



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

DATE: March 13, 2014

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 2.00 acres located on the east side of Willow Road, about 740 feet north of Anthony Drive. The plat will create a 1.87-acre lot and dedicate 0.23 acres of right-of-way to the City. 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 and then reapproved by Ordinance No. 2004-06-066 on June 7, 2004. The subject property is currently zoned IN-1, Light Industrial/Office, 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 a portion of it will become parking for the adjacent 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 establishment of a 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 by Ordinance No. 2004-06-066. A portion of Lot 300 was developed as Soccer Planet Subdivision in 2011. Lot 200 and the remainder of Lot 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. The property to the west is zoned IN-1, Light Industrial/Office and is occupied by APL Engineered Materials. The property to the north is zoned IN-1, Light Industrial/Office 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 B3, General Business is Soccer Planet, an indoor soccer facility. Further south are properties zoned IN-1, Light Industrial/Office (Brahler's Trucker Supply) and B-3, General Business (Michelle's Bridal Shoppe).

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 2224-M-14 memo to City Council.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	IN-1, Light Industrial/Office (Proposed B-3, General Business)	Vacant, Agricultural Use	Regional Business
North	IN-1, Light Industrial/Office	Vacant, Agricultural Use	Regional Business
South	B-3, General Business	Brahler's Trucker Supply	Regional Business
East	B-3, General Business	O'Brien Auto Park	Regional Business
West	IN-1, Light Industrial/Office	APL Engineered Materials	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. In addition, the proposed development will be required to meet the 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 140 feet wide and approximately 581 feet deep. Access will be provided by a new driveway entrance to Willow Road. 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. The plat dedicates 40 feet of right-of-way to the City along Willow Road.

Drainage

The site drains to the east. The proposed parking lot will sheetflow drain to the existing parking lot, which drains to a dry detention basin on the Soccer Planet property. This basin holds 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. 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 a sidewalk deferral rather than the previously granted waiver for 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 shows a 15-foot proposed 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. The public sanitary sewer connecting to the tract to the north will be constructed when the proposed parking lot 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.

Summary of Findings

1. Rudy Frasca has submitted a 2.00-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. 2004-06-066.
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.
6. The developer has agreed to a sidewalk deferral, rather than a sidewalk waiver, and will construct a sidewalk when requested to do so by the City.

Options

The City Council has the following options regarding Plan Case No. 2225-S-14:

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

Graham Berry
Soccer Planet
2310 N. Willow Rd
Urbana, IL 61802

ORDINANCE NO.2014-03-028

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT
(Soccer Planet Second Subdivision -
Plan Case No. 2225-S-14)

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

WHEREAS, the Final Plat for the Soccer Planet Second Subdivision is in general conformance with the Preliminary Plat for Urbana Auto Park Subdivision, which was approved by the City of Urbana on June 7, 2004 by Ordinance No. 2004-06-066; and,

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

WHEREAS, the Final Plat for the Soccer Planet Second 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 and shall construct the sidewalk at the owner's expense within six months of passage of an ordinance requiring the owner to do so; and,

WHEREAS, the City Engineer has reviewed and approved the Final Plat for the Soccer Second 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 Second Subdivision, attached hereto as Exhibit A, 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 _____, 2014.

AYES:

NAYS:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2014.

Laurel Lunt Prussing, Mayor

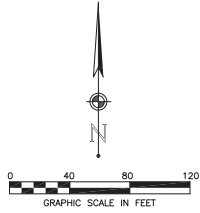
FINAL PLAT

SOCCER PLANET SECOND 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.

