NOTICE OF SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF GENEVA

AGENDA

Meeting Link:
https://attendee.gotowebinar.com/register/5958129691282290190

NOTICE IS HEREBY GIVEN that the City Council of the City of Geneva shall conduct a special meeting on **Monday, August 22, 2022 at 7pm**. The special meeting will be held City Hall Council Chamber, 109 James Street, Geneva, Illinois for the purpose of considering the following items:

1. CALL TO ORDER: ROLL CALL

2. ITEMS OF BUSINESS

a. Consider Approval of Special Event Application from Geneva Chamber of Commerce for Festival of the Vine September 9-11, 2022 Including Use of City Right-of-Way and City Services.
b. Consider Approval of Special Event Liquor Licenses for Festival of the Vine September 9-11, 2022.
c. Consider Approval of Resolution No. 2022-77 Granting a Final Plat of Subdivision Approval for the Fox Valley Commerce Center and Final Planned Unit Development Approval for Phase 1 of the Fox Valley Commerce Center - HIP VI Enterprises, LLC/c/o Hillwood)
d. Approve Ordinance No. 2022-37 Approving Furnishing Municipal Water Service and Sanitary Sewer Service to a Residential Property Outside of the Corporate Limits of the City Without Requiring Annexation at 2133 Heather Road.

3. PUBLIC COMMENT/NEW BUSINESS

4. CLOSED SESSION ON THE PURCHASE OR LEASE OF PROPERTY FOR THE USE OF THE PUBLIC BODY.

5. ADJOURNMENT

All interested persons are invited to attend the City Council special meeting.

Vicki Kelleck

City Clerk

This notice has been posted at City Hall
City of Geneva, 22 South First Street,
Geneva, Illinois on August 18, 2022
and has been tendered to members of
the media requesting notices of public
meetings.

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Special Event: Festival of the Vine, September 9-11, 2022 Request for Use of Public Right of Way and City Services		
Presenter & Title:	Cathleen Tymoszenko, Economic Development Director		
Date:	August 18, 2022		
Please Check Appropriate Box:			
☐	Committee of the Whole Meeting	☐	Special Committee of the Whole Meeting
☐	City Council Meeting	☒	Special City Council Meeting
☐	Public Hearing	☐	Other -
Associated Strategic Plan Goal/Objective: EV:III			
Estimated Cost: $ TBD	Budgeted? ☐ Yes ☒ No	Other Funding? ☒ Yes ☐ No	
If "Other Funding," please explain how the item will be funded:			

Executive Summary:

The Geneva Chamber is planning the annual Festival of the Vine on September 9-12, 2022. For several months, the City and Chamber have been working together to relocate the festival to a new location to better accommodate event amenities, utilities and guests. The new location is on James Street from about a ½ block west of S. 3rd to S. 5th St. A detailed Relocation Map, generated by the City GIS Division is included with the application.

Festival of the Vine requires significant City services including but not limited to street closures, traffic control, on-site public safety personnel, utility personnel and services (electric & water), trash collection and event promotion. All departments have been involved in the relocation plan, have reviewed the application and recommend approval.

Attachments: *(please list)*

- Event Application

Voting Requirements:

This motion requires a simple majority of affirmative votes for passage.

The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.

Recommendation / Suggested Action: *(how the item should be listed on agenda)*

Approve Special Event Application for Festival of the Vine on September 9-11, 2022.

SPECIAL EVENT APPLICATION

City of Geneva, Illinois

Fillable PDF. Please download before editing this file.

Applications must be received 8 weeks prior to event.

For Office Use Only		
Accepted on Date		**Accepted By**

Name of Event: Festival of the Vine

Start Date: 9/9/2022 **Time:** 12:00p **End Date:** 9/11/2022 **Time:** 5:00p

Location: James St. from S. 3rd St. (1/2 block west) to S. 5th St., along with S. 4th St. from James to bank parking l

Description: Two and 1/2 days of entertainment, arts and crafts fair, food sampling from Geneva Chamber restaurants, wine and beer sales, sponsor booths and kids events. There will be carriage rides throughout downtown.

Event set up: Thursday, Sept. 8th at 6:00a. Take down: Monday, Sept. 12 at 6:00a
Arts and Crafts Set up: Saturday, Sept. 10 at 6:00a. Take down: Sunday, Sept. 11 at 5:00p

Estimated attendance(max. per day): 20,000 +

Sponsoring organization: Geneva Chamber of Commerce

Contact name and title: Paula Schmidt, President

Address: 8 S. Third St., Geneva, IL 60134

Phone: 630-232-6060

Email: pschmidt@genevachamber.com

If this is a reoccurring event, please describe changes from prior year (attach additionalpage(s)as needed):

Location change: We will move the event to James St. (approx. 3rd St. to 5th St.).
No trolley service during the event.
Festival hours are Friday, noon - 10p, Saturday, noon - 10p and Sunday, noon - 5p

Public Notification

Describe how you will notify community members that will be blocked, detoured or heavily inconvenienced. Attach your postcard template, mailing receipt, and address list and/or Establishment Notification Form. Public Notification is required four weeks prior to event.

We will personally inform every business on James St. and Campbell St. that will be affected by street closures. We will also hand out letters with information as well (see packet letter enclosed)

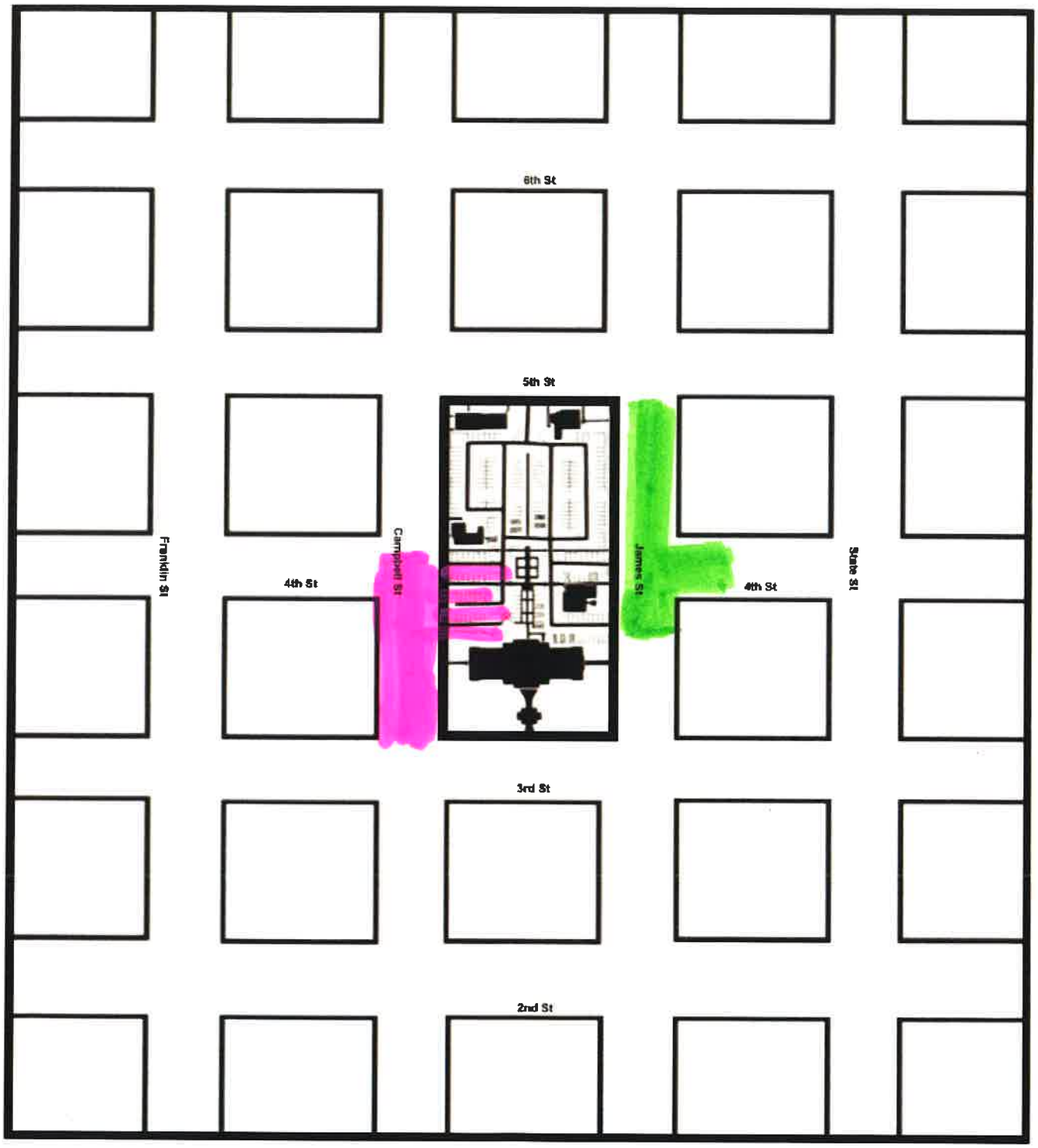
FOV

Arts & Crafts

Site Plan

Event Base Map

Apply all applicable lables from the legends on the event base map and event inset map as provided. Contact the Economic Development Department at (630) 232-7449 with questions about event maps.



portapotties

Donot park map

Band parking & drop off

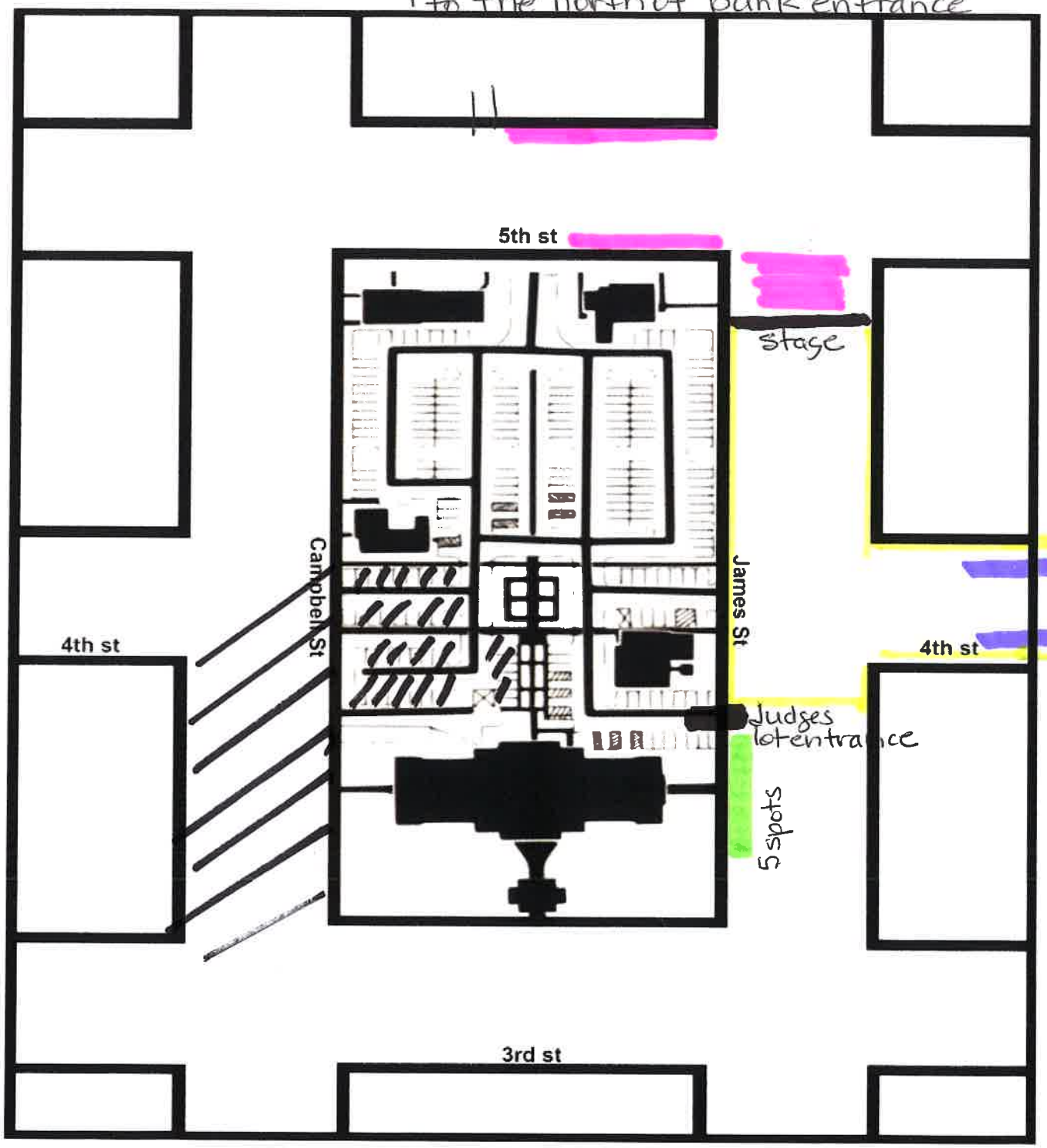
Inset Map

Food delivery drop off

Arts & Craft

fencing

Note: Not on this map - closure of parking spots on west side of 4th to the north of bank entrance

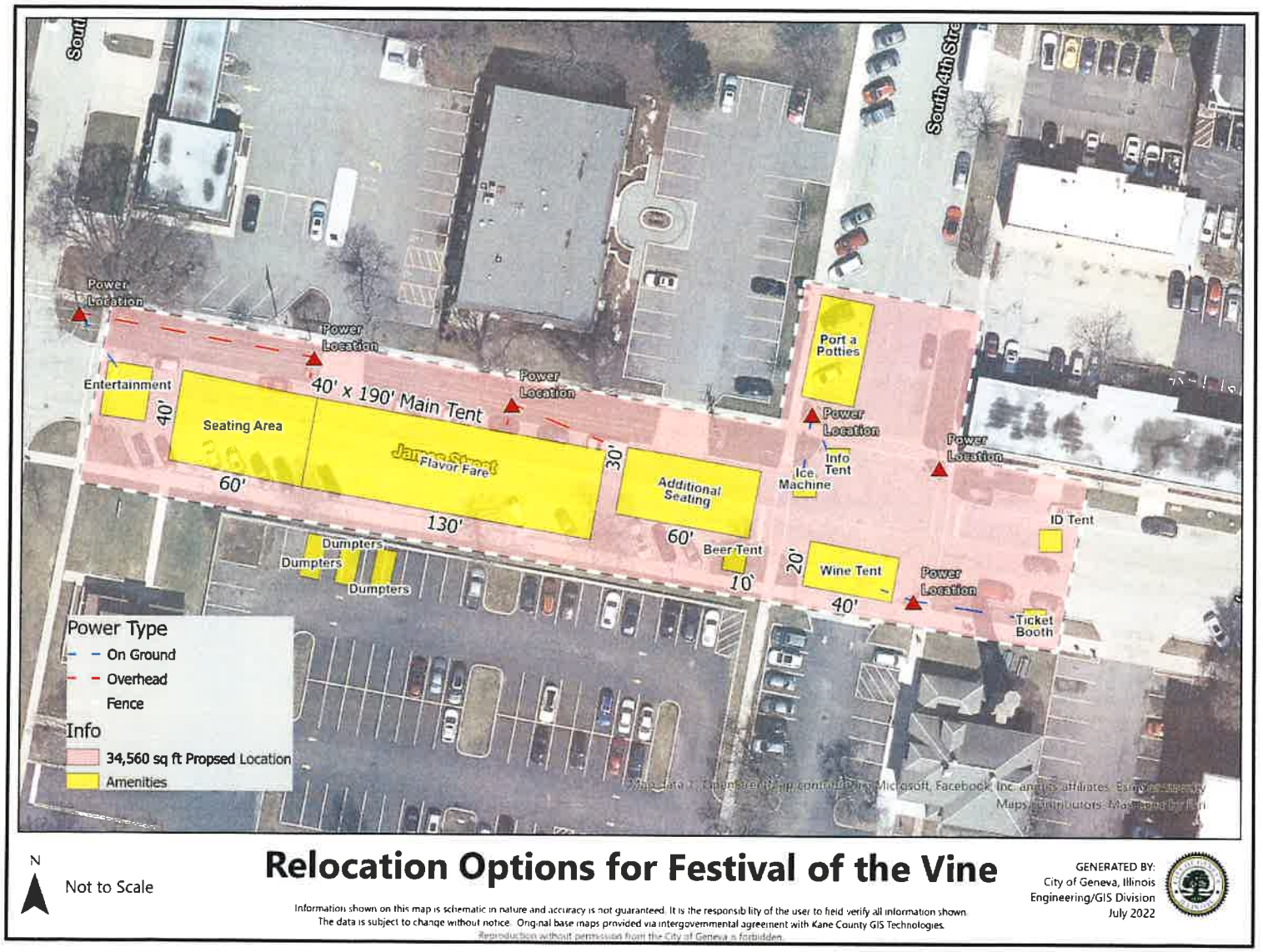


Legend

i	Information/First Aid	E	Electrical Equipment
B	Bleachers/ Stage	FV	Food Vendor
BB	Business Booth	G	Garbage Can
R	Restroom	T	Tent

N

Layout Map


Power Location
Power Location
Power Location
Power Location
Power Location
Power Location
Entertainment
40'
Seating Area
40' x 190' Main Tent
60'
130'
Jamie Street Flavor Fare
30'
Additional Seating
60'
Beer Tent
10'
20'
Wine Tent
40'
Port a Potties
Info Tent
Ice Machine
ID Tent
Ticket Booth
Dumpters
Dumpters
Dumpters
South 4th Stre
Power Type
On Ground
Overhead
Fence
Info
34,560 sq ft Propsed Location
Amenities
N
Not to Scale
Relocation Options for Festival of the Vine
Information shown on this map is schematic in nature and accuracy is not guaranteed. It is the responsib lity of the user to field verify all information shown.
The data is subject to change without notice. Original base maps provided via intergovernmental agreement with Kane County GIS Technologies.
GENERATED BY:
City of Geneva, Illinois
Engineering/GIS Division
July 2022

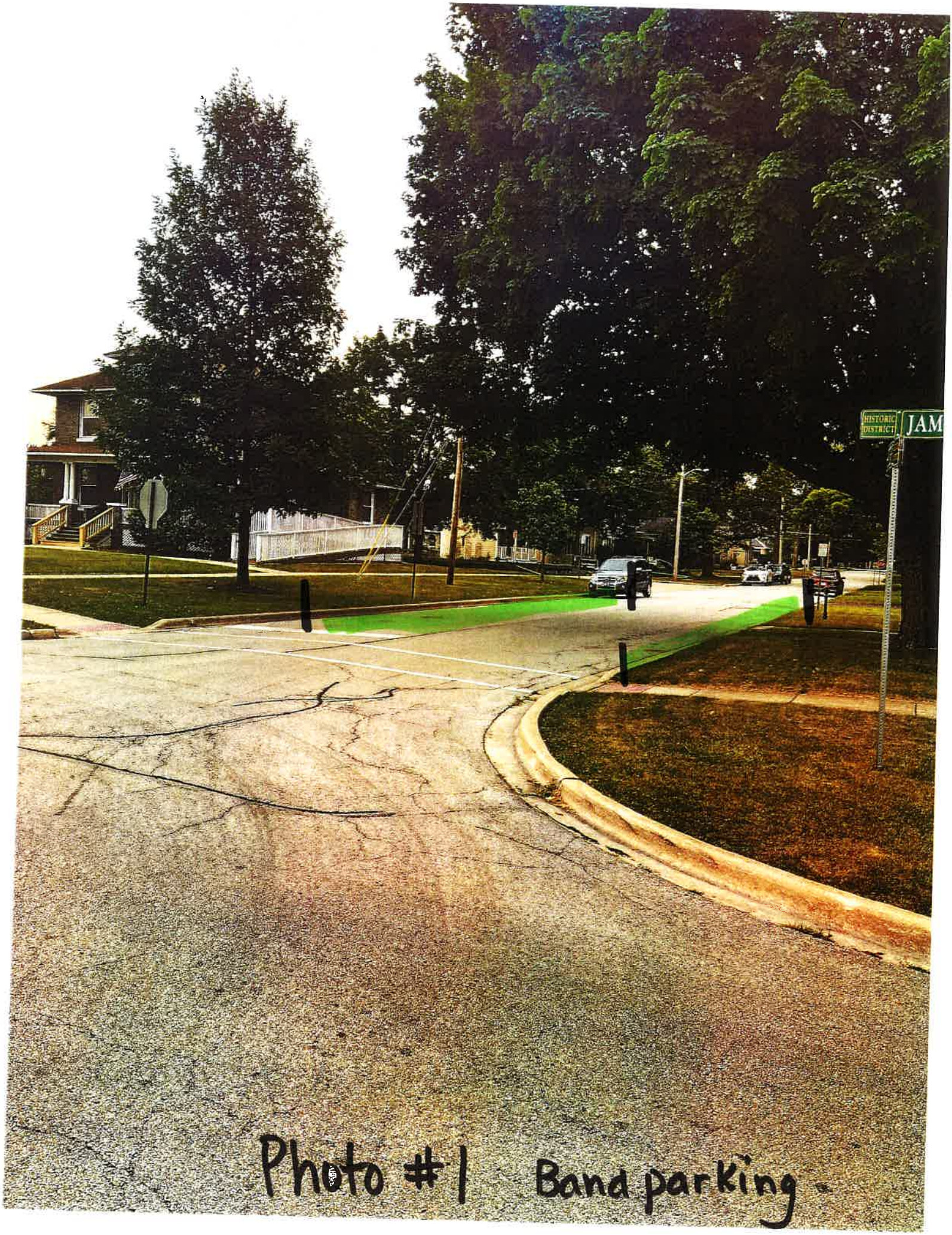


Photo #1 - Band parking -



Photo 2 Food parking & drop off

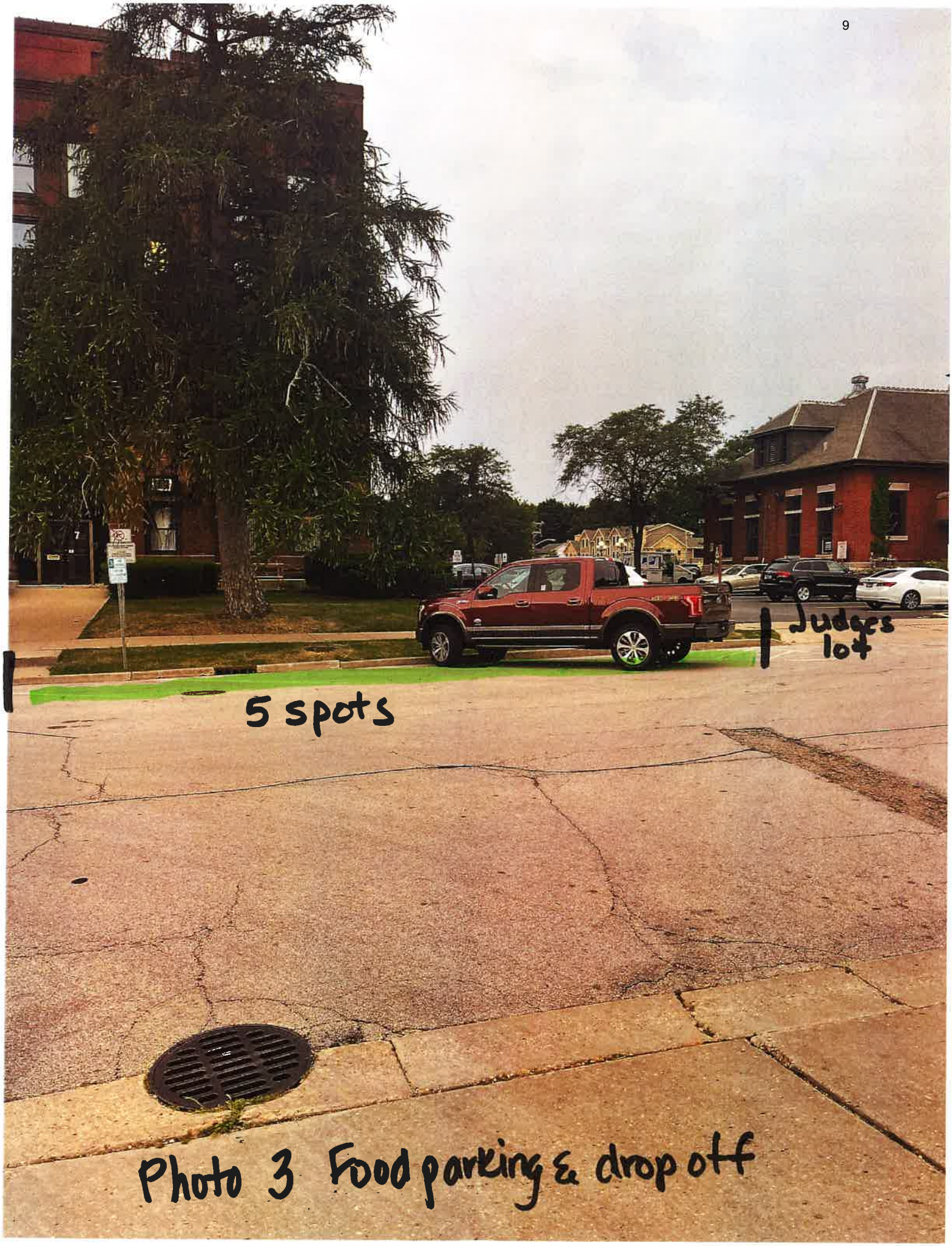


Photo 3 Food parking & drop off

Portopotties



Street, Sidewalk and Parking – Use and Closure Request

(Please attach additional pages as needed.)

Street, Sidewalk or Parking Lot

Street Name	From	To	Date(s)	Time(s)
James St.	S. 3rd St.-1/2 block west	S. 5th St.	9/8-9/12	see info/map sheet
S. 4th St.	State Bank of Geneva lot	James St.	9/8-9/12	see info/map sheet
Campbell St.	S. 3rd St.	S. 4th St.	9/10-9/11	see info/map sheet

Describe use of streets, sidewalks and parking lots, including considerations for affected businesses.

Main Venue set up
Begins on Thursday, September 8th early morning. Streets would have to be closed on Wednesday night to parking. James St. (½ block west of S. Third St.) to S. 5th St. S. 4th St. would need to be closed from the State Bank of Geneva Parking Lot to James St.

Main Venue take down
Begins on Monday, September 12 at 7:00a, and finished by noon. Streets can be reopened after noon on Monday.

Arts and Crafts set up
Begins on Saturday, September 10th at 6:00a. Closure of Campbell St. to S. 4th Street closure will be required Friday, midnight.

Arts and Crafts take down
Begins on Sunday, September 11th at 5:00p, street can be opened upon vacancy of Arts and Craft booths

We will need Public Works to put up the Festival of the Vine banners.

Parking:
Band drop off and parking (See Photo 1) – S. 5th St. west of James St. on both the east and west sides of the street. Parking should be closed from James to the first entrance of the county courthouse (east) and the first driveway (west).
Food parking and delivery: (See Photo 2, 3)
S. 5th St. from bank parking drive to fencing for 5 spots. (Photo 2)
S. 3rd St. from Judges Lot going east for 5 spots. (Photo 3)

Portopotties will be delivered morning of September 8.

On-Street Parking Space Closure (If not included in street closure section above.)

Purpose	Location	Date(s)	Time(s)
Band parking and drop off	S. 5th St. (west from James)	9/9/2022-9/11/2022	8:00a (Fri) - 4:00p (Sun)
	(see attached Photo 1)		
Food delivery drop off	S. 5th St. (see attached Photo 2)	9/9/2022-9/11/2022	8:00a (Fri) - 4:00p (Sun)
Food delivery drop off	S. 3rd St. (see attached Photo 3)	9/9/2022-9/11/2022	8:00a (Fri) - 4:00p (Sun)

Describe considerations to the flow of traffic or affected businesses.

Crossing Assistance

Street Name	Nearest Intersection	Date(s)	Time(s)
none needed			

Detour

Purpose	Location	Date(s)	Time(s)

Fire and Emergency Plan (Please attach additional pages as needed.)

Describe the event's Fire and Emergency Plan, including First Aid Station(s).

First Aid station will be at the information/id booth.
Emergency exits will be discussed with the Fire Department before the event begins.
Area is fenced in for safety.
5th St. and 3rd St. will be open to regular traffic.

Proposed Fire Hydrant Obstruction(s)

Purpose	Location	Date(s)	Time(s)
none			

Stage(s) and Tent(s)* (Please attach additional pages as needed.)

Purpose	Location	Size	Date(s)
Stage - Stageline SL100	S. 5th St. and James St.	24'x20'	9/9/2022-9/11/2022
	set up will be on 9/8/2022		
Front Seating + Food tent	James St.	40'x190'	9/9/2022-9/11/2022
Back Seating tent	James St.	30'x60'	9/9/2022-9/11/2022
Wine Tent	James and S. 4th St.	20'x40'	9/9/2022-9/11/2022
ID/Information Tent	James St.	10'x10'	9/9/2022-9/11/2022
Beer Tent	James St.	10'10'	9/9/2022-9/11/2022

*Tents with sidewalls in excess of 400 sf. or single/multiple tents greater than 700 sf. side by side, require a building permit.

Utilities Request (Please attach additional pages as needed.)

Requested Utilities Connection(s)

Type (Water/Electric)	Purpose	Location
Electricity	stage	James St. and S. 5th St.
Electricity	seating area, food tent	James (2 located on the north side between 5th&4th)
Electricity	wine, id/info, ticket,beer, seats	James and S. 4th -NW, NE, SE corners (near courthouse)
Electricity	possible sponsor need	James St. and S. 3rd St.
water	food tent area	James St. from S. 4th – S. 5th St. - spigot from hydrant

Describe any special utilities request.

Hydrant needs to be open so food vendors can get water from the spigot.
Electricity will be distributed according to city approvals.
Electricity will be needed in the Flavor Fare tent using temporary panels set up by the city, lights in the restaurant tent, lights in the wine tent, electricity to the ticket booth, stage area, sponsorship booths and lights in the info/check tent.

Water will be needed from spigot on hydrant for use by restaurants - no hoses needed.

Waste Management Plan (Please attach additional pages as needed.)

Describe the event's Waste Management Plan.

3 large roll-offs, placed in the county courthouse in the northwest area of the parking lot. (See layout map).
We will need bins for inside the event. Extra bins throughout the downtown area. Additional garbage bins will need to be placed in the areas of all portopotties. (see below)

Portopotties will be placed throughout downtown but will also be placed inside the FOV fenced area on S. 4th St. (See layout map).

6 basic, 3 handicap –4th St. just north of James St. See map. Located on the parkway, doors facing street with 2 handwashing stations
1 basic, 1 handicap – Campbell and 4th (NW corner in grass facing sidewalk) (1 handwashing station)
1 handicap – Franklin & 4th (NE corner in grass facing sidewalk)
1 handicap – Fulton & 4th (SE corner in grass facing sidewalk – on Little Traveler side)
There will be 3 handwashing stations on James St. (inside the Flavor Fare tent)

Licensing/Certificate of Insurance

Your Special Event Application should include a certificate of insurance naming the City of Geneva as additionally insured with High Hazard. The Limits of General Liability shall not be less than $1,000,000 per occurrence and/or aggregate combined single limit for personal injury, bodily injury and property damage.

Indicate the date applied for any required permits/licenses or select N/A from the drop-down below:

Date

Carnival License

Certificate of Insurance

Food permit (Kane County Health Department)

Horse Carriage, Wagon and Trolley

Itinerant/Transient Merchant

Sales Tax Coupon

Special Event Liquor License

Tent Permit

GENEVA

CHAMBER OF COMMERCE

In consideration of the City of Geneva permitting, the Geneva Chamber of Commerce to conduct the Festival of the Vine, the Organization recognizes, acknowledges, and assumes any and all risks arising from or in any way related to the event.

To the fullest extent permitted by law, the Organization agrees to defend, pay on behalf of, indemnify and hold harmless the City of Geneva, its elected and appointed officials, employees, and volunteers, and others working on behalf of the City; against any and all claims, demands, suits, loss, injuries, deaths, judgments, costs, and expenses (including all attorney fees and costs), arising from, or resulting from or in any way related directly and/or indirectly to the event, except that arising out of the sole legal cause of the City of Geneva, its officers, officials, employees, and agents.

The Organization shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and if any judgment shall be rendered against the City of Geneva, its officers, officials, employees and/or agents, in any such action, the Organization at its own expense shall satisfy and discharge same.

The invalidity of any provisions(s) of this INDEMNIFICATION/HOLD HARMLESS or unenforceability of any of its provisions shall not affect the validity or enforceability of the remainder of this INDEMNIFICATION/HOLD HARMLESS provisions contained herein.

The organization and the authorized signatory below agree to inform the City of Geneva of any changes in the application at least thirty (30) days prior to the event.

Geneva Chamber of Commerce
(Name of Organization)

07/11/2022
(Date)

Paula Schmidt
Authorized Signatory

Signed and sworn to before me this 11th day of July, 2022

Laura Rush
Notary Public

Official Seal
Laura Lynn Rush
Notary Public State of Illinois
My Commission Expires 11/5/2025

Acknowledgment and Signature

Applicant's Statement of Agreement:

I hereby affirm that the above information is true and correct in describing the intent of this application. I have read, understand and agree to abide by the rules and regulations included in this application including the instruction section of this application. The permit, if granted, is not transferable and is revocable at any time at the absolute discretion of the City of Geneva. I understand that approval of a Special Event Application is contingent upon compliance of all conditions, requirements and City codes. Further, I understand that the City of Geneva, upon direction of the City Administrator or designee may rescind permission to hold any or all portions of a special event within the City if in his/her judgment it is in the public's best interest to do so.

I, Paula Schmidt, the undersigned, agree to abide by the provisions in this application and the instructions attached hereto.

Paula Schmidt — 07/20/2022

Signature of Applicant — *Date*

Submit Completed Application to:
City of Geneva
Economic Development Department
22 S. First Street
Geneva, IL 60134

Phone: (630) 232-7449

To Be Completed by City Staff

ADMINISTRATIVE APPROVAL

Upon review, it has been determined that the event as proposed is eligible for Administrative Approval.

Signature of City Administrator — *Date*

CITY COUNCIL APPROVAL

The City Council approved of the proposed event at its meeting on:

Meeting Date

Client#: 27748 GENCH1

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/14/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Melanie Garza
Konen Insurance Agency, Inc. 2570 Beverly Drive Suite 100 Aurora, IL 60502	PHONE (A/C, No, Ext): 630 897-4239 FAX (A/C, No): E-MAIL ADDRESS: melanie@konen.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : West Bend Mutual Insurance Co. — 15350
INSURED Geneva Chamber of Commerce 8 S Third St Geneva, IL 60134	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			A728556	03/16/2022	03/16/2023	EACH OCCURRENCE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$5,000
	X PD Ded:500						PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	AUTOMOBILE LIABILITY			A728556	03/16/2022	03/16/2023	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / X OCCUR			A728556	03/16/2022	03/16/2023	EACH OCCURRENCE	$3,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$3,000,000
	DED / X RETENTION $0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			A728566	03/16/2022	03/16/2023	X WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N / N/A						E.L. EACH ACCIDENT	$500,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Festival of the Vine
Location: James St., Geneva IL
September 9-11

CERTIFICATE HOLDER

City of Geneva
22 S. First St.
Geneva, IL 60134

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Chamber of Commerce Banner Locations
2022 Geneva Festival of the Vine – September 9-11, 2022
25 Banners-Below are locations with 1 at RT 25 & State St.

All banners this year will have date tags and one sponsor

Illinois Rt. 38 (State Street) **East Side of River**	
1. IL Rt. 38 and Glengarry Drive (North-side) (1st pole west of Glengarry Drive)	* Single
2. IL Rt. 38 and Kirk Rd. (North-side) (1st pole west of Kirk Rd.)	* Single
3. IL Rt. 38 and Longview Road (North-side) (1st pole east of Longview Rd.)	* Single
4. IL Rt. 38 and East Side Drive (South-side) (1st pole east of Eastside Drive)	* Single
4.5 IL Rt. 38 and Chrissey (S.E. Corner)	* Single
West Side of River	
5.5 IL Rt.38 and Brittney Court (Second Entrance)	* Single
5. IL Rt. 38 and Bradbury Lane (North-side)	* Single -
6. IL Rt. 38 and Anderson Blvd. (West-side) (1st pole north of Rt. 38 and Anderson)	** Double
7. IL Rt. 38 and Third St. (SE Corner)	** Double
8. IL Rt. 38 and Third St. (NW Corner)	** Double
Illinois Route 31	
9. IL Rt. 31 and Stevens St. (SW Corner)	* Single -
10. IL Rt. 31 at City Hall	** Double
10.5 IL Rt. 31 and 3rd St. (NE Corner)	* Single
Illinois Route 25	
11. IL Rt. 25 and Division St. (SE Corner)	* Single
~~**12. Rt. 25 and State St. (SW Corner) ** Special****~~	~~*** Single**~~
Miscellaneous	
12. Anderson Blvd. and Gray St. (SW Corner)	* Single
13. South Third St. and Fulton St. (NE Corner)	* Single
14. 3rd St. and South St. (SE Corner)	* Single
15. 3rd St. and Campbell St. (NE Corner)	* Single
16. 3rd St. and James St. (NW Corner)	** Double
17. Rt. 38 & River Lane (SW Corner)	* Single

*** Install after Aug. 23**

GENEVA

CHAMBER OF COMMERCE

To our local residents and businesses:

We are so excited to inform you of some changes for the Festival of the Vine.

Our main event will now be located from S. 3rd St. (after the Judges Lot) to S. 5th St., along with S. 4th St. being partially closed to James St. There were too many safety issues with crossing over Rt. 38 during the main event in the past and we needed to change the location. We worked with the City of Geneva for the best place to host the event, keeping in mind the square footage needed, water and electricity needs and road closures.

Streets will be closed for setup on Thursday, September 8th through Monday, September 12. There will be the regular music, food and wine until 10:00p Friday and Saturday and 5:00p on Sunday.

The Arts and Crafts Fair will, again, be located on Campbell St. from S. 3rd St. to S. 4th St., entering into the County Courthouse parking area. Campbell St. will be closed to through traffic from midnight Friday, September 8th to Sunday, September 11. It will be set up the same way as last year. If you have concerns about pulling into your parking lot, please email Robin Reed of Art of the Heartland at rareed57@yahoo.com to set up the area as she did last year.

Thank you for your understanding regarding closures and event activity. If you have any questions, please feel free to contact Paula Schmidt at 630-232-6060 or email me at pschmidt@genevachamber.com

Sincerely,

Paula Schmidt

Paula Schmidt
President
Geneva Chamber of Commerce

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Special Event Liquor License Approvals for 2022 Festival of the Vine
Presenter & Title:	Jeanne Fornari, Executive Assistant/Deputy Clerk
Date:	August 22, 2022

Please Check Appropriate Box:

☐	Committee of the Whole Meeting	☐	Special Committee of the Whole Meeting
	City Council Meeting	☒	Special City Council Meeting
☐	Public Hearing	☐	Other -

Associated Strategic Plan Goal/Objective: EV III

Estimated Cost: $ n/a	Budgeted? ☐ Yes ☒ No	Other Funding? ☐ Yes ☒ No

If "Other Funding," please explain how the item will be funded:

Executive Summary:

Applications for special event liquor licenses have been received and reviewed for the following establishments/organizations for Festival of the Vine Sept. 9-11, 2022:

Class E-4/The Little Traveler at 404 S. 3rd St. Sept. 9, 10 and 11
Class E-4/The Royal Wren at 11 S. 3rd St. Sept. 9 and 10
Class E-3 & Class E-6 for Penrose Brewing and Geneva Chamber of Commerce for event location on James Street between 4th and 5th Streets Sept. 9, 10 and 11

All licenses will be issued on September 9th after site inspections have successfully occurred.

Attachments: *(please list)*

- (none)

Voting Requirements:

This motion requires a simple majority of affirmative votes for passage. The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.

Recommendation / Suggested Action: *(how the item should be listed on agenda)*

Recommend Approval of 2022 Festival of the Vine Special Event Liquor Licenses as Presented.

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Items:	Approval of Resolution Granting Final Plat of Subdivision Approval for the Fox Valley Commerce Center and Final Planned Unit Development Approval for Phase 1 of the Fox Valley Commerce Center – HIP VI Enterprises, LLC / C/O Hillwood.
Presenter & Title:	David DeGroot, Community Development Director Chayton True, City Planner
Date:	August 22, 2022

Please Check Appropriate Box:

	Committee of the Whole Meeting		Special Committee of the Whole Meeting
	City Council Meeting	X	Special City Council Meeting
	Public Hearing		Other -

Associated Strategic Plan Goal/Objective: EV-II

Estimated Cost: $	Budgeted? ____ Yes ____ No	Other Funding? ____ Yes ____ No

If "Other Funding," please explain how the item will be funded:

Executive Summary:

The subject property is generally located northwest of the Kautz Road and Geneva Drive intersection. The site consists of one parcel totaling 75.23 acres which is currently undeveloped farm land. The applicant, HIP VI Enterprises, LLC / C/O Hillwood is seeking to subdivide the land into a total of four lots and develop the site with 3 to 4 light industrial buildings ranging between 241,920 and 504,900 sq. ft. in size. The Planning & Zoning Commission and City Council approved initial entitlements for the property including annexation, rezoning, and preliminary planned unit development/subdivision in April of 2022. The applicant is now seeking to finalize the first phase of development for the project through their request for final plat of subdivision approval and final planned unit development approval. The first phase includes improving the 75.23 acre site to support the entire development and constructing two buildings ranging between 266,760 and 272,160 sq. ft. on Lots 1 and 2, respectively. Site work will be completed in preparation for the future development of Lot 3, but no finalized proposal is being considered for the lot at this time. The project site would be accessed via an existing portion of Geneva Drive which extends westward from Kautz Road and terminates at the southwest corner of the subject property. The proposed project will not require the westward extension of Geneva Drive beyond its current terminus at the southwest corner of the project site. Additional details regarding features of the proposed development within this stage are elaborated within the attached Community Development Department Report.

At their August 11th meeting, the Planning & Zoning Commission unanimously recommended approval of the applicant's requests subject to final engineering approval by city staff. Please see the Planning & Zoning Commission meeting video within the Agenda Center of the City's website for more information.

Attachments: *(please list)*

Resolution Community Development Department Report

Voting Requirements:

These motions require 6 affirmative votes for passage.

The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.

Recommendation / Suggested Action: *(how item should be listed on agenda)*

Approval of Resolution Granting Final Plat of Subdivision for the Fox Valley Commerce Center and Final Planned Unit Development Approval for Phase 1 of the Fox Valley Commerce Center – HIP VI Enterprises, LLC / C/O Hillwood.

RESOLUTION 2022-77

A RESOLUTION GRANTING FINAL PLAT OF SUBDIVISION FOR THE FOX VALLEY COMMERCE CENTER AND FINAL PLANNED UNIT DEVELOPMENT APPROVALFOR PHASE 1 OF THE FOX VALLEY COMMERCE CENTER – HIP VI ENTERPRISES, LLC / C/O HILLWOOD

WHEREAS, an application was duly filed on the 6TH day of May 2022, by HIP VI Enterprises, LLC / C/O Hillwood (hereinafter referred to as "DEVELOPER") with the Planning and Zoning Commission of the City of Geneva requesting approval for Final Plat of Subdivision and Final Planned Unit Development Approval for Phase 1 of a 75.23-acre light industrial development located northwest of the intersection of Kautz Road and Geneva Drive, legally described as Exhibit "A" attached hereto and made a part hereof, hereinafter referred to as the "SUBJECT REALTY"; and

WHEREAS, on August 11, 2022, the Planning and Zoning Commission reviewed the Applications and recommended approval of the same by a vote of six in favor, and zero against; and

WHEREAS, the City Council considered the recommendations of the Planning and Zoning Commission on August 22, 2022; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Geneva, Kane County, Illinois, as follows:

SECTION 1: **FINAL PLAT OF SUBDIVISION APPROVAL**

Subject to the conditions set forth at Section 4 below, the Final Plat of Subdivision listed in Section 3 below and attached hereto and made a part hereof as Group Exhibit "B", is hereby approved. Any modifications, changes, updates or refinements made to any plans and/or specifications after the date of this approval, except those that are required conditions of approval as set forth in Section 4, or those that are minor or technical in nature, shall require approval by the City Council.

SECTION 2: FINAL PLANNED UNIT DEVELOPMENT AND SITE PLAN REVIEW APPROVAL

Subject to the conditions set forth at Section 4 below, the Final Planned Unit Development Plans listed in Section 3 below and attached hereto and made a part hereof as Group Exhibit "B", are hereby approved. Any modifications, changes, updates or refinements made to any plans and/or specifications after the date of this approval, except those that are required conditions of approval as set forth in Section 4, or those that are minor or technical in nature, shall require approval by the City Council.

SECTION 3: APPROVAL OF PLANS

The following plans associated with the Final Plat of Subdivision and Final Planned Unit Development, and made a part hereof as Group Exhibit "B", are hereby approved:

A. Final Plat of Subdivision prepared by Kimley-Horn and Associates, Inc. dated 07/27/2022

B. Final PUD Plan prepared by Kimley-Horn and Associates, Inc. dated 07/27/2022

C. Final Engineering Plans prepared by Kimley-Horn and Associates, Inc. dated 07/29/2022
D. Landscape Plans prepared by Kimley-Horn and Associates, Inc. dated 07/29/2022
E. Exterior Architectural Elevations prepared by Harris Architects, Inc. dated 05/02/2022
F. Electric and Photometric Plan prepared by Jan Electric dated 06/10/2022

SECTION 4: CONDITIONS OF APPROVAL

The plans set forth in Section 3 herein are conditionally approved subject to the following:

1. Final Engineering shall be approved prior to building permit issuance by the City.

SECTION 5: DEVELOPMENT OF THE SUBJECT REALTY

Any development of the SUBJECT REALTY shall be carried out in conformity with the applicable provisions of the Geneva City Code, this Resolution, and the approved final plans and specifications set forth herein.

SECTION 6: EFFECT OF RESOLUTION

That this Resolution shall take effect immediately upon its passage and shall be published by the Clerk in pamphlet form.

PASSED by the City Council of the City of Geneva, Kane County, Illinois this 22nd day of August 2022.

AYES:_____ NAYS:_____ ABSENT:_____ ABSTAINING: _____ HOLDING OFFICE:_____

APPROVED by me as Mayor of the City of Geneva, Kane County, Illinois this 22nd day of August 2022.

_____
Mayor

ATTEST: _____
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 599.00 FEET OF THE EAST 400.00 FEET THEREOF, IN KANE COUNTY, ILLINOIS.

TAX P.I.N.: 12-01-200-001

GROUP EXHIBIT "B"

APPROVED PLANS

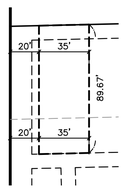
- Final Plat of Subdivision prepared by Kimley-Horn and Associates, Inc. dated 07/27/2022
- Final PUD Plan prepared by Kimley-Horn and Associates, Inc. dated 07/27/2022
- Final Engineering Plans prepared by Kimley-Horn and Associates, Inc. dated 07/29/2022
- Landscape Plans prepared by Kimley-Horn and Associates, Inc. dated 07/29/2022
- Exterior Architectural Elevations prepared by Harris Architects, Inc. dated 05/02/2022
- Electric and Photometric Plan prepared by Jan Electric dated 06/10/2022

FINAL PLAT OF PLANNED UNIT DEVELOPMENT AND SUBDIVISION

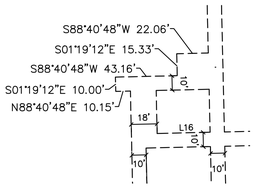
FOX VALLEY COMMERCE CENTER SUBDIVISION

P.I.N. PART OF 12-01-200-001

BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

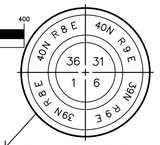


DETAIL 3
SCALE 50' = 1"



DETAIL 2
SCALE 50' = 1"

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



PER MONUMENT RECORD
2008K092637

FOUND REBAR 3.3' NORTH & 17.65' WEST

FOUND 3/4" O.D.I.P. 0.77' NORTH & 16.75' WEST

P.O.C.C.

P.I.N. 09-36-400-001
OWNER: ST. CHARLES PARK DISTRICT
CITY OF ST. CHARLES
ZONED PL - PUBLIC LAND

P.I.N. 09-36-476-014
OWNER: MAYWALD, GARY
UNINCORPORATED KANE COUNTY
ZONED F

FOUND MONUMENT (HELD)

FOUND 1" O.D.I.P. ON LINE

2650.51'(M)
N88°40'53"E(M) 2250.39'(M)

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1

STREET

80.02'

80'

DIVISION
(HEREBY DEDICATED TO THE CITY OF GENEVA)

S88°40'53"W 2250.26'

1069.98'

101.26'

80.02'

TEMPORARY ACCESS AND MAINTENANCE EASEMENT HEREBY GRANTED TO THE CITY OF GENEVA (SEE DETAIL 3)

526.51'

552.51'

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

N88°40'48"E 74.05'
S01°19'12"E 10.00'
23.42'
17'
40.63'

N88°40'48"E 532.51'

N88°40'48"E 386.22'

263.64'

229.94'

218.00'

159.44'

65.07'

66.13'

115.61'

175.00'

207.06'

262.29'

206.32'

36.00'

55'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21

THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1
PER MONUMENT RECORD 1733362

TOWNSHIP 39N R8E

P.U. & D.E. HEREBY GRANTED

P.I.N. 12-01-100-044
OWNER: D FOUR LLC
UNINCORPORATED KANE COUNTY
ZONED F

LOT 1
678,023 S.F.
15.565 ACRES

LOT 2
690,672 SQ FT
15.856 ACRES

LOT 3
1,332,746 SQ FT
30.595 ACRES

LOT 4
357,368 SQ FT
8.204 ACRES
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF LOT 4 (TO BE MAINTAINED BY THE PROPERTY OWNER)

SEE DETAIL 2 THIS SHEET

N01°19'07"W 1251.60'

N01°19'07"W 1248.53'

N01°19'07"W 1242.60'

S01°19'07"E 1108.11'

305.00'

258.50'

THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1
N00°00'42"E(M) 1335.05'(M)
1255.03'

THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1
S89°32'11"E 2,416.00'

LAND DESCRIBED IN WARRENTY DEED
DOCUMENT 2006K004930

296.00'

287.00'

155.56'

N01°19'12"W 582.93'

S01°19'12"E 582.93'

N01°19'12"W 515.19'

S01°19'12"E 515.19'

N01°19'10"W 555.19'

144.70'

270.49'

467.31'

261.79'

245.66'

286.47'

SEE DETAIL 1 THIS SHEET

FOUND I.P. W/CAP (HELD)

S88°40'48"W 331.22'
331.22'
338.92'
555.65'
45.00'
132.29'
132.28'

S88°40'48"W 325.41'
390.41'
390.42'
552.52'
102.42'
86.60'

S88°21'48"W(M) 1267.65'(M)
GENEVA

THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1

24.72'

1245.79'(R)

592.68'(R)
592.58'(M)

FOUND 7/8" O.D.I.P.

FOUND CROSS 66.00' SOUTH (HELD)

DEDICATED PER DOCUMENT 98K079891

P.I.N. 12-01-251-001
OWNER: LINEAGE IL GENEVA RE LLC
ZONED OFFICE RESEARCH/INDUSTRIAL

LOT 1
MRS BUSINESS PARK ADDITION
DOCUMENT NUMBER 98K079891

S88°21'48"W(M) 1381.18'(M)
1380.60'(M)
1070.01'
1079.42'(R)

DRIVE

S00°06'04"W(M) 599.18'(M)
599.00'

EXCEPTION NOT INCLUDED

ZONED F-1

KANE COUNTY
DUPAGE COUNTY

ROAD

400.00'

N88°40'53"E(M)
400.12'(M)

HALF OF THE NORTH QUARTER OF SECTION 1

347.11'

THE EAST LINE OF THE NORTHEAST

721.50'

S00°06'04"W(M) 721.21'(M)

DEDICATED TO THE CITY GENEVA

53'

53' HEREBY

10'

NOT INCLUDED

P.U. & D.E. HEREBY GRANTED

417.63'

40' DEDICATED TO WEST CHICAGO PER DOCUMENT R98-143627

KAUTZ

P.I.N. 04-05-100-017
OWNER: DUPAGE AIRPORT AUTHORITY
CITY OF WEST CHICAGO
ZONED AIRPORT DISTRICT

P.I.N. 04-05-100-016
OWNER: DUPAGE AIRPORT AUTHORITY
CITY OF WEST CHICAGO
ZONED AIRPORT DISTRICT

P.C.B.

GRID NORTH

TOWNSHIP 39N R8E

TOWNSHIP 39N R9E

FOUND 3/4" O.D.I.P. W/CAP (CBBELL)

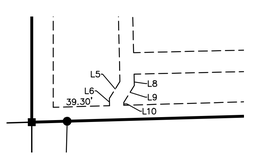
FOUND 3/4" O.D.I.P. W/CAP (CBBELL)

32.97'(M)

DEDICATED TO THE CITY OF WEST CHICAGO PER DOCUMENT 89K057185

LINE CHART

ID	LENGTH	DIRECTION
L1	15.14	N01°19'12"W
L2	10.00	N88°40'48"E
L3	15.14	S01°19'12"E
L4	24.00	S88°40'53"W
L5	13.85	N31°58'52"E
L6	5.10	N00°19'44"W
L7	24.38	S41°47'06"E
L8	7.93	S01°19'12"E
L9	13.95	S31°58'52"W
L10	1.98	S00°19'44"E
L11	77.20	N88°40'46"E
L12	41.08	S88°40'46"W
L13	77.19	S88°40'48"W
L14	41.10	S88°40'53"W
L15	57.00	S88°40'48"W
L16	37.00	N88°40'46"E
L17	77.22	N88°40'48"E
L18	20.37	S88°40'48"W
L19	57.00	N88°40'46"E
L20	77.00	S88°40'46"W
L21	55.00	N88°40'53"E



DETAIL 1
SCALE 50' = 1"

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

GROSS: 3,277,067 SQUARE FEET OR 75.231 ACRES
R.O.W. DEDICATION KAUTZ ROAD: 38,232 SQUARE FEET OR 0.878 ACRES
R.O.W. DEDICATION DIVISION STREET: 180,026 SQUARE FEET OR 4.133 ACRES
NET AREA: 3,058,809 SQUARE FEET OR 70.220 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\PSDATA\2021 PROJECTS\21.0243\21.0243-02 PLAT OF SUB\21.0243-02 POSUB.DWG

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS DATED 10/15/21	10/25/21	MRA
2	PER EMAIL DATED 10/26/21	10/26/21	MRA
3	PER CLIENT AND CITY COMMENTS	1/6/22	MRA
4	PER CLIENT COMMENTS	1/24/22	MRA
5	ADD ESSLR PER CLIENT	2/28/22	MRA
6	ADD ESSLR PER CITY COMMENTS	6/13/22	MRA
7	ADD/REVISE EASEMENTS PER CITY COMMENTS	7/27/22	MRA
8			

DATE: 9/2/21 | PC N/A | DRAWN BY MRA | CHECKED BY SK | BOOK N/A PG N/A

CLIENT
Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: (630) 487-6550
WWW.KIMLEY-HORN.COM

PROJECT
FOX VALLEY COMMERCE
CENTER SUBDIVISION
GENEVA, ILLINOIS

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7650 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

1 OF 2

PROJ. NO.: 21.0243-02

J:\Psdata\2021 Projects\21.0243\21.0243-02 Plat of Sub\21.0243-02 POSub.dwg, 7/28/2022 8:53:21 AM

FINAL PLAT OF PLANNED UNIT DEVELOPMENT AND SUBDIVISION

FOX VALLEY COMMERCE CENTER SUBDIVISION

P.I.N. PART OF 12-01-200-001

BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ , THIS _____ DAY

OF _____ A.D., 20 _____ .

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , _____

(TITLE) AND _____ , _____

(TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY

OF _____ A.D., 20_____ .

BY: _____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER: _____

BY: _____

BY: _____

TITLE: _____

DATE: _____

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

THIS _____ DAY OF _____, IN THE YEAR 20____ A.D.

BY: _____
COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT, OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, 20____ A.D.

BY: _____
COLLECTOR OF SPECIAL ASSESSMENTS

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF GENEVA ('CITY'), ITS AGENTS, SUCCESSORS AND ASSIGNS, THE COUNTY OF KANE ('COUNTY') OR ANY OTHER GOVERNMENT ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS 'STORMWATER MANAGEMENT EASEMENT'OR 'S.M.E.', FOR A STORMWATER MANAGEMENT FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. SAID EASEMENT SHALL FURTHER ALLOW THE CITY, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO SURVEY, INSPECT, CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES, GRADES AND SLOPES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, WHICH SHALL BE ALLOWED.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSE OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF ('OWNER') HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL ASK FOR APPROVAL FOR TIME EXTENSION FROM THE CITY.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, WITHIN THE TIME PERIOD SET FORTH HEREIN, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND INVOICE OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED 'STORMWATER MANAGEMENT EASEMENT'WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES. NOTWITHSTANDING THE FOREGOING TO THE CONTRARY, OWNER SHALL NOT OBJECT TO AND SHALL COOPERATE WITH THE CITY IN ESTABLISHING A SPECIAL SERVICE AREA ('SSA') UPON THE SERVIENT ESTATE OF THIS STORMWATER MANAGEMENT EASEMENT TO BE UTILIZED AS A BACK-UP FUNDING MECHANISM FOR THE CARE AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. THE SSA SHALL BE FORMED WITH 60 DAYS FOLLOWING THE DATE OF RECORDATION OF THIS EASEMENT, TO THE EXTENT REASONABLY PRACTICABLE. IN THE EVENT OWNER, AS THE CASE MAY BE FAILS TO PROPERLY CARE FOR AND MAINTAIN THE STORMWATER MANAGEMENT FACILITY IN COMPLIANCE WITH APPLICABLE ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY WITH JURISDICTION THERE OVER, THE CITY MAY, IN ADDITION TO THE AUTHORITY GRANTED HEREIN, UPON 30 DAYS PRIOR WRITTEN NOTICE TO OWNER AND THE FAILURE OF OWNER TO CURE SUCH NON-COMPLIANCE WITHIN SAID 30 DAY PERIOD, WEATHER PERMITTING, CAUSE SUCH NON-COMPLIANCE TO BE PROPERLY REMEDIED AND RECOVER THE COST THEREBY INCURRED BY THE CITY, TOGETHER WITH THE CITY'S ADMINISTRATIVE EXPENSES INCLUDING ATTORNEY'S FEES (COLLECTIVELY THE 'RECOVERABLE COSTS'), THROUGH LEVY MADE BY THE CITY UNDER THE SSA. THE RATE TO BE APPLIED IN SUCH LEVY SHALL BE AS REQUIRED TO GENERATE SPECIAL SERVICE AREA TAXES SUFFICIENT TO DEFRAY ALL OF THE RECOVERABLE COSTS INCURRED BY THE CITY DURING THE APPLICABLE TAX YEAR, PROVIDED SUCH RATE SHALL NOT EXCEED THIRTY CENTS ($.30) PER $100.00 OF ASSESS VALUATION.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENTS RIGHTS GRANTED HEREIN, THE CITY SHALL, UPON COMPLETING ANY WORK, RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER SURFACE CONDITION THAN EXISTED PRIOR TO THE BEGINNING OF THE CITY WORK AND REMOVE ALL EXCESS DEBRIS AND SPOIL AND LEAVE THE EASEMENT AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

TEMPORARY ACCESS AND MAINTENANCE EASEMENT PROVISIONS

THE OWNER DOES HEREBY GRANT TO THE CITY OF GENEVA, ILLINOIS ('CITY') A RIGHT AND EASEMENT OF ACCESS ("TEMPORARY ACCESS AND MAINTENANCE EASEMENT") OVER SUCH PORTIONS OF THE LOTS 1, 2, AND 3 ON THIS PLAT ('OWNER'S PARCEL') AS (I) MAY, FROM TIME TO TIME, BE PAVED AND AVAILABLE FOR VEHICULAR PASSAGE, (II) ARE NOT NOW OR HEREAFTER IMPROVED WITH ANY BUILDINGS OR PERMANENT STRUCTURES, AND (III) WHICH LEAD FROM ANY CURB-CUT NOW OR HEREAFTER CREATED INTO THE SUBDIVISION FROM THE ADJACENT PUBLIC RIGHT-OF-WAY KNOWN AS GENEVA DRIVE (EACH A 'GENEVA DRIVE ACCESS POINT') TO THE NORTHWESTERN MOST CORNER OF LOT 1 (THE 'DIVISION STREET ACCESS POINT') FOR THE SOLE AND EXCLUSIVE PURPOSE OF ALLOWING THE CITY TO GAIN ACCESS TO THE 80-FOOT STRIP OF LAND RUNNING ALONG, AND CONTIGUOUS, THE ENTIRE NORTHERLY BOUNDARY OF THE SUBDIVISION HEREBY DEDICATED TO THE CITY AND INTENDED FOR USE BY THE CITY FOR THE CONSTRUCTION AND IMPROVEMENT OF AN EXTENSION OF DIVISION STREET (THE 'DIVISION STREET PARCEL') IN ORDER TO CUT AND OTHERWISE MAINTAIN THE EXISTING GRASS AND LANDSCAPING SITUATED THEREON, AND FOR NO OTHER PURPOSES. FOR THE AVOIDANCE OF DOUBT, NOTHING HEREIN SHALL PREVENT THE OWNER FROM (I) CONSTRUCTING ANY ADDITIONAL IMPROVEMENTS UPON THE OWNER'S PARCEL OR (II) FENCING THE OWNER'S PARCEL (OR ANY PORTION THEREOF) OR OTHERWISE SECURING SAME, PROVIDED THAT IF ANY SUCH FENCING OR OTHER SECURITY MEASURES ARE ERECTED, THE OWNER SHALL PERMIT THE CITY TO HAVE ACCESS TO THE OWNER'S PARCEL AT ALL TIMES DURING THE OWNER'S NORMAL BUSINESS HOURS FOR THE PURPOSES SET FORTH IN THIS GRANT OF EASEMENT. THE TEMPORARY ACCESS AND MAINTENANCE EASEMENT HEREBY CREATED IS NOT INTENDED TO CREATE (AND SHALL NOT BE CONSTRUED TO BE) A BLANKET EASEMENT OVER THE OWNER'S PARCEL.

THE TEMPORARY ACCESS AND MAINTENANCE EASEMENT HEREIN CREATED IN FAVOR OF THE CITY SHALL BE TEMPORARY IN NATURE AND SHALL CONTINUE UNTIL THE FIRST DATE TO ARRIVE OF (A) THE DATE THE CITY COMMENCES ITS CONSTRUCTION OF A PUBLIC RIGHT OF WAY ON THE DIVISION STREET PARCEL (AS TO WHICH CONSTRUCTION NO PORTION OF THE SUBDIVISION SHALL UTILIZED), OR (II) THE DATE THE CITY ACQUIRES A LAWFUL MEANS OF ACCESS TO THE DIVISION STREET PARCEL OTHER THAN THROUGH THE TEMPORARY ACCESS AND MAINTENANCE EASEMENT HEREIN CREATED, AT WHICH TIME THE SAID TEMPORARY ACCESS AND MAINTENANCE EASEMENT SHALL TERMINATE.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE CITY OF GENEVA PLANNING AND ZONING COMMISSION

THIS _____DAY OF _____, IN THE YEAR 20____ A.D.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, IN THE YEAR 20____ A.D.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF GENEVA, ILLINOIS, AMERITECH, COMMONWEALTH EDISON CO., NICOR GAS COMPANY, THE CABLE TELEVISION COMPANY OPERATING UNDER FRANCHISE FROM THE CITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOW ON THE HEREON DRAWN PLAT BY DASHED LINES AND MARKED 'P.E.' TO INSTALL; CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE, AND EXTEND SANITARY SEWERS, STORM SEWERS, DRAIN LINES, SURFACE DRAINAGE COURSES, WATERMAINS, MANHOLES, INLETS, VAULTS, GAS MAINS, TELEPHONE LINES, T.V. CABLES, ELECTRICAL CONDUITS, CABLES, WIRES, POLES, PEDESTALS, TRANSFORMERS, AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJACENT PROPERTY WITH SANITARY SEWERS, WATER, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND ELECTRICAL SERVICE. THE RIGHT IS GRANTED TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT; HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I HEREBY DESIGNATE _____ AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF_____, 20____, AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

PARCEL 1

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 599.00 FEET OF THE EAST 400.00 FEET THEREOF, IN KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE CITY OF GENEVA WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0270H, HAVING A REVISED DATE OF AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS

THIS _____ DAY OF _____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022

DATE: 9/2/21 | PC N/A | DRAWN BY MRA | CHECKED BY SK | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS DATED 10/15/21	10/25/21	MRA
2	PER EMAIL DATED 10/26/21	10/26/21	MRA
3	PER PLOT PLAN COMMENTS	10/27/21	MRA
4	PER CLIENT COMMENTS	1/24/22	MRA
5	PER CLIENT COMMENTS	2/24/22	MRA
6	ADD EASEMENTS PER CLIENT	5/5/22	MRA
7	ADD EASEMENTS PER CITY COMMENTS	6/13/22	MRA
8	ADD/REVISE EASEMENTS PER CITY COMMENTS	7/27/22	MRA

CLIENT

Kimley»Horn

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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT

FOX VALLEY COMMERCE CENTER SUBDIVISION
GENEVA, ILLINOIS

COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

2 OF 2

PROJ. NO.: 21.0243-02

J:\PSDATA\2021 PROJECTS\21.0243\21.0243-02 PLAT OF SUB\21.0243-02 POSUB.DWG

FINAL P.U.D. PLAN
FOX VALLEY COMMERCE CENTER
PHASE 1
NWL KAUTZ RD & GENEVA DR
GENEVA, IL 60134

PROPERTY SUMMARY	
FOX VALLEY COMMERCE CENTER	
TOTAL PROPERTY AREA	(±75.23 AC)
MAX IMPERVIOUS AREA (CITY STANDARD)	≤ 90% (PER ANNEXATION AGREEMENT
PROPOSED IMPERVIOUS AREA	± 50.92 AC (72%)
PROPOSED PERVIOUS AREA	± 19.30 AC (28%)
TOTAL DISTURBED AREA	(± 70.22 AC)
ZONING SUMMARY	
EXISTING ZONING	F - FARMING
PROPOSED ZONING	I1 - LIGHT INDUSTRIAL
REQUIRED PARKING SETBACKS	*STREET = 10' SIDE = 15' REAR = 20' TRANSITIONAL = 40'
REQUIRED BUILDING SETBACKS	STREET = 40' SIDE = 20' REAR = 30' TRANSITIONAL = 40'
REQUIRED PARKING	REFER TO PARKING SUMMARY ON THIS SHEET
PROVIDED PARKING	REFER TO PARKING SUMMARY ON THIS SHEET

* 20' SETBACK PER CITY CODE; 10' APPROVED PER ANNEXATION AGREEMENT

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17089C0270H, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PARKING SUMMARY

Lot 1
PARKING SPACES REQUIRED (PER ANNEXATION AGREEMENT)
90% WAREHOUSE (1 STALL PER 1,500 SF) = 161 SPACES
10% OFFICE (1 STALL PER 250 SF) = 107 SPACES
TOTAL PARKING REQUIRED = 268 SPACES
PARKING SPACES PROVIDED = 337 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 8 SPACES
TOTAL PARKING SPACES PROVIDED = 345 SPACES

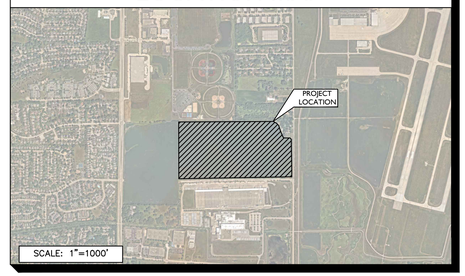
Lot 2
PARKING SPACES REQUIRED (PER ANNEXATION AGREEMENT)
90% WAREHOUSE (1 STALL PER 1,500 SF) = 164 SPACES
10% OFFICE (1 STALL PER 250 SF) = 109 SPACES
TOTAL PARKING REQUIRED = 273 SPACES
PARKING SPACES PROVIDED = 315 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 8 SPACES
TOTAL PARKING SPACES PROVIDED = 323 SPACES

OWNER/APPLICANT

HIP VI ENTERPRISES, LLC / C/O HILLWOOD
9550 W. HIGGINS ROAD, SUITE 425
ROSEMONT, IL 60018
ANDY.PERILLE@HILLWOOD.COM

NORTH
GRAPHIC SCALE IN FEET
0 50 100 200

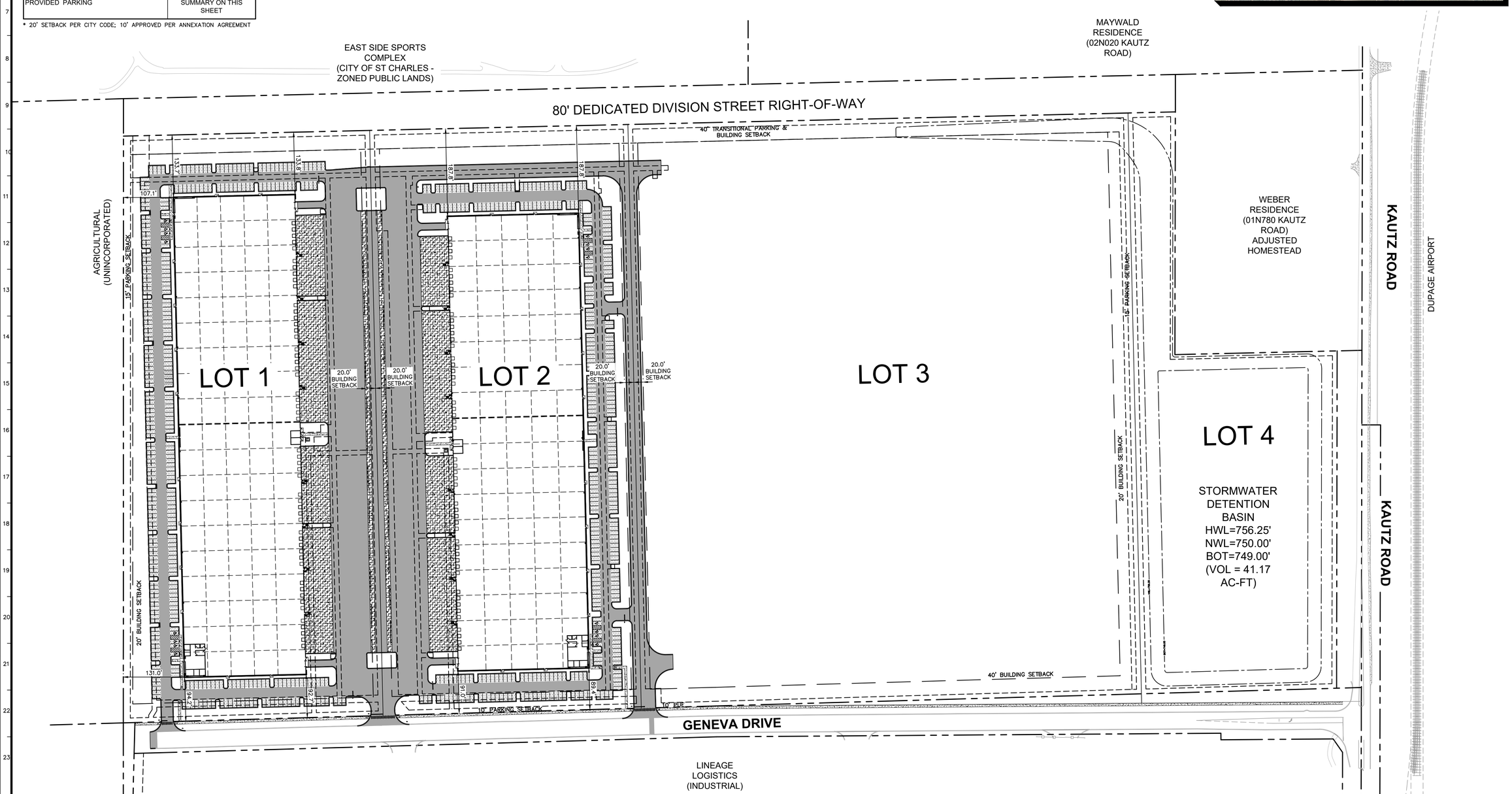
LOCATION MAP



LEGAL DESCRIPTION

PARCEL 1

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 599.00 FEET OF THE EAST 400.00 FEET THEREOF, IN KANE COUNTY, ILLINOIS.



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
2	CITY COMMENTS	07/29/22	TTS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630 487 9650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY

FINAL PUD EXHIBIT

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 26B050000
SHEET NUMBER
EXH

Drawing name: K:\CHS_LDEV\26B050000_Hillwood_Geneva, IL\2 Design\CAD\Exhibits\Final PUD Plan_Phase 1.dwg EXH Jul 27, 2022 9:51am by: Trevor.Stitt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Call Before You Dig
JULIE
1-800-892-0123

FINAL ENGINEERING PLANS

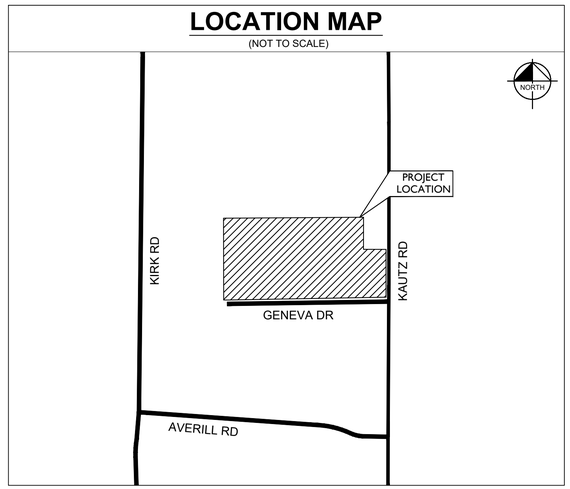
FOX VALLEY COMMERCE CENTER - PHASE 1

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
V0.0	SURVEY
V0.1	SURVEY
V0.2	SURVEY
V0.3	SURVEY
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	SITE PLAN
C4.0	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	GRADING & DRAINAGE PLAN
C4.7	GRADING DETAILS
C4.8	ADA GRADING DETAILS
C4.9	ADA GRADING DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C5.5	UTILITY PLAN
C5.6	UTILITY PLAN
C5.7	OFF-SITE ELECTRIC PLAN
C6.0	SANITARY SEWER PROFILE
C6.1	SANITARY SEWER PROFILE
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL DETAILS
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	CONSTRUCTION DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN
L2.0	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L2.3	LANDSCAPE PLAN
L2.4	LANDSCAPE PLAN
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.7	LANDSCAPE NOTES AND DETAILS
L2.8	LANDSCAPE NOTES AND DETAILS

LOCATION MAP

(NOT TO SCALE)



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1501
CONTACT: BRIAN DAVIDS, P.E.
EMAIL: BDAVIDS@GENEVA.IL.US

SANITARY SEWER SERVICE
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1552
CONTACT: BOB VANGYSEGHEM

STORM SEWER SERVICE
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1552
CONTACT: BOB VANGYSEGHEM

WATER SERVICE
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1552
CONTACT: BOB VANGYSEGHEM

ROADWAY AUTHORITY
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1501
CONTACT: BRIAN DAVIDS, P.E.
EMAIL: BDAVIDS@GENEVA.IL.US

POWER COMPANY
CITY OF GENEVA, IL
1800 SOUTH STREET
GENEVA, IL 60134–2547
TEL: (630) 232–1503
CONTACT: JENNIFER HILKEMANN

NATURAL GAS COMPANY
NICOR
NAPERVILLE, IL
TEL: (888) 642–6748

TELEPHONE
AT&T
TEL: (800) 331–0500

PROJECT TEAM

DEVELOPER
HILLWOOD INVESTMENT PROPERTIES
9550 W HIGGINS RD, SUITE 425
ROSEMONT, IL 60018
TEL: (847) 233–0959
CONTACT: ANDY PERILLE
CONTACT: ZACH BIANCHINI

TRAFFIC ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
CONTACT: JUSTIN OPITZ

ARCHITECT
HARRIS ARCHITECTS, INC.
4801 EMERSON AVE, #210
PALATINE, IL 60067
TEL: (847) 303–1155
CONTACT: GREG LOUGHRAN, AIA
EMAIL: GLOUGHRAN@HARRISARCHITECTS.COM

GENERAL CONTRACTOR
FCL BUILDERS
1150 SPRING LAKE DRIVE
ITASCA, IL 60143
TEL: (630) 773–0050

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487–5550
EMAIL: JAMIE.PUTNAM@KIMLEY–HORN.COM
CONTACT: JAMIE PUTNAM, PE
EMAIL: RYAN.MARTIN@KIMLEY–HORN.COM
CONTACT: RYAN MARTIN, PE

LANDSCAPE ARCHITECT
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
CONTACT: AMANDA FOLTA, PLA

SURVEYOR
COMPASS LAND SURVEYING
2631 GINGER WOODS PKWY
TEM: AURORA, IL 60502
TEL: (630) 820–9100
CONTACT: SCOTT KREBS, PLS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 NORTHWEST BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF KAUTZ ROAD AND GENEVA DRIVE
ELEVATION=759.16

SBM #2 SOUTHEAST BOLT OF FIRE HYDRANT LOCATED AT THE WEST END OF GENEVA DRIVE.
ELEVATION=778.19

REFERENCE BENCHMARKS:

NGS DESIGNATION – GENEVA 004
BENCH MARK DISK SET IN A MASSIVE RETAINING WALL LOCATED 78.5 FEET SOUTHWEST OF THE CENTERLINE OF THE EAST BUILDING LANE OF IL ROUTE 38, 5 FEET NORTHWEST OF THE SOUTH END OF THE FENCE ON TOP OF A RETAINING WALL, 7.85 FEET WEST OF THE SOUTH END OF A WALL AND 1.95 FEET SOUTHWEST OF A FENCE CORNER
ELEVATION=807.43 (NAVD 88)

LEGAL DESCRIPTION

(REFER TO ALTA/NSPS SURVEY)

THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 599.00 FEET OF THE EAST 400.00 FEET THEREOF, IN KANE COUNTY, IL

PERMITS

DATE	PERMIT #	AGENCY
8/3/21	2201775	IDNR
9/16/21	006080421	IL SHPO
7/1/22	ILR10ZBTH	IEPA NPDES
TBD	TBD	IEPA WATERMAIN
TBD	TBD	IEPA SANITARY SEWER
TBD	TBD	CITY OF GENEVA GRADING
TBD	TBD	CITY OF GENEVA UTILITIES

PROFESSIONAL ENGINEER'S CERTIFICATION

I, RYAN N. MARTIN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF HILLWOOD INVESTMENT PROPERTIES BY KIMLEY–HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 29TH DAY OF JULY, A.D., 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062–070619
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER
RYAN N. MARTIN
062-070619
STATE OF ILLINOIS

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMF

HILLWOOD
A PEROT COMPANY®

COVER SHEET

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING, LTD.
   2631 GINGER WOODS PKWY, SUITE 100
   AURORA, IL 60502
   TEL: (630) 820-9100
   CONTACT: SCOTT KREBS, PLS

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. 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 THE CONTRACTORY'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING 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 WITH PART OF THE CONTRACTOR'S 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.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY OBTAINING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION 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, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

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

13. 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 BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY 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, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

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

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

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

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. 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. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

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

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY SOIL DISPOSAL PERMITS REQUIRED FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY 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, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. 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. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUITS/SLEEVINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER 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 DURING FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES, WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER FOUNDATIONS OF BEDDING. ANY UNSUITABLE SOILS OR LESS THAN FULL DEPTH SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND COMMENT PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. 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.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL AND SEDIMENTATION SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION AND REPORTS ON SITE DURING THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE SOILS ORIGINATED AS A RESULT. THEREFORE, GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   TESTING SERVICE CORPORATION
   457 EAST GUNDERSON DRIVE
   CAROL STREAM, IL 60188
   TEL: (630) 653-3920

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN TOPSOIL AND THE UNWEATHERED MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" WITH THE FINAL SUBGRADE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT CONSIST OF TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE C

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

P.I.N. 09-36-400-001

P.I.N. 09-36-476-014

FOUND MONUMENT (HELD)

FOUND 1" O.D.I.P. ON LINE

N88°40'53"E(D=M) 2250.39'(D=M)

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1

PER MONUMENT RECORD 2008K092637

FOUND REBAR 3.3' NORTH & 17.65' WEST

FOUND 3/4" O.D.I.P. 0.77' NORTH & 16.75' WEST

P.O.C. PARCEL 1 PARCEL 2

GRID NORTH

THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1 PER MONUMENT RECORD 1733362

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
TSF = TRANSFORMER
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

P.I.N. 12-01-100-044

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC MARKER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM
(DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- MULCH AREA
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

LAND DESCRIBED IN WARRENTY DEED DOCUMENT 2006K049350

THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1

N00°00'42"E(D=M) 1335.05'(D=M)

THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1

PARCEL 1

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1-39-8

(NO BUILDINGS OBSERVED)

(CULTIVATED FIELD)

P.I.N. 12-01-200-001

SEE SHEETS 2-4 FOR DETAILS

S00°06'04"W(D=M) 599.18'(D=M)

599.00'

EXCEPTION

400.00'

S00°06'08"W(D) 599.18'(D=M)

N88°40'53"E(D=M) 400.12'(D=M)

P.O.B. PARCEL 1

CENTERLINE OF DITCH

40'

THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1

721.21'(D=M)

S00°06'04"W(M) 750.77'(M)

KANE COUNTY
DUPAGE COUNTY
ROAD

26'

EASEMENT FOR SPUR TRACK PER DOCUMENT R95-159090

40' DEDICATED TO WEST CHICAGO PER DOCUMENT R88-143627

NOTE PARCEL 2 IS NOT INCLUDED AS PART OF PROPOSED IMPROVEMENTS

THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1

S88°21'48"W(D=M) 1267.65'(D=M)

S88°21'48"W(D=M) 1381.18'(D=M)

S89°35'23"W(D=M) 1380.60'(D=M)

GENEVA

DRIVE

DEDICATED PER DOCUMENT 98K079891

1245.79'(R)

1079.42'(R)

FOUND I.P. W/CAP (HELD)

FOUND CROSS 66.00' SOUTH (HELD)

24.72'

592.68'(R)

592.58'(M)

FOUND 7/8" O.D.I.P.

PARCEL 2 3

29.59'(D=M)

P.O.B. PARCEL 2

KAUTZ

40' 40'

32.97'(M)

FOUND 3/4" O.D.I.P. W/CAP (CBBELL)

40' DEDICATED TO THE CITY OF WEST CHICAGO PER DOCUMENT R95051785

P.I.N. 12-01-100-045

P.I.N. 12-01-251-001
LOT 1
MRS BUSINESS PARK ADDITION
DOCUMENT NUMBER 98K079891

NOTE PARCEL 2 IS NOT INCLUDED AS PART OF PROPOSED IMPROVEMENTS

LEGAL DESCRIPTION

PARCEL 1

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 500.00 FEET OF THE EAST 499.00 FEET THEREOF, IN KANE COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 599.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE, 721.21 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE SOUTH 88 DEGREES 21 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE, 1381.18 FEET TO THE NORTH LINE OF THE MRS BUSINESS PARK ADDITION SUBDIVISION RECORDED AS DOCUMENT NUMBER 98K07989; THENCE CONTINUING SOUTH 88 DEGREES 21 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID MRS BUSINESS PARK ADDITION SUBDIVISION, 1267.65 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE NORTH 00 DEGREES 00 MINUTES 42 SECONDS EAST ALONG SAID WEST LINE, 1335.05 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 40 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2250.39 FEET TO A LINE PARALLEL WITH AND 400.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 599.18 FEET TO A LINE PARALLEL WITH AND 599.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 40 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE, 400.12 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER IF SECTION 1, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, BETWEEN THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE NORTH LINE OF GENEVA DRIVE ALSO BEING THE NORTH LINE OF THE MRS BUSINESS PARK ADDITION SUBDIVISION PER INSTRUMENT NUMBER 98K079891 RECORDED SEPTEMBER 3RD 1998, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1320.39 FEET TO THE SOUTH LINE OF NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE, 29.56 FEET TO THE NORTH LINE OF SAID GENEVA DRIVE; THENCE NORTH LINE OF SAID MRS BUSINESS PARK ADDITION; THENCE SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, 1380.60 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 21 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE, 1381.18 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK:
NGS DESIGNATION-GENEVA 004
PID-DG5142

BENCH MARK DISK SET IN A MASSIVE RETAINING WALL LOCATED 78.5 FEET SOUTHWEST OF THE CENTERLINE OF THE EAST BOUND LANE OF IL ROUTE 38, 55 FEET NORTHWEST OF THE SOUTHERLY PROJECT OF THE CENTERLINE OF KAUTZ ROAD, 104.8 FEET NORTH OF THE SOUTH END OF THE FENCE ON TOP OF A RETAINING WALL, 7.85 FEET WEST OF THE SOUTH END OF A WALL AND 1.95 FEET SOUTHWEST OF A FENCE CORNER.
DATUM: NAVD88
ELEVATION = 807.43

SITE BENCHMARKS:

SITE BENCHMARK 1
NORTHWEST BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF KAUTZ ROAD AND GENEVA DRIVE.
ELEVATION = 759.16

SITE BENCHMARK 2
SOUTHEAST BOLT OF FIRE HYDRANT LOCATED AT THE WEST END OF GENEVA DRIVE.
ELEVATION = 778.19

UTILITY CONTACTS

Design Dig #A290 0454

Municipality	Cable Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm
Geneva, City of	Comcast Cable	ComEd	Nicor Gas	AT&T Distribution	City of Geneva
22 S. First Street	Martha Gieras	630-576-7094	630-388-2362	gt1929@att.com	Brian Schiber
Geneva, IL 60134	224-229-5862		gasmaps@nicor.com		630-232-1501 x3401
630.232.7494 Ph	martha_gieras@comcast.com				bschiber@geneva.il.us
630.232.1494 Fax					City of St. Charles
					Ken Jay
					630-377-4408
					847-571-2789
					kjay@stcharlesil.gov

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 1002-336649-RTT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MAY 3, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "AREA OF MINIMAL FLOOD HAZARD" (NO SCREEN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 17089C0270H (NOT PRINTED), HAVING A DATE OF AUGUST 3, 2009.
4. THERE WERE NO DRAINAGE TILE MARKINGS OBSERVED. DITCHES ARE BASED ON OBSERVATIONS AT THE TIME OF THE SURVEY. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.
5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 11/07/2018.

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

3 NOTE: PER THE FINAL PLAT OF MRS BUSINESS PARK ADDITION, RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98K079891 THE SOUTH LINE OF THE LAND IS NOT CONTIGUOUS WITH GENEVA DRIVE ALONG ITS ENTIRE LENGTH.

(SEE DOCUMENT FOR PARTICULARS)

4 RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

5 RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

SCHEDULE B EXCEPTIONS 1, 2 AND 6 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

AREA SUMMARY

(TO HEAVY LINES)
3,297,474 SQUARE FEET
OR
75.700 ACRES
(BASED ON MEASURED VALUES)

NOTE AREA LISTED INCLUDES PARCEL 2; REFER TO SITE PLAN (SHEET C2.0) FOR FINAL SITE AREA PERTAINING TO PROPOSED IMPROVEMENTS

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8 AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/25/21.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

DATE OF PLAT OR MAP: 8/30/21

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/22

SCOTT C. KREBS 35-3509 AURORA, ILLINOIS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

J:\PSDATA\2021 PROJECTS\21.0243\21.0243 LTS TOPO.DWG

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	BOOK 474 PG 50	DATE	BY
	8/30/21	PC	AW	TFS/MRA	SK		

CLIENT
Kimley»Horn
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1551 W. RENAISSANCE ROAD, SUITE 350, LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT
HILLWOOD
WEBER FARM
GENEVA, ILLINOIS

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 100'

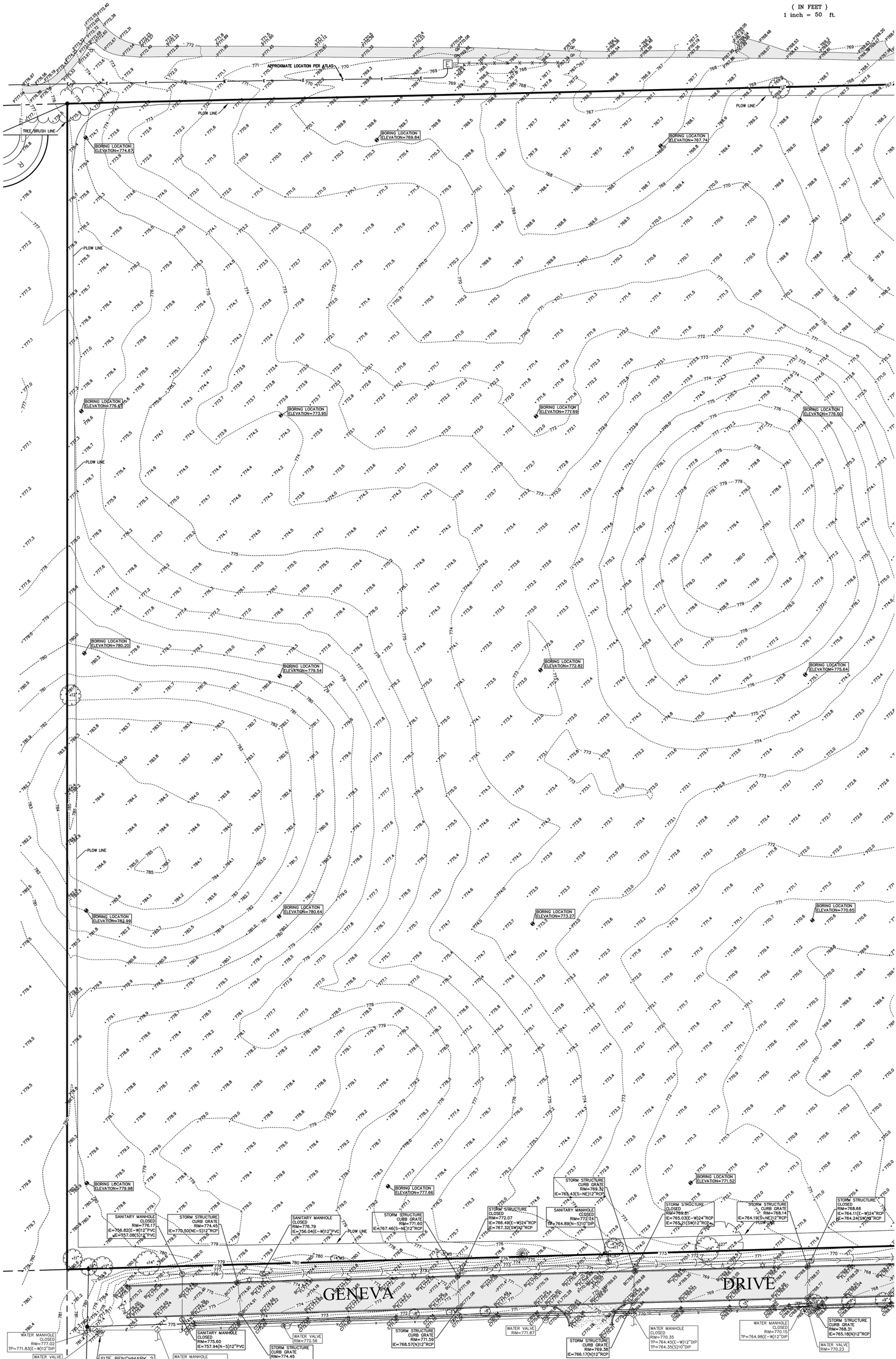
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PROJ. NO.: 21.0243

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ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



SEE SHEET 3

GRID NORTH

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PROJ. NO.: 21.0243 | V0.1 | SCALE: 1" = 50'

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PROJECT
HILLWOOD
WEBER FARM
GENEVA, ILLINOIS

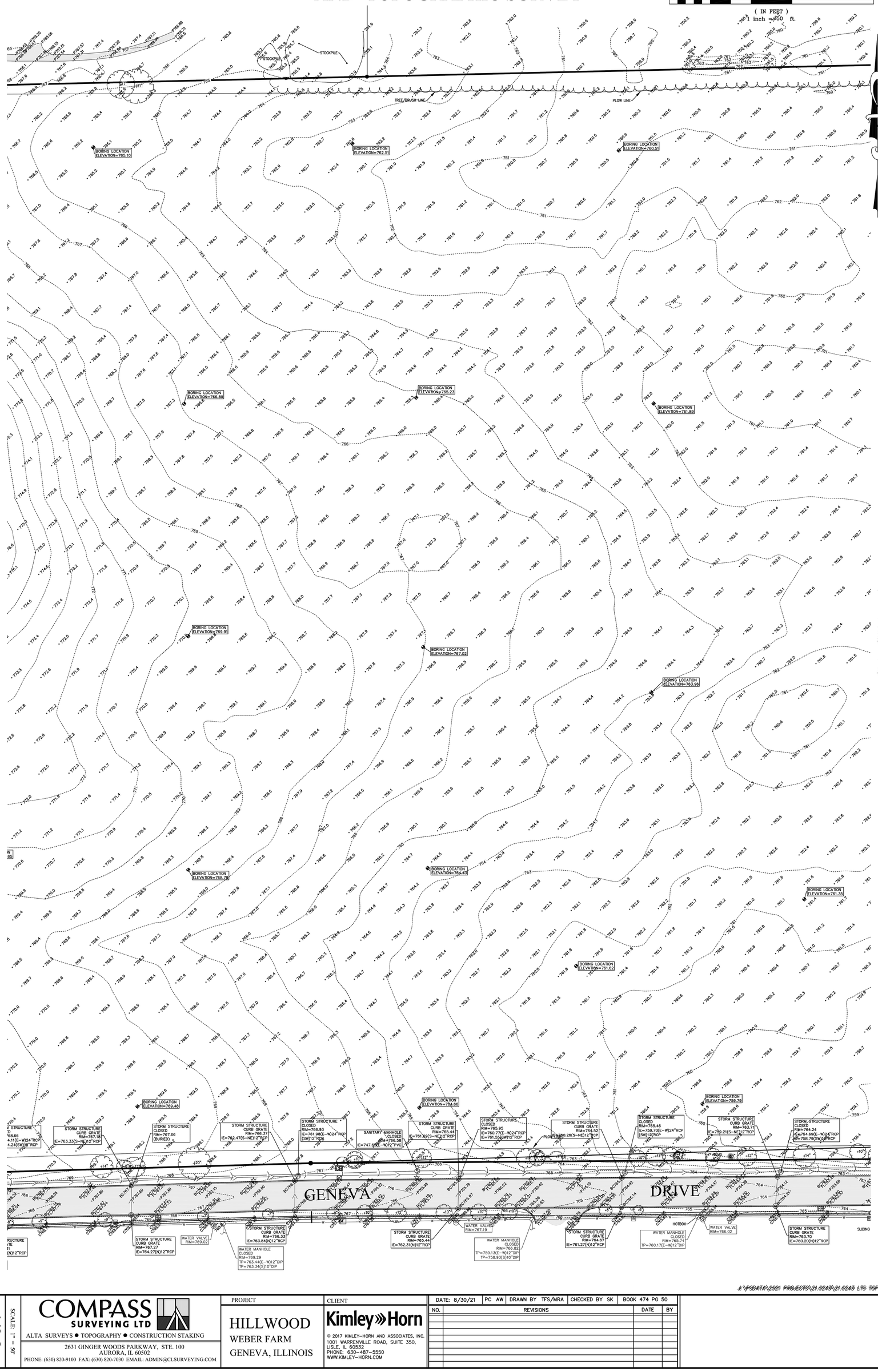
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NO.	REVISIONS	DATE	BY

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



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PROJ. NO.	SCALE: 1" = 50'
21.0243	V0.2

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PROJECT
HILLWOOD
WEBER FARM
GENEVA, ILLINOIS

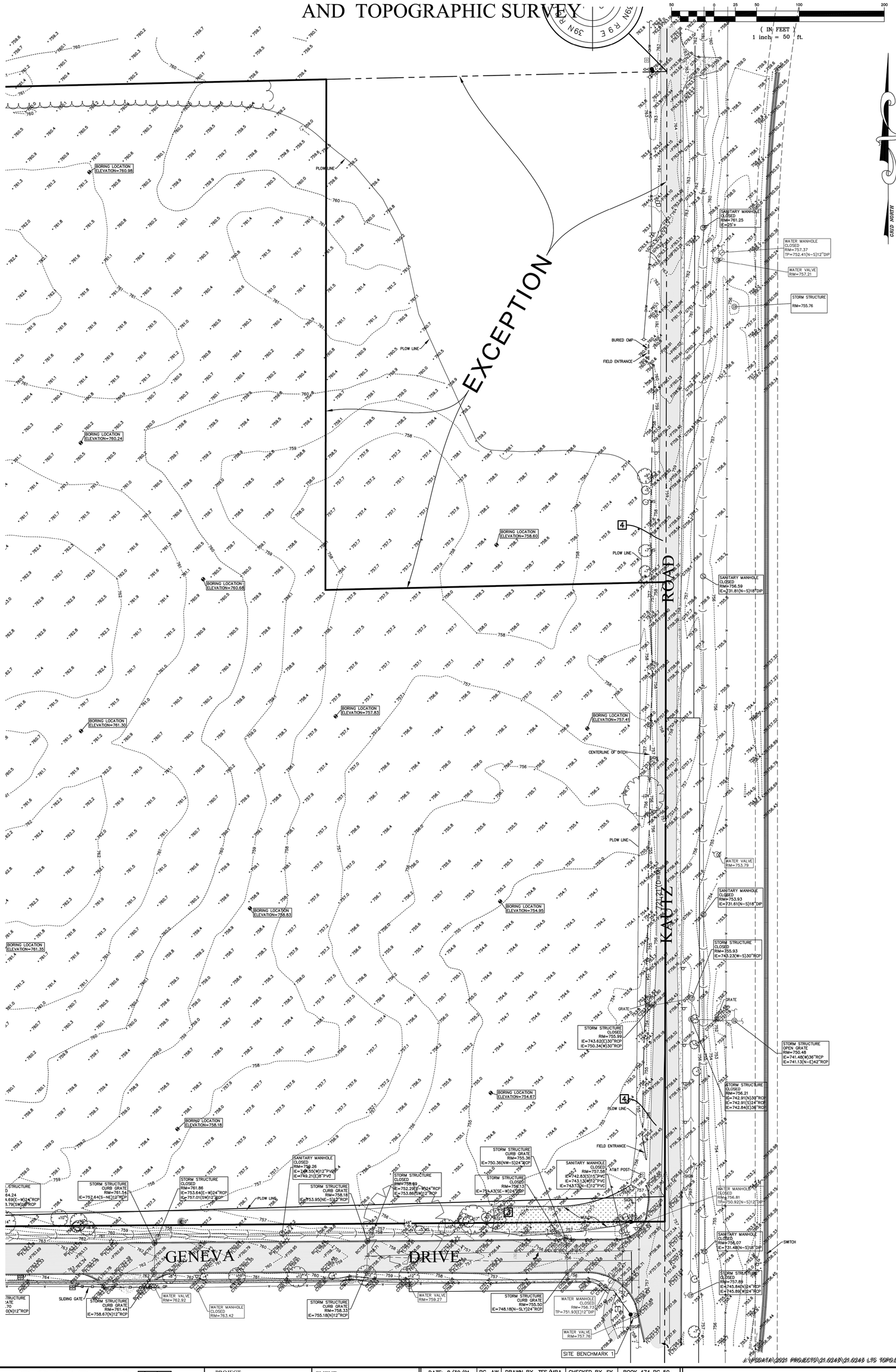
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ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



PROJ NO.: 21.0243	V0.3	SCALE: 1" = 50'	COMPASS SURVEYING LTD ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT HILLWOOD WEBER FARM GENEVA, ILLINOIS	CLIENT Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	DATE: 8/30/21 PC AW DRAWN BY TFS/MRA CHECKED BY SK BOOK 474 PG 50 NO. REVISIONS DATE BY

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Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C2.0 Existing Conditions & Demolition.dwg Jul 27, 2022 9:57am by Trevor.Stitt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

Call Before You Dig JULIE 1-800-892-0123

EAST SIDE SPORTS COMPLEX (CITY OF ST CHARLES - ZONED PUBLIC LANDS)

MAYWALD RESIDENCE (02N020 KAUTZ ROAD)

WEBER RESIDENCE (01N780 KAUTZ ROAD) ADJUSTED HOMESTEAD

N88°40'53"E 2250.39'

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

DRAIN TILE TO BE CUT AT LIMITS OF DISTURBANCE AND CAPPED (TYP.)

S0°06'04"W 599.18'

DRAIN TILE TO BE CUT AT PROPERTY LINE AND DOWNSTREAM DRAIN TILE SHALL BE CAPPED (TYP.)

N88°40'53"E 400.12'

53.0' ROW DEDICATED TO THE CITY OF GENEVA. REFER TO PLAT OF SURVEY

S0°06'04"W 750.77'

N0°00'42"E 1335.05'

(C) EXISTING DRAIN TILE ON SITE TO BE REMOVED

DRAIN TILE TO BE CUT AT PROPERTY LINE AND UPSTREAM DRAINTILE SHALL BE CONNECTED TO PROPOSED STORM SEWER SYSTEM IN FINAL CONDITION (TYP.)

(D) TREES, TYPICAL

N88°21'48"E 1267.65'

N88°21'48"E 1381.18'

GENEVA DRIVE

S89°35'23"W 1380.60'

66.0' ROW

80.0' ROW

(B) CURB REMOVAL FOR DRIVEWAY

(F) ROADWAY OPEN CUT. PAVEMENT TO BE REPLACED IN-KIND

EXISTING 12" DIP WATERMAIN

LINEAGE LOGISTICS (INDUSTRIAL)

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (F) SAWCUT LINE

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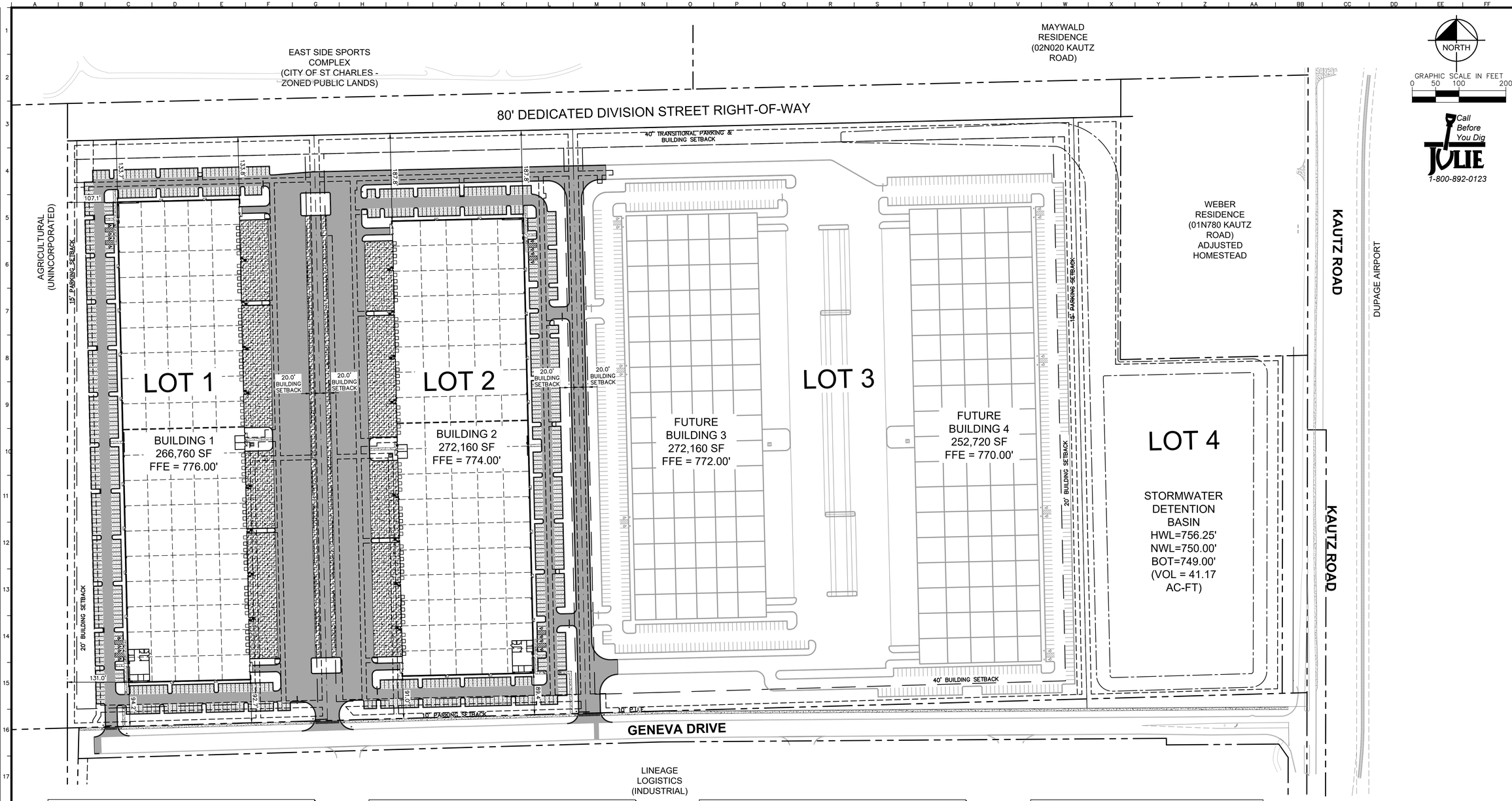
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EXISTING CONDITIONS AND DEMOLITION PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C2.0



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17089C0270H, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PARKING SUMMARY

Lot 1

PARKING SPACES REQUIRED (PER ANNEXATION AGREEMENT)		
90% WAREHOUSE (1 STALL PER 1,500 SF)	=	161 SPACES
10% OFFICE (1 STALL PER 250 SF)	=	107 SPACES
TOTAL PARKING REQUIRED	=	268 SPACES
PARKING SPACES PROVIDED	=	337 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	345 SPACES

Lot 2

PARKING SPACES REQUIRED (PER ANNEXATION AGREEMENT)		
90% WAREHOUSE (1 STALL PER 1,500 SF)	=	164 SPACES
10% OFFICE (1 STALL PER 250 SF)	=	109 SPACES
TOTAL PARKING REQUIRED	=	273 SPACES
PARKING SPACES PROVIDED	=	315 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	7 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	323 SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- AGGREGATE STRIP
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PROPERTY SUMMARY

FOX VALLEY COMMERCE CENTER	
TOTAL PROPERTY AREA	(±75.23 AC)
MAX IMPERVIOUS AREA (CITY STANDARD)	≤ 90% (PER ANNEXATION AGREEMENT
PROPOSED IMPERVIOUS AREA	± 50.92 AC (72%)
PROPOSED PERVIOUS AREA	± 19.30 AC (28%)
TOTAL DISTURBED AREA	(± 70.22 AC)

ZONING SUMMARY	
EXISTING ZONING	F - FARMING
PROPOSED ZONING	I1 - LIGHT INDUSTRIAL
REQUIRED PARKING SETBACKS	*STREET = 10' SIDE = 15' REAR = 20' TRANSITIONAL = 40'
REQUIRED BUILDING SETBACKS	STREET = 40' SIDE = 20' REAR = 30' TRANSITIONAL = 40'
REQUIRED PARKING	REFER TO PARKING SUMMARY ON THIS SHEET
PROVIDED PARKING	REFER TO PARKING SUMMARY ON THIS SHEET

* 20' SETBACK PER CITY CODE; 10' APPROVED PER ANNEXATION AGREEMENT

Call Before You Dig JULIE 1-800-892-0123

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OVERALL SITE PLAN

FOX VALLEY COMMERCE CENTER

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C3.0

Drawing name: K:\CHS_IDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C3.0 OVERALL SITE PLAN.dwg C3.0 Jul 27, 2022 - 9:57am by: TrevorStitt
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EAST SIDE SPORTS COMPLEX
(CITY OF ST CHARLES - ZONED
PUBLIC LANDS)

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

35'X90' TEMPORARY ACCESS AND MAINTENANCE EASEMENT

40' TRANSITIONAL PARKING & BUILDING SETBACK

AGRICULTURAL
(UNINCORPORATED)

15' PARKING SETBACK

20' BUILDING SETBACK

15.0'
P.U. & D.E.

35.6'

18.5'
24.0'
18.5'
9.5'

260.0'

BUILDING 1
266,760 SF
FFE = 776.00'

BUILDING 2
272,160 SF
FFE = 774.00'

60.0'
70.0'
65.0'
70.0'
60.0'
280.0'

R=10.0'
R=5.0'
R=4.5'

20.0'
BUILDING
SETBACK

PROPOSED
LOT SEPARATION
LINE, TYP.

MATCHLINE - SEE SHEET C3.2

MATCHLINE - SEE SHEET C3.6

NORTH

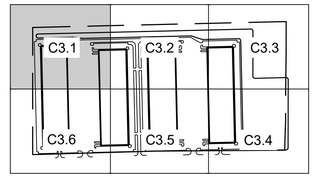
GRAPHIC SCALE IN FEET
0 20 40 80

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KEY NOTES

1	B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2	DEPRESSED CURB AND GUTTER
3	CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4	ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5	ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6	4" WIDE PAINTED SOLID LINE, TYP.
7	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8	24" WIDE STOP BAR, TYP. (SEE DETAILS)
9	STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10	10' WIDE PCC DOLLY STRIP
11	18" AGGREGATE STRIP AROUND BUILDING FOUNDATION
12	ACCESSIBLE RAMP (SEE DETAILS)
13	BOLLARDS, TYP. (SEE DETAILS)
14	"PASSENGER VEHICLE ENTRANCE ONLY" SIGN
15	10' PUBLIC UTILITY EASEMENT
16	TRANSFORMER PAD

KEY MAP



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SITE PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
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ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER
C3.1

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EAST SIDE SPORTS COMPLEX

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

40' TRANSITIONAL PARKING & BUILDING SETBACK

MATCHLINE - SEE SHEET C3.1

BUILDING 2
272,160 SF
FFE = 774.00'

280.0'

R=34.0'
R=10.0'
R=3.0'
R=10.0'
R=10.0'
R=10.0'

9.5' 18.5' 24.0' 18.5' 23.5' 32.0'

20.0' BUILDING SETBACK

20.0' BUILDING SETBACK

PROPOSED LOT SEPARATION LINE, TYP.

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

MATCHLINE - SEE SHEET C3.3

MATCHLINE - SEE SHEET C3.5

NORTH

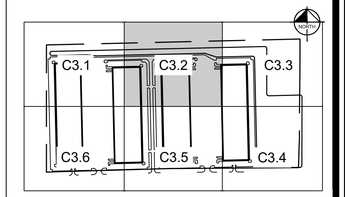
GRAPHIC SCALE IN FEET
0 20 40 80

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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. 10' WIDE PCC DOLLY STRIP
11. 18" AGGREGATE STRIP AROUND BUILDING FOUNDATION
12. ACCESSIBLE RAMP (SEE DETAILS)
13. BOLLARDS, TYP. (SEE DETAILS)
14. "PASSENGER VEHICLE ENTRANCE ONLY" SIGN
15. 10' PUBLIC UTILITY EASEMENT
16. TRANSFORMER PAD

KEY MAP



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MAYWALD RESIDENCE
(02N020 KAUTZ ROAD)

MATCHLINE - SEE SHEET C3.2

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

40' TRANSITIONAL PARKING & BUILDING SETBACK

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

FUTURE

WEBER RESIDENCE
(01N780 KAUTZ ROAD)
ADJUSTED HOMESTEAD

KAUTZ ROAD

STORMWATER DETENTION BASIN

STORMWATER DETENTION BASIN

MATCHLINE - SEE SHEET C3.4

NORTH

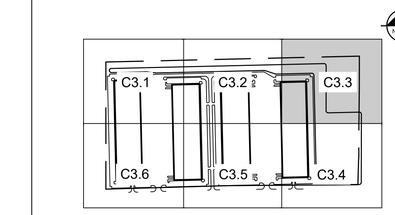
GRAPHIC SCALE IN FEET
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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. 10' WIDE PCC DOLLY STRIP
11. 18" AGGREGATE STRIP AROUND BUILDING FOUNDATION
12. ACCESSIBLE RAMP (SEE DETAILS)
13. BOLLARDS, TYP. (SEE DETAILS)
14. "PASSENGER VEHICLE ENTRANCE ONLY" SIGN
15. 10' PUBLIC UTILITY EASEMENT
16. TRANSFORMER PAD

KEY MAP



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STORMWATER DETENTION BASIN

MATCHLINE - SEE SHEET C3.3

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

STORMWATER DETENTION
BASIN
HWL=756.25'
NWL=750.00'
BOT=749.00'
(VOL = 41.17 AC-FT)

HWL=756.25

BOT=749.00

KAUTZ ROAD

DUPAGE AIRPORT

MATCHLINE - SEE SHEET C3.5

40' BUILDING SETBACK

10' PARKING SETBACK

10' P.U.E.

GENEVA DRIVE

LINEAGE LOGISTICS
(INDUSTRIAL)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. 10' WIDE PCC DOLLY STRIP
11. 18" AGGREGATE STRIP AROUND BUILDING FOUNDATION
12. ACCESSIBLE RAMP (SEE DETAILS)
13. BOLLARDS, TYP. (SEE DETAILS)
14. "PASSENGER VEHICLE ENTRANCE ONLY" SIGN
15. 10' PUBLIC UTILITY EASEMENT
16. TRANSFORMER PAD

KEY MAP

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SITE PLAN

FOX VALLEY COMMERCE CENTER
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MATCHLINE - SEE SHEET C3.2

MATCHLINE - SEE SHEET C3.6

MATCHLINE - SEE SHEET C3.4

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

280.0'

9.5' 18.5' 24.0' 18.5' 23.5' 32.0'

20.0' BUILDING SETBACK

20.0' BUILDING SETBACK

PROPOSED LOT SEPARATION LINE, TYP.

R=10.0'

R=10.0'

R=10.0'

R=10.0'

R=39.0'

R=39.0'

32.0'

7.5' 18.5' 24.0' 18.5'

20.6'

47.0'

40' BUILDING SETBACK

10' PARKING SETBACK

10' P.U.E.

