SITE IMPROVEMENT PLANS
FOR
PROJECT PUMPKIN
HUNTLEY, ILLINOIS
VENTURE ONE REAL ESTATE, LLC

F999
PROJECT PUMPKIN
SITE IMPROVEMENTS
02/08/21
2

STATE OF ILLINOIS)
) SS:
COUNTY OF KANE)

DRAINAGE CERTIFICATION

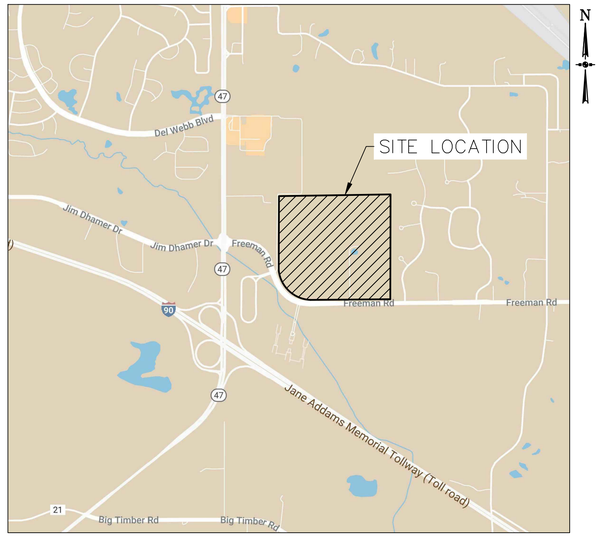
WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJACENT LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE DEVELOPMENT.

BY: _____ DATED: _____
OWNER OR ATTORNEY (SIGN AND PRINT)

BY: _____ DATED: _____
ENGINEER (SIGN AND PRINT)

062-064896 / EXP: NOVEMBER 30, 2021
ENGINEER LICENSE NUMBER AND EXPIRATION

VENTURE ONE REAL ESTATE



LOCATION MAP
NOT TO SCALE

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ABBREVIATION LEGEND

ADA	AMERICANS WITH DISABILITIES ACT
B/	BOTTOM OF
BC	BACK OF CURB ELEVATION
C-C	CENTER TO CENTER SPACING
C&G	CURB AND GUTTER
CB	CATCH BASIN
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DWS	DETECTABLE WARNING STRIP
EP	EDGE OF PAVEMENT ELEVATION
EX	EXISTING
FH	FIRE HYDRANT
FR	FUTURE
GR	GRADE RING ELEVATION
HC	HANDICAPPED
HWL	POND HIGH WATER LEVEL
I	UTILITY INVERT ELEVATION
MH	MANHOLE
NWL	POND NORMAL WATER LEVEL
PC	PRESSURE CONNECTION
PCC	PORTLAND CEMENT CONCRETE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R	UTILITY STRUCTURE RIM ELEVATION
R&R	REMOVE AND REPLACE
RCP	REINFORCED CONCRETE PIPE
STM	STORM SEWER
T/	TOP OF
TC	TOP OF CURB ELEVATION
TDC	TOP OF DEPRESSED CURB ELEVATION
TF	TOP OF FOUNDATION ELEVATION
TW	TOP OF RETAINING WALL ELEVATION
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
Vv	VALVE VAULT
W/	WITH
WM or WTR	WATER MAIN

LEGEND

PROPOSED	DESCRIPTION	EXISTING
C	STORM SEWER	C
8W	WATER MAIN WITH SIZE	8W
	SANITARY SEWER	
	RIGHT-OF-WAY/PROPERTY LINE	
842	CONTOUR	701
805.25	SPOT GRADE	701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
XX	SILT FENCE	
	OVERFLOW DIRECTION	
	SURFACE/DITCH FLOW DIRECTION	
	ROAD SIGN	
	CURB & GUTTER	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
T	UNDERGROUND TELEPHONE	T
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
G	UNDERGROUND GAS LINE	G

WARNING

CALL JULIE TOLL FREE 1-800-892-0123

CALL BEFORE YOU DIG

(TWO WORKING DAYS NOTICE REQUIRED PRIOR TO DIGGING)

811 Know what's **below.** **Call** before you dig.

Municipality: Village of Huntley
County: Kane
Township: 42N
Range: 7E
Section: 09

No.	Description	Date
2	Revised Per Village Review	02/08/21
1	Original Plan Date	01/11/21

REVISIONS

ENGINEER _____ DATE
MATTHEW J. KRAMER
MKRAMER@JACOBANDHEFNER.COM

ILLINOIS REGISTRATION NO. 062-064896
EXPIRES 11/30/2021
ENGINEER ONLY CERTIFIES SHEETS C1.0 – C10.2

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

BENCHMARK & LOCATIONS:

EXISTING CONDITIONS OBTAINED FROM TOPOGRAPHIC SURVEYS PREPARED BY JACOB & HEFNER ASSOCIATES, INC., DATED 12/23/2020

ELEVATIONS ARE TIED TO NAVD 1988.

REFER TO TOPOGRAPHIC SURVEY FOR ANY SITE BENCHMARKS.

REFERENCE BENCHMARK(S):

ELEVATIONS ARE BASED ON THE VILLAGE OF HUNTLEY VERTICAL DATUM (NAVD 1988)

REFERENCE BENCHMARKS:

1. STATION NAME: VOH 6 – 2" BRONZE DISK SET IN THE SOUTH HEADWALL AT THE WEST END OF THE TRIPLE BOX CULVERT UNDER SUN CITY BOULEVARD.
   ELEVATION=877.44
2. STATION NAME: VOH 7 – 2" BRONZE DISK SET IN WEST END OF SOUTH HEADWALL OVER CREEK. BETWEEN THE 1st AND 2nd COLUMNS FROM THE WEST, AT THE SW CORNER OF ILL. ROUTE 47 AND FREEMAN ROAD.
   ELEVATION=894.61

REFER TO TOPOGRAPHIC SURVEY FOR ANY SITE BENCHMARKS.

SITE BENCHMARK(S):

BM 1 – TOP OF SOUTHERN MOST BOLT AT BASE OF 3rd /ELECTRIC TRANSMISSION POLE EAST OF FACTORY SHOPS BOULEVARD ON THE NORTH SIDE OF FREEMAN ROAD.

ELEVATION=921.20

BM 6 – CUT 'X' SET IN SOUTHWESTERN BEND OF CONCRETE WALK APPROXIMATELY 66 FEET NORTHEAST OF THE CENTER OF FREEMAN ROAD AND 16 FEET NORTHWEST OF THE BACK OF CURB OF THE ACCESS ROAD TO THE WATER TOWER.

ELEVATION=896.12

BM 8 – SQUARE CUT IN WEST BASE OF 1st LIGHT POLE EAST OF FACTORY SHOPS BOULEVARD AND ON THE NORTH SIDE OF FREEMAN ROAD.

ELEVATION=897.57

BM 9 – SQUARE CUT IN SOUTHWEST BASE OF 2nd LIGHT POLE WEST OF THE SITE AND ON THE NORTH SIDE OF FREEMAN ROAD.

ELEVATION=894.95

BM 10 – CUT 'X' SET IN EASTERN CURB OF THE ACCESS DRIVE TO THE WATER TOWER APPROXIMATELY 177 FEET NORTH OF THE 7TH /ELECTRIC TOWER NORTH OF FREEMAN ROAD.

ELEVATION=906.50

BM 11 – CUT 'X' SET IN EASTERN CURB OF THE ACCESS DRIVE TO THE WATER TOWER APPROXIMATELY 153 FEET NORTH OF THE 6TH /ELECTRIC TOWER NORTH OF FREEMAN ROAD.

ELEVATION=906.36

BM 12 – CUT 'X' SET IN EASTERN CURB OF THE ACCESS DRIVE TO THE WATER TOWER APPROXIMATELY 226 FEET NORTH OF THE 4TH /ELECTRIC TOWER NORTH OF FREEMAN ROAD.

ELEVATION=899.08

BM 13 – CUT 'X' SET IN EASTERN CURB OF THE ACCESS DRIVE TO THE WATER TOWER APPROXIMATELY 67 FEET NORTH OF THE 4TH /ELECTRIC TOWER NORTH OF FREEMAN ROAD.

ELEVATION=899.51

BM 14 – TOP OF IRON ROD WITH CAP SET APPROXIMATELY 155 FEET NORTH OF THE 2ND ELECTRIC TOWER NORTH OF FREEMAN ROAD AND 33 FEET WEST OF THE WESTERN EDGE OF PAVEMENT OF THE ACCESS DRIVE TO THE WATER TOWER.

ELEVATION=900.62

BM 15 – TOP OF IRON ROD WITH CAP SET APPROXIMATELY 230 FEET SOUTHEAST OF THE CENTER OF HUNTLEY AUTOMALL DRIVE AND 5.7 FEET SOUTHWEST OF THE SOUTHWESTERN BACK OF CURB OF FREEMAN ROAD.

ELEVATION=896.19

BM 16 – TOP OF IRON ROD WITH CAP SET IN MIDDLE OF GRASS MEDIAN OF FREEMAN ROAD APPROXIMATELY 267 FEET WEST OF THE CENTER OF FACTORY SHOPS BOULEVARD.

ELEVATION=896.82

BM 17 – TOP OF IRON ROD WITH CAP SET APPROXIMATELY 265 FEET EAST OF THE CENTER OF FACTORY SHOPS BOULEVARD AND 2 FEET SOUTH OF THE SOUTHERN BACK OF CURB OF FREEMAN ROAD.

ELEVATION=899.45

BM 19 – TOP OF IRON ROD WITH CAP SET APPROXIMATELY 1,340 FEET WEST OF THE CENTER OF CARRIAGE WAY LANE AND 14.5 FEET SOUTH OF THE SOUTHERN BACK OF CURB OF FREEMAN ROAD.

ELEVATION=909.66

BM 20 – MAGNAIL SET IN MIDDLE OF ASPHALT DRIVE TO METAL SHED APPROXIMATELY 854 FEET WEST OF THE CENTER OF CARRIAGE WAY LANE AND 3.5 FEET NORTH OF THE NORTHERN BACK OF CURB OF FREEMAN ROAD.

ELEVATION=917.30

BM 21 – TOP OF IRON ROD WITH CAP SET APPROXIMATELY 533 FEET WEST OF THE CENTER OF CARRIAGE WAY LANE AND 4.5 FEET SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF FREEMAN ROAD.

ELEVATION=915.99

JACOB & HEFNER ASSOCIATES
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PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

5. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE COMMENCING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

6. NOTIFICATION OF COMMENCING CONSTRUCTION

   A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME, WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING, WILL CAUSE THE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. THE COST OF SUSPENSION OF WORK TO BE BORNE BY THE CONTRACTOR.

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES, FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT THE CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES ARE TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL, SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER AND MUNICIPALITY.

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY.

16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND WITH INSURANCE, IN THE AMOUNT REQUIRED BY THE MUNICIPALITY, GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

18. THE OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE IN ACCORDANCE WITH OSHA REGULATIONS.

21. AT NO ADDITIONAL EXPENSE TO THE OWNER, THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION AND OTHER MISCELLANEOUS ITEMS NOT PRESENT PRIOR TO PROJECT COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS," LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER COURSE OR SURFACE COURSE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

29. ALL CUTS OVER ONE INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. ANY DEWATERING OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED DURING SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE FOOT BELOW THE BOTTOM OF THE PIPE. THE TRENCH SHALL BE BACKFILLED WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

31. THE CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

32. AGGREGATE TRENCH BACKFILL WILL BE REQUIRED TO FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENT, UTILITIES, BUILDINGS AND SIDEWALKS. AGGREGATE TRENCH BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT IDOT STANDARD SPECIFICATIONS. TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATIONS CA-6 OR CA-7. AGGREGATE TRENCH BACKFILL SHALL BE PLACED IN CONTROLLED LIFTS (12 INCH LOOSE MEASURE TYPICAL FOR GRANULAR MATERIAL) WITH EACH LIFT VIBRATORY COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY BASED ON A MODIFIED PROCTOR TEST (ASTM D 1557), OR IN THE CASE OF OPEN GRADED STONE, TO A FIRM, DENSE STATE AS OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF THE NEXT LIFT. LIFT THICKNESS ADJUSTMENTS CAN ONLY BE DETERMINED/APPROVED BY THE GEOTECHNICAL ENGINEER (OR HIS REPRESENTATIVE) BASED ON THE SIZE/TYPE OF COMPACTING EQUIPMENT USED.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.

34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS WILL BE AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY ENTERS THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS BEEN DEVELOPED.

37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND FINISHED FLOOR ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, KEY PAVEMENT SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES INCLUDING THOSE APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. THE RECORD DRAWINGS SHALL ALSO INCORPORATE FIELD DESIGN CHANGES THAT WERE NOT APPROVED BY OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR.

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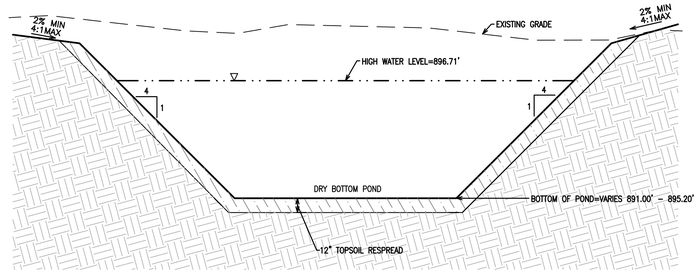
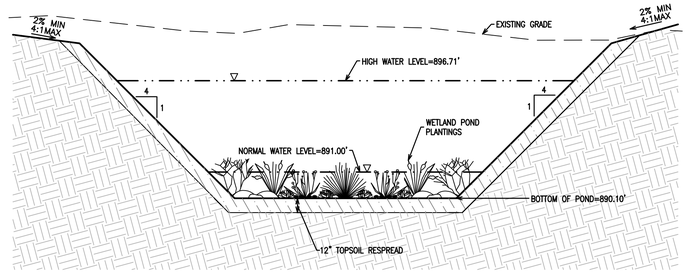


DETENTION BASIN 1 & 4 TYPICAL SECTION
N.T.S.



DETENTION BASINS 2, 3A, & 3B TYPICAL SECTION
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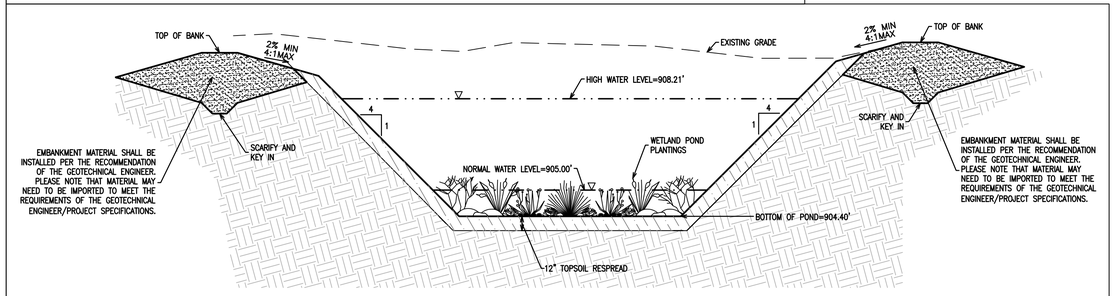

DETENTION BASIN 5 TYPICAL SECTION
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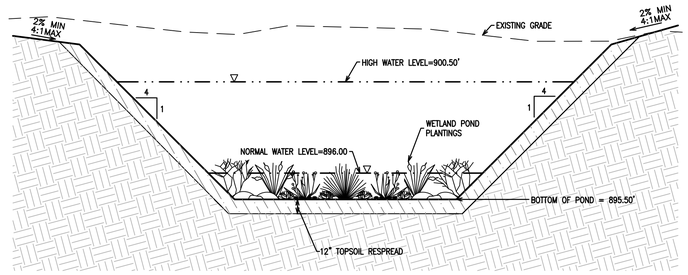

DETENTION BASINS 6 & 7 TYPICAL SECTION
N.T.S.

CONTACTS

DEVELOPER:
VENTURE ONE REAL ESTATE, LLC
CONTACT: JEFF RADUECHEL
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GENERAL CONTRACTOR:
CONTACT: TBD

ARCHITECT:
DLR GROUP
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P: (602) 382-8580

CIVIL ENGINEER:
JACOB AND HEFNER ASSOCIATES, INC.
CONTACT: MATTHEW KRAMER, P.E.
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VILLAGE OF HUNTLEY:
CONTACT: TIM FARRELL
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HUNTLEY, ILLINOIS 60142
P: (847) 515-5285

IDNR NOTES

IDNR PROJECT NUMBER: 2108083
ECOCAT SUBMITTAL DATE: 12/04/2020
PROJECT PERMIT NAME: PROJECT PUMPKIN
APPLICANT: VENTURE ONE REAL ESTATE, LLC

NOTED ENDANGERED SPECIES:
- BLANDING'S TURTLE (EMYDOIDEA BLANDINGII)
- SWAINSON'S HAWK (BUTEO SWAINSONI)

BLANDING'S TURTLE REQUIREMENTS:

1. ALL ON-SITE PERSONNEL SHOULD BE EDUCATED ABOUT THIS SPECIES AND BE INSTRUCTED TO STOP WORK IMMEDIATELY AND CONTACT THE DEPARTMENT (BRAD SEMEL, NATURAL HERITAGE DIVISION, 815-675-2386 EXT. 216) IF THEY ARE ENCOUNTERED IN THE PROJECT AREA. FLIERS WITH PHOTOS OF ADULT AND JUVENILE BLANDING'S TURTLES, AND LIFE-HISTORY INFORMATION SHOULD BE DISTRIBUTED TO PERSONNEL
2. EXCLUSIONARY FENCING SHOULD BE INSTALLED AROUND THE WORK AREA, OR AT A MINIMUM, TO PARTITION OFF ANY WETLAND AREAS BEFORE THE ACTIVE SEASON (MARCH 1ST – NOVEMBER 1ST). EXCLUSIONARY FENCING SHOULD BE TRENCHED INTO THE GROUND (A MINIMUM OF 4 INCHES), AND INSPECTED DAILY FOR BLANDING'S TURTLES. FENCING SHOULD BE INSTALLED WITH TURN-AROUNDS AT OPEN ENDS AND AT ANY ACCESS OPENINGS NEEDED IN THE FENCING, IN ORDER TO REDIRECT ANIMALS AWAY FROM OPENINGS.
3. EXCAVATIONS SHOULD BE INSPECTED DAILY FOR TRAPPED WILDLIFE AND SAFELY COVERED OVERNIGHT. SOIL OR OTHER POTENTIAL TURTLE NESTING MEDIUM STOCKPILES SHOULD ALSO HAVE EXCLUSIONARY FENCING INSTALLED AROUND THE PERIMETER TO DISCOURAGE TURTLE NESTING AND POTENTIAL HARM.
4. A PERMANENT EXCLUSIONARY BARRIER BETWEEN ANY WETLANDS AND THE PROJECT SITE SHOULD BE INCORPORATED INTO PROJECT PLANS TO PREVENT TURTLES FROM ENTERING AREAS WHERE THEY MAY BE ADVERSELY IMPACTED BY DAILY ACTIVITY. THE BARRIER SHOULD INCLUDE TURN-AROUNDS WHERE NEEDED AND BE TRENCHED INTO THE SOIL A MINIMUM OF 4 INCHES

SWAINSON'S HAWK REQUIREMENTS:

1. TREE CLEARING WORK SHOULD OCCUR ON THE PROJECT AREA FROM OCTOBER 1ST THROUGH MARCH 31ST TO AVOID THE PRIME NESTING SEASON FOR THIS SPECIES.
2. IF THESE DATE RESTRICTIONS CANNOT BE ACCOMODATED, BIRD SURVEY AND HABITAT ASSESSMENT SHOULD BE PERFORMED BY A QUALIFIED BIOLOGIST IN THE PROPOSED DEVELOPMENT AREA. RESULTS SHOULD BE FORWARDED TO THE DEPARTMENT FOR A FINAL DETERMINATION ON IMPACTS TO ANY LISTED BIRD SPECIES.