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

ENGINEER/SURVEYOR: BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX
PROFESSIONAL DESIGN FIRM
NO. 184.005453



- LEGEND**
- BOUNDARY OF PLAT
 - - - SECTION LINE
 - · · · · EX. LOT LINE
 - - - - - EX. RIGHT-OF-WAY LINE
 - - - - - PROP. RIGHT-OF-WAY LINE
 - - - - - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - - - - - EX. CENTERLINE
 - 5/8" IRON PIN SET W/CAP 3738
 - SET CONCRETE MONUMENT W/IRON PIN & CAP 3738
 - △ MONUMENT FOUND
 - IRON PIN / PIPE FOUND
 - () IRON PIN / PIPE FOUND IN CONCRETE
 - () RECORD BEARING / DIMENSION

NOTES:

1. ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 101 OF SOCCER PLANET SUBDIVISION.
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 X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0314D, DATED 10/2/13).
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 SW1/4, NW 1/4 OF SECTION 4, RECORDED 1/23/53 IN BOOK 472, PAGE 380.
8. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JANUARY 2014.
9. SIDEWALK DEFERRAL: PROPERTY OWNER(S) SHALL INSTALL SIDEWALKS ON THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SUBJECT PROPERTY AT THE THEN OWNER(S) EXPENSE WITHIN SIX MONTHS OF PASSAGE OF A RESOLUTION BY THE URBANA CITY COUNCIL TO DO SO. IF THE THEN OWNER(S) DO NOT INSTALL THE SIDEWALKS WHEN REQUESTED, THE CITY OF URBANA HAS THE AUTHORITY TO CONSTRUCT THE SIDEWALKS AND CHARGE THE THEN OWNER(S) FOR THE CONSTRUCTION. IT IS AGREED THAT THIS OBLIGATION SHALL BE A COVENANT RUNNING WITH THE LAND.

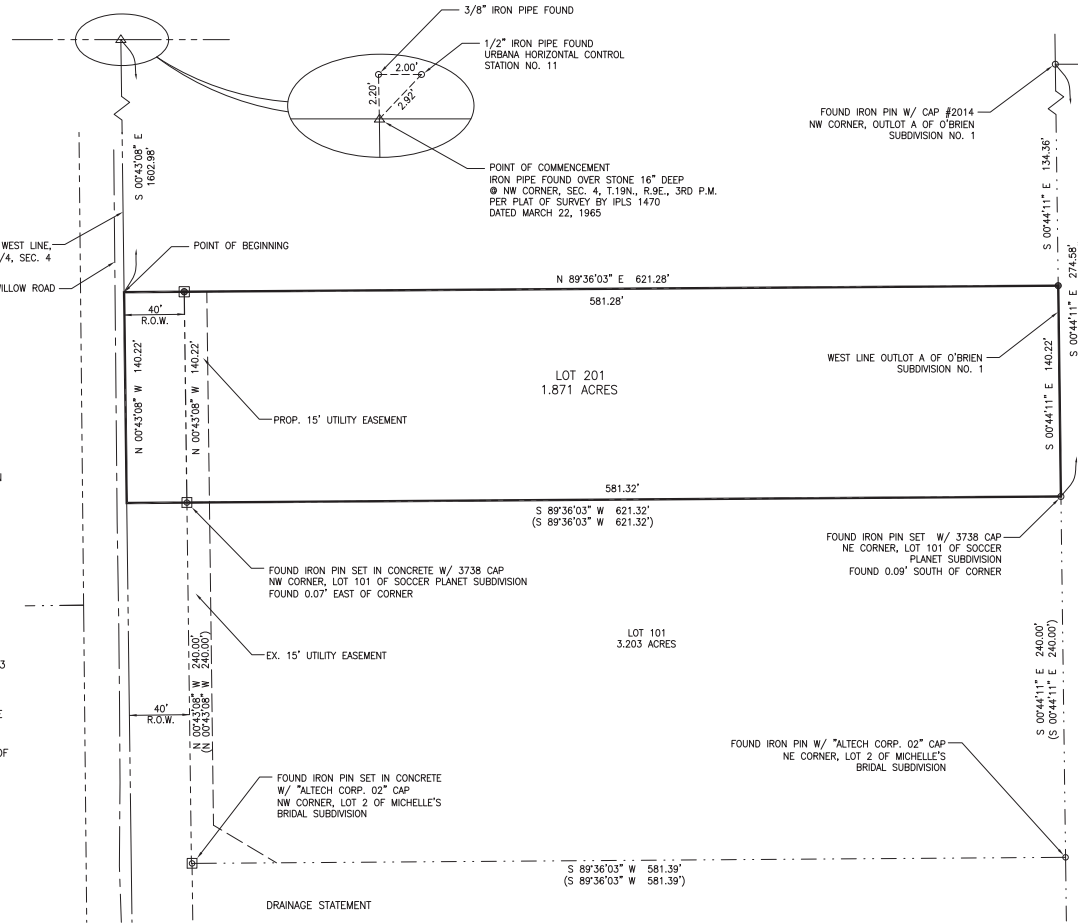
PRESENTED FOR RECORDING BY:

CITY OF URBANA
400 S. VINE ST.
URBANA, ILLINOIS 61801

RETURN TO:

BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

DATE OF PREPARATION: FEBRUARY 26, 2014



DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BRYAN K. BRADSHAW
ILLINOIS LICENSED
PROFESSIONAL ENGINEER NO. 52891



OWNER: RUDOLF A. FRASCA, MANAGING GENERAL PARTNER

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

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 HERINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HERINAFTER TO BE KNOWN AS "SOCCER PLANET SECOND 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 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 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 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R08386 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 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 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS.

SIGNED AND SEALED THIS DAY OF _____, 2014



BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738

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

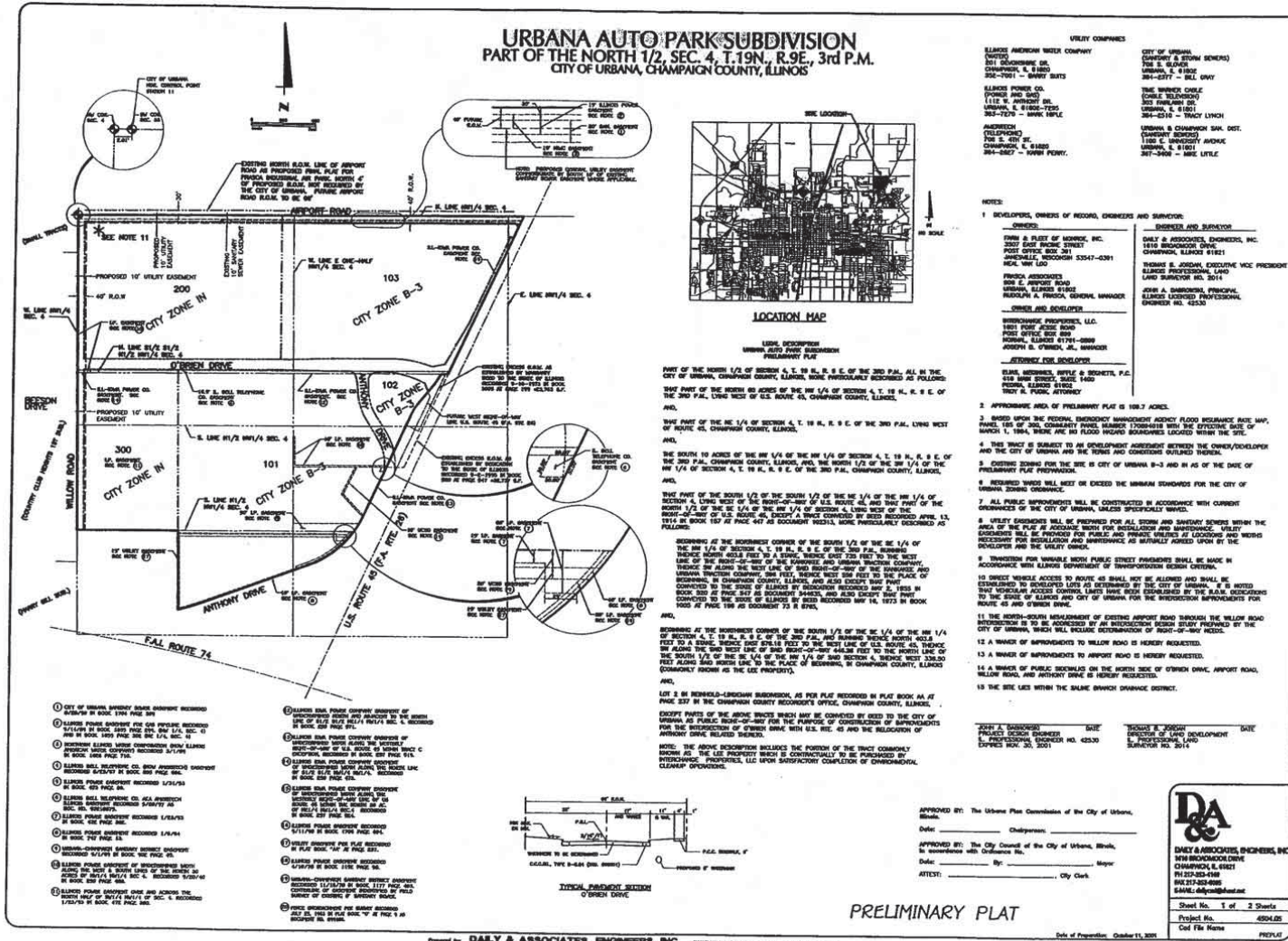
DATE: _____ CHAIRPERSON: _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. _____