R=25.0'

R=25.0'

ROADWAY OPEN CUT FOR PROPOSED WATERMAIN CONNECTION. REFER TO UTILITY PLAN

GENEVA DRIVE

LINEAGE LOGISTICS
(INDUSTRIAL)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. 10' WIDE PCC DOLLY STRIP
11. 18" AGGREGATE STRIP AROUND BUILDING FOUNDATION
12. ACCESSIBLE RAMP (SEE DETAILS)
13. BOLLARDS, TYP. (SEE DETAILS)
14. "PASSENGER VEHICLE ENTRANCE ONLY" SIGN
15. 10' PUBLIC UTILITY EASEMENT
16. TRANSFORMER PAD

KEY MAP

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS

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PHONE: 630-487-9990
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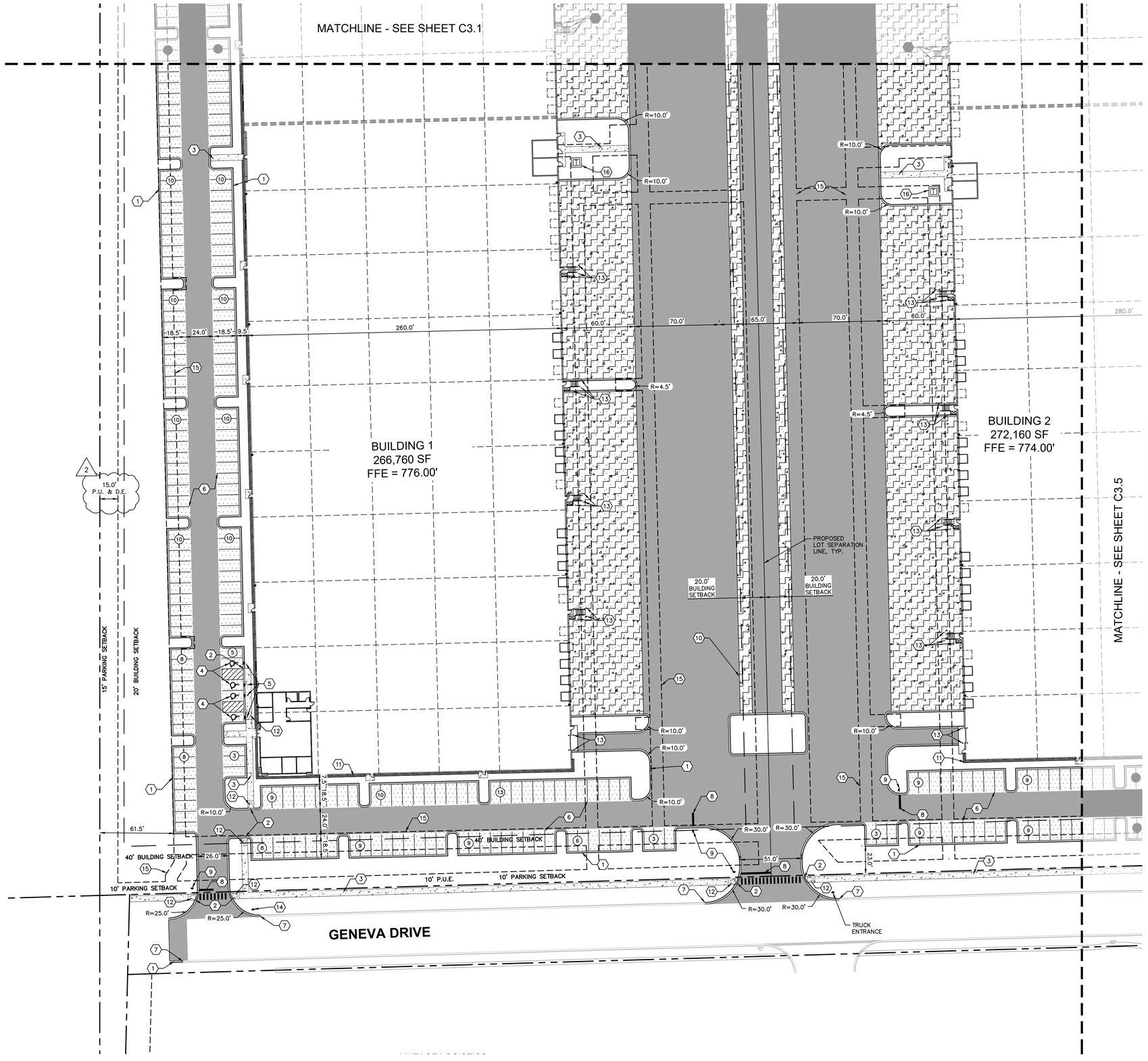
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DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY®

SITE PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C3.5



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. 10' WIDE PCC DOLLY STRIP
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KEY MAP

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SITE PLAN

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GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C3.6

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EAST SIDE SPORTS COMPLEX
(CITY OF ST CHARLES - ZONED PUBLIC LANDS)

MAYWALD RESIDENCE
(02N020 KAUTZ ROAD)

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

AGRICULTURAL
(UNINCORPORATED)

WEBER RESIDENCE
(01N780 KAUTZ ROAD)
ADJUSTED HOMESTEAD

KAUTZ ROAD

DUPAGE AIRPORT

SEE GRADING DETAIL 6
SHEET C4.9

SEE GRADING DETAIL 5
SHEET C4.9

BUILDING 1
266,760 SF
FFE = 776.00'

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
PAD
ELEV. = 771.00'

FUTURE
BUILDING 4
PAD
ELEV. = 769.00'

PROPOSED INTERIM
STORM SEWER

REMOVE EXISTING
DRAIN TILE PER
EXISTING CONDITIONS
AND DEMOLITION PLAN

STORMWATER
DETENTION
BASIN
HWL=756.25'
NWL=750.00'
BOT=749.00'
(VOL = 41.17
AC-FT)

REMOVE EXISTING
DRAIN TILE PER
EXISTING CONDITIONS
AND DEMOLITION PLAN

SEE GRADING DETAIL 7
SHEET C4.9

SEE GRADING DETAIL 4
SHEET C4.9

GENEVA DRIVE

SEE GRADING DETAIL 1
SHEET C4.8

SEE GRADING DETAIL 2
SHEET C4.8

SEE GRADING DETAIL 3
SHEET C4.8

LINEAGE
LOGISTICS
(INDUSTRIAL)

ROADWAYS TO REMAIN CLEAR OF DIRT AND DEBRIS DURING CONSTRUCTION

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL DRAIN TILES ENCOUNTERED DURING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.

GRADING LEGEND

XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
	PROPOSED SWALE
	CONTRACTOR TO CONTACT ENCAP AND CONTRACT FOR INSTALLATION OF PERENNIAL SEED MIX WITHIN LIMITS OF MASS GRADED BUILDING PAD.
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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NO.	REVISIONS	DATE	BY
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OVERALL GRADING & DRAINAGE PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER C4.0

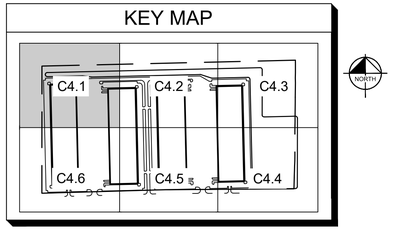
Drawing name: K:\CHS_LDEV\268050000_Jillwood_Geneva, IL\2 Design\CAD\PlanSheets\C4.0 OVERALL GRADING PLAN.dwg C4.0 Jul 27, 2022 9:58am by: Trevor.Stitt
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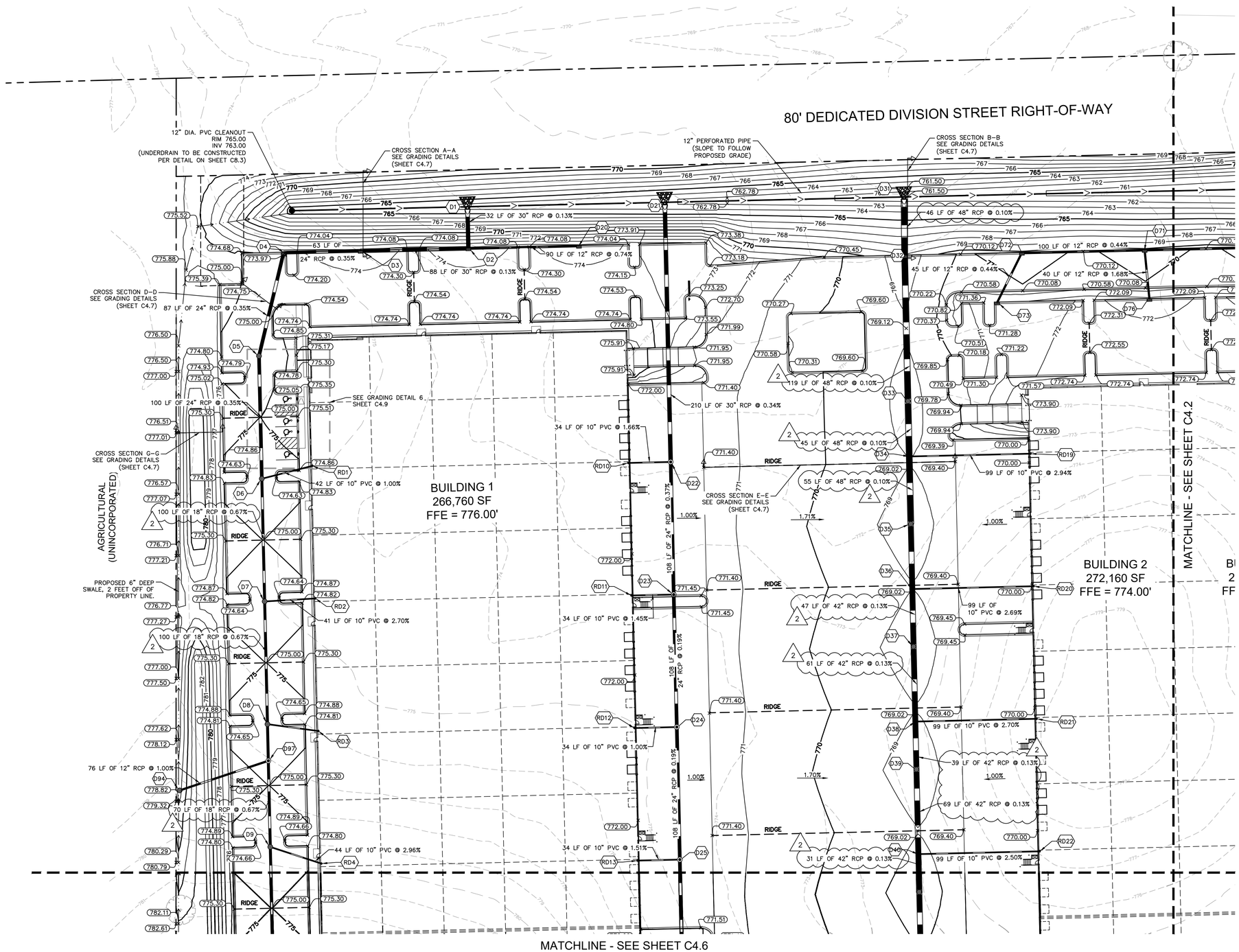
KEY MAP



MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN INV OUT: 771.59 (W, 10")
RD2	ROOF DRAIN INV OUT: 772.14 (W, 10")
RD3	ROOF DRAIN INV OUT: 771.30 (W, 10")
RD4	ROOF DRAIN INV OUT: 772.14 (W, 10")
RD10	ROOF DRAIN INV OUT: 768.28 (E, 10")
RD11	ROOF DRAIN INV OUT: 768.69 (E, 10")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD12	ROOF DRAIN INV OUT: 768.84 (E, 10")
RD13	ROOF DRAIN INV OUT: 768.62 (E, 10")
RD19	ROOF DRAIN INV OUT: 766.62 (W, 10")
RD20	ROOF DRAIN INV OUT: 766.19 (W, 10")
RD21	ROOF DRAIN INV OUT: 766.27 (W, 10")
RD22	ROOF DRAIN INV OUT: 766.15 (W, 10")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	FES INV IN: 763.97 (S, 30")
D21	FES INV IN: 763.07 (S, 30")
D31	FES INV IN: 761.50 (S, 48")



GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- AR — ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D2	STORM MH – (6' DIA.) RIM: 773.63 INV IN: 769.43 (E, 12") INV IN: 764.01 (W, 30") INV OUT: 764.01 (N, 30")
D3	STORM MH – (5' DIA.) RIM: 773.63 INV IN: 764.12 (W, 24") INV OUT: 764.13 (E, 30")
D4	STORM MH – (5' DIA.) RIM: 774.01 INV IN: 764.34 (S, 24") INV OUT: 764.34 (E, 24")
D5	STORM MH – (4' DIA.) RIM: 774.40 INV IN: 764.65 (S, 24") INV OUT: 764.65 (N, 24")
D6	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 765.00 (S, 18") INV IN: 771.17 (E, 10") INV OUT: 765.00 (N, 24")
D7	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 765.66 (S, 18") INV IN: 771.03 (E, 10") INV OUT: 765.66 (N, 18")
D8	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 766.33 (S, 18") INV IN: 770.88 (E, 10") INV OUT: 766.33 (N, 18")
D9	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 767.00 (S, 18") INV IN: 770.85 (E, 10") INV OUT: 767.00 (N, 18")
D20	STORM INLET – (2' DIA.) RIM: 773.64 INV OUT: 770.10 (W, 12")
D22	STORM MH – (5' DIA.) RIM: 771.67 INV IN: 765.30 (S, 24") INV IN: 767.71 (W, 10") INV OUT: 763.77 (N, 30")
D23	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 765.70 (S, 24") INV IN: 768.19 (W, 10") INV OUT: 765.70 (N, 24")
D24	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 765.90 (S, 24") INV IN: 768.49 (W, 10") INV OUT: 765.90 (N, 24")
D25	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 766.60 (S, 24") INV IN: 768.09 (W, 10") INV OUT: 766.10 (N, 24")
D32	STORM MH – (7' DIA.) RIM: 768.52 INV IN: 761.55 (S, 48") INV OUT: 761.55 (N, 48")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D33	STORM MH – (7' DIA.) RIM: 768.52 INV IN: 761.66 (S, 48") INV OUT: 761.66 (N, 48")
D34	BLIND CONNECTION TO STORM SEWER RIM: 768.98 INV IN: 763.72 (E, 10") INV IN: 761.71 (S, 48") INV OUT: 761.71 (N, 48")
D35	STORM MH – (7' DIA.) RIM: 768.52 INV IN: 761.76 (S, 42") INV OUT: 761.76 (N, 48")
D36	BLIND CONNECTION TO STORM SEWER RIM: 768.99 INV IN: 761.83 (S, 42") INV IN: 763.54 (E, 10") INV OUT: 761.83 (N, 42")
D37	STORM MH – (7' DIA.) RIM: 768.52 INV IN: 761.89 (S, 42") INV OUT: 761.89 (N, 42")
D38	BLIND CONNECTION TO STORM SEWER RIM: 768.91 INV IN: 761.97 (S, 42") INV IN: 763.61 (E, 10") INV OUT: 761.97 (N, 42")
D39	STORM MH – (8' DIA.) RIM: 768.52 INV IN: 762.02 (S, 42") INV OUT: 762.02 (N, 42")
D40	BLIND CONNECTION TO STORM SEWER RIM: 768.83 INV IN: 762.11 (S, 42") INV IN: 763.69 (E, 10") INV OUT: 762.11 (N, 42")
D71	STORM MH – (4' DIA.) RIM: 769.62 INV IN: 765.87 (W, 12") INV IN: 766.40 (S, 12") INV OUT: 765.62 (E, 15")
D72	STORM MH – (4' DIA.) RIM: 769.62 INV IN: 766.32 (SW, 12") INV OUT: 766.32 (E, 12")
D73	STORM INLET – (2' DIA.) RIM: 771.15 INV OUT: 766.52 (NE, 12")
D76	STORM INLET – (2' DIA.) RIM: 771.63 INV OUT: 767.07 (N, 12")
D94	STORM INLET – (2' DIA.) RIM: 778.69 INV OUT: 772.39 (E, 12")
D97	STORM MH – (4' DIA.) RIM: 774.79 INV IN: 771.63 (W, 12") INV IN: 766.53 (S, 18") INV OUT: 766.53 (N, 18")

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GRADING & DRAINAGE PLAN

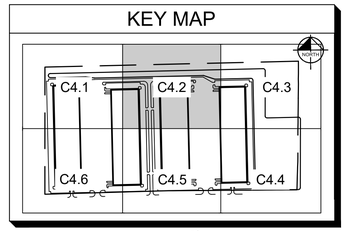
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GENEVA, IL 60134

ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER
C4.1



EAST SIDE SPORTS COMPLEX

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD28	ROOF DRAIN INV OUT: 770.11 (NE, 10")
RD29	ROOF DRAIN INV OUT: 769.51 (NE, 10")
RD30	ROOF DRAIN INV OUT: 770.08 (E, 10")
RD31	ROOF DRAIN INV OUT: 770.13 (E, 10")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D52	FES INV IN: 760.78 (S, 54")
D87	FES INV IN: 756.00 (S, 12")

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

CROSS SECTION C–C
SEE GRADING DETAILS
(SHEET C4.7)

12" PERFORATED PIPE
(SLOPE TO FOLLOW
PROPOSED GRADE)

40 LF OF
54" RCP @ 0.07%

100 LF OF 15" RCP @ 0.44%

100 LF OF 15" RCP @ 0.44%

108 LF OF 15" RCP @ 0.44%

40 LF OF 12" RCP @ 1.55%

40 LF OF 12" RCP @ 1.39%

105 LF OF
48" RCP @ 0.08%

CROSS SECTION F–F
SEE GRADING DETAILS
(SHEET C4.7)

57 LF OF
12" RCP @ 1.31%

84 LF OF 10" PVC @ 2.30%

100 LF OF
48" RCP @ 0.11%

SEE GRADING DETAIL 5
SHEET C4.9

87 LF OF 10" PVC @ 1.50%

100 LF OF
48" RCP @ 0.11%

BUILDING 2
272,160 SF
FFE = 774.00'

78 LF OF
10" PVC @ 2.21%

56 LF OF
12" RCP @ 1.35%

100 LF OF
42" RCP @ 0.11%

74 LF OF
10" PVC @ 1.86%

56 LF OF
12" RCP @ 1.34%

100 LF OF
42" RCP @ 0.11%

FUTURE
BUILDING 3
PAD
ELEV. = 771.00'

302 LF OF
12" HDPE @ 0.29%

302 LF OF
12" HDPE @ 0.29%

MATCHLINE - SEE SHEET C4.1

MATCHLINE - SEE SHEET C4.5

MATCHLINE - SEE SHEET C4.3

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

- PROPOSED CONTOUR
- EXISTING CONTOUR
- RIDGE LINE
- SLOPE AND FLOW DIRECTION
- 100–YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100–YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R–2540) (GRASS USE NEENAH R–4340–B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R–1713) (GRASS USE NEENAH R–1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R–3281–A)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D53	STORM MH – (8' DIA.) RIM: 769.24 INV IN: 764.25 (W, 15") INV IN: 760.81 (S, 48") INV OUT: 760.81 (N, 54")
D54	STORM MH – (8' DIA.) RIM: 770.50 INV IN: 767.29 (W, 12") INV IN: 760.89 (S, 48") INV OUT: 760.89 (N, 48")
D55	STORM MH – (7' DIA.) RIM: 770.68 INV IN: 767.32 (W, 12") INV IN: 761.00 (S, 48") INV OUT: 761.00 (N, 48")
D56	STORM MH – (6' DIA.) RIM: 770.93 INV IN: 761.61 (S, 42") INV OUT: 761.11 (N, 48")
D57	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.46 (W, 12") INV IN: 761.72 (S, 42") INV OUT: 761.72 (N, 42")
D58	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.48 (W, 12") INV IN: 761.83 (S, 36") INV OUT: 761.83 (N, 42")
D69	STORM MH – (5' DIA.) RIM: 769.62 INV IN: 764.73 (W, 15") INV IN: 766.43 (S, 12") INV OUT: 764.73 (E, 15")
D70	STORM MH – (5' DIA.) RIM: 769.62 INV IN: 765.18 (W, 15") INV IN: 766.42 (S, 12") INV OUT: 765.18 (E, 15")
D74	STORM INLET – (2' DIA.) RIM: 771.67 INV OUT: 766.98 (N, 12")
D75	STORM INLET – (2' DIA.) RIM: 771.63 INV OUT: 767.04 (N, 12")
D77	STORM MH – (4' DIA.) RIM: 772.30 INV IN: 768.18 (SW, 10") INV OUT: 768.04 (E, 12")
D78	STORM INLET – (2' DIA.) RIM: 772.30 INV IN: 768.20 (SW, 10") INV OUT: 768.06 (E, 12")
D79	STORM INLET – (2' DIA.) RIM: 772.10 INV IN: 768.35 (W, 10") INV OUT: 768.21 (E, 12")
D80	STORM MH – (4' DIA.) RIM: 772.10 INV IN: 768.76 (W, 10") INV OUT: 768.23 (E, 12")
D88	STORM MH – (4' DIA.) RIM: 763.66 INV IN: 756.89 (S, 12") INV OUT: 756.89 (N, 12")

NO.	REVISIONS	DATE	BY
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GRADING & DRAINAGE PLAN

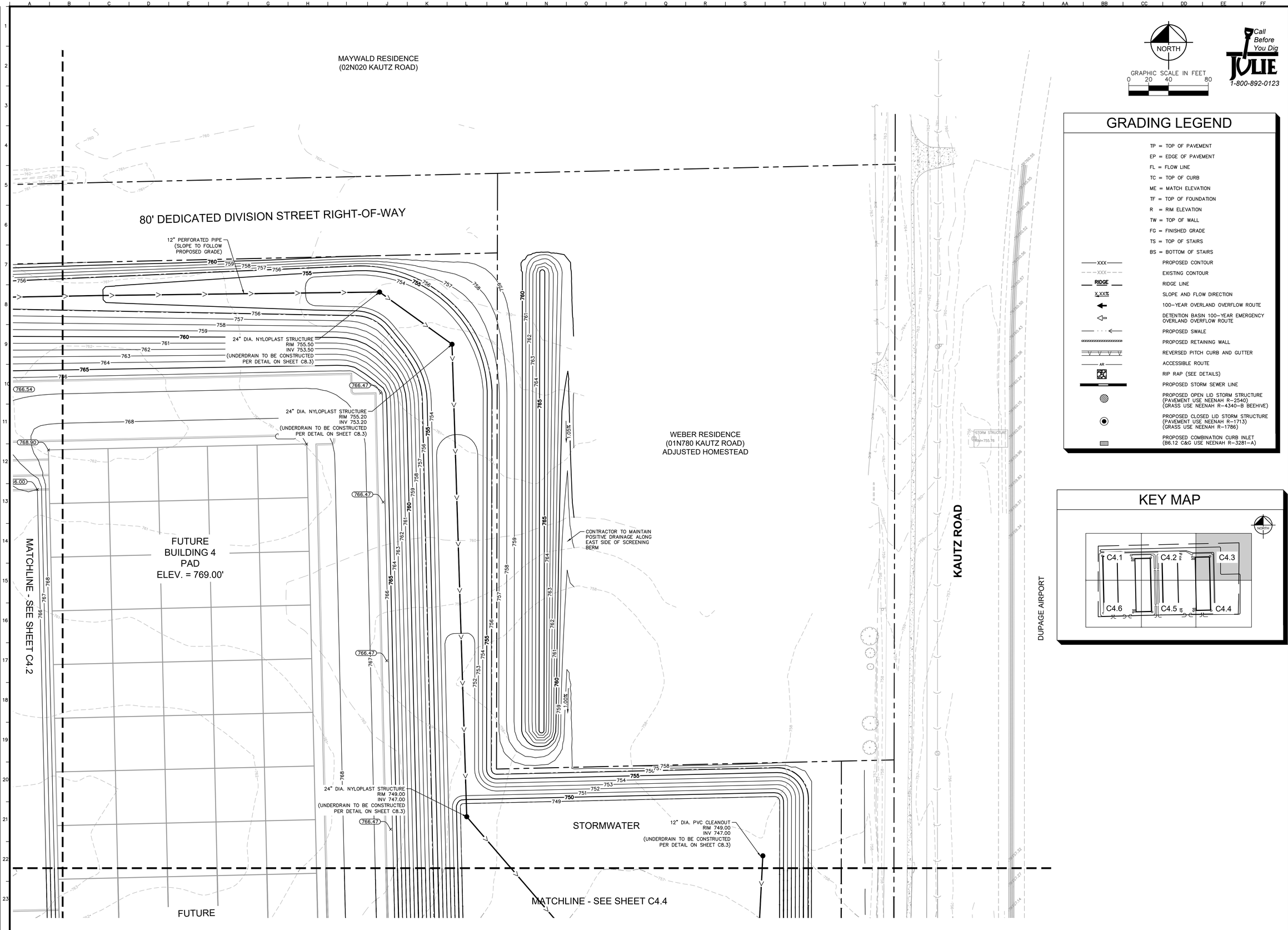
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ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER
C4.2

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C4.1 GRADING PLAN.dwg C4.2 Jul 27, 2022 9:59am by: Trevor.Stitt
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GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)

KEY MAP

NO.	REVISIONS	DATE	BY
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46

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ORIGINAL ISSUE: 5/5/2022
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SHEET NUMBER
C4.3

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C4.1 GRADING PLAN.dwg C4.3 Jul 27, 2022 9:59am by: Trevor.Stitt
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STORMWATER

MATCHLINE - SEE SHEET C4.3

MATCHLINE - SEE SHEET C4.5

FUTURE BUILDING 4
252,720 SF
FFE = 770.00'

FUTURE BUILDING 4
PAD
ELEV. = 769.00'

12" DIA. PVC CLEANOUT
RIM 749.00
INV 747.00
(UNDERDRAIN TO BE CONSTRUCTED PER DETAIL ON SHEET C8.3)

12" PERFORATED PIPE (SLOPE TO FOLLOW PROPOSED GRADE)

48" DIA. NYLOPLAST STRUCTURE
RIM 749.00
INV 747.00
(UNDERDRAIN TO BE CONSTRUCTED PER DETAIL ON SHEET C8.3)

STORMWATER DETENTION BASIN
HWL=756.25'
NWL=750.00'
BOT=749.00'
(VOL = 41.17 AC-FT)

100' OVERFLOW WEIR

33 LF OF 30" RCP @ 1.51%

45 LF OF 30" RCP @ 2.24%

25 LF OF 30" RCP @ 0.20%

12" DIA. PVC CLEANOUT
RIM 749.00
INV 747.00
(UNDERDRAIN TO BE CONSTRUCTED PER DETAIL ON SHEET C8.3)

KAUTZ ROAD

DUPAGE AIRPORT

GENEVA DRIVE

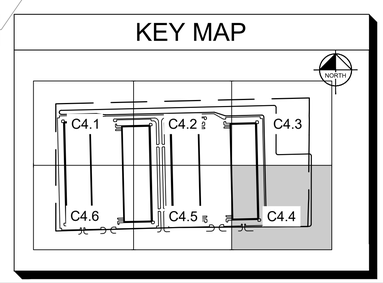
LINEAGE LOGISTICS
(INDUSTRIAL)

766.47

768.90

D90 D91 D92 D93

KEY MAP



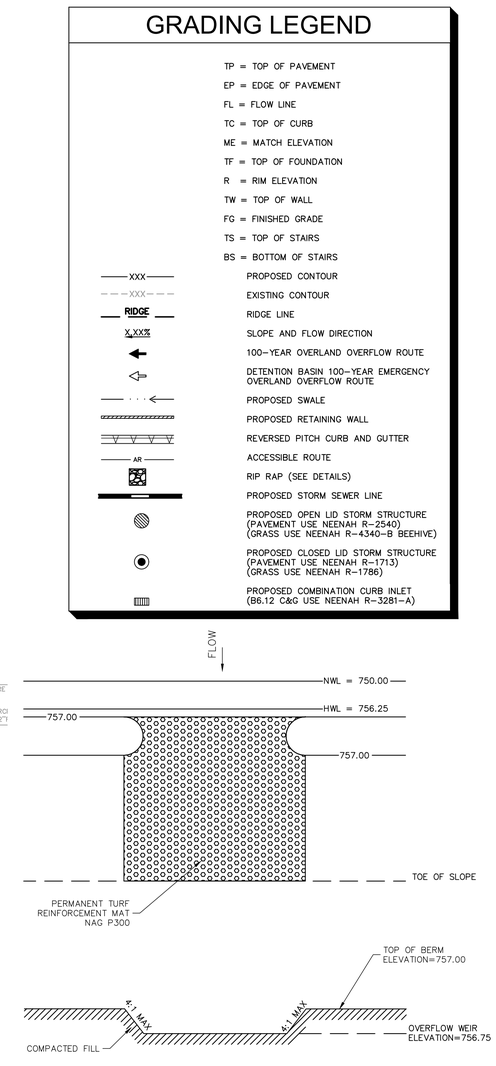
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)



DETENTION BASIN OVERFLOW WEIR
N.T.S.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D90	CORE AND CONNECT INTO EXISTING STORM STRUCTURE RIM: 755.95 INV IN: 743.62 (SW, 30") INV IN: 750.34 (W, 30") INV OUT: 743.62 (E, 30")
D91	STORM MH – (6' DIA.) RIM: 754.48 INV IN: 747.00 (W, 30") INV OUT: 743.67 (NE, 30")
D92	72" DIA. OUTLET CONTROL STRUCTURE (REFER TO DETAIL ON SHEET C8.2) RIM: 758.50 INV IN: 749.50 (W, 30") INV OUT: 748.00 (E, 30")

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D93	FES INV OUT: 750.00 (E, 30")

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			47
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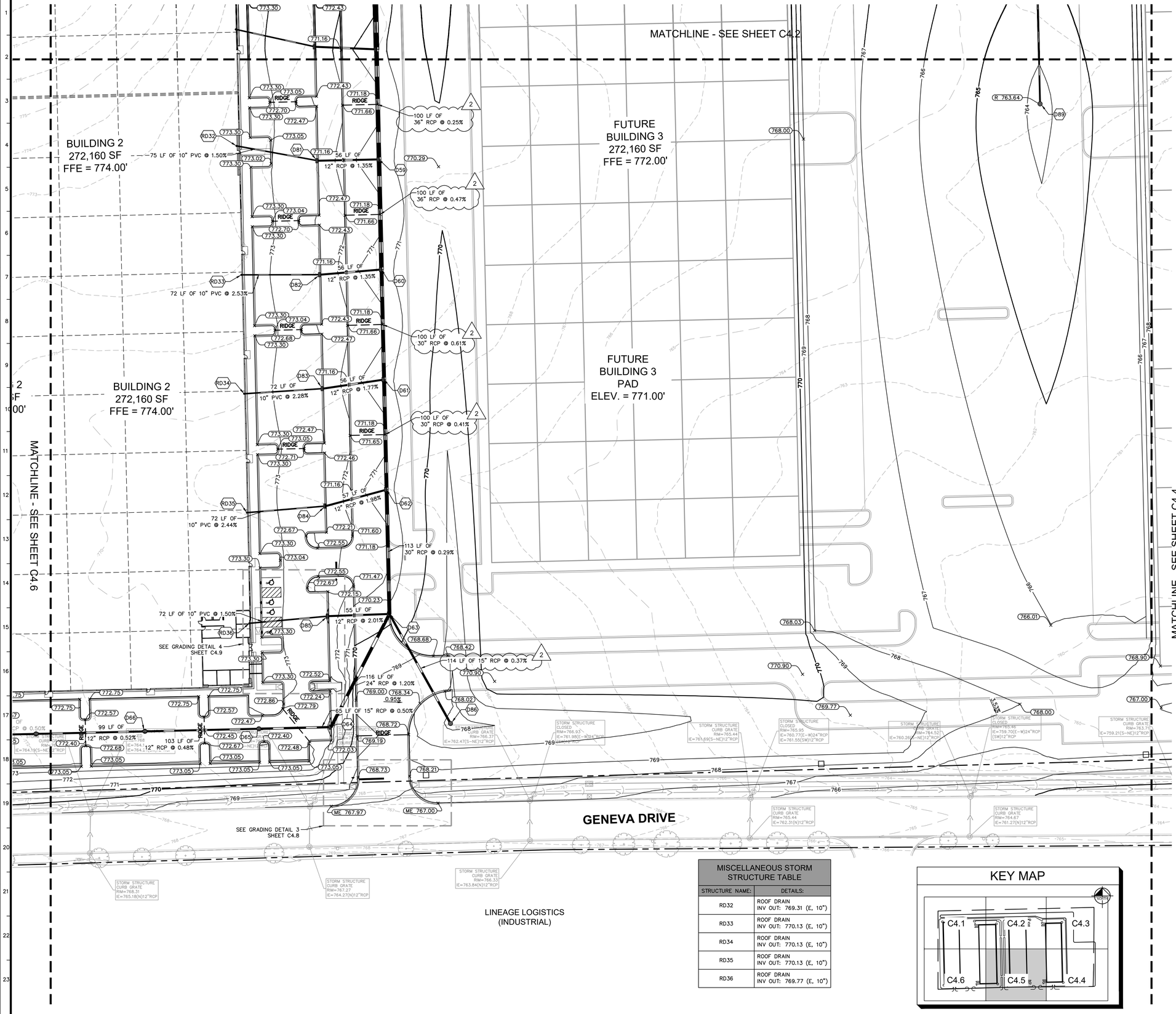
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ORIGINAL ISSUE:
5/5/2022

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NORTH

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0 20 40 80

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GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
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ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

- PROPOSED CONTOUR
- EXISTING CONTOUR
- RIDGE LINE
- SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D59	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.30 (W, 12") INV IN: 762.08 (S, 36") INV OUT: 762.08 (N, 36")
D60	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.43 (W, 12") INV IN: 762.55 (S, 30") INV OUT: 762.55 (N, 36")
D61	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.37 (W, 12") INV IN: 763.16 (S, 30") INV OUT: 763.16 (N, 30")
D62	STORM MH – (6' DIA.) RIM: 770.68 INV IN: 767.13 (W, 12") INV IN: 763.57 (S, 30") INV OUT: 763.57 (N, 30")
D63	STORM MH – (8' DIA.) RIM: 770.23 INV IN: 766.95 (W, 12") INV IN: 763.89 (SE, 15") INV IN: 765.08 (SW, 24") INV OUT: 763.89 (N, 30")
D64	STORM MH – (5' DIA.) RIM: 771.91 INV IN: 766.71 (W, 15") INV OUT: 766.46 (NE, 24")
D65	STORM MH – (4' DIA.) RIM: 771.96 INV IN: 767.04 (W, 12") INV OUT: 767.04 (E, 15")
D66	STORM MH – (4' DIA.) RIM: 771.95 INV IN: 767.54 (W, 12") INV OUT: 767.54 (E, 12")
D81	STORM MH – (4' DIA.) RIM: 772.10 INV IN: 768.19 (W, 10") INV OUT: 768.05 (E, 12")
D82	STORM INLET – (2' DIA.) RIM: 772.10 INV IN: 768.32 (W, 10") INV OUT: 768.18 (E, 12")
D83	STORM MH – (4' DIA.) RIM: 772.10 INV IN: 768.49 (W, 10") INV OUT: 768.36 (E, 12")
D84	STORM INLET – (2' DIA.) RIM: 771.98 INV IN: 768.38 (W, 10") INV OUT: 768.25 (E, 12")
D85	STORM MH – (4' DIA.) RIM: 771.93 INV IN: 768.69 (W, 10") INV OUT: 768.07 (E, 12")
D86	STORM INLET – (2' DIA.) RIM: 767.81 INV OUT: 764.31 (NW, 15")
D89	STORM INLET – (2' DIA.) RIM: 763.64 INV OUT: 757.78 (N, 12")

MISCELLANEOUS STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
RD32	ROOF DRAIN INV OUT: 769.31 (E, 10")
RD33	ROOF DRAIN INV OUT: 770.13 (E, 10")
RD34	ROOF DRAIN INV OUT: 770.13 (E, 10")
RD35	ROOF DRAIN INV OUT: 770.13 (E, 10")
RD36	ROOF DRAIN INV OUT: 769.77 (E, 10")

KEY MAP

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
2	CITY COMMENTS	07/29/22	TTS
3			
4			
5			
6			
7			
8			

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SCALE: AS NOTED
DESIGNED BY: RNM
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ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C4.5

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MATCHLINE - SEE SHEET C4.1

MATCHLINE - SEE SHEET C4.5

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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BUILDING 1
266,760 SF
FFE = 776.00'

BUILDING 1
266,760 SF
FFE = 776.00'

BUILDIN
272,160
FFE = 77

BUILDING 2
272,160 SF
FFE = 774.00'

PROPOSED 6" DEEP SWALE, 2 FEET OFF OF PROPERTY LINE.

100 LF OF 18" RCP @ 0.67%
51 LF OF 10" PVC @ 1.00%
100 LF OF 18" RCP @ 0.67%
41 LF OF 10" PVC @ 2.50%
62 LF OF 18" RCP @ 0.67%
46 LF OF 18" RCP @ 0.67%
41 LF OF 10" PVC @ 2.50%
54 LF OF 15" RCP @ 0.67%
84 LF OF 12" RCP @ 1.00%
15 LF OF 15" RCP @ 0.67%
41 LF OF 10" PVC @ 2.50%
46 LF OF 15" RCP @ 0.67%
SEE GRADING DETAIL 7 SHEET C4.9
54 LF OF 15" RCP @ 0.67%
46 LF OF 12" RCP @ 0.67%
41 LF OF 10" PVC @ 1.00%

108 LF OF 24" RCP @ 0.40%
35 LF OF 10" PVC @ 1.00%
108 LF OF 24" RCP @ 0.20%
34 LF OF 10" PVC @ 1.78%
108 LF OF 18" RCP @ 0.20%
34 LF OF 10" PVC @ 1.00%
108 LF OF 18" RCP @ 0.21%
108 LF OF 15" RCP @ 0.20%
34 LF OF 10" PVC @ 0.35%
92 LF OF 12" RCP @ 0.50%
100 LF OF 18" RCP @ 0.50%
186 LF OF 24" RCP @ 1.54%

71 LF OF 42" RCP @ 0.13%
29 LF OF 42" RCP @ 0.13%
99 LF OF 10" PVC @ 1.00%
100 LF OF 42" RCP @ 0.13%
100 LF OF 10" PVC @ 1.65%
100 LF OF 42" RCP @ 0.13%
99 LF OF 10" PVC @ 1.00%
100 LF OF 42" RCP @ 0.13%
99 LF OF 10" PVC @ 1.00%
100 LF OF 36" RCP @ 0.22%
99 LF OF 10" PVC @ 1.05%
71 LF OF 30" RCP @ 3.10%
90 LF OF 12" RCP @ 0.50%

1.73%
1.65%
1.00%
0.99%
0.99%

RIDGE

GENEVA DRIVE

SEE GRADING DETAIL 1 SHEET C4.8

SEE GRADING DETAIL 2 SHEET C4.8

STORM STRUCTURE CURB GRATE RIM=774.45 IE=770.74(N)12"RCP

STORM STRUCTURE CURB GRATE RIM=771.59 IE=768.57(N)12"RCP

STORM STRUCTURE CURB GRATE RIM=769.32 IE=767.21(SW)12"RCP

STORM STRUCTURE CLOSED RIM=769.81 IE=765.03(E-W)24"RCP

STORM STRUCTURE CURB GRATE RIM=764.19 IE=760.91(S-NE)12"RCP

LINEAGE LOGISTICS
(INDUSTRIAL)

MISCELLANEOUS STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
RD5	ROOF DRAIN INV OUT: 771.51 (NW, 10")
RD6	ROOF DRAIN INV OUT: 768.71 (W, 10")
RD7	ROOF DRAIN INV OUT: 768.92 (W, 10")
RD8	ROOF DRAIN INV OUT: 769.14 (W, 10")
RD9	ROOF DRAIN INV OUT: 772.30 (W, 10")
RD14	ROOF DRAIN INV OUT: 768.61 (E, 10")
RD15	ROOF DRAIN INV OUT: 768.80 (E, 10")
RD16	ROOF DRAIN INV OUT: 768.71 (E, 10")
RD17	ROOF DRAIN INV OUT: 768.28 (E, 10")
RD18	ROOF DRAIN INV OUT: 768.66 (E, 10")
RD23	ROOF DRAIN INV OUT: 764.74 (W, 10")
RD24	ROOF DRAIN INV OUT: 766.64 (W, 10")
RD25	ROOF DRAIN INV OUT: 766.41 (W, 10")
RD26	ROOF DRAIN INV OUT: 766.10 (W, 10")
RD27	ROOF DRAIN INV OUT: 766.57 (W, 10")

GRADING LEGEND

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	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)

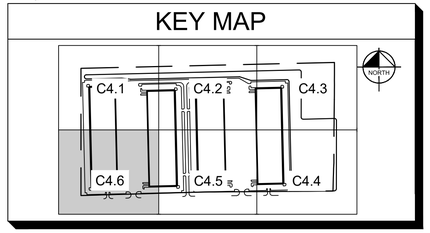
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D10	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 767.66 (S, 18") INV IN: 771.00 (SE, 10") INV OUT: 767.66 (N, 18")
D11	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 768.33 (S, 18") INV OUT: 768.33 (N, 18")
D12	BLIND CONNECTION TO STORM SEWER RIM: 774.87 INV IN: 768.58 (S, 18") INV IN: 767.68 (E, 10") INV OUT: 768.58 (N, 18")
D13	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 769.00 (S, 18") INV OUT: 769.00 (N, 18")
D14	BLIND CONNECTION TO STORM SEWER RIM: 774.95 INV IN: 769.30 (S, 15") INV IN: 767.89 (E, 10") INV OUT: 769.30 (N, 18")
D15	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 769.67 (S, 15") INV OUT: 769.67 (N, 15")
D16	BLIND CONNECTION TO STORM SEWER RIM: 774.96 INV IN: 770.02 (S, 15") INV IN: 768.11 (E, 10") INV OUT: 770.02 (N, 15")
D17	STORM MH – (4' DIA.) RIM: 774.50 INV IN: 770.33 (S, 15") INV OUT: 770.33 (N, 15")
D18	STORM MH – (4' DIA.) RIM: 774.95 INV IN: 770.69 (S, 12") INV IN: 771.89 (E, 10") INV OUT: 770.69 (N, 15")
D19	STORM INLET – (2' DIA.) RIM: 774.50 INV OUT: 771.00 (N, 12")
D26	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 767.04 (S, 24") INV IN: 768.27 (W, 10") INV OUT: 767.04 (N, 24")
D27	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 767.25 (S, 18") INV IN: 768.45 (W, 10") INV OUT: 767.25 (N, 24")
D28	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 767.47 (S, 18") INV IN: 768.10 (W, 10") INV OUT: 767.47 (N, 18")
D29	STORM MH – (4' DIA.) RIM: 771.67 INV IN: 767.94 (S, 15") INV IN: 767.94 (W, 10") INV OUT: 767.69 (N, 18")
D30	STORM MH – (4' DIA.) RIM: 771.68 INV IN: 768.54 (W, 10") INV OUT: 768.15 (N, 15")

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D41	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 762.15 (S, 42") INV OUT: 762.15 (N, 42")
D42	BLIND CONNECTION TO STORM SEWER RIM: 768.81 INV IN: 762.24 (S, 42") INV IN: 763.76 (E, 10") INV OUT: 762.24 (N, 42")
D43	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 762.27 (S, 42") INV OUT: 762.27 (N, 42")
D44	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 762.40 (S, 42") INV IN: 765.00 (E, 10") INV OUT: 762.40 (N, 42")
D45	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 765.42 (E, 10") INV IN: 762.53 (S, 42") INV OUT: 762.53 (N, 42")
D46	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 762.89 (S, 36") INV IN: 765.11 (E, 10") INV OUT: 762.65 (N, 42")
D47	STORM MH – (6' DIA.) RIM: 768.52 INV IN: 765.54 (E, 10") INV IN: 763.61 (SW, 30") INV OUT: 763.11 (N, 36")
D48	STORM MH – (5' DIA.) RIM: 770.76 INV IN: 766.37 (W, 24") INV OUT: 765.80 (NE, 30")
D49	STORM MH – (4' DIA.) RIM: 773.95 INV IN: 769.72 (W, 18") INV OUT: 769.24 (E, 24")
D50	STORM MH – (4' DIA.) RIM: 773.95 INV IN: 770.32 (W, 12") INV OUT: 770.22 (E, 18")
D51	STORM INLET – (2' DIA.) RIM: 773.95 INV OUT: 770.78 (E, 12")
D67	STORM MH – (4' DIA.) RIM: 771.95 INV IN: 768.05 (W, 12") INV OUT: 768.05 (E, 12")
D68	STORM INLET – (2' DIA.) RIM: 771.95 INV OUT: 768.50 (E, 12")
D95	STORM INLET – (2' DIA.) RIM: 780.24 INV OUT: 770.84 (E, 12")
D96	STORM MH – (4' DIA.) RIM: 774.88 INV IN: 769.93 (S, 15") INV IN: 770.00 (W, 12") INV OUT: 769.93 (N, 15")

KEY MAP



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS
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GRADING & DRAINAGE PLAN

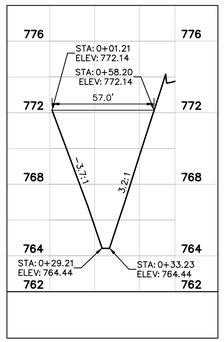
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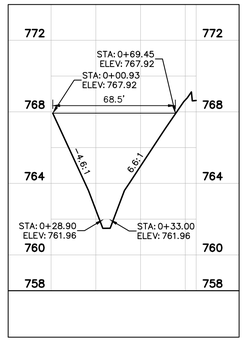
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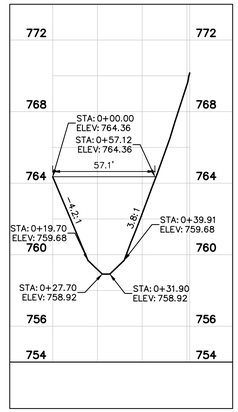
SHEET NUMBER
C4.6



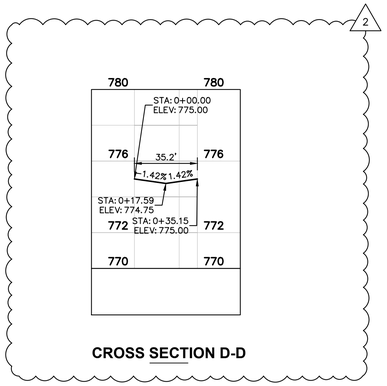
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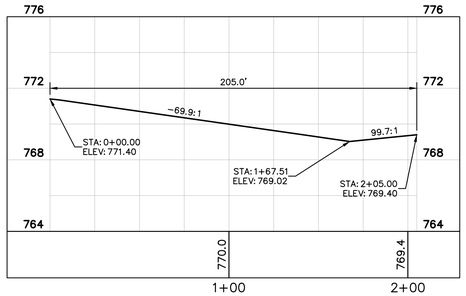
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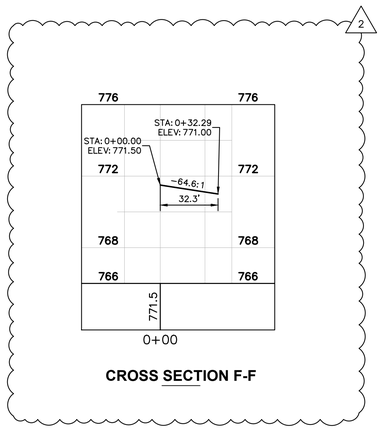
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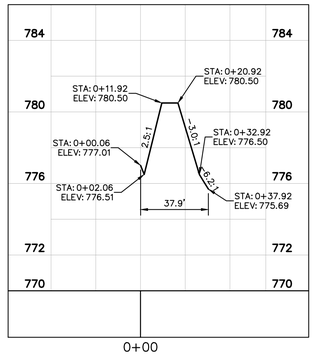
CROSS SECTION D-D



CROSS SECTION E-E



CROSS SECTION F-F



CROSS SECTION G-G

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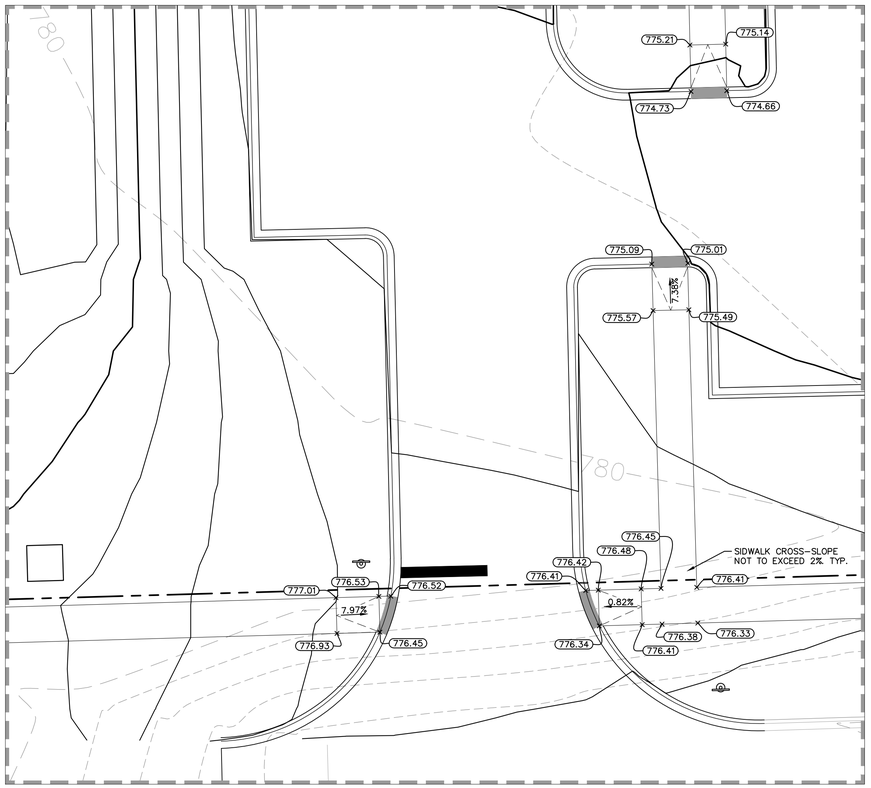
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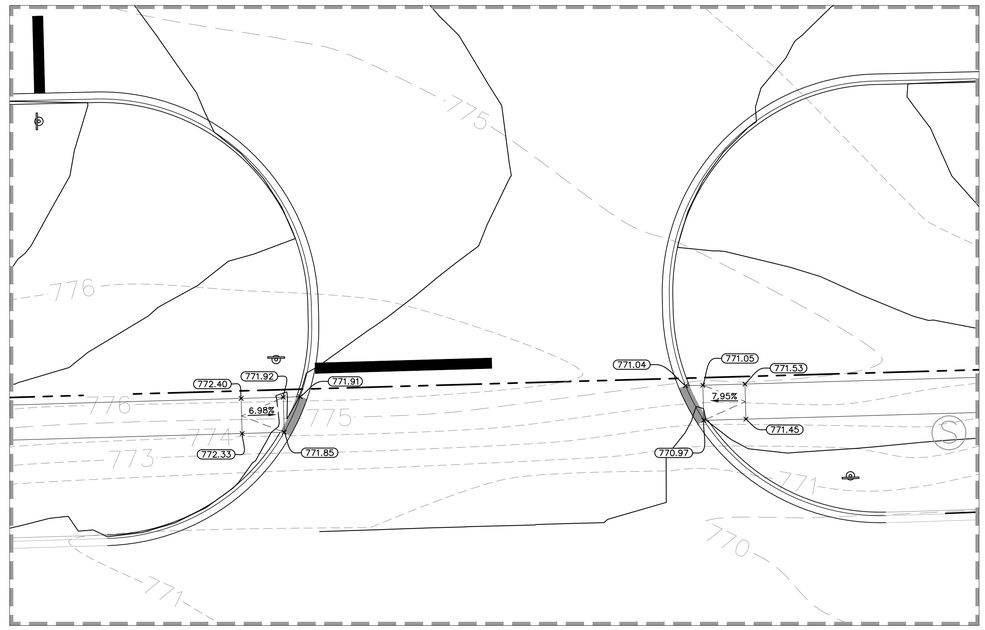
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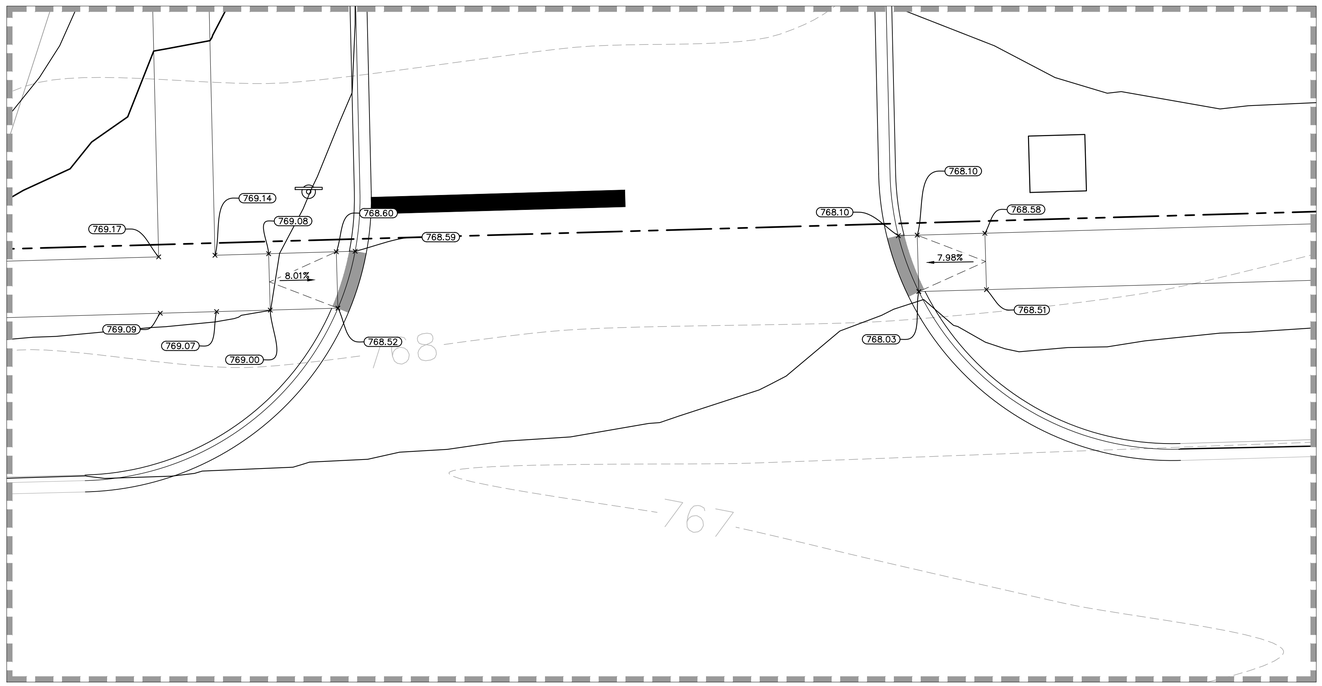
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GRADING DETAIL 1
SCALE: 1" = 10'



GRADING DETAIL 2
SCALE: 1" = 10'



GRADING DETAIL 3
SCALE: 1" = 10'

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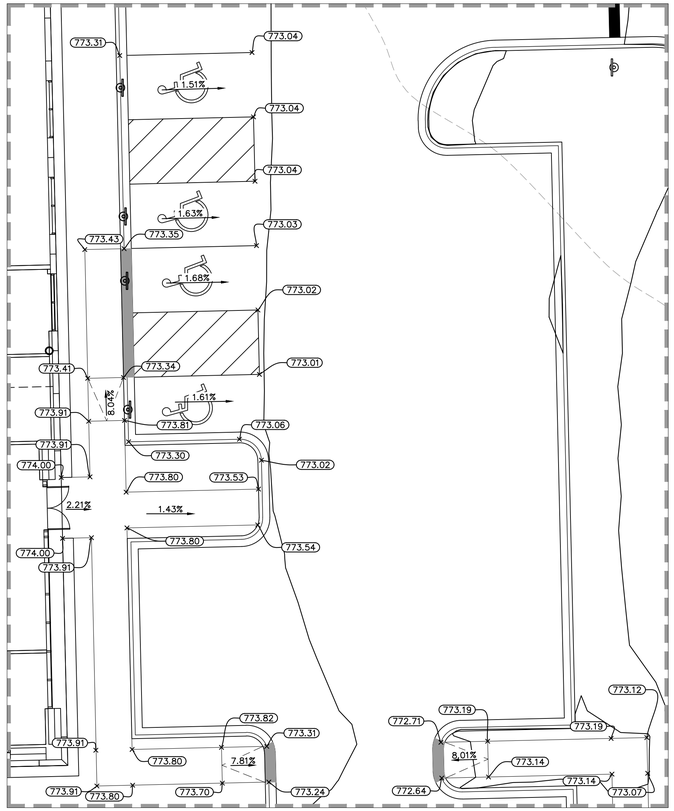
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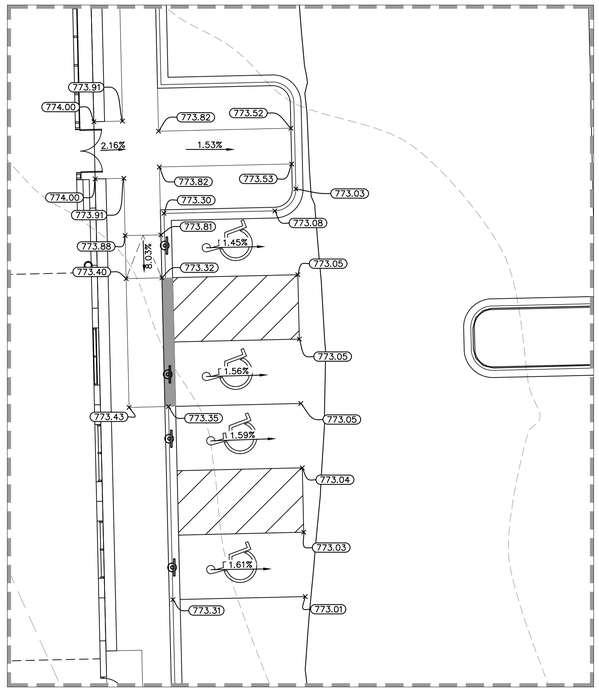
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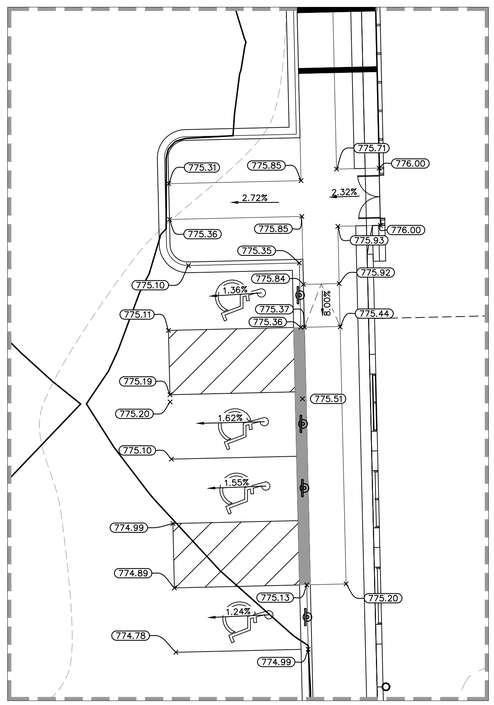
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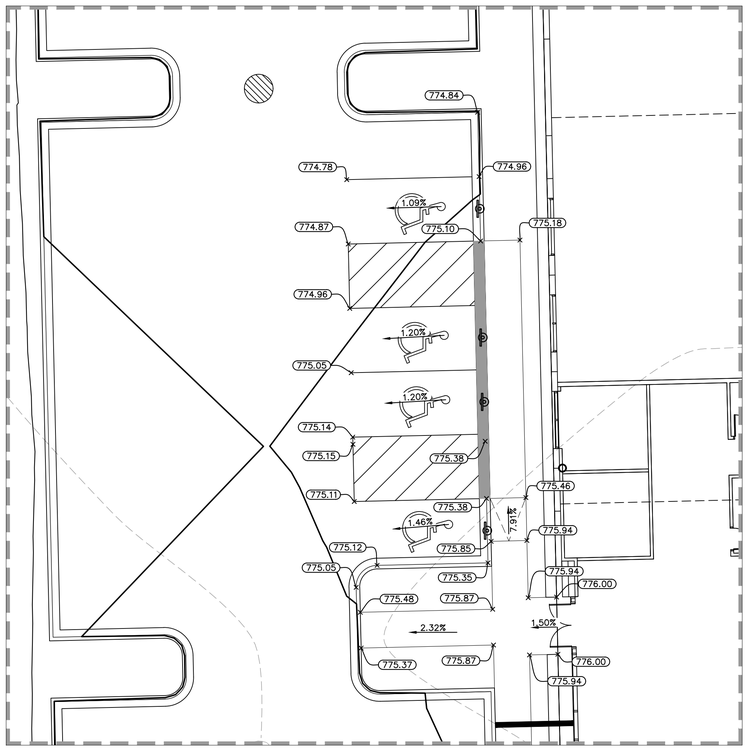
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SCALE: 1" = 10'



GRADING DETAIL 5
SCALE: 1" = 10'



GRADING DETAIL 6
SCALE: 1" = 10'



GRADING DETAIL 7
SCALE: 1" = 10'

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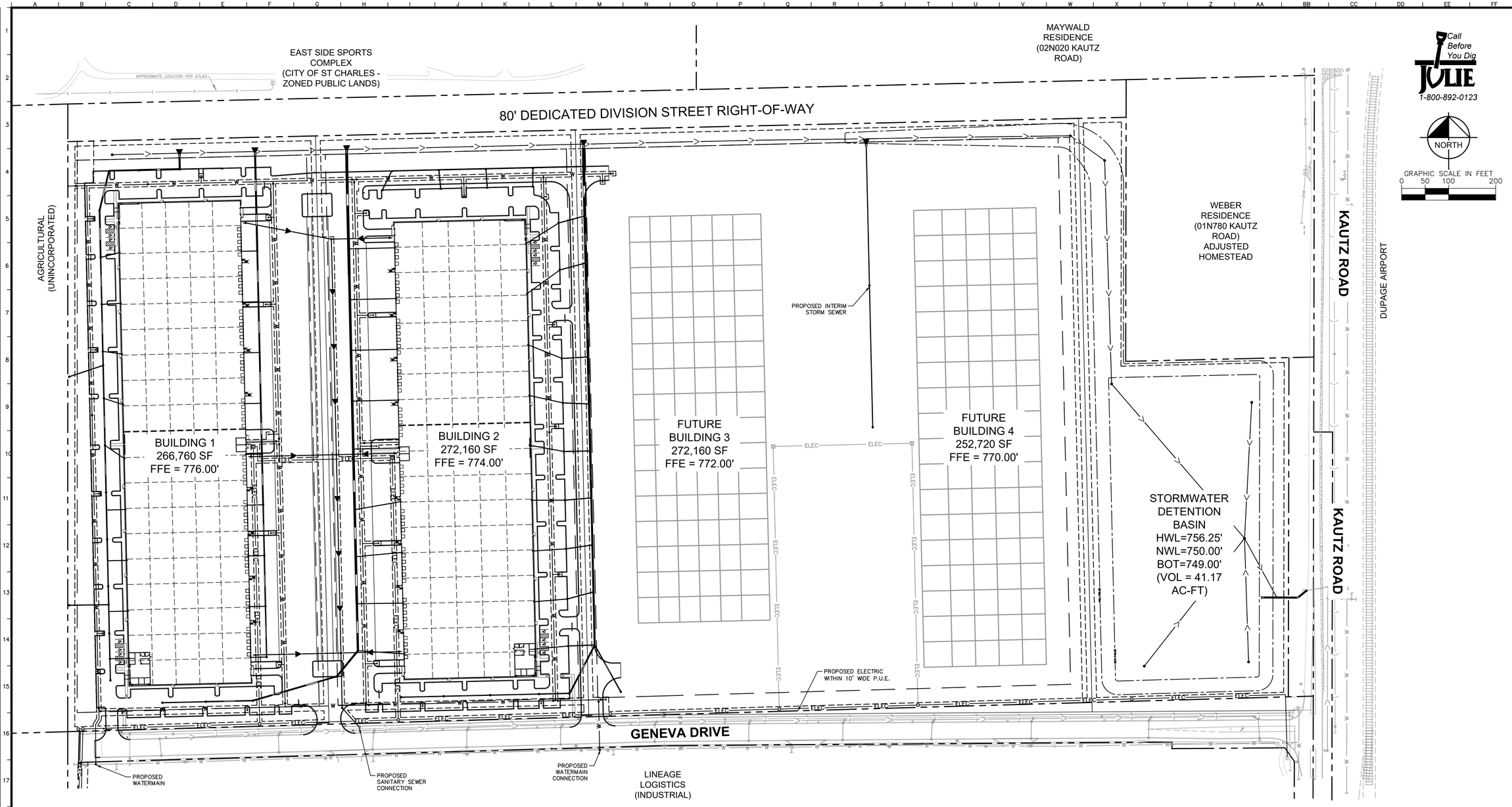
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ALL PROPOSED UTILITIES WITHIN 2' OF HARDSCAPE SHALL BE PROVIDED TRENCH BACKFILL PER DETAIL MEETING CITY OF GENEVA STANDARDS

UTILITY LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED FIRE HYDRANT
- ELEC — PROPOSED ELECTRIC LINE

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION
15. CITY NOTE: ALL PROPOSED STORM SEWER AND SANITARY SEWER ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER.
16. ALL DRAIN TILES ENCOUNTERED DURING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.

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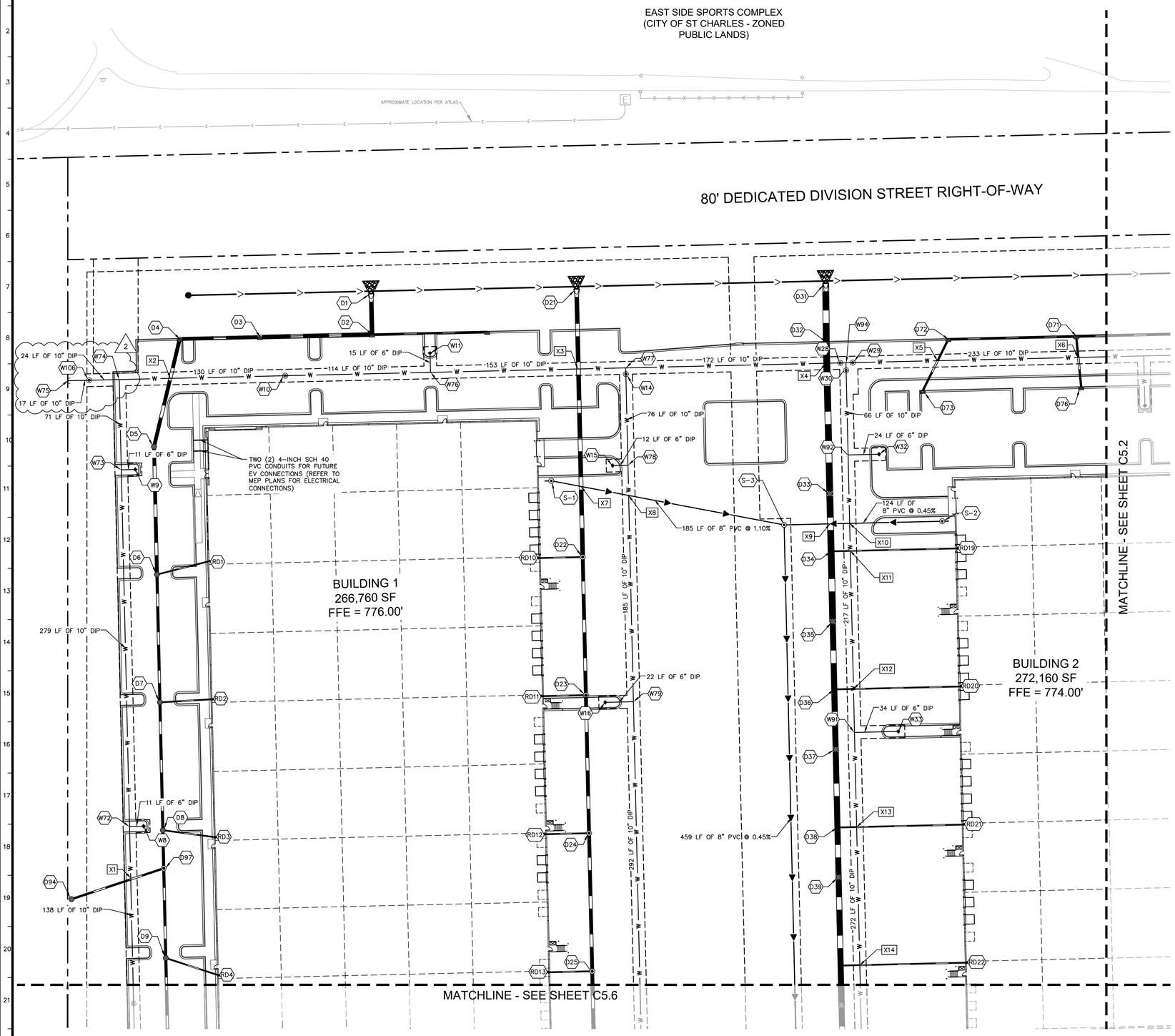
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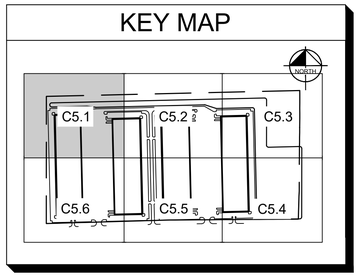
OVERALL UTILITY PLAN

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NORTH

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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

UTILITY CROSSING LEGEND

X1	12" STORM 10" WATER	B/P = 771.73 T/P = 770.23
X2	10" WATER 24" STORM	B/P = 768.24 T/P = 766.70
X3	30" STORM 10" WATER	B/P = 762.99 T/P = 761.49
X4	48" STORM 10" WATER	B/P = 761.61 T/P = 760.11
X5	12" STORM 10" WATER	B/P = 766.24 T/P = 764.74
X6	12" STORM 10" WATER	B/P = 766.51 T/P = 765.01
X7	30" STORM 8" SAN.	B/P = 763.30 T/P = 762.33
X8	10" WATER 8" SAN.	B/P = 764.79 T/P = 761.92
X9	48" STORM 8" SAN.	B/P = 761.27 T/P = 760.72
X10	10" WATER 8" SAN.	B/P = 762.63 T/P = 760.79
X11	10" STORM 10" WATER	B/P = 764.14 T/P = 762.64
X12	10" STORM 10" WATER	B/P = 763.92 T/P = 762.42
X13	10" STORM 10" WATER	B/P = 763.99 T/P = 762.49
X14	10" STORM 10" WATER	B/P = 764.04 T/P = 762.54

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/9WQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W8	FIRE HYDRANT FG ELEV: 776.05
W9	FIRE HYDRANT FG ELEV: 775.88
W10	60" VALVE VAULT FG ELEV: 774.28
W11	FIRE HYDRANT FG ELEV: 774.74
W14	60" VALVE VAULT FG ELEV: 772.85
W15	FIRE HYDRANT FG ELEV: 772.87
W16	FIRE HYDRANT FG ELEV: 772.78
W28	60" VALVE VAULT FG ELEV: 769.13
W29	60" VALVE VAULT FG ELEV: 769.52
W30	60" VALVE VAULT FG ELEV: 769.41
W32	FIRE HYDRANT FG ELEV: 770.60
W33	FIRE HYDRANT FG ELEV: 770.45
W72	10"X10"X6" TEE FG ELEV: 774.05
W73	10"X10"X6" TEE FG ELEV: 773.88
W74	10"X10"X10" TEE FG ELEV: 775.23
W75	10" WATERMAIN STUB FOR FUTURE CONNECTION FG ELEV: 776.84
W76	10"X10"X6" TEE FG ELEV: 774.42
W77	10"X10"X10" TEE FG ELEV: 772.93
W78	10"X10"X6" TEE FG ELEV: 770.87
W79	10"X10"X6" TEE FG ELEV: 770.78

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W91	10"X10"X6" TEE FG ELEV: 768.45
W92	10"X10"X6" TEE FG ELEV: 769.28
W94	10"X10"X10" TEE FG ELEV: 769.31
W106	60" VALVE VAULT FG ELEV: 776.98

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S-1	SANITARY MH RIM: 771.90 INV IN: 762.00 (W, 8") INV OUT: 761.90 (E, 8")
S-2	SANITARY MH RIM: 772.83 INV IN: 760.53 (E, 8") INV OUT: 760.43 (W, 8")
S-3	SANITARY MH RIM: 769.48 INV IN: 759.87 (W, 8") INV IN: 759.87 (E, 8") INV OUT: 759.77 (S, 8")

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DESIGNED BY: RNM
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CHECKED BY: JMP

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UTILITY PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C5.1

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C5.1 UTILITY PLAN.dwg C5.1 Jul 27, 2022 10:02am by: Trevor.Stitt
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UTILITY CROSSING LEGEND

X15	12" STORM	B/P =	766.51
	10" WATER	T/P =	764.38
X16	12" STORM	B/P =	766.49
	10" WATER	T/P =	764.37
X17	48" STORM	B/P =	760.41
	10" WATER	T/P =	758.91
X18	10" STORM	B/P =	768.98
	10" WATER	T/P =	767.34
X19	10" STORM	B/P =	768.74
	10" WATER	T/P =	767.24
X20	10" STORM	B/P =	769.06
	10" WATER	T/P =	767.28
X21	10" STORM	B/P =	769.32
	10" WATER	T/P =	767.24

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

NORTH

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EAST SIDE SPORTS COMPLEX

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

MATCHLINE - SEE SHEET C5.1

MATCHLINE - SEE SHEET C5.3

MATCHLINE - SEE SHEET C5.5

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

17 LF OF 10" DIP
126 LF OF 10" DIP
17 LF OF 6" DIP
39 LF OF 6" DIP
41 LF OF 10" DIP
5 LF OF 6" DIP
272 LF OF 10" DIP
16 LF OF 6" DIP
216 LF OF 10" DIP

TWO (2) 4-INCH SCH 40 PVC CONDUITS FOR FUTURE EV CONNECTIONS (REFER TO MEP PLANS FOR ELECTRICAL CONNECTIONS)

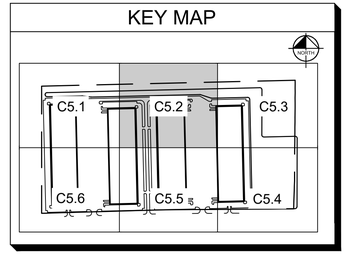
TEMPORARY STORM SEWER FOR INTERIM CONDITION

TEMPORARY STORM SEWER FOR INTERIM CONDITION

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

KEY MAP



WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W34	FIRE HYDRANT FG ELEV: 772.75
W36	60" VALVE VAULT FG ELEV: 770.20
W38	FIRE HYDRANT FG ELEV: 770.19
W39	60" VALVE VAULT FG ELEV: 769.43
W40	10" WATERMAIN STUB FOR FUTURE CONNECTION FG ELEV: 768.78
W41	FIRE HYDRANT FG ELEV: 772.64
W42	FIRE HYDRANT FG ELEV: 773.01
W95	10"X10"X10" TEE FG ELEV: 770.13
W96	10"X10"X6" TEE FG ELEV: 770.16
W97	10"X10"X6" TEE FG ELEV: 772.69
W98	10"X10"X6" TEE FG ELEV: 772.72
W105	10"X10"X6" TEE FG ELEV: 770.34

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A PEROT COMPANY

UTILITY PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C5.2

MAYWALD RESIDENCE
(02N020 KAUTZ ROAD)

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

MATCHLINE - SEE SHEET C5.2

WEBER RESIDENCE
(01N780 KAUTZ ROAD)
ADJUSTED HOMESTEAD

STORMWATER DETENTION BASIN

MATCHLINE - SEE SHEET C5.4

KAUTZ ROAD

SANITARY MANHOLE
CLOSED
RIM=761.25
IE=754.4

STORM STRUCTURE
RIM=755.76

SANITARY MANHOLE
CLOSED
RIM=756.59
IE=751.81(N-S)18"DIP

NORTH

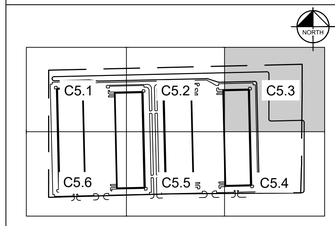
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
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- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- T — PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

KEY MAP



NO.	REVISIONS	DATE	BY
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UTILITY PLAN

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GENEVA, IL 60134

ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER
C5.3

Drawing name: K:\CHS_LDEV\268050000_Jillwood_Geneva, IL\2 Design\CAD\PlanSheets\C5.1 UTILITY PLAN.dwg C5.3 Jul 27, 2022 10:02am by: Trevor.Stitt
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STORMWATER DETENTION BASIN

MATCHLINE - SEE SHEET C5.3

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

MATCHLINE - SEE SHEET C5.5

HWL=756.25

BOT=749.00'

KAUTZ ROAD

DUPAGE AIRPORT

GENEVA DRIVE

LINEAGE LOGISTICS
(INDUSTRIAL)

2-6" PVC WITH 1000 AL
15KV, EPR, 3 PH

PULL VAULT

PROPOSED ELECTRIC
WITHIN 10' WIDE P.U.E.

EXISTING SWITCH

SITE BENCHMARK 1

SANITARY MANHOLE
CLOSED
RIM=759.26
IE=744.55(W)12"PVC

SANITARY MANHOLE
CLOSED
RIM=757.58
IE=742.53(S)15"PVC
IE=742.13(W)12"PVC
IE=742.13(N-E)12"PVC

SANITARY MANHOLE
CLOSED
RIM=753.93
IE=781.61(N-S)18"DIP

SANITARY MANHOLE
CLOSED
RIM=756.07
IE=731.48(N-S)18"DIP

WATER MANHOLE
CLOSED
RIM=756.81
TP=750.92(N-S)12"DIP

WATER MANHOLE
CLOSED
RIM=756.73
TP=751.93(E)12"DIP

WATER MANHOLE
CLOSED
RIM=763.42

WATER VALVE
RIM=753.79

WATER VALVE
RIM=762.92

WATER VALVE
RIM=759.27

WATER VALVE
RIM=757.76

D91 D92 D93

GRATE

NORTH

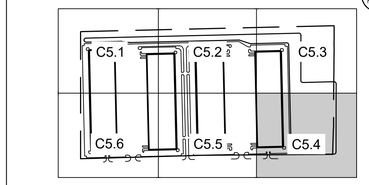
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
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- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

KEY MAP



NO.	DATE	BY
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2	06/22/22	TTS
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4	CITY COMMENTS	

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ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER
C5.4

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C5.1 UTILITY PLAN.dwg C5.4 Jul 27, 2022 10:02am by: Trevor.Stitt
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MATCHLINE - SEE SHEET C5.2

MATCHLINE - SEE SHEET C5.6

MATCHLINE - SEE SHEET C5.4

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

GENEVA DRIVE

LINEAGE LOGISTICS
(INDUSTRIAL)

15 LF OF 6" DIP
12 LF OF 10" DIP
252 LF OF 10" DIP
5 LF OF 6" DIP
225 LF OF 10" DIP
91 LF OF 10" DIP
31 LF OF 10" DIP
269 LF OF 10" DIP
106 LF OF 10" DIP
10.0'

TWO (2) 4-INCH SCH 40 PVC CONDUITS FOR FUTURE EV CONNECTIONS (REFER TO MEP PLANS FOR ELECTRICAL CONNECTIONS)

1000 KVA 480/277

2-6" PVC WITH 4/0 AL 15KV, EPR, 3 PH

TEMPORARY STORM SEWER FOR INTERIM CONDITION

ELECTRIC DESIGN TO BE FINALIZED IN PHASE II

PROPOSED ELECTRIC WITHIN 10' WIDE P.U.E.

PVI-II SWITCH

PULL VAULT

SANITARY MANHOLE CLOSED RIM=766.58 IE=747.65(E-W)12"PVC

CONTRACTOR TO EXCAVATE AND LOCATE UTILITIES WITHIN RIGHT-OF-WAY IN COORDINATION WITH THE CITY OF GENEVA PRIOR TO THE WATER MAIN PRESSURE CONNECTION.

12" X 10" PRESSURE CONNECTION - APPROXIMATELY 350 SF OF RIGHT-OF-WAY TO BE RESTORED TO EXISTING CONDITION

OPEN CUT ROADWAY AT CONNECTION WITHIN GENEVA RIGHT-OF-WAY; ROAD SHUT-DOWN TO BE COORDINATED WITH CITY OF GENEVA PUBLIC WORKS (RESTORE EXISTING PAVEMENT AND CURB TO PRE-DEVELOPMENT CONDITIONS)

WATER MANHOLE CLOSED RIM=770.15 TP=764.98(E-W)12" DIP

WATER VALVE RIM=770.23

WATER VALVE RIM=769.62

WATER VALVE RIM=767.19

WATER MANHOLE CLOSED RIM=766.82 TP=759.13(E-W)12" DIP TP=758.93(S)10" DIP

WATER MANHOLE CLOSED RIM=765.74 TP=760.17(E-W)12" DIP

WATER VALVE RIM=766.02

UTILITY CROSSING LEGEND

X22	10" STORM	B/P =	768.63
	10" WATER	T/P =	767.13
X23	10" STORM	B/P =	769.06
	10" WATER	T/P =	767.20
X24	10" STORM	B/P =	769.17
	10" WATER	T/P =	767.21
X25	10" STORM	B/P =	769.10
	10" WATER	T/P =	767.20
X26	10" STORM	B/P =	769.13
	10" WATER	T/P =	767.32
X27	15" STORM	B/P =	766.68
	10" WATER	T/P =	765.18

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

NORTH

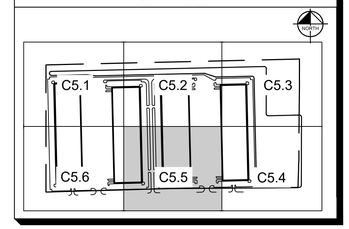
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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
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- EX. STORM MANHOLE
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- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

KEY MAP



WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W43	FIRE HYDRANT FG ELEV: 773.16
W44	60" VALVE VAULT FG ELEV: 772.89
W45	FIRE HYDRANT FG ELEV: 773.18
W46	10" WATERMAIN STUB FOR FUTURE CONNECTION FG ELEV: 769.56
W47	60" VALVE VAULT FG ELEV: 769.51
W48	VALVE FG ELEV: 772.84
W49	60" VALVE VAULT FG ELEV: 769.37
W50	72" PRESSURE CONNECT TO EXIST WATER IN VALVE VAULT FG ELEV: 769.00
W51	60" VALVE VAULT FG ELEV: 772.53
W52	60" VALVE VAULT FG ELEV: 772.41
W53	60" VALVE VAULT FG ELEV: 772.53
W54	FIRE HYDRANT FG ELEV: 773.19
W99	10"X10"X6" TEE FG ELEV: 772.88
W100	10"X10"X6" TEE FG ELEV: 772.88
W101	10"X10"X10" TEE FG ELEV: 769.51
W102	10"X10"X10" TEE FG ELEV: 772.53
W103	10"X10"X6" TEE FG ELEV: 773.02

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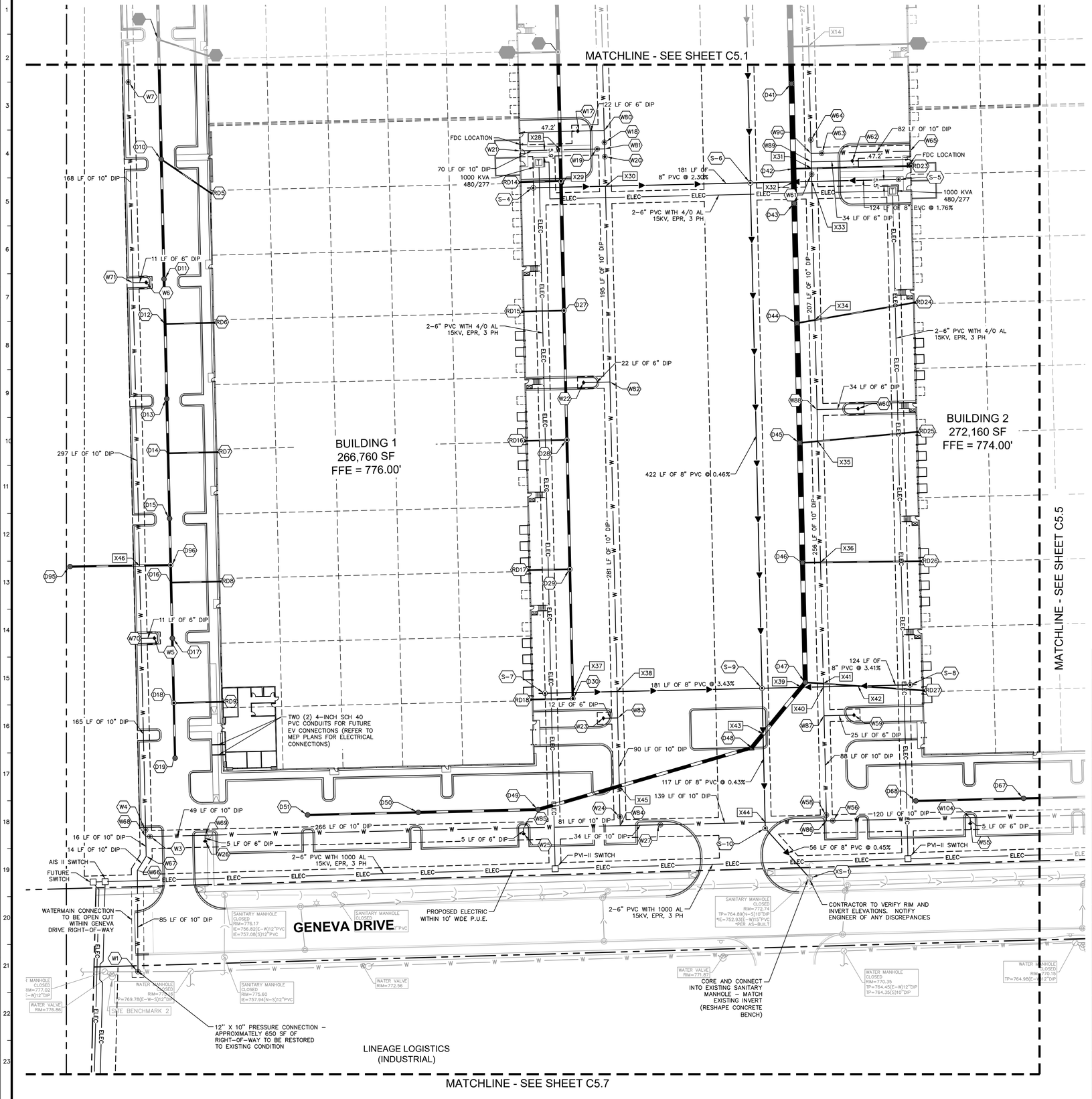
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UTILITY PLAN

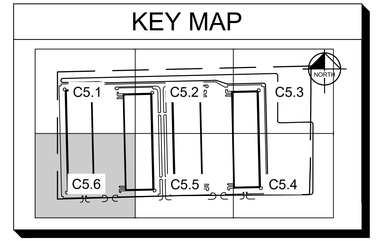
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KEY MAP



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UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

UTILITY CROSSING LEGEND

X28	24" STORM 10" WATER	B/P = 766.72 T/P = 765.22
X29	24" STORM 8" SAN.	B/P = 766.80 T/P = 762.22
X30	10" WATER 8" SAN.	B/P = 764.86 T/P = 761.20
X31	10" STORM 10" WATER	B/P = 763.88 T/P = 762.38
X32	42" STORM 8" SAN.	B/P = 762.06 T/P = 759.05
X33	10" WATER 8" SAN.	B/P = 762.64 T/P = 759.32
X34	10" STORM 10" WATER	B/P = 765.23 T/P = 763.42
X35	10" STORM 10" WATER	B/P = 765.55 T/P = 763.42
X36	10" STORM 10" WATER	B/P = 765.24 T/P = 763.41
X37	15" STORM 8" SAN.	B/P = 767.96 T/P = 761.80
X38	10" WATER 8" SAN.	B/P = 764.86 T/P = 760.53
X39	30" STORM 8" SAN.	B/P = 763.48 T/P = 757.49
X40	10" WATER 8" SAN.	B/P = 762.56 T/P = 758.12
X41	10" STORM 10" WATER	B/P = 765.67 T/P = 763.41
X42	10" STORM 8" SAN.	B/P = 765.97 T/P = 759.11
X43	30" STORM 8" SAN.	B/P = 765.04 T/P = 756.11
X44	10" WATER 8" SAN.	B/P = 766.13 T/P = 755.79
X45	24" STORM 10" WATER	B/P = 767.90 T/P = 766.40
X46	12" STORM 10" WATER	B/P = 770.09 T/P = 768.59

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W1	72" PRESSURE CONNECT TO EXIST WATER IN VALVE VAULT FG ELEV: 776.77
W3	60" VALVE VAULT FG ELEV: 776.25
W4	60" VALVE VAULT FG ELEV: 776.15
W5	FIRE HYDRANT FG ELEV: 776.05
W6	FIRE HYDRANT FG ELEV: 776.05
W7	60" VALVE VAULT FG ELEV: 775.10
W17	FIRE HYDRANT FG ELEV: 771.52
W18	60" VALVE VAULT FG ELEV: 771.28
W19	60" VALVE VAULT FG ELEV: 771.36
W20	60" VALVE VAULT FG ELEV: 771.28
W21	BUILDING CONNECTION FG ELEV: 772.00
W22	FIRE HYDRANT FG ELEV: 772.79
W23	FIRE HYDRANT FG ELEV: 772.78
W24	60" VALVE VAULT FG ELEV: 774.27
W25	FIRE HYDRANT FG ELEV: 775.02
W26	FIRE HYDRANT FG ELEV: 775.65
W27	60" VALVE VAULT FG ELEV: 774.10
W55	FIRE HYDRANT FG ELEV: 773.33
W56	60" VALVE VAULT FG ELEV: 772.81
W58	60" VALVE VAULT FG ELEV: 772.71
W59	FIRE HYDRANT FG ELEV: 4.96
W60	FIRE HYDRANT FG ELEV: 771.95
W61	60" VALVE VAULT FG ELEV: 766.44

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W62	FIRE HYDRANT FG ELEV: 769.52
W63	60" VALVE VAULT FG ELEV: 769.26
W64	60" VALVE VAULT FG ELEV: 769.16
W65	BUILDING CONNECTION FG ELEV: 770.77
W66	45° BEND FG ELEV: 777.53
W67	45° BEND FG ELEV: 777.10
W68	10"X10"X10" TEE FG ELEV: 776.34
W69	10"X10"X6" TEE FG ELEV: 775.41
W70	10"X10"X6" TEE FG ELEV: 774.05
W71	10"X10"X6" TEE FG ELEV: 774.05
W80	10"X10"X6" TEE FG ELEV: 771.28
W81	10"X10"X10" TEE FG ELEV: 771.28
W82	10"X10"X6" TEE FG ELEV: 770.79
W83	10"X10"X6" TEE FG ELEV: 770.78
W84	10"X10"X10" TEE FG ELEV: 774.41
W85	10"X10"X6" TEE FG ELEV: 774.91
W86	10"X10"X10" TEE FG ELEV: 772.83
W87	10"X10"X6" TEE FG ELEV: 766.36
W88	10"X10"X6" TEE FG ELEV: 771.95
W89	10"X10"X6" TEE FG ELEV: 769.10
W90	10"X10"X10" TEE FG ELEV: 769.13
W104	10"X10"X6" TEE FG ELEV: 773.22

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S-4	SANITARY MH RIM: 771.90 INV IN: 762.00 (W, 8") INV OUT: 761.90 (E, 8")
S-5	SANITARY MH RIM: 770.40 INV IN: 760.00 (E, 8") INV OUT: 759.90 (W, 8")
S-6	SANITARY MH RIM: 769.30 INV IN: 757.73 (N, 8") INV IN: 757.73 (W, 8") INV IN: 757.73 (E, 8") INV OUT: 757.63 (S, 8")
S-7	SANITARY MH RIM: 771.90 INV IN: 762.00 (W, 8") INV OUT: 761.90 (E, 8")
S-8	SANITARY MH RIM: 769.90 INV IN: 760.00 (E, 8") INV OUT: 759.90 (W, 8")
S-9	SANITARY MH RIM: 769.29 INV IN: 755.68 (N, 8") INV IN: 755.68 (W, 8") INV IN: 755.68 (E, 8") INV OUT: 755.58 (S, 8")
S-10	SANITARY MH RIM: 771.81 INV IN: 755.08 (N, 8") INV OUT: 754.98 (SE, 8")
XS-1	CORE AND CONNECT WITH BOOT INTO EX SANITARY MANHOLE RIM: 772.74 INV IN: 754.73 (NW, 8")

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UTILITY PLAN

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SHEET NUMBER
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Drawing name: K:\CHS_LOEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\Plan Sheets\C5.1 UTILITY PLAN.dwg C5.6 Jul 27, 2022 10:03am by: Trevor.Stitt
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- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
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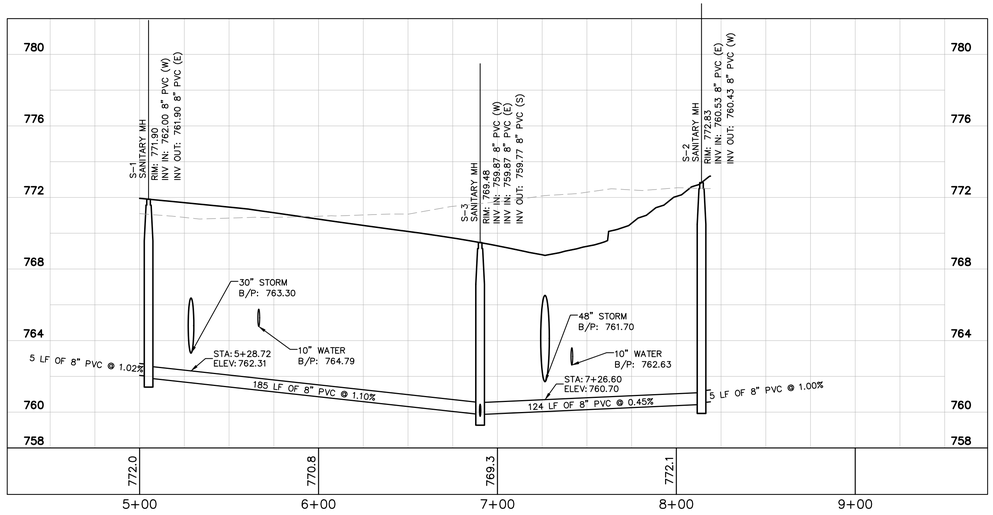
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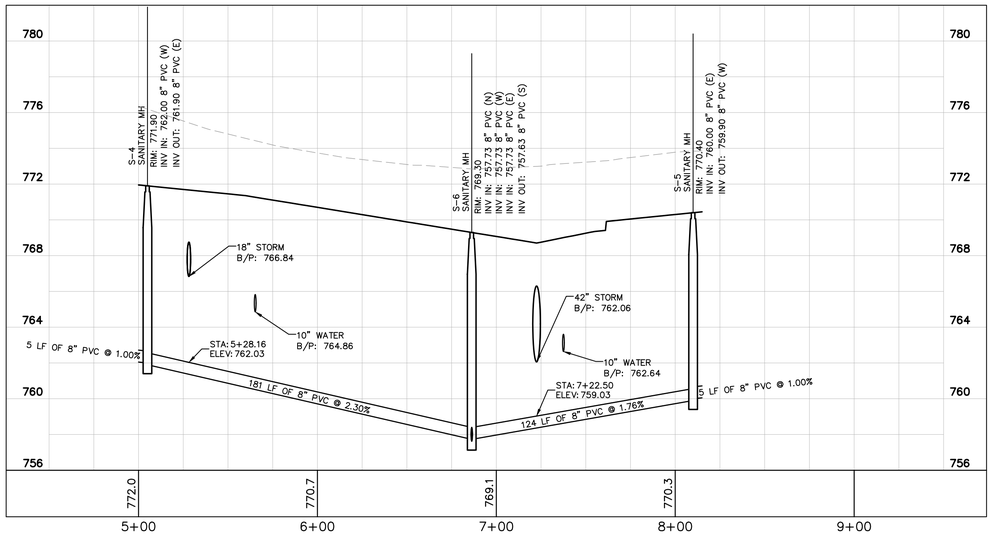
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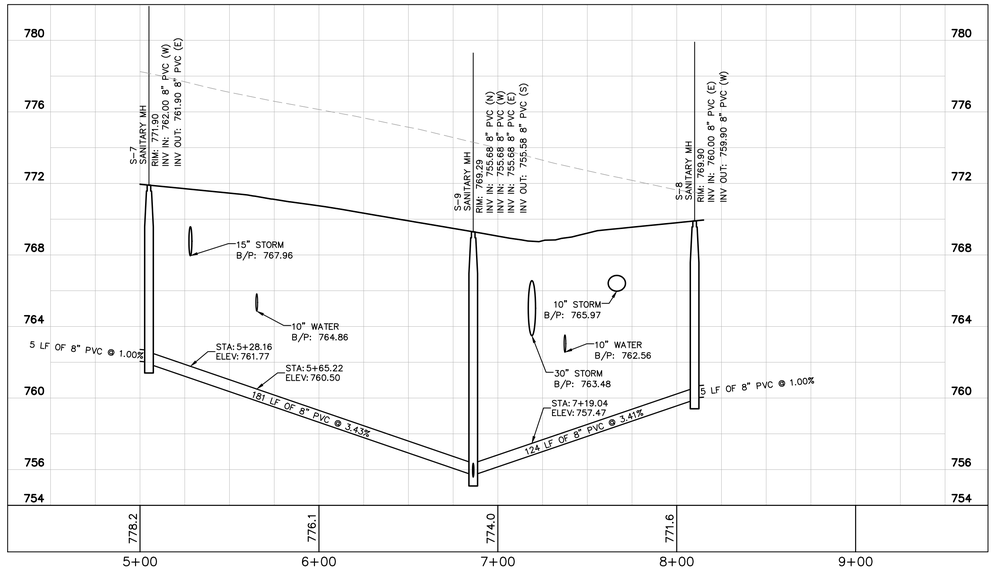
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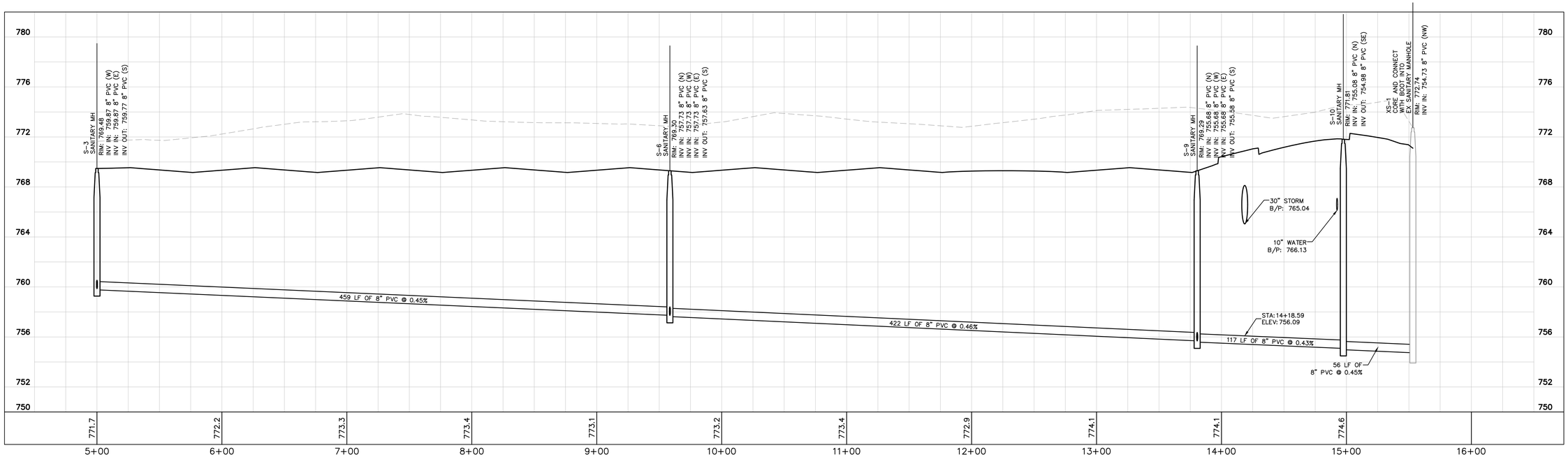
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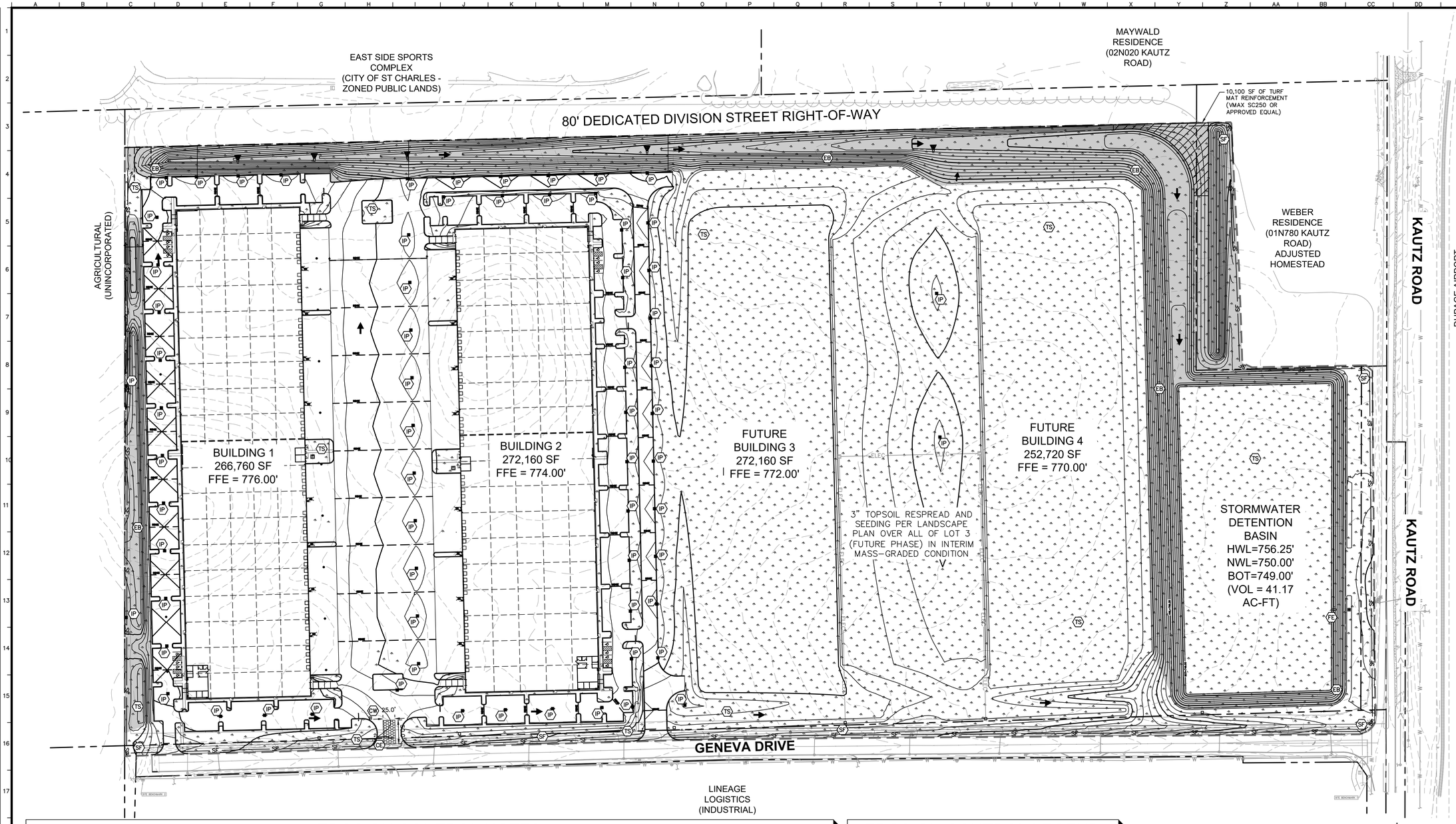
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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- FE — FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
- SS — TEMPORARY SOIL STOCKPILE
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

ROADWAYS TO REMAIN CLEAR OF DIRT AND DEBRIS DURING CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS

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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

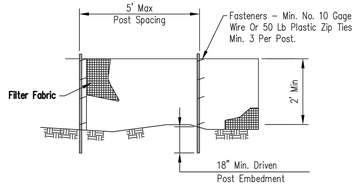
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EROSION CONTROL PLAN

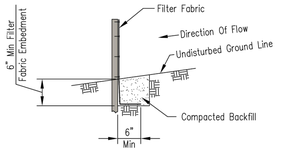
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GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER C7.0

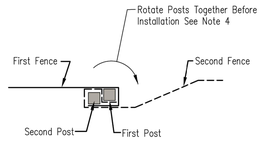
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ELEVATION



FABRIC ANCHOR DETAIL



SPLICE DETAIL–PLAN VIEW

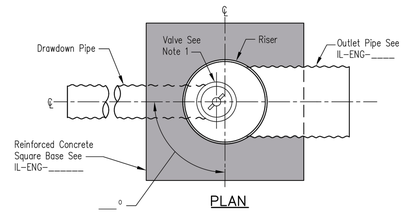
NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

Date — 3 stakes — 5/2/12
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Drawn — M. STAKES
Checked — M. STAKES
Approved —

SILT FENCE

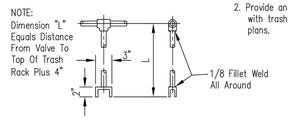
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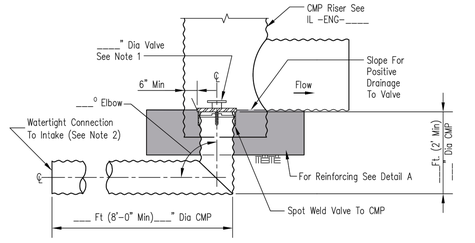
PLAN

NOTES:
1. Use Alfalfa Valve Similar To Thompson's Alfalfa Valve Or Waterman's Type 3 Alfalfa Frame and Valve, With Frame Welded To Drawdown Pipe As Shown.
2. Provide an intake structure with trash rack as shown in plans.

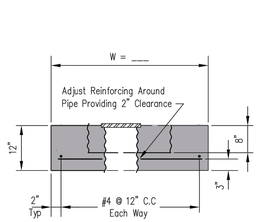


Fabricate From 3/4" Pipe And 1/4" x 2" Strap Iron

VALVE WRENCH DETAIL

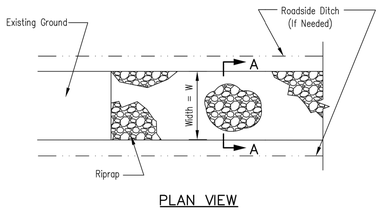


SECTION ON CENTERLINE



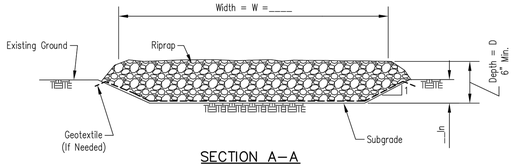
DETAIL A

DRAIN DETAILS FOR POND WITH CMP RISER



PLAN VIEW

NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5. Geotextile (non-woven, needle punched) min. criteria:
   Grab Tensile strength (lb) ASTM D 4632_____202
   Elongation at failure (%) ASTM D 4632_____≥50
   Trapezoidal tear strength (lb) ASTM D 4533_____79
   Puncture strength (lb) ASTM D 6241 _____433
   Ultraviolet light (% retained strength) ASTM 4355_____min 50
   Apparent opening size (AOS) ASTM D 4751_____
   max 0.22 mm (US sieve size 70)
   Permittivity sec^{-1}/ ASTM D 4491_____min 0.70
6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.



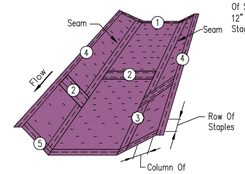
SECTION A–A

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Approved —

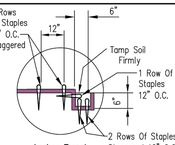
CONSTRUCTION ROAD STABILIZATION

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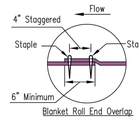
DETAIL 1



Anchor Trench

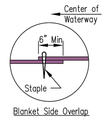
Waterway #			
Waterway Width (ft)			
ECB Width (ft)			
Length (ft)			
Stations	_____ to _____	_____ to _____	_____ to _____

NOTES:
1. The erosion control blanket consists of a machine produced mat of specified material. The product must meet the minimum requirements specified in Table 1, below. Ensure that the product is new and unused, and is furnished in rolls. Alternative materials may be used upon approval by the designer.
2. Prepare soil prior to installing erosion control blanket, including seeding, fertilizing, and lime application.
3. The erosion control blanket is to be placed in firm contact with the soil and not be allowed to bridge over surface irregularities. The blanket can not be stretched.
4. Install the erosion control blanket according to manufacturer's instructions. If no manufacturer's instructions are available, install the blanket as follows:
   a. Use "U" shaped staples, 0.12 in diameter wire or greater (#11 gauge). See Staple Detail for dimensions.
   b. Bury upstream end of blanket in a trench 6 inch wide by 6 inch deep and stapled in staggered rows across the width as shown in Detail 1.
   c. For joining ends of rolls, overlap end of upslope blanket a minimum of 6 inches over downslope blanket (shingle style). Use a double row of staggered staples 4 inches apart, as shown in Detail 2.
   d. Overlap blankets on side slopes a minimum 6 inches over the blanket below (shingle style). Staple overlap at 12 inch intervals. See Detail 3.
   e. Staple the outer edge along sides of the blanket every 12 inches. See Detail 4.
   f. Staples are to be placed alternately in columns (in the direction of the waterway) 2 feet apart and in rows (across the waterway) 3 feet apart, throughout the area covered by erosion blanket.
   g. Downstream (terminal) end of blanket are to be stapled with a double row of staggered staples 12 inches apart. See Detail 5.
5. Start laying the blankets by rolling center blanket in the direction of flow, centered on the centerline of waterway. No overlap of blankets at the center of the waterway.



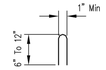
Blanket Roll End Overlap

DETAIL 2



Blanket Side Overlap

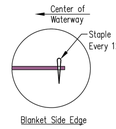
DETAIL 3



STAPLE DETAIL

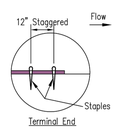
TABLE 1. MINIMUM REQUIREMENTS FOR EROSION CONTROL BLANKET

(See Note 1)	Coconut Blanket	Wood Fiber Blanket	
Type of Fiber	100% coconut fibers	100% curled wood fibers	
Weight, lbs/sq. yd.	0.50	0.63	
Life Expectancy			
Fiber Length	N/A	80% of fibers > 6 in.	
Fiber Dimensions	N/A	0.021 in. x 0.042 in.	
Netting	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting, bound to the mat on max. 1.5" centers.	Cover Top and bottom of blanket with a max. 5/8" x 5/8" opening size netting	
Netting Required ? ☐ Yes ☐ No			



Blanket Side Edge

DETAIL 4



Terminal End

DETAIL 5

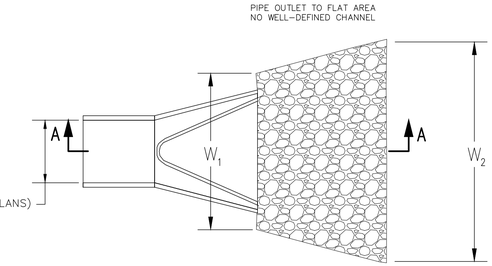
Not To Scale

EROSION CONTROL BLANKET INSTALLATION DETAILS

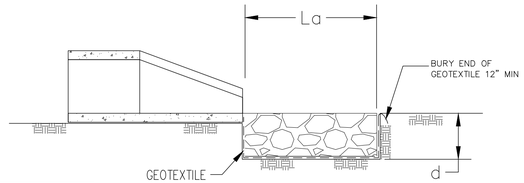
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PLAN



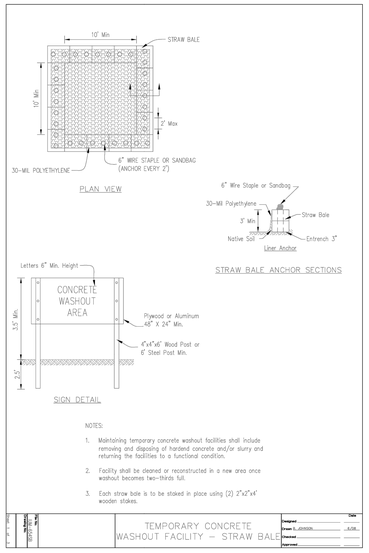
SECTION A–A

NOTES:
1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4 , QUALITY DESIGNATION "A".
2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:
   2.1. WEIGHT OF GEOTEXTILE (OZ/SQ.YD.) 6
   2.2. TENSILE STRENGTH (LB) ASTM D 4632 180
   2.3. ELONGATION AT FAILURE (%) ASTM D 4632 ≥ 50
   2.4. PUNCTURE (LB) ASTM D 4833 80
   2.5. ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355 MIN 70
   2.6. APPARENT OPENING SIZE (AOS) ASTM D 4751 MAX 40 SIEVE
   2.7. PERMITTIVITY SEC^{-1} ASTM D 4491 MIN 0.70
3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
4. APRON WIDTH W_1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W_2 SHALL BE EQUAL TO L_A PLUS THE PIPE DIAMETER.
5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D_{100} SIZE.
6. APRON LENGTH L_A AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

2
7. CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL EROSION PROTECTION SHOULD FIELD CONDITIONS WARRANT, AS DETERMINED SOLELY BY THE CITY.

RIPRAP DIMENSION TABLE					
INLET PIPE SIZE d (IN)	LENGTH OF APRON Lo (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

RIP RAP DETAIL OUTLET PROTECTION
N.T.S.

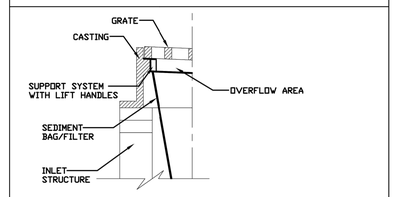


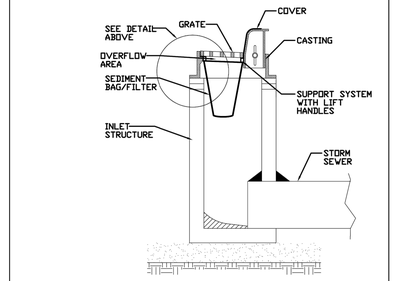
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE
E SOD
F STRAW MULCH 2 TONS/ACRE
* WATERING NEEDED DURING JUNE AND JULY
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

INLET PROTECTION – PAVED AREAS
DROP-IN PROTECTION





REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-01-11

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
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SCALE: AS NOTED
DESIGNED BY: RNM
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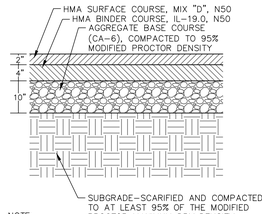
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EROSION CONTROL DETAILS

FOX VALLEY COMMERCE CENTER
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ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C7.1

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C7.0 EROSION CONTROL PLAN.dwg C7.1 Jul 27, 2022 10:03am by: TrevorStitt
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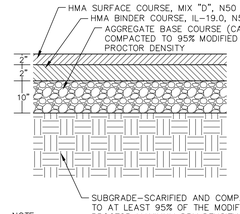


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. TO BE REVIEWED WITH GEOTECHNICAL ENGINEER DURING FINAL ENGINEERING PLAN PREPARATION.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. EQUIVALENT SINGLE-AXLE LOAD TO BE CONFIRMED WITH CLIENT.

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

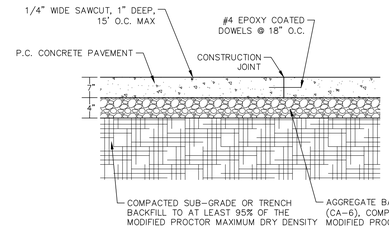


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. TO BE REVIEWED WITH GEOTECHNICAL ENGINEER DURING FINAL ENGINEERING PLAN PREPARATION.
2. SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK-COAT REQUIREMENTS.
3. EQUIVALENT SINGLE-AXLE LOAD TO BE CONFIRMED WITH CLIENT.

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.



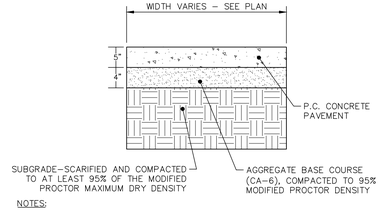
NOTES:

PAVEMENT THICKNESS, SUBGRADE PREP, ETC. TO BE REVIEWED WITH GEOTECHNICAL ENGINEER DURING FINAL ENGINEERING PLAN PREPARATION.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C.31. MINIMUM 28-DAY STRENGTH = 4000 PSI

HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

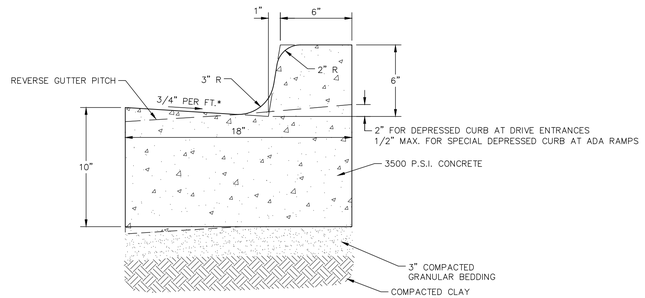


NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.
7. SIDEWALK WITHIN VILLAGE OF GENEVA RIGHT-OF-WAY SHALL NOT CONTAIN REINFORCEMENT

CONCRETE SIDEWALK

N.T.S.

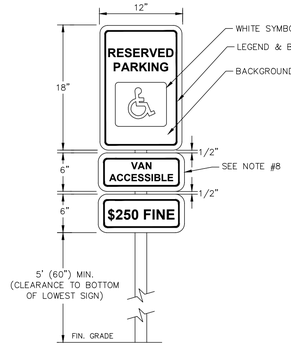


NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT. B6.12 CURB & GUTTER WITHIN VILLAGE OF GENEVA RIGHT-OF-WAY SHALL NOT CONTAIN REINFORCEMENT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.



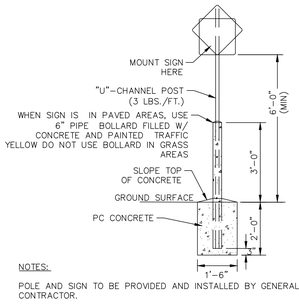
SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



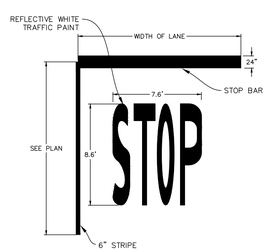
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

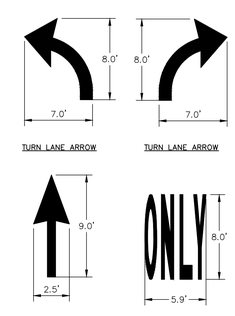
STANDARD SIGN BASE

N.T.S.



STOP BAR

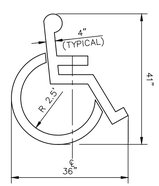
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

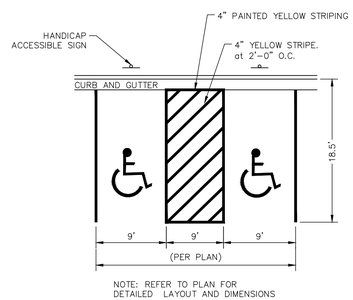
TRAFFIC FLOW ARROW

N.T.S.



ACCESSIBLE PARKING SYMBOL

N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

N.T.S.

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
2	CITY COMMENTS	07/29/22	TTS

65

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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMF

HILLWOOD
A PEROT COMPANY®

CONSTRUCTION DETAILS

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

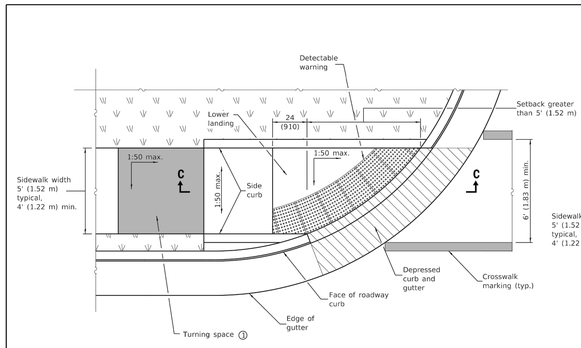
ORIGINAL ISSUE: 5/5/2022

KHA PROJECT NO. 268050000

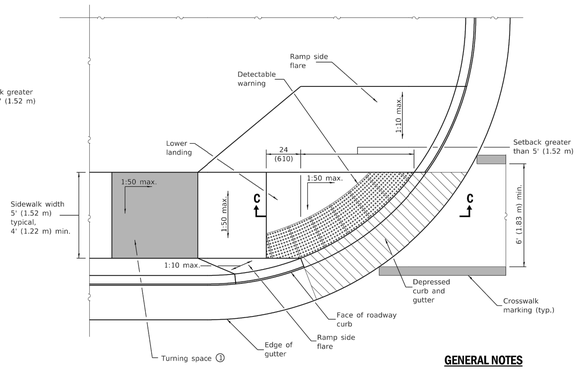
SHEET NUMBER

C8.0

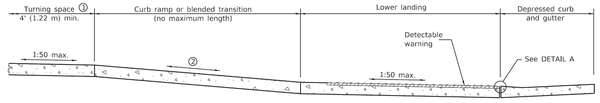
Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C8.0 CONSTRUCTION DETAILS.dwg C8.0 Jul 27, 2022 10:03am by: TrevorStitt
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RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

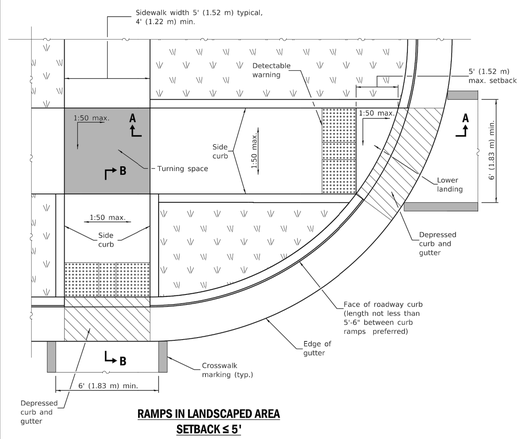
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTD 13-07 (D&P/D)

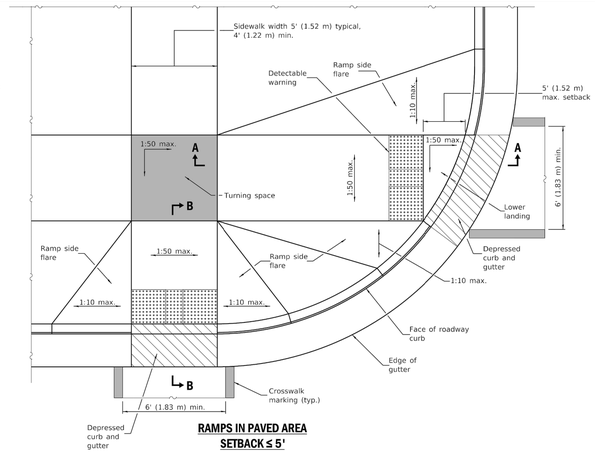
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

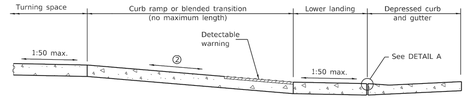
STANDARD 424001-11



RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

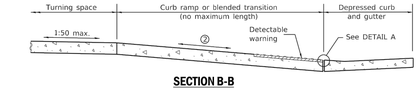


RAMPS IN PAVED AREA
SETBACK ≤ 5'



SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

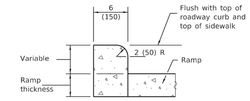


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

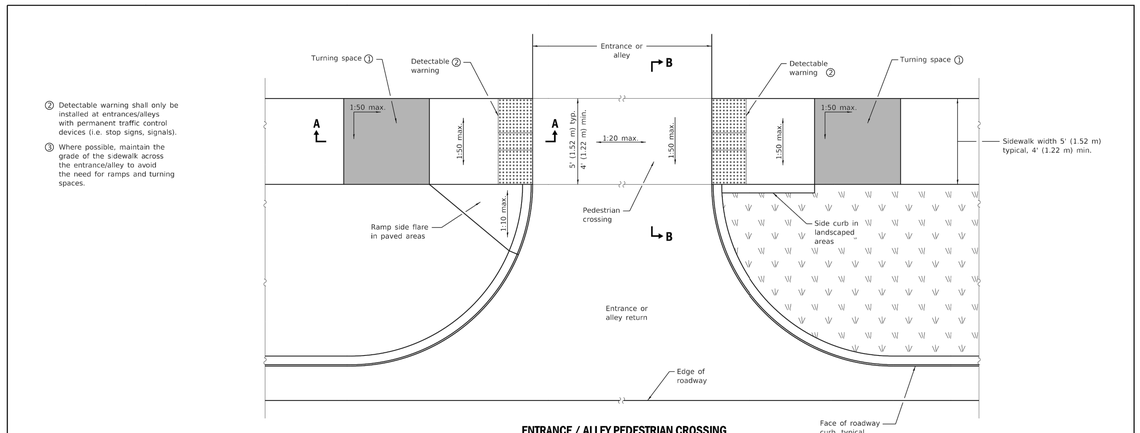
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTD 13-07 (D&P/D)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

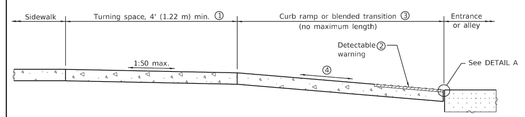
STANDARD 424001-11



② Detectable warning shall only be installed at entrances/alleys with permanent traffic control devices (i.e. stop signs, signals).

③ Where possible, maintain the grade of the sidewalk across the entrance/alley to avoid the need for ramps and turning spaces.

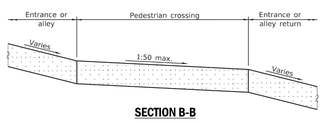
ENTRANCE / ALLEY PEDESTRIAN CROSSING



SECTION A-A

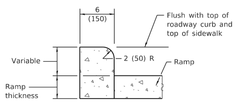
① Turning space not required for blended transitions.

④ The running slope of a curb ramp shall be 1:20 min and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

DETAIL A



SIDE CURB DETAIL

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

All dimensions are in inches (millimeters) unless otherwise shown.

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PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTD 13-12

DATE	REVISIONS
1-1-19	Added blended transitions and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at upper landings.

ENTRANCE / ALLEY PEDESTRIAN CROSSINGS

STANDARD 424026-03

NO.	DATE
66	
3	07/29/22
2	06/22/22
1	
NO.	DATE

3 CITY COMMENTS TTS
2 CITY COMMENTS TTS
1 REVISIONS BY

Kimley»Horn

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PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

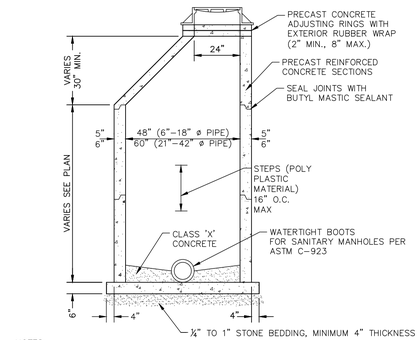
HILLWOOD
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CONSTRUCTION DETAILS

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

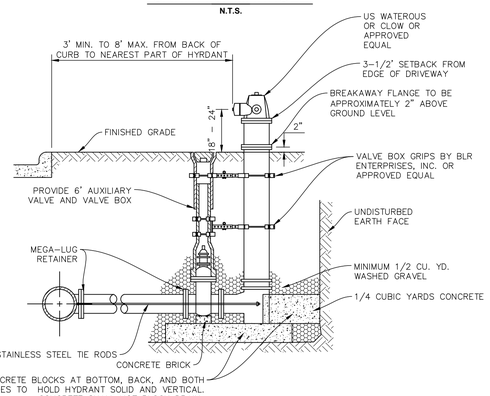
ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LOE\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C8.0 CONSTRUCTION DETAILS.dwg C8.1 Jul 27, 2022 10:03am by: Trevor.Stitt
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NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
4. SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
5. MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
6. WATER PROOF WRAP REQUIRED ON ALL JOINTS.
7. HYDRAULIC CEMENT REQUIRED FOR ANY ANNULAR SPACES AROUND THE PIPES AND BOOTS.

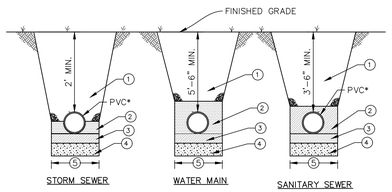
SANITARY MANHOLE
N.T.S.



GENERAL NOTES:

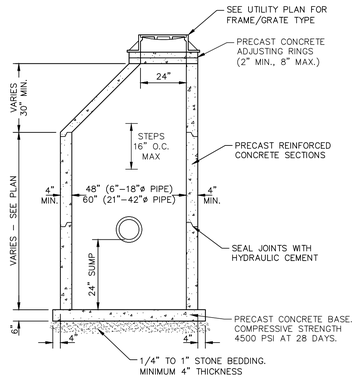
1. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
2. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA 500–80. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS AND THREADED RODS – GRADE #304
   B. NUTS AND WASHERS – GRADE #300
4. MEGA–LUG RETAINERS MUST BE INSTALLED ON ALL MECHANICAL FITTINGS.

FIRE HYDRANT
N.T.S.

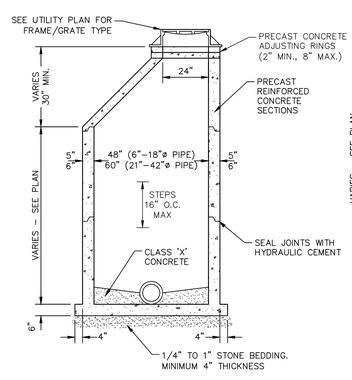


1. MECHANICALLY COMPACTED CA–6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE (INCLUDING BELOW PAVEMENT AND WITHIN ZONE OF INFLUENCE).
2. WATERMAIN:
   CA–11 CRUSHED STONE TAMPED INTO PLACE TO MINIMUM COVER OF 1' ABOVE PIPE.
   STORM SEWER & SANITARY SEWER:
   CA–11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
   *ADDITIONAL 12" OF CA–11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

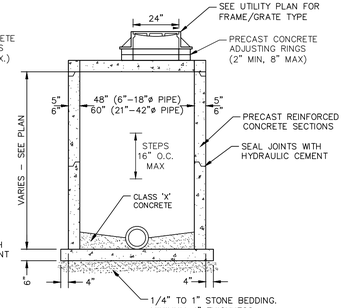
PIPE BEDDING DETAIL
N.T.S.



CATCH BASIN TYPE A
N.T.S.

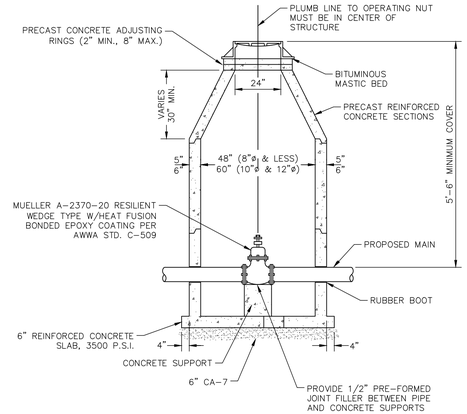


STORM MANHOLE TYPE A
N.T.S.



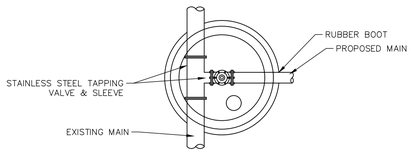
*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36". IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

STORM MANHOLE (FLAT TOP)
N.T.S.



NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS: NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS: NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.
4. VAULTS TO BE WATER TIGHT FROM INFILTRATION.

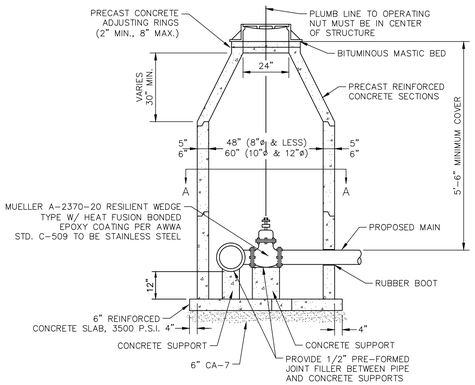
VALVE AND VAULT
N.T.S.



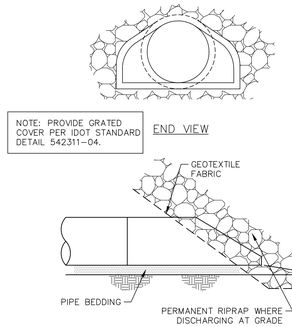
SECTION A–A

NOTES:

1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS:NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS:NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.
4. VAULTS TO BE WATER TIGHT FROM INFILTRATION.

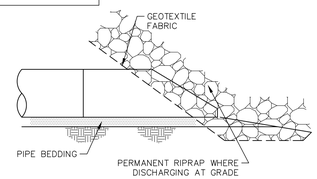


VALVE AND VAULT AT PRESSURE CONNECTION
N.T.S.

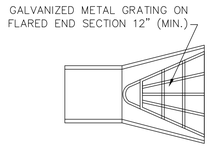


NOTE: PROVIDE GRATED COVER PER IDOT STANDARD DETAIL 542311–04.

END VIEW

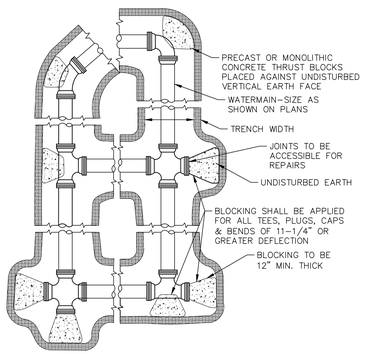


PROFILE VIEW



PLAN VIEW

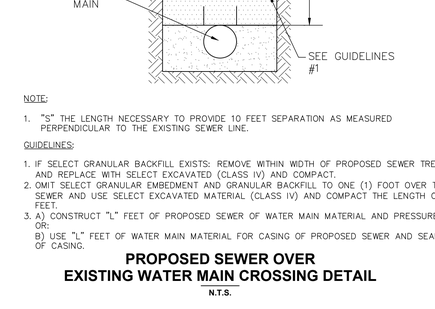
FLARED END SECTION
N.T.S.



THRUST BLOCKING DETAIL
N.T.S.

PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20–4.



NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL
N.T.S.

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
2	CITY COMMENTS	07/29/22	TTS
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CHECKED BY: JMP

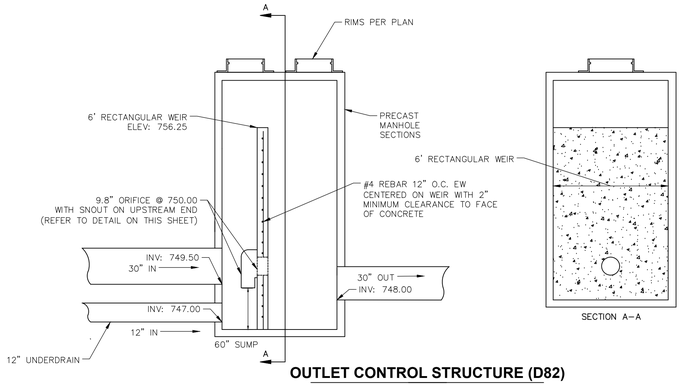
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CONSTRUCTION DETAILS

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GENEVA, IL 60134

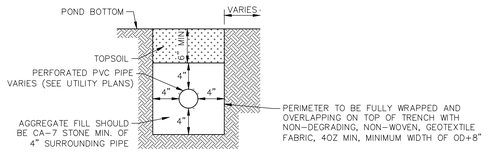
ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C8.2

Drawing name: K:\CHS_LDEV\268050000_Jillwood_Geneva, IL\2 Design\CAD\PlanSheets\C8.0 CONSTRUCTION DETAILS.dwg C8.2 Jul 27, 2022 10:03am by: TrevorStitt
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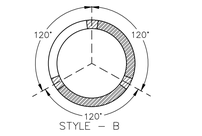
OUTLET CONTROL STRUCTURE (D82)

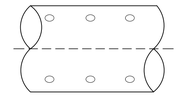
N.T.S.



PERFORATED PIPE UNDER POND DETAIL

N.T.S.

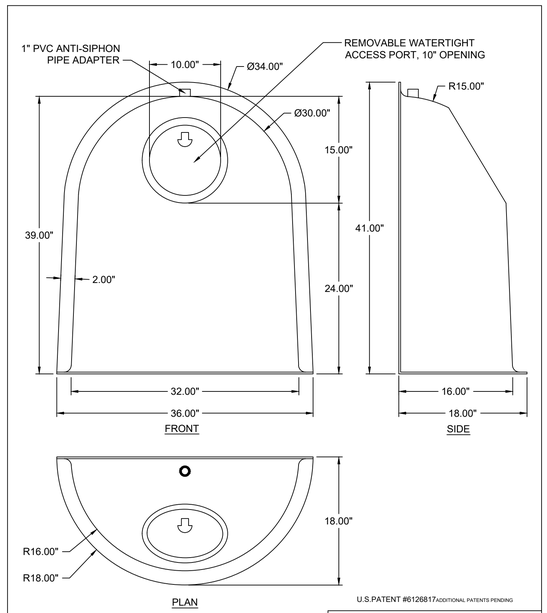




NOTES:
1. PERFORATIONS IN PIPES SHOULD BE ⅜ INCHES IN DIAMETER AND TERMINATED 1 FOOT SHORT OF THE SIDES OF THE OPENING FOR THE BASE.
2. WHEN PERFORATED HDPE PIPE NOT UNDER PERMEABLE PAVEMENT SECTION IS NOT CONTAINED WITHIN GEOTEXTILE FABRIC, IT MUST BE WRAPPED IN ITS OWN GEOTEXTILE FABRIC SOCK.

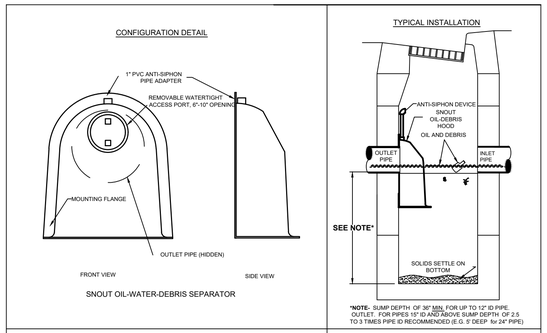
PERFORATED PIPE

N.T.S.



U.S.PATENT #6126817ADDITIONAL PATENTS PENDING

BMP, INC.		
53 MT. ARCHER ROAD, LYME, CT. 06371 *(800) 504-8008 FAX: (860)434-3195*		
DESCRIPTION	DATE	SCALE
30F SNOUT OIL & DEBRIS STOP	09/15/99	NONE
	DRAWING NUMBER	
	3OF	



SNOUT OIL-WATER-DEBRIS SEPARATOR

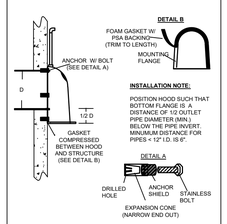
*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2. EAST HADDAM, CT 06423 TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 2" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

INSTALLATION DETAIL

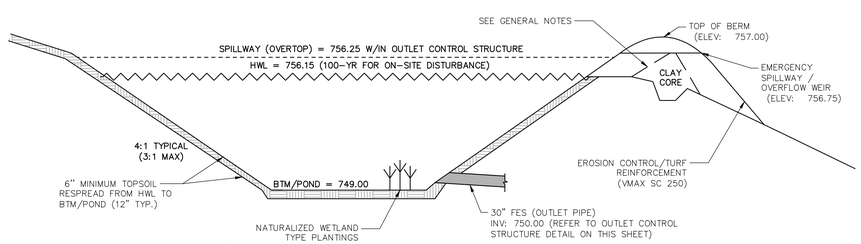


HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	
	SP-SN	

GENERAL NOTES

GENERAL NOTES FOR DETENTION BASIN CONSTRUCTION (APPLIES TO ALL DETAILS)

1. THE DETENTION BASIN AND ADJACENT EMBANKMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT AND SPECIFICATIONS HEREIN.
2. THE CLAY CORE SHALL BE CONSTRUCTED AS REQUIRED BY THE SOILS CONSULTANT. THE MATERIAL MUST BE IDENTIFIED AND SAMPLED PRIOR TO BEGINNING WORK.
3. A PROFESSIONAL ENGINEER FROM A QUALIFIED SOILS CONSULTANT MUST BE PRESENT DURING THE CONSTRUCTION OF THIS EMBANKMENT. A STRUCTURAL ENGINEER MUST CERTIFY THE STRUCTURE UPON COMPLETION.
4. DIMENSIONS AND SIZE OF THE CLAY CORE, INCLUDING KEY (IF NECESSARY) SHALL BE PROVIDED BY THE SOILS CONSULTANT PRIOR TO THE START OF CONSTRUCTION.
5. EMBANKMENT FILL SHALL CONSIST OF COHESIVE SOIL.
6. COMPACTION OF THE EMBANKMENT SHALL BE CONSTRUCTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557) AND SHALL BE PLACED IN APPROXIMATE 8 INCH LIFTS.



DETENTION BASIN CROSS-SECTION

N.T.S.

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS
2	CITY COMMENTS	07/29/22	TTS
3			
4			
5			
6			
7			
8			

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PHONE: 630-487-9500
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
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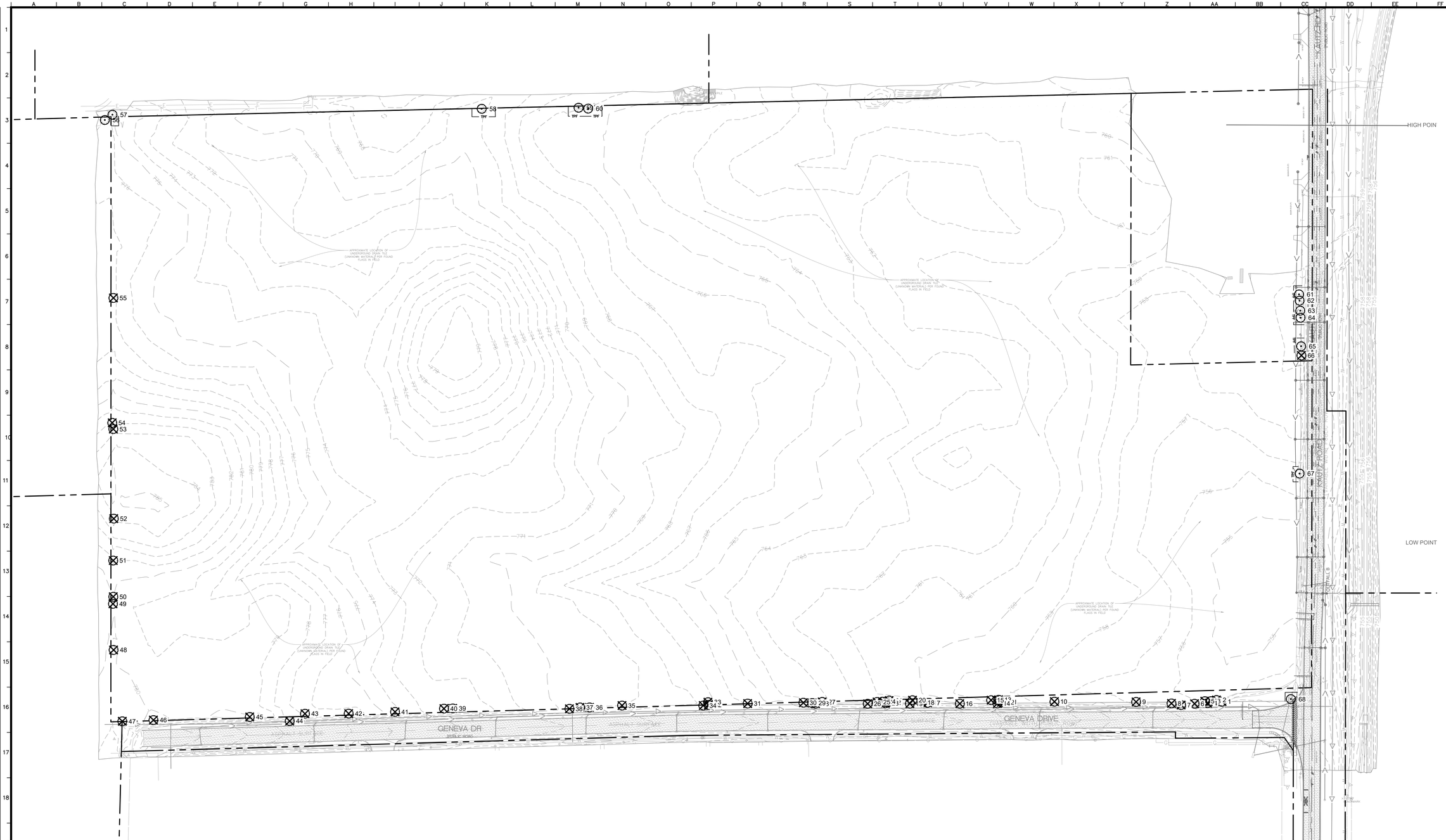
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CONSTRUCTION DETAILS

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GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
C8.3

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\C8.0 CONSTRUCTION DETAILS.dwg C8.3 Jul 29, 2022 8:29am by: Trevor.Stitt
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LEGEND

		QTY
○ #	TREE LOCATION WITH ID	68 TOTAL
○	TREE TO BE PRESERVED	12
⊗	TREE TO BE REMOVED	56
—TPF—	TREE PROTECTION FENCING	

TREE REPLACEMENT REQUIREMENTS

TOTAL TREES REMOVED = 56
ONLY 35 REMOVED TREES REQUIRE REPLACEMENT

CLASS A TREES - REPLACED ON A 2 TIMES THE DIAMETER INCH BASIS
CLASS B TREES - REPLACED ON A CALIPER INCH PER DIAMETER BASIS
MUNICIPAL TREES - REPLACED ON A 2 TREES PER 1 TREE REMOVED BASIS

REPLACEMENT TREES SHALL BE A MINIMUM OF 2.5 INCHES IN CALIPER

237 REPLACEMENT CALIPER INCHES REQUIRED = 95 TREES AT 2.5 CALIPER INCHES
(SEE CHART ON L1.1 FOR MORE INFORMATION)

ARBORIST CONDITION AND FORM RATING

CONDITION / FORM 1 = EXCELLENT
CONDITION / FORM 2 = GOOD
CONDITION / FORM 3 = AVERAGE
CONDITION / FORM 4 = POOR
(RECOMMENDED FOR REMOVAL)
CONDITION / FORM 5 = VERY POOR
(RECOMMENDED FOR REMOVAL)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Call Before You Dig JULIE 1-800-892-0123

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

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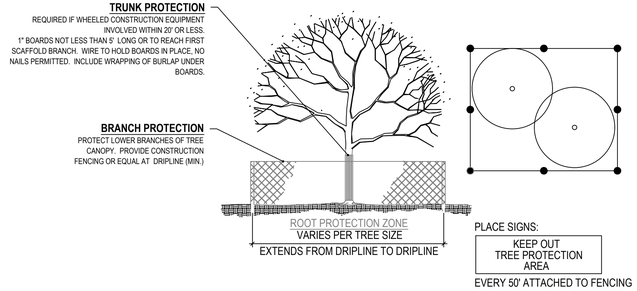
TREE PRESERVATION PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\268050000_Jillwood_Geneva, IL\2 Design\CAD\PlanSheets\L1.0 TREE PRESERVATION PLAN.dwg L1.0 TREE PRESERVATION PLAN Jul 28, 2022 - 11:34am by: ChristinaMarelli
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TREE ID #	LATIN	SPECIES	DBH	CONDITION	FORM	ACTION	REASON	CLASSIFICATION	REPLACMENT VALUE (CALIPER IN.)
1	Morus spp	MULBERRY-SPP	13	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
2	Morus spp	MULBERRY-SPP	11	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
3	Celtis occidentalis	HACKBERRY	16	3	4	REMOVE	GRADING	MUNICIPAL TREE	5
4	Morus spp	MULBERRY-SPP	8	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
5	Morus spp	MULBERRY-SPP	8	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
6	Ulmus pumila	ELM-SIBERIAN	12	4	3	REMOVE	GRADING	MUNICIPAL TREE	5
7	Acer negundo	BOXELDER	12	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
8	Salix spp	WILLOW-SPP	21	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
9	Tilia cordata	LINDEN-LITTLELEAF	8	3	3	REMOVE	GRADING	MUNICIPAL TREE	5
10	Picea abies	SPRUCE-NORWAY	9	3	3	REMOVE	GRADING	MUNICIPAL TREE	5
11	Morus spp	MULBERRY-SPP	14	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
12	Prunus spp	CHERRY-SPP	9	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
13	Tilia cordata	LINDEN-LITTLELEAF	11	3	3	REMOVE	GRADING	MUNICIPAL TREE	5
14	Acer negundo	BOXELDER	8	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
15	Acer negundo	BOXELDER	12	3	4	REMOVE	GRADING	MUNICIPAL TREE	5
16	Fraxinus pennsylvanica	ASH-GREEN	17	4	3	REMOVE	GRADING	MUNICIPAL TREE	5
17	Morus spp	MULBERRY-SPP	22	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
18	Picea abies	SPRUCE-NORWAY	16	2	2	REMOVE	GRADING	CLASS B TREE	16
19	Morus spp	MULBERRY-SPP	9	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
20	Morus spp	MULBERRY-SPP	13	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
21	Morus spp	MULBERRY-SPP	7	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
22	Morus spp	MULBERRY-SPP	8	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
23	Morus spp	MULBERRY-SPP	8	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
24	Morus spp	MULBERRY-SPP	14	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
25	Morus spp	MULBERRY-SPP	21	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
26	Tilia cordata	LINDEN-LITTLELEAF	13	2	2	REMOVE	GRADING	CLASS B TREE	13
27	Morus spp	MULBERRY-SPP	12	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
28	Morus spp	MULBERRY-SPP	11	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
29	Tilia cordata	LINDEN-LITTLELEAF	16	3	3	REMOVE	GRADING	MUNICIPAL TREE	5
30	Morus spp	MULBERRY-SPP	18	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
31	Tilia cordata	LINDEN-LITTLELEAF	15	2	2	REMOVE	GRADING	CLASS B TREE	15
32	Prunus spp	CHERRY-SPP	12	5	4	REMOVE	POOR FORM AND CONDITION		
33	Morus spp	MULBERRY-SPP	12	4	4	REMOVE	POOR FORM AND CONDITION		
34	Morus spp	MULBERRY-SPP	14	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
35	Tilia cordata	LINDEN-LITTLELEAF	24	2	3	REMOVE	GRADING	CLASS B TREE	24
36	Morus spp	MULBERRY-SPP	31	4	4	REMOVE	POOR FORM AND CONDITION		
37	Acer negundo	BOXELDER	26	4	4	REMOVE	POOR FORM AND CONDITION		
38	Acer negundo	BOXELDER	17	4	4	REMOVE	POOR FORM AND CONDITION		
39	Morus spp	MULBERRY-SPP	33	4	4	REMOVE	POOR FORM AND CONDITION		
40	Tilia cordata	LINDEN-LITTLELEAF	25	4	4	REMOVE	POOR FORM AND CONDITION		
41	Tilia cordata	LINDEN-LITTLELEAF	12	3	3	REMOVE	POOR FORM AND CONDITION		
42	Picea abies	SPRUCE-NORWAY	19	2	2	REMOVE	GRADING	CLASS B TREE	19
43	Tilia cordata	LINDEN-LITTLELEAF	12	3	4	REMOVE	POOR FORM AND CONDITION		
44	Pyrus calleryana	PEAR-CALLERY	7	4	4	REMOVE	GRADING	MUNICIPAL TREE	5
45	Tilia cordata	LINDEN-LITTLELEAF	11	3	4	REMOVE	POOR FORM AND CONDITION		
46	Tilia cordata	LINDEN-LITTLELEAF	25	2	3	REMOVE	POOR FORM		
47	Morus spp	MULBERRY-SPP	12	4	4	REMOVE	POOR FORM AND CONDITION		
48	Morus spp	MULBERRY-SPP	9	4	4	REMOVE	POOR FORM AND CONDITION		
49	Morus spp	MULBERRY-SPP	6	4	4	REMOVE	POOR FORM AND CONDITION		
50	Morus spp	MULBERRY-SPP	7	4	4	REMOVE	POOR FORM AND CONDITION		
51	Morus spp	MULBERRY-SPP	6	4	4	REMOVE	POOR FORM AND CONDITION		
52	Prunus serotina	CHERRY-BLACK	6	3	3	REMOVE	POOR FORM AND CONDITION		
53	Acer negundo	BOXELDER	6	4	4	REMOVE	POOR FORM AND CONDITION		
54	Fraxinus pennsylvanica	ASH-GREEN	16	4	4	REMOVE	POOR FORM AND CONDITION		
55	Gleditsia triacanthos	HONEYLOCUST	8	4	4	REMOVE	POOR FORM AND CONDITION		
56	Morus spp	MULBERRY-SPP	15	4	4	PRESERVE			
57	Morus spp	MULBERRY-SPP	31	4	4	PRESERVE			
58	Tilia cordata	LINDEN-LITTLELEAF	12	2	4	PRESERVE			
59	Acer negundo	BOXELDER	21	4	4	PRESERVE	NOT ON PROPERTY		
60	Morus spp	MULBERRY-SPP	23	4	4	PRESERVE	NOT ON PROPERTY		
61	Pyrus calleryana	PEAR-CALLERY	7	3	4	PRESERVE			
62	Ulmus x spp	ELM-HYBRID	12	3	3	PRESERVE			
63	Prunus spp	CHERRY-SPP	7	3	3	PRESERVE			
64	Acer saccharinum	MAPLE-SILVER	7	4	4	PRESERVE	NOT ON PROPERTY		
65	Acer saccharinum	MAPLE-SILVER	12	4	4	PRESERVE	NOT ON PROPERTY		
66	Acer saccharinum	MAPLE-SILVER	12	4	4	REMOVE	POOR FORM AND CONDITION		
67	Populus deltoides	COTTONWOOD	23	3	3	PRESERVE			
68	Pyrus calleryana	PEAR-CALLERY	8	3	3	PRESERVE			



TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

X TREE PROTECTION

NTS

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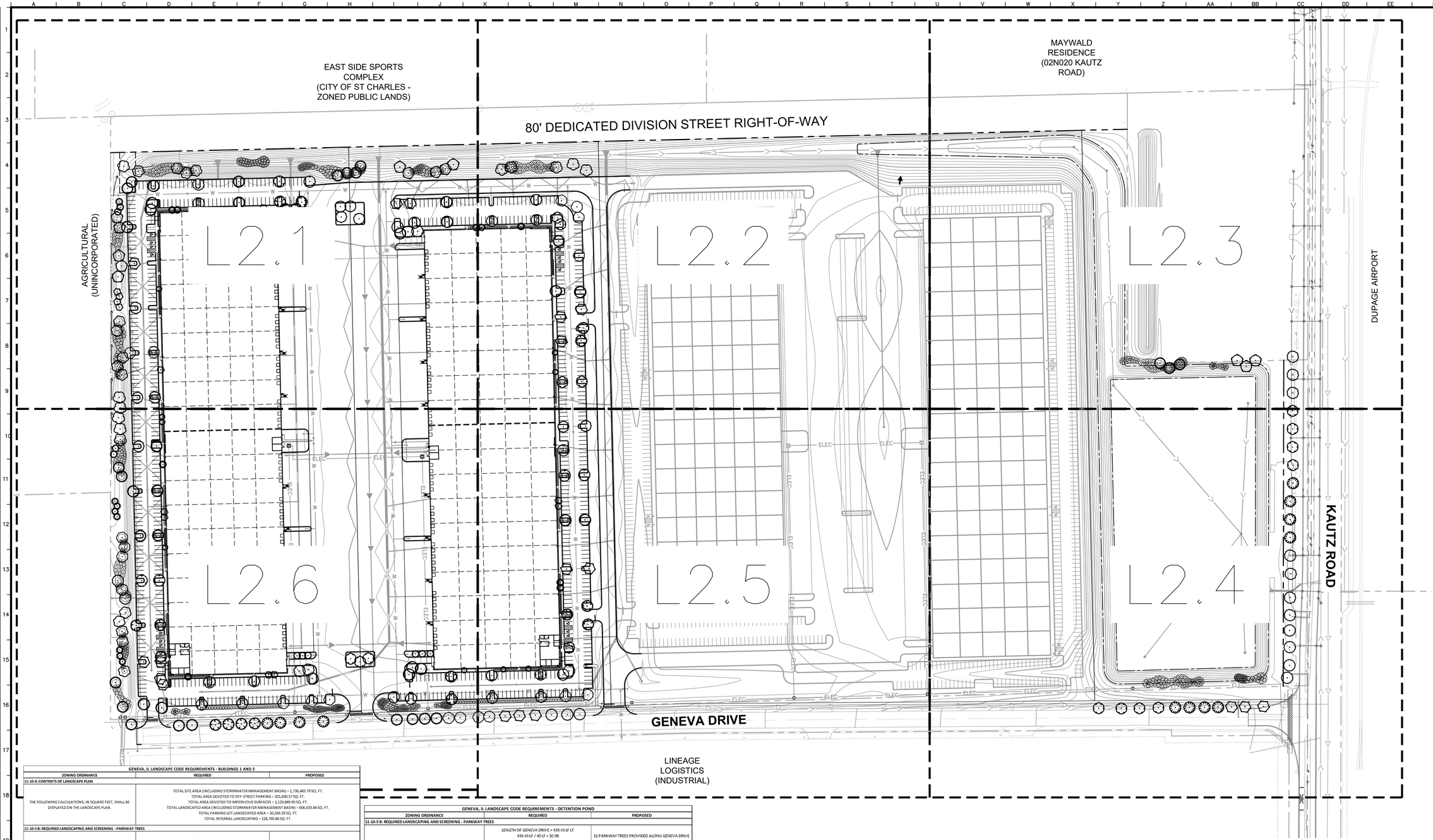
HILLWOOD
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TREE PRESERVATION PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
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ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L1.1

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\L1.0 TREE PRESERVATION PLAN.dwg L1.1 TREE PRESERVATION PLAN Jul 28, 2022 11:34am by: ChristinaMarelli
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GENEVA, IL LANDSCAPE CODE REQUIREMENTS - BUILDINGS 1 AND 2

ZONING ORDINANCE	REQUIRED	PROPOSED
11-10-4: CONTENTS OF LANDSCAPE PLAN		
THE FOLLOWING CALCULATIONS, IN SQUARE FEET, SHALL BE DISPLAYED ON THE LANDSCAPE PLAN.	TOTAL SITE AREA (INCLUDING STORMWATER MANAGEMENT BASIN) = 1,726,483.79 SQ. FT. TOTAL AREA DEVOTED TO OFF-STREET PARKING = 201,600.57 SQ. FT. TOTAL AREA DEVOTED TO IMPERVIOUS SURFACES = 1,129,849.95 SQ. FT. TOTAL LANDSCAPED AREA (INCLUDING STORMWATER MANAGEMENT BASIN) = 606,633.84 SQ. FT. TOTAL PARKING LOT LANDSCAPED AREA = 20,269.29 SQ. FT. TOTAL INTERNAL LANDSCAPING = 218,760.86 SQ. FT.	
11-10-5 B: REQUIRED LANDSCAPING AND SCREENING - PARKWAY TREES		
PARKWAY TREES SHALL BE PROVIDED AT A RATIO OF 1 TREE FOR EACH 40 LINEAR FEET OF STREET FRONTAGE.	LENGTH OF GENEVA DRIVE = 983.14 LF 983.14 LF / 40 LF = 24.57 **25 PARKWAY TREES REQUIRED ALONG GENEVA DRIVE**	25 PARKWAY TREES PROVIDED ALONG GENEVA DRIVE
11-10-5 C: REQUIRED LANDSCAPING AND SCREENING - INTERIOR PARKING LOT LANDSCAPING		
NOT LESS THAN 10% OF THE INTERIOR OF A PARKING LOT SHALL BE DEVOTED TO LANDSCAPING.	TOTAL PARKING LOT AREA = 201,600.57 SQ. FT. 201,600.57 SQ. FT. x 0.10 = 20,160.06 **20,160 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED**	20,269.29 SQ. FT. OF INTERIOR LANDSCAPE PROVIDED THROUGHOUT THE PARKING LOT
1 LARGE TO MEDIUM SHADE TREE SHALL BE PROVIDED FOR EACH 180 SQUARE FEET OF LANDSCAPED AREA.	TOTAL INTERIOR LANDSCAPE AREA = 20,160 SQ. FT. 20,160 SQ. FT. / 180 SQ. FT. = 112 **112 PARKING LOT TREES REQUIRED**	112 PARKING LOT TREES PROVIDED
A MINIMUM OF 75% OF EACH INTERIOR PARKING LOT LANDSCAPING AREA SHALL BE COMPOSED OF LIVE LANDSCAPE MATERIAL.	**75% OF PARKING LOT ISLANDS MUST BE LANDSCAPED**	ALL PARKING LOT ISLANDS LANDSCAPED WITH TURF
11-10-5 D: REQUIRED LANDSCAPING AND SCREENING - PERIMETER PARKING LOT LANDSCAPING		
ACROSS FROM OR ADJOINING NONRESIDENTIAL PROPERTY: LANDSCAPING SHALL BE PROVIDED ALONG 50% OF THE STREET FRONTAGE TO A MINIMUM OF 3 FEET IN HEIGHT.	LENGTH OF GENEVA DRIVE (ADJACENT TO PARKING) = 927.63 LF 927.63 LF x 0.50 = 463.82 **464 LF OF PARKING LOT PERIMETER LANDSCAPING REQUIRED**	469 LF OF PARKING LOT PERIMETER LANDSCAPING PROVIDED (3 FT. TALL SHRUB ROW)
11-10-5 E: REQUIRED LANDSCAPING AND SCREENING - PERIMETER YARD LANDSCAPING		
LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 SHADE TREE FOR EACH 60 FEET ALONG THE LOT LINES ENCOMPASSING THE BOUNDARY OF THE LOT OR ZONING LOT.	NORTH AND WEST BOUNDARY (INCLUDING DETENTION POND) = 2,709.12 LF 2,709.12 LF / 60 FT. = 45.15 **45 PERIMETER TREES REQUIRED**	45 PERIMETER TREES PROVIDED ALONG THE NORTH AND WEST LOT BOUNDARY
11-10-5 F: REQUIRED LANDSCAPING AND SCREENING - INTERNAL LANDSCAPING		
A MINIMUM OF 2% OF THE SITE'S NET AREA SHALL BE DEDICATED AND IMPROVED WITH SHRUBS AND/OR TREES.	TOTAL SITE AREA = 1,726,063 SQ. FT. 1,726,063 SQ. FT. x 0.02 = 34,521.26 SQ. FT. **34,521 SQ. FT. OF TOTAL LANDSCAPE REQUIRED**	34,919.54 SQ. FT. OF TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES PROVIDED THROUGHOUT THE SITE
A MINIMUM OF 1 TREE FOR EACH 500 SQUARE FEET OF REQUIRED INTERNAL LANDSCAPING SHALL BE PROVIDED. UP TO 1/2 OF THE REQUIRED TREES MAY BE SUBSTITUTED BY SHRUBS (10 SHRUBS, 3 FOOT HEIGHT MINIMUM = 1 TREE).	TOTAL LANDSCAPING REQUIRED = 34,521 SQ. FT. 34,521 SQ. FT. / 500 SQ. FT. = 69.1 **69 TREES REQUIRED THROUGHOUT THE SITE** 69 TOTAL INTERNAL TREES / 2 = **35 INTERNAL TREES REQUIRED** 34 x 10 = **340 INTERNAL SHRUBS REQUIRED**	26 INTERNAL DECIDUOUS TREES, 9 INTERNAL EVERGREEN TREES AND 340 SHURBS PROVIDED ALONG BUILDING FOUNDATIONS

GENEVA, IL LANDSCAPE CODE REQUIREMENTS - DETENTION POND

ZONING ORDINANCE	REQUIRED	PROPOSED
11-10-5 B: REQUIRED LANDSCAPING AND SCREENING - PARKWAY TREES		
PARKWAY TREES SHALL BE PROVIDED AT A RATIO OF 1 TREE FOR EACH 40 LINEAR FEET OF STREET FRONTAGE.	LENGTH OF GENEVA DRIVE = 439.43 LF LF 439.43 LF / 40 LF = 10.98 **11 PARKWAY TREES REQUIRED ALONG GENEVA DRIVE**	11 PARKWAY TREES PROVIDED ALONG GENEVA DRIVE
	LENGTH OF KAUTZ ROAD = 768.43 LF 768.43 LF / 40 LF = 19.21 **19 PARKWAY TREES REQUIRED ALONG KAUTZ DRIVE**	19 PARKWAY TREES PROVIDED ALONG KAUTZ DRIVE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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OVERALL LANDSCAPE PLAN

FOX VALLEY COMMERCE CENTER
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ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L2.0

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\L2.0 OVERALL LANDSCAPE PLAN.dwg L2.0 OVERALL LANDSCAPE PLAN Jul 28, 2022 11:34am by Christina Morelli
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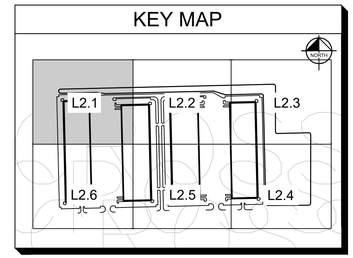
EAST SIDE SPORTS COMPLEX
(CITY OF ST CHARLES - ZONED
PUBLIC LANDS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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JULIE
1-800-892-0123

KEY MAP



LANDSCAPE BED EDGE, TYP.
TURF SEED, TYP.

AGRICULTURAL
(UNINCORPORATED)

BUILDING 1
266,760 SF
FFE = 776.00'

MATCHLINE - SEE SHEET L2.2

MATCHLINE - SEE SHEET L2.6

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MAYWALD RESIDENCE
(02N020 KAUTZ ROAD)

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

LANDSCAPE BED EDGE, TYP.
TURF SEED, TYP.
PARKING LOT TREE, TYP.
TURF SEED, TYP.

21 CF
12 UF2
20 PN
5 QC
5 WB
1 TL
5 SF
2 UP
1 GP
3 TL
2 ZA
8 AU
1 QC2
24 FG
16 HA
23 ST
1 CO
22 ST
9 IS
1 TL
2 AN
3 GK
2 GA
5 AM
11 PD
21 SF
2 AA
5 CA2
2 ZA

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

MATCHLINE - SEE SHEET L2.1

MATCHLINE - SEE SHEET L2.3

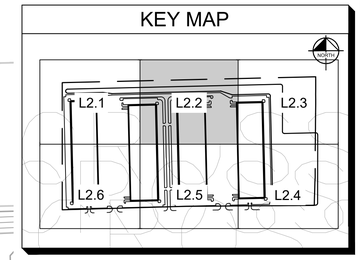
MATCHLINE - SEE SHEET L2.5

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KEY MAP



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SHEET NUMBER
L2.2

MAYWALD RESIDENCE
(02N020 KAUTZ ROAD)

WEBER RESIDENCE
(01N780 KAUTZ ROAD)
ADJUSTED HOMESTEAD

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

MATCHLINE - SEE SHEET L2.2

MATCHLINE - SEE SHEET L2.4

KAUTZ ROAD

DUPAGE AIRPORT

STORMWATER DETENTION BASIN

EMERGENT PLUG MIX, TYP.

ERNST SEED MIX, ERNMX-105, TYP.
MESIC TO DRY NATIVE POLLINATOR MIX

ERNST SEED MIX, ERNMX-131, TYP.
OBL WETLAND MIX

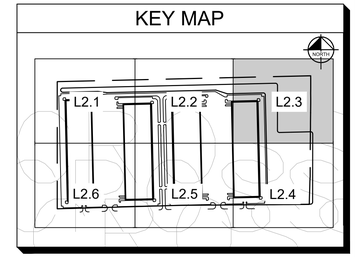
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3 UA
5 PG
4 QA
3 TC
2 AR
3 TC
3 QC
3 PA
5 AR
3 PG
17 HG
18 CF
15 TT
14 PN
3 TD
28 IL
3 QB
3 GS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KEY MAP



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MATCHLINE - SEE SHEET L2.3

FUTURE
BUILDING 4
252,720 SF
FFE = 770.00'

MATCHLINE - SEE SHEET L2.5

STORMWATER DETENTION
BASIN
HWL=756.25'
NWL=750.00'
BOT=749.00'
(VOL = 41.17 AC-FT)

HWL=756.25'

BOT=749.00'

EMERGENT PLUG MIX, TYP.

ERNST SEED MIX, ERNMX-105, TYP.
MESIC TO DRY NATIVE POLLINATOR MIX

ERNST SEED MIX, ERNMX-131, TYP.
OBL WETLAND MIX

KAUTZ ROAD

LINEAGE LOGISTICS
(INDUSTRIAL)

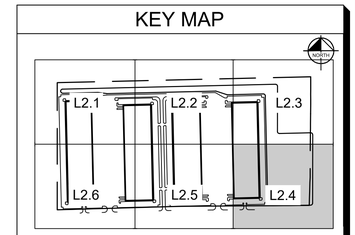
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25 JF2	
19 CO2	
30 HL	
14 SM	
4 AR	
4 TG	
4 ZA	
3 GK	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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MATCHLINE - SEE SHEET L2.5

BUILDING 2
272,160 SF
FFE = 774.00'

FUTURE
BUILDING 3
272,160 SF
FFE = 772.00'

MATCHLINE - SEE SHEET L2.6

MATCHLINE - SEE SHEET L2.4

2 UP
41 HH
5 AM
3 UA
21 CA
20 WB
2 QC2
5 SF
2 AN
2 GK
2 GP
9 SF
11 IS
10 IL
47 HH
3 GA
TURF SEED, TYP.
1 UP
3 RG
22 ST
12 PP
23 ST
12 PP
24 PB
2 AA
10 PD
12 CA
12 HL
2 UP
3 RG
5 AM
3 RG
2 UA
2 ZA
2 TL
16 CH
6 VM
18 JF2
2 TL
3 GK
3 AR

ELEC

GENEVA DRIVE

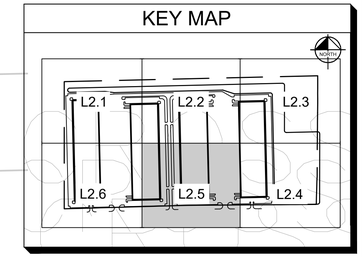
LINEAGE LOGISTICS
(INDUSTRIAL)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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MATCHLINE - SEE SHEET L2.1

BUILDING 1
266,760 SF
FFE = 776.00'

TURF SEED, TYP.
LANDSCAPE BED EDGE, TYP.

AGRICULTURAL
(UNINCORPORATED)

LINEAGE LOGISTICS
(INDUSTRIAL)

MATCHLINE - SEE SHEET L2.5

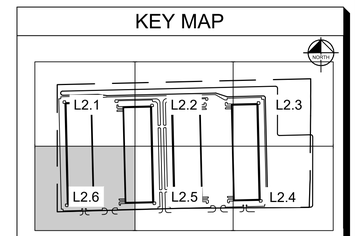
TURF SEED, TYP.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KEY MAP



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS

Kimley»Horn

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PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY

LANDSCAPE PLAN

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L2.6

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AA	9	ACER RUBRUM 'JFS-KW78' TM / ARMSTRONG GOLD RED MAPLE	B & B	2" CAL. MIN	
	AN	17	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2" CAL. MIN	
	AR	18	ACER RUBRUM / RED MAPLE	B & B	2" CAL. MIN	
	CO	15	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN	
	GA	17	GINKGO BILOBA `AUTUMN GOLD` TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN	MALE ONLY
	GK	18	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2" CAL. MIN	
	GP	7	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2" CAL. MIN	MALE ONLY
	GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2" CAL. MIN	
	QA	19	QUERCUS ALBA / WHITE OAK	B & B	2" CAL. MIN	
	QB	13	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL. MIN	
	QC	13	QUERCUS COCCINEA / SCARLET OAK	B & B	2" CAL. MIN	
	QC2	10	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	2" CAL. MIN	
	TD	13	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2" CAL. MIN	
	TG	12	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL. MIN	
	TL	19	TILIA AMERICANA / AMERICAN LINDEN	B & B	2" CAL. MIN	
	UA	16	ULMUS AMERICANA / AMERICAN ELM	B & B	2" CAL. MIN	
	UP	15	ULMUS X `PROSPECTOR` / PROSPECTOR ELM	B & B	2" CAL. MIN	
	ZA	17	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2" CAL. MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PA	14	PICEA ABIES / NORWAY SPRUCE	B & B		5` HT MIN
	PD3	9	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	B & B		5` HT MIN
	PG	13	PICEA PUNGENS 'GLAUCA' / BLUE COLORADO SPRUCE	B & B		5` HT MIN
	TC	10	TSUGA CANADENSIS / CANADIAN HEMLOCK	B & B		5` HT MIN

EMERGENT WETLAND PLUG MIX

BOTANICAL NAME	COMMON NAME	QTY / ACRE	% OF TOTAL
Acorus calamus	Sweet Flag	300	5%
Asclepias incarnata	Swamp Milkweed	300	5%
Iris virginica	Iris	300	5%
Lobelia siphilitica	Great Blue Lobelia	300	5%
Lythrum alatum	Winged Loosestrife	200	3%
Polygonum amphibium	Knotweed	500	8%
Pontedaria cordata	Pickerel Plant	500	8%
Rudbeckia laciniata	Cut Leaf Coneflower	300	5%
Sagitaria latifolia	Arrowhead	300	5%
Scirpus acutus	Hard Stemmed Bulrush	500	8%
Scirpus atrovirens	Dark Green Bulrush	500	8%
Scirpus fluviatilis	River Bulrush	500	8%
Solidago riddellii	Riddell's Goldenrod	200	3%
Sparganium americanum	Bur Reed	500	8%
Symphyotrichum puniceum	Stemmed Aster	300	5%
Zizania aquatica	Wild Rice	500	8%
	TOTAL PLUGS PER ACRE:	6,000	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	77	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	24" HT MIN
	AU	62	ARONIA MELANOCARPA `UCONNAM166` / LOW SCAPE HEDGER CHOKEBERRY	-	SEE PLAN	18" HT MIN
	CA	63	CORNUS SANGUINEA `CATO` TM / ARCTIC SUN DOGWOOD	-	SEE PLAN	18" HT MIN
	CA2	94	CEANOTHUS AMERICANUS / NEW JERSEY TEA	-	SEE PLAN	18" HT MIN
	CF	73	CORNUS STOLONIFERA `FLAVIRAMEA` / YELLOWTWIG DOGWOOD	-	SEE PLAN	24" HT MIN
	CH	46	CORNUS ALBA `BAILHALO` TM / IVORY HALO DOGWOOD	-	SEE PLAN	36" HT MIN
	CO2	49	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	-	SEE PLAN	36" HT MIN
	FG	34	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	32	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	24" HT MIN
	HG	43	HYDRANGEA QUERCIFOLIA `RUBY SLIPPERS` / OAKLEAF HYDRANGEA	-	SEE PLAN	24" HT MIN
	HL	122	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT MIN
	IL	77	ITEA VIRGINICA `LITTLE HENRY` TM / LITTLE HENRY VIRGINIA SWEETSPIRE	-	SEE PLAN	18" HT MIN
	IS	44	ILEX GLABRA `SHAMROCK` / INKBERRY	-	SEE PLAN	18" HT MIN
	PD	44	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL DWARF NINEBARK	-	SEE PLAN	18" HT MIN
	PN	97	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` / SUMMER WINE NINEBARK	-	SEE PLAN	24" HT MIN
	RG	15	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT MIN
	RK	51	RHODODENDRON X `KARENS` / KARENS AZALEA	-	SEE PLAN	18" HT MIN
	SF	50	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA	-	SEE PLAN	18" HT MIN
	SM	60	SYRINGA MEYERI `PALIBIN` / DWARF KOREAN LILAC	-	SEE PLAN	36" HT MIN
	VC	38	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	-	SEE PLAN	36" HT MIN
	VM	76	VIBURNUM DENTATUM `BLUE MUFFIN` / SOUTHERN ARROWWOOD	-	SEE PLAN	36" HT MIN
	WB	68	WEIGELA FLORIDA `BRAMWELL` TM / FINE WINE WEIGELA	-	SEE PLAN	18" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF2	64	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	-	SEE PLAN	36" HT MIN
	TT	43	TAXUS X MEDIA `TAUNTONII` / TAUNTON YEW	-	SEE PLAN	18" HT MIN

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	PB	24	PENNISETUM ALOPECUROIDES `BURGUNDY BUNNY` / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	SEE PLAN	
	PP	24	PENNISETUM ALOPECUROIDES `PIGLET` / PIGLET DWARF FOUNTAIN GRASS	1 GAL	SEE PLAN	

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	HH	88	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	24" OC	
	ST	203	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL	18" OC	

GROUND COVERS	BOTANICAL / COMMON NAME
	EMERGENT PLUG MIX
	TURF SEED
	ERNST SEED MIX - ERNMX-105 / MESIC TO DRY NATIVE POLLINATOR MIX
	ERNST SEED MIX - ERNMX-131 / OBL WETLAND MIX

NOTE: SEED TO BE INSTALLED ONLY WITHIN AREAS THAT ARE NOT INUNDATED AT THE TIME OF PLANTING. PLUGGING WILL ONLY BE UTILIZED IN AREAS WHERE SEEDING IS IMPOSSIBLE DUE TO HIGH WATER LEVELS AND TO SUPPLEMENT SEEDED AREAS AS NEEDED TO IMPROVE VEGETATIVE COVERAGE.

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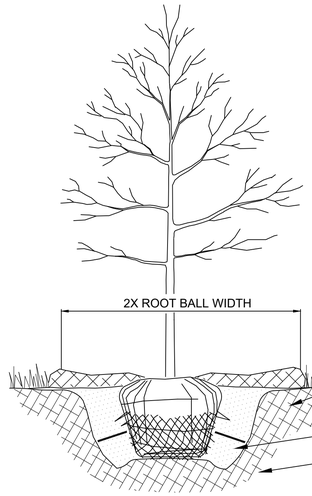
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LANDSCAPE NOTES AND DETAILS

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L2.7

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\L2.1 LANDSCAPE PLAN.dwg Jul 28, 2022 - 11:34am by: ChristineMorelli
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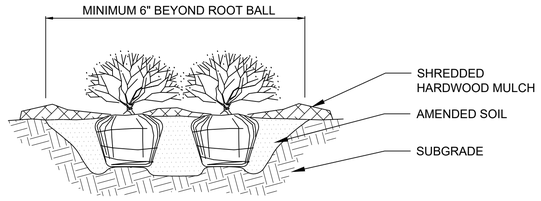


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

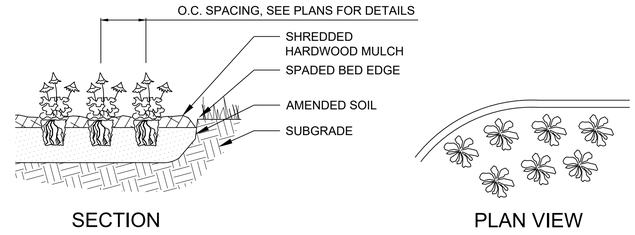
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

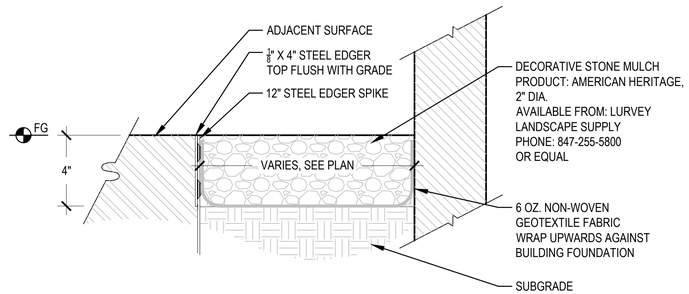


SECTION

PLAN VIEW

3 PERENNIAL PLANTING

NTS



4 DECORATIVE STONE MULCH

3" = 1'-0"

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

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LANDSCAPE NOTES AND DETAILS

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ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
L2.8

Drawing name: K:\CHS_LOEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\PlanSheets\L2.1 LANDSCAPE PLAN.dwg L2.8 LANDSCAPE NOTES AND DETAILS Jul 29, 2022 - 11:34am by: ChristinaMorelli
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PAINT LEGEND

EXTERIOR PRECAST PAINT TO BE MODAC MODUR F-100
G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW.

- SW 7015 - REPOSE GRAY SHERWIN WILLIAMS
- SW 7016 - MINDFUL GRAY SHERWIN WILLIAMS
- SW 7017 - DORIAN GRAY SHERWIN WILLIAMS

ALUMINUM SOFFIT - WHITE

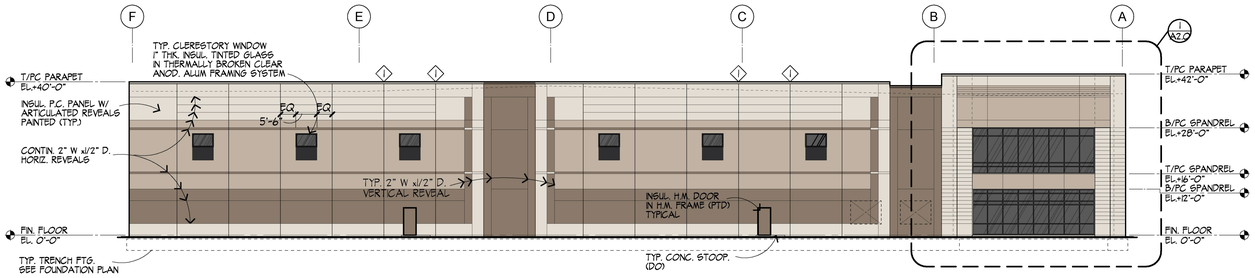
FASCIA & GRAVEL STOP - (PAC-CLAD) SANDSTONE - ALL LOCATIONS

CURTAINWALL SYSTEM
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GRAY TINTED

PUNCHED/CLEARSTORY WINDOWS
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GRAY TINTED

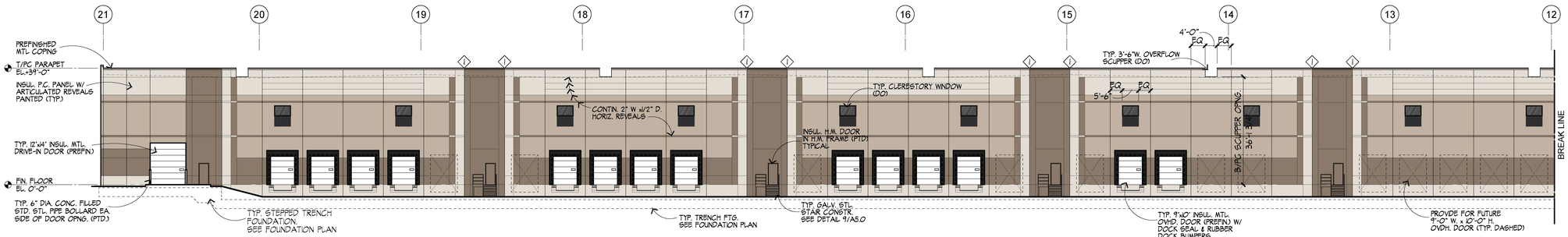
INSUL. MTL. DOORS/FRAMES
FRAME - MATCH ADJACENT PAINT COLOR
DOOR - MATCH ADJACENT PAINT COLOR

OVERHEAD DOORS
DRIVE-IN DOORS - PREFINISHED WHITE
DOCK DOORS - PREFINISHED WHITE



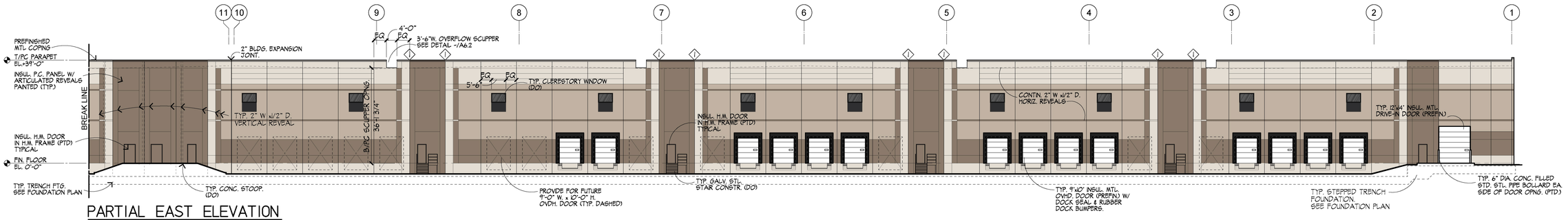
NORTH ELEVATION

SCALE: 1/16"=1'-0"



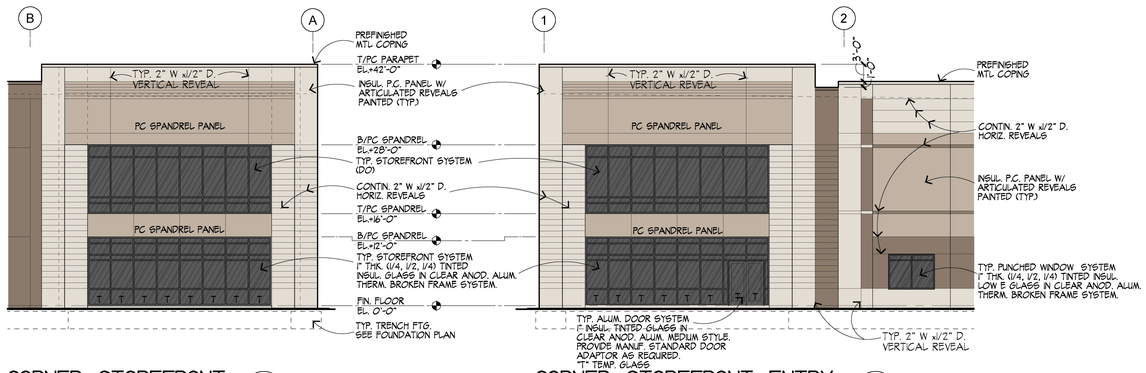
PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



CORNER STOREFRONT

SCALE: 3/32" = 1'-0" (1 / A2.0)

CORNER STOREFRONT ENTRY

SCALE: 3/32" = 1'-0" (2 / A2.0)

1 PRECAST NOTE:
PROVIDE 1 HR. FIRE RATED PRECAST JOINTS LOCATED EACH SIDE OF METAL MAN DOORS WHERE INDICATED ON THE ELEVATIONS (UL # WW-D-0022). RATED JOINT TO START AT FINISHED FLOOR LEVEL AND EXTEND TO 10'-0" A.F.F.

FENESTRATION

GLASS - GRAY TINTED 1" INSULATED GLASS WITH LOW-E COATING.

FRAMES - THERMALLY BROKEN CLEAR ANODIZED ALUMINUM.

AVERAGE FIXED FENESTRATION SYSTEM U-FACTOR NOT TO EXCEED .38

AVERAGE ALUMINUM / GLASS ENTRY DOOR U-FACTOR NOT TO EXCEED .77

SEE SPECIFICATIONS FOR FURTHER INFORMATION.

NOTE: BUILDING THERMAL ENVELOPE SHALL CONFORM TO C402.5 AIR LEAKAGE OF THE 2018 INTERNATIONAL ENERGY COSERVATION CODE.

Date 05/02/22
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LICENSED ARCHITECT #001.021033
STATE OF ILLINOIS
KELLY P. HARRIS
License expires 11/30/ 22

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PROPOSED 266,760 SF SPEC. OFFICE/WAREHOUSE FACILITY:

BUILDING 1

-- GENEVA DRIVE

GENEVA, ILLINOIS

05-02-2022

FOR REVIEW

PROJECT NO. 222098
DRAWN BY: GL
DATABASE: 222098.DB

SHEET NO. A2.0

PAINT LEGEND

EXTERIOR PRECAST PAINT TO BE MODAC MODUR F-100
G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW.

- SW 7015 - REPOSE GRAY SHERWIN WILLIAMS
- SW 7016 - MINDFUL GRAY SHERWIN WILLIAMS
- SW 7071 - DORIAN GRAY SHERWIN WILLIAMS

ALUMINUM SOFFIT - WHITE

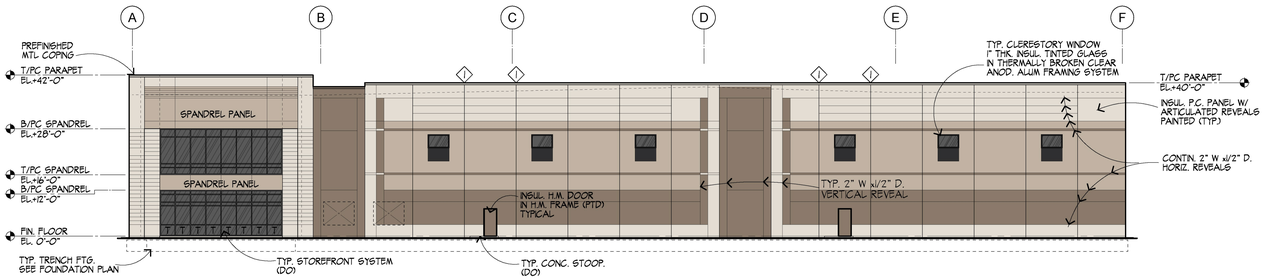
FASCIA & GRAVEL STOP - (PAC-CLAD) SANDSTONE - ALL LOCATIONS

CURTAINWALL SYSTEM
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GRAY TINTED

PUNCHED/CLEARSTORY WINDOWS
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GRAY TINTED

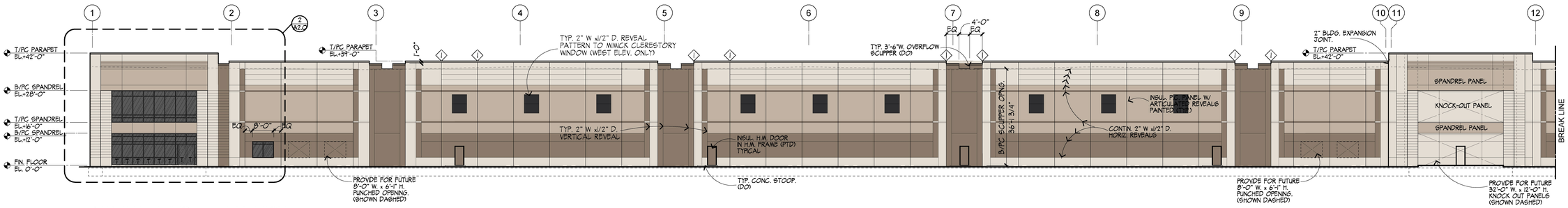
INSUL. MTL. DOORS/FRAMES
FRAME - MATCH ADJACENT PAINT COLOR
DOOR - MATCH ADJACENT PAINT COLOR

OVERHEAD DOORS
DRIVE-IN DOORS - PREFINISHED WHITE
DOCK DOORS - PREFINISHED WHITE



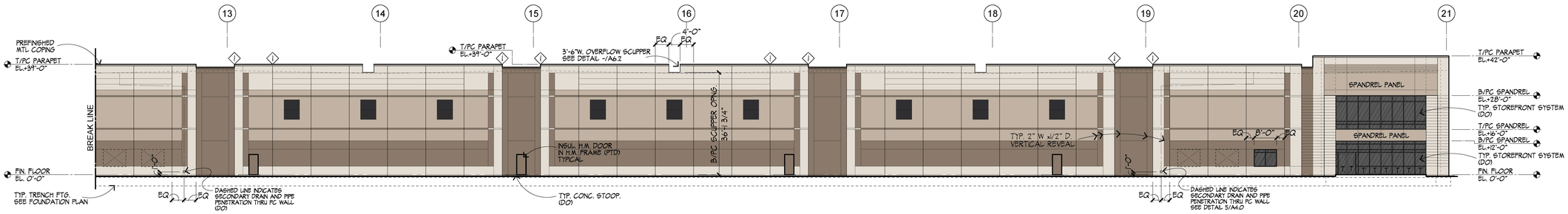
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

◇1 PRECAST NOTE:
PROVIDE 1 HR. FIRE RATED PRECAST JOINTS LOCATED EACH SIDE OF METAL MAN DOORS WHERE INDICATED ON THE ELEVATIONS (U. L. • WW-D-0102). RATED JOINT TO START AT FINISHED FLOOR LEVEL AND EXTEND TO 10'-0" A.F.F.

FENESTRATION

GLASS - GRAY TINTED 1" INSULATED GLASS WITH LOW-E COATING.

FRAMES - THERMALLY BROKEN CLEAR ANODIZED ALUMINUM.

AVERAGE FIXED FENESTRATION SYSTEM U-FACTOR NOT TO EXCEED .38

AVERAGE ALUMINUM / GLASS ENTRY DOOR U-FACTOR NOT TO EXCEED .77

SEE SPECIFICATIONS FOR FURTHER INFORMATION.

NOTE: BUILDING THERMAL ENVELOPE SHALL CONFORM TO C402.5 AIR LEAKAGE OF THE 2018 INTERNATIONAL ENERGY COSERVATION CODE.

Date 05/02/22
KELLY P. HARRIS
LICENSED ARCHITECT #001.021030
STATE OF ILLINOIS
KELLY P. HARRIS
License expires 11/30/22

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PROPOSED 266,760 SF SPEC. OFFICE/WAREHOUSE FACILITY:
BUILDING 1
-- GENEVA DRIVE
GENEVA, ILLINOIS

05-02-2022
FOR REVIEW

PROJECT NO. 222098
DRAWN BY: GL
DATABASE: 222098.DB

SHEET NO.
A2.1

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EXTERIOR PRECAST PAINT TO BE MODAC MODUR F-100
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- SW 7016 - MINDFUL GRAY SHERWIN WILLIAMS
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ALUMINUM SOFFIT - WHITE

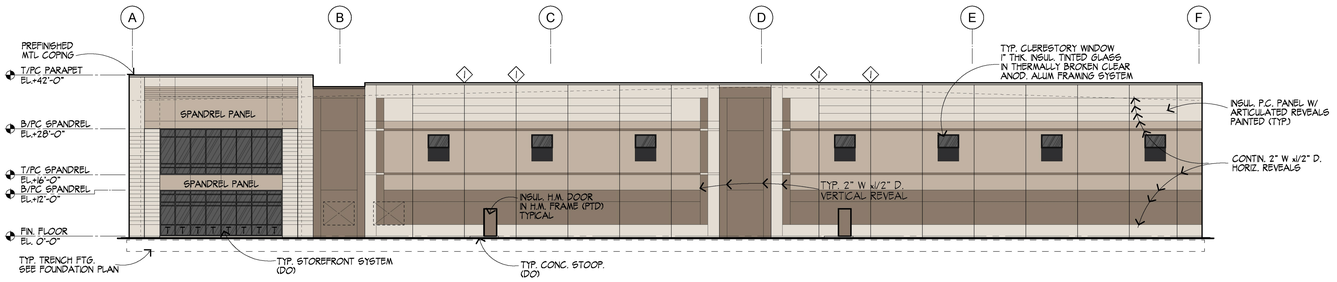
FASCIA & GRAVEL STOP - (PAC-CLAD)
SANDSTONE - ALL LOCATIONS

CURTAINWALL SYSTEM
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GRAY TINTED

PUNCHED/CLEARSTORY WINDOWS
FRAMES - CLEAR ANODIZED ALUMINUM
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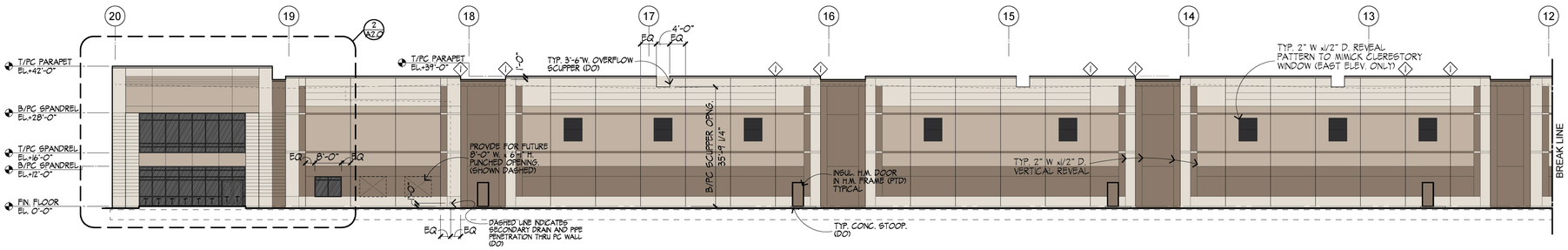
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OVERHEAD DOORS
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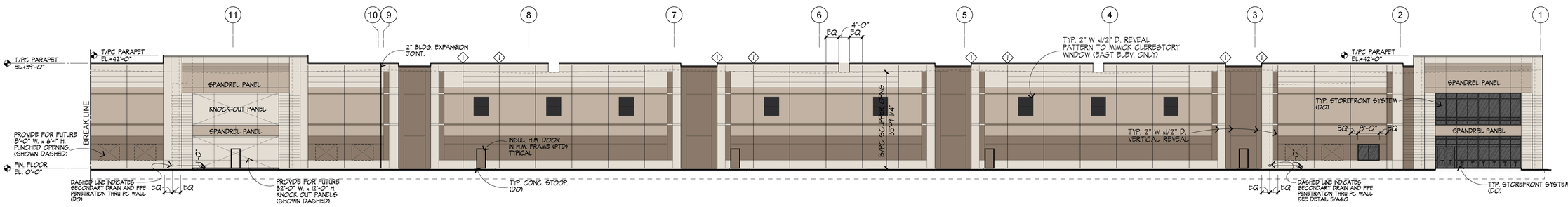
NORTH ELEVATION

SCALE: 1/16"=1'-0"



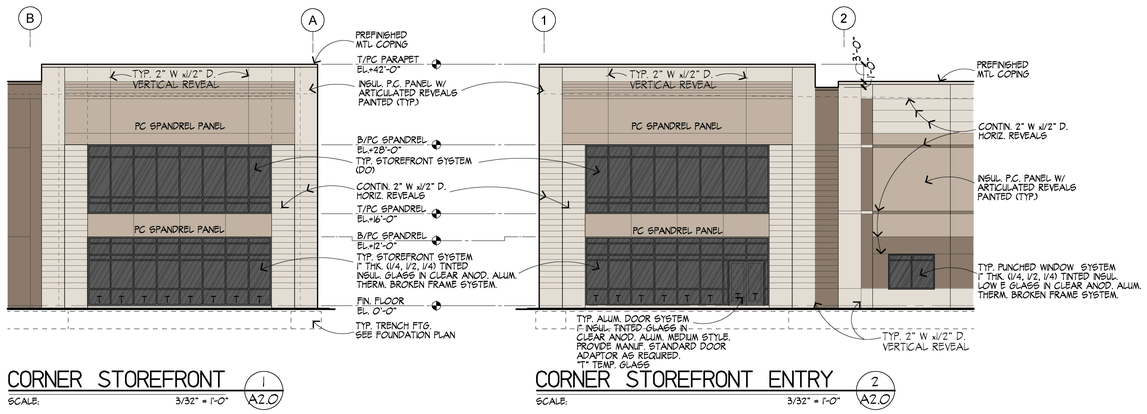
PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL EAST ELEVATION

SCALE: 1/16"=1'-0"



CORNER STOREFRONT

SCALE: 3/32" = 1'-0" (1 / A2.0)

CORNER STOREFRONT ENTRY

SCALE: 3/32" = 1'-0" (2 / A2.0)

1 PRECAST NOTE:
PROVIDE 1 HR. FIRE RATED PRECAST JOINTS LOCATED EACH SIDE OF METAL MAN DOORS WHERE INDICATED ON THE ELEVATIONS (U. ∗ WW-D-0022). RATED JOINT TO START AT FINISHED FLOOR LEVEL AND EXTEND TO 10'-0" A.F.F.

FENESTRATION

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FRAMES - THERMALLY BROKEN CLEAR ANODIZED ALUMINUM.

AVERAGE FIXED FENESTRATION SYSTEM U-FACTOR NOT TO EXCEED .38

AVERAGE ALUMINUM / GLASS ENTRY DOOR U-FACTOR NOT TO EXCEED .77

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Date 05/02/22
KELLY P. HARRIS
LICENSED ARCHITECT #001.021008
STATE OF ILLINOIS
KELLY P. HARRIS
License expires 11/30/ 22

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PROPOSED 272,160 SF SPEC. OFFICE/WAREHOUSE FACILITY:
BUILDING 2
-- GENEVA DRIVE
GENEVA, ILLINOIS

05-02-2022
FOR REVIEW

PROJECT NO. 222099
DRAWN BY: GL
DATABASE: 222099.DB

SHEET NO.
A2.0

PAINT LEGEND

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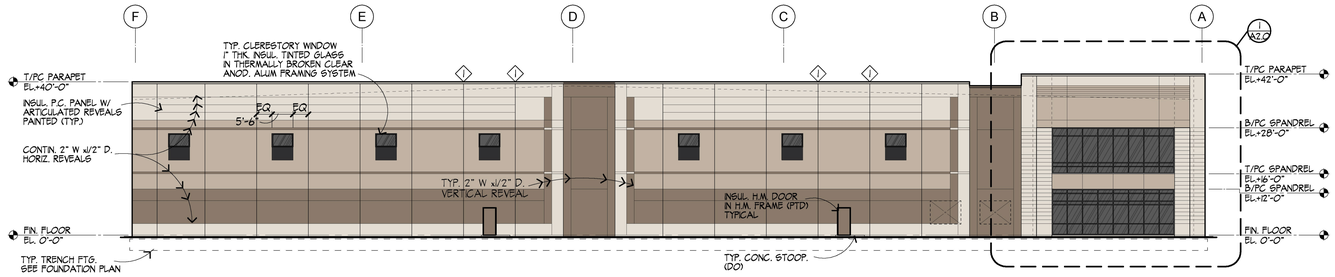
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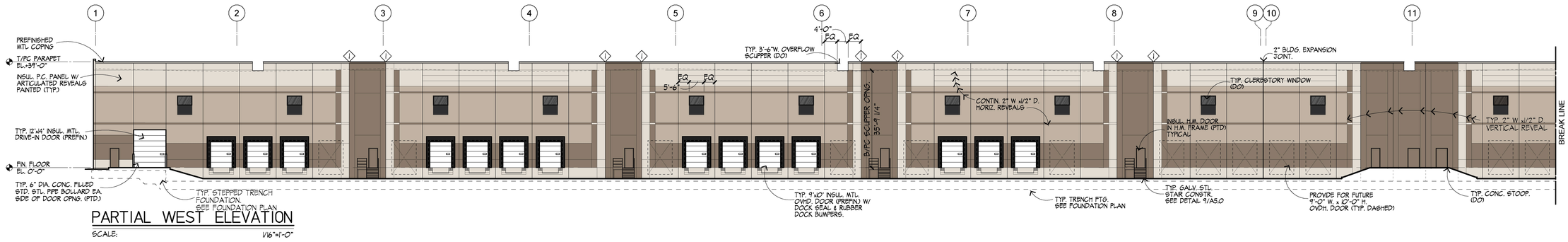
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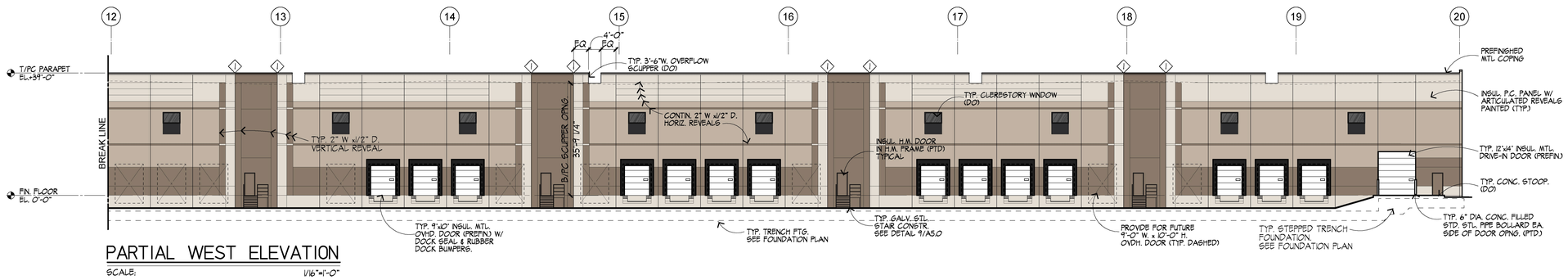
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"



PARTIAL WEST ELEVATION

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Date 05/02/22
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PROPOSED 272,160 SF SPEC. OFFICE/WAREHOUSE FACILITY:
BUILDING 2
-- GENEVA DRIVE
GENEVA, ILLINOIS

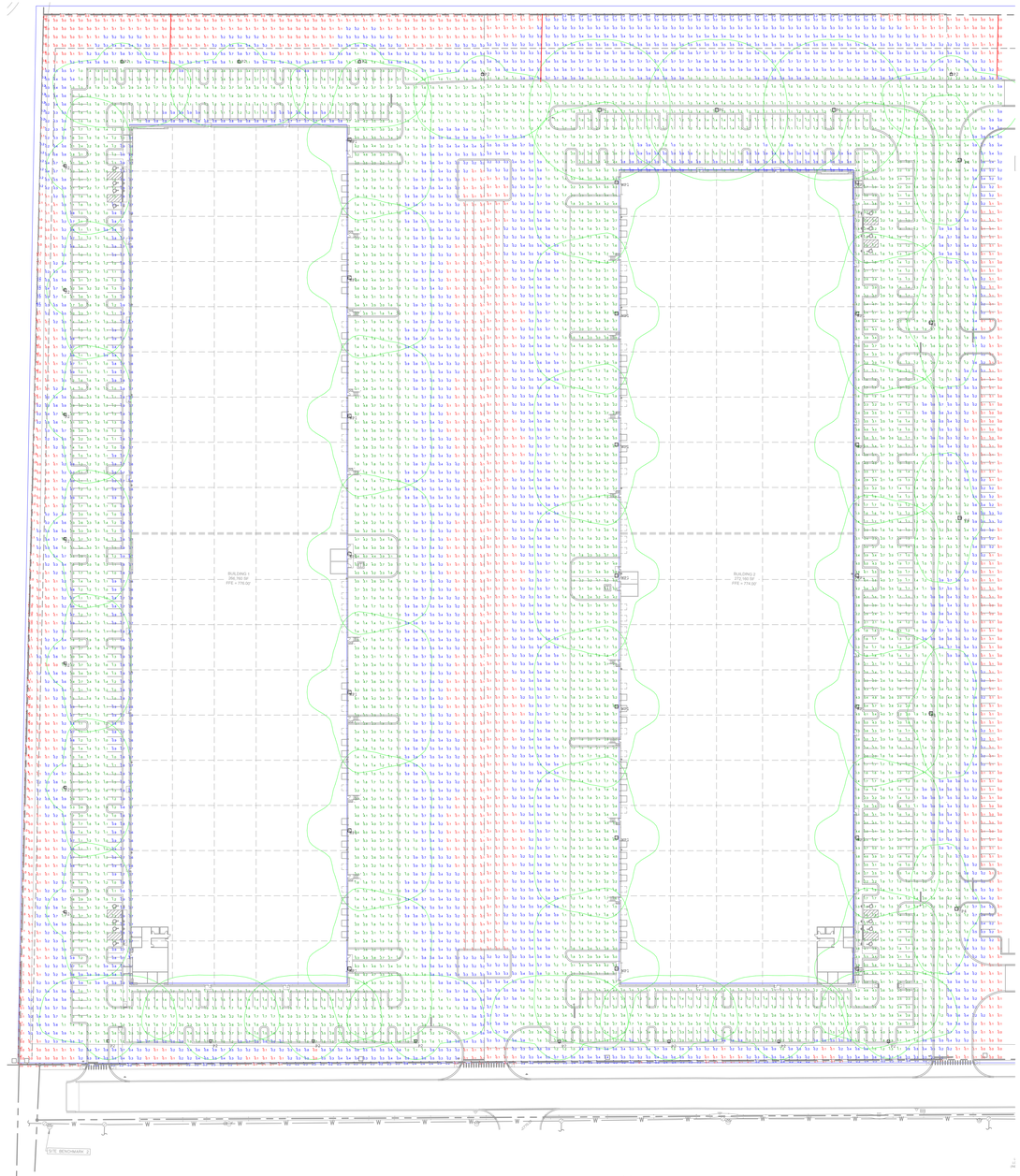
05-02-2022
FOR REVIEW

PROJECT NO. 222099
DRAWN BY: GL
DATABASE: 222099.DB

SHEET NO.
A2.1

E	PERMIT REVISION	06/10/22
D	BACKGROUND REVISION	05/06/22
C	BACKGROUND REVISION	03/16/22
B	PERMIT	09/16/21
A	FOR PERMIT REVIEW	08/26/21
REV.	DESCRIPTION	DATE

HILLWOOD GENEVA
DEVELOPMENT
GENEVA, IL



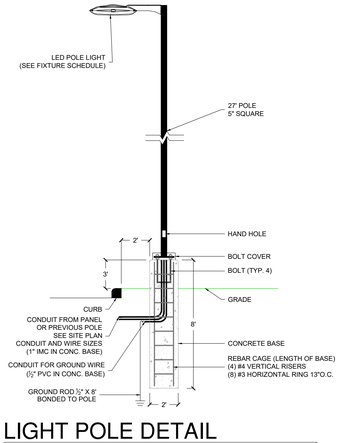
SITE PHOTOMETRIC

SCALE 1"=60'-0"

M

NOTES:

1. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED 35' ABOVE GRADE.
2. ALL POLE MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 30' ABOVE GRADE.
3. ALL EXTERIOR LIGHT FIXTURES TO BE 3000K COLOR TEMPERATURE.



LIGHT POLE DETAIL

SCALE NTS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
	3	P1	SINGLE	28278	246.63	0.950	RSX2 LED P6 30K R5
	20	P2	SINGLE	19431	246.6347	0.950	RSX2 LED P6 30K R4 HS
	5	P4	SINGLE	22841	189.5392	0.950	RSX2 LED P4 30K R2
	21	MP1	SINGLE	37296	311.92	0.950	RSX3 LED P4 30K R4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building 1 Calc Points	Illuminance	Fc	N.A.	N.A.	N.A.	N.A.	N.A.
Building 2 Calc Points	Illuminance	Fc	N.A.	N.A.	N.A.	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.
WEST PROPERTY LINE	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
Paved Area Building 1	Illuminance	Fc	1.34	6.6	0.1	13.40	66.00
Paved Area Building 2	Illuminance	Fc	1.67	7.5	0.1	16.70	75.00

FCL BUILDERS
1150 SPRING LAKE DRIVE
ITASCA, IL 60143
PHONE: 630-773-0050

JAN ELECTRIC LLC
COMMERCIAL & INDUSTRIAL
500 E. Plainfield Road
Countryside, IL 60525
O: (708)639-4500
F: (708)639-4477

DRAWN BY:	MPM
DATE:	08/26/21
PAPER SIZE:	36X48
PLOT SCALE:	1:1
DWG SCALE:	NOTED
JOB NUMBER:	-

SHEET NO.

E-0.0

CITY COUNCIL

AUGUST 22, 2022

Applicant & Property Owner

HIP VI Enterprises, LLC / C/O Hillwood

Location

Generally located at the northwest corner of Kautz Road & Geneva Drive

Requests

(1) Final Plat of Subdivision

(2) Final Planned Unit Development/Site Plan Review

Recommendation

Please see pg. 10 of this staff report.

Staff Liaison

David DeGroot
Community Development Director
Phone: (630) 232-0814
Email: ddegroot@geneva.il.us

FOX VALLEY COMMERCE CENTER
FINAL PLANNED UNIT DEVELOPMENT
FINAL PLAT OF SUBDIVISION/
SITE PLAN REVIEW

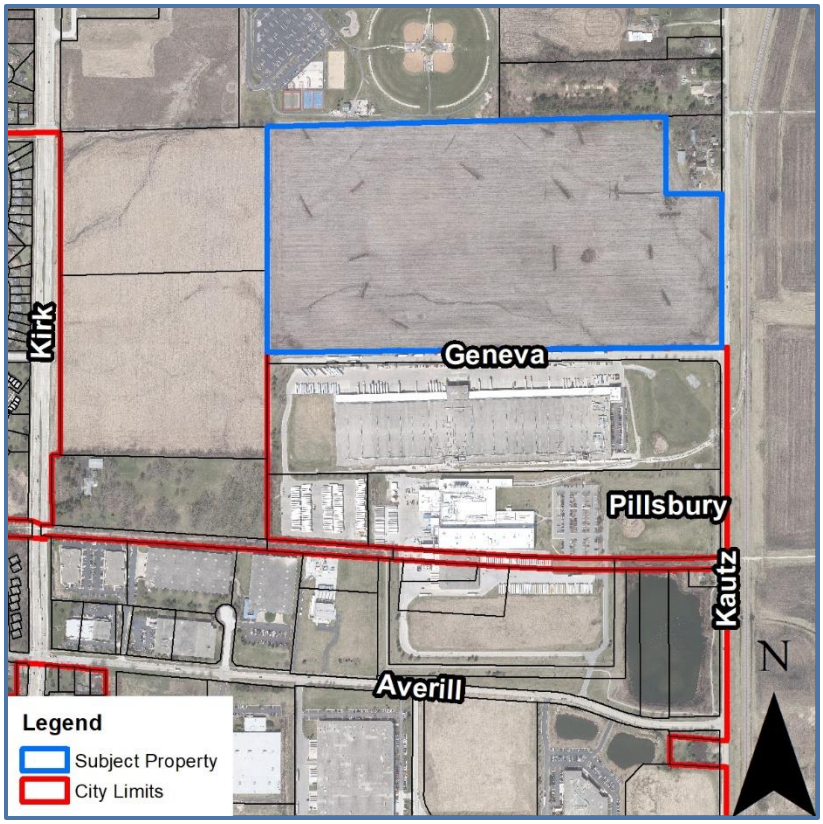


Figure 1. Location Map. *Prepared by Geneva Planning Division, August 2022.*

BACKGROUND & REQUESTS

As shown in Figure 1, the subject property is generally located northwest of the Kautz Road and Geneva Drive intersection. The site consists of one parcel totaling 75.23 acres which is currently undeveloped farm land. The applicant, HIP VI Enterprises, LLC / C/O Hillwood is seeking to subdivide the land into a total of four lots and develop the site with 3 to 4 light industrial buildings ranging between 241,920 and 504,900 sq. ft. in size. The Planning & Zoning Commission and City Council approved initial entitlements for the property including annexation, rezoning, and preliminary planned unit development/subdivision in April of 2022.

The applicant is now seeking to finalize the first phase of development for the project through their request for final plat of subdivision

approval and final planned unit development approval. The first phase includes improving the 75.23 acre site to support the entire development and construct two buildings ranging between 266,760 and 272,160 sq. ft. on Lots 1 and 2, respectively. Site work will be completed in preparation for the future development of Lot 3, but no finalized proposal is being considered for the lot at this time. The proposed development is a "Speculative Development", meaning buildings are being constructed without commitment from potential lessees or buyers. The applicant is planning to develop the project and secure tenants in the future. The project site would be accessed via an existing portion of Geneva Drive which extends westward from Kautz Road and terminates at the southwest corner of the subject property. The proposed project will not require the westward extension of Geneva Drive beyond its current terminus at the southwest corner of the project site. Additional details regarding features of the proposed development within this stage are elaborated within this report.

PROPERTY INFORMATION

The project site is located at the northwest corner of the Kautz Road and Geneva Drive intersection and generally fronts along the north side of Geneva Drive for roughly 2,500 ft. The corporate boundary of the City of St. Charles extends along the western half of the north property line. The property was annexed into the City of Geneva in April of 2022 and rezoned to I1 Light Industrial. According to the land use plan in the 2003 Geneva Comprehensive Plan, the site is identified as "Light Industrial/Office Research" and is surrounded by a variety of uses. Please see Table 1 below and Figures 2 and 3 on the following pages for surrounding property information including existing zoning, existing land uses, and future land use designations.

Table 1. Surrounding Property Information. *Prepared by Geneva Planning Division, August 2022.*

LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN
Subject Property	I1 Light Industrial	Undeveloped	Light Industrial/Office Research
North	PL Public Land (St. Charles), F Farming District (Kane County)	Undeveloped	Parks/Open Space, Industrial/Business Park (St. Charles)
East	A Airport District (West Chicago)	Airport	DuPage Airport
South	I1 Light Industrial	Light Industrial	Light Industrial/Office Research
West	F Farming District (Kane County)	Undeveloped	Light Industrial/Office Research

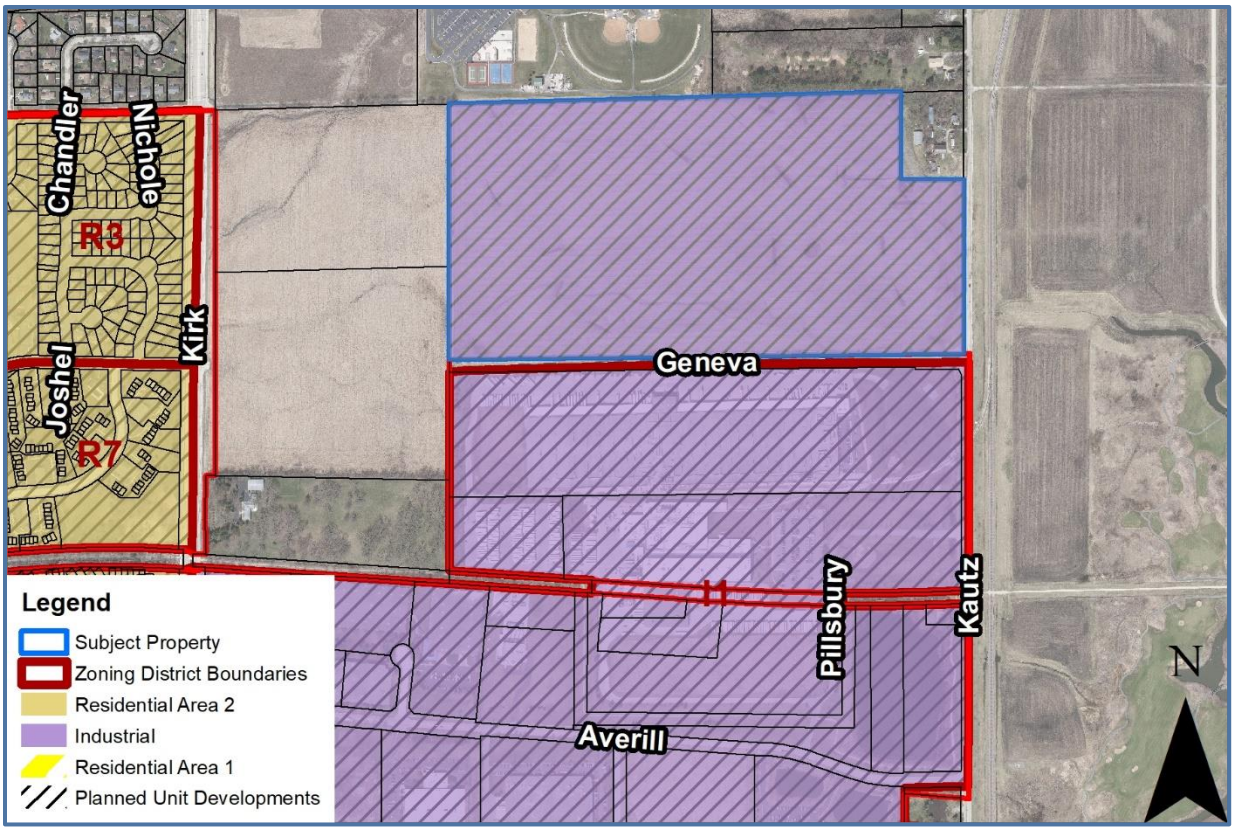


Figure 2. Zoning Map of Subject Properties and Surrounding Area. *Prepared by Geneva Planning Division, August 2022.*

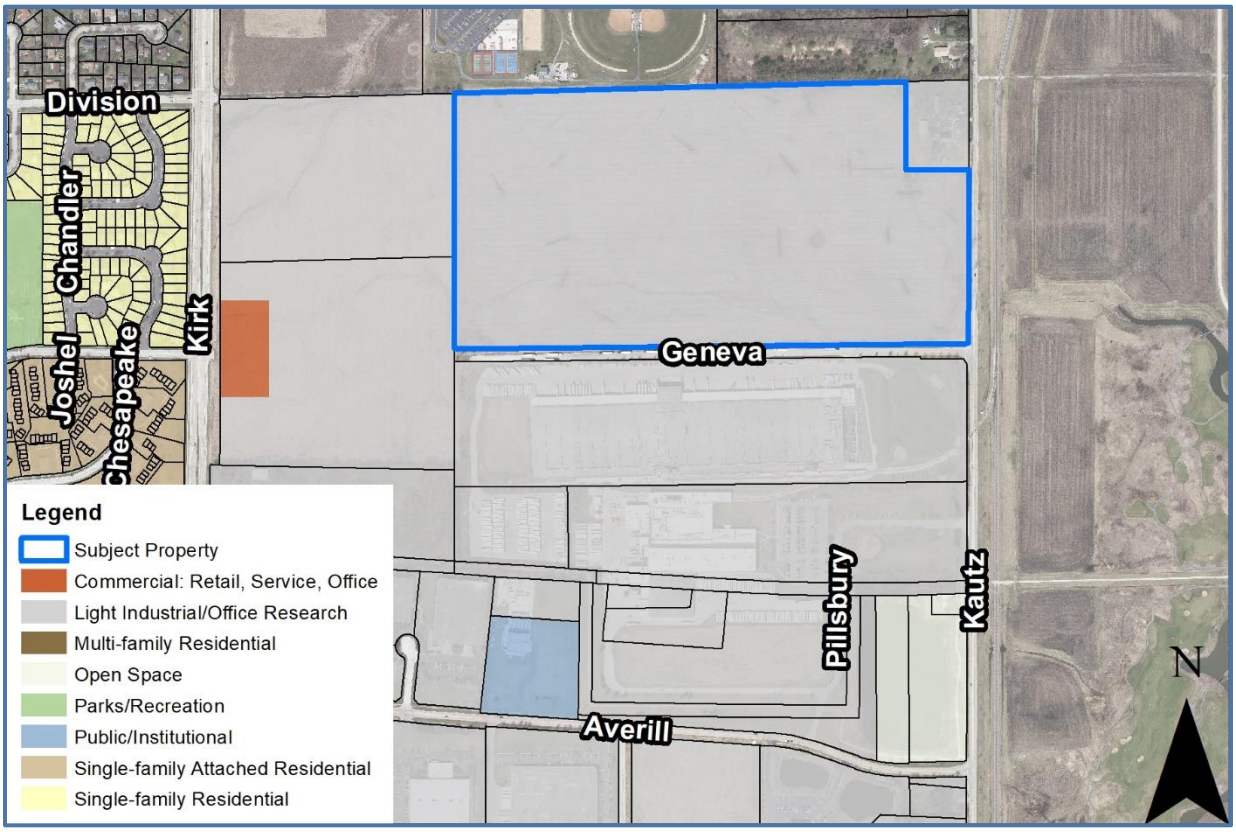


Figure 3. Future Land Use Designation of Subject Properties and Surrounding Area, based on the 2003 Comprehensive Plan. *Prepared by the Geneva Planning Division, August 2022.*

REVIEW COMMENTS

Final Plat of Subdivision

The 75.23-acre site is proposed to support a total three to four light industrial buildings for warehouse-type uses between a four lot subdivision. In total, the buildings could provide up to 1,043,820 sq. ft. of space. The future buildings would be located upon Lots 1-3, while Lot 4 located in the eastern portion of the development will be used for stormwater management. The proposed Final Plat of Subdivision indicates buildings 1 & 2 are respectively proposed upon Lots 1 & 2. Lot 3 would remain prepped for future development of one large building or could be potentially split into two lots where a single building could occupy each lot. Either development scenario would be permitted per the approved Preliminary PUD Ordinance (Ordinance No. 2022-20).

The submitted final plat of subdivision indicates the creation of four lots intended to be designated I1 Light Industrial District. The four lots meet the minimum requirements per Section 11-7B-4 (Lot and Area Requirements) in the Geneva Zoning Ordinance. The proposed final subdivision also includes plans for access to public utilities, such as water mains, sewer mains, and select stormwater mains that are planned to be dedicated to the City of Geneva upon final engineering, construction, inspection, and acceptance. The final plat also provides a full 80 ft. wide dedication of right-of-way along the northern property line for the possible construction of Division Street from Kirk Road to Kautz Road. This dedication of right-of-way conforms to Section 6 of the 2003 Geneva Comprehensive Plan that calls for the platting of the future street to complete the planned street network for this portion of Geneva. However, the construction of Division Street would not be necessary to accommodate the proposed development. This is based on findings located in the applicant's traffic study, which was verified by the City's third-party traffic consultant. Therefore, the construction of Division Street as part of this project not proposed or justified.

Final Planned Unit Development/Site Plan Review

In reviewing and determining whether to approve or disapprove a Final Planned Unit Development Plan or Site Plan, the Planning and Zoning Commission and City Council shall consider those factors listed below which it determines to be applicable to a given plan, as set forth in Section 11-14A-10 of the Zoning Ordinance. Staff has evaluated the request in relation to these factors. The City Council may choose to use this analysis or formulate its own findings.

A. *The application shall comply with the provisions of the Zoning Ordinance and other ordinances of the city and of any other applicable laws.*

   The proposed development complies with the provisions of the Zoning Ordinance and other ordinances of the City and any other applicable laws. The Phase 1 Final PUD and Subdivision also complies with the Preliminary PUD Ordinance (Ordinance No. 2022-20) approved by City Council in April of 2022. The proposed building and parking would meet the tailored setback requirements set forth in the Preliminary PUD Ordinance. The proposed lot coverage for the Phase 1 is 72%, which falls under the maximum allowable lot coverage of 90% as permitted in the Preliminary PUD Ordinance. Furthermore, the Preliminary PUD Ordinance requires Phase 1 to provide a minimum of 541 car parking spaces and has provided 668 spaces – a surplus of 127 spaces. Truck and trailer parking would be located between the two proposed buildings.

B. *The plan shall be in reasonable conformity with the comprehensive plan.*

The proposed project site is designated as "Light Industrial/Office Research" in the future land use plan of the Comprehensive Plan and has been assigned this designation for 18 years. Additionally, the proposed development aligns with the transportation goals and vision for the proposed project site and the surrounding area. Section 6 of the Comprehensive Plan indicates public east-west street extensions for Division Street from Kirk Road to Kautz Road. The proposed development includes dedicating the full right-of-way along the northern edge of the subject property to accommodate a potential future extension of Division Street from Kirk Road to Kautz Road, as indicated in the Comprehensive Plan. However, the City's third-party traffic consultant, TranSystem, indicated in their review of the applicant's traffic study that the extension of Division Street from Kirk Road to Kautz Road is not warranted when considering the current development.

C. *Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.*

The City's development staff team has reviewed the proposed development and confirmed that essential pubic facilities and services are able to be provided. The site would be adequately parked. The proposed development is able to be served by the City's water, electric, and sanitary utilities. As noted in the response to Standard D, police and fire protection is provided for. A stormwater management permit will need to be submitted for review and approval. As proposed, stormwater would be directed to the proposed stormwater management basin located on Lot 4.

D. *Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.*

The property is reasonably accessible to fire, police, emergency and service vehicles. The building has three access points from Geneva Drive. A turning template has been reviewed and approved by the Fire Department ensuring that emergency vehicles can use both access points and safely circulate the site.

E. *Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood, including:*

1. *Relationship Of Buildings To Sites:*
    a. *The site shall be planned to achieve a desirable transition to the street, provide for adequate planting, safe pedestrian movement and off-street parking areas.*

    The two proposed buildings in this Final Phase 1 are oriented north-south upon the property. The buildings are 260 – 280 ft. in width and 972 -1026 ft. in depth. The orientation of the buildings provides a minimal width along the Geneva Drive frontage creating an improved relationship between the buildings and the street. Truck parking is located between buildings 1 & 2 on the east and west side, respectively. Car parking is located along the north, west, and south sides of building 1 and the north, east, and south sides of building 2. A sidewalk is proposed along the frontage of the property to provide pedestrian access. This sidewalk would connect to an on-site sidewalk system and extend west from Kautz Road.

b. *Parking areas should include innovative ways to significantly screen the parking areas from views from public ways.*

The vehicle parking lot located between the proposed buildings and the street has incorporated the minimum required parking lot landscaping, including trees, to screen the building from public ways. Truck docks and trailer parking would be located between buildings 1 & 2 on the east and west side, respectively

c. *Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.*

The final phase 1 of the proposed development calls for two buildings between 266,760 and 272,160 sq. ft. on the western portion of the 75.23-acre subject property. The maximum height allowed per the Preliminary PUD Ordinance is 55 ft. Other existing industrial buildings located to the south of the proposed development reach similar heights establishing the character of the area for light industrial. The most noticeable structure in the vicinity of the proposed development is Lineage Logistics located south of the proposed development and within a roughly 600,000 sq. ft. light industrial building.

2. *Building Design:*
   a. *Structures shall be in scale and harmonious with adjoining buildings.*
   b. *Materials shall be selected for their harmony of the building and adjoining buildings. Materials shall also be selected for suitability to the type buildings and the design in which they are used.*
   c. *Materials shall be of durable quality.*
   d. *Exterior lighting shall be part of the architectural concept and fixtures, standards and exposed accessories shall be harmonious with the building design.*

As indicated in Table 1 and Figures 2 and 3 of this report, the proposed project site is undeveloped within unincorporated Kane County and is immediately surrounded by three main land uses. The western half of the project site's northern border is shared with the City Limits of St. Charles and the East Side Sports Complex. Two residential properties are located to the northeast of the project site in in unincorporated Kane County. East of the project site and across Kautz Road is the DuPage Executive Airport located in West Chicago. South of the project site and across Geneva Drive is Lineage Logistics, a distribution center located within the City Limits of Geneva and the Geneva Business Park PUD. To the west is undeveloped land located within unincorporated Kane County. There is no single unifying architectural theme in this area. The scale of the proposed building is consistent with the other industrial buildings in the vicinity. As shown in the attached Building Elevations, the exterior will consist of precast concrete panels, aluminum framing, and tinted insulated glass. The peak building height is 55 feet, which complies with the maximum allowable height as allowed in the Preliminary PUD Ordinance. Overall, the proposed building is consistent with other industrial development in the surrounding area. A lighting photometric plan was submitted for

review and the minimum, maximum and uniformity ratios comply with the standards established in Chapter 11 of the Zoning Ordinance.