No.	Description	Date
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GENERAL NOTES & TYPICAL SECTIONS

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VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

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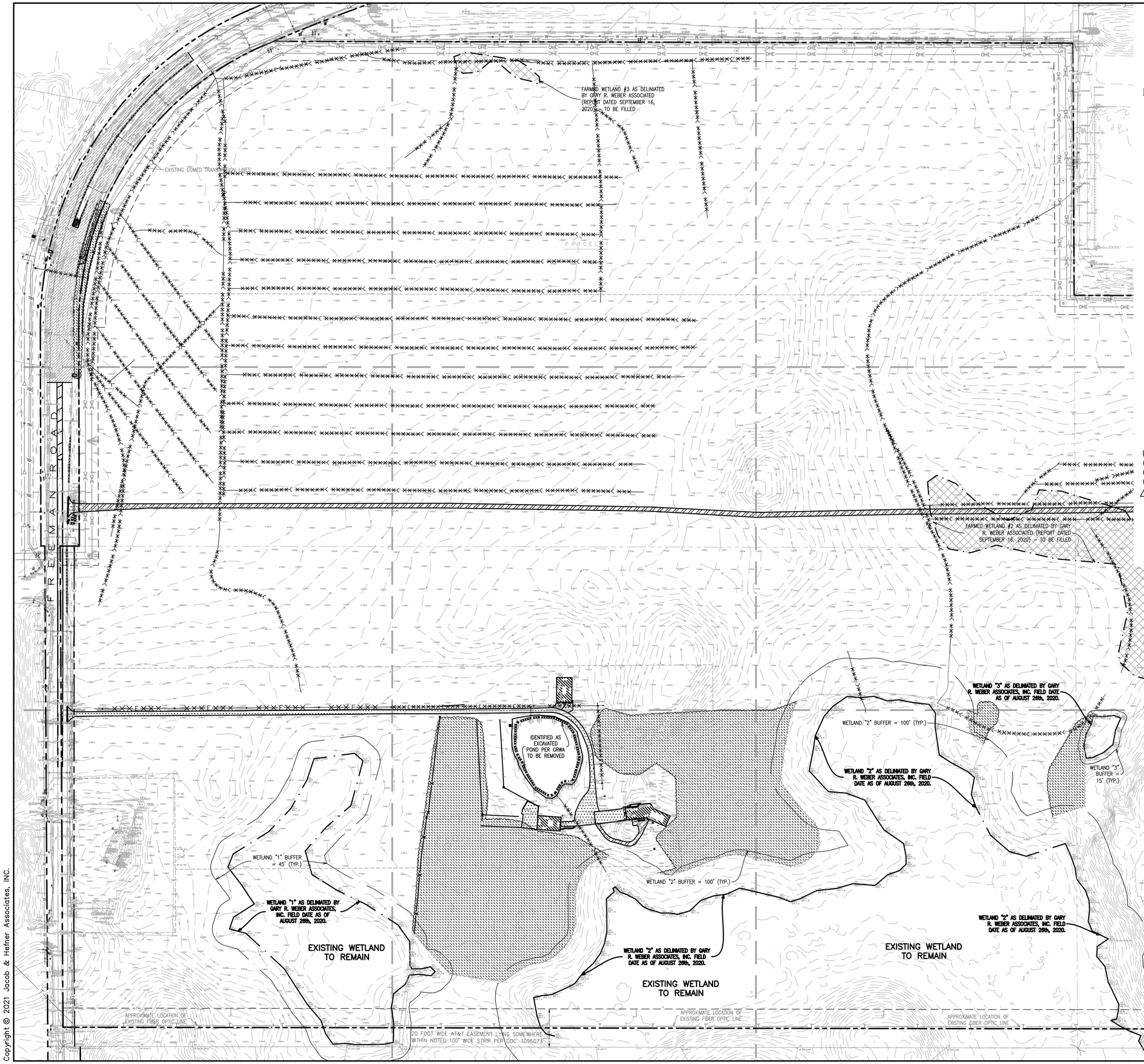

GRAPHIC SCALE 1"=120'

0 60' 120' 240'

DEMOLITION NOTES

1) ALL EXISTING STORM MANHOLES AND CATCH BASINS ARE TO BE EXCAVATED AND REMOVED AS SPECIFIED. PLUG AND ABANDON STORM SEWER PIPE.
2) CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
3) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
4) CONTRACTOR SHALL COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.
5) NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER AND WATER DEPARTMENT APPROVAL.
6) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
7) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT-OF-WAYS.
8) ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
9) THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ADJOINING PROPERTY.
10) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO BUILDING DEMOLITION.
11) CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS NOT INDICATED FOR REMOVAL. SOME EXISTING TREES AND SHRUBS MAY NOT BE SHOWN ON THE PLANS.
12) ALL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
13) REFER TO GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES.
14) CONTRACTOR IS RESPONSIBLE FOR ANALYTICAL SAMPLING AND ANALYSIS ASSOCIATED WITH CCDD HAUL OFF.
15) PRIOR TO COMMENCING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES ON THE PROJECT WHICH MAY IN ANY WAY CREATE INVOLVEMENT WITH EXISTING PUBLIC UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY OR COMMUNITY INVOLVED. ADJUSTMENT OF ANY PUBLIC UTILITIES WITHIN THIS PROJECT AREA WILL BE DONE BY THE RESPECTIVE OWNERS OF SAID UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.
16) ALL WATER WELL SEALING AND ABANDONMENTS SHALL BE IN ACCORDANCE WITH STATE AND COUNTY REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, PERMITS, APPLICATIONS, AND INSPECTIONS. WATER WELLS SHALL BE SEALED BY A LICENSED WATER WELL DRILLER PURSUANT TO THE WATER WELL AND PUMP INSTALLATION CONTRACTOR'S LICENSE ACT. NOTIFICATION OF WORK BEING PERFORMED AND FOLLOW UP DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY HEALTH DEPARTMENT PER STATE AND COUNTY REQUIREMENTS. 2
17) EXISTING CONDITIONS OBTAINED FROM A TOPOGRAPHIC SURVEY, PREPARED BY JACOB & HEFNER ASSOCIATES, DATED DECEMBER, 2020.
18) CONTRACTOR IS RESPONSIBLE FOR ANY WELL OR SEPTIC DECOMMISSIONING AND ASSOCIATED PERMITTING.
12) ANY DRAIN TILE ENCOUNTERED DURING CONSTRUCTION CONVEYING FLOW FROM OFFSITE AREAS SHALL BE MAINTAINED AND CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM.

DEMOLITION LEGEND

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- DENOTES LIMITS OF EXISTING WETLAND TO BE FILLED.
- DENOTES EXISTING PAVEMENT TO BE REMOVED. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF-SITE.
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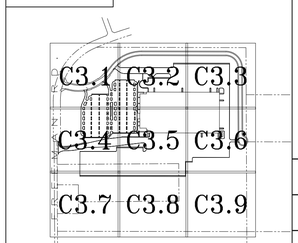

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OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN

VENTURE ONE REAL ESTATE, LLC

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1" = 120'

C3.0

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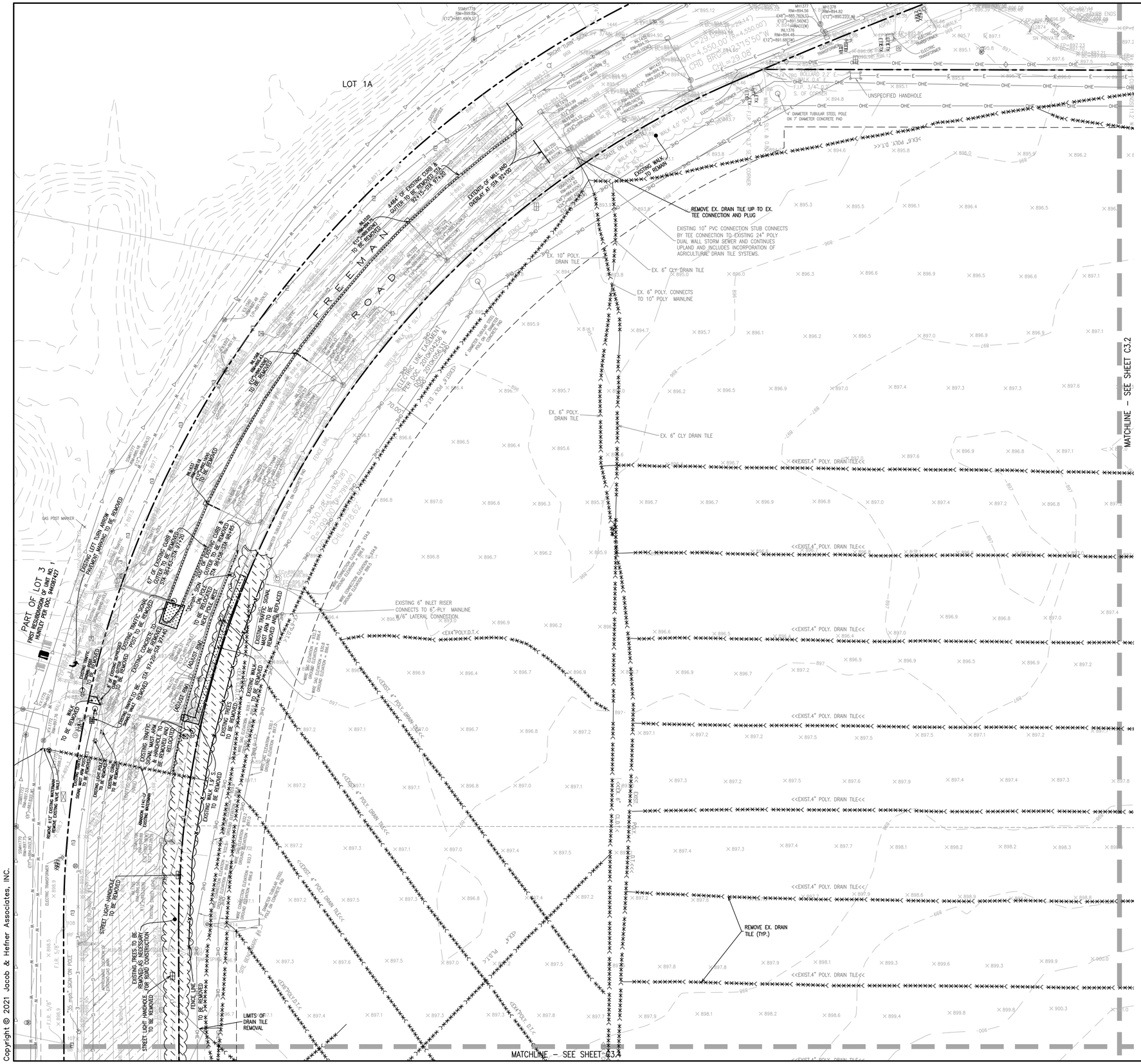

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

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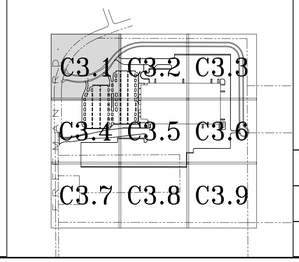

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SITE IMPROVEMENT PLANS - PROJECT PUMPKIN

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1" = 40'

C3.1

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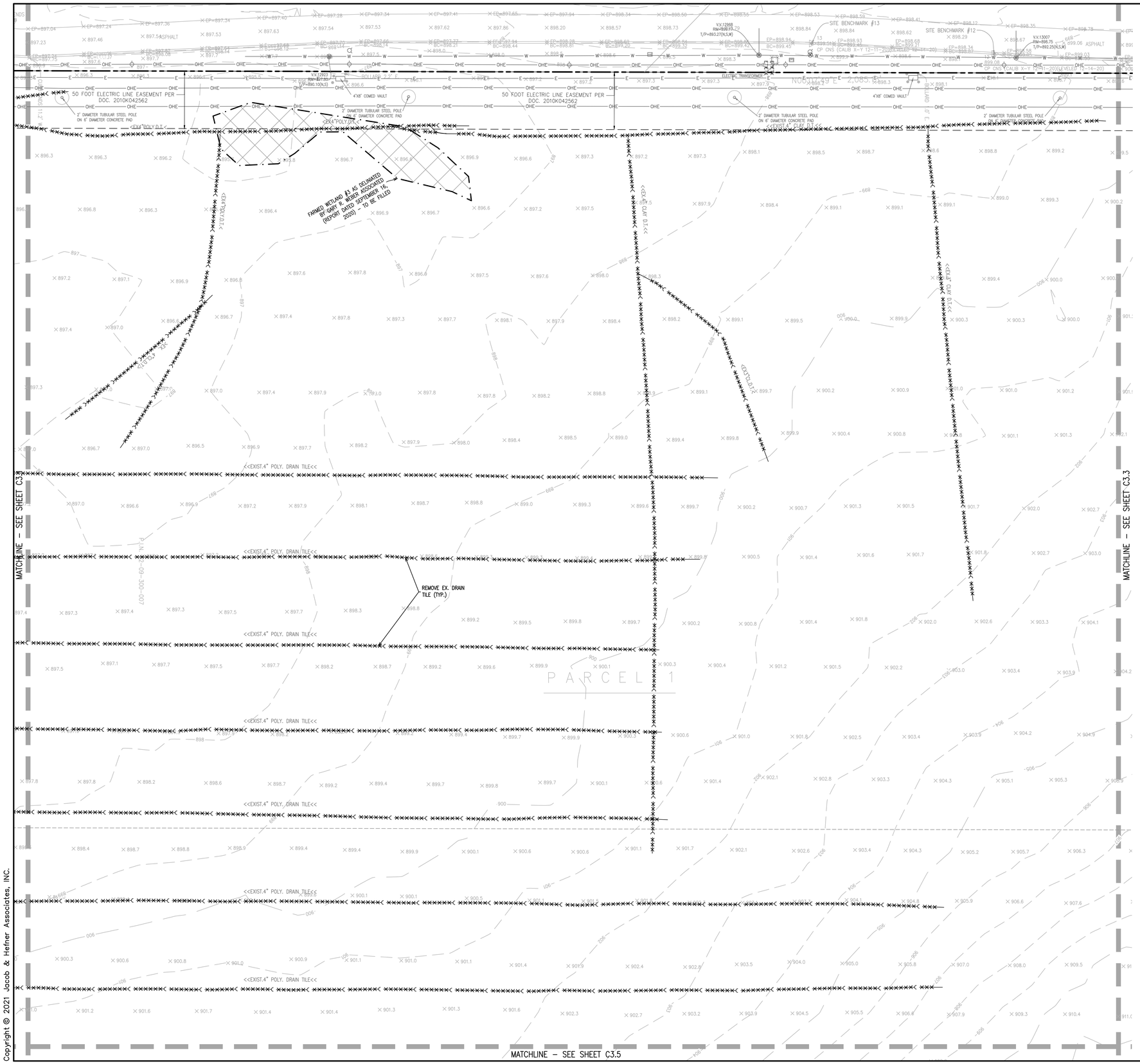

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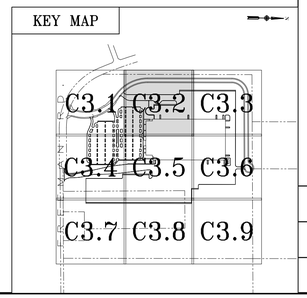

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C3.2

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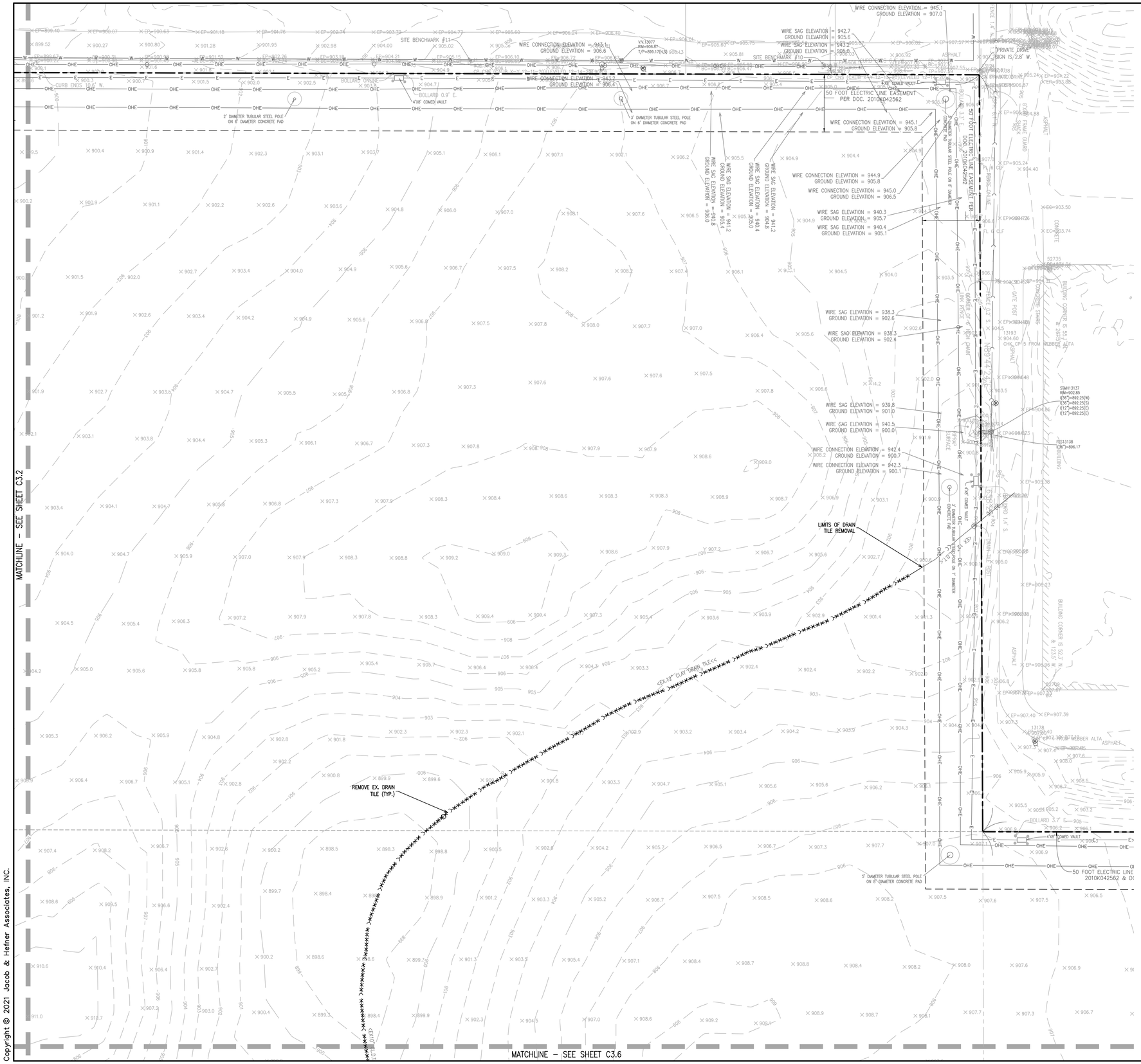