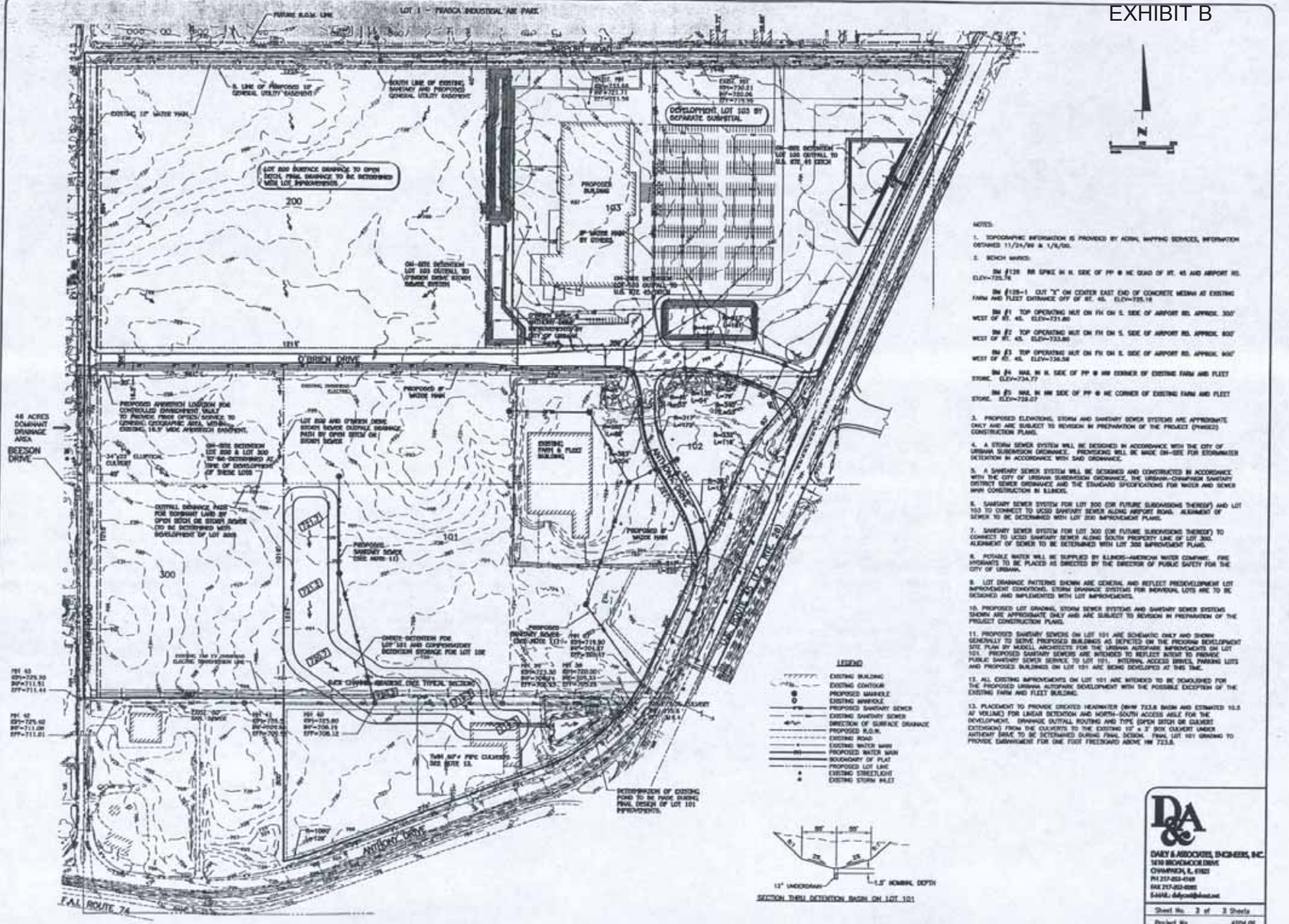
DATE: _____ BY: _____ MAYOR

CITY CLERK

THIS PLAT IS VALID FOR 180 DAYS FROM _____

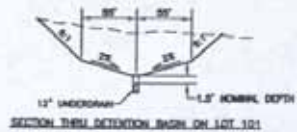


LOT 1 - PRASCA INDUSTRIAL AIR PARK



- NOTES:
1. TOPOGRAPHIC INFORMATION IS PROVIDED BY AERIAL MAPPING SERVICES, INFORMATION DATED 11/24/99 @ 1/4"=50'.
 2. BENCH MARKS:
 - BM #139: 88 SPIKE IN N. SIDE OF PP @ NE CORNER OF ST. 45 AND AIRPORT RD. ELEV=725.54
 - BM #139-1: CUT "X" ON CENTER EAST END OF CONCRETE MESH AT EXISTING FARM AND FLEET ENTRANCE OFF OF ST. 45. ELEV=725.18
 - BM #1: TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 300' WEST OF ST. 45. ELEV=721.80
 - BM #2: TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 800' WEST OF ST. 45. ELEV=722.80
 - BM #3: TOP OPERATING HUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 640' WEST OF ST. 45. ELEV=724.54
 - BM #4: VAL. IN N. SIDE OF PP @ NW CORNER OF EXISTING FARM AND FLEET STOR. ELEV=724.77
 - BM #5: VAL. IN SW SIDE OF PP @ NE CORNER OF EXISTING FARM AND FLEET STOR. ELEV=724.07
 3. PROPOSED ELEVATIONS, STORM AND SANITARY SEWER SYSTEMS ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION BY PREPARATION OF THE PROJECT (THIS) CONSTRUCTION PLANS.
 4. A STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF URBANA SUBURBAN DRAINAGE. PROVISIONS WILL BE MADE ON-SITE FOR EROSION/SEDIMENT DETENTION IN ACCORDANCE WITH SAID DRAINAGE.
