



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, AICP, Planner II

DATE: September 11, 2014

SUBJECT: Plan Case 2240-SU-14: A request by Henson Disposal, Inc. for a Special Use Permit to establish a Construction and Demolition Debris Recycling Center at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Plan Case 2241-SU-14: A request by Southwind RAS, LLC for a modification of an approved Special Use Permit for a Recycling Center at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District.

Introduction

In December 2013, Southwind RAS, LLC was issued a Special Use Permit to establish an asphalt roof recycling facility at 1000 W. Saline Court and on a portion of 910 W. Saline Court, in the IN-2, Heavy Industrial District (Plan Case 2216-SU-13). Table V-1, Table of Uses, of the Urbana Zoning Ordinance requires that a Special Use Permit be approved in order to establish a Recycling Center in the IN-2, Heavy Industrial district. The Special Use Permit approved for Southwind RAS included a Conditional Use Permit to allow two principal uses on 910 W. Saline Court. This was done to ensure that Southwind RAS could continue to operate on the northern portion of the property at such time that the rest of 910 W. Saline Court was developed by Henson Disposal, Inc. for a construction waste recycling facility. Section V-3.C of the Urbana Zoning Ordinance allows more than one principal use or structure on a single parcel in any zoning district if a Conditional Use Permit is approved. In Plan Case 2241-SU-14, Southwind RAS is applying for a modification to the approved Special Use Permit to allow changes to the site plan layout.

In Plan Case 2240-SU-14, Henson Disposal, Inc. is applying to establish a construction and demolition debris recycling facility at 910 W. Saline Court. Table V-1, Table of Uses, of the Urbana Zoning Ordinance requires that a Special Use Permit be approved in order to establish a Recycling Center in the IN-2, Heavy Industrial district. The Henson Disposal facility would be located on the southern portion of 910 W. Saline Court; the northern 400 feet of the site would be occupied by Southwind RAS, as proposed and granted by Conditional Use Permit in Plan Case 2216-SU-13.

Because these two cases are interconnected, staff requests that the Plan Commission review the cases together. If approved, operations could begin as early as May 2015. The Plan Commission must review the Special Use Permit applications, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council shall approve, approve with certain conditions, or deny the application.

Background

Description of the Site and Surrounding Properties

The subject property consists of two lots which were platted as North Lincoln Avenue Industrial Park No. 5 in 2013 (Plan Case 2204-S-13). These lots are currently vacant and are located north and east of West Saline Court, which is at the northwestern edge of the City. The lots created by the plat have addresses of 910 West Saline Court and 1000 West Saline Court. Southwind RAS, LLC proposes to establish a recycling center to recycle asphalt shingles at 1000 West Saline Court, with some of the operation to encroach onto the north 400 feet of 910 West Saline Court. The remainder of 910 West Saline Court is proposed to be developed by Henson Disposal as a construction waste recycling center. Henson is currently seeking Illinois EPA approval for a siting permit and will need to obtain approval before any development is allowed on the site.

1000 West Saline Court is 2.283 acres in area and 910 West Saline Court is six acres. The surrounding area is industrial and agricultural in nature. To the west (across Saline Court) is an Emulsicoat asphalt facility and the Republic Services waste transfer station. To the north is a parcel owned by Champaign Asphalt Company, currently used for cropping. Immediately east of the site is planned right-of-way for the future Lincoln Avenue realignment, with undeveloped land further to the east. To the south are a vacant parcel and a detention basin, and further south is a concrete recycling facility.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	IN-2, Heavy Industrial	Vacant	Heavy Industrial
North	IN-2, Heavy Industrial	Agriculture	Heavy Industrial
East	County CR, Conservation-Recreation	Vacant	Residential
South	IN-2, Heavy Industrial	Vacant / Industrial	Heavy Industrial
West	IN-2, Heavy Industrial	Industrial	Heavy Industrial

Proposed Use

The proposed use of the Southwind RAS (northern) site would be an asphalt shingle recycling center. Material in the form of asphalt shingles torn from houses and buildings in the Champaign-Urbana region would be dropped off, then sorted, shredded, screened, and stored on site until it can be hauled away to a road construction site, where it will be mixed in with asphalt for pavement. The applicant states that recycled asphalt shingles provide a green technology for paving streets with substantial environmental benefits. Asphalt shingles are the third largest source of construction landfill material each year, so adding this recycling facility will reduce the amount of wasted material in our region. Using recycled asphalt shingles requires less liquid asphalt in road construction and adds to tensile strength and durability of the roadway. The material requires less compaction and allows for faster paving operations. The process for recycling asphalt shingles has been approved by the Illinois EPA and results in re-use of approximately 99% of the asphalt from shingles.

A Special Use Permit was granted for a recycled asphalt shingle operation on the Southwind site in Plan Case 2216-SU-13. The applicant is requesting approval for modifications to the previously approved site plan in that case. The modifications to the site plan are all that is being considered in the current case (2241-SU-14).

The proposed use of the Henson Disposal, Inc. (southern) site is a recycling facility for general construction and demolition debris. These materials include, but are not limited to wood, drywall, metals, plastics, masonry, glass, cardboard, concrete, and shingles. Initially, the sorting of materials will take place at Henson Disposal's existing Bloomington facility, until the volume of materials collected in the Urbana area is sufficient to make sorting operations viable on the proposed site. The Bloomington facility, which is of a similar scale to the proposed Urbana facility, has been in operation for three years and has only recently reached the level of demand that would be required for the Urbana operation to sort materials on site. The applicant therefore believes that it could three years to establish a sufficient market in Urbana as well. (See Exhibit A: Operation from the Special Use Permit Application in Exhibit D for a complete explanation of the materials recycling process.) The U.S. Environmental Protection Agency (EPA) estimated that in 2003 over 50 percent of construction and demolition materials wound up in landfills. The EPA has since targeted construction and demolition materials for reduction, reuse, and recovery as part of its Resource Conservation Challenge (RCC).¹

The Henson site would consist of a 40,000ft² building where the recycling operations would take place, plus a storage yard (paved with recycled asphalt pavement) to store excess construction and demolition materials until it can be processed. The building structure would be very similar to the Republic Services waste transfer building that operates across the street from the site. Trucks would enter the site from Saline Court, weigh in at the scales, and turn back toward the processing building. Trucks would then turn around and back into the building, dumping the contents onto the floor to be processed. On site, erosion barrier fences and inlet filter fences would be installed to prevent on-site erosion and excess runoff from occurring.

¹ <http://www.epa.gov/epawaste/conserve/imr/cdm/pubs/cd-meas.pdf>

The previous conditional use permit for 910 W. Saline Court and special use permit approval for 910 and 1000 W. Saline Court were issued in order to allow for two recycling center uses at 910 W. Saline Court. Southwind RAS received permission to operate an asphalt shingle recycling center on the northern portion of the combined site. Henson Disposal had planned on pursuing a local siting permit to allow a construction and demolition debris recycling facility on the southern portion of the site. However, the Illinois Legislature has passed a bill that would exempt construction and demolition debris recycling centers from the local siting permit process. This bill, HB 4606, received an amendatory veto from the Governor on August 18th, 2014.² The Legislature will need to vote on the Governor's changes, either accepting them, overriding them, or not acting on them during the veto session. In the case of accepting or overriding the Governor's changes, when the bill becomes law there will be no requirement for a local siting permit from the EPA for the construction and demolition debris facility, and only local zoning laws will apply. Therefore, the Plan Commission and City Council could issue final site approval for the Henson Disposal facility with a Special Use Permit. In that case, the site would not be allowed to begin operations until HB 4606 becomes law. If the Legislature fails to act on the Governor's changes, the bill would not become law, and Henson Disposal would need to obtain a local siting permit from the EPA before it could begin operations. The EPA local siting permits require local zoning approval. Therefore, by approving the Special Use Permit, the Plan Commission and City Council would give Henson Disposal the ability to apply for an EPA permit. In all cases, Henson Disposal will be required to obtain a beneficial use permit and other permits from the EPA before operations can begin.

Exhibit F, pages C-3a and C-3b, contains the proposed site plans for both sites, and shows details for the entry drive for the site, as well as storm water drainage facilities and a security fence. Exhibit G shows the approved site plan from case 2216-SU-13. There are two differences between the approved site plan and the proposed site plan. In the proposed site plan, the location of the entrance to the site and the location of the truck scales on the site are further north than in the approved site plan from case 2216-SU-13. In the proposed site plan, the location in the southwestern corner indicated as the "new commercial entrance" on the approved site plan is now labeled "future entrance". The entrance on the proposed plan is now in the middle of the site, where the existing construction entrance is located. The truck scales on the proposed plan have been moved to a location further to the north to be closer to and in line with the new entrance to the site.

As shown on the site plan, the southern portion of the Southwind site would be paved with asphalt and the northern half would have a surface of Recycled Asphalt Product (R.A.P.). The site plan conforms to applicable development regulations, including required setbacks. A 25-foot front yard setback is required in the IN-2 district. According to Section VI-6.E of the Urbana Zoning Ordinance, materials stored on an industrial parcel must be screened from adjacent right-of-way with a six-foot to eight-foot solid fence or wall and a landscape buffer. The landscape buffer must consist of one tree and three bushes every 40 linear feet. The engineering site plan, Exhibit F, pages C-3a and C-3b, shows a six-foot chain-link security fence around the Southwind site, excluding the area with the truck scales. No fence is indicated for the Henson site. Staff is recommending that a full landscape plan be submitted and adhered to as a condition of both

² <http://www.ilga.gov/legislation/fulltext.asp?DocName=09800HB4606gms&GA=98&LegID=79162&SessionId=85&SpecSess=0&DocTypeId=HB&DocNum=4606&GAID=12&Session>

Special Use Permits to show compliance with the screening and landscape requirements of the Zoning Ordinance. The applicant has agreed to provide required screening and landscaping.

Access to the operation is to be from Saline Court, as the future Lincoln Avenue extension will be designated a minor arterial with limited access points. The Southwind RAS facility and Henson Waste construction recycling facility will share an access drive, to be located in the middle of the two sites, as indicated in Exhibit F, pages C-3a and C-3b.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The subject properties are located in the North Lincoln Avenue Industrial Park subdivision. This subdivision is developed with heavy industrial uses, including an asphalt plant, concrete recycling facilities, and a waste transfer station. The nearest residence is approximately 1,200 feet to the east, located along the current North Lincoln Avenue. The site has convenient access to Interstate 74 and the future Olympian Drive (via the future North Lincoln Avenue realignment). The Urbana Comprehensive Plan designates this area of the City for Heavy Industrial uses. The proposed Southwind recycling facility and Henson construction recycling waste facility will be compatible uses because they both will accept construction waste, allowing for haulers to bring both types of waste to one facility.