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KEY MAP

C3.1 C3.2 C3.3
C3.4 C3.5 C3.6
C3.7 C3.8 C3.9

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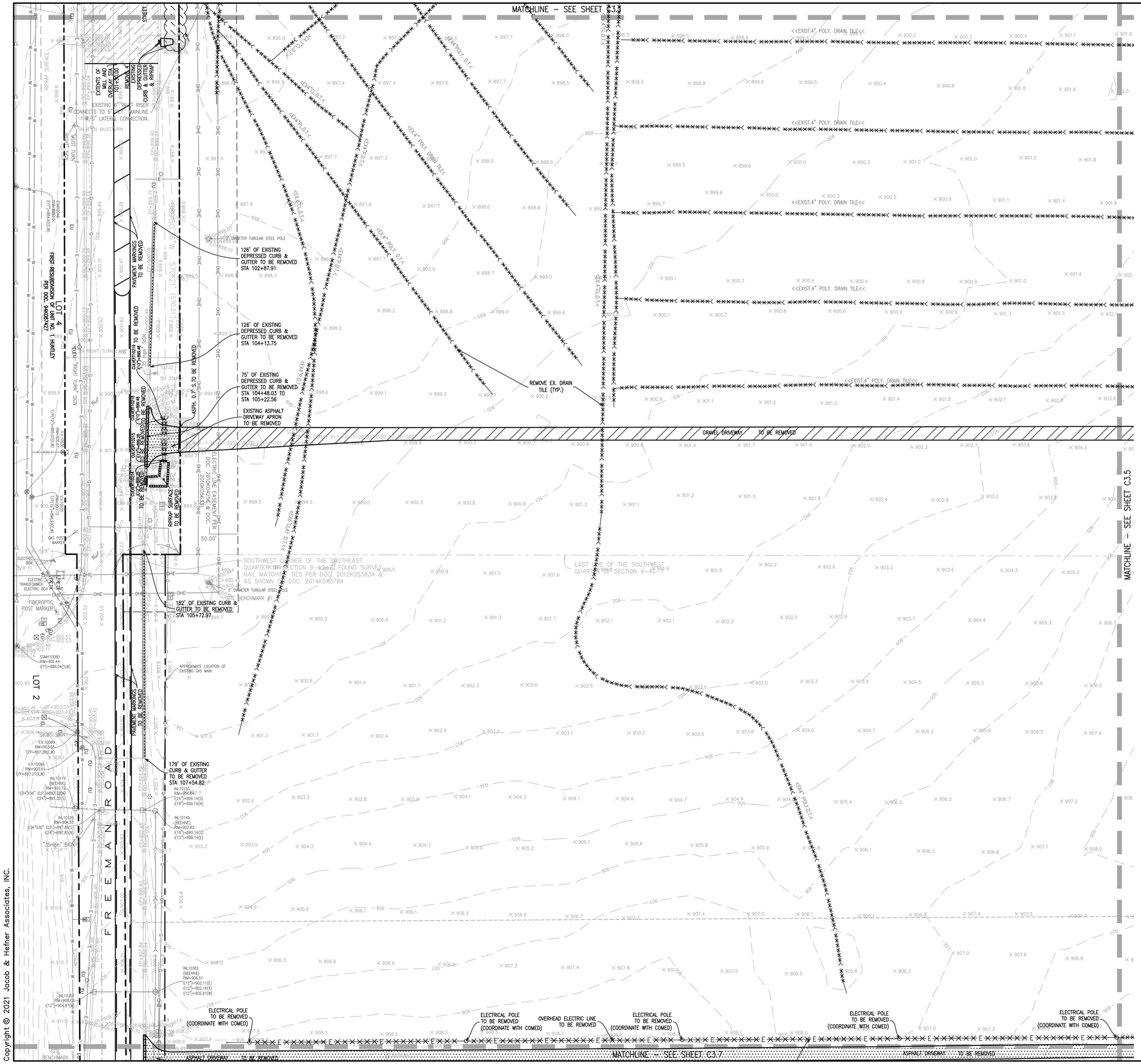
C3.3



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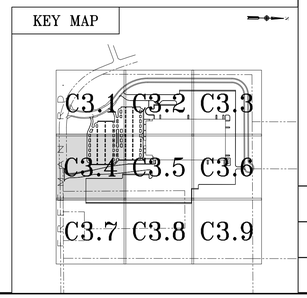

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C3.4

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MATCHLINE – SEE SHEET C3.2

<<EXIST.4" POLY. DRAIN TILE<<

REMOVE EX. DRAIN TILE (TYP.)

GRAVEL DRIVEWAY TO BE REMOVED

MATCHLINE – SEE SHEET C3.4

MATCHLINE – SEE SHEET C3.6

MATCHLINE – SEE SHEET C3.8

OVERHEAD ELECTRIC LINE TO BE REMOVED

ELECTRICAL POLE TO BE REMOVED (COORDINATE WITH COMED)

EDGE OF FIELD

EXISTING FLARED END SECTION TO BE REMOVED

ELECTRICAL POLE TO BE REMOVED (COORDINATE WITH COMED)

METAL BUILDING TO BE REMOVED

FINISHED FLOOR ELEVATION = 906.67

ROOF 20.9'± ABOVE GROUND

ELECTRICAL POLE TO BE REMOVED (COORDINATE WITH COMED)

ASPHALT DRIVEWAY TO BE REMOVED

TREELINE TO BE REMOVED

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

N

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C3.1 C3.2 C3.3
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C3.7 C3.8 C3.9

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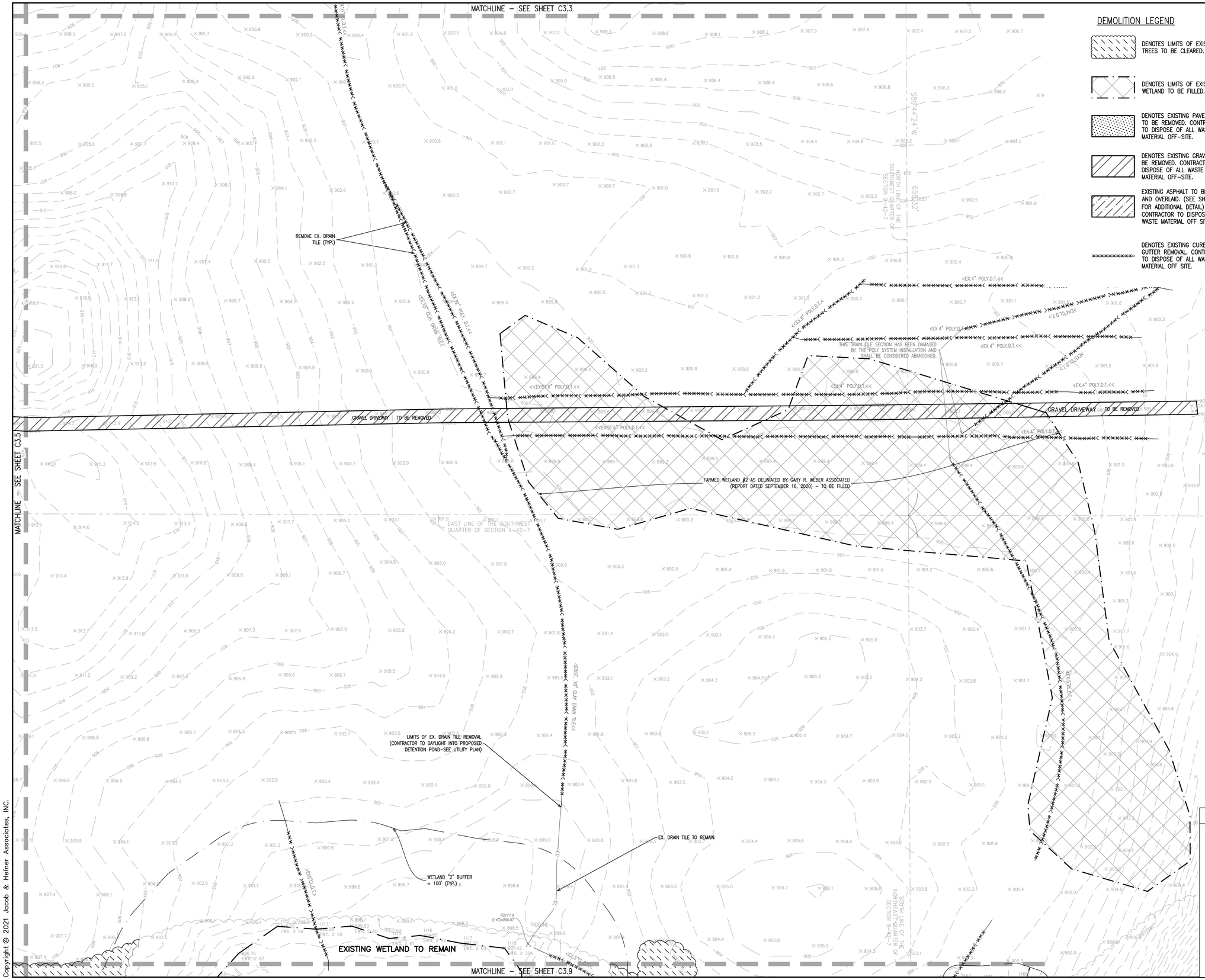

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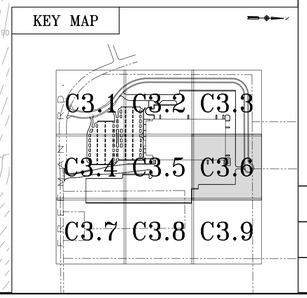

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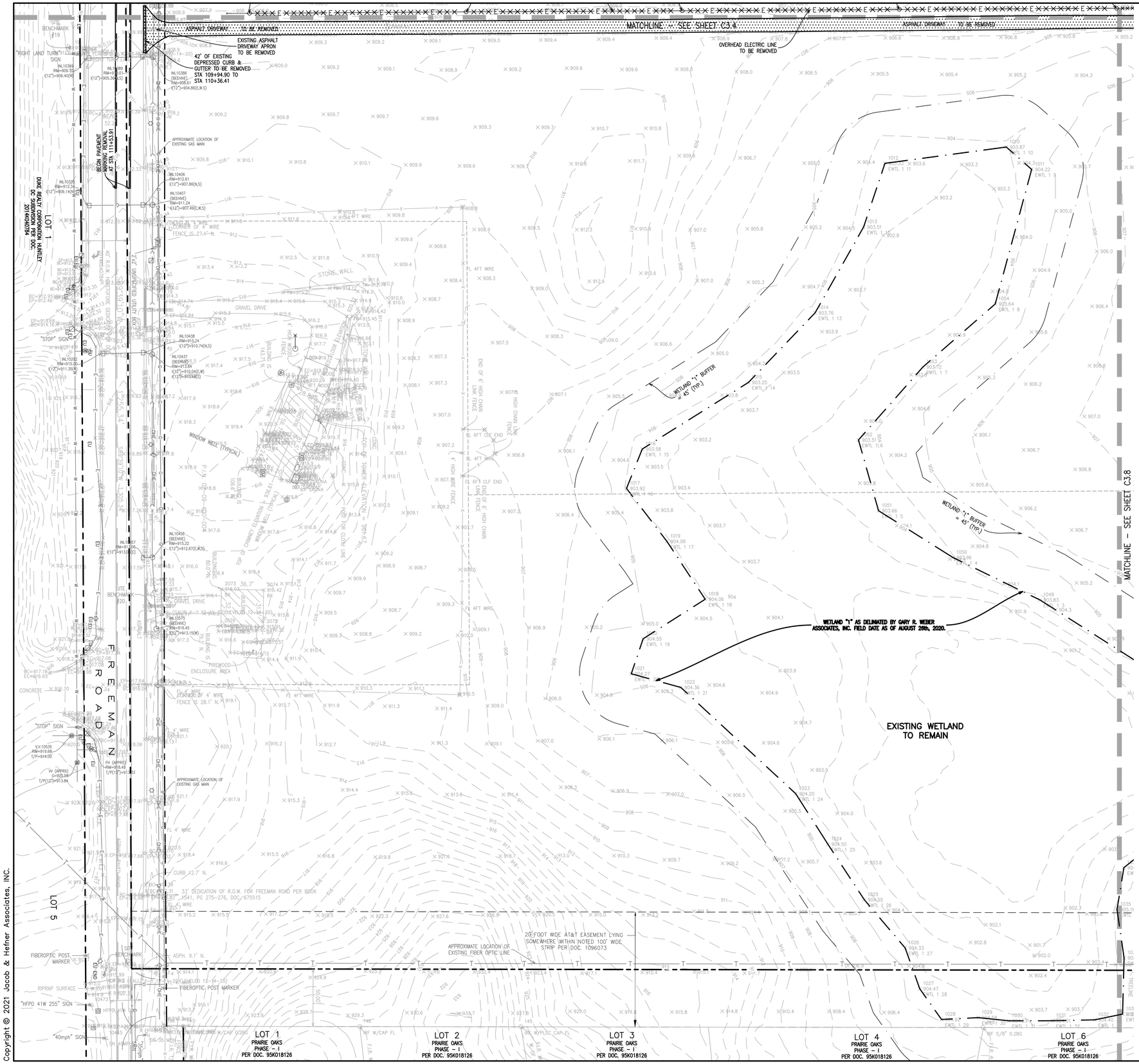

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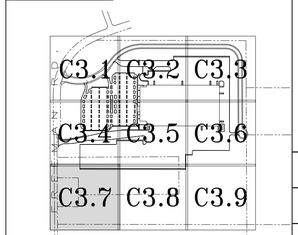

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C3.7

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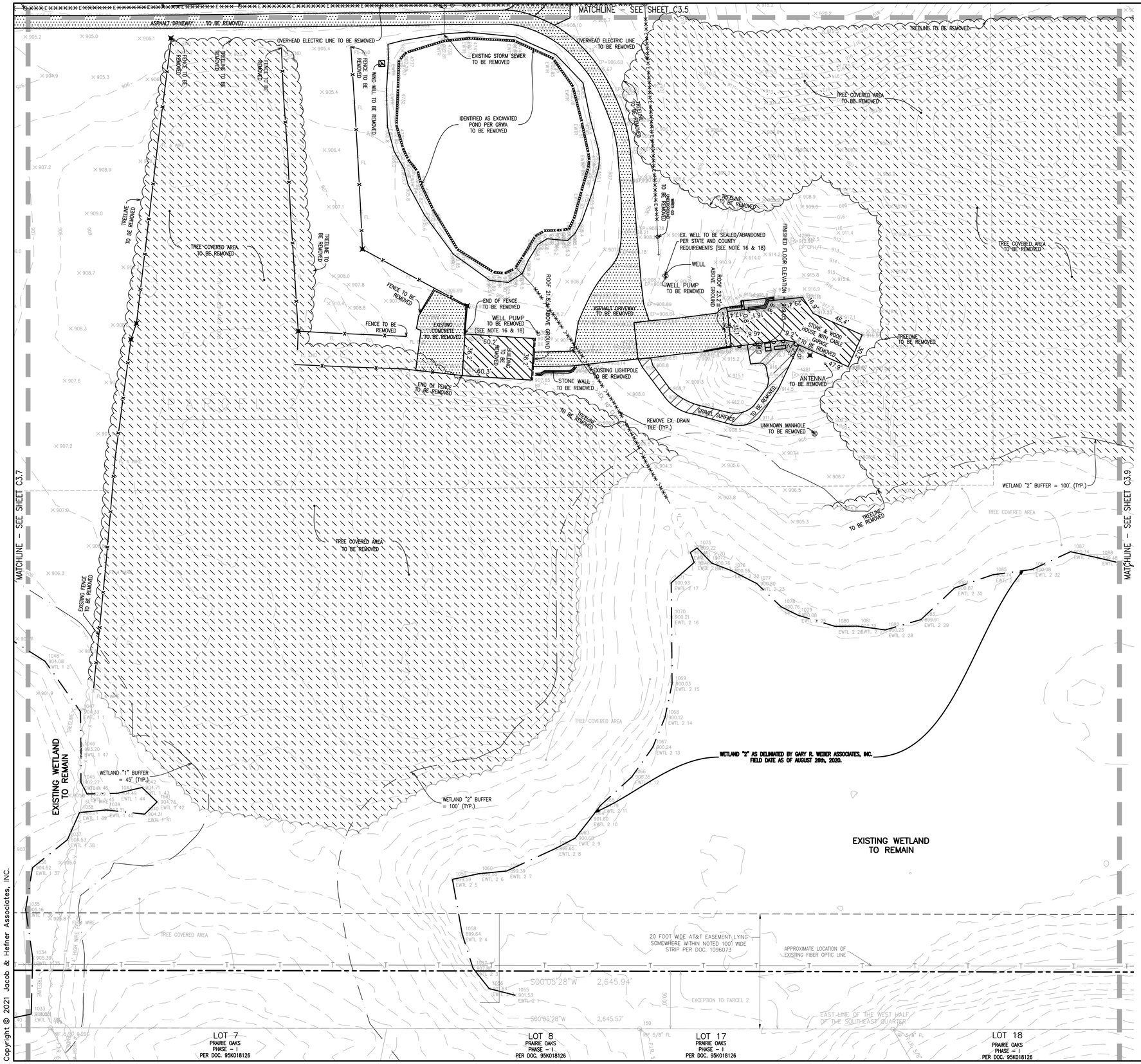
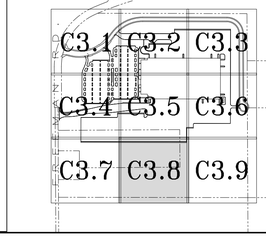


DEMOLITION LEGEND

- DENOTES LIMITS OF EXISTING TREES TO BE CLEARED.
- DENOTES LIMITS OF EXISTING WETLAND TO BE FILLED.
- DENOTES EXISTING PAVEMENT TO BE REMOVED. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF–SITE.
- DENOTES EXISTING GRAVEL TO BE REMOVED. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF–SITE.
- EXISTING ASPHALT TO BE MILLED AND OVERLAID. (SEE SHEET C2.0 FOR ADDITIONAL DETAIL) CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF SITE
- DENOTES EXISTING CURB & GUTTER REMOVAL. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF SITE.

KEY MAP



No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

EXISTING CONDITIONS & DEMOLITION PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN

VENTURE ONE REAL ESTATE, LLC

FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F999

1" = 40'

C3.8

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MATCHLINE – SEE SHEET C3.6

MATCHLINE – SEE SHEET C3.8

TREE COVERED AREA TO BE REMOVED

TREE COVERED AREA

WETLAND "2" BUFFER = 100' (TYP.)

WETLAND "2" AS DELINEATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 28th, 2020.

WETLAND "3" AS DELINEATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 28th, 2020.

WETLAND "3" BUFFER = 15' (TYP.)

REMOVE EX. DRAIN TILE (TYP.)

EXISTING WETLAND TO REMAIN

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

APPROXIMATE LOCATION OF EXISTING FIBER OPTIC LINE

LOT 18
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 19
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 20
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 40
PRAIRIE OAKS
PHASE – II
PER DOC. 97K081381

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

DEMOLITION LEGEND

- DENOTES LIMITS OF EXISTING TREES TO BE CLEARED.
- DENOTES LIMITS OF EXISTING WETLAND TO BE FILLED.
- DENOTES EXISTING PAVEMENT TO BE REMOVED. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF–SITE.
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- EXISTING ASPHALT TO BE MILLED AND OVERLAID. (SEE SHEET C2.0 FOR ADDITIONAL DETAIL) CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF SITE
- DENOTES EXISTING CURB & GUTTER REMOVAL. CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL OFF SITE.