 5. A SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBURBAN DRAINAGE, THE URBAN-CHAMPAIGN SANITARY DISTRICT SEWER DRAINAGE AND THE STANDARD SPECIFICATIONS FOR WELLS AND SEWER MAN CONSTRUCTION IN ILLINOIS.
 6. SANITARY SEWER SYSTEM FOR LOT 300 (FOR FUTURE SUBDIVISIONS THEREIN) AND LOT 103 TO CONNECT TO LOCAL SANITARY SEWER ALONG AIRPORT ROAD. ALIGNMENT OF SEWER TO BE DETERMINED WITH SAID IMPROVEMENT PLANS.
 7. SANITARY SEWER SYSTEM FOR LOT 300 (FOR FUTURE SUBDIVISIONS THEREIN) TO CONNECT TO LOCAL 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-INDIANA 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 DRAINAGE, STORM SEWER SYSTEMS AND SANITARY SEWER SYSTEMS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION BY PREPARATION OF THE PROJECT CONSTRUCTION PLANS.
 11. PROPOSED SANITARY SEWERS ON LOT 101 ARE SCHEMATIC ONLY AND SHOWN GENERALLY TO SERVE PROPOSED BUILDINGS AS SHIPPED ON THE PRELIMINARY DEVELOPMENT SITE PLAN BY HADSL ARCHITECTS FOR THE URBANA AIRPARK 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 REHABILITATED FOR THE PROPOSED URBANA AIRPARK DEVELOPMENT WITH THE POSSIBLE EXCEPTION OF THE EXISTING FARM AND FLEET BUILDING.
 13. PLACEMENT TO PROVIDE CREATED HEADWATER (MIN 723.8 BASH AND ESTIMATED 10.5 AF VOLUME) FOR LINEAR DETENTION AND NORTH-SOUTH ACCESS ASILE FOR THE DEVELOPMENT. DRAINAGE OUTFALL ROUTING AND TYPIC (OPEN DITCH OR CULVERT EXTENSION) FROM THE EXISTING 12" X 12" BOX CULVERT UNDER AIRPORT DRIVE TO BE DETERMINED DURING FINAL DESIGN. FINAL LOT 101 GRADING TO PROVIDE EMBANKMENT FOR ONE FOOT FREEBOARD ABOVE HW 723.8.