- 2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed asphalt shingle recycling facility and construction recycling facility will not be injurious to the public at this location. The applicant states there are no known ground or water contaminants from the recycling processes. Dust will be controlled by spraying the materials with water during the recycling processes. The proposed special uses will allow for facilities that benefit the public in that it will divert materials from local landfills and re-use those materials in construction projects locally and throughout the state. The site is 1,200 feet from the nearest residence.

- 3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The character of the IN-2, Heavy Industrial District will be preserved with the proposed special uses. Setbacks and drainage requirements are met in the attached site plans. The proposed developments would conform to applicable regulations for the IN-2, Heavy Industrial District.

The applicant has agreed to install required screening and landscaping for industrial uses with outdoor storage.

The Plan Commission shall determine whether the reasons set forth in the applications, and the evidence adduced during the public hearing, justify the granting of the Special Use Permits, and whether the proposed uses will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Summary of Findings

Pertaining to Plan Case No. 2240-SU-14

1. Henson Disposal, Inc. is requesting a Special Use Permit to establish a construction and demolition debris recycling facility at 910 West Saline Court in the IN-2, Heavy Industrial Zoning District.
2. The proposed use will allow for recycling of construction and demolition debris and will divert materials from nearby landfills.

Pertaining to Plan Case No. 2241-SU-14

3. Southwind RAS, LLC is requesting a modification to an approved Special Use Permit to establish an asphalt shingle recycling facility at 910 and 1000 West Saline Court in the IN-2, Heavy Industrial Zoning District (Plan Case 2216-SU-13).
4. The requested modification would relocate the site entrance and the truck scales on the

approved site plan.

5. The proposed use will allow for recycling of asphalt shingles and will divert materials from nearby landfills.

Pertaining to both Plan Case Nos. 2240-SU-14 and 2241-SU-14

6. The proposed uses are conducive to the public convenience at this location, and are located in an area which already contains heavy industrial uses.
7. The proposed uses would not be unreasonably injurious or detrimental to the district in which they shall be located.
8. The proposed uses meet the regulations and standards of, and preserve the essential character of the IN-2 district and industrial subdivision in which they shall be located.
9. The proposed uses are consistent with the Heavy Industrial designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 2240-SU-14, the Plan Commission may:

1. Recommend approval of the special use permit without any additional conditions.
2. Recommend approval of the special use permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance
3. Recommend denial of the special use permit.

In Plan Case 2241-SU-14, the Plan Commission may:

1. Recommend approval of the special use permit site plan modification without any additional conditions.
2. Recommend approval of the special use permit site plan modification with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance
3. Recommend denial of the special use permit site plan modification.

Recommendation

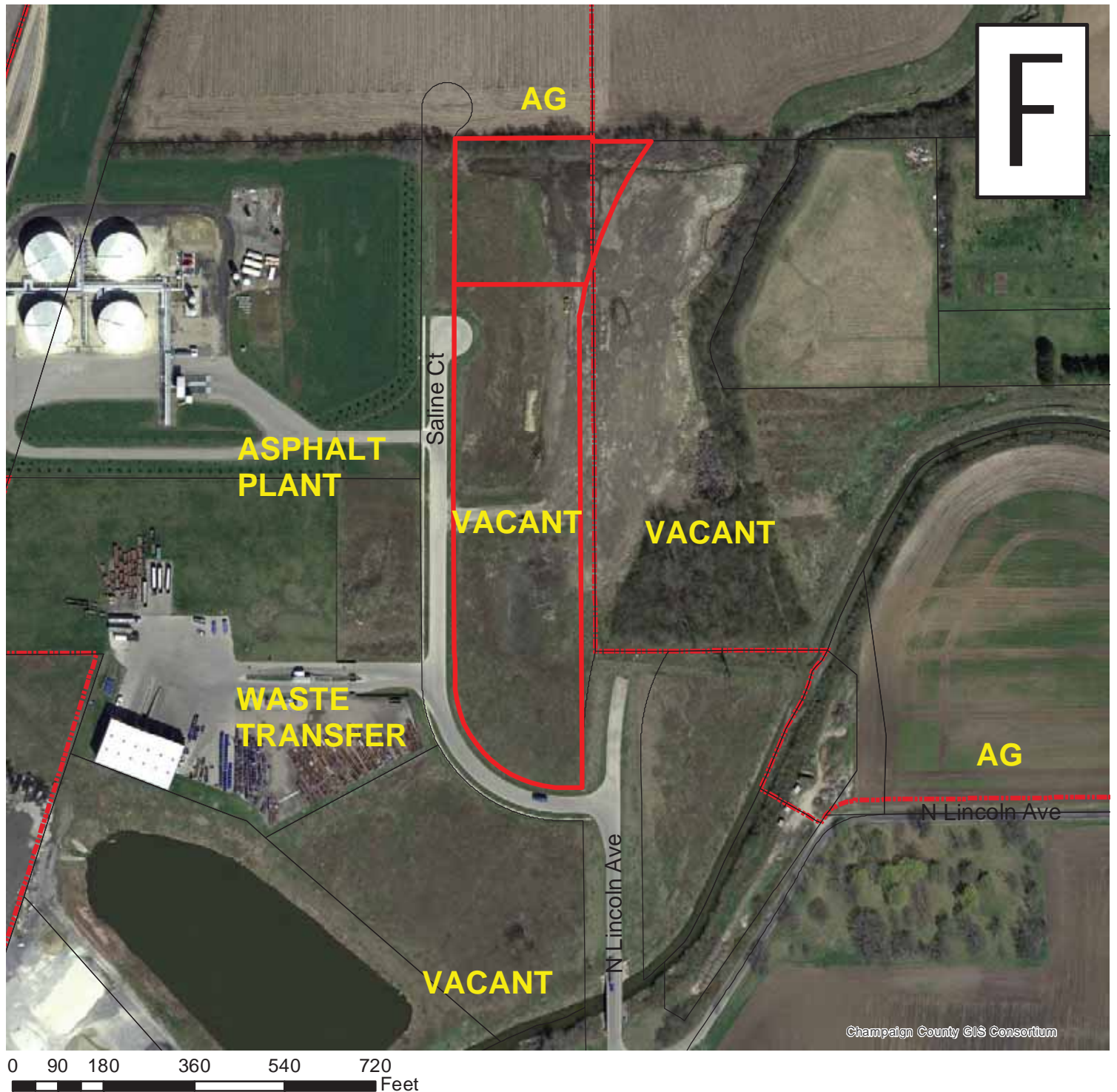
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward Plan Case Nos. 2240-SU-14 and 2241-SU-14 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That a landscape plan is submitted, reflecting conformance with Zoning Ordinance standards for screening of industrial storage and required landscape buffers.
3. That all required Illinois EPA permits be obtained prior to development of the site.
4. That if HB 4606 does not become law, Henson Disposal must obtain a local siting permit from the EPA.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Application for a Special Use Permit – Henson Disposal
 Exhibit E: Application for a Special Use Permit – Southwind RAS
 Exhibit F: Site Plans for Henson Disposal and Southwind RAS
 Exhibit G: Approved Engineering Site Plan from Plan Case 2216-SU-13

CC: Southwind RAS, LLC
 Henson Disposal, Inc.

EXHIBIT A: LOCATION & LAND USE MAP

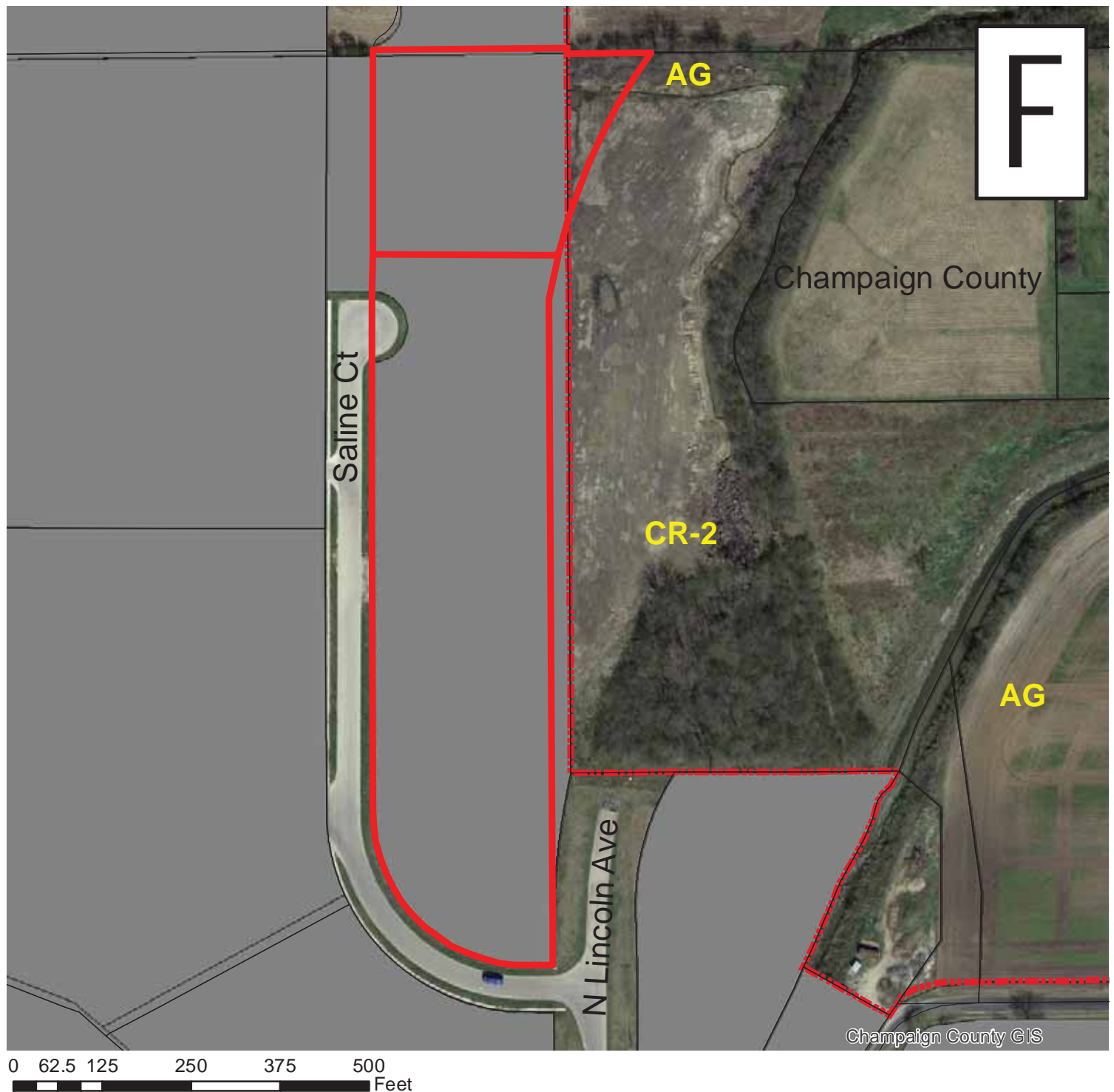


Case: 2240-SU-14 & 2241-SU-14
 Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit
 Location: 910 - 1000 W. Saline Ct
 Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC

- Subject Property
- Urbana Corporate Limits

Prepared 9/12/14 by Community Development Services

EXHIBIT B: EXISTING ZONING MAP



Case: 2240-SU-14 & 2241-SU-14
Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit

Location: 910 - 1000 W. Saline Ct

Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC




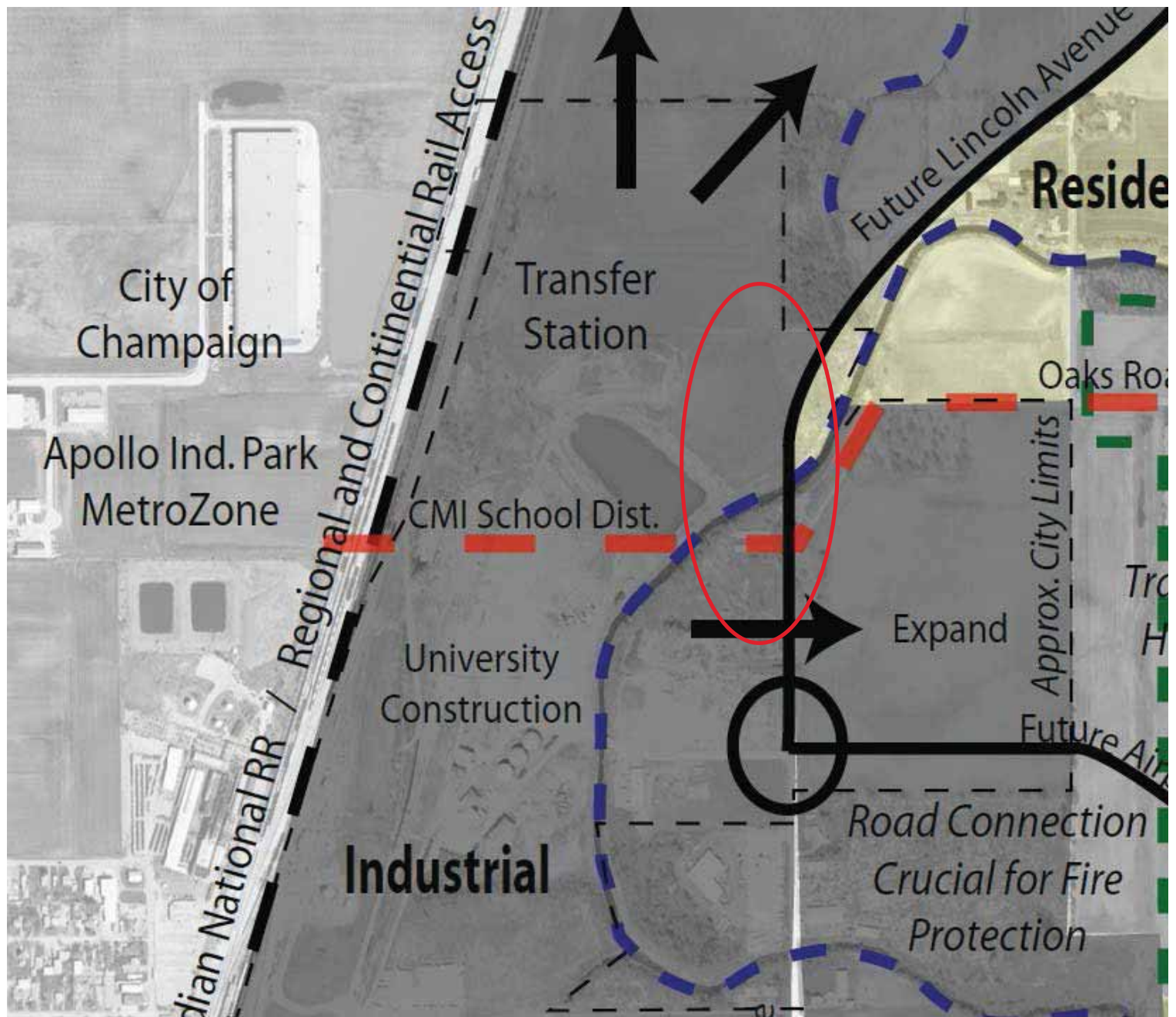
-  Subject Property
-  Urbana Corporate Limits
-  IN-2

EXHIBIT C: FUTURE LAND USE MAP




0 62.5 125 250 375 500 Feet



Case: 2240-SU-14 & 2241-SU-14
Subject: Applications for Special Use Permit to establish a Recycling Facility and to modify an Existing Special Use Permit

Location: 910 - 1000 W. Saline Ct

Petitioner: Henson Disposal, Inc. & Southwind RAS, LLC

 Subject Property (general)



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

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 8/13/14 Plan Case No. _____
 Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section FIN-2 HEAVY INDUSTRIAL DISTRICT UNDER TABLE V-1 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* RECYCLING FACILITY FOR A GENERAL CONSTRUCTION OR DEMOLITION DEBRIS RECYCLING CENTER PURSUANT TO A SECTION 22.38 & 22.54 PERMIT FROM THE IEPA on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **HENSON DISPOSAL, INC.** Phone: **309-275-5021**
 Address (street/city/state/zip code): **705 N EAST STREET, BLOOMINGTON, IL 61701**
 Email Address: **RICH@WYDP.COM**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **910 W. SALINE COURT, URBANA, IL.**
 PIN # of Location: **91-15-31-200-006**
 Lot Size: LOT 501 (6 ACRES) & LOT 502 (2.283) ACRES

Current Zoning Designation: **IN-2 HEAVY INDUSTRIAL**

Current Land Use (vacant, residence, grocery, factory, etc): **VACANT**

Proposed Land Use: **RECYCLING FACILITY FOR A GENERAL CONSTRUCTION OR DEMOLITION DEBRIS RECYCLING CENTER**

Legal Description: LOTS 501 AND 502 IN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R9E, 3RD P.M. IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

3. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): JOHN DABROWSKI, PE FARNSWORTH GROUP

Phone: 217-

352-4169

Address (street/city/state/zip code): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: JDABROWSKI@F-W.COM

Name of Surveyor(s): FARNSWORTH GROUP

Phone: 217-352-4169

Address (street/city/state/zip code): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: ke Jensen@f-w.com

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): RICHARD GUERARD

Phone: 630-698-4700

Address (street/city/state/zip code): 310 S. COUNTY FARM ROAD, WHEATON, IL 60187

Email Address: RICH@WYDP.COM

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

THE LOCATION IS WITHIN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO. 5, WITH GOOD ACCESS TO PUBLIC HIGHWAYS AND ZONED IN-2 HEAVY INDUSTRIAL WHICH IS THE APPROPRIATE ZONING FOR THE PROPOSED USE. THE USE IS COMPATIBLE WITH EXISTING INDUSTRIAL USES IN THE GENERAL AREA (SOLID WASTE TRANSFER STATION, OIL STORAGE FACILITY, ASPHALT PLANT AND CONCRETE RECYCLING FACILITY). ADJOINING

PROPERTY ON SAME SITE IS ZONED AND APPROVED FOR A RECYCLING
FACILITY FOR ASPHALT SHINGLES PURSUANT TO SECTION 22.38 AND 22.54
PERMITS FROM THE IEPA. THE USES ARE COMPATIBLE AND COMPLIMENTARY.

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

THE PROPERTY IS IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL.
SEE EXHIBIT A ATTACHED.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY
INDUSTRIAL. THE PARK HAS BEEN PLANNED FOR SUCH USES. THERE ARE NO
INCOMPATIBLE USES NOW EXISTING IN THE INDUSTRIAL PARK. RECYCLING
ASPHALT SHINGLES (RAS) PROVIDES A GREEN TECHNOLOGY FOR RECYCLING
CONSTRUCTION AND DEMOLITION DEBRIS. SEE EXHIBIT B ATTACHED. THE
RECYCLING USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING AND
FUTURE NEIGHBORHOOD USES. THE USE WILL NOT CAUSE SUBSTANTIAL
INJURY TO THE VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH
IT IS LOCATED AND WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL
PERFORMANCE STANDARDS AND CITY OF URBANA ORDINANCES, CODES AS
REQUIREMENTS.

NOTE: THE RECYCLING CENTER DOES NOT ACCEPT ANY SORT OF
HAZARDOUS MATERIALS.

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

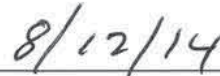
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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



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

Background

Description of the Site and Surrounding Properties

The subject property consists of two lots which were recently final platted as North Lincoln Avenue Industrial Park No. 5 (Plan Case 2204-S-13). These lots are currently vacant and are located north and east of West Saline Court, which is at the northwestern edge of the City. The lots created by the plat have addresses of 910 West Saline Court and 1000 West Saline Court. Henson Disposal, Inc. proposes to establish a recycling center to recycle general construction or demolition debris from trucks hauling materials to the facility at 910 West Saline Court. The north portion of the site was recently approved and zoning for a recycling facility for recycling of asphalt roof shingles for Southwind RAS, LLC.

1000 West Saline Court is 2.283 acres in area and 910 West Saline Court is six acres. The surrounding area is industrial and agricultural in nature. To the west (across Saline Court) is an Emulsicoat asphalt facility and Allied Waste transfer station. To the north is a parcel owned by Champaign Asphalt Company, currently used for cropping. Immediately east of the site is planned right-of-way for the future Lincoln Avenue realignment, with undeveloped land further to the east. To the north is a recycle asphalt shingle facility, a vacant parcel and a detention basin, and further south is a concrete recycling facility.

The following chart identifies the current zoning, existing land uses, and Comprehensive Plan future land use designations of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	IN-2, Heavy Industrial	Vacant	Heavy Industrial
North	IN-2, Heavy Industrial Special & Conditional Use for RAS Recycle facility	RAS recycle facility / Industrial Agriculture	Heavy Industrial
East	County CR, Conservation-Recreation	Vacant	Residential
South	IN-2, Heavy Industrial	Vacant	Heavy Industrial
West	IN-2, Heavy Industrial	Industrial	Heavy Industrial

Proposed Use

The Henson Recycling Center is a recycle center to recycle general construction or demolition debris from trucks hauling materials to the site. The types of materials that will be sorted and then processed in the recycle operation include all municipal waste which is a part of the construction or demolition debris and in accordance with the IEPA permits for receipt which will include, but is not limited to wood, drywall, cardboard, concrete, brick, block, aggregate materials, shingles, plastic, vinyl siding and bulk waste; construction and demolition debris and landscape wastes. Bulk waste consists of furniture, equipment, machinery, and miscellaneous parts thereof; including auto parts, tires, wheels, mechanical equipment appliances, furniture and furniture pieces, individual items of construction and demolition wastes,

appliances, trash compactors, water heaters, furnaces, carpeting, mattresses, box springs, lawn mowers, conduit pipe, wire, glass and miscellaneous rubble. The received general construction or demolition debris materials may be initially transferred to the Hensen Bloomington site for sorting until there is a sufficient volume of materials arriving on site to feasibly maintain sorting operations on site.

The proposed use would be a recycling center to recycle general construction or demolition debris from trucks hauling materials to the site. Incoming materials will first be weighed on a scale and then emptied into a "pre-sorting" area where large items will be removed with an excavator or skidloader. Examples of items that will be sorted out are large pieces of concrete and bulky metal, as these objects are too large to be sorted by hand. The remaining materials will be loaded on to a vibrating screen to remove materials 2" and smaller such as dirt, rock, and small pieces of glass, wood, etc. The material will travel up a conveyer belt to a sorting belt. This belt is approximately 5' wide x 100' long. The material travels this distance at a slow pace to allow for manpower to reclaim recyclable materials. Each recyclable material is placed in its own bin located under the conveyer belt. The leftover materials with no end use will go directly into a transfer trailer to be hauled to a landfill.

Exhibit D contains a site plan that shows the proposed layout of the facility. Exhibit D also contains the Engineering Plan for the site, and shows details for the entry drive for the site, as well as facilities and a security fence.

The recycled general construction and demolition debris process provides a green technology with substantial environmental benefits. This recycling facility will reduce the amount of wasted material in our region.

As shown on the site plan, the access portions of the site would be paved with asphalt and concrete. The site plan conforms to applicable development regulations, including required setbacks. A 25-foot front yard setback is required in the IN-2 district. According to Section VI-6.E of the Urbana Zoning Ordinance, materials stored on an industrial parcel must be screened from adjacent right-of-way with a six-foot chain link fence and a landscape buffer. The landscape buffer must consist of one tree and three bushes every 40 linear feet. Applicant will submit a full landscape plan to City requirements as a condition of the Special Use Permit to show compliance with the screening and landscape requirements of the Zoning Ordinance. The applicant has agreed to provide required screening and landscaping.

Access to the operation is to be from Saline Court, as the future Lincoln Avenue extension will be designated a minor arterial with limited access points. The Henson Disposal construction recycling facility will share an access drive with the Southwind RAS recycling facility, to be located on the southern part of 1000 West Saline Court. Exhibit E shows the location of this entrance. The Urbana Public Works Department has approved the access plan for the Southwind RAS Facility.

The Application Meets the Requirements for a Special Use Permit

According to Section VII.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

1. *That the proposed use is conducive to the public convenience at that location.*

The subject property is located in the North Lincoln Avenue Industrial Park subdivision. This subdivision is developed with heavy industrial uses, including an asphalt plant, concrete recycling facilities, an asphalt recycling facility, and a waste transfer station. The nearest residence is approximately 1,200 feet to the east, located along the current North Lincoln Avenue. The site has convenient access to Interstate 74 and the future Olympian Drive (via the future North Lincoln Avenue realignment). The Urbana Comprehensive Plan designates this area of the City for Heavy Industrial uses. The proposed Henson construction recycling waste facility on the southern portion of 910 Saline Court will be a compatible use to the Southwind recycling facility because it will accept construction waste, allowing for haulers to bring both types of waste to one facility.

2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed asphalt shingle recycling facility will not be injurious to the public at this location. There are no known ground or water contaminants from the process. Dust will be controlled by spraying the materials with water during the recycling process. The proposed special use will allow for a facility that benefits the public in that it will divert materials from local landfills and re-use of that material in an environmentally responsible way. The site is 1,200 feet from the nearest residence. The applicant is seeking approval from Illinois EPA for a section 22.38 permit for recycling and will conform to all environmental standards. The facility would not be detrimental to the Southwind RAS, LLC facility adjacent on 1000 Saline Court.

3. *That the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The character of the IN-2, Heavy Industrial District will be preserved with the proposed special use. Setbacks and drainage requirements are met in the attached site plans. The proposed development would conform to applicable regulations for the IN-2, Heavy Industrial District. The applicant has agreed to install required screening and landscaping for industrial uses with outdoor storage. The Henson construction waste recycling facility will meet all applicable regulations for its construction and operation. The proposed use is consistent with the Heavy Industrial designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

EXHIBIT A

OPERATION

The Henson Recycling Center is a recycle center to recycle general construction or demolition debris from trucks hauling materials to the site. The types of materials that will be sorted and then processed as a part of the recycle operation include all municipal waste which is a part of the construction or demolition debris and in accordance with the IEPA permits for receipt which will include, but is not limited to wood, drywall, cardboard, concrete, brick, block, aggregate materials, shingles, plastic, vinyl siding and bulk waste; construction and demolition debris and landscape wastes. Bulk waste consists of furniture, equipment, machinery, and miscellaneous parts thereof; including auto parts, tires, wheels, mechanical equipment appliances, furniture and furniture pieces, individual items of construction and demolition wastes, appliances, trash compactors, water heaters, furnaces, carpeting, mattresses, box springs, lawn mowers, conduit pipe, wire, glass and miscellaneous rubble. The received general construction or demolition debris materials may be initially transferred to the Hensen Bloomington site for sorting until there is a sufficient volume of materials arriving on site to feasibly maintain sorting operations on site.

The Henson Disposal Recycling Facility is designed to accept general construction or demolition debris from trucks hauling materials to the site. Incoming materials will first be weighed on a scale and then emptied into a "pre-sorting" area where large items will be removed with an excavator or skidloader. Examples of items that will be sorted out are large pieces of concrete and bulky metal, as these objects are too large to be sorted by hand. The remaining materials will be loaded on to a vibrating screen to remove materials 2" and smaller such as dirt, rock, and small pieces of glass, wood, etc. The material will travel up a conveyer belt to a sorting belt. This belt is approximately 5' wide x 100' long. The material travels this distance at a slow pace to allow for manpower to reclaim recyclable materials. Each recyclable material is placed in its own bin located under the conveyer belt. The leftover materials with no end use will go directly into a transfer trailer to be hauled to a landfill.

Please reference **Appendix** for photos/drawings of the process described above and the examples of the equipment to be used.

The proposed site's only purpose is to accept recyclable materials. Nonetheless, special consideration will be given to protect the public health.

DUST CONTROL

Dust will be generated by incoming materials being emptied and sorted, as well as through the processing equipment. For incoming materials and materials being sorted, dust is suppressed using a water sprinkling system and pressurized water systems. The water sprinkling system is used in the "pre-sorting" area, positioned to mist the material pile from above. The pressurized water system is placed over the conveyer belts, misting downward onto the materials being sorted. These measures allow the materials to be adequately wet, however not saturated to the point where any run-off is created.

NOISE CONTROL

Noise is generated from truck traffic, equipment used to pre-sort the materials, the vibrating

screen, conveyer belts, back-up alarms on equipment, and the processing equipment, including grinders and crushers. Noise is not louder than general background noise of the other surrounding property uses.

ODOR CONTROL

The recyclable materials accepted will not have an odor, as all items are nonperishable. However, it is inevitable that a minimal amount of non-recyclable materials accompany recycling loads into the Facility. Materials that cannot be processed are immediately loaded into transfer trailers and transported to a landfill within 24 hours. These measures ensure no odors leave the site. Given that no perishable items will be stored on-site, there will be no food source to attract rodents and bugs.

MUD TRACKING

Mud tracking will not be an issue on public roads because incoming and outgoing vehicles will travel on only paved and graveled roadways.

WINDY CONDITIONS

The Henson Disposal Recycling Center operates in all weather conditions. If winds exceed 35 mph, the recycle Facility ceases all outside operations. In the event of weather that creates high winds, portable windscreens will be put in place to stop and/or catch blowing material. The property is monitored daily for litter and blown debris, which are collected and appropriately disposed of.

FIRE PROTECTION

Fire prevention measures will be in place as required by the City Fire Department they include:

- No smoking allowed on-site.
- All recyclable materials are kept adequately wet through dust control methods.
- Fire extinguishers are located on each piece of equipment.
- The property has a City water service on site, which can be used to extinguish a small fire.
- There is a fire hydrant located adjacent to the property.
- Fire alarm systems will be located in any buildings on the Site.
- Flammable liquids are stored in a fire resistant cabinet.

APPLICATION FOR AMENDMENT TO SPECIAL USE



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

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 08-15-2014 Plan Case No. 2241-SU-14
 Fee Paid - Check No. 2088 Amount \$175.00 Date 08-15-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section IN-2 HEAVY INDUSTRIAL DISTRICT UNDER TABLE V-1 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* MODIFY ONSITE LOCATION OF RECYCLING FACILITY FOR RECYCLING OF ASPHALT SHINGLES (RAS) PERSUANT TO A SECTION 22.38 & 22.54 PERMIT FROM THE IEPA on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **SOUTHWIND RAS, LLC** Phone: **630-698-4700**
 Address (street/city/state/zip code): **2250 SOUTHWIND BLVD., BARTLETT, IL 60103**
 Email Address: **RICH@WYDP.COM**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **1000 W. SALINE COURT, URBANA, IL. LOT 502 & 501 OF NORTH LINCOLN AVE. INDUSTRIAL PARK SUBDIVISION NO. 5**
 PIN # of Location: **91-15-31-200-006**
 Lot Size: LOT 501 (6 ACRES) & LOT 502 (2.283) ACRES

Current Zoning Designation: **IN-2 HEAVY INDUSTRIAL**

Current Land Use (vacant, residence, grocery, factory, etc): **RAS RECYCLE SPECIAL USE**

Proposed Land Use: **SAME AS EXISTING USE WITH MODIFICATION OF LOCATION ON**

SITE. (RAS) PERSUANT TO A SECTION 22.38 PERMIT FROM THE IEPA

Legal Description: LOTS 501 AND 502 IN THE NORTH LINCOLN AVENUE INDUSTRIAL PARK SUBDIVISION NO., 5, PART OF THE NE 1/4 OF SEC. 31, AND PART OF THE NW 1/4 OF SEC. 32, T.20N., R.9E., 3RD P.M. IN THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

3. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): JOHN DABROWSKI, FARNSWORTH GROUP Phone: 217-352-4169

Address (street/city/state/zip code): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: JDABROWSKI@F-W.COM

Name of Surveyor(s): FARNSWORTH GROUP

Phone: 217-353-7322

Address (street/city/state/zip code): 1610 BROADMOOR, CHAMPAIGN, IL 61821

Email Address: KEJENSEN@F-W.COM

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): RICHARD GUERARD

Phone: 630-698-4700

Address (street/city/state/zip code): 310 S. COUNTY FARM ROAD, WHEATON, IL

Email Address: RICH@WYDP.COM

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

EXISTING SPECIAL USE APPROVED FOR SITE. THE LOCATION IS WITHIN THE NORTH LINCOLN AVE INDUSTRIAL PARK SUBDIVISION NO. 5, WITH GOOD ACCESS TO PUBLIC HIGHWAYS AND ZONED IN-2 HEAVY INDUSTRIAL WHICH IS THE APPROPRIATE ZONING FOR THE PROPOSED USE. THE USE IS COMPATIBLE WITH EXISTING INDUSTRIAL USES IN THE GENERAL AREA (SOLID WASTE TRANSFER STATION, OIL STORAGE FACILITY, ASPHALT PLANT AND CONCRETE

RECYCLING FACILITY).

Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

EXISTING SPECIAL USE APPROVED FOR SITE.THE PROPERTY IS IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. RAS IS AN ACRONYM FOR "RECYCLED ASPHALT SHINGLES" WHICH ARE "CHOPPED", SCREENED FOR SIZE AND THEN SENT TO AN ASPHALT PLANT AND USED TO PRODUCE A QUALITY ASPHALT PAVING MATERIAL. THE MATERIALS ARE NOT ENVIRONMENTALLY DIFFERENT FROM THE ROOFS, DRIVEWAYS AND COUNTY AND VILLAGE STREETS, FROM THE THOUSANDS OF HOMES WHICH USE THESE MATERIALS. THEY ARE THE SAME MATERIALS.

THERE ARE NO KNOWN SOURCES OF GROUND AND WATER POLLUTION. DUST CAN BE CREATED WITHIN THE EQUIPMENT BY THE GRINDING OPERATION AND IS CONTROLLED BY WATER SPRAY BARS WITHIN THE EQUIPMENT. THERE ARE NO CHEMICALS, HEAT, SMOKE OR ODOR FROM THE PROCESS. PORTABLE EQUIPMENT AND TRUCKS ARE THE ONLY NOISE AND WILL BE BELOW THE ZONING STANDARDS.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

EXISTING SPECIAL USE APPROVED FOR SITE.THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK ZONED IN-2 HEAVY INDUSTRIAL. THE PARK HAS BEEN PLANNED FOR SUCH USES. THERE ARE NO INCOMPATIBLE USES NOW EXISTING IN THE INDUSTRIAL PARK. RECYCLING ASPHALT SHINGLES (RAS) PROVIDES A GREEN TECHNOLOGY FOR PAVING STREETS. THERE ARE SUBSTANTIAL ENVIRONMENTAL BENEFITS TO RECYCLING ASPHALT SHINGLES. ASPHALT SHINGLES ARE THE THIRD LARGEST SOURCE OF CONSTRUCTION

LAND FILL MATERIAL EACH YEAR. RAS MIX REQUIRES LESS LIQUID ASPHALT, THE MOST EXPENSIVE COMPONENT IN HOT MIX ASPHALT; ADDS TO THE TENSILE STRENGTH AND DURABILITY OF THE PAVEMENT AND REQUIRES LESS COMPACTION ALLOWING FASTER PAVING. THE IEPA APPROVED PROCESS OF SORTING, TESTING, GRINDING AND SCREENING SHINGLES RESULTS IN THE RE-USE OF APPROXIMATELY 99% OF ALL MATERIALS IN THE RECYCLING PROCESS. RAS IS APPROVED FOR USE IN PAVING BY IDOT, THE TOLLWAY AUTHORITY, THE CITY OF CHICAGO AND MANY OTHER COUNTIES AND MUNICIPALITIES IN ILLINOIS.

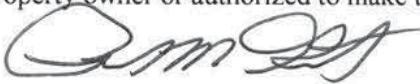
THE RAS USE WILL NOT BE HAZARDOUS OR DISTURBING TO EXISTING OR FUTURE NEIGHBORHOOD USES. THE USE WILL NOT CAUSE SUBSTANTIAL INJURY TO THE VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS LOCATED AND WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL PERFORMANCE STANDARDS AND CITY OF URBANA ORDINANCES, CODES AND REQUIREMENTS.

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

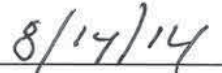
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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



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

EXHIBIT F

A. GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 01, 2012. THESE PLANS, THE FOLLOWING TECHNICAL SPECIAL PROVISIONS AND AS AMENDED HEREIN.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL CALL J.U.L.I.E. PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE BY THE CONTRACTOR OR AS APPROVED BY THE OWNER.
- THE THICKNESS OF EXISTING HMA SURFACE SHOWN ON THE PLANS REPRESENTS THE ENGINEER'S BEST ESTIMATE OF THE AVERAGE THICKNESS. ACTUAL THICKNESS WILL VARY MORE THAN OR LESS THAN THE SPECIFIED THICKNESS THROUGHOUT THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION LAYOUT FOR THIS PROJECT. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN AUTOCAD V. 2008 MODEL DRAWING OF THE SITE IMPROVEMENTS SHOWN ON THESE PLANS FOR HIS USE FOR CONSTRUCTION LAYOUT AND STAKING BY TOTAL STATION. ADEQUATE PRIMARY CONTROL EXISTING ON SITE FOR THE CONTRACTOR TO ESTABLISH HIS HORIZONTAL POSITION ON THE SITE.

UNDERGROUND UTILITY NOTE

UNDER GROUND UTILITIES SHOWN HEREIN ARE PLOTTED FROM INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL USE EXTREME CAUTION AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

B. GENERAL NOTES - AUTHORITY AND RESPONSIBILITY

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION. NOR SAFETY ON THE JOB SITE. NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.
- IN ADDITION, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SHALL BE MODIFIED AS FOLLOWS:
- UNDER SECTION 105, ADD THE FOLLOWING SENTENCE:
NOTHING CONTAINED HEREIN SHALL RELIEVE CONTRACTOR OF ITS DUTY TO OBSERVE AND COMPLY WITH ALL APPLICABLE LAWS, NOR SHALL ENGINEER BE RESPONSIBLE FOR CONTRACTOR'S COMPLIANCE OR NON-COMPLIANCE WITH SUCH LAWS.
- UNDER SECTION 107.01, ADD THE FOLLOWING SENTENCE:
ENGINEER SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S DUTY TO OBSERVE AND COMPLY WITH THE PROVISIONS OF THIS SECTION, OR FOR CONTRACTOR'S FAILURE TO DO SO.

C. TECHNICAL SPECIAL PROVISIONS

- THE FOLLOWING SPECIAL PROVISIONS SUPPLEMENT THE STANDARD SPECIFICATIONS. WHENEVER THESE SPECIAL PROVISIONS, OR IN THE PLANS, THE TERM "STANDARD SPECIFICATION" IS REFERRED TO, IT SHALL BE UNDERSTOOD TO MEAN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION JANUARY 1, 2012, THE LATEST EDITION OF THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, IN EFFECT ON THE DATE OF BIDS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION "SUPPLEMENTAL SPECIFICATIONS AND REQUIRING SPECIAL PROVISIONS" ADOPTED JANUARY 1, 2013. PORTIONS INCLUDED HEREIN WHICH APPLY TO AND GOVERN THE CONSTRUCTION OF PUBLIC IMPROVEMENTS, AND IN CASE OF CONFLICT WITH ANY PART, OR PARTS, OF SAID SPECIFICATIONS, THESE TECHNICAL SPECIAL PROVISIONS SHALL TAKE PRECEDENCE AND SHALL GOVERN.

1. TRAFFIC CONTROL AND PROTECTION

- THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE CONFINED WITHIN THE CONSTRUCTION LIMITS. THE CONSTRUCTION LIMITS SHALL BE DEFINED GENERALLY AS THE CONSTRUCTION IMPROVEMENT AREA SHOWN ON THE PLANS. IF THE CONTRACTOR HAS A QUESTION CONCERNING HIS LATERAL LIMITS OF OCCUPANCY DURING CONSTRUCTION, HE SHALL BRING THIS MATTER TO THE ATTENTION OF THE OWNER DURING THE BIDDING PROCESS FOR CLARIFICATION PRIOR TO SUBMITTING HIS PRICE PROPOSAL TO DO THE WORK.
- ANY STAGING, CONTRACTOR VEHICLE PARKING OR STOCKPILING OF MATERIALS SHALL BE WITHIN THE CONSTRUCTION LIMITS.

2. GRADING AND EROSION CONTROL

- EARTHWORK SHALL BE IN ACCORDANCE WITH THE PLANS, SPECIAL PROVISIONS AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, ADOPTED JANUARY 1, 2012.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT AND BACKFILLING AS NECESSARY TO CONSTRUCT ALL PAVEMENT AND SIDEWALKS TO THE ELEVATIONS SHOWN ON THE PLANS AND AS OUTLINED IN THE SPECIAL PROVISIONS. ALL BACKFILLING AND FINAL TOPSOIL PLACEMENT AS SHOWN ON THE PLANS SHALL BE COMPLETED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO STORM OR SANITARY MANHOLES OR OTHER UTILITIES DURING GRADING.
- EXISTING TOPSOIL SHALL BE REMOVED AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER. REMOVAL SHALL BE TO A MINIMUM DEPTH OF 6 INCHES OR ADDITIONAL DEPTH AS NEEDED TO REMOVE ALL ORGANIC MATERIAL.
- THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH ARTICLES 301.03 AND 305.06 OF THE STANDARD SPECIFICATIONS. PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION, THE IN-SITU SUBGRADE SHALL HAVE A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 6% IN THE TOP 12" OF SUBGRADE AS DETERMINED BY THE TESTING SERVICE USING THE PROCEDURE DESCRIBED IN SUBGRADE COMPACTION VERIFICATION. SEE BELOW.
- CONSTRUCT PAVING SUBGRADE WITH SLOPE AS SHOWN ON THE TYPICAL SECTIONS.
- SOME AREAS OF SUBGRADE MAY REQUIRE STABILIZATION PRIOR TO PLACEMENT OF PAVEMENT. SUBGRADE STABILIZATION WILL BE ACCOMPLISHED BY REMEDIATION CONSISTING OF 1" CRUSHED STONE (CA# OR CA# 15) ON GEOTEXTILE FABRIC. ALTERNATE METHOD WILL BE USED ONLY AS APPROVED BY THE OWNER.
- AREAS SHOWN ON THE PLANS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. IN EMBANKMENT AREAS, A MINIMUM OF 8 INCHES OF TOPSOIL SHALL BE PLACED IN EXCAVATION AREAS. EARTH AREAS IN CUT SHALL BE UNDERSOIL TO ACCOMMODATE 6" OF TOPSOIL.
- PERMANENT SEEDING SHALL TAKE PLACE BETWEEN THE DATES OF APRIL 1 AND JUNE 15 OR BETWEEN THE DATES OF AUGUST 15 AND SEPTEMBER 30, UNLESS APPROVED OTHERWISE BY THE OWNER.
- ALL AREAS TO BE PERMANENTLY SEEDDED SHALL USE CLASS 1 (MODIFIED) OR CLASS 2 (MODIFIED) SEED MIXTURE OR EQUAL IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND ARTICLES 255.05 AND 255.06 OF THE STANDARD SPECIFICATIONS. HYDRAULIC MULCH METHOD 3 OF ARTICLE 255.03 OF THE STANDARD SPECIFICATION SHALL BE USED FOR CLASS 1 (MODIFIED) SEEDING. STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS ACCORDING TO METHOD 2.
- PROCEDURE 2 OF ARTICLE 255.03 OF THE SPECIFICATIONS FOR CLASS 1 (MODIFIED) SEEDING. FERTILIZER AND LIMESTONE WILL NOT BE APPLIED.
- MODIFICATIONS TO DOT SEED MIXTURES:

CLASS 1 (MODIFIED)	10%K
PERENNIAL RYE (MANHATTAN, PENFINE)	10%K
KENTUCKY BLUEGRASS	10%K
CLASS 2 (MODIFIED)	10%K
PERENNIAL RYE (MANHATTAN, PENFINE)	10%K
GRASS, SPRING	10%K

3. PAVING AND STORM SEWERS

- PAVING AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIAL PROVISIONS, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, ADOPTED JANUARY 1, 2012.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER (PH 358-4185) AT LEAST 48 HOURS IN ADVANCE OF THE START OR RESTART OF CONSTRUCTION.
- SEE SHEET C-3 FOR PAVEMENT DETAILS.
- PROVIDE CONSTRUCTION JOINTS AT 15' CTR. MAXIMUM IN P.C.C. PAVEMENT AND CURB AND GUTTER.
- ALL PIPE SHALL BE BEDDED IN 6" SAND OR GRAVEL BEDDING. BEDDING MATERIAL SHALL EXTEND TO UNDISTURBED EARTH. BEDDINGS SHALL BE PLACED UP HALF THE DIAMETER OF THE PIPE. INITIAL BACKFILL SHALL BE PLACED TO 1" OVER THE TOP OF THE PIPE FOR FLEXIBLE PIPE.
- ALL EXCESS MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE. ALL TRENCHING OPERATIONS WITHIN A PREPARED SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING OR CLEANUP PROCEDURES.

- ACCEPTABLE MATERIAL FOR STORM SEWERS: WHERE A SPECIFIC MATERIAL IS CALLED FOR IN THE PLANS, THAT MATERIAL CALLED FOR SHALL BE USED AT THAT LOCATION. IF NO MATERIAL IS CALLED FOR, THE FOLLOWING SHALL APPLY:
- HDPE SEWER PIPE, CORRUGATED POLYETHYLENE (PE) PIPE WITH A SMOOTH INTERIOR CONFORMING TO ARTICLE 104.04 OF THE STANDARD SPECIFICATIONS. HDPE PIPE, ADS-612 PROLINK ULTRA, OR EQUAL, SHALL BE PROVIDED WITH AN INTEGRAL BELL AND GASKET.
- PVC POLYVINYL CHLORIDE (PVC) SEWER PIPE CONFORMING TO ASTM D-3034. MINIMUM WALL THICKNESS SHALL BE STANDARD. DIMENSION RATIO (SDR) 26. PIPE JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMERIC SEALS CONFORMING TO ASTM D-3012.
- RCOP, IN ACCORDANCE WITH ARTICLE 100.36 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE INDICATED. (12" DIAMETER AND LARGER).
- SUBSTITUTIONS FOR CASTINGS INDICATED ON THE PLANS MUST BE APPROVED IN ADVANCE BY THE ENGINEER.
- RAM ELEVATIONS ON CURB CASTINGS ARE TO EDGE OF PAVEMENT.
- ALL STORM SEWER CASTINGS SHALL HAVE THE CAPTION "NO DUMPING" - DRAINS TO INVERT CAST INTO THE SURFACE.
- TRENCH BACKFILL SHALL BE PROVIDED WHEN THE INNER EDGE OF TRENCH OR MANHOLE EXCAVATION IS WITHIN 2' OF ANY PROPOSED OR EXISTING PAVEMENT, CURB, OR SIDEWALK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR COORDINATION OF THIS WORK.
- TRENCH BACKFILL COMPACTION BY WATER PLUNGE AND WATER SETTING WILL NOT BE ALLOWED UNDER OR WITHIN 2' OF ANY PUBLIC STREET PAVEMENT OR SIDEWALK.

4. STORM WATER POLLUTION PREVENTION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN INCLUDING THE INSTALLATION AND MAINTENANCE OF EROSION PROTECTION DEVICES. THE INSPECTION OF THE SITE WEEKLY AND WITHIN 24 HOURS OF THE END OF ANY RAIN EVENT OF EQUAL TO OR GREATER THAN 1/2 INCH AND OTHER ACTIONS NECESSARY TO PREVENT POLLUTION DURING CONSTRUCTION.
- THE OWNER WILL PROVIDE THE CONTRACTOR WITH A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, A COPY OF THE NPDES PERMIT, AND EPA SEWER AND WATER MAIN PERMITS REQUIRED FOR CONSTRUCTION OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN, EXECUTED COPIES OF THE CONTRACTOR CERTIFICATION STATEMENT (DOT BSE FORM BC 234A), EXECUTED COPIES OF THE CONTRACTOR CERTIFICATION STATEMENT (DOT BSE FORM BC 234A) FOR ALL SUBCONTRACTORS, COMPLETED WEEKLY AND RAIN EVENT INSPECTION REPORTS (DOT BSE FORM BC 239S), AND ANY COMPLETED STATEMENTS OF NON-COMPLIANCE (NCP-61) ON SITE, AT ALL TIMES.
- EROSION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE ILLINOIS URBAN MANUAL, THE SECTION 280 OF THE STANDARD SPECIFICATIONS, THE CITY OF CHAMPAIGN MANUAL OF PRACTICE, AND THE STORM WATER POLLUTION PREVENTION PLAN. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICES FOR EROSION PROTECTION, WHICH WORK SHALL INCLUDE THE MAINTENANCE OF SAID EROSION PROTECTION.
- ALL SLEETS SHALL BE PROTECTED WITH A PREFABRICATED PROTECTION DEVICE APPROVED BY THE ENGINEER UNTIL PAVEMENT HAS BEEN CONSTRUCTED OR VEGETATION HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL CONTROL, TRACKING OF DIRT ON TO PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT TRACKED ON TO PAVEMENT. THE CONTRACTOR SHALL CONTROL DIRT ON THE SITE USING AN APPROPRIATE METHOD APPROVED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO THE COST OF EARTH EXCAVATION.
- SLT FENCE AND/OR STONE DITCH CHECKS MAY BE REQUIRED FOR EROSION CONTROL. THEY SHALL BE PROVIDED AS DESIGNATED BY THE ENGINEER AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2012.

5. SUBGRADE COMPACTION VERIFICATION

- DESCRIPTION - SUBGRADE COMPACTION AND STABILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 301.04 OF THE STANDARD SPECIFICATIONS. SUBGRADE COMPACTION VERIFICATION SHALL BE ASCERTAINED BY A TESTING SERVICE EMPLOYED BY THE CONTRACTOR.
- THE PAVEMENT SUBGRADE SHALL HAVE SUFFICIENT STABILITY TO ACCOMMODATE CONSTRUCTION TRAFFIC WITHOUT EXCESSIVE SUBGRADE RUTTING OR BLOWING. AT THE TIME OF PLACEMENT OF THE PAVEMENT, THE IN-SITU SUBGRADE SHALL HAVE A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 6 PERCENT. IN THE TOP 12 INCHES OF SUBGRADE, THE CBR PERCENTAGE WILL BE ASCERTAINED BY THE CONTRACTOR BY USE OF THE DYNAMIC CONE PENETROMETER (DCP).

- THE DCP TEST SHALL ALSO BE CONDUCTED TO A DEPTH OF AT LEAST 3 FEET BELOW THE FINISHED GRADE OF THE SUBGRADE TO PROVIDE THE OWNER WITH KNOWLEDGE OF THE UNDERLYING SOIL CONDITIONS.
- THE DCP USED FOR TESTING SHALL BE 17.5 LB. MASS RAISED A DISTANCE OF 20.8 INCHES AND DROPPED, DRIVING A CONE-TIPPED ROD THROUGH THE SOIL. THE DIAMETER OF THE CONE SHALL BE 0.75 INCHES WITH A 60 DEGREE ANGLED TIP. THE RATE OF PENETRATION SHALL BE MEASURED AND CORRELATED TO CBR USING THE RELATIONSHIP ESTABLISHED BY DOT'S ATTACHMENT 1 OF THE "SUBGRADE CHARACTERIZATION AND SUBGRADE STABILITY" DATED OCTOBER 13, 1992. LOG DCP = 5.84 - 1.28 LOG (CBR) PER INBLow. ANY AREAS OF THE SUBGRADE WHICH FAIL SHALL BE RECONSTRUCTED AND RETESTED WITHOUT ADDITIONAL COMPENSATION.
- EMBANKMENT WITHIN THE STREET SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH SECTION 205 OF THE STANDARD SPECIFICATIONS.
- WHEN DIRECTED BY THE OWNER, THE SUBGRADE SHALL ALSO BE TEST ROLLED AND APPROVED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE. TRUCKS SHALL BE LOADED AS FOLLOWS: 27,000 LBS. ON TWO AXLES AND 45,000 LBS. ON THREE AXLES WITH THE TOLERANCE NOT TO EXCEED TEN PERCENT. THE TRUCK SHALL MAKE PARALLEL PASSES ALONG THE SUBGRADE AT DISTANCES AS DIRECTED BY THE ENGINEER AND NOT TO EXCEED TEN FEET APART. ANY AREAS WHICH SHOW RUTTING, CRACKING, OR ROLLING OF THE COMPACTED SUBGRADE UPON TEST ROLLING WILL NOT BE ACCEPTED. THE AREAS THAT FAIL SHALL BE RECONSTRUCTED AND TEST ROLLED AGAIN PRIOR TO ACCEPTANCE.

6. SECURITY FENCE

- 6 FOOT CHAIN LINK FENCE IN ACCORDANCE WITH SECTION 86A OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND 10.0.1, STANDARD 86A-01. SHOP DRAWINGS REQUIRED.
- GATE SHALL BE 24" TYPE AS APPROVED BY THE OWNER. SHOP DRAWINGS REQUIRED.