KEY MAP

C3.1 C3.2 C3.3
C3.4 C3.5 C3.6
C3.7 C3.8 C3.9

No.	Description	Date
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F999
1" = 40'
C3.9

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REFER TO ROADWAY IMPROVEMENT PLANS FOR PROJECT PUMPKIN, PREPARED BY JACOB & HEFNER ASSOCIATES

PROPOSED ROAD

HWL=896.71
NWL=891.00

LOT 4

DETENTION BASIN 2

ELECTRIC LINE EASEMENT PER DOC. 2010K04256 & DOC. 2010K056331

HWL=896.71
BTM=VARIES

DETENTION BASIN 1

PROPOSED TRUCK EXIT

PROPOSED 20' MUNICIPAL UTILITY EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED TRAILER PARKING

PROPOSED TRUCK COURT

PROPOSED 35' SETBACK

PROPOSED FREEMAN ROAD SIDEWALK. REFER TO ROADWAY IMPROVEMENT PLANS

PROPOSED CAR PARKING

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

LOT 1

PROPOSED TRUCK DOCKS

DETENTION BASIN 3A

HWL=896.71
NWL=891.00

DETENTION BASIN 3B

HWL=896.71

F R E E M A N R O A D

PROPOSED TRUCK ENTRANCE

PROPOSED 10' MUNICIPAL UTILITY EASEMENT

PROPOSED FREEMAN ROAD RIGHT OF WAY

DETENTION BASIN 4

HWL=896.71

DETENTION BASIN 5

HWL=908.21
NWL=905.00

DETENTION BASIN 6

HWL=900.50
NWL=896.00

DETENTION BASIN 7

HWL=900.50
NWL=896.00

LOT 2

LOT 3

WETLAND "1" BUFFER = 45' (TYP.)

WETLAND "1" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "2" BUFFER = 100' (TYP.)

WETLAND "2" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "3" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "3" BUFFER = 15' (TYP.)

EXISTING WETLAND TO REMAIN

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

GRAPHIC SCALE 1"= 120'
0 60' 120' 240'

GEOMETRIC NOTES

1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
2) INSTALL REVERSE PITCH B6.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. IT IS ACCEPTABLE FOR CONCRETE CURB & GUTTER TO BE POURED MONOLITHICALLY.
3) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING: ———
4) REVERSE PITCH CURB AND GUTTER DENOTED BY: ———
5) DEPRESSED CURB AND GUTTER DENOTED BY: ———
6) 12X12 TRAILER PARKING CURB DENOTED BY: ———
7) TURTLE BARRIER DENOTED BY: ———— OR ————
   CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
   FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
   SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK. REFER TO DETAILS.
8) ALL RADII ARE 4-FT UNLESS NOTED OTHERWISE.
9) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
10) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
11) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
12) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
13) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
14) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
15) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R GUIDE (LATEST EDITION) FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.
16) REFER TO ARCHITECTURAL PLANS FOR SPEED BUMP, STRIPING, AND SIGNAGE DETAILS.
17) ALL SPEED BUMPS SHALL NOT IMPEDE WATER FLOW ALONG CURB AND GUTTER.
18) PAVEMENT MARKINGS SHALL BE PERFORMED THERMOPLASTIC WITH A MINIMUM THICKNESS OF 90 MILS. GLASS BEADS SHALL BE USED FOR NIGHTTIME VISIBILITY.

PAVEMENT LEGEND

CAR PARKING PAVEMENT
2.0" SURFACE COURSE, MIX "D", N50
3.0" HMA BINDER COURSE, IL-19, N50
8.0" CA-6 BASE COURSE

SIDEWALK PAVEMENT
5.0" PCC PAVEMENT (4,000 PSI UNREINFORCED, BROOM FINISH) 6% A/E
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C

HEAVY DUTY CONCRETE PAVEMENT
8.0" PCC PAVEMENT, 4,000 PSI, 6% A/E CONTINUOUSLY REINFORCED W/ #3 BARS @ 16" O/C; EACH WAY
6.0" CA-6 BASE COURSE
CONTRACTION JOINTS 15.0' O/C MAX
EXPANSION JOINTS @500.0' O/C MAX
ALL JOINTS SHALL FOLLOW PCC JOINT DETAIL. REFER TO DETAIL CC-10

CONCRETE PAVEMENT DOLLY STRIPS [ALTERNATE BID]
8.0" PCC PAVEMENT, 4,000 PSI, 6% A/E, WITH 7.5 LBS/CY OF SYNTHETIC MACROFIBERS
6.0" CA-6 BASE COURSE
CONTRACTION JOINTS 15.0' O/C MAX
EXPANSION JOINTS @500.0' O/C MAX
ALL JOINTS SHALL FOLLOW PCC JOINT DETAIL. REFER TO DETAIL CC-10

SITE DATA TABLE:

PHASE 1 AREA:	152.5 ACRES	
LOT 1 AREA:	116.7 ACRES	
PROPOSED BULDING AREA:	629,186 SQ. FT.	
PARKING DATA	PROPOSED:	REQUIRED BY ZONING ORDINANCE FOR WAREHOUSE LAND USE:
TOTAL PASSENGER VEHICLE PARKING:	1,046 STALLS	0.5 STALLS/1000 SF = 315 STALLS
HANDICAP ACCESSIBLE PARKING:	24 STALLS	8 STALLS
MOTORCYCLE PARKING:	16 STALLS	
TRAILER PARKING:	719 STALLS	
EV CHARGING TRAILER PARKING:	10 STALLS	
TRUCK DOCKS:	132 DOCKS	

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

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OVERALL DIMENSIONAL CONTROL & PAVING PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN

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F999
1" = 120'
C4.0

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LOT 1A

FREEMAN ROAD

PROPOSED ROAD

DETENTION BASIN 2

TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=14.50 AC-FT

DETENTION BASIN 3A

TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=6.48 AC-FT

REFER TO ROADWAY IMPROVEMENT PLANS FOR PROJECT PUMPKIN, PREPARED BY JACOB & HEFNER ASSOCIATES

PART OF LOT 3 IN FIRST RESUBDIVISION OF HUNTLEY FOR UNIT NO. 1 DOC. 94R087427

MATCHLINE – SEE SHEET C4.2

MATCHLINE – SEE SHEET C4.4

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

No.	Description	Date
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F999
1" = 40'
C4.1

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SITE BENCHMARK #13

SITE BENCHMARK #12

BOLLARD 2.2' E

N00°07'49"E 2,085.15'

BOLLARD 1.0' E

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

OHE

REFER TO ROADWAY IMPROVEMENT PLANS FOR PROJECT PUMPKIN, PREPARED BY JACOB & HEFNER ASSOCIATES

PROPOSED ROAD

INGRESS-EGRESS EASEMENT

69'

PROPOSED 35' SETBACK

PROPOSED 20' M.U.E.

PROPOSED 10' P.U.E.

HWL=896.71

BTM=VARIES

DETENTION BASIN 1

53'

INSTALL 12'X12" TRAILER PARKING CURB & GUTTER, REFER TO DETAIL

DETENTION BASIN 1
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
BTM=VARIES
DETENTION
VOLUME=2.49 AC-FT

2

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH BARBED WIRE
COORDINATE ALL FENCE & GATES WITH ARCH PLAN

INSTALL 15-LF DEPRESSED CURB & GUTTER

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

PROPOSED EXPOSED CURB & GUTTER (TYP.) SEE NOTES & DETAILS.

R1-1 'STOP' SIGN AND POST

PROPOSED 4-LF CURB CUT

PROPOSED GUARDHOUSE REFER TO ARCHITECTURAL PLANS FOR GUARDHOUSE & ASSOCIATED EQUIPMENT DETAILS

PROPOSED TRUCK EGRESS DRIVE

PROPOSED 4-LF CURB CUT

R1-1 'STOP' SIGN AND POST

PROPOSED 4-LF CURB CUT

PROPOSED 30' CHEVRON MARKING 12" WIDE STRIPE @ 8' O.C. (TYP.)

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

24" WIDE STOP BAR PAVEMENT STRIPING

INSTALL ADA RAMP WITH 4" DETECTABLE WARNING STRIP AND DEPRESSED CURB & GUTTER.

PROPOSED SWING GATE (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

58-LF RETAINING WALL MAX. HEIGHT=4.0'

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER, REFER TO DETAIL

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF

MATCHLINE - SEE SHEET C4.1

MATCHLINE - SEE SHEET C4.3

PROPOSED 20' M.U.E.

2

INSTALL 8-LF DETECTABLE WARNING STRIP.

INSTALL WHEEL STOP (TYP.) REFER TO DETAILS.

PROPOSED CONCRETE WHEEL STOP (TYP.) REFER TO DETAILS

INSTALL 8-LF DETECTABLE WARNING STRIP

INSTALL 8-LF DETECTABLE WARNING STRIP

INSTALL 4-LF DETECTABLE WARNING STRIP WITH DEPRESSED CURB & GUTTER

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED 20' M.U.E.

2

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

312.5'(26 TRAILER PARKING STALLS @ 12')

80'

56.5' (4 TRAILER PARKING STALLS @ 14')

84.5' (6 DOCKS @ 14')

84' (6 DOCKS @ 14')

PROPOSED SHELTER REFER TO ARCH PLANS

PROPOSED RAMP WITH DEPRESSED CURB AND GUTTER

INSTALL 8-LF DETECTABLE WARNING STRIP (TYP.)

PROPOSED RETAINING WALL. REFER TO ARCH PLANS.

INSTALL HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS.

PROPOSED DRIVE IN DOOR

PROPOSED STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

INSTALL 8-LF DETECTABLE WARNING STRIP

INSTALL 4-LF DETECTABLE WARNING STRIP WITH DEPRESSED CURB & GUTTER

INSTALL 53-LF M3.12 MOUNTABLE CURB & GUTTER

PAVER AREA WITH GATES

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

MATCHLINE - SEE SHEET C4.5

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GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
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5) M3.12 MOUNTABLE CURB DENOTED BY:
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   SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
   REFER TO DETAILS.

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KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

F999

1" = 40'

C4.2

SITE BENCHMARK #11

SITE BENCHMARK #10

BOLLARD ONLINE

BOLLARD 0.9' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

"PRIVATE DRIVE" SIGN IS 2.8' W.

FENCE 1.4' N.

8'X10' FRAME GUARD SHACK

BOLLARD 3.7' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

FENCE ONLINE

INGRESS-EGRESS EASEMENT 66'

REFER TO ROADWAY IMPROVEMENT PLANS FOR PROJECT PUMPKIN, PREPARED BY JACOB & HEFNER ASSOCIATES

PROPOSED 20' M.U.E.

PROPOSED 10' P.U.E.

PROPOSED 35' SETBACK

HWL=896.71

DETENTION BASIN 1

HWL=896.71

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

65'

3.5'

11'

9.5'

11'

15'

15'

10'

95'

780' (65 TRAILER PARKING STALLS @ 12')

56'

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF

4.5'

60'

660' (55 TRAILER PARKING STALLS @ 12')

5'

80.5'

3.5'

79.25'

MATCHLINE - SEE SHEET C4.2

10'

15'

33'

36'

12'

122'

660' (55 TRAILER PARKING STALLS @ 12')

5'

80.5'

80.18'

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

PROPOSED 20' M.U.E.

PROPOSED 20' M.U.E.

2

2

2

80.5'

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH 3 BARBED WIRE

COORDINATE ALL FENCE & GATES WITH ARCH PLAN

14'

14'

84' (6 DOCKS @ 14')

14'

84' (6 DOCKS @ 14')

14'

84.5' (6 DOCKS @ 14')

13'

83'

18.9'

17'

R10'

R10'

R25'

7.5'

70.75'

12'

85' (6 DOCKS @ 14')

13'

84.5' (6 DOCKS @ 14')

14'

PROPOSED DRIVE IN DOOR

CONCRETE PADS FOR PROPOSED GENERATOR & TRANSFORMERS TO BE INSTALLED PER UTILITY COMPANY SPECIFICATIONS. REFER TO MEP PLANS FOR GENERATOR & TRANSFORMER DETAILS

PROPOSED STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED 4-LF CURB CUT

PROPOSED 4-LF CURB CUT

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

DETENTION BASIN 7
TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=
2.44 AC-FT

MATCHLINE - SEE SHEET C4.6

DETENTION BASIN 7

HWL=900.50

NWL=896.00

PROPOSED ROAD

BUILDING CORNER IS 55.1' N. & 26.5' E.

FENCE 0.4' E.

GATE POST

CORNER OF 6' HIGH CHAIN LINK FENCE

N89°44'24"E

BUILDING

BOLLARD 1.4' S.

SQUARE NUT POST

BUILDING CORNER IS 53.4' N. & 12.5' W.

BOLLARD 3.7' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562 & DOC.

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
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4) 12X12 TRAILER PARKING CURB DENOTED BY:
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6) TURTLE BARRIER DENOTED BY: OR
   CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
   FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
   SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
   REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

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VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F999
1" = 40'
C4.3

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SITE BENCHMARK #11

SITE BENCHMARK #10

BOLLARD ONLINE

BOLLARD 0.9' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

"PRIVATE DRIVE" SIGN IS 2.8' W.

8'X10' FRAME GUARD SHACK

FENCE 1.4' N.

FENCE ONLINE

BOLLARD 3.7' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

INGRESS-EGRESS EASEMENT 66'

REFER TO ROADWAY IMPROVEMENT PLANS FOR PROJECT PUMPKIN, PREPARED BY JACOB & HEFNER ASSOCIATES

PROPOSED 20' M.U.E.

PROPOSED 10' P.U.E.

PROPOSED 35' SETBACK

HWL=896.71

DETENTION BASIN 1

HWL=896.69

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

65'

3.5'

11'

5.6'

11'

15'

95'

780' (65 TRAILER PARKING STALLS @ 12')

56'

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF

4.5'

60'

660' (55 TRAILER PARKING STALLS @ 12')

5'

80.5'

3.5'

79.25'

MATCHLINE - SEE SHEET C4.2

10'

15'

33'

96'

12'

660' (55 TRAILER PARKING STALLS @ 12')

80.5'

80.18'

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

PROPOSED 20' M.U.E.

PROPOSED 20' M.U.E.

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

14'

84' (6 DOCKS @ 14')

14'

84' (6 DOCKS @ 14')

14'

84.5' (6 DOCKS @ 14')

13'

83'

18.9'

17'

80.5'

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH 3 BARBED WIRE

COORDINATE ALL FENCE & GATES WITH ARCH PLAN

R10'

R10'

R25'

7.5'

70.75'

PROPOSED DRIVE IN DOOR

12'

85' (6 DOCKS @ 14')

CONCRETE PADS FOR PROPOSED GENERATOR & TRANSFORMERS TO BE INSTALLED PER UTILITY COMPANY SPECIFICATIONS. REFER TO MEP PLANS FOR GENERATOR & TRANSFORMER DETAILS

PROPOSED STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

DETENTION BASIN 7
TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=
2.44 AC-FT

13'

84.5' (6 DOCKS @ 14')

PROPOSED 4-LF CURB CUT

PROPOSED 4-LF CURB CUT

14'

MATCHLINE - SEE SHEET C4.6

HWL=900.50
NWL=896.00
DETENTION BASIN 7

PROPOSED ROAD

BUILDING CORNER IS 55.1' N. & 26.5' E.

BUILDING

CORNER OF 6' HIGH CHAIN LINK FENCE

GATE POST

FENCE 0.4' E.

N89°44'24"E

BUILDING CORNER IS 55.1' N. & 13.5' W.

BUILDING CORNER IS 55.1' N. & 26.5' W.

BOLLARD 1.4' S.

SOUTH R.O.W. LINE OF 85TH

BOLLARD 3.7' E.

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562 & DOC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
   CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
   FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
   SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
   REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

DIMENSIONAL CONTROL & PAVING PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
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C4.3

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MATCHLINE – SEE SHEET C4.1

FREEMAN ROAD

LOT 4
PIN: 19-04-400-017
FIRST RESUBDIVISION OF LOT 1 HUNTLEY
DOC. 94087427

LOT 2

DETENTION BASIN 3A
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=6.48 AC-FT

DETENTION BASIN 3B
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=3.56 AC-FT

DETENTION BASIN 4
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
BOTTOM=VAIRES
DETENTION
VOLUME=1.57 AC-FT

PROPOSED 4-LF CURB CUT
PROPOSED EXPOSED CURB & GUTTER (TYP.) SEE NOTES & DETAILS.
PROPOSED 8-LF CURB CUT
INSTALL 6-LF DEPRESSED CURB AND GUTTER WITH 2' WIDE DETECTABLE WARNING STRIP
INSTALL 126'-LF DEPRESSED CURB AND GUTTER
R3-5R 'RIGHT TURN ONLY' SIGN AND POST (NE)
R5-1 'DO NOT ENTER' SIGN AND POST (SW)
R1-1 'STOP' SIGN AND POST
PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS
PROPOSED CONCRETE WHEEL STOP (TYP.) REFER TO DETAILS
EXISTING 60' COMED EASEMENT
EXISTING ROW
PROPOSED SIDEWALK
EXISTING FREEMAN ROAD CENTERLINE
EXISTING SECTION LINE
EXISTING "RIGHT TURN" SIGN
EXISTING "MUST TURN RIGHT" SIGN
EXISTING "NO U-TURN" SIGN
PROPOSED EXPOSED BARRIER CURB ALONG SIDEWALK. REFER TO NOTES & DETAILS.
PROPOSED MONUMENT SIGN
SITE BENCHMARK #1
PROPOSED 6" BARRIER CURB FOR TURTLES. SOUTH SIDE OF CURB SHALL BE EXPOSED 6"
PROPOSED 4-LF CURB CUT
INSTALL ADA RAMP WITH 4' DETECTABLE WARNING STRIP AND DEPRESSED CURB & GUTTER.
CURB SHALL BE EXPOSED 6" FOR TURTLES. REFER TO NOTES & DETAILS.
PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH BARBED WIRE COORDINATE ALL FENCE & GATES WITH ARCH PLAN
INSTALL 179' DEPRESSED CURB & GUTTER
PROPOSED 10' M.U.E.
FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.
PROPOSED FREEMAN ROAD R.O.W.
PROPOSED ROW
PROPOSED FENCE COORDINATE ALL FENCE & GATES WITH ARCH PLAN
PR. BOLLARD (TYP.)
INSTALL 8' DETECTABLE WARNING STRIP (TYP.)
PR. 20' M.U.E.
SPEED BUMP (TYP.) REFER TO ARCH PLANS.
PROPOSED GUARDHOUSE REFER TO ARCHITECTURAL PLANS FOR GUARDHOUSE & ASSOCIATED EQUIPMENT DETAILS
PROPOSED SWING GATE (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS
LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF
852' (71 TRAILER PARKING STALLS @ 12')
PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS
MATCHLINE – SEE SHEET C4.7
MATCHLINE – SEE SHEET C4.5

PROPOSED DETECTABLE WARNING STRIP WITH RAISED DEPRESSED CURB

PROPOSED SPEED TABLE WITH PEDESTRIAN CROSSING. REFER TO DETAILS. SPEED TABLES SHALL BE INSTALLED WITH CONCRETE.