- LEGEND
- EXISTING BUILDING
 - EXISTING CONTOUR
 - PROPOSED MANHOLE
 - EXISTING IMPERMEABLE
 - EXISTING SANITARY SEWER
 - DIRECTION OF SURFACE DRAINAGE
 - PROPOSED R.O.N.
 - EXISTING ROAD
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - BOUNDARY OF PLAT
 - PROPOSED LOT LINE
 - EXISTING STREETLIGHT
 - EXISTING STORM INLET



DA & A
DAILY & ASSOCIATES, ENGINEERS, INC.
 1610 BROWNSWOOD DRIVE
 CHAMPAIGN, IL 61820
 PH: 219-823-6100
 FAX: 219-823-6101
 EMAIL: ddly@aol.com

Sheet No. 2 of 3 Sheets
 Project No. 4504.05
 Civil File Name: HEPLOT

SHEET LEGEND

P.C. CONCRETE PAVEMENT, 8" THICK (WITHIN R.O.W.)
 P.C. CONCRETE PAVEMENT, 6" THICK AGGREGATE BASE COURSE, TYPE A, 4" THICK
 PROPOSED (2) 2" CALIPER AMUR MAPLE TREE AND (1) 2" CALIPER 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 3/C2)

T/C 700.00 PROP. TOP OF CURB ELEVATION
 T/P 700.00 PROP. TOP OF PAVEMENT ELEVATION
 EX. MANHOLE
 EX. CLEANOUT
 PROP. DIRECTION OF FLOW