CALL J.U.L.I.E. BEFORE YOU DIG
1-800-852-0123
COUNTY/CITY CHAMPAIGN COUNTY, URBANA
SECTION: ME 1.4, SEC. 31, T. 20N, R. 9E, S. 30D, P. 6M

EARTHWORK SUMMARY

EARTH EXCAVATION	5,407 C.Y.
EMBANKMENT	3,707 C.Y.
TOPSOIL FURNISH & PLACE	453 C.Y.

NOTES:

- SURPLUS EXCAVATION TO BE PLACED IN SOUTH END OF SITE AS DIRECTED BY THE OWNER.
- NO ALLOWANCE MADE TO QUANTITIES SHOWN HEREIN FOR THE R.A.P. SURFACE AT THE SOUTH TWO MATERIAL STORAGE AREAS.

07/28/14

JOHN A. DABROWSKI
PROJECT DESIGN ENGINEER
ILLINOIS PROFESSIONAL
ENGINEER NO. 42330
EXPIRES NOVEMBER 30, 2015

DATE
SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

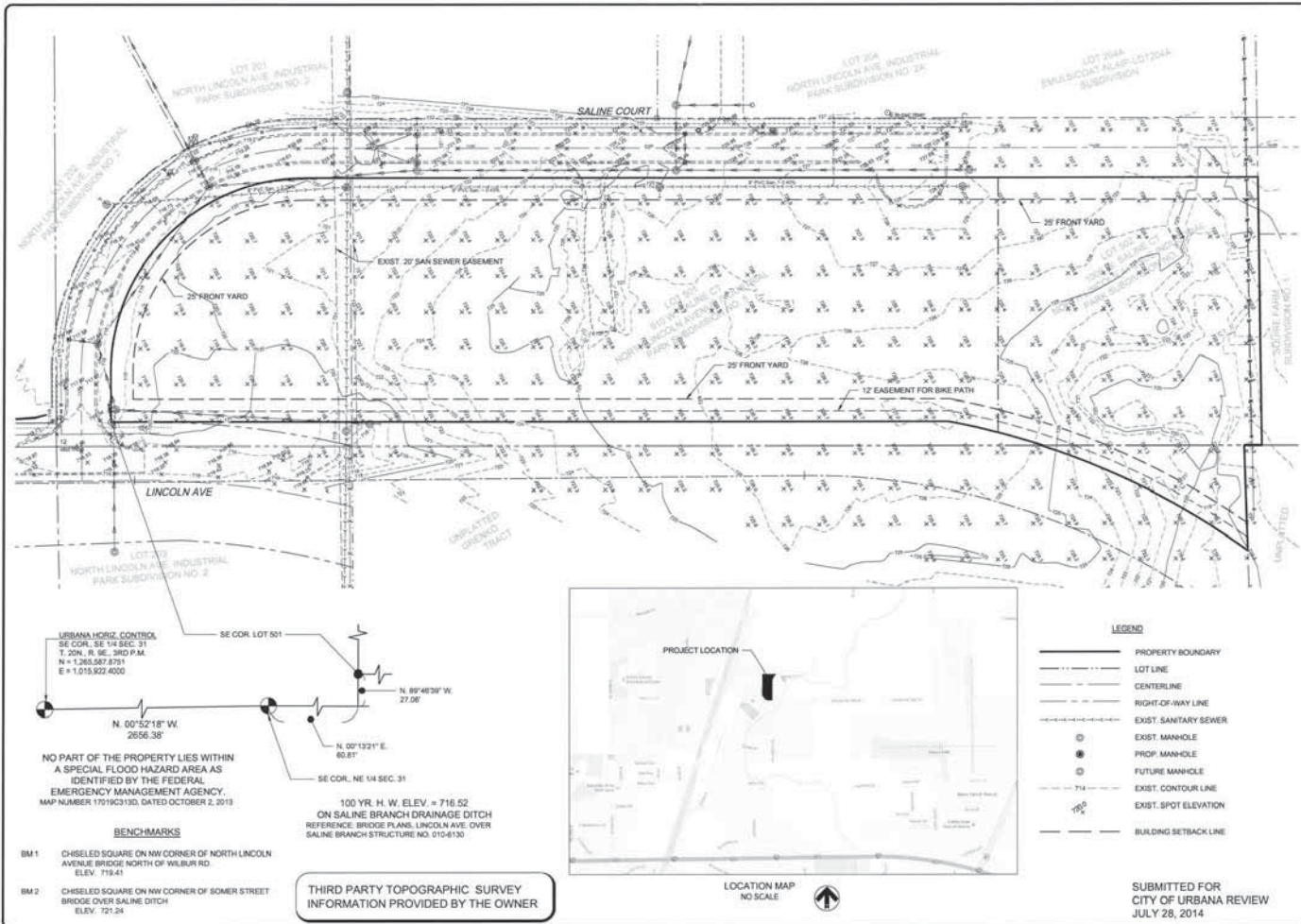
Foth
Foth Infrastructure & Environment, LLC
1000 N. 10th St., Suite 100
Urbana, IL 61502
Phone: 312.334.1414 Fax: 312.334.1415
Email: info@fothinc.com
www.fothinc.com

SOUTHWARD RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

REVISIONS	DATE	BY	CHKD
1	07/28/14	JAD	
2			
3			
4			
5			
6			
7			
8			
9			
10			

Date of Preparation	07/28/14
Drawn	JAD
Checked	JAD
Reviewed	JAD

GENERAL NOTES
C-1
SHEET A OF 4



Foth
FOTH Infrastructure & Environment, LLC
1000 N. 1st St.
Champaign, IL 61821
Phone: 219.244.1111
Fax: 219.244.1112
Email: info@fothinc.com
Website: www.fothinc.com

SOUTHWIND RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

NO.	DATE	DESCRIPTION
1	07/28/14	ISSUED FOR REVIEW
2	07/28/14	REVISIONS
3	07/28/14	REVISIONS
4	07/28/14	REVISIONS
5	07/28/14	REVISIONS

EXISTING TOPOGRAPHY

C-2
SHEET 24 OF 46

CONTRIBUTOR SCALE
PROJECT NO. 1000100
DATE: 07/28/14

FOOTNOTES

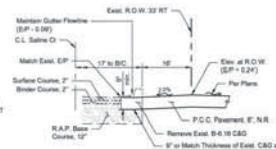
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.
4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.

MATCH LINE
SEE SHEET C-3a

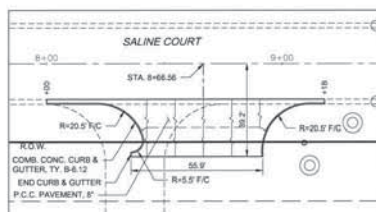
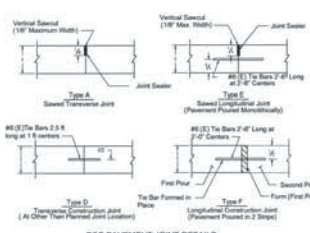
- LEGEND**
- 724 PROPOSED CONTOUR TO FINISH GRADE
 - LIMITS OF ALL WEATHER SURFACE (8" AGG. BASE COURSE WITH 4" HMA)
 - 6' CHAIN LINK SECURITY FENCE

FUTURE STREET, SIDEWALK, STORM SEWER,
SANITARY SEWER AND WATERMAIN TO BE
EXTENDED BY OTHERS.

MODIFIED B-6 12 BARRIER CURB
(COMBINATION CONCRETE CURB & GUTTER)
USE 18" FLAT DIMENSION FOR 8-4 18" REPLACEMENT
ALONG SALINE COURT



- General Notes - Paving**
1. All drainage pipes shall be installed before the pavement and sealed through curbs, walls and transverse construction joints.
 2. Transverse joint sealing shall not extend 15 feet.
 3. Sealed joints shall be sealed with joint sealant meeting the requirements of Section 710 of the Illinois State Specifications.
 4. Joint Sealer: Not poured shall conform to ASTM D2465. Material shall be PAF-3. Cold Poured joint sealer not allowed. See Section Procedures for Additional Requirements.



DETAIL - COMMERCIAL ENTRANCE
STA. 8+66.56 SALINE COURT

SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

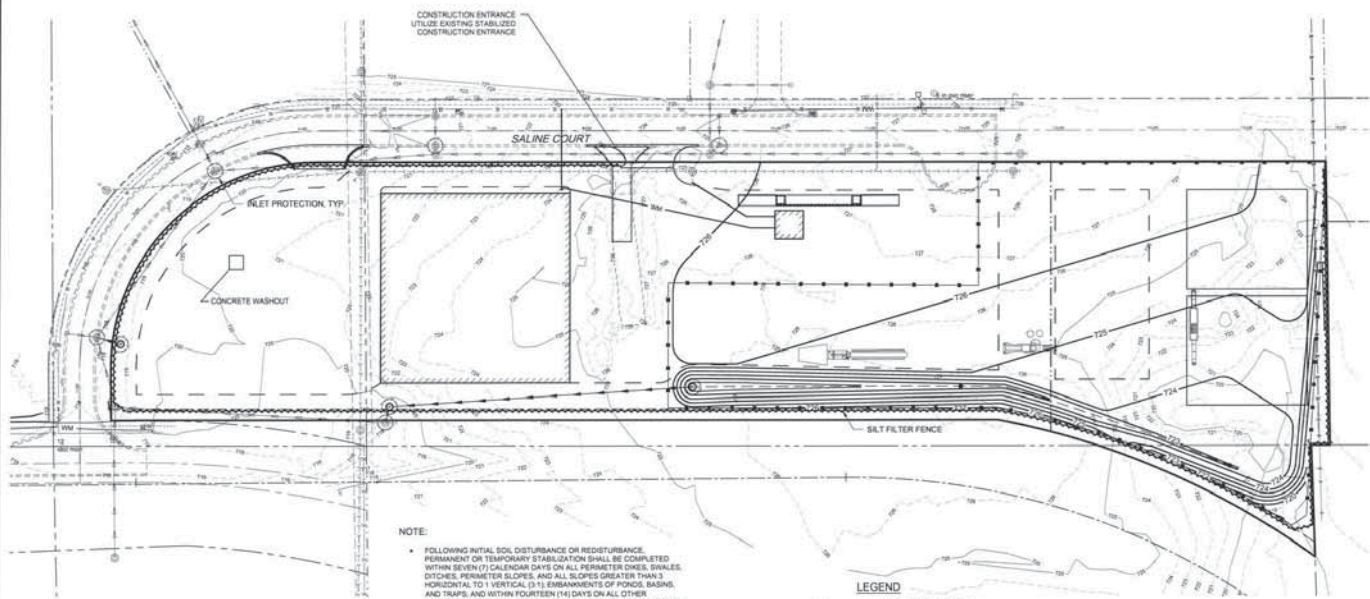
Foth
Foth Infrastructure & Environment, LLC
Chicago, IL 60601
Phone: 312.231.2000
Fax: 312.231.2001
Email: info@foth.com