PROPOSED RAMP WITH DETECTABLE WARNING STRIP AND DEPRESSED CURB AND GUTTER

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

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F999
1" = 40'
C4.4

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MATCHLINE – SEE SHEET C4.2

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

PAVER AREA WITH GATES FOR EMERGENCY SERVICES (REFER TO ARCH PLANS)

INSTALL 53-LF M3.12 MOUNTABLE CURB & GUTTER

INSTALL 8-LF DETECTABLE WARNING STRIP

PROPOSED BIKE RACKS REFER TO ARCH PLANS

INSTALL 4-LF DETECTABLE WARNING STRIP WITH DEPRESSED CURB & GUTTER

INSTALL 8-LF DETECTABLE WARNING STRIP

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PR. 16 MOTORCYCLE STALLS @ 4.5'

INSTALL 4-LF DETECTABLE WARNING STRIP WITH DEPRESSED CURB & GUTTER

INSTALL 8-LF DETECTABLE WARNING STRIP

CONCRETE PAD FOR PROPOSED TRANSFORMER–TO BE INSTALLED PER UTILITY COMPANY SPECIFICATIONS. REFER TO MEP PLANS FOR GENERATOR & TRANSFORMER DETAILS

PROPOSED DRIVE IN DOOR

PROPOSED RETAINING WALL. REFER TO ARCH PLANS.

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

INSTALL 8' DETECTABLE WARNING STRIP (TYP.)

INSTALL ADA RAMP WITH 7' DETECTABLE WARNING STRIP AND DEPRESSED CURB & GUTTER.

SPEED BUMP (TYP.) REFER TO ARCH PLANS.

PROPOSED CONCRETE WHEEL STOP (TYP.) REFER TO DETAILS

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH BARBED WIRE COORDINATE ALL FENCE & GATES WITH ARCH PLAN

PROPOSED 30' CHEVRON MARKING 12" WIDE STRIPE @ 8' O.C. (TYP.)

INSTALL ADA RAMP WITH 4" DETECTABLE WARNING STRIP AND DEPRESSED CURB & GUTTER.

PROPOSED CONCRETE SPLASH BLOCK BENEATH PUMP HOUSE TEST FITTINGS. REFER TO FIRE PREVENTION PLANS FOR EXACT LOCATION, AND ARCHITECTURAL PLANS FOR SPLASH BLOCK DETAIL.

PROPOSED PUMP HOUSE AND POTENTIAL WATER TANK. REFER TO FIRE PREVENTION & ARCHITECTURAL PLANS FOR DETAILS

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

CHARGING STATIONS COORDINATE WITH M.E.P. PLANS

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25–LF

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25–LF

MATCHLINE – SEE SHEET C4.4

MATCHLINE – SEE SHEET C4.6

MATCHLINE – SEE SHEET C4.8

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

DIMENSIONAL CONTROL & PAVING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
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F999
1" = 40'
C4.5

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MATCHLINE – SEE SHEET C4.3

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

PROPOSED 4–LF CURB CUT

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH BARBED WIRE
COORDINATE ALL FENCE & GATES WITH ARCH PLAN

PR. BOLLARDS FOR FIRE HYDRANT PROTECTION REFER TO DETAILS SHEET

PROPOSED DRIVE IN DOOR

PROPOSED STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

INSTALL HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS.

CONCRETE PAD FOR PROPOSED TRANSFORMER–TO BE INSTALLED PER UTILITY COMPANY SPECIFICATIONS. REFER TO MEP PLANS FOR GENERATOR & TRANSFORMER DETAILS

PROPOSED SHELTER REFER TO ARCH PLANS

DETENTION BASIN 7
HWL=900.50
NWL=896.00

PROPOSED SWING GATE (TYP.) REFER TO ARCHITECTURAL PLANS FOR DETAILS

PROPOSED 10' M.U.E.

PROPOSED EMERGENCY ACCESS DRIVE

66' INGRESS–EGRESS EASEMENT

PROPOSED ROAD

EXISTING SECTION LINE

S89°44'24"W 658.32'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9-42-7

CONNECT TO EXISTING GRAVEL DRIVEWAY

PROPOSED DRIVEWAY TO CONSIST OF 8" CA–6 W/ GEOTEXTILE FABRIC

444' (37 TRAILER PARKING STALLS @ 12')

528' (44 TRAILER PARKING STALLS @ 12')

96.5' (8 TRAILER PARKING STALLS @ 12')

COORDINATE AREA WITH ARCH PLANS

PROPOSED CONCRETE HEAVY DUTY WHEEL STOP (TYP.) REFER TO DETAILS

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

INSTALL 30–LF DEPRESSED CURB & GUTTER

PROPOSED 20' M.U.E.

PROPOSED 10' P.U.E.

PROPOSED 35' SETBACK

DETENTION BASIN 6
TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=52.94 AC–FT

HWL=900.50

NWL=896.00

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

WETLAND "2" BUFFER = 100' (TYP.)

WETLAND 2 BUFFER = 100'

EXISTING WETLAND TO REMAIN

TREELINE

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9-42-7

MATCHLINE – SEE SHEET C4.9

MATCHLINE – SEE SHEET C4.5

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

No.	Description	Date
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F999
1" = 40'
C4.6

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MATCHLINE – SEE SHEET C4.4

DETENTION BASIN 4

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

LIMITS OF VARIABLE HEIGHT CURB DENOTED BY SHADING. TRANSITION FROM 12" CURB TO 6" CURB OVER 25-LF

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

HWL=908.21

NWL=905.00

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

PROPOSED LIGHT POLE (TYP.) REFER TO LIGHT PLANS

DETENTION BASIN 5

TOP OF BANK=910.50
SPILLWAY=908.50
HWL=908.21
NWL=905.00
BOTTOM=904.40
DETENTION VOLUME=2.68 AC-FT

WETLAND 1 BUFFER = 45'

WETLAND "1" BUFFER = 45' (TYP.)

DETENTION BASIN 6

NWL=896.00

HWL=900.50

MATCHLINE – SEE SHEET C4.8

WETLAND "1" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

EXISTING WETLAND TO REMAIN

WETLAND 1 BUFFER = 45'

LOT 1
DUKE REALTY CORPORATION HUNTLEY DC SUBDIVISION PER DOC. 2019K047284

SITE BENCHMARK #19

"RIGHT LAND TURN" SIGN

"STOP" SIGN

40' R.O.W. HERETOFORE DEDICATED PER DOC. 2019K047284

S89°39'10"W 1,255.34'

CORNER OF 4" WIRE FENCE IS 27.1' N.

2'x2' UNSPECIFIED UTILITY BOX

STONE WALL

4' HIGH WOOD FENCE

BUILDING IS 143.7' N.

FINISHED FLOOR ELEVATION = 920.32

28.83'

WALK

BUILDING

STONE WALL

4' HIGH WOOD FENCE

TOP OF TOWER ELEVATION = 961.67

POST FOR CLOTH LINE

WINDOW WELL (TYPICAL)

P.I.N. 02-09-400-004

BUILDING IS 104.6' N.

TOP OF CHANNEL ELEVATION = 936.8 WINDOW WELL (TYPICAL)

END OF 6' HIGH CHAIN LINK FENCE

4' HIGH WIRE FENCE

END OF 6' HIGH CHAIN LINK FENCE

BUILDING IS 80.0' N.

36.7'

BUILDING

32.1'

31.9'

36.8'

BUILDING IS 79.3' N.

FIREWOOD ENCLOSURE AREA

SITE BENCHMARK #20

CORNER OF 4" WIRE FENCE IS 28.1' N.

PROPOSED FREEMAN ROAD R.O.W.

F R E E M A N R O A D

"STOP" SIGN

LOT 5

33' DEDICATION OF R.O.W. FOR FREEMAN ROAD PER BOOK 154, PG 275-276, DOC. 675515

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

50.00'

SITE BENCHMARK #21

"HFPD 41W 255" SIGN

"40mph" SIGN

"35mph" SIGN

LOT 1
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 2
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 3
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 4
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 6
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

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F999
1" = 40'
C4.7

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MATCHLINE – SEE SHEET C4.5

PROPOSED LIGHT POLE (TYP.)
REFER TO LIGHT PLANS

HWL=900.50

NWL=896.00

PROPOSED 8' GALVANIZED CHAIN LINK FENCE WITH BARBED WIRE COORDINATE ALL FENCE & GATES WITH ARCH PLAN

2

FENCE DENOTED AS TURTLE BARRIER SHALL BE BURIED 6" BELOW GRADE. REFER TO NOTES & DETAILS.

INSTALL 12"X12" TRAILER PARKING CURB & GUTTER. REFER TO DETAIL

INSTALL 15-LF DEPRESSED CURB & GUTTER

DETENTION BASIN 6

TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=52.94 AC-FT

MATCHLINE – SEE SHEET C4.7

MATCHLINE – SEE SHEET C4.9

WETLAND 2
BUFFER = 100'

WETLAND "2" BUFFER = 100' (TYP.)

TREE COVERED AREA

WETLAND 1
BUFFER = 45'

EXISTING WETLAND
TO REMAIN

TREELINE

WETLAND "1" BUFFER
= 45' (TYP.)

WETLAND "2" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC.
FIELD DATE AS OF AUGUST 26th, 2020.

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

S00°05'28"W 2,645.94'

S00°05'28"W 2,645.57'

90.00'

EXCEPTION TO PARCEL 2

EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER

LOT 7
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 8
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 17
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 18
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
6) TURTLE BARRIER DENOTED BY: OR
CURB DENOTED WITH A TURTLE BARRIER SHALL HAVE 6" EXPOSED BACK OF CURB.
FENCE DENOTED WITH A TURTLE BARRIER SHALL BE BURIED A MINIMUM 6" BELOW GRADE.
SIDEWALK DENOTED WITH A TURTLE BARRIER SHALL HAVE A 6" EXPOSED BARRIER CURB ALONG THE SIDEWALK.
REFER TO DETAILS.

KEY MAP

C4.1 C4.2 C4.3
C4.4 C4.5 C4.6
C4.7 C4.8 C4.9

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

DIMENSIONAL CONTROL & PAVING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F999
1" = 40'
C4.8

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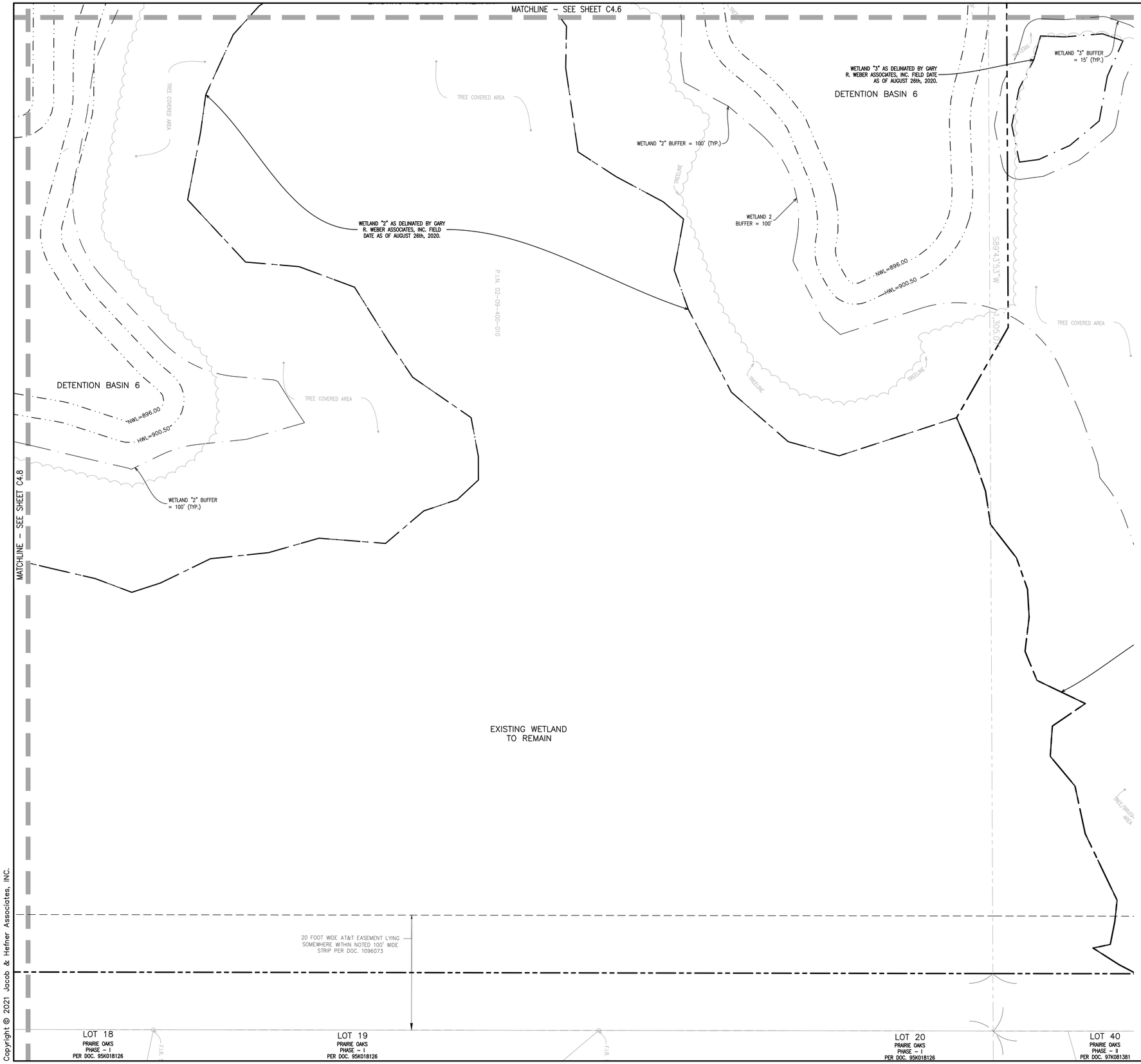

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

CURB & GUTTER LEGEND

1) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
2) REVERSE PITCH CURB AND GUTTER DENOTED BY:
3) DEPRESSED CURB AND GUTTER DENOTED BY:
4) 12X12 TRAILER PARKING CURB DENOTED BY:
5) M3.12 MOUNTABLE CURB DENOTED BY:
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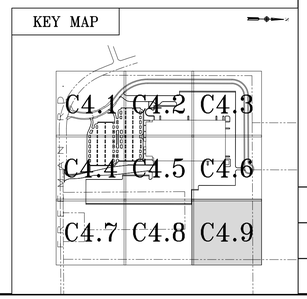
REFER TO DETAILS.

KEY MAP



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DIMENSIONAL CONTROL & PAVING PLAN

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1" = 40'

C4.9

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REFER TO ROADWAY IMPROVEMENT PLANS FOR PROPOSED ROAD, PREPARED BY JACOB & HEFNER ASSOCIATES

PROPOSED ROAD

DETENTION BASIN 2

DETENTION BASIN 1

DETENTION BASIN 7

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

DETENTION BASIN 3A

DETENTION BASIN 3B

DETENTION BASIN 4

DETENTION BASIN 5

DETENTION BASIN 6

FREEMAN ROAD

WETLAND "1" BUFFER = 45' (TYP.)

WETLAND "1" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "2" BUFFER = 100' (TYP.)

WETLAND "2" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "3" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "3" BUFFER = 15' (TYP.)

EXISTING WETLAND TO REMAIN

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

GRAPHIC SCALE 1"=120'
0 60' 120' 240'

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
11) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIRS DETAILS.
12) ANY DRAIN TILE ENCOUNTERED DURING CONSTRUCTION CONVEYING FLOW FROM OFFSITE AREAS SHALL BE MAINTAINED AND CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
2 13) CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE ONSITE SOIL CHARACTERISTICS OF THE SUBJECT PROPERTY, PURSUANT TO THE REPORT OF SOILS EXPLORATION FOR PROJECT PUMPKIN, PREPARED BY TSC, DATED FEBRUARY 3, 2021 WHEN PREPARING EARTHWORK BID FOR SUBJECT PROPERTY.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- TW=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- BW=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
- EP=XXX.XX = PROPOSED EDGE OF PAVEMENT
- BC=XXX.XX = PROPOSED BACK OF CURB
- TDC=XXX.XX = PROPOSED TOP OF DEPRESSED CURB
- EX=±XXX.XX = EXISTING ELEVATION
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION
- = DRAINAGE FLOW ARROWS
- = OVERLAND FLOW ROUTE
- = 100-YEAR DESIGN STORM SEWER

KEY MAP

C5.1 C5.2 C5.3
C5.4 C5.5 C5.6 C5.10
C5.7 C5.8 C5.9

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

OVERALL GRADING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
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F999
1" = 120'
C5.0

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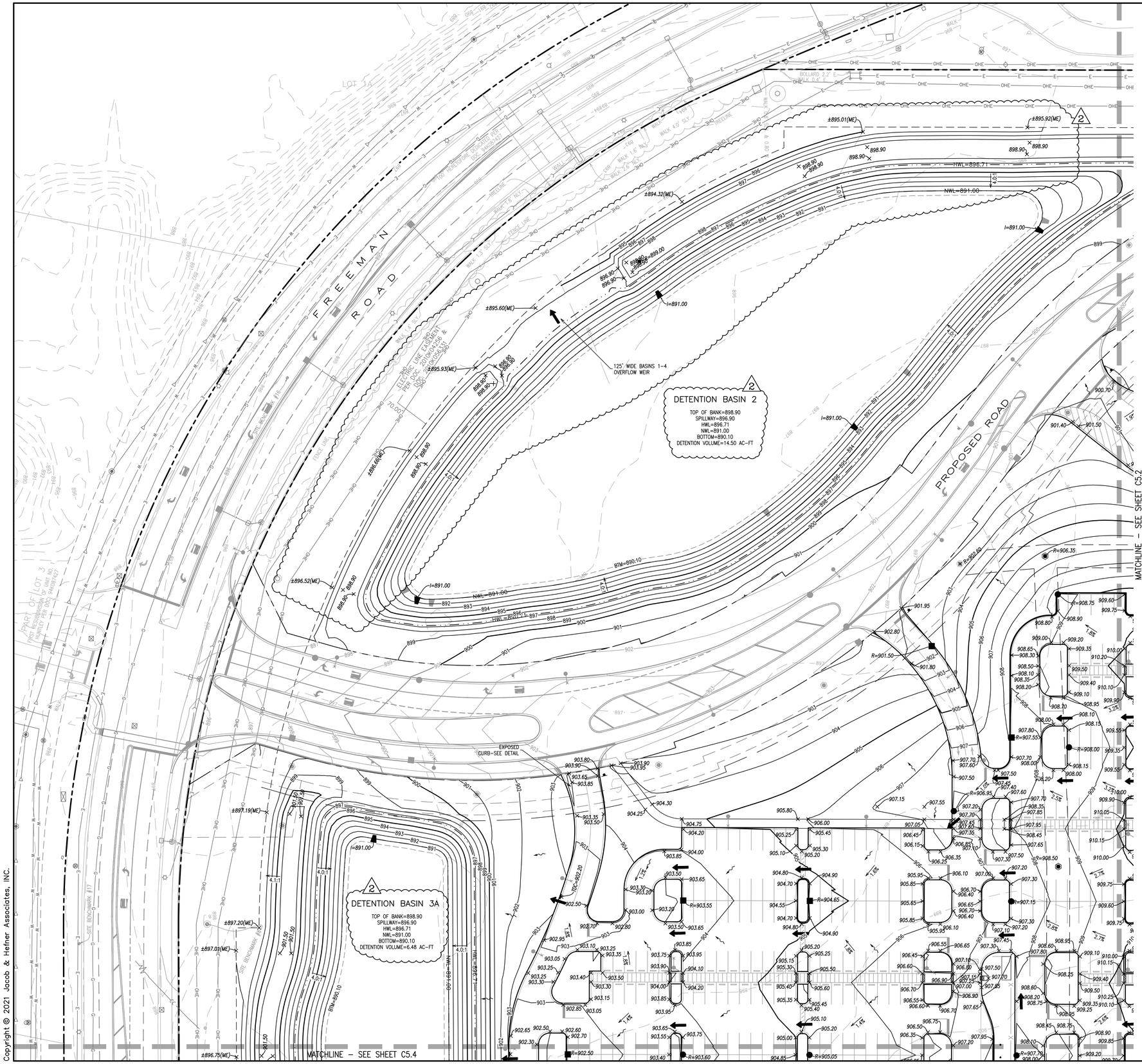
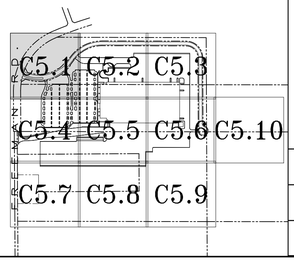


