY DRIVE IS HEREBY REQUESTED.
14. THE SITE LIES WITHIN THE SAME DRAINAGE DISTRICT.

UTILITY COMPANIES

BLANCKE AMERICAN WATER COMPANY
 2001 EAST BROADWAY ST.
 CHAMPAIGN, IL 61820
 302-7001 - BARRY STETS

THE BURNER CO.
 (POWER AND GAS)
 1122 N. JEFFERSON
 URBANA, IL 61802-7025
 302-7023 - WYATT WELCH

AMERICAN TELEPHONE
 P.O. BOX 107
 CHAMPAIGN, IL 61820
 302-5027 - WYATT WELCH

CITY OF URBANA (SEWER & STORM SEWERS)
 THE S. BLANCKE
 URBANA, IL 61820
 304-2377 - BARRY STETS

URBANA & CHAMPAIGN SAN. DIST.
 (SEWERAGE SERVICE)
 1122 N. JEFFERSON AVENUE
 URBANA, IL 61801
 302-5023 - WYATT WELCH

OWNER AND DEVELOPER

DEVELOPER: FARM & PLEASANT OF URBANA, INC.
 2007 EAST BROADWAY STREET
 POST OFFICE BOX 2611
 CHAMPAIGN, ILLINOIS 61821
 ILL. REG. NO. 001

OWNER: FARM & PLEASANT OF URBANA, INC.
 1801 PINE ACRES ROAD
 URBANA, ILLINOIS 61701-0086
 JERRY S. CHAMBERLAIN, JR., MANAGER

ATTORNEY FOR DEVELOPER

CLARK, HERRMANN, BATTLE & BOWEN, P.C.
 1000 N. STATE STREET, SUITE 1400
 URBANA, ILLINOIS 61802
 TERRY J. BOWEN, ATTORNEY

ENGINEER AND SURVEYOR

DAILY & ASSOCIATES, ENGINEERS, INC.
 1818 BRIDGEMOOR DRIVE
 CHAMPAIGN, ILLINOIS 61821

WILLIAM S. JORDAN, EXECUTIVE VICE PRESIDENT
 JAMES W. HARRIS, VICE PRESIDENT
 JAMES W. HARRIS, VICE PRESIDENT
 JAMES W. HARRIS, VICE PRESIDENT
 JAMES W. HARRIS, VICE PRESIDENT
 JAMES W. HARRIS, VICE PRESIDENT