3. *Signs:*
    a. *Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.*
    b. *The colors, material and illumination of every sign shall be compatible and harmonious with the building and site to which it principally relates.*
    c. *Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.*

    The applicant has not submitted a sign plan as the potential tenants for the project have not yet been identified. Selection of materials and illumination will be subject to the City's review after the tenants are involved to ensure sign regulations within the Geneva Zoning Ordinance and Preliminary PUD Ordinance are followed.

F. *Open space provided is configured to make that open space usable, functional and appropriate to the development proposed.*

Lot 3 within this final Phase 1 will be graded and sod for a final phase 2 development of the lot. In the meantime, the lot will be maintained as undeveloped land.

G. *Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.*

The development would have a total of three access points along the north side Geneva Drive and toward the west half of the street section. These three access points would be constructed with the first phase of the project involving buildings 1 and 2. Access A, B, and C are located from west to east along this section of the development's Geneva Drive frontage. Access A and B would be designed for passenger vehicles and truck access, while Access C would be designed for passenger vehicles only. A sidewalk is proposed along the entirety of the proposed development's frontage with Geneva Drive from Kautz Road. Crosswalks will be provided at the proposed three access points to the development along Geneva Drive. This sidewalk extension will complement the existing stretch of sidewalk located on the south side of Geneva Drive. An existing multi-use trail currently terminates at the southwest corner of Geneva Drive and Kautz Road.

H. *Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.*

Three access points would be constructed with final Phase 1 of the project involving buildings 1 and 2. Access A, B, and C are located from west to east along this section of the development's Geneva Drive frontage. Estimate traffic volumes for each access were researched in the traffic study completed by the applicant's consultant, Kimley-Horn, as part of the preliminary PUD review. The study concluded that Access A, B, and C would operate at a Level of Survey (LOS) of B or higher during AM and PM peak travel periods. As a reminder, LOS grades range from A to F, with LOS A as the best traffic flow and LOS F as the lowest traffic flow. The traffic study further concluded that the existing street network in the vicinity of the proposed development would be able to operate at a LOS of B or higher and would be able to accommodate the increase in traffic volumes generated from the proposed development.

I. *Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.*

Each of the two proposed buildings in Phase 1 have an on-site sidewalk system that connects the building entrances to the proposed public sidewalk system that would extend along the development's frontage with Geneva Drive. This public sidewalk extension would connect to an existing multi-use path that extends southward from the Geneva Drive/Kautz Road intersection. Crosswalks and traffic signs to enhance pedestrian and vehicular traffic within the development and the surrounding vicinity. Vehicular circulation with pedestrian improvements within the final design of Phase 1 has been designed to minimize hazards to safety for all users.

J. *Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.*

The Fire Department has reviewed the proposed development and confirmed adequate water mains and fire hydrants would be provided in accessible places.

K. *Adequate provision shall be made for the collection and disposition of all on- and off-site stormwater and natural water, including, but not limited to, on-site drainage retention facilities.*

A stormwater management permit has been submitted for review and approval. The 75.23 acre development will be accommodated with a stormwater management system to collect and efficiently divert rainwater to designated areas. The site will drain northward where rainwater will be collected through a network of storm grates and pipes and discharged into a stormwater swale that extends along the north property line from the west property line and into the proposed stormwater basin located on the eastern portion of the development. This design allows the stormwater system to utilize the existing site topography to adequately drain the site. The collected stormwater will flow eastward within the swale located along the northern property line until it enters the development's stormwater basin. The basin will be planted with and support a wetland seed mix of prairie grasses. The proposed basin located at the eastern portion of the site is 7.2 acres and is considered a naturalized basin with an underdrain. This means the basin is not designed to hold water and will slowly discharge water through a drain system located under the surface of the basin. Collected stormwater will slowly discharge into the greater municipal stormwater system through an outflow located under Kautz Road, just north of the Geneva Drive intersection with Kautz Road. This existing infrastructure will be able to manage the additional stormwater runoff generated from the proposed development. The proposed design of the development's stormwater basin will also reduce the amount of stormwater flow being discharged into the municipal system during rain events. It should also be noted that the proposed stormwater basin has been designed to accommodate stormwater discharge collected from the planned widening of Kautz Road along the eastern edge of the property, in addition to stormwater discharge from the development's portion of Division Street, in the event it is constructed in the future.

L. *Adequate provision shall be made for the collection and disposition of sanitary sewage.*

The proposed development would connect to the City's sanitary sewer. Municipal sewer mains currently extend along the north side of Geneva Drive. This will allow the development to tap into these existing mains fronting the development.

M. *Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.*

A stormwater management permit has been submitted for review and approval. The Kane County Stormwater Ordinance requires newly developed land to discharge the same flow onto neighboring land as observed in the pre-development state. Stormwater collected in the designed stormwater basin on Lot 4 will slowly discharge into the greater municipal stormwater system through an outflow located under Kautz Road, just north of the Geneva Drive intersection with Kautz Road. This existing infrastructure will be able to manage the additional stormwater runoff generated from the proposed development. The proposed design of the development's stormwater basin will also reduce the amount of stormwater flow being discharged into the municipal system during rain events. It should also be noted that the proposed stormwater basin has been designed to accommodate stormwater discharge collected from the planned widening of Kautz Road along the eastern edge of the property, in addition to stormwater discharge from the development's portion of Division Street, in the event it is constructed in the future.

N. *The obstruction of natural watercourses shall be prohibited.*

Not applicable. There are not any natural watercourses on the site that would be obstructed with the proposed development.

O. *Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil.*

A stormwater pollution prevention plan has been submitted to City staff and will be considered with final engineering approval.

P. *Adequate provision shall be made to control the slipping and shifting of buildings and structures.*

If approved, a preconstruction meeting will be required to make sure adequate measures are taken to protect buildings and structures on adjacent properties.

Q. *Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of community development to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.*

Not applicable. The site is not known to be contaminated by a toxic substance or to contain an environmental hazard.

R. *Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.*

A lighting photometric plan was submitted for review and the minimum, maximum and uniformity ratios comply with the standards established in Chapter 11 of the Zoning Ordinance. The applicant has stated that downcast lighting will be incorporated to direct

lighting on to the development to minimize light pollution. Additionally, landscaping features will help generate a buffer to minimize the spread of lighting. Perimeter Yard landscaping along the west and north property lines will help shield parking lot and exterior lighting. Parkway Trees and Perimeter Parking Lot landscaping will help shield vehicle headlights and on-site lighting from adversely impacting neighboring properties.

S. *Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.*

The applicant has not submitted a sign plan as the potential tenants for the project have not yet been identified. Selection of materials and illumination will be subject to the City's review after the tenants are involved to ensure the sign ordinance and sign standards in the Preliminary PUD Ordinance are followed. Per the Preliminary PUD Ordinance, the following sign standards shall be met, in addition to any sign regulations in the Geneva Zoning Ordiance:

a. Monument Signs:
    i. Maximum height 10 feet.
    ii. Double sided signs are permitted with the area of each face not exceeding 80 square feet.
    iii. Monument signs shall have a masonry base, and the body of the sign shall be in such color as to be architecturally consistent with the overall appearance of the building to which it pertains.
    iv. Each monument sign may be located within five (5) feet of the lot line, including in the front yard.
b. Façade Signs:
    i. For any building occupied by a single tenant, such tenant shall be entitled to façade signage equal to two (2) square feet of sign area (including accessory signage) for each lineal foot of the building such tenant occupies, not to exceed 300 square feet.
    ii. If a building is occupied by more than one tenant, then each tenant shall have a similar signage right; provided, however, that the maximum façade square footage of 300 square feet shall be allocated between the tenants in proportion to the building square footage that they each occupy.

T. *Adequate provision shall be made to minimize the impact on existing or developing wetlands.*

Based on information provided by that applicant, there are no existing or developing wetlands that will be impacted by the development.

U. *The requirements of Chapter 10 of the Zoning Ordinance have been met.*

The requirements of Chapter 10 (Tree Preservation) have been met.

RECOMMENDATION

At their August 11th meeting, the Planning & Zoning Commission unanimously recommended approval of the applicant's requests subject to final engineering approval by city staff. Please see the Planning & Zoning Commission meeting video within the Agenda Center of the City's website for more information.

ATTACHMENTS

Project Narrative
Traffic Impact Analysis
Drainage Report
Cross-Section and Visualizations
Fire Truck Turning Exhibit

NARRATIVE ATTACHED TO APPLICATION FOR PROJECT REVIEW

Applicant: HIP VI Enterprises, LLC
Project: Fox Valley Commerce Center

The Applicant has entered into a contract to purchase from the Raymond L. Weber Trust dated September 18, 1999 (the "**Owner**") an approximate 75.23 acre parcel of land known as the "Weber Farm" situated at the northwest corner of Geneva Drive and Kautz Road, in unincorporated Kane County, Illinois (the "**Subject Realty**").

If the Entitlements (herein described) are first obtained from the City of Geneva ("**City**"), the Applicant proposes to purchase the Subject Realty and develop same with one or more industrial buildings, including outdoor storage, and outdoor truck parking.

The Developer believes that, in order to (i) best promote the efficient and harmonious development of the Subject Realty as an integrated "research and industrial park", (ii) permit the construction of industrial buildings with integrated design and a coordinated physical plan, and (iii) create a campus-like setting for employment and manufacturing, the Subject Realty should be entitled by the City as a planned unit development pursuant to Section 11-9-1 et. seq. of the City Code.

On April 18, 2022, the City Council of the City did adopt Ordinance 2022-17, authorizing the execution of an annexation agreement with respect to the Subject Realty, Ordinance 2022-18, annexing the Subject Realty to the City of Geneva, Ordinance 2022-19, granting a zoning map amendment with respect to the Subject Realty, and Ordinance 2022-20, granting a preliminary plat of planned unit development and subdivision for the Subject Realty.

The entitlements now sought by the Applicant from the City are as follows (collectively, the "**Entitlements**"):

(i) Approval of a final plat of subdivision; and
(ii) Approval of a final PUD and final site plan approval for Lots 1 and 2 within the subdivision.

In connection with this request, the Applicant is submitting to the City those materials described on Table attached hereto.

The Developer's requests meet the City's standards for such requested entitlements as follows:

STANDARDS FOR SPECIAL USES

1. The proposed use at the specified location is consistent with the City's Land Use Plan – Future (April, 2003), which shows the Subject Realty as Light Industrial / Office Research.

2. The proposed buildings and uses (being industrial in nature) will not diminish the value of adjacent and nearby Properties, because development to the north and south involve industrial development, and development to the east involves a municipal airport. The land to the immediate west is still in farming but is shown in the City's Land Use Plan – Future (April, 2003) as Light Industrial / Office Research.

3. The proposed uses at the specified location will not substantially or unduly increase traffic, traffic congestion and on-street parking demand in the immediate vicinity of the proposed use and in the area affected by traffic generated by the proposed uses, because Kautz Road and other nearby thoroughfares are designed for truck traffic.

4. The proposed uses have been designed to provide for adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets.

5. The proposed buildings and uses will not adversely affect or change the character of the area in which it is located, because other industrial uses and airport use exist in the surrounding area.

6. The proposed uses at the specified location will not adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

7. Adequate utility, drainage, parking and other necessary facilities to service the proposed use will be provided and that such utility, drainage, parking and other necessary facilities will not adversely affect the use, development and value of adjacent and nearby properties.

8. The proposed buildings, other structures, and uses comply with any and all regulations, conditions or requirements of the City applicable to such building, structure or uses (subject only to such departures as have been granted as part of the planned unit development).

9. Applicant has attached hereto representative architectural renderings (or photos of representative industrial buildings) of the industrial building(s) it proposes to construct on the Subject Realty (collectively, the "Elevations"). While there is no guaranty that the structure(s) on the Subject Realty will be exactly as shown in the Elevations, such Elevations do reflect the typical character of any building that the Applicant will construct. These Elevations are not at material variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district so as to cause a substantial depreciation in property values in the neighborhood.

STANDARDS FOR ZONING MAP AMENDMENTS

1. Existing uses of property within the general area of the Subject Realty is consistent with the proposed industrial development.

2. The zoning classification of property within the general area of the property in question is consistent with the requested zoning for the Subject Realty.

3. The Subject Realty is currently zoned F-District Farming under the ordinances of the County of Kane. Farming is not the highest and best use for said the Subject Realty. Instead, industrial development is the highest and best use.

4. The City's Land Use Plan – Future (April, 2003) reflects that the Subject Realty is designated as Light Industrial / Office Research, which is consistent with the development plans of the Applicant.

ADDITONAL CHARACTERISTICS OF THE ALTERNATE PUD PRELIMINARY PLANS

A. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B is in reasonable conformity with the Comprehensive Plan.

C. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that reasonable provision has been made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools. Note that, because the Subject Realty will each be developed entirely for commercial/industrial purposes, there will be no residential occupancy which will place any demand on schools.

D. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that each building or structure will be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements will be provided. The access for fire, police and emergency vehicles will be unobstructed at all times.

E. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that adequate provision has been made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood, including:

1. Relationships Of Buildings To Sites:
a. The site has been planned to achieve a desirable transition to the street, provide for adequate planting, safe pedestrian movement, and off-street parking areas.
b. Parking areas are adequately screened;
c. The height and scale of each building is / will be compatible with its site.

2. Building Design:
a. The proposed industrial buildings are in scale and harmonious with adjoining buildings.
b. The materials that will be used to construct the proposes structures (primarily painted pre-cast concrete and glass) are in harmony with other nearby industrial buildings.
c. The aforesaid materials are of durable quality.

d. Exterior lighting (as shown in the Elevations) will be part of the architectural concept, and the fixtures, standards and exposed accessories are / will be harmonious with the building design.

F. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that open space (being only the areas of the detention ponds as shown on the PUD site plan) are functional and appropriate to the development proposed.

G. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that existing streets (Kautz Road and Geneva Drive), and any sidewalks existing thereon, provide, insofar as reasonably practicable, access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

H. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that adequate access roads or entrance or exit drives will be provided and have been designed so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

I. Each of Preliminary PUD Plan Alternate A and Preliminary PUD Plan Alternate B demonstrates that adequate provision has been made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

J. The preliminary engineering plans for the proposed development show that adequate water mains and fire hydrants are being provided in accessible places in accordance with good firefighting and fire prevention practice.

K. The preliminary engineering plans for the proposed development show that adequate provision has been made for the collection and disposition of all on- and off-site stormwater and natural water, including, but not limited to, on-site drainage retention facilities.

L. The preliminary engineering plans for the proposed development show that adequate provision has been made for the collection and disposition of sanitary sewage.

M. The preliminary engineering plans for the proposed development show that adequate provision has been made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

N. The proposed development will not result in the obstruction of natural watercourses.

O. The preliminary engineering plans for the proposed development show that provision has been made to control the slippage, shifting, erosion, accretion and subsidence of soil.

P. Adequate provision has been made to control the slipping and shifting of buildings and structures.

Q. To the knowledge of the Applicant, the Subject Realty is not contaminated by a toxic substance or otherwise contains environmental hazards which are detrimental to the public health, safety and welfare, and, as such, there is no need to provide for any environmental clean-up of any existing conditions.

R. As shown by the Applicant's preliminary photometric plan for Subject Realty, adequate provision has been made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination have been met.

S. As shown by the Applicant's PUD Plan, Adequate provision has been made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

GENEVA FARM COMMERCE CENTER

Traffic Impact Study

Geneva, Illinois

February 2022







Prepared for:

Hillwood

Kimley»Horn

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Hillwood to prepare a traffic impact study for an industrial warehouse development proposed on the northwest quadrant of the Kautz Road/Geneva Drive intersection in Geneva, Illinois. The proposed development includes four (4) warehouse buildings totaling 1,033,560 square feet. The subject site is currently undeveloped. Access to the site would be provided via five full access driveways along Geneva Drive: one full access driveway (Access A) would provide shared passenger and heavy vehicle access to the site, one full access driveway (Access B) would provide heavy vehicle access to the site, and an additional full access driveway (Access C) would provide passenger vehicle access to the site.

As part of the traffic impact study, existing and Existing + Site traffic conditions were evaluated for the unsignalized intersection of Kautz Road/Geneva Drive, and the proposed unsignalized intersections of Access A/Geneva Drive, Access B/Geneva Drive, and Access C/Geneva Drive.

Based on a review of Existing + Site traffic conditions, it is anticipated that the site-generated traffic would not materially impact the Kautz Road or Geneva Drive corridors. The intersection of Kautz Road/Geneva Drive is anticipated to operate at similar LOS under Existing + Site traffic conditions as compared to Existing Conditions. It is notable that the eastbound approach of Kautz Road/Geneva Drive is projected to experience an increase in delay of approximately 3 seconds during the PM peak hour under Existing + Site Traffic Conditions, however, the approach continues to operate acceptably at LOS B.

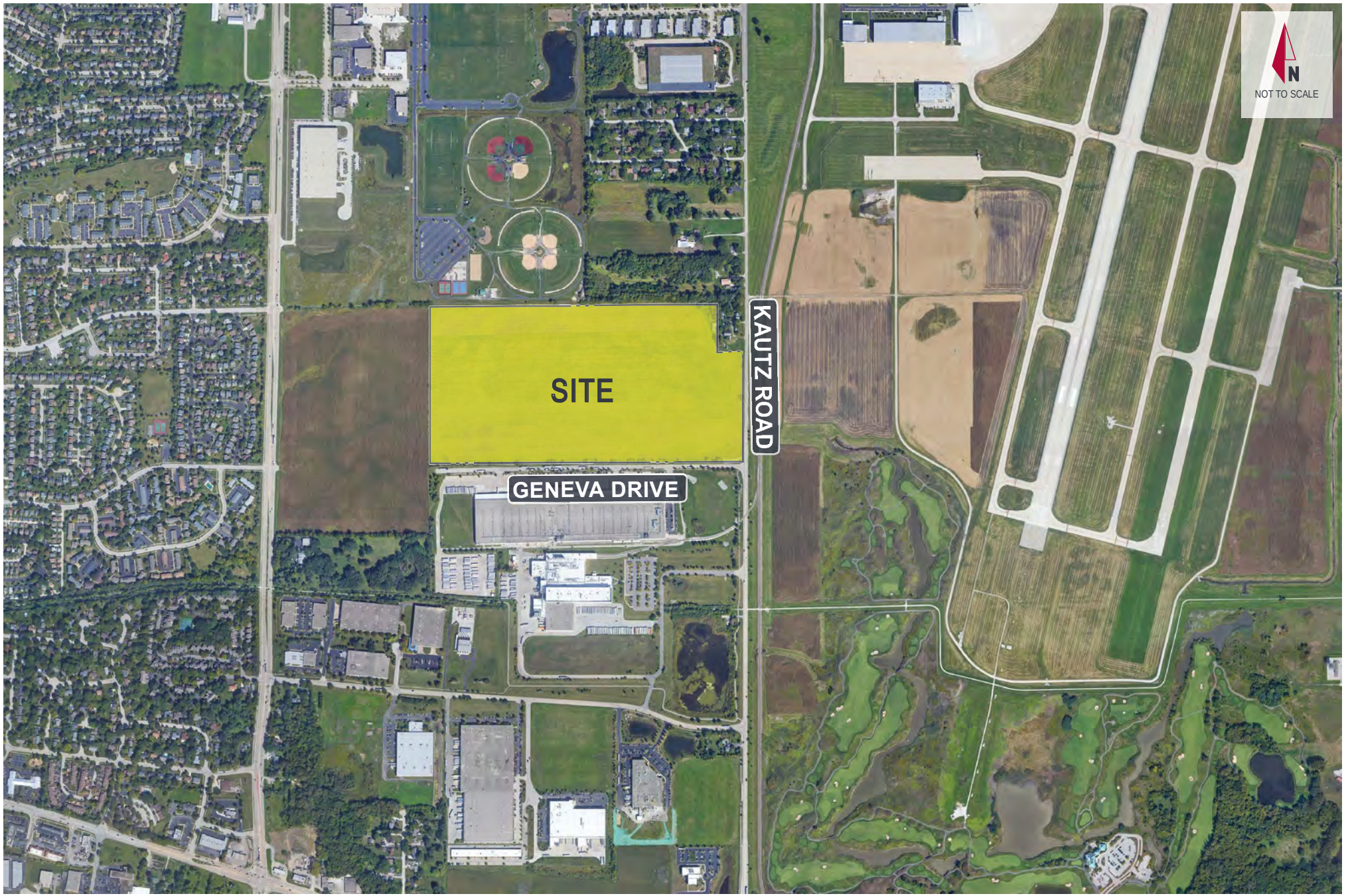
Existing + Site traffic conditions do not warrant the installation of a traffic signal or any additional turn lanes at the existing unsignalized intersection of Kautz Road/Geneva Drive. However, minor-leg stop-control should be posted at each of the site driveways including stop signs and stop bars.

1. INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Hillwood to prepare a traffic impact study for the Geneva Farm Commerce Center proposed on the northwest quadrant of the Kautz Road/Geneva Drive intersection in Geneva, Illinois. The proposed development includes four (4) warehouse buildings totaling 1,033,560 square feet.

Passenger vehicle access to the site would be provided via one dedicated passenger vehicles access along Geneva Drive (Access C) and one shared passenger and heavy vehicle access along Geneva Drive (Access A). Heavy vehicle access to the site would be provided via one full movement driveway along Geneva Drive (Access B) as well as a shared passenger and heavy vehicle access on Geneva Drive (Access A). An aerial view of the study location and the surrounding roadway network is presented in **Exhibit 1**.

As part of this traffic study, Existing and Existing + Site traffic conditions were evaluated for the intersection of Kautz Road/Geneva Drive. Existing + Site traffic conditions were also evaluated for the proposed site access driveways.



Kimley»Horn

EXHIBIT 1

SITE LOCATION MAP

2. EXISTING CONDITIONS

Based on aerial imagery as well as a site visit, Kimley-Horn conducted a review of the subject site including existing land uses in the surrounding area, the adjacent street system, current traffic volumes and operating conditions, lane configurations and traffic controls at nearby intersections, and other key roadway characteristics. This section of the report details information on the existing conditions.

Area Land Uses & Connectivity

The subject site and area immediately to the west is currently undeveloped agricultural land. South of the subject property are multiple industrial sites, including a development fronting Geneva Drive. The DuPage Airport is located east of the subject site. The area north of the property is developed with single family residences and a sports complex.

Regional connectivity to the site is provided via IL 64, located approximately two miles north of the subject site, and IL 38, located approximately one mile south of the proposed site. IL 38 also provides access to Interstate 355 (I-355) approximately 12 miles east of the subject site. Interstate 88 (I-88) is located approximately seven miles to the south and Interstate 90 (I-90) is located approximately eleven miles to the north of the property.

Existing Roadway Characteristics

A field investigation was conducted within the study area. As a result of this visit, the following information was obtained about the existing roadway network.

Kautz Road is a north-south roadway located directly east of the subject property. Kautz Road provides one travel lane in each direction and a striped center median throughout most of the study area. From the subject property to approximately 3,000 feet north of the property, Kautz Road provides one travel lane in each direction with no center median and is not designed to accommodate trucks. All other segments of Kautz Road, including the segment at Geneva Drive, are designated as a Class II Truck Route. At its unsignalized intersection with Geneva Drive, Kautz Road provides a dedicated left-turn lane and one through lane on the south leg, and a shared through/right-turn lane on the north leg. The posted speed limit on Kautz Road is 40 miles per hour (MPH). Kautz Road is classified by the Illinois Department of Transportation (IDOT) as a Major Collector and is under the jurisdiction of the City of Geneva.

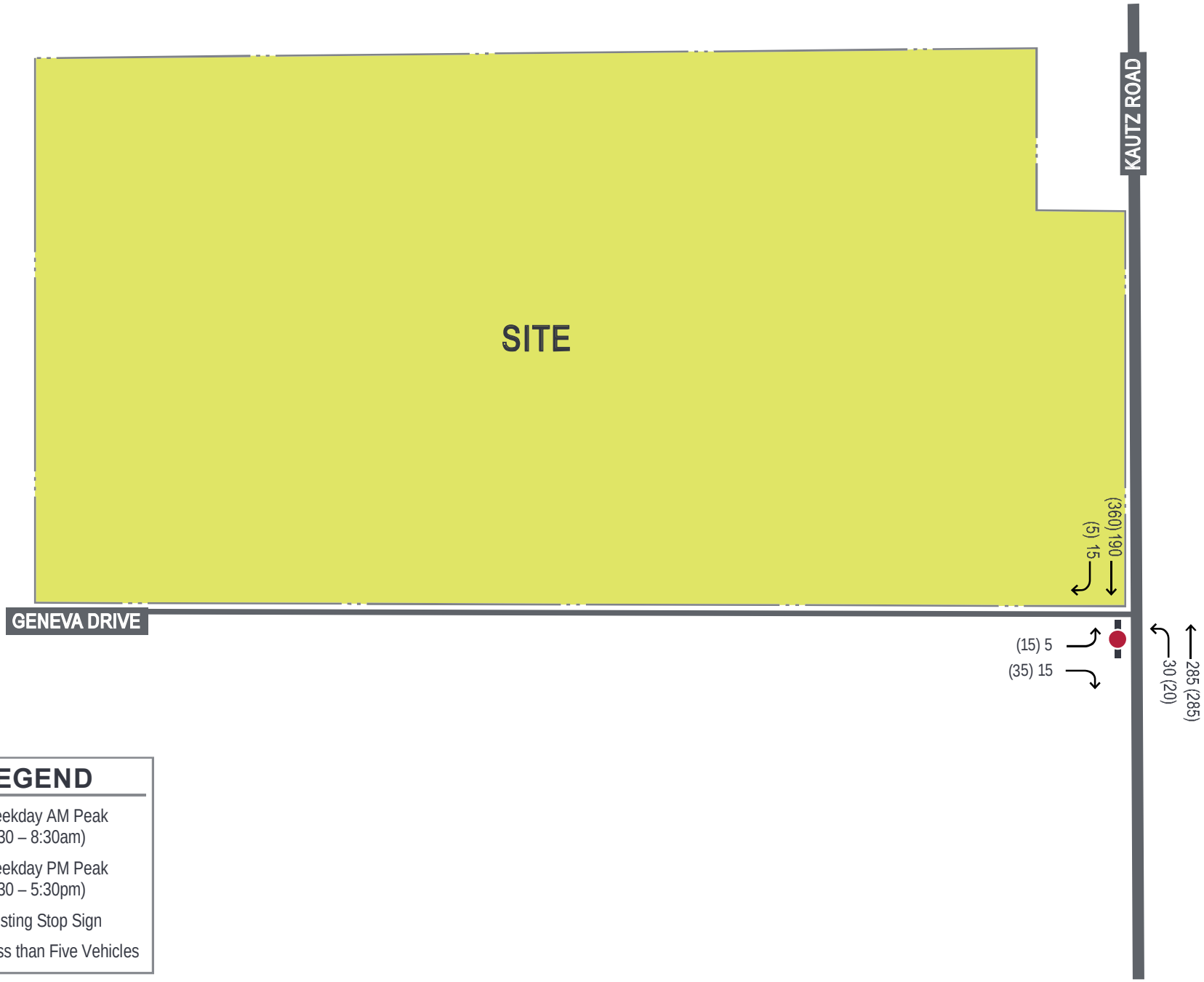
Geneva Drive is an east-west local roadway located directly south of the subject property. Geneva Drive provides one travel lane in each direction and extends approximately 2,500 feet west of Kautz Road where it terminates. At its T-intersection with Kautz Road, Geneva Drive provides dedicated left- and right-turn lanes and operates under minor-leg stop control. No speed limit is posted on Geneva Drive, so 25 MPH was assumed for the purposes of this analysis. Geneva Drive is under the jurisdiction of the City of Geneva.

Traffic Count Data

24-hour turning movement counts were collected for the intersection of Kautz Road/Geneva Drive on Thursday, March 25, 2021. This count period was selected in order to capture the peak travel periods in the area. The traffic count data indicates that peak traffic volumes occur within the study area from

7:30 to 8:30AM and 4:30 to 5:30PM on weekdays. The 24-hour traffic counts for the study intersection were compared to historical IDOT count data in order to determine if there was an impact on the traffic patterns in the study area due to COVID-19. The collected March 2021 data was greater than the available 2018 IDOT data along Kautz Road/Geneva Drive. Based on the volume comparison, no adjustments were made to the existing 2021 traffic counts.

The peak hour vehicle traffic volumes were rounded to the nearest multiple of five and balanced between the study intersections. The existing traffic volumes are presented in **Exhibit 2**. A summary of the traffic count data is provided in the appendix.



LEGEND

- **xx** Weekday AM Peak (7:30 – 8:30am)
- **(xx)** Weekday PM Peak (4:30 – 5:30pm)
- Existing Stop Sign
- — Less than Five Vehicles

Kimley»Horn

EXHIBIT 2

EXISTING (2021) TRAFFIC VOLUMES

Existing Capacity Analysis

Capacity analysis for the existing and future conditions was performed using Synchro Version 11. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). The lowest LOS grade typically accepted by jurisdictional transportation agencies in Northeastern Illinois is LOS D.

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2.1**.

Table 2.1 Level of Service Grading Descriptions[1]

Level of Service	Description
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

[1]Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 2.2**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

Table 2.2 Level of Service Grading Criteria[1]

Level of Service	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F[2]	> 50	> 80

[1]Highway Capacity Manual, 6th Edition

[2]All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Based on these standards, capacity results were identified for the study intersections under existing conditions. The results of capacity analysis for existing conditions are summarized in **Table 2.3**. In this table, operation on each approach is quantified according to the average delay per vehicle and

the corresponding level of service. The results for the study intersections are based on HCM 6th Edition capacity analysis. Copies of the Synchro reports are provided in the appendix.

Table 2.3 Existing (2021) Levels of Service

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Kautz Road / Geneva Drive △				
Eastbound	11	B	12	B
Northbound (Left)	8	A	9	A

△-Minor-Leg Stop-Controlled Intersection

At the minor-leg stop-controlled intersection of Kautz Road/Geneva Drive all approaches currently operate at LOS B or better during the AM and PM peak hours. For this study intersection, the 95th percentile queues for all approaches are estimated to be less than one vehicle during both the AM and PM peak hours, which are accommodated by the existing capacity.

3. DEVELOPMENT CHARACTERISTICS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, defines future roadway improvements, and develops Existing + Site traffic projections for analysis.

Development Characteristics

The proposed development would include 1,033,560 square feet of industrial warehouse use, with a total of 234 loading dock spaces, 146 trailer parking spaces, and 1,404 passenger vehicle parking spaces. Passenger vehicle access to the site would be provided via one full access driveway along Geneva Drive (Access C) as well as a shared passenger vehicle and truck access along Geneva Drive (Access A). Heavy vehicle access to the site would be provided via one full access driveway along Geneva Drive (Access B) as well as the shared passenger and heavy vehicle access on Geneva Drive (Access A).

As shown on the site plan, right-of-way would be dedicated for Division Street, which would be designed and installed by others. Access to Division Street is not required for the proposed development and therefore was not contemplated in this study.

Trip Generation

In order to calculate the trips generated by the proposed site, data was referenced from the Institute of Transportation Engineers (ITE) manual titled Trip Generation, Tenth Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 3.1**. A copy of the ITE data are provided in the appendix.

Table 3.1 ITE Trip Generation Data

ITE Land Use	Unit	Type	Weekday		
			Daily	AM Peak Hour	PM Peak Hour
Warehousing (LUC 150)	Per 1,000 sq. ft.	Passenger Cars	1.14X 50% in/50% out	0.15X 77% in/23% out	0.16X 27% in/73% out
		Heavy Vehicles	0.6X 50% in/50% out	0.02X 52% in/48% out	0.03X 52% in/48% out

X = Vehicle Fueling Positions

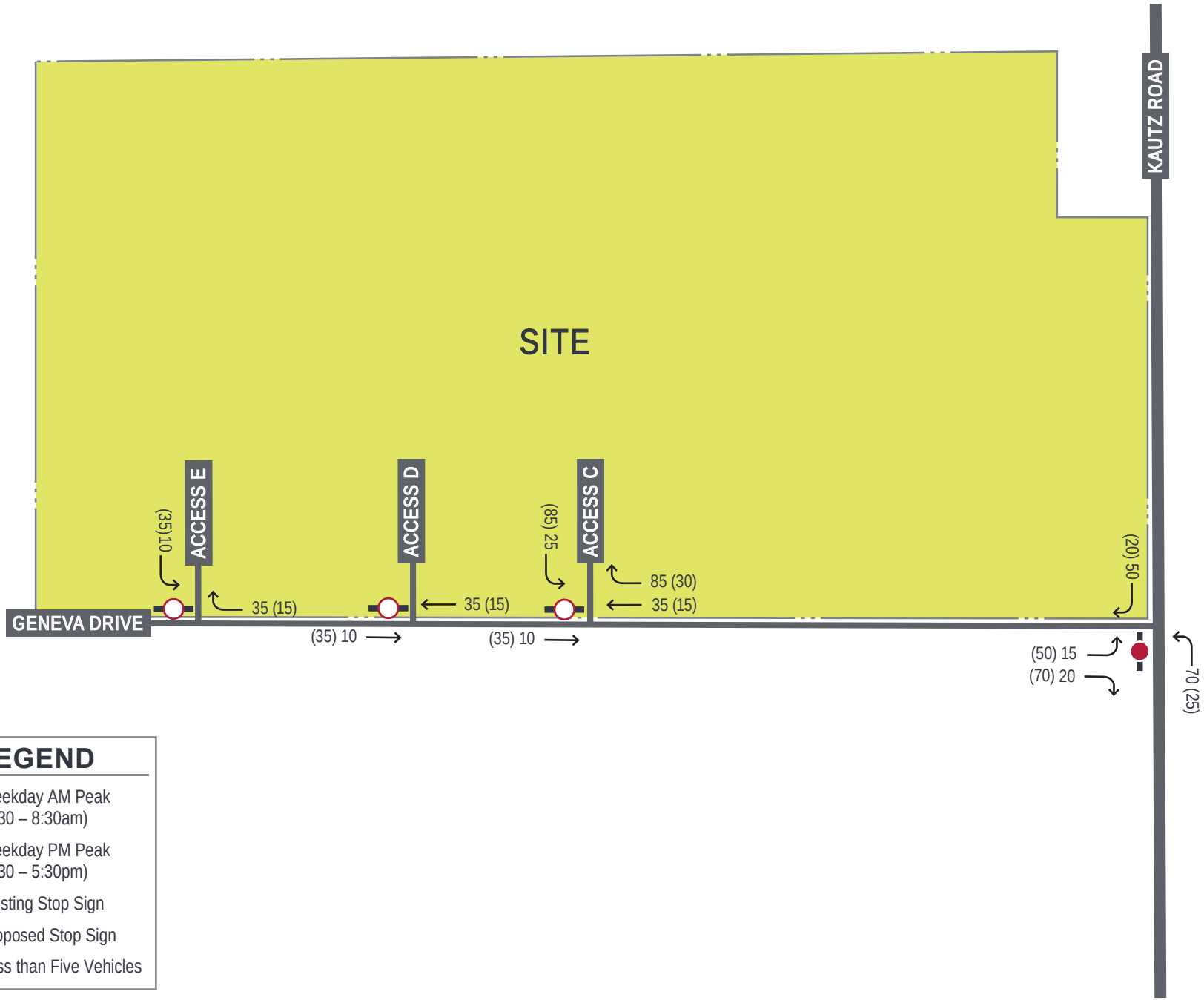
For the purpose of this study, all site-generated trips are assumed to be primary trips. Primary trips are vehicles that travel to the subject development and then return directly to their place of origin. Primary trips reflect new traffic volumes generated by the proposed development that would approach and depart on the same route.

Table 3.2 shows the site generated traffic projections.

Table 3.2 Site-Generated Traffic Projections[1]

Land Use	Size	Type	Daily	Weekday					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing	1,033,560 sq. ft.	Passenger Cars	1,180	120	35	155	45	120	165
		Heavy Vehicles	620	10	10	20	15	15	30
Total New Site Trips[1]			1,800	130	45	175	60	135	195

1In/Out volumes are rounded to the nearest multiple of five.



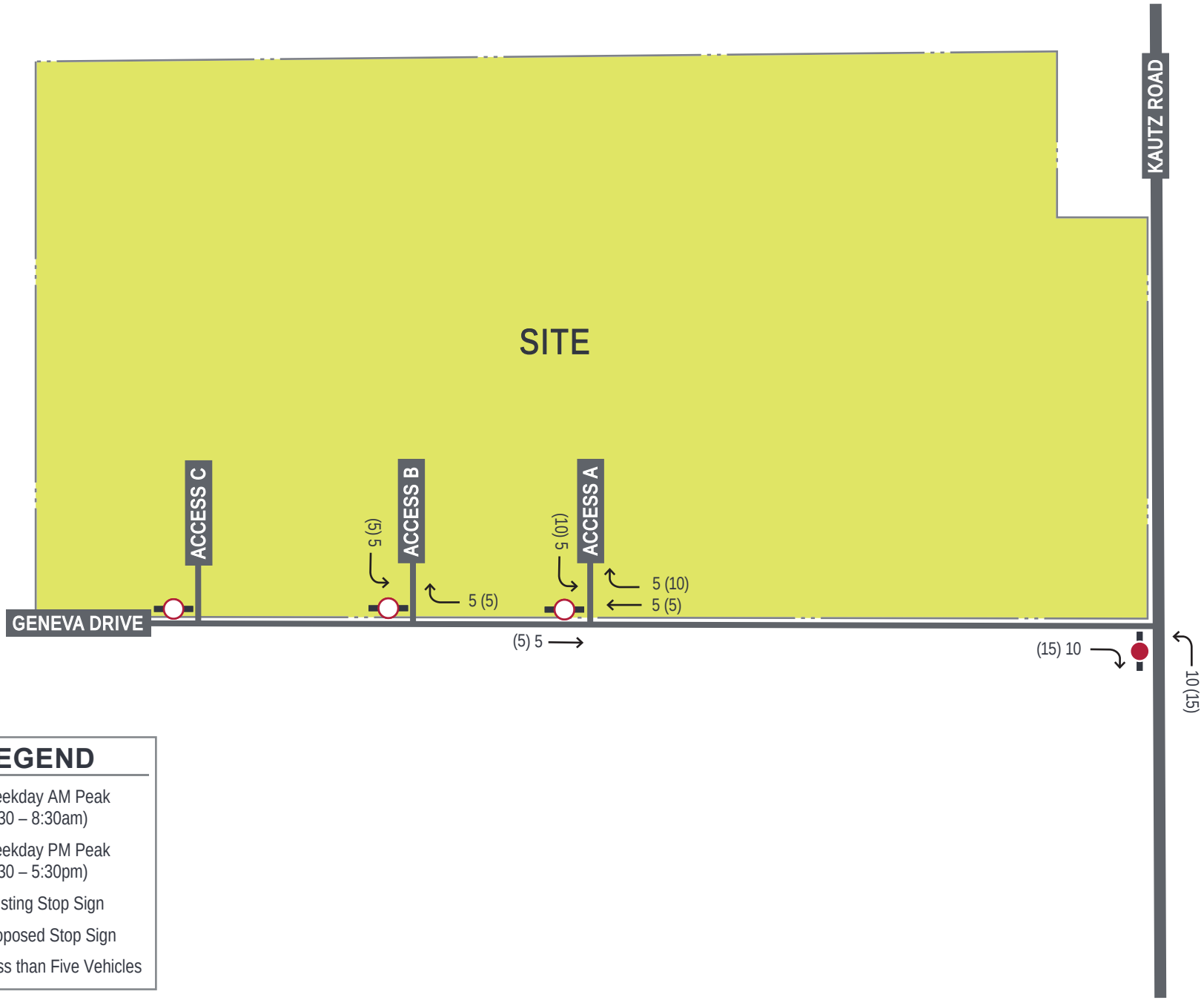
LEGEND

- **xx** Weekday AM Peak (7:30 – 8:30am)
- **(xx)** Weekday PM Peak (4:30 – 5:30pm)
- Existing Stop Sign
- Proposed Stop Sign
- — Less than Five Vehicles

Kimley»Horn

EXHIBIT 3

SITE TRIP ASSIGNMENT - PASSENGER VEHICLES



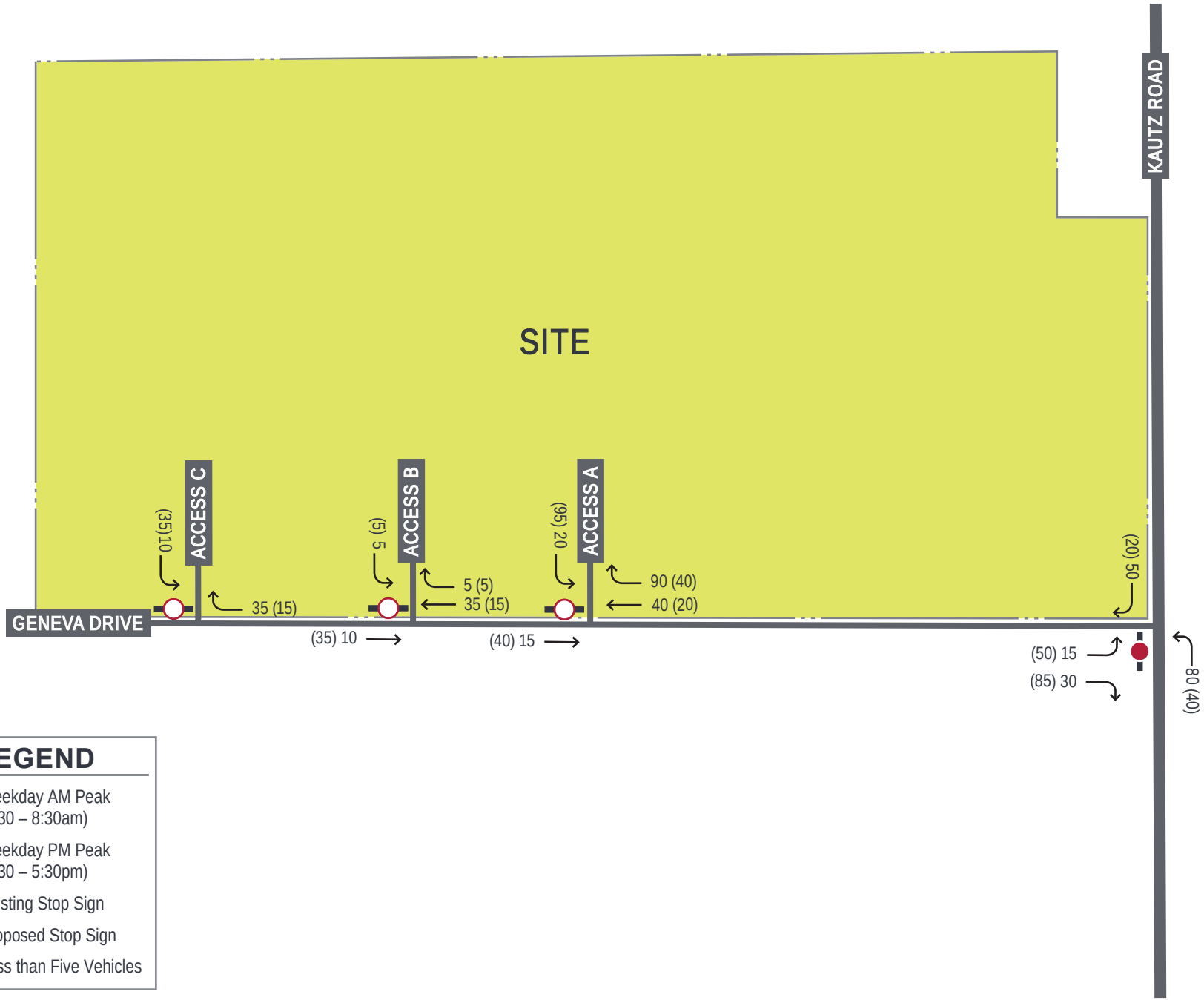
LEGEND

xx	Weekday AM Peak (7:30 – 8:30am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Stop Sign
	Proposed Stop Sign
—	Less than Five Vehicles

Kimley»Horn

EXHIBIT 4

SITE TRIP ASSIGNMENT - HEAVY VEHICLES



LEGEND

- **xx** Weekday AM Peak (7:30 – 8:30am)
- **(xx)** Weekday PM Peak (4:30 – 5:30pm)
- Existing Stop Sign
- Proposed Stop Sign
- — Less than Five Vehicles

Kimley»Horn

EXHIBIT 5

SITE TRIP ASSIGNMENT - TOTAL TRIPS

Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated directional distributions estimated for the primary trips and pass-by trips are outlined in **Table 3.3**.

Table 3.3 Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution	
	Vehicles	Heavy Vehicles
North on Kautz Road	40%	0%
South on Kautz Road	60%	100%
Total	100%	100%

4. EXISTING + SITE CONDITIONS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, and develops future traffic projections for analysis.

Existing + Site Geometry

Existing + Site traffic projections for Year 2021 were calculated by adding the total new site trips (**Exhibit 5**) to the existing traffic volumes (**Exhibit 2**). A review of turn lane warrants was completed for the intersection of Kautz Road/Geneva Drive based on criteria outlined in the IDOT guidelines provided in the IDOT *Bureau of Design and Environment (BDE) Manual.*

Based on the IDOT *BDE Manual* volume guidance provided for unsignalized intersections on two-lane facilities, existing traffic conditions do not meet the criteria for a southbound right-turn lane at Geneva Drive. Similarly, with the addition of site traffic, Existing + Site traffic conditions do not warrant a southbound right-turn lane at Geneva Drive based on IDOT *BDE Manual* guidance. Therefore, a southbound right-turn lane at Geneva Drive was not included in this analysis.

Existing + Site Capacity Analysis

Based on the volume projections presented in **Exhibit 6**, capacity results were identified for the study intersections under Existing + Site Conditions. The results of capacity analysis are summarized in **Table 4.3**. Consistent with the Existing Conditions analysis, the results for the study intersections are based on Synchro's HCM 6th Edition reports**.**

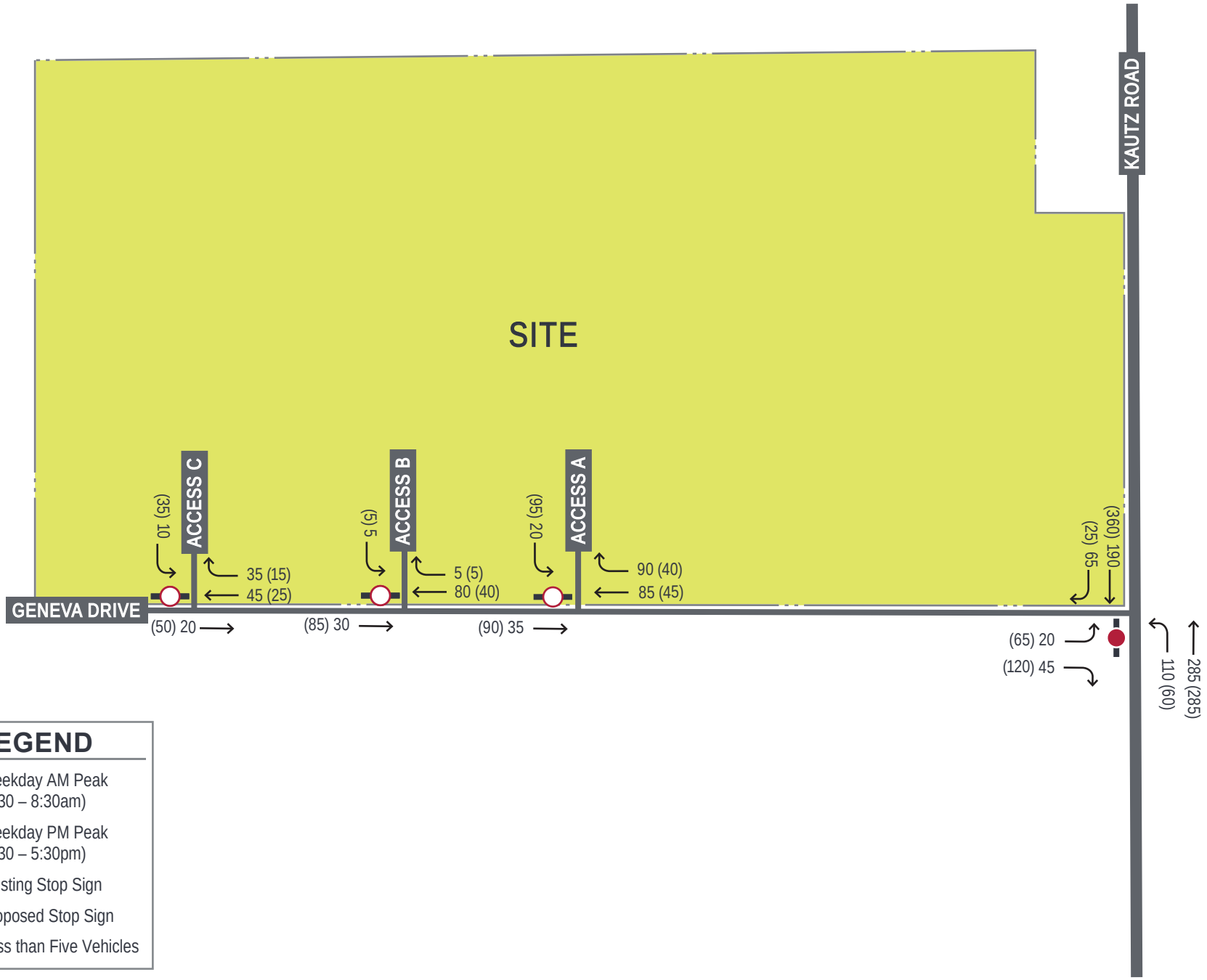
Table 4.3 Existing + Site Traffic Level of Service

Intersection	Weekday AM Peak		Weekday PM Peak	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Kautz Road / Geneva Drive △				
Eastbound	12	B	15	B
Northbound (Left)	8	A	9	A
Geneva Drive / Access A △				
Eastbound (Left)	8	A	7	A
Southbound	10-	A	10+	B
Geneva Drive / Access B △				
Eastbound (Left)	7	A	7	A
Southbound	10+	B	10+	B
Geneva Drive / Access C △				
Eastbound (Left)	7	A	7	A
Southbound	9	A	9	A

△-Minor-Leg Stop-Controlled Intersection

At the minor-leg stop-controlled intersection of Kautz Road/Geneva Drive under Existing + Site build conditions, all approaches operate at similar LOS with minor increases in delay as compared to existing conditions, with the exception of the eastbound approach with an increase in delay of 3 seconds during the PM peak hour. The 95th percentile queues are estimated to be one vehicle (approximately 25 feet) or less during both the AM and PM peak hours and continue to be accommodated by the existing capacity.

At the minor-leg stop-controlled intersections of Geneva Drive/Access A/Access B/Access C under Existing + Site conditions, all approaches are anticipated to operate at LOS B or higher during the AM and PM peak periods. The 95th percentile queues at all approaches are estimated to be less than one vehicle during the AM and PM peak hours, which are accommodated by the proposed storage.



LEGEND

xx	Weekday AM Peak (7:30 – 8:30am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Stop Sign
	Proposed Stop Sign
—	Less than Five Vehicles

Kimley»Horn

EXHIBIT 6

EXISTING + SITE TRAFFIC PROJECTIONS

5. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and Existing + Site traffic conditions, the study intersections are projected to adequately accommodate the proposed development with the implementation of minor-leg stop control including stop signs and stop bars for outbound traffic at each of the site access driveways.

No improvements were included for the existing unsignalized intersection of Kautz Road/Geneva Drive. The study intersection does not warrant the installation of a traffic signal or any additional turn-lanes based on the Existing + Site traffic conditions provided in this analysis.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject redevelopment. As the site design progresses, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.

TECHNICAL APPENDIX

Conceptual Site Plan

Traffic Count Data

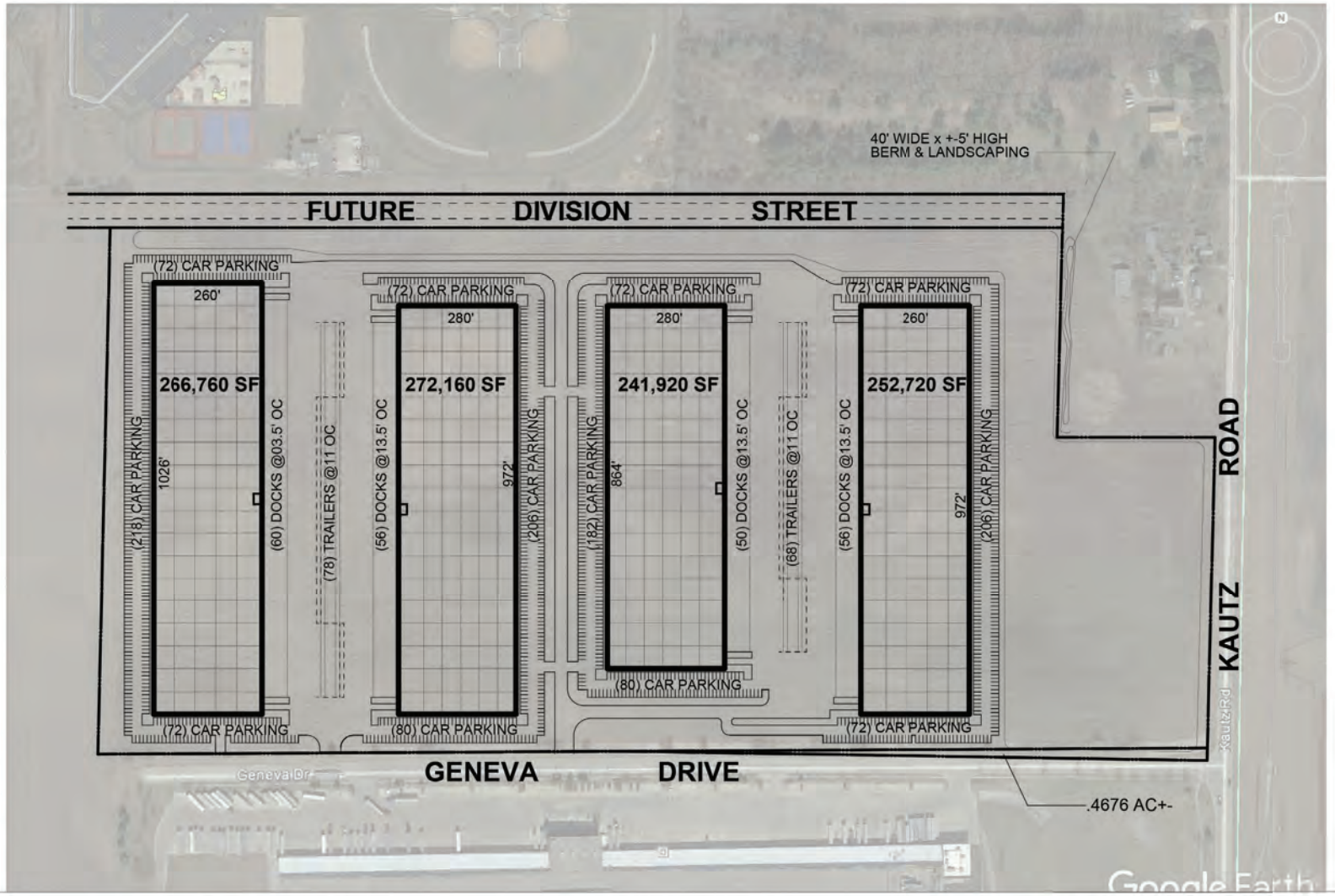
Existing (2021) Capacity Reports

Data from the ITE Manual Trip Generation, Tenth Edition

Data from the ITE Trip Generation Supplement, Third Edition

Existing + Site (2021) Build Capacity Reports

CONCEPTUAL SITE PLAN



SITE AREA (±76.20 AC.)
±3,319,627 SF
(INCLUDES 182,040 SF ROW)

TOTAL BUILDING AREA
1,033,560 SF

BASE EXHIBIT 08/24/21

BUILDING F.A.R.
32.94%
(NOT INCL. 182,040 SF ROW)

HILLWOOD
A PEROT COMPANY®

GENEVA DRIVE
OPTION A

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155

TRAFFIC COUNT DATA

Study Name 01 Kautz Road & Geneva Drive
Start Date Thursday, March 25, 2021

AM Peak Hour (7:30 - 8:30 AM)						
	Eastbound		Northbound		Southbound	
	L	R	L	T	T	R
Cars	2	5	20	281	187	14
Heavy Vehicles	1	10	8	2	5	0
Total	3	15	28	283	192	14
HV %	33%	67%	29%	1%	3%	0%

PM Peak Hour (4:30 - 5:30 PM)						
	Eastbound		Northbound		Southbound	
	L	R	L	T	T	R
Cars	15	22	8	283	357	5
Heavy Vehicles	0	12	10	2	1	0
Total	15	34	18	285	358	5
HV %	0%	35%	56%	1%	0%	0%

EXISTING (2021) CAPACITY REPORTS

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	15	30	285	190	15
Future Vol, veh/h	5	15	30	285	190	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	33	67	29	1	3	2
Mvmt Flow	5	16	32	300	200	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	572	208	216	0	-	0
Stage 1	208	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Critical Hdwy	6.73	6.87	4.39	-	-	-
Critical Hdwy Stg 1	5.73	-	-	-	-	-
Critical Hdwy Stg 2	5.73	-	-	-	-	-
Follow-up Hdwy	3.797	3.903	2.461	-	-	-
Pot Cap-1 Maneuver	433	693	1209	-	-	-
Stage 1	758	-	-	-	-	-
Stage 2	640	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	422	693	1209	-	-	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	738	-	-	-	-	-
Stage 2	640	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.1	0.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1209	-	422	693	-	-
HCM Lane V/C Ratio	0.026	-	0.012	0.023	-	-
HCM Control Delay (s)	8.1	-	13.6	10.3	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0	0.1	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	35	20	285	360	5
Future Vol, veh/h	15	35	20	285	360	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	34	56	2	2	2
Mvmt Flow	16	37	21	300	379	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	724	382	384	0	-	0
Stage 1	382	-	-	-	-	-
Stage 2	342	-	-	-	-	-
Critical Hdwy	6.42	6.54	4.66	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.606	2.704	-	-	-
Pot Cap-1 Maneuver	393	600	932	-	-	-
Stage 1	690	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	384	600	932	-	-	-
Mov Cap-2 Maneuver	384	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	719	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	0.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	932	-	384	600	-	-
HCM Lane V/C Ratio	0.023	-	0.041	0.061	-	-
HCM Control Delay (s)	9	-	14.8	11.4	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.2	-	-

DATA FROM THE ITE MANUAL TRIP GENERATION, TENTH EDITION

Land Use: 150
Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 13 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 3:00 and 4:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940

Warehousing
(150)

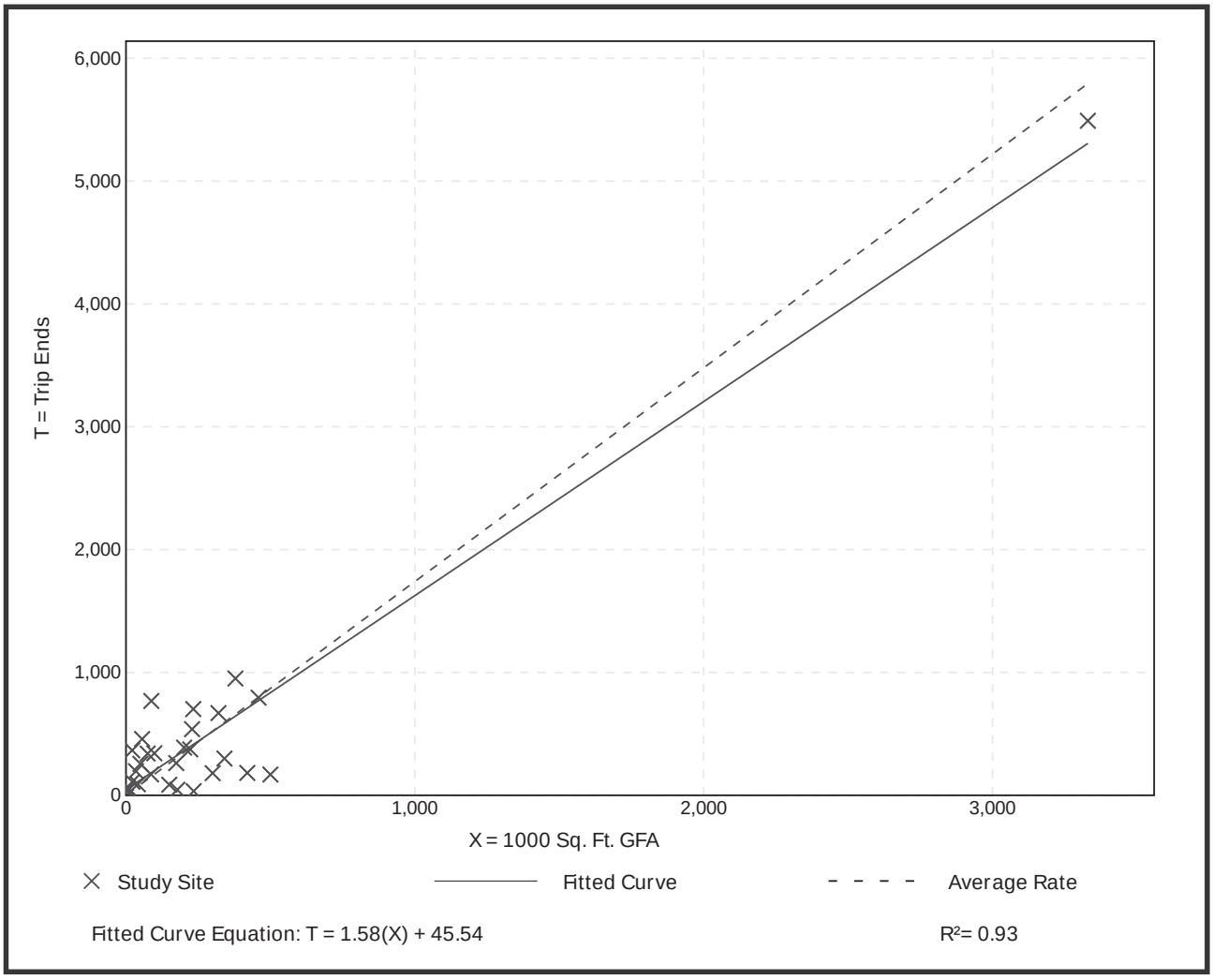
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



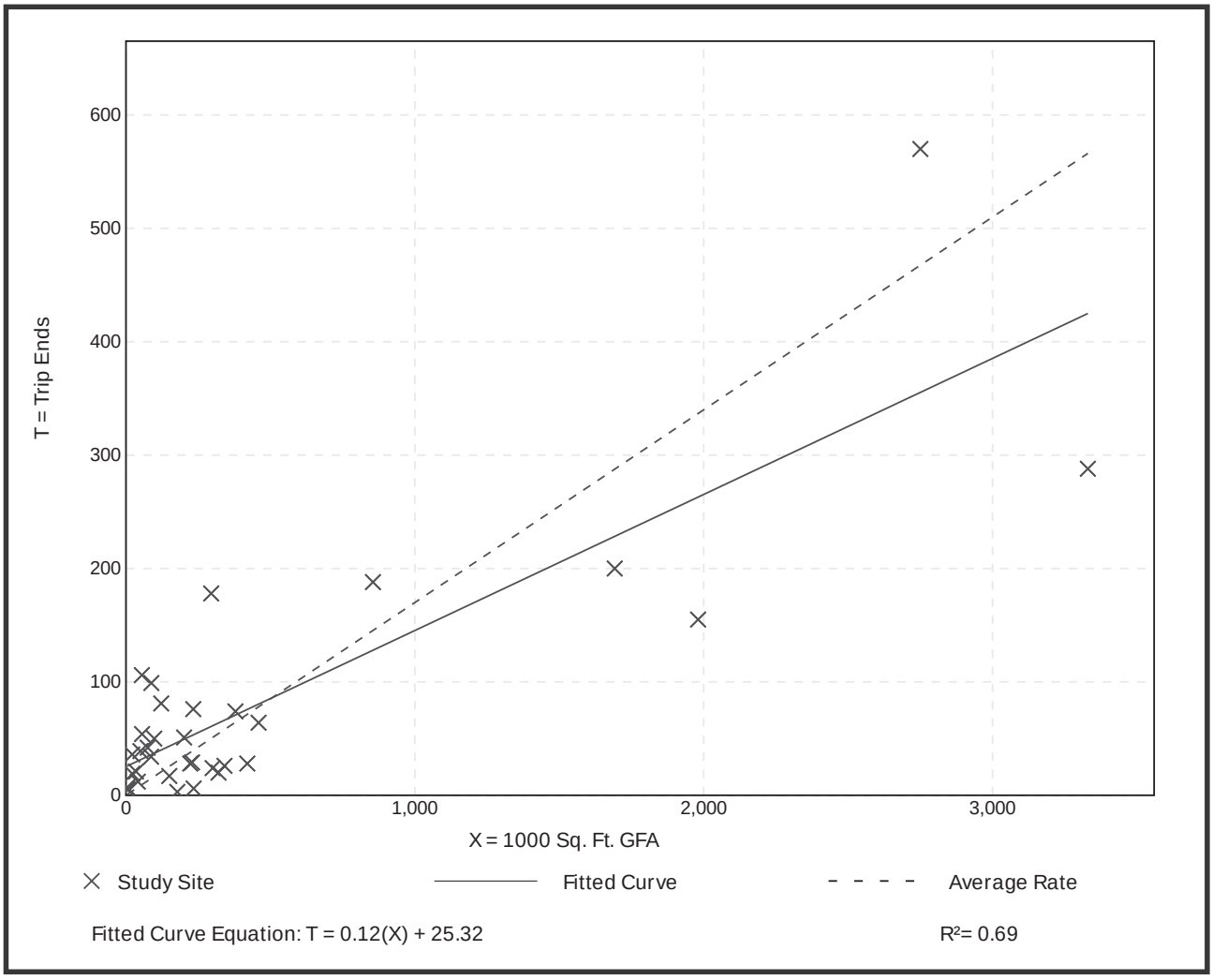
Warehousing
(150)

Vehicle Trip Ends vs:	1000 Sq. Ft. GFA
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	34
1000 Sq. Ft. GFA:	451
Directional Distribution:	77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



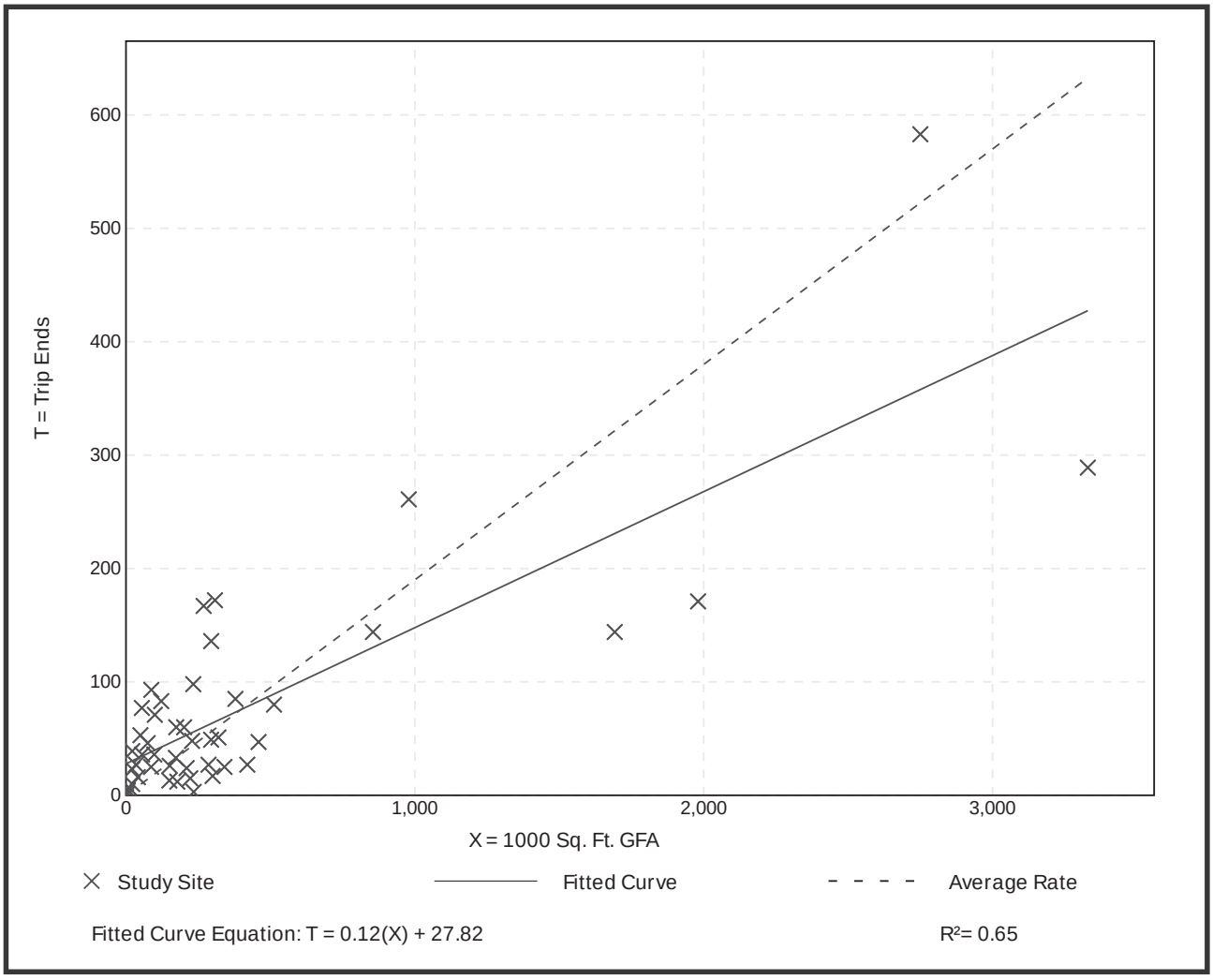
Warehousing
(150)

Vehicle Trip Ends vs:	1000 Sq. Ft. GFA
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	47
1000 Sq. Ft. GFA:	400
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

Data Plot and Equation



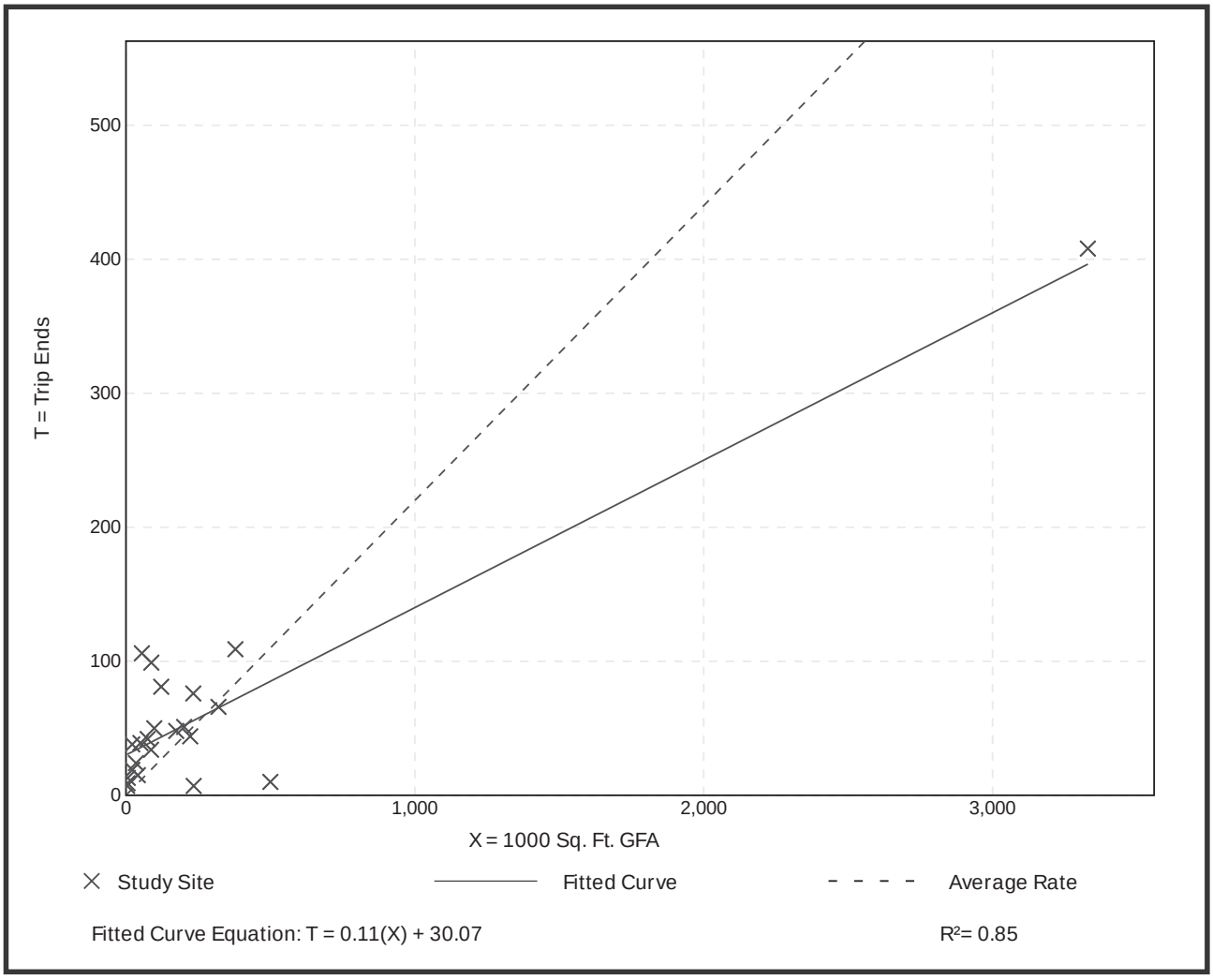
Warehousing
(150)

Vehicle Trip Ends vs:	1000 Sq. Ft. GFA
On a:	Weekday, AM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Number of Studies:	23
1000 Sq. Ft. GFA:	274
Directional Distribution:	65% entering, 35% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.22	0.02 - 2.08	0.28

Data Plot and Equation



Warehousing
(150)

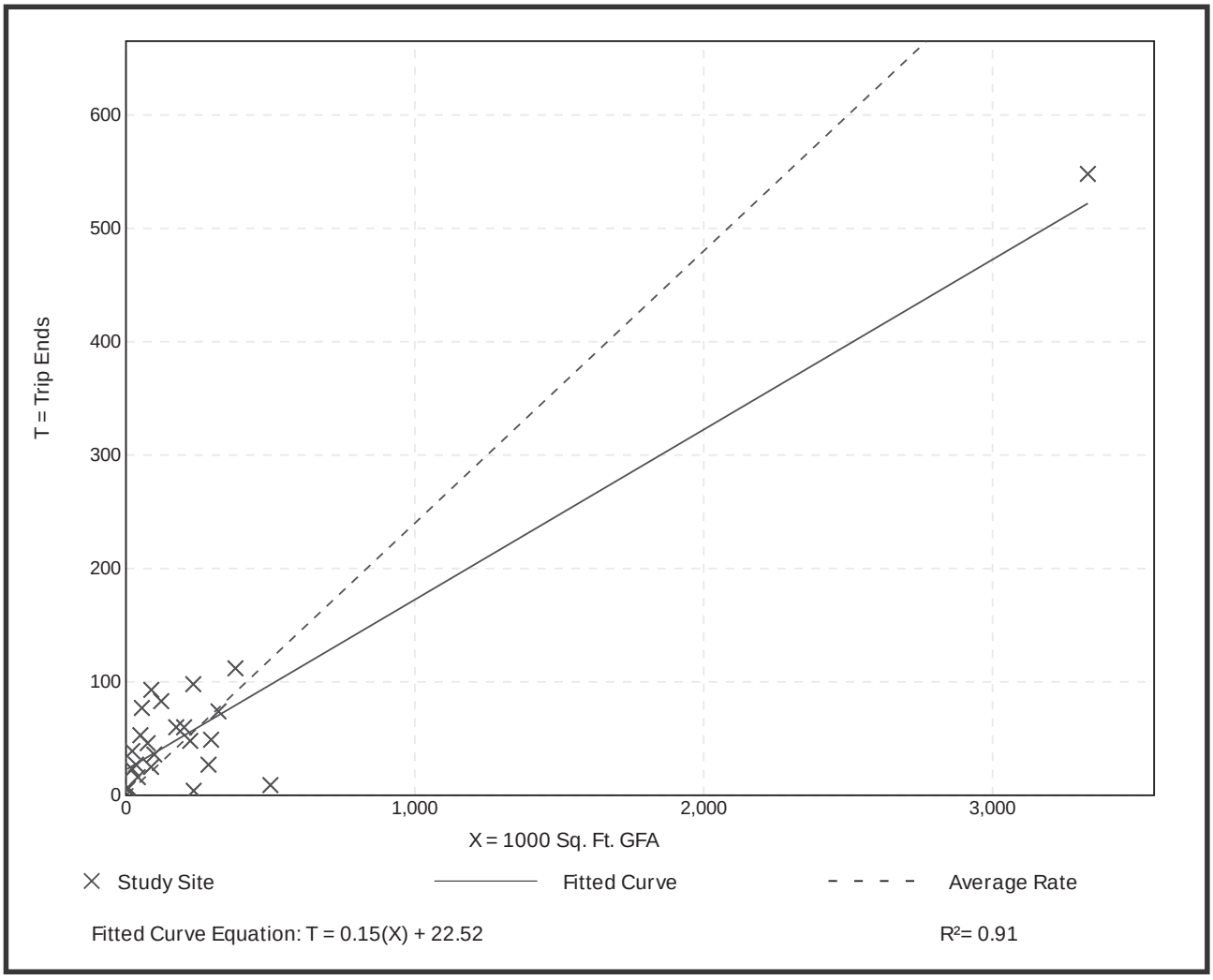
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 275
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.24	0.02 - 1.80	0.24

Data Plot and Equation



Fitted Curve Equation: T = 0.15(X) + 22.52

R^2= 0.91

Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

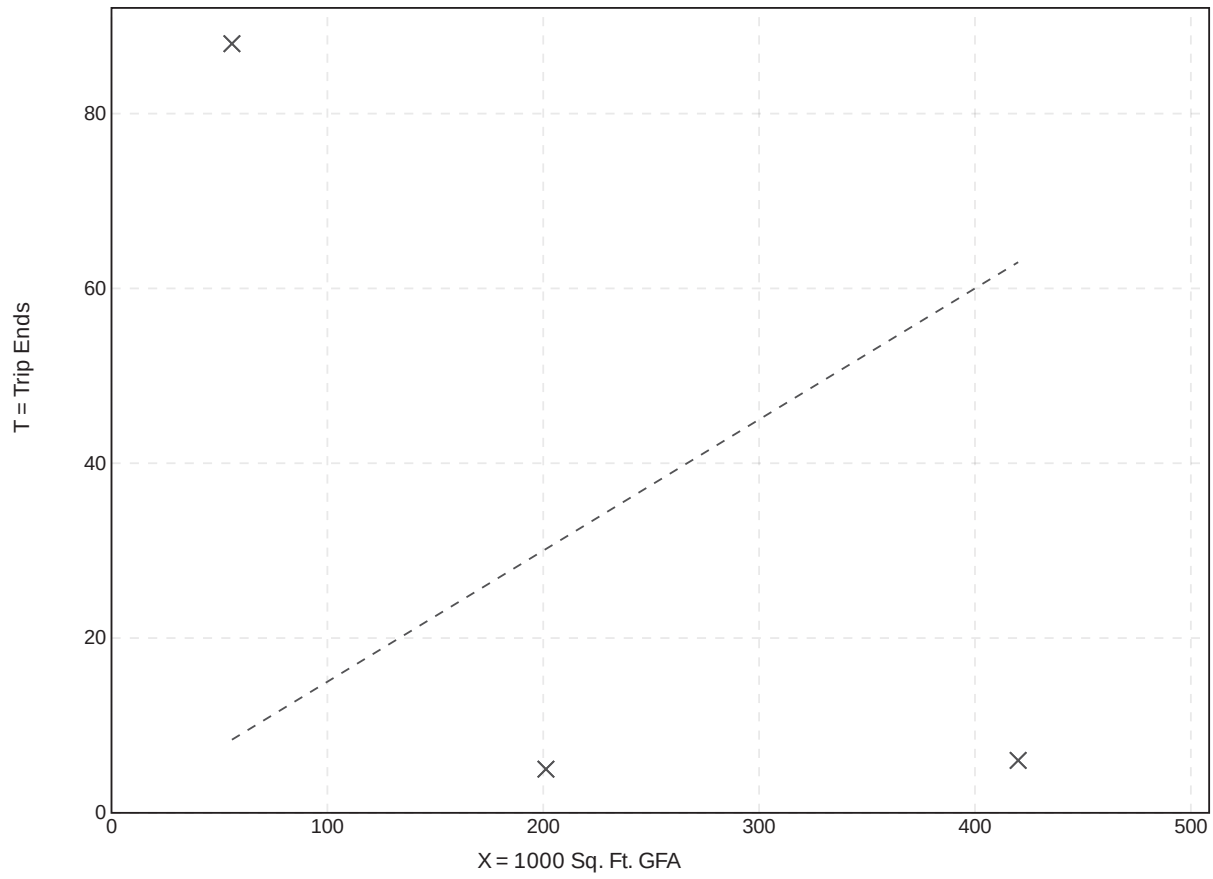
Setting/Location: General Urban/Suburban
Number of Studies: 3
1000 Sq. Ft. GFA: 226
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.58	1.12

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

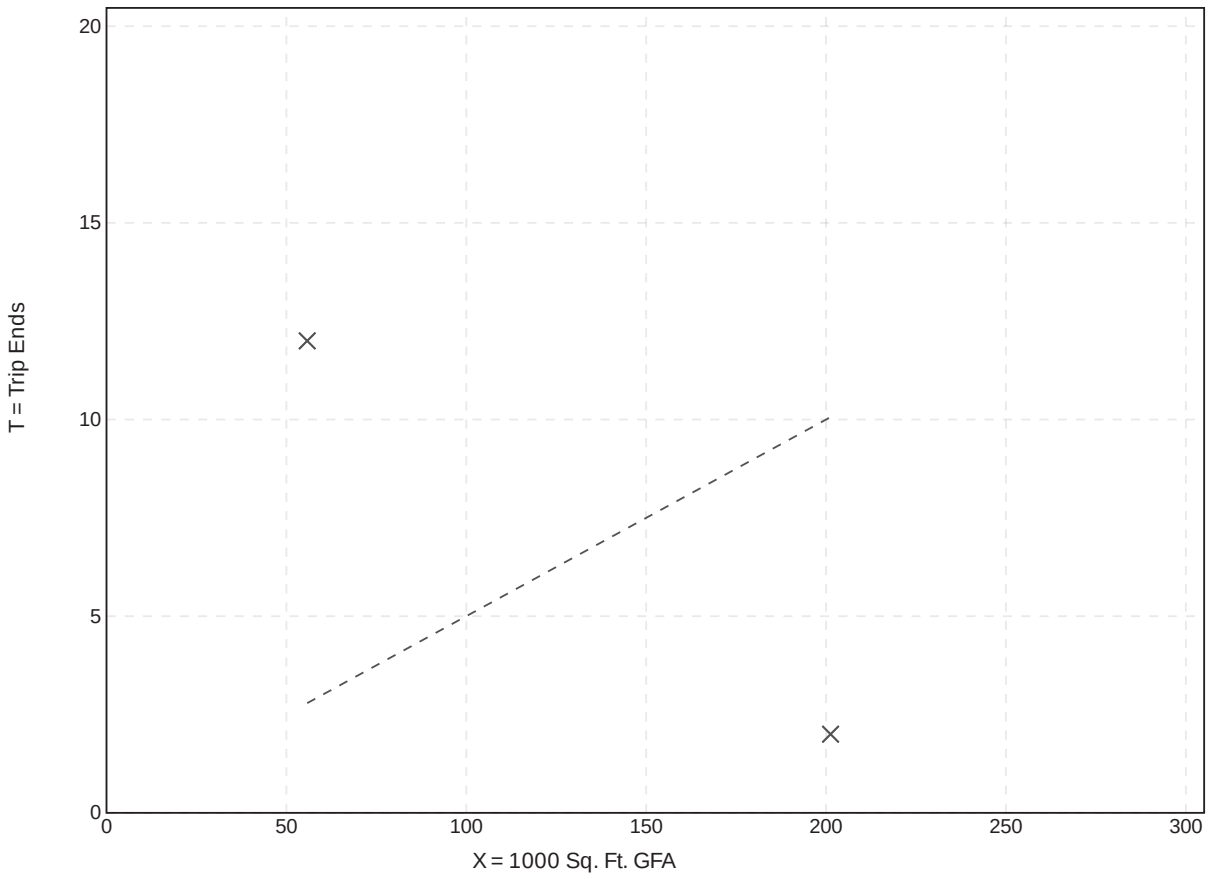
Setting/Location: General Urban/Suburban
Number of Studies: 2
1000 Sq. Ft. GFA: 129
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.01 - 0.22	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

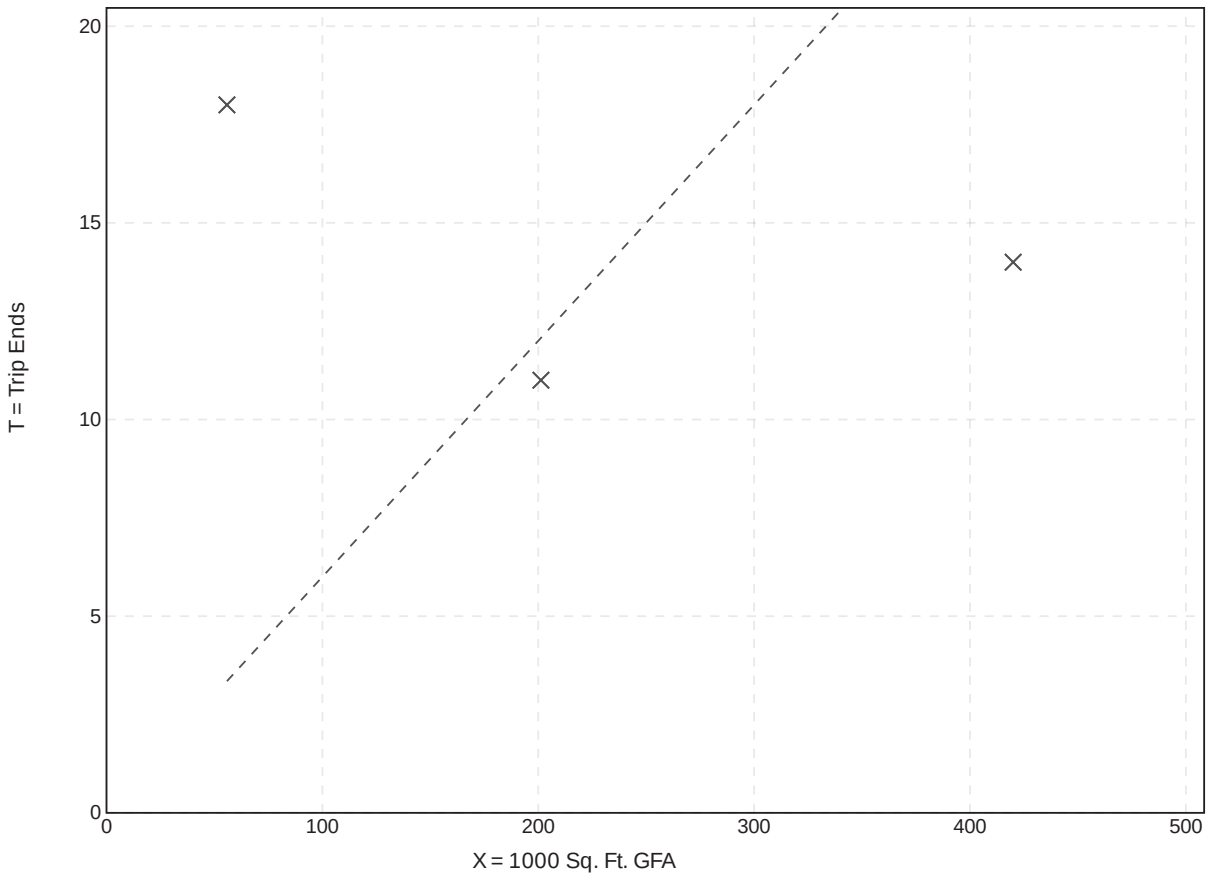
Setting/Location: General Urban/Suburban
Number of Studies: 3
1000 Sq. Ft. GFA: 226
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.03 - 0.32	0.23

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

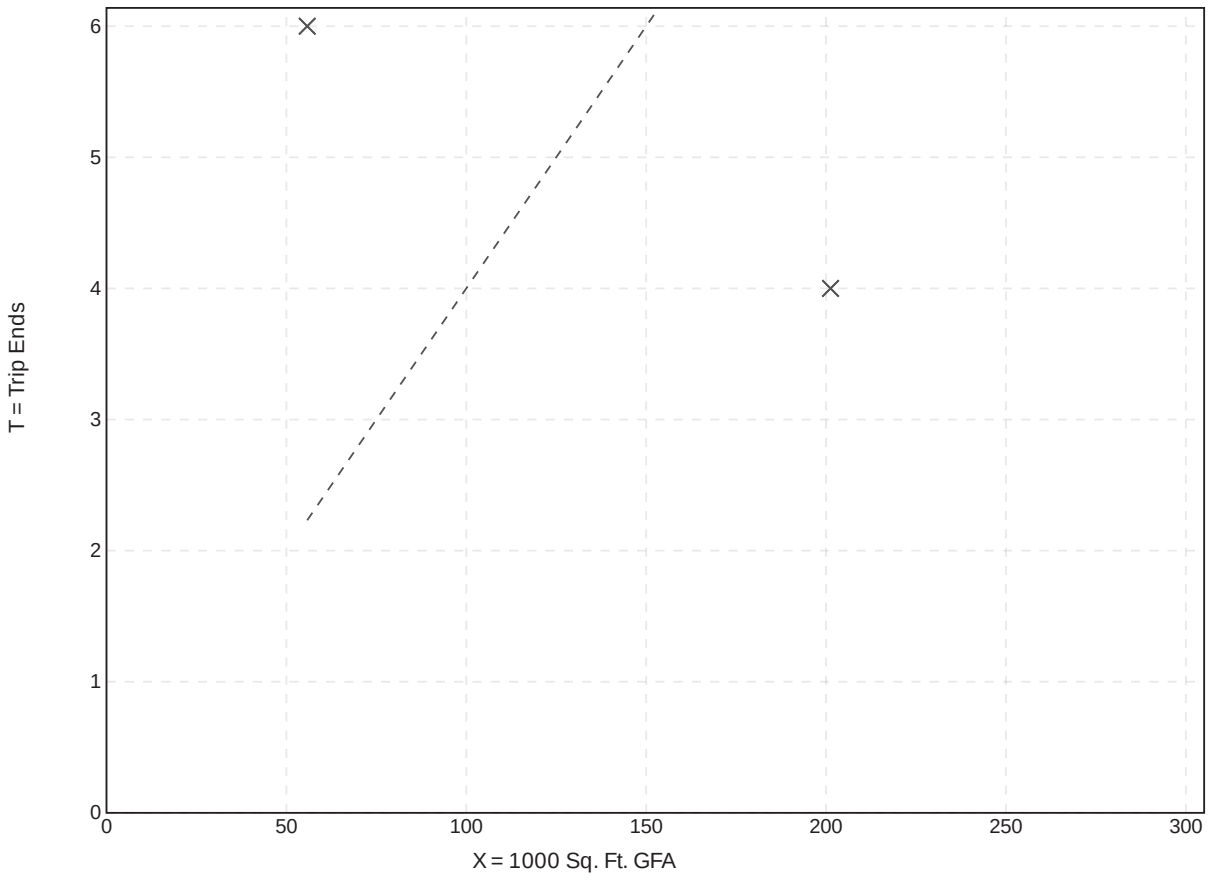
Setting/Location: General Urban/Suburban
Number of Studies: 2
1000 Sq. Ft. GFA: 129
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.04	0.02 - 0.11	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Warehousing
(150)

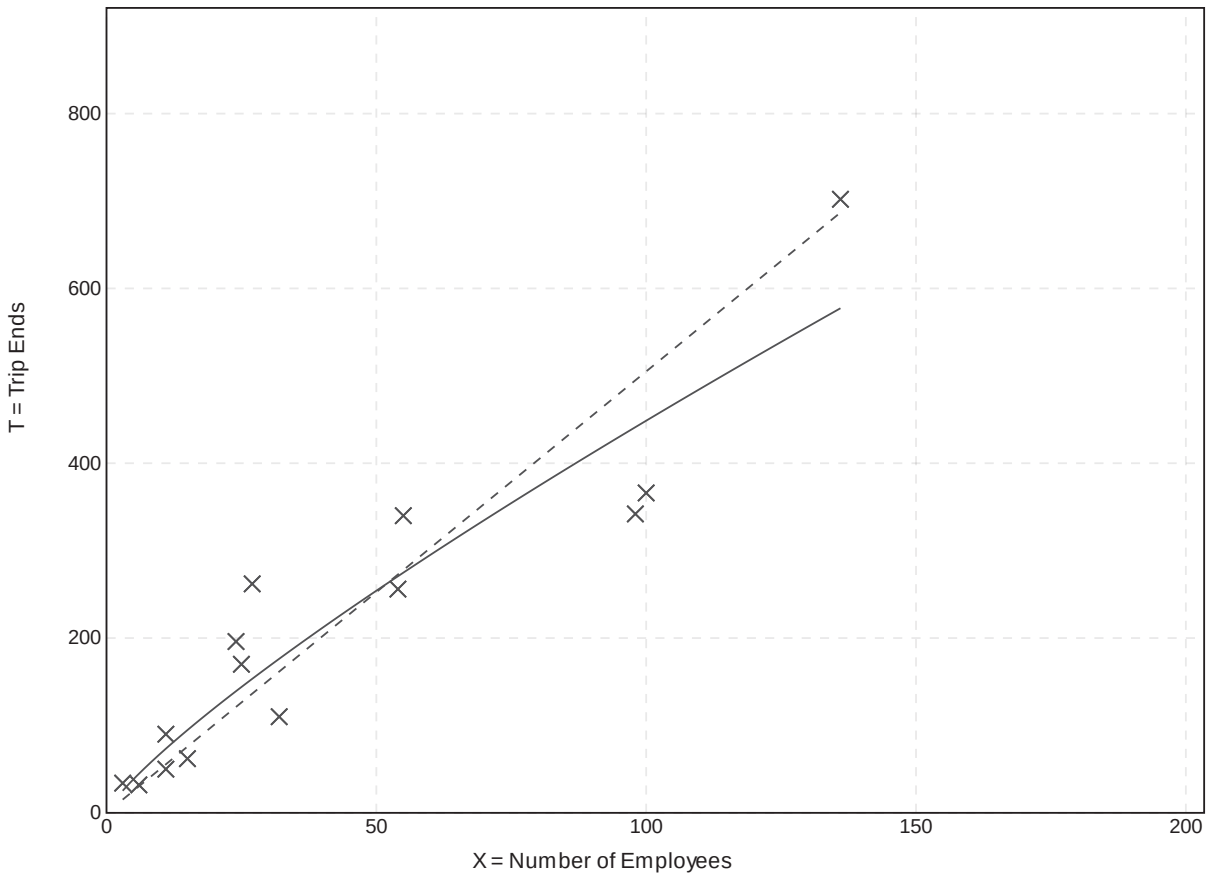
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Employees: 43
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.05	3.44 - 11.33	1.77

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.82 Ln(X) + 2.33

R^2= 0.88

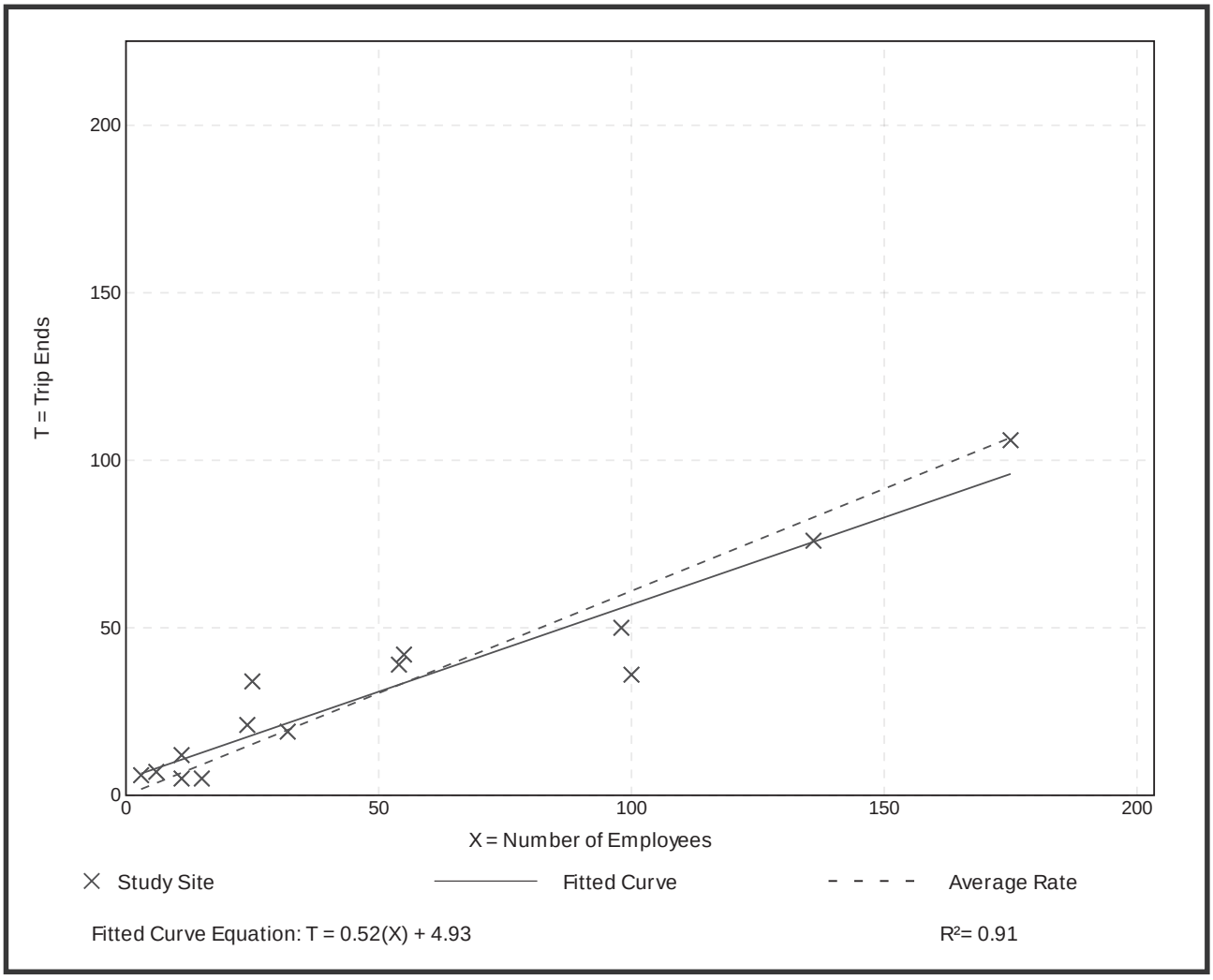
Warehousing
(150)

Vehicle Trip Ends vs:	Employees
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	14
Avg. Num. of Employees:	53
Directional Distribution:	72% entering, 28% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.61	0.33 - 2.00	0.23

Data Plot and Equation



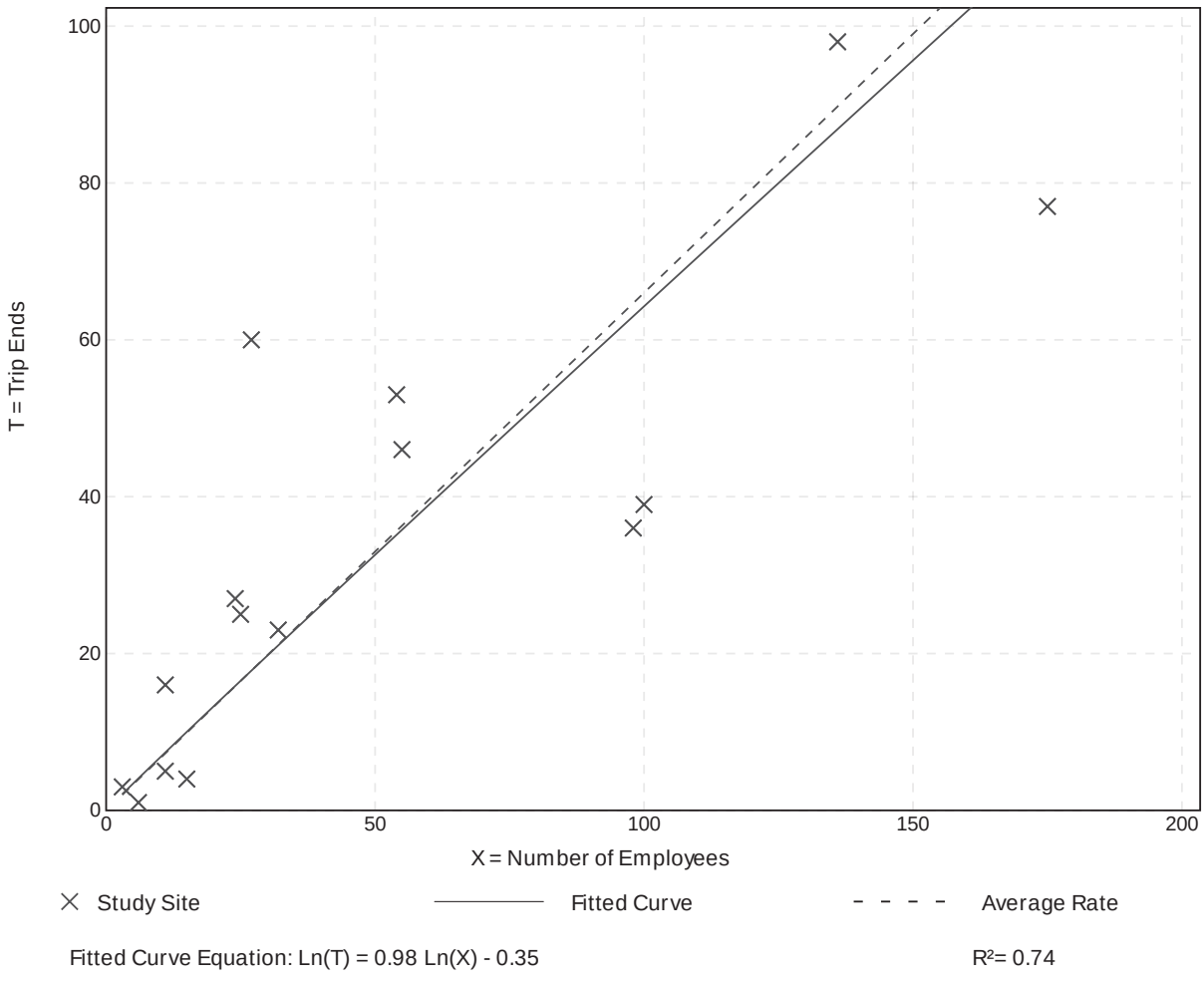
Warehousing
(150)

Vehicle Trip Ends vs:	Employees
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	15
Avg. Num. of Employees:	51
Directional Distribution:	36% entering, 65% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.66	0.17 - 2.22	0.40

Data Plot and Equation



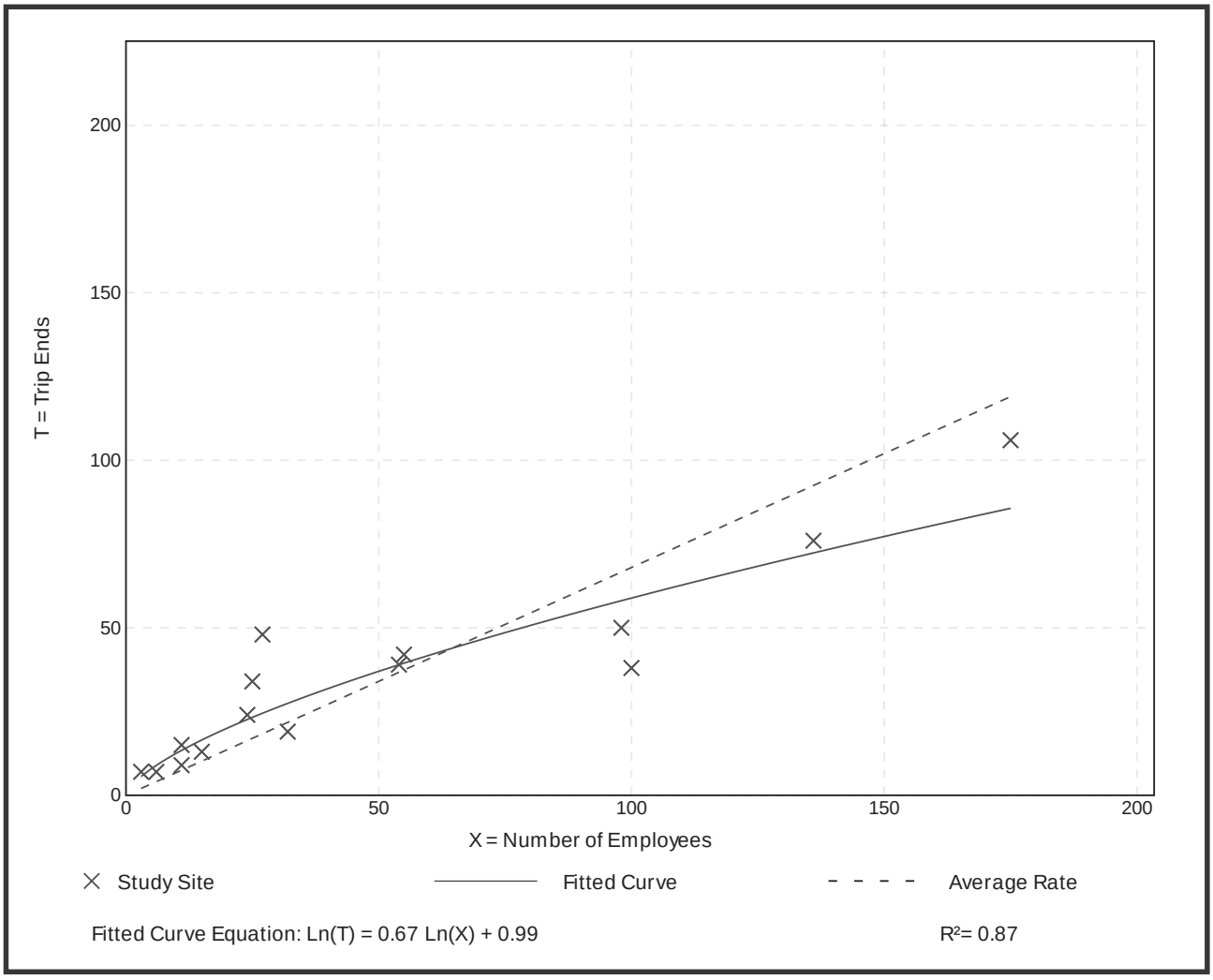
Warehousing
(150)

Vehicle Trip Ends vs:	Employees
On a:	Weekday, AM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Number of Studies:	15
Avg. Num. of Employees:	51
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.68	0.38 - 2.33	0.33

Data Plot and Equation



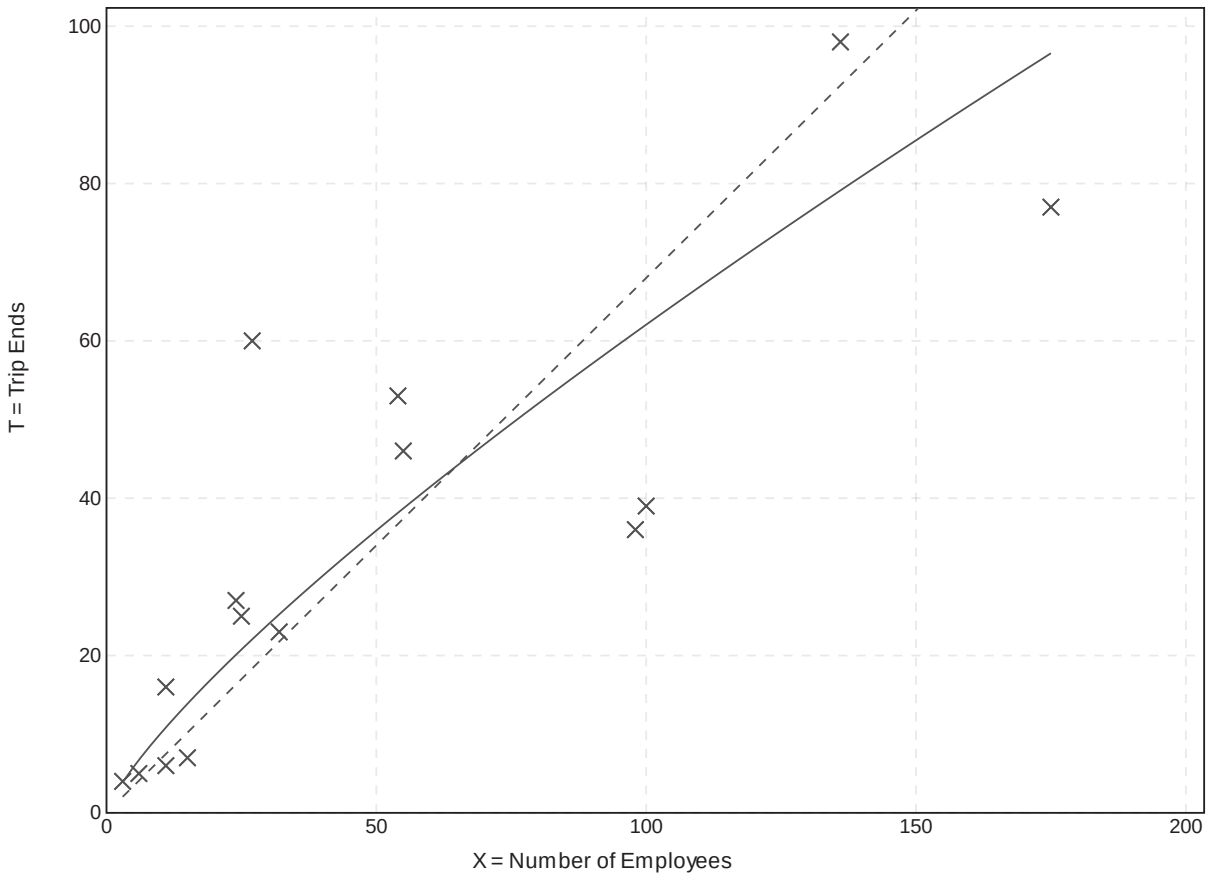
Warehousing
(150)

Vehicle Trip Ends vs:	Employees
On a:	Weekday, PM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Number of Studies:	15
Avg. Num. of Employees:	51
Directional Distribution:	28% entering, 72% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.68	0.37 - 2.22	0.40

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.79 Ln(X) + 0.49

R^2= 0.80

DATA FROM THE ITE TRIP GENERATION SUPPLEMENT, THIRD EDITION

10 Truck Trip Generation Data Plots

The table below lists the 50 land uses for which truck trip generation data are available. Data plots are presented on the following pages for a single independent variable across all available time periods and settings. Data plots for additional independent variables are available in the ITETripGen web app for some land uses.

A land use denoted in the table with a "*" symbol indicates that trip generation data plots are available only in the ITETripGen web app. They are not reproduced in the hard-copy or electronic versions of the ITE *Trip Generation Manual*, 10th Edition Supplement.

The truck trip generation data plots and statistics for the AM and PM Peak Hour of Generator refer to the peak hour for total vehicle trips generated by the site. This time period may or may not coincide with the peak hour of truck trips generated by the site. Refer to Appendix D for truck trip time of day distributions by land use.

CODE	LAND USE
Industrial (Land Uses 100–199)	
110	General Light Industrial
130	Industrial Park
140	Manufacturing
150	Warehousing
151	Mini-Warehouse
154	High-Cube Transload and Short-Term Storage Warehouse
155	High-Cube Fulfillment Center Warehouse
156	High-Cube Parcel Hub Warehouse
157	High-Cube Cold Storage Warehouse
170	Utility
180	Specialty Trade Contractor

CODE	LAND USE
Residential (Land Uses 200–299)	
254	Assisted Living
Lodging (Land Uses 300–399)	
312	Business Hotel
320	Motel
Institutional (Land Uses 500–599)	
565	Day Care Center
580	Museum
Medical (Land Uses 600–699)	
610	Hospital
620	Nursing Home
630	Clinic
640	Animal Hospital/Veterinary Clinic

CODE	LAND USE
Office (Land Uses 700–799)	
710	General Office Building
712	Small Office Building
720	Medical-Dental Office Building
730	Government Office Building
Retail (Land Uses 800–899)	
812	Building Materials and Lumber Store
813	Free-Standing Discount Superstore
814	Variety Store
816	Hardware/Paint Store
820	Shopping Center
840	Automobile Sales (New)
841	Automobile Sales (Used)
842	Recreational Vehicle Sales
843	Automobile Parts Sales
848	Tire Store
850	Supermarket
853	Convenience Market with Gasoline Pumps
862	Home Improvement Superstore
881	Pharmacy/Drugstore with Drive-Through Window
890	Furniture Store

CODE	LAND USE
Services (Land Uses 900–999)	
912	Drive-in Bank
931	Quality Restaurant*
932	High-Turnover (Sit-Down) Restaurant
933	Fast-Food Restaurant without Drive-Through Window
934	Fast-Food Restaurant with Drive-Through Window
935	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating
941	Quick Lubrication Vehicle Shop
943	Automobile Parts and Service Center
945	Gasoline/Service Station with Convenience Market
950	Truck Stop
960	Super Convenience Market/Gas Station

Warehousing
(150)

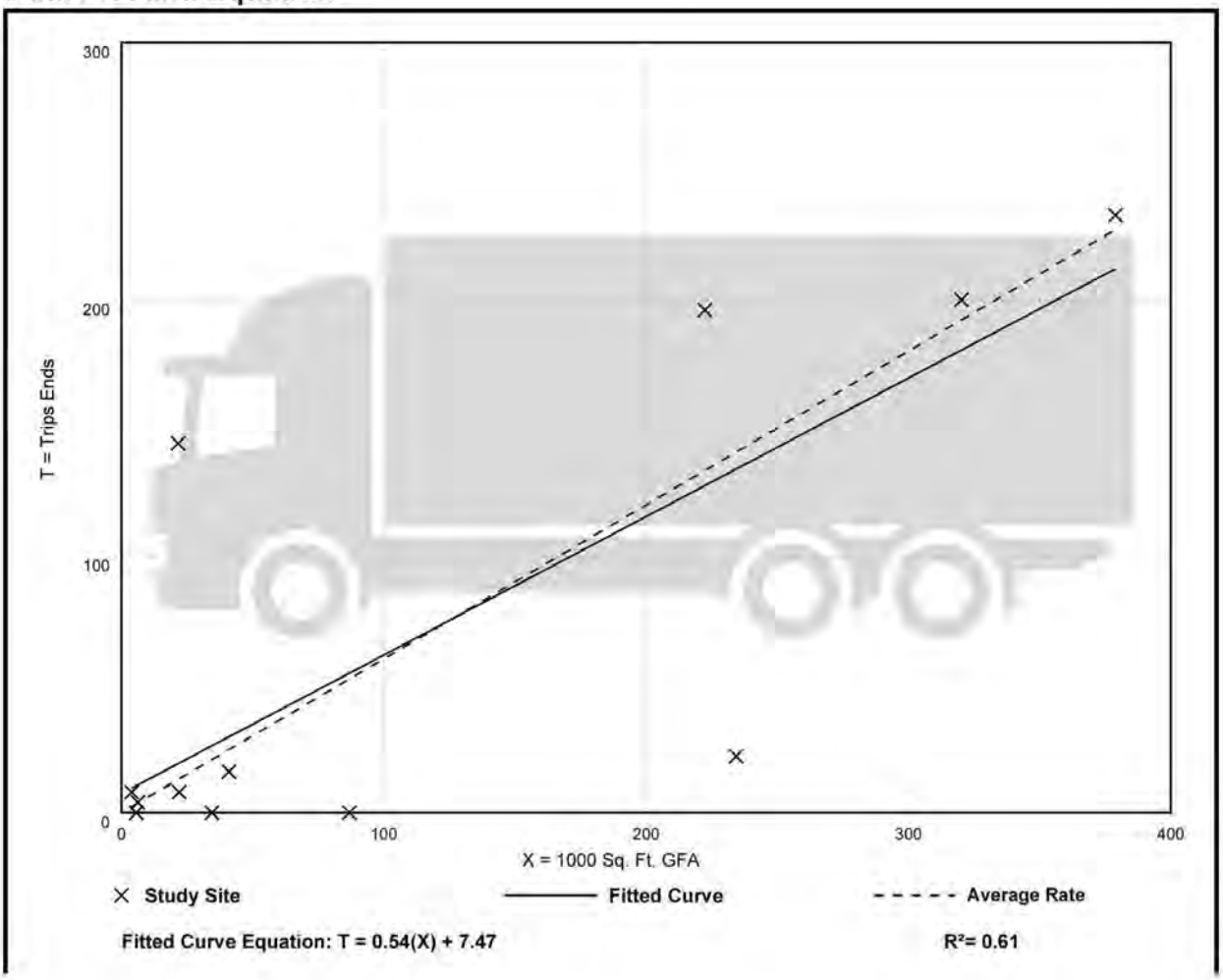
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 115
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.60	0.00 - 6.66	0.86

Data Plot and Equation



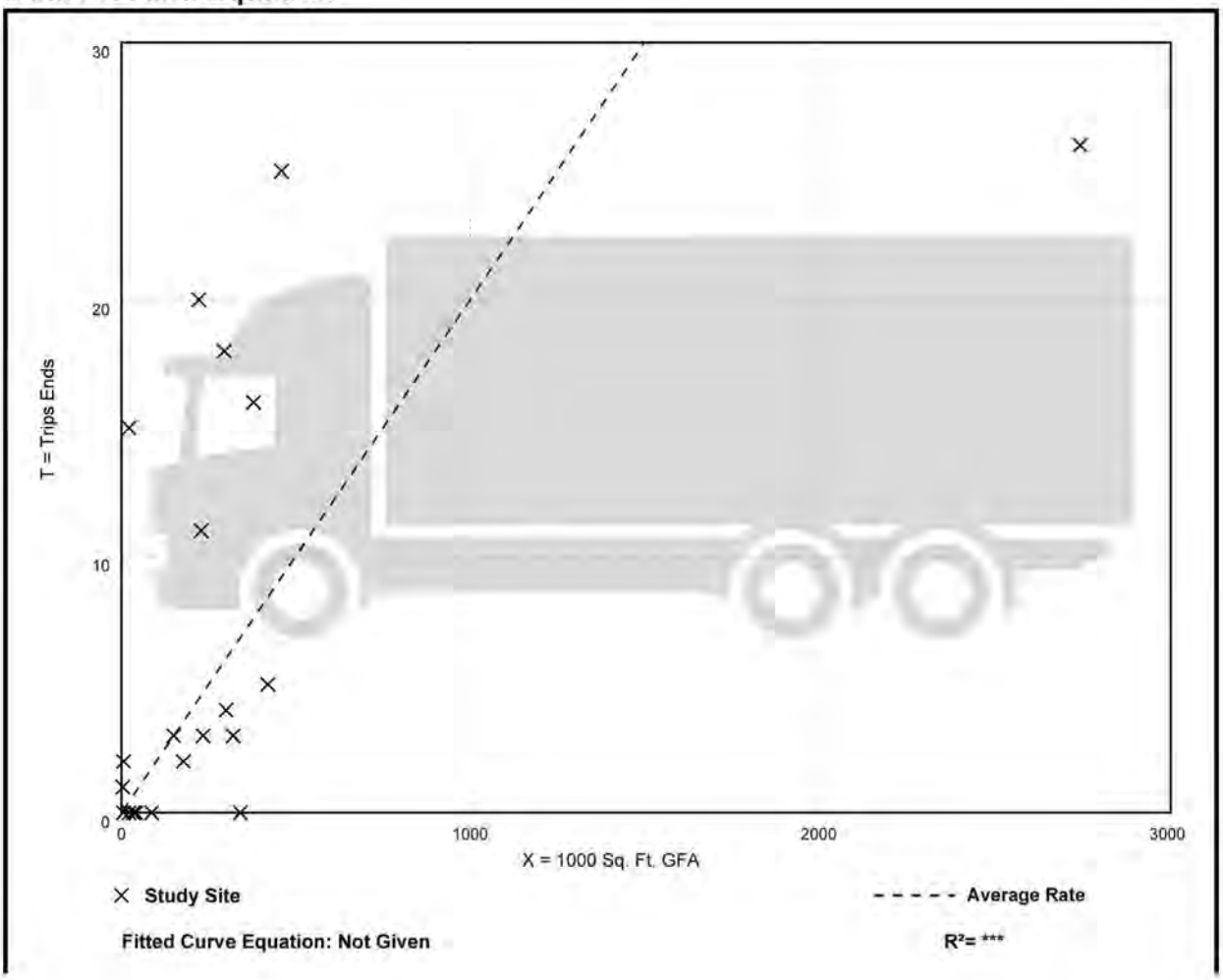
Warehousing
(150)

Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 309
Directional Distribution: 52% entering, 48% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.02	0.00 - 0.69	0.05

Data Plot and Equation



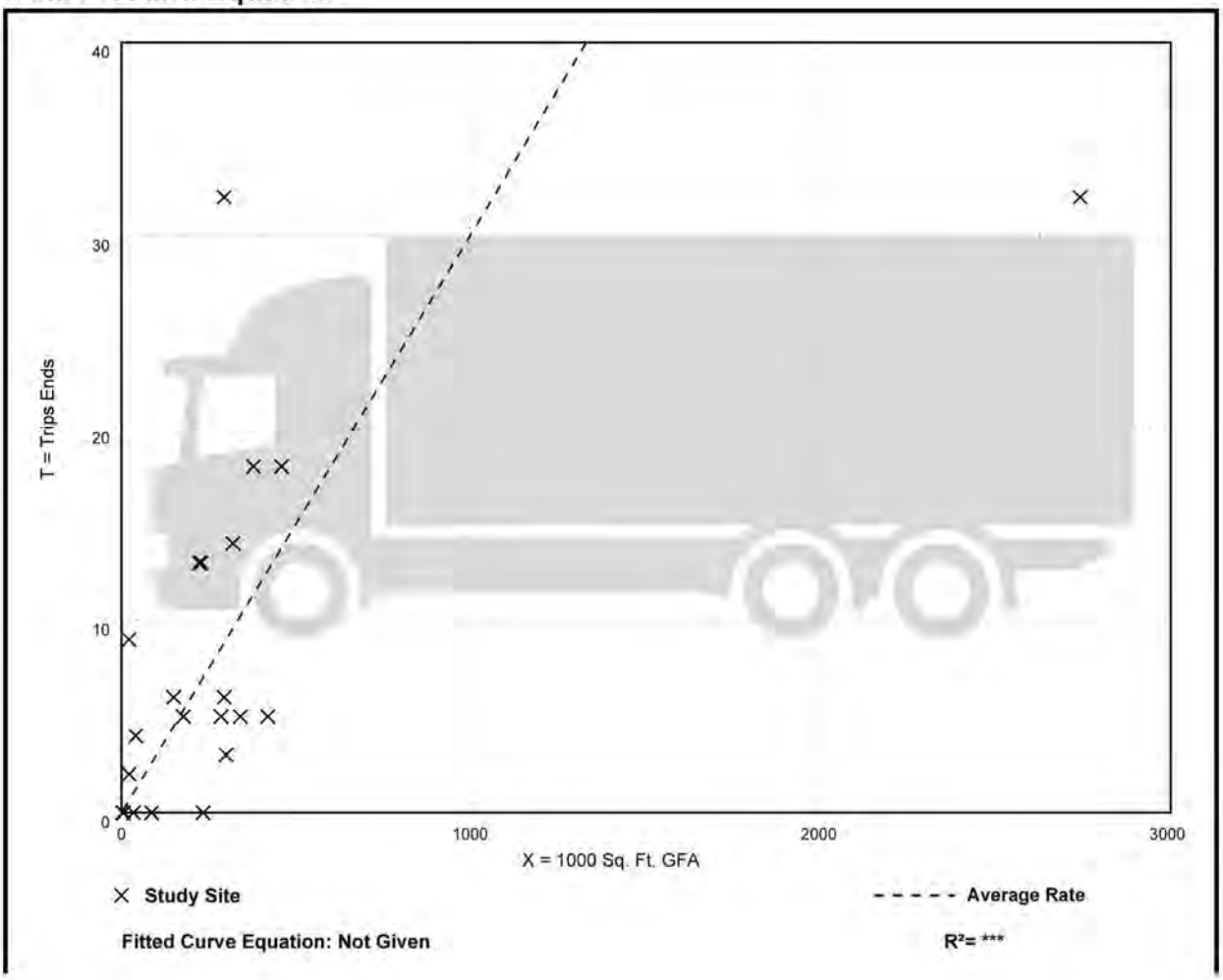
Warehousing
(150)

Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. 1000 Sq. Ft. GFA: 308
Directional Distribution: 52% entering, 48% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 0.42	0.03

Data Plot and Equation



Warehousing
(150)

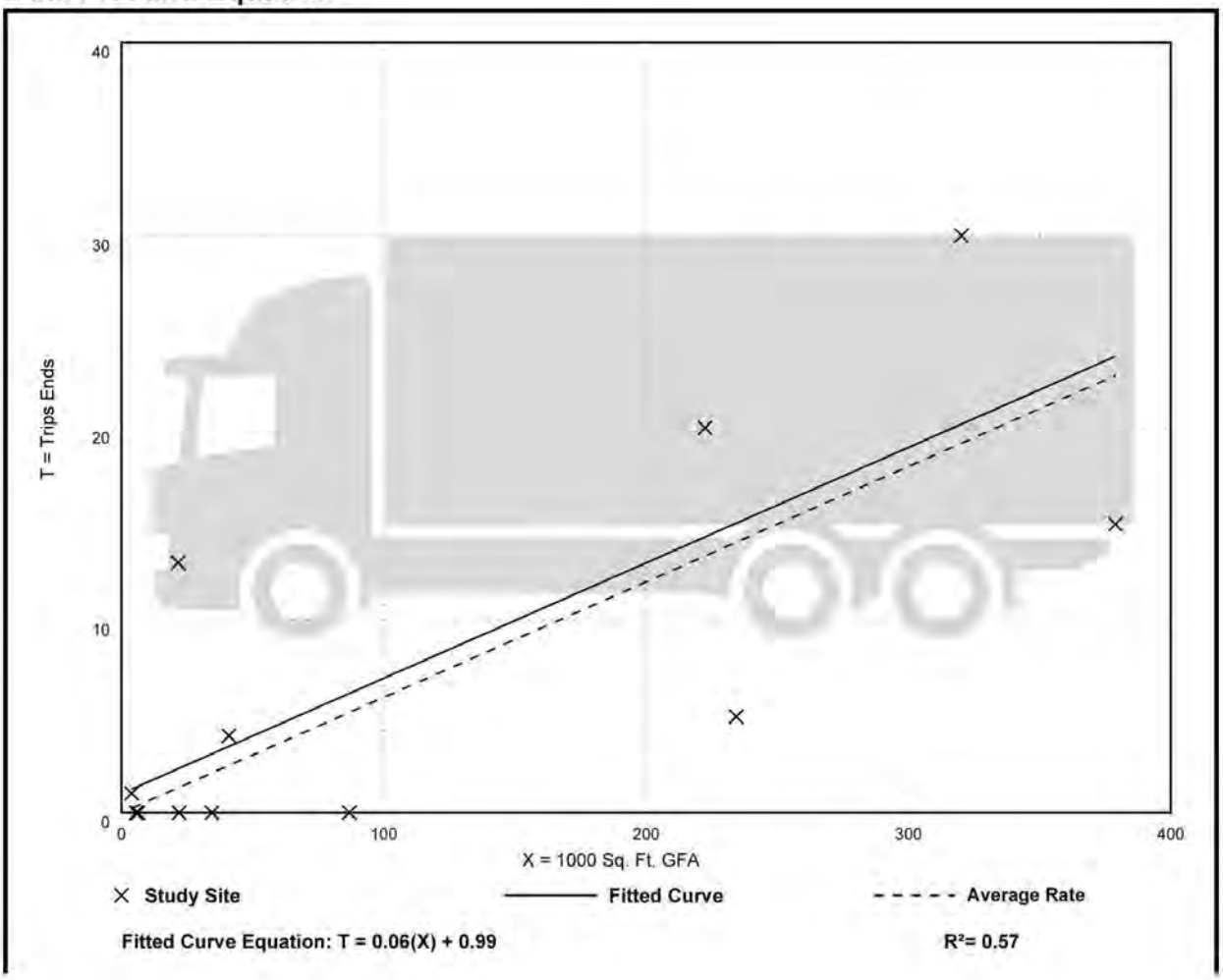
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 115
Directional Distribution: 35% entering, 65% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.00 - 0.60	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.06(X) + 0.99

R^2= 0.57

Warehousing
(150)

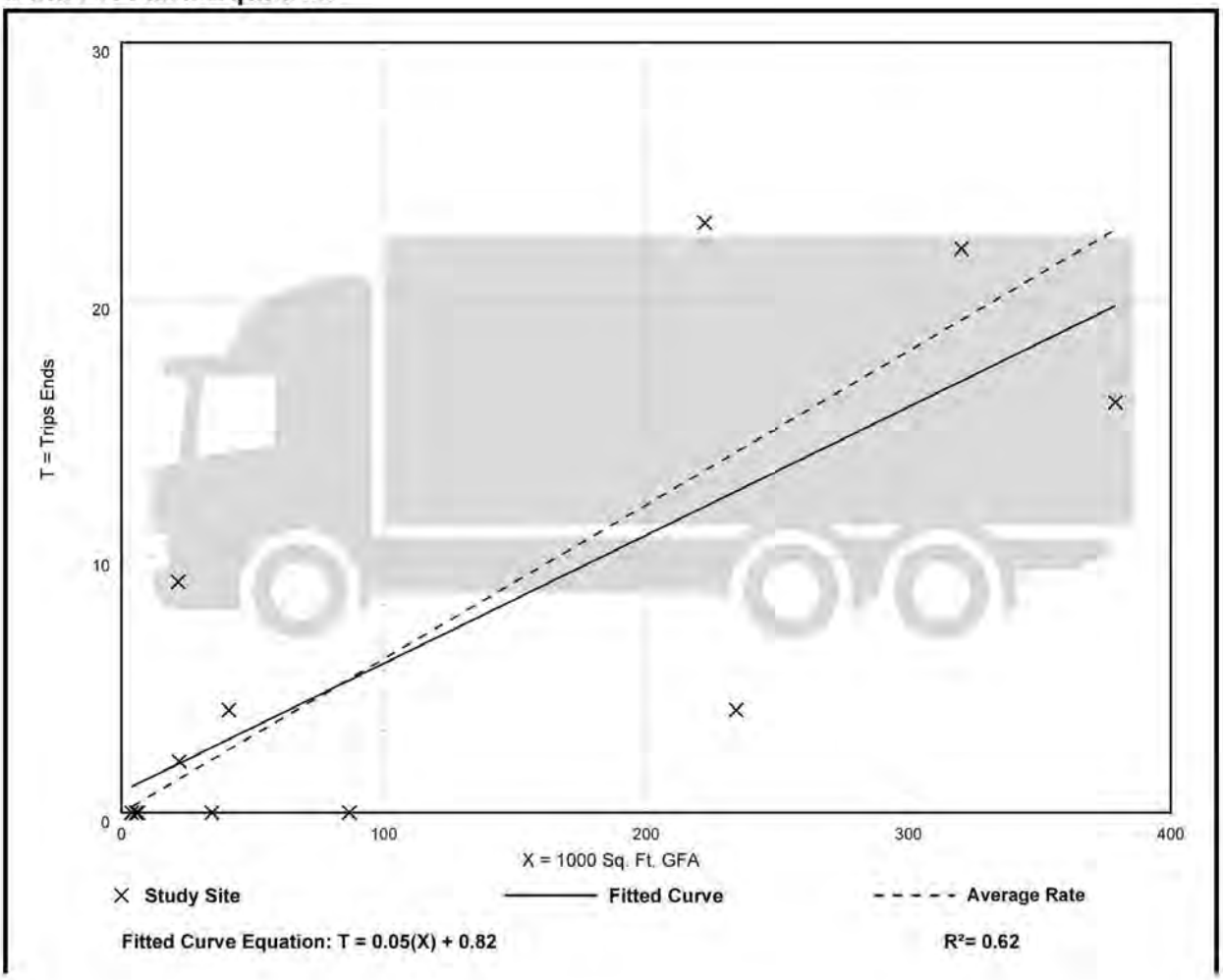
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 115
Directional Distribution: 53% entering, 47% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.00 - 0.42	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.05(X) + 0.82

R^2= 0.62

EXISTING + SITE (2021) BUILD CAPACITY REPORTS

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	20	45	110	285	190	65
Future Vol, veh/h	20	45	110	285	190	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	170	0	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	44	16	2	2	2
Mvmt Flow	21	47	116	300	200	68

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	766	234	268	0	-	0
Stage 1	234	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Critical Hdwy	6.45	6.64	4.26	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.696	2.344	-	-	-
Pot Cap-1 Maneuver	367	712	1219	-	-	-
Stage 1	798	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	332	712	1219	-	-	-
Mov Cap-2 Maneuver	332	-	-	-	-	-
Stage 1	722	-	-	-	-	-
Stage 2	583	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.3	2.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1219	-	332	712	-	-
HCM Lane V/C Ratio	0.095	-	0.063	0.067	-	-
HCM Control Delay (s)	8.3	-	16.6	10.4	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	35	85	90	30	0
Future Vol, veh/h	1	35	85	90	30	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	46	15	6	17	2
Mvmt Flow	1	37	89	95	32	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	184	0	-	0	176	137
Stage 1	-	-	-	-	137	-
Stage 2	-	-	-	-	39	-
Critical Hdwy	4.12	-	-	-	6.57	6.22
Critical Hdwy Stg 1	-	-	-	-	5.57	-
Critical Hdwy Stg 2	-	-	-	-	5.57	-
Follow-up Hdwy	2.218	-	-	-	3.653	3.318
Pot Cap-1 Maneuver	1391	-	-	-	780	911
Stage 1	-	-	-	-	854	-
Stage 2	-	-	-	-	946	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1391	-	-	-	779	911
Mov Cap-2 Maneuver	-	-	-	-	779	-
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	946	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1391	-	-	-	779
HCM Lane V/C Ratio	0.001	-	-	-	0.041
HCM Control Delay (s)	7.6	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	30	80	5	5	0
Future Vol, veh/h	1	30	80	5	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	10	100	100	2
Mvmt Flow	1	32	84	5	5	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	89	0	-	0	121	87
Stage 1	-	-	-	-	87	-
Stage 2	-	-	-	-	34	-
Critical Hdwy	4.12	-	-	-	7.4	6.22
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	2.218	-	-	-	4.4	3.318
Pot Cap-1 Maneuver	1506	-	-	-	686	971
Stage 1	-	-	-	-	739	-
Stage 2	-	-	-	-	786	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1506	-	-	-	685	971
Mov Cap-2 Maneuver	-	-	-	-	685	-
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	786	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1506	-	-	-	685
HCM Lane V/C Ratio	0.001	-	-	-	0.008
HCM Control Delay (s)	7.4	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	20	45	35	10	0
Future Vol, veh/h	1	20	45	35	10	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	18	2	2	2
Mvmt Flow	1	21	47	37	11	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	84	0	-	0	89	66
Stage 1	-	-	-	-	66	-
Stage 2	-	-	-	-	23	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1513	-	-	-	912	998
Stage 1	-	-	-	-	957	-
Stage 2	-	-	-	-	1000	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1513	-	-	-	911	998
Mov Cap-2 Maneuver	-	-	-	-	911	-
Stage 1	-	-	-	-	956	-
Stage 2	-	-	-	-	1000	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1513	-	-	-	911
HCM Lane V/C Ratio	0.001	-	-	-	0.012
HCM Control Delay (s)	7.4	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	65	120	60	285	360	25
Future Vol, veh/h	65	120	60	285	360	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	170	0	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	44	42	2	2	2
Mvmt Flow	68	126	63	300	379	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	818	392	405	0	-	0
Stage 1	392	-	-	-	-	-
Stage 2	426	-	-	-	-	-
Critical Hdwy	6.45	6.64	4.52	-	-	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.696	2.578	-	-	-
Pot Cap-1 Maneuver	342	574	967	-	-	-
Stage 1	676	-	-	-	-	-
Stage 2	652	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	320	574	967	-	-	-
Mov Cap-2 Maneuver	320	-	-	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	652	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.2	1.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	967	-	320	574	-	-
HCM Lane V/C Ratio	0.065	-	0.214	0.22	-	-
HCM Control Delay (s)	9	-	19.3	13	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.8	0.8	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	90	45	40	95	0
Future Vol, veh/h	1	90	45	40	95	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	19	33	25	11	2
Mvmt Flow	1	95	47	42	100	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	89	0	-	0	165	68
Stage 1	-	-	-	-	68	-
Stage 2	-	-	-	-	97	-
Critical Hdwy	4.12	-	-	-	6.51	6.22
Critical Hdwy Stg 1	-	-	-	-	5.51	-
Critical Hdwy Stg 2	-	-	-	-	5.51	-
Follow-up Hdwy	2.218	-	-	-	3.599	3.318
Pot Cap-1 Maneuver	1506	-	-	-	805	995
Stage 1	-	-	-	-	932	-
Stage 2	-	-	-	-	905	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1506	-	-	-	804	995
Mov Cap-2 Maneuver	-	-	-	-	804	-
Stage 1	-	-	-	-	931	-
Stage 2	-	-	-	-	905	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1506	-	-	-	804
HCM Lane V/C Ratio	0.001	-	-	-	0.124
HCM Control Delay (s)	7.4	0	-	-	10.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	85	40	5	5	0
Future Vol, veh/h	1	85	40	5	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	25	100	100	2
Mvmt Flow	1	89	42	5	5	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	47	0	-	0	136	45
Stage 1	-	-	-	-	45	-
Stage 2	-	-	-	-	91	-
Critical Hdwy	4.12	-	-	-	7.4	6.22
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	2.218	-	-	-	4.4	3.318
Pot Cap-1 Maneuver	1560	-	-	-	671	1025
Stage 1	-	-	-	-	776	-
Stage 2	-	-	-	-	735	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1560	-	-	-	670	1025
Mov Cap-2 Maneuver	-	-	-	-	670	-
Stage 1	-	-	-	-	775	-
Stage 2	-	-	-	-	735	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1560	-	-	-	670
HCM Lane V/C Ratio	0.001	-	-	-	0.008
HCM Control Delay (s)	7.3	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	50	25	15	35	0
Future Vol, veh/h	1	50	25	15	35	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	40	2	2	2
Mvmt Flow	1	53	26	16	37	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	42	0	-	0	89	34
Stage 1	-	-	-	-	34	-
Stage 2	-	-	-	-	55	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1567	-	-	-	912	1039
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	968	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1567	-	-	-	911	1039
Mov Cap-2 Maneuver	-	-	-	-	911	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	968	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1567	-	-	-	911
HCM Lane V/C Ratio	0.001	-	-	-	0.04
HCM Control Delay (s)	7.3	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1







Kimley»Horn
4201 Winfield Road | Suite 600 | Warrenville, IL 60555
630-487-5550

DRAINAGE REPORT – FOX VALLEY COMMERCE CENTER PHASE 1

Northwest Corner of Kautz Road and Geneva Drive

City of Geneva, Kane County, IL

Prepared by:
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Contact: Ryan N Martin, PE

Original Date: May 5th, 2022
Revised: July 29th, 2022



Exp: 11/30/2023

Kimley»Horn

TABLE OF CONTENTS

Form 1 – City of Geneva Stormwater Management Flowchart
Form 2 – Singed City of Geneva Stormwater Management Permit Application
Attachment – Property Owners within 500’ of Proposed Development

Tab 1 – Project Overview

Project Narrative
Location Map

Relevant Permits:

- State Historic Preservation Office (SHPO) Clearance Letter
- Illinois Department of Natural Resources (IDNR) EcoCAT Assessment
- IEPA NOI/NPDES

Tab 2 – Stormwater Submittal

Existing Condition Drainage Exhibit
Existing Conditions HydroCAD Model Output

Proposed Conditions Drainage Exhibit
Curve Number & Runoff Coefficient Calculations
Basin Stage Storage Summary
Proposed Conditions HydroCAD – Disturbed Area (Theoretical Model)
Proposed Conditions HydroCAD – Full-Site All Tributary Areas (Actual Model)

Drainage Area Map / Storm Sewer Catchment Exhibit
HydraFlow Storm Sewer Sizing Output and Profiles
Inlet Ponding Calculations
Outlet Pipe 30” Diameter Conveyance Calculation

Emergency Overland Flood Route Exhibit
HydroCAD model for 100-Year Discharge Values
Corresponding 100-Year Cross-Section Calculations
Northern Swale Cross-Section Conveyance

Tab 3 – Floodplain Submittal

FEMA Floodplain Map

Tab 4 – Wetland Submittal

Negative Wetland Findings Report prepared by ENCAP

Tab 5 – Plan Set Submittal

Drain Tile Survey prepared by Huddleston McBride
NRCS Soils Map
Report of Soils Exploration prepared by Testing Service Corporation (TSC)
Kane-DuPage County Lane Use Opinion (LUO)
***Corresponding final engineering plans provided under separate cover*

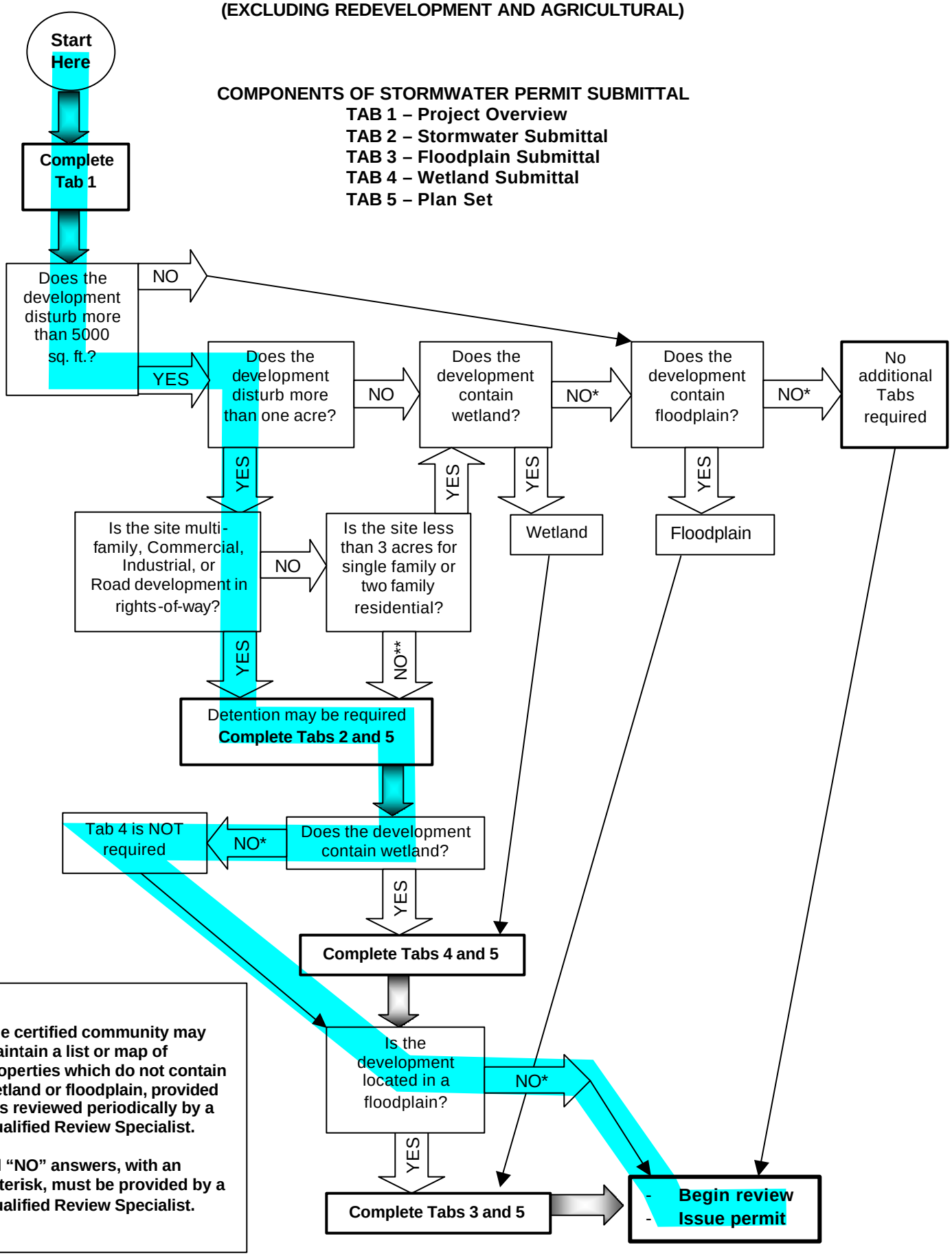
Tab 6 – Security Submittal

Engineer's Opinion of Probable Cost

Tab 7 – Variance Submittal

***No stormwater variances being requested*

CITY OF GENEVA STORMWATER MANAGEMENT TYPICAL PERMIT SUBMITTAL FLOWCHART
(EXCLUDING REDEVELOPMENT AND AGRICULTURAL)



COMPONENTS OF STORMWATER PERMIT SUBMITTAL

TAB 1 – Project Overview
TAB 2 – Stormwater Submittal
TAB 3 – Floodplain Submittal
TAB 4 – Wetland Submittal
TAB 5 – Plan Set

NOTE:

1. **The certified community may maintain a list or map of properties which do not contain wetland or floodplain, provided it is reviewed periodically by a Qualified Review Specialist.**

2. **All "NO" answers, with an asterisk, must be provided by a Qualified Review Specialist.**

REVISION DATE: 10/21/00

DocuSign Envelope ID: 786D59B5-ADEF-4D71-81EB-04CA5261521E

FORM 2

CITY OF GENEVA STORMWATER MANAGEMENT PERMIT APPLICATION

Date Application Received:	Date Permit Issued:

Name & Address of Applicant:	Name & Address of Owner(s):	Name & Address of Developer:
HIP VI Enterprises, LLC (Contact: Andy Perille)	HIP VI Enterprises, LLC (Contact: Andy Perille)	HIP VI Enterprises, LLC (Contact: Andy Perille)
9500 W Higgins Road, Suite 425	9500 W Higgins Road, Suite 425	9500 W Higgins Road, Suite 425
Rosemont, IL 60018	Rosemont, IL 60018	Rosemont, IL 60018

Title: V.P. Development

Telephone no. during business hours: A/C847) 737 - 0265

Telephone no. during business hours A/C( )_____-_____

Indicate which Submittals apply to application* (see flowchart):

? Stormwater Submittal

? Flood Plain Submittal

? Wetland Submittal

? No special management areas encroach the development

*Must be identified by qualified review specialist

Names, addresses and telephone numbers of all adjoining property owners within 250 feet of the development (use additional sheets if necessary):

See attached form

Common Address of Development:

Street address: 33W780 Kautz Rd, West Chicago, IL

Community: Unincorporated

Name of local governing authority: Kane County

Watershed planning area and tributary

Legal Description (attach): Northeast, 1, 39N, 8

¼, Section, Township, Range

12-01-200-001

P.I.N.

Is any portion of this project now complete? ☐ Yes ☑ No, If "yes," explain in description portion.

I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with those provisions.

DocuSigned by: Don Schoenheider 007B206F1D7C3EA...

Signature of Developer

9/2/2021

Date

I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with those provisions.

DocuSigned by: Don Schoenheider 007B206F1D7C3EA...

Signature of Owner

9/2/2021

Date

Mailing Address Buffer

Parcel Number: 1201200001 Distance: 500 Feet Submit
Include Source Parcel: (•) Yes ( ) No
The first record is the buffered parcel

This list contains mailing addresses for parcels with in 500 feet of parcel 1201200001† => Results as .csv

Addresses						
Parcel	Tax Name	Address	Address (Line 2)	City	State	Zip
1201200001	WEBER, RAYMOND L TRUST	MARY JURGENSEN	336 W WASHINGTON ST	WEST CHICAGO	IL	601852746
0936300057	MACNEIL REAL ESTATE HOLDINGS LLC	1 MACNEIL CT		BOLINGBROOK	IL	604404903
0936400001	ST CHARLES PARK DISTRICT	101 S 2ND ST		SAINT CHARLES	IL	601742891
0936476012	LARGE LAKE LLC - KAUTZ RD SERIES	81 HIGHGATE CRSE		SAINT CHARLES	IL	601741422
0936476013	CHRISTOPHER T PLATT	2N098 KAUTZ RD		ST CHARLES	IL	60174
0936476014	GARY MAYWALD	708 ILLINOIS ST		GENEVA	IL	60134
1201100044	D FOUR LLC	140 FIRST ST		BATAVIA	IL	605102453
1201100045	D FOUR LLC	140 FIRST ST		BATAVIA	IL	605102453
1201251001	LINEAGE IL GENEVA RE LLC	TAX DEPT	46500 HUMBOLT DR	NOVI	TA	483772434

9 parcel polygons found††

Query response: (0) 0 minutes and 0 seconds

*Indicates a condo parcel

This information is based on curent GIS Parcel Data and SOA DevNet ownership
NOTE: Condo Parcels may be included that are beyond the buffer due to the nature of how condos are mapped!

†It will not include any records that could not be compressed due to system locks in the GIS system
††Count includes only unique parcel polygons. All Condos are counted grouped by their associated "-000" communal polygon

Tab 1 – Project Overview

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City of Geneva Stormwater Management Submittal Checklist

FORM 3

Applicant:	Reviewer:	Stormwater Permit No.:

The following tables contain a checklist of the requirements before a review for a Stormwater submittal will be accepted. The flow chart on the previous page shall be completed prior to completing the following tables. The flow chart identifies which Tab(s) need to be completed for a particular submittal. Not all requirements pertain to every stormwater submittal. For those requirements that you believe do not pertain to the this submittal, please give the reasons in the comment box.

TAB 1 – PROJECT OVERVIEW

Identifier	Requirement	Section	Comments
1A	Completed Stormwater Permit Application	503(b)	PROVIDED
1B	Copy of a completed Joint Application form with transmittal letters to the appropriate agencies (wetland or floodplain submittal).	503(b)	PROVIDED
1C	Copies of other relevant permits or approvals (include applications if permits have not been issued)	503(b)	PROVIDED
1D	Narrative description of development, existing and proposed conditions, and project planning principles considered, including BMPs utilized.	503(b)	PROVIDED
1E	Subsurface drainage investigation report	503(b)	PROVIDED

Name of Applicant: HIP VI Enterprises, LLC

Name of Reviewer: _____

Signature of Applicant: DocuSigned by: Don Schoenleider 007B4061151C4EA...

Signature of Reviewer: _____

Date: 5/5/2022

Date: _____

PROJECT INFORMATION:

Project Name: Fox Valley Commerce Center - Phase 1

Site Location: NWC Kautz Road and Geneva Drive

Township, Range: T39N, R8

Site Area (acres): 75.23 AC

Please check the following activities that apply (from the flow chart):

Type of development: ? Residential ? Commercial (?) Industrial ? Agricultural ? Other

The site has the following constraints:

Floodplain
? YES
(?) NO
Qualified Review Specialist Signature
Ryan N Martin, PE
Print Name

Floodway
? YES
(?) NO
Qualified Review Specialist Signature
Ryan N Martin, PE
Print Name

Wetlands
? YES
(?) NO
Qualified Wetland Review Specialist
Susan Rowley
Print Name

Note: Please attach a narrative project description to this Tab, if Applicant is not completing Tab 2.

1. PROJECT DESCRIPTION

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Hillwood Investment Properties. They are proposing to construct multiple warehouse buildings at the northwest corner of Geneva Drive & Kautz Road. The sitework includes tree removal, grading, storm sewer, watermain, sanitary sewer, and paving installation across the 75.23-acre site. The site does not include the existing residence at the northeast corner of the site.

Note that 70.22 acres (excluding the southeastern "wedge parcel" along Geneva Drive) will be retained as on-site area. A portion of Kautz Road and the northern 80' of the site ("future Division St") will be deeded/dedicated to the City of Geneva following annexation and final subdivision.

Currently, the developer is proposing to construct the two eastern buildings: Building 1 and Building 2 on Lot 1 and Lot 2, respectively. The stormwater detention basin proposed at the east end of the site within Lot 4 is sized for a 100-year event for the entire development, including full build-out of Lot 3. While the proposed corresponding final engineering plans for Phase 1 of the Fox Valley Commerce Center site only identify a mass-graded building pad condition for Lot 3, this drainage report shall be considered comprehensive for the entire development. Future development on Lot 3 shall maintain an impervious area of less than or equal to 90% as identified in the annexation agreement.

This report evaluates the pre and post development runoff characteristics of the development and addresses the stormwater requirements of the City of Geneva and Kane County ordinances.

The analysis and design of the existing and proposed storm sewer system was completed with the assistance of Hydraflow Storm Sewer Extensions, Version 10. The analysis of the proposed stormwater detention basin was completed with the assistance of HydroCAD Version 10.10. Per the Kane County Stormwater Management Ordinance, the event hydrograph method SCS TR-20 was used to create the model.

1.1. Pre-Development Conditions

The site currently consists of cultivated fields with some scrub trees and brush along the northern and southern property limits, with a homestead present at the northeast corner of the site along Kautz Road. The homestead is excluded from the subject site area, however, the remaining agriculture farmland will be redeveloped as indicated within this report and the corresponding final engineering plans.

Runoff from the site is largely conveyed toward the east side of the property via sheet flow and channelized ditches. Of the approximately 70 disturbed acres, approximately 59 acres of the proposed on-site disturbance is conveyed to the eastern Kautz Road right-of-way. The remainder is generally conveyed north towards the St. Charles East Side Sports Complex.

There is a roadside ditch along the west side of Kautz Road that directs a majority of the existing site runoff to a 30" storm sewer that passes under Kautz Road to the east. This runoff ultimately drains into the creek within the Prairie Landing Golf Club property. There is currently no detention or depressional storage provided on the subject site. Refer to **Tab 2** for the Existing Condition Drainage Exhibit and corresponding HydroCAD model output.

There are three (3) off-site areas tributary to the subject site. Those areas are shown within the aforementioned exhibit and described within **Table 1**.

Table 1: Off-Site Tributary Area Summary

	Location of Tributary Area	*Site Outfall Location*	*Area [Ac]*
Subarea 3	Northern property	Kautz Road R/W	4.50
Subarea 6	Homestead (NE Corner)	Kautz Road R/W	1.32
Subarea 8	Wedge along Geneva Dr	Kautz Road R/W	0.99

It is understood that when the western adjacent neighboring property is developed, it will maintain and manage stormwater within the limits of that site. Therefore any temporary drainage coming from the west is not anticipated. A diversion berm is proposed along the west side of the subject site to manage this drainage, however, this is anticipated to be a temporary solution only for pre-development of the western neighboring property.

In the post-development condition, the off-site tributary areas will be routed through the site's proposed drainage/stormwater management system and bypassed through the proposed outlet control structure and emergency overflow weir.

A series of drain tiles are present on site, which will be removed within the limits of the subject site. Any drain tiles conveying subsurface drainage to the site will be connected to the proposed storm sewer. Any drain tiles conveying subsurface drainage away from the site will be capped at the limits of disturbance. Refer to **Tab 5** to review the Drain Tile Survey prepared by Huddleston McBride.

The site is not located within a flood zone. The FEMA Firmette Map (170896) identifies that the entire site is within Zone X ("area of minimal flood hazard"; **Tab 3**)

There are no wetlands present on the site. Refer to **Tab 4** for a Negative Findings Report prepared by ENCAP, Inc.

The existing soil condition on-site is HSG C per the NRCS soils map (**Tab 5**), therefore the following curve number (CN) was utilized:

Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80

1.2. Post-Development Conditions

The site at full build-out will include three lots of industrial warehouse-type buildings with surrounding employee (passenger vehicle) parking, truck docks, and trailer storage. Although the project will be phased for construction on Lots 1 and 2 initially (Phase 1), a stormwater detention basin will be constructed on the east side of the site to handle the full buildout. The post-development Curve Number (CN) of 91 and basin stage-storage calculations are provided within

Tab 2 consider the full buildout. The post-development HSG is considered D due to the proposed compaction associated with the improvements.

Drainage in the post-development condition will match the pre-development condition, in that runoff will be conveyed to the east and ultimately discharge to the existing storm sewer provided within the Kautz Road right-of-way.

2. DETENTION POND DESIGN SUMMARY

2.1. City of Geneva & Kane County Detention Requirements

In order to determine the increased amount of stormwater runoff for the development, a stormwater model was created using HydroCAD 10.10. Per the Kane County Stormwater Management Ordinance, the event hydrograph method SCS TR-20 was used to create the model. The rainfall data was obtained from the Illinois State Water Survey Bulletin 75 northeast sectional rainfall statistics. The discharge allowance for developments in the County is 0.10 cfs/ac for 100-year rainfall events. Note that the 0.10 cfs/acre conveyed to the singular outfall on the east end of the site must abide by the on-site disturbance for the Subarea 4 in the existing conditions model and exhibit. This equates to an area of 58.77 acres.

In addition to the on-site disturbance, detention volume is required for the future Division St and portions of the Kautz Road improvements:

Future build-out of the Division St improvements along the site frontage includes 80’ of public right-of-way spanning approximately 2,650 LF. These improvements will include 4.13 acres of disturbance per the City’s secondary route geometry including a 40’ back-to-back paved section and two (2) five-foot wide sidewalks. Note that the curve number (CN) calculation for the future Division St R/W improvements is provided within **Tab 2**. Detention is provided and therefore the allowable release rate includes this future Division St buildout.

The Kautz Road improvements being completed by TranSystems require an additional 0.3 ac-feet of stormwater detention be provided. We understand plans for these improvements are still underway, and as a conservative approach, the allowable release rate is not increased to account for the Kautz Road improvements.

2.2. Rate Attenuation Summary

The maximum allowable release rates for the 100-year rainfall events were calculated as noted in the previous section and are summarized in **Table 2**.

Table 2: Summary of Maximum Allowable vs. Post Development Runoff Rates		
	Area [Ac]	*100-Yr Allowable Release [cfs]*
Division Street Improvements	4.13	0.41
On-Site Disturbance	58.77	5.88
Total Maximum Allowable	**62.90**	**6.29**
Post Development Release Rate (cfs) w/ a 9.8" orifice	**N/A**	**6.14**

2.3. Stormwater Detention Basin Summary

The stormwater detention basin summary information is provided per **Table 3** below; stage-storage calculations are provided within **Tab 2**.

Table 3: Detention Basin Summary	
Basin Bottom Elevation	749.00
Normal Water Level (NWL) / Outlet Elevation	750.00
High Water Level (HWL) per Theoretical Model	756.15
High Water Level (HWL) per Actual Mode (See Note 1)	756.52
Weir Wall Elevation w/in Outlet Control Structure (6-foot width)	756.25
Emergency Overflow Weir Elevation (100-foot width)	756.75
Cresting Height over Emergency Overflow Weir 100-year event [feet]	0.00
Top of Berm Elevation over Emergency Overflow Weir	757.00
Detention Required per Theoretical Model + Kautz Road Imp[ac-ft]	40.72
Detention Provided per Stage-Storage [ac-ft]	41.17
Total Pre-Development Runoff for 100-year Event to Kautz Road R/W [cfs]	54.39
Total Post-Development Runoff for 100-year Event to Kautz Road R/W [cfs]	9.13
Note 1: The actual model includes considerations for the off-site tributary areas that are proposed to bypass through the detention basin. The orifice is sized per the theoretical model and any additional bypass is proposed to crest over the weir wall within the outlet control structure first. ***Note that the weir wall elevation in the OCS is set below the earthen emergency overflow weir in order to contain conveyance within the storm sewer system to the maximum capacity.*** *Note 2: Refer to grading plans (**Sheet C4.4**) for additional detail on emergency overflow weir. Calculations for cresting*	

2.4. Detention Pond Design Conclusion

Per the above **Table 2** and **Table 3**, the proposed stormwater pond and associated outlet control structure achieves the detention volume and rate attenuation requirements set forth in the City of

Geneva and Kane County Stormwater Ordinance. Refer to **Sheet C8.2** of the corresponding final engineering plans for a cross-section of the stormwater detention basin and detail of the proposed outlet control structure. Maintenance for the outlet control structure and emergency overflow are easily accessible from the Kautz Road right-of-way and provided entirely within an easement as shown on the corresponding Final Plat of Subdivision.

See the follow table for additional review of pre- versus post-development runoff conditions for the 2-, 10-, and 100-year, 24-hour storm events.

Table 4: Pre- vs. Post-Development Runoff Rates for Site

	Pre-Development [cfs]	*Post-Development [cfs]*
Eastern Outfall		
2-Year, 24-Hour	15.80	3.02
10-Year, 24-Hour	29.06	4.57
100-Year, 24-Hour	54.39	9.13
Northwestern Outfall		
2-Year, 24-Hour	2.81	0.00
10-Year, 24-Hour	5.17	0.00
100-Year, 24-Hour	9.66	0.00
Northeastern Outfall		
2-Year, 24-Hour	0.14	0.00
10-Year, 24-Hour	0.26	0.00
100-Year, 24-Hour	0.49	0.00
Total		
2-Year, 24-Hour	18.75	3.02
10-Year, 24-Hour	34.49	4.57
100-Year, 24-Hour	64.54	9.13
Note: discharges exclude western tributary areas as these are proposed to be contained within western adjacent site following development.		

3. STORM SEWER DESIGN SUMMARY

The proposed storm sewer conveyance system was designed to meet the capacity of a 10-yr storm event using Hydraflow Storm Sewer Extensions, Version 10 and Hydraflow Express Extension. A weighted runoff coefficient of 0.90 was utilized for storm sewer sizing, as the site has a maximum allowable impervious area of 90% and the proposed storm sewer network is upstream of a majority of the pervious on-site area (i.e. the detention basin). A minimum time of concentration of 10 minutes was assumed for each drainage area. A storm sewer drainage area map and HydraFlow analysis for storm sewer sizing is provided in **Tab 2**.

Roof drains for the proposed warehouse buildings are proposed to tie into the storm sewer system. Additionally, storm sewer inlets and catch basins collects runoff from the parking lot and truck dock parking areas and convey stormwater to an open-air swale that spans the entire north side of the site. This swale then conveys drainage directly to the eastern detention basin. Capacity within this

swale at cross-sections A-A (1), B-B (2), and C-C (3) as shown on the proposed grading plans have been calculated to confirm proper sizing. Swale capacity, as calculated within **Tab 2**, is more than 200 cfs with a bottom slope of 0.50%, which exceeds the required tributary runoff flowrates for a 100-year event. The bottom of the swale will be planted with wetland type plantings as indicated in the corresponding landscape plans and an underdrain system is provided to deter ponding within the swale.

An inlet ponding calculation is provided for the worst-case scenario for a 10-year event. The worst-case was found to be structure D33, which has a tributary area of 0.82 acres. Refer to the calculation within **Tab 2** for more information. In events greater than a 10-year, emergency overland flood routes are proposed to convey drainage to the northern swale. Refer to **Tab 2** for the emergency overflow flow rate calculations and corresponding exhibit.

The outlet pipe form the basin was reviewed to confirm capacity in handling the At worst-case, the pipe is sloped at 0.20% with a diameter of 30". Manning's equation (refer to calculation in **Tab 2**) was used to confirm capacity. The 100-year conveyance through he pipe is 9.13 cfs and the pipe capacity, flowing full, is 18.34 cfs.

4. VOLUME CONTROL SUMMARY

The Kane County ordinance requires the first 1-inch of runoff over the impervious area to be treated through volume/pollutant control facilities. A naturalized-bottom detention basin is proposed to meet this requirement and promote stormwater infiltration into the site soils. Underdrains will be utilized to ensure draw down times between 1 and 5 days for the 12-inches of storage below the pond's primary outlet pipe. Details for the proposed underdrain are provided within the corresponding final engineering plan. Refer to **Table 5** for a summary of the required and provided volume control:

Table 5: Required Volume Control Summary

	Impervious Area [Ac]	*Volume Required [Ac-Ft]*
On-Site Development	50.92	4.24
Division St Roadway Build-Out	2.58	0.22
Kautz Road Redevelopment	See Note 2	0.20
Total Volume Control Required	**4.66 ac-ft**	

Note 1: Future build-out of a secondary road is 40' back-to-back with two (2) five-foot wide sidewalks per City ordinance; impervious area is for only the portion of road within the limits of the site (i.e. approximately 2,250 LF per the the Plat of Subdivision).
Note 2: The volume control requirement for the Kautz Road Redevelopment has been previously agreed upon based on the roadway plans for the public improvements prepared by TranSystems.

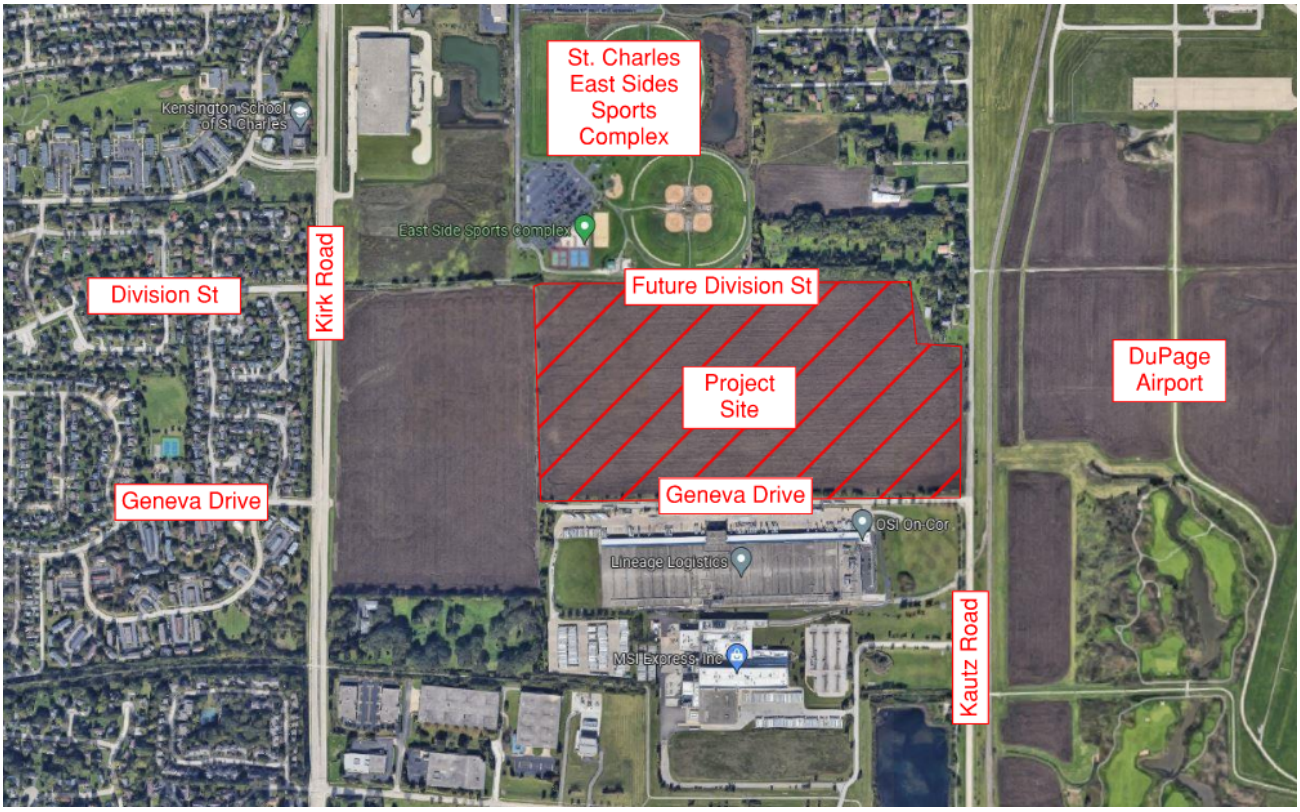
Table 6 indicates the stage storage volume below the detention pond outlet:

Table 6: Stage-Storage Proposed Volume Control				
Elevation	*Area (ft^2)*	*Area (Ac)*	*Average Area (Ac)*	*Cumulative Storage (Ac-Ft)*
749	201,987	4.637		
			4.725	4.73
750	209,670	4.813		

Therefore, the volume control provided (4.73 ac-ft) exceeds the volume control required (4.66 ac-ft). The basin will be planted in a way to discourage birds from congregating due to this site's proximity to DuPage Airport. Refer to the site Landscape Plans.

5. CONCLUSION

The proposed improvements meet the requirements for stormwater detention, post-development runoff rates, and volume control as identified in the City of Geneva and Kane County stormwater ordinances for the full buildout of the Fox Valley Commerce Center development, as well as, future considerations for the Kautz Road improvements east of the site (plans prepared by TranSystems and currently under review by permitting agencies) and the future Division Street buildout directly north of the subject site limits.



Location Map – NWC Kautz Road & Geneva Drive (Not to Scale)

ILLINOIS
DEPARTMENT OF
NATURAL
RESOURCES

Illinois Department of **Natural Resources**

JB Pritzker, Governor
Colleen Callahan, Director

www.dnr.illinois.gov

Mailing address: State Historic Preservation Office, 1 Old State Capitol Plaza, Springfield, IL 62701

Kane County
Geneva
NW of Kautz Road & Geneva Drive
Section:1-Township:39N-Range:8E
IEPA, KHA-268050000
*New construction, multiple warehouse buildings - Geneva Farm Commerce Center

PLEASE REFER TO: SHPO LOG #006080421

September 16, 2021

Tiffany Kuta
Kimley-Horn and Associates, Inc.
4201 Winfield Road, #600
Warrenville, IL 60555

Dear Ms. Kuta:

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or Jeffery.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Hillwood Investment Properties
Contact: Andy Perille
Address: 9550 W. Higgins Road, Suite 425
Rosemont , IL 60018

Project: Geneva Farm Commerce Center
Address: Kautz Rd & Geneva Dr, Geneva

IDNR Project Number: 2201775
Date: 08/03/2021

Description: Development of 76 +/- acre property into multiple warehouses totaling 1,063,800 square feet with associated sidewalks, surface parking, and utilities.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:
39N, 8E, 1



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Terri LeMasters
1020 North Grand Avenue East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 · (217) 782-3397
JB PRITZKER, GOVERNOR **JOHN J. KIM**, DIRECTOR

Project/Site: Fox Valley Commerce Center, Geneva, IL, Kane County
NPDES Permit No: ILR10ZBTH

07/01/2022

We have reviewed your application requesting coverage for Fox Valley Commerce Center located at Northwest Corner of Kautz Road and Geneva Drive, Geneva, IL 60134, and determined that storm water discharges associated with industrial activity from construction sites are appropriately covered by the General NPDES Permit issued by the Agency. Your discharge is covered by this permit effective as of the date of this letter. A copy of the NOI submission can be downloaded at this link: https://npdes-ereporting.epa.gov/net-cgp/api/public/v1/form/1517904/attachment/zip.

The Permit includes special conditions regarding the application, Storm Water Pollution Prevention Plan and reporting requirements. Failure to meet any portion of the Permit could result in civil and/or criminal penalties. The Agency is ready and willing to assist you in interpreting any of the conditions of the Permit as they relate specifically to your discharge.

As a Permit Holder, it is your responsibility to:

1. Submit a modified Notice of Intent of any substantial modification to the project such as address changes, new contractors, area coverage, or additional discharges to Waters of the United States within 30 days.
2. Submit a Notice of Termination once the site has completed final stabilization and all storm water discharges from construction activities that are authorized by this Permit are eliminated.

Please reference your permit number ILR10ZBTH in all future correspondence. Should you have any questions concerning the Permit, please contact the Permit Section at (217) 782-0610.

Sincerely,



Darin E. LeCrone
Manager, Permit Section
Division of Water Pollution Control

Link to: General NPDES Permit No. ILR10

cc:

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
2009 Mall Street Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

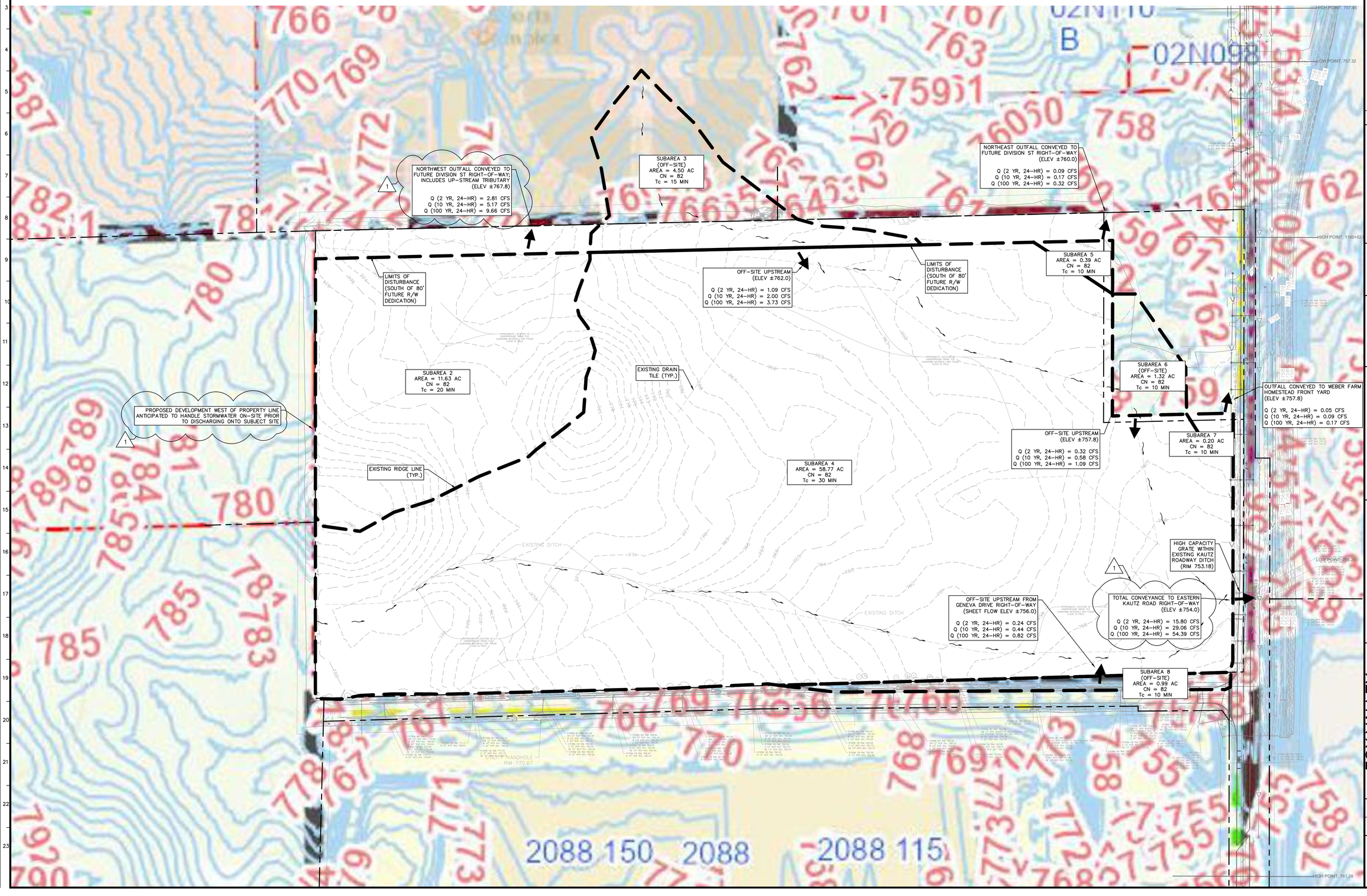
PLEASE PRINT ON RECYCLED PAPER

Tab 2 – Stormwater Submittal

City of Geneva Stormwater Management Submittal Checklist

TAB 2 – STORMWATER SUBMITTAL

Identifier	Requirement	Section	Comments
2A	Narrative description of the existing and proposed site conditions. Include description of off-site conditions.		PROVIDED
2B	Schedule for implementation of the site stormwater plan.		REFER TO EROSION CONTROL PLANS
	Site runoff calculations:		PROVIDED
2C	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for sizing major and minor systems.	202.3, 202.4, 202.8	PROVIDED
2D	Cross-section data for open channels.	203.14	PROVIDED
2E	Hydraulic grade line and water surface elevations under design conditions.		PROVIDED
2F	Hydraulic grade line and water surface elevations under base flood conditions		PROVIDED
	Site Runoff and Storage Calculations:		PROVIDED
2G	Calculation of hydraulically connected impervious area and corresponding retention volume.	203.7	PROVIDED
2H	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the allowable release rate.	203.2, 203.4	PROVIDED
2I	Documentation of the procedures/assumptions used to calculate on-site depressional storage.	201.8	PROVIDED
2J	Documentation of the procedures/assumptions used to calculate hydrologic and hydraulic conditions for determining the storage volume.	203.7, 203.8	PROVIDED
2K	Elevation-area-storage data.		PROVIDED
2L	Elevation-discharge data.	203.5	PROVIDED



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS

185

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
(630) 487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY®

EXISTING CONDITIONS EXHIBIT

FOX VALLEY COMMERCE CENTER

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

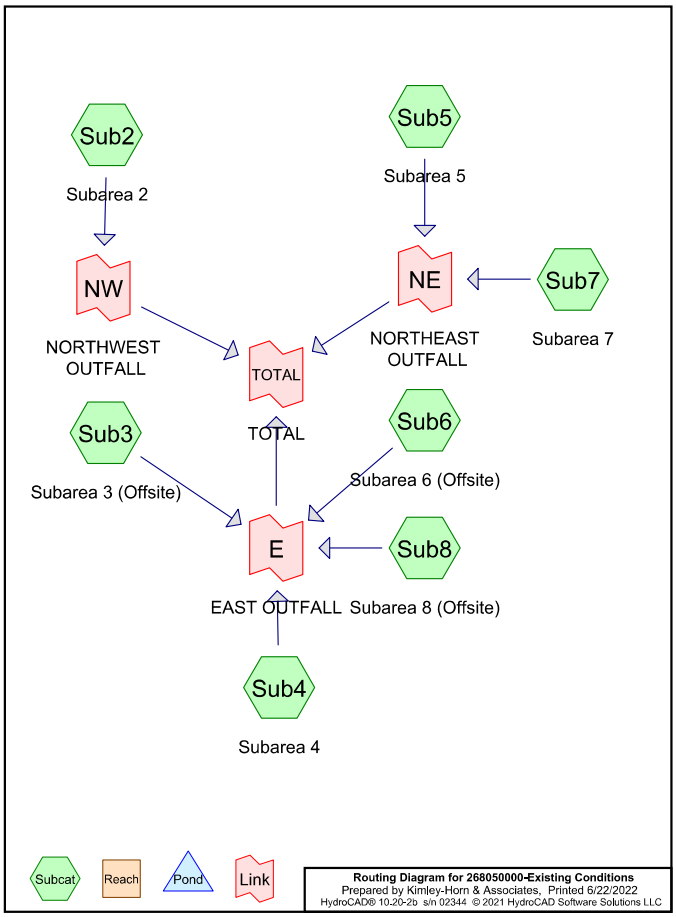
ORIGINAL ISSUE: 5/5/2022

KHA PROJECT NO. 268050000

SHEET NUMBER

EXH.

Drawing name: C:\Users\RYAN~1.MAR\AppData\Local\Temp\AcPublish_10544\268050000-Existing Conditions Plan.dwg Exhibit Jun 22, 2022 9:44am by: Ryan.Martin
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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	10YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	5.15	2
3	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
77.800	82	user input (Sub2, Sub3, Sub4, Sub5, Sub6, Sub7, Sub8)
77.800	**82**	**TOTAL AREA**

Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSub2: Subarea 2 Runoff Area=11.630 ac 0.00% Impervious Runoff Depth=1.65"
Tc=20.0 min CN=82 Runoff=2.81 cfs 1.600 af

SubcatchmentSub3: Subarea 3 (Offsite) Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=1.65"
Tc=15.0 min CN=82 Runoff=1.09 cfs 0.619 af

SubcatchmentSub4: Subarea 4 Runoff Area=58.770 ac 0.00% Impervious Runoff Depth=1.65"
Tc=30.0 min CN=82 Runoff=14.16 cfs 8.088 af

SubcatchmentSub5: Subarea 5 Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.09 cfs 0.054 af

SubcatchmentSub6: Subarea 6 (Offsite) Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.32 cfs 0.182 af

SubcatchmentSub7: Subarea 7 Runoff Area=0.200 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.05 cfs 0.028 af

SubcatchmentSub8: Subarea 8 (Offsite) Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.24 cfs 0.136 af

Link E: EAST OUTFALL Inflow=15.80 cfs 9.025 af
Primary=15.80 cfs 9.025 af

Link NE: NORTHEASTOUTFALL Inflow=0.14 cfs 0.081 af
Primary=0.14 cfs 0.081 af

Link NW: NORTHWESTOUTFALL Inflow=2.81 cfs 1.600 af
Primary=2.81 cfs 1.600 af

Link TOTAL: TOTAL Inflow=18.75 cfs 10.707 af
Primary=18.75 cfs 10.707 af

Total Runoff Area = 77.800 ac Runoff Volume = 10.707 af Average Runoff Depth = 1.65"
100.00% Pervious = 77.800 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment Sub2: Subarea 2

[49] Hint: Tc<2dt may require smaller dt

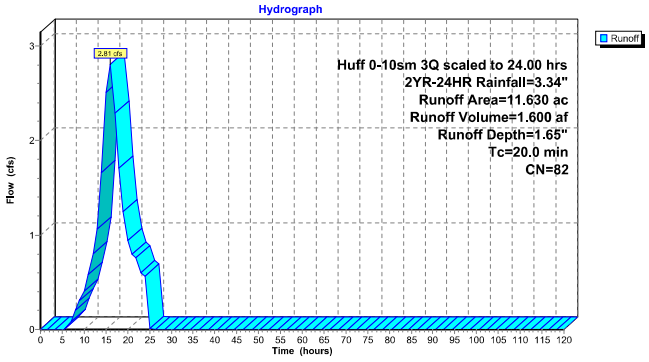
Runoff = 2.81 cfs @ 15.86 hrs, Volume= 1.600 af, Depth= 1.65"
Routed to Link NW : NORTHWEST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	11.630	82	user input
	11.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment Sub2: Subarea 2



Summary for Subcatchment Sub3: Subarea 3 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

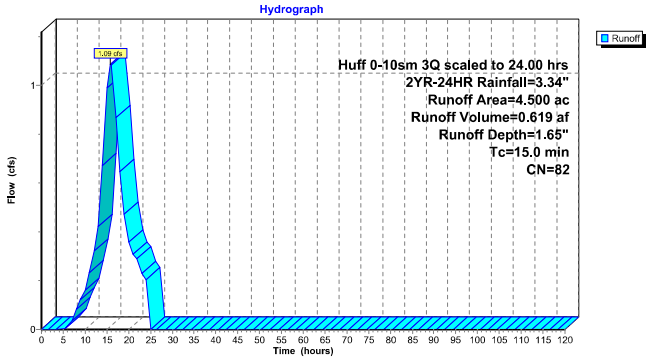
Runoff = 1.09 cfs @ 15.80 hrs, Volume= 0.619 af, Depth= 1.65"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	4.500	82	user input
	4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment Sub3: Subarea 3 (Offsite)



Summary for Subcatchment Sub4: Subarea 4

[49] Hint: Tc<2dt may require smaller dt

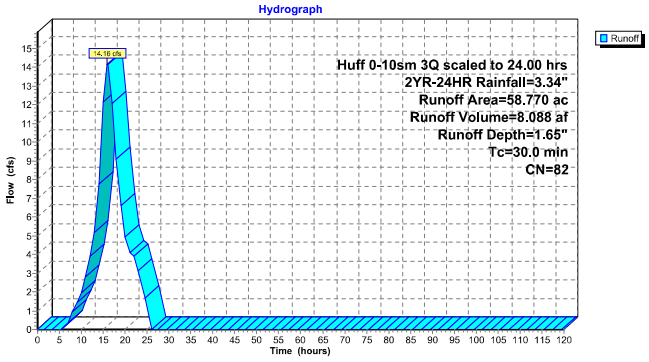
Runoff = 14.16 cfs @ 15.99 hrs, Volume= 8.088 af, Depth= 1.65"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	58.770	82	user input
	58.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					**Direct Entry,**

Subcatchment Sub4: Subarea 4



Summary for Subcatchment Sub5: Subarea 5

[49] Hint: Tc<2dt may require smaller dt

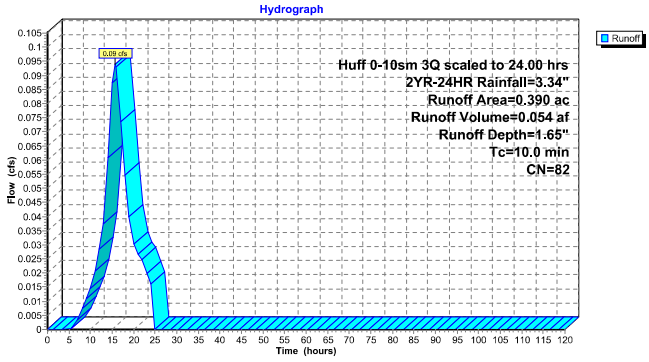
Runoff = 0.09 cfs @ 15.73 hrs, Volume= 0.054 af, Depth= 1.65"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	0.390	82	user input
	0.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Sub5: Subarea 5



Summary for Subcatchment Sub6: Subarea 6 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

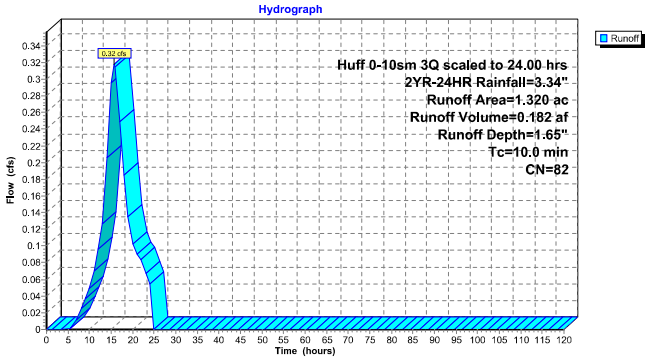
Runoff = 0.32 cfs @ 15.73 hrs, Volume= 0.182 af, Depth= 1.65"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	1.320	82	user input
	1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub6: Subarea 6 (Offsite)



Summary for Subcatchment Sub7: Subarea 7

[49] Hint: Tc<2dt may require smaller dt

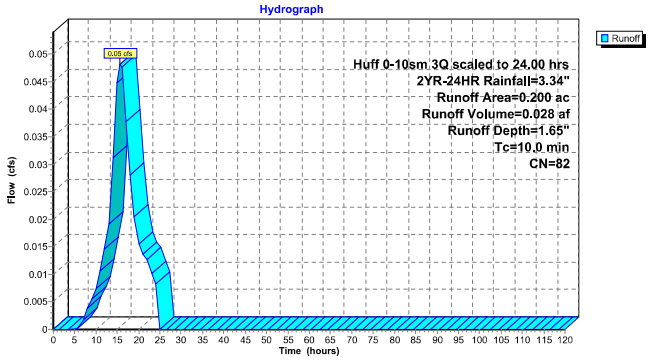
Runoff = 0.05 cfs @ 15.73 hrs, Volume= 0.028 af, Depth= 1.65"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	0.200	82	user input
	0.200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub7: Subarea 7



Summary for Subcatchment Sub8: Subarea 8 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

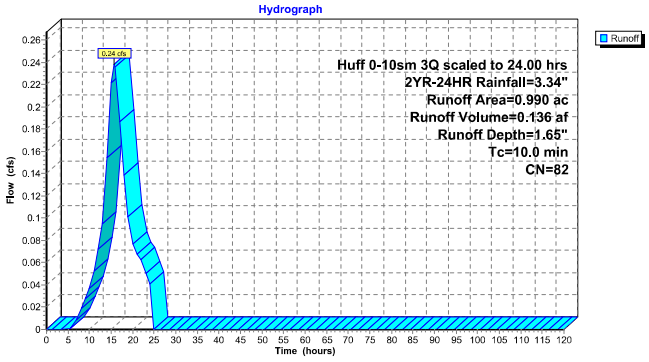
Runoff = 0.24 cfs @ 15.73 hrs, Volume= 0.136 af, Depth= 1.65"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	0.990	82	user input
	0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub8: Subarea 8 (Offsite)

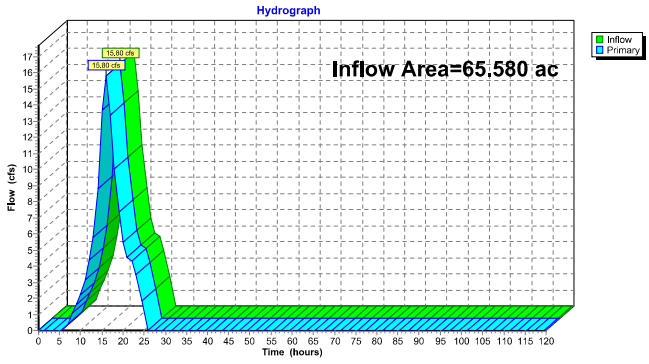


Summary for Link E: EAST OUTFALL

Inflow Area = 65.580 ac, 0.00% Impervious, Inflow Depth = 1.65" for 2YR-24HR event
Inflow = 15.80 cfs @ 15.96 hrs, Volume= 9.025 af
Primary = 15.80 cfs @ 15.96 hrs, Volume= 9.025 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link E: EAST OUTFALL

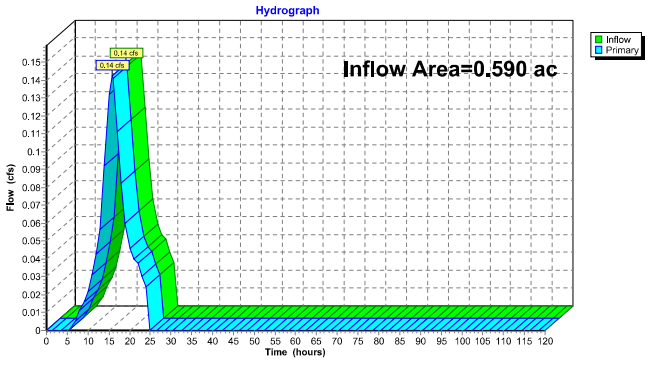


Summary for Link NE: NORTHEAST OUTFALL

Inflow Area = 0.590 ac, 0.00% Impervious, Inflow Depth = 1.65" for 2YR-24HR event
Inflow = 0.14 cfs @ 15.73 hrs, Volume= 0.081 af
Primary = 0.14 cfs @ 15.73 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NE: NORTHEAST OUTFALL

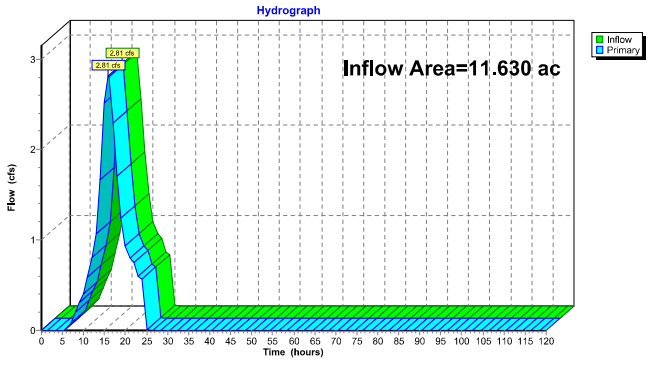


Summary for Link NW: NORTHWEST OUTFALL

Inflow Area = 11.630 ac, 0.00% Impervious, Inflow Depth = 1.65" for 2YR-24HR event
Inflow = 2.81 cfs @ 15.86 hrs, Volume= 1.600 af
Primary = 2.81 cfs @ 15.86 hrs, Volume= 1.600 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NW: NORTHWEST OUTFALL

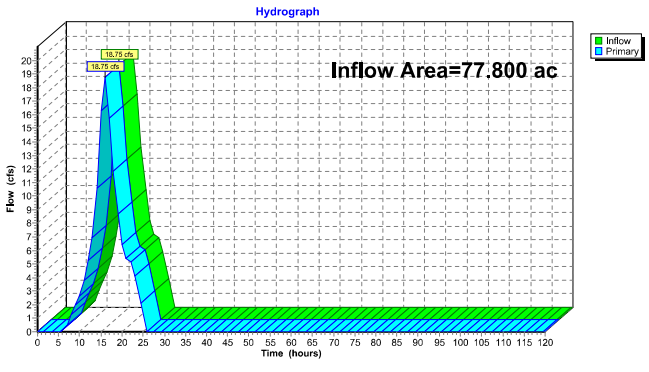


Summary for Link TOTAL: TOTAL

Inflow Area = 77.800 ac, 0.00% Impervious, Inflow Depth = 1.65" for 2YR-24HR event
Inflow = 18.75 cfs @ 15.95 hrs, Volume= 10.707 af
Primary = 18.75 cfs @ 15.95 hrs, Volume= 10.707 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link TOTAL: TOTAL



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSub2: Subarea 2	Runoff Area=11.630 ac 0.00% Impervious Runoff Depth=3.21" Tc=20.0 min CN=82 Runoff=5.17 cfs 3.114 af
SubcatchmentSub3: Subarea 3 (Offsite)	Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=3.21" Tc=15.0 min CN=82 Runoff=2.00 cfs 1.205 af
SubcatchmentSub4: Subarea 4	Runoff Area=58.770 ac 0.00% Impervious Runoff Depth=3.21" Tc=30.0 min CN=82 Runoff=26.06 cfs 15.739 af
SubcatchmentSub5: Subarea 5	Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=3.21" Tc=10.0 min CN=82 Runoff=0.17 cfs 0.104 af
SubcatchmentSub6: Subarea 6 (Offsite)	Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=3.21" Tc=10.0 min CN=82 Runoff=0.58 cfs 0.353 af
SubcatchmentSub7: Subarea 7	Runoff Area=0.200 ac 0.00% Impervious Runoff Depth=3.21" Tc=10.0 min CN=82 Runoff=0.09 cfs 0.054 af
SubcatchmentSub8: Subarea 8 (Offsite)	Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=3.21" Tc=10.0 min CN=82 Runoff=0.44 cfs 0.265 af
Link E: EAST OUTFALL	Inflow=29.06 cfs 17.562 af Primary=29.06 cfs 17.562 af
Link NE: NORTHEAST OUTFALL	Inflow=0.26 cfs 0.158 af Primary=0.26 cfs 0.158 af
Link NW: NORTHWEST OUTFALL	Inflow=5.17 cfs 3.114 af Primary=5.17 cfs 3.114 af
Link TOTAL: TOTAL	Inflow=34.48 cfs 20.835 af Primary=34.48 cfs 20.835 af

Total Runoff Area = 77.800 ac Runoff Volume = 20.835 af Average Runoff Depth = 3.21"
100.00% Pervious = 77.800 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment Sub2: Subarea 2

[49] Hint: Tc<2dt may require smaller dt

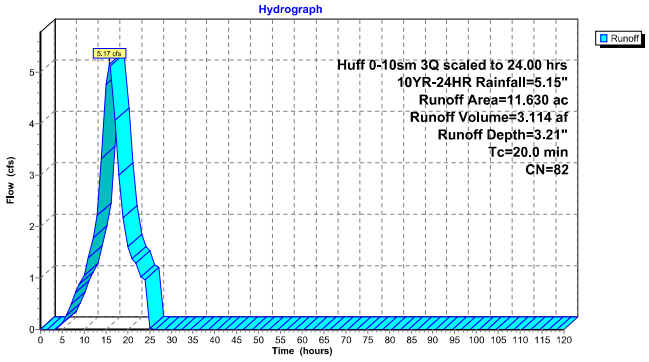
Runoff = 5.17 cfs @ 15.75 hrs, Volume= 3.114 af, Depth= 3.21"
Routed to Link NW : NORTHWEST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	11.630	82	user input
	11.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Subcatchment Sub2: Subarea 2



Summary for Subcatchment Sub3: Subarea 3 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

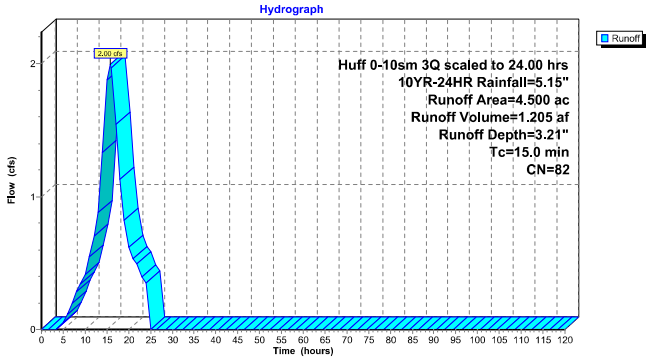
Runoff = 2.00 cfs @ 15.68 hrs, Volume= 1.205 af, Depth= 3.21"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	4.500	82	user input
	4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment Sub3: Subarea 3 (Offsite)



Summary for Subcatchment Sub4: Subarea 4

[49] Hint: Tc<2dt may require smaller dt

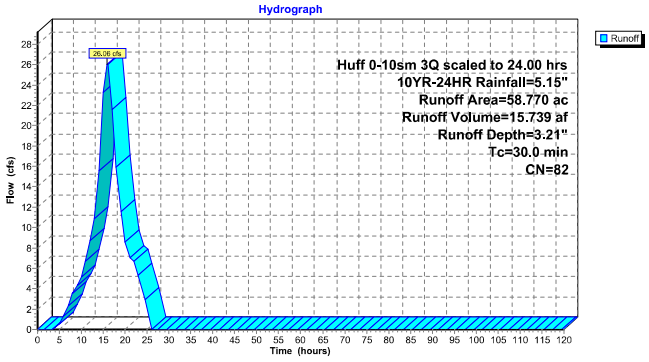
Runoff = 26.06 cfs @ 15.88 hrs, Volume= 15.739 af, Depth= 3.21"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	58.770	82	user input
	58.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

Subcatchment Sub4: Subarea 4



Summary for Subcatchment Sub5: Subarea 5

[49] Hint: Tc<2dt may require smaller dt

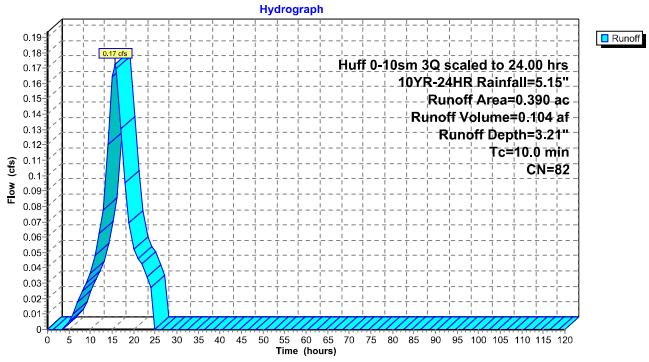
Runoff = 0.17 cfs @ 15.61 hrs, Volume= 0.104 af, Depth= 3.21"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	0.390	82	user input
	0.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub5: Subarea 5



Summary for Subcatchment Sub6: Subarea 6 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

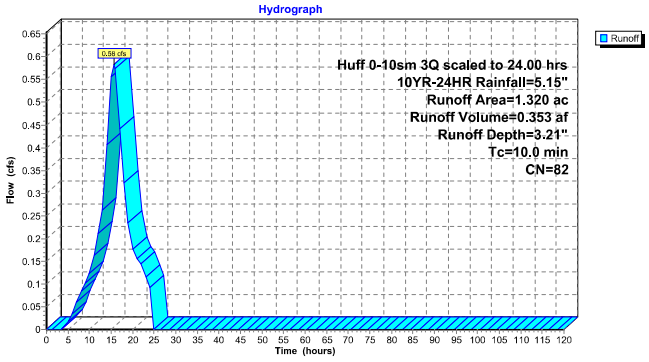
Runoff = 0.58 cfs @ 15.61 hrs, Volume= 0.353 af, Depth= 3.21"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	1.320	82	user input
	1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub6: Subarea 6 (Offsite)



Summary for Subcatchment Sub7: Subarea 7

[49] Hint: Tc<2dt may require smaller dt

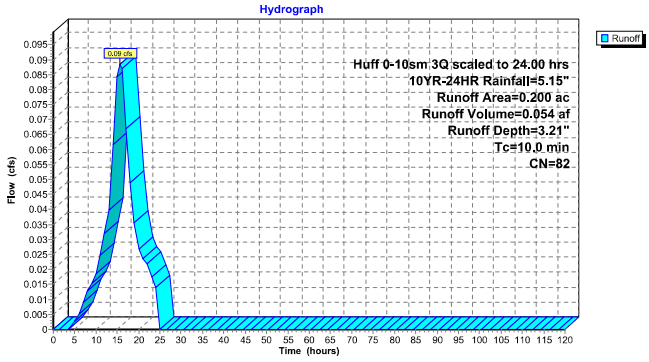
Runoff = 0.09 cfs @ 15.61 hrs, Volume= 0.054 af, Depth= 3.21"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	0.200	82	user input
	0.200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub7: Subarea 7



Summary for Subcatchment Sub8: Subarea 8 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

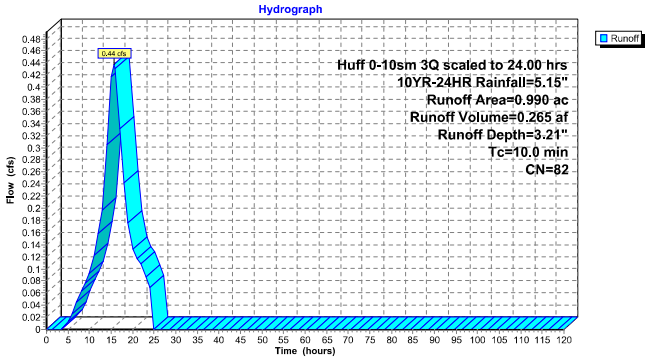
Runoff = 0.44 cfs @ 15.61 hrs, Volume= 0.265 af, Depth= 3.21"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	0.990	82	user input
	0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub8: Subarea 8 (Offsite)

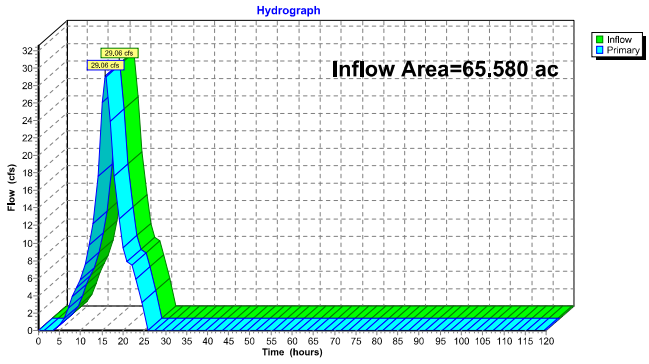


Summary for Link E: EAST OUTFALL

Inflow Area = 65.580 ac, 0.00% Impervious, Inflow Depth = 3.21" for 10YR-24HR event
Inflow = 29.06 cfs @ 15.86 hrs, Volume= 17.562 af
Primary = 29.06 cfs @ 15.86 hrs, Volume= 17.562 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link E: EAST OUTFALL

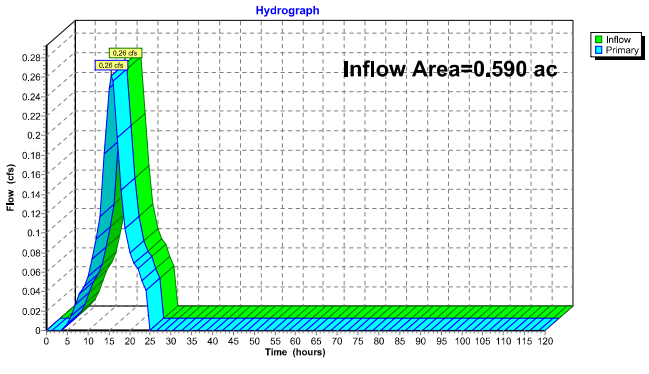


Summary for Link NE: NORTHEAST OUTFALL

Inflow Area = 0.590 ac, 0.00% Impervious, Inflow Depth = 3.21" for 10YR-24HR event
Inflow = 0.26 cfs @ 15.61 hrs, Volume= 0.158 af
Primary = 0.26 cfs @ 15.61 hrs, Volume= 0.158 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NE: NORTHEAST OUTFALL

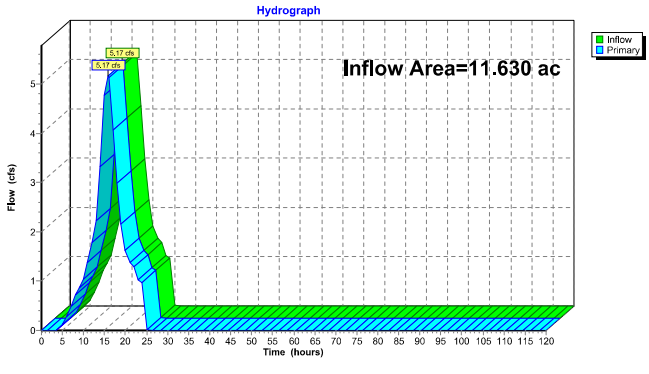


Summary for Link NW: NORTHWEST OUTFALL

Inflow Area = 11.630 ac, 0.00% Impervious, Inflow Depth = 3.21" for 10YR-24HR event
Inflow = 5.17 cfs @ 15.75 hrs, Volume= 3.114 af
Primary = 5.17 cfs @ 15.75 hrs, Volume= 3.114 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NW: NORTHWEST OUTFALL

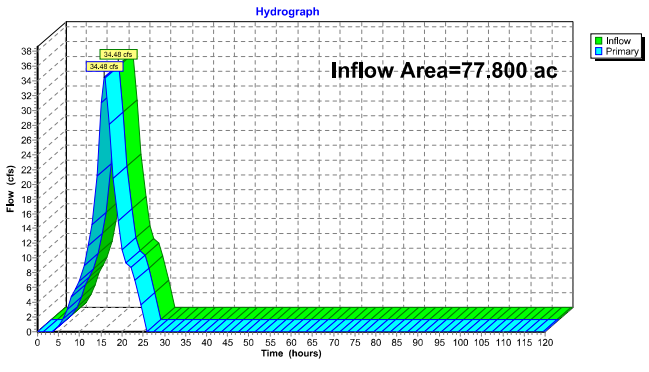


Summary for Link TOTAL: TOTAL

Inflow Area = 77.800 ac, 0.00% Impervious, Inflow Depth = 3.21" for 10YR-24HR event
Inflow = 34.48 cfs @ 15.84 hrs, Volume= 20.835 af
Primary = 34.48 cfs @ 15.84 hrs, Volume= 20.835 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link TOTAL: TOTAL



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentSub2: Subarea 2	Runoff Area=11.630 ac 0.00% Impervious Runoff Depth=6.40" Tc=20.0 min CN=82 Runoff=9.66 cfs 6.205 af	
SubcatchmentSub3: Subarea 3 (Offsite)	Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=6.40" Tc=15.0 min CN=82 Runoff=3.73 cfs 2.401 af	
SubcatchmentSub4: Subarea 4	Runoff Area=58.770 ac 0.00% Impervious Runoff Depth=6.40" Tc=30.0 min CN=82 Runoff=48.78 cfs 31.356 af	
SubcatchmentSub5: Subarea 5	Runoff Area=0.390 ac 0.00% Impervious Runoff Depth=6.40" Tc=10.0 min CN=82 Runoff=0.32 cfs 0.208 af	
SubcatchmentSub6: Subarea 6 (Offsite)	Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=6.40" Tc=10.0 min CN=82 Runoff=1.09 cfs 0.704 af	
SubcatchmentSub7: Subarea 7	Runoff Area=0.200 ac 0.00% Impervious Runoff Depth=6.40" Tc=10.0 min CN=82 Runoff=0.17 cfs 0.107 af	
SubcatchmentSub8: Subarea 8 (Offsite)	Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=6.40" Tc=10.0 min CN=82 Runoff=0.82 cfs 0.528 af	
Link E: EAST OUTFALL		Inflow=54.39 cfs 34.990 af Primary=54.39 cfs 34.990 af
Link NE: NORTHEAST OUTFALL		Inflow=0.49 cfs 0.315 af Primary=0.49 cfs 0.315 af
Link NW: NORTHWEST OUTFALL		Inflow=9.66 cfs 6.205 af Primary=9.66 cfs 6.205 af
Link TOTAL: TOTAL		Inflow=64.52 cfs 41.509 af Primary=64.52 cfs 41.509 af

Total Runoff Area = 77.800 ac Runoff Volume = 41.509 af Average Runoff Depth = 6.40"
100.00% Pervious = 77.800 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment Sub2: Subarea 2

[49] Hint: Tc<2dt may require smaller dt

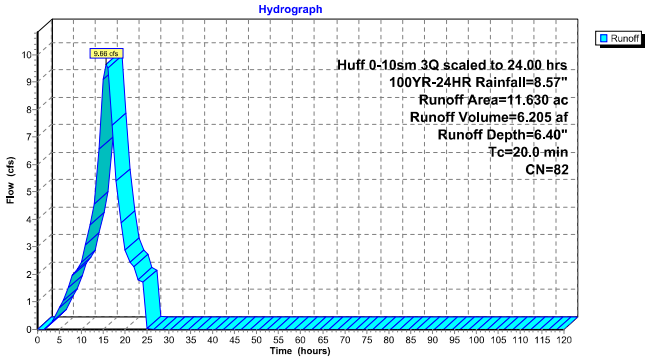
Runoff = 9.66 cfs @ 15.66 hrs, Volume= 6.205 af, Depth= 6.40"
Routed to Link NW : NORTHWEST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	11.630	82	user input
	11.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry,

Subcatchment Sub2: Subarea 2



Summary for Subcatchment Sub3: Subarea 3 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

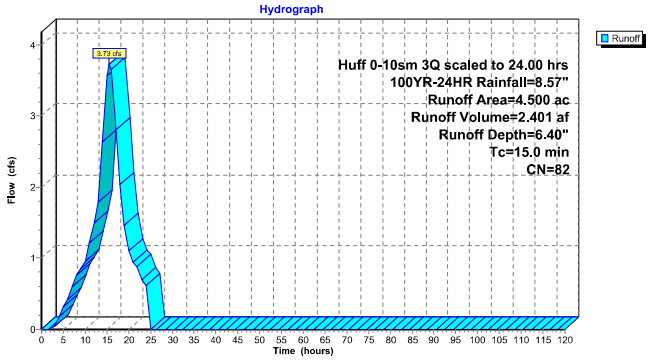
Runoff = 3.73 cfs @ 15.59 hrs, Volume= 2.401 af, Depth= 6.40"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	4.500	82	user input
	4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment Sub3: Subarea 3 (Offsite)



Summary for Subcatchment Sub4: Subarea 4

[49] Hint: Tc<2dt may require smaller dt

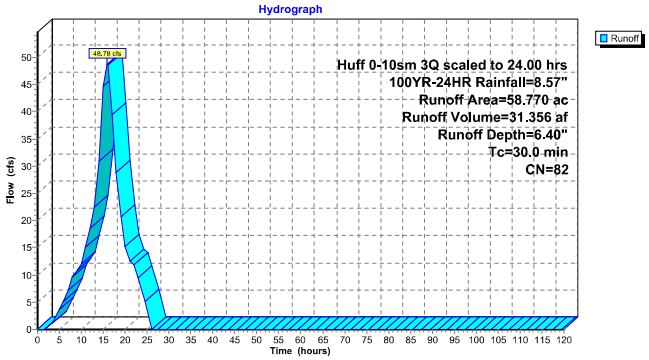
Runoff = 48.78 cfs @ 15.80 hrs, Volume= 31.356 af, Depth= 6.40"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	58.770	82	user input
	58.770		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

Subcatchment Sub4: Subarea 4



Summary for Subcatchment Sub5: Subarea 5

[49] Hint: Tc<2dt may require smaller dt

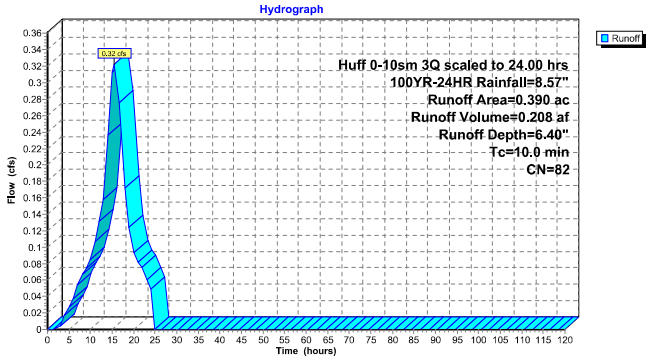
Runoff = 0.32 cfs @ 15.50 hrs, Volume= 0.208 af, Depth= 6.40"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	0.390	82	user input
	0.390		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub5: Subarea 5



Summary for Subcatchment Sub6: Subarea 6 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

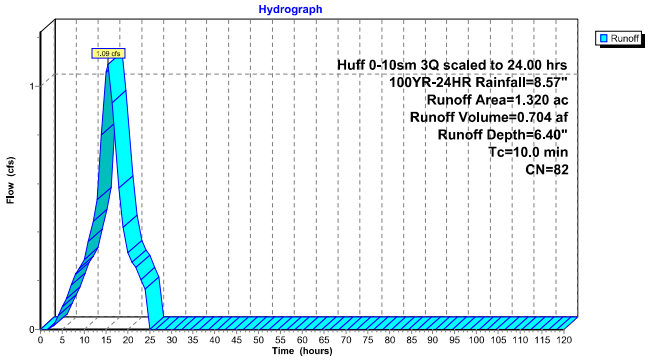
Runoff = 1.09 cfs @ 15.50 hrs, Volume= 0.704 af, Depth= 6.40"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	1.320	82	user input
	1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub6: Subarea 6 (Offsite)



Summary for Subcatchment Sub7: Subarea 7

[49] Hint: Tc<2dt may require smaller dt

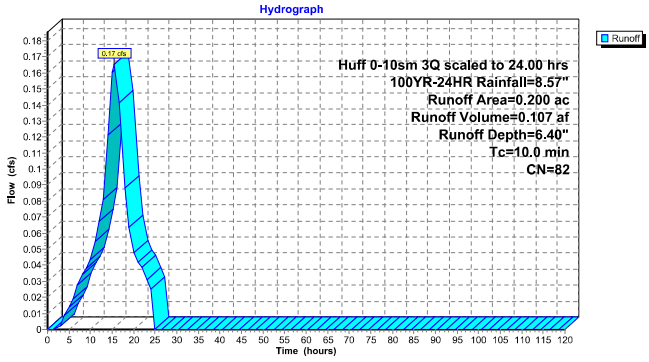
Runoff = 0.17 cfs @ 15.50 hrs, Volume= 0.107 af, Depth= 6.40"
Routed to Link NE : NORTHEAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	0.200	82	user input
	0.200		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub7: Subarea 7



Summary for Subcatchment Sub8: Subarea 8 (Offsite)

[49] Hint: Tc<2dt may require smaller dt

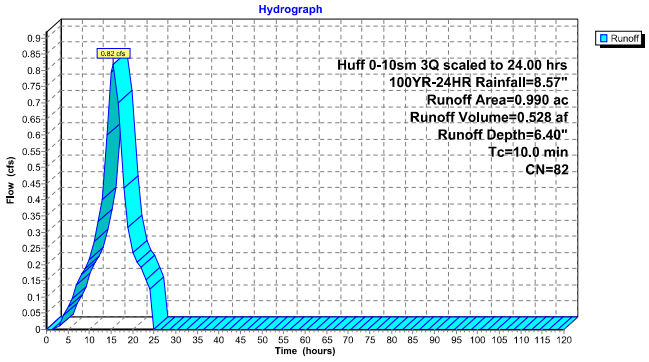
Runoff = 0.82 cfs @ 15.50 hrs, Volume= 0.528 af, Depth= 6.40"
Routed to Link E : EAST OUTFALL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	0.990	82	user input
	0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Sub8: Subarea 8 (Offsite)

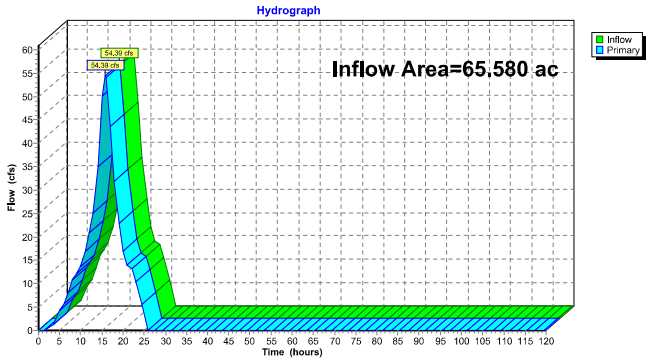


Summary for Link E: EAST OUTFALL

Inflow Area = 65.580 ac, 0.00% Impervious, Inflow Depth = 6.40" for 100YR-24HR event
Inflow = 54.39 cfs @ 15.78 hrs, Volume= 34.990 af
Primary = 54.39 cfs @ 15.78 hrs, Volume= 34.990 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link E: EAST OUTFALL

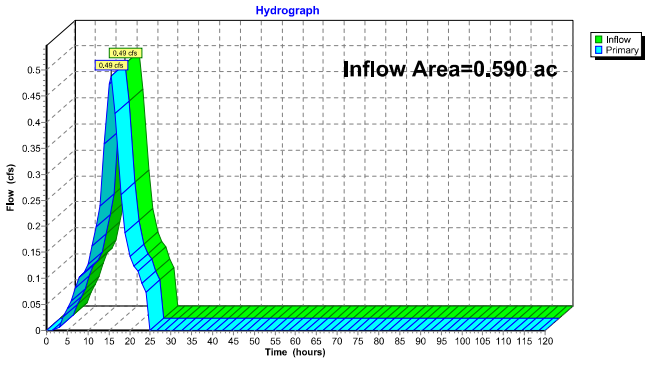


Summary for Link NE: NORTHEAST OUTFALL

Inflow Area = 0.590 ac, 0.00% Impervious, Inflow Depth = 6.40" for 100YR-24HR event
Inflow = 0.49 cfs @ 15.50 hrs, Volume= 0.315 af
Primary = 0.49 cfs @ 15.50 hrs, Volume= 0.315 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NE: NORTHEAST OUTFALL

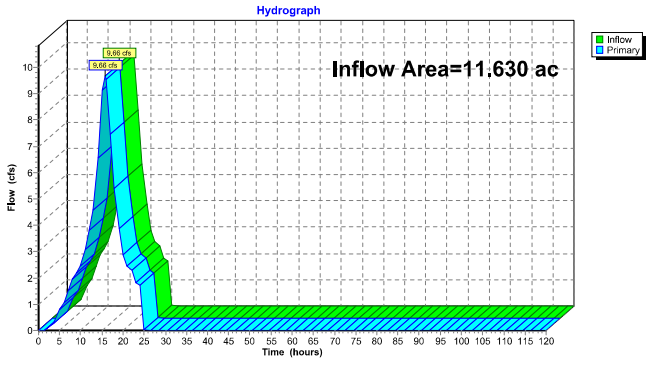


Summary for Link NW: NORTHWEST OUTFALL

Inflow Area = 11.630 ac, 0.00% Impervious, Inflow Depth = 6.40" for 100YR-24HR event
Inflow = 9.66 cfs @ 15.66 hrs, Volume= 6.205 af
Primary = 9.66 cfs @ 15.66 hrs, Volume= 6.205 af, Atten= 0%, Lag= 0.0 min
Routed to Link TOTAL : TOTAL

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link NW: NORTHWEST OUTFALL

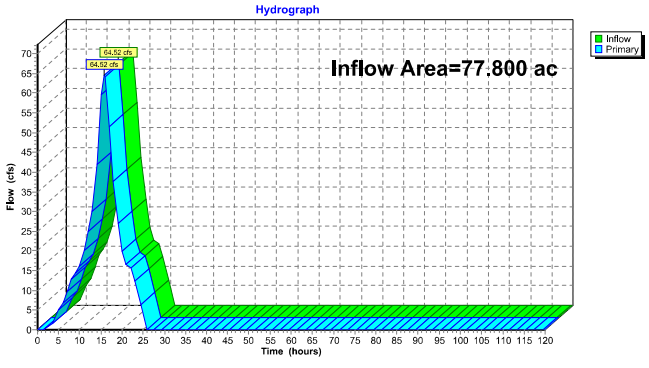


Summary for Link TOTAL: TOTAL

Inflow Area = 77.800 ac, 0.00% Impervious, Inflow Depth = 6.40" for 100YR-24HR event
Inflow = 64.52 cfs @ 15.76 hrs, Volume= 41.509 af
Primary = 64.52 cfs @ 15.76 hrs, Volume= 41.509 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs

Link TOTAL: TOTAL



Drawing name: K:\CHS_LOE\268050000_Hillwood_Geneva, IL\2 Design\CAD\Exhibits_Drainage Exhibits\268050000-Proposed Conditions Plan.dwg Exhibit Jun 23, 2022 12:53pm by: Ryan.Martin
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NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

SUBAREA 3
(OFF-SITE)
AREA = 4.50 AC
CN = 82
Tc = 15 MIN

FUTURE DIVISION ST
AREA = 4.13 AC
CN = 91
Tc = 10 MIN

80' DEDICATED DIVISION STREET RIGHT-OF-WAY

PROPOSED DEVELOPMENT WEST OF PROPERTY LINE ANTICIPATED TO HANDLE STORMWATER ON-SITE PRIOR TO DISCHARGING ONTO SUBJECT SITE

1

DISTURBED SITE
AREA = 70.22 AC
CN = 91
Tc = 10 MIN

SUBAREA 6
(OFF-SITE)
AREA = 1.32 AC
CN = 82
Tc = 10 MIN

STORMWATER DETENTION BASIN
HWL=756.25'
NWL=750.00'
BOT=749.00'
(VOL = 41.17 AC-FT)

CONVEYANCE TO KAUTZ ROAD INCLUDING BYPASS)
Q (2-YR) = 3.02 CFS
Q (10-YR) = 4.57 CFS
Q (100-YR) = 9.13 CFS

1

SUBAREA 8
(OFF-SITE)
AREA = 0.99 AC
CN = 82
Tc = 10 MIN

HIGH POINT, 757.45

LOW POINT, 757.32

HIGH POINT, 1160+52.63

LOW POINT, 756.20

HIGH POINT, 761.28

GENEVA DRIVE

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY®

PROPOSED CONDITIONS EXHIBIT

FOX VALLEY COMMERCE CENTER

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE:
5/5/2022

KHA PROJECT NO.
268050000

SHEET NUMBER

EXH.

Kimley»Horn
Expect More. Experience Better.

Hillwood Geneva (Geneva, IL)
5/5/2022

Total Disturbed Area (acres): 70.22

Proposed Development Runoff Coefficients			
Surface Type	**Runoff Coefficient**	**Area (acres)**	**Product (Rc x A)**
Impervious area (Roads, roofs, sidewalks, etc.)	0.90	50.92	45.83
Pervious area (Greenspace)	0.45	19.30	8.69
	Total =	**70.22**	**54.51**
	Composite Runoff Coefficient =	**0.78**	

**Storm sewer sizing to be based on full impervious area (C=0.90) as majority of pervious area is downstream of storm sewer (i.e. detention basin / Lot 4).

Proposed Development Curve Number (CN)			
Surface Type	**Curve Number**	**Area (acres)**	**Product (CN x A)**
Impervious area (Roads, roofs, sidewalks, etc.)	98	50.92	4990
Pervious area (Greenspace; Good Condition >75% Grass)	74	19.30	1428
	Total =	**70.22**	**6418**
	Composite Curve Number =	**91**	

Note: HSG D utilized for post-development due to site compaction. Curve Numbers identified per TR-55 Table 2-2a.

Proposed Development (Division St Right-of Way; Future Build-Out**) Curve Number (CN)			
Surface Type	**Curve Number**	**Area (acres)**	**Product (CN x A)**
Impervious area (Roads, roofs, sidewalks, etc.)	98	2.58	253
Pervious area (Greenspace; Good Condition >75% Grass)	80	1.55	124
	Total =	**4.13**	**377**
	Composite Curve Number =	**91**	

**Future build-out of a secondary road is 40' back-to-back with two (2) five-foot wide sidewalks per City ordinance

Kimley»Horn
Expect More. Experience Better.

POND:	Detention Pond
JOB NO.	268050000
PROJECT:	Fox Valley Com
FILE:	
DATE:	5/5/2022

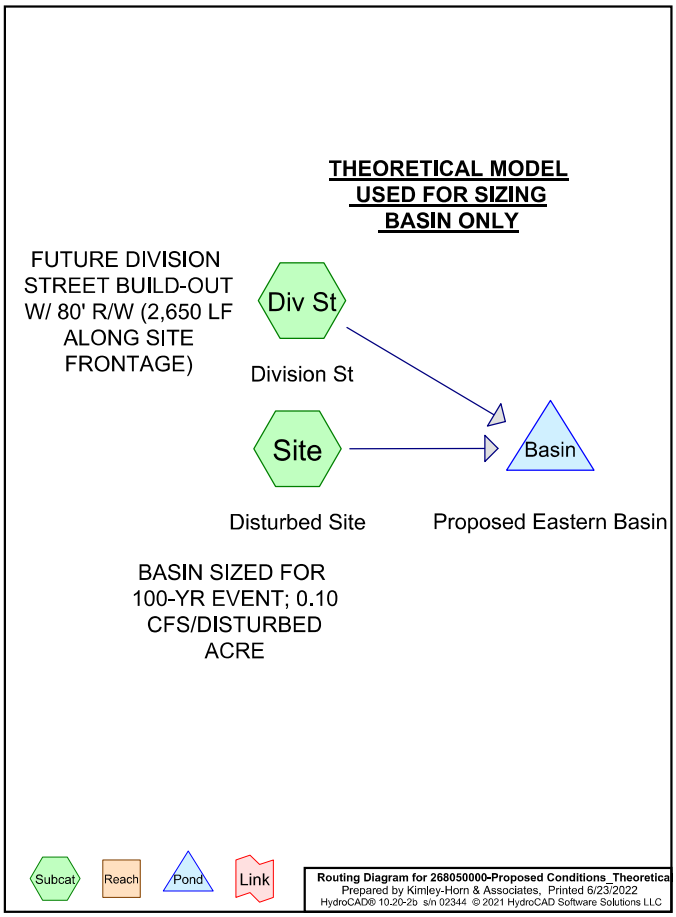
Detention Basin Stage Storage

	Area		Average	Incremental	Cummulative	Cummulative
Elevation			Area	Storage	Storage	Storage
(ft)	(ft^2)	(acre)	(ft^2)	(ft^3)	(ft^3)	(ac-ft)
749	201,987	4.637			0	0.000
			205828.500	205828.50		
750	209,670	4.813			205828.50	4.73
			213660.500	213660.50		
751	217,651	4.997			419489.00	9.63
			223745.500	223745.50		
752	229,840	5.276			643234.50	14.77
			238415.000	238415.00		
753	246,990	5.670			881649.50	20.24
			257965.500	257965.50		
754	268,941	6.174			1139615.00	26.16
			278245.500	278245.50		
755	287,550	6.601			1417860.50	32.55
			297874.000	297874.00		
756	308,198	7.075			1715734.50	39.39
			310223.000	77555.75		
756.25	312,248	7.168			1793290.25	41.17

Total Volume Provided (100-yr): 41.17 ac-ft

The 100-year high water level (HWL) is 756.15 per the HydroCAD model which equates to a modelled volume of 40.42 ac-ft required. When the additional 0.3 ac-ft of storage required for the adjacent Kautz Road widening improvements is added, the ***total required volume equates to 40.72 ac-ft.***

Therefore the volume provided at the top of OCS weir elevation (756.25) of 41.17 ac-ft exceeds the required.



Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	10YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	5.15	2
3	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.550	80	>75% Grass cover, Good, HSG D (Div St)
2.583	98	Paved roads w/curbs & sewers, HSG D (Div St)
70.220	91	user input (Site)
74.353	**91**	**TOTAL AREA**

Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment Div St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=2.39"
Tc=10.0 min CN=91 Runoff=1.30 cfs 0.823 af

Subcatchment Site: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=2.39"
Tc=10.0 min CN=91 Runoff=22.08 cfs 13.985 af

Pond Basin: Proposed Eastern Basin Peak Elev=751.64' Storage=12.891 af Inflow=23.38 cfs 14.808 af
Outflow=2.85 cfs 9.231 af

Total Runoff Area = 74.353 ac Runoff Volume = 14.808 af Average Runoff Depth = 2.39"
96.53% Pervious = 71.770 ac 3.47% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

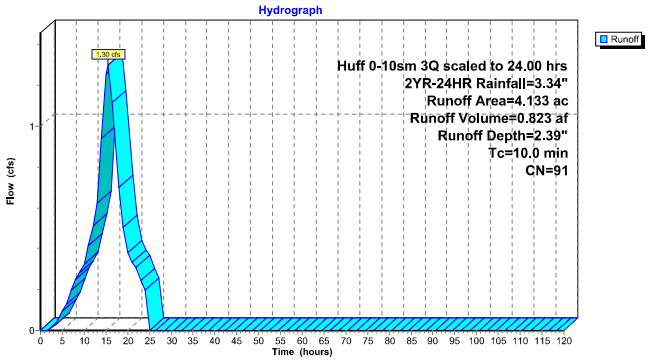
Runoff = 1.30 cfs @ 15.53 hrs, Volume= 0.823 af, Depth= 2.39"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Div St: Division St



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

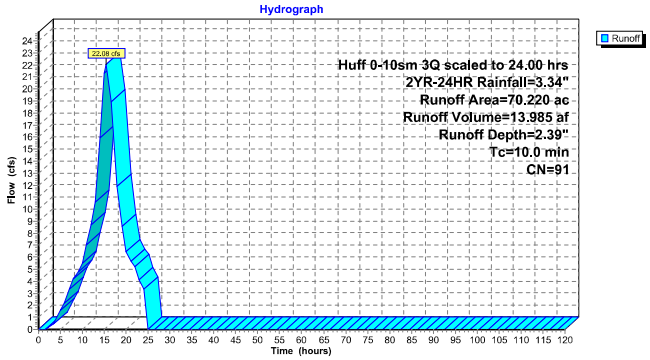
Runoff = 22.08 cfs @ 15.53 hrs, Volume= 13.985 af, Depth= 2.39"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	70.220	91	user input
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 74.353 ac, 3.47% Impervious, Inflow Depth = 2.39" for 2YR-24HR event
Inflow = 23.38 cfs @ 15.53 hrs, Volume= 14.808 af
Outflow = 2.85 cfs @ 24.02 hrs, Volume= 9.231 af, Atten= 88%, Lag= 509.5 min
Primary = 2.85 cfs @ 24.02 hrs, Volume= 9.231 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 751.64' @ 24.02 hrs Surf.Area= 5.176 ac Storage= 12.891 af

Plug-Flow detention time= 1,789.2 min calculated for 9.154 af (62% of inflow)
Center-of-Mass det. time= 1,681.2 min (2,595.6 - 914.5)

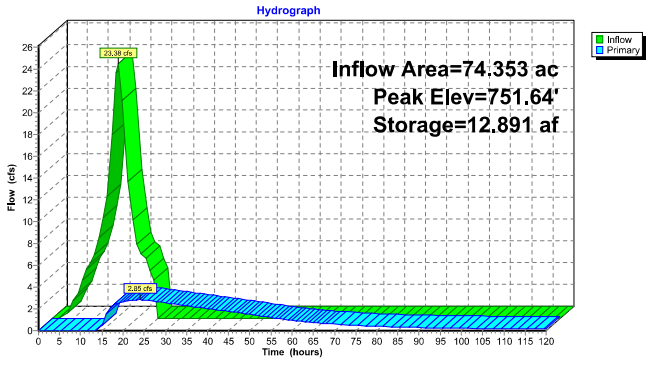
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=2.85 cfs @ 24.02 hrs HW=751.64' (Free Discharge)
1=Orifice/Grate (Orifice Controls 2.85 cfs @ 5.43 fps)

Pond Basin: Proposed Eastern Basin



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDiv St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=4.13"
Tc=10.0 min CN=91 Runoff=2.14 cfs 1.422 af

SubcatchmentSite: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=4.13"
Tc=10.0 min CN=91 Runoff=36.32 cfs 24.155 af

Pond Basin: Proposed Eastern Basin Peak Elev=753.31' Storage=22.032 af Inflow=38.46 cfs 25.576 af
Outflow=4.37 cfs 19.524 af

Total Runoff Area = 74.353 ac Runoff Volume = 25.576 af Average Runoff Depth = 4.13"
96.53% Pervious = 71.770 ac 3.47% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

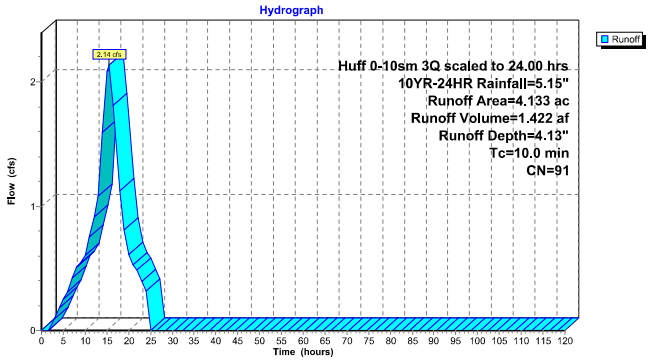
Runoff = 2.14 cfs @ 15.47 hrs, Volume= 1.422 af, Depth= 4.13"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Div St: Division St



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

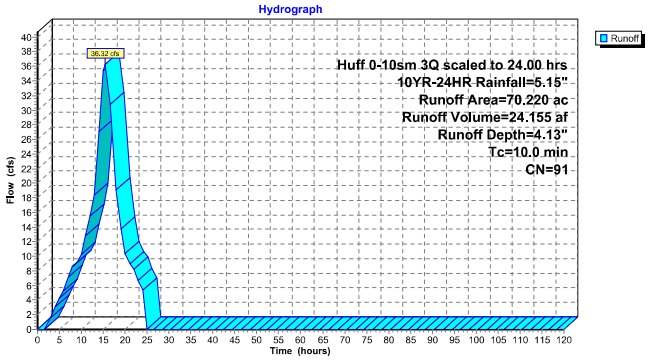
Runoff = 36.32 cfs @ 15.47 hrs, Volume= 24.155 af, Depth= 4.13"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	70.220	91	user input
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 74.353 ac, 3.47% Impervious, Inflow Depth = 4.13" for 10YR-24HR event
Inflow = 38.46 cfs @ 15.47 hrs, Volume= 25.576 af
Outflow = 4.37 cfs @ 24.06 hrs, Volume= 19.524 af, Atten= 89%, Lag= 515.9 min
Primary = 4.37 cfs @ 24.06 hrs, Volume= 19.524 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 753.31' @ 24.06 hrs Surf.Area= 5.827 ac Storage= 22.032 af

Plug-Flow detention time= 2,115.7 min calculated for 19.524 af (76% of inflow)
Center-of-Mass det. time= 2,014.8 min (2,901.8 - 887.0)

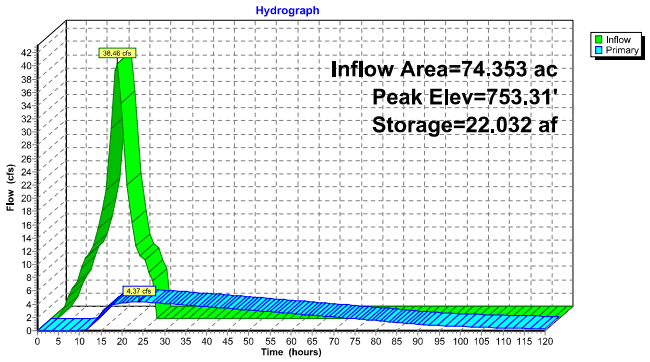
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=4.37 cfs @ 24.06 hrs HW=753.31' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 4.37 cfs @ 8.34 fps)

Pond Basin: Proposed Eastern Basin



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment Div St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=3.70 cfs 2.579 af

Subcatchment Site: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=62.82 cfs 43.815 af

Pond Basin: Proposed Eastern Basin Peak Elev=756.15' Storage=40.423 af Inflow=66.52 cfs 46.394 af
Outflow=6.14 cfs 37.764 af

Total Runoff Area = 74.353 ac Runoff Volume = 46.394 af Average Runoff Depth = 7.49"
96.53% Pervious = 71.770 ac 3.47% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

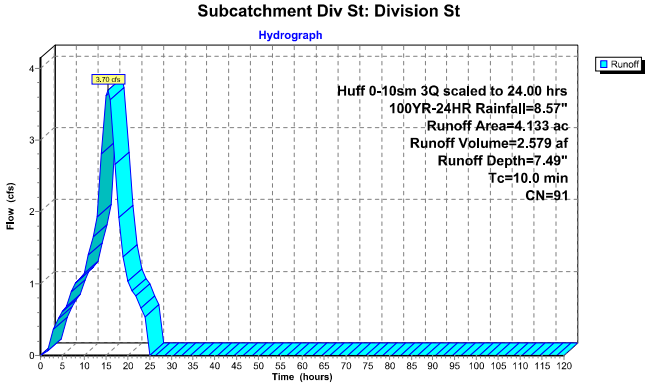
Runoff = 3.70 cfs @ 15.43 hrs, Volume= 2.579 af, Depth= 7.49"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Div St: Division St



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

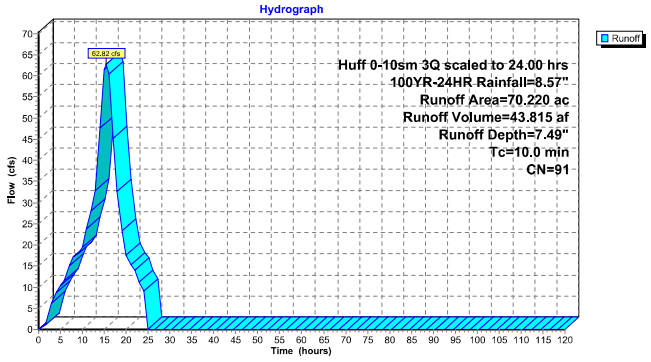
Runoff = 62.82 cfs @ 15.43 hrs, Volume= 43.815 af, Depth= 7.49"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	70.220	91	user input
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 74.353 ac, 3.47% Impervious, Inflow Depth = 7.49" for 100YR-24HR event
Inflow = 66.52 cfs @ 15.43 hrs, Volume= 46.394 af
Outflow = 6.14 cfs @ 24.28 hrs, Volume= 37.764 af, Atten= 91%, Lag= 531.0 min
Primary = 6.14 cfs @ 24.28 hrs, Volume= 37.764 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 756.15' @ 24.27 hrs Surf.Area= 7.129 ac Storage= 40.423 af

Plug-Flow detention time= 2,582.4 min calculated for 37.452 af (81% of inflow)
Center-of-Mass det. time= 2,524.7 min (3,385.3 - 860.6)

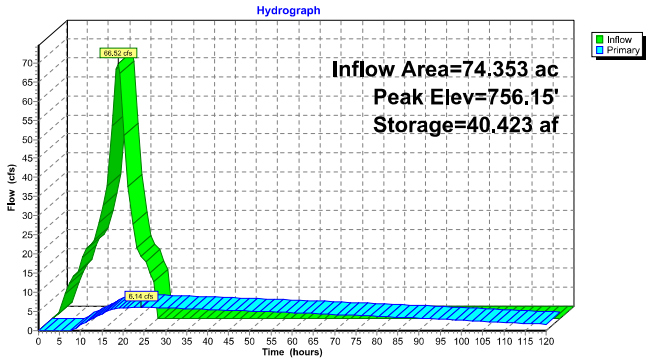
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

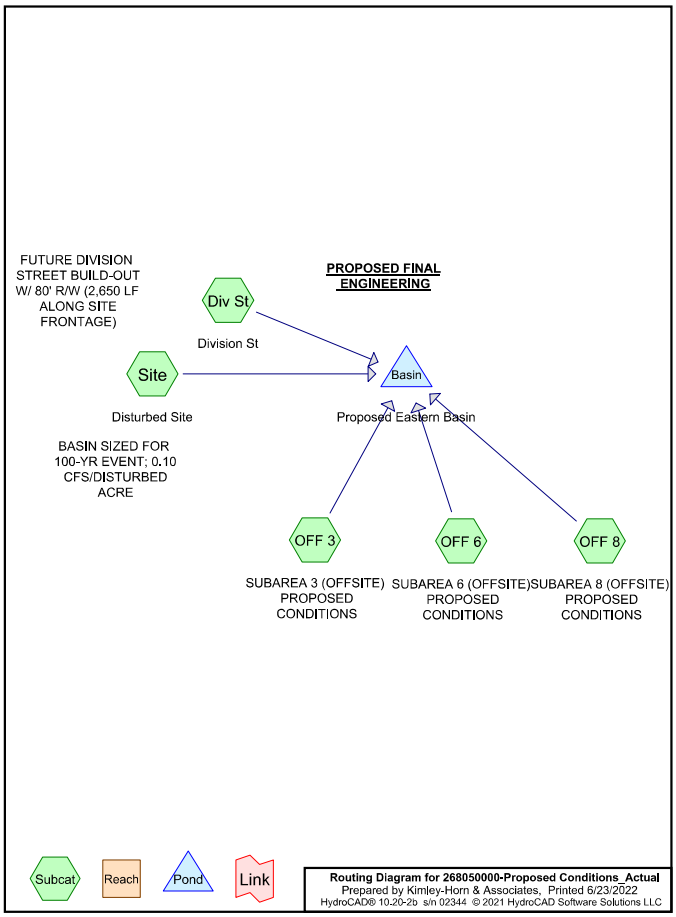
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=6.14 cfs @ 24.28 hrs HW=756.14' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 6.14 cfs @ 11.72 fps)

Pond Basin: Proposed Eastern Basin





Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	10YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	5.15	2
3	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.550	80	>75% Grass cover, Good, HSG D (Div St)
70.220	91	Direct Entry (Site)
2.583	98	Paved roads w/curbs & sewers, HSG D (Div St)
6.810	82	Row crops, SR + CR, Good, HSG C (OFF 3, OFF 6, OFF 8)
81.163	**90**	**TOTAL AREA**

Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment Div St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=2.39"
Tc=10.0 min CN=91 Runoff=1.30 cfs 0.823 af

Subcatchment OFF 3: SUBAREA 3 Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=1.65"
Tc=15.0 min CN=82 Runoff=1.09 cfs 0.619 af

Subcatchment OFF 6: SUBAREA 6 Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.32 cfs 0.182 af

Subcatchment OFF 8: SUBAREA 8 Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=1.65"
Tc=10.0 min CN=82 Runoff=0.24 cfs 0.136 af

Subcatchment Site: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=2.39"
Tc=10.0 min CN=91 Runoff=22.08 cfs 13.985 af

Pond Basin: Proposed Eastern Basin Peak Elev=751.79' Storage=13,683 af Inflow=25.01 cfs 15.746 af
Outflow=3.02 cfs 10.132 af

Total Runoff Area = 81.163 ac Runoff Volume = 15.746 af Average Runoff Depth = 2.33"
96.82% Pervious = 78.580 ac 3.18% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

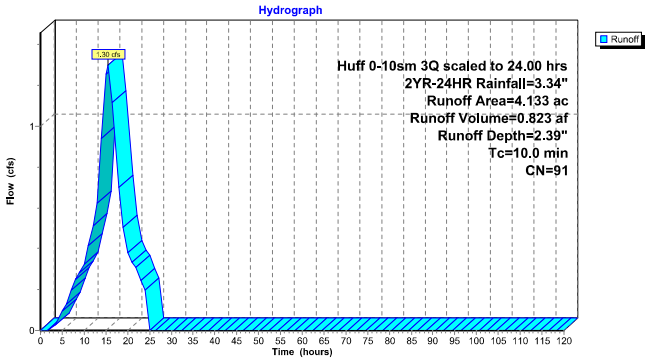
Runoff = 1.30 cfs @ 15.53 hrs, Volume= 0.823 af, Depth= 2.39"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Div St: Division St



Summary for Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

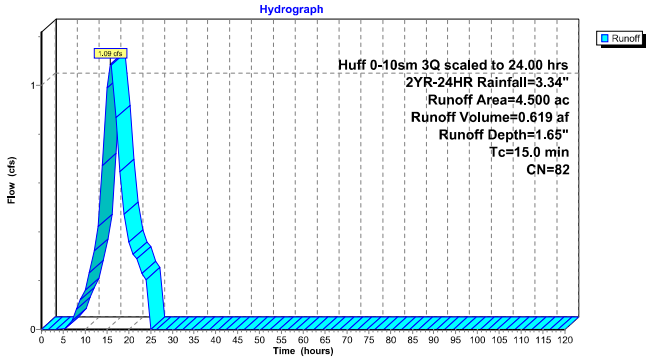
Runoff = 1.09 cfs @ 15.80 hrs, Volume= 0.619 af, Depth= 1.65"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
4.500	82	Row crops, SR + CR, Good, HSG C
4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

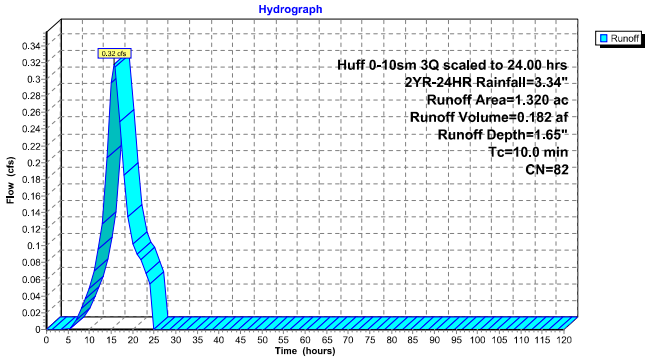
Runoff = 0.32 cfs @ 15.73 hrs, Volume= 0.182 af, Depth= 1.65"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
1.320	82	Row crops, SR + CR, Good, HSG C
1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

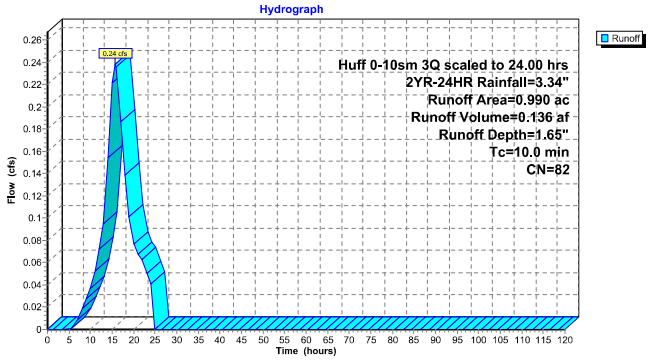
Runoff = 0.24 cfs @ 15.73 hrs, Volume= 0.136 af, Depth= 1.65"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

Area (ac)	CN	Description
0.990	82	Row crops, SR + CR, Good, HSG C
0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

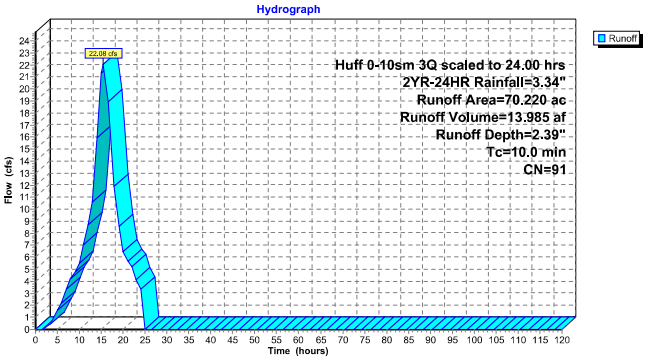
Runoff = 22.08 cfs @ 15.53 hrs, Volume= 13.985 af, Depth= 2.39"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2YR-24HR Rainfall=3.34"

	Area (ac)	CN	Description
*	70.220	91	Direct Entry
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 81.163 ac, 3.18% Impervious, Inflow Depth = 2.33" for 2YR-24HR event
Inflow = 25.01 cfs @ 15.55 hrs, Volume= 15.746 af
Outflow = 3.02 cfs @ 24.05 hrs, Volume= 10.132 af, Atten= 88%, Lag= 509.9 min
Primary = 3.02 cfs @ 24.05 hrs, Volume= 10.132 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 751.79' @ 24.05 hrs Surf.Area= 5.218 ac Storage= 13.683 af

Plug-Flow detention time= 1,838.5 min calculated for 10.132 af (64% of inflow)
Center-of-Mass det. time= 1,702.9 min (2,621.2 - 918.3)

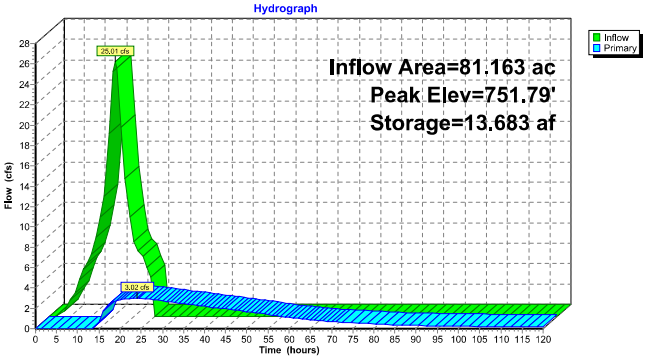
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	756.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Primary	756.75'	**95.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=3.02 cfs @ 24.05 hrs HW=751.79' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 3.02 cfs @ 5.76 fps)
- **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Basin: Proposed Eastern Basin



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDiv St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=4.13"
Tc=10.0 min CN=91 Runoff=2.14 cfs 1.422 af

SubcatchmentOFF 3: SUBAREA3 Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=3.21"
Tc=15.0 min CN=82 Runoff=2.00 cfs 1.205 af

SubcatchmentOFF 6: SUBAREA6 Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=3.21"
Tc=10.0 min CN=82 Runoff=0.58 cfs 0.353 af

SubcatchmentOFF 8: SUBAREA8 Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=3.21"
Tc=10.0 min CN=82 Runoff=0.44 cfs 0.265 af

SubcatchmentSite: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=4.13"
Tc=10.0 min CN=91 Runoff=36.32 cfs 24.155 af

Pond Basin: Proposed Eastern Basin Peak Elev=753.59' Storage=23.647 af Inflow=41.45 cfs 27.400 af
Outflow=4.57 cfs 21.237 af

Total Runoff Area = 81.163 ac Runoff Volume = 27.400 af Average Runoff Depth = 4.05"
96.82% Pervious = 78.580 ac 3.18% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

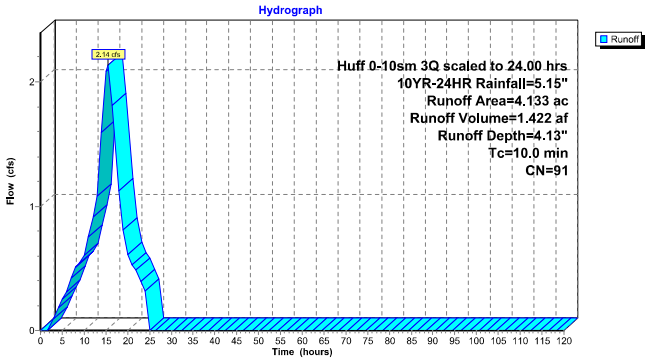
Runoff = 2.14 cfs @ 15.47 hrs, Volume= 1.422 af, Depth= 4.13"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Div St: Division St



Summary for Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

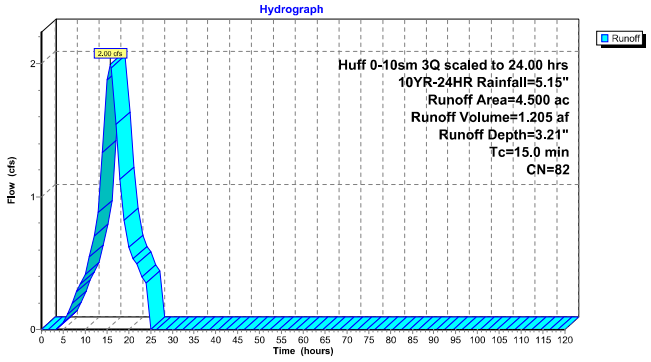
Runoff = 2.00 cfs @ 15.68 hrs, Volume= 1.205 af, Depth= 3.21"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

Area (ac)	CN	Description
4.500	82	Row crops, SR + CR, Good, HSG C
4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

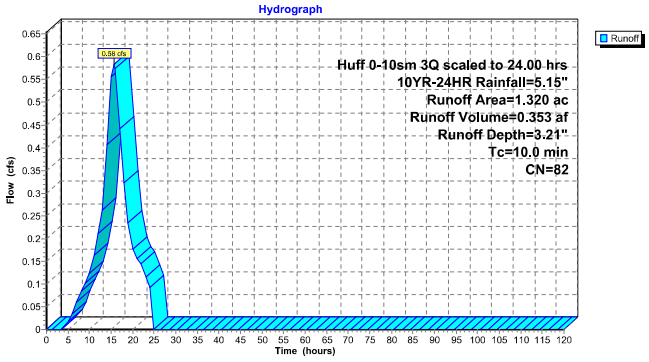
Runoff = 0.58 cfs @ 15.61 hrs, Volume= 0.353 af, Depth= 3.21"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

Area (ac)	CN	Description
1.320	82	Row crops, SR + CR, Good, HSG C
1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

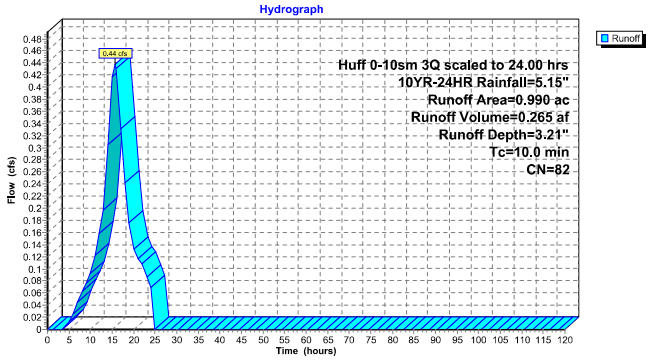
Runoff = 0.44 cfs @ 15.61 hrs, Volume= 0.265 af, Depth= 3.21"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

Area (ac)	CN	Description
0.990	82	Row crops, SR + CR, Good, HSG C
0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

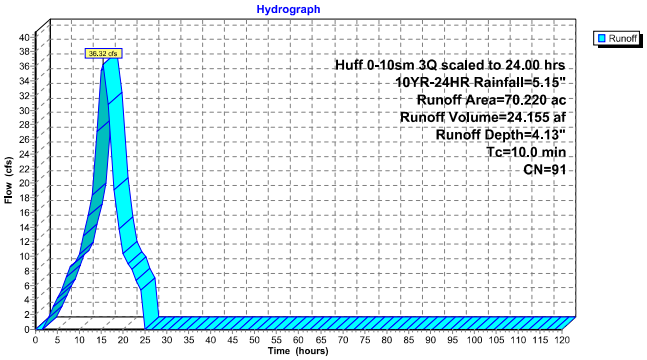
Runoff = 36.32 cfs @ 15.47 hrs, Volume= 24.155 af, Depth= 4.13"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 10YR-24HR Rainfall=5.15"

	Area (ac)	CN	Description
*	70.220	91	Direct Entry
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 81.163 ac, 3.18% Impervious, Inflow Depth = 4.05" for 10YR-24HR event
Inflow = 41.45 cfs @ 15.48 hrs, Volume= 27.400 af
Outflow = 4.57 cfs @ 24.11 hrs, Volume= 21.237 af, Atten= 89%, Lag= 518.0 min
Primary = 4.57 cfs @ 24.11 hrs, Volume= 21.237 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 753.59' @ 24.11 hrs Surf.Area= 5.965 ac Storage= 23.647 af

Plug-Flow detention time= 2,166.8 min calculated for 21.237 af (78% of inflow)
Center-of-Mass det. time= 2,070.5 min (2,961.4 - 890.8)

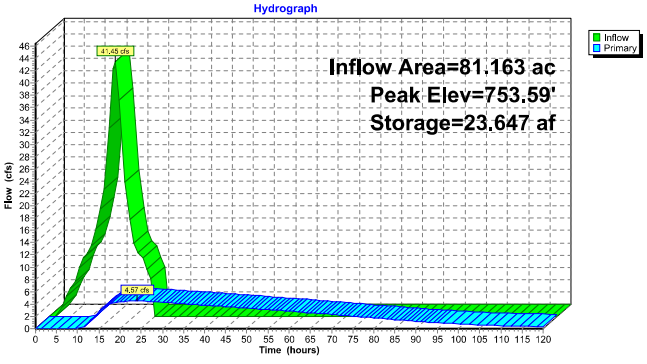
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	756.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Primary	756.75'	**95.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=4.57 cfs @ 24.11 hrs HW=753.58' (Free Discharge)
- **1=Orifice/Grate** (Orifice Controls 4.57 cfs @ 8.72 fps)
- **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Basin: Proposed Eastern Basin



Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDiv St: Division St Runoff Area=4.133 ac 62.50% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=3.70 cfs 2.579 af

SubcatchmentOFF 3: SUBAREA3 Runoff Area=4.500 ac 0.00% Impervious Runoff Depth=6.40"
Tc=15.0 min CN=82 Runoff=3.73 cfs 2.401 af

SubcatchmentOFF 6: SUBAREA6 Runoff Area=1.320 ac 0.00% Impervious Runoff Depth=6.40"
Tc=10.0 min CN=82 Runoff=1.09 cfs 0.704 af

SubcatchmentOFF 8: SUBAREA8 Runoff Area=0.990 ac 0.00% Impervious Runoff Depth=6.40"
Tc=10.0 min CN=82 Runoff=0.82 cfs 0.528 af

SubcatchmentSite: Disturbed Site Runoff Area=70.220 ac 0.00% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=62.82 cfs 43.815 af

Pond Basin: Proposed Eastern Basin Peak Elev=756.52' Storage=43.270 af Inflow=72.14 cfs 50.028 af
Outflow=9.13 cfs 40.716 af

Total Runoff Area = 81.163 ac Runoff Volume = 50.028 af Average Runoff Depth = 7.40"
96.82% Pervious = 78.580 ac 3.18% Impervious = 2.583 ac

Summary for Subcatchment Div St: Division St

[49] Hint: Tc<2dt may require smaller dt

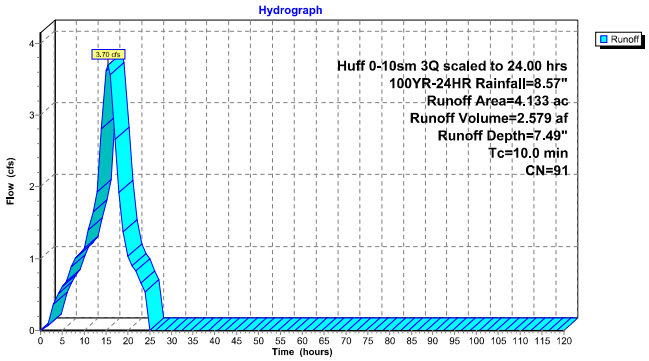
Runoff = 3.70 cfs @ 15.43 hrs, Volume= 2.579 af, Depth= 7.49"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
2.583	98	Paved roads w/curbs & sewers, HSG D
1.550	80	>75% Grass cover, Good, HSG D
4.133	91	Weighted Average
1.550		37.50% Pervious Area
2.583		62.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Div St: Division St



Summary for Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

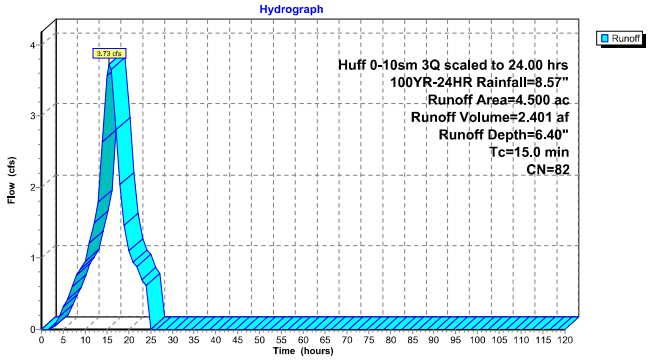
Runoff = 3.73 cfs @ 15.59 hrs, Volume= 2.401 af, Depth= 6.40"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
4.500	82	Row crops, SR + CR, Good, HSG C
4.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment OFF 3: SUBAREA 3 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

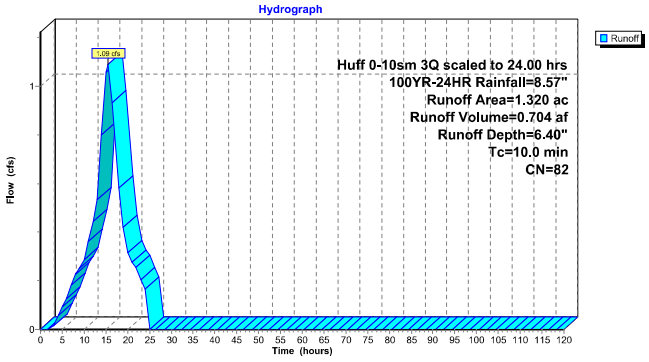
Runoff = 1.09 cfs @ 15.50 hrs, Volume= 0.704 af, Depth= 6.40"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
1.320	82	Row crops, SR + CR, Good, HSG C
1.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 6: SUBAREA 6 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS

[49] Hint: Tc<2dt may require smaller dt

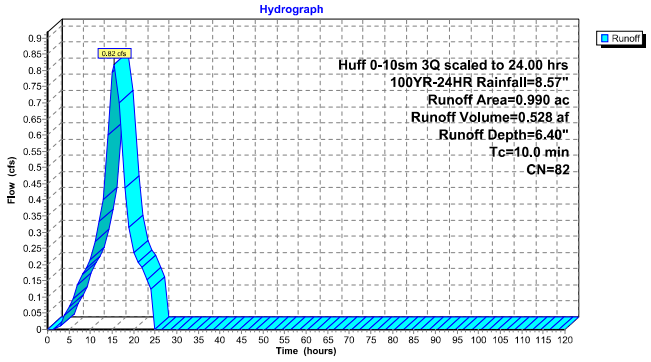
Runoff = 0.82 cfs @ 15.50 hrs, Volume= 0.528 af, Depth= 6.40"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

Area (ac)	CN	Description
0.990	82	Row crops, SR + CR, Good, HSG C
0.990		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment OFF 8: SUBAREA 8 (OFFSITE) PROPOSED CONDITIONS



Summary for Subcatchment Site: Disturbed Site

[49] Hint: Tc<2dt may require smaller dt

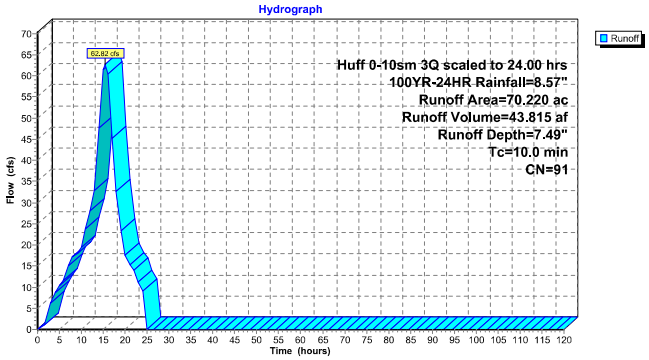
Runoff = 62.82 cfs @ 15.43 hrs, Volume= 43.815 af, Depth= 7.49"
Routed to Pond Basin : Proposed Eastern Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	70.220	91	Direct Entry
	70.220		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment Site: Disturbed Site



Summary for Pond Basin: Proposed Eastern Basin

Inflow Area = 81.163 ac, 3.18% Impervious, Inflow Depth = 7.40" for 100YR-24HR event
Inflow = 72.14 cfs @ 15.44 hrs, Volume= 50.028 af
Outflow = 9.13 cfs @ 23.94 hrs, Volume= 40.716 af, Atten= 87%, Lag= 510.1 min
Primary = 9.13 cfs @ 23.94 hrs, Volume= 40.716 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Peak Elev= 756.52' @ 23.94 hrs Surf.Area= 8.201 ac Storage= 43.270 af

Plug-Flow detention time= 2,598.3 min calculated for 40.716 af (81% of inflow)
Center-of-Mass det. time= 2,512.2 min (3,376.2 - 864.0)

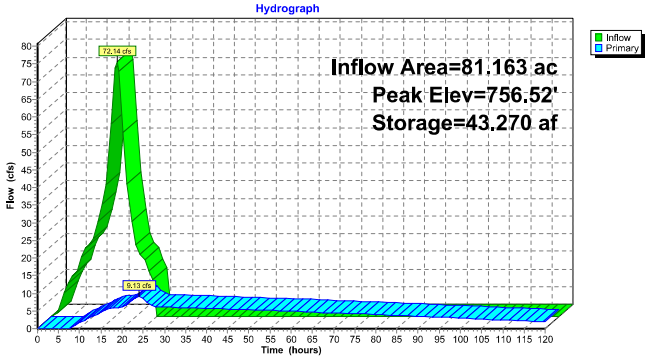
Volume	Invert	Avail.Storage	Storage Description
#1	749.00'	47.605 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
749.00	4.637	0.000	0.000
750.00	4.813	4.725	4.725
751.00	4.997	4.905	9.630
752.00	5.276	5.136	14.766
753.00	5.670	5.473	20.239
754.00	6.174	5.922	26.161
755.00	6.601	6.387	32.549
756.00	7.075	6.838	39.387
756.25	7.168	1.780	41.167
757.00	10.000	6.438	47.605

Device	Routing	Invert	Outlet Devices
#1	Primary	750.00'	**9.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads
#2	Primary	756.25'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Primary	756.75'	**95.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=9.09 cfs @ 23.94 hrs HW=756.52' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 6.34 cfs @ 12.10 fps)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 2.75 cfs @ 1.70 fps)
└**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Basin: Proposed Eastern Basin



80' DEDICATED DIVISION STREET RIGHT-OF-WAY

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

GENEVA DRIVE

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY

DRAINAGE AREA MAP

FOX VALLEY COMMERCE CENTER

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE:
5/5/2022

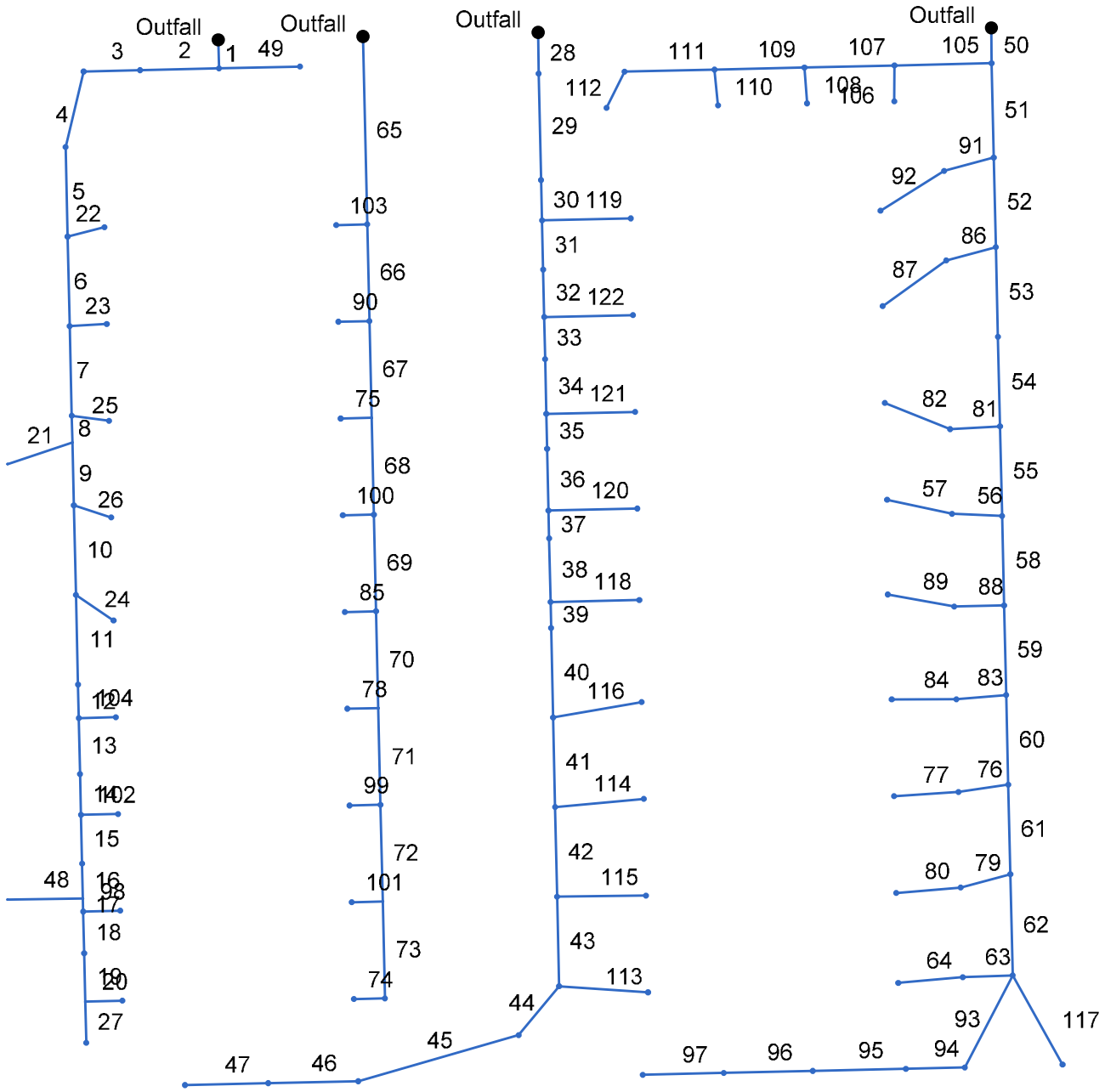
KHA PROJECT NO.
268050000

SHEET NUMBER

EXH.

Drawing name: C:\Users\RYAN~1.MAR\AppData\Local\Temp\AcPublish_21364\268050000 – Drainage Area Map.dwg Layout1 Jun 23, 2022 12:44pm by: Ryan.Martin
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Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: New.stm	Number of lines: 122	Date: 7/27/2022

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	31.966	0.14	6.57	0.90	0.13	5.91	10.0	112.0	1.5	8.79	14.79	3.13	30	0.13	763.97	764.01	765.36	765.40	766.85	773.63	D-17 TO FES-1
2	1	87.750	0.16	6.28	0.90	0.14	5.65	10.0	111.8	1.5	8.43	14.79	2.70	30	0.13	764.01	764.13	765.56	765.63	773.63	773.63	D-13 TO D-17
3	2	62.747	0.03	6.12	0.90	0.03	5.51	10.0	111.7	1.5	8.22	13.38	3.39	24	0.35	764.12	764.34	765.64	765.71	773.63	774.01	D-12 TO D-13
4	3	86.597	0.26	6.09	0.90	0.24	5.48	10.0	111.5	1.5	8.19	13.38	3.35	24	0.35	764.34	764.65	765.91	766.01	774.01	774.40	D-11 TO D-12
5	4	100.000	0.21	5.83	0.90	0.19	5.24	10.0	111.3	1.5	7.84	13.38	3.62	24	0.35	764.65	765.00	766.07	766.20	774.40	774.50	D-10 TO D-11
6	5	100.000	0.37	5.14	0.90	0.33	4.62	10.0	111.2	1.5	6.92	8.58	4.45	18	0.67	765.00	765.66	766.45	766.77	774.50	774.50	D-9 TO D-10
7	6	100.000	0.22	4.44	0.90	0.20	4.00	10.0	111.1	1.5	6.00	8.58	4.25	18	0.67	765.66	766.33	767.15	767.28	774.50	774.50	D-8 TO D-9
8	7	29.827	0.00	3.90	0.00	0.00	3.51	0.0	111.0	1.5	5.27	8.58	4.68	18	0.67	766.33	766.53	767.28	767.41	774.50	774.79	D-7 TO D-8 (1)
9	8	70.173	0.22	3.90	0.90	0.20	3.51	10.0	110.9	1.5	5.26	8.58	4.86	18	0.67	766.53	767.00	767.41	767.88	774.79	774.50	D-7 TO D-8
10	9	100.000	0.27	3.36	0.90	0.25	3.02	10.0	110.7	1.5	4.53	8.58	4.40	18	0.67	767.00	767.66	767.88	768.48	774.50	774.50	D-6 TO D-7
11	10	100.000	0.28	2.76	0.90	0.25	2.48	10.0	110.5	1.5	3.73	8.58	4.06	18	0.67	767.66	768.33	768.48	769.07	774.50	774.50	D-5 TO D-6 (1)
12	11	37.503	0.00	2.48	0.00	0.00	2.23	0.0	110.5	1.5	3.36	8.58	4.03	18	0.67	768.33	768.58	769.07	769.28	774.50	774.87	D-4 TO D-5 (1)
13	12	62.497	0.25	2.16	0.90	0.22	1.94	10.0	110.3	1.5	2.93	8.58	3.81	18	0.67	768.58	769.00	769.28	769.65	774.87	774.50	D-4 TO D-5
14	13	45.503	0.00	1.91	0.00	0.00	1.72	0.0	110.2	1.5	2.59	8.58	3.69	18	0.67	769.00	769.30	769.65	769.91	774.50	774.95	D-3 TO D-4 (1)
15	14	54.497	0.22	1.58	0.90	0.20	1.43	10.0	110.0	1.5	2.16	5.27	3.73	15	0.67	769.30	769.67	769.91	770.25	774.95	774.50	D-3 TO D-4
16	15	38.867	0.00	1.36	0.00	0.00	1.23	0.0	109.9	1.5	1.86	5.27	3.47	15	0.67	769.67	769.93	770.25	770.47	774.50	774.88	D-2 TO D-3 (1) (1)
17	16	14.637	0.00	1.36	0.00	0.00	1.23	0.0	11.1	6.0	7.43	5.27	6.05	15	0.67	769.93	770.02	771.18	771.37	774.88	774.96	D-2 TO D-3 (1)
18	17	46.497	0.51	1.04	0.90	0.46	0.94	10.0	10.9	6.1	5.70	5.27	4.65	15	0.67	770.02	770.33	771.94	772.30	774.96	774.50	D-2 TO D-3
19	18	54.003	0.00	0.54	0.00	0.00	0.48	0.0	10.5	6.1	2.96	5.27	2.41	15	0.67	770.33	770.69	772.35	772.46	774.50	774.96	D-1 TO D-2 (1)
20	19	41.217	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.79	2.37	4.04	10	1.00	771.89	772.30	772.56	772.90	774.96	776.00	PIPE -328
21	8	76.072	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.01	3.56	0.96	12	1.00	771.63	772.39	771.67	772.43	774.79	778.69	PIPE -336
22	5	42.321	0.48	0.48	0.90	0.43	0.43	10.0	10.0	6.2	2.70	2.37	4.95	10	1.00	771.17	771.59	772.00	772.55	774.50	776.00	PIPE -287

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

214

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	6	41.265	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	3.90	5.65	10	2.70	771.03	772.14	771.43	772.75	774.50	776.00	PIPE -288
24	10	50.693	0.33	0.33	0.90	0.29	0.29	10.0	10.0	6.2	1.83	2.37	4.55	10	1.00	771.00	771.51	771.55	772.11	774.50	776.00	PIPE -332
25	7	41.743	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	2.37	4.54	10	1.00	770.88	771.30	771.43	771.90	774.50	776.00	PIPE -327
26	9	43.705	0.33	0.33	0.90	0.29	0.29	10.0	10.0	6.2	1.83	4.08	5.79	10	2.96	770.85	772.14	771.24	772.75	774.50	776.00	PIPE -289
27	19	45.997	0.22	0.22	0.90	0.19	0.19	10.0	10.0	6.2	1.21	2.91	1.55	12	0.67	770.69	771.00	772.56	772.61	774.96	774.50	D-1 TO D-2
28	End	45.926	0.36	12.06	0.90	0.33	10.86	10.0	21.4	4.6	49.77	45.41	3.96	48	0.10	761.50	761.55	765.50	765.55	766.00	768.53	PIPE -320
29	28	118.755	0.82	11.70	0.90	0.73	10.53	10.0	20.9	4.6	48.80	45.43	3.88	48	0.10	761.55	761.66	765.58	765.72	768.53	768.53	PIPE -319
30	29	45.020	0.00	10.88	0.00	0.00	9.80	0.0	20.8	4.7	45.60	45.44	3.63	48	0.10	761.66	761.71	765.75	765.80	768.53	768.98	PIPE -318
31	30	54.980	0.75	10.54	0.90	0.67	9.49	10.0	20.5	4.7	44.41	45.43	3.53	48	0.10	761.71	761.76	766.00	766.06	768.98	768.53	PIPE -317
32	31	53.020	0.00	9.79	0.00	0.00	8.81	0.0	20.3	4.7	41.45	35.85	4.31	42	0.13	761.77	761.83	766.09	766.18	768.53	768.99	PIPE -316 (1)
33	32	46.980	0.75	9.45	0.90	0.67	8.50	10.0	20.2	4.7	40.14	35.86	4.17	42	0.13	761.83	761.89	766.47	766.54	768.99	768.53	PIPE -316
34	33	61.020	0.00	8.70	0.00	0.00	7.83	0.0	19.9	4.7	37.19	35.84	3.87	42	0.13	761.89	761.97	766.58	766.66	768.53	768.91	PIPE -315 (1)
35	34	38.980	0.75	8.35	0.90	0.67	7.52	10.0	19.8	4.8	35.84	35.87	3.73	42	0.13	761.97	762.02	766.90	766.95	768.91	768.53	PIPE -315
36	35	69.020	0.00	7.61	0.00	0.00	6.85	0.0	19.5	4.8	32.88	35.85	3.42	42	0.13	762.02	762.11	766.98	767.05	768.53	768.83	PIPE -314 (1)
37	36	30.980	0.75	7.26	0.90	0.67	6.53	10.0	19.3	4.8	31.48	35.86	3.27	42	0.13	762.11	762.15	767.23	767.26	768.83	768.53	PIPE -314
38	37	71.021	0.00	6.51	0.00	0.00	5.86	0.0	19.0	4.9	28.49	35.84	2.96	42	0.13	762.15	762.24	767.29	767.35	768.53	768.81	PIPE -313 (1)
39	38	28.979	0.75	6.16	0.90	0.67	5.54	10.0	18.8	4.9	27.06	35.85	2.81	42	0.13	762.24	762.27	767.48	767.50	768.81	768.53	PIPE -313
40	39	100.000	0.75	5.41	0.90	0.67	4.87	10.0	18.2	5.0	24.14	35.86	2.51	42	0.13	762.27	762.40	767.52	767.58	768.53	768.53	PIPE -312
41	40	100.000	0.75	4.32	0.90	0.67	3.89	10.0	17.5	5.0	19.63	35.86	2.04	42	0.13	762.40	762.53	767.68	767.72	768.53	768.53	PIPE -311
42	41	100.000	0.75	3.23	0.90	0.67	2.91	10.0	16.5	5.2	15.04	35.86	1.56	42	0.13	762.53	762.65	767.78	767.80	768.53	768.53	PIPE -310
43	42	100.000	0.82	2.14	0.90	0.74	1.92	10.0	15.4	5.3	10.23	31.50	1.45	36	0.22	762.89	763.11	767.84	767.86	768.53	768.53	PIPE -309
44	43	70.590	0.30	0.97	0.90	0.27	0.87	10.0	14.3	5.5	4.79	72.26	1.03	30	3.10	763.61	765.80	767.90	767.90	768.53	770.76	PIPE -308 (1)

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

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Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	44	185.620	0.15	0.67	0.90	0.13	0.60	10.0	11.6	5.9	3.58	28.10	2.66	24	1.54	766.37	769.24	767.91	769.90	770.76	773.95	PIPE -308
46	45	100.000	0.16	0.52	0.90	0.14	0.47	10.0	10.6	6.1	2.87	7.43	3.93	18	0.50	769.72	770.22	770.37	770.87	773.95	773.95	PIPE -307
47	46	92.500	0.36	0.36	0.90	0.33	0.33	10.0	10.0	6.2	2.05	2.52	3.57	12	0.50	770.32	770.78	771.00	771.47	773.95	773.95	PIPE -306
48	16	83.984	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.01	3.56	0.48	12	1.00	770.00	770.84	770.47	770.88	774.88	780.24	PIPE -335
49	1	90.000	0.14	0.14	0.90	0.13	0.13	10.0	10.0	6.2	0.80	3.07	3.14	12	0.74	769.43	770.10	769.78	770.48	773.63	773.64	D-16 TO D-17
50	End	39.528	0.15	11.09	0.90	0.13	9.81	10.0	19.0	4.9	47.60	54.92	3.88	54	0.08	760.78	760.81	764.02	764.05	765.82	769.24	D-78 TO FES-3
51	50	105.330	0.10	9.99	0.90	0.09	8.82	10.0	18.5	4.9	43.34	40.30	3.55	48	0.08	760.81	760.89	764.54	764.63	769.24	770.50	D-68 TO D-78
52	51	100.000	0.13	9.43	0.90	0.12	8.31	10.0	18.0	5.0	41.36	47.56	3.31	48	0.11	760.89	761.00	764.82	764.89	770.50	770.68	D-65 TO D-68
53	52	100.000	0.30	8.82	0.90	0.27	7.77	10.0	17.5	5.0	39.16	47.56	3.12	48	0.11	761.00	761.11	765.06	765.11	770.68	770.93	D-61 TO D-65
54	53	100.000	0.13	8.52	0.90	0.12	7.49	10.0	17.1	5.1	38.18	33.31	3.97	42	0.11	761.61	761.72	765.14	765.28	770.93	770.68	D-60 TO D-61
55	54	100.000	0.13	7.89	0.90	0.12	6.93	10.0	16.7	5.2	35.72	33.31	3.71	42	0.11	761.72	761.83	765.52	765.65	770.68	770.68	D-57 TO D-60
56	55	55.615	0.16	0.51	0.90	0.14	0.46	10.0	10.4	6.2	2.83	4.13	5.16	12	1.34	767.48	768.23	768.09	768.95	770.68	772.10	D-55 TO D-56
57	56	73.862	0.35	0.35	0.90	0.32	0.32	10.0	10.0	6.2	1.97	3.23	5.34	10	1.86	768.76	770.13	769.23	770.76	772.10	773.82	PIPE -296
58	55	100.000	0.13	7.25	0.90	0.11	6.36	10.0	16.3	5.2	33.06	33.22	4.68	36	0.25	761.83	762.08	765.87	766.11	770.68	770.68	D-54 TO D-57
59	58	100.000	0.13	6.60	0.90	0.12	5.77	10.0	15.9	5.3	30.31	45.72	4.29	36	0.47	762.08	762.55	766.45	766.66	770.68	770.68	D-51 TO D-54
60	59	100.000	0.13	5.97	0.90	0.12	5.20	10.0	15.7	5.3	27.51	32.06	5.61	30	0.61	762.55	763.16	766.94	767.39	770.68	770.68	D-48 TO D-51
61	60	100.000	0.14	5.32	0.90	0.12	4.61	10.0	15.4	5.3	24.62	26.23	5.02	30	0.41	763.16	763.57	767.88	768.24	770.68	770.68	D-45 TO D-48
62	61	112.928	0.13	4.71	0.90	0.12	4.06	10.0	15.0	5.4	21.92	21.98	4.47	30	0.29	763.57	763.89	768.62	768.94	770.68	770.23	D-42 TO D-45
63	62	55.494	0.14	0.48	0.90	0.13	0.43	10.0	10.4	6.2	2.69	5.05	3.42	12	2.01	766.95	768.07	769.25	769.57	770.23	771.93	D-40 TO D-41
64	63	71.947	0.34	0.34	0.90	0.31	0.31	10.0	10.0	6.2	1.93	2.91	3.98	10	1.50	768.69	769.77	769.60	770.39	771.93	773.99	PIPE -331
65	End	209.716	0.00	3.06	0.00	0.00	2.76	0.0	16.0	5.2	14.47	23.77	5.08	30	0.34	763.07	763.77	764.48	765.18	764.59	771.67	PIPE -281
66	65	108.000	0.00	2.58	0.00	0.00	2.32	0.0	15.5	5.3	12.35	13.77	4.96	24	0.37	765.30	765.70	766.78	767.18	771.67	771.67	PIPE -280

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
67	66	108.000	0.00	2.26	0.00	0.00	2.03	0.0	15.0	5.4	10.95	9.73	3.49	24	0.19	765.70	765.90	767.70	767.96	771.67	771.67	PIPE -279 (1)
68	67	108.000	0.00	1.94	0.00	0.00	1.74	0.0	14.5	5.5	9.54	9.73	3.04	24	0.19	765.90	766.10	768.14	768.34	771.67	771.67	PIPE -279
69	68	107.997	0.00	1.61	0.00	0.00	1.45	0.0	13.8	5.6	8.09	14.33	2.88	24	0.40	766.60	767.04	768.48	768.58	771.67	771.67	PIPE -278
70	69	108.002	0.00	1.29	0.00	0.00	1.16	0.0	12.9	5.7	6.61	10.13	2.43	24	0.20	767.04	767.25	768.73	768.81	771.67	771.67	PIPE -277 (1)
71	70	107.997	0.00	0.96	0.00	0.00	0.87	0.0	12.3	5.8	5.05	4.70	2.86	18	0.20	767.25	767.47	768.91	769.16	771.67	771.67	PIPE -277
72	71	108.004	0.00	0.64	0.00	0.00	0.58	0.0	11.4	6.0	3.45	4.76	1.95	18	0.21	767.47	767.69	769.28	769.40	771.67	771.67	PIPE -276 (1)
73	72	108.000	0.00	0.32	0.00	0.00	0.29	0.0	10.2	6.2	1.79	3.13	1.46	15	0.20	767.94	768.15	769.46	769.53	771.67	771.68	PIPE -276
74	73	34.449	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.80	1.40	3.29	10	0.35	768.54	768.66	769.56	769.76	771.68	772.35	PIPE -275
75	67	34.442	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	2.37	4.54	10	1.00	768.49	768.84	769.04	769.44	771.67	776.00	PIPE -323
76	60	55.930	0.17	0.52	0.90	0.16	0.47	10.0	10.4	6.2	2.89	4.74	5.52	12	1.77	767.37	768.36	767.94	769.09	770.68	772.10	D-46 TO D-47
77	76	71.840	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.59	4.55	10	2.28	768.49	770.13	769.09	770.76	772.10	773.99	PIPE -294
78	70	34.444	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	2.37	4.54	10	1.00	768.45	768.80	769.00	769.40	771.67	776.00	PIPE -322
79	61	57.145	0.13	0.47	0.90	0.11	0.43	10.0	10.4	6.2	2.64	5.01	3.94	12	1.98	767.13	768.25	768.62	768.95	770.68	771.98	D-43 TO D-44
80	79	71.912	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.70	4.68	10	2.44	768.38	770.13	768.95	770.76	771.98	773.82	PIPE -293
81	54	55.533	0.14	0.49	0.90	0.13	0.44	10.0	10.4	6.2	2.73	4.13	5.10	12	1.35	767.46	768.21	768.05	768.91	770.68	772.10	D-58 TO D-59
82	81	78.161	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.53	4.68	10	2.21	768.35	770.08	768.91	770.70	772.10	773.99	PIPE -297
83	59	55.606	0.16	0.51	0.90	0.14	0.45	10.0	10.4	6.2	2.81	4.13	5.15	12	1.35	767.43	768.18	768.03	768.89	770.68	772.10	D-49 TO D-50
84	83	71.789	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.78	4.63	10	2.53	768.32	770.13	768.89	770.76	772.10	773.82	PIPE -295
85	69	34.773	0.33	0.33	0.90	0.29	0.29	10.0	10.0	6.2	1.83	2.37	4.55	10	1.00	768.27	768.61	768.81	769.22	771.67	776.00	PIPE -283
86	52	57.145	0.13	0.48	0.90	0.12	0.43	10.0	10.4	6.2	2.64	4.07	5.02	12	1.31	767.32	768.06	767.90	768.76	770.68	772.30	D-62 TO D-63
87	86	87.086	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	2.91	4.74	10	1.50	768.20	769.51	768.76	770.14	772.30	773.99	PIPE -329
88	58	55.500	0.17	0.52	0.90	0.16	0.47	10.0	10.4	6.2	2.91	4.13	5.22	12	1.35	767.30	768.05	767.92	768.78	770.68	772.10	D-52 TO D-53

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
89	88	75.067	0.35	0.35	0.90	0.32	0.32	10.0	10.0	6.2	1.97	2.91	4.61	10	1.50	768.19	769.31	768.78	769.94	772.10	773.99	PIPE -330
90	66	34.449	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	2.86	4.91	10	1.45	768.19	768.69	768.67	769.29	771.67	776.00	PIPE -285
91	51	57.145	0.12	0.46	0.90	0.11	0.42	10.0	10.4	6.2	2.58	4.07	4.98	12	1.31	767.29	768.04	767.87	768.73	770.50	772.30	D-66 TO D-67
92	91	83.572	0.34	0.34	0.90	0.31	0.31	10.0	10.0	6.2	1.93	3.60	4.75	10	2.30	768.18	770.11	768.73	770.73	772.30	773.80	PIPE -298
93	62	115.676	0.05	0.64	0.90	0.04	0.58	10.0	13.2	5.7	3.27	24.73	1.04	24	1.20	765.08	766.46	769.25	769.28	770.23	771.91	D-39 TO D-42
94	93	65.500	0.13	0.59	0.90	0.12	0.53	10.0	12.7	5.7	3.07	4.57	2.50	15	0.50	766.71	767.04	769.29	769.44	771.91	771.96	D-37 TO D-38
95	94	103.500	0.17	0.46	0.90	0.15	0.42	10.0	12.2	5.8	2.44	2.47	3.11	12	0.48	767.04	767.54	769.46	769.94	771.96	771.95	D-36 TO D-37
96	95	99.000	0.14	0.29	0.90	0.13	0.26	10.0	11.4	6.0	1.58	2.57	2.01	12	0.52	767.54	768.05	769.96	770.16	771.95	771.95	D-35 TO D-36
97	96	90.000	0.15	0.15	0.90	0.14	0.14	10.0	10.0	6.2	0.85	2.52	1.08	12	0.50	768.05	768.50	770.17	770.22	771.95	771.95	D-34 TO D-35
98	17	41.211	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	3.75	3.32	10	2.50	768.11	769.14	771.94	772.18	774.96	776.00	PIPE -292
99	71	34.441	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	3.17	3.43	10	1.78	768.10	768.71	769.28	769.45	771.67	776.00	PIPE -282
100	68	34.435	0.33	0.33	0.90	0.29	0.29	10.0	10.0	6.2	1.83	2.92	4.98	10	1.51	768.09	768.62	768.57	769.22	771.67	776.00	PIPE -284
101	72	34.449	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	2.37	3.32	10	1.00	767.94	768.28	769.46	769.66	771.67	776.00	PIPE -321
102	14	41.223	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	3.75	3.32	10	2.50	767.89	768.92	769.91	770.15	774.95	776.00	PIPE -291
103	65	34.448	0.48	0.48	0.90	0.43	0.43	10.0	10.0	6.2	2.70	3.06	5.85	10	1.66	767.71	768.28	768.32	769.01	771.67	776.00	PIPE -286
104	12	41.219	0.32	0.32	0.90	0.29	0.29	10.0	10.0	6.2	1.81	3.75	3.36	10	2.50	767.68	768.71	769.28	769.50	774.87	776.00	PIPE -290
105	50	108.000	0.14	0.95	0.90	0.13	0.86	10.0	13.4	5.6	4.83	4.31	3.93	15	0.44	764.25	764.74	765.50	766.11	769.24	769.62	D-76 TO D-77
106	105	40.015	0.10	0.10	0.90	0.09	0.09	10.0	10.0	6.2	0.56	4.20	3.20	12	1.39	766.43	766.98	766.67	767.29	769.62	771.67	D-75 TO D-76
107	105	100.000	0.10	0.71	0.90	0.09	0.64	10.0	12.9	5.7	3.67	4.31	2.99	15	0.44	764.74	765.18	766.35	766.67	769.62	769.62	D-74 TO D-76
108	107	40.050	0.16	0.16	0.90	0.14	0.14	10.0	10.0	6.2	0.88	4.44	3.09	12	1.55	766.42	767.04	766.81	767.44	769.62	771.63	D-73 TO D-74
109	107	100.000	0.10	0.46	0.90	0.09	0.41	10.0	12.1	5.9	2.43	4.31	1.98	15	0.44	765.18	765.62	766.81	766.95	769.62	769.62	D-72 TO D-74
110	109	40.112	0.16	0.16	0.90	0.14	0.14	10.0	10.0	6.2	0.88	4.61	2.40	12	1.68	766.40	767.07	767.01	767.46	769.62	771.63	D-71 TO D-72

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

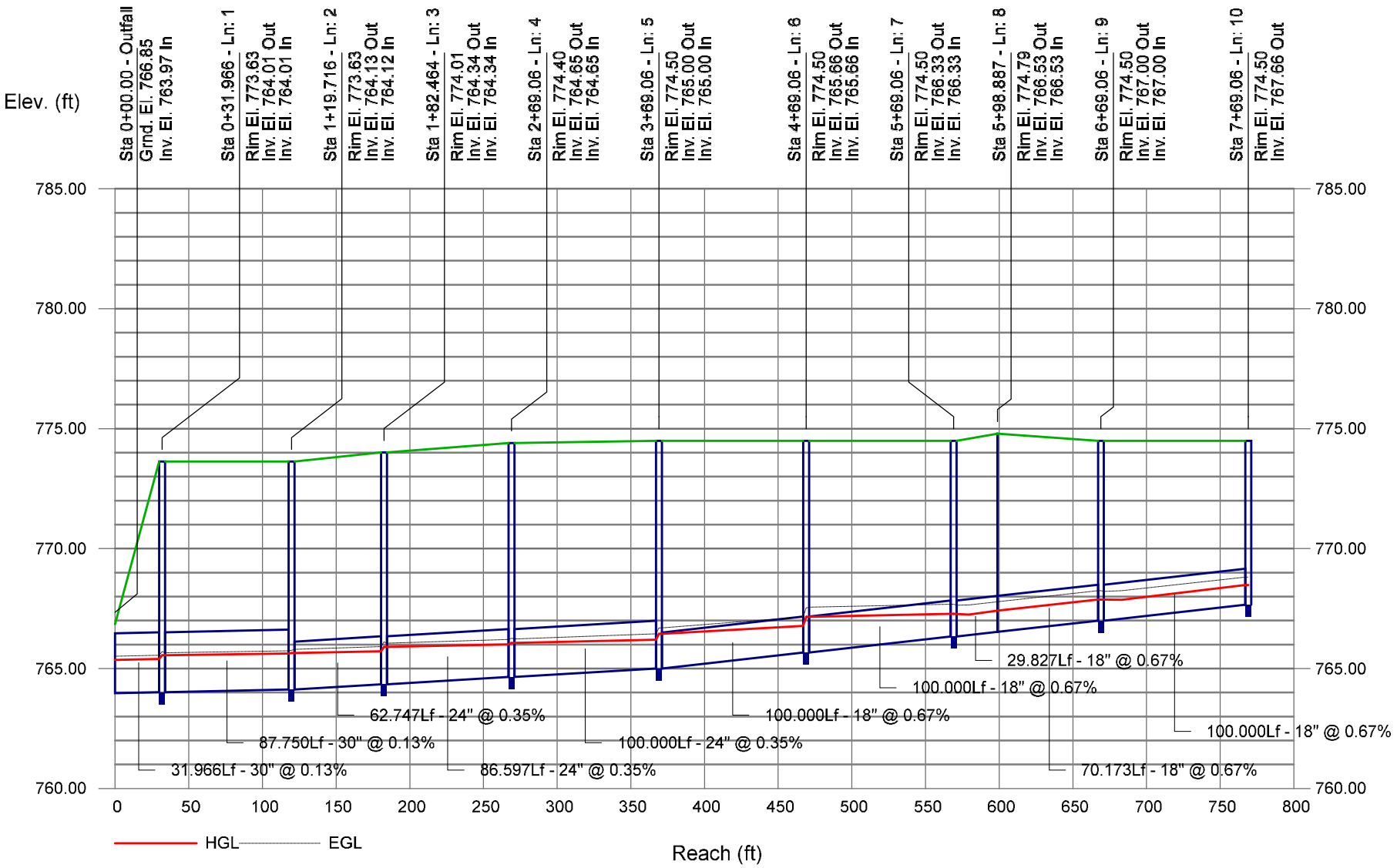
Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
111	109	100.000	0.10	0.21	0.90	0.09	0.19	10.0	10.9	6.1	1.14	2.38	1.59	12	0.44	765.87	766.32	767.01	767.11	769.62	769.62	D-70 TO D-72
112	111	45.177	0.11	0.11	0.90	0.10	0.10	10.0	10.0	6.2	0.64	2.38	1.07	12	0.44	766.32	766.52	767.15	767.16	769.62	771.15	D-69 TO D-70
113	43	99.127	0.34	0.34	0.90	0.31	0.31	10.0	10.0	6.2	1.93	2.43	3.54	10	1.05	765.54	766.57	767.90	768.56	768.53	773.99	PIPE -303
114	41	98.970	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	2.37	3.58	10	1.00	765.42	766.41	767.78	768.45	768.53	773.99	PIPE -302
115	42	98.724	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	2.37	3.58	10	1.00	765.11	766.10	767.84	768.51	768.53	773.99	PIPE -326
116	40	99.856	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.04	3.58	10	1.65	765.00	766.64	767.68	768.35	768.53	773.99	PIPE -301
117	62	113.878	3.45	3.45	0.85	2.93	2.93	10.0	10.0	6.2	18.33	3.92	14.94	15	0.37	763.89	764.31	769.25	778.43	770.23	767.81	PIPE -173
118	38	98.730	0.35	0.35	0.90	0.32	0.32	10.0	10.0	6.2	1.97	2.37	3.61	10	1.00	763.76	764.74	767.48	768.16	768.81	773.99	PIPE -325
119	30	98.733	0.34	0.34	0.90	0.31	0.31	10.0	10.0	6.2	1.93	4.07	3.98	10	2.94	763.72	766.62	766.00	767.24	768.98	773.99	PIPE -304
120	36	98.733	0.35	0.35	0.90	0.32	0.32	10.0	10.0	6.2	1.97	3.75	3.61	10	2.50	763.69	766.15	767.23	767.91	768.83	773.99	PIPE -324
121	34	98.736	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.89	3.58	10	2.70	763.61	766.27	766.90	767.56	768.91	773.99	PIPE -300
122	32	98.740	0.35	0.35	0.90	0.31	0.31	10.0	10.0	6.2	1.95	3.89	3.58	10	2.69	763.54	766.19	766.47	767.13	768.99	773.99	PIPE -299

Project File: New.stm | Number of lines: 122 | Run Date: 7/27/2022

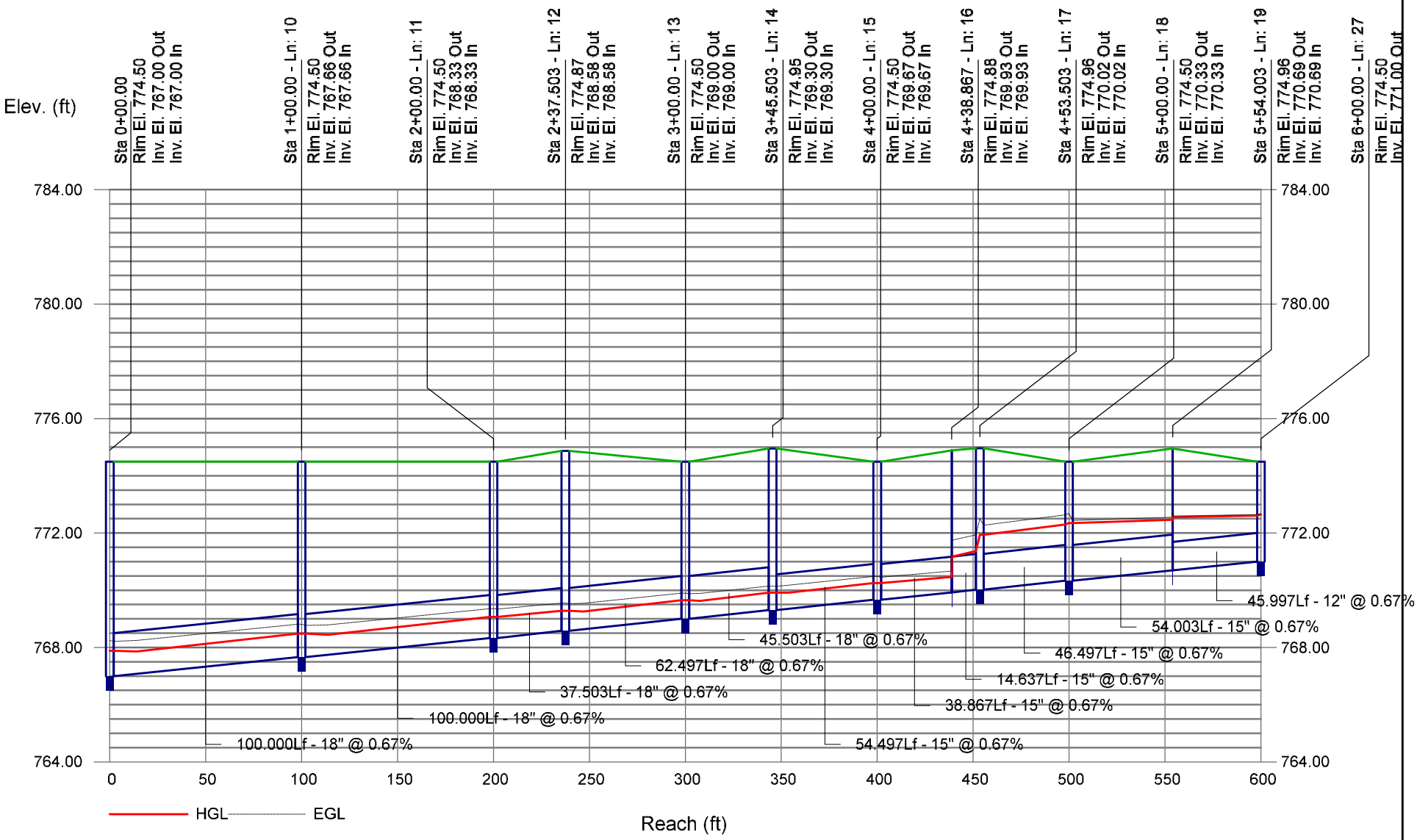
NOTES:Intensity = 181.97 / (Inlet time + 20.80) ^ 0.98; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Profile

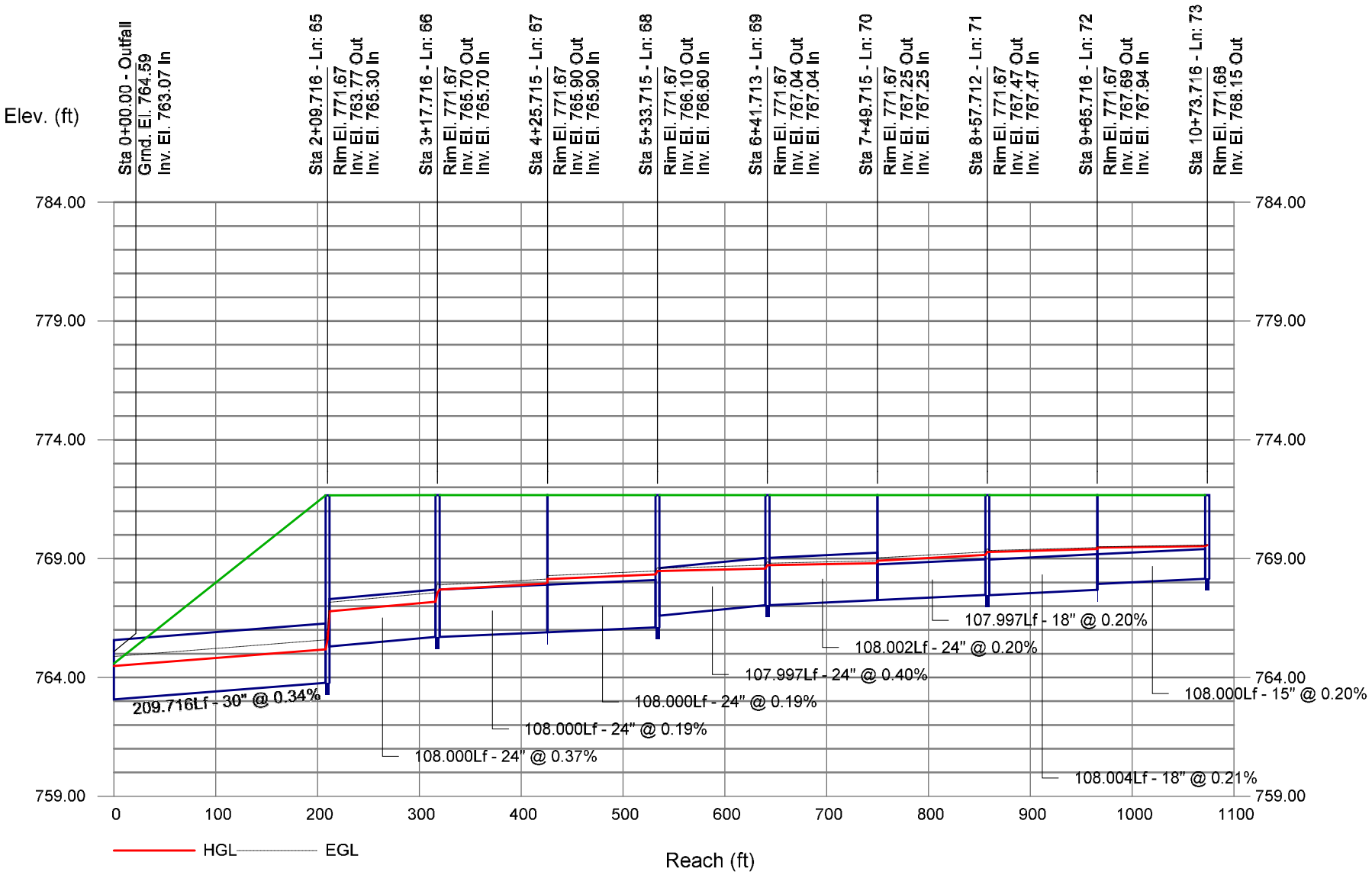


Storm Sewer Profile

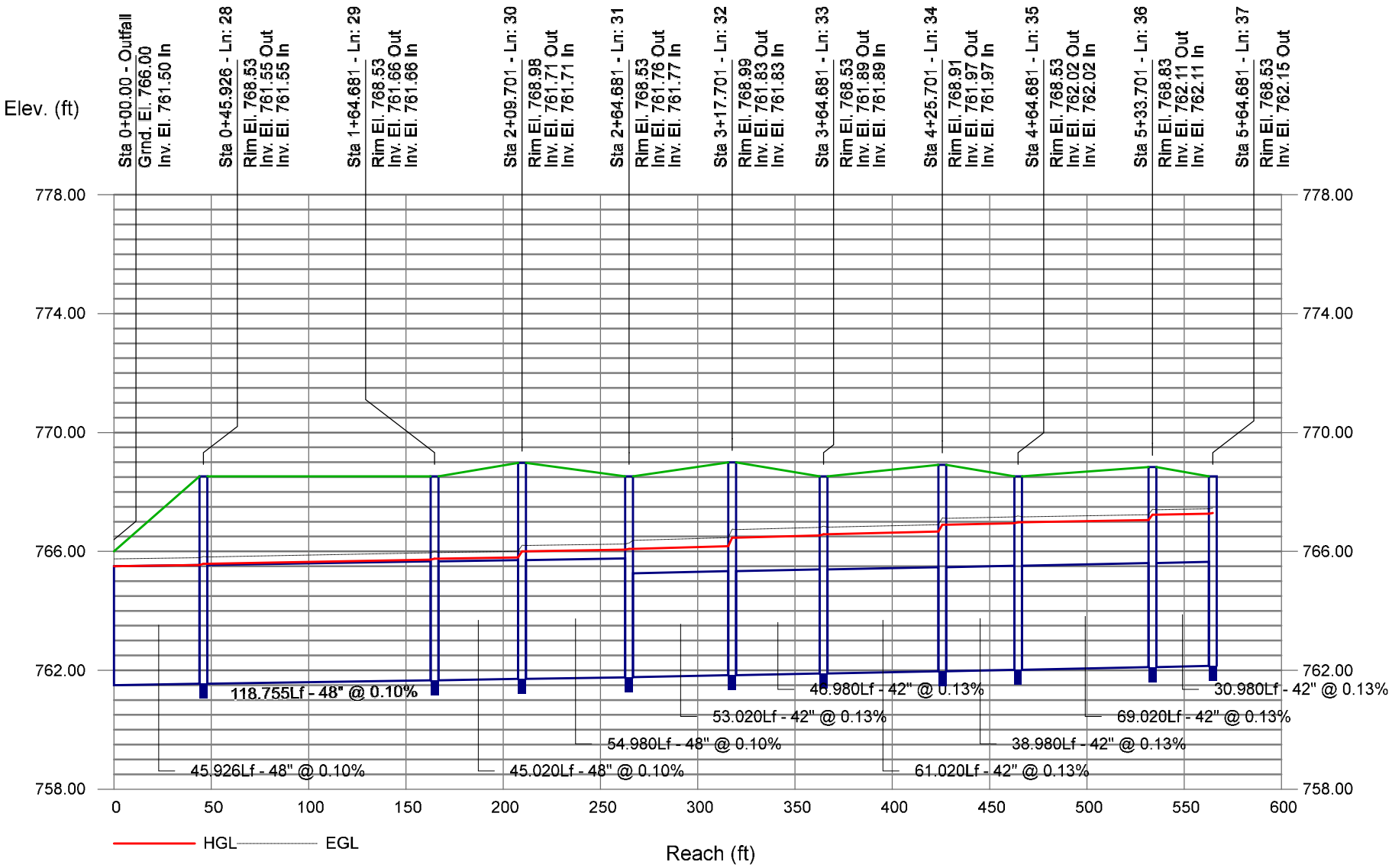
Proj. file: New.stm



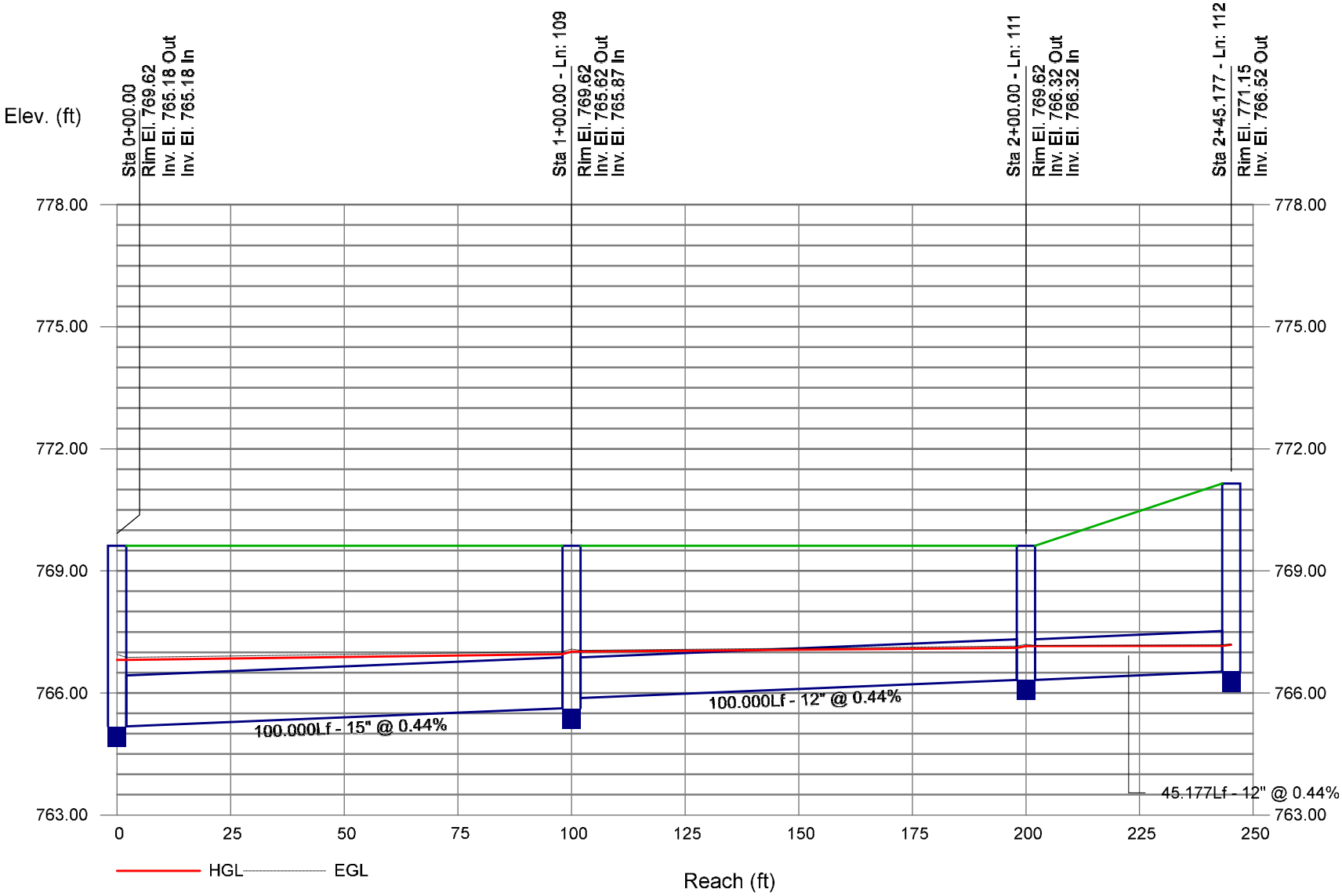
Storm Sewer Profile



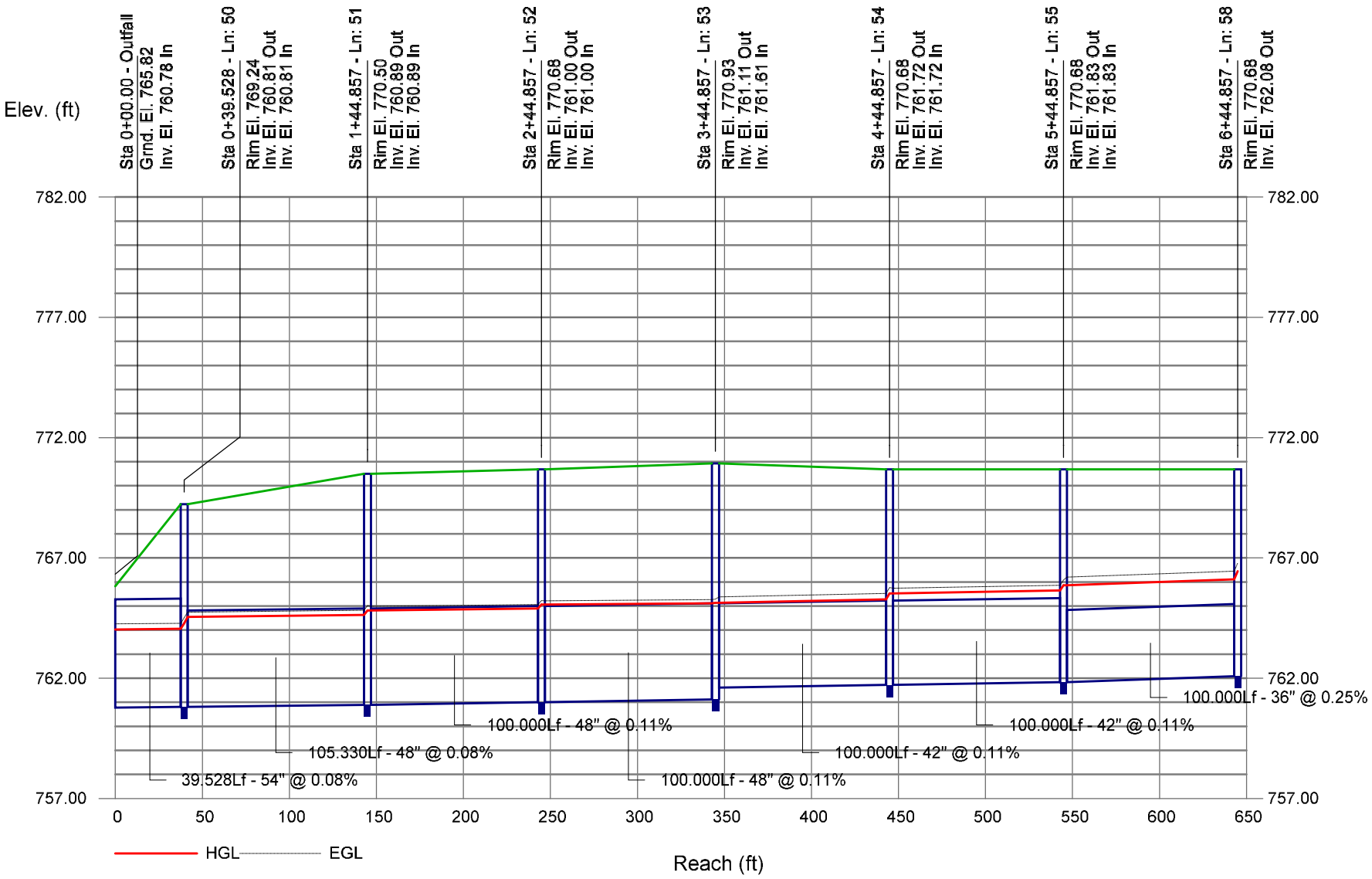
Storm Sewer Profile



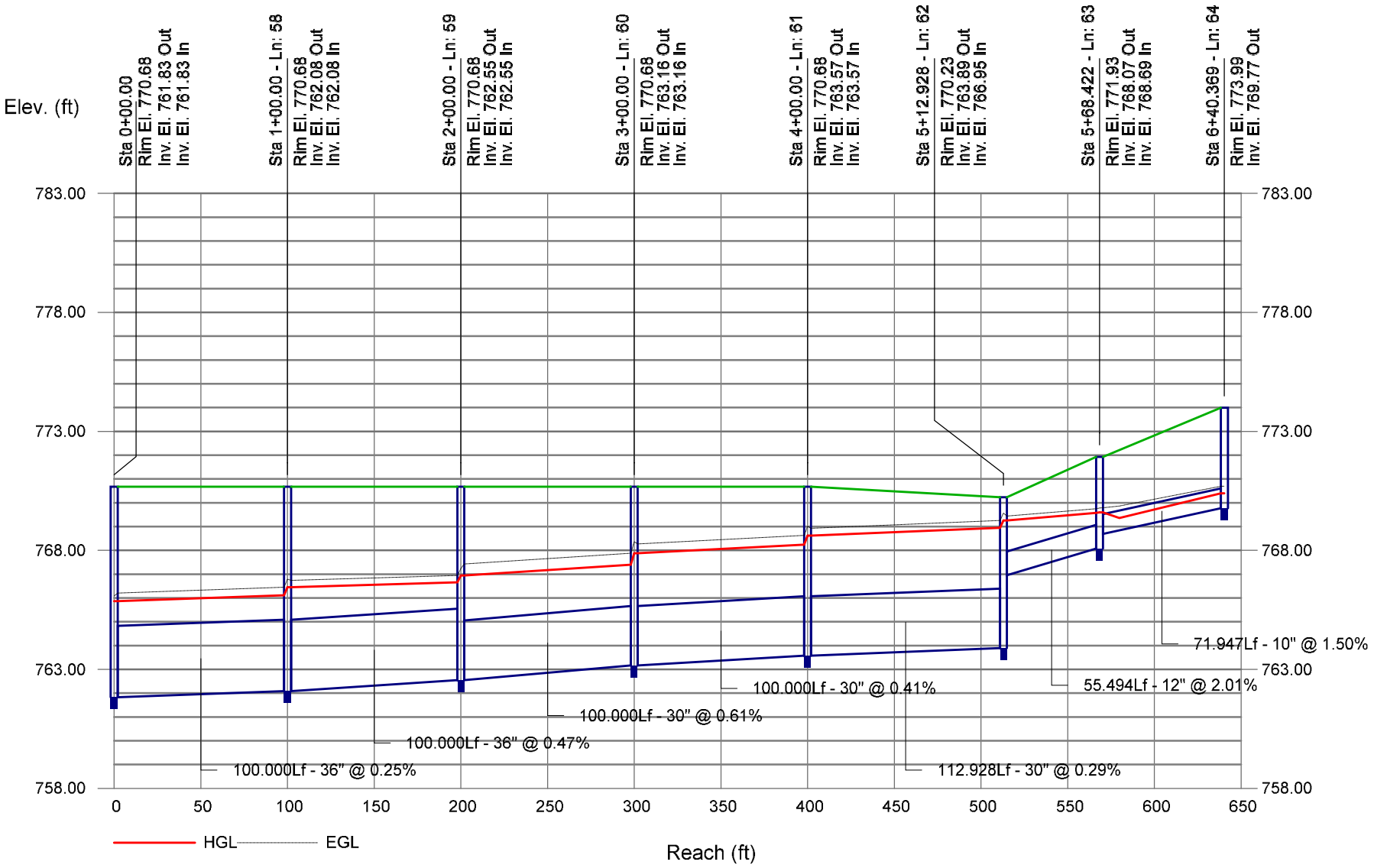
Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile



Kimley»Horn
Expect More. Experience Better.

DATE: 6/22/2022

INLET CAPACITY CALCULATIONS

Structure ID	Tributary Area (AC)	C	10-YR Peak Discharge (cfs)	100-YR Peak Discharge (cfs)	Grate	Max Ponding Depth H (ft)	Entrance Grate Area A (sf)	Entrance Loss Coefficient (Ce)	Entrance Perimeter P (ft)	Grate Capacity Q (cfs)
D33	0.82	0.9	4.34	7.39	R-2540	0.75	1.10	0.61	5.90	4.66

Notes

1) Runoff = CIA
2) Assumed a 10 min inlet Time
   Intensity 10-yr = 5.88 in/hr
   Intensity 100-yr = 10.02 in/hr
3) Grate Capacity
   H<= 0.25: $Q = 3.3*P*H^{3/2}$
   H> 0.25: $Q = Ce*A*(2*G*H)^{1/2}$

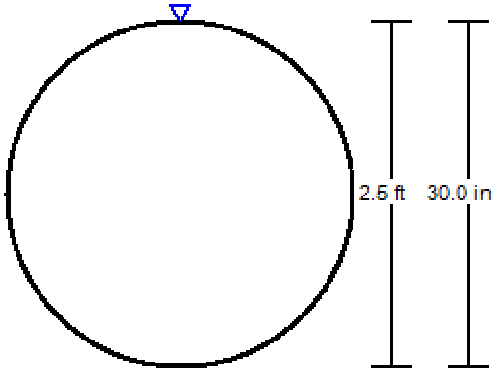
			Open Area	Entrance Perimeter
4) Curb Inlet	Neenah	R-3281-A	1.00	4.30
Grass Open Lid	Neenah	R-4340-B	1.10	6.00
Paved Area Inlet	Neenah	R-2540	1.10	5.90
Nyloplast	Nyloplast	8" Standard	-	-

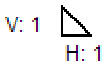
5) Nyloplast drain gate capacities from "Nyloplast Grate Inlet Capacity Charts" (June 2012).

Cross Section for 30" Outlet Pipe

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.002 ft/ft
Normal Depth	2.5 ft
Diameter	30.0 in
Discharge	18.34 cfs





Worksheet for 30" Outlet Pipe

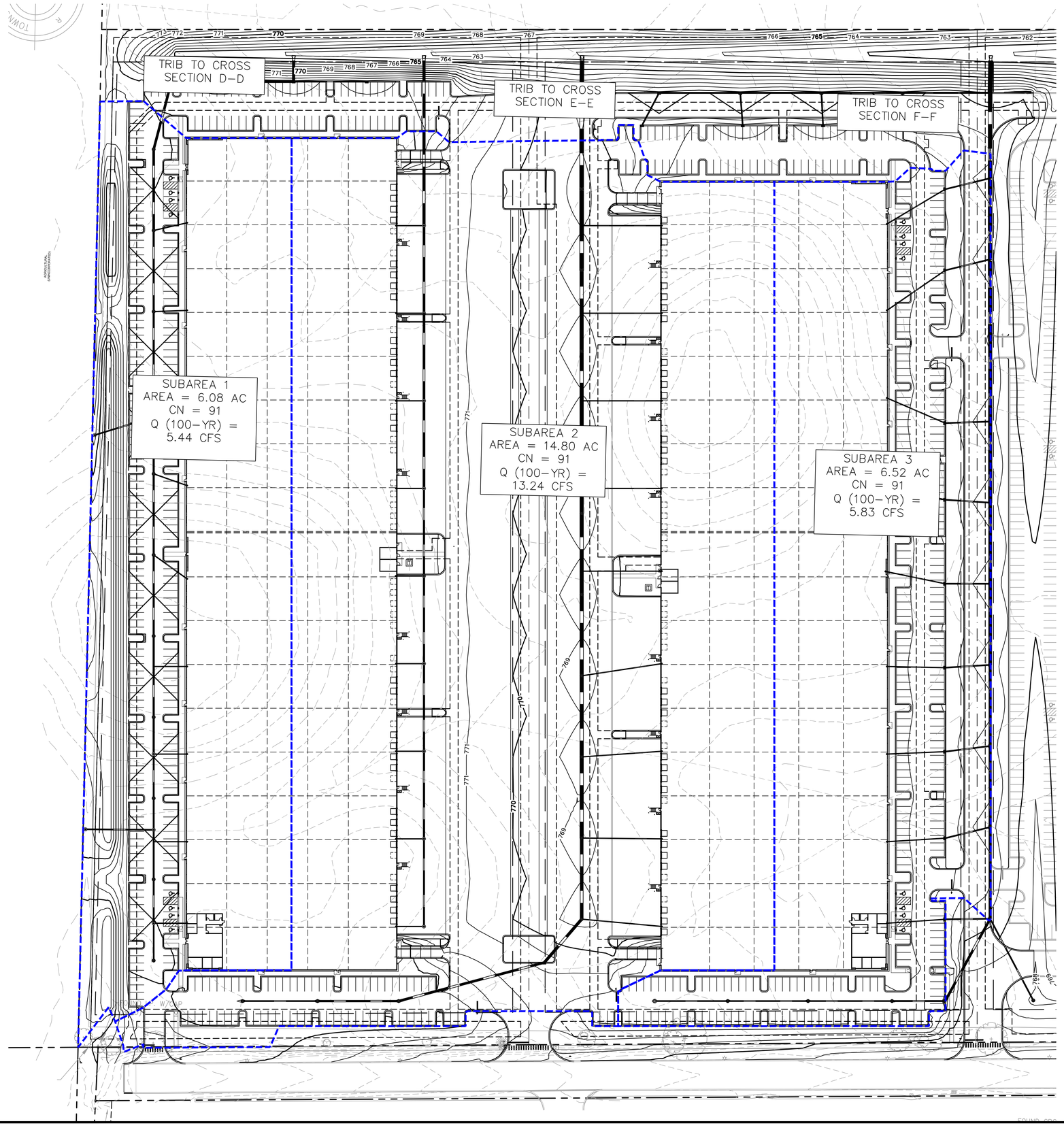
Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.002 ft/ft
Normal Depth	2.5 ft
Diameter	30.0 in

Results	
Discharge	18.34 cfs
Flow Area	4.9 ft²
Wetted Perimeter	7.9 ft
Hydraulic Radius	0.6 ft
Top Width	0.00 ft
Critical Depth	1.5 ft
Percent Full	100.0 %
Critical Slope	0.005 ft/ft
Velocity	3.74 ft/s
Velocity Head	0.22 ft
Specific Energy	2.72 ft
Froude Number	(N/A)
Maximum Discharge	19.73 cfs
Discharge Full	18.34 cfs
Slope Full	0.002 ft/ft
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	100.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	2.5 ft
Critical Depth	1.5 ft
Channel Slope	0.002 ft/ft
Critical Slope	0.005 ft/ft



REFER TO PLAN SET SHEET C4.7 FOR DETAILED OVERLAND FLOOD ROUTE CROSS-SECTIONS

NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/22/22	TTS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
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SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMP

HILLWOOD
A PEROT COMPANY®

100-YEAR EMERGENCY OVERLAND FLOOD ROUTE

FOX VALLEY COMMERCE CENTER

NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

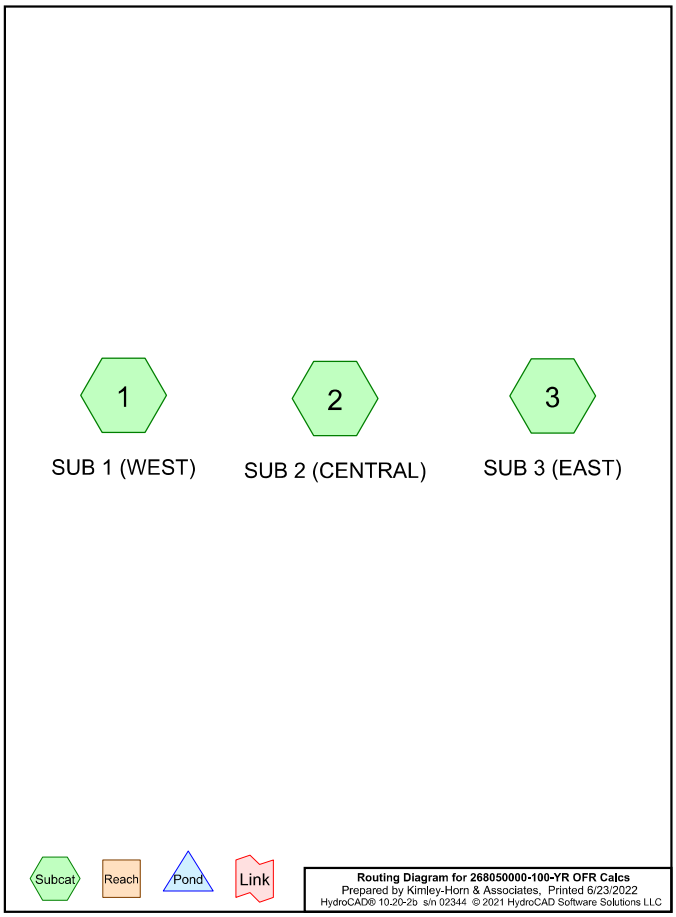
ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
EXH.

Drawing name: C:\Users\RYAN~1.MAR\AppData\Local\Temp\AcPublish_21364\268050000 - 100-Year Emergency Overland Flood Route.dwg Layout1 Jun 23, 2022 2:48pm by: Ryan.Martin
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

268050000-100-YR OFR Calcs
Prepared by Kimley-Horn & Associates

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100YR-24HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2



268050000-100-YR OFR Calcs
Prepared by Kimley-Horn & Associates

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
27.400	91	user input (1, 2, 3)
27.400	**91**	**TOTAL AREA**

268050000-100-YR OFR Calcs *Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"*
Prepared by Kimley-Horn & Associates

Time span=0.00-120.00 hrs, dt=1.00 hrs, 121 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1: SUB 1 (WEST) Runoff Area=6.080 ac 0.00% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=5.44 cfs 3.794 af

Subcatchment2: SUB 2 (CENTRAL) Runoff Area=14.800 ac 0.00% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=13.24 cfs 9.235 af

Subcatchment3: SUB 3 (EAST) Runoff Area=6.520 ac 0.00% Impervious Runoff Depth=7.49"
Tc=10.0 min CN=91 Runoff=5.83 cfs 4.068 af

Total Runoff Area = 27.400 ac Runoff Volume = 17.097 af Average Runoff Depth = 7.49"
100.00% Pervious = 27.400 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1: SUB 1 (WEST)

[49] Hint: Tc<2dt may require smaller dt

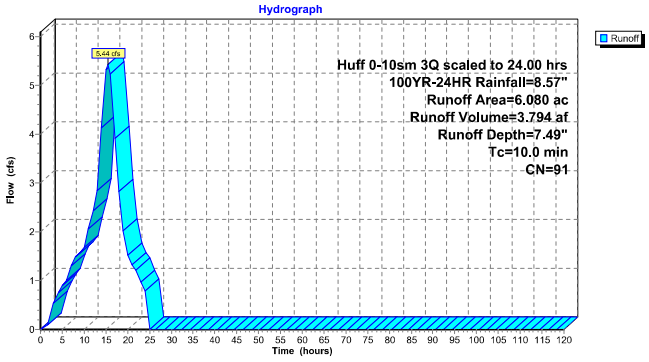
Runoff = 5.44 cfs @ 15.43 hrs, Volume= 3.794 af, Depth= 7.49"
Routed to nonexistent node Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	6.080	91	user input
	6.080		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1: SUB 1 (WEST)



Summary for Subcatchment 2: SUB 2 (CENTRAL)

[49] Hint: Tc<2dt may require smaller dt

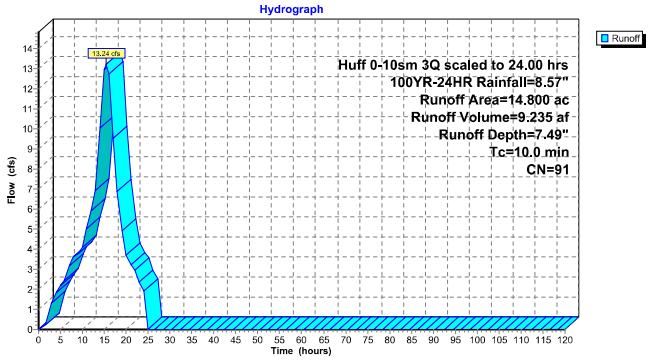
Runoff = 13.24 cfs @ 15.43 hrs, Volume= 9.235 af, Depth= 7.49"
Routed to nonexistent node Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	14.800	91	user input
	14.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2: SUB 2 (CENTRAL)



Summary for Subcatchment 3: SUB 3 (EAST)

[49] Hint: Tc<2dt may require smaller dt

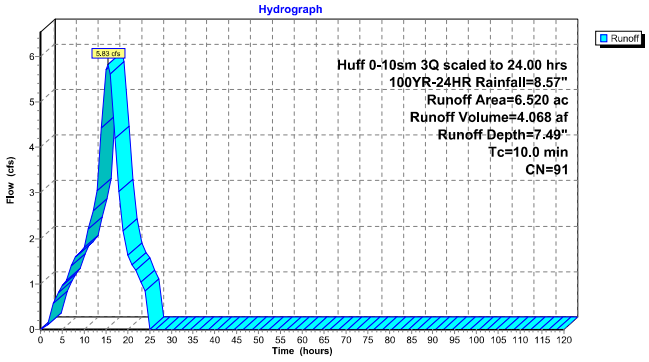
Runoff = 5.83 cfs @ 15.43 hrs, Volume= 4.068 af, Depth= 7.49"
Routed to nonexistent node Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 1.00 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-24HR Rainfall=8.57"

	Area (ac)	CN	Description
*	6.520	91	user input
	6.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

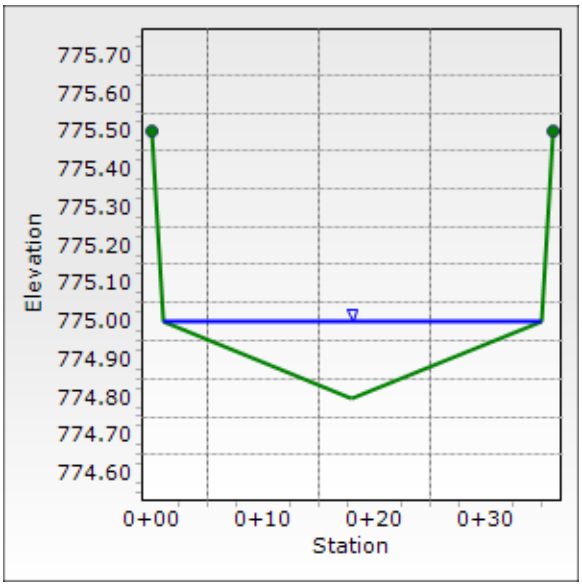
Subcatchment 3: SUB 3 (EAST)



Cross Section for Cross-Section D-D

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.010 ft/ft
Normal Depth	0.3 ft
Discharge	5.44 cfs



Worksheet for Cross-Section D-D

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.010 ft/ft
Discharge	5.44 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	775.50
0+01	775.00
0+18	774.75
0+35	775.00
0+36	775.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 775.50)	(0+36, 775.50)	0.030

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	0.3 ft
Roughness Coefficient	0.030
Elevation	775.00 ft
Elevation Range	774.8 to 775.5 ft
Flow Area	4.3 ft²
Wetted Perimeter	34.0 ft
Hydraulic Radius	0.1 ft
Top Width	34.01 ft
Normal Depth	0.3 ft
Critical Depth	0.2 ft
Critical Slope	0.028 ft/ft
Velocity	1.25 ft/s
Velocity Head	0.02 ft
Specific Energy	0.28 ft
Froude Number	0.619
Flow Type	Subcritical

Worksheet for Cross-Section D-D

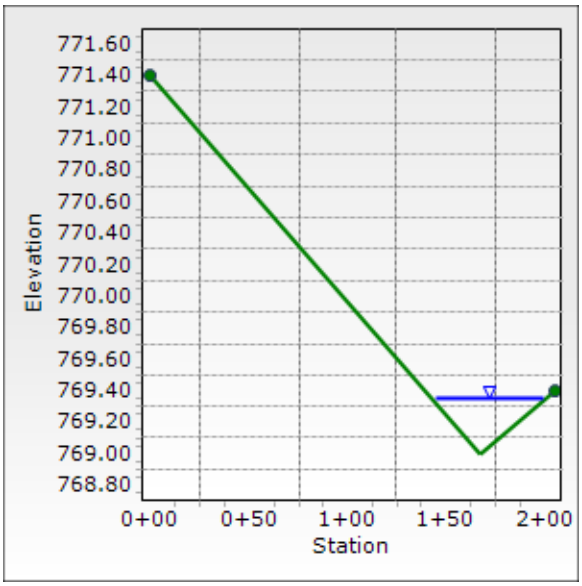
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.3 ft
Critical Depth	0.2 ft
Channel Slope	0.010 ft/ft
Critical Slope	0.028 ft/ft

Cross Section for Cross-Section E-E

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.010 ft/ft
Normal Depth	0.3 ft
Discharge	13.24 cfs



Worksheet for Cross-Section E-E

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data		
Channel Slope	0.010	ft/ft
Discharge	13.24	cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	771.40
1+68	769.02
2+05	769.40

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 771.40)	(2+05, 769.40)	0.030

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results		
Normal Depth	0.3	ft
Roughness Coefficient	0.030	
Elevation	769.35	ft
Elevation Range	769.0 to 771.4	ft
Flow Area	9.0	ft²
Wetted Perimeter	55.1	ft
Hydraulic Radius	0.2	ft
Top Width	55.06	ft
Normal Depth	0.3	ft
Critical Depth	0.3	ft
Critical Slope	0.025	ft/ft
Velocity	1.48	ft/s
Velocity Head	0.03	ft
Specific Energy	0.36	ft
Froude Number	0.645	
Flow Type	Subcritical	

GVF Input Data

Worksheet for Cross-Section E-E

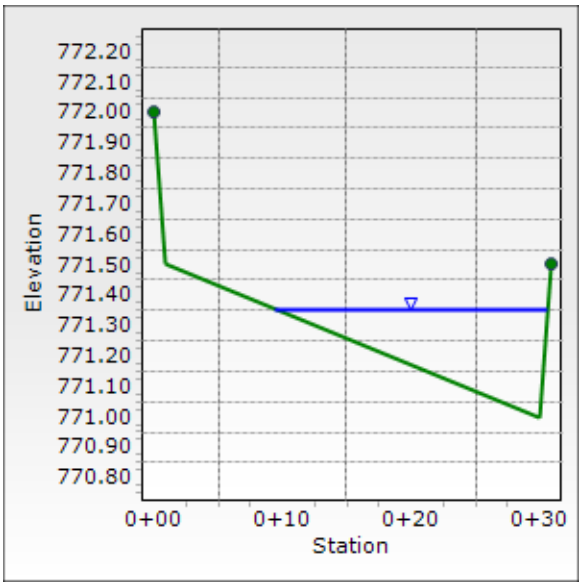
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.3 ft
Critical Depth	0.3 ft
Channel Slope	0.010 ft/ft
Critical Slope	0.025 ft/ft

Cross Section for Cross-Section F-F

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.010 ft/ft
Normal Depth	0.4 ft
Discharge	5.83 cfs



Worksheet for Cross-Section F-F

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.010 ft/ft
Discharge	5.83 cfs

Section Definitions

Station (ft)	Elevation (ft)
0+00	772.00
0+01	771.50
0+30	771.00
0+31	771.50

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 772.00)	(0+31, 771.50)	0.030

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	0.4 ft
Roughness Coefficient	0.030
Elevation	771.35 ft
Elevation Range	771.0 to 772.0 ft
Flow Area	3.8 ft²
Wetted Perimeter	21.3 ft
Hydraulic Radius	0.2 ft
Top Width	21.22 ft
Normal Depth	0.4 ft
Critical Depth	0.3 ft
Critical Slope	0.025 ft/ft
Velocity	1.55 ft/s
Velocity Head	0.04 ft
Specific Energy	0.39 ft
Froude Number	0.652
Flow Type	Subcritical

Worksheet for Cross-Section F-F

GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	0.4 ft
Critical Depth	0.3 ft
Channel Slope	0.010 ft/ft
Critical Slope	0.025 ft/ft

Channel Report

CROSS SECTION 1 CHANNEL CAPACITY

Trapezoidal

Bottom Width (ft)	=	4.00
Side Slopes (z:1)	=	3.70, 3.20
Total Depth (ft)	=	8.00
Invert Elev (ft)	=	764.44
Slope (%)	=	0.50
N-Value	=	0.030

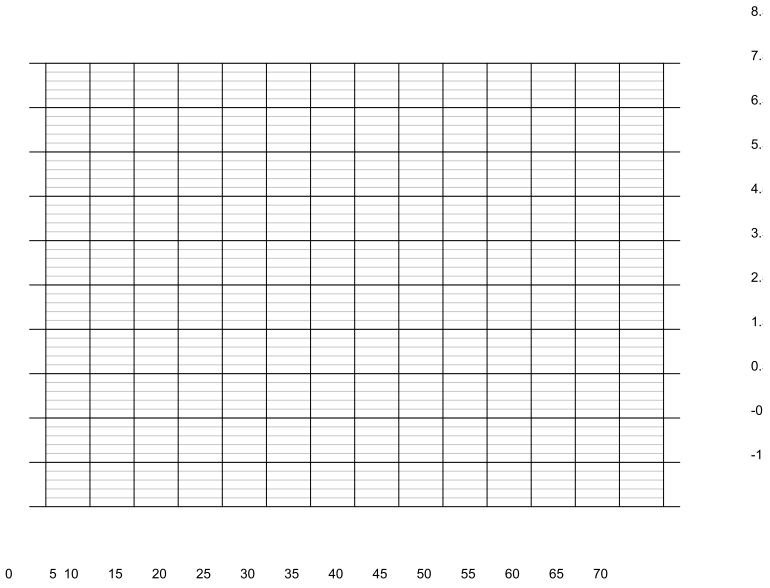
Calculations

Compute by:		Q vs Depth
No. Increments	=	10

Highlighted

Depth (ft)	=	3.20
Q (cfs)	=	247.91
Area (sqft)	=	48.13
Velocity (ft/s)	=	5.15
Wetted Perim (ft)	=	26.99
Crit Depth, Yc (ft)	=	2.66
Top Width (ft)	=	26.08
EGL (ft)	=	3.61

Depth (ft)



Channel Report

CROSS SECTION 2 CHANNEL CAPACITY

Trapezoidal

Bottom Width (ft)	=	4.00
Side Slopes (z:1)	=	4.60, 6.60
Total Depth (ft)	=	6.00
Invert Elev (ft)	=	761.96
Slope (%)	=	0.50
N-Value	=	0.030

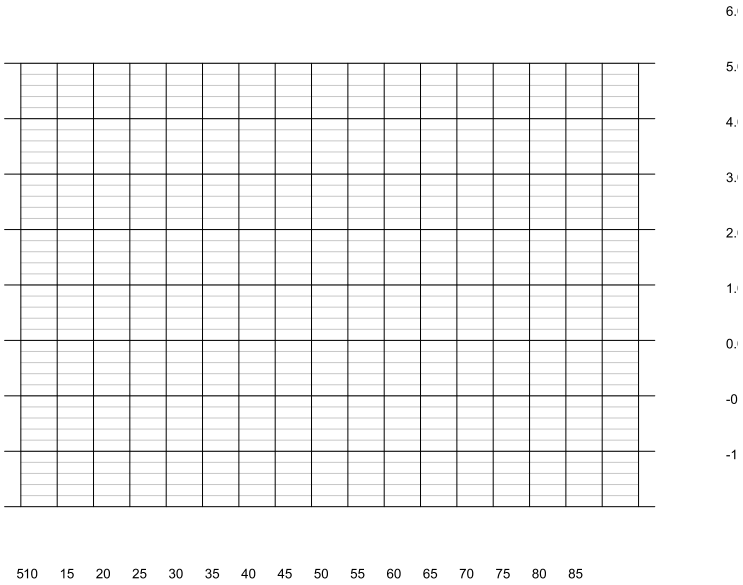
Calculations

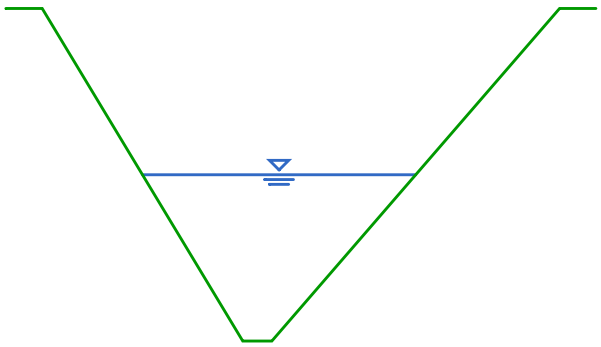
Compute by:		Q vs Depth
No. Increments	=	10

Highlighted

Depth (ft)	=	3.00
Q (cfs)	=	303.47
Area (sqft)	=	62.40
Velocity (ft/s)	=	4.86
Wetted Perim (ft)	=	38.15
Crit Depth, Yc (ft)	=	2.51
Top Width (ft)	=	37.60
EGL (ft)	=	3.37

Depth (ft)





Channel Report

CROSS SECTION 3 CHANNEL CAPACITY

Trapezoidal

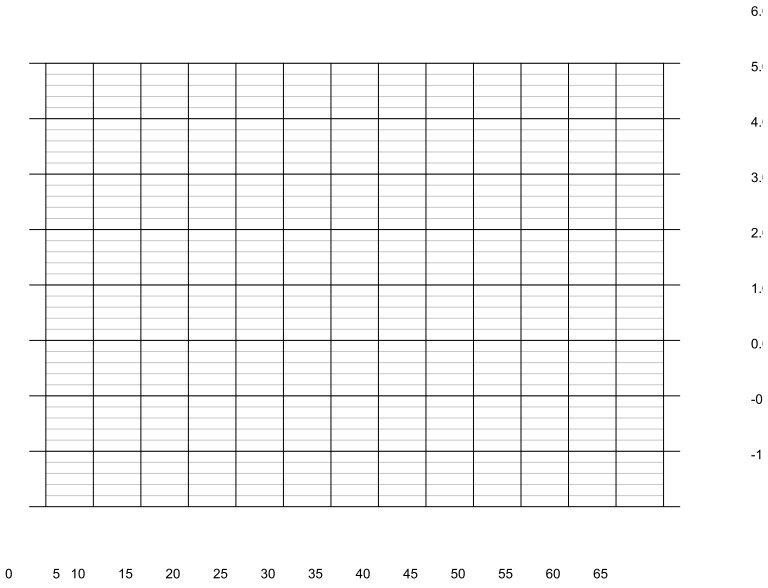
Bottom Width (ft)	=	4.00
Side Slopes (z:1)	=	4.20, 3.80
Total Depth (ft)	=	6.00
Invert Elev (ft)	=	758.92
Slope (%)	=	0.50
N-Value	=	0.030

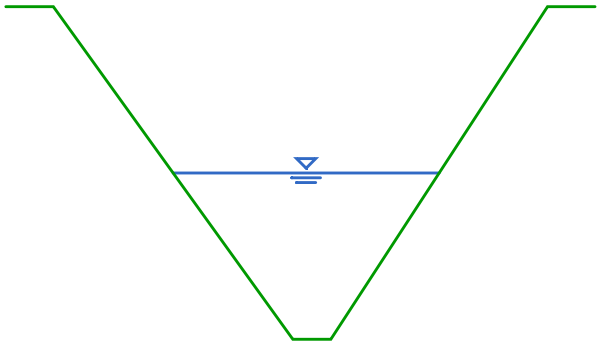
Calculations

Compute by:		Q vs Depth
No. Increments	=	10

Highlighted

Depth (ft)	=	3.00
Q (cfs)	=	236.70
Area (sqft)	=	48.00
Velocity (ft/s)	=	4.93
Wetted Perim (ft)	=	28.74
Crit Depth, Yc (ft)	=	2.49
Top Width (ft)	=	28.00
EGL (ft)	=	3.38





Tab 3 – Floodplain Submittal

City of Geneva Stormwater Management Submittal Checklist

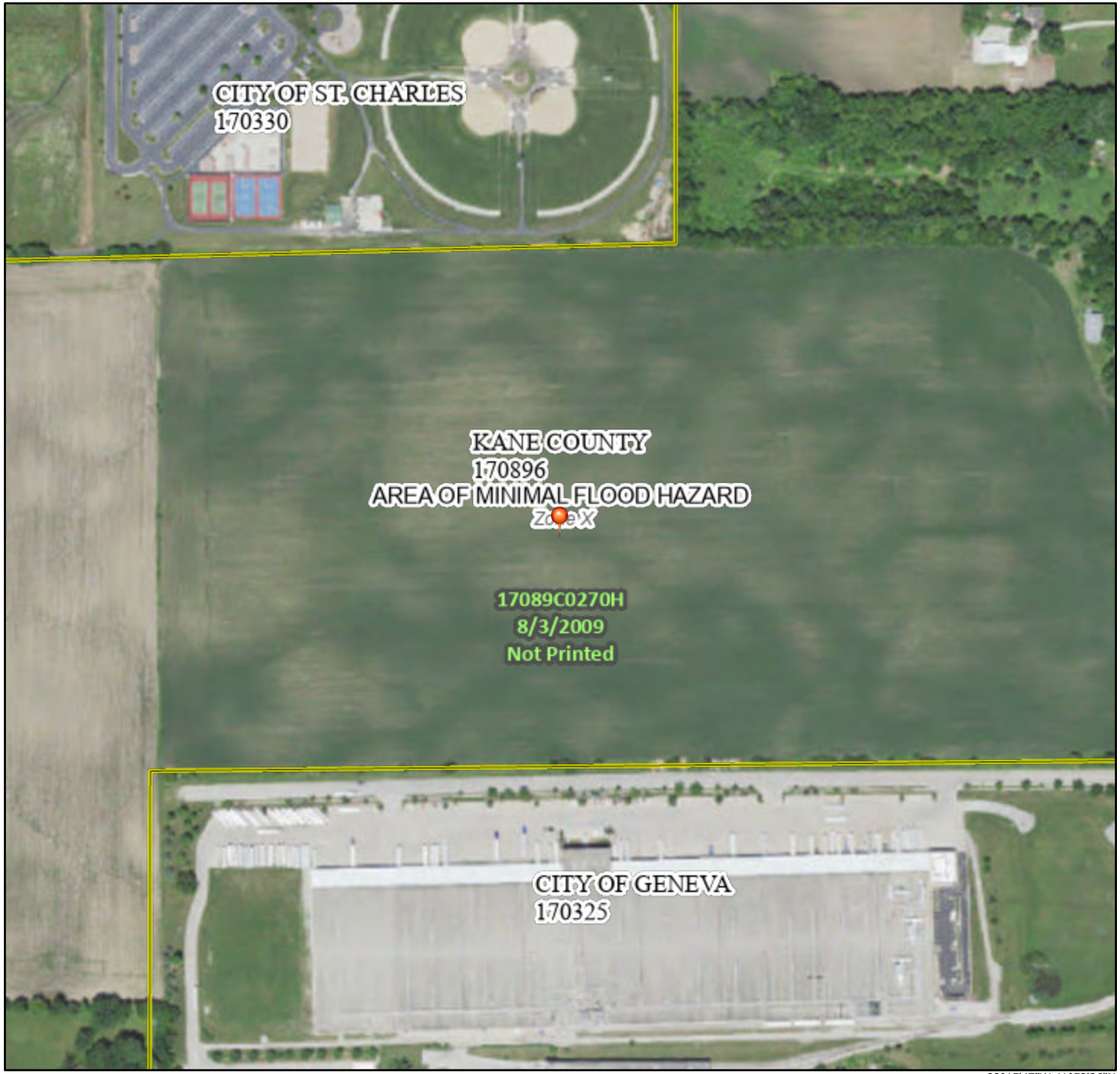
TAB 3 – FLOODPLAIN SUBMITTAL

Identifier	Requirement	Section	Comments
3A	Regulatory floodplain boundary determination:	400	ZONE X - AREA OF MINIMAL FLOOD HAZARD
3B	Provide source of flood profile information.	401.1.a, 402.6	FEMA FLOODPLAIN MAP - 17089C0270H
3C	Provide all hydrologic and hydraulic study information for site-specific floodplain studies, unnumbered Zone A area elevation determinations, and floodplain map revisions.	203.9, 203.10, 401.1	N/A
3D	Floodway hydrologic and hydraulic analyses for the following conditions:		N/A
3E	Existing conditions (land use and stream system).		N/A
3F	Proposed conditions (land use and stream system).		N/A
3G	Tabular summary of 100-year flood elevations and discharges for existing and proposed conditions.		N/A
3H	Calculations used for model development.		N/A
3I	Floodplain fill and compensatory storage calculations for below and above 10-year flood elevation:	401.7	N/A
3J	Tabular summary for below and above 10-year flood elevation of fill, compensatory storage, and compensatory storage ratios provided in proposed plan.		N/A
3K	Floodproofing Measures:	401.4	N/A
3L	Narrative discussion of flood proofing measures including material specifications, calculations, design details, operation summary, etc.		N/A
3M	Flood Easements when required by the countywide ordinance or local jurisdiction.		N/A

National Flood Hazard Layer FIRMette

FEMA

88°16'25"W 41°54'3"N



88°15'47"W 41°53'36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

246

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

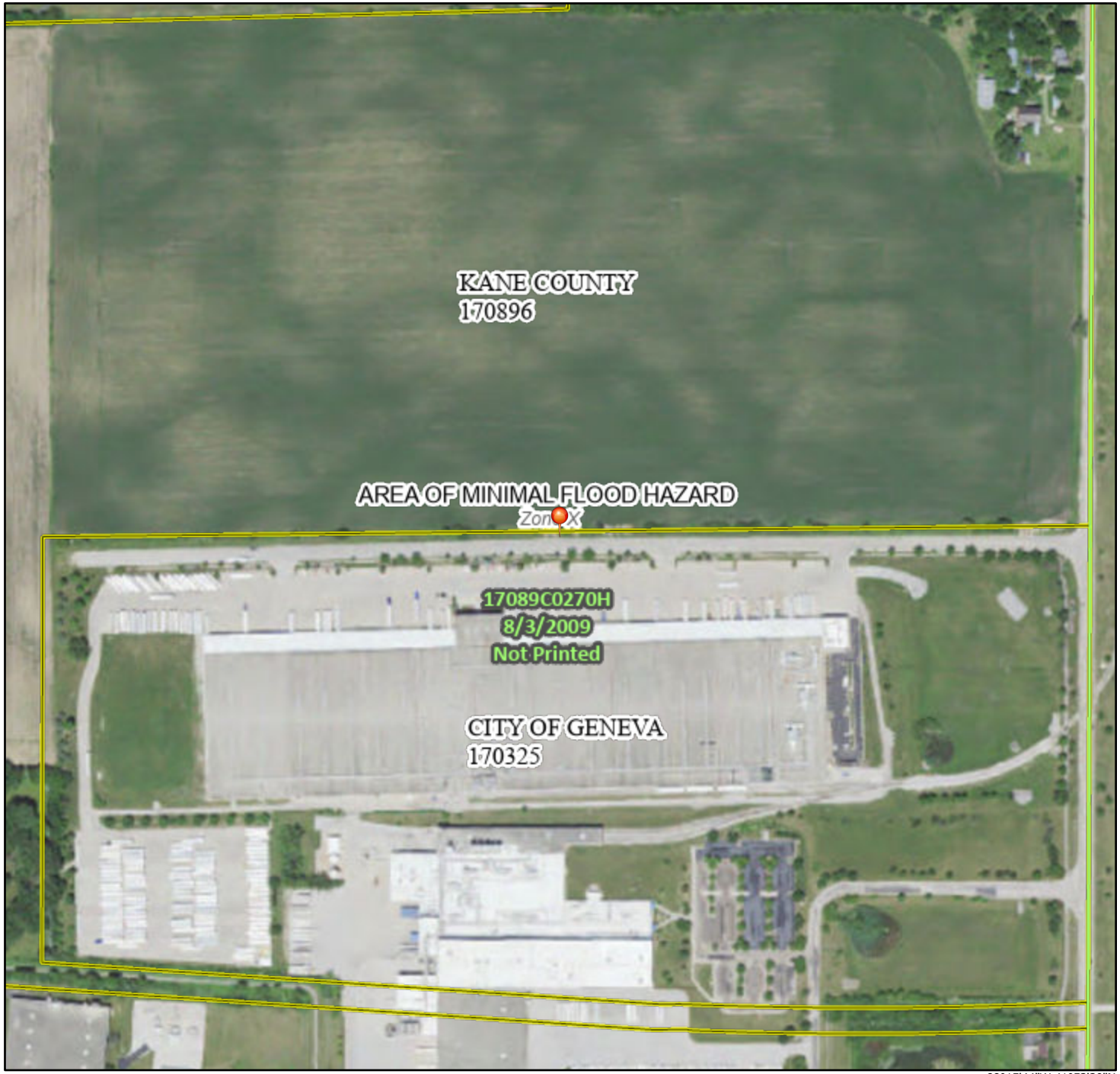
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2021 at 2:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

88°16'21"W 41°53'57"N



88°15'44"W 41°53'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

247

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2021 at 2:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tab 4 – Wetland Submittal

City of Geneva Stormwater Management Submittal Checklist

TAB 4 – WETLAND SUBMITTAL

Identifier	Requirement	Section	Comments
4A	Wetland Delineation Report (COE format)		NEGATIVE FINDINGS REPORT PREPARED BY ENCAP
4B	Calculation of required buffer (including width, size and vegetation quality)		N/A
4C	Wetland Delineation Plan View Drawing:		N/A
4C-1	Location of existing and proposed impacted or undisturbed wetlands.		N/A
4C-2	Location of buffers.		N/A
4C-3	Planting plan for buffer area.		N/A
4C-4	Identify all required wetland management activities.		N/A
4C-5	Submittal to the USACOE for permit application.		N/A

NEGATIVE WETLAND FINDINGS REPORT

GENEVA SITE

GENEVA TOWNSHIP, KANE COUNTY, ILLINOIS

Prepared for: Kimley-Horn
1001 Warrenville Road, Suite 350
Lisle, IL 60532
Attn: Mr. Jamie Putnam

Date Prepared: October 31, 2018

ENCAP, Inc. Project #: 18-1001A

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

NEGATIVE WETLAND FINDINGS REPORT

Geneva Site / Kimley-Horn

Table of Contents

	Page Number
Executive Summary	1
Methods and Findings Map Review Farmed Wetland Determination Field Investigation	1
Conclusions and Recommendations	6
References	7

Attachments:

Site Photographs
WETS Station Data, Aurora, IL
Historic Aerial Photographs (2000-WET, 2001, 2002, 2006, 2008, & 2009)
Wetland Determination Data Forms
Exhibits A-I

NEGATIVE WETLAND FINDINGS REPORT

Project Name and Client: Geneva Site / Kimley-Horn

Project Number: 18-1001A

Location: Illinois, Kane County, Geneva Township, Geneva, T39N R8E, Section 1
Latitude: 41.897334; Longitude: -88.267464

Date of Site Visit: October 9, 2018

Field Investigators: S. Rowley & S. Milano

EXECUTIVE SUMMARY

The project area (approximately 77 acres in size) is located in Geneva, Kane County, Illinois (Exhibit A: Location Map). It is generally bounded by a recreational park and residences to the north, Geneva Drive to the south, Kautz Road to the east, and an agricultural field to the west. The project area consists of an agricultural field currently used for the production of Soybeans (*Glycine max*). A farmhouse and barn are adjacent to the northeast corner of the project area. The site is generally flat, with few undulating hills. A roadside ditch located along the eastern edge of the project area was primarily vegetated by turf grasses and invasive vegetation.

On October 9, 2018 ENCAP, Inc. performed an investigation of the project area in order to identify regulated surface water resources on, or within 100 feet of the site as required by the U.S. Army Corps of Engineers (USACE) and Kane County Stormwater Ordinance. A floodplain determination was not included as part of our investigation. No wetlands, farmed wetlands, or other waters of the U.S. were identified within or adjacent to the project area.

METHODS AND FINDINGS

Map Review

Prior to the field investigation, a preliminary site evaluation was performed using natural resource mapping. Reviewed maps are attached as Exhibits B - H and summarized below.

- The **National Wetlands Inventory** identifies a *Seasonally Flooded, Intermittent Streambed Riverine* (R4SBC) within the east portion of the project area (Exhibit B).

- The **Kane County Advanced Identification of Aquatic Resources (ADID)** does not identify any wetlands within the project area (Exhibit C).

- The **Soil Map** identifies the following soils within the project area: Elliott silt loam (146A), Drummer silty clay loam (152A), Varna silt loam (223B, 223C2), Markham silt loam (531B), Graymont silt loam (541B), and Orthents (802B). Drummer silty clay loam is considered hydric in Kane County (Exhibit D).

- The **2018 United States Geologic Survey (USGS) Topographic Map** does not identify any surface drainage within or adjacent to the project area (Exhibit E).

- The **Flood Insurance Rate Map** identifies the project area outside the 500-year floodplain (Exhibit F).

- The **Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map** does not identify any historic archaeological remains or properties within the project area (Exhibit G).

- The **U.S.G.S. Hydrologic Atlas** does not identify any historical flooding within the project area (Exhibit H).

Farmed Wetland Determination

ENCAP, Inc. conducted an independent wetland determination on the farmed portion of the project area using National Food Security Act Manual (NFSAM) and U.S. Army Corps of Engineers (USACE) methodology. Aerial photographs (slides) were reviewed in order to identify farmed wetland signatures. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soil are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field, they are also considered farmed wetlands. No such areas were identified on this site. The aerial photography analysis is summarized in Table 1 below. Site photographs, WETS Station Data, and U.S. Army Corps of Engineers (USACE) Data Forms are attached to support our negative findings.

Table 1. Slide Analysis Summary
Kimley-Horn / Geneva Site

Year	FSA Slide #:	Precipitation	Sample Points Type of Signature / Corresponding Number		
			B	**E**	**F**
2000	N/A	Wet	N	N	N
2001	N/A	Normal	N	N	N
2002	N/A	Normal	D/4	N	N
2006	N/A	Normal	N	N	N
2008	N/A	Normal	N	N	N
2009	N/A	Normal	N	N	N
Percent wetland signatures present in years with normal precipitation			20%	0%	0%
Hydric soil present based on field inspection			Yes	Yes	Yes
Identified as wetland on the NWI			No	No	No
Qualifies as Farmed Wetland			No*	No*	No*

D=Discoloration
N=No Wetland Signatures Observed
Y= Yes / Identified
*No single primary or two secondary hydrology indicators were identified in the field.

Field Investigation

ENCAP, Inc. performed a site investigation to determine if any areas within the project area meet the requirements for a wetland based on U.S. Army Corps of Engineers (USACE) parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Fish Wildlife Service has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  3. The plant community passes either the dominance test (Indictor 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.

- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
  - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
  - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizospheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.
  - **Group D** – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

- **Soils** - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

At the time of the field investigation, the majority of the project area consisted of an agricultural field used to produce Soybeans. A roadside ditch was located within the eastern portion of the site. Several sample points were taken in the roadside ditch as various plant communities and wetland indicators were present throughout the ditch. These areas were examined to determine if they satisfied wetland criteria. None of these sites so qualified. Each area is briefly described below, and U.S. Army Corps of Engineers data forms are provided to support our negative findings (See Wetland Determination Data Forms).

Investigated Area 1-Sample Point A. This investigated area is located in the east portion of the project area (Exhibit I: Aerial Photograph – Sample Point A). This area was investigated because it consisted of a roadside ditch that was identified on the National Wetlands Inventory (see Photograph 1).

The area around Sample Point A was primarily vegetated by Perennial Rye (*Lolium perenne*), Hungarian Brome (*Bromus inermis*), and Canada Thistle (*Cirsium arvense*). The mapped soil series is Orthents, loamy, undulating (802B), a non-hydric soil. USDA field indicators A12: Thick Dark Surface and F6: Redox Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See USACE data forms).

Based on the dominance of upland plant species and non-persistent hydrology, Sample Point A does not qualify as wetland.

Investigated Area 1-Sample Point C. This investigated area is located in the east portion of the project area (Exhibit I: Aerial Photograph – Sample Point C). This area was investigated because it consisted of a roadside ditch that was identified on the National Wetlands Inventory (see Photograph 2).

The area around Sample Point C was primarily vegetated by Perennial Rye, Kentucky Blue Grass (*Poa pratensis*), Hungarian Brome, and Eastern Cottonwood (*Populus deltoides*). The mapped soil series is Orthents, loamy, undulating (802B), a non-hydric soil. USDA field indicators A12: Thick Dark Surface and F6: Redox Dark Surface provided evidence of hydric

soil. Saturation at 8" below the soil surface and drainage patterns provided evidence of persistent hydrology (See USACE data forms).

Based on the dominance of upland plant species, Sample Point C does not qualify as wetland.

Investigated Area 1-Sample Point D. This investigated area is located in the northeast portion of the project area (Exhibit I: Aerial Photograph – Sample Point D). This area was investigated because it consisted of a roadside ditch that was identified on the National Wetlands Inventory and contained standing water (see Photograph 3).

The area around Sample Point D was primarily vegetated by Knee Grass (*Panicum dichotomiflorum*), Barnyard Grass (*Echinochloa crusgalli*), Tall Fescue (*Schedonorus pratensis*), Silver Maple (*Acer saccharinum*), and Black Locust (*Robinia pseudoacacia*). The mapped soil series is Orthents, loamy, undulating (802B), a non-hydric soil. Evidence of hydric soils was not identified during the field investigation. Surface water, high water table, saturation, drainage patterns, and a positive FAC-neutral test provided evidence of persistent hydrology (See USACE data forms).

Based on the presence of non-hydric soil, Sample Point D does not qualify as wetland.

Investigated Area 2. This investigated area is located in the southeast portion of the project area (Exhibit I: Aerial Photograph – Sample Point B). This area was investigated because it consisted of a farmed depression. Investigated Area 2 exhibited wetland signatures in 1 of 5 (20%) historic aerial slides with normal precipitation (see Photograph 6).

The area around Sample Point B was primarily vegetated by Soybean. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicator A12: Thick Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See USACE data forms).

Based on the non-persistent hydrology, Investigated Area 2 does not qualify as farmed wetland.

Investigated Area 3. This investigated area is located in the northeast portion of the project area (Exhibit I: Aerial Photograph – Sample Point E). This area was investigated because it consisted of a farmed depression that contained some hydrophytic vegetation (see Photograph 7).

The area around Sample Point E was primarily vegetated by Soybean and Barnyard Grass. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicator A12: Thick Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See USACE data forms).

Based on the non-persistent hydrology, Investigated Area 3 does not qualify as farmed wetland.

Investigated Area 4. This investigated area is located in the south-central portion of the project area (Exhibit I: Aerial Photograph – Sample Point F). This area was investigated because it consisted of a depressional swale that appeared lower than the surrounding landscape (see Photograph 9).

The area around Sample Point F was primarily vegetated by Soybean. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicators

A11: Depleted Below Dark Surface and F6: Redox Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See USACE data forms).

Based on the non-persistent hydrology, Investigated Area 4 does not qualify as farmed wetland.

CONCLUSIONS AND RECOMMENDATIONS

No wetlands or other waters of the U.S. were identified on, or within 100 feet of the project area. Further concurrence with regulatory agencies is not required at this time. ENCAP, Inc. recommends that this report be submitted as part of a development package as necessary for future development of the property.

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Site Photographs

PHOTOGRAPH 1	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 1 – Sample Point A Facing North	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 2	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 1 – Sample Point C Facing North	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 3	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 1 – Sample Point D Facing Southwest	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 4	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 1 – Culvert Facing East	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 5	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 1 – Overview Facing North	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 6	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 2 – Sample Point B Facing Northwest	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 7	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 3 – Sample Point E Facing North	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 8	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 3 – Overview Facing Southeast	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 9	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 4 – Sample Point F Facing East	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 10	
DESCRIPTION: Geneva Site / Kimley-Horn Investigated Area 4 – Overview Facing West	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 11	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview – Kautz Road Facing North	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 12	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview – Geneva Drive Facing West	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 13	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing East	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 14	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing West	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 15	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing South	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 16	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing West	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 17	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing Northwest	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 18	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing Southwest	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 19	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing West	
DATE PHOTO TAKEN: October 9, 2018	

PHOTOGRAPH 20	
DESCRIPTION: Geneva Site / Kimley-Horn Site Overview Facing West	
DATE PHOTO TAKEN: October 9, 2018	

WETS Station Data, Aurora, IL

WETS Station: IL0338

	Average	<30%	>30%
April	3.88	2.79	4.59
May	3.91	2.7	4.65
June	4.34	3.04	5.14
July	4.39	2.76	5.3

CLIMATIC EVALUATION OF PRECIPITATION
3 MONTHS BEFORE AERIAL CROP
HISTORY SLIDES

DATE:
COUNTY:
LANDOWNER:
TRACT NO.
PREPARED BY:

Year	April Percip-itation	Type of Month	May Percip-itation	Type of Month	June Percip-itation	Type of Month	July* Percip-itation	Type of Month	April Score 1X	May Score 2X	June Score 3X	Score for Year	Type of Year	Year	Best Years	RECORD OF WETLAND SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY
78	5.14	Wet	4.85	Wet	3.65	Normal	8.56	Wet	3	6	6	15	WET	78		
79	6.06	Wet	2.6	Dry	5.34	Wet	3.68	Normal	3	2	9	14	NORMAL	79	79	
80	3.26	Normal	2.7	Normal	3.2	Normal	3.81	Normal	2	4	6	12	NORMAL	80	80	
81	5.82	Wet	5.09	Wet	6.44	Wet	3.97	Normal	3	6	9	18	WET	81		
82	3.25	Normal	3.64	Normal	2.96	Dry	6.34	Wet	2	4	3	9	DRY	82		
83	6.59	Wet	4.22	Normal	4.98	Normal	6.97	Wet	3	4	6	13	NORMAL	83	83	
84	4.02	Normal	4.12	Normal	5.78	Wet	1.83	Dry	2	4	9	15	WET	84		
85	1.93	Dry	2.63	Dry	2.7	Dry	3.26	Normal	1	2	3	6	DRY	85		
86	1.75	Dry	3.23	Normal	4.19	Normal	3.25	Normal	1	4	6	11	NORMAL	86	86	
87	2.49	Dry	5.14	Wet	5.83	Wet	3.78	Normal	1	6	9	16	WET	87		
88	3.18	Normal	1.86	Dry	0.95	Dry	3.4	Normal	2	2	3	7	DRY	88		
89	1.12	Dry	1.94	Dry	4.29	Normal	6.63	Wet	1	2	6	9	DRY	89		
90	1.89	Dry	8	Wet	6.31	Wet	4.41	Normal	1	6	9	16	WET	90		
91	4.47	Normal	5.8	Wet	1	Dry	1.45	Dry	2	6	3	11	NORMAL	91	91	
92	3.31	Normal	0.75	Dry	2.22	Dry	4.45	Normal	2	2	3	7	DRY	92		
93	4.66	Wet	2.03	Dry	9.56	Wet	2.34	Dry	3	2	9	14	NORMAL	93	93	
94	1.98	Dry	1.57	Dry	6.03	Wet	2.46	Dry	1	2	9	12	NORMAL	94	94	
95	5.8	Wet	4.54	Normal	3.01	Dry	3.73	Normal	3	4	3	10	NORMAL	95	95	
96	2.69	Dry	4.64	Normal	5.63	Wet	21.5	Wet	1	4	9	14	NORMAL	96	96	
97	2.59	Dry	3.96	Normal	2.25	Dry	1.53	Dry	1	4	3	8	DRY	97		
98	5.6	Wet	3.08	Normal	5.31	Wet	3.24	Normal	3	4	9	16	WET	98		
99	5.74	Wet	4.21	Normal	4.67	Normal	3.57	Normal	3	4	6	13	NORMAL	99	99	
0	5	Wet	3.76	Normal	5.59	Wet	4.47	Normal	3	4	9	16	WET	0		
1	3.63	Normal	3.15	Normal	3.29	Normal	2.13	Dry	2	4	6	12	NORMAL	1	1	
2	4.94	Wet	4.62	Normal	3.09	Normal	2.34	Dry	3	4	6	13	NORMAL	2	2	
3	2.52	Dry	7.91	Wet	1.99	Dry	7.83	Wet	1	6	3	10	NORMAL	3	3	
4	0.94	Dry	6.6	Wet	6.19	Wet	2.7	Dry	1	6	9	16	WET	4		
5	2.12	Dry	2.65	Dry	1.11	Dry	2.36	Dry	1	2	3	6	DRY	5		
6	4.23	Normal	3.89	Normal	3.76	Normal	1.31	Dry	2	4	6	12	NORMAL	6	6	
7	3.86	Normal	1.19	Dry	2.92	Dry	5.02	Normal	2	2	3	7	DRY	7		
8	3.22	Normal	5.17	Wet	3.63	Normal	3.36	Normal	2	6	6	14	NORMAL	8	8	
9	5.68	Wet	4.22	Normal	3.89	Normal	2.12	Dry	3	4	6	13	NORMAL	9	9	
10	2.31	Dry	6.61	Wet	7.75	Wet	6.45	Wet	1	6	9	16	WET	10		
11	5.26	Wet	5.13	Wet	5.89	Wet	4.57	Normal	3	6	9	18	WET	11		
12	2.29	Dry	1.98	Dry	1.75	Dry	2.35	Dry	1	2	3	6	DRY	12		
13	10.44	Wet	4.77	Wet	6.04	Wet	1.74	Dry	3	6	9	18	WET	13		
14	3.23	Normal	5.35	Wet	8.16	Wet	4.82	Normal	2	6	9	17	WET	14		

SCORE

Dry =	1
Normal =	2
Wet =	3

TYPE OF YEAR

Dry =	6 to 9
Normal =	10 to 14
Wet =	15 to 18

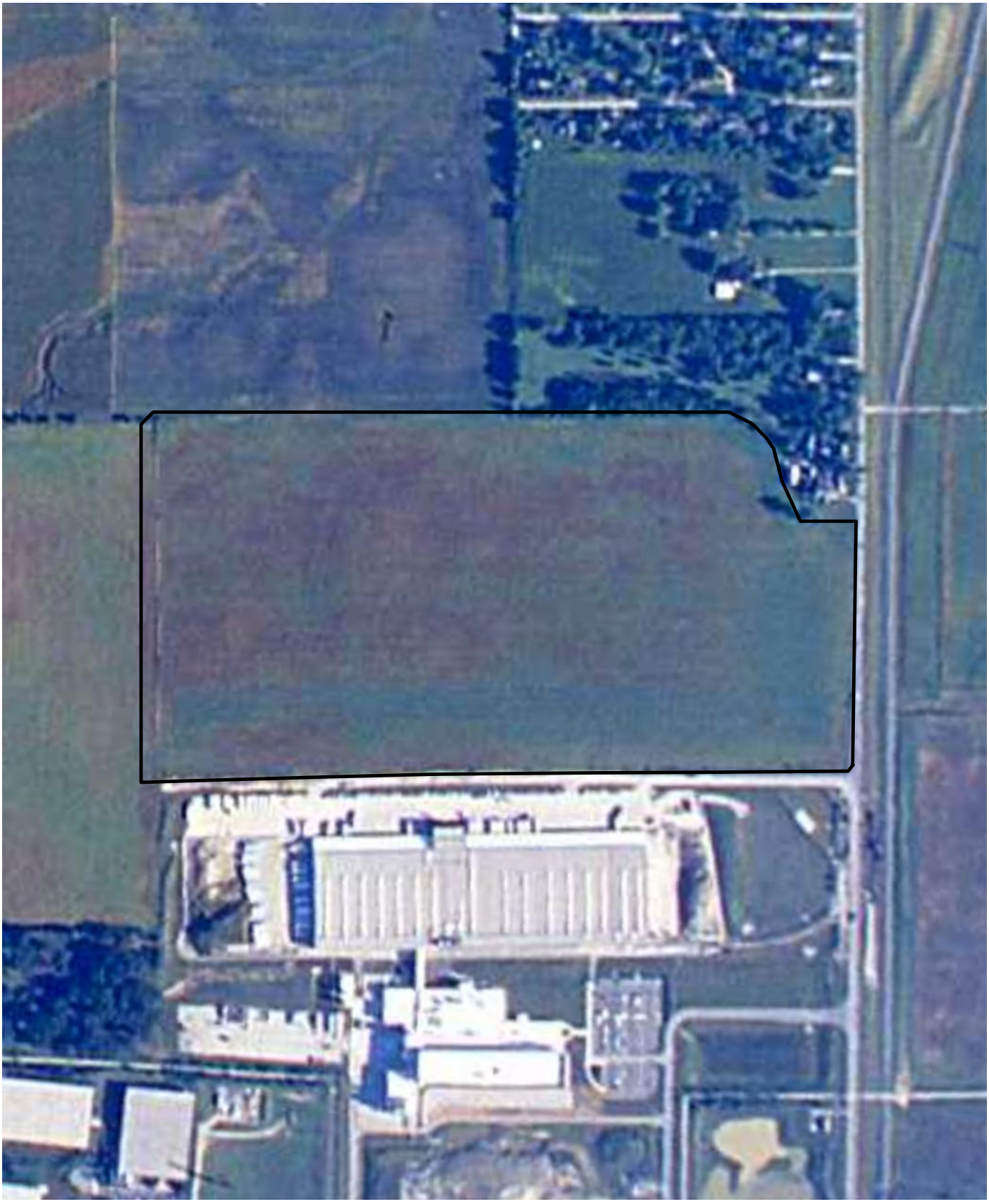
* July data is only used if the photo appears to have an unusually high number of surface water signatures indicating that the photo was taken soon after an unusally wet period. Otherwise it is assumed that the photo was taken in late June or early July before most of July's precipitation.

COMMENTS:

Next 1	Wheaton 3 SE IL9221 DuPage County
Next 2	Elgin_IL2736_Kane County
Next 3	Joliet Brandon RD DAM_IL4530_Will County
Next Closest Site Next 4	

Historic Aerial Photographs (2000-WET, 2001, 2002, 2006, 2008, & 2009)

Year: 2000 - Wet



0 250 500 1000

SCALE: 1"=500'

N

Year: 2001

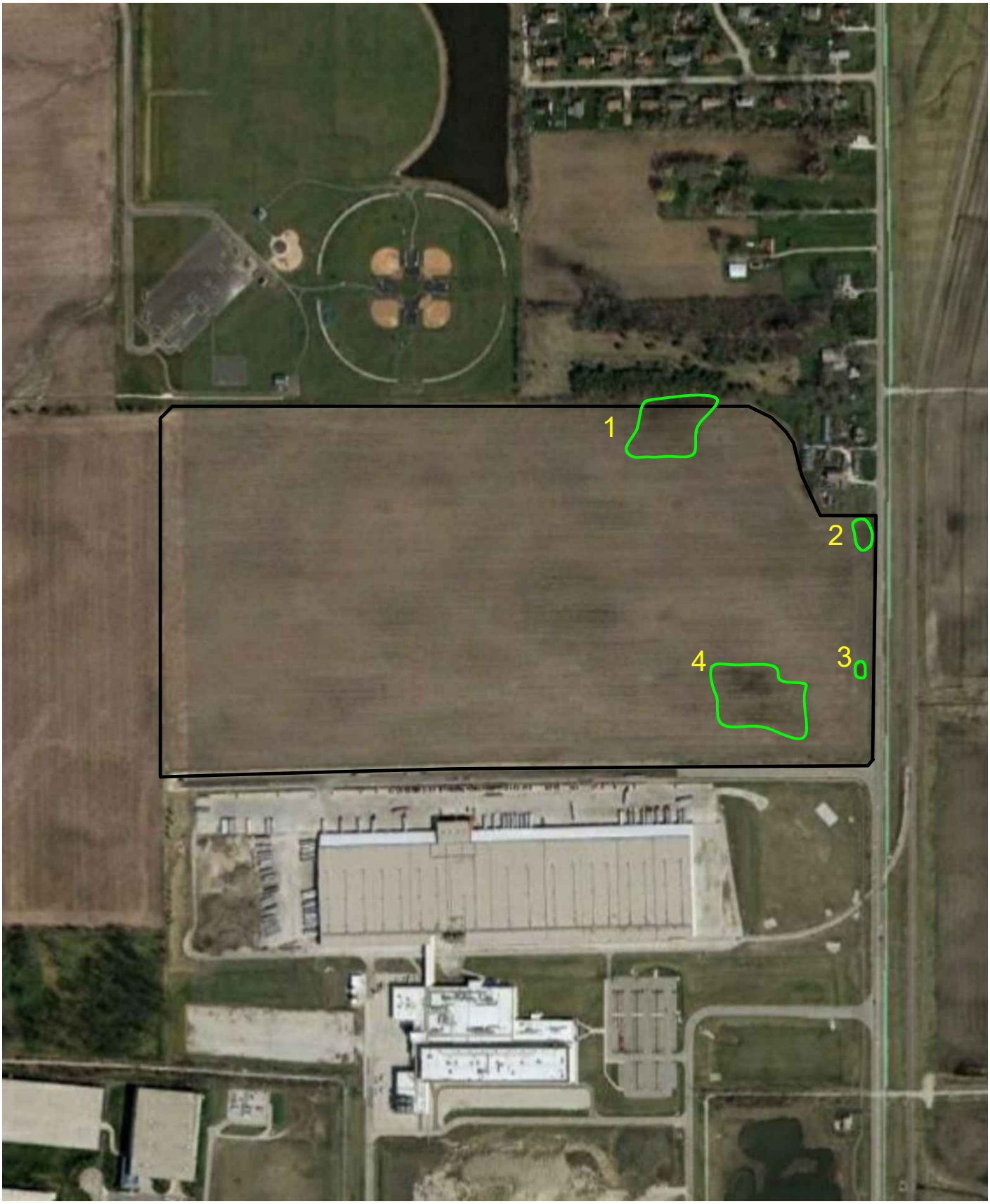


0 250 500 1000

SCALE: 1"=500'

N

Year: 2002



0 250 500 1000

SCALE: 1"=500'

N

Year: 2006



0 250 500 1000

SCALE: 1"=500'

N

Year: 2008



0 250 500 1000

SCALE: 1"=500'

N

Year: 2009



0 250 500 1000

SCALE: 1"=500'

N

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site City/County: Geneva / Kane Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn State: IL Sampling Point: A

Investigator(s) S. Rowley & S. Milano Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Roadside Ditch Local Relief (concave, convex, none): Concave

Slope (%): 0% Lat: 41.896259 Long: -88.262519 Datum: Investigated Area 1

Soil Map Unit Name: Orthents, loamy, undulating (802B) NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Lolium perenne	60	Y	FACU
2. Bromus inermis	20	Y	FACU
3. Cirsium arvense	20	Y	FACU
4. Physalis longifolia	10	N	UPL
5. Ambrosia trifida	10	N	FAC
6. Apocynum cannabinum	7	N	FAC
7. Sonchus arvensis	7	N	FACU
8. Poa pratensis	5	N	FAC
9. Chenopodium album	5	N	FACU
10. Setaria pumila	2	N	FAC
	146	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species:	x 1 =	
FACW species:	x 2 =	
FAC species:	x 3 =	
FACU species:	x 4 =	
UPL species:	x 5 =	
Column Totals	(A)	

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks: Photograph 1 (See Site Photographs).

SOIL

Sampling Point A

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					SiCL	
4-20	10YR 2/1	98	2.5Y 6/3	2	C	M	SiCL	
20-24	10YR 4/1	100					SiC	
24-28	10YR 4/1	90	10YR 5/6	10	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site City/County: Geneva / Kane Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn State: IL Sampling Point: B

Investigator(s) S. Rowley & S. Milano Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Agricultural Field Local Relief (concave, convex, none): None

Slope (%): 0% Lat: 41.895695 Long: -88.263439 Datum: Investigated Area 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Tilled and tiled for agricultural production.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Glycine max	60	Y	UPL
2. Sorghum halepense	10	N	FACU
3. Hibiscus trionum	1	N	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	71	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species:	x 1 =
FACW species:	x 2 =
FAC species:	x 3 =
FACU species:	x 4 =
UPL species:	x 5 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks: Photograph 6 (See Site Photographs).

SOIL

Sampling Point B

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24	10YR 2/1	100					SiCL	
24-32	10YR 3/1	98	10YR 5/6	2	C	M	SiCL	
32-35	10YR 4/1	93	2.5Y 6/8	7	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No☒ Depth (inches) N/A

Water Table Present? Yes ☐ No☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No☒ Depth (inches) N/A

Wetland Hydrology Present? Yes☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed farmed wetland signatures in 1 out of 5 normal years of historic aerial photographs.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site | City/County: Geneva / Kane | Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn | State: IL | Sampling Point: C

Investigator(s) S. Rowley & S. Milano | Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Roadside Ditch | Local Relief (concave, convex, none): Concave

Slope (%): 1% | Lat: 41.896887 | Long: -88.262508 | Datum: Investigated Area 1

Soil Map Unit Name: Orthents, loamy, undulating (802B) | NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	75	Y	FAC
2.			
3.			
4.			
5.			
	75	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. Rhamnus cathartica	4	N	FAC
2.			
3.			
4.			
5.			
	4	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Lolium perenne	35	Y	FACU
2. Poa pratensis	25	Y	FAC
3. Bromus inermis	20	Y	FACU
4. Solidago altissima	10	N	FACU
5. Dipsacus fullonum	2	N	FACU
6. Populus deltoides	2	N	FAC
7. Daucus carota	2	N	UPL
8. Symphyotrichum pilosum	2	N	FACU
9. Plantago lanceolata	1	N	FACU
10. Cirsium arvense	1	N	FACU
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species: 0	x 1 = 0
FACW species: 0	x 2 = 0
FAC species: 106	x 3 = 318
FACU species: 71	x 4 = 284
UPL species: 2	x 5 = 10
Column Totals 179 (A)	612

Prevalence Index =B/A = 3.42

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks: Photograph 2 (See Site Photographs).

SOIL

Sampling Point C

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	97	10YR 6/4	3	C	M	SiCL	
12-20	10YR 4/2	83	10YR 5/3	10	C	M	C	
			10YR 5/1	5	D	M		
			10YR 6/8	2	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 8”

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site | City/County: Geneva / Kane | Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn | State: IL | Sampling Point: D

Investigator(s) S. Rowley & S. Milano | Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Roadside Ditch | Local Relief (concave, convex, none): Concave

Slope (%): 0% | Lat: 41.897609 | Long: -88.262495 | Datum: Investigated Area 1

Soil Map Unit Name: Orthents, loamy, undulating (802B) | NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	
Hydric Soils Present ?	Yes ☐ No ☒	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharinum	20	Y	FACW
2.			
3.			
4.			
5.			
	20	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. Robinia pseudoacacia	15	Y	FACU
2. Rhamnus cathartica	5	Y	FAC
3.			
4.			
5.			
	20	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Panicum dichotomiflorum	30	Y	FACW
2. Echinochloa crusgalli	30	Y	FACW
3. Schedonorus pratensis	20	Y	FACU
4. Poa pratensis	15	N	FAC
5. Setaria pumila	10	N	FAC
6. Rumex crispus	5	N	FAC
7. Taraxacum officinale	5	N	FACU
8. Ambrosia artemisiifolia	5	N	FACU
9. Daucus carota	3	N	UPL
10. Persicaria pensylvanica	2	N	FACW
	125	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 67% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species:	x 1 =
FACW species:	x 2 =
FAC species:	x 3 =
FACU species:	x 4 =
UPL species:	x 5 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☒ No ☐

Remarks: Photograph 3 (See Site Photographs).

SOIL

Sampling Point D

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					SiC	w/ rocks
12-20	10YR 2/1	95	10YR 5/6	5	C	M	C	
20-24	2.5Y 5/4	80	10YR 5/8	10	C	M	C	
			10YR 2/1	10	NA	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☒ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches) 4”

Water Table Present? Yes ☒ No ☐ Depth (inches) 0”

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 0”

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site City/County: Geneva / Kane Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn State: IL Sampling Point: E

Investigator(s) S. Rowley & S. Milano Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Agricultural Field Local Relief (concave, convex, none): Concave

Slope (%): 0% Lat: 41.897752 Long: -88.263573 Datum: Investigated Area 3

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Tilled and tiled for agricultural production.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Glycine max	60	Y	UPL
2. Echinochloa crusgalli	15	Y	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species:	x 1 =
FACW species:	x 2 =
FAC species:	x 3 =
FACU species:	x 4 =
UPL species:	x 5 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ No ☒

Remarks: Photograph 7 (See Site Photographs).

SOIL

Sampling Point E

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 2/1	100					SiCL	
9-14	10YR 2/1	95	10YR 4/1	5	D	M	SiC	
14-20	2.5Y 5/2	88	10YR 2/1	10	NA	M	SiC	
			10YR 5/6	2	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed farmed wetland signatures in 0 out of 5 normal years of historic aerial photographs.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Geneva Site City/County: Geneva / Kane Sampling Date: 10/9/2018

Applicant/Owner: Kimley-Horn State: IL Sampling Point: F

Investigator(s) S. Rowley & S. Milano Section, Township, Range: S1 T39N R8E

Landform (hillslope, terrace, etc.): Agricultural Field Local Relief (concave, convex, none): Concave

Slope (%): 0.5% Lat: 41.896193 Long: -88.268355 Datum: Investigated Area 4

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes** ☐ **No** ☒
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Tilled and tiled for agricultural production.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. Glycine max	75	Y	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species:	x 1 =
FACW species:	x 2 =
FAC species:	x 3 =
FACU species:	x 4 =
UPL species:	x 5 =
Column Totals	(A)

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ **No** ☒

Remarks: Photograph 9 (See Site Photographs).

SOIL

Sampling Point F

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	98	10YR 5/4	2	C	M	SiCL	
8-20	2.5Y 5/2	75	10YR 5/4	15	C	M	C	
			10YR 5/8	5	C	M		
			10YR 2/1	5	NA	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☒ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

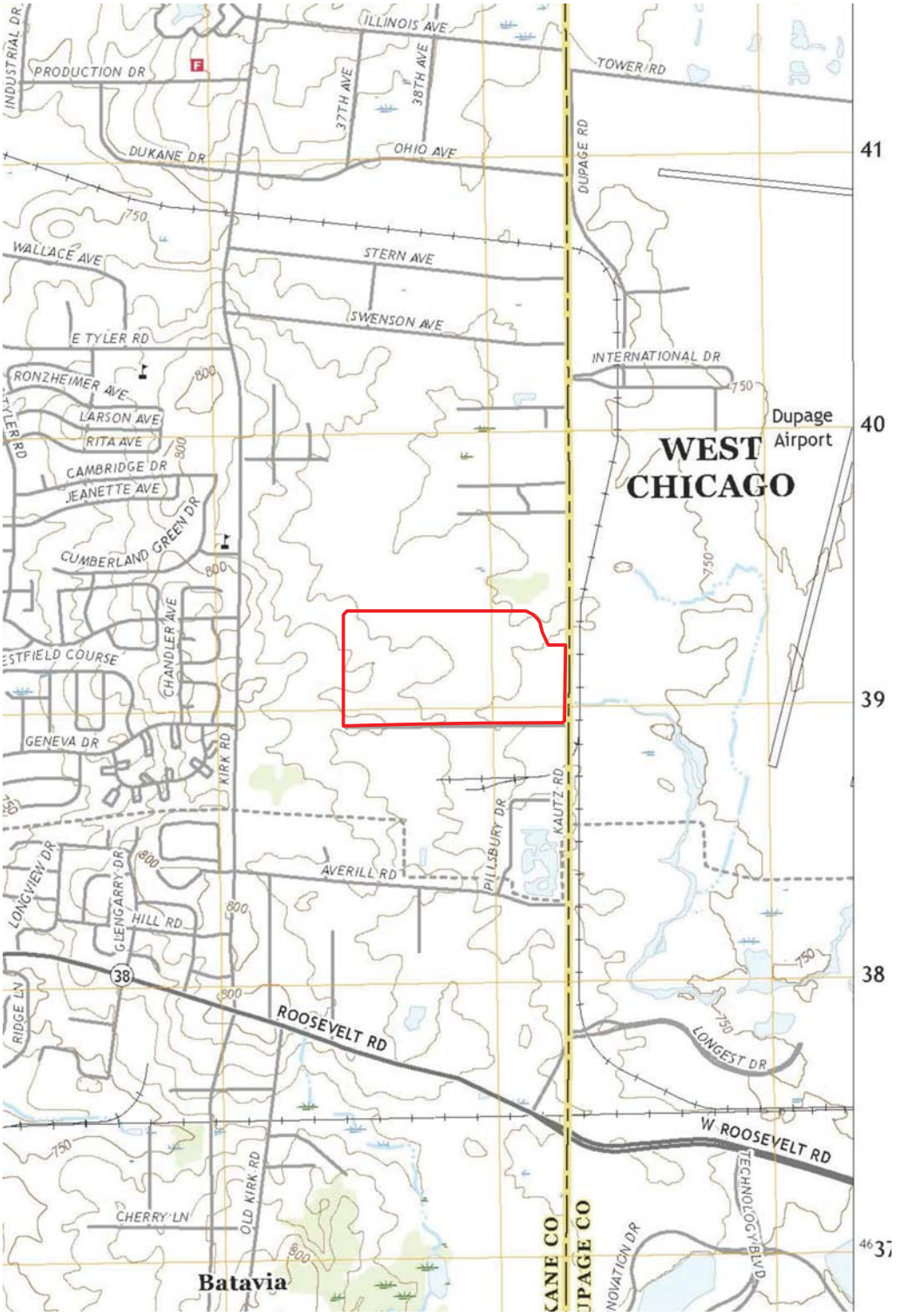
Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed farmed wetland signatures in 0 out of 5 normal years of historic aerial photographs.

Exhibits A - I



ENCAP INCORPORATED

LEGEND:

Project Area

Location Map

Source: U.S. Geologic Survey
Section 1 T39N R8E
Latitude: 41.897334 Longitude: -88.267464

0 1000 2000 4000
SCALE: 1"= 2000'

NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

Exhibit A

gs Inventory



ENCAP INCORPORATED

LEGEND:

Project Area

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

0 275 550 1100

SCALE: 1"=550'

NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

Exhibit B

ENCAP INCORPORATED



LEGEND:

Project Area

Rivers, Streams, and Ditches

Biological Stream Characterization

- High Quality
- C,D, and E Quality
- Unrated

Wetland Type

- High Habitat Value
- High Functional Value
- Wetland
- Natural Open Water and Fox River
- Artificial Ponds
- ADID Farmed Wetlands
- Islands
- Fens
- NRCS Farmed Wetlands

Kane County Advanced Identification of Aquatic Resources (ADID)

Source: Northeastern Illinois Planning Commission, USEPA & USACE

Geneva Township

Geneva Site

Project Number: 18-1001A

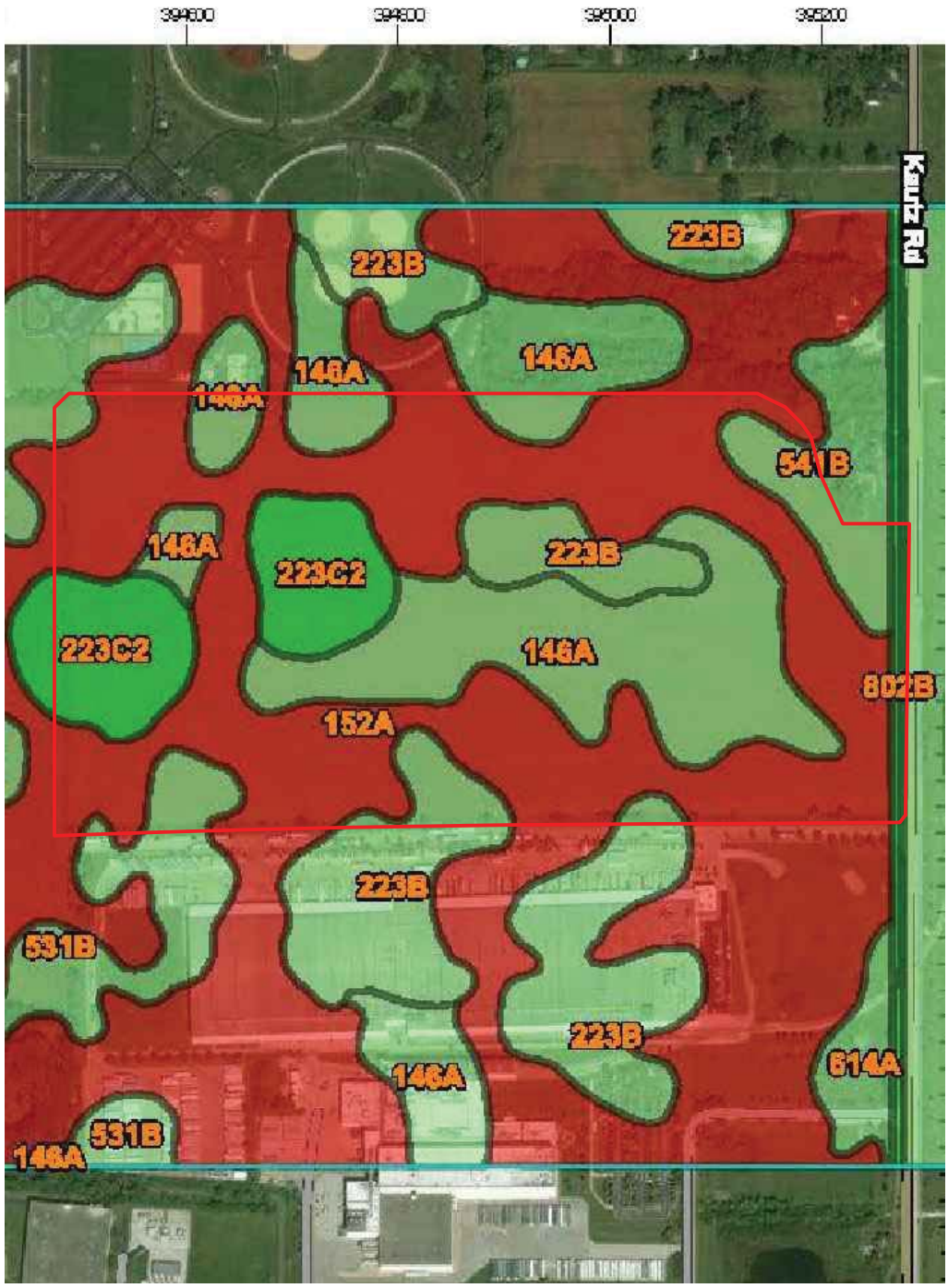
Kimley-Horn

0 275 550 1100

SCALE: 1"=550'

NORTH

Exhibit C



ENCAP INCORPORATED

LEGEND:

Project Area

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

0 275 550 1100
SCALE: 1"=550'

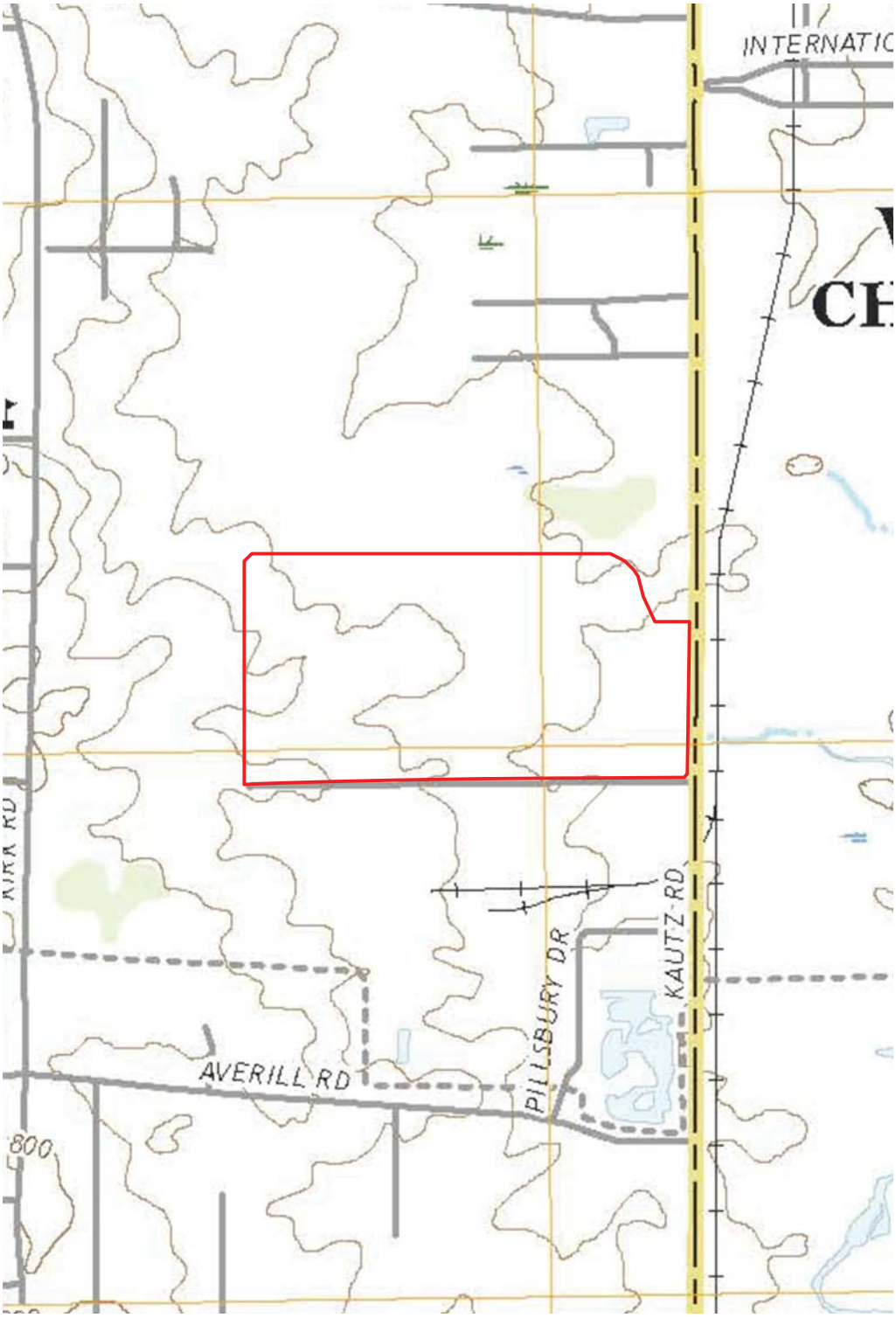
NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

Exhibit D



ENCAP INCORPORATED

LEGEND:

Project Area

2018 USGS Topographic Map

Source: U.S. Geologic Survey
Geneva Quadrangle

0 500 1000 2000
SCALE: 1"=1000'

NORTH

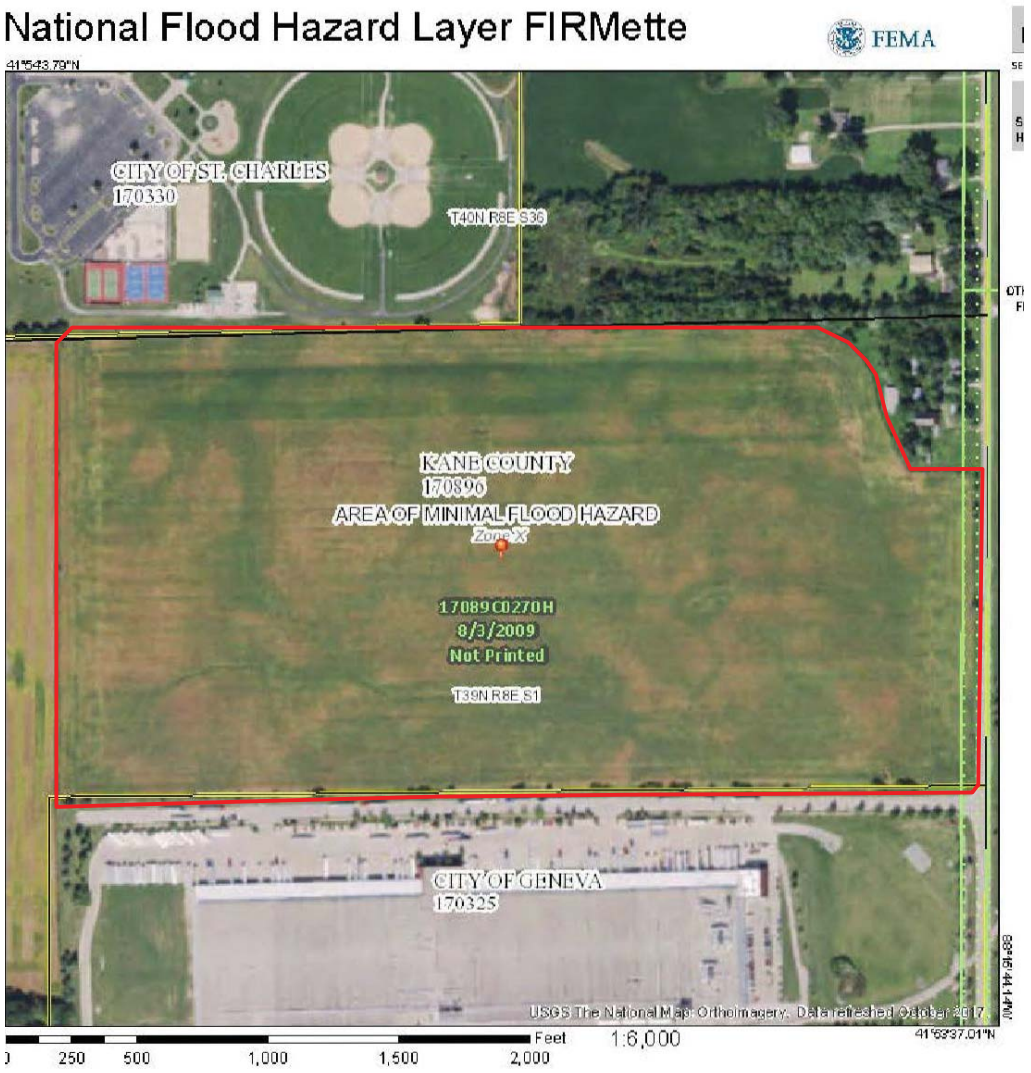
Geneva Site

Project Number: 18-1001A

Kimley-Horn

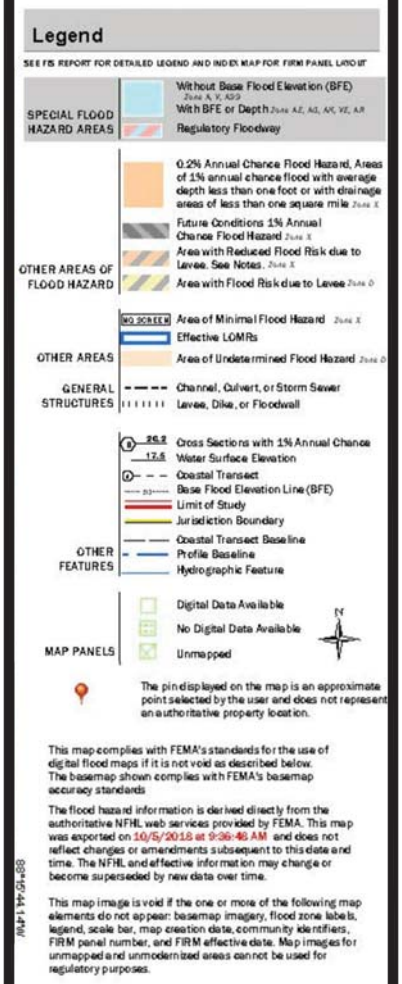
Exhibit E

ENCAP INCORPORATED



LEGEND:

Project Area



Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
Panel Number: 17089C0270H
Effective Date: 08/03/2009

Geneva Site

Project Number: 18-1001A

Kimley-Horn

0 275 550 1100
SCALE: 1"=550'

NORTH

Exhibit F

ENCAP INCORPORATED



LEGEND:

Project Area

- Determined eligible for the NR
- Entered in the NR
- Part of a NR Historic District
- Part of a NR Historic District - contributing
- Part of a NR Historic District - non-contribu
- Undetermined
- NR Districts
- Survey Areas
- Senate Boundaries
- House Boundaries
- Floodplain
- Chicago Community Areas
- Certified Local Government Districts
- High Probability Archeology
- Local Governments
- Federal Lands
- Counties
- Cities

Historic Architectural Resources Geographic Information System

Source: State Historic Preservation Office

0 275 550 1100

SCALE: 1"=550'

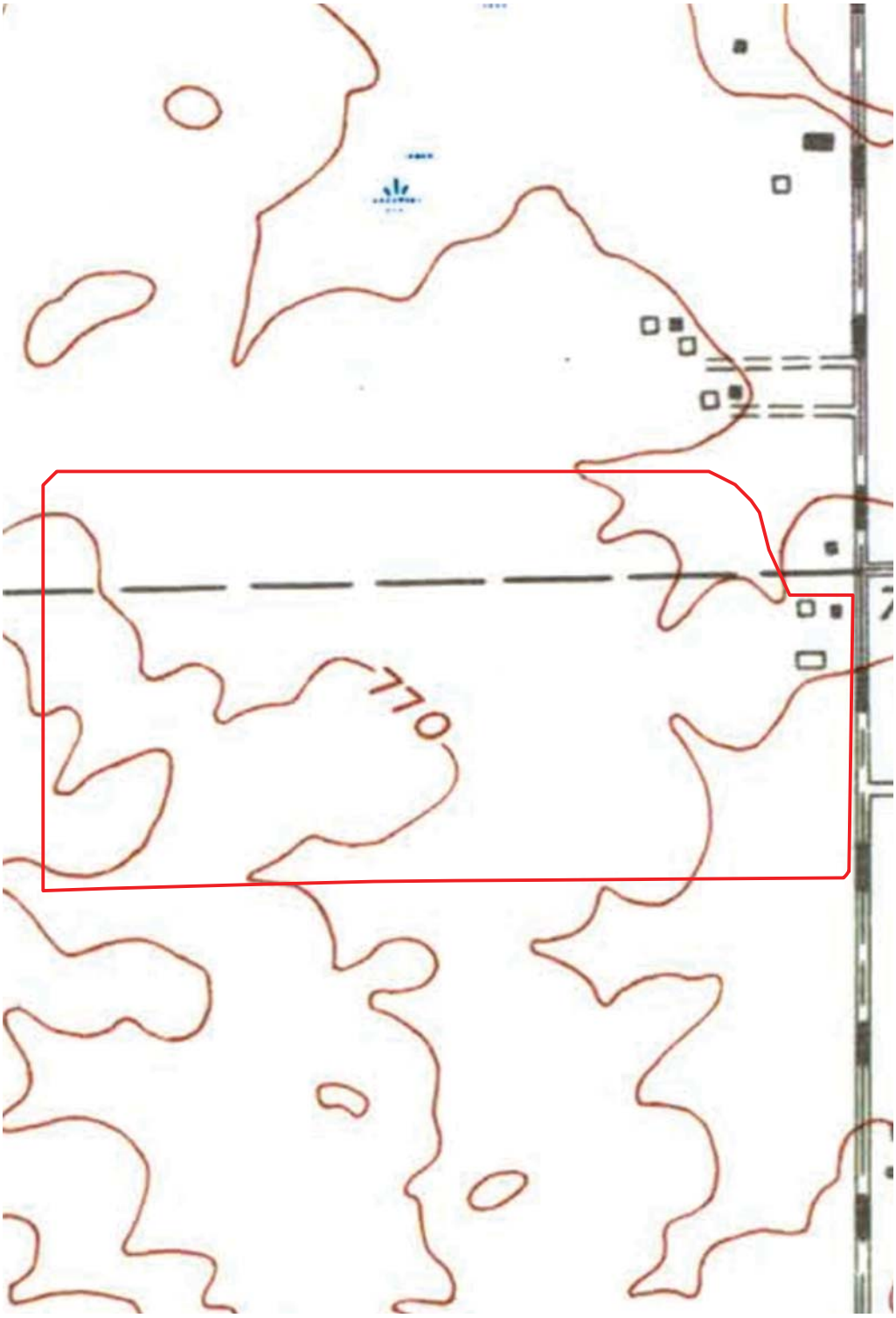
NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

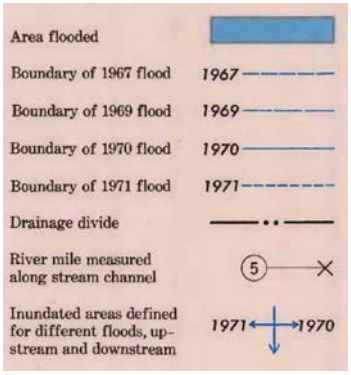
Exhibit G



ENCAP INCORPORATED

LEGEND:

Project Area



Hydrologic Atlas

Source: U.S. Geologic Survey
Geneva Quadrangle

0 275 550 1100

SCALE: 1"=550'

NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

Exhibit H



ENCAP INCORPORATED

LEGEND:

Project Area

Approximate Culvert Location

Sample Points A-F

Aerial Photograph

Image Courtesy of Google Earth
2018

0 275 550 1100
SCALE: 1"=550'

NORTH

Geneva Site

Project Number: 18-1001A

Kimley-Horn

Exhibit I

Tab 5 – Plan Set Submittal

City of Geneva Stormwater Management Submittal Checklist

TAB 5 – PLAN SET SUBMITTAL

Identifier	Requirement	Section	Comments
5A	All drawings should be signed and sealed by a P.E.		PROVIDED
5B	Site Topographic Map:		PROVIDED
5B-1	Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet.		PROVIDED
5B-2	Existing and proposed contours on-site and within 100 feet of site.		PROVIDED
5B-3	Existing and proposed drainage patterns and watershed boundaries.		PROVIDED
5B-4	Delineation of pre-development regulatory floodplain/floodway limits.		N/A
5B-5	Delineation of post-development regulatory floodplain/floodway limits.		N/A
5B-6	Location of cross-sections and any other modeled features.		PROVIDED
5B-7	Location of drain tiles.		PROVIDED
5B-8	Location of all wetlands, lakes, ponds, etc. with normal water elevation noted.		N/A
5B-9	Location of all buildings on the site.		PROVIDED
5B-10	Nearest base flood elevations.		N/A
5B-11	FEMA and Kane County Survey Control Network benchmark.		PROVIDED
5C	General Plan View Drawing (may be more than one drawing for clarity)		PROVIDED
5C-1	Map scales at 1 inch = 100 feet (or less) and accurate to +/- 0.5 feet contour interval.		PROVIDED
5C-2	Existing major and minor stormwater systems.		PROVIDED
5C-3	Proposed major and minor stormwater systems.		PROVIDED
5C-4	Design details for stormwater facilities (i.e. structure and outlet work detail drawings, etc.).		PROVIDED
5C-6	Scheduled maintenance program for permanent stormwater facilities including BMP measures.		PROVIDED
5C-7	Planned maintenance tasks and schedule.		PROVIDED
5C-8	Identification of persons responsible for maintenance.		PROVIDED
5C-9	Permanent public access maintenance easements granted or dedicated to, and accepted by, a government entity.		PROVIDED
5D	Sediment/Erosion Control Plan:		PROVIDED
5D-1	Sediment/erosion control installation measures.		PROVIDED
5D-2	Existing and proposed roadways, structures, parking lots, driveways, sidewalks and other impervious surfaces.		PROVIDED

City of Geneva Stormwater Management Submittal Checklist

Identifier	Requirement	Section	Comments
5D-3	Limits of clearing and grading.		PROVIDED
5D-4	Wetland location(s).		N/A
5D-5	Proposed buffer location.		N/A
5D-6	Existing soil types, vegetation and land cover conditions.		PROVIDED
5D-7	List of maintenance tasks and schedule for sediment/erosion control measures.		PROVIDED
5E	Vicinity Topographic Map:		PROVIDED
5E-1	Vicinity topographic map covering entire area upstream of the development site and downstream to a suitable hydraulic boundary condition.		PROVIDED
5E-2	A 2' contour map is preferred at a scale readable by the reviewer.		PROVIDED
5E-3	Watershed boundaries for areas draining through or from the development.		PROVIDED
5E-4	Soil types, vegetation and land cover affecting runoff upstream of the site for any area draining through the site.		PROVIDED
5E-5	Location of development site within the major watersheds.		PROVIDED

**REFER TO FINAL ENGINEERING PLANS PROVDIED UNDER SEPARATE COVER

EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN

GENEVA PARCEL

PREPARED FOR KIMLEY HORN

SECTION NO. 1, GENEVA TWP., KANE CO., IL.

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

GENEVA PARCEL
KIMLEY HORN

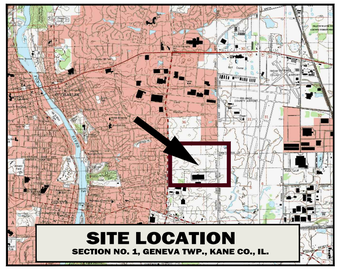
GENEVA PARCEL / KIMLEY HORN , FIELD FILE NO. 4-9-1 , DATE: 11/11/18 .
IN ACCORDANCE WITH KANE COUNTY STORM WATER ORDINANCE DRAIN TILE INVESTIGATION STANDARDS
COPYRIGHT © 2018, BY HUDDLESTON MCBRIDE LAND DRAINAGE COMPANY

DESCRIPTION CHART NO. 1A : INVESTIGATION SLIT TRENCH LOCATIONS

ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH GRD./INV.	FIELD NOTES:
A1	3"	CLAY / GOOD	NONE	CLEAN	30"	ACTIVE FLOW RATE AND CAPACITY
B1	4"	CLAY / GOOD	10%	SLIGHT	35"	ACTIVE FLOW RATE AND CAPACITY
C1	4"	CLAY / GOOD	5%	SLIGHT	35"	ACTIVE FLOW RATE AND CAPACITY
D	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
E1	4"	CLAY / GOOD	5%	CLEAN	37"	ACTIVE FLOW RATE AND CAPACITY
F	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
G1	4"	CLAY / GOOD	5%	CLEAN	39"	ACTIVE FLOW RATE AND CAPACITY
G2	3"	CLAY / GOOD	5%	CLEAN	38"	ACTIVE FLOW RATE AND CAPACITY
H1	4"	CLAY / GOOD	NONE	CLEAN	42"	ACTIVE FLOW RATE AND CAPACITY
I1	4"	CLAY / GOOD	NONE	CLEAN	28"	ACTIVE FLOW RATE AND CAPACITY
J	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
K	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
L	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
M1	6"	CLAY / GOOD	10%	CLEAN	46"	ACTIVE FLOW RATE AND CAPACITY
N1	6"	CLAY / GOOD	NONE	20%	38"	ACTIVE FLOW RATE AND CAPACITY
O1	6"	CLAY / GOOD	10%	CLEAN	55"	ACTIVE FLOW RATE AND CAPACITY
P1	4"	CLAY / GOOD	5%	CLEAN	63"	ACTIVE FLOW RATE AND CAPACITY
Q	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
R1	4"	CLAY / GOOD	NONE	CLEAN	29"	ACTIVE FLOW RATE AND CAPACITY
S1	8"	CLAY / POOR	NONE	20%	50"	ACTIVE FLOW RATE AND CAPACITY
S2	6"	CLAY / GOOD	10%	CLEAN	38"	ACTIVE FLOW RATE AND CAPACITY

DESCRIPTION CHART NO. 1B : SURVEY DATA POINT LOCATIONS

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH HUB/INV.	FIELD NOTES:
1	8"	CLAY / POOR	NONE	20%	57"	MAINLINE AT PROPERTY INGRESS
2	8"	CLAY / GOOD	20%	CLEAN	58"	MAINLINE AT PROPERTY EGRESS
3	6"	CLAY / GOOD	10%	CLEAN	52"	SUB MAINLINE AT PROPERTY EGRESS
4	4"	CLAY / GOOD	NONE	20%	44"	LATERAL AT PROPERTY INGRESS
5	6"	CLAY / GOOD	NONE	SLIGHT	46"	SUB MAINLINE AT PROPERTY INGRESS



MAP LEGEND :

- <<<FLOW<<< — EXISTING DRAIN TILE FLOW DIRECTION
- EX. POLYETHYLENE MAINLINE OR SYSTEM PART
- EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PARTS
- EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART
- EXISTING DRAIN TILE CONTINUES TO UPLAND WATERSHED
- EXISTING DRAIN TILE OUTLETS TO SURFACE
- 1 2 — EXIST. DRAIN TILE (1) INSPECTION STRUCTURE / (2) CATCH BASIN
- EXIST. DRAIN TILE (1) LOCATED END / (2) ASSUMED END
- EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM
- EXISTING DRAIN TILE FAILURE /FLOW SURCHARGE TO SURFACE
- EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION
- EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)
- EXISTING DRAIN TILE "BLOWOUT" OR FAILURE
- HAND PROBE OR ELECTRONIC SCAN FOR DRAIN TILE LOCATION
- INVESTIGATION SLIT TRENCH FOR INVESTIGATION
- SPECIFIC PIT EXCAVATION FOR INVESTIGATION
- SURVEY DATA POINTS
- REPORT IDENTIFICATION NUMBER

REPORT LEGEND :

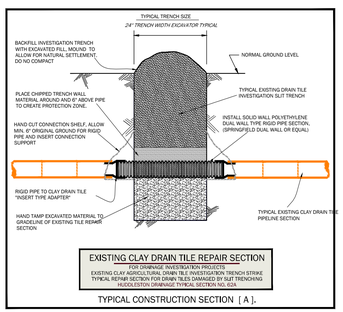
ID NO. ..... POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.
SZ. (SIZE)..... DRAIN TILE INTERNAL DIAMETER IN INCHES.
MATERIAL / QUALITY..... TYPE OF TILE MATERIALS, PIPE QUALITY - GOOD, FAIR & POOR.
FLOW % ..... PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.
(R) ..... RESTRICTED OR BACKED UP FLOW, SURCHARGED CONDITION
SILT % ..... PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.
(A) ..... ABANDONED, FILLED WITH SILT BLOCKAGE, NO FLOW POTENTIAL
DEPTH ..... MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.

(GENERAL NOTES)
MAINLINE TILE ..... TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.
SUB-MAIN TILE ..... SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.
LATERAL TILE ..... FEEDER LINE, SERVICE TILE OR SYSTEM SPUR.
"BLOWOUT" ..... EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.
DRAIN TILE ENDS ..... MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION,
SLIT TRENCH ..... INVESTIGATION TRENCH, TYPICAL 2'- 0" WIDE x 6'- 0" DEPTH.

SPECIAL NOTES :

- ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT < 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.
- ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR. (HUDDLESTON DRAINAGE (624) TYPICAL STANDARD "A")
- ALL EXISTING DRAIN TILE LOCATION DIMENSIONS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB METER ACCURACY, ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.
- THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY WITH ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.
- THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.

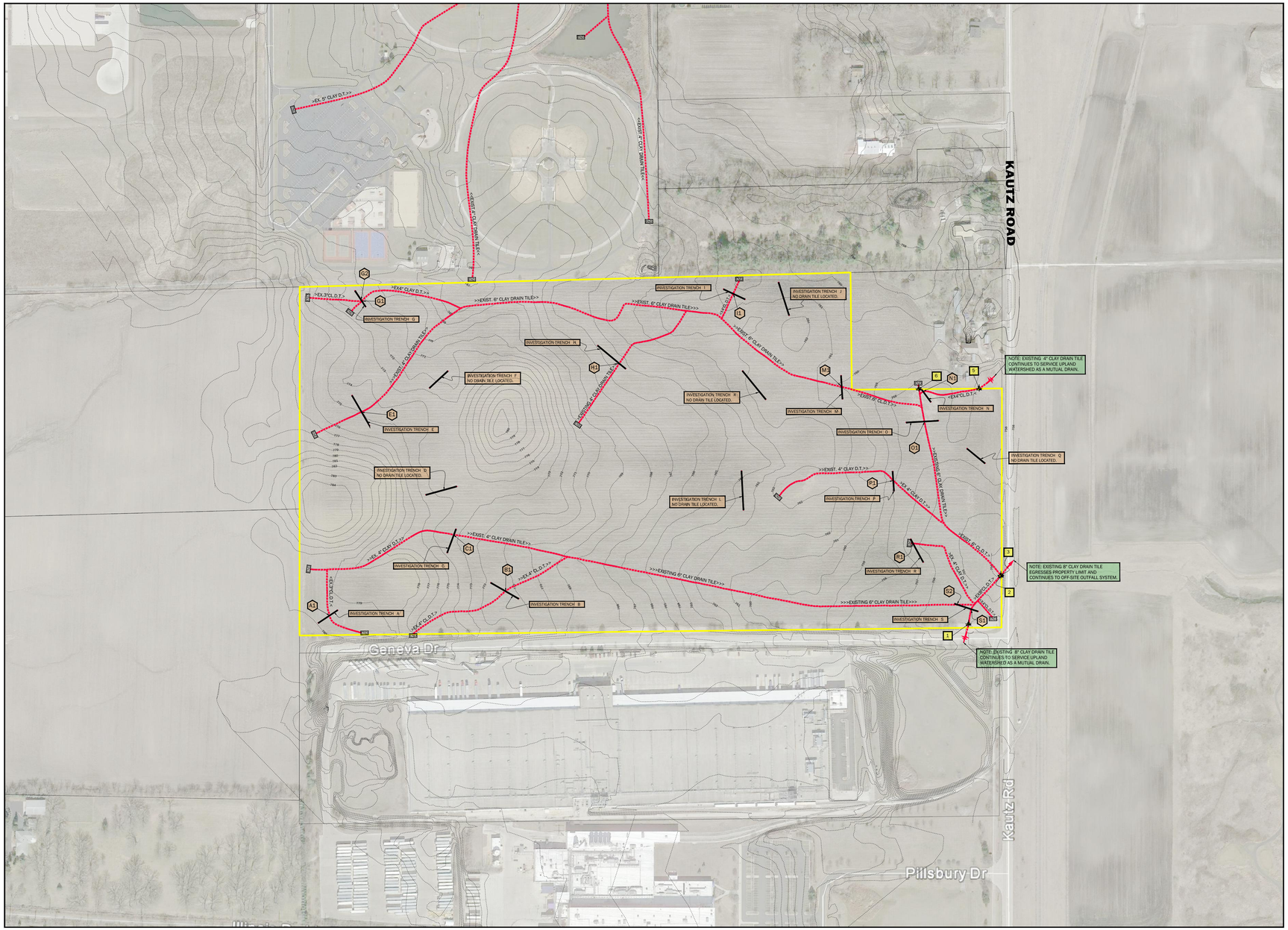
TOM HUDDLESTON, HUDDLESTON-McBRIDE DRAINAGE CO.



EXISTING CLAY DRAIN TILE REPAIR SECTION
FOR DRAINAGE INVESTIGATION PROJECTS
EXISTING CLAY AGRICULTURAL DRAIN TILE INVESTIGATION TRENCH STRIKE TYPICAL REPAIR SECTION, SEE HUDDLESTON DRAINAGE TRENCHING STANDARD, HUDDLESTON DRAINAGE TYPICAL SECTION NO. 624

TYPICAL CONSTRUCTION SECTION [A].

THESE SYMBOLS REPRESENT SURVEY DATA POINTS WHICH HAVE BEEN STAKED IN THE FIELD FOR THE SPECIFIC PURPOSE OF ELECTRONIC LOCATION AND ELEVATION DETERMINATION BY THE PROJECT SURVEYOR.
DP1 THESE DATA POINTS CONSIST OF A 2" X 2' GROUND HUB AND A 3' 0" ON-LINE LOCATION STAKE WHICH INCLUDES DATA POINT IDENTIFICATION NUMBER, SEPARATION MEASUREMENT FROM HUB TO PIPE INVERT, AND PIPE SIZE. ALL EXISTING DRAIN TILE ROUTES HAVE BEEN FIELD STAKED WITH "EXISTING DRAIN TILE" PIN FLAGS AT 50' INTERVALS AND DOUBLE FLAGS AT INTERSECTIONS.



PROJECT CLIENT:
KIMLEY HORN
James Putman, P.E., , PROJECT MANAGER
1001 Warrenville Road, Suite 350, Lisle, IL., 60532

APPROVED BY AND DATE: TOM HUDDLESTON 11/11/18	PROJECT DATE: 11/11/18
ACKNOWLEDGMENTS: HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS	FIELD FILE NO.: 4-9-1
DRAWN BY AND DATE: TOM HUDDLESTON 11/11/18	DRAWING NO.: 4-9-1R1
WEATHER CONDITIONS: SUNNY/ WARM - 40o	DRAWING SCALE: 1" TO 200'
	SHEET NO.: ONE OF ONE

REVISIONS

DATE:	BY:	DESCRIPTION:

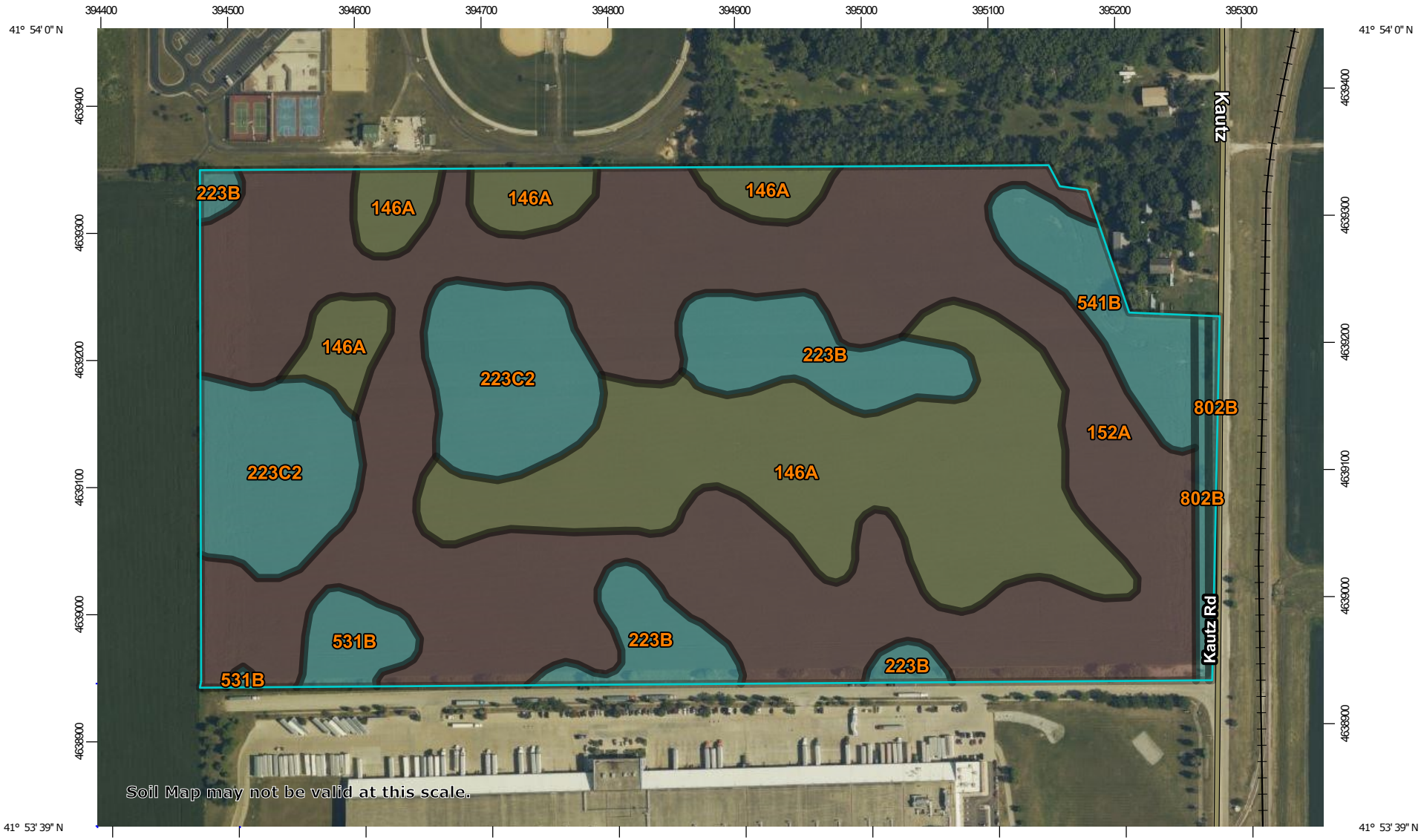
HUDDLESTON-MCBRIDE CO. 1976 42 Years of Professional Service 2018
ILLINOIS FARM BUREAU MEMBER
811 Know what's below. Call before you dig. A3170476 DIG NUMBER
NORTH

GENEVA PARCEL
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-6007

COPYRIGHT © 2018, BY HUDDLESTON LAND DRAINAGE COMPANY
COORDINATE SYSTEM: ILLINOIS STATE PLANE EAST NAD 83

M:\1 HUDDMAC ACTIVE FILES\1 AUTOCAD DRAWINGS\ACTIVE CADD\4-9-1@KIMLEY GENEVA\4-9-1R1.dwg, 12/1/2018 12:30:56 PM, Tom, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:200

Hydrologic Soil Group—DuPage County, Illinois, and Kane County, Illinois
(HILLWOOD GENEVA - 268050000)



Map Scale: 1:4,420 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: DuPage County, Illinois
Survey Area Data: Version 16, May 29, 2020

Soil Survey Area: Kane County, Illinois
Survey Area Data: Version 14, May 29, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Sep 19, 2020

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
802B	Orthents, loamy, undulating	C	0.4	0.5%
Subtotals for Soil Survey Area			**0.4**	**0.5%**
Totals for Area of Interest			**78.2**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	C/D	19.1	24.4%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	39.1	50.0%
223B	Varna silt loam, 2 to 4 percent slopes	C	5.9	7.6%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	C	8.5	10.9%
531B	Markham silt loam, 2 to 4 percent slopes	C	1.4	1.8%
541B	Graymont silt loam, 2 to 5 percent slopes	C	3.0	3.9%
802B	Orthents, loamy, undulating	C	0.8	1.0%
Subtotals for Soil Survey Area			**77.8**	**99.5%**
Totals for Area of Interest			**78.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Geotechnical & Environmental Engineering

Construction Materials Engineering & Testing

Laboratory Testing of Soils, Concrete & Asphalt

Geo-Environmental Drilling & Sampling

September 22, 2021
L-92,435

Report of Soils Exploration

Geneva Farms Industrial

NWC Geneva Drive & Kautz Road

Geneva, Illinois

Prepared For:

HIP VI Enterprises, LLC
9550 W. Higgins Road, Suite 425
Rosemont, IL 60018

GEOTECHNICAL GROUP

September 22, 2021
L-92,435

REPORT OF SOILS EXPLORATION
GENEVA FARMS INDUSTRIAL
NWC GENEVA DRIVE & KAUTZ ROAD
GENEVA, ILLINOIS

PREPARED FOR:
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II. APPENDIX

September 22, 2021
L-92,435

REPORT OF SOILS EXPLORATION
GENEVA FARMS INDUSTRIAL
NWC GENEVA DRIVE & KAUTZ ROAD
GENEVA, ILLINOIS

1.0 INTRODUCTION

This report presents results of a previous soils exploration performed for the Geneva Farms Industrial site in Geneva, Illinois. These geotechnical engineering services are being provided in accordance with the Professional Services Agreement between HIP VI Enterprises, LLC (c/o Hillwood) and Testing Service Corporation (TSC) dated April 21, 2021, incorporating TSC Proposal No. 66,854. Borings 1 - 45 used in preparing this report were originally drilled for TSC Job No. L-89,087 in October/November 2018.

The project site encompasses approximately 76 acres lying at the northwest corner (NWC) of Geneva Drive and Kautz Road, in the northeastern portion of the City of Geneva. It primarily consists of rolling to gently rolling farmland with the farmstead in the northeast corner along Kautz Road being excluded. The ground surface elevations at the boring locations were in the range of 755 to 783, generally sloping down from west to east with a grade differential of about 28 feet. Please note that there is no evidence of the site having changed since it was drilled almost 3 years ago.

Current plans call for up to four (4) office/warehouse buildings totaling about 1,064,000 sf to be constructed on the site. These are to presumably consist of 1-story slab-on-grade structures with top

of finished floor (FF) elevations not being set at this time. The building superstructures will likely have precast exterior walls and interior steel columns supporting roof loads by means of steel joists and girders. Columns and wall loads are not expected to exceed about 200 kips and 6 kips per lineal foot (klf), respectively.

Loading docks and trailer parking to be located between the two western and easternmost office/warehouse buildings, with employee parking lots lying between the two center ones as well as around the outsides of all of the buildings. Stormwater management facilities are planned across the north end of the site (bordering future Division Street) as well as in the southeast corner (by intersection of Geneva Drive and Kautz Road). High and normal water levels (HWL and NWL) for the associated detention basins have also not been set.

2.0 FIELD INVESTIGATION AND LABORATORY TESTING

Forty-five (45) soil borings were performed for the subject property in October/November 2018, with there being no evidence of changes having been made to the site in the intervening 3 years (having been farmed the entire time). The boring locations were selected and laid out in the field by TSC, with ground surface elevation at them acquired using a Trimble R8s GNSS receiver and rounded to the nearest 0.5 foot. A Boring Location Plan is attached herewith showing the drilling layout, being plotted on the current site plan.

The majority of the borings were extended 15 to 25 feet below existing grade, with Nos. 23, 24, 26 - 29 and 36 - 45 (16 total) concentrated at the north and southern ends of the site in what were to have originally been pavement areas made 10 feet deep. They were drilled and samples tested according to currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals to a depth of at least 15 feet and at no greater than 5-foot intervals thereafter. The samples were taken in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N value in blows per foot) provides an indication of the relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following completion of drilling operations.

Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive materials using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of inorganic native clays.

Reference is made to the boring logs in the Appendix which indicate subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers is likely to be more gradual. Fluctuations in the groundwater table may also occur due to variations in precipitation (short-term and seasonal) as well as rises or drops in creek, pond or other nearby surface water features, i.e. water levels at a future date may be higher or lower than those recorded at the time of drilling.

3.0 DISCUSSION OF TEST DATA

Surficial topsoil was 6 to 18 inches thick at the majority of the borings, being up to around 2 feet deep in Borings 5, 17 and 44. Samples of the thicker clayey topsoil deposits had water contents on the order of 30 percent. No fill was revealed at any of the boring locations, although it may be present in and around the existing farmstead in the northeast corner.

Medium stiff to very stiff native silty clay soils of apparent medium to high plasticity were encountered underlying the topsoil layer at about one-half of the boring locations. These CL/CH materials (Unified classification) extended 3 to 6 feet below existing grade in most cases. They had moderate unconfined compressive strengths typically ranging from 1.0 to 3.0 tons per square foot (tsf), occasionally both higher and lower. Relatively high water contents of between 25 and 33 percent were normally recorded, reaching up to 38% in B-30.

Stiff to hard silty clay and very silty clay soils otherwise predominated and extended to the bottom of the majority of the borings. These low to medium plasticity cohesive materials (CL or CL-ML by Unified classification) exhibited unconfined compressive strengths typically ranging from about 1.5 to 7.5 tsf,

occasionally lower including in the upper 5 feet of Borings 1, 5, 17, 23, 24, 26, 29, 36 and 40 (9 total). Water contents normally varied from 10 to 24 percent.

Approximate 2 to 6-foot thick deposits of loose to medium dense clayey/silty sand and gravel, silt and silty sand were encountered as interbedded layers in Borings 5, 17, 19, 30, 39 and 43 (5 total). These intermediate soil types exhibited SPT N-values ranging from 7 to 24 blows per foot (bpf).

The majority of the borings were “dry” both during and following completion of drilling operations. Free water was first encountered while drilling and sampling in Borings 1, 4 - 6, 14 - 16, 19, 30 - 32 and 39 (12 total) at depths typically ranging from 6 to 23 feet below existing grade. The water levels in the boreholes upon completion had generally remained within 3 feet of initial readings. However, they had fallen by 13 feet in B-15 and risen by 7 to 12 feet in Borings 16 and 31, with B-14 noted as dry at the end of drilling.

4.0 ANALYSIS AND RECOMMENDATIONS

4.1 Building Foundations

The borings drilled in and around the currently proposed building locations are listed in the following table. They have been compiled by building starting with the westernmost one and moving to the east. Ground surface elevations at the boring locations are also shown, being similar for each individual building but dropping from west to east across the site.

Summarized in the following table is the shallowest depth/elevation at which in-situ native soils are considered capable (or marginally capable) of supporting a net allowable bearing pressure of 3000 pounds per square foot (psf). The depth of surficial topsoil is also indicated. Added notes relate to the presence of marginal bearing soils for fill placement and/or foundation support (M), relatively low strength clay or loose silt and sand deposits found underlying the bearing elevations shown (L) and undercut depths as part of building pad construction (U); these conditions are discussed in greater detail in the text which follows. The recommended bearing stress of 3000 psf is typical and generally satisfactory for the construction of industrial buildings in this area.

Boring Number	Ground Surface Elevation *	Surficial Topsoil Depth (Feet)	3000 PSF Native Bearing	
			Depth (Feet)*	Elevation*
Westernmost Building				
1	774.0	1.0	1.0 ML	773.0
2	779.5	0.5	0.5	779.0
3	781.0	1.2	1.5	779.5
31	776.5	1.2	1.5 M	775.0
32	780.0	1.2	1.5 M	778.5
33	782.5	1.0	1.0	781.5
34	780.0	0.7	1.0 ML	779.0
35	777.5	1.0	1.0	776.5
2nd In From West				
4	773.5	1.3	1.5 ML	772.0
5	773.0	2.2	2.5 M	770.5
6	772.0	1.2	1.5 ML	770.5
7	776.5	0.8	1.0	775.5
8	775.5	0.8	1.0	774.5
9	770.5	1.2	1.5 M	769.0
36	771.5	1.0	1.0 ML	770.5
37	769.5	0.8	1.0 ML	768.5
3rd In From West				
10	769.0	0.7	1.0	768.0
11	769.5	1.2	1.5 M	768.0
12	767.0	1.0	1.0 M	766.0
13	765.5	1.0	1.0	764.5
14	767.0	1.0	1.0 M	766.0
15	764.5	0.8	1.0 ML	763.5

Boring Number	Ground Surface Elevation *	Surficial Topsoil Depth (Feet)	3000 PSF Native Bearing	
			Depth (Feet)*	Elevation*
16	761.5	1.3	1.5 M	760.0
38	764.5	1.0	1.0 M	763.5
Easternmost Building				
17	761.5	2.0	2.0 ML	759.5
18	759.0	1.3	1.5 M	757.5
21	760.5	1.2	1.5 M	759.0
22	761.0	1.0	1.0	760.0
25	764.0	1.0	1.0 M	763.0
39	759.5	1.5	1.5	758.0
40	758.0	1.0	1.0 L	757.0
44	760.0	1.0	1.0 ML	759.0
45	762.0	1.0	1.0 M	761.0

* Ground surface elevations and the depth/elevation of 3000 psf native bearing have been rounded to nearest 0.5 foot.

M Marginal bearing soils for fill placement and/or foundation support.

L Relatively low strength clay or loose silt and sand deposits found underlying the bearing elevation given in the table.

U Undercut depth as part of building pad construction.

Stiff to hard native silty clay soils were generally encountered underlying the topsoil layer at depths of 1.0 to 2.5 feet below existing grade at the boring locations. They are considered suitable (or marginally suitable) for the support of 3000 psf bearing. Suitable bearing consists of cohesive soil types exhibiting unconfined compressive strengths of 1.5 tsf or higher, 0.8 to 1.5 tsf and/or having water contents exceeding about 25 percent in the case of marginal bearing.

In these areas of satisfactory bearing, footings may also be constructed on engineered fill that is placed as part of mass-grading. Assuming that surficial topsoil and root zone materials are first

stripped and new fill is placed and compacted in accordance with mass-grading recommendations given below, footings constructed on new “engineered” fill may also be sized for a bearing pressure of 3000 psf.

Marginal bearing soils were encountered below the topsoil layer in about two-thirds of the borings. They consisted of silty clay soils having unconfined compressive strengths of 0.8 to 1.5 tsf and/or moisture contents exceeding 25 percent. Relatively low strength or unstable soils exposed at footing grade should be undercut at least 1 to 2 feet based on field observations. Foundation overexcavations are then typically backfilled and footings constructed at design elevations in accordance with the following recommended procedures.

The base of foundation overexcavations should exceed footing dimensions by at least 12 inches along each side, 6 inches for every foot of overdig where the undercut exceeds 2.0 feet in depth. Replacement materials should consist of crushed stone, crushed gravel or recycled concrete between ¼ to 3 inches in size and containing no fines; IDOT gradations CA-1 and CA-7 meet these criteria. This "structural" fill should be spread in 12-inch layers loose thickness, each lift to be densified using vibratory compaction equipment or by tamping with a backhoe bucket. Footings constructed on the coarse aggregate backfill may also be proportioned for 3000 psf bearing.

It is recommended that all continuous wall footings (formed spread footing/stem construction) be made at least 24 inches wide, trench footings at least 12 inches wide and isolated foundations at least 3.0 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits.

The 3000 psf bearing value may be increased by up to 33 percent for intermittent loads such as wind and seismic loading; the 33% increase may also be applied to the toe pressure of eccentrically loaded footings as long as the average bearing pressure does not exceed 3000 psf. The above recommendations should otherwise result in total foundation settlements not exceeding 1.0 inch, for which differential settlement of less than 0.7 inches would be anticipated.

In accordance with the International Building Code (IBC), the Site Class for seismic design is to be based on average soil properties in the top 100 feet. Site Class D is to be used unless site specific soils information is available, which applies in the present case. To determine whether Site Class C can be used, we would recommend determining the in-situ shear wave velocity profile in the upper 100 feet at the site using a surface-wave seismic method such as the Refraction Microtremor (ReMi) method.

Deadmen are typically used to support precast pole braces. They would presumably be constructed in uppermost native soils or new engineered fill which is placed as part of building pad construction. Assuming that these materials consist of cohesive soil types and that the fill is compacted to 95 percent Modified Proctor density, they are expected to meet associated design criteria which are listed below:

- Soil Adhesion Ca = 750 psf
- Allowable Bearing Pressure = 3000 psf
- Soil Shear Strength Su = 1500 psf
- Moist Unit Weight = 120 pcf

4.2 Mass-Grading

It is recommended that building and pavement areas be cleared of vegetation prior to mass-grading. Stripping operations should also include the removal of all surficial topsoil, root zone materials and other decomposable plant matter. The building and pavement areas should then be proof-rolled in order to check for the presence of unsuitable soil types.

The proof-roll should be performed using a loaded dump truck or other approved piece of heavy rubber-tired construction equipment. All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if that does not improve subgrade stability, removed and replaced. In this regard, clayey subgrade soils will likely need to be reduced in moisture content in many cases.

Subgrade stability problems, typically represented by rutting or pumping of the stripped surface in excess of approximately 2 inches, will require either additional stripping or subgrade improvement work using conventional discing, drying and recompaction methods. In periods of poor drying weather or when schedules dictate, soil stabilization using lime, lime by-products or fly ash can also provide a stable platform for placement of engineered fill or passing a proof-roll for pavement subgrade.

New fill should consist of or inorganic silty clays of low to medium plasticity or approved granular materials. It is recommended that compaction for building pad and pavement areas be to a minimum of 95 and 90 percent of maximum dry density, respectively, as determined by the Modified Proctor test (ASTM D 1557). The upper 2 feet of pavement subgrade is also often compacted to the 95 percent criterion, to create a more stable base for final proof-rolling as well as paving. The fill should be placed in approximate 9 inch lifts loose measure for cohesive soils and up to 12 inches for granular materials, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which will be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

4.3 Ground Supported Floor Slabs

A Westergaard's Modulus of subgrade Reaction (k) of 150 pounds per cubic inch (pci) is recommended for concrete floor slab design. However, for sustained loads such as racking system leg loads, the subgrade modulus should be reduced to at least 100 pci. Use of these values assumes that new fill and uppermost soils are compacted to 95 percent Modified Proctor density as part of building pad preparation. In this regard, portions of the building area are likely to be disturbed by construction activities between the time that the pad is constructed and the concrete floor slabs are poured. It should therefore be anticipated that unstable areas will have to be reworked and recompacted prior to placement of floor slab and base course materials.

Floor slab construction in this area typically utilizes a granular base for load distribution and as a leveling course and capillary break. Typical base course materials include IDOT gradations CA-6 (well-graded sand and gravel with fines) or CA-7 (¼" to ¾" chips). The CA-7 material is considered to be free-draining, providing a superior capillary break if one is desired. The CA-6 material should be compacted using vibratory equipment to 95 percent Modified Proctor density, the CA-7 until a dense and stable state is achieved.

Use of a vapor barrier beneath the floor slabs is not considered critical. However, the specifications and recommendations of the floor covering manufacturer(s) will take precedence in these matters and should be strictly followed.

The concrete slabs should be isolated from foundation elements, i.e. jointed around columns and foundation walls, to permit minor differential settlement to occur without causing undue cracking or distress. They should also be provided with adequate reinforcement and jointing to minimize the effects of any slab movement and control minor cracking. In this regard, slab-on-grade construction and jointing should be in accordance with ACI 360-10 (Guide to Design of Slabs-on-Ground).

4.4 Pavement Design and Construction

Pavement subgrade preparation may be in general accordance with previous recommendations for mass-grading. This should include stripping of surficial topsoil/root zone materials and proof-rolling. It is anticipated that existing subgrade will, in several areas, have to be reduced in moisture content and recompacted prior to paving; compaction to at least 95 percent Modified Proctor density is recommended. If paving construction is performed when drying of surficial soils cannot be accomplished, lime stabilization or removal of unstable subgrade and replacement with 1 to 2 feet of coarse granular materials may be required. In any event, the need for subgrade reworking, lime stabilization or additional undercutting should be evaluated on the basis of proof-rolling.

It is recommended that a nominal Illinois Bearing Ratio (IBR) value of 3.0 be used in the design of asphalt pavements. A modulus of subgrade reaction of 150 pci may be used for rigid pavement design. Use of these values assume that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

Base course materials should conform to IDOT gradation specification CA-6 and be compacted to 95 percent Modified Proctor density or 100 percent of the Standard Proctor (ASTM D 698) maximum density value. Bituminous materials should conform to an approved current IDOT Superpave mix design (N30 or N50 typical for pavements with light traffic and N50 or N70 for pavements with heavy truck traffic), as well as Standard Specifications for Road and Bridge Construction, Sections 406 and

1032. They should be compacted to between 93 and 97 percent of their theoretical maximum density, as determined by the supplier.

Portland Cement Concrete (PCC) or heavy duty asphaltic concrete is recommended for pavements with heavy truck traffic and high traffic load areas such as garbage truck dumpster loading areas and aprons approaching parking areas. Standard Specifications for Road and Bridge Construction, Sections 353 and 420, should be followed.

4.5 Lateral Earth Pressures

Earth pressures for permanent underground structures, such as retaining walls in the truck dock areas, will be dependent on the type of backfill used, whether it is in a drained or undrained state, as well as loading conditions. Equivalent fluid pressures (EFP) given below for cohesive and granular backfills assuming active (Ka) and at-rest (Ko) earth pressures. The values shown represent the increase in lateral pressure over a 1.0 foot distance measured in pounds per square foot (psf/ft).

EQUIVALENT FLUID PRESSURE (PSF/FT)

BACKFILL TYPE	DRAINED CONDITION	UNDRAINED CONDITION
	ACTIVE STATE	
Granular	35	80
Cohesive	50	90
	AT-REST STATE	
Granular	50	90
Cohesive	65	100

The active condition applies to retaining walls which are free to rotate at their top. At-rest pressures should be used for basement walls and other buried structures which are fixed at their top and bottom or otherwise restrained from moving.

The values shown above are nominal, i.e., are based on average soil conditions. They also assume a level backfill height behind the walls; sloping backfill will increase lateral earth pressures and should be analyzed on an individual basis. It should be noted that for the EFP values given for granular soils be valid, the wedge of granular materials should extend a minimum distance at the top of the wall (or ground surface) equal to the height of the wall. If no appreciable amount of settlement of the backfill soils can be tolerated, it is recommended that granular fill materials be used. This would specifically apply to all exterior entrance and sidewalk areas.

Appropriate surcharge loads should be included in the design of retaining/below-grade walls for any adjacent pavements, sidewalks, floor slabs and foundations lying within a 1.5H:1V zone from the base of the below grade floor slab to the ground surface. Surcharge loads of 100 and 200 psf are normally used for sidewalks and pavements, respectively.

Backfill placed against retaining walls, basement walls and the like should be compacted to between 90 and 95 percent of Modified Proctor density. Compaction in excess of 95 percent is not desirable, since it can result in higher lateral earth pressures than recommended for design. Also, heavy compaction equipment should not be used on the high side of the wall within a horizontal distance equal to the height of backfilling, as this may result in over-stressing of the wall and excessive deflection.

The sliding resistance at the base of foundation elements will be dependent on the normal (dead) load and friction coefficient of underlying soils. For the soil types found in the borings, an ultimate nominal friction coefficient of 0.40 may be utilized.

4.6 Stormwater Management Facilities

Stormwater management facilities are planned across the north end of the site (bordering future Division Street) as well as in the southeast corner (by intersection of Geneva Drive and Kautz Road). Borings 26 - 30, 42 and 43 (7 total) were drilled in the former area and Borings 18 - 21, 23, 24, 40 and 41 (8 total) in the latter. High and normal water levels (HWL and NWL) for the associated detention basins have not been set. However, variable depth cuts will presumably be required in the center portion of the basins with perimeter berms to be constructed around the outside of them.

Stiff to hard native silty clay soils predominated in all of the borings referenced above. These cohesive materials are expected to be stable on the 3H:1V to 5H:1V slopes typically used for man-made ponds in this area. An approximate 2.0-foot thick clay liner may need to be placed on medium dense silt encountered below 10 feet in depth at B-30.

Water retention if desired should not be a problem due to the cohesive nature of the subsurface soils. In this regard, these silty clay soil types are estimated to have very low coefficients of permeability in the range of 10^{-6} to 10^{-8} cm/sec, making them practically impervious. Design Infiltration Rates for USDA Soil Textures (University of Wisconsin, Madison, 2006) gives estimated values for these soil types of 0.07 in/hr or less, also considered to be very low.

The existing soils excavated during basin construction should provide a suitable source for on-site borrow. In regard to use of on-site borrow, the silty clay soils were often relatively moist - having water contents of between 15 and 30 percent. It is estimated their use as engineered fill will require that the in-situ moisture be reduced by up to about 12+ percentage points. This reduction in moisture content is typically achieved by spreading the material in a single lift and aerating with a continuous discing operation. For obvious reasons it will work best in hot, dry and windy weather. Lime or fly ash product modification can also be used and has the advantage of working in less than ideal weather conditions.

4.7 Groundwater Management

Serious groundwater problems are not anticipated taking into consideration that cohesive/ impermeable soil types predominate in the borings. However, the accumulation of run-off water or seepage at the base of excavations may still be expected to occur during foundation construction and site work. The Contractor should therefore be prepared to implement unwatering/ dewatering procedures, as a minimum to include pumping from strategically placed sumps. If problems are encountered at any time during construction, i.e. continuous and/or high rates of groundwater seepage, the design engineer and geotechnical consultant should be notified so that the condition can be further evaluated.

5.0 CLOSURE

It is recommended that Testing Service Corporation personnel be present during foundation construction, so that the soils at foundation levels can be observed and tested. In addition, approval of building materials, stripping and undercutting, fill placement and compaction as well as slab-on-grade and pavement construction should be monitored for compliance with the recommended procedures and specifications.

This report has been prepared without the benefit of grading plans or related information. It is therefore suggested that Testing Service Corporation review the related engineering drawings when available, to check the accuracy of the report as it may be affected, to verify the correct interpretation of recommendations contained herein and to modify the findings accordingly. This would include evaluating for the presence of marginal bearing soils at design footing grades.

The analysis and recommendations submitted in this report are based upon the data obtained from the forty-five (45) soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site, the nature and extent of which may not become evident until during the course of construction. If variations are then identified, recommendations contained in this report should be re-evaluated after performing on-site observations.

We are available to review this report with you at your convenience.