KEY MAP



No.	Description	Date
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1	ORIGINAL PLAN DATE	01/11/21

GRADING PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
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F999
1" = 40'
C5.1

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PROPOSED ROAD

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

50 FOOT ELECTRIC LINE EASEMENT PER DOC. 2010K042562

SITE BENCHMARK #13

SITE BENCHMARK #12

DETENTION BASIN 1

HWL=896.71

BTM=VARIES

DETENTION BASIN 1
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
BTM=VARIES
DETENTION VOLUME=2.49 AC-FT

EXPOSED CURB-SEE DETAIL

EXPOSED CURB-SEE DETAIL

58-LF RETAINING WALL
MAX HEIGHT=4 FEET

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

MATCHLINE – SEE SHEET C5.1

MATCHLINE – SEE SHEET C5.3

MATCHLINE – SEE SHEET C5.5

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

N

No.	Description	Date
1	ORIGINAL PLAN DATE	01/11/21
2	REVISED PER VILLAGE REVIEW	02/08/21

GRADING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN

VENTURE ONE REAL ESTATE, LLC

FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES

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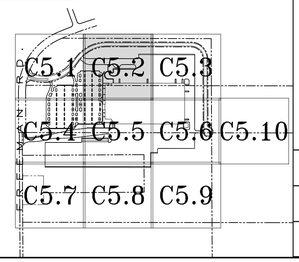
KEY MAP



F999

1" = 40'

C5.2

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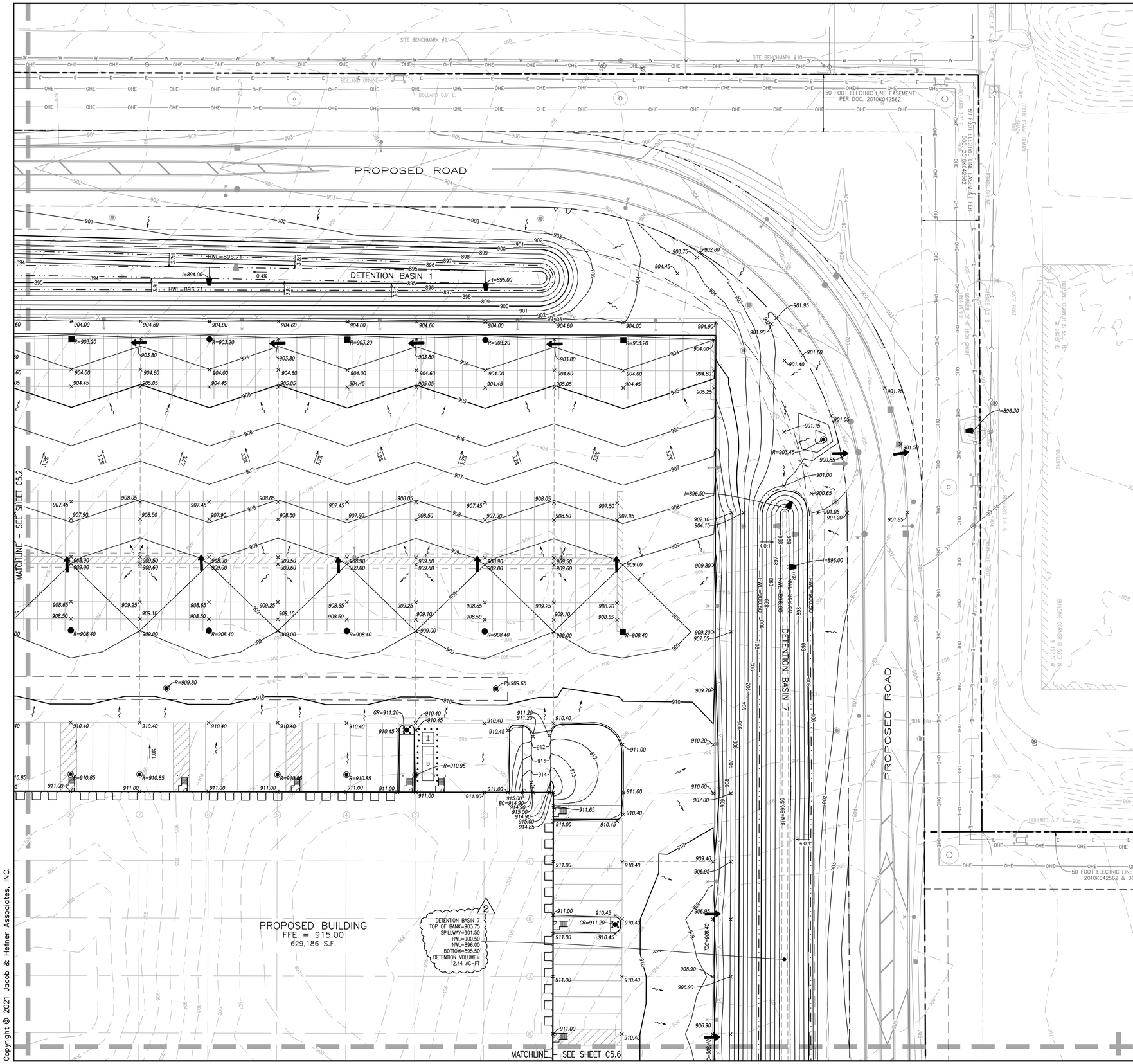
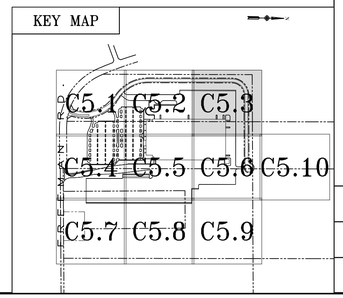


GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

KEY MAP



No.	Description	Date
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GRADING PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN

VENTURE ONE REAL ESTATE, LLC

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1" = 40'

C5.3

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MATCHLINE – SEE SHEET C6.4

MATCHLINE – SEE SHEET C5.5

MATCHLINE – SEE SHEET C5.7

DETENTION BASIN 3A
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=6.48 AC-FT

DETENTION BASIN 3B
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=3.56 AC-FT

DETENTION BASIN 4
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
BOTTOM=VAIRES
DETENTION
VOLUME=1.57 AC-FT

EXPOSED CURB-SEE DETAIL

LIMITS OF EXPOSED CURB-SEE DETAIL

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 4-43-8

FREEMAN ROAD

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

KEY MAP

C5.1 C5.2 C5.3
C5.4 C5.5 C5.6 C5.10
C5.7 C5.8 C5.9

F999
1" = 40'
C5.4

GRADING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

No.	Description	Date
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MATCHLINE – SEE SHEET C5.2

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

FFE=911.00

MATCHLINE – SEE SHEET C5.4

MATCHLINE – SEE SHEET C5.6

MATCHLINE – SEE SHEET C5.8

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

GRADING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

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KEY MAP

C5.1 C5.2 C5.3
C5.4 C5.5 C5.6 C5.10
C5.7 C5.8 C5.9

F999
1" = 40'
C5.5

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MATCHLINE – SEE SHEET C5.3

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

DETENTION BASIN 7

PROPOSED ROAD

S88°44'24"W 658.32'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9-42-7

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 9-42-7

EXPOSED CURB–SEE DETAIL

DETENTION BASIN 6
TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=52.94 AC-FT

EXISTING WETLAND TO REMAIN

100' WETLAND 2 BUFFER

WETLAND 2 BUFFER = 100' (TYP.)

58' WIDE WETLAND 2 OVERFLOW WEIR

MATCHLINE – SEE SHEET C5.5

MATCHLINE – SEE SHEET C5.10

MATCHLINE – SEE SHEET C5.9

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

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GRADING PLAN

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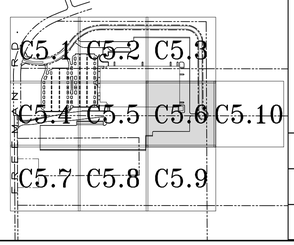
KEY MAP



F999
1" = 40'
C5.6

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MATCHLINE – SEE SHEET C5.4

MATCHLINE – SEE SHEET C5.8

DETENTION BASIN 4

DETENTION BASIN 5
TOP OF BANK=910.50
SPILLWAY=908.50
HWL=908.21
NWL=905.00
BOTTOM=904.40
DETENTION VOLUME=2.68 AC-FT

55' WIDE BASIN 5 OVERFLOW WEIR

DETENTION BASIN 6

EXISTING WETLAND TO REMAIN

WETLAND "1" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

45' WETLAND 1 BUFFER

WETLAND "1" BUFFER = 45' (TYP.)

20' FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

33' DEDICATION OF R.O.W. FOR FREEMAN ROAD PER BOOK 1511, PG 275-276, DOC./675515

FREEMAN ROAD

LOT 1

LOT 2 PRAIRIE OAKS PHASE – 1 PER DOC./ 95K018126

LOT 3 PRAIRIE OAKS PHASE – 1 PER DOC. 95K018126

LOT 4 PRAIRIE OAKS PHASE – 1 PER DOC. 95K018126

LOT 6 PRAIRIE OAKS PHASE – 1 PER DOC. 95K018126

SITE BENCHMARK #19

SITE BENCHMARK #20

SITE BENCHMARK #21

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

KEY MAP

C5.1 C5.2 C5.3
C5.4 C5.5 C5.6 C5.10
C5.7 C5.8 C5.9

GRADING PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN

VENTURE ONE REAL ESTATE, LLC

FREEMAN ROAD, HUNTLEY, ILLINOIS

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F999
1" = 40'
C5.7

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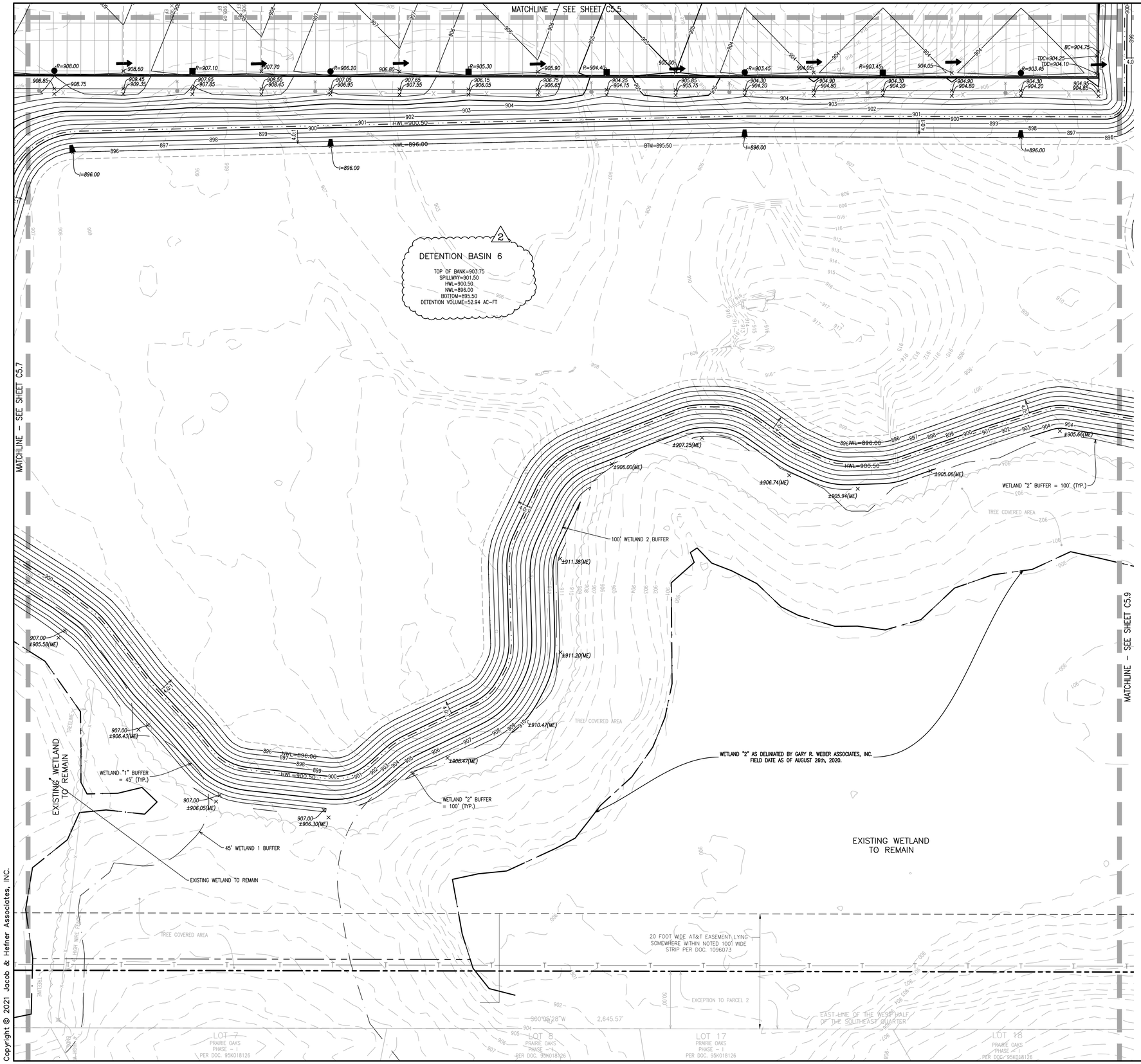
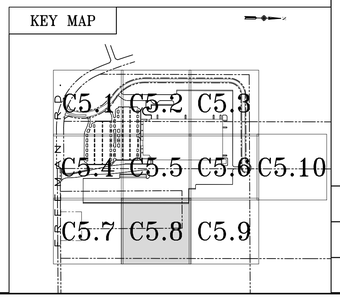


GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

KEY MAP



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GRADING PLAN

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F999

1" = 40'

C5.8

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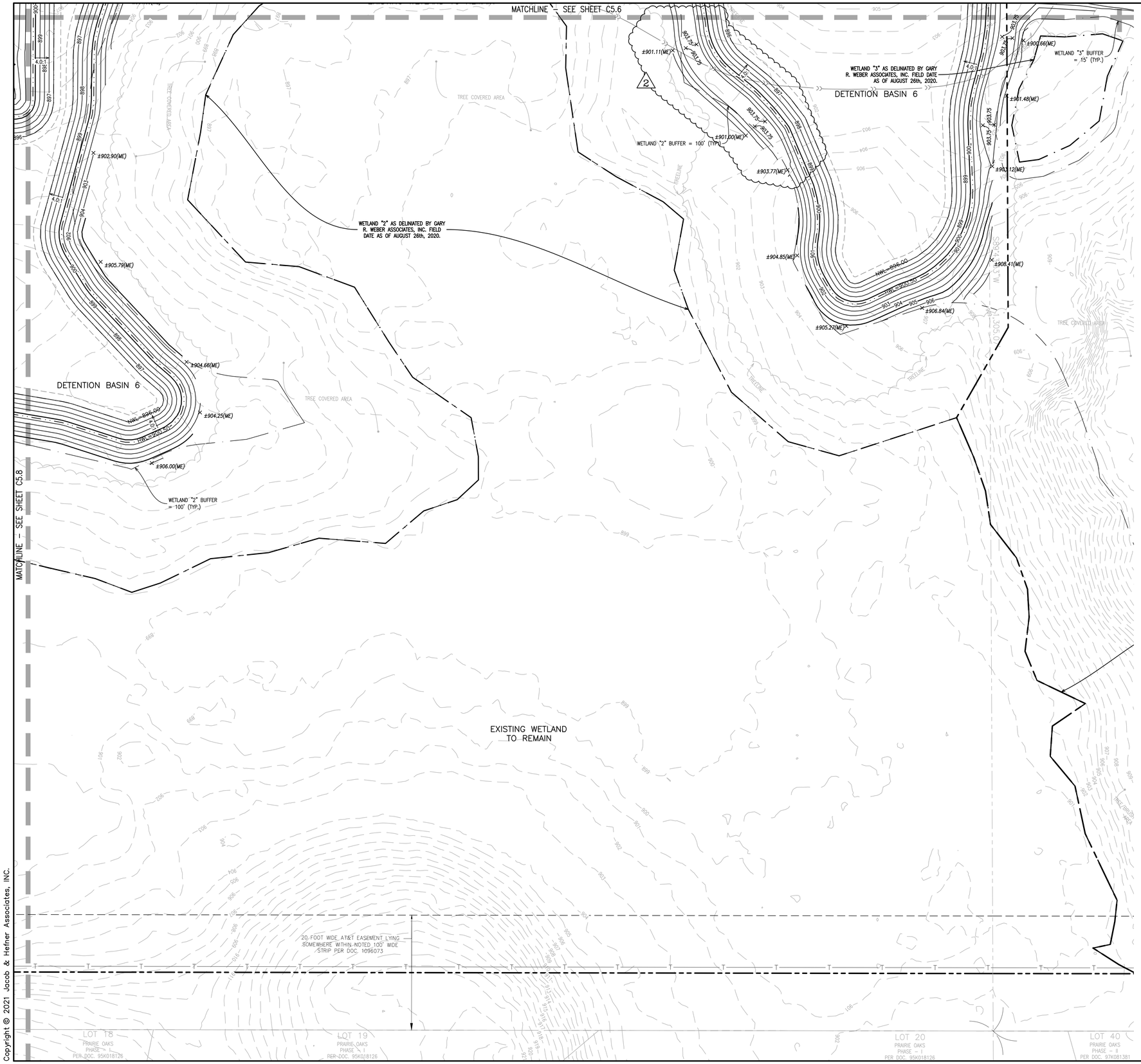
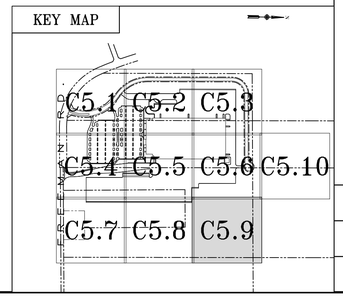


GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

KEY MAP



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GRADING PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN

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F999

1" = 40'

C5.9

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GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

N

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GRADING PLAN

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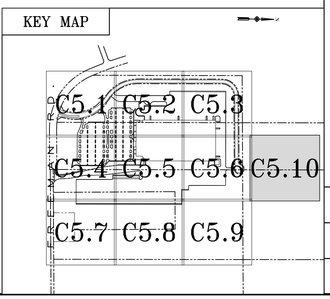
KEY MAP