DATE _____ **DATE** _____
PROJECT DESIGN ENGINEER _____ **PROJECT DESIGN ENGINEER** _____
EXPIRES MONTH 30, 2001

APPROVED BY: The Urban 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

DA & A

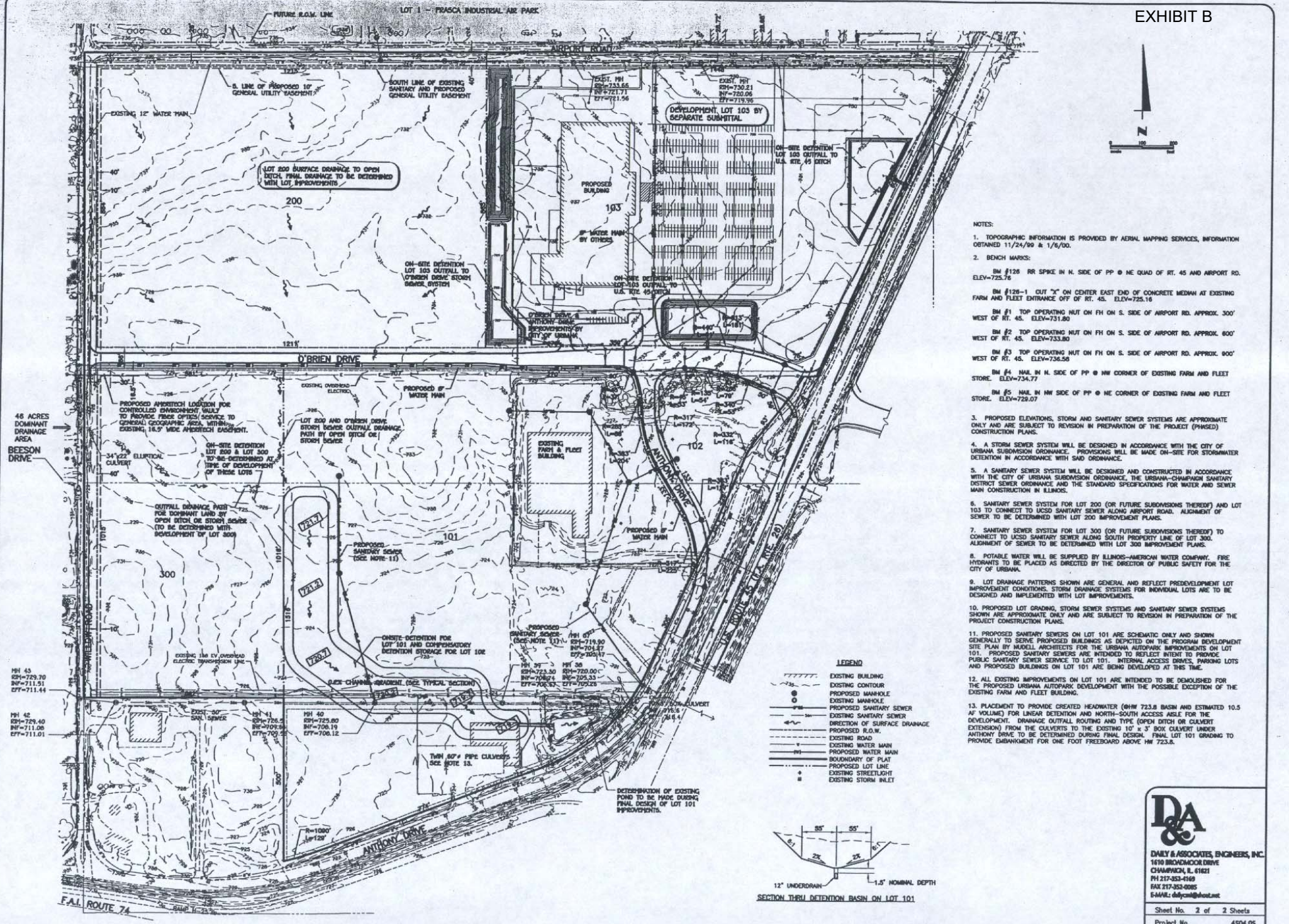
DAILY & ASSOCIATES, ENGINEERS, INC.
 1818 BRIDGEMOOR DRIVE
 CHAMPAIGN, IL 61821
 PH 232-323-7100
 FTS 232-323-4000
 FAX 232-323-4000
 EMAIL: DA@daily.com

Sheet No. 1 of 2 Sheets
 Project No. 490428
 Civil File Name: PREPLAT1

PRELIMINARY PLAT

G:\LD\lb\A\0450 DWG\preplat.dwg, 10/23/01 10:45:51 AM, GLH

LOT 1 - PRASCA INDUSTRIAL AIR PARK

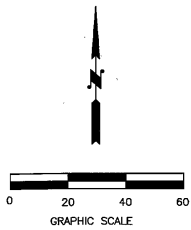


- NOTES:
1. TOPOGRAPHIC INFORMATION IS PROVIDED BY AERIAL MAPPING SERVICES, INFORMATION OBTAINED 11/24/99 & 1/6/00.
 2. BENCH MARKS:
 - BM #128 RR SPIKE IN N. SIDE OF PP @ NE QUAD OF RT. 45 AND AIRPORT RD. ELEV=725.76
 - BM #129-1 CUT "X" ON CENTER EAST END OF CONCRETE MEDIAN AT EXISTING FARM AND FLEET ENTRANCE OFF OF RT. 45. ELEV=725.16
 - BM #1 TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 300' WEST OF RT. 45. ELEV=731.80
 - BM #2 TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 600' WEST OF RT. 45. ELEV=733.80
 - BM #3 TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 800' WEST OF RT. 45. ELEV=736.56
 - BM #4 NAIL IN N. SIDE OF PP @ NW CORNER OF EXISTING FARM AND FLEET STORE. ELEV=734.77
 - BM #5 NAIL IN NW SIDE OF PP @ NE CORNER OF EXISTING FARM AND FLEET STORE. ELEV=728.07
 3. PROPOSED ELEVATIONS, STORM AND SANITARY SEWER SYSTEMS ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION IN PREPARATION OF THE PROJECT (PHASD) CONSTRUCTION PLANS.
 4. A STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE. PROVISIONS WILL BE MADE ON-SITE FOR STORMWATER DETENTION IN ACCORDANCE WITH SAID ORDINANCE.
 5. A SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE, THE URBANA-CHAMPAIGN SANITARY DISTRICT SEWER ORDINANCE AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
 6. SANITARY SEWER SYSTEM FOR LOT 200 (OR FUTURE SUBDIVISIONS THEREOF) AND LOT 103 TO CONNECT TO UCSD SANITARY SEWER ALONG SOUTH PROPERTY LINE OF LOT 300. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 300 IMPROVEMENT PLANS.
 7. SANITARY SEWER SYSTEM FOR LOT 300 (OR FUTURE SUBDIVISIONS THEREOF) TO CONNECT TO UCSD SANITARY SEWER ALONG SOUTH PROPERTY LINE OF LOT 300. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 300 IMPROVEMENT PLANS.
 8. POTABLE WATER WILL BE SUPPLIED BY ILLINOIS-AMERICAN WATER COMPANY. FIRE HYDRANTS TO BE PLACED AS DIRECTED BY THE DIRECTOR OF PUBLIC SAFETY FOR THE CITY OF URBANA.
 9. LOT DRAINAGE PATTERNS SHOWN ARE GENERAL AND REFLECT PREDEVELOPMENT LOT IMPROVEMENT CONDITIONS. STORM DRAINAGE SYSTEMS FOR INDIVIDUAL LOTS ARE TO BE DESIGNED AND IMPLEMENTED WITH LOT IMPROVEMENTS.
 10. PROPOSED LOT GRADING, STORM SEWER SYSTEMS AND SANITARY SEWER SYSTEMS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION IN PREPARATION OF THE PROJECT CONSTRUCTION PLANS.
 11. PROPOSED SANITARY SEWERS ON LOT 101 ARE SCHEMATIC ONLY AND SHOWN GENERALLY TO SERVE PROPOSED BUILDINGS AS DEPicted ON THE PROGRAM DEVELOPMENT SITE PLAN BY MARILL ARCHITECTS FOR THE URBANA AUTOPARK IMPROVEMENTS ON LOT 101. PROPOSED SANITARY SEWERS ARE INTENDED TO REFLECT INTENT TO PROVIDE PUBLIC SANITARY SEWER SERVICE TO LOT 101. INTERNAL ACCESS DRIVES, PARKING LOTS AND PROPOSED BUILDINGS ON LOT 101 ARE BEING DEVELOPED AT THIS TIME.
 12. ALL EXISTING IMPROVEMENTS ON LOT 101 ARE INTENDED TO BE DEMOLISHED FOR THE PROPOSED URBANA AUTOPARK DEVELOPMENT WITH THE POSSIBLE EXCEPTION OF THE EXISTING FARM AND FLEET BUILDING.
 13. PLACEMENT TO PROVIDE CREATED HEADWATER (6000 GPD BASIN AND ESTIMATED 10.5 AF VOLUME) FOR LINEAR DETENTION AND NORTH-SOUTH ACCESS AISLE FOR THE DEVELOPMENT. DRAINAGE OUTFALL ROUTING AND TYPE (OPEN DITCH OR CULVERT EXTENSION) FROM THE CULVERTS TO THE EXISTING 10' x 3' BOX CULVERT UNDER ANTHONY DRIVE TO BE DETERMINED DURING FINAL DESIGN. FINAL LOT 101 GRADING TO PROVIDE EMBANKMENT FOR ONE FOOT FREEBOARD ABOVE HW 723.8.