SOUTHWIND RAS and HENSON DISPOSAL and SOIL EROSION AND SEDIMENTATION CONTROL PLAN
CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

NO.	DATE	DESCRIPTION	BY	DATE
1	07/28/14	ISSUED FOR REVIEW	JD	
2	08/01/14	REVISION	JD	
3	08/01/14	REVISION	JD	
4	08/01/14	REVISION	JD	
5	08/01/14	REVISION	JD	

GRADING AND SITE PLAN
(2 of 2)

C-3b
SHEET 4 OF 4



NOTE:

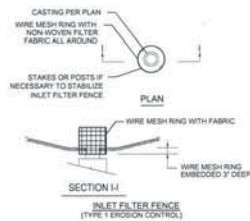
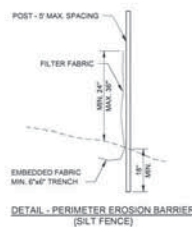
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS ON ALL PERIMETER DICES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1). EMBANKMENTS OF PONDS, BASINS, AND TRAPPIES AND WITHIN FOURTEEN (14) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS. THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

LEGEND

INLET PROTECTION

SALT FILTER FENCE

SEE SHEET C-1 FOR GENERAL NOTES

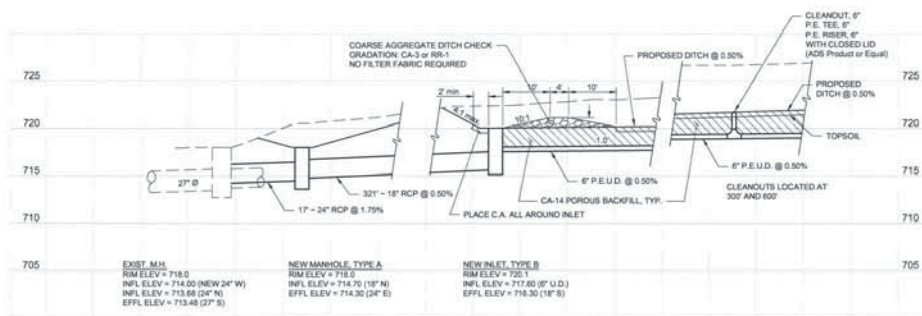


SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

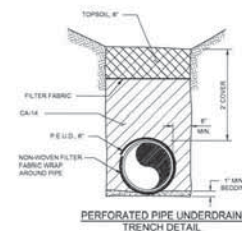
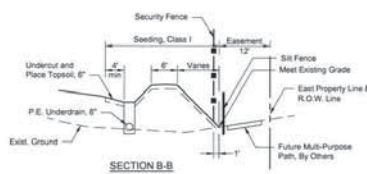
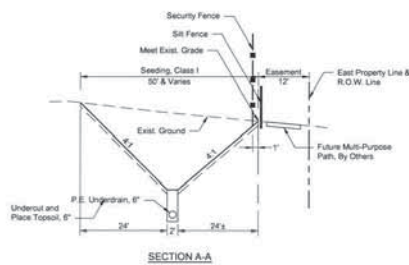
REVISION	DATE	DESCRIPTION
1	07/28/14	ISSUED FOR REVIEW
2	07/28/14	ISSUED FOR REVIEW
3	07/28/14	ISSUED FOR REVIEW
4	07/28/14	ISSUED FOR REVIEW
5	07/28/14	ISSUED FOR REVIEW
6	07/28/14	ISSUED FOR REVIEW
7	07/28/14	ISSUED FOR REVIEW
8	07/28/14	ISSUED FOR REVIEW
9	07/28/14	ISSUED FOR REVIEW
10	07/28/14	ISSUED FOR REVIEW

DATE OF PROJECT	BY	DATE
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14
07/28/14	07/28/14	07/28/14

STORMWATER
POLLUTION
PREVENTION PLAN



STORM SEWER PROFILE



SUBMITTED FOR
CITY OF URBANA REVIEW
JULY 28, 2014

Foth
FOTH Infrastructure & Environment, LLC
2015 Southwind Road
Champaign, IL 61820
Phone: 217.353.4161 Fax: 217.353.4162
www.fothinc.com

**SOUTHWIND RAS
and
HENSON DISPOSAL
and
SOIL EROSION AND SEDIMENTATION
CONTROL PLAN**

CITY OF URBANA, ILLINOIS
CHAMPAIGN COUNTY

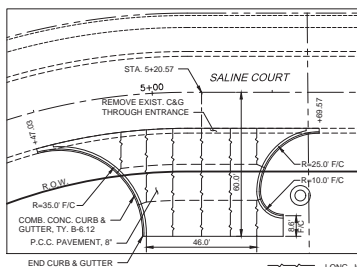
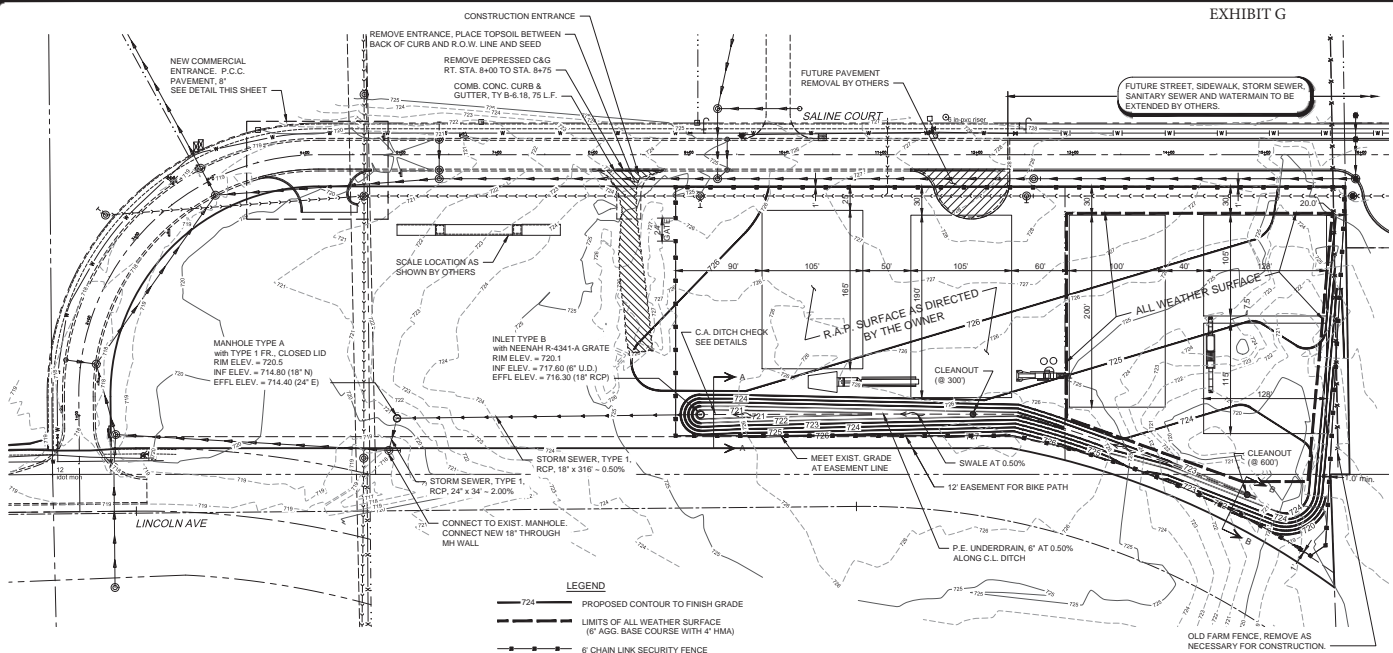
REVISIONS		DATE	BY	CHKD
1	DESIGN			
2	CONSTRUCTION			
3	AS-BUILT			

PROJECT NO. 1000000000

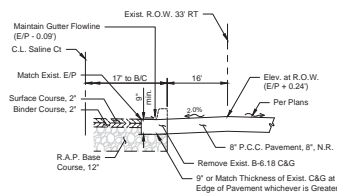
SHEET NO. 01 OF 06

DATE: 07/28/14

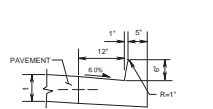
SCALE: 1" = 10'



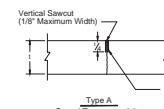
DETAIL - COMMERCIAL ENTRANCE
STA. 5+20.57 SALINE COURT



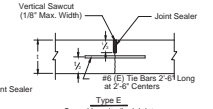
SECTION - COMMERCIAL ENTRANCE
STA. 5+20.57 SALINE COURT



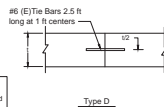
MODIFIED B-6.12 BARRIER CURB
(COMBINATION CONCRETE CURB & GUTTER)
USE 18" FLAG DIMENSION FOR B-6.18 REPLACEMENT
ALONG SALINE COURT



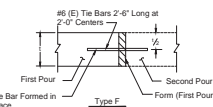
#6 (E) Tie Bars 2.5 ft
long at 1 ft centers



#6 (E) Tie Bars 2'-6" Long at 2'-0" Centers



PCC PAVEMENT



JOINT DETAILS

SUBMITTED FOR

CITY OF URBANA REVIEW

- ### General Notes - Paving
1. All transverse joints must be continuous across the pavement and extend through curbs, except tied transverse construction joints.
 2. Transverse joint spacing shall not exceed 15 feet.
 3. Sawed joints shall be sealed with joint sealer meeting the requirements of Section 750 of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction."
 4. Joint Sealant: hot poured shall conform to ASTM D3405, Material shall be PAF-3; Cold Poured joint sealant not allowed. See Special Provisions for Additional Requirements.

PCC PAVEMENT JOINT DETAIL

SUBMITTED FOR
CITY OF URBANA REVIEW
SEPTEMBER 19, 2013

Foth
Foth Infrastructure & Environment, LLC
100 Redwood Drive
Boulder, CO 80501
Phone: 27-352-4569 Fax: 27-352-0086
Illinois Professional Design Firm No. 34-004813

SOUTHWIND RAS
PHASE 1 RECYCLED ASPHALT SHINGLES
CONTRACT #

REVISIONS		DESCRIPTION
BY	DATE	

CORD DRAWING OF COMPLETED CONSTRUCTION

INFORMING TO CONTRACTOR AND/OR OWNERS RECORDS

DATE _____

NO.	NO.	NO.	NO.	RE.	RE.	CC.	BY.
Date of Preparation: .							
	BY	DATE					
SURVEYED	.	.					
DRAWN	.	.					
DESIGNED	.	.					
CHECKED	.	.					

GRADING AND SITE PLAN

13th Foth Infrastructure & Environment, LLC