F999
1" = 40'
C5.10 2

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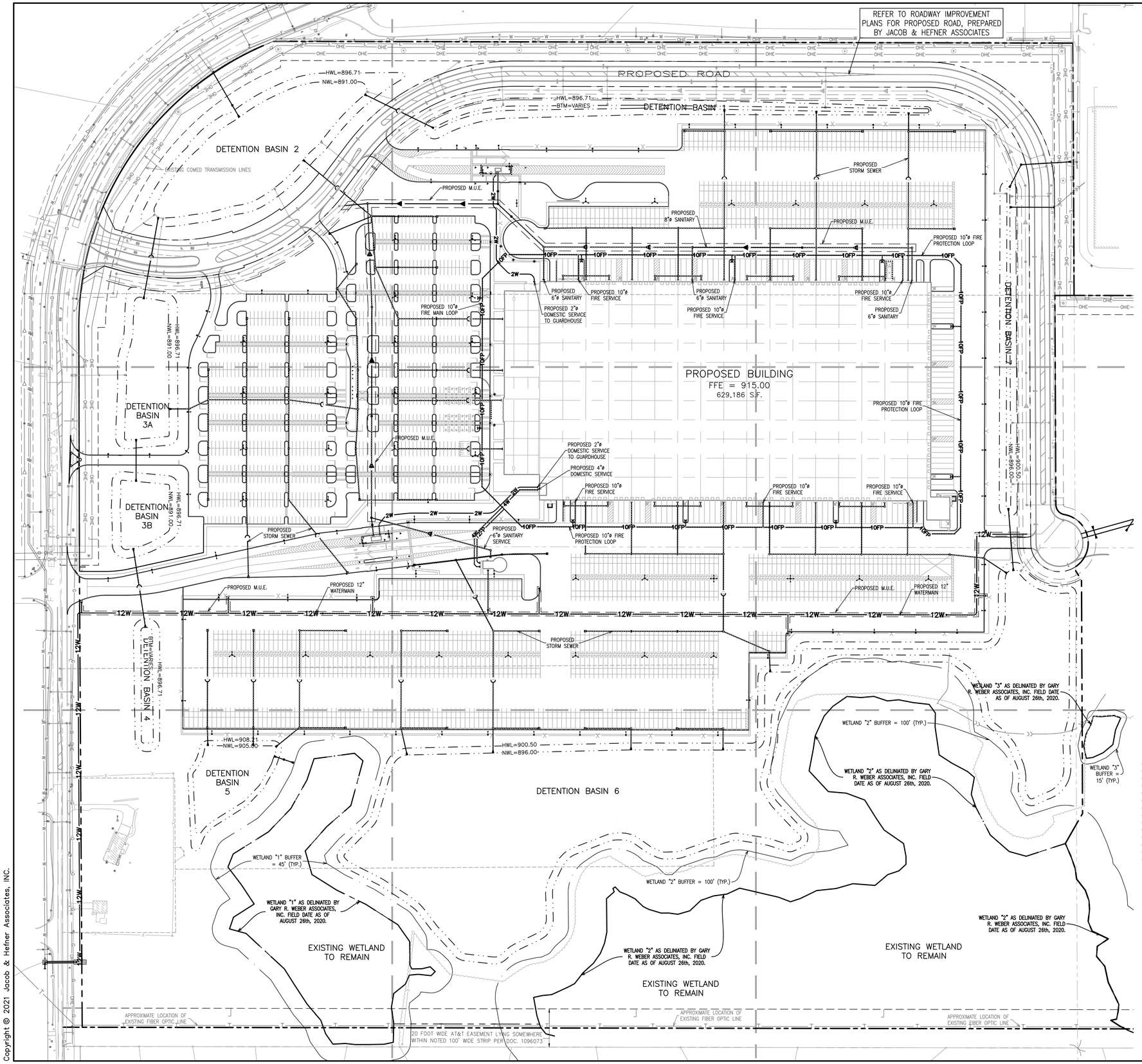


GRAPHIC SCALE 1"=120'
0 60' 120' 240'

UTILITY NOTES

1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
2) CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.
3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
4) ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
5) PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
6) ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 2 PRECAST ADJUSTING RINGS WITH 6" MAXIMUM HEIGHT ADJUSTMENT.
7) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY:
8) OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SUBGRADE. PROPOSED PAVEMENT SECTION SHALL MATCH EXISTING.
9) ALL MATERIALS INCORPORATED FOR PUBLIC UTILITIES SHALL CONFORM TO THE VILLAGE OF HUNTLEY'S APPROVED MATERIAL LIST. SEE SHEET C10.2 FOR ADDITIONAL INFORMATION. 2

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
INL=INLET
CB=CATCH BASIN
MH=MANHOLE
FES=FLARED END SECTION WITH GRATE
UD=UNDERDRAIN

FRAME AND GRATE/LID SYMBOL LEGEND:
1C: NEENAH R1772 (TYPE B COVER), EJIW 1022; (CLOSED)
1P: NEENAH R1772 (TYPE D GRATE), EJIW 1022; (OPEN)

EXAMPLE:
M36
A48,1P
MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS IV, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.
2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.
3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.
4) ALL STORM STRUCTURES SHALL BE EQUIPPED WITH PVC FINGER DRAINS (SEE DETAILS).
5) ALL UNDERDRAINS SHALL BE PERFORATED PVC.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVE VAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.
2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4) MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
5) ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
6) REFER TO PLANS BY HARRINGTON GROUP FOR INFORMATION ON ALL FIRE SUPPRESSION EQUIPMENT (FITTINGS, HYDRANTS, PIPES, PIV, ETC.). FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME 10" D.I.P. AND INCLUDE 10 PIVS WITH PROPOSED UNDERGROUND FIRE PROTECTION LOOP.
7) ALL PUBLICLY OWNED HYDRANTS SHALL BE PAINTED RED. ALL PRIVATELY OWNED HYDRANTS SHALL BE PAINTED YELLOW.
8) CONTRACTOR SHALL COORDINATE ALL WATERMAIN SHUTDOWN WITH THE VILLAGE OF HUNTLEY.
9) ALL WATER MAIN SHALL BE POLYETHYLENE WRAPPED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE WITH THE VILLAGE OF HUNTLEY'S REGULATIONS.
10) ALL PUSH ON JOINTS A MINIMUM DISTANCE OF TWO JOINTS ON EITHER SIDE OF ALL WATERMAIN FITTINGS SHALL BE INSTALLED WITH FEILD LOK 350 GASKET JOINT RESTRAINTS.
11) ALL WATER MAIN VALVE VAULTS AND SANITARY SEWER MANHOLES SHALL BE BITUMINOUS COATED PER VILLAGE OF HUNTLEY REGULATIONS. 2

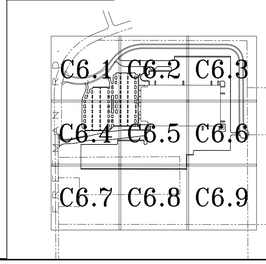
SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: NEENAH R1712 (TYPE B GRATE), EJIW 1050; (CLOSED)

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.

KEY MAP



No.	Description	Date
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1	ORIGINAL PLAN DATE	01/11/21

OVERALL UTILITY PLAN

SITE IMPROVEMENT PLANS - PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F999
1" = 120'
C6.0

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LOT 1A

PART OF LOT 3
FIRST RESUBDIVISION OF UNIT NO. 1
HUNTLEY PER DOC. 94R087427

FREEMAN ROAD

"RIGHT TURN" SIGN

"PRIVATE DRIVE" SIGN

CURB ENDS

APPROXIMATE LOCATION OF EXISTING GAS MAIN

GAS POST MARKER

EXISTING TRAFFIC SIGNAL POST

EXISTING TRAFFIC SIGNAL HAND HOLE

"35 mph" SIGN ON POLE

TRAFFIC SIGNAL HAND HOLE

BOLLARD 2.2' E.

UNSPECIFIED HANDHOLE

100' WETLAND BUFFER PER DOC. #94R087427

TREELINE

FENCE LINE

ELECTRIC LINE EASEMENT PER DOC. 2010K041429 & 2010K056833

70.00'

(L=29.14')
(R=4,550.00')

(L=330.78')
(R=799.00')

23.48'
S 89°
23.48'

CONCRETE WALL

GRATE ON CONCRETE

CONNECT TO EXISTING STRUCTURE I=888.50

MH405
A6'Ø,1C
R=899.00
I=889.00(NE)
I=889.00(SW)
RESTRICTOR STRUCTURE
REFER TO DETAILS SHEET

MH405 107'-15" @ 0.50%

FES412 36'-12" @ 5.00%

FES412
W/ GRATE
12"ø
I=891.00

HWL=896.71

NWL=891.00

FES408
W/ GRATE
60"ø
I=891.00

FES409
200'-60"
@ 0.00%

DETENTION BASIN 2

TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=14.50 AC-FT

FES176
W/ GRATE
30"ø
I=891.00

108144 232'-34" @ 1.20%

CONNECT TO PROPOSED SAN. SEWER STUB. (REFERENCE ROADWAY PLANS FOR SEWER CONTINUATION)
I=892.01

S100 (DROP)
R=906.35
I=896.33(N)
I=892.31(S)
I=897.99(E)

S100
60'-8"
@ 0.50%

UTIL XING
PC=905.28
B/STM=893.87
T/SAN=892.87

UTIL XING
PC=908.27
B/SAN=898.10
T/STM=895.89

CB138 70'-12" @ 1.50%

CB144
A6'Ø,1P
R=908.75
I=905.55(N)
I=895.00(SW)
I=899.58(E)
I=896.00(S)

INL193 119'-12" @ 2.11%

UTIL XING
PC=908.87
B/SAN=898.18
T/STM=897.39

INL193
A2'Ø,1P
R=901.50
I=898.50(N)

CB143
133'-30"
@ 1.00%

PROPOSED MONUMENT SIGN

INL185
A2'Ø,1P
R=907.55
I=904.35(SE)

S106
270'-8"
@ 0.50%

CB143
A5'Ø,1P
R=908.00
I=904.80(N)
I=900.91(W)
I=900.91(NE)

CB137
60'-12"
@ 2.58%

CB194
A4'Ø,1P
R=906.95
I=903.48(NE)
I=903.48(NW)

INL185
81'-12"
@ 1.07%

CB126 147'-30" @ 1.00%

CB184 85'-12" @ 0.94%

S106
R=908.50
I=899.34(E)
I=899.34(W)

S107 285'-8" @ 0.50%

PROPOSED 20' MUNICIPAL UTILITY EASEMENT

FES416
W/ GRATE
60"ø
I=891.00

NWL=891.00

HWL=896.71

FES416 217'-30" @ 0.00%

UTIL XING
PG=899.45
B/STM=890.50
T/SAN=885.93

FES414
W/ GRATE
60"ø
I=891.00

DETENTION BASIN 3A

TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=6.48 AC-FT

INL188
A2'Ø,1P
R=903.55
I=900.35(E)

INL187
A2'Ø,1P
R=904.85
I=901.45(E)

CB146
A4'Ø,1P
R=907.15
I=902.61(E)
I=902.61(SW)

INL188 134'-12" @ 1.00%

INL187 134'-12" @ 1.00%

CB146 134'-12" @ 1.00%

CB142

MATCHLINE – SEE SHEET C6.2

MATCHLINE – SEE SHEET C6.4

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

No.	Description	Date
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1.	ORIGINAL PLAN DATE	01/11/21

UTILITY PLAN

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VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

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F999
1" = 40'
C6.1

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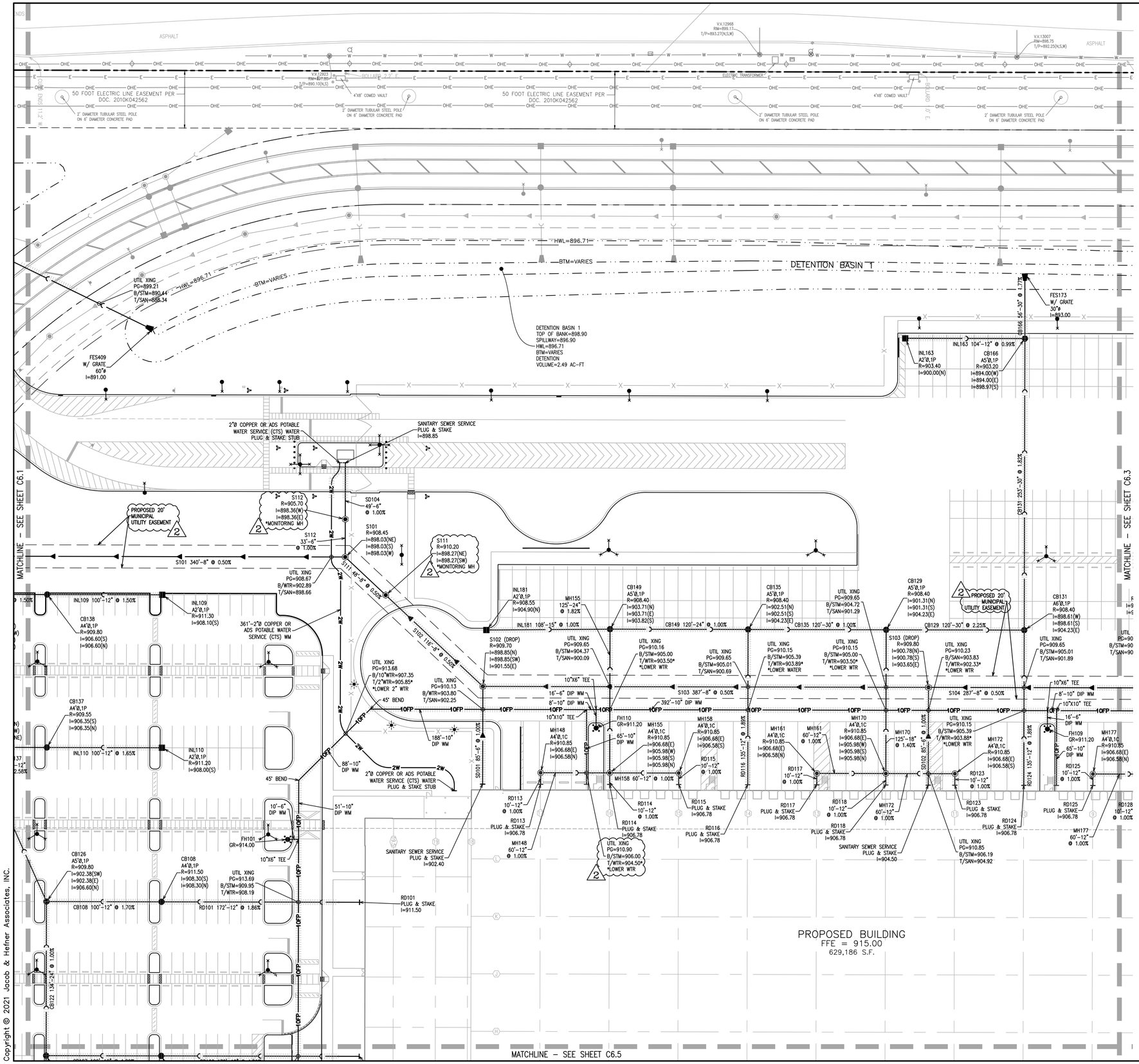

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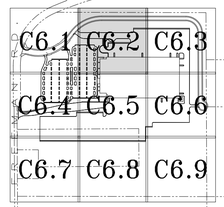
KEY MAP



F999
1" = 40'
C6.2

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SPECIAL STORM SEWER OUTFALL NOTE:

IN THE EVENT THAT RIGHTS TO IMPROVE THE DOWNSTREAM STORM SEWER ON THE NEIGHBORING PROPERTY TO THE NORTH IS GRANTED, CONTRACTOR SHALL OMIT FES407 AND INSTEAD:

- FURNISH & INSTALL A 36" PIPE AND A PROPOSED MANHOLE NEEDED TO PROVIDE AN ENCLOSED STORM SEWER CONNECTION TO THE EXISTING PIPE DOWNSTREAM OF FES13138
- REMOVE AND PROPERLY DISPOSE OF EXISTING FES13138
- SAID PROPOSED MANHOLE SHALL HAVE A RIM ELEVATION OF 901.00 AND PIPE INVERT ELEVATIONS (N,S) OF 896.17

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

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KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

F999
1" = 40'
C6.3

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MATCHLINE – SEE SHEET C6.1

MATCHLINE – SEE SHEET C6.5

MATCHLINE – SEE SHEET C6.7

FREEMAN ROAD

DETENTION BASIN 3A
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=6.48 AC-FT

DETENTION BASIN 3B
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
NWL=891.00
BOTTOM=890.10
DETENTION VOLUME=3.56 AC-FT

DETENTION BASIN 4
TOP OF BANK=898.90
SPILLWAY=896.90
HWL=896.71
BOTTOM=VAIRES
DETENTION
VOLUME=1.57 AC-FT

LOT 4
FIRST RESUBDIVISION OF LOT 1 HUNTLEY PER DOC. 94R087427

LOT 2

FES175 W/ GRATE 30"ø I=891.00
CB171 A5'Ø,1P R=902.45 I=892.98(S) I=892.98(NW)
CB160 55'-30" @ 2.50%
CB171 52'-30" @ 3.77%
FES502 W/ GRATE 42"ø I=891.00
FES502 110'-42" @ 0.00%
FES501 W/ GRATE 42"ø I=891.00
FES415 W/ GRATE 18"ø I=891.00
FES415 209'-18" @ 0.31%
FES417 W/ GRATE 15"ø I=891.65

INL190 A2'Ø,1P R=902.50 I=899.30(E)
CB159 A4'Ø,1P R=903.60 I=899.01(E) I=899.01(W)
CB153 A4'Ø,1P R=905.05 I=900.11(E) I=900.11(W)
CB142 A4'Ø,1P R=907.70 I=901.27(E) I=901.27(W)
CB156 100'-30" @ 1.50%
CB151 110'-24" @ 1.50%
CB127 182'-15" @ 1.50%
CB160 A5'Ø,1P R=902.95 I=894.37(SE) I=894.37(N) I=897.14(E) I=898.52(W)
CB156 A5'Ø,1P R=904.05 I=895.87(S) I=895.87(N) I=897.68(E) I=898.23(W)
CB151 A5'Ø,1P R=905.60 I=897.52(S) I=897.52(N) I=899.80(E) I=899.32(W)
CB127 A4'Ø,1P R=908.40 I=900.25(S) I=902.68(E) I=900.25(W)
S107 R=909.85 I=900.76(E) I=900.76(W)
CB162 A4'Ø,1P R=903.00 I=898.41(W) I=898.41(E)
CB157 A4'Ø,1P R=904.30 I=898.94(W) I=898.94(E)
CB152 A4'Ø,1P R=905.80 I=901.07(W) I=901.07(E)
CB141 A4'Ø,1P R=908.60 I=903.71(W) I=903.71(E)
INL189 A2'Ø,1P R=902.95 I=899.75(W)
CB154 A4'Ø,1P R=904.10 I=900.28(W) I=900.28(E)
CB150 <EXIST.4" POLY. DRAIN TILE<<
CB150 A4'Ø,1P R=905.70 I=902.41(W) I=902.41(NE)
INL183 A2'Ø,1P R=908.25 I=905.05(W)
S108 (DROP) R=910.10 I=906.03(E) I=902.09(W) I=902.09(N)
S108 265'-6" @ 0.50%
S110 19'-6" @ 1.00%
S110 R=910.50 I=906.22(E) I=906.22(W) *MONITORING MH
SD105 28'-6" @ 1.00%
INL186 202'-15" @ 0.88%
INL184 244'-15" @ 0.82%
INL186 A2'Ø,1P R=905.50 I=902.05(W)
INL184 A2'Ø,1P R=908.05 I=904.60(SW)
UTIL XING RIM=910.69 B/WTR=905.01 T/SAN=902.88
SANITARY SEWER SERVICE PLUG & STAKE I=906.50
2"Ø COPPER OR ADS POTABLE WATER SERVICE (CTS) WATER PLUG & STAKE STUB
PROPOSED 20' MUNICIPAL UTILITY EASEMENT
PROPOSED 10' MUNICIPAL UTILITY EASEMENT
INL303 A2'Ø,1P R=910.35 I=906.90(E)
INL302 A2'Ø,1P R=910.35 I=906.90(E)
CB301 A4'Ø,1P R=910.35 I=906.31(E) I=906.31(N)
INL300 A2'Ø,1P R=910.35 I=906.90(S)
INL303 253'-15" @ 0.71%
INL302 253'-15" @ 0.71%
CB301 253'-21" @ 0.48%
INL300 120'-15" @ 0.49%

FH111 GR=904.15
27'-6" DIP WM
12"X6" TEE
10'-12" DIP WM
45° BENDS
382'-12" DIP WM
FH112 R=911.95
39'-6" DIP WM
12"X6" TEE
246'-12" DIP WM
Vv103 R=911.40
131'-12" DIP WM
39'-6" DIP WM
12"X6" TEE
FH113 GR=912.60
902'-12" DIP WM
12W

UTIL XING RIM=908.65 B/STM=890.75 T/WTR=889.25* *LOWER WTR

2" DIAMETER TUBULAR STEEL POLE
5" DIAMETER TUBULAR STEEL POLE
PROPOSED MONUMENT SIGN
APPROXIMATE LOCATION OF EXISTING GAS MAIN
EXISTING ROW
EXISTING FREEMAN ROAD CENTERLINE
EXISTING SECTION LINE
PROPOSED ROW
"STOP" SIGN
"35mph" SIGN
GAS POST MARKER
ELECTRIC BOX
ELECTRIC TRANSFORMER ELECTRIC BOX
FIBEROPTIC POST MARKER
SSMH10080 RIM=902.44 I(T?)=886.04(S,W)
V.V.10099 RIM=903.65 T/P=897.28(E,W)
V.V.10098 RIM=903.61 T/P=897.21(E,W)
INL10119 (RED/HDE) RIM=902.72 I(24"X36" ELP.)=897.32(N) I(24")=897.32(S)
INL10120 RIM=904.55 I(24"X36" ELP.)=897.85(S) I(24")=897.85(N)
INL10150 RIM=904.64 I(12")=899.14(S) I(12")=899.14(N)
INL10149 RIM=902.83 I(12")=899.14(S) I(12")=899.14(E)
INL10362 RED/HDE) RIM=904.51 I(12")=902.11(E) I(12")=902.18(S) I(12")=902.91(W)
INL10357 RIM=908.09 I(12")=904.67(N)
DETENTION BASIN 4
BTM=VARIES
HWL=896.71

KEY MAP
C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

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F999
1" = 40'
C6.4

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MATCHLINE – SEE SHEET C6.2

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

MATCHLINE – SEE SHEET C6.4

MATCHLINE – SEE SHEET C6.6

MATCHLINE – SEE SHEET C6.8

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

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KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

F999
1" = 40'
C6.5

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MATCHLINE – SEE SHEET C6.3

PROPOSED BUILDING
FFE = 915.00
629,186 S.F.

MATCHLINE – SEE SHEET C6.5

MATCHLINE – SEE SHEET C6.9

DETENTION BASIN 7

HWL=900.50
NWL=896.00

EXISTING SECTION LINE

S89°44'24"W 658.32'

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

N

RD230 PLUG & STAKE I=906.78
RD230 10'–12" @ 1.00%
MH254 60'–12" @ 1.00%
RD206 PLUG & STAKE I=906.78
RD206 10'–12" @ 1.00%
MH252 A4'Ø,1C R=910.85 I=906.68(W) I=905.98(E) I=905.98(S) I=905.98(N)
MH254 A4'Ø,1C R=910.85 I=906.68(W) I=906.58(S)
RD227 PLUG & STAKE I=906.78
RD227 135'–12" @ 1.89%
RD200 PLUG & STAKE I=906.78
RD200 10'–12" @ 1.00%
FH105 GR=911.25
15'–6" DIP WM
MH240 58'–12" @ 1.00%
MH240 A4'Ø,1C R=910.85 I=906.68(W) I=906.58(N)
RD226 10'–12" @ 1.00%
RD226 PLUG & STAKE I=906.78
MH255 125'–18" @ 2.29%
MH255 A4'Ø,1C R=910.85 I=906.68(W) I=905.09(E) I=906.00(S) I=905.98(N)
MH256 60'–12" @ 1.00%
MH256 A4'Ø,1C R=910.85 I=906.68(W) I=906.58(S)
RD207 PLUG & STAKE I=906.78
RD207 10'–12" @ 1.00%
RD212 PLUG & STAKE I=906.78
RD212 135'–12" @ 1.89%
10"X6" TEE
24'–6" DIP WM
FH106 GR=911.20
133'–10" DIP WM
10"X10" TEE
65'–10" DIP WM
10"X10" TEE
190'–10" DIP WM
10"X6" TEE
221'–10" DIP WM
7'–12" DIP WM
45° BENDS
23'–10" DIP WM
72'–10" DIP WM
45° BENDS
23'–10" DIP WM
45° BEND
126'–12" DIP WM
FES413 W/ GRATE 36"ø I=896.00
UTIL XING PG=903.53 B/STM=895.67 T/WTR=894.17 *LOWER WTR
FES413 164'–36" @ 0.00%
FES418 W/ GRATE 12"ø I=904.01
FES420 52'–12" @ 0.23%
FES420 W/ GRATE 12"ø I=903.13
FES418 33'–12" @ 0.34%
FES419 W/ GRATE 12"ø I=903.90
FES421 W/ GRATE 12"ø I=903.01
UTIL XING PG=910.15 B/STM=905.00 T/WTR=903.50* *LOWER WTR
UTIL XING PG=910.15 B/STM=905.39 T/WTR=903.89* *LOWER WTR
UTIL XING PG=910.15 B/STM=903.62 T/WTR=902.12* *LOWER WTR
UTIL XING PG=910.15 B/STM=905.39 T/WTR=903.89* *LOWER WTR
MH252 125'–18" @ 1.40%
CB217 A5'Ø,1P R=908.40 I=902.76(N) I=904.23(W) I=902.76(S)
CB218 A5'Ø,1P R=908.40 I=901.29(N) I=901.29(S) I=902.23(W)
CB219 A5'Ø,1P R=908.40 I=899.82(N) I=899.82(S) I=904.23(W)
CB220 A5'Ø,1P R=908.40 I=898.48(N) I=898.48(S)
CB224 A5'Ø,1P R=907.90 I=897.38(NE) I=897.38(S)
CB216 A5'Ø,1P R=908.40 I=904.23(N) I=904.23(W)
CB216 120'–24" @ 1.22%
CB217 120'–24" @ 1.22%
CB218 120'–30" @ 1.22%
CB219 110'–30" @ 1.22%
CB220 89'–30" @ 1.22%
CB224 72'–30" @ 1.92%
UTIL XING PG=908.44 B/WTR=901.94 T/STM=900.40
155'–12" DIP WM
FH116 GR=908.15
23'–6" DIP WM
12"X6" TEE
43'–12" DIP WM
45° BEND
73'–12" DIP WM
7'–12" DIP WM
Wt08 R=906.15
12"X8" TEE
228'–12" DIP WM
413'–12" DIP WM
50'–8" DIP WM
FH115 GR=905.65
FES410 W/ GRATE 36"ø I=896.00
FES246 W/ GRATE 30"ø I=896.00
CB236 A6'Ø,1P R=904.30 I=897.07(E) I=897.07(SW)
CB236 54'–36" @ 1.98%
FES241 W/ GRATE 36"ø I=896.00
1.06%
6W
12W
10OFP

DETENTION BASIN 6
TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=52.94 AC–FT

DAYLIGHT EX. DRAIN TILE AT POND BOTTOM (CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION)

WETLAND "2" BUFFER = 100' (TYP.)

EXISTING WETLAND TO REMAIN

FES1119 I(14")=896.07

TREELINE

KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

UTILITY PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
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www.jacobandhefner.com

F999
1" = 40'
C6.6

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MATCHLINE – SEE SHEET C6.4

CB304
48"–18"
0 0.21%

CB305
48"–18"
0 0.21%

CB304
A4'Ø,1P
R=909.00
I=905.10(E)
I=905.10(W)

CB305
A4'Ø,1P
R=909.00
I=905.10(E)
I=905.10(W)

CB306
A5'Ø,1P
R=909.00
I=905.10(SE)
I=905.10(W)
I=905.10(N)

INL307
A2'Ø,1P
R=909.00
I=905.30(S)

INL307 120'–18" @ 0.17%

CB306
80'–24"
@ 0.13%

HWL=908.21

NWL=905.00

FES308
W/ GRATE
18"ø
I=905.00

FES309
W/ GRATE
18"ø
I=905.00

FES312
W/ GRATE
24"ø
I=905.00

FES401
W/ GRATE
12"ø
I=905.00

MH400
27"–12"
@ 0.00%

FES402
27"–12"
@ 0.00%

FES402
W/ GRATE
12"ø
I=905.00

MH400
A6'Ø,1C
R=911.50
I=905.00(S)
I=905.00(N)
RESTRICTOR STRUCTURE
REFER TO DETAILS SHEET

DETENTION BASIN 5
TOP OF BANK=910.50
SPILLWAY=908.50
HWL=908.21
NWL=905.00
BOTTOM=904.40
DETENTION VOLUME=2.68 AC-FT

DETENTION BASIN 6

NWL=896.00
HWL=900.50

WETLAND "1" BUFFER
= 45' (TYP.)

WETLAND "1" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

EXISTING WETLAND
TO REMAIN

MATCHLINE – SEE SHEET C6.8

DETENTION BASIN 4

BTM=VARIES

HWL=896.71

"RIGHT LAND TURN" SIGN

INL10349
RIM=909.70
I(12")=906.40(N)

INL10350
RIM=909.61
I(12")=904.86(E,W,S)

INL10351
RIM=909.61
I(12")=904.86(N,S)

APPROXIMATE LOCATION OF OLD GAS MAIN

INL10334
RIM=912.24
I(12")=909.14(N)

INL10335
RIM=912.24
I(12")=907.49(E,W,S)

LOT 1
DUKE REALTY CORPORATION HUNTLEY DC SUBDIVISION PER DOC. 2019K047894

CORNER OF 4' WIRE FENCE IS 27.1' N.

40' R.O.W. HERETOFORE DEDICATED PER DOC. 0675515

24" UNDERGROUND UTILITY EASEMENT

STONE WALL

GRAVEL DRIVE

"STOP" SIGN

INL10438
RIM=915.24
I(12")=910.74(N,S)

INL10439
(BEHIND)
RIM=914.84
I(12")=910.04(E,W)
I(12")=910.48(S)

"STOP" SIGN

INL10292
RIM=915.00
I(12")=911.35(N)

S89°55'10"W, 1,305.34'

INL10408
(BEHIND)
RIM=913.50
I(12")=909.67(E,W,S)

INL10407
RIM=913.00
I(12")=909.00(E)

BUILDING N
143.7' N.

4' HIGH WOOD FENCE

FINISHED FLOOR ELEVATION = 920.32

STONE WALL

4' HIGH WOOD FENCE

WALK

BUILDING

28.83'

12.74'

15.95'

15.18'

15.40'

WINDOW WELL (TYPICAL)

CONC.

TOP OF CHIMNEY ELEVATION = 936.67
TOP OF TOWER ELEVATION = 961.67

POST FOR CLOTH LINE

BUILDING S
106.6' N.

BUILDING
ROOF
36.7'
32.1'
31.5'

GRAVEL DRIVE

ASPHALT

INL10409
(BEHIND)
RIM=913.50
I(12")=909.15(W)

CONTRACTOR SHALL INSTALL TRENCH BACK FILL AND PERPETUATE DRIVEWAY AS NEEDED UNTIL RESIDENT HAS VACATED PREMISES.

FIREWOOD

EXPLOSIVE AREA

END OF 6' HIGH CHAIN LINK FENCE

6' CHAIN LINK FENCE

4' HIGH WIRE FENCE

END OF 6' HIGH CHAIN LINK FENCE

CONCRETE

CORNER OF 4' WIRE FENCE

902'–12" DIP WM

12'–12" DIP WM

STEEL CASING AUGERING PIT

"STOP" SIGN

AUGER UNDER EXISTING FREEMAN ROAD WITH 18" CASING

T/CASING=916.00

V.V. 10535
RIM=919.65
T/P=914.00

FH (APPROX)
RIM=918.45

Vv101
R=921.35

V.V. (APPROX)
RIM=919.00
T/P(12")=913.84

Vv102
R=921.10

12'X12" TEE. CLOSE UPSTREAM VALVES AS NEEDED TO INSTALL.

81'–12" DIP WM

APPROXIMATE LOCATION OF EXISTING GAS MAIN

INSTALL ±12'–12" WATERMAIN AS NEEDED WITH CAP.

STEEL CASING RECEIVING PIT

NOTE:
WATERMAIN SHUT DOWN SHALL BE COORDINATED WITH VILLAGE OF HUNTLEY STAFF – VILLAGE STAFF HAS FINAL SAY ON TIMING OF SHUT DOWN

ALL CARRIER PIPE BELL AND SPIGOT JOINTS WITHIN CASING AND THE FIRST CARRIER PIPE BELL AND SPIGOT JOINT OUTSIDE EACH END OF THE STEEL CASING SHALL BE INSTALLED WITH JOINT RESTRAINTS, "FIELD LOK 350 GASKETS" OR APPROVED EQUAL

UTIL XING
PC=921.69
B/GAS=UNKNOWN*
T/CASING=916.25
*CONTRACTOR TO LOCATE GAS & ENSURE VERTICAL SEPERATION FROM PROPOSED WATER PRIOR TO AUGER OPERATION.

ALL WORK ASSOCIATED WITH THE WATERMAIN AUGER ACROSS FREEMAN ROAD SHALL BE COMPLETED IN ACCORDANCE WITH THE VILLAGE OF HUNTLEY DETAIL UTIL–4 'CASING PIPE DETAIL' (SEE DETAIL ON SHEET C9.4)

2

CURB

33' DEDICATION OF R.O.W. FOR FREEMAN ROAD PER BOOK 15 PG 275–276, DOC. 675515

LOT 5

FREEMAN ROAD

ASPH. PAVEMENT

FIBEROPTIC POST MARKER

ASPH. PAVT. N.

APPROXIMATE LOCATION OF EXISTING FIBER OPTIC LINE

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

RIPRAP SURFACE

FIBEROPTIC POST MARKER

"HFPD 41W 255" SIGN

50.00'

"40mph" SIGN

LOT 1
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 2
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 3
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 4
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 6
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

No.	Description	Date
1.	ORIGINAL PLAN DATE	01/11/21
2.	REVISED PER VILLAGE REVIEW	02/08/21

UTILITY PLAN

SITE IMPROVEMENT PLANS – PROJECT PUMPKIN
VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

JACOB & HEFNER ASSOCIATES
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F999
1" = 40'
C6.7

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MATCHLINE – SEE SHEET C6.5

CB223
A4'Ø,1P
R=908.00
I=899.42(E)
I=901.07(W)
I=902.70(N)

INL259
A2'Ø,1P
R=907.10
I=903.90(S)

CB228
A4'Ø,1P
R=906.20
I=897.11(E)
I=897.11(W)
I=900.90(N)

INL262
A2'Ø,1P
R=905.30
I=902.10(S)

INL263
A2'Ø,1P
R=904.40
I=901.20(N)

CB237
A4'Ø,1P
R=903.45
I=898.00(E)
I=898.00(S)

INL264
A2'Ø,1P
R=903.45
I=900.25(N)

CB239
A4'Ø,1P
R=903.45
I=897.00(E)
I=897.00(S)

INL259 120'–12" @ 1.00%

INL262 120'–12" @ 1.00%

INL263 120'–12" @ 2.67%

INL264 120'–12" @ 2.71%

HWL=900.50

NWL=896.00

CB223
73'–18"
@ 4.71%

FES244
W/ GRATE
18"ø
I=896.00

CB228
65'–24"
@ 1.70%

FES242
W/ GRATE
24"ø
I=896.00

CB237
56'–12"
@ 3.57%

FES250
W/ GRATE
12"ø
I=896.00

CB239
56'–15"
@ 1.79%

FES249
W/ GRATE
15"ø
I=896.00

DETENTION BASIN 6

TOP OF BANK=903.75
SPILLWAY=901.50
HWL=900.50
NWL=896.00
BOTTOM=895.50
DETENTION VOLUME=52.94 AC–FT

MATCHLINE – SEE SHEET C6.7

MATCHLINE – SEE SHEET C6.9

NWL=896.00

HWL=900.50

WETLAND "2" BUFFER = 100' (TYP.)

TREE COVERED AREA

TREE COVERED AREA

WETLAND "2" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC.
FIELD DATE AS OF AUGUST 26th, 2020.

EXISTING WETLAND
TO REMAIN

NWL=896.00

HWL=900.50

WETLAND "1" BUFFER = 45' (TYP.)

WETLAND "2" BUFFER = 100' (TYP.)

EXISTING WETLAND
TO REMAIN

TREE COVERED AREA

TREELINE

TREELINE

HIGH WIRE FENCE

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

APPROXIMATE LOCATION OF EXISTING FIBER OPTIC LINE

EXCEPTION TO PARCEL 2

90.00'

S00°05'28"W 2,645.57'

F.I.R. S.W.

F.I.R. S.W.

LOT 7
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 8
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 17
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 18
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
2	REVISED PER VILLAGE REVIEW	02/08/21
1	ORIGINAL PLAN DATE	01/11/21

UTILITY PLAN

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KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

F999
1" = 40'
C6.8

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MATCHLINE – SEE SHEET C6.6

MATCHLINE – SEE SHEET C6.8

WETLAND "3" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

WETLAND "3" BUFFER = 15' (TYP.)

DETENTION BASIN 6

TREE COVERED AREA

WETLAND "2" BUFFER = 100' (TYP.)

TREELINE

WETLAND "2" AS DELINIATED BY GARY R. WEBER ASSOCIATES, INC. FIELD DATE AS OF AUGUST 26th, 2020.

NWL=896.00

HWL=900.50

S89°43'53"W 1,306.00'

DETENTION BASIN 6

NWL=896.00

HWL=900.50

TREE COVERED AREA

WETLAND "2" BUFFER = 100' (TYP.)

EXISTING WETLAND TO REMAIN

20 FOOT WIDE AT&T EASEMENT LYING SOMEWHERE WITHIN NOTED 100' WIDE STRIP PER DOC. 1096073

APPROXIMATE LOCATION OF EXISTING FIBER OPTIC LINE

LOT 18
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 19
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 20
PRAIRIE OAKS
PHASE – I
PER DOC. 95K018126

LOT 40
PRAIRIE OAKS
PHASE – II
PER DOC. 97K081381

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
2.	REVISED PER VILLAGE REVIEW	02/08/21
1.	ORIGINAL PLAN DATE	01/11/21

UTILITY PLAN

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VENTURE ONE REAL ESTATE, LLC
FREEMAN ROAD, HUNTLEY, ILLINOIS

KEY MAP

C6.1 C6.2 C6.3
C6.4 C6.5 C6.6
C6.7 C6.8 C6.9

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F999
1" = 40'
C6.9

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