

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.

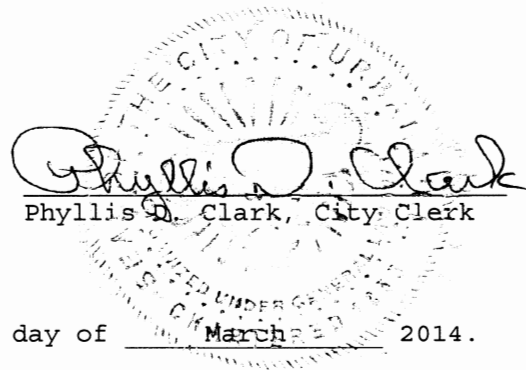
Section 2. This Ordinance is hereby passed by the affirmative vote of the members of the corporate authorities then holding office, the "ayes" and "nays" being called at a regular meeting of said Council.

PASSED by the City Council this 17th day of March, 2014.

AYES: Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 18th day of March 2014.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

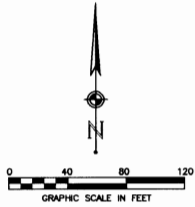
FINAL PLAT

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

ENGINEER/SURVEYOR: BKB ENGINEERING, INC.
 301 N. MEL ST., SUITE 400
 CHAMPAIGN, IL 61820
 (217) 531-2971 OFFICE
 (217) 531-2211 FAX
 PROFESSIONAL DESIGN FIRM
 NO. 184.005483



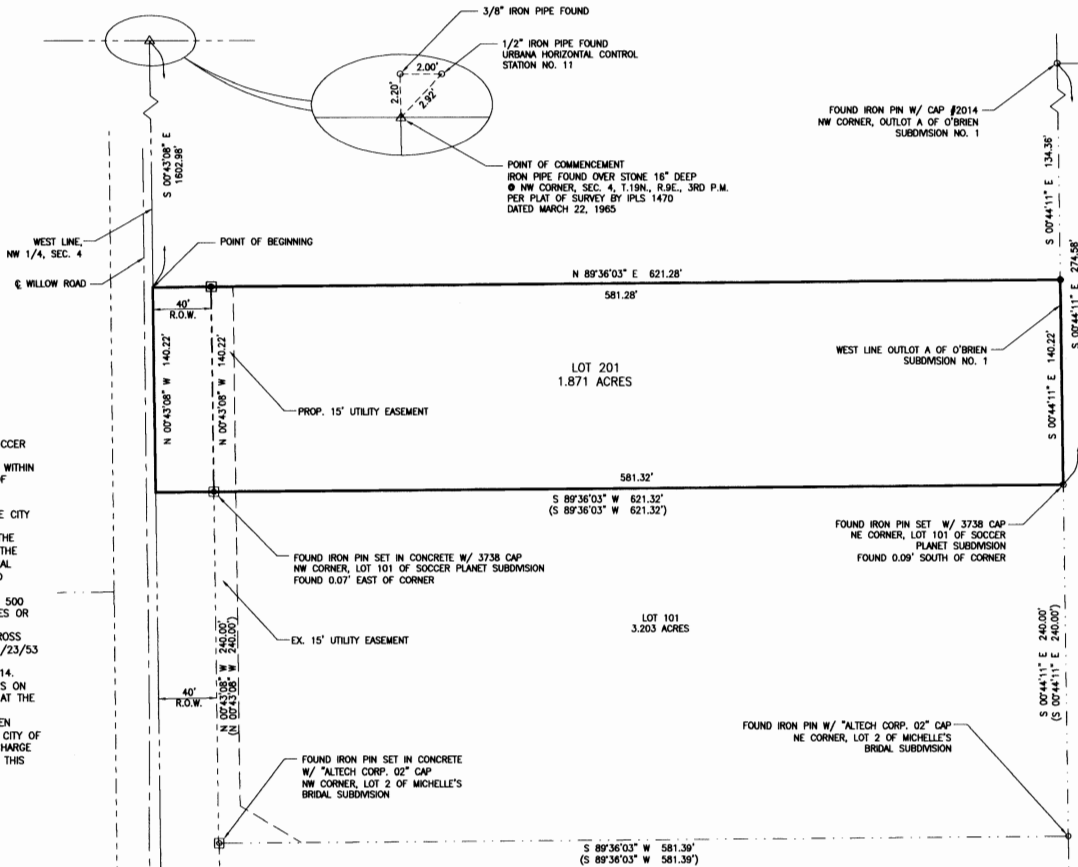
- LEGEND**
- BOUNDARY OF PLAT
 - - - SECTION LINE
 - - - EX. LOT LINE
 - - - EX. RIGHT-OF-WAY LINE
 - - - PROP. RIGHT-OF-WAY LINE
 - - - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - - - EX. CENTERLINE
 - 5/8" IRON PIN SET W/CAP 3738
 - ⊕ SET CONCRETE MONUMENT W/IRON PIN & CAP 3738
 - △ MONUMENT FOUND
 - 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 SW 1/4, NW 1/4 OF SECTION 4, RECORDED 1/23/53 IN BOOK 472, PAGE 380.
8. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN 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. MEL ST., SUITE 400
 CHAMPAIGN, IL 61820
 (217) 531-2971 OFFICE
 (217) 531-2211 FAX



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.

DATE: _____
 BRYAN K. BRADSHAW
 ILLINOIS LICENSED
 PROFESSIONAL ENGINEER NO. 52691

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 HEREAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREAFTER 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. OF THE NORTHWEST QUADRANT OF SAID SECTION 4 FOR A DISTANCE OF 140.22 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 _____