Respectfully submitted,

TESTING SERVICE CORPORATION



Michael V. Machalinski
Vice President
Registered Professional Engineer
Illinois No. 062-038559

MVM:dk

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

328 TSC

CLIENT

BORING **1** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **774.0**

END OF BORING **754.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **8.0 '**

AT END OF BORING **9.0 '**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	773.0	Black clayey TOPSOIL (OL)
	1	SS	41	26.2	1.75 1.75*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	771.0	
	2	SS	6	18.3	1.0*				Medium stiff to stiff brown silty CLAY, little sand and gravel, moist to very moist (CL)
							5.5	768.5	
	3	SS	9	17.1	2.75*				Very stiff brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
	4	SS	17	15.8	3.08 3.0*				
							10.5	763.5	
	5	SS	26	14.9	4.5+*				Hard brown and gray very silty CLAY, little sand, moist (CL-ML)
							13.0	761.0	
	6	SS	13	14.7	4.25*				Hard to very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
	7	SS	14	17.1	2.0*				
							20		End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

329 TSC

CLIENT

BORING **2** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **779.5**

END OF BORING **759.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.5	779.0	Black clayey TOPSOIL (OL)
	1	SS	9	15.5	2.5*				Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
	2	SS	14	14.6	4.66 4.5+*				
	3	SS	11	17.3	4.0*				
	4	SS	13	16.4	4.5+*				
							10.5	769.0	
	5	SS	14	14.7	4.5+*				Hard brown silty CLAY, little to some sand and gravel, moist (CL)
							13.0	766.5	
	6	SS	17	16.5	3.25*				Very stiff gray very silty CLAY, little sand, moist (CL-ML)
							17.0	762.5	
	7	SS	16	14.8	3.0*				Very stiff gray silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

330 TSC

CLIENT

BORING **3** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **781.0**

END OF BORING **761.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.2	779.8	
1	SS		11	16.5	2.68 3.0*				
2	SS		14	15.2	4.79 4.25*				
3	SS		12	17.5	4.5+*				
4	SS		21	16.3	4.79 4.5+*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
5	SS		21	16.7	4.5+*				
6	SS		25	16.2	7.89 4.5+*				
							17.0	764.0	
7	SS		19	11.9	4.5+*				Hard gray silty CLAY, some sand and gravel, moist (CL)
							20		End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **4** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **773.5**

END OF BORING **753.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **8.0 '**

AT END OF BORING **6.0 '**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.3	772.2	
1	SS		9	26.3	1.5*				Stiff to medium stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
2	SS		4	35.2	1.09 1.0*		5		
							5.5	768.0	▽
3	SS		14	17.2	2.75*				▼ Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
4	SS		14	15.1	4.66 4.5+*		10		
							10.5	763.0	
5	SS		17	14.3	4.5+*				Hard gray silty CLAY, little to some sand and gravel, moist (CL)
6	SS		16	14.0	4.13 4.5+*		15		
7	SS		14	16.1	4.5+*		20		
									End of Boring at 20.0'
							25		* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

332 TSC

CLIENT

BORING **5** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **773.0**

END OF BORING **753.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **5.5 '**

AT END OF BORING **8.0 '**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
	A			31.6					Black clayey TOPSOIL, moist (OL)
	1	SS	12						
	B			30.5	1.5*		2.2	770.8	Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	770.0	
	2	SS	4	15.8	1.23 1.0*		5		Stiff to very stiff brown silty CLAY, little sand and gravel, very moist to moist (CL)
	3	SS	9	16.3	2.5*				
							8.0	765.0	
	4	SS	19	13.4			10		Medium dense brown clayey SAND and GRAVEL, very moist (SC/GC)
							10.5	762.5	
	5	SS	17	19.0	5.32 4.5+*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
							13.0	760.0	
	6	SS	16	14.9	2.0*		15		Stiff to very stiff gray silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
							17.0	756.0	
	7	SS	13	13.0	3.0*		20		Very stiff gray very silty CLAY, little sand, moist (CL-ML)
									End of Boring at 20.0'
							25		* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

333 TSC

CLIENT

BORING **6** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **772.0**

END OF BORING **752.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **8.0 '**

AT END OF BORING **8.0 '**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.2	770.8	
	1	SS	7	27.9	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	769.0	
	2	SS	4	23.1	0.96 0.75*				Medium stiff brown silty CLAY, little sand, very moist (CL)
							5.5	766.5	
	3	SS	11	14.1	4.5+*				Hard brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
							8.0	764.0	
	4	SS	13	15.7	3.08 3.5*				Very stiff brown very silty CLAY, little sand, moist (CL-ML)
							10.5	761.5	
	5	SS	14	15.1	3.75*				Very stiff gray very silty CLAY, little sand, moist (CL-ML)
	6	SS	13	14.7	2.5*				
	7	SS	29	14.4	4.25*				
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

334 TSC

CLIENT

BORING **7** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **776.5**

END OF BORING **756.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.0		Black clayey TOPSOIL (OL)
							0.8	775.7	
	1	SS	13	16.8	2.42 2.5*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	2	SS	13	16.8	4.5+*				
	3	SS	16	16.7	4.5+*				
	4	SS	17	16.1	4.66 4.5+*				
	5	SS	21	16.0	4.5+*				
							13.0	763.5	
	6	SS	19	15.3	3.08 3.0*				Very stiff gray very silty CLAY, little sand, moist (CL-ML)
	7	SS	10	16.5	2.5*				
							20.0		End of Boring at 20.0'

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

335 TSC

CLIENT

BORING **8** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **775.5**

END OF BORING **755.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.8	774.7	Black clayey TOPSOIL (OL)
	1	SS	11	17.4	2.5*				Very stiff to stiff brown very silty CLAY, little sand, moist (CL-ML)
	2	SS	15	11.5	1.75*				
							5.5	770.0	
	3	SS	12	15.2	2.75*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	21	15.8	6.57 4.5+*				
							10.5	765.0	
	5	SS	21	14.2	4.5+*				Hard brown and gray silty CLAY, little sand and gravel, occasional Cobbles and Boulders, moist (CL)
							13.0	762.5	
	6	SS	14	13.8	4.26 4.5+*				Hard gray silty CLAY, little to some sand and gravel, moist (CL)
	7	SS	17	15.8	4.5+*				
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

336 TSC

CLIENT

BORING **9** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **770.5**

END OF BORING **750.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	769.3	Black clayey TOPSOIL (OL)
	1	SS	9	29.8	1.36 1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
	2	SS	7	29.8	1.25*		5.5	765.0	
	3	SS	22	14.4	4.5+*				Hard brown silty CLAY, little to some sand and gravel, moist (CL)
	4	SS	12	14.8	5.19 4.5+*		10.5	760.0	
	5	SS	12	14.1	4.5+*				Hard to very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
	6	SS	13	14.9	3.34 3.25*				
	7	SS	14	15.6	4.5+*				
							20		End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

337 TSC

CLIENT

BORING **10** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **769.0**

END OF BORING **749.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.7	768.3	Black clayey TOPSOIL (OL)
	1	SS	12	18.0	3.0*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	2	SS	9	15.5	5.19 4.5+*				
	3	SS	14	16.5	4.5+*				
	4	SS	19	16.2	4.5+*				
	5	SS	29	15.7	4.53 4.5+*				
							13.0	756.0	
	6	SS	23	14.7	4.5+*				Hard to very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
	7	SS	12	14.6	4.0*				
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

338 TSC

CLIENT

BORING **11** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **769.5**

END OF BORING **749.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.2	768.3	
	1	SS	11	26.9	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	766.5	
	2	SS	12	16.0	4.13 4.5+*				
	3	SS	10	16.4	4.5+*				
	4	SS	20	15.8	5.19 4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
	5	SS	21	16.1	4.5+*				
	6	SS	23	15.8	4.5+*				
							17.0	752.5	
	7	SS	12	16.8	1.5*				Stiff gray silty CLAY, little sand and gravel, moist to very moist (CL)
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

339 TSC

CLIENT

BORING **12** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **767.0**

END OF BORING **747.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	766.0	Black clayey TOPSOIL (OL)
	1	SS	9	23.0	1.5*				Stiff brown trace black silty CLAY, little sand, trace organic, moist to very moist (CL)
							3.0	764.0	
	2	SS	8	22.7	5.19 4.5+*				Hard brown silty CLAY, little sand, moist (CL)
							5.5	761.5	
	3	SS	13	13.7	2.81 3.0*				Very stiff brown silty CLAY, little to some sand and gravel, occasional Cobbles and Boulders, moist (CL)
	4	SS	33	15.2	2.5*				
							10.5	756.5	
	5	SS	15	13.7	4.66 4.5+*				Hard brown and gray very silty CLAY, little sand, moist (CL-ML)
	6	SS	15	14.1	4.5+*				
							17.0	750.0	
	7	SS	12	16.5	2.28 2.5*				Very stiff gray silty CLAY, little sand and gravel, moist (CL)
							20		End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

340 TSC

CLIENT

BORING **13** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **765.5**

END OF BORING **745.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
									Black clayey TOPSOIL (OL)
							1.0	764.5	
	1	SS	11	15.8	2.75*				Very stiff brown very silty CLAY, little sand, moist (CL-ML)
	2	SS	13	15.4	5.32 4.5+*				
	3	SS	10	17.4	4.25*				
							8.0	757.5	
	4	SS	9	18.1	4.5+*				Hard brown silty CLAY, little to some sand and gravel, moist (CL)
	5	SS	16	17.0	4.13 4.5+*				
	6	SS	21	14.2	4.5+*				
							17.0	748.5	
	7	SS	12	17.9	2.5*				Very stiff gray silty CLAY, little sand, occasional silt seams, moist (CL)
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **14** DATE STARTED **10-30-18** DATE COMPLETED **10-30-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **767.0**

END OF BORING **747.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **13.0 '**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	766.0	Black clayey TOPSOIL (OL)
1	SS		11	29.0	1.89 2.0*				Stiff to very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	764.0	
2	SS		11	14.8	2.08 2.75*				Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
3	SS		9	17.4	3.5*				
4	SS		11	17.1	4.5+*				
							10.5	756.5	
5	SS		10	15.2	2.5*				Very stiff to hard gray silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
6	SS		11	15.3	3.74 3.0*				
7	SS		13	15.4	4.5+*				
									End of Boring at 20.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **256**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

342 TSC

CLIENT

BORING **15** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **764.5**

END OF BORING **744.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **5.5 '**

AT END OF BORING **18.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							0.8	763.7	Black clayey TOPSOIL (OL)
	1	SS	9	25.9	1.75 1.5*				Stiff to medium stiff brown silty CLAY, trace sand, moist to very moist (CL/CH)
	2	SS	4	25.2	1.0*		5		
							5.5	759.0	
	3	SS	11	16.5	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	756.5	
	4	SS	15	14.8	4.06 4.5+*		10		Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
							10.5	754.0	
	5	SS	14	14.8	4.5+*				Hard gray silty CLAY, some sand and gravel, moist (CL)
	6	SS	17	13.3	4.06 4.5+*		15		
	7	SS	14	15.8	4.5+*				
							20		End of Boring at 20.0'
							25		

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

343 TSC

CLIENT

BORING **16** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **761.5**

END OF BORING **736.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **17.0 '**

AT END OF BORING **5.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.3	760.2	
	1	SS	6	20.7	1.62 1.75*				Stiff brown trace black silty CLAY, little sand and gravel, trace organic, moist to very moist (CL)
	2	SS	6	19.0	1.5*				
							5		
							5.5	756.0	
	3	SS	11	15.4	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	753.5	
	4	SS	14	14.3	4.79 4.5+*				Hard gray silty CLAY, some sand and gravel, moist (CL)
							10		
	5	SS	14	14.7	4.5+*				
	6	SS	18	14.6	4.5+*				
							15		
							18.0	743.5	
	7	SS	50/1"	8.0					BOULDER
							19.0	742.5	
							20		Very stiff brown very silty CLAY, little sand, moist (CL-ML)
	8	SS	14	17.0	2.94 2.5*				
							25		

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

End of Boring at 25.0'

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **17** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **761.5**

END OF BORING **736.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
	A			30.9					Black clayey TOPSOIL, moist (OL)
	1	SS	8						
	B			27.3	1.75*		2.0	759.5	Stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
	2	SS	5	20.2	1.09 1.5*		3.0	758.5	Stiff brown silty CLAY, little sand and gravel, moist to very moist (CL)
	3	SS	13	14.6	4.5+*		5.5	756.0	Hard brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
	4	SS	29	15.4	4.5+*				
	5	SS	27	13.7	5.57 4.5+*		10.5	751.0	Hard gray silty CLAY, some sand and gravel, occasional silt seams, moist (CL)
	6	SS	18	14.8	4.5+*				
	7	SS	21	14.0	4.5+*				
	A			14.2	4.5+*				
	8	SS	18						
	B			20.3			24.5	737.0	Medium dense gray SILT, little sand, very moist (ML)

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

End of Boring at 25.0'

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

345 TSC

CLIENT

BORING **18** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **759.0**

END OF BORING **734.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.3	757.7	
	1	SS	7	28.4	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	756.0	
	2	SS	10	16.0	3.47 3.0*				
	3	SS	14	16.0	4.25*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	18	15.5	4.5+*				
							10.5	748.5	
	5	SS	16	13.1	4.00 3.75*				Very stiff to hard gray silty CLAY, some sand and gravel, moist (CL)
							13.0	746.0	
	6	SS	27	14.6	4.5+*				Hard gray very silty CLAY, little sand, moist (CL-ML)
							17.0	742.0	
	7	SS	14	13.5	3.08 3.0*				Very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
	8	SS	16	15.8	3.0*				

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

End of Boring at 25.0'

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

346 TSC

CLIENT

BORING **19** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **755.0**

END OF BORING **730.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **23.0 '**

AT END OF BORING **23.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
	1	SS	7	23.9	1.72 2.0*		1.3	753.7	
									Stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
	2	SS	9	10.0			3.0	752.0	
									Loose brown silty SAND, moist (SM)
	3	SS	17	14.5	5.24 4.5+*		5.5	749.5	
	4	SS	16	15.9	4.5+*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
	5	SS	20	16.1	4.5+*				
							13.0	742.0	
	6	SS	16	14.5	3.58 4.0*				Very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
							17.0	738.0	
	7	SS	22	14.5					Medium dense gray silty SAND, very moist (SM)
									* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
							22.0	733.0	
	8	SS	13	16.6	2.94 3.25*				Very stiff gray silty CLAY, little sand, moist (CL)
							25		

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

End of Boring at 25.0'

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

347 TSC

CLIENT

BORING **20** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **758.5**

END OF BORING **733.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.3	757.2	
1	SS		7	23.9	1.75*				Stiff brown silty CLAY, little sand, moist (CL)
							3.0	755.5	
2	SS		13	16.1	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
3	SS		19	13.4	3.51 4.0*				
							8.0	750.5	
4	SS		19	14.0	4.25*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
5	SS		22	15.4	4.5+*				
							13.0	745.5	
6	SS		12	14.8	3.58 3.5*				Very stiff to hard gray silty CLAY, little sand and gravel, moist (CL)
7	SS		12	17.6	2.5*				
8	SS		19	14.7	4.5*				
							25		End of Boring at 25.0'

DISTANCE BELOW SURFACE IN FEET

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

DRILL RIG NO. **358**

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

348 TSC

CLIENT

BORING **21** DATE STARTED **10-29-18** DATE COMPLETED **10-29-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **760.5**

END OF BORING **735.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	759.3	Black clayey TOPSOIL (OL)
	1	SS	10	26.5	2.30 2.25*		3.0	757.5	Very stiff brown silty CLAY, trace sand, moist (CL/CH)
	2	SS	14	16.4	4.5+*				
	3	SS	22	15.6	4.5+*				
	4	SS	16	15.3	5.37 4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
	5	SS	26	15.7	4.5+*				
	6	SS	20	15.0	8.43 4.5+*		17.0	743.5	
	7	SS	22	10.3	4.5+*				Hard gray sandy CLAY, little gravel, moist (CL-ML)
	8	SS	16	11.2	2.5*				

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

End of Boring at 25.0'

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

349 TSC

CLIENT

BORING **22** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **761.0**

END OF BORING **746.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	760.0	Black clayey TOPSOIL (OL)
1	SS		9	24.1	2.28 2.5*				Very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	758.0	
2	SS		9	19.7	1.75*				Stiff brown silty CLAY, little sand and gravel, moist (CL)
							5.5	755.5	
3	SS		16	15.5	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	753.0	
4	SS		13	14.9	2.68 3.0*				Very stiff to stiff gray silty CLAY, little to some sand and gravel, moist (CL)
5	SS		10	15.7	2.75*				
6	SS		12	15.8	1.75 2.25*				
							15		End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

350 TSC

CLIENT

BORING **23** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **757.5**

END OF BORING **747.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.8	756.7	Black clayey TOPSOIL (OL)
1	SS		7	25.0	0.75*				Medium stiff brown silty CLAY, little sand, very moist (CL)
							3.0	754.5	
2	SS		10	15.0	3.0*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
3	SS		14	16.9	4.5+*				
							8.0	749.5	
4	SS		25	15.7	4.5+*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **24** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **757.5**

END OF BORING **747.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	756.3	Black clayey TOPSOIL (OL)
1	SS		8	21.9	2.0*				Very stiff to stiff brown silty CLAY, little sand and gravel, moist to very moist (CL)
2	SS		7	19.7	1.0*				
							5.5	752.0	
3	SS		12	15.6	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	749.5	
4	SS		15	14.0	3.75*				Very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

352 TSC

CLIENT

BORING **25** DATE STARTED **11-6-18** DATE COMPLETED **11-6-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **764.0**

END OF BORING **749.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	763.0	Black clayey TOPSOIL (OL)
1	SS		9	30.0	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	761.0	
2	SS		10	16.9	3.71 4.0*				Very stiff brown silty CLAY, little sand and gravel, moist (CL)
							5.5	758.5	
3	SS		17	17.0	4.5+*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
							8.0	756.0	
4	SS		17	13.9	4.86 4.5+*				Hard to very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
5	SS		17	14.9	3.5*				
6	SS		18	15.6	3.75*				
									End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **262**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

353 TSC

CLIENT

BORING **26** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **762.5**

END OF BORING **752.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.1	761.4	Black clayey TOPSOIL (OL)
	1	SS	6	21.6	3.0*				Very stiff to stiff brown silty CLAY, trace sand and gravel, moist to very moist (CL)
	2	SS	4	20.0	1.0*		5		
							5.5	757.0	
	3	SS	20	14.4	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	754.5	
	4	SS	17	13.9	4.5+*				Hard brown and gray silty CLAY, some sand and gravel, moist (CL)
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

354 TSC

CLIENT

BORING **27** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **765.0**

END OF BORING **755.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	763.8	Black clayey TOPSOIL (OL)
	1	SS	7	25.1	1.0*				Medium stiff to stiff brown silty CLAY, trace sand, moist (CL/CH)
							3.0	762.0	
	2	SS	10	15.5	4.0*				Very stiff to hard brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
	3	SS	12	17.0	4.5+*				
	4	SS	20	16.4	4.5+*				
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

355 TSC

CLIENT

BORING **28** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **768.0**

END OF BORING **758.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	766.8	Black clayey TOPSOIL (OL)
	1	SS	7	24.1	1.5*				Stiff brown trace black silty CLAY, little sand, moist to very moist (CL)
							3.0	765.0	
	2	SS	10	15.9	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
	3	SS	12	15.1	4.5+*				
	4	SS	15	16.0	4.5+*		10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

356 TSC

CLIENT

BORING **29** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **770.0**

END OF BORING **760.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.2	768.8	
	1	SS	7	16.0	0.75*				Medium stiff brown very silty CLAY, little sand, very moist (CL-ML)
							3.0	767.0	
	2	SS	6	21.1	1.0*				Medium stiff to stiff brown trace black silty CLAY, little sand, trace organic, very moist (CL)
							5.5	764.5	
	3	SS	11	19.0	4.25*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	762.0	
	4	SS	20	17.1	1.5*				Stiff brown silty CLAY, little sand and gravel, moist to very moist (CL)
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

357 TSC

CLIENT

BORING **30** DATE STARTED **11-6-18** DATE COMPLETED **11-6-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **774.5**

END OF BORING **759.5**

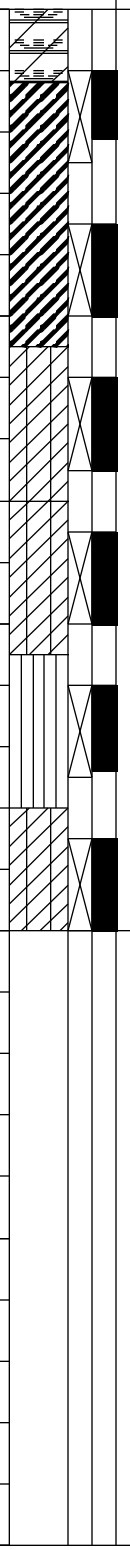
WATER LEVEL OBSERVATIONS

WHILE DRILLING **13.0 '**

AT END OF BORING **13.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET



LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	773.3	Black clayey TOPSOIL (OL)
	1	SS	12	33.8	1.75*				Stiff to medium stiff brown silty CLAY, trace sand, moist to very moist (CL/CH)
	2	SS	4	38.5	0.70 0.75*		5.5	769.0	
	3	SS	13	18.5	2.0*				Stiff to very stiff brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	16	19.9	2.81 3.0*		8.0	766.5	Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
	5	SS	24	17.5			10.5	764.0	Medium dense gray SILT, little sand, very moist (ML)
	6	SS	19	14.8	4.5+*		13.0	761.5	Hard gray silty CLAY, some sand, moist (CL)
									End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **262**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

358 TSC

CLIENT

BORING **31** DATE STARTED **11-6-18** DATE COMPLETED **11-6-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **776.5**

END OF BORING **761.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **10.5 '**

AT END OF BORING **3.0 '**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	775.3	Black clayey TOPSOIL (OL)
	1	SS	9	22.9	1.5*				Stiff brown trace black silty CLAY, little sand, trace organic, moist to very moist (CL)
	2	SS	8	22.8	1.47 1.5*		5		
							5.5	771.0	
	3	SS	14	16.0	4.0*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	21	14.7	3.83 4.0*		10		
							10.5	766.0	
	5	SS	18	15.1	4.0*				Hard to very stiff gray silty CLAY, little sand and gravel, moist (CL)
	6	SS	16	15.1	3.5*		15		
									End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **262**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

359 TSC

CLIENT

BORING **32** DATE STARTED **11-6-18** DATE COMPLETED **11-6-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **780.0**

END OF BORING **762.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **8.0 '**

AT END OF BORING **10.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
									Black clayey TOPSOIL (OL)
							1.2	778.8	
	1	SS	8	30.1	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	777.0	
	2	SS	16	15.7	4.25*		5		
	3	SS	10	17.3	3.5*				Hard to very stiff brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
	4	SS	22	17.5	4.40 4.5+*		10		
							10.5	769.5	
	5	SS	19	15.5	2.5*				Very stiff to hard gray very silty CLAY, little sand, moist (CL-ML)
	6	SS	19	14.8	4.5+*		15		
	7	SS	22	15.8	3.5*				
							17.5		End of Boring at 17.5'
							20		* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
							25		

DRILL RIG NO. **262**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

360 TSC

CLIENT

BORING **33** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **782.5**

END OF BORING **765.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	781.5	Black clayey TOPSOIL (OL)
1	SS		7	20.8	3.5*				Hard brown silty CLAY, little sand and gravel, moist (CL)
2	SS		11	15.2	4.0*				
3	SS		10	16.9	5.19 4.5+*				
4	SS		19	15.6	4.5+*				
							10.5	772.0	
5	SS		11	14.5	5.06 4.5+*				Hard brown and gray silty CLAY, little to some sand and gravel, occasional Cobbles and Boulders, moist (CL)
							13.0	769.5	
6	SS		13	13.4	3.0*				Very stiff to hard gray silty CLAY, some sand and gravel, moist (CL)
7	SS		22	12.5	4.0*				
							17.5		End of Boring at 17.5'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **34** DATE STARTED **10-31-18** DATE COMPLETED **10-31-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **780.0**

END OF BORING **765.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.7	779.3	Black clayey TOPSOIL (OL)
1	SS		7	27.3	1.25*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
2	SS		4	26.7	1.09 1.0*				
							5.5	774.5	
3	SS		13	16.0	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
4	SS		21	15.7	4.79 4.5+*				
							10.5	769.5	
5	SS		14	14.2	4.5+*				Hard to very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
6	SS		16	15.4	4.06 3.75*				
									End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

362 TSC

CLIENT

BORING **35** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **777.5**

END OF BORING **762.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

DISTANCE BELOW SURFACE IN FEET

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							1.0	776.5	Black clayey TOPSOIL (OL)
	1	SS	12	17.9	2.94 2.75*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	2	SS	13	16.1	4.5+*				
	3	SS	20	16.1	4.5+*				
	4	SS	20	17.5	5.06 4.5+*				
	5	SS	22	18.7	4.5+*				
	6	SS	18	18.7	4.25*				
									End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

363 TSC

CLIENT

BORING **36** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **771.5**

END OF BORING **761.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	770.5	Black clayey TOPSOIL (OL)
	1	SS	5	26.4	2.0*				Stiff to very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	768.5	
	2	SS	8	12.8	0.75*				Medium stiff brown silty CLAY, little sand and gravel, ocassional sand seams, very moist (CL)
							5.5	766.0	
	3	SS	14	16.9	3.0*				Very stiff brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
	4	SS	14	16.0	3.25*				
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

364 TSC

CLIENT

BORING **37** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **769.5**

END OF BORING **759.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0.0		Black clayey TOPSOIL (OL)
							0.8	768.7	
	1	SS	12	27.1	1.5*				Stiff to medium stiff brown silty CLAY, trace sand, moist to very moist (CL/CH)
	2	SS	6	25.8	1.0*				
							5.5	764.0	
	3	SS	9	16.5	1.5*				Stiff to very stiff brown silty CLAY, little sand and gravel, very moist to moist (CL)
	4	SS	12	16.8	2.5*				
							10.0		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

365 TSC

CLIENT

BORING **38** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **764.5**

END OF BORING **754.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	763.5	Black clayey TOPSOIL (OL)
	1	SS	9	25.4	3.75*				Very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	761.5	
	2	SS	9	16.7	3.0*				
	3	SS	10	17.2	3.0*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	21	16.2	4.5+*				
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

366 TSC

CLIENT

BORING **39** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **759.5**

END OF BORING **749.5**

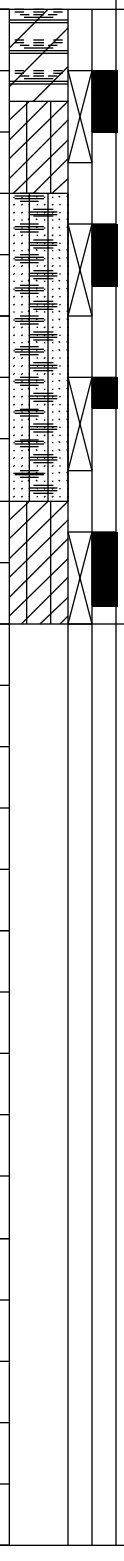
WATER LEVEL OBSERVATIONS

WHILE DRILLING **5.5 '**

AT END OF BORING **7.0 '**

24 HOURS

DISTANCE BELOW SURFACE IN FEET



LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
	A			25.5					Black clayey TOPSOIL, moist (OL)
	1	SS	10				1.5	758.0	
	B			20.8	1.75*				Stiff brown silty CLAY, little sand and gravel, moist (CL)
							3.0	756.5	
	2	SS	10	14.1			5		Medium dense brown silty SAND and GRAVEL, moist to wet (SM/GM)
	3	SS	18	13.5					▽
							8.0	751.5	
	4	SS	12	16.3	4.0*		10		Very stiff to hard gray silty CLAY, little sand and gravel, moist (CL)
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

367 TSC

CLIENT

BORING **40** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **758.0**

END OF BORING **748.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

SAMPLE NO.	SAMPLE TYPE	LENGTH RECOVERY	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	757.0	Black clayey TOPSOIL (OL)
1	SS		9	22.7	2.0*				Very stiff to stiff brown silty CLAY, little sand, moist to very moist (CL)
2	SS		4	25.5	1.25*				
							5.5	752.5	
3	SS		13	16.1	4.0*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	750.0	
4	SS		14	15.0	3.75*				Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

368 TSC

CLIENT

BORING **41** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **754.5**

END OF BORING **744.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	753.5	Black clayey TOPSOIL (OL)
	1	SS	8	29.3	1.75*				Stiff to medium stiff brown and gray trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
	2	SS	3	27.9	0.75*		5		
							5.5	749.0	
	3	SS	9	17.4	2.25*				Very stiff gray silty CLAY, little sand, moist (CL)
	4	SS	12	16.5	3.0*		10		
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **314**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

369 TSC

CLIENT

BORING **42** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **760.5**

END OF BORING **750.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.0	759.5	Black clayey TOPSOIL (OL)
	1	SS	6	24.0	1.5*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	757.5	
	2	SS	4	20.2	1.5*				Stiff brown silty CLAY, little sand and gravel, moist to very moist (CL)
							5.5	755.0	
	3	SS	16	14.9	4.5+*				Hard brown silty CLAY, little to some sand and gravel, moist (CL)
	4	SS	20	15.3	4.5+*				
									End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

370 TSC

CLIENT

BORING **43** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **761.0**

END OF BORING **751.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.3	759.7	Black clayey TOPSOIL (OL)
	1	SS	5	30.6	1.25*				Stiff brown trace black silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
							3.0	758.0	
	2	SS	7	20.1					Loose brown silty SAND, moist (SM)
							5.5	755.5	
	3	SS	9	17.4	2.0*				Very stiff brown silty CLAY, little sand and gravel, moist (CL)
	4	SS	13	18.0	3.0*				
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

CLIENT

BORING **44** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **760.0**

END OF BORING **750.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
	A			29.9					Black clayey TOPSOIL, moist (OL)
	1	SS	9						
	B			24.6	2.75*		2.0	758.0	Very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	757.0	
	2	SS	5	21.6	1.75*				Stiff brown silty CLAY, little sand and gravel, moist (CL)
							5.5	754.5	
	3	SS	15	15.3	4.5+*				Hard brown silty CLAY, little sand and gravel, moist (CL)
							8.0	752.0	
	4	SS	13	15.2	4.5+*				Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21

PROJECT **NWC Geneva Drive & Kautz Road, Geneva, Illinois**

372 TSC

CLIENT

BORING **45** DATE STARTED **11-1-18** DATE COMPLETED **11-1-18** JOB **L-89,087**

ELEVATIONS

GROUND SURFACE **762.0**

END OF BORING **752.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

24 HOURS

LENGTH RECOVERY	SAMPLE NO.	SAMPLE TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
							0		
							1.2	760.8	Black clayey TOPSOIL (OL)
	1	SS	6	28.0	2.0*				Stiff to very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
							3.0	759.0	
	2	SS	9	13.3	3.0*				Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
	3	SS	11	15.2	4.5+*				
	4	SS	20	16.4	3.0*				
							10		End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

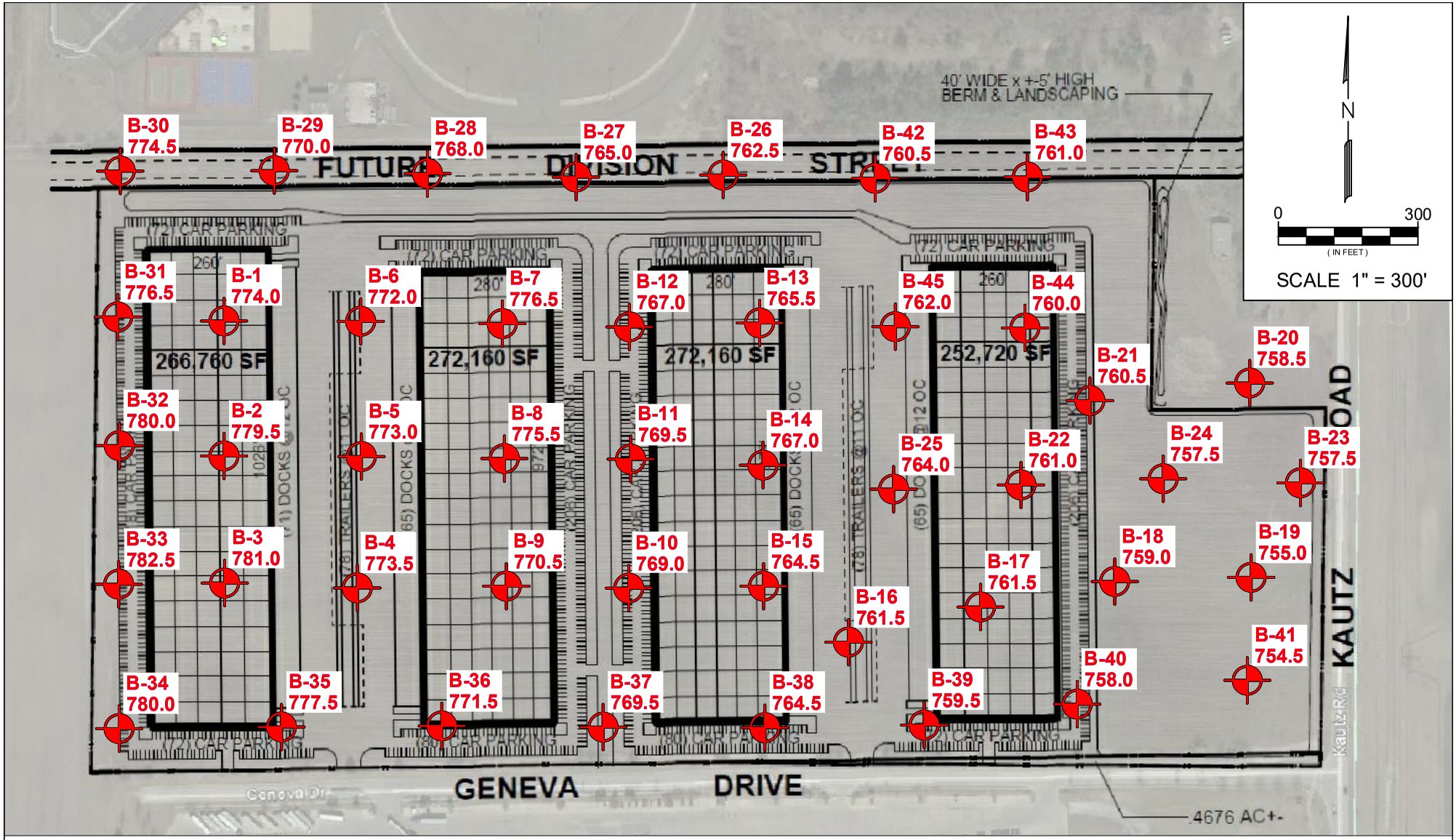
DISTANCE BELOW SURFACE IN FEET

0 5 10 15 20 25

DRILL RIG NO. **358**

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 89087.GPJ TSC_ALL.GDT 9/22/21



NOTE: GROUND SURFACE ELEVATIONS A THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R8S GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.

LEGEND

SOIL BORING LOCATION
TSC 89,087 / NOV 2018

BORING LOCATION PLAN
GENEVA FARMS INDUSTRIAL
NWC GENEVA & KAUTZ ROADS
GENEVA, ILLINOIS

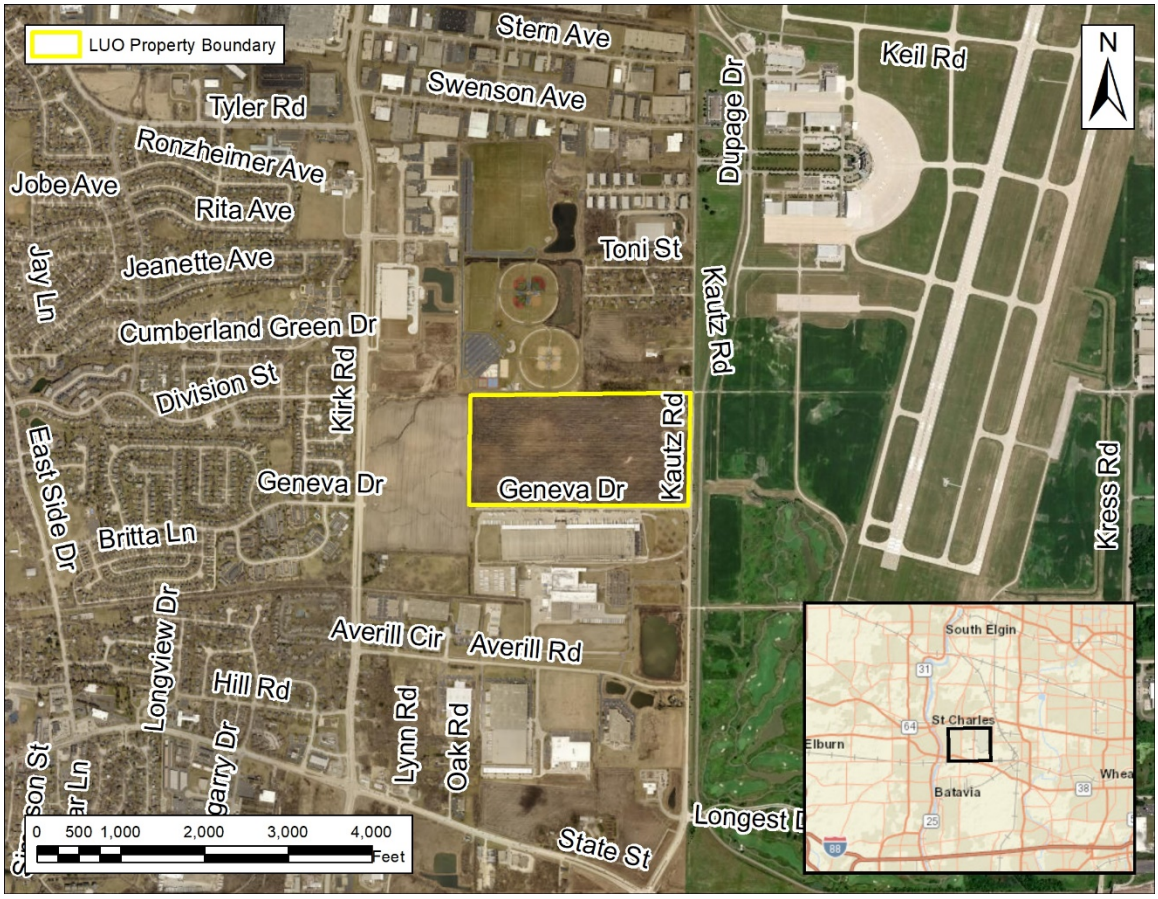
TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY:	RXS
CHECKED BY:	MVM
JOB NO. :	L-92,435
DATE:	08-04-21

PAGE NO. 373
1 OF 1

KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT

LAND USE OPINION
19-061



August 29, 2019

Prepared for:
City of Geneva

Petitioner:

19-061 **Executive Summary** **August 29, 2019**

Petitioner:
Contact Person:
Unit of Government Responsible for Permits: City of Geneva
Acreage: 79.96
Location of Parcel: Section 1, Township 39N, Range 8E
Property Address/PIN#: 1N780 Kautz Road, Northwest corner of Kautz and Geneva Rds.
Existing Land Use: Agriculture
Surrounding Land Use: Industrial, Agriculture, Airport
Proposed Land Use: Industrial

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie. (See page 2 for more information.)

Kane County Green Infrastructure Plan: This site is located in an area indicated as Environmental Resource Area (with buffer) and ADID Wetland. (See page 3.)

Wetlands: The National Wetland Inventory map does not identify wetland areas on this site. The ADID wetland map designates a non-wetland on the site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 4 & 5 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site. (See page 6.)



Streams: There are no streams on this site. (See page 7.)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 8 for regulation information.

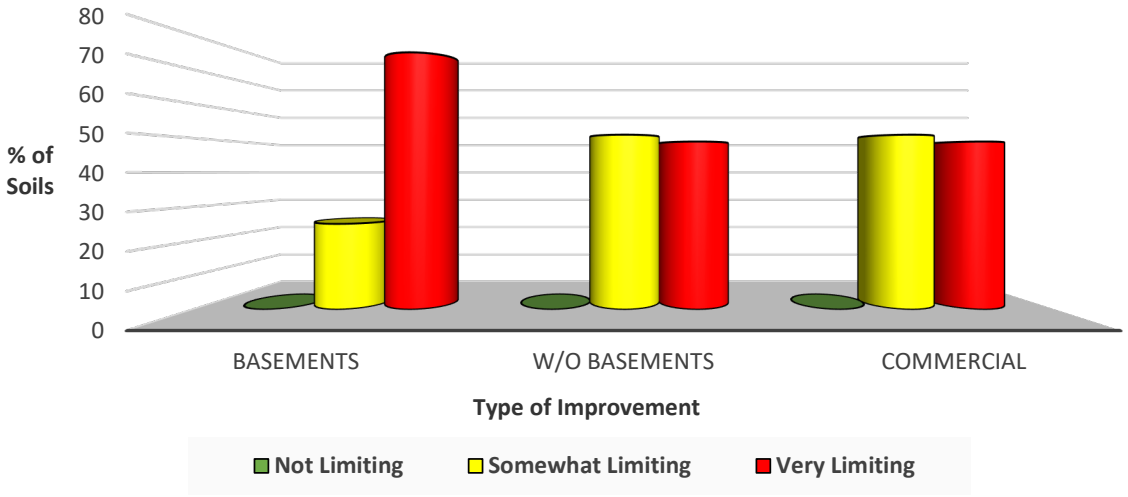
Aquifer Sensitivity: This site is classified as having a moderate to moderately low potential for aquifer contamination. (See page 9.)

Topography and Drainage: Please refer to page 10 for information regarding site topography and drainage.

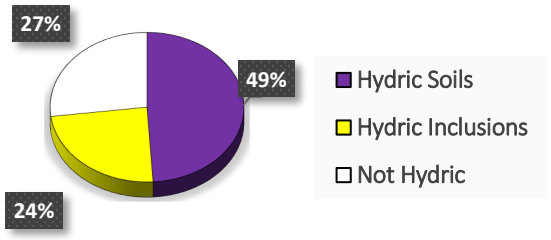
Stormwater: See page 12 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 12.)

Building Limitations: Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 14 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



Hydric Soils: There are hydric soils and soils with hydric inclusions identified on this site. (See page 15.)



LESA-Prime Farmland: Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of **30** placing it within the definition of high value soils/prime farmland. (See Page 16 for more information.)

LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Possible Wetlands, Soil Limitations, LESA – Prime Farmland, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **may not be suited** for land use change **unless** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on August 13, 2019. The following photos were taken during this inspection and reflect the site conditions at that time.













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PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner.

Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

Kane-DuPage
Soil and Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960

LAND COVER IN THE EARLY 1800'S

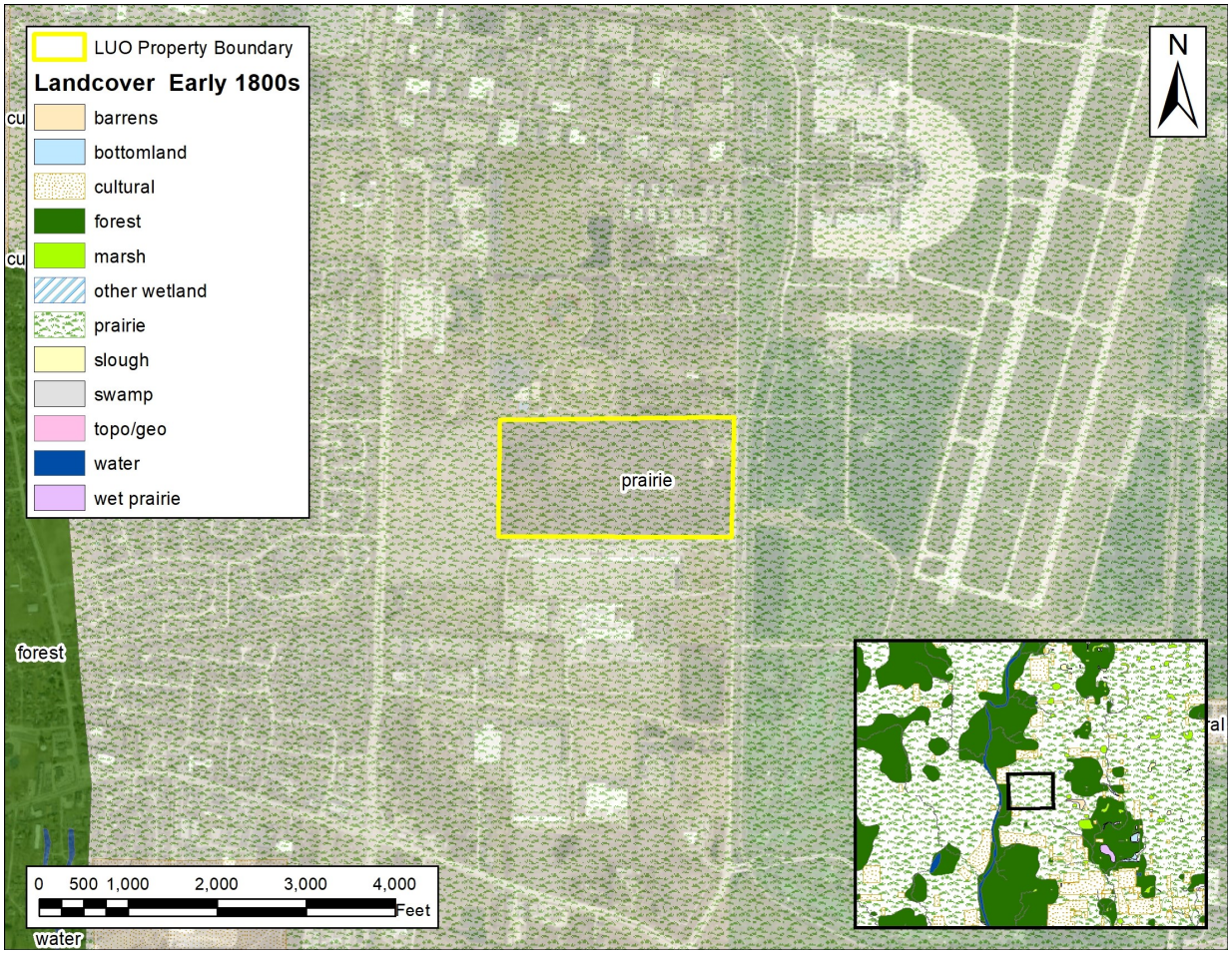


Figure 1: Land Cover in the Early 1800's

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

These surveys represent one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. They predate our county land ownership maps and atlases. These plat maps and field notebooks contain a wealth of information about what the landscape was like before the flood of settlers came into the state.

The vast majority of the landscape of Illinois in the early 1800's consisted of two different natural resource areas. These two areas were prairie and forest. Prairie and woodland ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss
- improve air and water quality

Other designations include, cultural (or agricultural area), marsh, wet prairie, wetland, barrens and water. Please note that these designations are based on surveys taken in the early 1800's, and may not represent exact site conditions.

This site is located in an area surveyed as prairie on the land cover in the early 1800's map. The District recommends preserving as much of the natural character of the site as possible during this land use change. It is also recommended that native plants be utilized for landscaping whenever possible. Removal of invasive species is also encouraged.

GREEN INFRASTRUCTURE

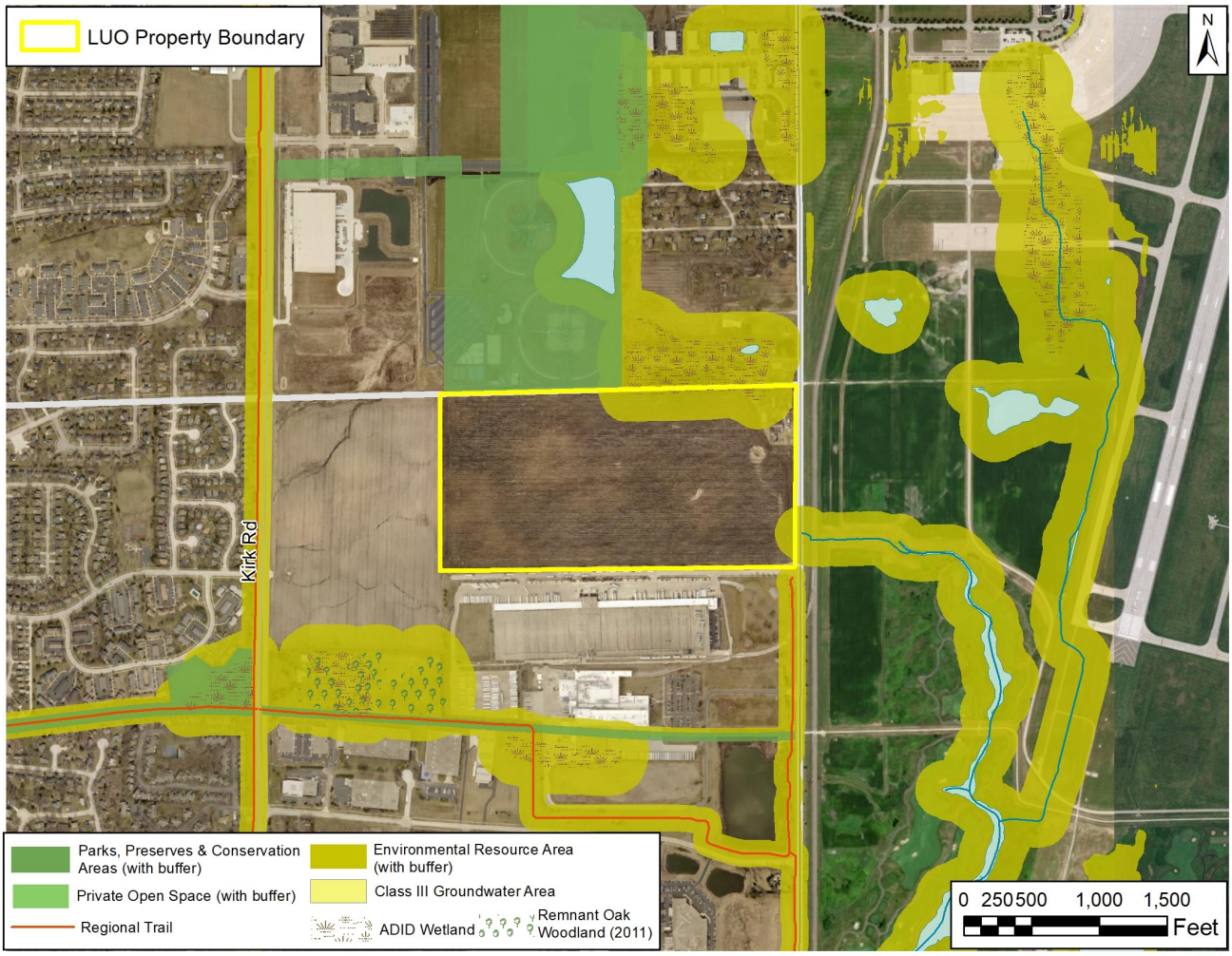


Figure 2: Kane County Green Infrastructure Plan

County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.

From the Kane County Green Infrastructure Plan, "Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County 2040 Green Infrastructure Plan includes analysis of existing natural resources in the County and recommendations for green infrastructure priorities and approaches. The ultimate goal of the Kane County 2040 Green infrastructure Plan is to lay the groundwork for green infrastructure planning and projects at the regional, community, neighborhood and site levels."

The benefits of green infrastructure include:

- Preservation of habitat and biodiversity
- Water and soil conservation
- Flood storage and protection
- Improved public health
- Encourage local food production
- Economic benefits
- Mitigation and adaptation for climate change

This site includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: ADID Wetlands, Environmental Resource Area (with buffer.)

NWI WETLANDS

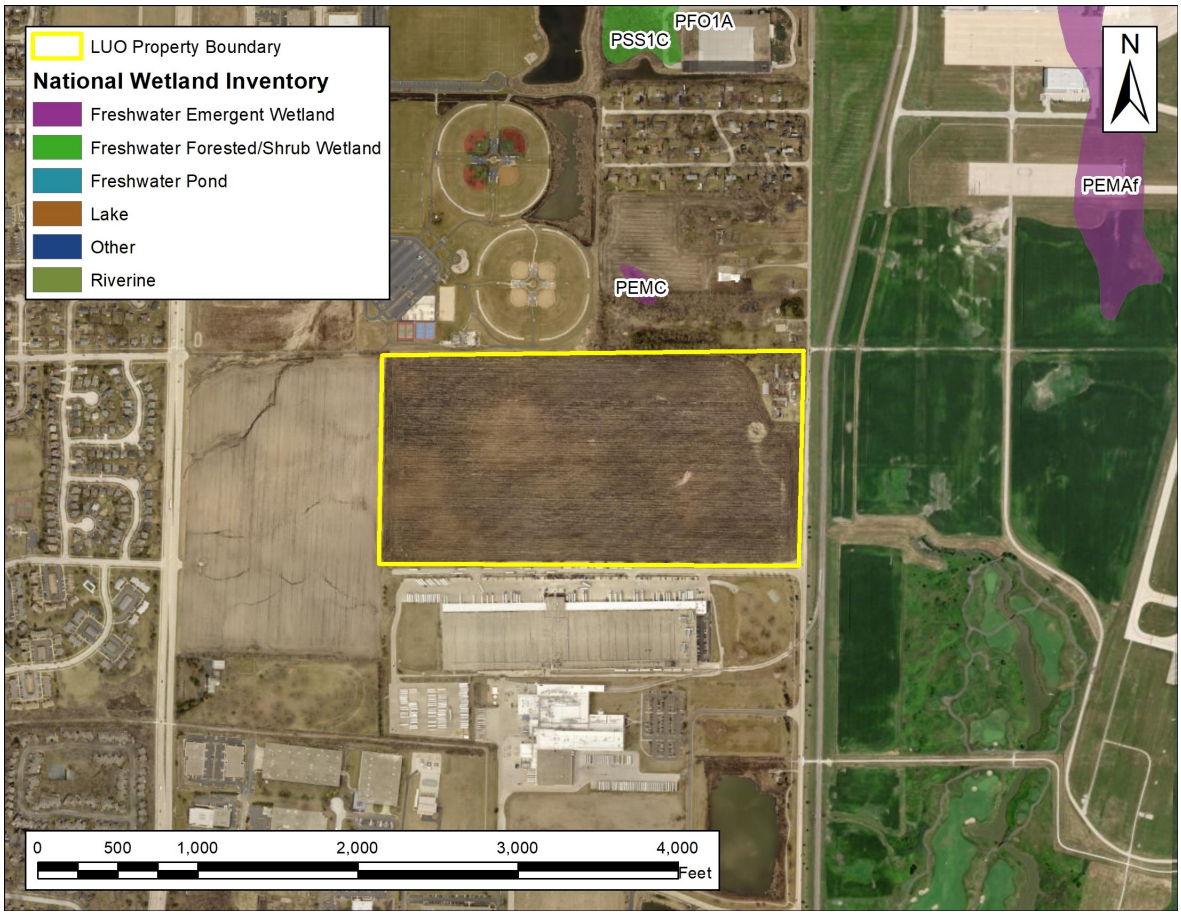


Figure 3: National Wetland Inventory Map

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Photo Year 1983-1984, Digitized 1985-1986.

Wetlands are some of the most productive and diverse ecological systems on earth. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands as follows, "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Some other common wetlands located in this part of Illinois are fens and wet meadows.

Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- Controlling flooding by offering a slow release of excess water downstream or through the soil.
- Cleansing water by filtering out sediment and pollutants.
- Functioning as rechargers of our valuable groundwater.
- Providing essential breeding, rearing, and feeding grounds for many species of wildlife.

A review of the National Wetland Inventory Map indicates that wetlands do not appear to exist on this site. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands. Please see page 8 for wetland regulation information.

ADID WETLANDS

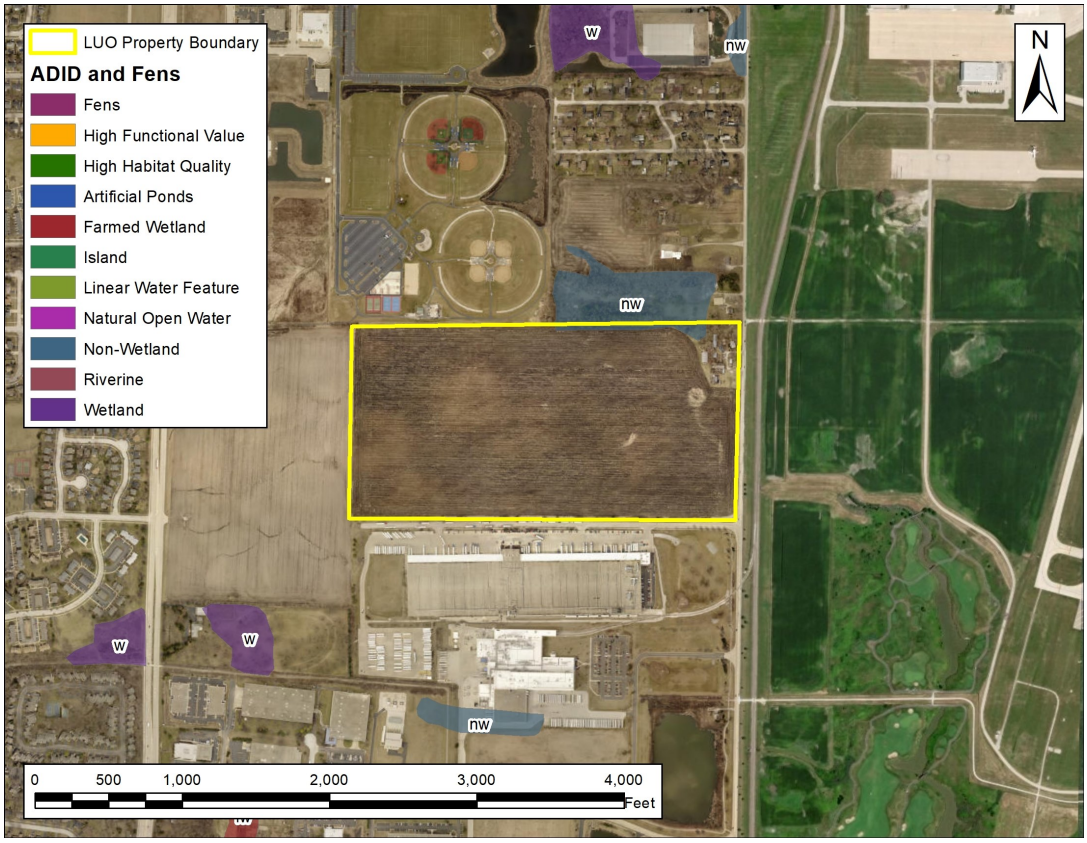


Figure 4: ADID Wetlands

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Released in August of 2004, the Kane County Advanced Identification of Aquatic Resources (or ADID) study is a cooperative effort between federal, state, and local agencies to inventory, evaluate, and map high quality wetland and stream resources in the county. ADID studies are part of a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The primary purpose is to identify wetlands and streams unsuitable for dredging and filling because they are of particularly high quality. This information can be used by federal, state, and local governments to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration, acquisition, or protection of aquatic sites and resources. For more detailed information regarding wetlands in Kane County, please refer to the full Kane County ADID study at : http://dewprojects.countyofkane.org/adid/index.htm

A review of the Kane County ADID map revealed that an ADID non-wetland was identified on this site.

"Both open water and wetlands were initially captured using black and white aerial photography from 1996-1998. However, the rapid pace of development in Kane County during this project resulted in the creation of many new artificial ponds between the years 1996 (the oldest date of the original photographs used) and 2000. Therefore color aerial photography from 2000 was used to update the open water information by capturing new ponds midway through the project. This updated aerial photography was also used along with updated SSURGO soils data during reviews by the TAC to find areas captured in the initial inventory that had either undergone urban development or which did not appear to have hydric soils according to the updated SSURGO data. These polygons were then coded as **non-wetland (nw)** in the inventory."

Source: https://www.lrc.usace.army.mil/Portals/36/docs/regulatory/pdf/KaneADIDReport.pdf

FLOODPLAIN

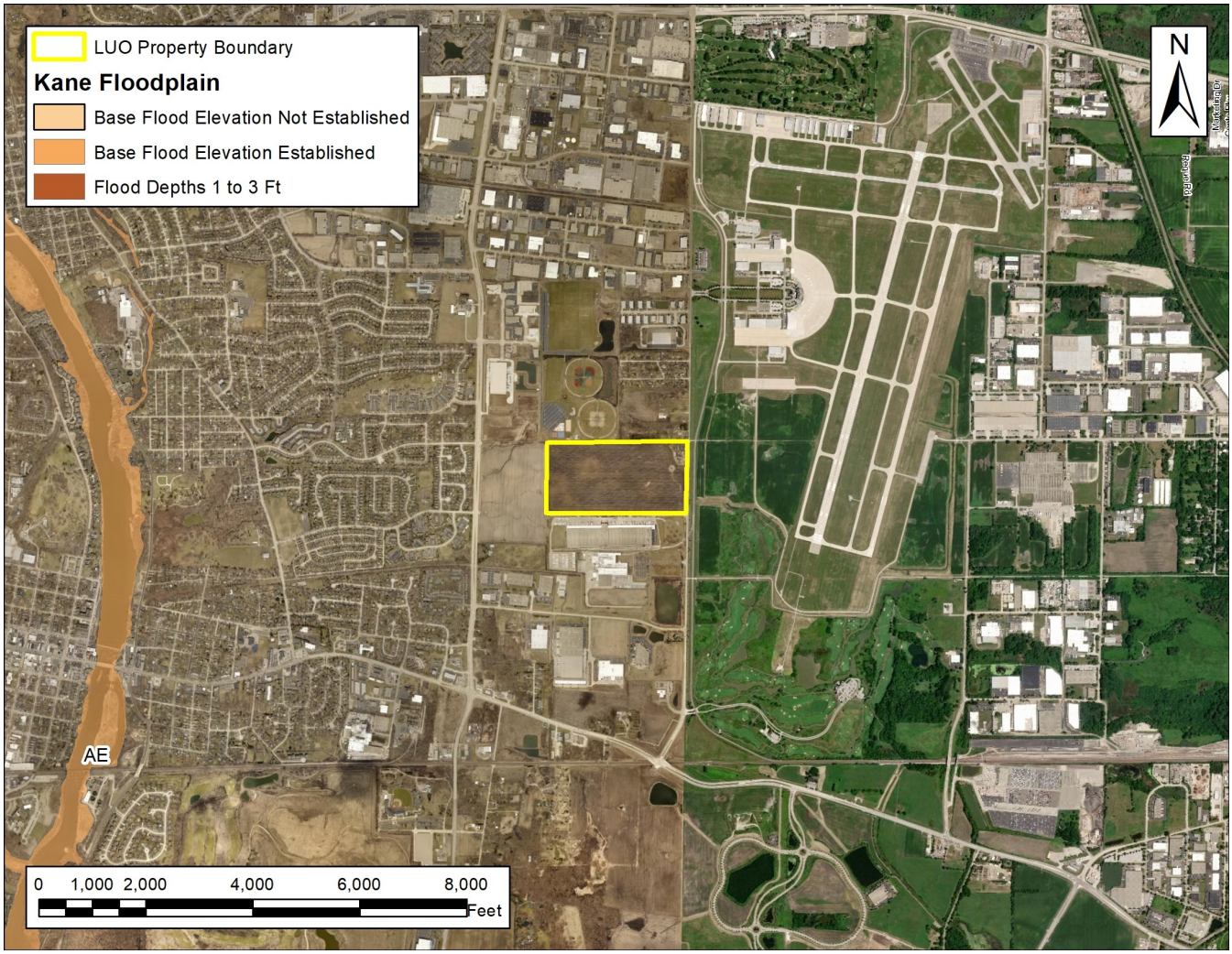


Figure 5: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

From FEMA's Floodplain Natural Resources and Functions Chapter 8, "Undeveloped floodplain land provides many natural resources and functions of considerable economic, social and environmental value. Nevertheless, these and other benefits are often overlooked when local land-use decisions are made. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment."

There are so many benefits of the floodplain that not all can be listed here, but the following is a general list of benefits and functions:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain. This development should not impede the beneficial functions of the floodplain. Please see 8 for information regarding floodplain regulations.

STREAMS AND WATERSHED MANAGEMENT

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA– Nonpoint Source Pollution).

The Illinois Environmental Protection Agency provides the following in regards to nonpoint source pollution, "Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification."

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage
- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many subwatershed plans that have already been developed in Kane County. Please follow the link to the Kane County 2040 Green Infrastructure Plan. See page 108 for a list of local watershed plans.

http://countyofkane.org/FDER/Pages/development/planning.aspx

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a "dead zone" located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois's Plan for reducing nutrient loss here:

http://www.epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy/index

REGULATORY INFORMATION

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

REGULATORY AGENCIES:

Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400.

http://www.lrc.usace.army.mil/

Wetland/Isolated: Kane County Water Resources Division, 719 Batavia Avenue, Geneva, IL 60134. (630)232-3400.

http://www.countyofkane.org/FDER/Pages/environmentalResources/water.aspx

Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. (847)608-3100.

https://www.dnr.illinois.gov/WaterResources/Pages/Permit%20Programs.aspx

Who Must Apply:

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

NPDES General Construction Permit ILR10: Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

http://www.epa.illinois.gov/topics/forms/water-permits/storm-water/construction/index

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

AQUIFER SENSITIVITY

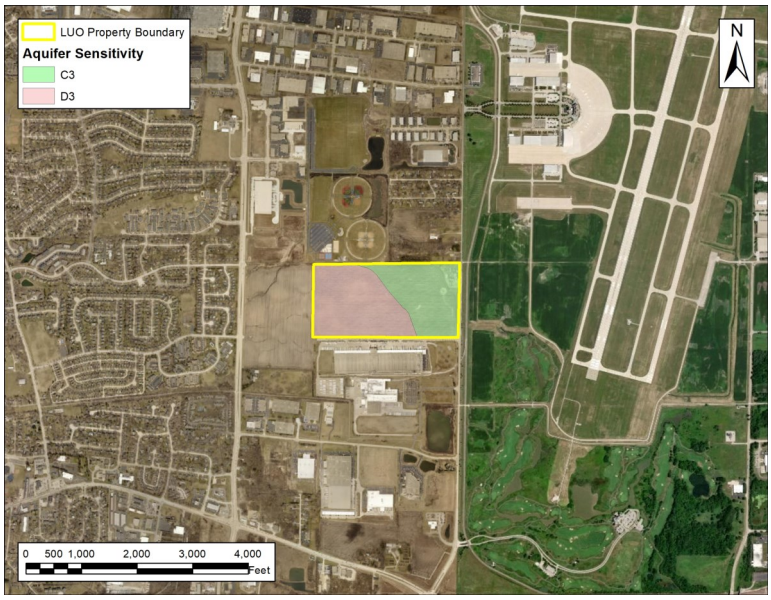


Figure 6: Aquifer Sensitivity Map

Dey, W.S., A.M. Davis, and B.B. Curry 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS

The map aquifer sensitivity to contamination (Dey et al 2007) is a representation of the potential vulnerability of aquifers in an area to contamination from sources of contaminants at or near the surface. The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential as "a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer."

Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater accounts for a considerable percentage of the drinking water in Kane County. The chart below shows the aquifer sensitivity classifications. This site is classified as having a moderate to moderately low potential for contamination.

A = High Potential, B = Moderately High Potential, C=Moderate Potential, D = Moderately Low Potential, E = Low Potential

A1	Aquifers are greater than 50ft thick and within 5ft of the surface	**C1**	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
A2	Aquifers are greater than 50ft thick and between 5 and 20ft below the surface	**C2**	Aquifers are between 20 and 50ft thick and between 20 and 50ft below the surface
A3	Aquifers are between 20 and 50ft thick and within 5ft of the surface	**C3**	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 20 and 50ft below the surface
A4	Aquifers are between 20 and 50ft thick and between 5 and 20ft below the surface	**D1**	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
B1	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both within 5ft of the surface	**D2**	Aquifers are between 20 and 50ft thick and between 50 and 100ft below the surface
B2	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 5 and 20ft below the surface	**D3**	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 50 and 100ft below the surface
E1	Sand and gravel or high-permeability bedrock aquifers are not present within 100 ft of the land surface		

TOPOGRAPHY AND DRAINAGE

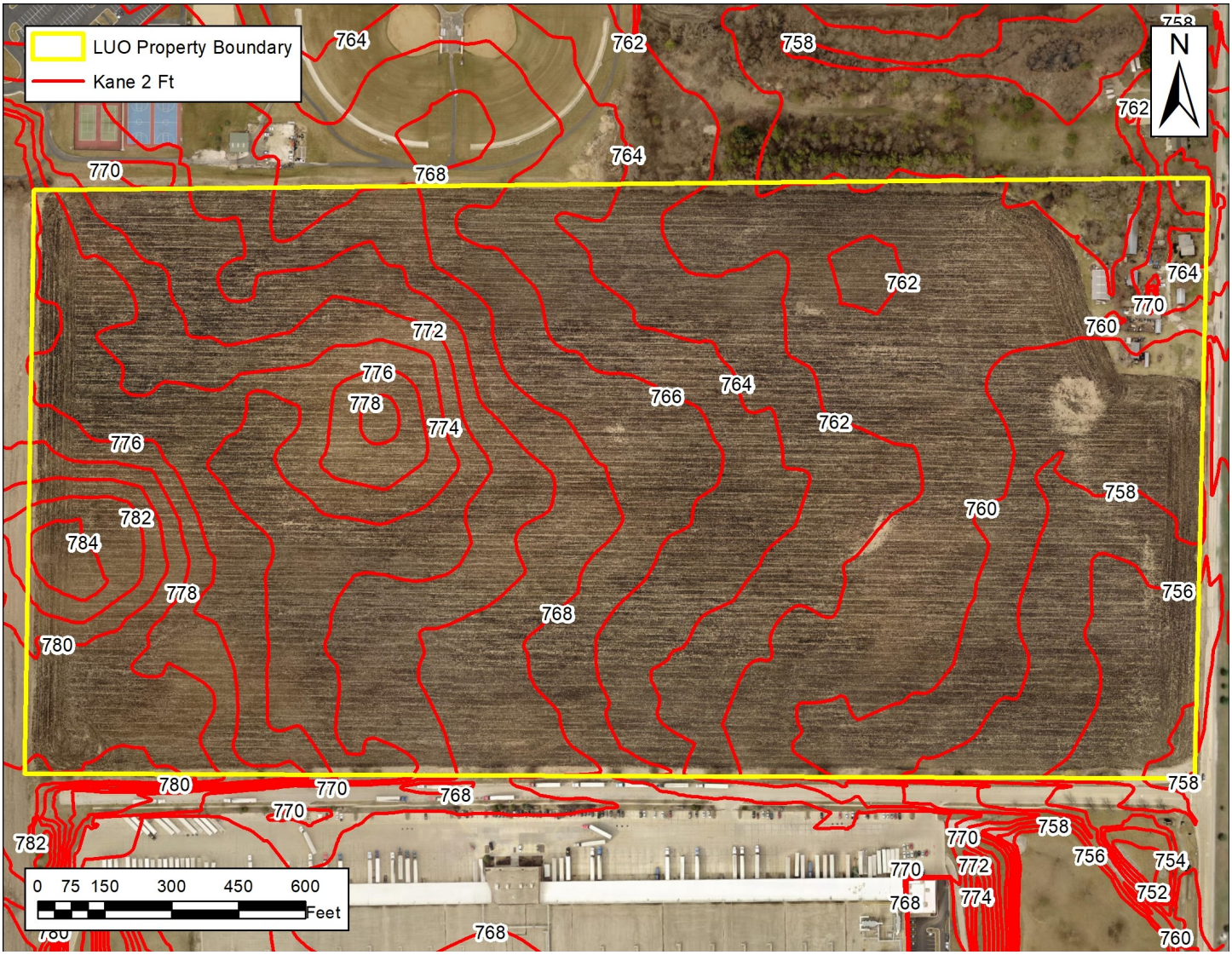


Figure 7: Municipalities 2 Ft Contours

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

It is important to consider drainage during any proposed construction onsite. Any areas where water leaves the site should be monitored for potential pollutants which could contaminate downstream waters.

The high point of this property is located in the western portion of the site at an elevation of approximately 784 feet above mean sea level. The property generally drains to the east via overland. The lowest elevation on the property is approximately 756 feet above sea level.

TOPOGRAPHY AND DRAINAGE

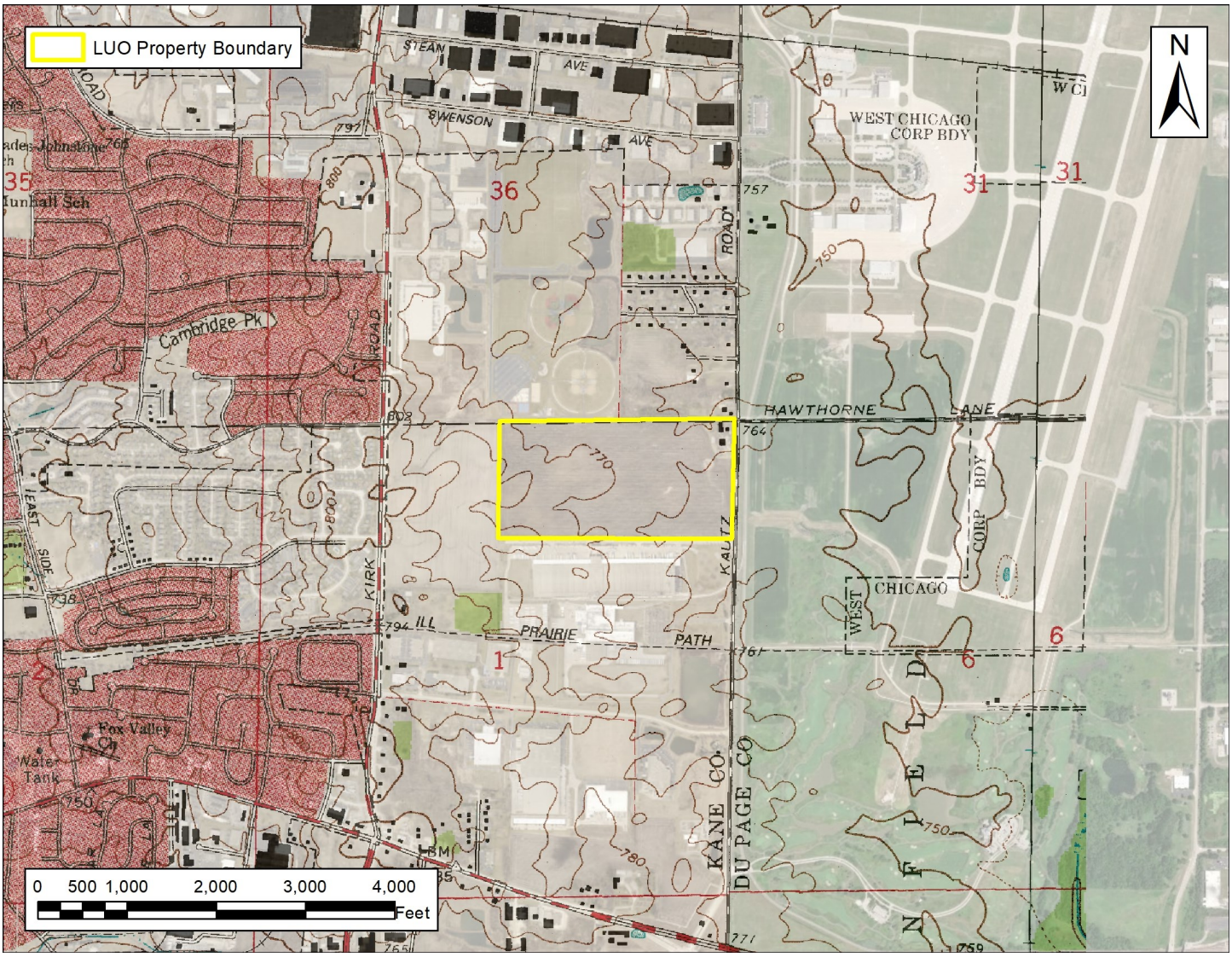


Figure 8: USGS Topographic Map

STORMWATER

Any proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of stormwater runoff generated on this site. The District recommends the use of onsite stormwater management strategies whenever possible. IEPA now recommends that stormwater pollution prevention plans include post-construction stormwater management which retains the greatest amount of post-development stormwater runoff practicable, given the site and project constraints. From the ILR10 permit for construction sites 1 acre or more, "Such practices include but are not limited to: stormwater detention structures (including wet ponds); stormwater retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices)."

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the Kane County Stormwater Ordinance for stormwater requirements and minimum standards.

http://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources/

SOIL EROSION

Development on this site should include the use of a soil erosion and sedimen-tation control plan. Due to the soil type and slope of the site, the District believes that the potential for soil erosion during and after any proposed construction could be **large**. Furthermore, the erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low.

Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain **very limiting** conditions for building site development. **See Soils Interpretations section and attached Soil Tables.**

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
146A—Elliott	24%	19.33
152A—Drummer	49%	39.12
223B—Varna	7%	5.49
223C2—Varna	11%	8.69
531B—Markham	2%	1.28
541B—Graymont	6%	5.05
802B—Orthents	1%	1.00
Table 1: Soil Map Units	**Total**	**79.96**

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

BUILDING LIMITATIONS

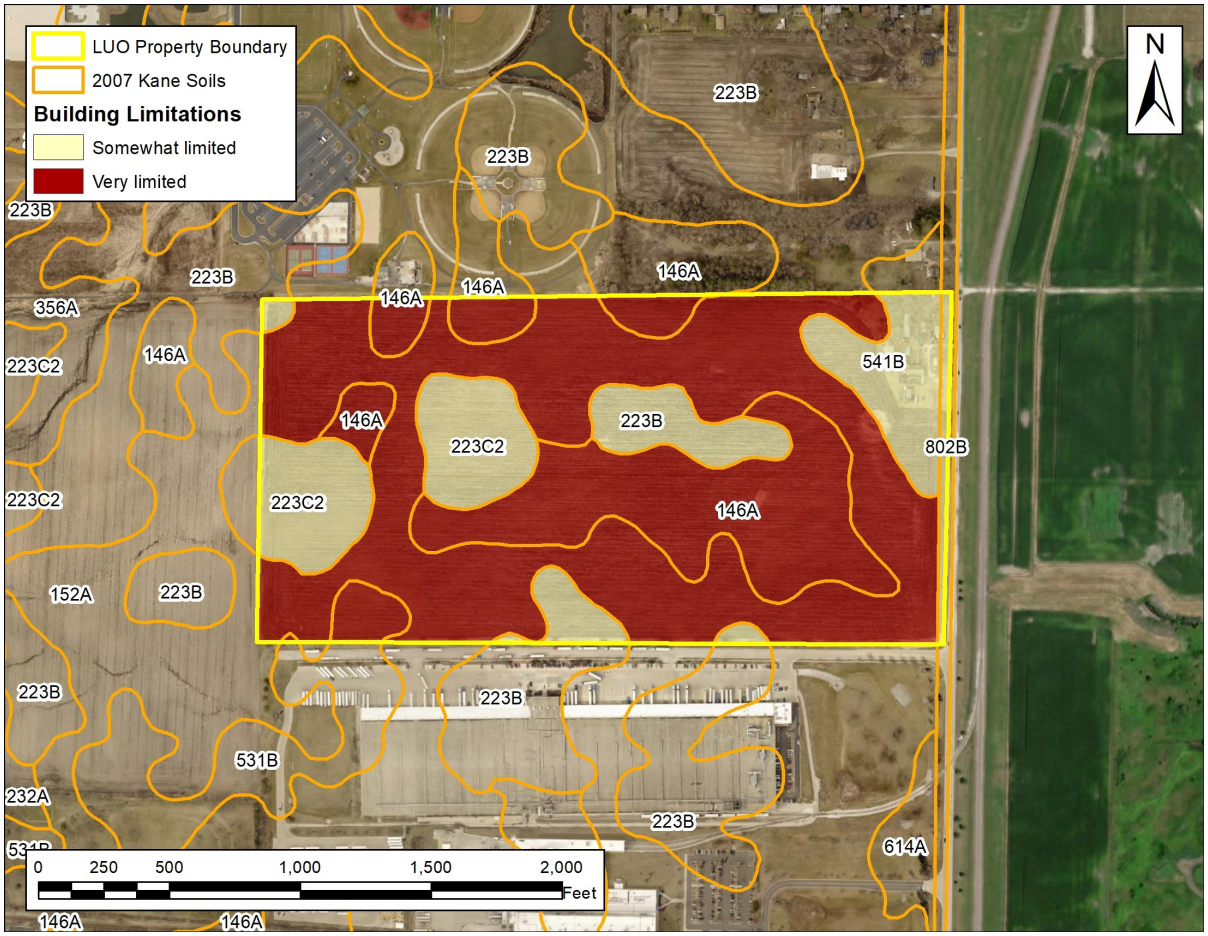


Figure 9: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Areas shaded red represent VERY LIMITING limitations for building site development, areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development, and areas shaded green represent NOT LIMITING limitations for building site development.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

There are limitations for building site development on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

HYDRIC SOILS

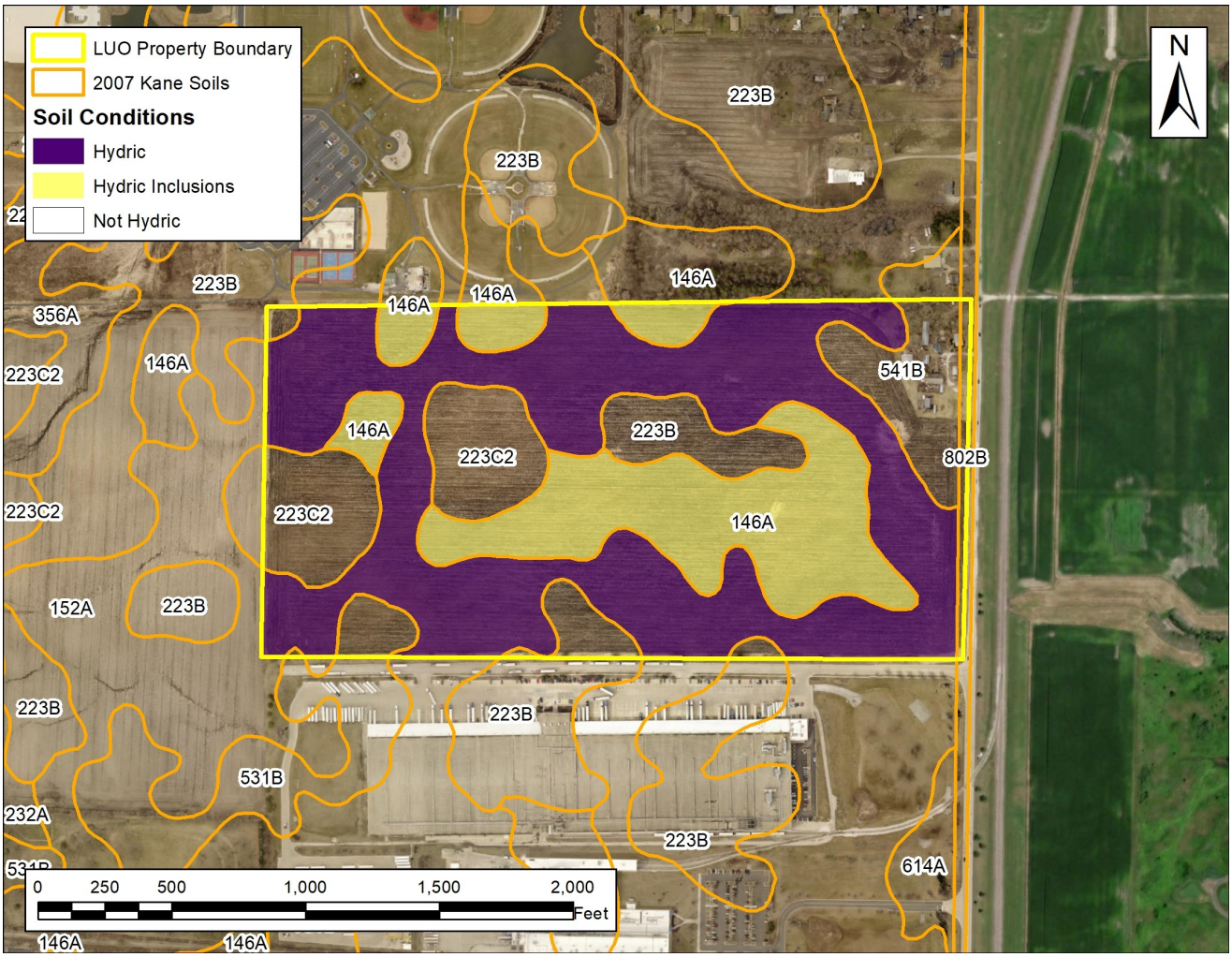


Figure 10: Hydric Soils

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

Hydric inclusions are small areas, or inclusions, of nonhydric soils in the higher positions of the landform or map units dominantly made of nonhydric soils with inclusions of hydric soils in the low positions on the landform.

Hydric soils provide limitations for building site development due to their potential for ponding and poor drainage capacity. This often results in the need for improved drainage onsite prior to any proposed development. Any change to the natural drainage onsite has the potential to create flooding issues on and adjacent to the site. Hydric soils are often organic (peat or muck) and not suitable construction material. Hydric soils also may indicate wetlands onsite.

The NRCS Soil Survey indicates hydric soils and hydric inclusions on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

LESA– PRIME FARMLAND

NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (LE) portion of the LESA Score.

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more productive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility

The land evaluation for this site is 30, which does represent the upper percent level of agricultural productivity.

Our opinion is based on information from the following sources:

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution– What's it All About?. Illinois Environmental Protection Agency. http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index. 2015 Illinois EPA .

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on August 13, 2019.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Jennifer Shroder, Resource Assistant, prepared this report.

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map unit: 146A - Elliott silt loam, 0 to 2 percent slopes

Component: Elliott (94%)

The Elliott component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on till plains on uplands. The parent material consists of thin mantle of loess or other silty material over silty clay loam till. Depth to a root restrictive layer, densic material, is 29 to 45 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent.

Map unit: 152A - Drummer silty clay loam, 0 to 2 percent slopes

Component: Drummer, drained (94%)

The Drummer, drained component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.

Map unit: 223B - Varna silt loam, 2 to 4 percent slopes

Component: Varna (90%)

The Varna component makes up 90 percent of the map unit. Slopes are 2 to 4 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, densic material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent.

Map unit: 223C2 - Varna silt loam, 4 to 6 percent slopes, eroded

Component: Varna, eroded (96%)

The Varna, eroded component makes up 96 percent of the map unit. Slopes are 4 to 6 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, densic material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent.

Map Unit Description

Kane County, Illinois

[Minor map unit components are excluded from this report]

Map unit: 531B - Markham silt loam, 2 to 4 percent slopes

Component: Markham (92%)

The Markham component makes up 92 percent of the map unit. Slopes are 2 to 4 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, densic material, is 20 to 55 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent.

Map unit: 541B - Graymont silt loam, 2 to 5 percent slopes

Component: Graymont (94%)

The Graymont component makes up 94 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent.

Map unit: 802B - Orthents, loamy, undulating

Component: Orthents, loamy (92%)

The Orthents, loamy component makes up 92 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land. The parent material consists of earthy fill. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Very limited	Elliott 94% Depth to saturated zone Ashkum, drained 4% Ponding Depth to saturated zone Shrink-swell Orthents, clayey 1% Shrink-swell Depth to saturated zone
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
223B	Varna silt loam, 2 to 4 percent slopes	Somewhat limited	Varna 90% Depth to saturated zone Shrink-swell
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Varna, eroded 96% Depth to saturated zone Shrink-swell
531B	Markham silt loam, 2 to 4 percent slopes	Very limited	Markham 92% Depth to saturated zone Ashkum 4% Ponding Depth to saturated zone Shrink-swell Orthents, clayey 2% Shrink-swell Depth to saturated zone
541B	Graymont silt loam, 2 to 5 percent slopes	Somewhat limited	Graymont 94% Depth to saturated zone Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell Depth to saturated zone

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Somewhat limited	Elliott 94% Depth to saturated zone
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
223B	Varna silt loam, 2 to 4 percent slopes	Somewhat limited	Varna 90% Shrink-swell
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Varna, eroded 96% Shrink-swell
531B	Markham silt loam, 2 to 4 percent slopes	Somewhat limited	Markham 92% Shrink-swell
541B	Graymont silt loam, 2 to 5 percent slopes	Somewhat limited	Graymont 94% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Somewhat limited	Elliott 94% Depth to saturated zone
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
223B	Varna silt loam, 2 to 4 percent slopes	Somewhat limited	Varna 90% Shrink-swell
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Varna, eroded 96% Shrink-swell Slope
531B	Markham silt loam, 2 to 4 percent slopes	Somewhat limited	Markham 92% Shrink-swell
541B	Graymont silt loam, 2 to 5 percent slopes	Somewhat limited	Graymont 94% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell

CONTACTS

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
231 S LaSalle Street, Suite 1500
Chicago, Illinois 60604
(312)846-5330

http://www.usace.army.mil

U.S.D.A. Natural Resources Conservation Service
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

http://www.il.nrcs.usda.gov/

U.S. Fish & Wildlife Service
Chicago Illinois Field Office
230 South Dearborn Suite 2938
Chicago, IL 60604
(847)298-3250

http://www.fws.gov/

U.S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000 or (800)621-8431

http://www.epa.gov/region5/
r5hotline@epa.gov

State Agencies

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302

http://dnr.state.il.us/

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397

http://www.epa.state.il.us/

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001

(217)782-7820/(800)452-4368

http://www.idot.illinois.gov/

Illinois Natural History Survey
1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880

http://www.inhs.uiuc.edu/

County Offices

Kane County
Government Center
719 South Batavia Ave.
Geneva, IL 60134
(630)232-3400

http://www.countyofkane.org/

Development Department
(630)232-3492

Department of Environmental Management
(630)208-5118

Forest Preserve District
1996 South Kirk Road, Suite 320
Geneva, IL 60134
(630)232-5980
forestpreserve.countyofkane.org

Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630)208-3801

Tab 6 – Security Submittal

City of Geneva Stormwater Management Submittal Checklist

TAB 6 – SECURITY SUBMITTAL

Identifier	Requirement	Section	Comments
	Estimate of Probable Cost to construct stormwater facilities.		
	Development security:		
	Schedule for the completion of stormwater facilities.		
	Irrevocable letter of credit for 110% of estimated probable cost to construct the stormwater facilities.		
	Right to draw on the security statement - signed by the holder of the security.		
	Right to enter the development site to complete required work that is not completed according to schedule.		
	Indemnification statement - signed by developer.		
	Sediment and erosion control security:		
	Irrevocable letter of credit for 110% of estimated probable cost to install sediment and erosion control facilities.		
	Right to draw on the security statement - signed by the holder of the security.		
	Right to enter the development site to complete required work that is not installed and maintained according to schedule.		
	Letter of Credit Requirements:		
	Statement that indicates that the lending institution capital resources at least $10,000,000, or as authorized.		
	Lending institution has an office location within the Chicago Metropolitan Area.		
	Lending institution is insured by the Federal Deposit Insurance Corporation.		
	Allows Administrator to withdraw without consent of developer.		
	Allows Administrator to withdraw within 45 days of expiration date.		

**SECURITY TO BE PROVIDED FOLLOWING INITIAL REVIEW

Kimley»Horn

4201 Winfield Road
Suite 600
Warrenville, IL 60555

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

(Site Improvements - Surety Purposes)

Project: Hillwood Geneva
Location: NWC Kautz Road & Geneva Drive, Geneva, IL 60134
Date: July 29, 2022

1.00	ELECTRIC	QUANTITY	UNITS	PRICE	COST
1.10	**Developer to City**	1	LS	$ 204,096.34	$ 204,096.34
1.20	**Developer to Electrical Contractor**	1	LS	$ 1,314,725.26	$ 1,314,725.26
				Subtotal Electrical	**$ 1,518,821.60**

2.00	EARTHWORK	QUANTITY	UNITS	PRICE	COST
2.10	**Structural Material**				
2.11	Cuts/Fills	1	LS	$ 759,190.00	$ 759,190.00
2.12	Stormwater Management Basins	1	LS	$ 518,300.00	$ 518,300.00
2.13	Topsoil Strip/Respread	1	LS	$ 566,150.00	$ 566,150.00
2.14	Seeding/Blanket	1	LS	$ 112,000.00	$ 112,000.00
				Subtotal Earthwork	**$ 1,955,640.00**

3.00	EROSION CONTROL	QUANTITY	UNITS	PRICE	COST
3.10	**Erosion Control**				
3.11	Construction Entrance	1	EA	$ 3,000.00	$ 3,000.00
3.12	Temporary Seeding	13.00	AC	$ 1,000.00	$ 13,000.00
3.13	Rip Rap RR4	293	CY	$ 40.00	$ 11,720.00
3.20	**Sediment Control**				
3.21	Inlet Filter Baskets	68	EA	$ 200.00	$ 13,600.00
3.22	Silt Fence Installation	6,640	LF	$ 2.50	$ 16,600.00
3.23	Flared End Section Protection	1	EA	$ 1,500.00	$ 1,500.00
3.30	**Miscellaneous**				
3.31	Temporary Concrete Washout	1	EA	$ 500.00	$ 500.00
3.32	Street Sweeping & Dust Control	1	LS	$ 5,000.00	$ 5,000.00
3.33	Stockplie Management	1	LS	$ 3,500.00	$ 3,500.00
				Subtotal Erosion Control	**$ 64,920.00**

4.00	PAVING/SITE ITEMS	QUANTITY	UNITS	PRICE	COST
4.10	**Site Items**				
4.11	Concrete Sidewalk (5" P.C. Concrete & 4" Aggregate Base Course - CA7) Class SI	12,250	SF	$ 6.50	$ 79,625.00
				Subtotal Paving	**$ 79,625.00**

5.00	STORM SEWER SYSTEM	QUANTITY	UNITS	PRICE	COST
5.10	**Storm Sewer**				
5.11	12" Underdrain	4,080	LF	$ 25.00	$ 102,000.00
5.14	10" PVC	2,269	LF	$ 40.00	$ 90,760.00
5.15	12" ADS N-12 (HDPE)	604	LF	$ 35.00	$ 21,140.00
5.24	12" RCP Class IV	1,451	LF	$ 55.00	$ 79,805.00
5.25	15" RCP Class IV	803	LF	$ 58.00	$ 46,574.00
5.26	18" RCP Class IV	962	LF	$ 65.00	$ 62,530.00
5.28	24" RCP Class IV	1,092	LF	$ 70.00	$ 76,440.00
5.29	30" RCP Class IV	871	LF	$ 74.00	$ 64,454.00
5.30	36" RCP Class IV	300	LF	$ 73.00	$ 21,900.00
5.31	42" RCP Class IV	900	LF	$ 85.00	$ 76,500.00
5.32	48" RCP Class IV	570	LF	$ 100.00	$ 57,000.00
5.33	54" RCP Class IV	46	LF	$ 110.00	$ 5,060.00
5.20	**Storm Structures**				
5.21	Cleanout	4	EA	$ 500.00	$ 2,000.00
5.22	12" FES w/Grate	1	EA	$ 2,000.00	$ 2,000.00
5.25	30" FES w/Grate	3	EA	$ 3,000.00	$ 9,000.00
5.26	48" FES w/Grate	1	EA	$ 4,500.00	$ 4,500.00
5.27	2' Inlet	20	EA	$ 2,500.00	$ 50,000.00
5.28	4' Diameter Storm Manhole	35	EA	$ 4,500.00	$ 157,500.00
5.29	5' Diameter Storm Manhole	7	EA	$ 6,500.00	$ 45,500.00
5.30	6' Diameter Storm Manhole	15	EA	$ 7,000.00	$ 105,000.00
5.31	7' Diameter Storm Manhole	5	EA	$ 9,000.00	$ 45,000.00
5.32	8' Diameter Storm Manhole	4	EA	$ 9,500.00	$ 38,000.00
5.33	6' Outlet Control Structure (Orifice & Weir Wall)	1	EA	$ 10,000.00	$ 10,000.00
5.30	**Miscellaneous**				
5.31	Trench Backfill	9,850	LF	$ 40.00	$ 394,000.00
5.32	Overflow Weir	1	EA	$ 2,500.00	$ 2,500.00
5.33	Connect to Existing Structure	1	EA	$ 3,000.00	$ 3,000.00
				Subtotal Storm Sewer System	**$ 1,572,163.00**

6.00	SANITARY SEWER SYSTEM	QUANTITY	UNITS	PRICE	COST
6.10	**Sanitary Sewer**				
6.12	8" PVC SDR-26	2,003	LF	$ 38.00	$ 76,114.00
6.20	**Sanitary Structures**				
6.22	4' Diameter Sanitary Manhole	10	EA	$ 5,000.00	$ 50,000.00
6.30	**Miscellaneous**				
6.31	Trench Backfill	2,003	LF	$ 40.00	$ 80,120.00
6.32	Connect to Existing Structure	1	EA	$ 5,000.00	$ 5,000.00
				Subtotal Sanitary Sewer System	**$ 211,234.00**

7.00	WATER MAIN SYSTEM		QUANTITY	UNITS	PRICE	COST
7.10	**Water Main**					
	7.12	6" Water Main - D.I.P. Class 52	427	LF	$ 78.00	$ 33,306.00
	7.14	10" Water Main - D.I.P. Class 52	7,088	LF	$ 100.00	$ 708,800.00
7.20	**Water Structures**					
	7.26	10" Valve in Valve Vault	28	EA	$ 5,000.00	$ 140,000.00
	7.28	Pressure Connection 10"x12"	2	EA	$ 7,500.00	$ 15,000.00
	7.29	Fire Hydrant w/ Auxiliary Valve & Valve Box	25	EA	$ 5,500.00	$ 137,500.00
7.30	**Miscellaneous**					
	7.31	Flush, Pressure Test & Chlorinate	2	LS	$ 3,000.00	$ 6,000.00
	7.32	Trench Backfill	6,900	LF	$ 40.00	$ 276,000.00
					Subtotal Water Main System	**$ 1,316,606.00**

8.00	LANDSCAPING	QUANTITY	UNITS	PRICE	COST
8.10	**Site Landscaping**	1	LS	$ 539,000.00	$ 539,000.00
				Subtotal Landscaping	**$ 539,000.00**

	SUMMARY		
1.00	**ELECTRIC**	**$**	**1,518,821.60**
2.00	**EARTHWORK**	**$**	**1,955,640.00**
3.00	**EROSION CONTROL**	**$**	**64,920.00**
4.00	**PAVING/SITE ITEMS**	**$**	**79,625.00**
5.00	**STORM SEWER SYSTEM**	**$**	**1,572,163.00**
6.00	**SANITARY SEWER SYSTEM**	**$**	**211,234.00**
7.00	**WATER MAIN SYSTEM**	**$**	**1,316,606.00**
8.00	**LANDSCAPING**	**$**	**539,000.00**
	TOTAL	**$**	**7,258,009.60**
	10% SURETY AMOUNT	**$**	**725,800.96**
TOTAL (110%)		**$**	**7,983,810.56**
Engineering Fee Amount (1.5%)		**$**	**108,870.14**

This Engineer's Opinion of Probable Construction Cost is based upon the Final Engineering Plans prepared by Kimley-Horn dated 07/29/22. Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

Notes:

1 This estimate excludes building costs.
2 This estimate excludes retaining and screen walls.
3 This estimate excludes survey construction layout.
4 This estimate does not include any permit fees, roadway impact fees and/or connection fees for any utility or city services
5 This estimate excludes off-site roadway or utility improvement costs
6 This estimate does not include soft cost fees.
7 This estimate excludes General Conditions
8 Electrical fee estimate provided by City of Geneva per summary dated 8/30/2021

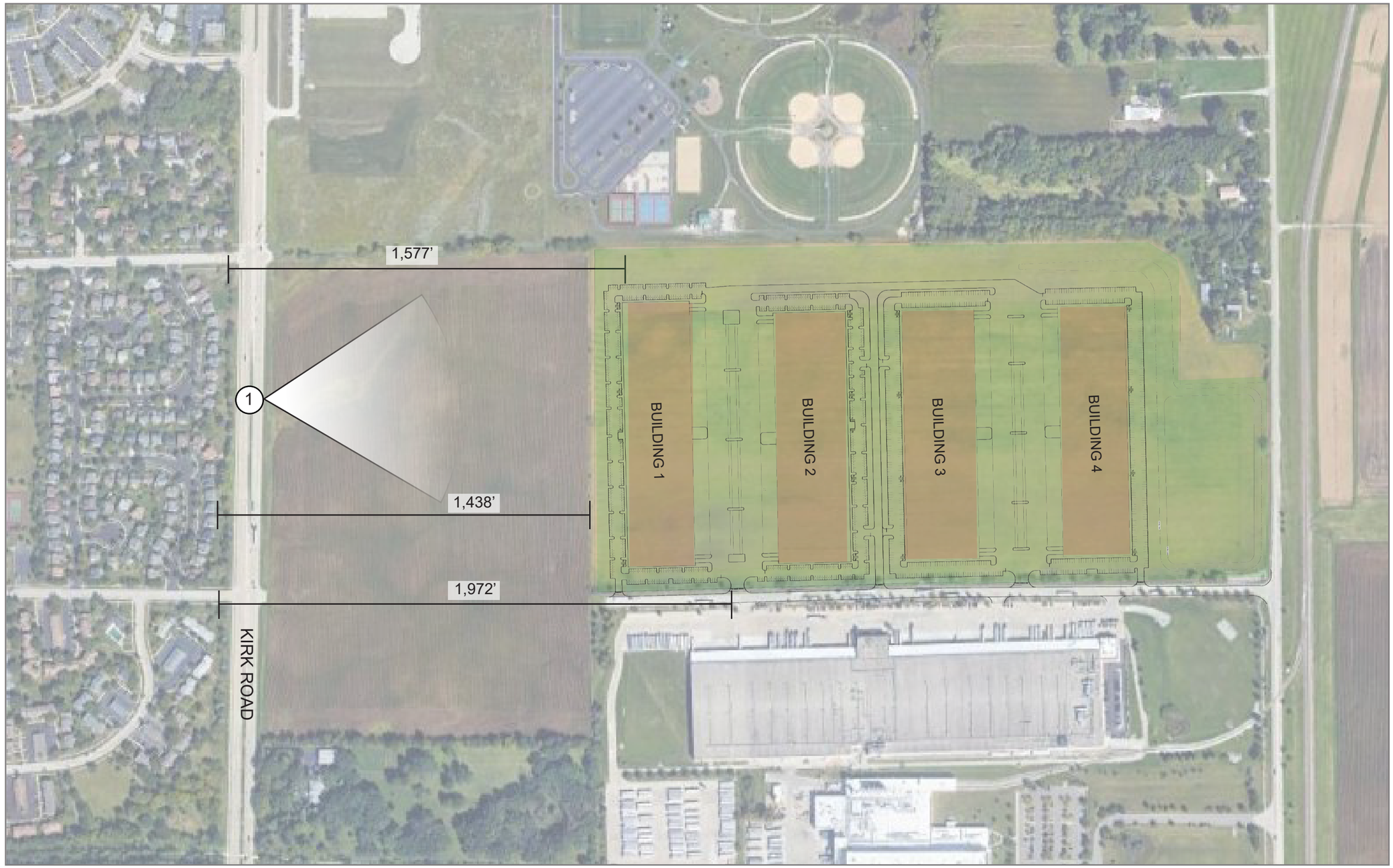
Tab 7 – Variance Submittal

City of Geneva Stormwater Management Submittal Checklist

TAB 7 – VARIANCE SUBMITTAL

Identifier	Requirement	Section	Comments
	Completed Stormwater Permit Application and all required submittals.		PROVIDED
	Completed variance petition including all information identified in Section 15-236.7.a.-l.		N/A
	Statement as to how the variance sought satisfies the standards in Section 15-236.10. Address each condition separately.		N/A

**No stormwater variances being requested



FOX VALLEY COMMERCE CENTER - KEY OBSERVATION POINT MAP

GENEVA, IL | DECEMBER 2021

HILLWOOD A PEROT COMPANY®

Kimley»Horn



FOX VALLEY COMMERCE CENTER - EXISTING SITE CONDITIONS

GENEVA, IL | DECEMBER 2021

HILLWOOD A PEROT COMPANY®

Kimley»Horn



FOX VALLEY COMMERCE CENTER - PHOTO SIMULATION - VIEW 1

GENEVA, IL | DECEMBER 2021

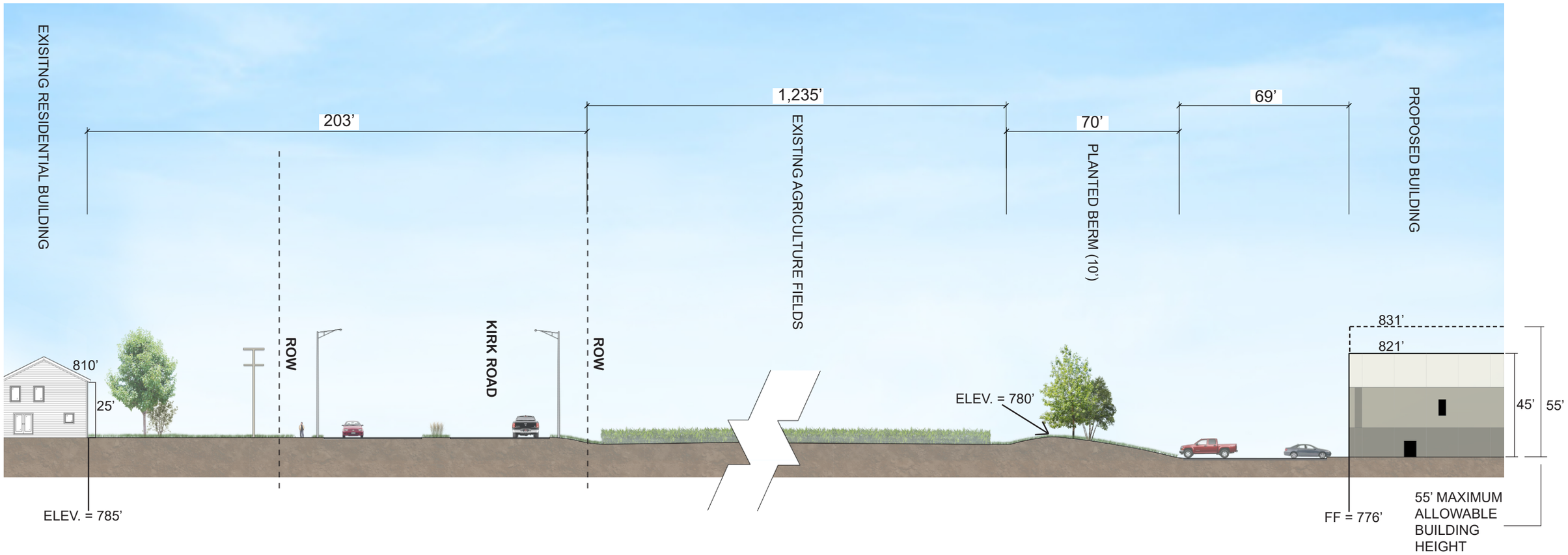
HILLWOOD A PEROT COMPANY®

Kimley»Horn



FULL DISTANCE GRAPHIC SECTION - SCALE 1” = 200’

100’ 200’



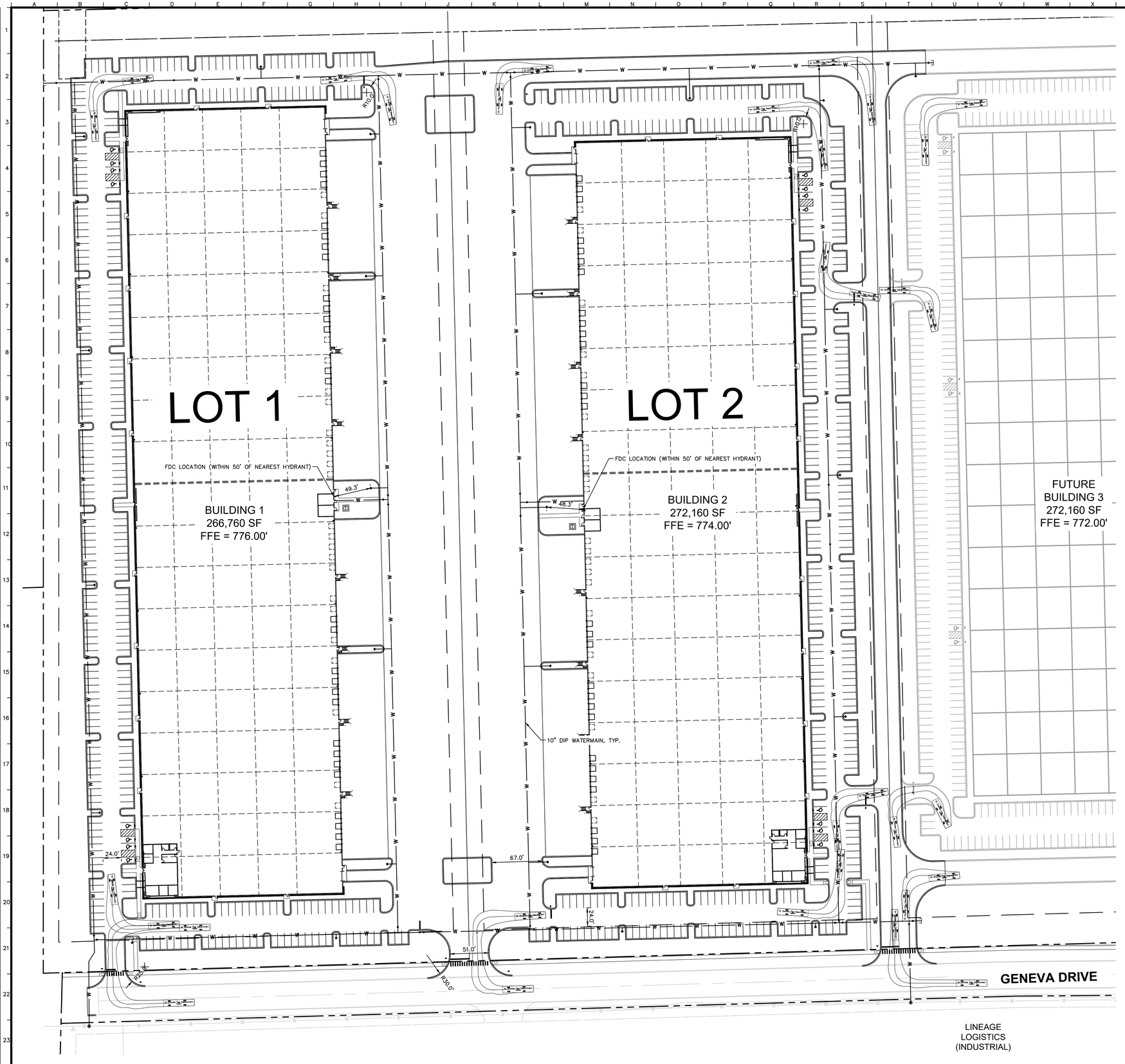
FOX VALLEY COMMERCE CENTER - GRAPHIC SECTION

GENEVA, IL | FEBRUARY 2022

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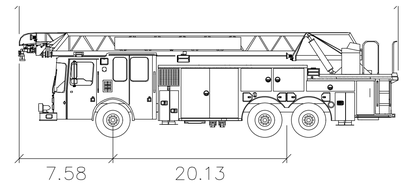
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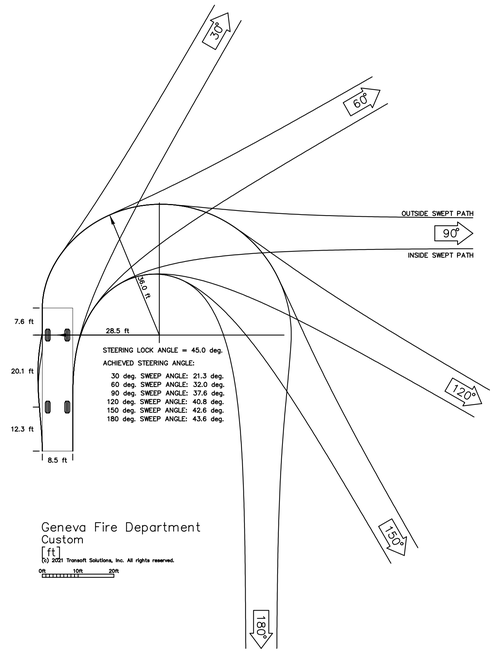
GRAPHIC SCALE IN FEET
0 30 60 120

Call Before You Dig
JULIE
1-800-892-0123



Geneva Fire Department

	feet
Width	: 8.50
Track	: 6.83
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



Geneva Fire Department
Custom
[ft]
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NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	07/29/22	TTS
2	CITY COMMENTS	06/22/22	TTS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RNM
DRAWN BY: TTS
CHECKED BY: JMF

HILLWOOD
A PEROT COMPANY®

FIRE TRUCK TURN EXHIBIT

FOX VALLEY COMMERCE CENTER
NWC KAUTZ RD & GENEVA DR
GENEVA, IL 60134

ORIGINAL ISSUE: 5/5/2022
KHA PROJECT NO. 268050000
SHEET NUMBER
EXH

Drawing name: K:\CHS_LDEV\268050000_Hillwood_Geneva, IL\2 Design\CAD\Exhibits\Fire Truck Turning Exhibit.dwg EXH Jul 27, 2022 11:03am by: TrevorStitt
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Review and consideration of a request to furnish municipal water service and sanitary sewer service to a residential property outside of the corporate limits of the city without requiring annexation – 2133 Heather Road.
Presenter & Title:	Rich Babica, Director of Public Works David DeGroot, Director of Community Development
Date:	August 15, 2022

Please Check Appropriate Box:

☒	Committee of the Whole Meeting	☐	Special Committee of the Whole Meeting
☐	City Council Meeting	☒	Special City Council Meeting
☐	Public Hearing	☐	Other -

Associated Strategic Plan Goal/Objective: NA

Estimated Cost: $ NA	Budgeted? ☐ Yes ☐ No	Other Funding? ☐ Yes ☐ No

If "Other Funding," please explain how the item will be funded:

Executive Summary:

The property located at 2133 Heather Road is not located within the corporate limits of the City of Geneva. The owner, Catherine Welter, has requested to connect to the City of Geneva's municipal water service and sanitary sewer service. Ms. Welter is interested in annexation and is exploring the possibility of a joint application with other property owners in the area. However, her septic system is failing and she would like to make the connection to the City's sanitary sewer system as soon as possible. The City Code provides that an unincorporated property may receive the City's sanitary sewer services if the City determines that annexation is not required. Per 65 ILCS 5/11-149-1, the City may also provide municipal water service outside of the corporate limits upon petition by the owner. Staff has prepared the attached draft Ordinance for formal consideration to approve providing municipal water service and sanitary sewer service to the property located at 2133 Heather Road without requiring annexation.

Attachments: *(please list)*

Ordinance Letter requesting municipal water and sanitary sewer connections

Voting Requirements:

This motion requires 6 affirmative votes for passage.

The Mayor may vote on three occasions: (a) when the vote of the aldermen or trustees has resulted in a tie; (b) when one half of the aldermen or trustees elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.

Recommendation / Suggested Action: *(how the item should be listed on agenda)*

Recommend approval of Ordinance No. 2022-37 to furnish municipal water service and sanitary sewer service to the property located at 2133 Heather Road without requiring annexation.

ORDINANCE 2022-37

AN ORDINANCE APPROVING FURNISHING MUNICIPAL WATER SERVICE AND SANITARY SEWER SERVICE TO A RESIDENTIAL PROPERTY OUTSIDE OF THE CORPORATE LIMITS OF THE CITY WITHOUT REQUIRING ANNEXATION

2133 HEATHER ROAD

WHEREAS, the property located at 2133 Heather Road, Geneva, Illinois (P.I.N. 12-16-276-001), hereinafter referred to as the "SUBJECT REALTY", is not located within the corporate limits of the City of Geneva; and

WHEREAS, the owner of the SUBJECT REALTY, Catherine Welter, hereinafter referred to as "OWNER", has requested to connect to the City of Geneva's municipal water service and sanitary sewer service; and

WHEREAS, 65 ILCS 5/11-149-1 provides that the corporate authorities of a municipality may provide the extension and maintenance of water mains outside corporate limits upon petition by a majority of the owners of record of the real property; and

WHEREAS, per Chapter 3 (Water and Sewers) of Title 9 (Municipal Utilities) of the Geneva Municipal Code, the City's sanitary sewer service may be furnished to property outside the corporate limits without requiring annexation; and

WHEREAS, at its meeting on August 15, 2022, the Committee-of-the-Whole of the City Council of the City of Geneva recommended that annexation shall not be required in order to furnish water service or sanitary sewer service to the SUBJECT REALTY; and

WHEREAS, the City Council of the City of Geneva considered the recommendation of the Committee-of-the-Whole on August 22, 2022; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS, as follows:

SECTION 1: APPROVAL OF FURNISHING MUNICIPAL WATER SERVICE AND SANITARY SEWER SERVICE TO A PROPERTY OUTSIDE OF THE CORPORATE LIMITS OF THE CITY WITHOUT REQUIRING ANNEXATION

In accordance with 65 ILCS 5/11-149-1 and Chapter 3 (Water and Sewers) of Title 9 (Municipal Utilities) of the Geneva Municipal Code, the City of Geneva's municipal water service and sanitary sewer service may be furnished to the SUBJECT REALTY without being required to annex to the City.

SECTION 2: PREAMBLES AND EXHIBITS

The preambles set forth at the beginning of this Ordinance, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions of this Ordinance.

SECTION 3: EFFECTIVE DATE

That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PASSED by the City Council of the City of Geneva, Kane County, Illinois, this 22nd day of August 2022.

AYES: _____ **NAYS**: _____ **ABSTAINING**: _____ **HOLDING OFFICE**: _____

Approved by me as Mayor of the City of Geneva, Kane County, Illinois, this 22nd day of August, 2022.

_____

Mayor

ATTEST:

_____

City Clerk

August 10, 2022

David DeGroot/City of Geneva,

I am requesting permission to have my home at 2133 Heather Road to be hooked up to city sanitary sewer and city water. My septic system is very old and almost broken down. Very soon it will present a serious health issue for my children and me. In addition, it is also not big enough for my home per building code.

I have already researched excavation, capping the well, shutting down the septic tank, city fees and permits. Jason, with G. Snow and Sons, has been instrumental in the planning of this project and explaining to me all of the logistics as well.

Thank you for your consideration in this matter.

Respectfully,
Katie Welter