DA & A
DAILY & ASSOCIATES, ENGINEERS, INC.
 1610 BROADMOOR DRIVE
 CHAMPAIGN, IL 61821
 PH 217-553-4169
 FAX 217-553-0905
 E-MAIL: ddlyca@aol.com

Sheet No. 2 of 2 Sheets
 Project No. 4504.05
 Cod File Name PREPLAT

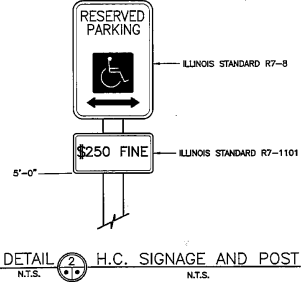
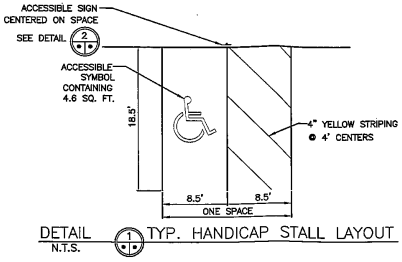
NO.	DATE	BY	DESCRIPTION
1	3/17/11	BRB	DRAWN BY: BRB
2	4/15/11	BRB	DATE: 3/17/11
		BRB	DESIGN BY: BRB
		BRB	DATE: 3/17/11
		BRB	APPROV BY:
			DATE:



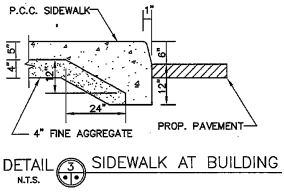
SHEET LEGEND

- P.C. CONCRETE PAVEMENT, 6" THICK
- PROPOSED (4) 2" CAPLER AMUR MAPLE TREE AND (4) 2" CAPLER SUGAR HACKBERRY TREE OR OTHER SHADE TREE SPECIES ALLOWED BY THE URBANA ZONING ORDINANCE AND APPROVED BY THE OWNER. PROVIDE A MINIMUM OF TWO SPECIES. (SEE DETAIL 4)

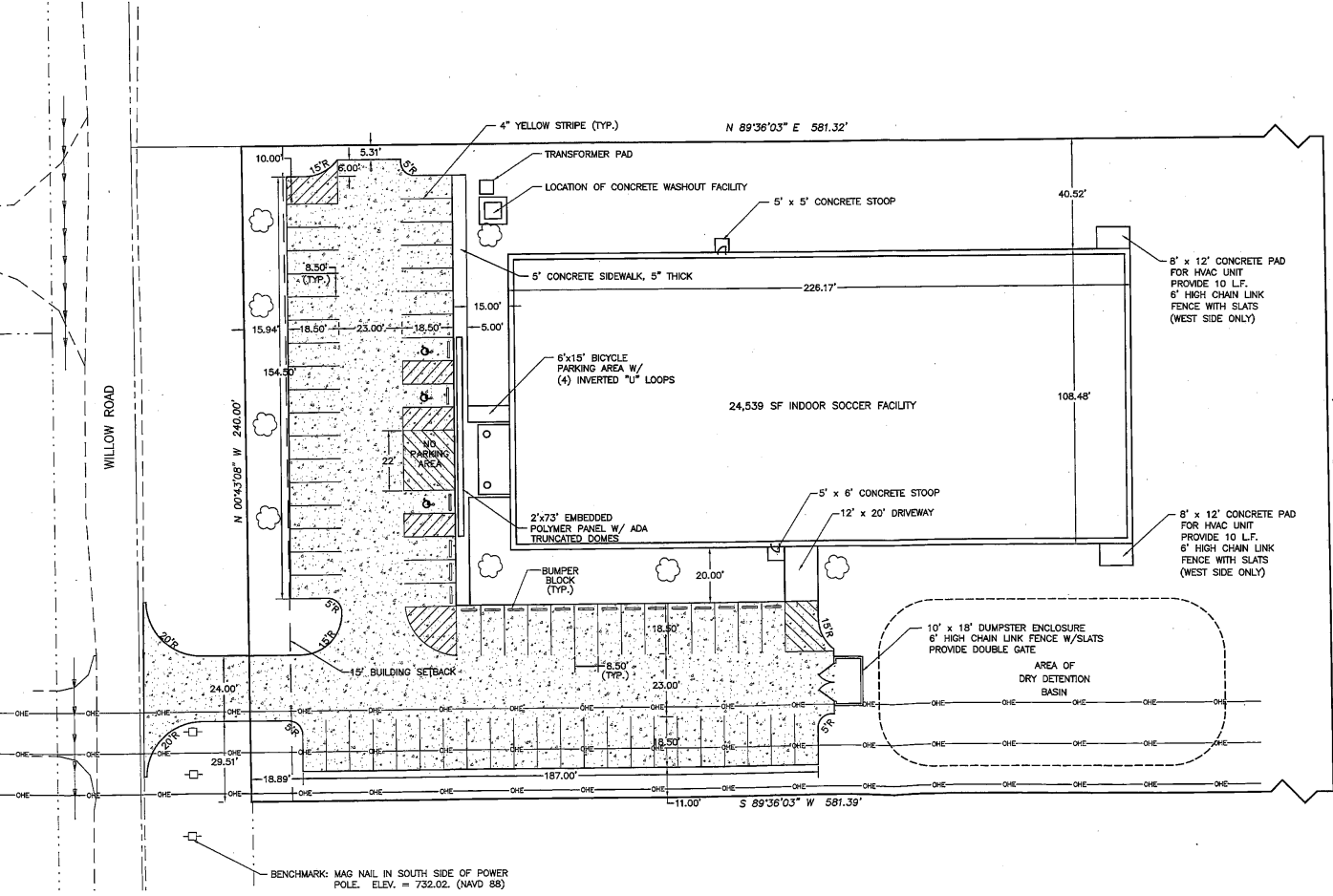
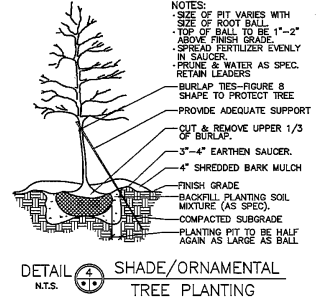
PARKING TABLE
PRIVATE INDOOR REC. DEVELOPMENT:
1 SPACE PER 400 SF @ 24,539 SF = 62 SPACES
TOTAL PROVIDED: 63 SPACES + 3 H.C. SPACES



- PAVEMENT MARKINGS SHALL CONFORM TO SECTION T-502 OF THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS.
- ALL PARKING STRIPING SHALL BE YELLOW.
- ACCESSIBLE SPACES SHALL BE LARGE SIZE CONTAINING 4.6 SQ. FT. OF AREA EACH.
- REFER TO PAVING PLAN FOR PLACEMENT OF ACCESSIBLE SIGNAGE. SIGNS SHALL BE CENTERED ON EACH 17' SPACE.
- ACCESSIBLE SIGNS SHALL CONSIST OF ILLINOIS STANDARD SIGNS: R7-8 "ACCESSIBILITY SYMBOL" R7-1101 "\$250 FINE"
- SLOPE OF ACCESSIBLE SPACES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.



- PAVING CONSTRUCTION NOTES:**
- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, LATEST EDITION AND CITY OF URBANA ORDINANCES.
 - PARKING LOT PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE PAVEMENT, CLASS PV, 6".
 - CONTRACTOR TO PROVIDE PROPOSED PCC JOINTING PATTERN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. 12' X 12' MAX.
 - PCC SIDEWALK SHALL BE 5" THICK UNLESS OTHERWISE NOTED. CROSS SLOPES SHALL BE 1/4" PER FOOT. SCORE JOINTS ARE TO BE HAND TOOLED AT 1/2" NOMINAL DEPTH AND AT 5'-0" ON CENTER.



S 00°44'11\"/>