EX. CONTOUR
 PROP. SILT FENCE
 EX. STORM SEWER
 EX. SANITARY SEWER
 PROP. SANITARY SEWER
 PROP. CULVERT
 EX. WATERMAN

PARKING TABLE

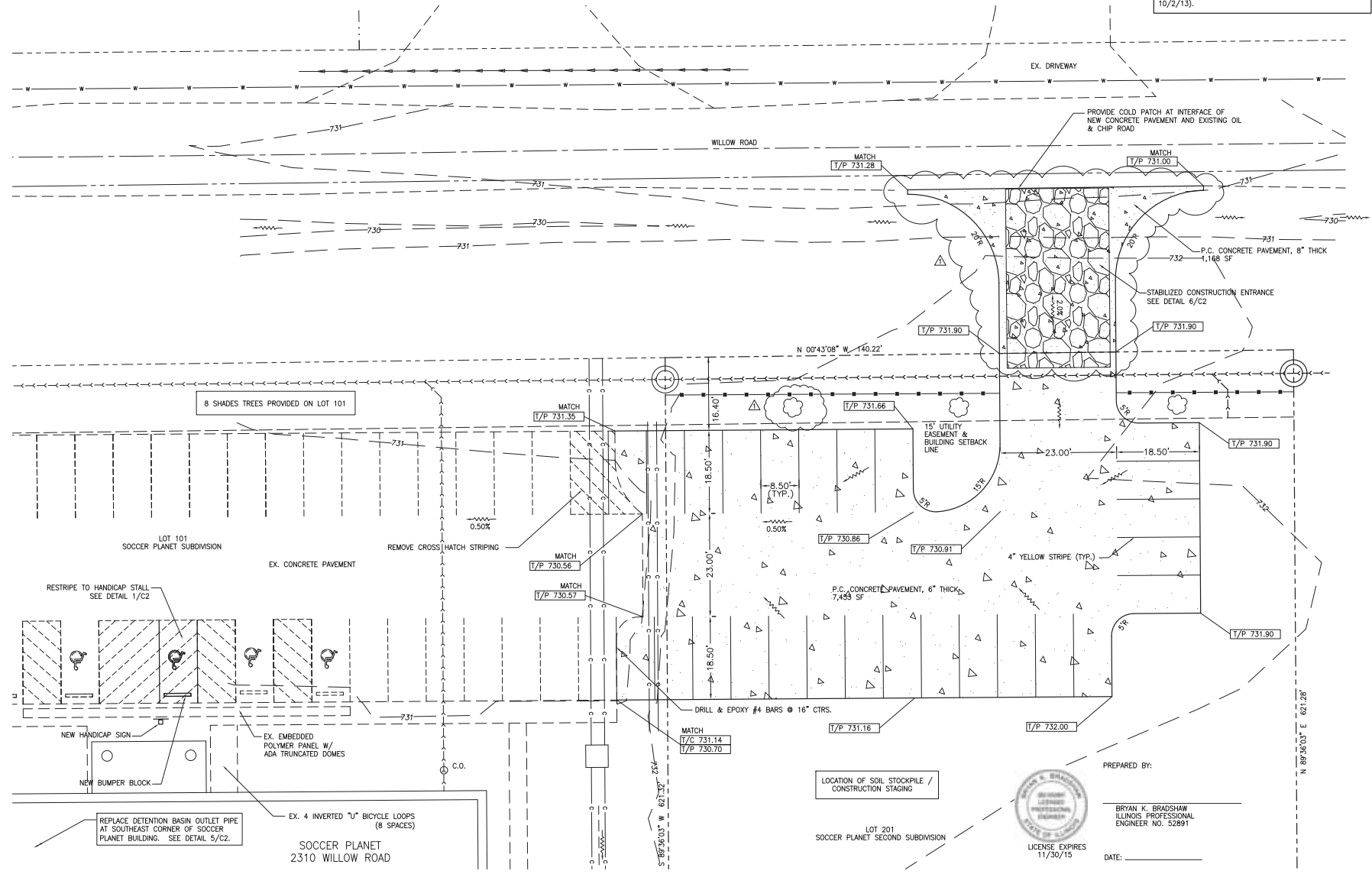
TOTAL REQUIRED: (PRIVATE INDOOR REC. DEVELOPMENT)
 1 SPACE PER 400 SF @ 24,539 SF = 62 SPACES

TOTAL PROVIDED:
 LOT 101: 64 SPACES + 4 H.C. SPACES
 LOT 201: 24 SPACES
 TOTAL: 88 SPACES + 4 H.C. SPACES

BICYCLE PARKING REQUIRED: 10% OF 62 = 7
 BICYCLE PARKING PROVIDED: 8 SPACES

BENCHMARK: MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED 27' SOUTHWEST OF SW CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION. ELEV. = 732.02. (NAVD 88)

THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0314D, DATED 10/2/13).



REVISIONS	NO.	DATE	DESCRIPTION
	1	2/25/14	CITY OF URBANA REVISIONS

BKB

ENGINEERING

301 N. HEBB STREET, SUITE 400 | CHAMPAIGN, IL 61820
 CELL: 217.840.3546 | OFFICE: 217.351.2971 | FAX: 217.351.2211

PARKING LOT PLAN

PARKING LOT EXPANSION
 SOCCER PLANET SECOND SUBDIVISION
 2312 WILLOW RD. - URBANA, ILLINOIS

PROJECT: 80-1301
 DESIGN BY: BKB
 DRAWN BY: BKB
 DATE: 2/5/14
 SHEET:

