AGENDA

Zoning Board of Appeals

Wednesday, December 10, 2025
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

CASES TO BE HEARD

Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation

Z2511-01 / NEOS ECLECTIC MEDITERRANEAN / 680 Mall Drive / Site Plan Amendment for Site Modifications and Landscape Variations

Z2509-02 / FIREFLY DAYCARE / 129 S Roselle Rd/ Special Use for a Daycare Center and Site Plan Amendment

Z2511-02 / WOODFIELD VILLAGE GREEN / 1400-1572 E. Golf Road / Amendment to Approved Shopping Center Signage Plan

Z2503-03 / LOEBER FARM REDEVELOPMENT / 2014 N. Meacham Rd / Site Plan Approval, Special Use For A PUD, Special Use to Construction In The Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit

COMMENTS FROM THE PUBLIC

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation
12/10/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The Petitioner is requesting approval of a Site Plan Amendment for Façade & Site Modifications, Parking Variations, Landscape Variations & Business Operations Variation relative to the maximum floor space permitted for a showroom for New Stone Design, located at 1475 Rodenburg Road.

Recommended Action:

Staff has reviewed the petitioner's request and recommends **approval** of a Site Plan Amendment Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design Inc., Case No. Z2502-07, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map.pdf
- Z2502-07 New Stone Design Application.pdf
- ZBA Packet

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 10, 2025

DATE PREPARED: November 26, 2025

CASE NUMBER: Z2502-07

TITLE: Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation

BACKGROUND INFORMATION

Petitioner:	Grzegorz Munik
Address of Petitioner:	1475 Rodenburg Rd, Schaumburg, IL 60193
Status of Petitioner:	Owner
Owner of Parcel:	1475 RODENBURG, LLC
Address of Owner:	1475 Rodenburg Rd, Schaumburg, IL 60193
Existing Zoning:	M-1 Manufacturing
Existing Land Use:	Office/Warehouse/Manufacturing

- Site Plan Amendment – Façade and Site Modifications [Title 15, Chapter 154, Section 154.46(A)]
- Variation to Reduce the Front Yard Parking Setback from 25 feet to 14 feet 8 inches [Title 15, Chapter 154, Section 154.188(D)(6)(a)(2)]
- Parking Variation to Reduce Parking from 37 spaces to 21 spaces [Title 15, Chapter 154, Section 154.123]
- Variation to Reduce Foundation Landscaping from 10 feet to 0 feet on the south side of the building [Title 15, Chapter 163, Section 154.136(M)]
- Variation to Reduce Overall Landscaping from 20% to 16.5% [Title 15, Chapter 154, Section 154.136(J)(1)]

ANALYSIS

Staff Discussion:

The Petitioner is requesting approval of a Site Plan Amendment for Façade & Site Modifications, Parking Variations, Landscape Variations & Business Operations Variation relative to the maximum floor space permitted for a showroom for New Stone Design, located at 1475 Rodenburg Road. The property is located at the south east corner of Morse Avenue and Rodenburg Road.

New stone design is a granite contractor. The petitioner's business is an existing business and the parking lot on the east and south side of the building is being used as a storage yard.

Site Plan Amendment

The petitioner is proposing a ±1,767 square foot building addition at the south east end of the building. The purpose of the building addition is to accommodate a larger showroom. The proposed addition will be constructed with brick venner. 2-four panel storefront windows will be installed on the west elevation facing Rodenburg Road and the entrance door will be located on the south elevation. To enhance the entrance, a black canopy is proposed above the main entrance and wraps around the west side covering one of the storefront window section.



**West Elevation (partial)*

In addition, the petitioner is proposing few site modifications, which include constructing 3 additional parking spaces on the south side of the building. One of the 3 parking spaces will be a handicap parking space since the main customer entrance is proposed on the south side of the addition. Bike rack parking is proposed on the west side of the building. Lastly, a mix of shurbs and shade trees are proposed to enhance the greenspace in front of the proposed addition. No changes are proposed on the north wing of the building or the north parking lot facing Morse Avenue.

Parking Variations

The petitioner is requesting two parking variances. One of the parking variations is discussed in this section, while the other parking variation relative to the number of total required parking is discussed in the parking section of this report.

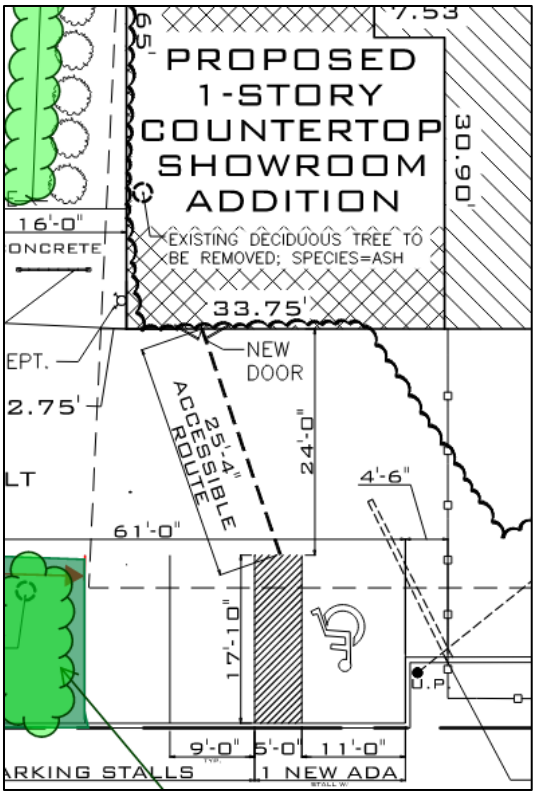
The zoning code requires all off-street parking to be a minimum of 25 feet away from the front lot line. The petitioner is requesting a front yard parking setback variation to reduce the distance from the front lot line to 14 feet 8 inches. Staff is supportive of this variation for few reasons. As illustrated below, the proposed site improvements include three new parking spaces on the south side of the building. The petitoner is proposing to stripe these spaces for customer access to the

proposed showroom addition. Secondly, adding these spaces will reduce the variance requested for the total number of required parking spaces on-site, as there are no striped parking spaces in this area currently. Lastly, this is an existing condition as pavement in the area is currently used for some parking.

Please note that the submitted plans show a total of 6 parking spaces with the western most parking space as close as 1 feet 2 inches from the front lot line. The petitioner will be required to remove 3 parking spaces as shown on the plans where there is currently landscaping on-site. A condition regarding this has been added to this staff report.

Landscape Variations

The petitioner is requesting two landscape variations.



The first variation is to reduce the foundation landscaping from 10 feet to 0 feet on the south side of the proposed building addition. Staff is supportive of this variation for two reasons. First, adding any foundation landscaping on this side would interfere with the existing drive-aisle width. The minimum 2-way drive-aisle width required is 24 feet. As proposed, the drive-aisle width adjacent will be 24 feet. And secondly, shifting the parking spaces and the drive-aisle to south to create room for foundation landscaping is impractical due to tight site constraints. The existing lot line on the south side currently is 0 feet from the existing pavement For these given reasons, staff is comfortable supporting the foundation landscaping variation.

The second variation is to reduce the overall landscaping from the required 20% to 16.5%. The zoning code requires each zoning lot to contain a minimum of 20% greenspace. With the proposed addition and site modifications, the site will have 12,832 square feet greenspace, which is 16.5% of the overall lot area. Please note, with keeping the existing landscape island at the southwest corner of the lot which measures ±445 sf, the overall greenspace on the property would be increased to 17.7%. The existing property does not comply with the 20% greenspace requirement as the current greenspace of the property is 18.8%. Staff researched the original landscape plan on file and discovered that the majority of the landscaping on-site complies with the approved landscape plan. There was a landscape end-island of ±905 square feet as shown on the approved landscape plan at the southeast corner of the lot which currently does not exist. Staff believe the island was removed over time without Village approval.

Should that landscape island remained, the overall greenspace at the time of the site was developed, would have been 20.6%.

The proposed landscape plan for the property shows a mix of landscape types (i.e. shrubs and trees) to be installed adjacent to the proposed building addition area. Although the amount of landscape area is less than code requirements, the project includes additional plantings that will enhance the frontage along Rodenburg Road. Staff is supportive of this request since the proposed variation is minor.

Business Operations Variation
The zoning code limits accessory retail uses to 10% of 1,000 sf, whichever is less, of the floor area of the primary building or structure. These are mainly associated with businesses who have an interior showroom to display their products. The zoning code further requires the retail use to be limited to products manufactured or stored on the premises. The petitioner is requesting a variaiton to exceed their allowance of 1,000 sf to 3,730 sf or 14.05% for their showroom. The petitioner's primary business is granite manufacturing. The business specializes in countertops made from granite, marble and quartz slabs for kitchens and bathrooms. The petitioner currently uses the rear (east) and side (south) of the property as a storage yard to store granite they manufacture on-site. Because of the nature of the business manufacutring granite and marble and given the size of the material samples, it makes sense to grant this variation. In addition, the petitioner is already occupying a building which includes a showroom of 2,050 sf. With this being a partially existing condition with no known physical or material impacts on parking and/or adjacent neighrbors, staff feels comfortable supporting the requested variation.

Zoning History:
Zoning history for the property is limited. The property was originally developed in 1978 based on Village records for a warehouse called Continental Field Machine. The building has been occupied for various office and warehouse uses over the years.

Surrounding Zoning and Land Uses:
North: M-1 / Manufacturing (Multi-tenant Building – 1120 – 1124 Morse Ave)
South: M-1 / Manufacturing (Village of Schaumburg – Centex Water Tower)
East: M-1 / Manufacturing (Multi-tenant Building – 1115 – 1125 Morse Ave)
West: M-1 / Manufacturing (Unincorporated Cook County – IDOT Maintenance Facility/Yard)

Compatibility with Surrounding Land Uses:
The existing land use of manufacturing granite along with office and warehouse is compatible with industrial uses in the area and will not have a negative impact on adjacent uses.

Comprehensive Plan Designation:
The Village's Comprehensive Plan designates the subject property as Industrial. The petitioner is not proposing to change that.

Parking:
Parking for the subject property is as follows:

Use	Parking Rate	Required Parking
Proposed Showroom Addition 1,775 sq ft GFA	1 per 500 sf of enclosed showroom	4 spaces
Existing Warehouse 19, 094 sq ft GFA 17, 184.6 sq ft NFA	1/1,000 sf NFA up to 10,000 square feet + 1/2,000 sf NFA above 10,000 square feet	14 spaces
Proposed Internet Auto Sales 1,440 sq ft GFA 1,296 sq ft NFA		4 spaces
Office 2541.74 sq ft GFA 2287.56 sq ft NFA	5 spaces/1,000 sq ft NFA	11
Existing Showroom 2050 sq ft GFA	1 per 500 sf of enclosed showroom	37
Required Parking		**37 spaces**
Provided Parking		**21 spaces**
Parking Deficit		**16 spaces**

As indicated above, there is a 16 space (56.75%) parking deficit. The existing parking lot has 21 spaces. In its existing condition, the subject property does not meet the amount of parking required per code.

Although the requested parking variation is large, staff is supportive of the variation for multiple reasons. First, the petitioner does not anticipate walk-ins at the volume to impact parking on-site for customers. Majority of the customers make an appointment prior to visiting the property. Second, the primary use of the building is dedicated for storage and material fabrication. The showroom is an ancillary use. Lastly, the petitioner could use part of the open driveway space before the loading dock drive for additional parking, as long as the parking is conforms with the front yard setback requirement of 25 feet and on a need basis. As such, Staff is supportive of the requested parking variation.

PLANNING

1. Prior to the issuance of a site maintenance or land development permit, the petitioner shall remove the 4 parking spaces at the far west side of the northern drive aisle. The spaces do not conform to the minimum length of a parking space.
2. The business shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 4, 2025.
3. Remove the 3 western most parking spaces in the south drive aisle as shown on the plans where there is currently landscaping on-site.

FIRE

1. Per submitted the plans, the showroom will be separated from the remainder of the building. The showroom will be required to be provided with sprinklers per Village of Schaumburg Amendment 903.2.7.
2. Exterior access shall be provided to the sprinkler riser.

TRANSPORTATION

1. Petitioner hereby agrees, at no cost to the Village, to allow for a temporary construction easement on PIN 07-33-103-029 in the area identified on the attached plat for the construction of bike path improvements, under such terms and conditions as shall be needed at the time construction is set to occur.

Recommendation:

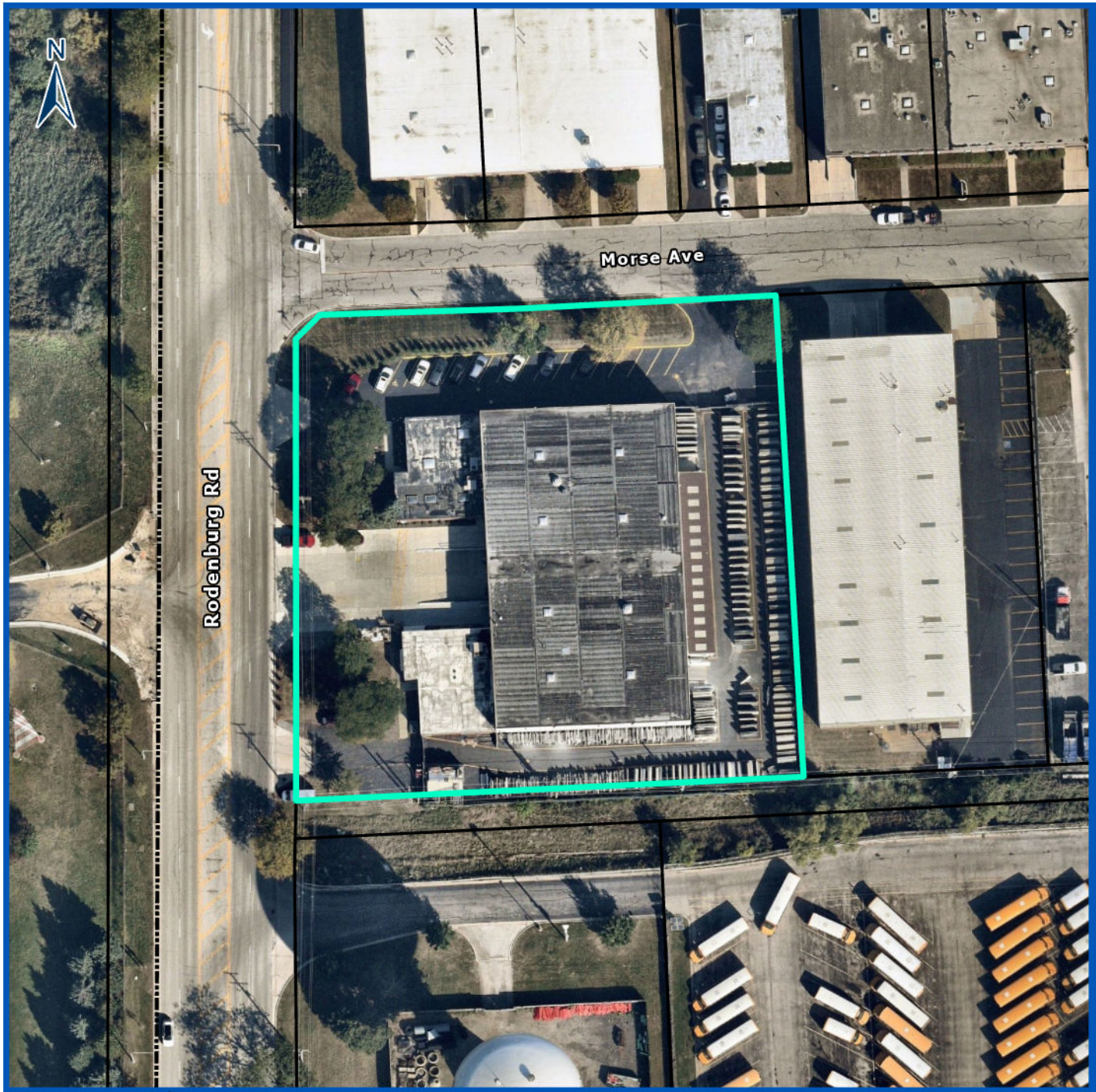
Staff has reviewed the petitioner's request and recommends **approval** of a Site Plan Amendment Parking Variations, Landscape Variations and Business Operations Variation for New Stone Design Inc., Case No. Z2502-07, subject to the following conditions:

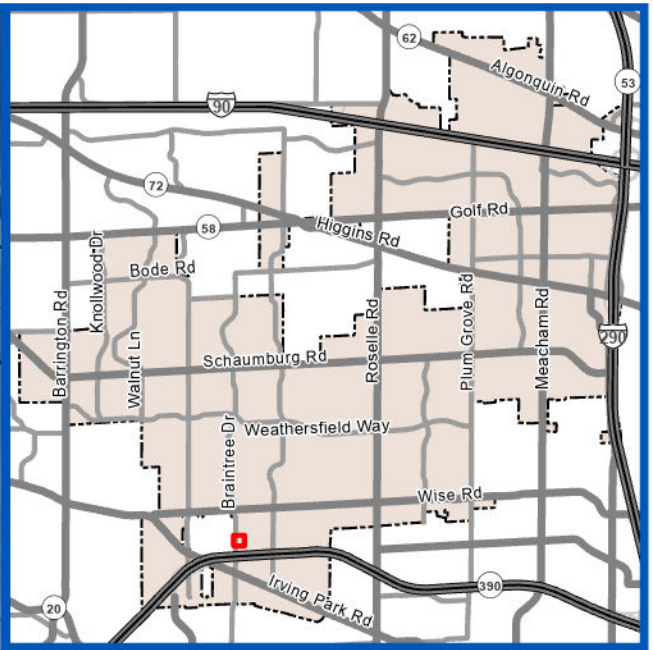
1. Prior to the issuance of a site maintenance or land development permit, the petitioner shall remove the 4 parking spaces at the far west side of the northern drive aisle. The spaces do not conform to the minimum length of a parking space.
2. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on August 4, 2025.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. A site maintenance or a land development permit will be required.
5. Per submitted the plans, the showroom will be separated from the remainder of the building. The showroom will be required to be provided with sprinklers per Village of Schaumburg Amendment 903.2.7.
6. Exterior access shall be provided to the sprinkler riser.
7. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg.
8. Petitioner hereby agrees, at no cost to the Village, to allow for a temporary construction easement on PIN 07-33-103-029 in the area identified on the attached plat for the

construction of bike path improvements, under such terms and conditions as shall be needed at the time construction is set to occur.

9. Prior to the issuance of a site maintenance or land development permit, the petitioner must revise the plans to include the following:
    a. Provide hydrant detail, village prefers clow hydrants.
    b. Add the Village of Schaumburg standard detail for accessible parking space
    c. Remove the 3 western most parking spaces in the south drive aisle as shown on the plans where there is currently landscaping on-site.
10. Prior to the issuance of a site maintenance or land development permit, the petitioner must revise the plans to include the following:
    a. Separate the landscape information onto their own Landscape Plan sheets as combining all information on one sheet is too confusing and doesn't meet record copy requirements.
    b. Remove existing dead arborvitae along Rodenburg Road and from right-of-way area along north drive isle. No plantings other than parkway trees are allowed in the right-of-way, which could obstruct motorists' visibility.
    c. Change proposed plant species along building addition foundation from barberry which are considered invasive and boxwood which would be difficult to grow in this location to other more suitable species (i.e.: Japanese Yew, Dwarf Korean Lilac, Dwarf Cranberry bush Viburnum, etc.).
    d. Provide additional foundation plantings (i.e.: daylilies, hosta, spirea, etc.) along the new building addition to add color/interest and meet the 10' min. foundation planting requirement and to justify the requested landscape variations for reduction in green space and foundation plantings.
    e. Specify the variety of Elm trees selected for the area along Rodenburg Road.
    f. All parking areas shall be screened from the street with plant material and include a shade tree at the end of each row of parking. Show existing plantings and/or provide additional plantings to meet village requirements.
    g. Provide a note on plans that all planting beds shall have a spaded edge and be mulched with shredded bark mulch.
    h. Provide note on plans that all turf areas shall be restored with sod.
11. The following plans shall be adopted as part of the governing ordinance:
    a. Site Plan, Sheet T-1, prepared by MD Architects, dated October 17, 2024, latest revised date September 29, 2025, and received by the Community Development Department on September 9, 2025.
    b. Existing Floor Plan, Sheet D1, prepared by MD Architects, dated October 17, 2024, latest revised date September 29, 2025, and received by the Community Development Department on September 9, 2025.
    c. New Addition Foundation and Floor Plan, Sheet A1, prepared by MD Architects, dated October 17, 2024, latest revised date September 29, 2025, and received by the Community Development Department on September 9, 2025.

d. Elevations, Sheet A2, prepared by MD Architects, dated October 17, 2024, latest revised date September 29, 2025, and received by the Community Development Department on September 9, 2025.
e. Color Elevations, Sheet R1, prepared by MD Architects, dated October 17, 2024, latest revised date September 29, 2025, and received by the Community Development Department on September 9, 2025.
f. Bike Rack Specs, received by the Community Development Department on September 9, 2025.
g. Project Narrative, received by the Community Development Department on February 2, 2025.
h. Variation Narrative, received by the Community Development Department on September 9, 2025.





Subject Property

Z2502-07

New Stone Design

Site Plan Amendment, Parking Variations, Landscape Variations and Business Operations Variation

0 40 80
Feet

VILLAGE OF SCHAUMBURG

1475 Rodenburg Rd

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-25-20

Submitted On: Feb 14, 2025

Applicant

Grzegorz Munik
7738187328
@ newstonedesign@yahoo.com

Primary Location

1475 RODENBURG RD
Schaumburg, IL 60193-3532

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2502-07 / NEW STONE DESIGN, INC / 1475 Rodenburg Road / Site Plan Amendment, Parking Variations, Landscape Variation and Business Operations Variation

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-33-103-029-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Building extension and landscaping

Project Staff

Type

Architect

If Other, Describe

--

Company Name

--

Staff Name

MAREK DOMINIKOWSKI

Staff Mailing Address

1475 Rodenburg Rd

Staff Phone Number

847.346.9093

Staff Email

marek@mdarchitectstudio.com

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

The objective of this project is to expand the existing building to accommodate increasing operational needs. The expansion work will be carried out on weekdays, from 8:00 AM to 5:00 PM, Monday through Friday, ensuring minimal disruption to the surrounding environment during working hours. The project will involve a team of approximately 10 people, including architects, engineers, and construction workers. Their roles will include design planning, structural analysis, construction, and installation of necessary systems for the new space. The work will be carried out systematically, with the primary focus on maintaining safety standards and adhering to the project timeline. Regular inspections and assessments will be conducted to ensure the building meets both regulatory and functional requirements. The anticipated outcome of this expansion is to provide additional space, enhance the building's capacity, and improve the overall functionality, contributing to the growth and development of the organization.

As our business continues to grow, the need for a larger and more efficient showroom has become essential. Expanding our showroom will provide us with the additional space required to display a broader range of products, enhancing our ability to showcase our full offerings to potential customers.

With a larger showroom, we can improve product visibility and create a more inviting environment for clients to explore and experience our products firsthand. This not only elevates the overall customer experience but also increases the likelihood of higher engagement and sales. A spacious showroom will allow us to organize products in a more structured and appealing way, making it easier for customers to navigate and find what they’re looking for.

In addition, as we expand our product range, it becomes increasingly difficult to properly display everything in our current space. Expansion will allow us to adapt to these growing needs and stay competitive in a constantly evolving market. More space will also support events, demonstrations, and the hosting of larger customer groups, further boosting our business potential.

Ultimately, expanding our showroom is a strategic decision aimed at fostering growth, improving customer satisfaction, and positioning our brand for long-term success

Variance Application

Project: Showroom Addition
Address: 1475 Rodenburg Rd Schaumburg IL 60193
Applicant: New Stone Design
Date: 2025-09-29
To: Village of Schaumburg
Attn: Planning Review Group

Dear Members of the Zoning Board,
On behalf of the property owner, we respectfully request parking variances pertaining to §154.122 for the above-referenced property:

1. Parking Count Variation
   A reduction from the minimum number of off-street parking spaces required by §154.122. The PRG Reviewer stated there are 36 total parking spots required.
2. Drive Aisle Width Variation
   Approval of an existing one-way internal drive aisle width of 19 ft where a 20 ft one-way is otherwise required per §154.122(B)(4).
3. Construction of new parking stalls depth decreased by 8” from 18’-6” to 17’=10”. Allowing this alteration will leave a 24’ drive aisle between the parking and building, while having the parking stalls be backed up as close to the property line as possible.

Project Summary

For more site info refer to sheet T-1.

1. Existing Parking/Site Circulation
   a. Existing Parking Conditions are all located on the North end of the lot. The spot count is as follows: 1 ADA parking stalls, 18 existing parking stalls
2. Proposed Site Plan Changes
   a. On the South side of the lot, near the new showroom addition, 5 regular parking spots are added, 9’-0” wide by 17’-10” deep; along with 1 ADA parking spot, 11’-0” wide by 17’-10” deep with 5’-0” wide access aisle.

Basis for the Variations

- Site constraints unique to the property, not self-created, due to the existing building footprint and existing site conditions. These conditions limit where additional parking stalls can be located and constrain circulation options.
- There is no change to neighborhood character, as the site alterations are minor. The alterations are as follows: an extension of the showroom and an addition of a few parking stalls on the south side. This is an industrial area, and the character of the area is not altered.
- Operational needs, observed demand, and scheduling patterns indicate the proposed supply is sufficient. Peak demand occurs in limited windows and can be served by the combined north and south fields, with ADA stalls provided per code.

Without these variations, the addition cannot and does not meet the zoning code’s minimum parking requirement. Approving the variation and the showroom addition will increase on-site parking and move the property closer to full compliance. We appreciate your consideration and believe these targeted variations balance safety, code intent, and practical site function without adverse neighborhood impacts. Thank you for your time and consideration.
Sincerely,
New Stone Design

1-STORY ADDITION FOR NEW COUNTERTOP SHOWROOM TO EXISTING COMMERCIAL BUILDING

NOTICE TO CONTRACTORS:

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER–CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.
THE ARCHITECT IS PROVIDING A "PLANS ONLY" SERVICE. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE ONLY TO BE USED BY COMPETENT CONTRACTORS LICENSED WITHIN THE CITY OF SCHAUMBURG, AND KNOWLEDGEABLE IN THE BUILDING TRADES.
2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. NON–COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.
3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT; NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS, THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.
6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.
7. BY SUBMITTING A BID OR PRICE PROPOSAL THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.
8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OHSA RULES.
9. THE START OF WORK WILL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.
5. THE CONTRACTOR MUST SUBMIT TO THE OWNER AND COPY TO THE ARCHITECT A CERTIFICATE OF INSURANCE WHICH NAMES THE FOLLOWING AS ADDITIONALLY INSURED FOR THIS PROJECT:
OWNER
ARCHITECT
THE CITY OF SCHAUMBURG

BUILDING INFO
CONSTRUCTION: TYPE II
OCCUPANCY: SEPARATED MIXED-USE
FIRE ALARM: YES
SPRINKLER SYSTEM: NO

CODES ADOPTED:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ ILLINOIS AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2014 ILLINOIS PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2018 ILLINOIS ACCESSIBILITY CODE

ZONING ANALYSIS
LOT SIZE: 77,312 SF.
EXISTING BUILDING FOOTPRINT: 24,771 SF. = 32% COVERAGE
PROPOSED ADDITION : 1,775 SQ. FT.
TOTAL PROPOSED FLOOR AREA : 26,546 SQ.FT. = 34% LOT COVERAGE
PROPOSED LANDSCAPE AREA: 12,832 SF = 16.5%

PARKING CALCULATIONS
ALL PARKING MODIFICATION WORK SHALL BE DONE PER VILLAGE OF SCHAUMBURG ORDINANCE SECTION 154.122 AND 2018 ILLINOIS ACCESSIBILITY CODE.

EXISTING PARKING
- ADA PARKING STALLS = 1
- REGULAR PARKING STALL = 18

PROPOSED PARKING[* = AMOUNT ALTERED]
- ADA PARKING STALLS = 2*
- REGULAR PARKING STALL = 23*

PARKING CALCULATIONS – EXISTING
WAREHOUSE = 19,093 SQ. FT. ; REQUIRED PARKING = 15 SPACES
OFFICE = 2,543 SQ. FT. ; REQUIRED PARKING = 13 SPACES
EXISTING SHOWROOM = 2,050 SQ. FT. ; REQUIRED PARKING = 5

TOTAL PARKING SPOTS REQUIRED = 33 PARKING STALLS
CURRENT TOTAL NUMBER OF PARKING STALLS = 19

PARKING CALCULATIONS – PROPOSAL
ADDITION OF SHOWROOM = 1,680 SQ. F.T. ; REQUIRED PARKING = 4 [1 PER 500 SQ. FT.]
NEW TOTAL PARKING SPOTS REQUIRED = 37
TOTAL OF PARKING SPOTS PROVIDED = 25 [VARIANCE REQUESTED]
PROPOSED ALTERATION TOTAL OF PARKING STALLS PROVIDED, 25, IS LESS THAN THE INTENDED OCCUPANT LOAD, 15. OCCUPANT LOAD CALCULATIONS SHOWN BELOW.

TENANT OCCUPANCY CALCULATIONS [PER 2021 IBC 1004.1]
OCCUPANCY CLASSIFICATION = COMMERCIAL F-2; LOW-HAZARD FACTORY INDUSTRIAL

SPACE NAME	CALCULATED AREA [SQ.FT.]	NET SQ. FT. PER PERSON	BUILDING OCCUPANT DESIGN LOAD	INTENDED NUMBER OF PEOPLE
RECEPTION/ OFFICE	2,543	150 GSF	17	2
WAREHOUSE	19,093	500 GSF	19	8
WAREHOUSE BREAK ROOM	265	15 GSF	18	N/A
SHOWROOM - EXISTING	2,050	60 GSF	35	5
SHOWROOM - ADDITION	1,680	60 GSF	28	
		TOTAL =	200	15*

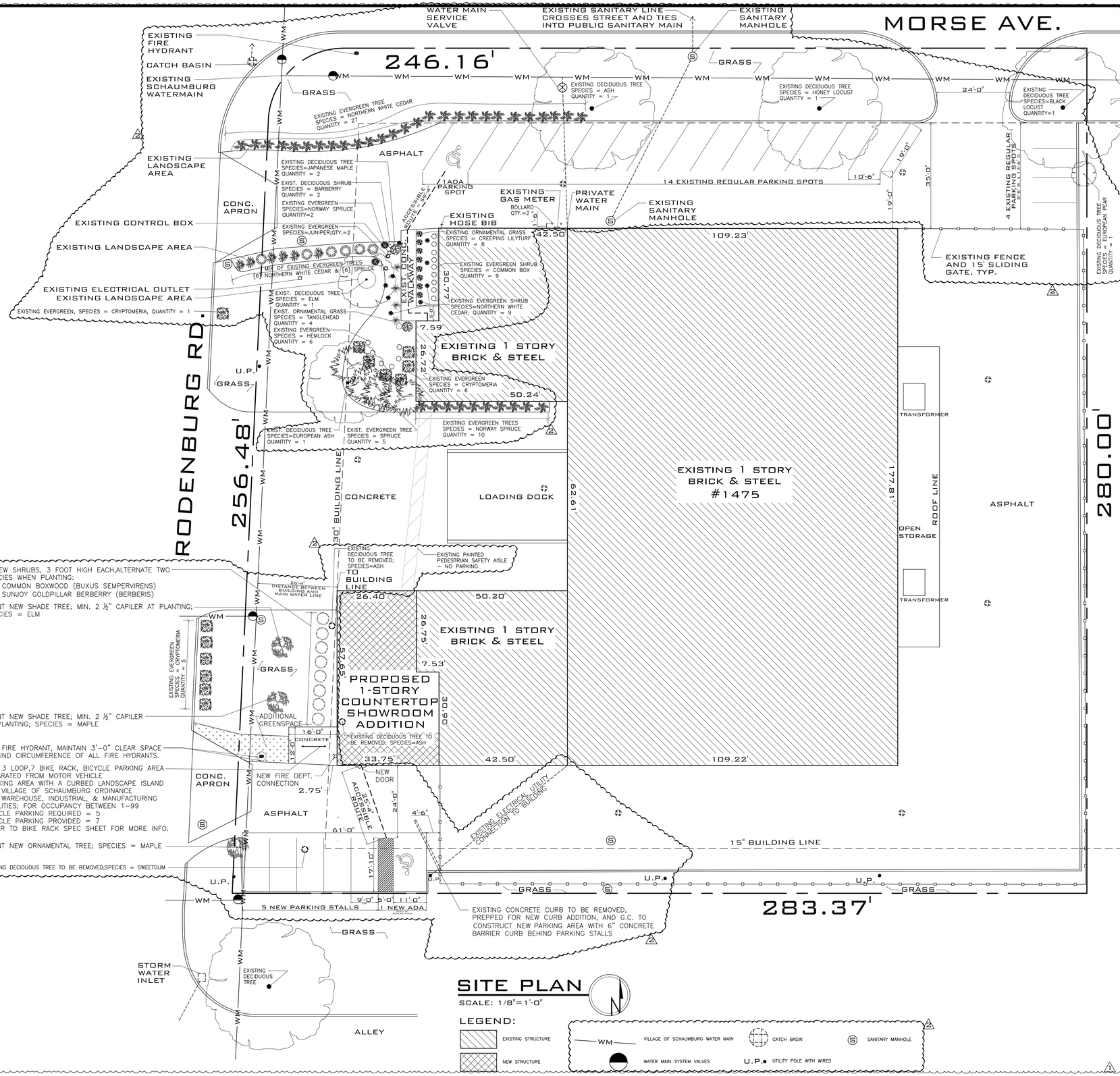
* = INTENDED NUMBER OF MAXIMUM PEOPLE TO BE ON–SITE AT ONCE.
STAFFING CONSISTS OF TWO (2) ADMINISTRATIVE EMPLOYEES LOCATED IN THE RECEPTION OFFICE AREA AND UP TO EIGHT (8) EMPLOYEES WORKING IN THE WAREHOUSE AREA DURING EACH SHIFT. THE SHOWROOM FUNCTIONS AS A SEPARATE AREA, INTENDED PRIMARILY FOR CLIENT VISITS, WITH A MAXIMUM OF FIVE (5) CLIENTS ANTICIPATED PER DAY.

LANDSCAPE INFO
ALL LANDSCAPE WORK SHALL BE DONE PER VILLAGE OF SCHAUMBURG ORDINANCE SECTION 154.135 AND 154.136

EXISTING LANDSCAPING
- EVERGREEN TREES = 5
- SMALL EVERGREEN TREES = 65
- EVERGREEN ORNAMENTAL = 26
- DECIDUOUS TREES = 7
- DECIDUOUS ORNAMENTAL = 4
- ORNAMENTAL GRASS = 12

PROPOSED LANDSCAPING [* = AMOUNT ALTERED]
- EVERGREEN TREES = 5
- SMALL EVERGREEN TREES = 65
- EVERGREEN ORNAMENTAL = 34*
- DECIDUOUS SHADE TREES = 7
- DECIDUOUS ORNAMENTAL = 4
- ORNAMENTAL GRASS = 12

SCOPE OF LANDSCAPE WORK
- REMOVE 3 DECIDUOUS TREES; 2 FOR THE NEW SHOWROOM ADDITION AND 1 FOR THE NEW PARKING
- PLANT 8 NEW SHRUBS AT THE FOUNDATION PER SITE PLAN
- PANT 3 NEW SHADE TREES PER SITE PLAN



SITE PLAN

SCALE: 1/8"= 1'-0"

LEGEND:
- EXISTING STRUCTURE
- NEW STRUCTURE
- WM — VILLAGE OF SCHAUMBURG WATER MAIN
- WATER MAIN SYSTEM VALVES
- CATCH BASIN
- S — SANITARY MANHOLE
- U.P.● UTILITY POLE WITH WIRES

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847.346.9093 MAREK@MDARCHITECTSTUDIO.COM

1475 RODENBURG RD.
SCHAUMBURG IL

1 02.05.2025
2 09.29.2025

DATE
10.17.2024

PROJECT
241017

SHEET
T1

GENERAL NOTES

1. PRODUCTS STORED: A WIDE VARIETY OF COUNTERTOP MATERIALS ARE STORED ON SITE. ALL MATERIALS ARE STONE OR EQUIVALENT NON-COMBUSTIBLE PRODUCTS.
2. THE FABRICATION AREA IS DESIGNATED FOR MODIFYING COUNTERTOP MATERIALS BY CUTTING AND SHAPING THEM TO THE APPROPRIATE SIZE. THE ADJACENT STORAGE AREA IS INTENDED TO HOLD THE VARIOUS STONE MATERIAL TYPES AVAILABLE FOR FABRICATION AND SHOWROOM USE.
3. THE SHOWROOM IS INTENDED TO DISPLAY ONE REPRESENTATIVE SAMPLE OF EACH AVAILABLE COUNTERTOP TYPE, DEMONSTRATING MATERIAL APPEARANCE AND FINISH OPTIONS FOR CLIENTS.



EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"

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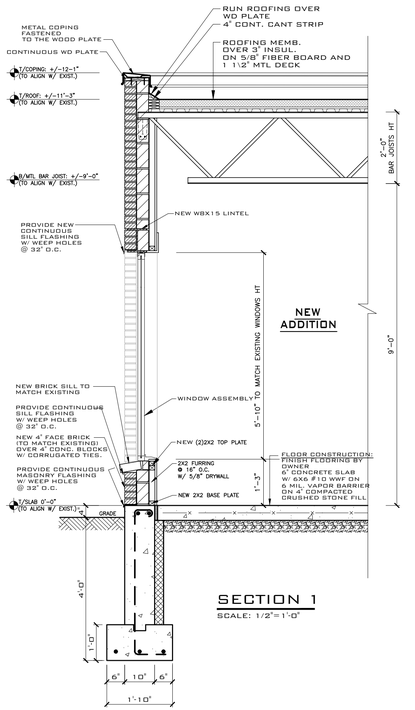
1475 RODENBURG RD.
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241017

SHEET
D1

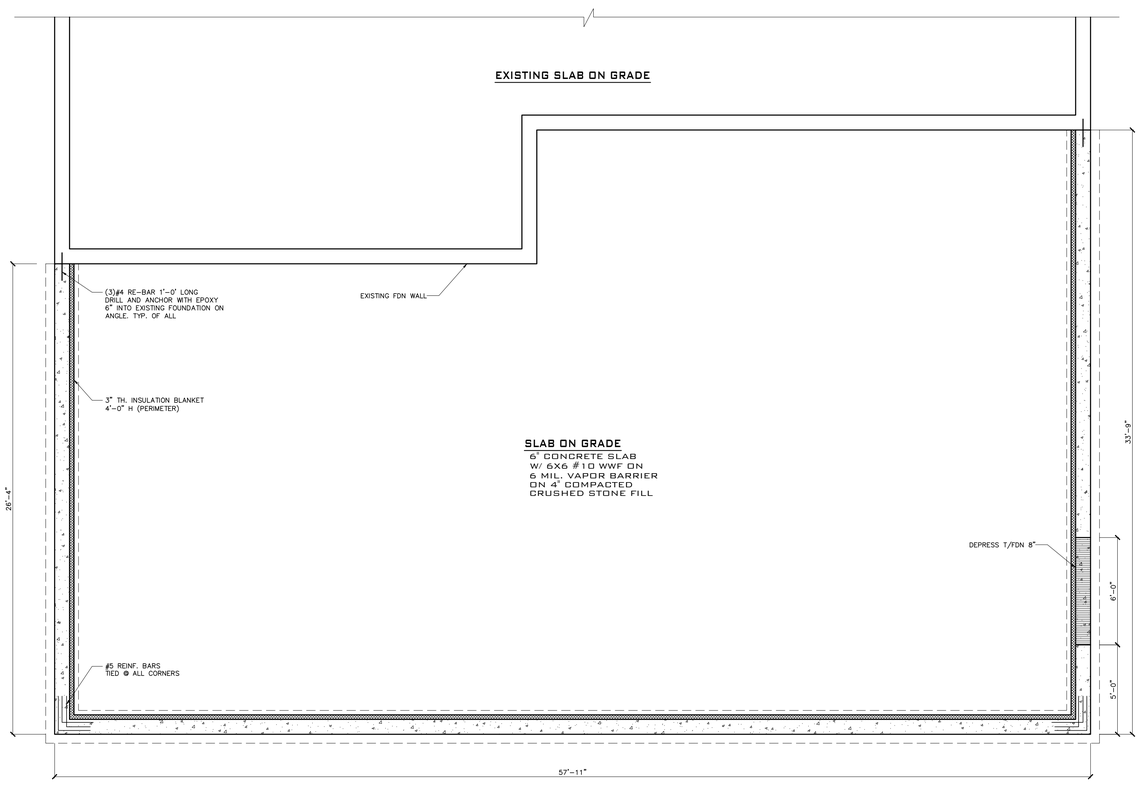


SECTION 1
SCALE: 1/2"=1'-0"

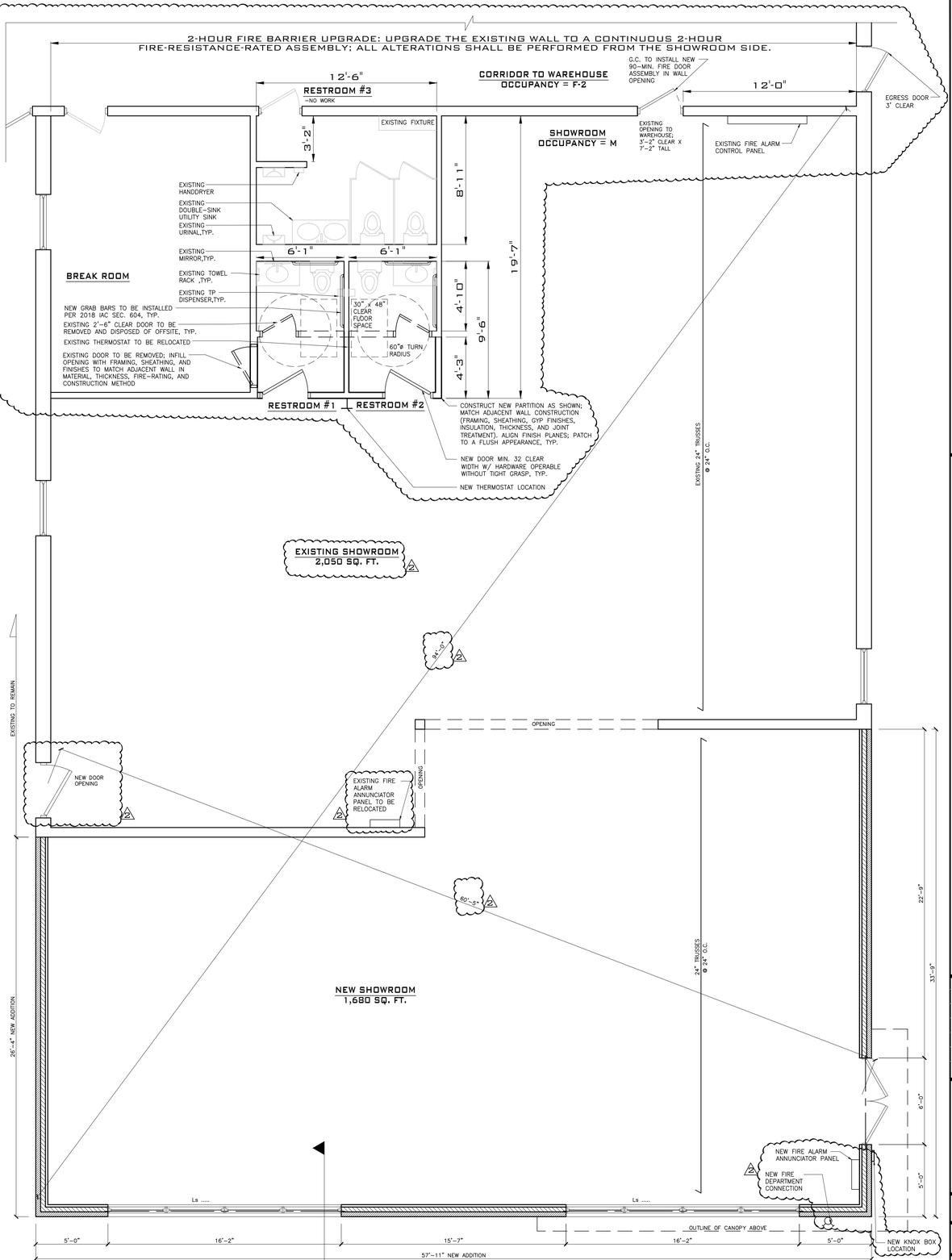
FIRE SEPARATION REQS.
PER 2021 IBC 508.4; FIRE BARRIER
SEPARATION REQ. BETWEEN M & F-2 = 2 HR

GC NOTE — UPGRADE EXISTING WALL TO 2-HOUR FIRE BARRIER = GC TO PERFORM ALL WALL ALTERATIONS FROM THE SHOWROOM SIDE. UPGRADE THE EXISTING CMU WALL TO A CONTINUOUS 2-HOUR FIRE BARRIER FROM SLAB OR FOUNDATION TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK; CLOSE CONCEALED SPACES AND TREAT ALL JOINTS WITH LISTED 2-HOUR JOINT SYSTEMS; VERIFY THE WALL ACHIEVES A 2-HOUR RATING BY APPROVED LISTING OR CALCULATIONS; PROTECT ALL SUPPORTING CONSTRUCTION TO THE SAME 2-HOUR RATING; PROVIDE RATED OPENING PROTECTIVES AS REQUIRED; SEAL ALL PENETRATIONS WITH LISTED 2-HOUR FIRESTOP SYSTEMS AND INSTALL REQUIRED FIRE OR SMOKE DAMPERS AT DUCTS OR AIR TRANSFER OPENINGS; COORDINATE MEP TO MINIMIZE NEW PENETRATIONS AND RESTORE THE RATING WHEREVER DISTURBED; PERFORM ALL WORK IN ACCORDANCE WITH THE IBC, LOCAL AMENDMENTS, AND MANUFACTURER LISTING REQUIREMENTS.

ONE ACCEPTABLE APPROACH: ATTACH 1-2 LAYERS OF TYPE X GYPSUM ON METAL CHANNELS/STUDS TO ONE SHOWROOM SIDE USING A UL 2-HOUR WALL DESIGN THAT ALLOWS CMU SUBSTRATE. MAKE SURE PERIMETER AND FASTENERS FOLLOW THE LISTING, OR APPROVED EQUIVALENT.



NEW ADDITION FOUNDATION PLAN
SCALE: 1/4"=1'-0"



NEW ADDITION FLOOR PLAN
SCALE: 1/4"=1'-0"

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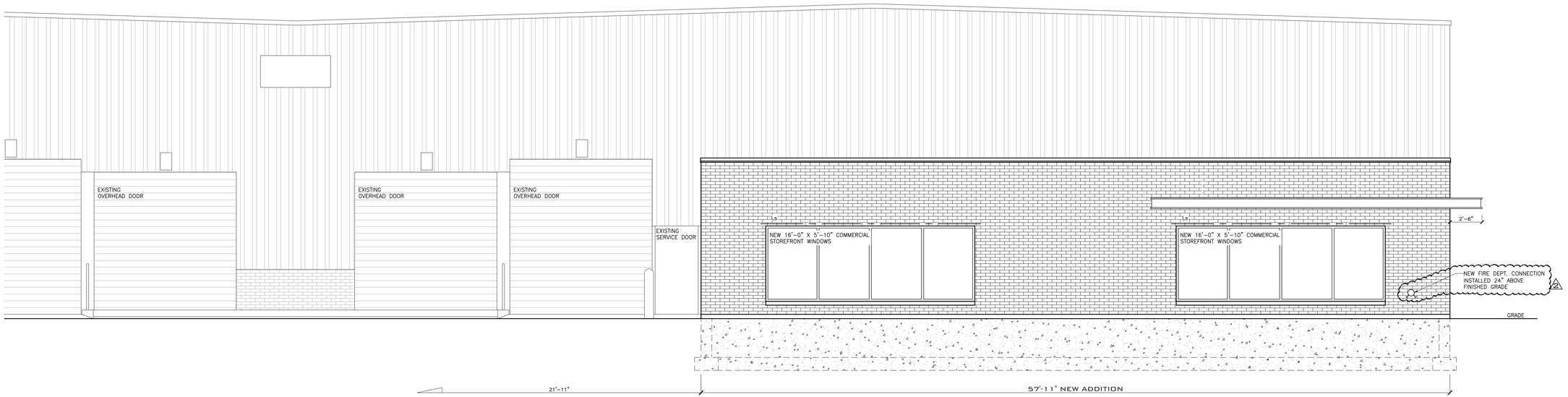
DATE
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PROJECT
241017

SHEET
A1

A'-A'

MATCH WITH LINE B'-B'

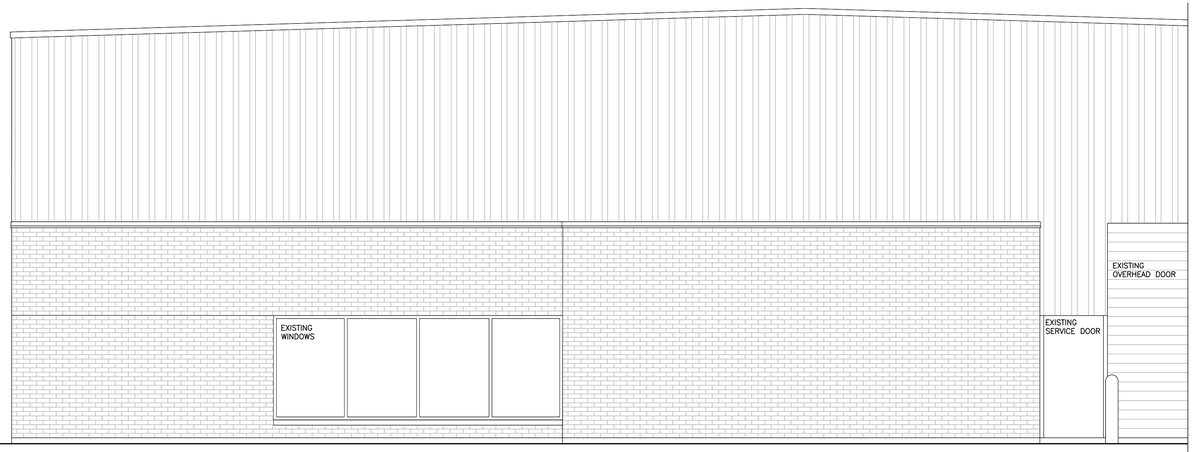


B'-B'

PROPOSED ADDITION WEST ELEVATION

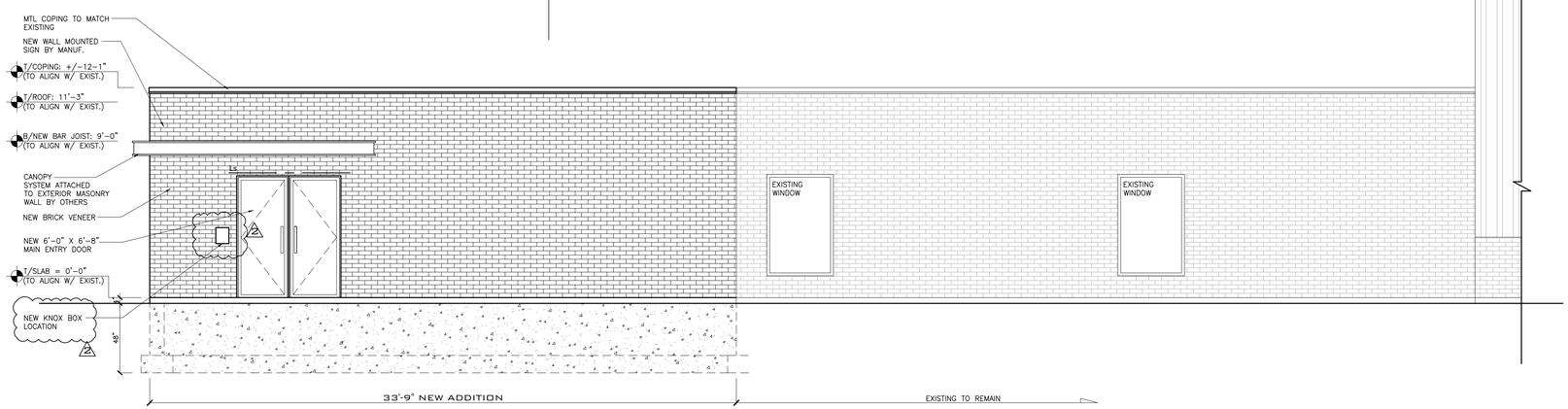
SCALE: 1/4"=1'-0"

MATCH WITH LINE A'-A'



EXISTING PARTIAL WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED ADDITION SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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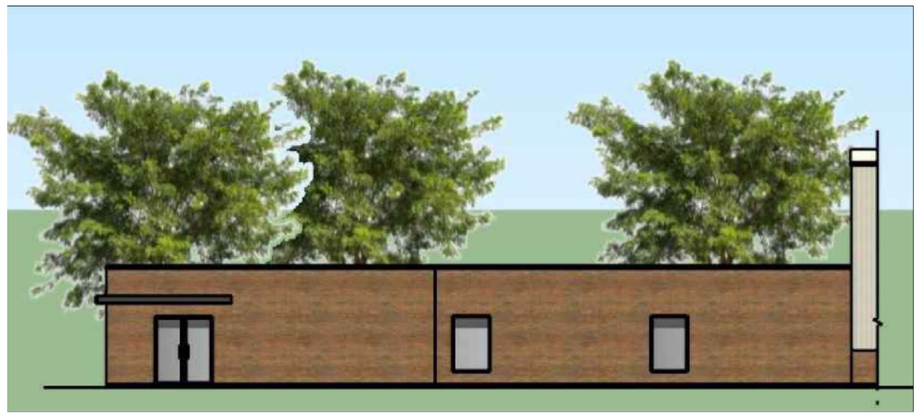
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SHEET
A2



FRONT COLOR ELEVATION



SIDE COLOR ELEVATION

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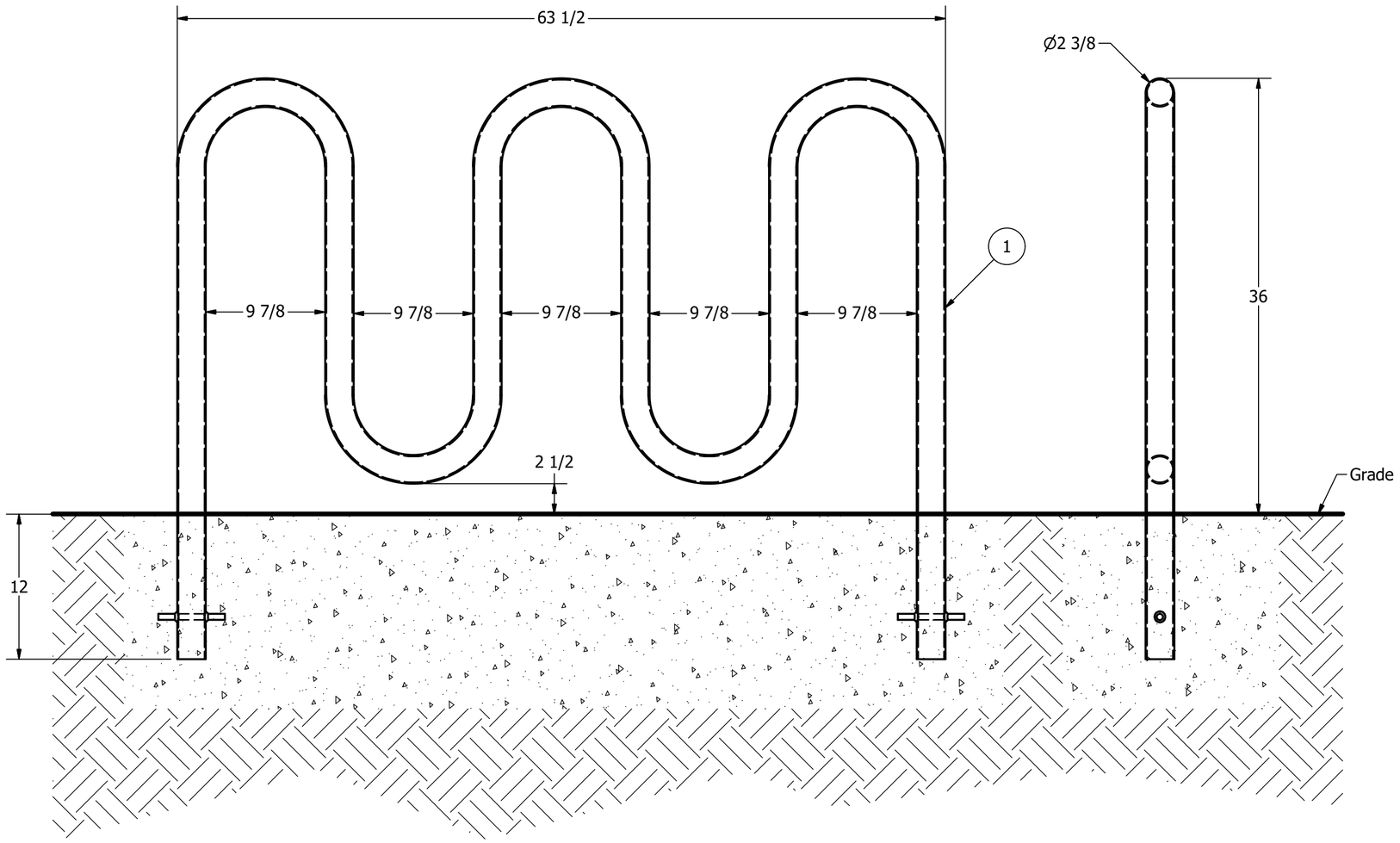
1 02.05.2025
2 09.29.2025

DATE
10.17.2024

PROJECT
241017

SHEET
R1

Bike Rack, Model R-8240-EM



General Description:

The R-8240-EM Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 7 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Embedded in-ground for new concrete installation.

Specifications:

Height: 36"

Cross Span: 63 1/2"

Weight: 65 lbs

Material: Steel

Finish Options:

- ✓ Polyester Powdercoated
  See Reliance Foundry's standard color options at www.reliance-foundry.com/bollard/colors-bollards

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Bike rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8240EM	Bike Rack R8240EM	Steel Powder Coated	65 lbs

RELIANCE FOUNDRY
SINCE 1925
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-3245 info@reliance-foundry.com
www.reliance-foundry.com

TITLE

Bike Rack, Model R-8240-EM

SIZE		DWG NO	REV
C		R8240EM	C1

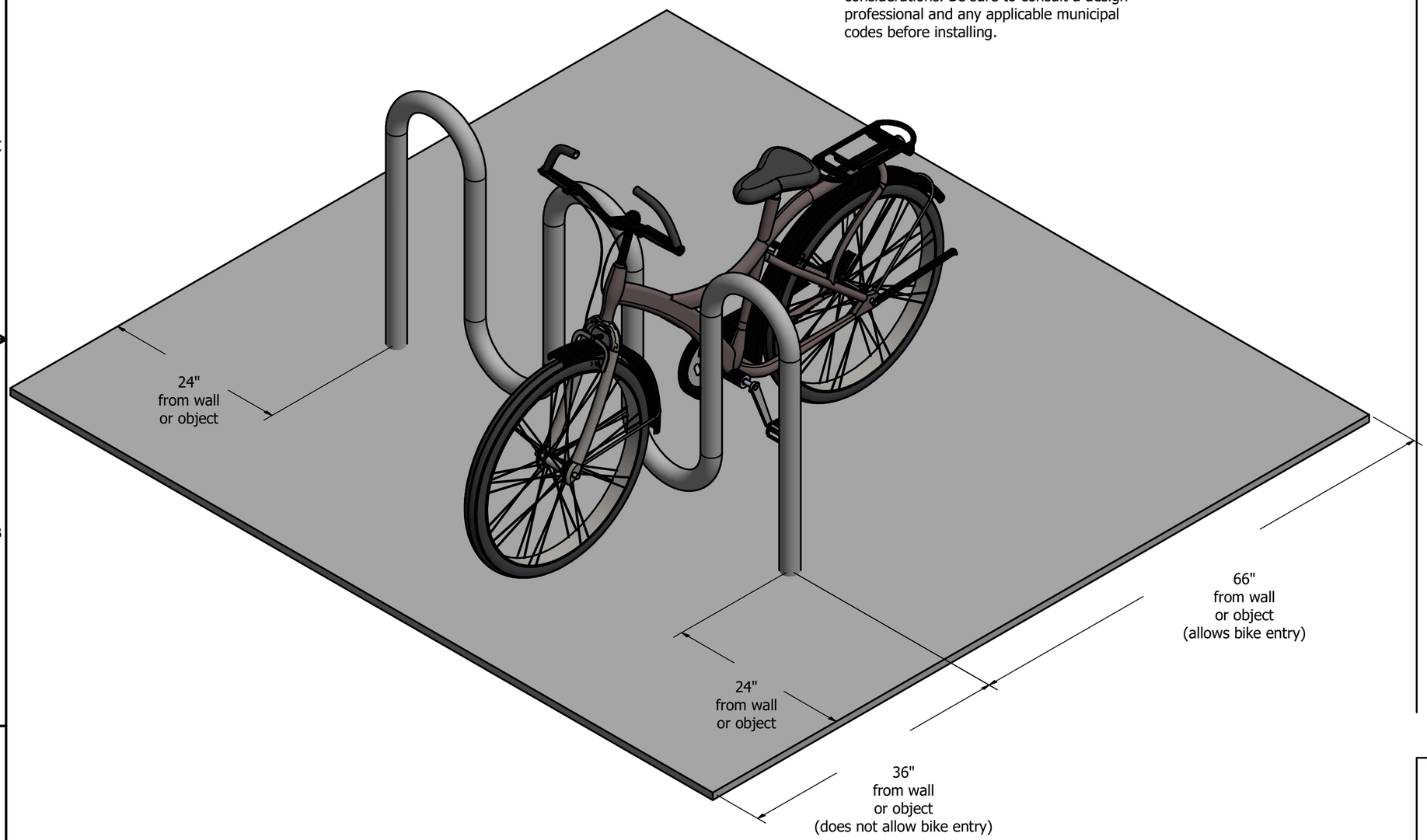
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Bike Rack, Model R-8240-EM

Bike Rack Spacing

Spacing dimensions are only example suggestions and may not be suitable for specific locations. Dimensions do not account for walkways or other space considerations. Be sure to consult a design professional and any applicable municipal codes before installing.



General Description:

The R-8240-EM Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 7 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Embedded in-ground for new concrete installation.

Specifications:

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Bike Rack, Model R-8240-EM

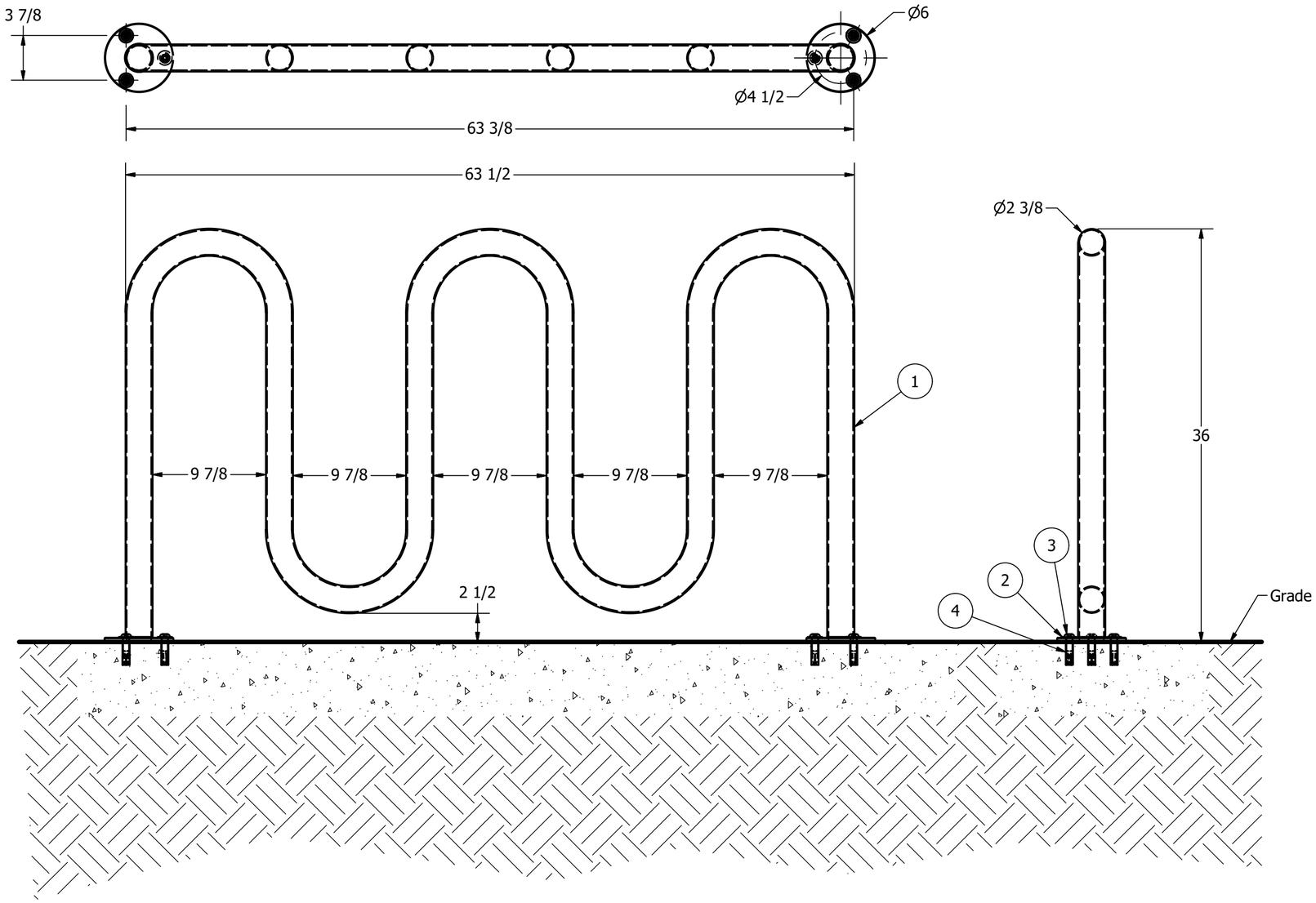
SIZE		DWG NO	REV
C		R8240EM	C1
NOT TO SCALE			SHEET 2 OF 2

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Bike Rack, R-8240-FL

Drop-in Anchor Installation:
1) Use a carbide tip drill bit (conforming to ANSI B 212.15) to drill 5/8" x 2" hole (dia. x depth)
2) Clean drill hole of debris
3) Insert anchor into drill hole
4) Use hammer and proper setting tool* (for 1/2" Drop-In Anchor from UCAN) to drive plug down
5) Fasten button head screw (Maximum torque 22 ft x lbf)

* Substitute a narrow punch tool at installer's risk



General Description:

The R-8240-FL Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 7 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Bolt-down flanges for existing concrete surface installation.

Specifications:

Height: 36"

Cross Span: 63 1/2"

Weight: 63 lbs

Material: Steel

Finish Options:
- ✓ Polyester Powdercoated
  See Reliance Foundry's standard color options at www.reliance-foundry.com/bollard/colors-bollards

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Bike rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8240FL	Bike Rack R8240FL	Steel Powder Coated	63 lbs
2	6	Stainless Steel Washer 1/2"	Stainless Steel Washer 1/2" OD 1 1/4" Thick .05"	Stainless Steel	
3	6	Button Head Bolt 1/2" x 1 1/4"	Hexagon Socket Button Head Cap Bolt 1/2" x 1 1/4" - requires 5/16" hex key	Stainless Steel	1/8 lbs
4	6	Drop-in Concrete Insert 1/2"	Drop-in Concrete Insert 1/2" - requires 5/8" x 2" hole (dia. x depth)	Steel Plated	1/8 lbs

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TITLE

Bike Rack, R-8240-FL

SIZE		DWG NO	REV
C		R8240FL	C1

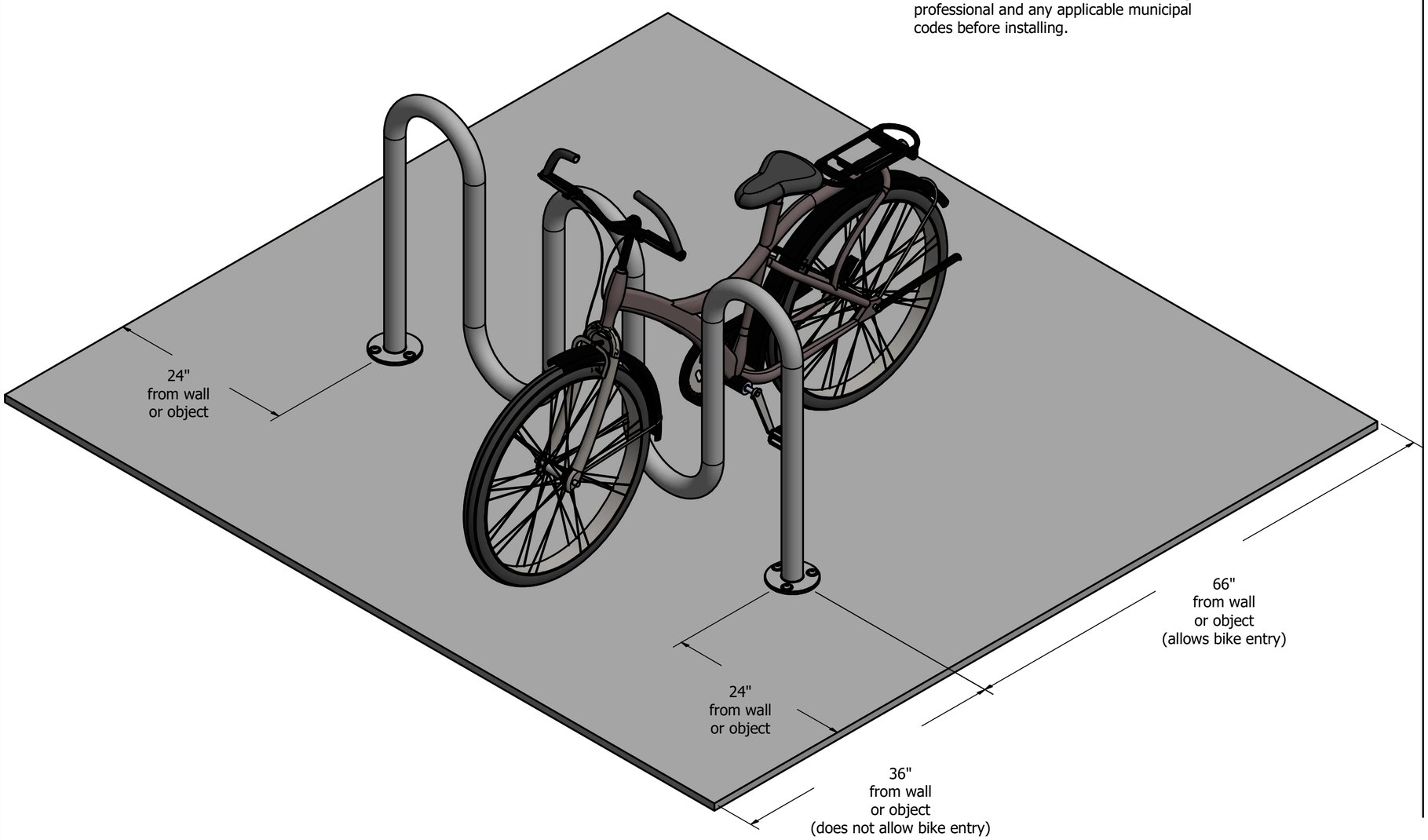
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Bike Rack, R-8240-FL

Bike Rack Spacing

Spacing dimensions are only example suggestions and may not be suitable for specific locations. Dimensions do not account for walkways or other space considerations. Be sure to consult a design professional and any applicable municipal codes before installing.



General Description:

The R-8240-FL Wave Bike Rack is a high-capacity, corral-style bike stand that accommodates up to 7 bikes at a time. Bikes can be secured using a U-lock or cable between the frame and front or rear wheel. Wave bike racks are made from carbon steel and feature durable powder coatings to prevent corrosion and wear. Select from 1 of 6 custom colors. Bolt-down flanges for existing concrete surface installation.

Specifications:

Height: 36"

Cross Span: 63 1/2"

Weight: 63 lbs

Material: Steel

Finish Options:
- ✓ Polyester Powdercoated
  See Reliance Foundry's standard color options at www.reliance-foundry.com/bollard/colors-bollards

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Bike Rack, R-8240-FL

SIZE		DWG NO	REV
C		R8240FL	C1
NOT TO SCALE		SHEET 2 OF 2	

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VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2511-01 / NEOS ECLECTIC MEDITERRANEAN / 680 Mall Drive / Site Plan Amendment for Site Modifications and Landscape Variations
12/10/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner is requesting approval of a Site Plan Amendment and a Foundation Landscaping Variation for a new Type "A" Restaurant - Neos Electric Mediterranean, to be located at 680 Mall Drive.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive. Therefore, staff recommends **approval** of a Site Plan Amendment for Site Modifications and Landscape Variations to Neos Eclectic Mediterranean Restaurant to be located at 680 Mall Drive, Case No. Z2511-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Z2511-01 NEOS Eclectic Application.pdf
- Landscape Plan
- Variation Justification

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: December 10, 2025

DATE PREPARED: November 26, 2025

CASE NUMBER: Z2511-01

TITLE: Z2511-01 / NEOS ECLECTIC MEDITERRANEAN / 680 Mall Drive / Site Plan Amendment for Site Modifications and Landscape Variations

BACKGROUND INFORMATION

Petitioner:	Akeel Ramzanali
Address of Petitioner:	680 Mall Dr, Schaumburg, IL 60173
Status of Petitioner:	Tenant
Owner of Parcel:	Universal Vision Property, LLC
Address of Owner:	1 Mid America Plaza, Oak Brook, IL 60181
Existing Zoning:	B-2 – General Business
Existing Land Use:	Type "A" restaurant

Requested Action:

- Site Plan Amendment for Site and Landscape Medications [Title 15, Chapter 154, Section 154.46(A)]
- Buffer Yard Variation to Reduce the North Buffer Yard from 10' to 1'8" [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Landscape Variation to Waive the Parking Lot Island Requirement [Title 15, Chapter 154, Section 154.136(L)(2)(a) of the Zoning Ordinance]

ANALYSIS

Staff Discussion

The petitioner is requesting approval of a Site Plan Amendment and a Bufferyard Landscaping Variation for a new Type "A" Restaurant - Neos Electric Mediterranean, to be located at 680 Mall Drive.

Background



The Village Board granted approval for construction of an outdoor patio and other improvements to the subject property in June 2021 (Case No. Z2104-02, Ordinance No. 21-070). The other improvements included minor façade changes, expansion of the sidewalk in front of the building, a new walkway in back of the building, reconfiguration of the ADA parking spaces in front of the building to include 2 additional landscape islands, and landscaping around the new patio.

The majority of the work was completed to match the approved plans; however, during project construction, a brick paver walkway was added along the north side of the property (adjacent to the new patio and in the location of a planned drainage swale), the 2 landscape islands were not installed, and some of the parking spaces were incorrectly striped.

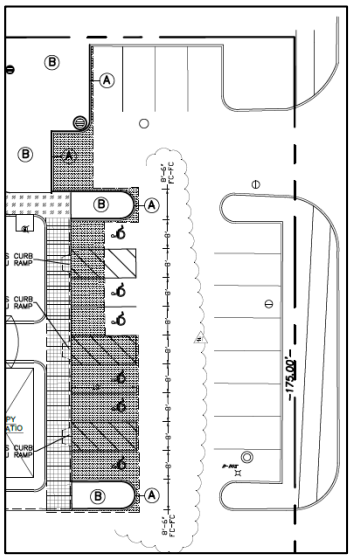
The property was recently sold to the current owner and the petitioner, who is also a new tenant of the subject property, inherited the outstanding site items. In order for the project to comply, the petitioner is requesting the Village approve the existing site modifications made by the previous owner. The zoning code allows a new owner to take over an existing special use within one year of the previous business closing date. Per Village records, Meze closed in September, 2025.

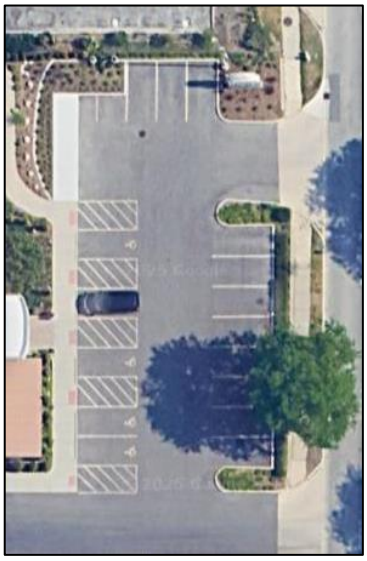
Site Plan Amendment

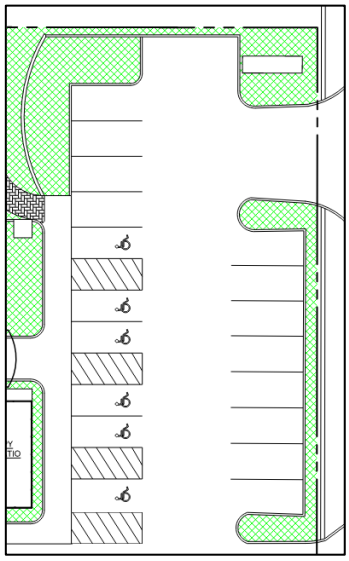
The petitioner is requesting an amendment to the approved plans to incorporate the existing pathway on the north side of the property, omit the southern most parking row end island (east side of the building), and re-stripe 4 parking spaces in front of the building. An analysis on the walkway and landscape island is included in the landscape variation section of the report below.

The images below show the parking lot islands and striping as approved and constructed. Since the islands weren't installed to match the plans, there is now some striping along the north side of the property that needs to be modified. A permit would not be required to correct the striping. The petitoner has asscepted staff's suggested striping plan to re-stripe 4 spaces on the east side of the building.

Approved **Constructed** **Suggested**





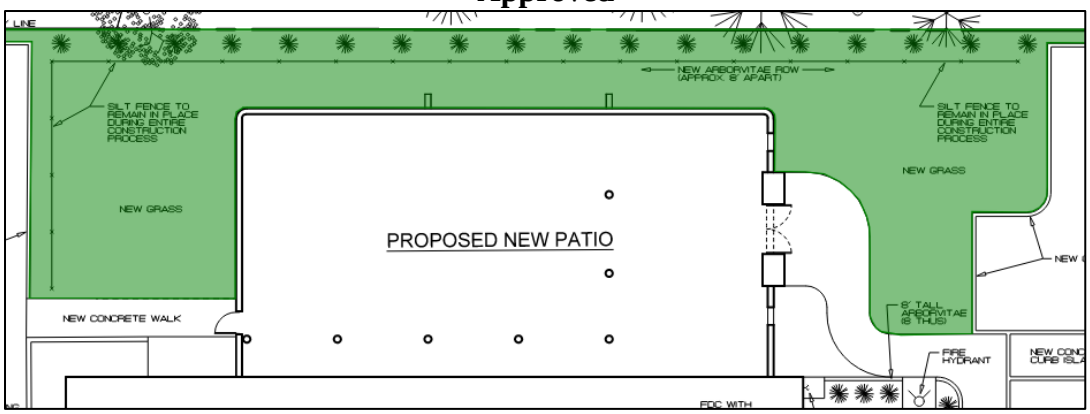


Landscape Variations

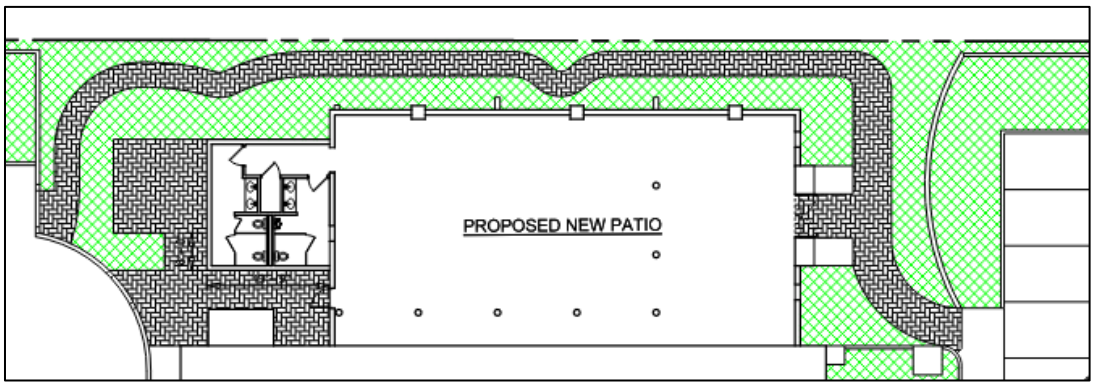
There are two existing exterior site modifications which are being requested by the applciatnt to incorporate into the approved plans, for which a variation is required.

1. **Pathway around the Patio** – As mentioned, a brick paver walkway was installed around the north side of the patio connecting the patio to the back parking lot. Village code requires 10' of landscape area along the property line to provide buffering from adjacent properties. As measured, the distance between the pathway and the north property line is 1'8". This walkway was not included on the approved plans and was installed within the required "buffer" area; therefore, to keep the walkway, the petitioner is requesting a variation from the buffer/setback requirement. Staff is supportive of this variation. The walkway is functional and attractive. Additionally, the property to the north is a utility use and isn't negatively impacted by the walkway being installed close to the shared property line.

Approved



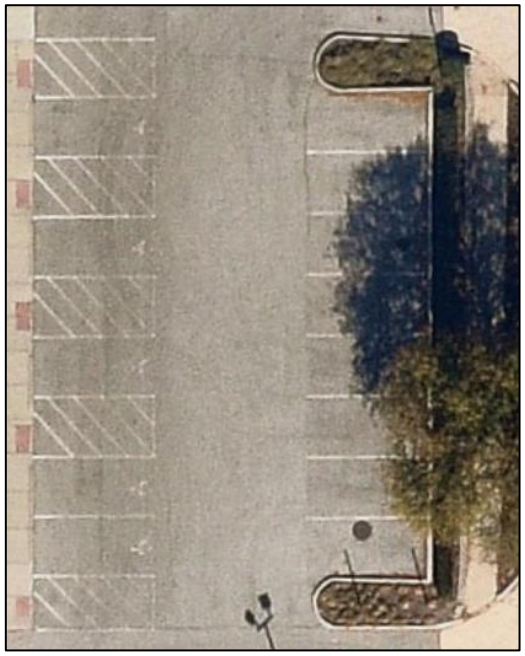
Constructed



2. **Parking lot Landscape Islands** - The approved plans included a landscape island in front of the building and at the end of a parking row. There are two options for compliance:
The petitioner would like to keep the existing parking lot configuration as-is and not install the landscape island. Staff is supportive of this variation since it's existing and a landscape island has never been installed at the subject location.

Approved **Existing**





Zoning History

Per Village records, the property was constructed around 1980 (Case No. SP7908-03) and was occupied by Red Lobster Seafood Restaurant for many years. The property was rezoned from T-1 Transitional

District to B-3 Planned Office Business District in 1983 (Ordinance No. 2338). Since then, there have been multiple exterior and interior improvements made to the property (Case No. SP8204-05 and Case No. SP9704-04). In 2000, Red Lobster relocated to their current location (800 East Golf Road) and the subject restaurant was occupied Smokey Bones Restaurant. In 2001, Smokey Bones made improvements to the building façade to convert the building to their prototype (SP011-02). Between 2013 and 2018, the restaurant was occupied by two restaurants: Vidalia restaurant and Chef Vince's Zeal restaurant, who also made significant improvements to the site. The property was then operated as a mediterranean restaurant for Meze since 2018. In June 2021, the Village Board granted approval of a site plan amendment for a patio addition, site modifications, special use amendment for a type "A" restaurant and Woodfield Regional Center design review to Meze restaurant for the patio addition. Per Village records, Meze closed in September, 2025.

Surrounding Zoning and Land Uses:

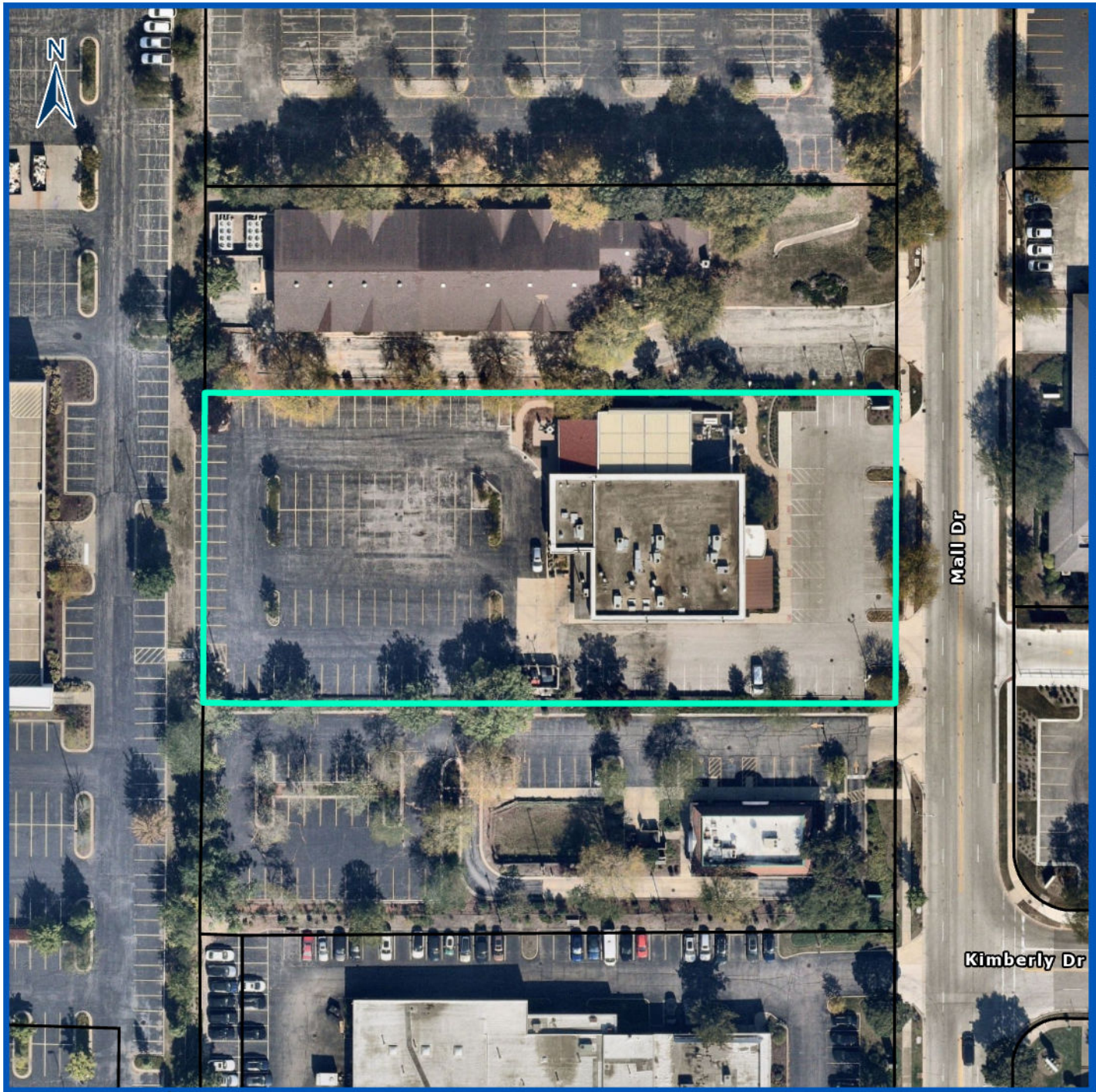
North: B-2 General Business (AT&T)
South: B-2 General Business (Cilantro Taco Grill)
East: B-2 General Business (Pace Northwest Transportation Center Parking Lot)
West: B-3 Planned Office Business District (Schaumburg Corporate Center)

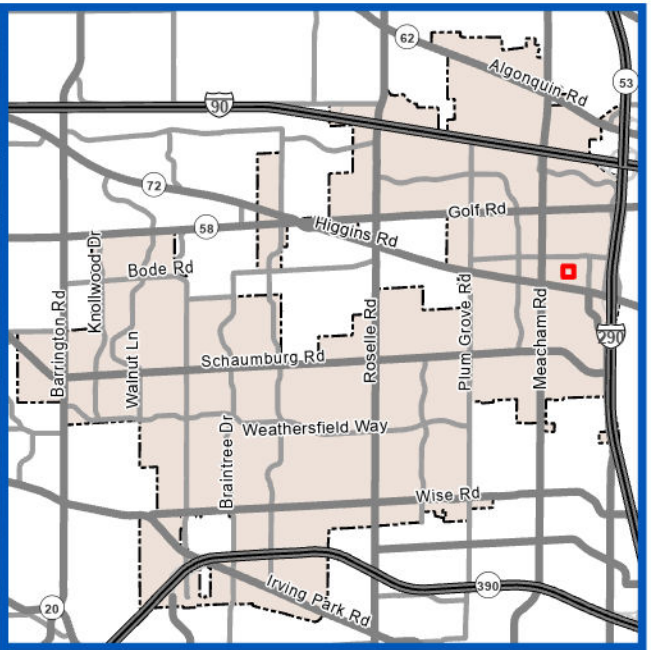
RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive. Therefore, staff recommends **approval** of a Site Plan Amendment for Site Modifications and Landscape Variations to Neos Eclectic Mediterranean Restaurant to be located at 680 Mall Drive, Case No. Z2511-01, subject to the following conditions:

1. A site maintenance permit is required to address the drainage issue around the pathway.
2. The following plans, exhibits and documents shall be adopted as part of the governing ordinance:
    a. New Landscaped Area Plan, Sheet SP-3b, prepared by Architectural Consulting Services, dated July 21, 2021, latest revised date July 27, 2022, and received by the Community Development Department on October 28, 2025.
    b. Variation justification letter, prepared by the applicant, dated October 28, 2025, and received by the Community Development Department on October 28, 2025.

Pc: Owner
Petitioner





Subject Property

Z2511-01

Neos Eclectic Mediterranean

Site Plan Amendment for Site Modifications and Landscape Variations

0 40 80
Feet

VILLAGE OF SCHAUMBURG

680 Mall Dr

Prepared By:
Village of Schaumburg
Community Development Department

Development Review Application

DEVR-25-69

Submitted On: Oct 29, 2025

Applicant

Akeel Ramzanali
630-745-9226
@ akeel.ramzanali@rasolutionsinc.com

Primary Location

680 MALL DR
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2511-01 / NEOS ECLECTIC MEDITERRANEAN / 680 Mall Drive / Site Plan Amendment for Site Modifications and Landscape Variations

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Tenant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Universal Vision Property LLC

Property Owner Street Address

1 Mid America Plaza

Property Owner City

Oak Brook

Property Owner State

Illinois

Property Owner Zip Code

60181

Property Owner Phone Number

312-479-5996

Property Owner Email

Ziqbal@goldengateinvestor.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

-7-13-400-019-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

true

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Special Use - Commercial

--

-

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Rezoning

--

-

Site Plan Amendment

true

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Site plan

Project Staff

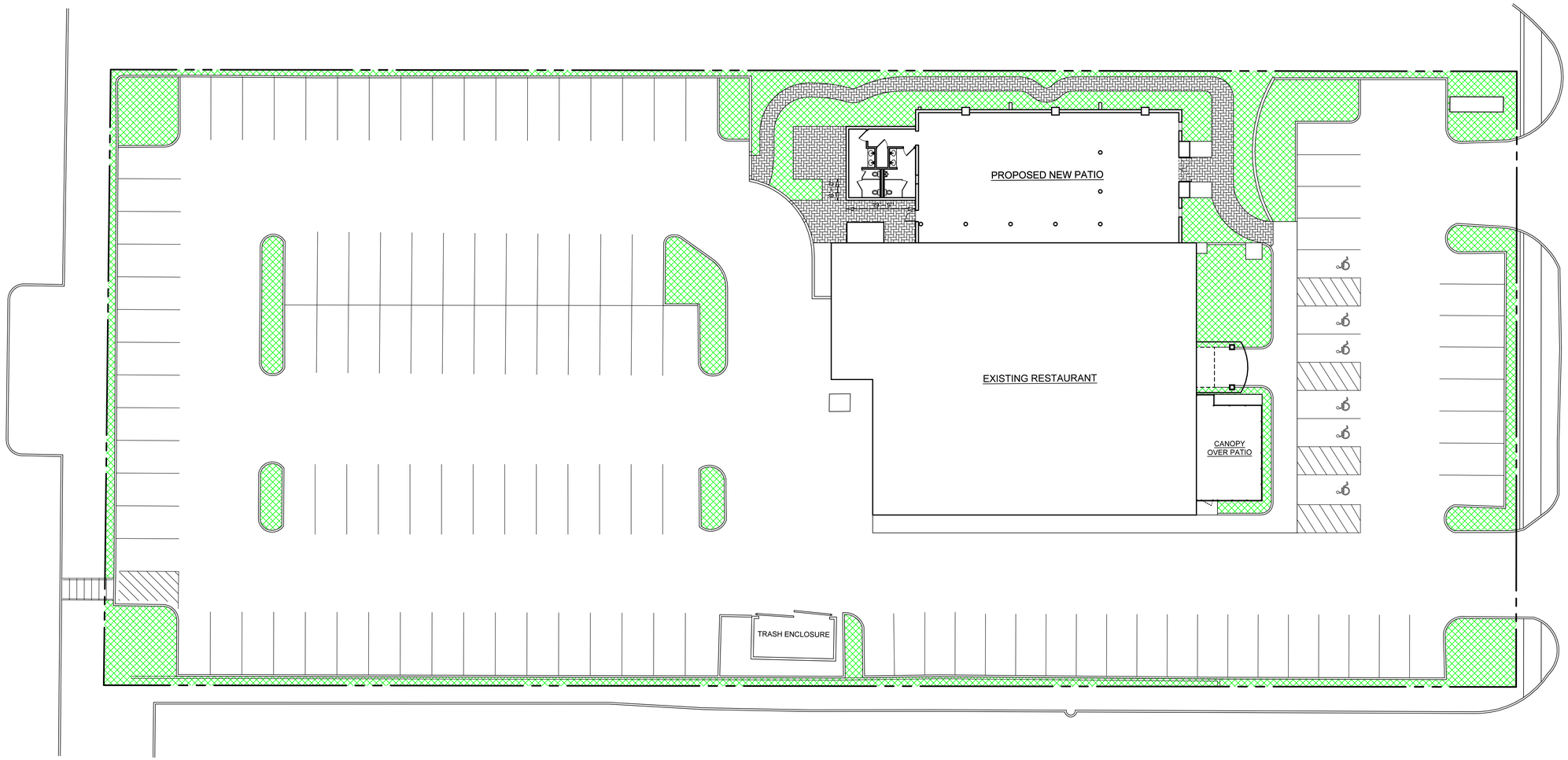
Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true



EXISTING SITE AREA = 70,092 SQ. FT.
NEW LANDSCAPED AREA = 7,134 SQ. FT.
NEW SITE COVERAGE = 10.17 %

NEW LANDSCAPED AREA PLAN

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

N

ACS

No.	Date	Revisions	By
	7-27-22	ISSUED FOR PLANNING REVIEW	PS

ARCHITECT:
ARCHITECTURAL CONSULTING SERVICES
870 West Hillside Street
Palatine, Illinois 60067
(847) 991-6110
archcons@sbcglobal.net

ENGINEER:

Date: JULY 21, 2021
Scale: AS NOTED

PROPOSED NEW OUTDOOR PATIO
FOR:
MEZE' RESTAURANT
680 MALL DRIVE
SCHAUMBURG, ILLINOIS

NEW LANDSCAPED AREA PLAN

PROJECT NO.:
BINDING ORDER:

SP 3b

Date: 10/28/2025

To Whom It May Concern:

This is for 680 Mall Drive, Schaumburg, IL 60173 location, Variation Justification

Requesting Variation on Landscape code and also sidewalk on North Side of the building was done without Village Approval so the request is to keep the side as it provides good connection from front of the property to back of the property.

I am requesting a variation on the end island landscape requirement since it’s in existing condition and would keep it the way it is.

Sincerely

Akeel Ramzanali

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2509-02 / FIREFLY DAYCARE / 129 S Roselle Rd/ Special Use for a Daycare Center and Site Plan Amendment
12/10/25
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use approval for a Daycare Facility, and a Site Plan Amendment for Site and Landscape Modifications for Firefly Daycare, proposed to be located at 129 S Roselle Road.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Daycare Facility and Site Plan Amendment for Firefly Daycare, to be located at 129 S Roselle Rd Road, Case No. Z2509-02, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Engineering Plan
- Architectural Plan
- Project Narrative
- Landscape Plan
- Z2509-02 Firefly Daycare Application.pdf

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: December 10, 2025

DATE PREPARED: November 21, 2025

CASE NUMBER: Z2509-02

TITLE: Z2509-02/ FIREFLY DAYCARE / 129 S Roselle Rd/ Special Use for a Daycare Center and Site Plan Amendment

BACKGROUND INFORMATION

Petitioner:	Bogdan Mamalat
Address of Petitioner:	ON654 Brandon Boulevard Winfield, IL 60190
Status of Petitioner:	General Contractor for Contract Purchaser (Nadiia Boychuk)
Owner of Property:	Berhe Tseghai
Address of Property:	2237 North Jansen Ave Chicago, IL 60614
Existing Zoning:	B-2 - General Business District, OSC - Olde Schaumburg Center Overlay District
Existing Land Use:	Medical Office

Requested Actions:

- Special Use for a Daycare Facility [Title 15, Chapter 154, Section 154.173 (B) of the Zoning Ordinance]
- Site Plan Amendment for Site and Landscape Modifications[Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]

ANALYSIS

The petitioner requests Special Use approval for a Daycare Facility, and a Site Plan Amendment for Site and Landscape Modifications for Firefly Daycare, proposed to be located at 129 S Roselle Road. The property is currently developed with an approximately 12,000 sq. ft. two-story office building and 53-space parking lot. The building and parking lot are both situated in the front two-thirds of the lot. The petitioner proposes to locate the daycare on the first floor of the building which measures 6,000 sq. ft. The second floor of the building is currently occupied by a 4,800 sq.

ft. medical office and a 1,200 sq. ft. vacant office space. Additionally, the petitioner is proposing site modifications including an installation of a 6,542 sq. ft. playground in the rear of the property.

Site Plan

As proposed, the southeast corner of the rear yard will be modified to install a fenced-in 6,542 sq. ft. playground for the daycare facility. A 6ft. aluminum fence with a rot-iron appearance is proposed along the perimeter of the play area with 2 access gates to the north and east of the play area. To mitigate any potential noise concerns and provide additional screening from the adjacent residential homes, the submitted plans show additional landscape buffers along the eastern (8.75 ft. wide buffer) and southern (6.17 ft. wide buffer) perimeter of the proposed playground. The playground will be equipped with typical play structures for daycare facilities. Other site modifications include the addition of curb and landscape islands along the eastern edge of the existing parking lot, replacement of an abandoned concrete walk-up ramp on the east side of the principal structure with landscaping, and installation of a fire hydrant to the west of the building. The applicant also proposes the following to update the site and address existing site maintenance issues at the property:

1. Repair brick work on the building's exterior.
2. Resurface and re-stripe the parking lot.
3. Repaint the existing metal surfaces such as handrails on the principal structure.
4. Enhance site lighting around the property, particularly in the rear/ east parking lot area.
5. Maintain and add plantings in surrounding planter areas and landscape islands around the site.
6. Replace the existing sign with a new sign designed to comply with the Olde Schaumburg Historic District sign regulations

Special Use

Firefly Daycare proposes to offer childcare services for children ranging in age from 2 to 5 years old. The provider intends to provide a childcare facility that caters for the lingual and cultural environment of eastern European families. Hours of operation for the facility will be Monday through Friday from 7:00 a.m. to 6:30 p.m. The petitioner has indicated that the facility is designed to accommodate a maximum of 109 students. Employees at the facility will include the owner, director of operations, 6 full-time teachers, 6 assistants, a cook, and 2 floating support staff members. The main entrance to the facility is proposed to be located on the northern building façade. Submitted floor plans show a manager's office west of the main entrance, 6 classrooms for various age groups, and a centrally located kitchen.

A 6,542 sq. ft. outdoor playground is proposed to be installed in the rear southeast corner of the subject property to the west and south of the building. All parents/guardians will be required to park their vehicle and escort their child into the facility for "drop-off and "pick-up. Staff is supportive of the special use request for the daycare facility.

Standards for Special Use Determination

(a)The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community:

The daycare is proposed on a commercially zoned property that is also in proximity to residentially zoned properties. Additionally, the subject property is designated as Community Commercial in the Comprehensive Plan and the proposed daycare use is an ideal community commercial use. Staff believes that the proposed use at this particular location is desirable to provide more childcare centers for the community.

(b)Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity:

Submitted plans show the addition of fencing and landscape buffers along the south and east perimeter of the playground to provide screening from existing surrounding residential uses. Staff believe the proposed use is similar and compatible with surrounding uses and will not be detrimental to the health, safety, morals or general welfare of people residing or working in the vicinity or injurious to property values or improvements in the vicinity.

(c)The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made as part of the authorization granted by the village board:

The proposed use will comply with the regulations and conditions specified in this chapter for such use.

Zoning History:

The village board approved the construction of the subject property in 1980 Case No. SP8009-05. In 1981 and 1989 the village board approved site plan amendments for building and site modifications Case No. OSC8101-03 and OSC8911-03.

Surrounding Zoning and Land Uses:

North: B-2 General Business District, OSC District (127 S. Roselle Road)
R-6 P.U.D. Single Family Residential Planned Unit Development, OSC Overlay District (Old Towne Row Houses
South: B-2 General Business District (275 S. Roselle Road)
R-6C Single Family Residential – Lancer Housing Development
East: R-6 P.U.D. Single Family Residential Planned Unit Development –Lexington Lane
West: B-2 General Business District, OSC Overlay District – (Wells Fargo Bank)

Compatibility with Surrounding Land Uses:

The submitted site plans show that the site will adhere to the setback and buffer yard requirements from the surrounding residential and commercial uses. The proposed daycare facility is a

community commercial use that is compatible with existing commercial uses to the north, east, and south , and residential uses to the north, east and south.

Comprehensive Plan Designation:
The subject property is designated as Community Commercial in the Comprehensive Plan. The proposed daycare center is compatible with this designation.

Parking:
Parking for the subject property is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Daycare Center 6,000 sq. ft. GFA 5,400 sq. ft. NFA	4 spaces per 1,000 sq ft NFA	22 spaces
Office 6,000 sq. ft. GFA 5,400 sq. ft. NFA	5 spaces per 1,000 sq ft NFA	27 spaces
Parking Required		49 spaces
Parking Provided		53 spaces
Parking surplus		4 spaces

CDD Planning

1. Prior to the issuance of an occupancy permit, the property owner shall address existing property maintenance issues that were identified at the site by code enforcement on 8/19/2025.
2. Prior to submittal of Building Permit drawings, the Architectural Plan shall be revised to state the correct address for the property.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site.
5. A Sign permit will be required for any signage proposed on the property.

Landscape
1. The landscape plan shall be revised to provide additional groupings of perennial plantings along the west side of the building in front of the proposed junipers to add color and interest.
2. The Tree Preservation Plan shall be revised to protect all existing trees to remain which are within 20' of any new construction, including fencing or playground equipment.

Fire
1. The fire department connection shall be provided on the west side of the building. A concrete path and pad shall be provided to the connection from the drive aisle.

2. The west drive aisle shall be designated as a fire lane. The curb shall be painted yellow and signage shall be provided.
3. The plans indicate the sprinkler system water supply will be located in the building crawl space. The line shall be protected from freezing and damage per an approved method that provides a 2-hour fire resistance rating. The RockLap H&V insulation product submitted is not approved as it is not listed for this type of use.

Building

1. Prior to the issuance of building permits, building plans shall be revised to show:
   a) The proposed water supply to sprinkler room shall be protected from freezing and enclosed within a 2-hour fire-rated assembly, per IBC/IFC fire-resistance requirements.
   b) Details of the method for supporting the water supply line from the building structure shall be provided. Structural calculations shall be submitted to verify that the proposed supports are adequate to carry the load of the water line.

Engineering & Public Works (EPW)

1. Prior to the issuance of a Land Development permit the Engineering plans shall be revised to
   a. Include village details and flushing schedule for fire hydrant since the line will end at hydrant. Mueller or clow hydrants allowed, clow preferred for easier maintenance.
   b. Provide information about the connection method at 10 inch main for hydrant line.

Transportation

1. Prior to the issuance of land development permits, a completed traffic agreement shall be submitted to the village for review and approval.
2. Prior to the issuance of a Land Development permit the Engineering and Landscape plans shall be revised to:
   a. Indicate the type of proposed pavement i.e. concrete or asphalt within the legend on sheet C2 of the Engineering Plan.
   b. Omit the stop control on sheet 2 of the Landscape plan and instead provide a W11-2 Pedestrian Crossing warning sign with a W16-6pL left turn arrow plaque, consistent with MUTCD standards.
   c. Provide solid white pavement markings defining the limits of the crosswalk to the rear playground and front entrance.

Engineering

1. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
   a. A 60-inch valve vault for the new 8-inch water service valve
   b. Confirm the connection point for the water main proposed for the hydrant.
   c. Add the Village standard detail for valve, valve vault and water main in trench.
   d. Add Village of Schaumburg standard engineering notes.
   e. Add a note that compacted trench back fill is required where the water main is under pavement.

   f. Add a note that 3 #5 rebar are required where sidewalk passes over the water main trench (refer to Village standard).
2. A permit from Cook County Department of Transportation and Highways is required for work on Roselle Road.

RECOMMENDATION

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of a Special Use for a Daycare Facility and Site Plan Amendment for Firefly Daycare, to be located at 129 S Roselle Rd Road, Case No. Z2509-02, subject to the following conditions:

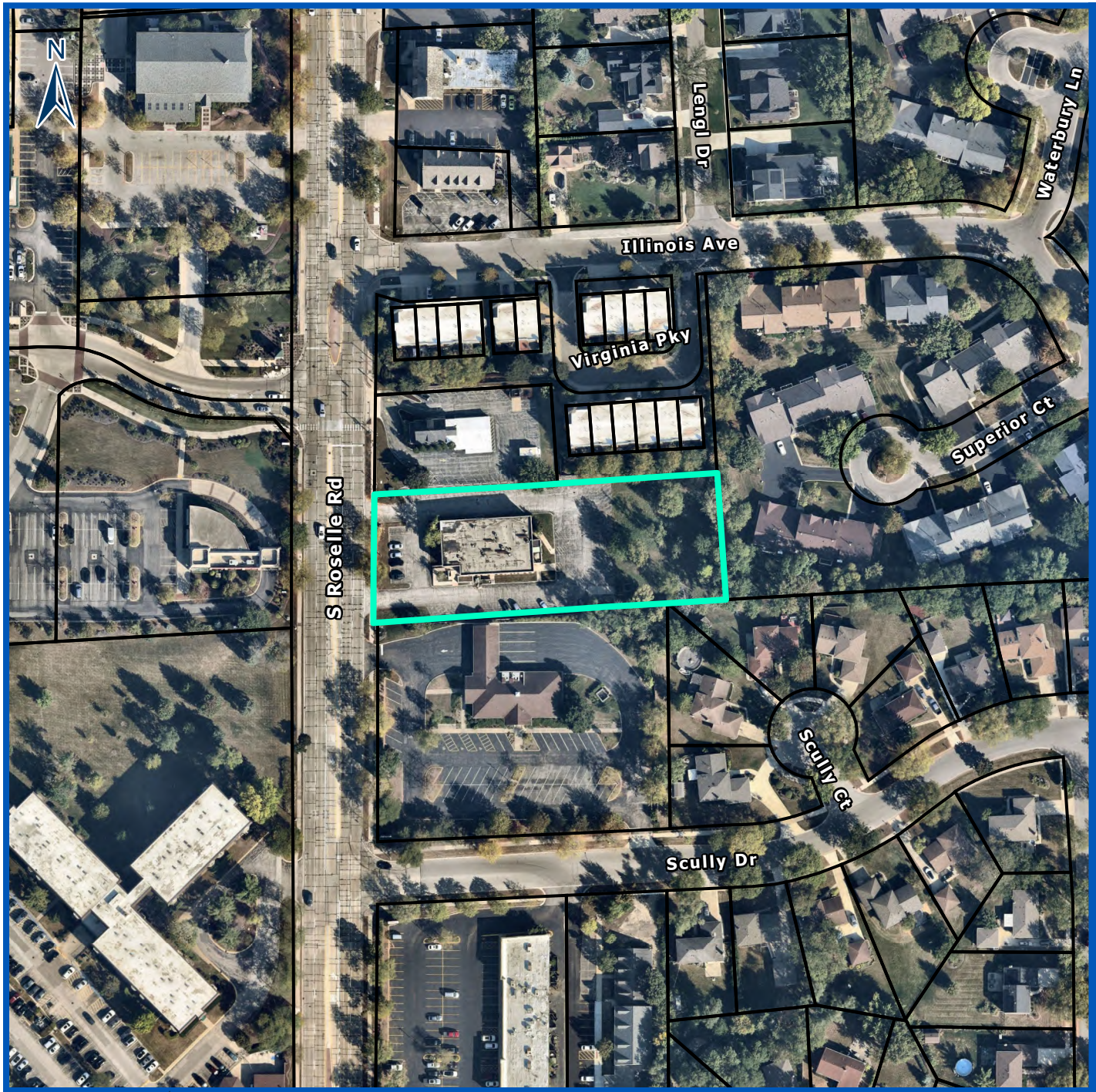
1. Prior to the issuance of an occupancy permit, the property owner shall address existing property maintenance issues that were identified at the site by code enforcement on 8/19/2025.
2. Prior to submittal of Building Permit drawings, the Architectural Plan shall be revised to state the correct address for the property.
3. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
4. A Land Development Permit and fee are required prior to commencing any site work, and prior to receiving any building permits for the site.
5. A Sign permit will be required for any signage proposed on the property.
6. The proposed plans have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
7. Drive aisles on south, west, and north side of the building shall be dedicated as fire lanes. Curbs shall be painted yellow and "No Parking Fire Lane" signs shall be provided.
8. Prior to the issuance of building permits, building plans shall be revised to show:
   a. The proposed water supply to sprinkler room shall be protected from freezing and enclosed within a 2-hour fire-rated assembly, per IBC/IFC fire-resistance requirements.
   b. Details of the method for supporting the water supply line from the building structure shall be provided. Structural calculations shall be submitted to verify that the proposed supports are adequate to carry the load of the water line.
9. Prior to the issuance of land development permits, a completed traffic agreement shall be submitted to the village for review and approval.
10. Prior to the issuance of a Land Development permit the Engineering and Landscape plans shall be revised to:
    a. Indicate the type of proposed pavement i.e. concrete or asphalt within the legend on sheet C2 of the Engineering Plan.
    b. Omit the stop control on sheet 2 of the Landscape plan and instead provide a W11-2 Pedestrian Crossing warning sign with a W16-6pL left turn arrow plaque, consistent with MUTCD standards.

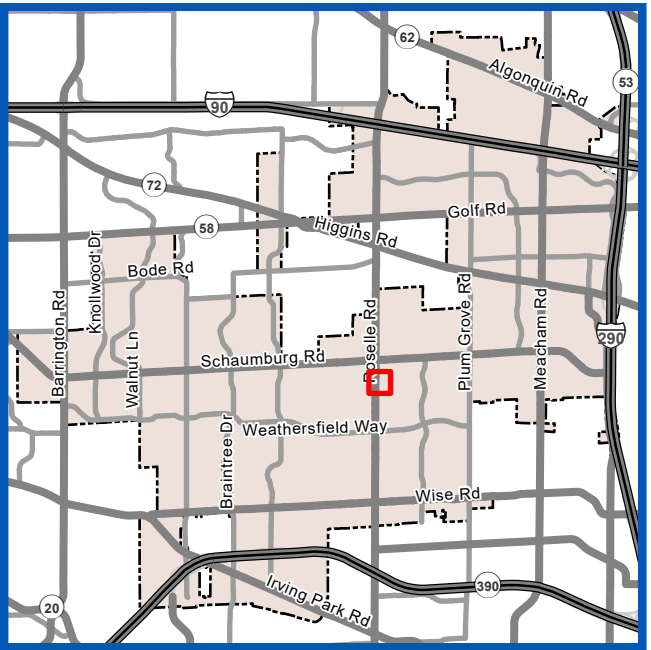
c. Provide solid white pavement markings defining the limits of the crosswalk to the rear playground and front entrance.

11. A permit from Cook County Department of Transportation and Highways is required for work in Roselle Road.
12. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. A 60-inch valve vault for the new 8-inch water service valve
    b. Confirm the connection point for the water main proposed for the hydrant.
    c. Add the Village standard detail for valve, valve vault and water main in trench.
    d. Add Village of Schaumburg standard engineering notes.
    e. Add a note that compacted trench back fill is required where the water main is under pavement.
    f. Add a note that 3 #5 rebar are required where sidewalk passes over the water main trench (refer to Village standard).
13. The landscape plan shall be revised to provide additional groupings of perennial plantings along the west side of the building in front of the proposed junipers to add color and interest.
14. The Tree Preservation Plan shall be revised to protect all existing trees to remain which are within 20' of any new construction, including fencing or playground equipment.
15. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Title Sheet, Sheet T-1, prepared by Purohit Architects, dated September 5, 2025, latest revision dated November 11, 2025, and received by the Community Development Department on November 10, 2025.
    b. Proposed Main Plan, Sheet A1.0, prepared by Purohit Architects, dated September 5, 2025, latest revision dated November 10, 2025, and received by the Community Development Department on November 10, 2025.
    c. Egress Plan, Sheet A2.0, prepared by Purohit Architects, dated September 5, 2025, latest revision dated November 10, 2025, and received by the Community Development Department on November 10, 2025.
    d. Existing Exterior Elevations, prepared by Purohit Architects, dated October 25, 2025, latest revision dated November 10, 2025, and received by the Community Development Department on November 10, 2025.
    e. Title Sheet, Sheet C1, prepared by Fluenta Consulting , dated November 1, 2025, latest revision dated November 21, 2025, and received by the Community Development Department on November 21, 2025.
    f. Site Plan, Sheet C2, prepared by Fluenta Consulting , dated November 1, 2025, latest revision dated November 21, 2025, and received by the Community Development Department on November 21, 2025.
    g. Grading and Drainage Plan, Sheet C3, prepared by Fluenta Consulting , dated November 1, 2025, latest revision dated November 21, 2025, and received by the Community Development Department on November 21, 2025.
    h. Erosion and Sediment Control Plan, Sheet C4, prepared by Fluenta Consulting , dated November 1, 2025, latest revision dated November 21, 2025, and received by the Community Development Department on November 21, 2025.

i. Tree Preservation Plan, prepared by Kestrel Design, dated October 25, 2025, latest revision dated November 10, 2025, and received by the Community Development Department on November 10, 2025.
j. Landscape Plan, prepared by Kestrel Design, dated October 25, 2025, latest revision dated November 10, 2025, and received by the Community Development Department on November 10, 2025.
k. Project Narrative, prepared by Bogdan Mamalat, received by the Community Development Department on November 10, 2025.

pc: Petitioner
Owner





Subject Property

Z2509-02

FIREFLY DAYCARE

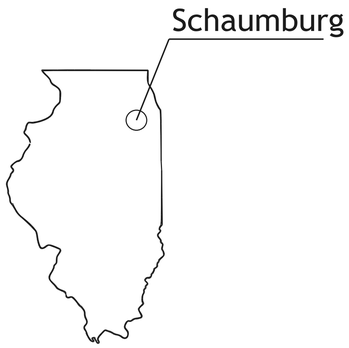
Special Use for a Daycare Facility and Site Plan Amendment

0 80 160
Feet

129 S. Roselle Road

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department



Final Site Plan

Daycare Building

129 S Roselle Rd., Schaumburg,

Illinois, Cook County, 60193



Index of sheets:

C1 - Cover Sheet
C2 - Site Plan
C3 - Grading and Drainage Plan
C4 - Erosion and Sediment Control Plan
C5 - General Notes

For underground utility locations,
call J.U.L.I.E. 1-800-892-0123

"To the best of my knowledge and belief, the drainage of surface waters will not be changed by the proposed development. If any drainage patterns will be changed, reasonable provisions have been made for the collection and diversion of such surface waters in to the public area, or drains approved for the use by the municipal engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damages to adjoining properties."

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

VALERIY LYKHOLAP
062.067021
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

By
October 17, 2025
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

No.	Revision/Issue	Date

FLUENTA CONSULTING

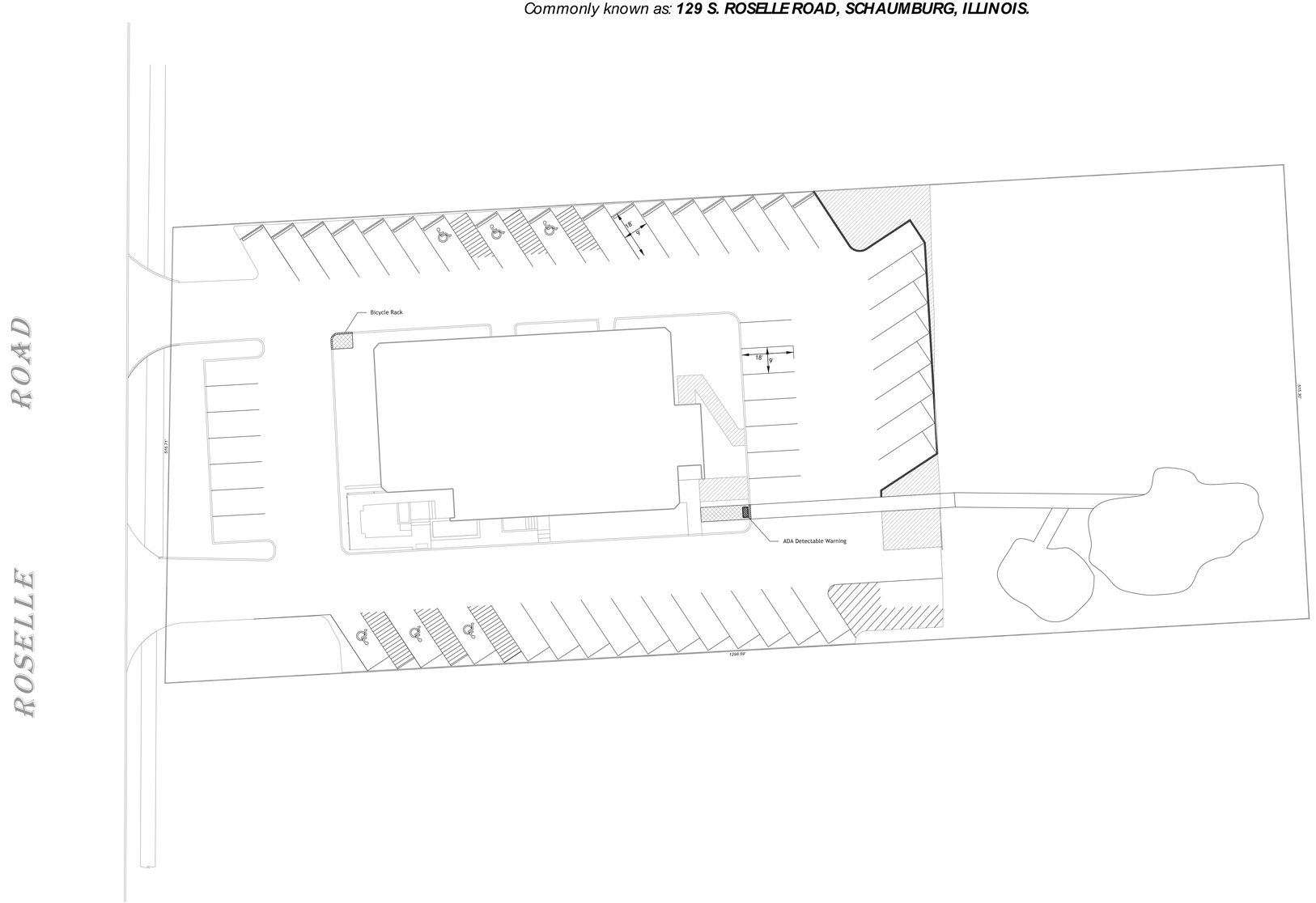
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project
Date
Scale

Sheet
C1

Lot 1 (except the North 232.10 Feet) as measured along the East line of said Lot in Block 7 in Henry Quindel's Subdivision of part of the West Half of the Southeast Quarter in Section 22, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: ***129 S. ROSELLE ROAD, SCHAUMBURG, ILLINOIS.***



LEGEND

- ASPHALT REMOVAL
- PROPOSED PAVEMENT
- CURB AND GUTTER B6.12
- DEPRESSED CURB

No.	Revision/Issue	Date

Site Plan

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

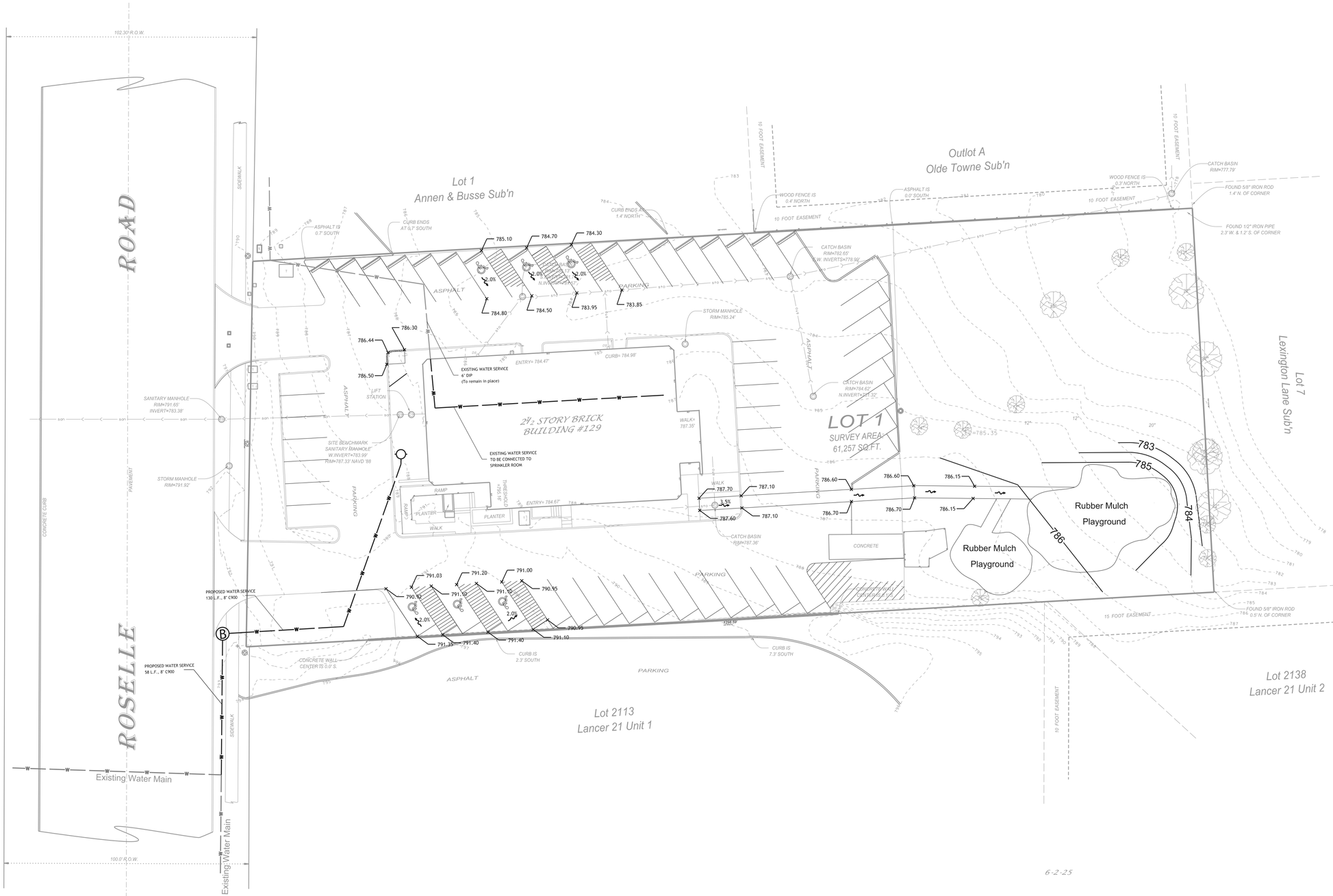
Project

Date

Scale

Sheet

C2



LEGEND

- 684 PROPOSED ELEVATION
- 682.47 EXISTING ELEVATION
- 609 EXISTING CONTOUR
- 781 PROPOSED CONTOUR
- DRAINAGE FLOW
- PROPOSED STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- (B) PROPOSED B-BOX
- (C) PROPOSED CLEANOUT
- (V) PROPOSED VALVE IN VAULT
- (V) EXISTING VALVE IN VAULT
- E EXISTING ELECTRIC LINE
- E PROPOSED ELECTRIC LINE
- G EXISTING GAS LINE
- G PROPOSED GAS LINE
- W PROPOSED WATER LINE
- W EXISTING WATER MAIN

No.	Revision/Issue	Date

Grading and Drainage Plan

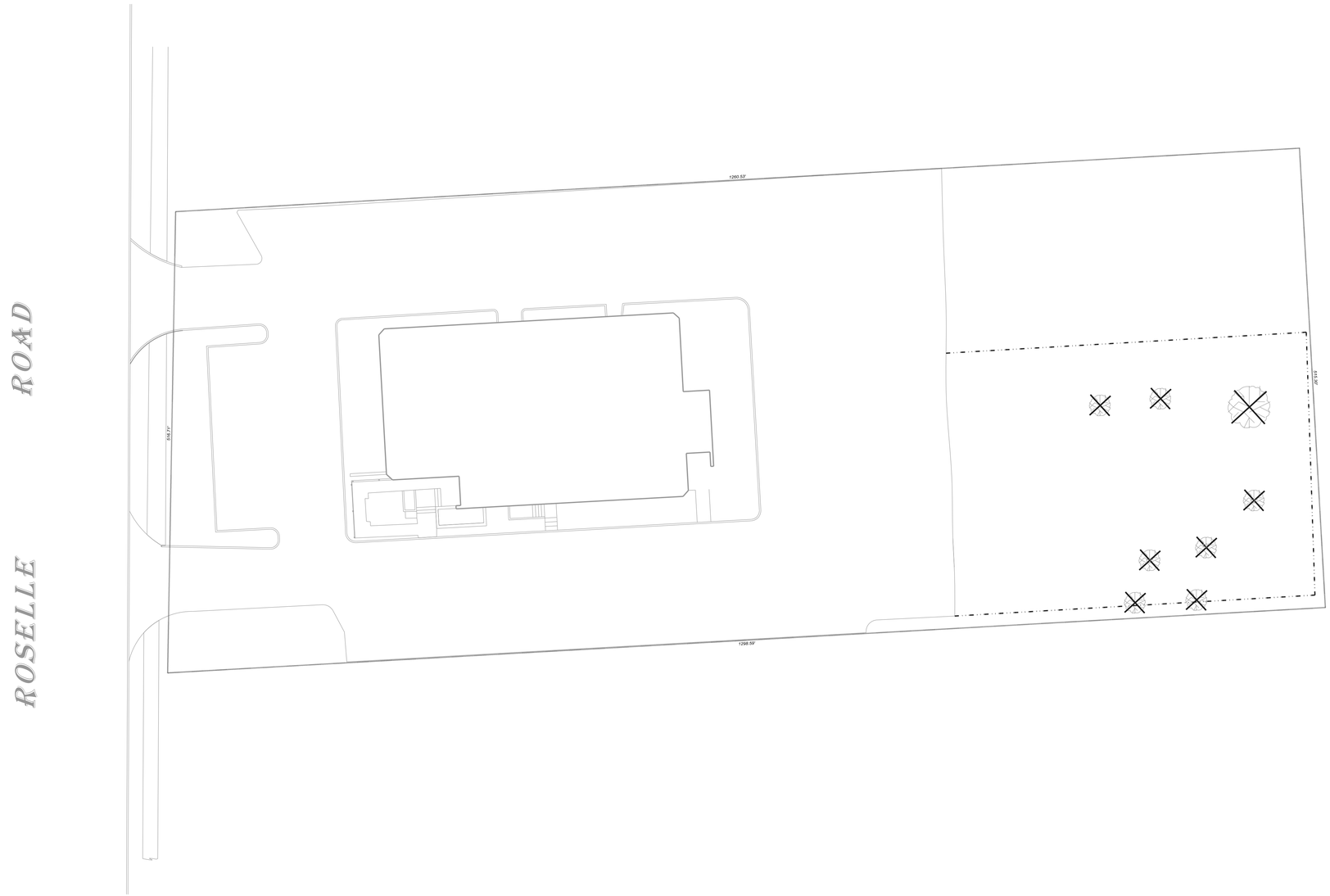
FLUENTA CONSULTING
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

Date

Scale 1" - 20'

Sheet C3



LEGEND

- SILT FENCE
- SEDIMENT BASKETS
- TOPSOIL LOCATION
- WASHOUT LOCATION
- DITCH CHECK
- CONSTRUCTION ENTRANCE
- SEEDING, CLASS 2A /EROSION CONTROL BLANKET*
- TREE REMOVAL

No.	Revision/Issue	Date

Erosion and Sediment Control Plan

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Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project	
Date	
Scale	

Sheet
C4

General Notes

GENERAL NOTES & SPECIFICATIONS:

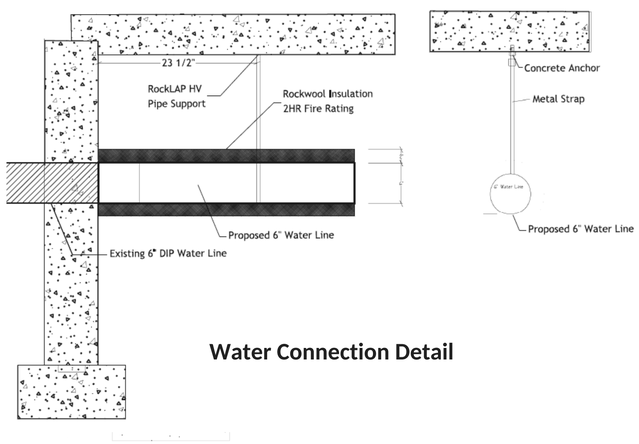
1. ALL UTILITY AND CONDUIT TRENCHES SHALL BE BACKFILLED WITH IDOT CA-7 BACKFILL WHEN ANY PORTION OF THE TRENCH IS WITHIN 5' OF PROPOSED AND EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER OR DRIVEWAYS.
2. ALL UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", ILLINOIS MUNICIPAL LEAGUE, LATEST EDITION, EXCEPT AS MAY BE MODIFIED BY PROJECT PLANS AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE VILLAGE OF SCHAUMBURG. EACH CONTRACTOR SHALL BE PROVIDED WITH THE APPLICABLE SECTIONS OF THIS SPECIFICATION IN THE BID PACKAGE.
4. ALL ELEVATIONS SHOWN ARE NAVD88 DATUM.
5. THE VILLAGE OF SCHAUMBURG BUILDING AND ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL JURISDICTIONAL AGENCIES AND ALL UTILITY COMPANIES WITH FACILITIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, AND ENSURING THAT ALL UNDERGROUND LINES ARE LOCATED, PRIOR TO COMMENCING CONSTRUCTION.
6. ALL WORK TO MEET ALL STATE AND LOCAL CODES.
7. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.
8. ALL WORK SHALL COMPLY WITH THE IEPA "STANDARD SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL 2011 EDITION." THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO CONTROL EROSION ON THE SITE. EROSION CONTROL FEATURES SHALL BE CONSTRUCTED CONCURRENTLY WITH OTHER WORK ON THE SITE. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT POLLUTION OF STREAMS, LAKES AND RESERVOIRS WITH FUELS, OILS, BITUMS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID OR MINIMIZE SILTATION OF STREAMS, LAKES AND RESERVOIRS. HAULING WILL NOT BE ALLOWED WHEN THE WORK SITE IS TOO WET TO MAINTAIN ACCEPTABLE CONDITIONS ON ADJACENT STREETS. ADJACENT STREETS AND DRIVEWAYS SHALL BE MANUALLY OR MECHANICALLY SWEPT PERIODICALLY AS MAY BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM STORM SEWERS AND DRAINAGE STRUCTURES AT NO ADDITIONAL COST.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT INCLUDING THOSE REQUIREMENTS FOR OPEN CUT TRENCHES AND SHEETING AND BRACING AS REQUIRED. AT NO TIME WILL THE ENGINEER OR ANY OF HIS EMPLOYEES BE HELD LIABLE, EITHER DIRECTLY OR AS THIRD PARTY PARTICIPANTS TO ANY LITIGATION CONCERNED WITH CONSTRUCTION PROJECT.
10. AREAS OF PAVEMENT FAILURE REQUIRE FULL DEPTH PATCHING.
11. FILL PLACEMENT IN STRUCTURAL AREAS ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
12. SAWCUT FULL DEPTH TO OBTAIN A CLEAN VERTICAL FACE. IF DURING INSPECTION IT IS DETERMINED THAT THE ROLLINS ROAD HIGHWAY PAVEMENT WAS DAMAGED, YOU WILL BE REQUESTED TO REMOVE A TWO-FOOT SECTION ACROSS THE ENTIRE LENGTH OF THE NEW CURB AND GUTTER AND PERFORM A FULL DEPTH PATCH.
13. PAVEMENT TO BE RESEALED. SIGNS TO BE REINSTALLED. LIGHTING TO BE IMPROVED.

TRAFFIC CONTROL NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IN ACCORDANCE WITH I.D.O.T. STANDARDS SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL AND SIGNS.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY ACCESS TO ALL ROADWAYS AND DRIVEWAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY HOMEOWNERS AT LEAST 24 HOURS IN ADVANCE OF TEMPORARY OPEN CUTS REQUIRED TO INSTALL UTILITIES ACROSS DRIVEWAYS.

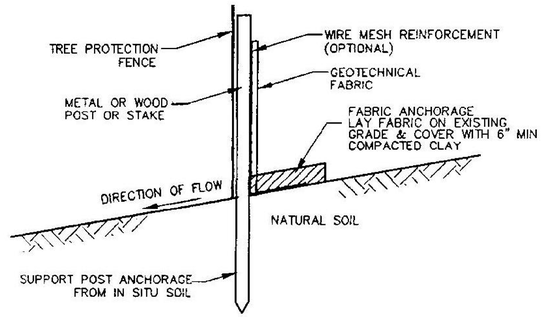
EARTHWORK & SPECIFICATIONS:

1. ALL TRENCHED IN GREEN / LANDSCAPE AREA SHALL BE BACKFIELD WITH EARTH COMPACTED TO 90%. A MINIMUM OF 6" OF TOPSOIL SHALL BE PROVIDED IN GREEN / LANDSCAPE AREAS. TRENCHES IN ALL PAVED AREAS, CURBED, AND SIDEWALK AREAS SHALL BE BACK FILLED WITH APPROVED ENGINEERING BACKFILL COMPACTED AS 95% MODIFIED PROCTOR.
2. ALL DISTURBED AREAS SHALL BE RESTORED AND POSITIVE DRAINAGE MUST BE MAINTAINED.
3. ALL LANDSCAPING MUST BE RESTORED TO ITS ORIGINAL CONDITION. REPLACEMENT OF ALL BLACK DIRT, SEED, TREES, BUSHES, ETC. SHALL BE PROVIDED BY THE CONTRACTOR AND GUARANTEED FOR ONE YEAR FOLLOWING FINAL INSPECTION BY THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION. GUARANTEE SHALL INCLUDE REPAIR OF TRENCH SETTLEMENTS AS NEEDED TO BRING TRENCH TO ORIGINAL GRADE.
4. EXISTING DRAINAGE PATTERNS SHALL BE RESTORED FOLLOWING CONSTRUCTION. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALK, CURBS, PAVEMENTS, DRIVEWAYS, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. AFTER STRIPPING AND ROUGH GRADING IS COMPLETED, THE EXPOSED SUB GRADE SHOULD BE PROOF ROLLED. PROOF ROLLING MAY BE ACCOMPLISHED WITH A FULLY LOADED, TANDEM-AXLE DUMP TRUCK OR OTHER EQUIPMENT PROVIDING AN EQUIVALENT SUB GRADE LOADING. STATE EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL DURING SITE WORK DEMOLITION OR REMOVAL. CONTRACTOR SHALL CONTROL DUST CREATED FROM ON-SITE CONSTRUCTION AND ASSOCIATED TRAFFIC USING WATER OR OTHER APPROVED MEANS.
8. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPING. CONSTRUCTION EQUIPMENT SHALL NOT TRAVEL UNDER DRIP LINES OF TREES TO BE PROTECTED.
9. PROTECT BENCHMARKS FROM DAMAGE OR DISPLACEMENT.
10. REMOVE TREES AND SHRUBS, STUMP, AND ROOT SYSTEM TO A MINIMUM DEPTH OF 42 INCHES.
11. MOISTURE CONTROL-WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
12. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY
13. STOCKPILE OR SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION.



Water Connection Detail

DETAILS:

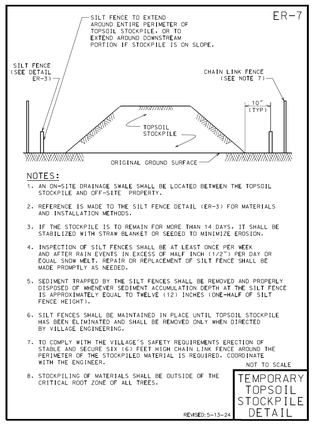


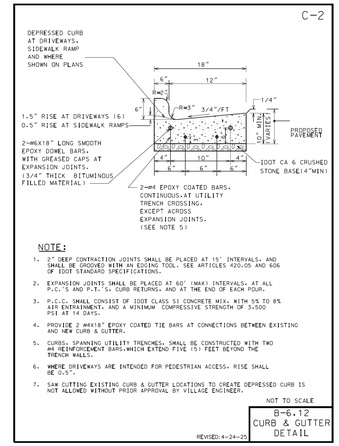
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

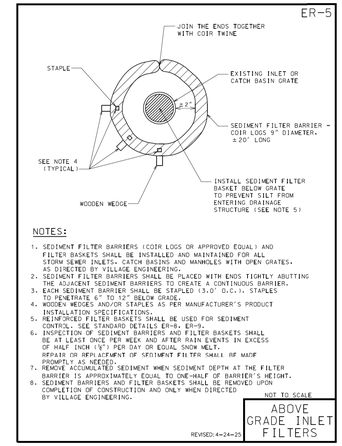
NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE

NOTE: TO BE USED IN ARES THAT ARE ADJACENT TO TREE PROTECTION ZONES

SILT FENCE (CRITICAL ROOT ZONES)
TYPE B







No.	Revision/Issue	Date

General Notes

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Project

Date

Scale

Sheet
C5

INTERIOR BUILD-OUT PROJECT:

New Day Care Center

127 S ROSELLE RD,
SCHAUMBURG, 60193

FIRE DEPARTMENT REQUIREMENTS:

1. BASIC/GENERAL - CLEAR ACCESS - THE FIRE DEPARTMENT SHALL HAVE CLEAR ACCESS TO ALL AREAS OF THE BUILDING INTERIOR AND EXTERIOR.
2. BASIC/GENERAL - CUT SHEETS - PROVIDE CUT SHEETS FOR ALL FIRE RATED DOORS AND FIRE RATED DOOR HARDWARE.
3. BASIC/GENERAL - DOORS - ALL DOORS TO THE MECHANICAL, ELECTRICAL, ELEVATOR MACHINE, STORAGE, LAUNDRY, FIRE ALARM AND SPRINKLER ROOM SHALL BE LABELED AS SUCH ROOMS AND SHALL BE VISIBLE FROM THE COMMON PATH.
4. BASIC/GENERAL - EGRESS DOORS - ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
5. BASIC/GENERAL - EXIT DOOR - ALL EXIT DOOR HARDWARE SHALL COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE AND THE AMERICAN DISABILITY ACT.
6. BASIC/GENERAL - FINAL INSPECTION - WHEN PERFORMING THE FINAL INSPECTION, THE FIRE PREVENTION BUREAU MAY REQUIRE ADDITIONAL ITEMS OR CHANGES, TO BE ADDRESSED AND COMPLIED WITH PRIOR TO THE FINAL APPROVAL
7. BASIC/GENERAL - FIRE ALARM DRAWINGS - SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS, CUT SHEETS AND CALCULATIONS FOR REVIEW PER NFPA 72.
8. BASIC/GENERAL - FIRE EXTINGUISHERS - SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER NFPA 10 STANDARDS. 4A60BC 10POUND IN SIZE.
9. BASIC/GENERAL - LICENCED PROFESSIONALS - ONLY LICENSED DESIGN PROFESSIONALS MAY PROVIDE TECHNICAL SUBMISSIONS.
10. BASIC/GENERAL - ROOF TOP HVAC - PROVIDE DETAILS FOR THE ROOF TOP HVAC UNITS. AIR DISTRIBUTION SYSTEMS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM SHALL BE EQUIPPED WITH AN APPROVED SMOKE DETECTION TO SHUT DOWN THE AIR DISTRIBUTION SYSTEM UPON ACTIVATION.
11. BASIC/GENERAL - RTU - RTU'S SHALL BE LABELED WITH THREE INCH NUMBERS ON THE SIDE OF THE ROOF ACCESS HATCH. THESE UNIT NUMBERS SHALL CONSIDE WITH THE DESCRIPTION ON THE FIRE ALARM PANEL.
12. BASIC/GENERAL - SAFEY FEATURES - ADDITIONAL EXIT AND EMERGENCY LIGHTS, FIRE ALARM SYSTEM DEVICES, SIGNAGE AND ADDITIONAL LIFE SAFETY MEASURES MAY BE REQUIRED PRIOR TO FINAL APPROVAL
13. BASIC/GENERAL - SPRINKLER DRAWINGS - SUBMIT SPRINKLER SYSTEM SHOP DRAWINGS, CUT SHEETS AND CALCULATIONS FOR REVIEW PER NFPA 13. (NOT WITH THIS SUBMISSION)
14. BASIC/GENERAL - STAIRWELL EMERGENCY LIGHTS - EMERGENCY LIGHTS SHALL BE INSTALLED ON EACH STAIRWELL FLOOR LANDING IN BUILDINGS THREE STORIES AND ABOVE.
15. BASIC/GENERAL - STREET ADDRESS - POST THE STREET ADDRESS SO IT IS VISIBLE FROM THE PUBLIC RIGHT OF WAY. THE NUMBERS SHALL BE ARABIC NUMBERS AT A MINIMUM OF 6 INCHES IN HEIGHT WITH A ONE INCH STROKE. THE COLOR OF THE NUMBERS SHALL BE CONTRASTING TO THE BACK GROUND.
16. BASIC/GENERAL - WALL EMERGENCY LIGHTS - EMERGENCY LIGHTS THAT ARE MOUNTED ON THE WALL SHALL BE NO HIGHER THAN 7' FEET FROM THE FLOOR. MUNICIPAL REQUIREMENT.
17. KITCHEN SUPPRESSION SYSTEM - SHALL SUBMIT KITCHEN HOOD AND SUPPRESSION SYSTEM PLANS FROM A ILLINOIS LICENSED CONTRACTOR FOR REVIEW.

INTERIOR FINISHES:

- PROVIDE AND INSTALL FIRE EXTINGUISHERS AT REQUIRED LOCATIONS FRONT & REAR EXITS IN ACCORDANCE WITH LOCAL REQUIREMENT. PROVIDE APPROPRIATE SIGNAGE & MARKING AT EACH LOCATION.
- VERIFY THAT EXISTING ADDRESS NUMBERS ON ALL EXTERIOR DOORS FOR THE UNIT ARE AT LEAST SIX-INCHES (6") IN HEIGHT AND OF CONTRASTING COLOR.
- EXIT ACCESS, EXIT DOORS & EGRESS ROUTE SHALL BE FIELD VERIFIED BY THE FIRE DEPT.
- EMERGENCY LIGHTS & EXIT LIGHTS SHALL BE FIELD VERIFIED BY THE FIRE DEPT.'S INSPECTOR.

-PROJECT WORKERS SHALL PARK IN DESIGNATED PLACES ONLY. THERE SHALL BE NO PARKING IN FRONT OF EXIT DOORS, HYDRANTS, AROUND CURBS, CORNERS OF BUILDINGS, THE MAIN ENTRANCE, OR ANYWHERE THAT MAY HINDER FIRE DEPARTMENT OPERATIONS. THIS WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION

-THE FLAME SPREAD OF ALL INTERIOR FINISHES SHALL BE "CLASS C" (FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450) PER SECTION 803.1 & TABLE 803.5, INTERNATIONAL BUILDING CODE.

PROJECT CONTACTS:

BUSINESS OWNER:
NADIYA BOYCHUK
224.253-30350 PH. /
NADIYABOYCHUK2@GMAIL.COM

GENERAL CONTRACTOR
DAN MAMALAT
BARRIER SYSTEMS INC
0N654 BRANDON BLVD
WINFIELD, IL 60190
630-414-9343
HTTPS://BARRIERSINC.COM/

ARCHITECT:
ARCHIRAFT, INC.
1320 LACI CT.
INDIAN CREEK, IL 60061
CONTACT: DMITRIY BILENKO| TEL: 847.409-6360
DIMABILENKO@GMAIL.COM

PUROHIT ARCHITECTS, INC| ARCHITECT OF RECORD

BUILDING DEPARTMENT
COMMUNITY DEVELOPMENT
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193-1878
847-895-4500 PH

NOTE TO THE CONTRACTORS:

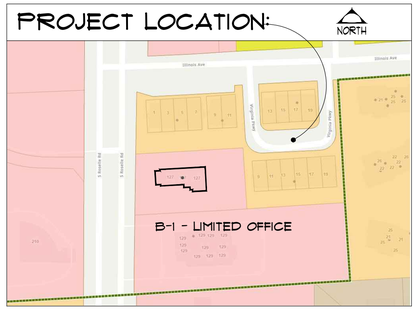
NOTE TO CONTRACTORS: COMMUNICATION/LOW VOLTAGE, FIRE ALARM AND SIGN PERMITS REQUIRE SEPARATE APPLICATIONS (AS REQUIRED) FOR EACH. THESE SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO LOCAL JURISDICTION.

AIR BALANCE REPORT: MECHANICAL CONTRACTOR SHALL SUBMIT AIR BALANCE REPORT PRIOR TO THE OCCUPANCY.

NOTE:
THIS REVIEW DOES NOT INCLUDE EXTERIOR SIGNS / ZONING ISSUES. EXTERIOR SIGNS / ZONING ISSUES ARE BEYOND THE SCOPE OF THIS REPORT. SECTION: LOCAL ZONING CODE.

NOTE:
GC WITH OWNER WILL SUBMIT PLANS AND SPECIFICATIONS TO THE LOCAL HEALTH DEPARTMENT FOR APPROVAL WRITTEN APPROVAL FROM THE HEALTH DEPARTMENT IS REQUIRED TO BE RECEIVED BY THE BUILDING DEPARTMENT PRIOR TO A PERMIT BEING ISSUED. SECTION: LOCAL REQUIREMENT/HEALTH DEPARTMENT

PROJECT LOCATION:



CODE DATA (CONTINUED..):

OCCUPANT LOAD

CROSS GROUND PROJECT AREA-	5918 SF
TOTAL OCCUPANCY:	
STUDENTS	109 KIDS
EMPLOYEES-	14 PEOPLES
TOTAL:	123 OCCUPANTS

109 KIDS +14 STAFF

1

GENERAL ENVIRONMENTAL HEALTH NOTES:

1- CLEANING EQUIPMENT STORAGE I.E. MOPS AND BROOMS SHALL BE STORED IN AN ORDERLY MANNER.
2- EMPLOYEE PERSONAL SPOT TO BE PROVIDED.
3- INSTALL SOAP DISPENSER AND SANITARY TOWEL DISPENSER AT ALL HAND WASHING SINKS.
4- WALLS AS NOTED TO BE PAINTED WASHABLE SURFACE LIGHT IN COLOR IN ALL FOOD PREP AREAS, PREP AT SPLASH ZONES (REINFORCED FIBER GLASS PANEL)
5- CEILING IN KITCHEN TO BE WASHABLE VINYL TILE OR ENAMEL PAINT OR EQUAL
6- ALL FLOORS IN PREP AND SERVICE AREA TO BE VINYL COVER OR QUARRY TILE W/ TOP SET COVE BASE 4" MIN. 6" AT RESTROOMS.
7- LIGHT FIXTURES IN FOOD PREP AREA TO HAVE LENS COVERS SHATTER PROOF
8- ALL FOOD STORED AT A MIN. OF 6" ABOVE FLOOR IN CLEAN DRY AREA EQUIPMENT TO BE ON CASTERS OR 6" LEGS PROPERLY SPACED.
9- NON SMOKING BULDING SING TO BE PROVIDE.

SPRINKLER REQUIREMENTS:

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR PROPOSED DAY CARE PROJECT ON A FIRST FLOOR REFER DNO FIRE PROTECTION INC. (SEE ATTACHED LETTER)

ALL SPRINKLER AND FIRE ALARM WORK REQUIRES A SEPARATE PERMIT.

EXTERIOR ACCESS REQUIRED AT FIRE RISER ROOM
PER VILLAGE ORDINANCE, TITLE 15, CHAPTER 151, ARTICLE 901.4.3.1 ACCESS: DIRECT EXTERIOR ACCESS DOOR SHALL BE PROVIDED TO SPRINKLER SYSTEM RISER OR FIRE PUMP ROOMS. THE DOOR SHALL BE PERMITTED TO BE LOCKED PROVIDED A KEY IS AVAILABLE WITHIN A KEY BOX IN ACCORDANCE WITH SECTION 506.

1

CODE / ORDINANCE DATA:

ZONING DISTRICT:
B-1
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2021 INTERNATIONAL BUILDING CODE VILLAGE OF SCHAUMBURG ORD., TITLE 15, CHAPTER 153: AMENDMENTS TO THE BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2014 ILLINOIS PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE VILLAGE OF SCHAUMBURG ORD., TITLE 15, CHAPTER 152: AMENDMENTS TO THE N.E.C.
- 2021 INTERNATIONAL FIRE CODE VILLAGE OF SCHAUMBERG ORD., TITLE 15, CHAPTER 152: AMENDMENTS TO THE FIRE CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021CURRENT STATE OF ILLINOIS ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 ALL APPLICABLE STATE AND LOCAL CODES

- 2021 IEBC
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2011 ICC A1171

1

USE GROUP (TENANT SPACE)
'GROUP B' (BUSINESS) -EXISTING 2 FLOORS
GROUP E (EDUCATIONAL) -PROPOSING GROUND FLOOR

OCCUPANCY TYPE: A-2

CONSTRUCTION TYPE (TENANT SPACE)

TYPE V-B' EXISTING - NO CHANGE
ONE (2 1/2) STORY TENANT SPACE, EXISTING - NO CHANGE

1

RESTROOM REQUIREMENT SECTION 890.TABLE B
1 SERVICE SINK REQUIRED/ PROVIDED

1

2021 IECC TABLE C402.1.3:

TABLE C402.4
BUILDING ENVELOPE FENESTRATION MAXIMUM *U*-FACTOR AND SHGC REQUIREMENTS

CLIMATE ZONE	0 AND 1	2	3	4 EXCEPT MARINE	4 MARINE and MARINE 4
	Vertical fenestration				
	U-factor				
Fixed fenestration	0.50	0.45	0.42	0.36	0.36
Operable fenestration	0.62	0.60	0.54	0.45	0.45
Entrance doors	0.83	0.77	0.68	0.63	0.63
	SHGC				
	Fixed / Operable	Fixed / Operable	Fixed / Operable	Fixed / Operable	Fixed / Operable
PF < 0.2	0.23 / 0.21	0.25 / 0.23	0.25 / 0.23	0.36 / 0.33	NR / NR
0.2 ≤ PF < 0.5	0.28 / 0.25	0.50 / 0.28	0.30 / 0.28	0.45 / 0.40	NR / NR
PF ≥ 0.5	0.37 / 0.34	0.40 / 0.37	0.40 / 0.37	0.58 / 0.53	NR / NR
	Skylights				
U-factor	0.70	0.65	0.55	0.50	NR
SHGC	0.50	0.50	0.50	0.40	NR

Above-grade wall[f] | R-7.5ci | R-10ci
Mass[g] | R-14.0ci | R-15.2ci
Joist/framing | R-30 | R-30
Unheated slabs | R-15 for 36" below / R-20 for 48" below | R-20 for 36" below / R-20 for 48" below
Heated slabs[e] | R-15 for 36" below / R-20 for 48" below / R-5 full slab | R-15 for 36" below / R-20 for 48" below / R-5 full slab

DRAWINGS INDEX:

T1	TITLE SHEET, INDEX, GENERAL NOTES & CODE DATA
A1.0	PROPOSED PLAN.
A2.0	EGRESS PLAN

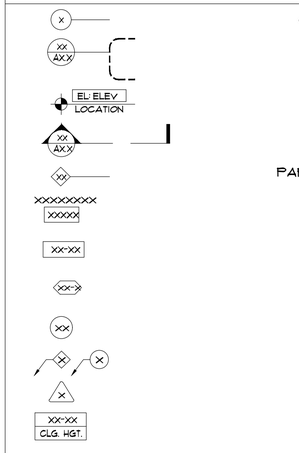
STATEMENT OF COMPLIANCE:

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS. ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

STATEMENT:
1.THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE REQUIREMENTS OF ALL VILLAGE OF HEADER CONTROLLER VILLAGE OF SCHAUMBURG APPLICABLE CODES AND THE ACCESSIBILITY STANDARDS OF THE STATE OF ILLINOIS.

ARCHITECT / REP
DATE
LICENSE EXPIRES:
NOV. 2026

GRAPHIC SYMBOL LEGEND



ABBREVIATIONS

NOTE: clarify with Architect all abbreviations not listed.

AB.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JT.
CLG.	CEILING
CLKG.	CAULKING
C.L.	CENTER LINE
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DEG.	DEGREE
DET./DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA. ø	DIAMETER
DN.	DOWN
DS.	DOWN SPOUT
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL. ELEV.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
F.L.	FLOW LINE
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.L.	GLASS
GR.	GRADE
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H/C	HANDICAPPED
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.I.F.	LOCATE IN FIELD (WITH OWNER)
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
MUL.	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
RE:	REFER TO ...
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ. OR □	SQUARE
S.S.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STIFF	STIFFENER
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR	TREAD
T & B	TOP AND BOTTOM
TER.	TERRAZZO
T & G	TONGUE & GROOVE
THK.	THICK
T/	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
℄	CENTERLINE
ℙ	PLATE

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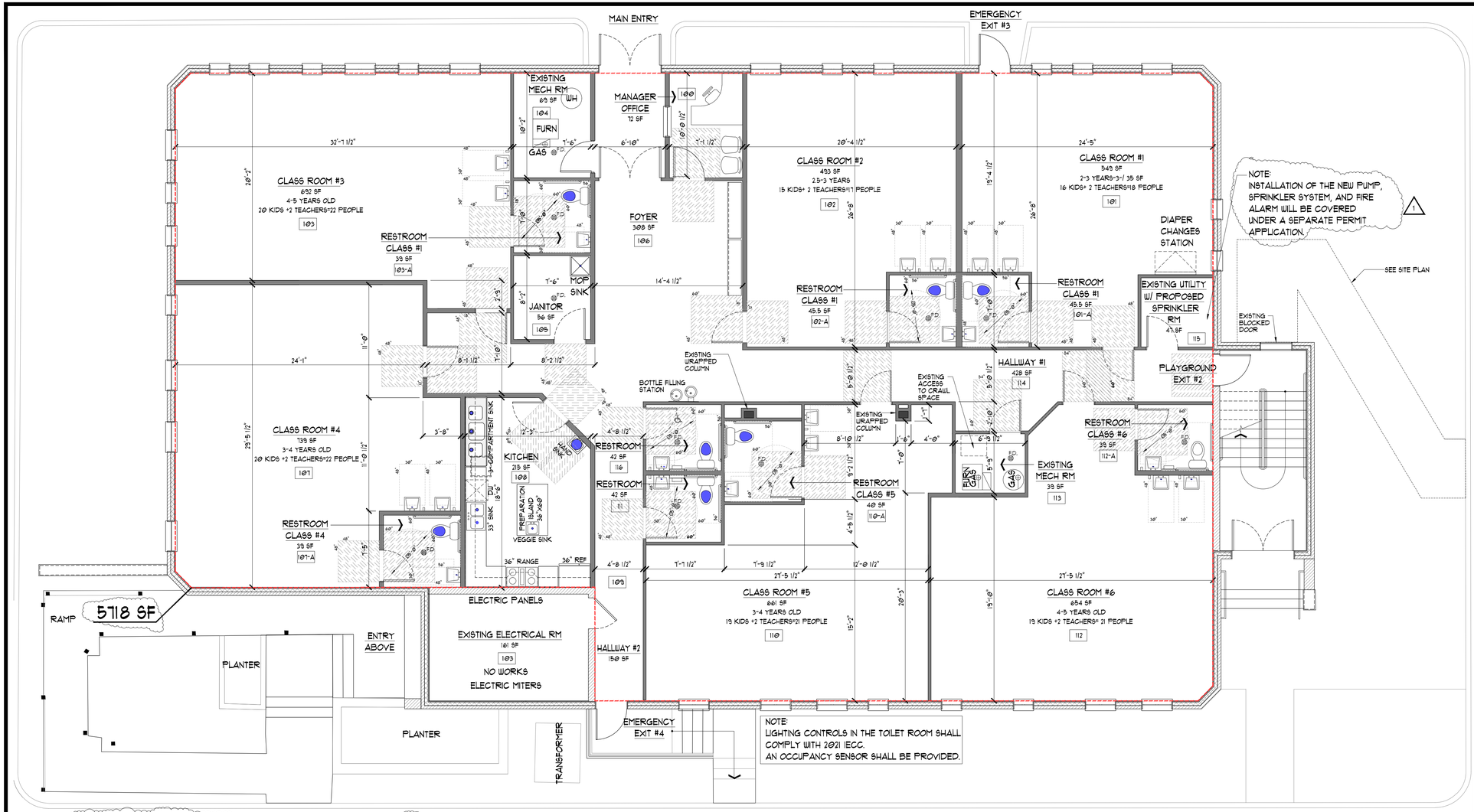
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Ownwer|Nadiya Boychuk,
224.253-30350 ph. / nadiyaboychuk2@gmail.com

Issue Date: 09-27-2023
Drawn By: PAI

Sheet: TITLE SHEET, INDEX & GENERAL NOTES, CODE DATA

T1

PAI PROJECT NUMBER
20124.00



GENERAL NOTES:

01. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
02. ADA ISSUES COMPLY TO THE ACCESSIBILITY CODE AS ESTABLISHED BY THE STATE.
03. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, LICENSES AND CERTIFICATES TO COMPLETE THE PROJECT.
04. THE GENERAL CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AND PAY FOR SAME.
05. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK, A COMPLETE LAYOUT AND VERIFICATION OF ALL DIMENSIONS SHALL BE COMPLETED. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF DEMOLITION. REPORT ANY DISCREPANCIES AND/OR CONFLICTS TO THE ARCHITECT/FRANCHISORS PROJECT MANAGER PRIOR TO PROCEEDING WITH THE WORK.
06. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, AIR DUCTS, MECHANICAL EQUIPMENTS, METERS, PANELS, RPZ VALVES, ETC AND LOCATIONS OF PROPOSED CONNECTIONS TO SAME. ANY DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT/FRANCHISORS PROJECT MANAGER PRIOR TO PROCEEDING WITH THE WORK.
07. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, WHETHER PERFORMED BY HIS/HER FORCES OR SUBCONTRACTORS, AS WELL AS WORK COMPLETED BY FRANCHISOR OR OTHERS.
08. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS I.E. STRUCTURE WALLS, INTERIOR WALL ASSEMBLIES, ETC DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
09. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABLES WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
10. ALL CONTRACTOR WILL GUARANTEE ALL LABOR AND MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/ OR AT THE FINAL PAY OUT FROM OWNER.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN WORKSITE DURING CONSTRUCTION AND SHALL THROUGHLY CLEAN THE AREAS UNDER THIS CONTRACT PRIOR TO ACCEPTANCE BY OWNER.
12. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES, MATERIALS, FIXTURES, EQUIPMENTS, ETC. SO THAT THEY WILL REMAIN FREE FROM DAMAGE DURING THE COURSE OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE CAUSED BY HIMSELF OR HIS SUBCONTRACTORS DURING THE COURSE OF THE PROJECT. REPAIRS SHALL MATCH ADJOINING EXISTING MATERIALS / SURFACES AND BE ACCEPTABLE TO THE OWNER, LANDLORD AND LOCAL BUILDING OFFICIALS.
13. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL CONSTRUCTION BARRICADES AS REQUIRED AROUND AREAS OF CONSTRUCTION TO PROTECT THE SAFETY OF THE CUSTOMER, EMPLOYEES AND ALL OTHER USERS OF THE SPACE.
14. THE SIGN CONTRACTOR, WHERE APPLICABLE, SHALL BE RESPONSIBLE FOR SUBMITTING FOR AND OBTAINING ALL REQUIRED PERMITS AND APPROVALS FROM LOCAL CODE OFFICIALS AND LANDLORD PRIOR TO THE INSTALLATION.
15. EACH BIDDER SHOULD VISIT THE SITE AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS AND THE SCOPE OF THE PROJECT PRIOR TO SUBMITTING THEIR BIDS.
16. THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR / CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.
16. DO NOT SCALE DRAWINGS.
17. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.
18. REFER TO THE EQUIPMENT SCHEDULE FOR OWNER SUPPLIED, OWNER INSTALLED, E.T. EQUIPMENT. IF ANY. PIECE OF EQUIPMENT IS NOT DPECIFICALLY LISTED, THAN IT SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

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PUROHIT ARCHITECTS

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PROPOSED MAIN FLOOR PLAN 1
SCALE: 3/16"=1'-0"

PRESCHOOL/ DAYCARE CENTER OCCUPANCY CAPACITY
HOURS: 7AM-6PM (MON-FRI)

ROOM #	ROOM NAME	AREA OF SPACE/ OCCUPANCY	TOTAL PERSONS
100	MANAGER OFFICE	72 SQ.FT.	1 PERSONS
101	CLASS RM #1 2-3 YEARS OLD	549 SQ.FT/35=16 KIDS+2 TEACHERS	18 PERSONS
102	CLASS RM #2 2.5-3 YEARS OLD	498 SQ.FT/35=15 KIDS+2 TEACHERS	17 PERSONS
103	CLASS RM #3 4-5 YEARS OLD	692 SQ.FT/35=20 KIDS+2 TEACHERS	22 PERSONS
107	CLASS RM #4 3-4 YEARS OLD	739 FT/35=22 KIDS+2 TEACHERS	22 PERSONS
108	KITCHEN	213 SQ.FT	1 PERSONS
110	CLASS RM #5 3-4 YEARS OLD	661 SQ.FT/35=19 KIDS+2 TEACHERS	21 PERSONS
112	CLASS RM #6 3-4 YEARS OLD	661 SQ.FT/35=19 KIDS+2 TEACHERS	21 PERSONS
	TOTAL	109 KIDS +14 STAFF	123 PERSONS

HARDWARE SET SCHEDULE

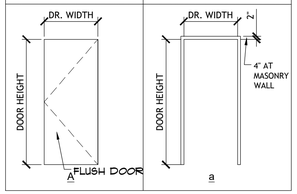
SET #01: INTERIOR PRIVACY DOOR (RESTROOM)
- 1 1/2 PAIR BB BUTT HINGES PER EACH DOOR LEAF, HAGER: BB-1279 (OR EQUAL)
- 1 PRIVACY LOCKSET
- SCHLAGE S-200 SERIES JUPITER W/ ADA COMPLIANT LEVER HANDSET, "BRUSHED CHROME" (OR EQUAL)
- 1 DOOR STOP (HAGER: FLOOR-241F, 260, OR EQUAL

SET # 02: INTERIOR EGRESS DOOR
- 1 1/2 PAIR BB BUTT HINGES, HAGER: BB-1279 (OR EQUAL)
- 1 PASSAGE LATCHSET, 1 CLOSER WITH BACK CHECK (MAX. 5 LB. PULL)
- SCHLAGE S-200 SERIES JUPITER W/ ADA COMPLIANT LEVER HANDSET, "BRUSHED CHROME" (OR EQUAL)
- 1 FLOOR STOP

HANDICAP ACCESSIBLE HARDWARE

ALL HARDWARE FOR DOORS SHALL BE HANDICAP ACCESSIBLE PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310 (J)(6)

DOOR TYPE: / FRAME TYPE:

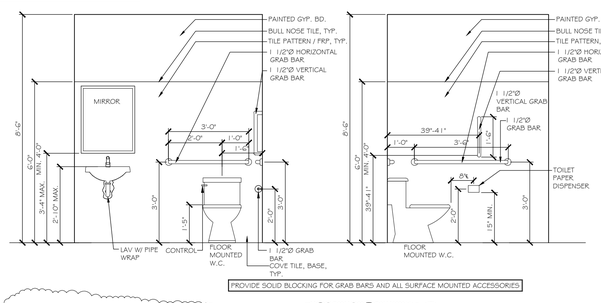


INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT:

FENESTRATION U-FACTOR	0.35 MAX.
SKYLIGHT U-FACTOR	0.60 MAX.
GLAZED FENESTRATION SHGC	NR
CEILING R-VALUE	49 MIN.
WOOD FRAME WALL R-VALUE (EXTERIOR)	19 OR 13+5 MIN.
MASS WALL R-VALUE (EXTERIOR)	15 MIN.

AIR LEAKAGE: BUILDING THERMAL ENVELOPE:

THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL SUITABLE FILM OR SOLID MATERIAL:
1. ALL JOINTS, SEAMS & PENETRATIONS.
2. SUITE-BUILT WINDOW, DOORS & SKYLIGHTS.
3. OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS & FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. WALLS & CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
7. BEHIND TUBS & SHOWERS OR EXTERIOR WALLS
8. COMMON WALLS BETWEEN SUELLING UNITS.



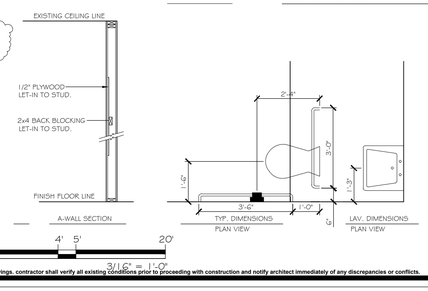
KITCHEN EQUIPMENT SCHEDULE		
NO	EQPMT	QTY.
1.	3" COMPARTMENT SINK 60"L	1
2.	HAND SINK	1
3.	36" REFRIGERATOR	1
4.	24" DISHWASHER	1
5.	DOUBLE SINK 33"L	1
6.	MICROWAVE	1
7.	ELECTRIC RANGE	1

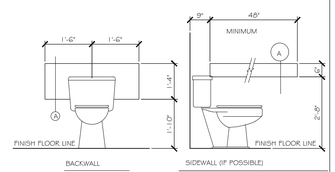
NOTE
ALL THE EQUIPMENT SHALL BE "NSF" CERTIFIED & TO BE SELECTED OR APPROVED BY THE OWNER

NOTE
PROVIDED HANDICAP ACCESSIBLE TACTILE WARNINGS AND SIGNAGE AND DOOR HARDWARE. DOOR HARDWARE LEADING INTO A HAZARDOUS AREA ALONG A MEANS OF EGRESS ROUTE SHALL BE OF THE TACTILE "TYPE SECTION" ILLINOIS ACCESSIBILITY CODE 400.310 (7) J)

PLUMBING FIXTURES & ACCESSORY	CLASS RM #1 2-3 YEARS OLD	CLASS RM #2 2.5-3 YEARS OLD	CLASS RM #3 4-5 YEARS OLD	CLASS RM #4 3-4 YEARS OLD	CLASS RM #5 3-4 YEARS OLD	CLASS RM #6 3-4 YEARS OLD
WATER CLOSET CENTERLINE	UP TO 12"	UP TO 12"	12"-15"	12"	12"	12"
TOILET SEAT HEIGHT	11"-12"	11"-12"	12-15"	11"-12"	11"-12"	11"-12"
GRAB BAR HEIGHT	16"	16"	20-25"	18"-20"	18"-20"	18"-20"
DISPENSER HEIGHT	12"-13"	12"-13"	14"-17"	14"	14"	14"

RESTROOMS 111, 116 -INTERIOR ELEVATION 2
SCALE: 3/16"=1'-0"





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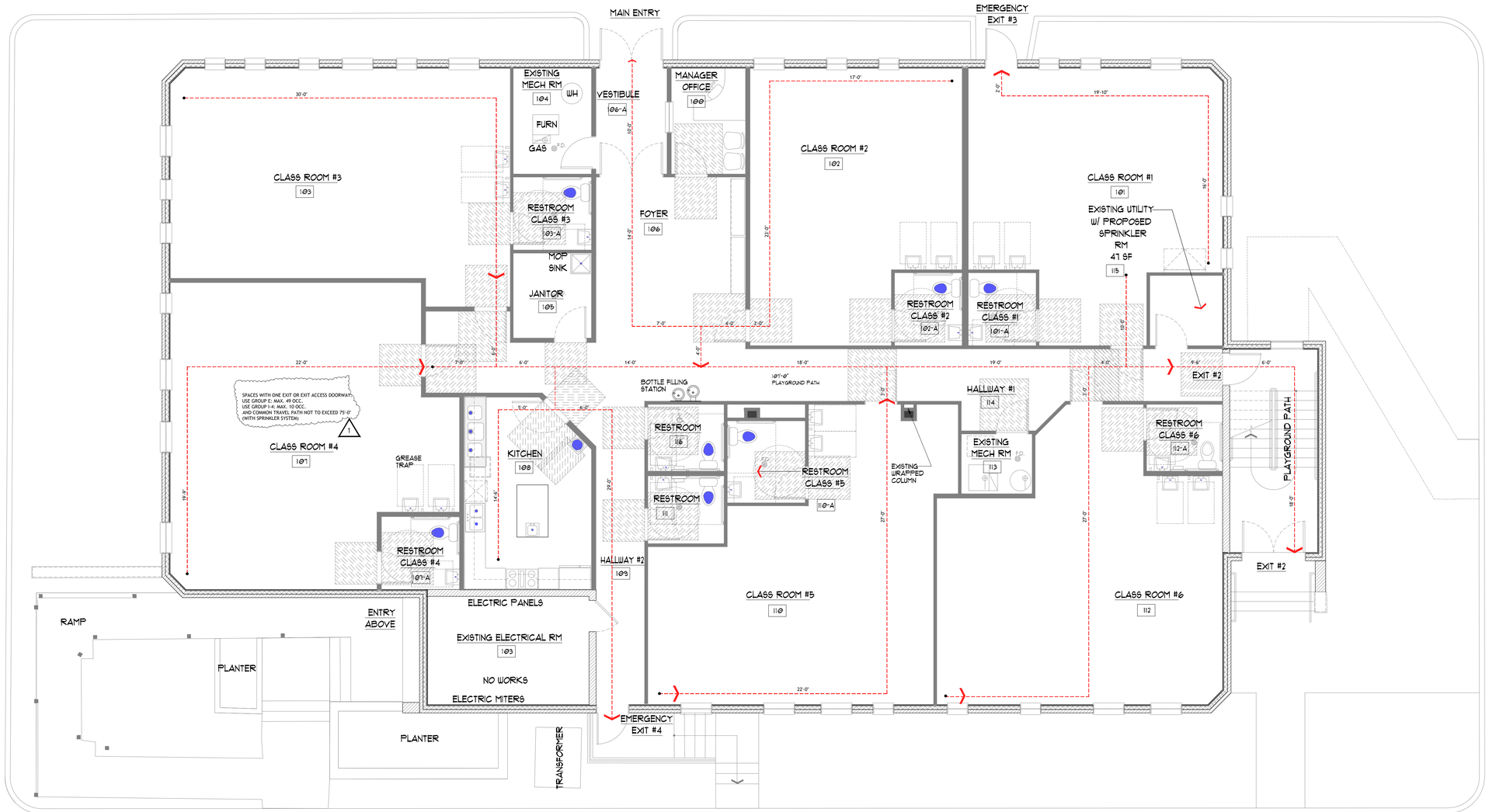
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INTERIOR BUILD-OUT PROJECT:
New Day Care Center
127 S ROSELLE RD,
SCHAUMBURG, 60193
Owner: Nadiya Boychuk
224.253-30350 ph. / nadiyaboychuk2@gmail.com

Issue Date: 09-27-2023
Drawn By: PAI
Sheet: PROPOSED MAIN PLAN

A1.0

PAI PROJECT NUMBER
20124.00



EGRESS PLAN 1

SCALE: 3/16"=1'-0"

2' 1' 0' 2' 4' 5' 20'

3/16" = 1'-0"

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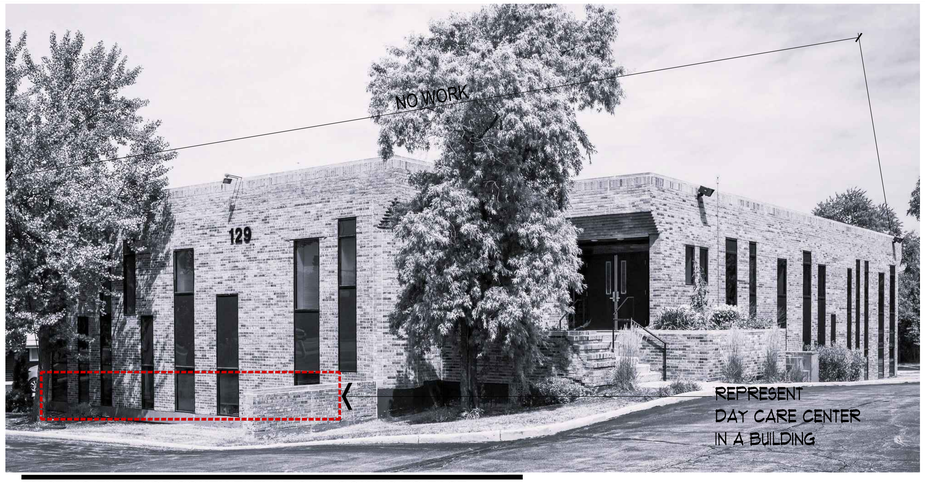
Sheet: EGRESS PLAN

A2.0

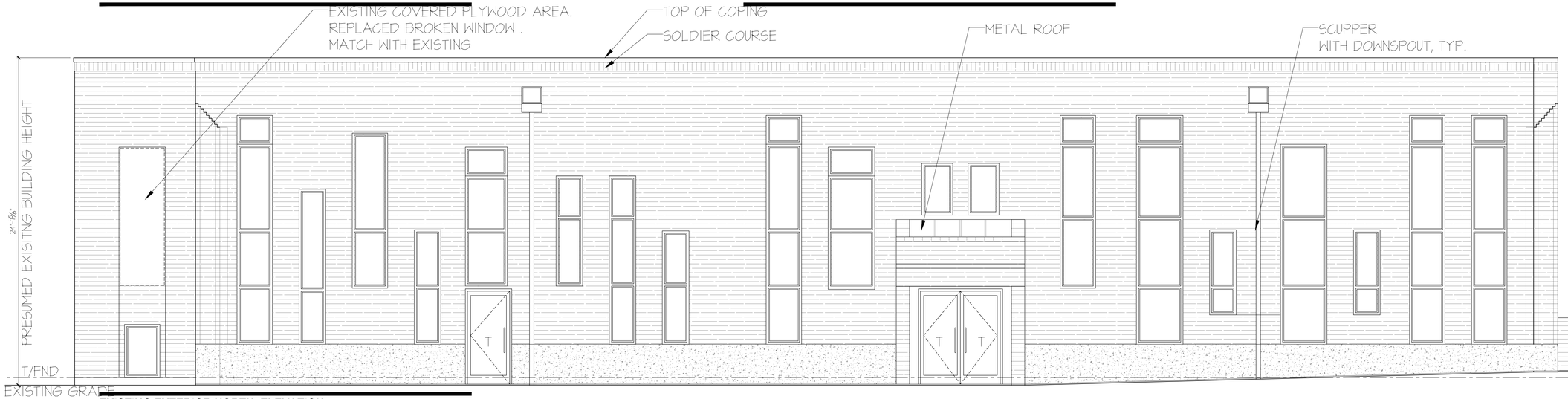
PAI PROJECT NUMBER
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EXISTING EXTERIOR SOUTH ELEVATION LOOKING TO EAST 1
SCALE: N.T.S.



EXISTING EXTERIOR SOUTH ELEVATION LOOKING TO EAST 2
SCALE: N.T.S.



EXISTING EXTERIOR NORTH ELEVATION 3
SCALE: 1/4"=1'-0"



EXISTING EXTERIOR EAST ELEVATION 4
SCALE: N.T.S.



EXISTING EXTERIOR WEST ELEVATION 5
SCALE: N.T.S.



EXISTING EXTERIOR SOUTH ELEVATION LOOKING WEST 6
SCALE: N.T.S.

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11.10.2025	REVISED PRG RE-SUBMITTAL #2

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Drawn By: PAI

Sheet:
EXISTING EXTERIOR ELEVATIONS

A2.0

PAI PROJECT NUMBER
20124.00

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PROPOSED BUSINESS OPERATION

COMPANY OVERVIEW

Firefly Tutoring, Inc. was formed in Illinois on December 6th 2017. The founder is a licensed Day Care Home provider with over 10 years of experience providing skilled in-home day care for children of various age groups. While working with young children from the immigrant families from Russia, Ukraine and other Eastern-European countries, we noticed that our students and particularly their families prefer to play, study and perform other daily activities in the home environment that is not just economically advantageous but habitually, lingually and culturally close to them. So it became a critical factor in selecting long term day care facilities as compared with the traditionally available options. Based on a number of inquiries, and our current waiting list, we estimate that at least 200 children of various age groups are currently in need of day care services which could be more efficiently provided by a larger more centralized ethnic-specific day care facility as opposed individual day care homes.

PRODUCT OFFERING

The following are the services to be offered:

Toddler class (2 to 3 years old)

Preschool class (3 to 4 years old)

Pre-kindergarten class (4 to 5 years old)

Firefly Tutoring, Inc has secured its new location at 129 South Roselle road in Schaumburg, IL.

In this facility the Daycare will comprise 5918 sq. ft of floor space to serve up to 109 students in 6 fully equipped and furnished class rooms. The rooms provide ample study, play and eating areas for the students with access for handicapped students also available.

At full capacity, we are planning to employ 6 full time teachers, 6 assistants, and a cook. There will be two floating teachers to assist with early care, after care, lunchtime, playground time, and bathroom breaks.

MANAGEMENT TEAM

Nadiia Boychuk - Administrator and Owner.

---------- - Director of Operations

BUSINESS OPERATION

Monday through Friday from 7:00 am to 6:30 pm

Drop off 5 minute parking from 6:30 am - 9:00 am and pick up 15 minute parking from 4:00 pm - 6:30 pm.

CHANGES PROPOSED TO THE SITE TO ACCOMMODATE THE PLAYGROUND

The proposed daycare is marked navy blue. The existing parking marked light blue will be replaced with an outdoor play area. The play area will comprise 6,542 sq. ft and will be fully fenced in, to ensure no one can either come in or wander away. The play area will be furnished with safe, entertaining toys, as well as a sandbox.

Behind the play area fence proposed a new sidewalk that leads to additional fire exit from the two story building.

We will keep existing parking near the entrance with 52 spots. There are also additional parking lots belong to this property in the frame of dashed line.

Property Maintenance and Improvement Plan

The property owners are committed to addressing all maintenance and safety concerns identified during inspections and ensuring the property is well-maintained and compliant with local standards. The following actions will be taken to correct existing issues and enhance the overall condition of the property:

1. **Brick and Building Exterior Repairs**: All existing brickwork will be repaired where needed to restore structural integrity and appearance. Any damaged or deteriorating areas will be properly patched and cleaned.
2. **Parking Lot Improvements**: The parking lot will be restriped for clear and safe vehicle navigation. Damaged pavement areas will be patched and repaired to ensure a smooth surface.
3. **Handrails and Metal Surfaces**: All handrails will be repainted. Any rust or chipping paint will be removed prior to painting to ensure a clean, durable finish.
4. **Address Identification**: Property address numbers will be prominently posted on the front, rear, and sides of the building, with a minimum size of six inches, to improve visibility and compliance with local requirements.
5. **Lighting Enhancements**: Parking lot lighting will be improved, particularly in the rear of the property, with new fixtures installed at the top corners of the building to enhance safety and visibility.
6. **Ground Signage**: The existing ground sign will be removed and replaced with a new sign designed to comply with the Schaumburg Historic District regulations.
7. **Landscaping and Grounds Maintenance**: All overgrown grass and weeds throughout the property will be removed. A professional weekly maintenance service will be implemented, including seasonal spring and fall cleanups, mulching, tree trimming, and routine lawn cutting, to ensure the grounds remain neat, safe, and visually appealing.

Through these planned improvements, the property owners aim to provide a safe, well-maintained, and visually attractive environment that meets local codes, addresses inspection concerns, and ensures long-term upkeep.

Fire Separation and Sprinkler System Narrative

The property will be upgraded to enhance fire safety and ensure compliance with applicable codes for a new Day Care build out. The following measures will be implemented for the separation of first and second floors:

1. Fire Separation Between Floors:
The first and second floors will be designed with a dedicated fire separation system to isolate each level in the event of a fire. Independent control valves per floor of fire suppression systems will ensure complete separation and occupant safety.

2. Water Service Upgrades:

- A new 8-inch water service will be brought into the building.
- The new water main will enter the building near the Roselle Street side. A flanged tee will be installed to split the service to feed both domestic water and fire protection water.
- The existing water service will be relocated to the new water main, and the previous service will be demolished by the plumbing/underground contractor.
- An 8-inch double check detector assembly will be provided on the fire protection water to ensure proper backflow prevention and system safety.

3. First Floor Sprinkler System:

- A full sprinkler system will be installed on the first floor, housed in a dedicated mechanical sprinkler room.
- The first-floor system will operate independently from the second-floor system with a separate control valve, flow switch, and drain, maintaining proper fire separation between floors.
- Sprinklers in open ceiling areas will be upright type, while sprinklers in finished ceiling spaces will be semi-recessed type.
- All sprinkler flow switches and valve tamper switches will be connected to the building fire alarm system.

4. Second Floor Sprinkler System:

- The second-floor fire protection system will also be installed to NFPA 13 standards and Village of Schaumburg requirements, with independent control from the first-floor system.

5. Water Supply Enhancements:

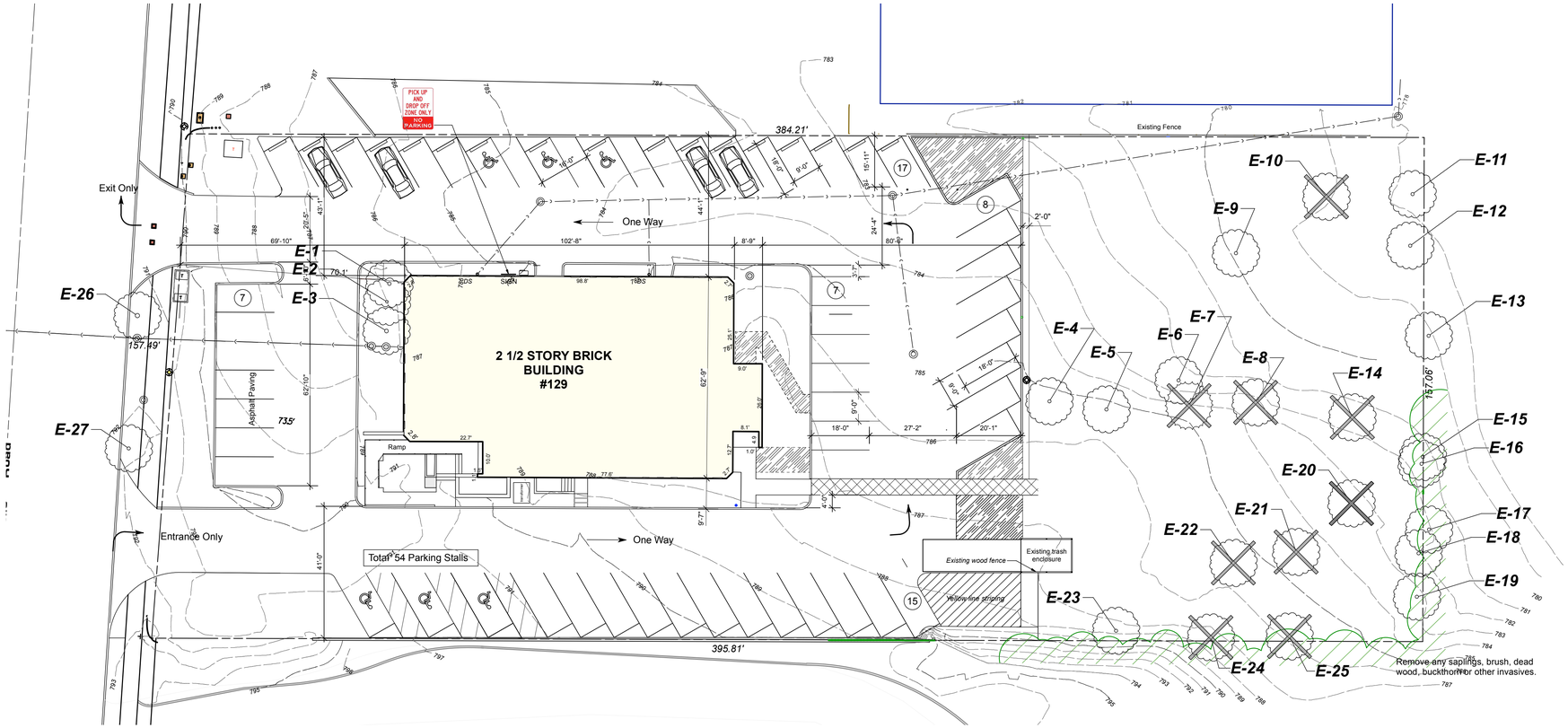
- The main water line serving the property will be increased from 6 inches to 8 inches to provide adequate flow and pressure for both fire protection systems.

- A new fire hydrant will be installed on the property to support the additional water service and provide emergency fire access.

These upgrades will provide a robust fire protection system, ensuring independent operation and control for each floor, adequate water supply, and compliance with all local and national fire protection standards.

OTHER OCCUPANTS IN THE BUILDING

The second floor of the building is occupied by a medical office that operates independently and occupies approximately 4,000 sq. ft. This does not interfere with the daycare operations located on the ground floor.



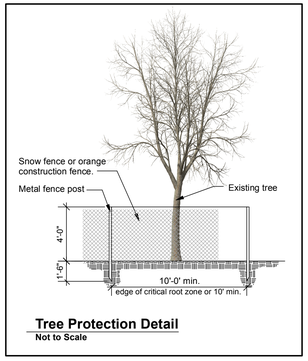
Landscape Notes

1. Unless otherwise specified on plans, all existing plant material is to be removed. This includes all trees, shrubs, saplings, vines and groundcovers.
2. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades.
3. All lawn areas shall not be higher than adjacent paved surfaces in order to maintain positive surface drainage.
4. Loosen subgrade of lawn areas to a minimum depth of 6 inches. Remove stones measuring over 1 inch. Remove sticks, roots, rubbish, and other extraneous matter, Limit preparation to areas which will be planted promptly after preparation.
5. There shall be a minimum 4" layer of topsoil for all all lawn areas. If there is not sufficient topsoil left on site from construction, landscape contractor shall proide topsoil unless otherwise specified.
6. After fine grading, an irrigation system, if part of plans or previously contracted for, is to be installed, amy lawn areas damaged are to be restored to specified condition prior to installation.
7. After a lawn section has been installed and rolled, watering shall commence immediately while installation continues on other sections of the job.
8. All areas disturbed by construction shall be fine graded and seeded. Blend into existing grade. Use erosion control blanket in all areas greater than 5:1.
9. All existing trees shall be protected during construction with fences and other barriers to prevent damage as necessary.
10. All off site restoration work shall be restored with 6" of topsoil, fine graded and either seeded or sodded.
11. All plant material shall be nursery grown and be either balled and burlapped (B&B) or container grown according to the plant material list provided.
12. Mulch all tree, shrub and evergreen planting beds with a shredded hardwood bark mulch to a depth of 3" unless otherwise noted.
13. Mulch rings shall be a minimum 3' diameter for newly planted individual trees, large evergreens and ornamental trees. Use a shredded hardwood bark mulch to a depth of 3". The mulch rings around existing trees will vary in size with the minimum size of 4' diameter.
14. Groundcover, ornamental grass, and perennial plant beds shall be mulched with a leaf mulch not less than 2" thick. No shredded bark mulch is to be used in these beds.
15. Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.
16. Where mulch beds meet lawn areas, provide a sharp vertical spade edge.
17. Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots, moist by covering with mulch, burlap or other acceptable means of retaining moisture.
18. Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer Indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
19. Do not remove container grown stock from containers until planting time.
20. Plant trees and shrubs after final grades, are established and prior to planting of lawns. If planting of trees and occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
21. Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.
22. Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless, otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during deliveries.
23. Provide healthy, vigorous nursery stock grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects.
24. Prune broken or cross branching before planting. Do not remove tree leader, but prune out double leaders.
25. All planting areas will require a topsoil mixture consisting of 1/4 topsoil, 1/2 mushroom compost and 1/4 sand. The groundcover beds shall have a 4" minimum of this mixture. Existing soil shall be removed.
26. During landscape work, keep pavements clean and work area in an orderly condition.
27. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during Installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

Existing Tree List

Tree #	Botanical Name	Common Name	Size	Condition	Save?	Notes
E-1	Ginkgo biloba	Ginkgo	7" cal	fair	Yes	
E-2	Ginkgo biloba	Ginkgo	8" cal	fair	Yes	
E-3	Ginkgo biloba	Ginkgo	12" cal	good	Yes	
E-4	Morus alba	Mulberry	16" cal	fair	Yes	
E-5	Juglans nigra	Black Walnut	14" cal	fair	Yes	
E-6	Pyrus species	Pear	12" cal	fair	Yes	
E-7	Pinus strobus	Eastern White Pine	10" cal	poor	No	Remove
E-8	Morus alba	Mulberry	12" cal	fair	No	Remove
E-9	Morus alba	Mulberry	22" cal	fair	Yes	
E-10	Acer negundo	Box Elder	14" cal	dead	No	Remove
E-11	Morus alba	Mulberry	12" cal	fair	Yes	
E-12	Acer saccharinum	Silver Maple	24" cal	poor	Yes	
E-13	Morus alba	Mulberry	23" cal	fair	Yes	
E-14	Morus alba	Mulberry	24" cal	fair	No	Remove
E-15	Morus alba	Mulberry	18" cal	fair	Yes	
E-16	Morus alba	Mulberry	20" cal	fair	Yes	
E-17	Morus alba	Mulberry	24" cal	fair	Yes	
E-18	Rhamnus cathartica	Buckthorn	8" cal	fair	Yes	
E-19	Acer negundo	Box Elder	12" cal	fair	Yes	
E-20	Catalpa speciosa	Northern Catalpa	16" cal	good	No	Remove
E-21	Juglans nigra	Black Walnut	15" cal	fair	No	Remove
E-22	Acer negundo	Box Elder	32" cal	fair	No	Remove
E-23	Celtis occidentalis	Hackberry	14" cal	fair	Yes	
E-24	Acer negundo	Box Elder	13" cal	poor	No	Remove
E-25	Acer negundo	Box Elder	9" cal	poor	No	Remove
E-26	Gleditsia triacanthos inmeris hybrid	Honeylocust	15" cal	good	Yes	Roselle Rd Parkway Tree
E-27	Gleditsia triacanthos inmeris hybrid	Honeylocust	18" cal	good	Yes	Roselle Rd Parkway Tree

NOTE:
The existing trees in the construction zone will have their dead and broken branches and limbs pruned and removed. General reshaping or more severe pruning of the trees will determined on a tree by tree basis.



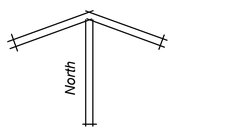
Tree Protection Detail
Not to Scale

Existing Tree Legend

640	Existing contour line
	Existing deciduous trees to remain
	Existing coniferous trees to remain
	Dediduous trees to be removed
	Coniferous trees to be removed
	Asphalt or concrete sidewalks to be removed

Tree Preservation Plan

Scale: 1" = 20'-0"



Scale: 1" = 20'-0"

0 20 40 60 80 ft

Craig M. Patten
Landscape Architect
License # 157-000710 - Expires: August 31, 2027

Craig M. Patten
Landscape Architecture
1375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067 cmplandarch@sbcglobal.net

Tree Preservation Plan

New Day Care Center
129 S. Roselle Road
Schaumburg, IL 60193

H Ph -
W Ph -
Mobile Ph. -

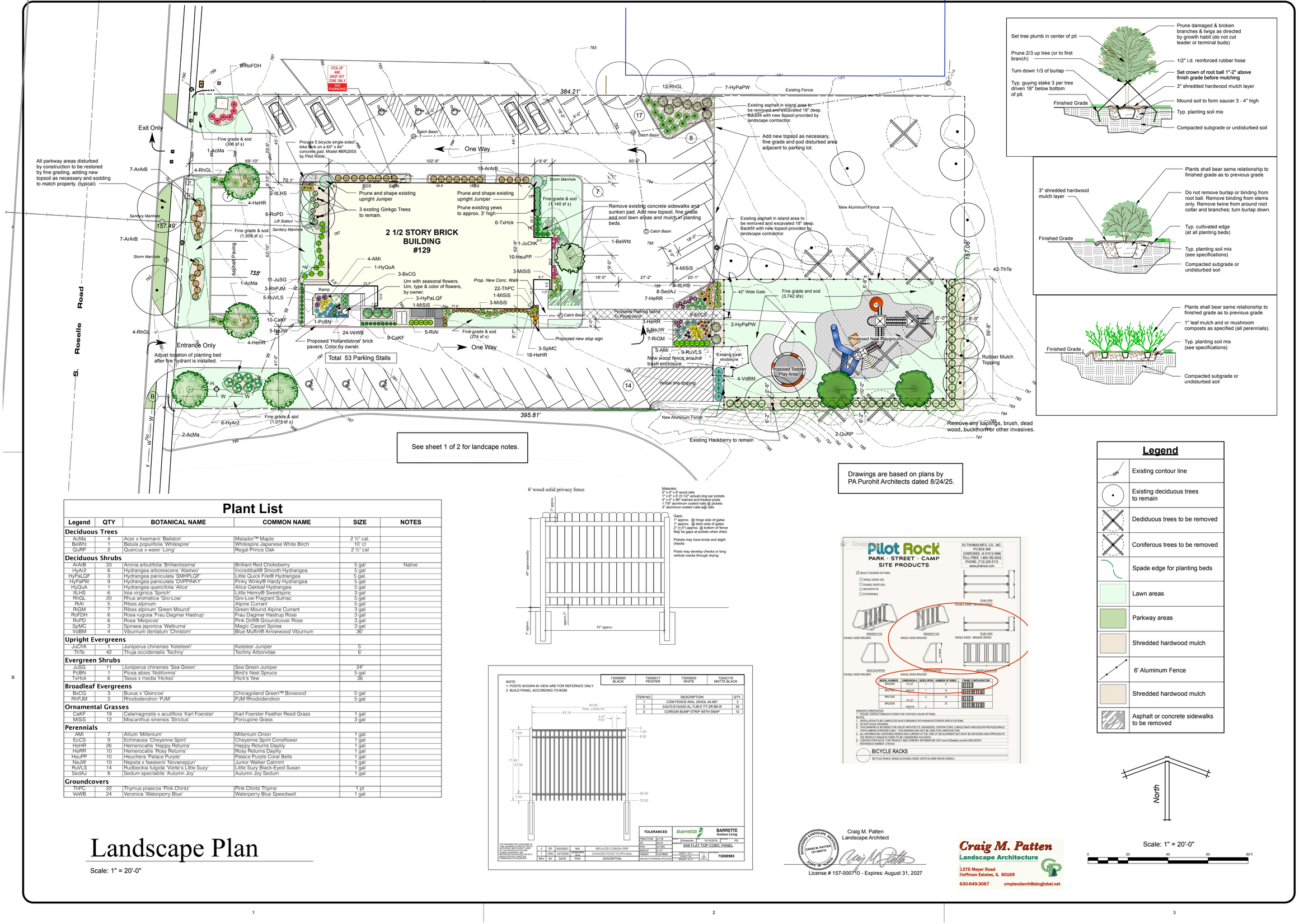
Date:	October 25, 2025
Drawn By:	C. M. Patten
Project No.:	25-0019

REVISIONS

No.	Date:	Description:

Kestrel Design
Landscape Management and Construction
100 Wakefield Court, Aurora, IL 60506 (630) 801-4541

Sheet No. 1 2



See sheet 1 of 2 for landcape notes.

Drawings are based on plans by PA Purohit Architects dated 8/24/25.

Legend

785	Existing contour line
	Existing deciduous trees to remain
	Dediduous trees to be removed
	Coniferous trees to be removed
	Spade edge for planting beds
	Lawn areas
	Parkway areas
	Shredded hardwood mulch
	6' Aluminum Fence
	Shredded hardwood mulch
	Asphalt or concrete sidewalks to be removed

Plant List

Legend	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees					
AcMa	4	Acer x freemanii 'Bailston'	Matador™ Maple	2 ½" cal.	
BeWht	1	Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	10' cl	
QuRP	2	Quercus x warei 'Long'	Regal Prince Oak	2 ½" cal	
Deciduous Shrubs					
ArArB	33	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal	Native
HyAr2	6	Hydrangea arborescens 'Abetwo'	Incrediball® Smooth Hydrangea	5 gal	
HyPaLQF	3	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire® Hydrangea	5 gal.	
HyPaPW	9	Hydrangea paniculata 'DVPPINKY'	Pinky Winky® Hardy Hydrangea	5 gal	
HyQuA	1	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	5 gal	
ItLHS	6	Itea virginica 'Sprich'	Little Henry® Sweetspire	3 gal	
RhGL	20	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
RiAl	5	Ribes alpinum	Alpine Currant	5 gal	
RiGM	7	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3 gal	
RoFDH	6	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	3 gal	
RoPD	6	Rosa 'Meijocos'	Pink Drift® Groundcover Rose	3 gal	
SpMC	3	Spiraea japonica 'Walbuma'	Magic Carpet Spirea	3 gal	
VdBM	4	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	36"	
Upright Evergreens					
JuChK	1	Juniperus chinensis 'Keteleen'	Keteleer Juniper	5'	
ThTe	42	Thuja occidentalis 'Techny'	Techny Arborvitae	6'	
Evergreen Shrubs					
JuSG	11	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	
PcBN	1	Picea abies 'Nidiformis'	Bird's Nest Spruce	5 gal	
TxHck	6	Taxus x media 'Hicksii'	Hick's Yew	36	
Broadleaf Evergreens					
BxCG	3	Buxus x 'Glencoe'	Chicagoland Green™ Boxwood	5 gal	
RhPJM	3	Rhododendron 'PJM'	PJM Rhododendron	5 gal	
Ornamental Grasses					
CaKF	19	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	
MiSiS	12	Miscanthus sinensis 'Strictus'	Porcupine Grass	3 gal	
Perennials					
AMi	7	Allium 'Millenium'	Millenium Onion	1 gal	
EcCS	9	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 gal	
HeHR	26	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal	
HeRR	10	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal	
HeuPP	10	Heuchera 'Palace Purple'	Palace Purple Coral Bells	1 gal	
NeJW	10	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	1 gal	
RuVLS	14	Rudbeckia fulgida 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 gal	
SedAJ	8	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal	
Groundcovers					
ThPC	22	Thymus praecox 'Pink Chintz'	Pink Chintz Thyme	1 pt	
VeWB	24	Veronica 'Waterperry Blue'	Waterperry Blue Speedwell	1 gal	

6' wood solid privacy fence

Materials:
2" x 4" x 8' wood rails
1" x 6" x 6' (5 1/2" actual) dog ear pickets
4" x 4" x 96" stained and treated posts
1 7/8" aluminum coated nails @ pickets
3" aluminum coated nails a@ rails

Gaps:
1" approx. @ hinge side of gates
1" approx. @ latch side of gates
2" (±.4") approx. @ bottom of fence
May be gaps at pickets when dried.

Pickets may have knots and slight checks

Posts may develop checks or long vertical cracks through drying.

Scale: 1" = 20'-0"

Landscape Plan

Scale: 1" = 20'-0"

Craig M. Patten
Landscape Architect
License # 157-000710 - Expires: August 31, 2027

Craig M. Patten
Landscape Architecture
1375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067 cmplandarch@sbcglobal.net

Landscape Plan

New Day Care Center
129 S. Roselle Road
Schaumburg, IL 60193

H Ph:
W Ph:
Mobile Ph. -

Date: October 25, 2025
Drawn By: C. M. Patten
Project No.: 25-0019

REVISIONS

No.	Date:	Description:

Kestrel Design
Landscape Management and Construction
(630) 801-8541
100 Wakefield Court, Aurora, IL 60506

Sheet No. 2 of 2

Development Review Application

DEVR-25-58

Submitted On: Aug 24, 2025

Applicant

Bogdan mamalat
630-414-9343
@ bogdan29m90@gmail.com

Primary Location

129 S ROSELLE RD
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Chido Baker

Z2509-02) / FIREFLY DAYCARE / 129 S. Roselle Road / Special Use for a Daycare Facility and Site Plan Amendment

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Under Contract for special Use

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

BERHE TSEGHAI

Property Owner Street Address

2237 North Jansen Ave

Property Owner City

Chicago

Property Owner State

IL

Property Owner Zip Code

60614

Property Owner Phone Number

630-414-9343

Property Owner Email

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-22-401-038-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

true

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Special Permit for a Day care on the first floor

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2511-02 / WOODFIELD VILLAGE GREEN / 1400-1572 E. Golf Road / Amendment to Approved Shopping Center Signage Plan
12/10/25
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests an amendment to the previously approved shopping center signage plan for Woodfield Village Green Shopping Center. The amendment is requested to include a new monument sign for the shopping center at the corner of Meacham Road and Golf Road and a new monument sign for Duly Health and Care located at the Remington Road entrance from Meacham Road.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the signage plan; therefore, staff recommends **approval** of an Amendment to the Approved Shopping Center Signage Plan for Woodfield Village Green, Case No. Z2511-02, subject to the conditions in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Tenant Sign
- Tenant Sign - Landscape Plan
- Duly Sign
- Duly Sign - Landscape Plan
- Z2511-02 Woodfield Village Green Application.pdf

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: December 10, 2025
DATE PREPARED: November 21, 2025

CASE NUMBER: Z2511-02

TITLE: WOODFIELD VILLAGE GREEN / 1400-1572 E. Golf Road / Amendment to Approved Shopping Center Signage Plan

BACKGROUND INFORMATION

Petitioner:	Ms. Jenn Mathis
Address of Petitioner:	Bridge 33 Capital 626 W Jackson Blvd Suite 420 Chicago , IL 60661
Status of Petitioner:	Owner
Owner of Parcel:	Bridge 33 Capital
Address of Owner:	626 W Jackson Blvd Suite 420 Chicago , IL 60661
Existing Zoning:	B-5, Planned Regional Center Business District
Existing Land Use:	Regional Center

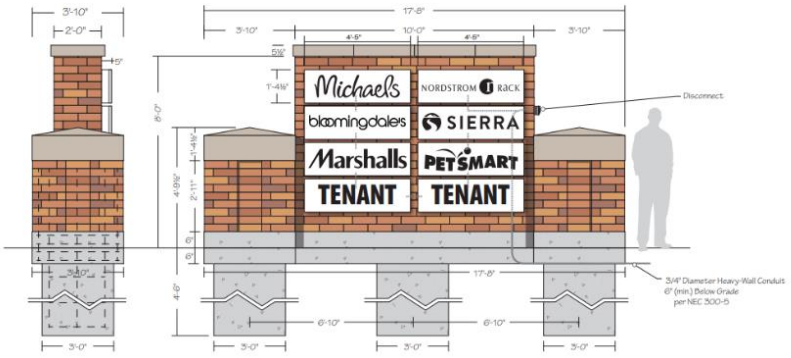
Requested Actions:

- Shopping Center Signage Plan Approval [Title 15, Chapter 155, Section 155.96.a of the Sign Ordinance]

ANALYSIS

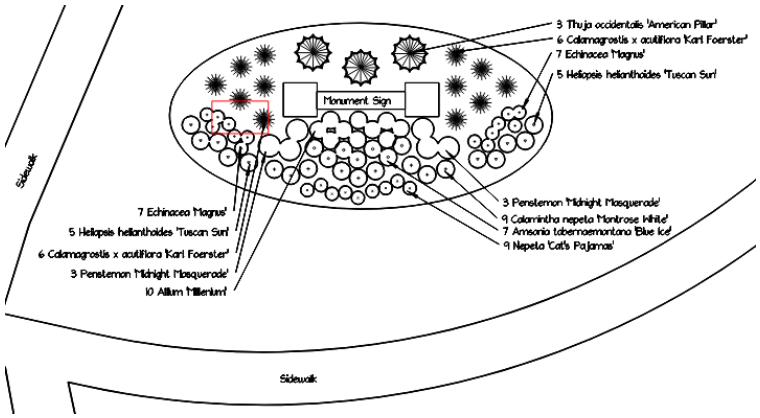
Summary:

The petitioner requests an amendment to the previously approved shopping center signage plan for Woodfield Village Green Shopping Center. The amendment is requested to include a new monument sign for the shopping center at the corner of Meacham Road and Golf Road and a new monument sign for Duly Health and Care located at the Remington Road entrance from Meacham Road.



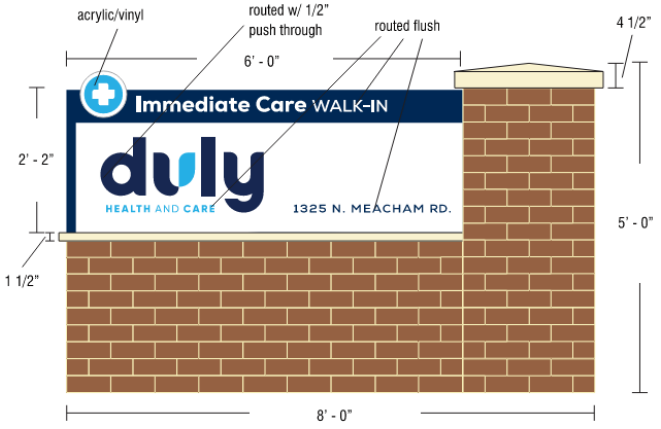
The petitioner is proposing one monument sign at the northeast intersection of Golf and Meacham Roads to create better visibility for tenants. This corner at Golf and Meacham is identified in the Golf Road Corridor overlay zoning district as a key intersection where a high level of design is

required. The proposed sign is comprised of brick which references the architecture of surrounding buildings and matches the existing brick monument signs marking the shopping center's two major signalized entrances. The existing monument signs identify the name of the shopping center as "Woodfield Village Green" in white letters and the proposed monument sign will identify tenant names using white panels with black lettering. The letters will appear black during the day and glow white at night using perforated vinyl illumination. Tenant panels for the sign are required to maintain a limited color pallet using only black lettering on a white background and with only white illuminated letters permitted on the sign.



The monument sign is 17 feet and 8 inches wide and 7.5 feet high and is set back approximately 24 feet from the property line. Landscaping is proposed to screen the base of the sign and any electrical equipment.

A second monument sign is proposed to identify Duly Health and Care at the Remington Road entrance from Meacham Road. This sign is similarly comprised of a brick foundation and column element which support an internally illuminated panel with the business name on a white background. The brick material and capstone are in line with the shopping center's architectural character and signage complies with code regulations for size and items of information.



The sign is 8 feet wide and 5 feet tall and proposed to be situated on the landscaped median at the Remington Road entrance. Landscaping is included to screen the base of the sign and maintain the landscaped median.

In August 2015, the Village Board approved a code amendment to allow signage plans for shopping centers over 500,000 square feet (Case No. Z1505-06). This code amendment allowed flexibility for larger shopping centers to display more effective signage than the standard commercial signage allowed by code.

In September 2015, the Village Board approved a Shopping Center Signage Plan for Woodfield Village Green (Z1407-03). In June 2023 the Village Board approved an amendment to approved signage plan for three additional wall signs (Z2304-05) including 2 additional wall signs for Duly Health and Care. The approved Shopping Center Signage Plan includes directives for ground signs and wall signs. Nine ground signs are permitted: two directory tenant panel signs to identify individual tenants and six monument signs

that identify the shopping center. There are no monument signs permitted on outlots along Golf Road under the current plan. Additionally, the Signage Plan excludes the Costco and Wildberry/Westwood Tavern parcels.

Ground Signs

- Directory Tenant Panel Signage
    - One at the northwest corner of Golf Road and Roosevelt Boulevard.
    - One at the southernmost Meacham Road entrance to the shopping center.
- Monument Signs

  The existing signs measure approximately 200 square feet and have a brick tower and illuminated lantern element. These signs are used to identify the name of the shopping center as "Woodfield Village Green".
    - Two signs are located on each side of the signalized entrance off of Meacham Road
    - Two signs are located on each of the signalized entrances off of Golf Road (4 total signs).
    - Monument signs are prohibited for the outlots along Golf Road.

Wall Signs

The original approving ordinance for the Woodfield Village Green Shopping Center Signage Plan allows tenants a maximum sign size of 200 square feet or 20% of the wall frontage, whichever is less. Additionally, all wall signs shall consist of channel letters without background. Businesses are permitted to have one wall sign per street frontage. Outlot tenant spaces are allowed an additional wall sign; however, the combined square footage of all wall signage for an outlot cannot exceed the area allowed as determined by street frontage.

The Village Board has approved variations to the sign code for wall signs on the outlot buildings along Golf Road including Kuma's Corner, Trader Joes, Helzberg Diamonds, Fidelity Investments, Michael's, and California Pizza Kitchen. The Woodfield Village Green Shopping Center Signage Plan allows for these businesses or a subsequent business within the same tenant space to have an additional wall sign. Additionally, the Village Board approved a variation to increase the number of wall signs from one to three for Duly Health and Care (Z2208-01, Ord. No. 22-081). The 2023 sign plan amendment (Z2304-05, Ord. No. 23-056) included these wall signs in the Woodfield Village Green Sign Program and subsequent businesses within the same tenant space are allowed the additional wall signs.

The Sign Ordinance lists 13 standards for review of signage plans for shopping centers over 500,000 square feet. Those standards and their application to the submitted request are as follows:

The proposed signage plan is for a shopping center in excess of 500,000 square feet, inclusive of parking areas.

Woodfield Village Green contains approximately 687,000 square feet of retail space.

The proposed signage plan is consistent with the overall intent and purpose of the Village's signage regulations contained in this Chapter.

The proposed monument signs will provide greater visibility for tenants of the center, including Duly Health and Care which is a more recently opened business. The proposed monument signs are consistent with the

approved Woodfield Village Green Shopping Center Signage Plan and existing monument signs within the center.

The proposed signage plan will not be detrimental to or endanger the public health and safety.
The proposed signage plan will not be detrimental to or endanger the public health or safety, but rather provide wayfinding to businesses within the shopping center.

The proposed signage plan will not diminish the use or enjoyment of the shopping center, or other properties its vicinity. The petitioner has provided views of the proposed signs for Woodfield Village Green and Duly Health and Care. The amended signage plan will not diminish the use or enjoyment of the shopping center, nor have an adverse effect on surrounding retail, service, and office properties.

The proposed signage plan provides consistent and cohesive signage throughout the shopping center.
The proposed monument signs consist of brick bases and simple color pallet. One sign features black letters on a white background and one sign has a white background and blue letters. This signage is consistent with the Woodfield Village Green Shopping Center Signage Plan and materials used in the sign base are consistent with the architecture of the center.

The proposed signage plan will be consistent with the character of the Village.
The proposed signs are tastefully designed and fit within the context of the larger shopping center property.

The proposed signage plan will minimize adverse effects, including visual impacts, to adjacent or adjoining properties.
The proposed signage is geared toward providing information and identification to customers travelling to and within, the site. Staff does not believe that the amended signage plan will have adverse effects on adjacent retail, service, and office properties.

The proposed signage plan takes into account the maximum permitted height for signage in the area proposed.
The proposed signs comply with height requirements.

The proposed signage plan takes into account the maximum permitted area for signage proposed.
The area of the requested additional monument signs comply with area requirements.

The proposed signage plan takes into account the maximum items of information permitted for signage.
All signage provides basic information to the motorist/visitor to the property and none of the signs proposed provide extraneous or unnecessary information. The proposed signage meets the maximum items of information permitted.

The proposed signage plan addresses the manner in which wording on the proposed signage would create an impact on traffic in the area.

Wording on the proposed signage will provide wayfinding for motorists travelling on Golf and Meacham Roads and will not create a negative impact on traffic.

The proposed signage plan addresses the extent to which the proposed signage deviates from the signage requirements generally applicable to the area.
The proposed signage plan deviates from the signage requirements for commercial properties in the following manner:
Additional monument signs: the signage plan will allow two additional monument signs, one for the center and one for a business within the center located on Meacham Road.

The proposed signage plan uses high-quality materials in a way that incorporates signage into the overall architectural design of the shopping center.
The wall signs are designed to blend with the architectural design of the buildings and the shopping center.

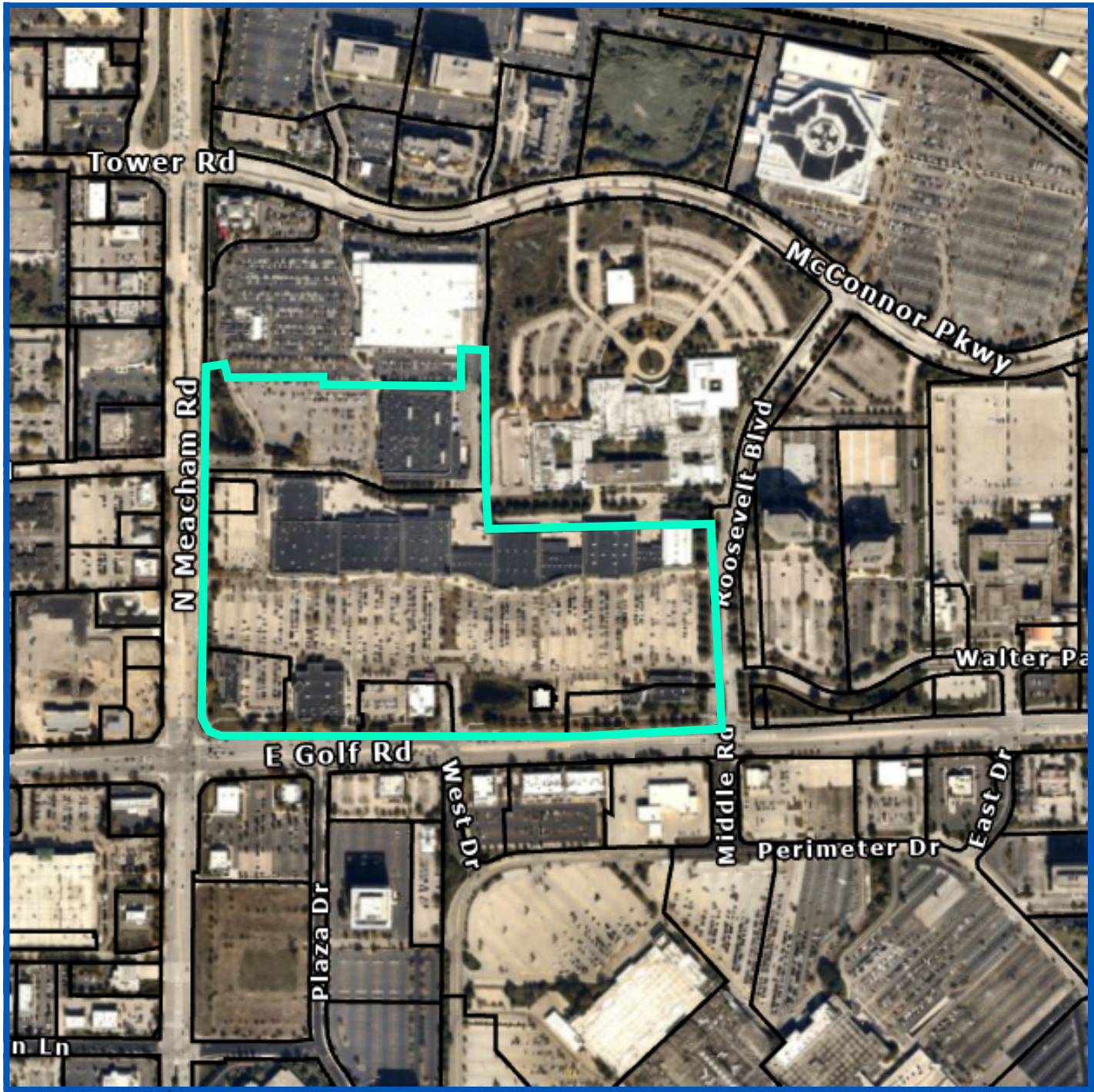
Staff is supportive of the request and is recommending approval. The intent and purpose of the shopping center signage plan is to allow flexibility for large commercial centers. The proposed signs are consistent with other monument signs approved for businesses on Golf Road and within the Golf Road Corridor overlay zoning district.

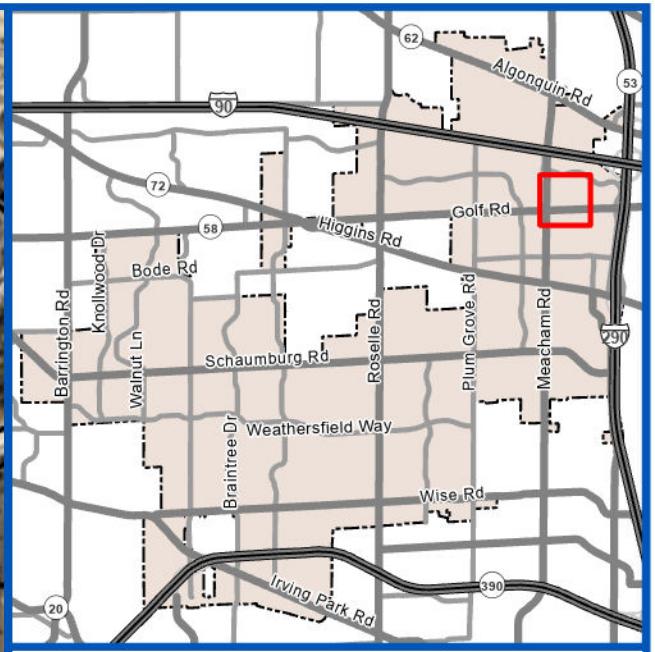
RECOMMENDATION
Staff has reviewed the petitioner's request and is supportive of the signage plan; therefore, staff recommends **approval** of an Amendment to the Approved Shopping Center Signage Plan for Woodfield Village Green, Case No. Z2511-02, subject to the following conditions:

1. All terms and conditions of Ordinance No. 15-103 and enabling ordinances not specifically revised herein are hereby reaffirmed by reference.
2. A sign permit will be required for installation of the signs.
3. The following conditions shall apply to the Woodfield Village Green Signage Plan:
   a. Woodfield Village Green shall be allowed an additional monument sign on the corner of Golf Road and Meacham Road measuring 17 feet and 8 inches wide and 7.5 feet high.
   b. Duly Health and Care (1325 N. Meacham), or a subsequent business within the same tenant space, shall be allowed one additional monument sign measuring 8 feet wide and 5 feet high.
4. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Sign Detail, prepared by Parvin-Clauss, dated October 14, 2025, received by the Community Development Department October 16, 2025.
   b. Landscape Plan, prepared by Yellowstone Landscape, dated June, 2025, received by the Community Development Department November 3, 2025.
   c. Plant List, prepared by Yellowstone Landscape, dated June, 2025, received by the Community Development Department November 3, 2025.
   d. Landscape Rendering, prepared by Yellowstone Landscape, dated June, 2025, received by the Community Development Department November 3, 2025.
   e. Sign Detail, prepared by Sign Palace Inc., dated May 2, 2025, received by the Community Development Department October 28, 2025.

f. Sign Plan, prepared by Sign Palace Inc., dated May 5, 2025, received by the Community Development Department October 28, 2025.
g. Landscape Plan, prepared by Pamela Self Landscape Architecture, dated May 15, 2025, received by the Community Development Department October 28, 2025.

Pc: Petitioner





Subject Property

Z2511-02

WOODFIELD VILLAGE GREEN

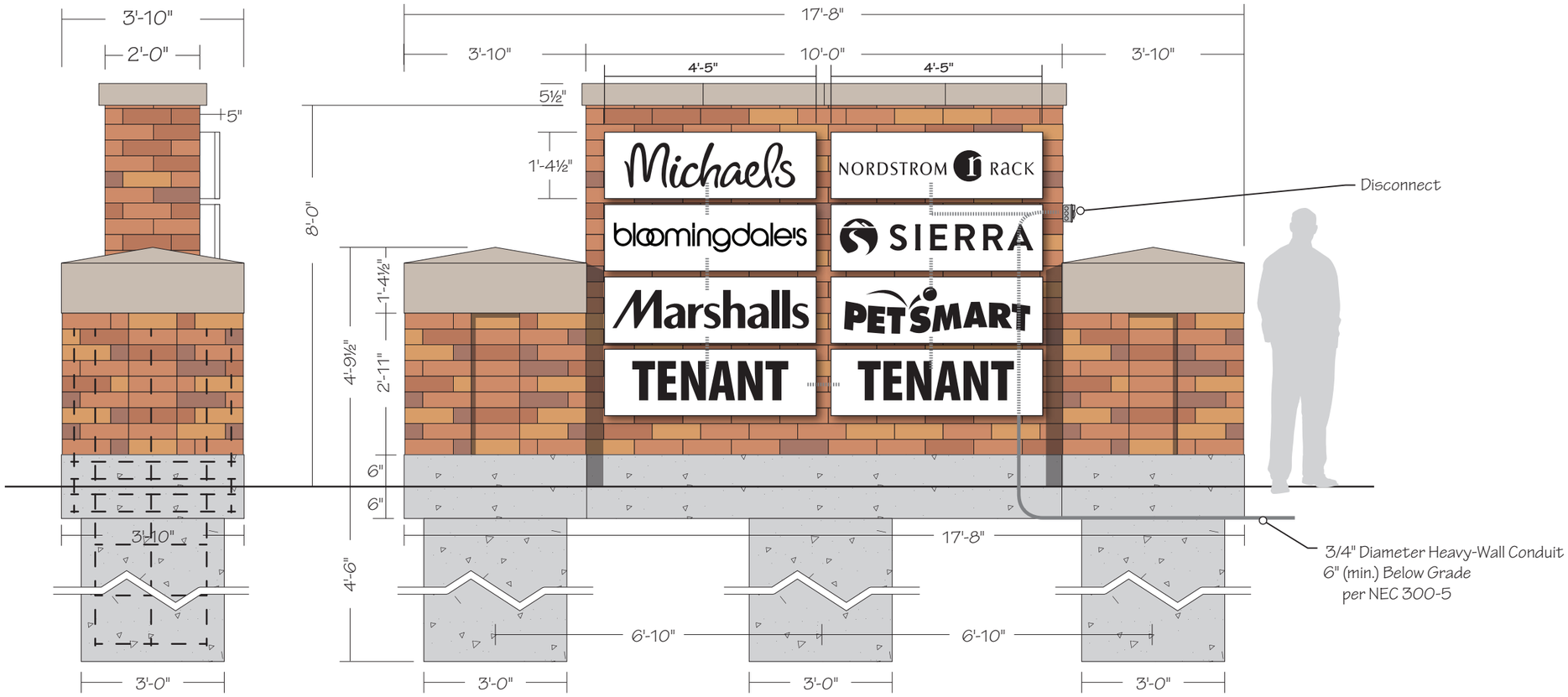
Amendment to Approved Shopping Center Signage Plan

0 190 380
Feet

VILLAGE OF SCHAUMBURG

1400-1572 E. Golf Road

Prepared By:
Village of Schaumburg
Community Development Department



(1) 8'-0" x 17'-8" Single Face Illuminated Monument Sign

Monument / Columns: CMU Block w/ Rebar & Grout Fill
- Face Brick to Match Other Signs

Cabinets: 5" Deep Fabricated Alum. Painted White
Faces: 0.125" thk. Alum. Painted White
Graphics: Routed & Backed w/ White Acrylic - 3M 3635-222 Black Perforated Vinyl
Illumination: White LEDs w/ 24V 60W 120/277V Power Supplies

Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: (3) 3'-0" dia. x 4'-6" deep Reinforced Concrete Piers w/
3'-10" W x 17'-8" L x 12" D Reinforced Concrete Grade Beam



Simulated Night View



Parvin-Clauss
SIGN COMPANY
Design ▪ Fabrication ▪ Installation ▪ Maintenance
165TubewayDrive▪CarolStream▪Illinois60188
Tel/630-510-2020 ▪ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

BRIDGE33
Woodfield Village Green
1446 E. Golf Road
Schaumburg, IL 60173

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE: Lisa Staszak / MF
DRAWN BY: Bill Marlow
DATE: 4.01.25
SCALE: 3/8" = 1'
SHEET NO.: 1 of 1
ESTIMATE / JOB NUMBER: 17140
FILE NAME: BRD17140

REVISIONS:

1 5.30.25
2 6.11.25
3 6.12.25
4 9.11.25
5 10.14.25
6
7
8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Customer is responsible for bringing sufficient power to the location(s) of illuminated signage.

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Woodfield Village Green

Schaumburg, IL

June 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing



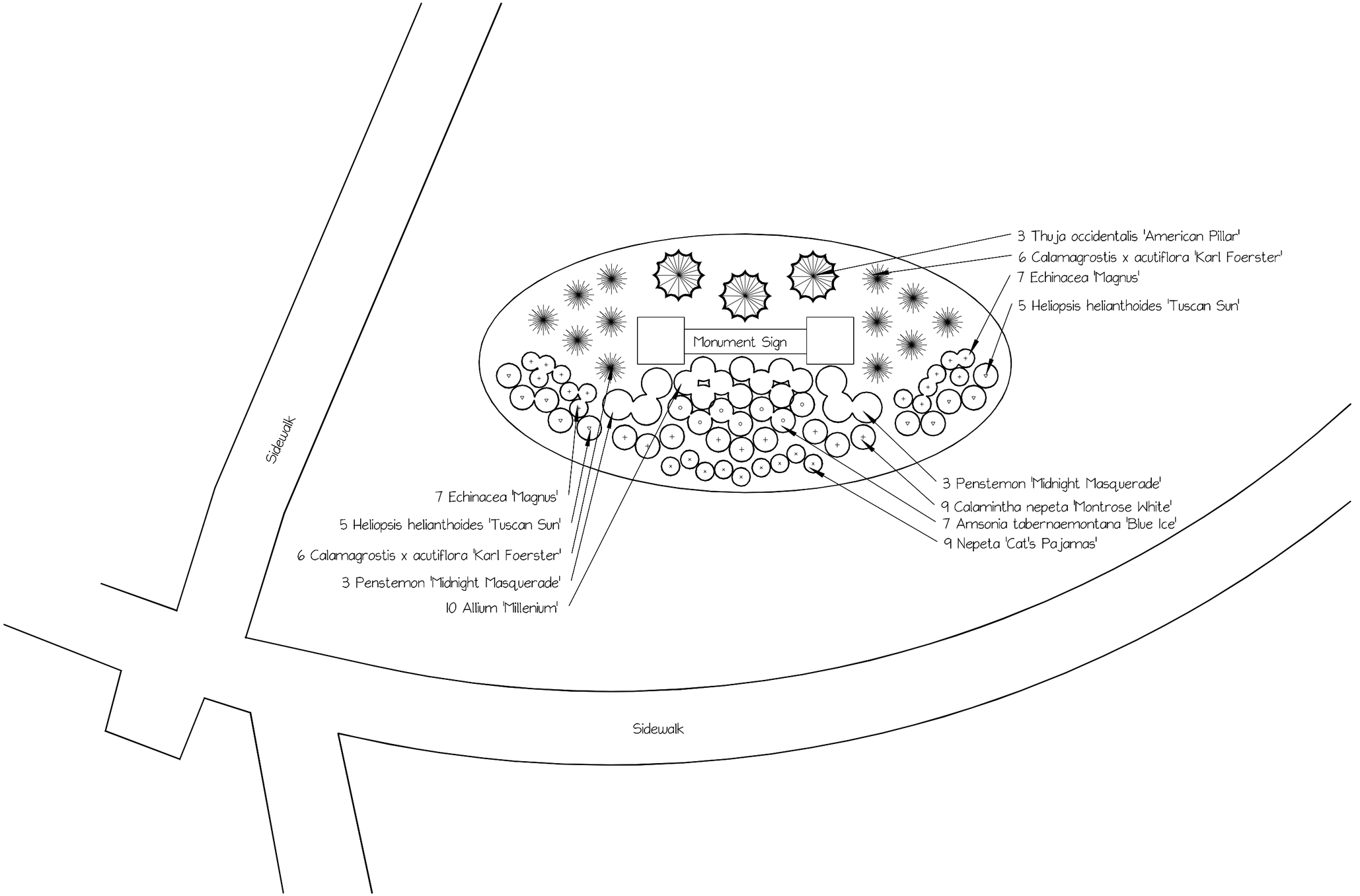
Potential

Landscape Design Suggestions

Option 2

American Pillar Arborvitae
Karl Foerster Grass
Midnight Masquerade Beardtongue
Millenium Allium
Blue Ice Amsonia
Montrose White Calamintha
Cat's Pajamas Catmint
Magnus Coneflower
Tuscan Sun False Sunflower

YELLOWSTONE LANDSCAPE



YELLOWSTONE LANDSCAPE

LANDSCAPE ILLINOIS
THE STATEWIDE ASSOCIATION FOR LANDSCAPE PROFESSIONALS

No.	Date	Revision

Client :
Woodfield Village Green

Address :
1446 E. Golf Rd.
Schaumburg, IL 60173

Scale : 1" = 8'

Plan No. : Opt 2

Designer : S. Fahey
Editor :
Date : June 2025

Monument Option 2 plant catalog



Millenium Allium
Allium 'Millenium'



Blue Ice Blue Star
Amsonia tabernaemontana 'Blue Ice'



Feather Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'



Calamint
Calamintha nepeta 'Montrose White'



Magnus Coneflower
Echinacea 'Magnus'



Tuscan Sun False Sunflower
Heliopsis helianthoides 'Tuscan Sun'

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Cat's Pajamas Catmint
Nepeta 'Cat's Pajamas'



Midnight Masquerade Beardtongue
Penstemon 'Midnight Masquerade'



American Arborvitae
Thuja occidentalis 'American Pillar'

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signpalace inc.

customer: - Duly Health and Care
location: 1325 N Meacham Rd, Schaumburg

work order #: Monument Sign
date: 5.2.2025
revision: 00

SIGN PROOF

description: internally illuminated monument sign
overall size: 8’-0” x 5’-0”
fabrication: aluminum cabinet with screwed on faces. routed aluminum with flush and 1/2” push through acrylic. cabinet painted white and navy. translucent vinyl applied to face of white acrylic.
illumination: UL listed white LEDs
power: TBD 120v VS 277v

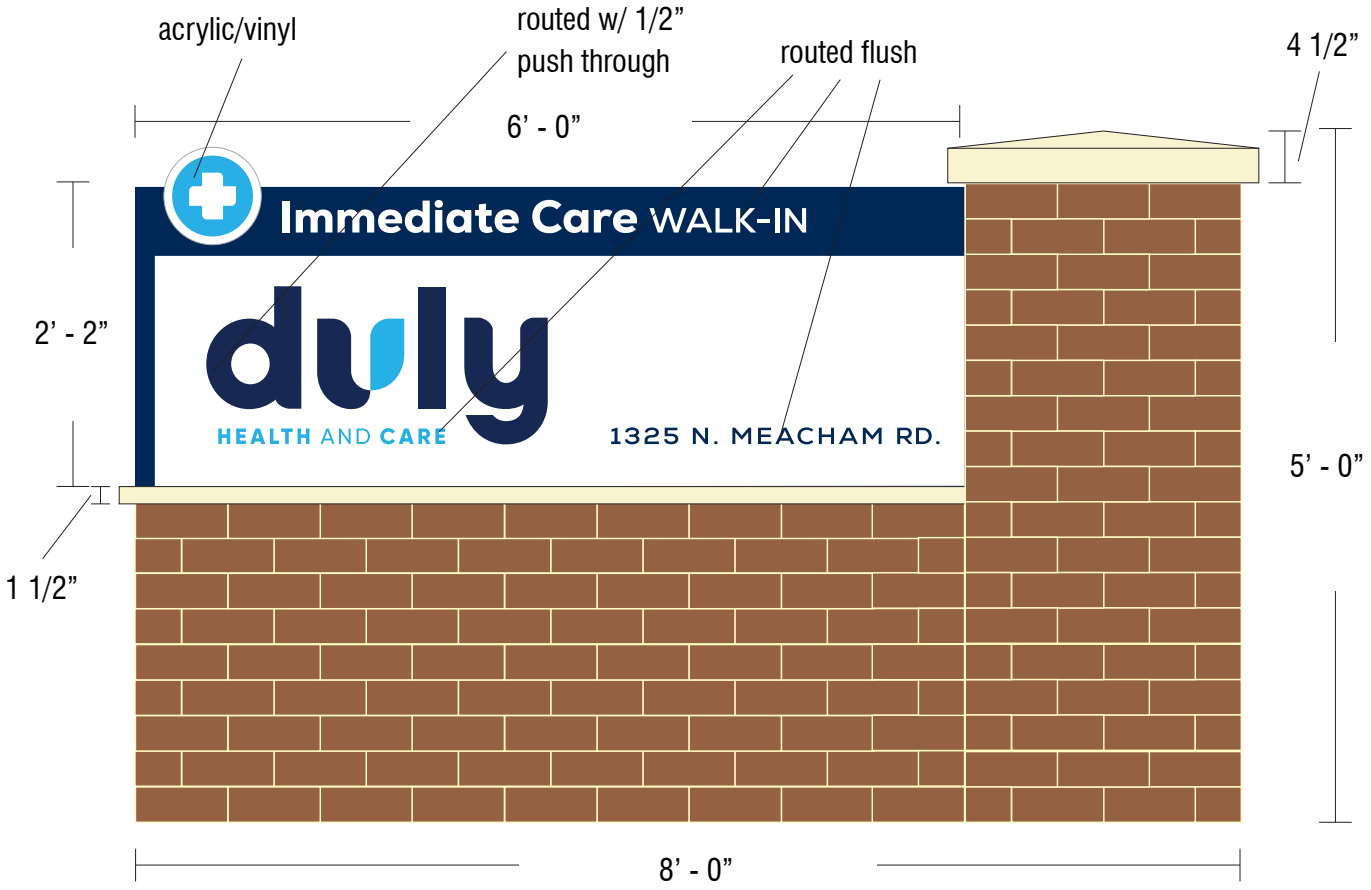
APPROVAL

X _____ Date
Customer Approval

X _____ Date
Landlord Approval

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

847.640.1335 | signpalace.com
68 north lively blvd. elk grove village, IL 60007



D\- Duly Health and Care\Schaumburg\1325 N Meacham Rd\Exterior\Monument Sign April 2025

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signpalace inc.

customer: - Duly Health and Care
location: 1325 N Meacham Rd, Schaumburg

work order #: Electrical
date: 5.2.2025
revision: 00

SIGN PROOF

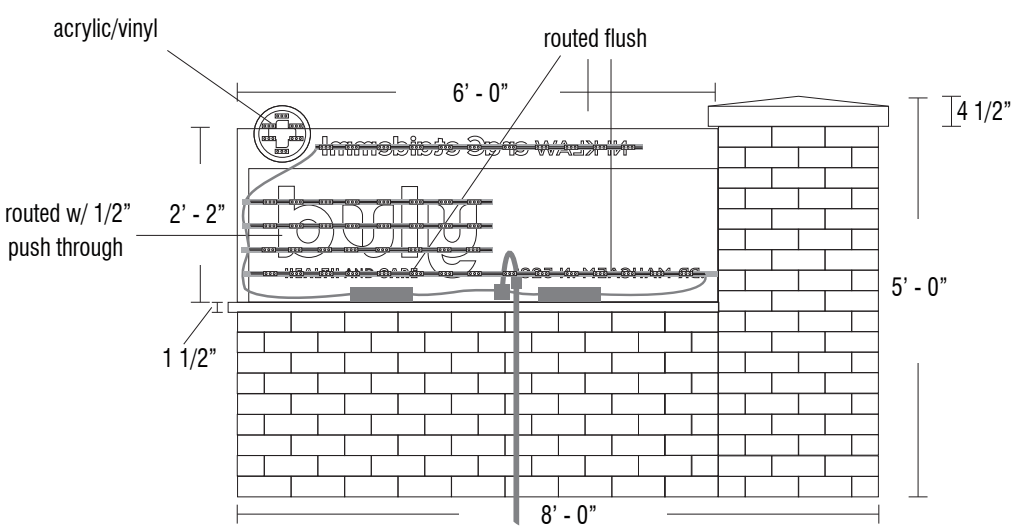
APPROVAL

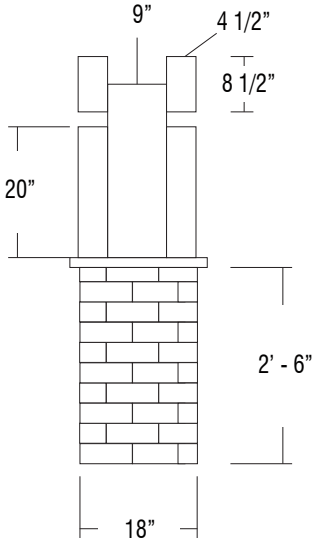
X _____
Customer Approval Date

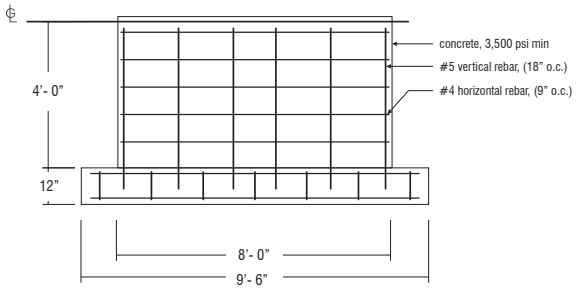
X _____
Landlord Approval Date

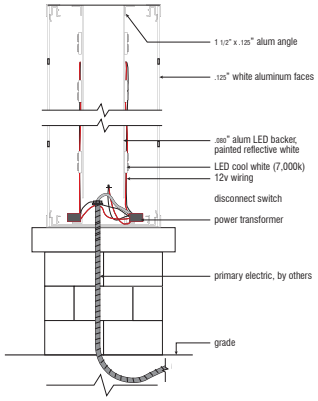
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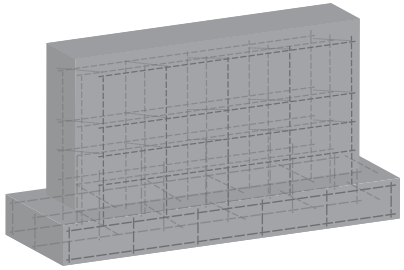
847.640.1335 | signpalace.com
68 north lively blvd. elk grove village, IL 60007







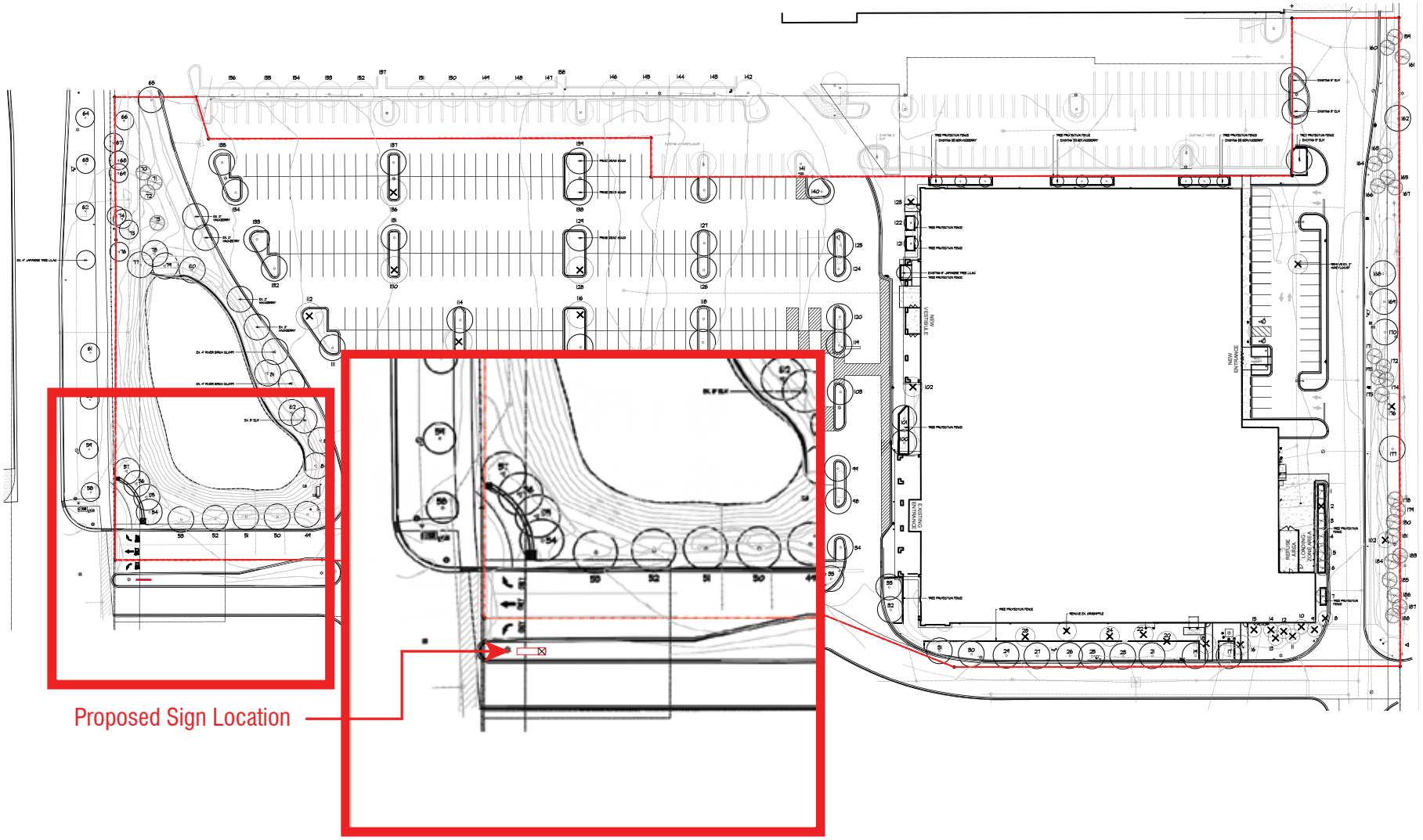




isometric view, foundation

D\- Duly Health and Care\Schaumburg\1325 N Meacham Rd\Exterior\Monument Sign April 2025

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D\- Duly Health and Care\Schaumburg\1325 N Meacham Rd\Exterior\Monument Sign April 2025\ Site Plan

signpalace inc.

SIGN PROOF

Site Plan

847.640.1335 | signpalace.com | 68 north lively blvd. elk grove, IL

customer: - Duly Health and Care
location: 1325 N Meacham Rd, Schaumburg
work order #: Site Plan
date: 5/5/25
revision: 04

APPROVAL

X _____
Customer Approval Date

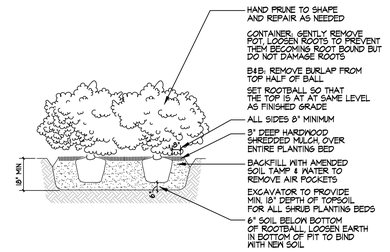
X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
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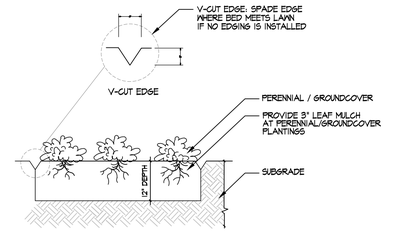
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LANDSCAPE NOTES

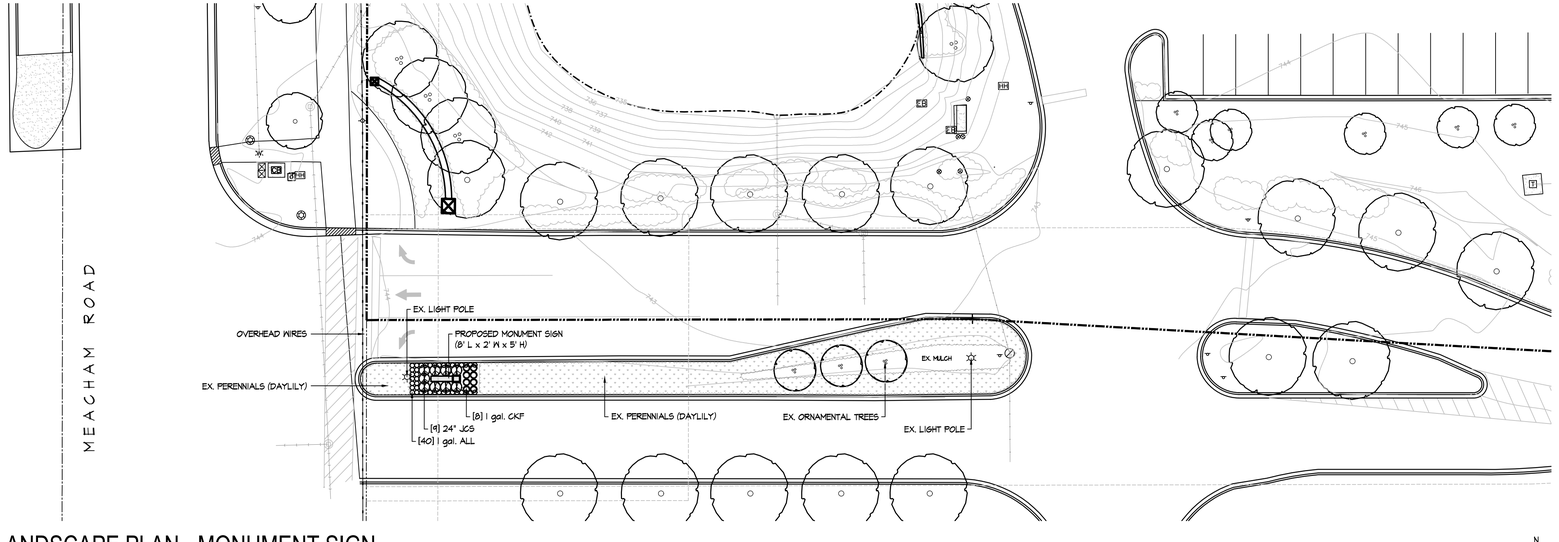
1. In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.
2. Bid Proposal shall show unit prices and quantities for all items shown on this drawing.
3. Contractor shall follow and conform to the Village of Schaumburg, IL landscape and tree preservation codes.
4. Job site safety and means and methods of construction are the responsibility of the Contractor.
5. Contractor shall excavate and dispose of excavated materials off site.
6. Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.
7. Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
8. Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.
9. Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.
10. Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.
11. Landscape Architect not responsible for installation permits unless otherwise noted.
12. Determine subsoil conditions and subsurface drainage requirements of all plant material.
13. Removals. Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.
14. Topsoil. Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture fee samples dried at 100 degrees centigrade, less than 60% of material passing VSS #100 sieve consists of clay by dried weights of material.
15. Amend Existing Soil. Amend existing soil in all planting beds. Amended soil shall be 25% mushroom compost and 75% existing soil. Rototill amendments into planting beds.
16. Plant Material. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition 'American Standard for Nursery Stock'. All plants are subject to inspection by the Landscape Architect at the job site or nursery.
17. Plant Installation. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. Plant groundcover and perennials and tamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
18. Mulch. Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of wood chips and sawdust.
19. Watering. LC to water installed plant materials for the entire first season.
20. Sod. Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips. If new sod is laid late in the Fall, the guarantee shall be extended into the Spring of the next growing season.
21. Repair Disturbed Areas. All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Sod all repaired areas.
22. Bed Edge. Spade edge where bed meets lawn if no edging is installed.
23. Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. LC shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.
24. The landscape installation shall be inspected and approved by the Village of Schaumburg prior to final acceptance of the project.



SHRUB PLANTING DETAIL



PERENNIAL PLANTING DETAIL



LANDSCAPE PLAN - MONUMENT SIGN

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 60'

N

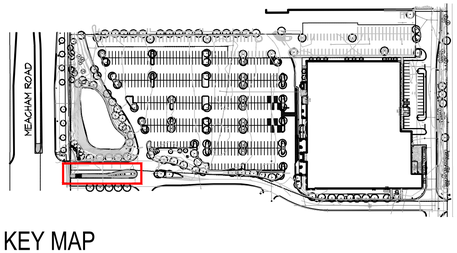
PLANT LIST

SHRUBS

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
JCS	9	24"	Juniperus chinensis var. sargentii 'Viridis'	Green Sargent Juniper	Full branching to ground

PERENNIALS AND ORNAMENTAL GRASSES

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ALL	40	1 gal.	Allium 'Millenium'	Millenium Ornamental Onion	Container
CKF	8	1 gal.	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container



KEY MAP

NO SCALE

N

duly HEALTH AND CARE

LANDSCAPE ARCHITECTURE
pamelaself
11 W College Drive - Unit A
Arlington Heights, Illinois 60004
847.438.4922
www.pamelaself.com

LICENSED LANDSCAPE ARCHITECT
PAMELA K. SELF
157-000683
STATE OF ILLINOIS
EXP. 08.31.25

ECKENHOFF SAUNDERS
One Prudential Plaza
130 East Randolph Suite 1850
Chicago IL 60601
312.786.1204 esadesign.com

Duly Health and Care

1325 N Meacham Road
Scahumburg, Illinois

Date Revision

05.15.25

Landscape Plan

Sheet

L-1.0

© 2025 Pamela Self Landscape Architecture,

Development Review Application

DEVR-25-67

Submitted On: Oct 6, 2025

Applicant

Jenn Mathis
630-640-0477
@ jenn.mathis@bridge33capital.com

Primary Location

1446 E ALGONQUIN RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

Z2511-02 / WOODFIELD VILLAGE GREEN / 1400-1572 E. Golf Road / Amendment to Approved Shopping Center Signage Plan

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

Owner

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

17-12-401-004

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

true

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

We are adding a interior directional sign and monument sign

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2503-03 / LOEBER FARM REDEVELOPMENT / 2014 N. Meacham Rd / Site Plan Approval, Special Use For A PUD, Special Use to Construction In The Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit
12/10/25
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner requests Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variation, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variations and Building Height Credit for the property located at 2014 N. Meacham Road.

Recommended Action:

Staff has reviewed the petitioner's request and recommends **approval** of a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variation, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for the Loeber Farms property located at 2014 N. Meacham Road, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Z2503-03 Loeber Application.pdf
- Location Map.pdf
- Project Narrative
- PUD Building Height Credit Narrative
- Variance Justifications.pdf
- Plat of Survey
- Final Plat of Subdivision
- Engineering Plans
- Offsite Civil Drawings
- Stormwater Report.pdf
- Fire Truck Route Exhibit
- Landscape Plan

- Topo Work Map
- Street Lighting Plan
- Lift Station Elevation Colors
- Lot Exhibit
- Plat of Vacation
- Conspan Bridge Details
- Architectural Plans
- Renderings
- Maintenance Responsibilities Exhibit
- Traffic Study CMAP Projections
- Traffic Study
- Market Study

STAFF REPORT

TO: PLAN COMMISSION

PREPARED BY: Parth Joshi, AICP
Community Planner

HEARING DATE: December 10, 2025

DATE PREPARED: November 26, 2025

CASE NUMBER: Z2503-03

TITLE: Z2503-03 / LOEBER FARM REDEVELOPMENT / 2014 N. Meacham Rd / Site Plan Approval, Special Use For A PUD, Special Use to Construction In The Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit

BACKGROUND INFORMATION

Petitioner:	Mr. Nico Nitti
Address of Petitioner:	Nitti Group, LLC 132 N. York Street, Suite 2F Elmhurst, IL 60126
Status of Petitioner:	Contract Purchaser
Owner of Parcel:	Mr. Paul M. Loeber Mr. George Loeber 4255 W. Touhy Ave, Lincolnwood, IL 60712
Existing Zoning:	R-4 - Single Family Residential
Existing Land Use:	Single Family Residential/Horse Farm

Requested Actions:

- Preliminary and Final Plat of Subdivision [Title 15, Chapter 151, Section 151.20(D) & (E) of the Subdivision and Land Development Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(D) of the Subdivision and Land Development Ordinance]
- Rezoning from R-4 (Single Family Residential District) to R-6 PUD (Residential Planned Unit Development [Title 15, Chapter 154, Section 154.43(B)(2)]

- Site Plan Approval for 43 single-family homes, 16 townhome buildings/42 units, and 8 rowhome buildings/37 units [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Special Use Approval for a Planned Unit Development (PUD) [Title 15, Chapter 154, Section 154.106(A) of the Zoning Ordinance]
- Special Use to construct a building in the Wetlands, Streams and Aquatic Resources Protection Overlay District [Title 15, Chapter 154, Section 154.196 (C) of the Zoning Ordinance]
- Variation to Reduce Lot Size from 10,000 to 8,100 [Title 15, Chapter 154, Section 154.160 (D)(1)(a) of the Village Zoning Ordinance]
- Variation to Reduce Lot Size from 10,000 to 4,680 [Title 15, Chapter 154, Section 154.160 (D)(1)(a) of the Village Zoning Ordinance]
- Variation to Reduce Lot Width from 70 feet to 60 feet [Title 15, Chapter 154, Section 154.160 (D)(2)(a) of the Village Zoning Ordinance]
- Variation to Reduce Lot Width from 70 feet to 45 feet [Title 15, Chapter 154, Section 154.160 (D)(2)(a) of the Village Zoning Ordinance]
- Variation to Increase Building Height from 28 feet to 35 feet [Title 15, Chapter 154, Section 154.160 (D)(5)(a) of the Village Zoning Ordinance]
- Variation to Increase Lot Coverage from 32% to 39% [Title 15, Chapter 154, Section 154.160 (D)(3) of the Village Zoning Ordinance]
- Variation to Increase the minimum Floor Area Ratio (FAR) from 32% to 37% [Title 15, Chapter 154, Section 154.160 (D)(7) of the Village Zoning Ordinance]
- Variation to Increase the maximum Floor Area Ratio (FAR) from 40% to 48% for the Single-Family Homes [Title 15, Chapter 154, Section 154.160 (D)(7) of the Village Zoning Ordinance]
- Variation to Increase the maximum Floor Area Ratio (FAR) from 40% to 55% for the Village Homes [Title 15, Chapter 154, Section 154.160 (D)(7) of the Village Zoning Ordinance]
- Variation to Reduce the Front Yard Building Setback from 30’ to 25’ feet [Title 15, Chapter 154, Section 154.161 (D)(6)(a)(1) of the Village Zoning Ordinance]
- Building Height Credit to Increase Building Height from 35’ to 42’6” feet (rowhomes) [Title 15, Chapter 154, Section 154.108(1)(d)]
- Variation to Reduce the Building Setback between a Rowhome to a road from 45’ to 18’ feet [Title 15, Chapter 154, Section 154.108(A)(c)(1)]
- Variation to Reduce the Building Setback between a Townhome and road from 36’ to 18’ feet[Title 15, Chapter 154, Section 154.108(A)(c)(1)]
- Variation to Reduce the Building Setback between a building and a structure from 45’ to 11’4” feet [Title 15, Chapter 154, Section 154.108(A)(c)(2)]
- Parking Variation to Reduce Roads and Parking areas to peripheral property lines from 20 feet to 11’1” feet [Title 15, Chapter 154, Section 154.108(A)(c)(5)]

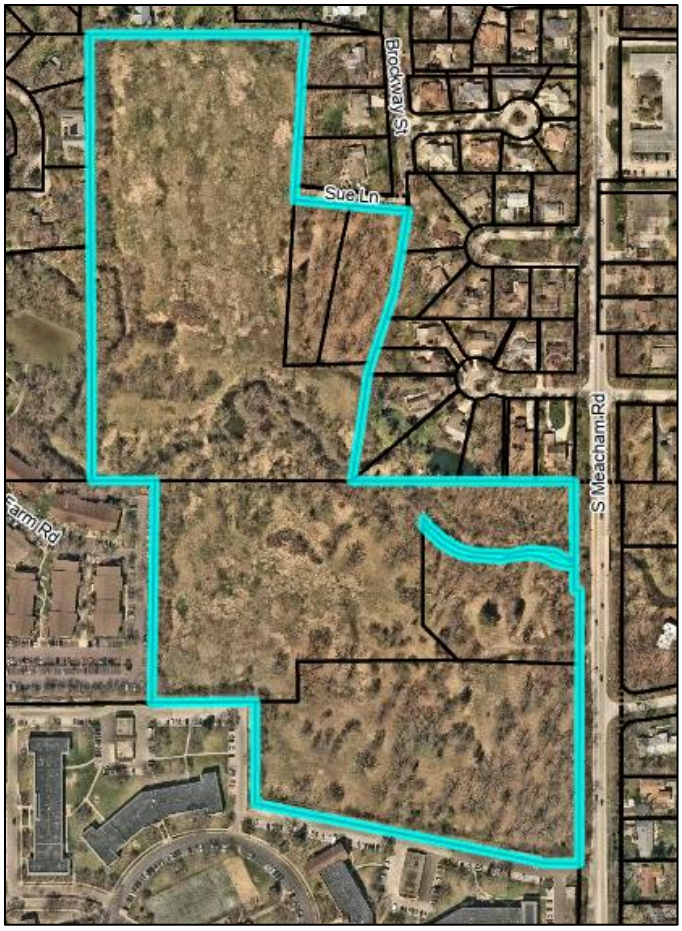
ANALYSIS

Summary

The petitioner requests Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variation, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variations and Building Height Credit for the property located at 2014 N. Meacham Road. The property commonly known as the Loeber Farm is located north of Algonquin Road and west of Meacham Road at the northern boundary of the Village. The approximate 33-acre site is situated north of the International Village apartments, and east of the Treehouse of Schaumburg apartments. The property borders Rolling Meadows to the north, and partially to the east and west. The proposed residential subdivision will only include homes for-sale.

Background

In 2002, the Village Board adopted a concept plan for the property which shows that the entire site should be developed as single family. Since the property contains significant natural amenities and provides one of the last opportunities for residential development in the Village, the Village Board subsequently adopted design guidelines which specifically address the unique characteristics of the site. The guidelines, which were adopted as an element of the Comprehensive Plan following public hearing in June 2003, include directives regarding the treatment of natural resources, site access, general site layout, and building architecture. The principal points are summarized below.



1. The site is bisected by a creek which runs east-west through the property. The guidelines state that a bridge must be constructed over the creek to connect the northern and southern portions of the site. This will provide adequate and safe

access both for residents and for emergency services. Access points into the property should be provided from both Meacham Road and Brockway Lane.

2. The guidelines state that attention should be given to preservation of the property's existing natural resources. Open space, roads, and structures should be designed and located in such a way as to be sensitive to and to preserve trees, existing drainage patterns and native vegetation. To create a neighborhood which preserves the site's natural amenities and blends with the existing surrounding neighborhood, the guidelines encourage the use of narrower street widths and rural typical roadways.
3. Natural stormwater management practices, such as the use of grassy swales along roadsides, are encouraged, rather than curb and gutter and a piped system, to allow for stormwater to be dispersed in a more natural way. Native vegetation should be incorporated into swales to increase biodiversity and take advantage of infiltration processes.
4. The use of native plantings is encouraged both for common open space areas and for private lots.
5. The guidelines state that a pedestrian circulation system should be incorporated into a subdivision's design. Specific guidelines for trail design are included.
6. Creative placement of homes is encouraged to preserve natural features and open up views to open space and unique features of the site. The guidelines state that each lot should be examined individually to determine the best placement for a home within the context of the development as a whole and the adjacent lots.
7. Architectural guidelines are intended to encourage and facilitate the design of custom, high quality homes.

The guidelines were not meant to replace, but rather to supplement, Village ordinances. It should be noted that some of the guidelines, such as narrower street widths and rural typical road sections, which are integral in establishing a rural neighborhood character, would require variations to the Subdivision and Land Development Ordinance. The guidelines also state that variations to the Zoning Ordinance should also be considered to allow for flexible placement of homes, and that these variations should be carefully considered, but are essential to provide a rural streetscape, preserve natural features, and sustain views of open space.

Many of the directives included in the guidelines have been met. Although the guidelines designate the property entirely for single family residential development, which is partially different than the proposed plan, staff utilized guidelines to review the overall site layout and features that have been incorporated into the proposed plan.

Special Use Approval – Residential PUD

The subject property is currently zoned R-4 for single family residential and is comprised of six (6) irregular and odd shaped parcels. The petitioner proposes to consolidate the lots, rezone the

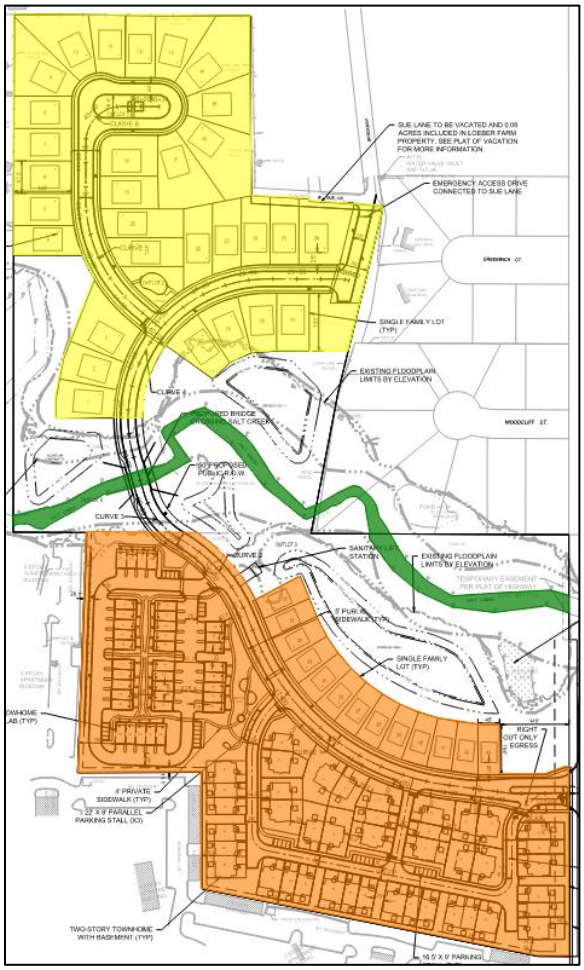
property from R-4 to R-6 PUD, and construct a residential Planned Unit Development (PUD) comprised of single-family homes, rowhomes and townhomes on the north and south side of the 33-acre property.

Site Plan Approval

The proposed PUD will consist of a mix of single-family homes, townhomes, and rowhomes. Below is a breakdown of units per housing type –

Type	Buildings	Unit Counts
Single-Family	43	-
Townhome	16	42
Rowhome	8	37
Total	**67**	**122 (including single-family homes)**

The site is bisected by Salt Creek which runs east-west through the property. The petitioner has worked extensively with Village staff over the past year to develop a plan which complies with many of the design guidelines. As a result, the proposed residential development is clustered at the northern and southern portion of the property, with common open space left in the middle of the site adjacent to the Salt Creek. The proposed plan includes one public access point into the neighborhood located along Meacham Road, with an emergency access to Brockway Street on the north side of the property. Consistent with the Village adopted guidelines for the property, the development has been designed to be sensitive to the natural features and includes a significant incorporation of biodiversity.



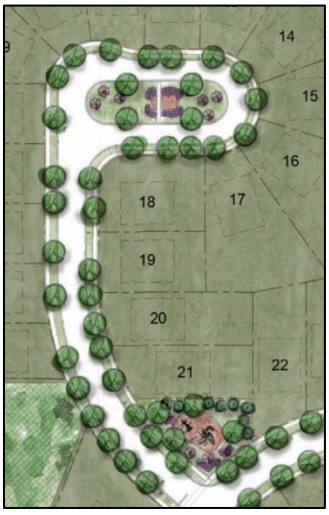
The northern part of the development will include 30 single-family homes. Along the connecting curved streets, the lots follow a parallel, linear pattern but still adjust to the roadway curvature. The proposed single-family homes on the north side will be 2-stories tall. The large island proposed within the cul-de-sac will include a small pocket park with bench seating. The petitioner is

also proposing a tot-lot at the intersection along the main roadway which will include a typical setup of a park with multiple play structures, coupled with bench seating and perimeter landscaping.

The southern section of the development will feature a mix of housing types including small single-family homes, herein referred to as Village Homes, and townhomes and rowhomes. 13 Village Homes will be situated along the north side of the main drive aisle. The Village Homes will include individual driveways for access. The south section of the main drive-aisle will include 16 townhome buildings in a curvilinear cluster pattern. The proposed buildings are arranged along private drives and homes are grouped in small clusters. Three access points are provided within the main drive aisle for the townhomes. Two of the access points will be right-in right-out, whereas one access point on the far east, closest to the entrance of the subdivision, will be limited to right-out only. The number of units per townhome building varies from 2-3. The proposed Village homes and townhomes will be 2-stories tall

The petitioner is proposing 8 rowhome buildings at the southwest corner of the property. These are arranged in a grid-like, traditional linear block pattern where buildings are narrow but aligned in straight rows. One ingress/egress is provided within the main drive aisle to access the rowhomes. The number of units per rowhome building vary from 3-5. The proposed rowhomes will be 3-stories tall.

As mentioned, access to the development is provided via one north/south street. The drive-aisle will be a dedicated public street. The proposed internal drive aisles within the townhomes and rowhomes section on the south side will be private streets, which calls for narrower road widths that allow the street layout to follow the natural contours as suggested in adopted design guidelines.



Due to the property containing significant natural amenities, the design guidelines include recommendations to incorporate specific open space design standards for the development. Additionally, the general design standards of a PUD requires incorporating amenities such as recreational facilities, gardens, plazas, public art, site furnishings, decorative lighting and signage. The petitioner has incorporated a mix of pocket parks, amenity areas, tot-lot and multiple outdoor seating areas in the open space design. They are thoughtfully designed spaces to enhance quality of life in the development. The plans show 2 pocket parks, one in the north phase located within the large landscape island within the cul-de-sac and one in the south phase located on the east side of the rowhomes, abutting the main drive-aisle. As previously mentioned, the north phase will also include a tot-

lot (playground). This will provide a safe and convenient play area for young children, enhancing the overall appeal and functionality of the development for families.

The pocket parks and the playground are conveniently located and accessible via multiple pathways. The petitioner has integrated amenities such as a pergola, benches, fire pit, and additional native plantings within the pocket parks. Additionally, the applicant is proposing a courtyard style open space with benches between the four rowhome buildings situated (east/west) in the middle of the rowhome section. Lastly, the single-family homes on the north side on lots 1, and 27 through 30 will be adjacent to detention basins. Similarly, the proposed Village homes within the south side of the lot will also back up to a detention pond to their north. These homes will benefit with a dedicated overlook space for residents to enjoy the views of the pond and the naturalized greenspace in the vicinity.



Sidewalks are provided on both sides of the street for continuous access, and paths have been provided between lots and through common open space areas to create a pedestrian circulation system that is separate from the vehicular system. A new bridge will be constructed over the creek. Staff will work with the petitioner to finalize the design of the bridge by incorporating design details such as formliner, staining, etc. A condition of approval has been added to this staff report to revise the appearance of the proposed bridge.

Design Analysis

The PUD code requires high quality architecture with respect to the design, material, and fenestration of the buildings. Additionally, the adopted design guidelines for the Loeber Farm property also includes architectural guidelines for homes. Both recommend a design compatible with surrounding buildings and harmonious with the character of the existing neighborhood. The rowhome and townhome buildings are modeled after a modern farmhouse style architecture influenced with contemporary craftsman styles. As a result, the proposed homes will be constructed with a mix of high-quality architectural materials. Consistent with the design guidelines, stone veneer is proposed at the base of the homes to help ground its appearance and it will be wrapped on all sides. Board and batten siding is proposed at the top of the homes to provide

a rustic look with vertical lines that elongate the structure visually. While horizontal lap siding in the middle portion provides a contrast in texture and visual interest.



The townhomes will be constructed of similar materials, however, the general design of these units will allow for a large front elevation with a combination of modern and traditional elements. Each townhome unit will include a prominent two-car garage integrated into the front façade and will have a uniform yet distinctive exterior with large windows and prominent gable bump outs. The design includes spacious front porches.



Overall, the proposed light and dark color contrast of the homes represents the typical modern farmhouse palettes and neutral tones with complementary accent colors, enhancing the aesthetic appeal. The combination of materials and design elements creates a balanced and harmonious look, blending modern and traditional aesthetics. The use of white for the siding and trim creates a clean and crisp appearance, while the black accents and natural stone veneer add contrast and

sophistication. Staff believes the proposed architecture of the development is compatible with the surrounding properties and conforms to the design guidelines for the property.

Special Use – Wetland Overlay District

The petitioner is requesting to construct the proposed residential development in the Wetlands, Streams, and Aquatic Resources Protection Overlay District. The purpose of this overlay district is to protect persons and property within and adjacent to wetlands from potentially hazardous geological and hydrological conditions; prevent environmental degradation of the land and water, and ensure that development enhances rather than detracts from or ignores the natural topography, resources, amenities, and fragile environment of wetlands within the Village.

The existing site contains old-field/pasture, upland woods, flood plain forest, wetlands, and a portion of Salt Creek, which bisects the property generally from west to east. The development avoids direct impact to wetlands and Salt Creek except for a single bridge crossing of the creek, and restoration of a few eroded sections of the creek's streambank.

The project's stormwater management plan maintains the onsite existing drainage patterns. The proposed development will have 2 detention ponds on site. The north detention pond is located east of the main drive aisle (going north) prior to entering the rowhome/townhome area. The south detention pond is located north of the main roadway by the entrance to the development. The proposed roadway crossing of Salt Creek will consist of a concrete span (CONSPAN) bridge structure that will span the entire creek and maintain the natural streambed. The proposed bridge is higher and wider than the existing bridge, which will not only allow for a greater volume of water to flow under the bridge, but it will also reduce the existing upstream high water level flooding and reduce the surge in the downstream by generating an even distribution of water.

The site design minimizes impact to the stream corridor and associated wetlands and flood plain forest. The grading that is proposed along Salt Creek will create additional flood storage compared to the pre-project condition. In addition, the proposed plan will stabilize a stretch of severely eroded streambank, which has been a long-standing issue in this location. Sustaining wetland/flood plain hydrology is being maintained. The petitioner has submitted a copy of the wetland delineation report for the proposed development which has been reviewed by Village engineering consultants. Staff, along with the wetland consultant, conducted site visits on several occasions to assess the site and the proposed development's potential impacts on the property. Following a collaborative process with the developer and their engineer, the Village's 3rd party consultant has concluded that the project will have minimal impact on the preserved wetlands, flood plain forest, and Salt Creek.

Plat of Vacation

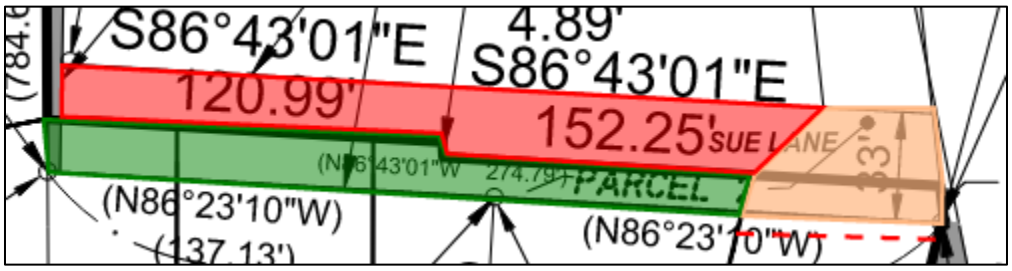
Sue Lane is an existing Village street (33-foot right-of-way) at the northern boundary of Schaumburg that provides access to one home on the north side of the street which is located in Rolling Meadows. It is located north of the proposed single-family home lots 24 through 26. Going east, Sue Lane connects to Brockway Street in Rolling Meadows. Brockway is a north/south street. A secondary access point connection to Brockway Street for Fire/emergency access is required. The petitioner is proposing a north/south road located on the far east side of lot 26 to serve as the secondary access route and connect to Brockway Street for emergency access. As part of the development, staff recommends that Sue Lane and its associated right-of-way be vacated by the Village. Although the right-of-way is 33 feet wide, the pavement in this area is approximately 15 feet wide, includes no curb and gutter, and generally does not conform to Schaumburg's public street requirements.

There will be a secured gate on the developer's property which will be controlled by Schaumburg Fire Department for access with a knox box. The future residents of the development will not be allowed to use this access to enter/exit the development.

There are 2 options the developer could pursue. They are as follows –

Option 1

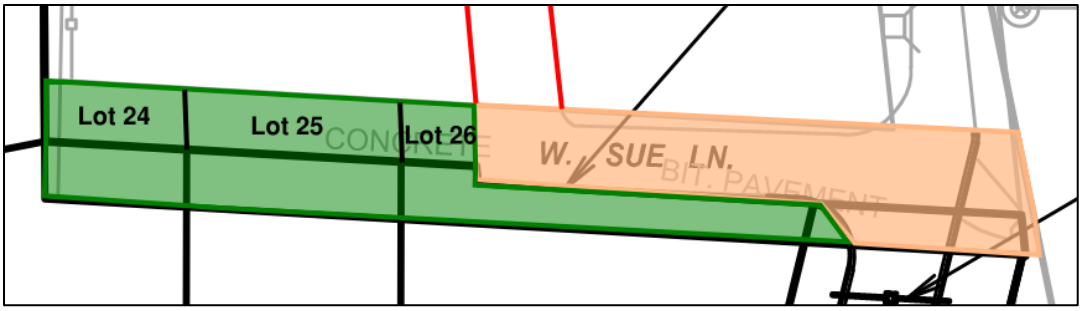
- Developer can vacate the south half of Sue Ln ROW (as shown in green below) and incorporate into the proposed development for Lots 24, 25, & 26.
- Developer can propose ownership of the north section (as shown in red below) of Sue Ln to the resident in Rolling Meadows for continued access to the resident's driveway. The Village would own and maintain the ROW section highlighted in orange below.



Option 2 –

- If the resident to the north declines ownership, then the developer can expand Lots 24, 25, and part of 26 to the north (west side of the Rolling Meadows resident's driveway and as shown in green below).

- Village will maintain ROW (as shown in orange below). This would be required so the resident does not lose access to their driveway.



Staff recommends adding a condition of approval that prior to the issuance of a land development permit, the developer select and execute either of the options listed regarding Sue Lane.

Preliminary and Final Plat Approval

A plat of subdivision has been submitted for review. The petitioner proposes to consolidate the 6 existing parcels and subdivide into 43 residential lots parcels. The petitioner is also proposing a total of 5 outlots that will be maintained as common area by the Homeowners' Association (HOA),

- Outlot 1 – Landscape island within the cul-de-sac with small pocket park and bench seating.
- Outlot 2 – HOA park which includes play structures and bench seating.
- Outlot 3 – Landscape area north of the Village homes and south of the single-family lots 27 – 30. This area includes the salt creek and three detention ponds.
- Outlot 4 – Private drive aisle, guest parking, and common areas including rear yards in the townhome section.
- Outlot 5 – Private drive aisles, guest parking, sidewalks and pathways, and amenity area with bench seating in the rowhome section.

The plat illustrates limits for the outlots for common areas (green space areas, detention areas and roadways). The plat also illustrates long pieces of grey areas on the eastern side of the property. Upon research by the developer and staff, ownership information was not found for the grey shaded areas on the plat. In addition, staff's research found that the grey areas are not part of the Village. While this condition of unmarked territories is rare, staff is requiring the developer incorporate the "grey areas" to their property. The developer has been made aware of this requirement as they will likely need to pursue a legal process (i.e., quiet title action) to claim and obtain ownership of the tract of lands. These areas are generally slivers of property. The ALTA survey provided by the developer shows the location of the existing fences within portions of these slivers. However,

based on site visits, the slivers are free of any fences and it doesn't appear that the adjacent homeowners are utilizing the property. It should be noted that the slivers are not critical to the overall development except that leaving them perpetuates the issue of having land with no clear title or maintenance responsibility, and that needs to be addressed.

Staff has reviewed the Final Plat of Consolidation and is recommending the following conditions:

- Prior to the issuance of any building permits, the petitioner shall undertake all reasonable efforts to determine ownership of the gap areas identified on the Plat of Subdivision (prepared V3 and dated July 7, 2025), including, but not limited to, if factually and legally feasible, filing a quiet title action to obtain ownership over said gap areas, and if successful in obtaining ownership, shall voluntarily annex said gap areas to the Village of Schaumburg, which shall be incorporated into the subdivision and maintained by the HOA, or convey ownership to the adjacent homeowners. If the developer submits a petition for annexation, the Village agrees to annex the properties.
- The signed Plat of Subdivision must be recorded with Cook County prior to the issuance of a Land Development Permit.

An HOA will be created to ensure the maintenance of the common areas including but not limited to the wetland, detention ponds, storm sewers, landscaping, HOA Park, and retaining wall. A Special Service Area (SSA) will also be created to ensure the common areas are maintained. If the HOA defaults, the SSA will allow the Village to levy a special tax on the property owners within the development for the maintenance of the common areas. The Village would then assume responsibility for maintaining the common areas.

Rezoning

The petitioner is requesting approval to rezone the subject property from R-4 (Single Family Residential District) to R-6 PUD (Planned Unit Development). The Village's Comprehensive Plan identifies the subject property be developed as single family and even though, part of the proposed development includes townhomes and rowhomes, staff is supportive of the proposed PUD development. The residential planned unit development district zoning is appropriate for the subject parcel for several reasons. First, the Vision and Goals in chapter 2 of the Comprehensive Plan suggests the Village provide a diverse range of quality housing options that allow the Village to remain and attract residents that contribute to the local economy. Staff recognizes the increasing demand for diverse housing options. The proposed mix of single-family and multi-family development will provide future Village residents array of housing options.

Second, the strategic placement of rowhomes and townhomes adjacent to the existing multi-family developments on the south side, and the single-family adjacent to the single-family homes on the north side, creates a smooth and thoughtful transition between different housing types. This layout

mitigates potential conflicts and preserves the character of the neighboring single-family homes in the adjacent municipality, ensuring a seamless blend of housing forms.

Third, the development will enhance the community by providing well-designed living spaces that include modern amenities and ample natural open and green spaces. The Planned Unit Development (PUD) zoning will allow for greater flexibility in design and layout, ensuring that the development is both aesthetically pleasing and functionally superior. This approach aligns with the Village's long-term vision for sustainable and attractive urban growth.

Lastly, the proposed rezoning to R-6 PUD allows for a more efficient and optimal use of the available land. The proposed density is in line with the surrounding area's character, especially given the existing multi-family developments to the south and west sides of the property. This rezoning will help maximize the potential of the property, making it a productive and valuable asset for the community.

Based on the review of the traffic study, staff believes the rezoning will not negatively impact the adjacent parcels or traffic flow on Meacham Road.

Per Village code, requests for rezoning must be considered by the Zoning Board of Appeals. The zoning code lists three findings that must be met to rezone a property. Those findings and their application to the requested rezoning are as follows:

General Welfare: That the proposed zoning classification at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. While the R-6 PUD zoning classification does not directly align with the future land use map directive in the Comprehensive Plan, due to the allowance for multifamily units, staff believes it is similar and compatible. It complements the multi-family units in the area and provides for additional housing diversity within the Village near existing and future major employment and entertainment centers. Existing single-family homes to the north and east of the subject property are compatible with the proposed single-family homes.

Desirability: That such zoning classification will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvements in the vicinity. The proposed rezoning will not negatively impact traffic flow on Meacham Road, existing adjacent uses, or be detrimental to the health, safety, morals, or general welfare of persons working or living in the vicinity. Since the proposed use conforms to the R-6 PUD district requirements, there are no findings or evidence that the rezoning will be injurious to property value or improvements in the vicinity. The properties south and west of the subject

parcel are zoned R-6 PUD and the properties north and east of the subject parcel are single-family land use.

Conformance: That the amendment shall conform to the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the village board. The proposed amendment conforms to the regulations and conditions of the code. Furthermore, the property owner has requested the rezoning.

Floorplans and Elevations

The proposed plan illustrates a total of 8 different home models:

Model	Style	Size (Including Garage)	# of Bedrooms	# of Bathrooms
A	Ranch	2,548 sf	2	2.5
B	Ranch	2,908 sf	2	2.5
C	Two-Story (First Floor Master Bedroom)	3,229 sf	3	2.5
D	Two-Story	2,872 sf	3	2.5
E	Two-Story	3,168 sf	3	2.5
F	Two-Story	3,512 sf	4	2.5
G	Two-Story	3,984 sf	4	2.5
H	Two-Story	4,387 sf	4	2.5

Each model has a minimum of 4 sample elevations with Plan B showing 8 sample elevations. The proposed materials include a combination of different types of siding, stone, and brick. The petitioner is requesting variations for Building Height, Floor Area Ratio and Lot Coverage, which are addressed in the Variation section later in the report.

The Village Code includes an anti-monotony provision, which is intended to provide variety in the front facades of homes. The code states that "the same front facade of single-family residential buildings shall be at least five (5) lots distant from each other along either side of the same street." Based on the variety of elevations, Staff believes that the antimonotony provision has been met. During building permit review, Staff will continue to evaluate the elevations to verify that the homes comply with the antimonotony provision.

Single-Family Variations

The petitioner is requesting several single-family variations as part of the development approvals. The variation requests include variations for lot size, lot width, building height, lot coverage and Floor Area Ratio (FAR).

Lot Size Variation

The R-6 zoning designation requires a minimum lot size of 12,500 square feet for corner properties and 10,000 square feet for interior lots. Proposed lot sizes for the subdivision range in size from 8,100 square feet up to 16,717 square feet. The petitioner is requesting a lot size variation to reduce the interior lots from 10,000 square feet to 8,100 square feet for the single-family homes to the north and to reduce the interior lots from 10,000 square feet to 4,680 square feet for the Village Homes on the south. The intention of the R-6 zoning district is to provide for suburban single-family residential environment. The proposed subdivision proposes large amounts of open space in combination with smaller lot sizes. The petitioner is preserving 47% of the subject property as open space to be maintained by the HOA, which is nearly half of the overall development.

The proposed Village Homes will be first of its kind in the Village since 1988. Haverford PUD, located on the east side of Martingale Road and south of Higgins Road included approvals for 8 such similar homes. Village Homes are considered eco-conscious or community-focused housing developments. They are often part of new urbanism efforts, integrating green spaces, shared amenities, and close-knit community living. The proposed small lots on the south side will provide a housing option for aging residents, and seniors who desire to downsize while living in upscale homes, but don't want the responsibility for exterior maintenance.

Other subdivisions in the Village that have received lot size variations include Strathmore Subdivision and Pheasant Walk Subdivision. Strathmore Subdivision, located north of Schaumburg Road at Springinsguth Road, also received a variation approval to reduce the lot sizes to 7,500 square feet. Additionally, Pheasant Walk Subdivision, north of Hartford Drive and west of Roselle Road, was constructed with lot sizes of approximately 7,500 square feet. Summit Grove Subdivision, located between Summit Drive and Plum Grove Road between Weathersfield Way and Wise Road, also received a similar variation to reduce the lot sizes to 8,100 square feet.

Although the homes are architecturally different due to design trends, the development has been designed to blend with the surrounding neighborhoods. Additionally, the Comprehensive Plan states that it is essential to provide options that support "aging-in-place", including small-lot single family homes. For these reasons, Staff is supportive of the requested lot size variations. Additionally, the preservation of open space limits the number of lots that can be constructed on the development.

It should be noted that outlots 1 and 2 do not meet the minimum size requirements. Outlot 1 measures 8,000 square feet and Outlot 2 measures 7,500 square feet. The outlots are considered common area and will be maintained by the HOA. These lots are smaller than the minimum lot size but are not designed for or intended to be a buildable lot. It is common for outlots to be smaller than the minimum lot size required. Best practice is to call these common areas as outlots to ensure that maintenance responsibilities remain with the HOA.

Lot Width Variation
The R-6 Zoning District requires a minimum lot width of 70 feet. The petitioner is requesting a variation to reduce the lot width from 70 feet to 60 feet on the north side and a variation to reduce the lot width from 70 feet to 45 feet on the south side. The request is consistent with other subdivisions that are zoned to a similar and compatible zoning district R-6C within the Village, which has the same minimum lot width requirement of 70 feet. Kingsport Village East received variation approval to reduce the lot width to 60 feet. Strathmore Subdivision also received a variation approval to reduce the lot sizes to 60 feet, and Pheasant Walk Subdivision was constructed with 60-foot wide lots. The preservation of open space limits the number of lots that can be constructed on the development. Summit Grove Subdivision also received a similar variation to reduce the lot widths from 70 feet to 60 feet.

The proposed Village Homes on the south will be situated on small lots, which naturally decreases the width of the lots too. Given staff is supportive of the lot size variation, it makes sense to also support a reduction in lot width for the Village Homes to be at 45 feet.

Building Setback Variation
The petitioner is requesting a reduction in the front yard building setback from 30 feet to 25 feet for the single-family homes. This is being requested so that the petitioner can provide a larger rear yard for future residents. Staff is supportive of this variation for a few reasons. First, providing a larger rear yard will improve rear yard functionality which will enhance the livability and usability of private open space. It can better accommodate outdoor amenities, play areas, landscaping, and accessory structures. Second, it provides flexibility for future building additions such as sunrooms or accessory structures such as decks while still maintaining the required 30 feet rear yard setback requirement. Third, the proposed variation is being requested for all the single-family homes within the development which will provide consistent streetscape, maintain compatibility and minimize any visual impacts.

Height Variation
Village Code allows a maximum building height of 28 feet for the R-6 Zoning District. The proposed building heights range from 27 feet, 5 inches (Plan A) up to 34 feet (Plan G).

Model	Style	Minimum Illustrated	Maximum Illustrated
A	Ranch	27'5"	27'7"
A	Ranch	27'5"	27'5"
B	Two-Story (First Floor Master Bedroom)	31'3"	31'3"
C	Two-Story	32'5"	32'5"
D	Two-Story	33' 7"	33' 7"
E	Two-Story	34'8"	34'8"
F	Two-Story	33'9"	33'9"
G	Two-Story	33'10"	34'1"

Staff is supportive of the variation to exceed the maximum height of 28 feet. Allowing flexibility in height will help provide a variety of housing products within the development and contribute to the Village's anti-monotony requirement. Although Staff is supportive of the request, Staff recommends that the ranch model comply with the maximum height of 28 feet. Summit Grove Subdivision also received a similar variation to increase the maximum building height from 28 feet to 35 feet.

Lot Coverage Variation
Lot Coverage is defined in the Village Code as the "area or portion of a lot occupied by buildings". Essentially, lot coverage is calculated by the total footprint of any buildings on the property (include detached accessory structures) as a percentage of the lot size. The maximum lot coverage allowed in the R-6 zoning district is 32%. The petitioner is requesting a variation to increase the lot coverage for the ranch models and homes with first floor master bedrooms up to 39%.

The base model measures a total of 2,908 square feet, including a 472 square foot garage. Based on a square footage of 2,908 square feet, the proposed lot coverage is 35.9%. The petitioner has included additional options such as a study room, sunroom or 3-season room that could increase the square footage by 136.5 square feet (for a lot coverage total up to 37.5%).

Staff is supportive of the requested lot coverage variation. The proposed ranch model provides an additional option for residents that want to age in place. The Comprehensive Plan states that it is essential to provide options that support "aging-in-place". This combined with the smaller lot size will help minimize property maintenance. Additionally, all other setbacks will still be met so the increased lot coverage will not block adjacent properties' views. Summit Grove Subdivision also received a similar variation to increase lot coverage from 32% to 39% for the given reasons.

Floor Area Ratio (FAR) Variations
The petitioner is requesting the following FAR variations

- Increase the minimum FAR from 32% to 37% (all single-family homes)
- Increase the maximum FAR from 40% to 48% (all single-family homes on the north side)
- Increase the maximum FAR from 40% to 55% (all Village homes on the south side)

The Village Code defines FAR as "the sum of the net horizontal floor area of the several floors of the dwelling unit, including attached/detached garages as measured from the exterior walls of a building." Essentially, FAR is determined as a percentage of the size of the home compared to the size of the lot.

FAR was first established to regulate the mass and bulk of "teardown" homes that were being constructed or proposed for construction in the Village. In April 2010, the Village Board approved an amendment to revise the FAR regulations to allow for additional square footage for homes that provided architectural features on the front of the home, thereby reducing the mass and bulk as viewed from the street. FAR was split into 3 different categories: baseline, midline and maximum, which allowed for different types of review with each category.

The Village Code identifies a list of architectural features to be considered when allowing FAR credits. Each category of features counts as a certain percentage of FAR credit, and only one credit is given for each category of features. Existing features on the home would be eligible for the FAR credit. For example, if a home has exterior trim details in addition to separate garage doors they would only be eligible for a 1% credit from that category. These categories were selected based on how these features impact the mass and the bulk from the front of the home and how structurally integral the feature is to the home or how easy it could be removed.

Architectural Features that Qualify for FAR Credit

Category of Features that Minimize Bulk/Mass	Conditions	FAR Credit
Varying Building Materials	Varying materials must cover 1/3 of the home	1%
Varying Rooflines & Pitches, Sloping Roofline		1%
Exterior Trim Details (such as a Tudor home), Separate Garage Doors		1%
Gradual Decrease in Height to Adjacent Homes		2%
Unenclosed Front Porch	Porch must be covered by a roof & measure a minimum of 50 square feet	2.5% Additional 0.5% for posts and balusters

Sideload/Rearload Garage		2%
2nd Story Setback, Multiple Front & Back Progressions	2nd story setback must be at least 5'	1%
Bay Window		1%
Wide Casing Around Windows, Other Window Detail (Rowlock, Soldier Course, Keystones, etc.)		2%
Front Entrance Feature Other than Front Porch (Such as porticos, recessed entryways or 2 story entryways)		1%
Horizontal Trim/Eave to break up the 1st & 2nd Stories	Trim must cover 70%of the front house.	1%
Lower Level	Must be more than 50% below ground level.	2%

There are three different levels of FAR in the Village. For the R-6 zoning district, the Village Code designates the FAR and corresponding review is as follows:

- Baseline FAR – 32%
  - A building permit is issued without staff analysis of FAR credits.
- Midline FAR – 35%
  - Staff can approve after reviewing and confirming FAR credits.
- Maximum FAR – 40%
  - Plan Commission reviews and provides a recommendation to the Village Board related to FAR credits.
- Homes that exceeds the Maximum FAR require a variation





**Sample Ranch Model Renderings*

The petitioner is proposing to exceed the minimum FAR to 37%, increase the maximum FAR to 48% for the single-family homes to the north and increase the maximum FAR to 55% for the Village Homes. Staff has evaluated the model home elevations for compliance with the FAR requirements. All homes qualify for FAR credits and the amount of credits vary by elevation. Should the FAR calculations start at the minimum of 32%, then some of the 2-story single-family homes on the north side will be unable to meet the requested maximum of 48% considering all architectural features listed in the table above. Staff also evaluated the Village Home elevations for FAR credits. Assuming the minimum FAR starts at 32%, then they will also be unable to meet the requested maximum of 45% considering all architectural elements. Should the minimum baseline FAR start at 37%, then all homes will be able to achieve the requested maximum FAR. Staff is proposing to grant a bonus of 10% FAR credit to all Village homes, should they meet the FAR of 45%. For example, if the baseline FAR starts at 37%, and a Village home includes credits up to 8% which would total 45%, then an additional 10% FAR would be granted to the house which would be 55% FAR. This is due to the small size lots of the Village Homes as well as to provide











flexibility in floor space for residents who prefer to age-in-place, or want to downsize but stay in the Village.





**Sample Village Homes Renderings*

Most of the homes qualify for FAR credits, such as front porch or entry feature, varying building materials and wide window casing. Plans E and F are the largest models but cannot fit on the smallest lots of 8,100 square feet as they would exceed the proposed FAR of 48%.

Staff is supportive of all the FAR variations for the proposed development. Although Staff is supportive of the request, Staff still recommends that the elevations must qualify for enough FAR credits if the baseline FAR is exceeded. For example, if the elevation qualifies for 11% in FAR credits, then this would be added to the requested baseline FAR of 37%, which would allow for a maximum FAR of 48% for single-family homes to the north. Approving a variation for the development would allow Staff to evaluate the requested FAR based on FAR credits. If a variation is approved, Staff will evaluate each elevation on a case-by-case basis to confirm there are sufficient FAR credits to comply with an FAR of 45% and 48% respectively. Summit Grove Subdivision received a similar variation to increase FAR to 48%.

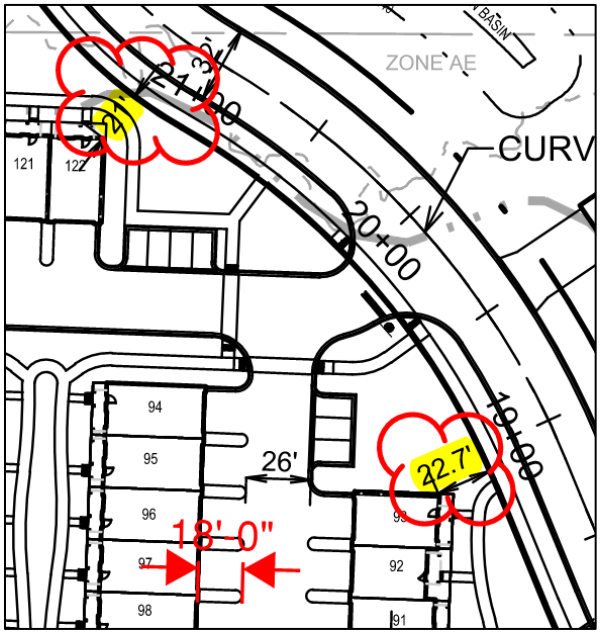
PUD Variations

The petitioner is requesting building setbacks and a parking variation. Each of these variation requests are evaluated below.

Building Setback Variation

The PUD code includes setback requirements for buildings, parking, and structures. The petitioner is requesting various building setback variations from the PUD code. Below is a table illustrating the setbacks requested –

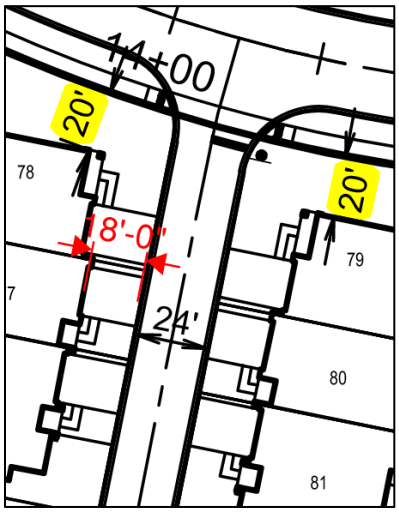
North Phase		
	Required	**Proposed (range)**
Rowhome (to road)	39 feet	18 feet – 21 feet
Townhome (to road)	36 feet	18 feet – 20 feet
Buildings (to other buildings or structures)	45 feet	11 feet 4 inch – 33 feet



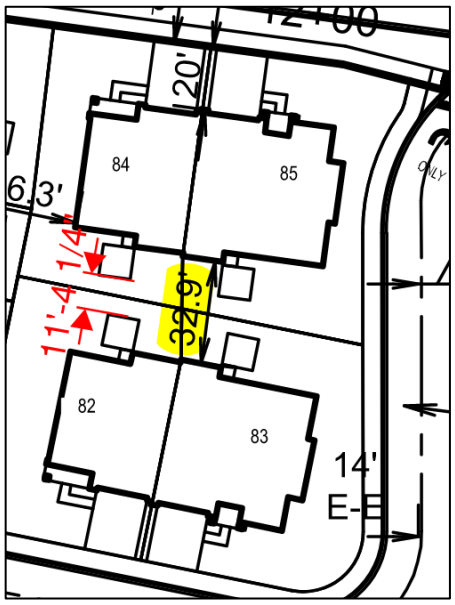
Rowhomes (to road) – the smallest setback between the proposed rowhomes and road is 18 feet as proposed within the overall rowhome scheme. The purpose of the required 35 foot setback is to ensure adequate space is dedicated for driveways, parking, aesthetics, and pedestrian safety. As illustrated, the setbacks in question here are between the principle structure and the private loop style drive within the rowhomes area. No additional site components are present in the subject area which would be impacted with the requested reduction in the setback. The private drive on the west side has a setback requirement of 20 feet from the peripheral boundary line. Compliance with the minimum 35 setback requirement would require the proposed rowhomes to be pushed closer to the streets and shifting the drive aisle on the far west side cause a variation on the required buffer areas from adjacent properties/residents.

There are a few other areas where the proposed rowhomes are setback at various distances ranging anywhere between 21-22 feet. Staff worked closely with the developer to have all units be equipped with full length driveways. Additionally, the proposed building height for the rowhomes is 42.5 feet. The fire code requires aerial access to buildings exceeding 30 feet in height. The aerial access must be located within 30 feet of the home. Lastly, the proposed reduction in the setback

reinforces better connectivity for guest parking in the area, promotes social interactions, and activates a lively and dynamic street.



Townhome (to road) – The petitioner requests similar variation for the townhomes to be 18 feet away from the private drives. Similar reasons apply in this instance as well. No additional site components are present in the subject area which would be impacted with the requested reduction in the setback. Ample street parking is provided for guests throughout the south section of the development. The developer is proposing a greater bufferyard in the rear yards of the townhomes adjacent to other townhomes to maximize green space. Meeting the setback would reduce the rear yards. In addition, the overall height of the proposed townhomes is 33'11". The fire code requires aerial access to buildings exceeding 30 feet in height. The aerial access must be located within 30 feet of the home.



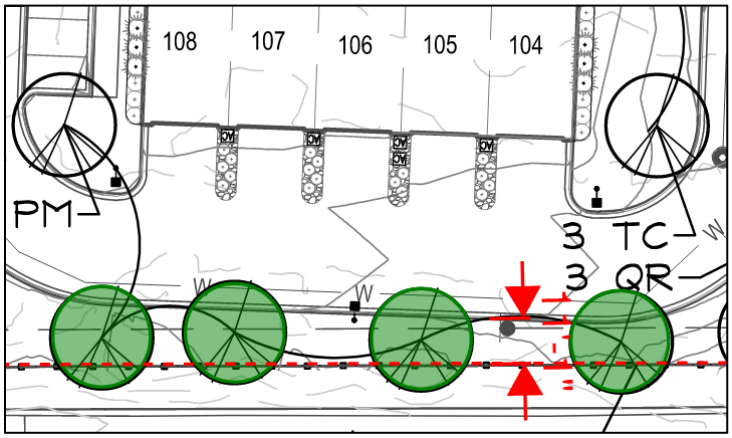
Buildings (to structures) – some of the patios in the townhomes are setback closer than the code requirement. This variation is only by the 2 townhome buildings units 82 through 85. The proposed setback between patios to patios is 11'4", whereas the setback requirement is 45 feet. The subject area is the only back-to-back facing townhomes which causes this variation. Reorienting the homes east/west would negate the variation, however, the street curvature on the east side is a right-out only, which limits the ability to construct a code compliant driveway, especially for unit 85. In addition, the variation does not introduce a condition that is out of the character with the proposed surrounding pattern within the development. Each patio will maintain adequate functional outdoor spaces for residents. The reduced distance does not impede access, maintenance, or the intended usability of the patios. The patios are located between units within the same development and under unified ownership. Because the affected units are part of the PUD, the reduced setback functions as an internal condition rather than a bufferyard or setback between adjacent properties. The areas in the rear still provide a large setback to be landscaped and provides plenty of buffer.

Buildings (to buildings) – townhome building unit 82/83 and 84/85 is required to be setback a minimum of 45 feet. Similar to the patio setback, this variation is also only between these two

buildings. Staff is supportive of this variation for the same reasons mentioned above in the patio setback section. The petitioner is exceeding this setback requirement in all other parts of the townhome section.

Parking Setback Variation

The PUD code requires a minimum setback of 20 feet for roads and parking areas abutting peripheral property lines. At the far south end of the loop drive aisle in the rowhomes section, the proposed setback is 11.1 feet.



Staff is supportive of this variation for a few reasons. The adjacent property, International Village Apartments have similar parking and drive aisle configurations. Granting this variation will ensure consistency in the area's development pattern and maintain the visual and functional cohesion of the neighborhood. Additionally, compliance with the 20 feet requirement will cause the other site components, such as buildings, drive aisles, to move further north. While this can be achieved, the existing wetlands on site, specifically the salt creek limits flexibility on placement of the main internal drive aisle. Lastly, the proposed reduction in the parking setback is unlikely to have any significant adverse impact on the surrounding properties or the overall subdivision. The petitioner will install 4 shade trees along with a 6 feet tall vinyl fence to minimize the impact. For the reasons mentioned above, staff is supportive of the proposed setback variation.

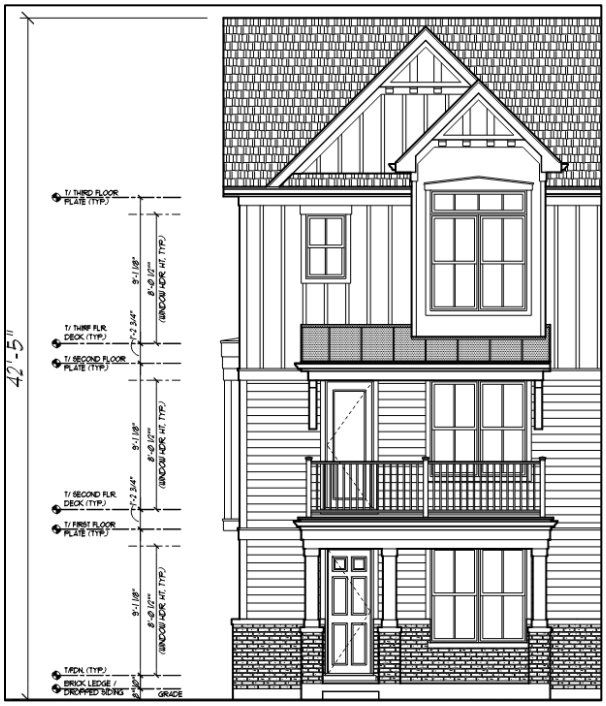
Tree Preservation

As discussed previously, the site contains a variety of natural amenities, including a number of existing trees and wooded areas particularly around the perimeter of the site and along the waterways. Staff has worked closely with the developer's team of consultants to thoughtfully plan the layout of the proposed buildings and roads to try and minimize the removal of high-quality trees wherever possible. This is particularly challenging given the large amount of grade change on the property. The proposed removals strike a balance between the competing community needs of housing and preservation of open space. While a large number of existing trees are being removed (approximately 349) to facilitate the proposed development, approximately 138 identified trees are being preserved along with hundreds of unidentified trees along Salt Creek. In addition, approximately 815 new trees are being installed, including many native Oaks, Lindens, Maples, and Hackberry. Several thousands of shrubs, perennials, and grove covers will be installed

through the property and over 1,400 perennial plantings will be installed in and around the wetlands. Staff believes that the developer has provided a sufficient compensation of new trees to remediate for the loss of existing trees.

Building Height Credit

Special use for a Planned Unit Development (PUD) is required. The purpose and intent of a PUD is to permit and encourage a more creative, imaginative, and desirable approach to certain residential, commercial, and industrial developments, than is generally possible under conventional zoning regulations. Flexibility is given to PUD developments to allow for open space and site layout. All multi-family developments in the Village are zoned as a PUD. As proposed, the petitioner requests a building height credit as part of the Special Use for the PUD. The additional building height would be incorporated into the approved PUD special use.



The petitioner requests an increase in building height for the proposed rowhome buildings only. The maximum height for a building in a PUD is 35 feet; however, Section 154.108(A)(1)(d)(1) of the PUD Ordinance allows the Village to approve a credit to increase the maximum building height provided the PUD meets the general design standards and conforms to the Village's Comprehensive Plan. The proposed building height for the rowhomes is 42.5 feet which is a request to increase the building height by 7.5 feet. The rowhomes are setback approximately 724 feet from Meacham Road. Previous requests to increase building height were approved for North 680 PUD (from 35' to 52 feet) and for The Quin (from 35' to 55'10") whose buildings are set back from Algonquin Road 65'-68', and from adjacent multi-family apartment buildings 66' to 68'. Staff believes the impact of the additional building height is mitigated by the distance between it and adjacent parcels and streets. The proposed development conforms to the intent of Comprehensive Plan and the PUD design standards; therefore, staff is supportive of the increased building height.

Traffic Study Summary & Off-site Improvements

The petitioner submitted a Traffic Impact Study that was evaluated by the Village's consultant Christopher B. Burke Engineering, Ltd (CBBEL). In summary, the existing roadway system has adequate reserve capacity to accommodate the increase in traffic generated by the proposed

development. However, based on the one access point to the development, the traffic study includes recommendations on modifying the existing Meacham Road conditions. As a result, Meacham Road will be modified to add a left turn lane in both directions for inbound left-turning movements onto the proposed access road and for vehicles to access Brookdale Lane. This section of Meacham Road is within Illinois Department of Transportation (IDOT) authority. The developer will be required to obtain an IDOT permit for off-site improvements on Meacham Road. CBBEL concurs with the findings in the Traffic Impact Study.

Market Demand

The petitioner submitted a Market Demand Study by Tracy Cross & Associates evaluating the need for new ownership housing and the potential school impacts of the proposed development, which includes 43 single-family homes, 42 townhomes, and 37 rowhomes. The study finds that the Schaumburg Market Area continues to experience a shortage of modern for-sale housing, with very limited new construction over the past several decades and strong projected demand for approximately 450 new ownership units annually through 2030. The proposed mix of attached and detached homes responds to demand from younger professionals, move-over buyers, and empty-nesters seeking new lifestyle-oriented ownership options, with only a portion of units expected to attract families with school-aged children. Overall, the study finds that the site is well positioned for for-sale residential development given its location, limited competition, and strong underlying market fundamentals. Staff, including the Village's Economic Development Department concur with the proposed comps, price points, and absorption rates listed in the market study.

Impact Fees

The Village recently amended its Impact Fees and adopted a formula to calculate the impact of new residential developments on school and park districts. Based on the calculation using the new formula, the proposed development is expected to generate 59 school-aged children encompassing all grades from kindergarten through grade 12. Additionally, the formula calculates a total of 337 residents anticipated for the development. Staff has added the following conditions regarding contributions:

- Prior to the issuance of permits for each building, the petitioner shall make a School District contribution of $206,500 or $1,692 per unit, based on total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (59 students x .02 acres per student x $350,000 per acre of land x 50% = $206,500). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit. The impact fee will be provided to Districts 15 and 211.
- Prior to the issuance of permits for each building, the petitioner shall make a Palatine Park District contribution of $324,362.50 or $2,658 per unit, based on total residents x acres of park land per resident (5.5 acres/1,000 residents) x fair market value per acre of land x 50% (337 residents x .0055 acres per resident x $350,000 per acre of land x 50% = $324,362.50).

A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.

Zoning History

The property has been zoned for large lot residential development since its incorporation into the Village. The Village has received multiple requests to develop the property in the past. In 2004, the Village received a single-family, residential development proposal from Toll Brothers, Inc. for the subject property requesting approval for rezoning the 33-acre parcel from R-4 to R-6, and subdivision of the property into 55 single family lots. The proposed plan included on public access point into the neighborhood located along Meacham Road, with an emergency access to Brockway Street in Rolling Meadows on the north side of the property.

The plans received preliminary plat approval in June 2005 (Case No. Z0412-06, Ordinance No. 05-081). However, the project was not constructed. In 2008 and 2013, similar single family development proposals were submitted by Schaumburg One LLC and Cambridge Homes Inc., understanding that there was support of the previously approved development plans; however, both requests were withdrawn.

In 2017, another single-family development proposal was submitted by Pulte Homes LLC. Like others, this proposal request was also withdrawn. In 2023, Nitti Development submitted a plan to construct an all-rental community on the subject property which included 13 townhome building/37 units, 12 rowhome building/45 units, and 6 apartment building/270 units (Case No. P2309-02). A public hearing was held in July and August of 2024. The proposal received a negative recommendation from the advisory commission, and before the item could be placed on a Village Board agenda, the petitioner withdrew the case.

Surrounding Zoning and Land Uses

North: Single Family Residential / Rolling Meadows
South: R-6 PUD - Multi Family Residential - International Village Apartments
East: Single Family Residential - Rolling Meadows and Unincorporated
West: R-6 PUD - Multi Family Residential – Schaumburg Treehouse Apartments

Compatibility with Surrounding Land Uses

The proposed development is compatible with the multi-family residential adjacent on the south and west side of the property. The developer is proposing attached single-family homes on the south side of the property. The proposed single-family homes will be adjacent to existing single-family homes to the north. It may serve as a smooth and thoughtful transition.

Comprehensive Plan Designation

Adopted by the Village Board in March 2018, the updated Comprehensive Plan identifies the subject property and adjacent properties to be redeveloped as detached single family. The proposed development is a mix of single-family and multi-family housing. However, there are various reasons staff believes the proposed development project complies with the directives in the Comprehensive Plan as listed under the "Rezoning" section of this report.

Parking:

Village Code requires a minimum of 2 parking spaces for single family residential developments. The proposed homes will include 2 and 3 car garages. Additionally, each home with a driveway will be able to accommodate 2 additional parking spaces. As proposed, the development exceeds parking code requirements. Street parking will also be available on both sides of the street within the development.

Single-Family Homes		
Quantity	**Parking Rate**	**Required Parking**
43 single-family units	2 spaces per unit	86 spaces
Guest Parking	1 space for every 20 required spaces	4 spaces
Parking Required	90 spaces	
Parking Provided	4 spaces per unit (2 garage + 2 driveway) = 176 **spaces (including guest spaces)**	
Parking Surplus	86 spaces	

Rowhomes/Townhomes		
Use/Square Footage	**Parking Rate**	**Required Parking**
2-Bedroom Units (33)	2 spaces per unit (1.5 spaces for the first bedroom plus ½ space each additional bedroom)	66 spaces
3-Bedroom Units (46)	2.5 spaces per unit (1.5 spaces for the first bedroom plus ½ space each additional bedroom)	115 spaces
Guest Parking	1 space for every 20 required spaces	9 spaces
Parking Required	190 spaces	
Parking Provided	158 driveway spaces + 158 garage parking spaces + 31 guest parking spaces = 347 **spaces**	

Parking Surplus	157 spaces

Developer Contributions

1. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $27,783 in lieu of installing streetlights along Algonquin Road. This figure is based on the total lot frontage of 882 linear feet at $31.50 per linear foot.
2. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $10,978.38 in lieu of installing parkway trees along Meacham Road. This figure is based on the total lot frontage of 882 linear feet at $12.50 per linear foot. The Village will coordinate the selection and installation of all parkway trees.
3. Prior to the issuance of a building permit, the petitioner shall provide a public sidewalk contribution to the Village for proportionate share of the path that will be located along the subject property's frontage (approximately 882 feet) for future development on Meacham Road. A preliminary cost estimate has been prepared of $130 per linear foot of street frontage, which includes cost for excavation, installation, restoration of the rest of the parkway with topsoil and seed, traffic control, and engineering fees for construction observation. Staff has determined a total cost estimate in the amount of $114,660.
4. Prior to the issuance of a building permit, the petitioner shall make a Police and Fire Fund contribution of $250.00 per unit. The total amount due is $30,500 (122 units x $250.00/unit = $30,500.00).
5. Prior to the issuance of a building permit, the petitioner shall make a Cultural Center Fund contribution of $200.00 per unit, or a total of $24,400 (122 units x $200.00 = $24,400.

Planning

1. Prior to the issuance of any building permits, the petitioner shall undertake all reasonable efforts to determine ownership of the gap areas identified on the Plat of Subdivision (prepared V3 and dated July 7, 2025), including, but not limited to, if factually and legally feasible, filing a quiet title action to obtain ownership over said gap areas, and if successful in obtaining ownership, shall voluntarily annex said gap areas to the Village of Schaumburg, which shall be incorporated into the subdivision and maintained by the HOA, or convey ownership to the adjacent homeowners. If the developer submits a petition for annexation, the Village agrees to annex the properties.
2. Prior to the issuance of any building permits for any of the proposed lots, with the exception of model units the Declarations for the development shall be recorded against the property.
3. A dormant Special Service Area (SSA) will be created upon approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, fences, HOA Park, and paths, in the event that the Homeowners' Association fails to

do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the Village for the cost of creating the dormant special service area.

4. Prior to the issuance of a land development permit, the developer must select and execute either of the options regarding Sue Lane, including access to Brockway Street is conveyed to the Village and access to the driveway for the resident in Rolling Meadows is maintained.
5. Prior to the issuance of a land development permit, the plans must be revised to show improvements on Meacham Road to meet IDOT standards. These improvements may include a continuous three lane section. This improvement will require an IDOT permit.
6. Prior to the issuance of a land development permit, the Plat of Consolidation shall be recorded and placed on file with the Cook County Recorder of Deeds.
7. The PUD is approved with a maximum height of 42.5 feet for the rowhomes and 35 feet for the single-family homes
8. The PUD is approved with a minimum FAR of 37% and maximum FAR of 48% for the single-family homes on the north side.
9. The PUD is approved with a maximum FAR of 55% for the Village Homes on the south side.
10. The PUD is approved with a maximum lot coverage of 39% for all ranch and first floor primary bedroom models only.
11. Access to Brockway Street is limited for the use of emergency purposes only. Residents of the development shall not be allowed to use this access to enter/exit the development.
12. The emergency access gate must remain locked at all times when it is not in use and must be closed as soon as possible following the end of the emergency event triggering its use.
13. Provide a construction plan illustrating truck staging and routes during construction for review and approval. Construction traffic on Sue Lane will not be permitted.
14. Enhance the bridge by incorporating design details such as formliner, staining, etc. Provide a plan to the Community Development Department showing an enhanced design prior to issuance of a land development permit.
15. The developer must use Meacham Road as the primary access for construction trucks, including but not limited to lumber trucks and concrete trucks. Any vehicles affiliated with construction of the subject property must park on the subject property.

Engineering

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. A Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of the land development permit. The Security must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which should include landscaping and site lighting. Sample forms of the project security can be found on the Village's website or are available upon request.

Landscaping

1. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
2. Provide a shade tree at the ends of each parking row in areas indicated on the Marked Exhibits. Light poles shall be shifted to avoid conflicts as required trees take precedent. Locate trees in islands which are shared with proposed fire hydrants such that they coexist and do not interfere with hydrant operations.
3. Resolve conflicts between parking lot island trees and proposed light pole locations by shifting poles accordingly.

Transportation

1. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the Village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
2. The Villages third-party consultant, Chastain & Associates, has completed the review of the proposed traffic study and has recommended the Village accept the study.

RECOMMENDATION

Staff has reviewed the petitioner's request and recommends **approval** of a Site Plan Approval, Special Use for a PUD, Special Use to Construct in the Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variation, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit for the Loeber Farms property located at 2014 N. Meacham Road, subject to the following conditions:

1. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $27,783 in lieu of installing streetlights along Algonquin Road. This figure is based on the total lot frontage of 882 linear feet at $31.50 per linear foot.
2. Prior to the issuance of a Land Development Permit, the petitioner shall make a cash contribution in the amount of $10,978.38 in lieu of installing parkway trees along Meacham Road. This figure is based on the total lot frontage of 882 linear feet at $12.50 per linear foot. The Village will coordinate the selection and installation of all parkway trees.
3. Prior to the issuance of a building permit, the petitioner shall provide a public sidewalk contribution to the Village for proportionate share of the path that will be located along the subject propertys frontage (approximately 882 LF) for future development on Meacham Road. A preliminary cost estimate has been prepared of $130 per linear foot of street frontage, which

includes cost for excavation, installation, restoration of the rest of the parkway with topsoil and seed, traffic control, and engineering fees for construction observation. Staff has determined a total cost estimate in the amount of $114,660.

4. Prior to the issuance of permits for each building, the petitioner shall make a School District contribution of $206,500 or $1,692 per unit, based on total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (59 students x .02 acres per student x $350,000 per acre of land x 50% = $206,500). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit. The Impact Fee will be provided to Districts 15 and 211.
5. Prior to the issuance of permits for each building, the petitioner shall make a Palatine Park District contribution of $324,362.50 or $2,658 per unit, based on total residents x acres of park land per resident (5.5 acres/1,000 residents) x fair market value per acre of land x 50% (337 residents x .0055 acres per resident x $350,000 per acre of land x 50% = $324,362.50). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.
6. Prior to the issuance of a building permit, the petitioner shall make a Police and Fire Fund contribution of $250.00 per unit. The total amount due is $30,500 (122 units x $250.00/unit = $30,500.00).
7. Prior to the issuance of a building permit, the petitioner shall make a Cultural Center Fund contribution of $200.00 per unit, or a total of $24,400 (122 units x $200.00 = $24,400.
8. Prior to the issuance of any building permits, the petitioner shall undertake all reasonable efforts to determine ownership of the gap areas identified on the Plat of Subdivision (prepared V3 and dated July 7, 2025), including, but not limited to, if factually and legally feasible, filing a quiet title action to obtain ownership over said gap areas, and if successful in obtaining ownership, shall voluntarily annex said gap areas to the Village of Schaumburg, which shall be incorporated into the subdivision and maintained by the HOA, or convey ownership to the adjacent homeowners. If the developer submits a petition for annexation, the Village agrees to annex the properties.
9. Prior to the issuance of any building permits for any of the proposed lots, with the exception of model units, the Declarations for the development shall be recorded against the property
10. A dormant Special Service Area (SSA) will be created upon approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, fences, HOA Park, and paths, in the event that the Homeowners' Association fails to do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the Village for the cost of creating the dormant special service area.
11. Prior to the issuance of a land development permit, the developer must select and execute either of the options regarding Sue Lane. The options must include maintaining emergency

access to Brockway Street and maintain access to the driveway for the resident in Rolling Meadows.

12. Prior to the issuance of a land development permit, the plans must be revised to show improvements on Meacham Road to meet IDOT standards. This improvement will require an IDOT permit.
13. Prior to the issuance of a land development permit, the Plat of Consolidation shall be recorded and placed on file with the Cook County Recorder of Deeds.
14. The PUD is approved with a maximum height of 42.5 feet for the rowhomes and 35 feet for the single-family homes
15. The PUD is approved with a minimum FAR of 37% and maximum FAR of 48% for the single-family homes on the north side.
16. The PUD is approved with a maximum FAR of 55% for the Village Homes on the south side.
17. The PUD is approved with a maximum lot coverage of 39% for all ranch and first floor primary bedroom models only.
18. Access to Brockway Street is limited for the use of emergency purposes only. Residents of the development shall not be allowed to use this access to enter/exit the development.

1. The emergency access gate must remain locked at all times when it is not in use and must be closed as soon as possible following the end of the emergency event triggering its use.
2. Provide a construction plan illustrating truck staging and routes during construction for review and approval. Construction traffic on Sue Lane will not be permitted.
3. Enhance the bridge by incorporating design details such as formliner, staining, etc. Provide a plan to the Community Development Department showing an enhanced design prior to issuance of a land development permit.
4. The developer must use Meacham Road as the primary access for construction trucks, including but not limited to lumber trucks and concrete trucks. Any vehicles affiliated with construction of the subject property must park on the subject property.

19. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
20. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
21. A Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of the land development permit. The Security must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which should include landscaping and site lighting. Sample forms of the project security can be found on the Village's website or are available upon request.
22. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the Village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving,

stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

23. A thorough review of final lighting/electrical plans will be performed during permit review. Lighting/electrical plans must be submitted which shall include conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.
24. The applicant has acknowledged that the proposed work within the floodplain/floodway will require a FEMA Conditional Letter of Map Revision (CLOMR), LOMR and an IDNR-OWR Floodway Construction Permit. Since the proposed grading (fill) within the floodway associated with the basins is not considered an appropriate use of the floodway per IDNR-OWR Part 3708 Rules, nor is it allowed per §602.21 of the WMO, the proposed improvements cannot start until these approvals are obtained.
25. A review of the stormwater conveyance (storm sewer and overland flow route) calculations will be performed as part of the final engineering review. Please note that these calculations should account for any offsite drainage areas to the property.
26. Prior to the issuance of a land development permit, the petitioner shall revise the engineering plans to include the following –
    a. There is a swale located behind Lots 62-64 being directed towards Lot 65. Extend/design a swale to provide positive drainage to the street.
    b. Provide a swale between Lots 46 and 47 to direct drainage to the street.
    c. There is a significant amount of offsite drainage coming onto the dead end street from Brockway. An additional inlet will be needed at the corner.
    d. The east-west street in the rowhomes portion, has an inlet accepting 500 feet of roadway drainage. Determine if additional inlets are needed.
    e. Move Structure ST 2-42 out of the sidewalk.
    f. Show all drainage overflow routes on the grading plan.
    g. For the pedestrian crossing near Lot 34, provide two W11-2 Ped Signs, each with W16-7P Slanted Down Arrow plaques.
    h. Riprap the bank below the water line down to the stream bed up to approximately the elevation 710 or a little higher, to prevent the bank from undercutting/failing and moving laterally north.
        i. Investigate moving the force main out of the property lines (lots 31-43).
27. Prior to the issuance of a land development permit, the petitioner shall revie the plat of subdivision to include the following –
    a. There is a light pole located on Lot 83 which is outside of Outlot 5. A utility easement will be required.
    b. There is a light pole located on Lot 77 which is outside of Outlot 5. A utility easement will be required.
28. A Floodway Construction Permit from IDNR-OWR is required for the proposed work within the regulatory floodway.

29. Prior to the issuance of a land development permit, the petitioner must revise the photometric plans to include the following -
    a. The pole locations and spacings along the main road and the roads around buildings 44 thru 85 do not match the photometrics. The pole locations shall be revised to match.
30. Prior to the issuance of a Land Development Permit, the petitioner shall revise the Landscape Plans to include the following changes:
    a. Provide a shade tree at the ends of each parking row in areas indicated on the Marked Exhibits. Light poles shall be shifted to avoid conflicts as required trees take precedent. Locate trees in islands which are shared with proposed fire hydrants such that they coexist and do not interfere with hydrant operations.
    b. Resolve conflicts between parking lot island trees and proposed light pole locations by shifting poles accordingly.
31. Prior to the issuance of a Land Development Permit, the petitioner must revise the lift station plans to include the following:
    a. Final Engineering Plans should include a profile of the forcemain with the ground elevation over it. The force main alignment is currently shown outside of the ROW in front of Lots 31-43. The ground profile also has a peak of around 737 in front of Lots 37-40 which would require a deep run of force main to keep a rising profile. Provide a profile of the forcemain for review.
    b. Provide sanitary manhole sizes.
    c. Provide Contech bridge plans and elevations and sanitary profiles across the bridge.
    d. Provide a detail with larger scale, showing the location of the lift station relative to property lines, easements, driveway, sidewalk, and other site elements as a part of final engineering plans.
32. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Loeber Farms Nitti – Title Sheet, Sheet 0.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
    b. Loeber Farms Nitti – General Notes, Legend, and Abbreviations, Sheet 1.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
    c. Loeber Farms Nitti – Specifications, Sheet 1.1, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
    d. Loeber Farms Nitti – Demolition Plan, Sheet 2.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
    e. Loeber Farms Nitti – Overall Site Plan, Sheet 3.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.

f. Loeber Farms Nitti – Layout Plan Area 1 – Area 4, Sheets 3.1–3.4, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
g. Loeber Farms Nitti – Site Signage Plan, Sheet 3.5, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
h. Loeber Farms Nitti – Overall Grading Plan, Sheet 4.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
i. Loeber Farms Nitti – Grading Plan Area 1 – Area 4, Sheets 4.1–4.4, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
j. Loeber Farms Nitti – Typical Grading Sections, Sheet 4.5, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
k. Loeber Farms Nitti – Erosion Control Plan, Sheet 5.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
l. Loeber Farms Nitti – Erosion Control Details, Sheets 5.1–5.2, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
m. Loeber Farms Nitti – Overall Bank Stabilization Plans, Sheet 5.3, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
n. Loeber Farms Nitti – Bank Stabilization Plan Area 1 – Area 2, Sheets 5.4–5.5, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
o. Loeber Farms Nitti – Overall Utility Plan, Sheet 6.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
p. Loeber Farms Nitti – Utility Plan Area 1 – Area 4, Sheets 6.1–6.4, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
q. Loeber Farms Nitti – Offsite Utility Plan, Sheets 6.5–6.6, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
r. Loeber Farms Nitti – Plan and Profile STA. 10+00 to STA. 18+00, Sheet 7.1, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.

s. Loeber Farms Nitti – Plan and Profile STA. 18+00 to STA. 27+00, Sheet 7.2, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
t. Loeber Farms Nitti – Plan and Profile STA. 27+00 to STA. 31+00, Sheet 7.3, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
u. Loeber Farms Nitti – Plan and Profile STA. 30+50 to STA. 34+50 / STA. 10+00 to STA. 11+81, Sheet 7.4, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
v. Loeber Farms Nitti – Construction Details, Sheets 8.0–8.2, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
w. Street Lighting Plan, Sheet P.0, prepared by V3, dated February 14, 2025, latest revision dated September 22, 2025, and received by the Community Development Department on September 29, 2025.
x. Final Plat of Subdivision of Loeber Farm, Sheets 1-4, prepared by V3 dated August 3, 2025, last revised August 21, 2025, and received by the Community Development Department on September 29, 2025.
y. Plat of Vacation of Sue Lane, Sheet 1 of 1, prepared by V3 dated August 7, 2025, and received by the Community Development Department on August 7, 2025.
z. Landscape Plan Loeber Farm Cover Sheet L1.0, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.
aa. Landscape Plan Loeber Farm Overall Landscape Plan L1.1, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.
bb. Landscape Plan Loeber Farm Landscape Plan L1.2, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.
cc. Landscape Plan Loeber Farm Landscape Plan L1.3, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.
dd. Landscape Plan Loeber Farm Landscape Details L1.4, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.
ee. Landscape Plan Loeber Farm Landscape Details L1.5, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

ff. Landscape Plan Loeber Farm Rowhome Foundation Plans L1.6, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

gg. Landscape Plan Loeber Farm Townhome Foundation Plans L1.7, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

hh. Landscape Plan Loeber Farm Typical Foundation Plans L1.8, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

ii. Landscape Plan Loeber Farm Layout Details L2.1, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

jj. Landscape Plan Loeber Farm Amenity Details L2.2, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

kk. Landscape Plan Loeber Farm Playground Details L2.3, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

ll. Landscape Plan Loeber Farm Monument Details L2.4, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

mm. Landscape Plan Loeber Farm Tree Preservation L3.1, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

nn. Landscape Plan Loeber Farm Tree Inventory L3.2, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

oo. Landscape Plan Loeber Farm Tree Inventory L3.3, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

pp. Landscape Plan Loeber Farm Landscape Specifications L4.1, prepared by Gary R. Weber Associates, Inc., dated May 10, 2023, latest revision date August 28, 2025, and received by the Community Development Department on September 29, 2025.

qq. Fire Truck Route Exhibit, prepared by V3, dated August 2, 2025, and received by the Community Development Department on September 9, 2025.

rr. Loeber Farm Offsite Improvements, Title Sheet, Sheet 0.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

ss. Loeber Farm Offsite Improvements, General Notes, Legend, and Abbreviations, Sheet 1.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

tt. Loeber Farm Offsite Improvements, Specifications and Typical Cross Sections, Sheet 1.1, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

uu. Loeber Farm Offsite Improvements, Demolition Plan, Sheet 2.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

vv. Loeber Farm Offsite Improvements, Layout & Paving Plan, Sheet 3.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

ww. Loeber Farm Offsite Improvements, Utility Plan, Sheet 4.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

xx. Loeber Farm Offsite Improvements, Erosion Control Plan, Sheet 4.1, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

yy. Loeber Farm Offsite Improvements, Erosion Control Details, Sheet 4.2, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

zz. Loeber Farm Offsite Improvements, Plan and Profile, Sheet 5.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

aaa. Loeber Farm Offsite Improvements, Construction Details, Sheet 6.0, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

bbb. Loeber Farm Offsite Improvements, IDOT Details, Sheets 6.1 – 6.7, prepared by V3, dated August 22, 2025, and received by the Community Development Department on September 29, 2025.

ccc. Preliminary stormwater management report, prepared by V3, dated May 16, 2025, latest revision date September 26, 2025, and received by the Community Development Department on September 29, 2025.

ddd. Topo Work Map, Sheet 3, prepared by V3, dated February 14, 2025, latest revision date August 3, 2025, and received by the Community Development Department on September 29, 2025.

eee. Maintenance Responsibility Exhibit, Sheet EX, prepared by V3, and received by the Community Development Department on August 7, 2025.

fff. Draft Declaration for Loeber Townhome and Rowhome Owners Association, prepared by Kenneth M. Florey and Robbins Schwartz, and received by the Community Development Department on May 19, 2025.

ggg. Draft Declaration for Covenants, Conditions, Easements and Restrictions for Loeber Homeowners Association, prepared by Kenneth M. Florey and Robbins Schwartz, and received by the Community Development Department on May 19, 2025.

hhh. Building Height Credit Narrative, prepared by the Nitti Group, Pages 1 through 4, received by the Community Development Department on August 7, 2025.

iii. Single family homes renderings, prepared by Nitti Development, and received by the Community Development Department on May 19, 2025.

jjj. Architectural Plans, Rowhomes and Townhomes, Sheets 1 through 19, prepared by JMB Architects, Ltd, and received by the Community Development Department on May 19, 2025.

kkk. Village home architectural plans, Sheets B1 – B2, prepared by JMB Architects, Ltd, dated February 5, 2025, and received by the Community Development Department on March 3, 2025.

lll. Townhome architectural plans, Sheets B1 – B3.2, P1 – P10, prepared by JMB Architects, Ltd, dated February 5, 2025, and received by the Community Development Department on March 3, 2025.

mmm. Single family architectural plans, Sheets 1 – 7, prepared by JMB Architects, Ltd, and received by the Community Development Department on March 3, 2025.

nnn. Rowhome architectural plans, Sheets 1 – 4, prepared by JMB Architects, Ltd, and received by the Community Development Department on March 3, 2025.

ooo. Home renderings with material call outs exhibit, prepared by Nitti Development, and received by the Community Development Department on May 19, 2025.

ppp. Lot Exhibit, Sheet EX1, prepared by V3, and received by the Community Development Department on May 19, 2025.

qqq. Loeber – Lift Station Building Materials & Color Exhibit, received by the Community Development Department on May 19, 2025.

rrr. Project Narrative. prepared by the Nitti Group, received by the Community Development Department March 3, 2025.

sss. Variation justification letter, prepared by Nitti Development, received by the Community Development Department on December 1, 2025.

ttt. Traffic Impact Study Loeber Farm prepared by KLOA dated January 9, 2025, and received by the Community Development Department on March 4, 2025.

uuu. ALTA/Plat of Survey, Sheets 1 through 3, prepared by V3, received by the Community Development Department on March 3, 2025.

vvv. Conspan Bridge Details, Sheets D1 through D9, prepared by Contech Engineered Solutions, LLC, dated May 25, 2023, and received by the Community Development Department on March 5, 2025.

pc: Petitioner
Owner

Development Review Application

DEVR-25-23

Submitted On: Feb 28, 2025

Applicant

Nico Nitti
630-327-9954
@ nico@nitti.group

Primary Location

2014 N MEACHAM RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Contract Purchaser

Property Owner Approval Confirmed

Yes

Z2503-03 / LOEBER FARM REDEVELOPMENT / 2014 N. Meacham Rd / Site Plan Approval, Special Use For A PUD, Special Use to Construction In The Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit

Property Owner Information

Property Owner Name

Multiple See 'Owners' document

Property Owner Street Address

Multiple See 'Owners' document

Property Owner City

Multiple See 'Owners' document

Property Owner State

Multiple See 'Owners' document

Property Owner Zip Code

Multiple See 'Owners' document

Property Owner Phone Number

Multiple See 'Owners' document

Property Owner Email

mberry@Sammons-berry.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

multiple see "PINS' document attached

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

true

-

Tear down and Replacement

--

FAR Credit Approval

true

Special Use - Residential

false

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

true

Plat of Subdivision

true

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

true

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

true

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

true

If Other, Describe

Building Height

Brief description of the request

Preliminary and Final Plat of Subdivision

Rezoning

Site Plan Approval

Special use for a PUD

Special use to construct in wetland overlay

Plat of Vacation

Lot Size Variation

Lot Width Variation

Lot Coverage Variation

FAR Variation

Building setback variations

Building height credit

Plat Information

Acreage - Plat

32.81

PUD - Land Use Breakdown

Acreage - PUD
32.81

Acres - Residential
24.37

% of Total - Residential
80

Acres - Commercial
--

% of Total - Commercial
--

Acres - Industrial
--

% of Total - Industrial
--

Acres - Open Space
8.44

% of Total - Open Space
20

Acres - Institutional
--

% of Total - Institutional
--

Acres - Other
--

% of Total - Other
--

Total No. Acres - PUD
32.81

Percentage of Total Acreage - PUD
100

PUD - Character Of Surrounding Area

North Zoning/Jurisdiction
R-1 / City of Rolling Meadows

North Land Use
Single Family Residential

South Zoning/Jurisdiction
R-6 PUD / Village of Schaumburg

South Land Use
Multi Family Residential - Apartments

East Zoning/Jurisdiction
R-2 / Rolling Meadows and Uninc Cook Cty

East Land Use
Single Family Residential

West Zoning/Jurisdiction
R-6 PUD / Schaumburg and R-1 / Rolling Meadows

West Land Use
Multi Family Residential - Apartments and Single Family Residential

PUD - Residential Density

Number of Units
122

Net Acres
24.37

Gross Acres
32.81

Net Density
5.006155108740255

Gross Density
3.7183785431270953

PUD - Lot Coverage

Building Coverage Sq. Ft.

--

Building Coverage %

19

Impervious Pavement - Patios, Sidewalk, Driveways Sq. Ft.

--

Impervious Pavement - Patios, Sidewalk, Driveways %

35

Impervious Pavement - Roadways Sq. Ft.

--

Impervious Pavement - Roadways %

--

Open Space/Landscaping Sq. Ft.

--

Open Space/Landscaping %

45

Total Lot Coverage Sq. Ft. - PUD

0

Total Lot Coverage % - PUD

99

Is a Building Height or Lot Coverage Credits being requested?

Yes

Project Staff

Type

Engineer

If Other, Describe

--

Company Name

V3 Companies

Staff Name

Dan Free

Staff Mailing Address

7235 Janes Avenue

Staff Phone Number

6307249200

Staff Email

DFree@V3Co.com

Type

Architect

If Other, Describe

--

Company Name

JMB Architects

Staff Name

John Belcher

Staff Mailing Address

180 W Park Ave, Suite 10, Elmhurst, IL

Staff Phone Number

6302798228

Staff Email

john.b@jmbarchitect.com

Type

Landscape Architect

If Other, Describe

--

Company Name

Staff Name

Gary R. Weber Associates, Inc.

Staff Mailing Address

402 W Liberty Street, Wheaton, IL 60187

Staff Email

rolson@grwainc.com

Rich Olson

Staff Phone Number

630-668-7197

Type

General Contractor

If Other, Describe

--

Company Name

Nitti Development

Staff Name

Nico Nitti

Staff Mailing Address

132 N York Street Suite 2F, Elmhurst, IL

Staff Email

Nnitti@nittidevelopment.com

Staff Phone Number

6303279954

Type

Attorney

If Other, Describe

--

Company Name

Robbins Schwartz

Staff Name

Neal Smith

Staff Mailing Address

nsmith@robbins-schwartz.com

Staff Email

nsmith@robbins-schwartz.com

Staff Phone Number

630-929-3639

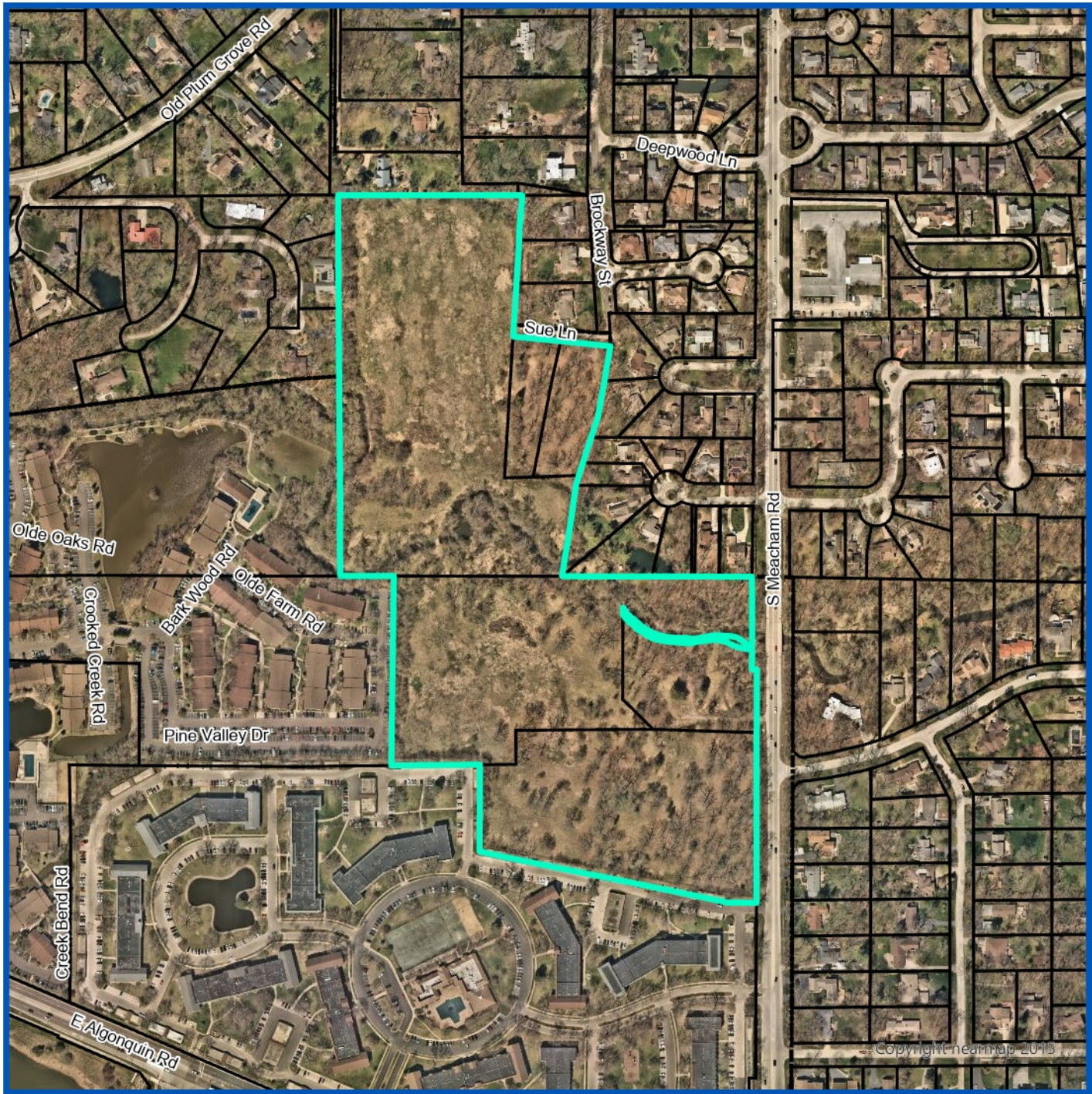
Applicants Signature

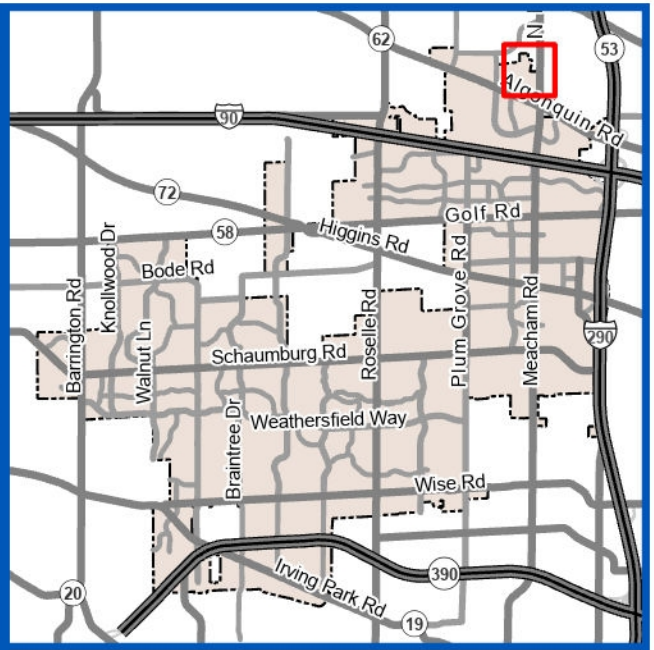
Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true





Subject Property

Z2503-03

Loeber Farms

Site Plan Approval, Special Use For A PUD, Special Use to Construction In The Wetlands, Streams and Aquatic Resources Protection Overlay District, Rezone from R4 to R6 PUD, Preliminary and Final Plat Approval, Plat of Vacation, Building Setback Variations, Building Height Variation, Parking Variations, Lot Size Variations, Lot Width Variations, Lot Coverage Variation, Floor Area Ratio (FAR) Variation and Building Height Credit

0 280 560
Feet

VILLAGE OF SCHAUMBURG

2014 N. Meacham Road

Prepared By:
Village of Schaumburg
Community Development Department

Loeber Farms Project Narrative

Nitti Group, LLC is planning to develop 122 residential homes/units and related improvements on the 32.81-acre Loeber Farm property, located on S. Meacham Road in the Village of Schaumburg. This Proposed Development Property, currently vacant and comprising six parcels, is situated north of the International Village Apartments, east of The Treehouse of Schaumburg Luxury Apartments, and south and west of residential dwellings in the Village of Rolling Meadows.

The development will be divided into North and South Phases, separated by Salt Creek. The Proposed Development will be a for-sale, owner-occupied residential community.

South Phase Product Offerings and Features:

1. **Rowhomes**:
    - Three-story homes with rear-load two-car garages.
    - Features include front porches, outdoor terraces, and proximity to walking paths and outdoor amenities.
    - Available configurations:
        - **RH 3A**: Three bedrooms with a study, 2.5 bathrooms, 1,937 sq. ft. of livable space, two-car attached garage, rear yard access with patio or deck.
        - **RH 3B**: Three bedrooms, 3.5 bathrooms, 1,851 sq. ft. of livable space, two-car attached garage, rear yard access with patio or deck.
        - **RH 2A**: Two bedrooms with a study, 2.5 bathrooms, 1,604 sq. ft. of livable space, two-car attached garage, rear yard access with patio or deck.
2. **Townhomes**:
    - Two-story homes with rear yards.
    - Available configurations:
        - **Three Bedroom Main Bedroom Down**: 2.5 bathrooms, 2,270 sq. ft. of livable space, two-car garage.
        - **Two Bedroom plus Loft**: 3.5 bathrooms, 1,951 sq. ft. of livable space, two-car garage.
        - **Two Bedroom plus Loft**: 3.5 bathrooms, 2,111 sq. ft. of livable space, two-car garage.
3. **Village Homes**:
    - Single-family homes situated on 45’ x 104’ lots.
    - Available in three or four-bedroom configurations, starting at 2,834 sq. ft. with structural options.

All layouts have been meticulously designed to accommodate a variety of living conditions and appeal to a diverse range of household types and homebuyers. The South Phase also features outdoor amenities nestled among lush landscaping and ample walking paths. Additionally, a pocket park with seating, open space, and landscape screening is situated between the rowhomes and townhomes, providing a serene and inviting environment for residents.

North Phase Product Offerings and Features:

North Phase will feature 30 single-family homes situated on a minimum of 60’ x 120’ lots. Home offerings will include plans such as the Atcher, Crestone, Doherty, Lancer, Morgan, Prairie, Sunset, Windemere, and Olympic. These home plans range from ranch-style homes starting at 2,129 sq. ft. to five-bedroom homes at 3,528 sq. ft. Additionally, home buyers will have the option to choose from various structural features to customize their homes to their preferences.

This phase will also include a bridge crossing over Salt Creek, two pocket parks—one featuring a 'Tot-lot' and another approximately 0.2-acre park designed for resident gatherings and seating. All parks, open spaces, walking paths, and recreational areas will be available for use by all Loeber Farms residents, fostering a sense of community and providing ample opportunities for outdoor activities and social interaction.

Maintenance and Management:

The parks and open spaces within the Loeber Farms development will be maintained through a combination of homeowner association (HOA) management and professional landscaping services. The HOA will be responsible for overseeing the upkeep of common areas, ensuring that the parks, walking paths, and recreational facilities remain clean, safe, and well-maintained. This includes regular landscaping, trash removal, and maintenance of any amenities such as playground equipment and seating areas.

Additionally, the HOA may contract with professional landscaping companies to provide specialized care for the green spaces, ensuring that the landscaping remains lush and attractive throughout the year. This approach helps to maintain the aesthetic appeal and functionality of the parks, contributing to a pleasant living environment for all residents.

Project Timeline:

The first phase of the Loeber Farms development is expected to be available for sale shortly after receiving Village approval. Given the current timeline, we anticipate that the initial homes will be on the market within a few months following the approval process. The market study conducted by Tracy Cross indicates strong demand for all product types, so we expect a swift sellout within 18 months of the first release and a total project timeline of 30 months.

In conclusion, the Loeber Farms development by Nitti Group, LLC promises to bring a diverse range of high-quality housing options to the Village of Schaumburg, enhancing the community with thoughtfully designed homes and abundant open spaces. With meticulous planning and commitment to preserving natural resources, this project will provide a vibrant, owner-occupied residential community that caters to various household types and preferences. We are excited to begin this transformative project and look forward to collaborating closely with the Village to bring this vision to life, ensuring a thriving and connected community for all residents.

Comment 5. As proposed, a credit to increase building height of the rowhomes from 35' to 42'6" is requested. As such, the Planned Unit Development should meet general design standards and conform to the village's Comprehensive Plan. Staff is supportive of a building height credit provided the site layout and landscape requirements are met, and the project meets the general design standards in the code. Provide a written summary of how the development conforms to the PUD General Design Standards Section 154.107(F)(1-9) and Comprehensive Plan.

(1) Planning Goals: The PUD is compatible with the planning goals of the village as contained in the various elements of the comprehensive plan and related policy resolutions.

The Loeber Farm community supports the Vision and Goals in Chapter 2 of the Comprehensive Plan, which says *"to Provide a diverse range of quality housing options that allow the village to retain and attract residents that contribute to the local economy."* The Loeber Farm Community is the type of product that will attract this type of resident through its product offerings, amenity package and distinct designs.

As stated in An Analysis of the Market Potential For Residential Development *by* Tracy Cross & Associates, Inc., *"The overall lack of (particular) quality new ownership alternatives through the market area lends support to the proposed Residences at Loeber Farm initiative which is expected to appeal across multiple consumer segments ranging from younger professional singles and childless couples to more mature cohorts".*

The proposed development also meets goal objectives as listed in The Comprehensive Plan Chapter 5 Housing and Residential Areas;

Objectives

- ✓ *Promote housing diversity through zoning amendments.*
- ✓ *Support multi-family restoration and redevelopment to increase regional competitiveness.*
- ✓ *Identify opportunities for mixed-use and infill housing.*

(2) Open Space: The PUD is sensitive to the natural environment through the preservation and incorporation of open space, natural landforms and native plantings.

Of the 33 acres the proposed development is situated on, 8.44 (or 20%) is open space. The open space includes multiple common areas, a tot lot, open area at

Pocket Park , the Salt Creek crossing, multiple detention areas and native landscaping areas.

One of the design goals was to create a site with an open, tranquil setting full of architectural detail. A site that will make someone want to walk the site to enjoy the land, amenities, and buildings.

The topography of the natural landform is a design focus of the site. The buildings, amenities and landscaping have been designed to take full advantage of these interesting aspects of the property. The Salt Creek crossing is another natural landform which will be enhanced, improved and a design element of the site.

Approximately six acres of the 'open space' will remain undisturbed naturalized areas. The areas will remain mostly untouched with some cleanup of the natural elements.

(3) Amenities: The PUD provides exceptional site amenities, such as recreational facilities, gardens, plazas, public art, site furnishings, decorative lighting, and signage.

The project amenities include two Pocket Parks and one Tot-Lot open space, multiple outdoor spaces and an abundance of walking paths for the residents to enjoy.

All amenities are open and available for use by all residents of the community. All amenities' features and accessories will be high in quality, on-trend and well-maintained.

(4) Landscaping: The PUD provides superior ornamental landscaping, screening plantings and/or native plantings.

The Landscape and site design is by Gary R. Weber Associates, Inc. The development team has worked with GRWA on multiple past projects. This site blends existing naturalized areas and native landscaping with lush landscaping around buildings and amenities.

The parkway tree-lined main road will include various species of Elm, Linden and Maple trees as you travel through the community.

Various species of shade, ornamental and evergreen trees are to be planted. The new trees will grow alongside the many preserved existing trees throughout the site.

The abundance of landscaping is evident in the detailed landing plan included in this submittal.

(5) Architecture: The PUD offers high quality architecture with respect to the design, material selection or fenestration of its buildings. All PUD structures shall be compatible with surrounding buildings and harmonious with the character of the existing neighborhood.

The height increase credit is due to the residential architectural roof design of the rowhome buildings. We wanted a product that would stand out from the urban feeling, flat roof style of other newer options available in the marketplace. This style also acts as a perfect transition from the multifamily south and west, to the residential east and north of the project site.

The use of a hip and gable roof and exterior soffits is used in all building types mimics the character of the surrounding areas. The exterior material selections are like those used in the surrounding neighborhood (brick, stone, siding, shingle roofing).

The Rowhomes allow for a large front elevation full of architectural detail. The creative use of different siding styles mixed with metal roofing and trim details create a modern Nantucket look. The porch and terrace are a generous size and designed to be functional for everyday use.

(6) Energy Efficiency: The PUD allows for energy efficient building and site design and encourages the incorporation of green building technologies.

The units will be built to the most current energy codes. Which, in and of itself, is superior to the current marketplace offerings. Developers' product selections, such as high efficient HVAC systems, tankless water heaters and energy star appliances are included in the project specifications. High quality construction material such as Low-E glass windows and state of the art insulation packages is also included in these high-quality homes.

(7) Stormwater Management: The PUD includes contemporary techniques for the conveyance, storage and release of stormwater as well as implementing water quality best management practices.

The stormwater management proposed for the Loeber Farm development will use storm sewer within parking and drive areas to convey stormwater to a stormwater basin prior to discharging to Salt Creek. Each stormwater basin is being designed as a dual-purpose basin which will provide detention volume and volume control by allowing for infiltration and water quality. The stormwater basins will have

shallow standing water with native plantings along the bottom and side slopes. The native plantings have deep root sections which promote infiltration, provide transpiration, and help filter the runoff. Each basin will have a conventional restrictor to regulate the release rate, but an underdrain will be installed around the perimeter of the basins to allow for slow release of the basin.

(8) Historic Sites: The PUD provides for the preservation of any existing historic buildings, structures, sites or neighborhoods within its boundaries.

The property is vacant and does not include any existing buildings, structures, site or neighborhoods within its boundaries.

(9) Traffic Design: The PUD includes traffic design appropriate to the development which includes a separation of vehicular, pedestrian/bicycle traffic circulation systems which are sensitive to safety, convenience, and aesthetics. The PUD shall anticipate increases in traffic and parking demand while providing solutions to mitigate their effects on the surrounding areas.

The traffic study incorporated the increase in traffic because of the development as well as background regional growth and the traffic to be generated by the approved Veridian development. Based on these projections and the results of the analyses, the development will widen Meacham Road.

With regards to increases in parking demand, the development has anticipated this by providing 347 total parking spaces which exceeds the the Village of Schaumburg requirements**.**

Using garage, driveway, and street parking, residents and guests will enjoy ample parking that has been strategically laid out through the site.

NITTI
GROUP

Loeber Farms Variations Request and Justification:

1. **Applicants seek a variance for single-family homes on the North Phase so that (1) the minimum lot width is reduced from 70' to 60' and (2) so that the minimum lot area is reduced from 10,000 sq. ft to 8,100 sq. ft.**

2. **Applicants seek a variance for single-family homes (Village Homes) on the South so that (1) the minimum lot width is reduced from 70' to 45' and (2) so that the minimum lot area is reduced from 10,000 sq. ft to 4,680 sq. ft.**

The applicant seeks variances for single-family homes in both phases of their development. For the North Phase, they request a reduction in minimum lot width from 70 feet to 60 feet and a reduction in minimum lot area from 10,000 square feet to 8,100 square feet. For the South Phase, they seek to reduce the minimum lot width from 70 feet to 45 feet and the minimum lot area from 10,000 square feet to 4,680 square feet. These variances are necessary due to practical difficulties in adhering to the strict requirements of the Zoning Ordinance.

The proposed variances are designed to maximize the site's potential by creating open spaces and outlots, including a Tot Lot and community space. This plan aligns with the Village's goals of enhancing recreational opportunities and improving connectivity within the subdivision. Promoting a cohesive and accessible community layout. These efforts support the Village's overall guiding principles for land use planning.

Preserving open space and natural resources is a priority for the Village. The applicants' plan includes green open spaces, wetlands, streams, and detention areas that serve important environmental functions such as flood protection and water storage. By creating several attractive green open space areas throughout the property, the applicants aim to meet the Village's goals while addressing the practical difficulties of adhering to the lot width and area requirements.

The current R-4 zoning of the site has been deemed unfeasible by multiple developers. The Village's Comprehensive Plan identifies the property as best suited for single-family residential development and emphasizes the importance of providing diverse housing options to retain and attract residents. The proposed variances will allow the development of attractive housing that meets market demand, offering smaller homes on smaller lots at attainable price points. This approach supports the Village's goal of retaining existing residents, attracting new ones, and enhancing the overall area with open spaces and connectivity.

3. Variance Request for Residential Structure Height

Applicant seeks a variance from the requirement that no residential structure exceed 28 feet in height, proposing a maximum height of 35 feet.

Justification: One of the Village's overarching planning goals is to provide a diverse range of quality housing to retain current residents and attract new ones. Allowing a maximum height of 35 feet will help achieve this goal by enabling the Applicant to employ modern construction techniques for distinctive housing. This includes the construction of homes with higher ceilings, a feature that is particularly attractive to buyers looking to move to or stay in the Village in a new home.

Furthermore, the additional height allows for steeper pitched roofs, which can incorporate various architectural styles and details, providing greater variation from house to house. Such varied architectural details would not be achievable with a 28-foot height limit. This variance will enhance the aesthetic appeal and marketability of the homes, contributing to the Village's objective of offering diverse and high-quality housing options.

A 35-foot maximum height for the row homes allows for the creation of more sophisticated, gable-style roofs, which are aesthetically pleasing and distinct from the current offerings in Schaumburg.

4. Variance Request for Lot Coverage

Applicant seeks a variance to allow for up to 39% lot coverage for ranch homes and first floor main bedroom homes.

Justification: One of the Village's overarching planning goals is to provide a diverse range of quality housing to retain current residents and attract new ones. Allowing lot coverage up to a maximum of 39% of the total area of the lot will help achieve this goal by enabling the Applicant to offer varied styles of housing and thereby satisfy market demand. Making these one-story plans available will help entice current downsizing residents to stay in the Village and attract new residents looking to downsize.

One of our core offerings is the ability for homebuyers to choose from many structural options. Examples include the addition of a sunroom, expanded garage, or family room extension. The additional lot coverage allows homebuyers the flexibility to make these selections.

To make the homes attractive to potential buyers at a price point that makes the development feasible, an additional lot coverage is needed to provide more living space and a modern layout.

Open space and natural resource preservation are important goals for the Village. Not creating larger lots that would otherwise be required for additional lot coverage facilitates the Applicant's ability to set aside several attractive open space areas dispersed throughout the property. As described above, there will be wetland vegetation habitats, aesthetically pleasing detention ponds, a developed neighborhood playground, and several undeveloped open space areas for recreation. Additionally, Salt Creek bisects the property and will be protected as open space.

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GROUP

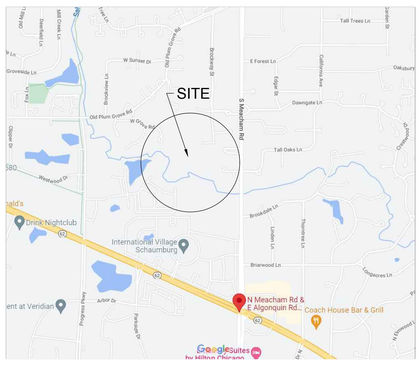
5. **Applicant seeks a variance to allow for a Base Floor Area Ratio (FAR) of .55 FAR for Village Homes. Increase in baseline minimum from 32% to 37%. Increase in maximum from 40% to 48% for the single family homes on the north phase.**

The applicant is seeking a variance to allow for a base Floor Area Ratio (FAR) of 0.55 for Village Homes due to practical difficulties in adhering to the current zoning ordinance. This variance is considered beneficial from the Village's perspective as it aligns with the general purposes and intent of the Zoning Ordinance. The applicant meets the Standards for Variations outlined in §154.45(B) of the Zoning Ordinance.

Granting a higher maximum FAR would make smaller lots feasible, enabling the creation of abundant open spaces within the development. This includes natural vegetation areas, aesthetically pleasing detention ponds, a neighborhood playground, several recreational open spaces, and a creek that bisects the property. These green spaces would enhance the overall appeal and functionality of the development.

Additionally, the variance would allow homebuyers to choose from various structural options and elevations, such as adding a sunroom, expanding the garage, or extending the family room. This flexibility in lot coverage would help meet market demand and encourage diverse architectural features and options. By allowing a base FAR of up to 0.55, the applicant aims to offer a range of quality housing options, retain current residents, and attract new ones, while promoting distinctive housing designs.

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
Loeber Farm, Schaumburg, IL



VICINITY MAP
NOT TO SCALE

AREA

1,425,554 SQ. FT.
32.7262 ACRES

PARKING STALLS

NO PAINTED PARKING STALLS

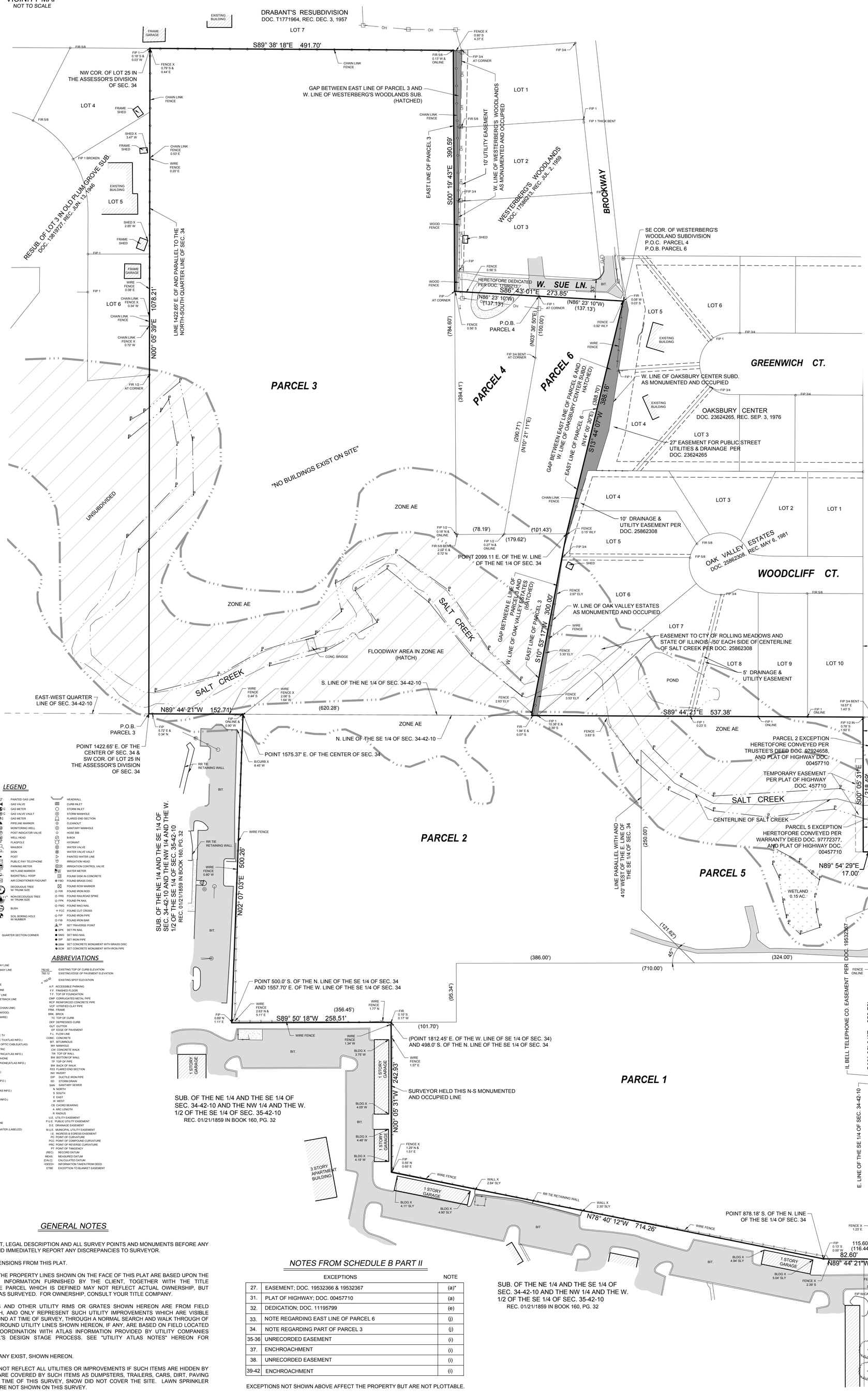
GRAPHIC SCALE

60' 0 30' 60' 120' 240'
1" = 60'

STATE PLANE MERIDIAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42°04'24.68801 N
LONGITUDE: 88°02'49.98311 W
ELLIPSOIDAL HEIGHT: 621.998 SFT
GROUND SCALE FACTOR: 1.0000477851 GEOID 18
ALL MEASUREMENTS ARE ON THE GROUND.



LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, 397.63 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST PERPENDICULAR TO SAID EAST LINE 710.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE, 95.34 FEET; THENCE WEST 101.70 FEET TO A POINT 1812.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 AND 498.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH SAID EAST LINE 242.93 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 714.26 FEET TO A POINT 878.18 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, 116.44 FEET TO SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE 480.55 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 33 FEET THEREOF PREVIOUSLY TAKEN FOR RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 142.78 FEET TO THE SALT CREEK; THENCE WEST ALONG SAID SALT CREEK TO A POINT 410 FEET WEST OF SAID EAST LINE; THENCE SOUTH PARALLEL WITH SAID EAST LINE 250 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED COURSE, 121.62 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE 386.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.34 FEET; THENCE WEST 356.45 FEET TO A POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF AND 1557.70 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH TO A POINT ON SAID NORTH LINE 1575.37 FEET EAST OF THE CENTER OF SAID SECTION 34; THENCE EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY TRUSTEE'S DEED DATED AUGUST 20, 1997 AND RECORDED DECEMBER 9, 1997 AS DOCUMENT 97924658, ALSO EXCEPTING THE WEST 33 FEET OF MEACHAM ROAD PREVIOUSLY TAKEN FOR RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST AND WEST QUARTER LINE OF SECTION 34, AFORESAID, 1422.65 FEET EAST OF THE CENTER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 25, IN THE ASSESSOR'S DIVISION OF SAID SECTION; THENCE NORTH ALONG A LINE 1422.65 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH QUARTER LINE OF SAID DIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 25 IN THE ASSESSORS DIVISION OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID RESUBDIVISION EXTENDED EAST 491.70 FEET; THENCE SOUTHERLY ALONG FENCE 784.60 FEET; THENCE EAST 179.62 FEET TO A POINT BEING 2099.11 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTHERLY 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE, 620.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF WESTERBERGS WOODLAND SUBDIVISION AS RECORDED JULY 2, 1959 AS DOCUMENT NO. 17586213 IN COOK COUNTY, ILLINOIS; THENCE NORTH 86 DEGREES 23 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 23 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET; THENCE SOUTH A DISTANCE OF 394.41 FEET; THENCE EAST A DISTANCE OF 78.19 FEET; THENCE NORTH 10 DEGREES 21 MINUTES 11 SECONDS EAST A DISTANCE OF 290.71 FEET; THENCE NORTH 3 DEGREES 36 MINUTES 50 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 142.76 FEET TO THE CENTER LINE OF SALT CREEK FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 254.85 FEET TO A POINT; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 324.0 FEET TO A POINT; THENCE NORTHWESTERLY A LONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED LINE A DISTANCE OF 121.62 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 250 FEET TO THE CENTER LINE OF SALT CREEK; THENCE EASTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS WHICH FALL WITHIN THE BOUNDARY AS IT EXISTED ON FEBRUARY 28, 1950 OF PLUM GROVE ROAD (ALSO KNOWN AS MEACHAM ROAD), AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED TO PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED DATED JULY 14, 1997 AND RECORDED OCTOBER 17, 1997 AS DOCUMENT 97772377, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF WESTBERGS WOODLAND SUBDIVISION AS RECORDED JULY 2, 1959 AS DOCUMENT NUMBER 17586213 IN COOK COUNTY, ILLINOIS, THENCE NORTH 86 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET; THENCE SOUTH 3 DEGREES, 36 MINUTES, 50 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 10 DEGREES, 21 MINUTES, 11 SECONDS WEST A DISTANCE OF 290.71 FEET; THENCE EAST A DISTANCE OF 101.43 FEET; THENCE NORTH 14 DEGREES, 00 MINUTES, 30 SECONDS EAST A DISTANCE OF 388.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FLOOD HAZARD NOTE

PART OF THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X), PART IS IN SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED (ZONE AE) AND PART IS IN FLOODWAY AREA IN ZONE AE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17031C0183J) MAP REVISED AUGUST 19, 2008.

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- SECTION CORNER
- QUARTER SECTION CORNER
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

- 782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- + 782.62 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- INV. INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- [CALC] CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. A CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER: 6718822 WITH EFFECTIVE DATE OF OCTOBER 14, 2021 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B PART II" SHOWN HEREON FOR DETAILS.

NOTES FROM SCHEDULE B PART II

EXCEPTIONS		NOTE
27.	EASEMENT; DOC. 19532366 & 19532367	(a)*
31.	PLAT OF HIGHWAY; DOC. 00457710	(a)
32.	DEDICATION; DOC. 11195799	(e)
33.	NOTE REGARDING EAST LINE OF PARCEL 6	(j)
34.	NOTE REGARDING PART OF PARCEL 3	(j)
35-36	UNRECORDED EASEMENT	(i)
37.	ENCHROACHMENT	(i)
38.	UNRECORDED EASEMENT	(i)
39-42	ENCHROACHMENT	(i)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE.

CLARIFICATION STATEMENTS

a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illegible; or
h. the surveyor has information indicating that it may have been released or otherwise terminated
i. see current survey
j. gaps have been shown hereon

* easement doc. 19532366 south of property, does not affect

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO: NITTI GROUP, LLC;
CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1992 AND KNOWN AS TRUST NO. 116415-03 (PARCELS 1, 2 AND 3);
GEORGE LOEBER, AS TRUSTEE OF THE GEORGE LOEBER LIVING TRUST DATED DECEMBER 29, 1994 AS RESTATED AND AMENDED (PARCELS 4 AND 6);
PAUL M. LOEBER AND MARY L. LOEBER, AS CO-TRUSTEES OF THE PAUL M. LOEBER LIVING TRUST DATED DECEMBER 15, 1994 AS AMENDED (PARCEL 5);
CHICAGO 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 2, 3, 4, 7(A), 8, 9, AND 11(A) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2022.

DATED THIS 5TH DAY OF AUGUST, A.D., 2022.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2023.
CBARTOSZ@V3CO.COM

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

P

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
Loeber Farm, Schaumburg, IL

STATE PLANE MERIDIAN

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1" = 40'

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE B/B
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
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- FBD FOUND BRASS DISC
- FOUND ROW MARKER
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- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE

SECTION CORNER — QUARTER SECTION CORNER

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING EDGE OF PAVEMENT ELEVATION
+ 782.62	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP	DEPRESSED CURB
GUT	GUTTER
EP	EDGE OF PAVEMENT
F.L.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
MH	MANHOLE
CW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN	SANITARY SEWER
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
MEAS.	MEASURED DATUM
[CALC]	CALCULATED DATUM
<DEED>	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT

WOODCLIFF CT.

S. MEACHAM ROAD

W. SUE LN.

BROCKWAY

SALT CREEK

#4741 STORM INLET RIM=744.94 IE 8" PVC SE=743.06

#4716 WATER VALVE VAULT RIM=747.34 TP 8" DIP E=741.99

#4719 STORM MH RIM=744.63 IE 12" RCP N=740.45 IE 12" RCP SE=740.44

#4513 STORM MH RIM=725.04 IE 12" RCP N=721.03 IE 12" RCP S=720.96

#4203 STORM INLET RIM=724.46 IE 12" CMP S=722.45

#4185 STORM INLET RIM=724.45 IE 12" CMP W=722.49

#4168 STORM INLET RIM=725.19 IE 12" CMP W=723.81

#4158 STORM INLET RIM=725.20 IE 12" CMP E=723.20

#4550 STORM MH RIM=718.18 IE 10" DIP SE=714.21 IE 12" RCP NW=714.05

#4535 STORM INLET RIM=719.46 IE 10" DIP NW=716.39

#4520 STORM INLET RIM=725.46 IE 12" RCP S=723.34

#4519 STORM MH RIM=725.81 UNABLE TO OPEN STUCK SHUT

#4517 STORM MH RIM=731.53 IE 12" RCP W=722.49 IE 12" RCP W=722.37

3 STORY APARTMENT BUILDING

RR TIE RETAINING WALL

VERY APPROXIMATE LINE ATLAS PROVIDED ILLEGIBLE TO TRACE

WATER ELEV.=±711.7 ON 06-29-22

WETLAND ± 0.15 AC.

MATCH LINE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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PREPARED FOR:
Nitti Group, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630.980.4364

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

Loeber Farm, Schaumburg, IL

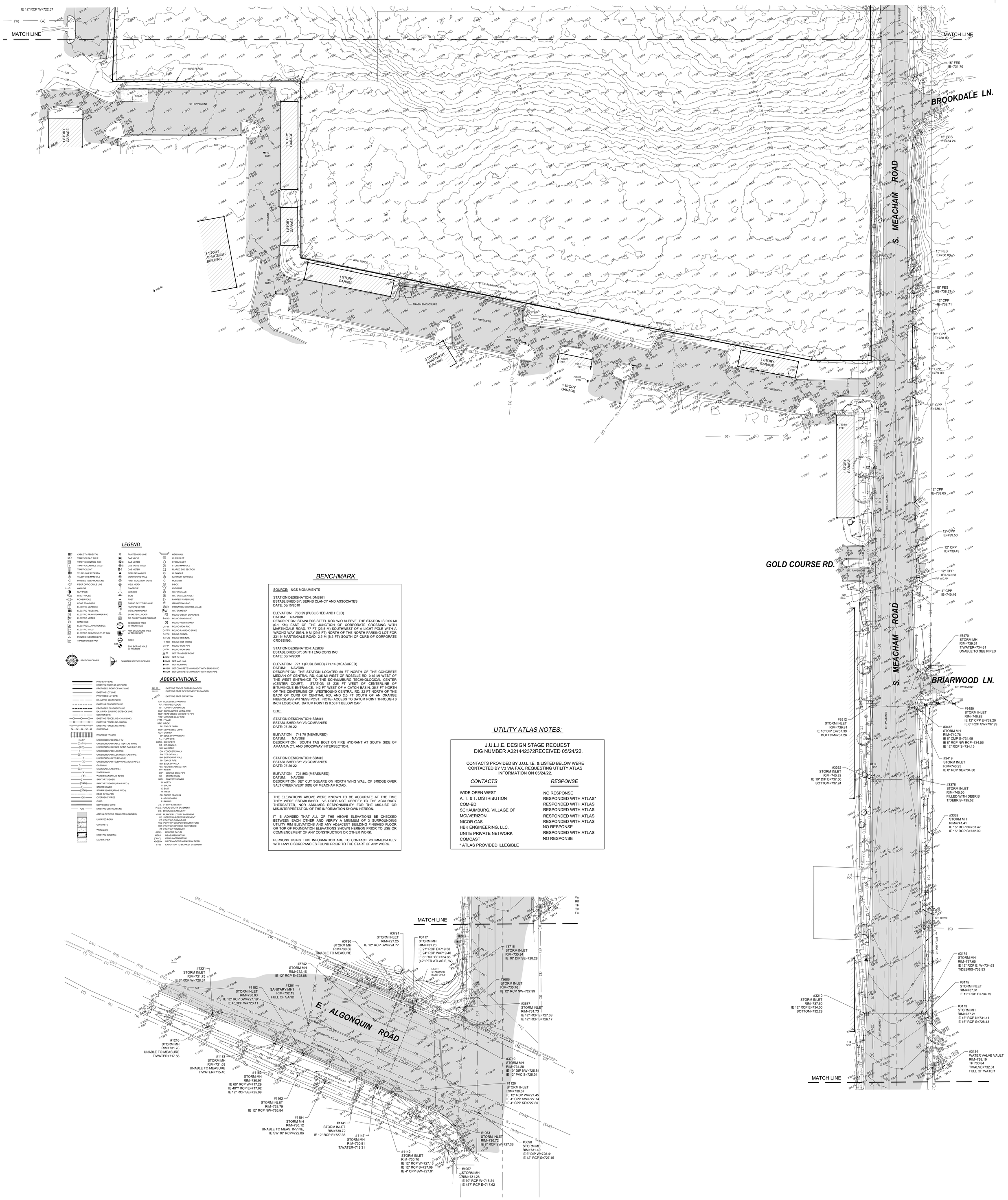
DRAFTING COMPLETED:	08-05-22	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	08-01-22	CHECKED BY:	CWB	SCALE:	1" = 40'

Project No: 220205
Group No: VP01
SHEET NO. 2 of 3

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
Loeber Farm, Schaumburg, IL

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
1" = 40'

STATE PLANE MERIDIAN



LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BULDING
- MARSH AREA

792.62 EXISTING TOP OF CURB ELEVATION
792.12 EXISTING EDGE OF PAVEMENT ELEVATION
+ 792.62 EXISTING SPOT ELEVATION

A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM. FRAME
BRK. BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
(MEAS) MEASURED DATUM
[CALC] CALCULATED DATUM
<DED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE: NGS MONUMENTS

STATION DESIGNATION: DM3901
ESTABLISHED BY: BERNS CLANCY AND ASSOCIATES
DATE: 06/15/2010

ELEVATION: 730.29 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD W/O SLEEVE. THE STATION IS 0.05 MI (0.1 KM) EAST OF THE JUNCTION OF CORPORATE CROSSING WITH MARTINGALE ROAD, 77 FT (23.5 M) SOUTHWEST OF A LIGHT POLE WITH A WRONG WAY SIGN, 9 M (29.5 FT) NORTH OF THE NORTH PARKING LOT FOR 231 N MARTINGALE ROAD, 2.5 M (8.2 FT) SOUTH OF CURB OF CORPORATE CROSSING.

STATION DESIGNATION: AJ2838
ESTABLISHED BY: SMITH ENG CONS INC.
DATE: 06/14/2000

ELEVATION: 771.1 (PUBLISHED) 771.14 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE STATION LOCATED 50 FT NORTH OF THE CONCRETE MEDIAN OF CENTRAL RD, 0.35 MI WEST OF ROSELLE RD, 0.15 MI WEST OF THE WEST ENTRANCE TO THE SCHAUMBURG TECHNOLOGICAL CENTER (CENTER COURT), STATION IS 235 FT WEST OF CENTERLINE OF BITUMINOUS ENTRANCE, 142 FT WEST OF A CATCH BASIN, 35.7 FT NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL RD, 22 FT NORTH OF THE BACK OF CURB OF CENTRAL RD, AND 2.0 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT BELOW CAP.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 748.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTH TAG BOLT ON FIRE HYDRANT AT SOUTH SIDE OF AMAARJA CT. AND BROCKWAY INTERSECTION.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 724.863 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT SQUARE ON NORTH WING WALL OF BRIDGE OVER SALT CREEK WEST SIDE OF MEACHAM ROAD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A221442372RECEIVED 05/24/22.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 05/24/22.

CONTACTS	RESPONSE
WIDE OPEN WEST	NO RESPONSE
A. T. & T. DISTRIBUTION	RESPONDED WITH ATLAS*
COM-ED	RESPONDED WITH ATLAS
SCHAUMBURG, VILLAGE OF	RESPONDED WITH ATLAS
MCI/VERIZON	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
HBK ENGINEERING, LLC.	NO RESPONSE
UNITE PRIVATE NETWORK	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE

* ATLAS PROVIDED ILLEGIBLE

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132 N York Street, Suite 2F
Elmhurst, IL 60126
630.980.4364

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
Loeber Farm, Schaumburg, IL

Project No: 220205
Group No: VP01

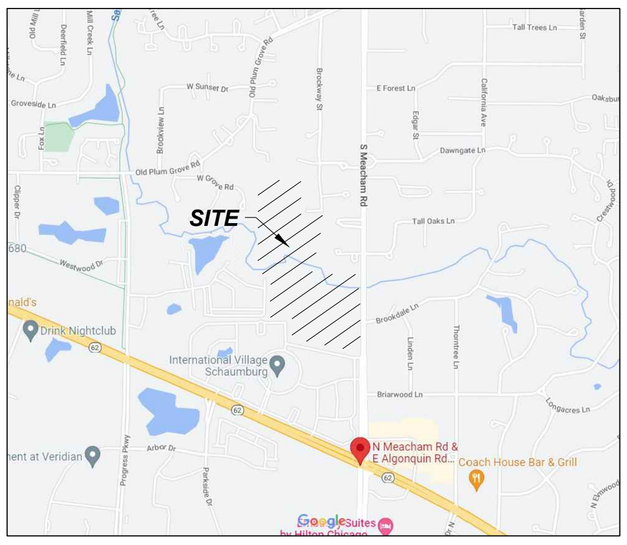
DRAFTING COMPLETED: 08-05-22
FIELD WORK COMPLETED: 08-01-22
DRAWN BY: SPK
CHECKED BY: CWB
PROJECT MANAGER: CWB
SCALE: 1" = 40'

SHEET NO. 3 of 3

FINAL PLAT OF SUBDIVISION OF LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-34-200-082
02-34-200-083
02-34-200-084
02-34-400-017
02-34-400-018
02-34-400-019



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42°04'24.68801 N
LONGITUDE: 88°02'49.98311 W
ELLIPSOIDAL HEIGHT: 621.998 SFT
GROUND SCALE FACTOR: 1.0000477851 GEOID 18
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

100 0 50 100 200 400

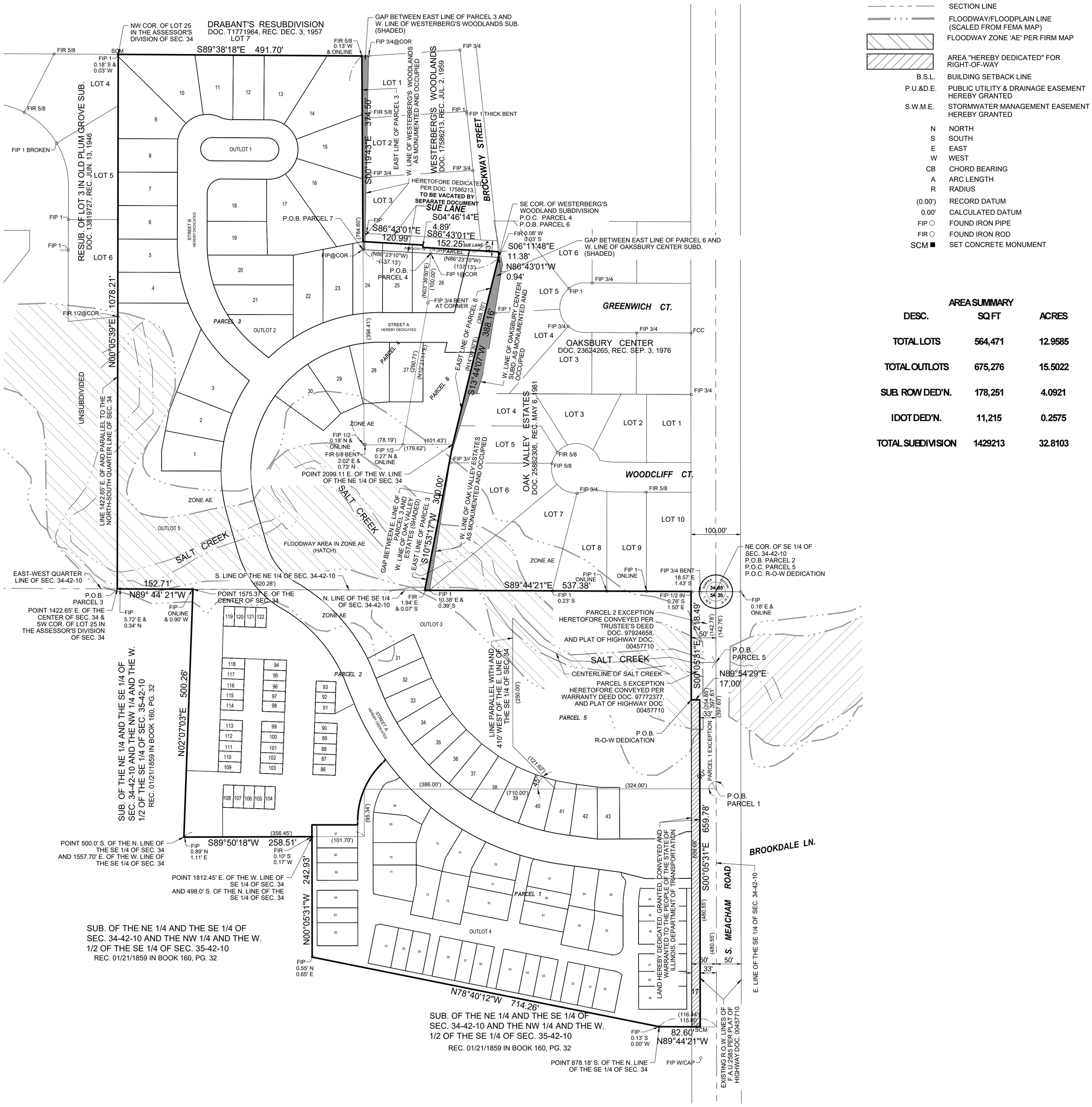
1" = 100'

LEGEND

	SUBDIVISION BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)
	FLOODWAY ZONE 'AE' PER FIRM MAP
	AREA "HEREBY DEDICATED" FOR RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
P.U.&D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM ■	SET CONCRETE MONUMENT

AREA SUMMARY

DESC.	SQ FT	ACRES
TOTAL LOTS	564,471	12.9585
TOTAL OUTLOTS	675,276	15.5022
SUB. ROW DED'N.	178,251	4.0921
IDOT DED'N.	11,215	0.2575
TOTAL SUBDIVISION	1429213	32.8103



SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" CAPPED IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
3. A BLANKET EASEMENT FOR UTILITIES IS HEREBY GRANTED OVER ALL OF OUTLOTS 1, 2, 3, 4 AND 5.
4. A BLANKET EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED OVER ALL OF OUTLOTS 3 AND 5.

V3 Companies
Engineers
Scientists
Surveyors
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PREPARED FOR:
Nitti Group, LLC - Schaumburg, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630-980-4364

REVISIONS		
NO.	DATE	DESCRIPTION
1	07-03-25	REVISED PER VILLAGE COMMENTS
2	08-21-25	REVISED PER VILLAGE COMMENTS

FINAL PLAT OF SUBDIVISION
LOEBER FARM, SCHAUMBURG, IL

Project No: 220205
Group No: VP04.1

DRAFTING COMPLETED:	05-19-25	DRAWN BY:	HMS	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = 100'

SHEET NO. 1 of 4

N:\2022\220205\Drawings\ACAD\SVY\VP04.1\220205.01FNL_220205_20230513_R02.dwg

FINAL PLAT OF SUBDIVISION
OF
LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	470.00'	492.80'	N 52°19'13" W	470.53'	060°04'30"
C2	530.00'	555.71'	S 52°19'13" E	530.60'	060°04'30"
C3	360.00'	237.11'	N 41°09'06" W	232.85'	037°44'16"
C4	300.00'	197.59'	S 41°09'06" E	194.04'	037°44'16"
C5	130.00'	99.49'	N 38°05'47" W	97.08'	043°50'53"
C6	190.00'	145.41'	S 38°05'47" E	141.88'	043°50'53"
C7	320.00'	284.69'	S 09°18'52" W	275.40'	050°58'26"
C8	260.00'	482.22'	N 36°57'39" E	416.02'	106°15'59"
C9	320.00'	248.72'	S 67°49'38" W	242.51'	044°32'02"
C10	270.00'	235.21'	N 24°51'45" W	227.84'	049°54'48"
C11	330.00'	287.48'	S 24°51'45" E	278.48'	049°54'48"
C12	30.00'	47.26'	N 45°13'41" E	42.53'	090°16'04"
C13	60.00'	119.20'	S 57°00'22" W	100.54'	113°49'27"
C14	60.00'	24.67'	N 77°51'36" W	24.49'	023°33'23"
C15	60.00'	188.50'	N 00°21'42" E	120.00'	180°00'00"
C16	23.42'	73.58'	S 00°21'42" W	46.84'	180°00'00"
C17	23.42'	73.58'	N 00°21'42" E	46.84'	180°00'00"
C18	25.00'	8.40'	S 37°00'39" W	8.36'	019°15'02"
C19	162.58'	132.59'	S 23°16'20" W	128.95'	046°43'41"
C20	22.00'	8.32'	S 60°41'34" W	8.27'	021°40'37"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C21	18.00'	12.25'	S 52°02'10" W	12.01'	038°59'25"
C22	131.42'	56.50'	S 20°12'17" W	56.07'	024°38'00"
C23	131.42'	18.30'	S 03°53'53" W	18.29'	007°58'48"
C24	20.00'	6.49'	S 09°22'56" E	6.46'	018°34'49"
C25	20.00'	13.45'	S 82°03'56" W	13.20'	038°31'43"
C26	25.00'	15.91'	N 60°26'37" W	15.64'	036°27'10"
C27	19.00'	33.63'	N 50°37'08" E	29.41'	101°25'19"
C28	218.58'	47.58'	N 06°08'37" E	47.48'	012°28'16"
C29	10.00'	9.62'	N 15°11'37" W	9.26'	055°08'43"
C30	12.00'	10.19'	N 18°26'03" W	9.89'	048°39'51"
C31	187.42'	36.83'	N 05°32'13" E	36.77'	011°15'28"

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42°04'24.68801 N
LONGITUDE: 88°02'49.98311 W
ELLIPSOIDAL HEIGHT: 621.998 SFT
GROUND SCALE FACTOR: 1.0000477851 GEOID 18
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50 0 25 50 100 200

1" = 50'

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)

B.S.L. BUILDING SETBACK LINE
P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
S.W.M.E. STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
SCM ■ SET CONCRETE MONUMENT

FLOODWAY ZONE 'AE' PER FIRM MAP

AREA "HEREBY DEDICATED" FOR RIGHT-OF-WAY

DRABANT'S RESUBDIVISION
DOC. T1771964, REC. DEC. 3, 1957
LOT 7

S89°38'18"E 491.70'

LOT 10 13,123 SF 0.3013 AC
LOT 11 8,529 SF 0.1958 AC
LOT 12 8,125 SF 0.1865 AC
LOT 13 11,361 SF 0.2608 AC
LOT 14 16,762 SF 0.3848 AC
LOT 9 13,204 SF 0.3031 AC
LOT 8 8,104 SF 0.1860 AC
Outlot 1 6,921 SF 0.1589 AC
LOT 15 11,117 SF 0.2552 AC
LOT 7 8,100 SF 0.1860 AC
LOT 16 16,754 SF 0.3846 AC
LOT 18 10,038 SF 0.2305 AC
LOT 6 8,100 SF 0.1860 AC
LOT 19 8,213 SF 0.1885 AC
LOT 17 14,481 SF 0.3324 AC
LOT 5 8,140 SF 0.1869 AC
LOT 20 10,097 SF 0.2318 AC
LOT 4 8,234 SF 0.1890 AC
LOT 21 8,916 SF 0.2047 AC
LOT 22 9,404 SF 0.2159 AC
LOT 23 8,713 SF 0.2000 AC
LOT 24 8,591 SF 0.1972 AC
LOT 25 8,357 SF 0.1918 AC
LOT 26 13,149 SF 0.3019 AC
Outlot 2 7,360 SF 0.1690 AC
LOT 3 12,519 SF 0.2874 AC
LOT 29 8,563 SF 0.1966 AC
LOT 28 8,140 SF 0.1869 AC
LOT 27 8,160 SF 0.1873 AC
LOT 30 8,563 SF 0.1966 AC
LOT 2 8,520 SF 0.1956 AC
LOT 1 8,520 SF 0.1956 AC
LOT 119 LOT 120 LOT 121 LOT 122
Outlot 5 217,185 SF 4.9859 AC
Outlot 3 366,548 SF 8.4148 AC

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

WESTERBERG'S WOODLANDS
DOC. 17586213, REC. JUL. 2, 1959

RESUB. OF LOT 3 IN OLD PLUM GROVE SUB.
DOC. 13819727, REC. JUN. 13, 1946

UNSUBDIVIDED

10' UTILITY EASEMENT

BROCKWAY STREET

SUE LANE

STREET A
HEREBY DEDICATED

STREET B
HEREBY DEDICATED

OAKS
DOC. 23624

OAK VALLEY ESTATES
DOC. 25862308, REC. MAY 6, 1981

27' EASEMENT FOR PUBLIC STREET UTILITIES & DRAINAGE PER DOC. 23624265

10' DRAINAGE & UTILITY EASEMENT PER DOC. 25862308

EASEMENT TO CTY OF ROLLING MEADOWS AND STATE OF ILLINOIS - 50' EACH SIDE OF CENTERLINE OF SALT CREEK PER DOC. 25862308

SALT CREEK

ZONE AE

FLOODWAY AREA IN ZONE AE (HATCH)

S89°38'18"E 491.70'
S89°54'21"E 120.99'
S89°54'21"E 142.63'
N89°38'18"W 75.05'
S89°38'18"E 110.97'
N89°38'18"W 110.97'
S89°38'18"E 92.54'
N89°54'21"W
S89°55'56"E 120.00'
N89°54'21"W 173.14'
S89°54'21"E 133.14'
N89°54'21"W 150.21'
S89°54'21"E 135.65'
S89°54'21"E 61.74'
S86°43'01"E 120.99'
S86°43'01"E 152.25'
S04°46'14"E 4.89'
S06°11'48"E 11.38'
N86°43'01"W 0.94'
S13°44'07"W 20.58'
S13°44'07"W 388.16'
S10°53'17"W 300.00'
N00°05'39"E 1078.21'
152.71' N89° 44' 21"W
S89°44'21"E 537.38'
S87°53'01"E 86.42'
S00°06'59"W 1078.21'

FINAL PLAT OF SUBDIVISION OF

LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
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- FLOODWAY/FLOODPLAIN LINE (SCALED FROM FEMA MAP)
- FLOODWAY ZONE 'AE' PER FIRM MAP
- AREA "HEREBY DEDICATED" FOR RIGHT-OF-WAY

B.S.L.	BUILDING SETBACK LINE
P.U.&D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD
SCM ■	SET CONCRETE MONUMENT

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: _____ DATE: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

MEACHAM ROAD DEDICATION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF MEACHAM ROAD PER DOCUMENT NO. DOC. 00457710, A DISTANCE OF 218.49 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 17.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF MEACHAM ROAD PER DOCUMENT NO. 00457710, A DISTANCE OF 659.78 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 17.00 FEET TO A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ALONG SAID PARALLEL LINE, 659.68 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 0.2575 ACRES, MORE OR LESS.

BASIS OF BEARINGS

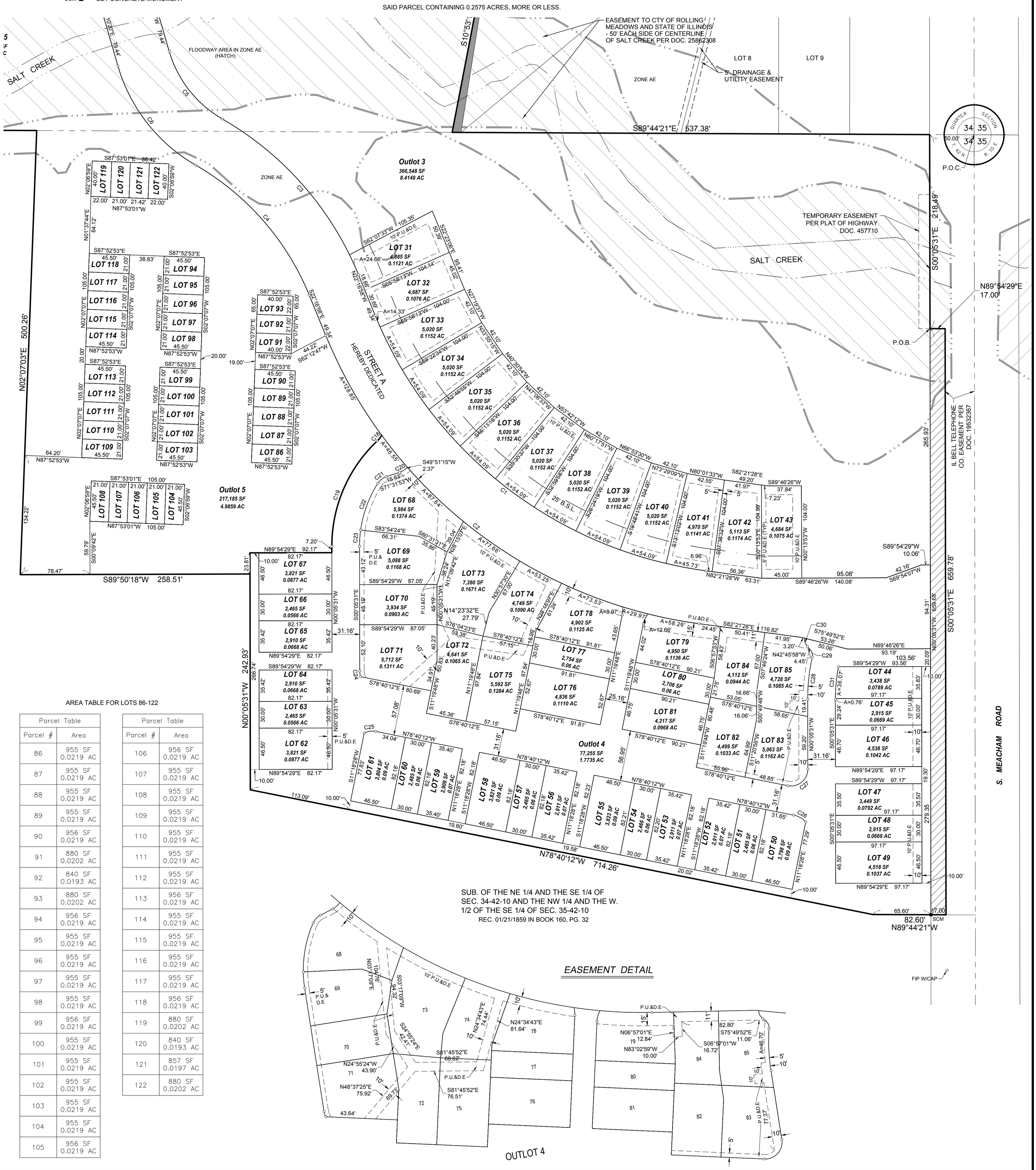
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42°04'24.68801 N
LONGITUDE: 88°02'49.98311 W
ELLIPSOIDAL HEIGHT: 621.998 SFT
GROUND SCALE FACTOR: 1.0000477851 GEOID 18
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50 0 25 50 100 200

1" = 50'


SALT CREEK
FLOODWAY AREA IN ZONE AE (HATCH)
ZONE AE
EASEMENT TO CTY OF ROLLING MEADOWS AND STATE OF ILLINOIS - 50' EACH SIDE OF CENTERLINE OF SALT CREEK PER DOC. 25862308
5' DRAINAGE & UTILITY EASEMENT
LOT 8
LOT 9
S10°53'
S89°44'21"E 537.38'
TEMPORARY EASEMENT PER PLAT OF HIGHWAY DOC. 457710
S00°05'31"E 218.49'
N89°54'29"E 17.00'
P.O.B.
P.O.C.
QUARTER SECTION 34 35 34 35 T. 42 N. R. 10 E.
50.00'
IL BELL TELEPHONE CO. EASEMENT PER DOC. 19532367
S00°05'31"E 659.78'
265.93'
94.31'
S. MEACHAM ROAD
Outlot 3
366,548 SF
8.4148 AC
Outlot 4
77,255 SF
1.7735 AC
Outlot 5
217,185 SF
4.9859 AC
STREET A HEREBY DEDICATED
SALT CREEK
N02°07'03"E 500.26'
S89°50'18"W 258.51'
N00°05'31"W 242.93'
N78°40'12"W 714.26'
S89°44'21"W 82.60'
LOT 31 4,885 SF 0.1121 AC
LOT 32 4,687 SF 0.1076 AC
LOT 33 5,020 SF 0.1152 AC
LOT 34 5,020 SF 0.1152 AC
LOT 35 5,020 SF 0.1152 AC
LOT 36 5,020 SF 0.1152 AC
LOT 37 5,020 SF 0.1152 AC
LOT 38 5,020 SF 0.1152 AC
LOT 39 5,020 SF 0.1152 AC
LOT 40 5,020 SF 0.1152 AC
LOT 41 4,970 SF 0.1141 AC
LOT 42 5,113 SF 0.1174 AC
LOT 43 4,684 SF 0.1075 AC
LOT 44 3,438 SF 0.0789 AC
LOT 45 2,915 SF 0.0669 AC
LOT 46 4,538 SF 0.1042 AC
LOT 47 3,449 SF 0.0792 AC
LOT 48 2,915 SF 0.0669 AC
LOT 49 4,518 SF 0.1037 AC
LOT 50 3,798 SF 0.09 AC
LOT 51 2,465 SF 0.06 AC
LOT 52 2,911 SF 0.07 AC
LOT 53 2,911 SF 0.07 AC
LOT 54 2,466 SF 0.06 AC
LOT 55 3,823 SF 0.09 AC
LOT 56 2,911 SF 0.07 AC
LOT 57 2,465 SF 0.06 AC
LOT 58 3,821 SF 0.09 AC
LOT 59 2,909 SF 0.07 AC
LOT 60 2,465 SF 0.06 AC
LOT 61 3,804 SF 0.09 AC
LOT 62 3,821 SF 0.0877 AC
LOT 63 2,465 SF 0.0566 AC
LOT 64 2,910 SF 0.0668 AC
LOT 65 2,910 SF 0.0668 AC
LOT 66 2,465 SF 0.0566 AC
LOT 67 3,821 SF 0.0877 AC
LOT 68 5,984 SF 0.1374 AC
LOT 69 5,088 SF 0.1168 AC
LOT 70 3,934 SF 0.0903 AC
LOT 71 5,712 SF 0.1311 AC
LOT 72 4,641 SF 0.1065 AC
LOT 73 7,280 SF 0.1671 AC
LOT 74 4,749 SF 0.1090 AC
LOT 75 5,592 SF 0.1284 AC
LOT 76 4,836 SF 0.1110 AC
LOT 77 2,754 SF 0.06 AC
LOT 78 4,902 SF 0.1125 AC
LOT 79 4,950 SF 0.1136 AC
LOT 80 2,706 SF 0.06 AC
LOT 81 4,217 SF 0.0968 AC
LOT 82 4,499 SF 0.1033 AC
LOT 83 5,063 SF 0.1162 AC
LOT 84 4,112 SF 0.0944 AC
LOT 85 4,728 SF 0.1085 AC
LOT 86 45.50' N87°52'53"W
LOT 87 21.00' 45.50'
LOT 88 21.00' 45.50'
LOT 89 21.00' 45.50'
LOT 90 21.00' 45.50'
LOT 91 40.00' N87°52'53"W
LOT 92 22.00' 21.00'
LOT 93 65.00' 40.00'
LOT 94 21.00' 45.50'
LOT 95 21.00' 45.50'
LOT 96 21.00' 45.50'
LOT 97 21.00' 45.50'
LOT 98 21.00' 45.50'
LOT 99 21.00' 45.50'
LOT 100 21.00' 45.50'
LOT 101 21.00' 45.50'
LOT 102 21.00' 45.50'
LOT 103 21.00' 45.50'
LOT 104 45.50' S02°06'59"W
LOT 105 21.00' 45.50'
LOT 106 21.00' 45.50'
LOT 107 21.00' 45.50'
LOT 108 21.00' 45.50'
LOT 109 45.50' N87°52'53"W
LOT 110 21.00' 45.50'
LOT 111 21.00' 45.50'
LOT 112 21.00' 45.50'
LOT 113 21.00' 45.50'
LOT 114 45.50' N87°52'53"W
LOT 115 21.00' 45.50'
LOT 116 21.00' 45.50'
LOT 117 21.00' 45.50'
LOT 118 45.50' N87°52'53"W
LOT 119 40.00' N02°06'59"E
LOT 120 40.00'
LOT 121 40.00'
LOT 122 40.00' S02°06'59"W
S87°53'01"E 86.42'
N87°53'01"W
S87°53'01"E 105.00'
N87°53'01"W 105.00'
S87°52'53"E 45.50'
N87°52'53"W
S87°52'53"E 40.00'
N87°52'53"W
S87°52'53"E 38.83'
S87°52'53"E 64.20'
N87°52'53"W
S87°52'53"E 44.22'
S62°12'47"W
S87°52'53"E 20.00'
19.00'
S87°52'53"E 105.35'
S62°07'33"W
S22°23'06"E 50.39'
S22°23'06"E 95.41'
S22°16'58"E 49.34'
N22°16'58"W 49.34'
N27°19'37"W 42.10'
N33°55'15"W 42.10'
N40°30'54"W 42.10'
N47°06'33"W 42.10'
N53°42'12"W 42.10'
N60°17'51"W 42.10'
N66°53'30"W 42.10'
N73°29'09"W 42.10'
N80°01'33"W 42.55'
S82°21'28"E 49.20'
S89°46'26"W 37.84'
S89°46'26"W 140.08'
S82°21'28"E 116.82'
S89°54'29"W 87.05'
S89°54'29"W 82.17'
S89°54'29"W 92.17'
S89°54'29"W 10.06'
S89°54'29"W 93.56'
S89°54'29"W 97.17'
N89°54'29"E 82.17'
N89°54'29"E 92.17'
N89°54'29"E 97.17'
N89°46'26"E 93.19'
N89°46'26"E 103.56'
S69°54'07"W 42.16'
S11°19'48"W 44.02'
S11°19'48"W 30.00'
S11°19'48"W 46.75'
S11°19'48"W 80.48'
S11°20'56"W 64.99'
S11°18'28"W 77.83'
S11°18'28"W 82.18'
S11°18'28"W 82.23'
S11°18'28"W 82.20'
S11°18'28"W 77.29'
N11°18'28"E 82.18'
N11°19'48"E 97.84'
N11°19'48"E 52.67'
N11°19'48"E 30.00'
N14°23'32"E 27.79'
N17°09'42"E 39.04'
N28°15'07"E 61.24'
N30°57'30"E 67.00'
N00°05'31"W 45.19'
N00°05'31"W 30.00'
N00°05'31"W 59.20'
N00°05'31"W 659.68'
N00°13'53"W 104.00'
S00°13'53"E 104.99'
S00°05'31"E 29.24'
S00°05'31"E 46.70'
S00°05'31"E 30.00'
S00°05'31"E 35.50'
S00°05'31"E 279.35'
S00°05'31"E 659.78'
S00°09'42"E 59.79'
S00°09'42"E 78.47'
S00°09'42"E 134.22'
S00°09'42"E 23.81'
S00°09'42"E 266.74'
S00°09'42"E 113.09'
S00°09'42"E 65.60'
S00°09'42"E 82.60'
S00°09'42"E 17.00'
S00°09'42"E 19.30'
S00°09'42"E 20.09'
S00°09'42"E 10.00'
S00°09'42"E 31.16'
S00°09'42"E 25.16'
S00°09'42"E 56.95'
S00°09'42"E 57.08'
S00°09'42"E 45.36'
S00°09'42"E 31.16'
S00°09'42"E 19.58'
S00°09'42"E 20.02'
S00°09'42"E 10.00'
S00°09'42"E 7.20'
S00°09'42"E 10.00'
S00°09'42"E 10.00'
S00°09'42"E 10.00

FINAL PLAT OF SUBDIVISION OF

LOEBER FARM

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

SCHAUMBURG CONSOLIDATED SCHOOL DISTRICT 54
PALATINE TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT 512

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

_____ (TITLE) _____ AND

_____(TITLE) _____ _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS 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 ____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION 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 THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____ _____
IL REGISTERED PROFESSIONAL ENGINEER OWNER

_____ BY: _____
STATE REGISTRATION NUMBER

ITS:_____

_____
REGISTRATION EXPIRATION DATE

BY:_____

ITS: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION:

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED 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 _____, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY

OF _____, A.D., 20_____ AT _____ O'CLOCK __.M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER

UPON RECORDING, MAIL TO:
VILLAGE OF SCHAUMBURG,
101 SCHAUMBURG COURT,
SCHAUMBURG, IL 60193

TAX BILLS SHALL BE SENT TO:
Nitti Group, LLC
132 N. York Street, Suite 2F
Elmhurst, IL 60126

ZONING BOARDS OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, A.D., 20_____.

_____
CHAIRMAN

_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF SCHAUMBURG, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR GAS CO.") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "NICOR EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER 'NICOR GAS CO.' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS CO.. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNED ON THIS PLAT BY OTHER TERMS.

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE AND PERMANENT EASEMENT (UNLESS SHOWN HEREON AS A NON-EXCLUSIVE RIGHT, I.E. IN COMMON WITH OTHER GRANTEES) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG AND ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, ALTERATION, ENLARGEMENT, OPERATION, INSPECTION, REPAIR, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF IMPROVEMENTS, FACILITIES AND APPURTENANCES, INCLUDING WITHOUT LIMITATION ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, AND CATCH BASINS, TO SERVE THESE AND OTHER LANDS WITH IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FORCE MAINS, SANITARY SEWERS, STORM SEWERS, STORM DRAINAGE, WATER MAINS, AND OTHER MUNICIPAL OR PUBLIC UTILITY PURPOSES DESIGNATED BY SAID VILLAGE, IN, ACROSS, ALONG, OVER, UNDER, AND UPON THE AREAS DESCRIBED HEREIN AND HEREON IDENTIFIED AS "VILLAGE UTILITY EASEMENT", "UTILITY EASEMENT" OR "U.E.;" TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; AND TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY WITH SUCH PERSONNEL AND EQUIPMENT AS MAY BE DEEMED NECESSARY FOR ALL SUCH USES AND PURPOSES.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, OVER SAID EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE THEREOF, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING, OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OF SCHAUMBURG TO REMOVE ANY FENCES, BUILDINGS, OR STRUCTURES AND TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS, OR OTHER PLANTINGS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH FACILITIES IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID VILLAGE EASEMENT. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH FENCES, BUILDINGS, STRUCTURES, TREES, TURF, GARDENS, SHRUBS, LANDSCAPING, OR OTHER IMPROVEMENTS REMOVED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN PROPERTY OWNER.

ANY OTHER PUBLIC UTILITIES SHALL BE PERMITTED TO CROSS SAID VILLAGE UTILITY EASEMENT AT RIGHT ANGLES THERETO IF APPROVED IN WRITING BY THE VILLAGE OF SCHAUMBURG AND PROVIDED THAT SUCH IS DONE IN A MANNER THAT DOES NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE VILLAGE'S INTENDED USE OF THE EASEMENT AREAS; HOWEVER NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, OR ANY OTHER SUCH FACILITIES OR EQUIPMENT, SHALL BE ERECTED EITHER ABOVE OR BELOW GROUND ON SAID LANDS DUE TO SUCH CROSSINGS.

STORMWATER MANAGEMENT EASEMENT PROVISION

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF SCHAUMBURG SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISE DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN STORMWATER STORAGE FACILITIES AND APPURTENANCES THERETO, WHICH THE OWNER (OR ASSOCIATION) FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SCHAUMBURG OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER (OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION) AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE WHICH THE STORAGE FACILITIES AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

NO OBSTRUCTION, SOLID FENCES, OR STRUCTURE SHALL BE ERECTED OR LOCATED OVER SAID EASEMENT AREAS THAT UNREASONABLY INTERFERE WITH THE INTENDED DRAINAGE USE. THE VILLAGE HAS FINAL SAY ON WHAT STRUCTURES WILL UNREASONABLY INTERFERE WITH THE INTENDED DRAINAGE USE. GRADING WITHIN THE STORMWATER MANAGEMENT EASEMENT SHALL NOT BE ALTERED THAT CONFLICT WITH THE APPROVED CIVIL DESIGN PLANS.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF LOEBER FARM WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS _____TH DAY OF _____, A.D., 2025 .

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: (P.I.N. 02-34-400-019)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, 397.63 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST PERPENDICULAR TO SAID EAST LINE 710.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE, 95.34 FEET; THENCE WEST 101.70 FEET TO A POINT 1812.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 AND 498.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH SAID EAST LINE 242.93 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 714.26 FEET TO A POINT 878.18 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, 116.44 FEET TO SAID EAST LINE; THENCE NORTH ALONG SAID EAST LINE 480.55 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 33 FEET THEREOF PREVIOUSLY TAKEN FOR RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (P.I.N. 02-34-400-017)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 142.78 FEET TO THE SALT CREEK; THENCE WEST ALONG SAID SALT CREEK TO A POINT 410 FEET WEST OF SAID EAST LINE; THENCE SOUTH PARALLEL WITH SAID EAST LINE 250 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED COURSE, 121.62 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE 386.0 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.34 FEET; THENCE WEST 356.45 FEET TO A POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF AND 1557.70 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH TO A POINT ON SAID NORTH LINE 1575.37 FEET EAST OF THE CENTER OF SAID SECTION 34; THENCE EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY TRUSTEE'S DEED DATED AUGUST 20, 1997 AND RECORDED DECEMBER 9, 1997 AS DOCUMENT 97924658, ALSO EXCEPTING THE WEST 33 FEET OF MEACHAM ROAD PREVIOUSLY TAKEN FOR RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 3: (P.I.N. 02-34-200-082)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST AND WEST QUARTER LINE OF SECTION 34, AFORESAID, 1422.65 FEET EAST OF THE CENTER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 25, IN THE ASSESSOR'S DIVISION OF SAID SECTION; THENCE NORTH ALONG A LINE 1422.65 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH QUARTER LINE OF SAID DIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 25 IN THE ASSESSORS DIVISION OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID RESUBDIVISION EXTENDED EAST 491.70 FEET; THENCE SOUTHERLY ALONG FENCE 784.60 FEET; THENCE EAST 179.62 FEET TO A POINT BEING 2099.11 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTHERLY 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE, 620.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: (P.I.N. 02-34-200-083)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF WESTERBERG'S WOODLAND SUBDIVISION AS RECORDED JULY 2, 1959 AS DOCUMENT NO. 17586213 IN COOK COUNTY, ILLINOIS; THENCE NORTH 86 DEGREES 23 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 23 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET; THENCE SOUTH A DISTANCE OF 394.41 FEET; THENCE EAST A DISTANCE OF 78.19 FEET; THENCE NORTH 10 DEGREES 21 MINUTES 11 SECONDS EAST A DISTANCE OF 290.71 FEET; THENCE NORTH 3 DEGREES 36 MINUTES 50 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 5: (P.I.N. 02-34-400-018)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 142.76 FEET TO THE CENTER LINE OF SALT CREEK FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 254.85 FEET TO A POINT; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 324.0 FEET TO A POINT; THENCE NORTHWESTERLY A LONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH AN EXTENSION OF THE LAST DESCRIBED LINE A DISTANCE OF 121.62 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 250 FEET TO THE CENTER LINE OF SALT CREEK; THENCE EASTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS WHICH FALL WITHIN THE BOUNDARY AS IT EXISTED ON FEBRUARY 28, 1950 OF PLUM GROVE ROAD (ALSO KNOWN AS MEACHAM ROAD), AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED TO PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED DATED JULY 14, 1997 AND RECORDED OCTOBER 17, 1997 AS DOCUMENT 97772377, IN COOK COUNTY, ILLINOIS.

PARCEL 6: (P.I.N. 02-34-200-084)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF WESTBERGS WOODLAND SUBDIVISION AS RECORDED JULY 2, 1959 AS DOCUMENT NUMBER 17586213 IN COOK COUNTY, ILLINOIS, THENCE NORTH 86 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 137.13 FEET; THENCE SOUTH 3 DEGREES, 36 MINUTES, 50 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 10 DEGREES, 21 MINUTES, 11 SECONDS WEST A DISTANCE OF 290.71 FEET; THENCE EAST A DISTANCE OF 101.43 FEET; THENCE NORTH 14 DEGREES, 00 MINUTES, 30 SECONDS EAST A DISTANCE OF 388.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF VACATED SUE LANE, BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY DOCUMENT RECORDED _____ AS DOCUMENT NUMBER _____, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID VACATED SUE LANE; THENCE NORTH 00 DEGREES 19 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID VACATED SUE LANE, 16.09 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID VACATED SUE LANE, 120.99 FEET; THENCE SOUTH 04 DEGREES 46 MINUTES 14 SECONDS EAST, 4.89 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID VACATED SUE LANE, 152.25 FEET TO THE EAST LINE OF SAID VACATED SUE LANE; THENCE SOUTH 06 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 11.38 FEET TO THE SOUTHEAST CORNER OF SAID VACATED SUE LANE; THENCE NORTH 86 DEGREES 43 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED SUE LANE, 274.79 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALL OF THE ABOVE PARCELS TAKEN AS A WHOLE (TOTAL SUBDIVISION), CONTAINING 32.8103 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT PART OF THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X), PART IS IN SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED (ZONE AE), AND PART IS IN FLOODWAY AREA IN ZONE AE (HATCHED), PER FIRM MAP NUMBER 17031C0183J, EFFECTIVE DATE AUGUST 19, 2008.

PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED THIS ____ DAY OF _____, A.D., 2025 .

FOR REVIEW

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVE

NITTI DEVELOPMENT

PRE-FINAL ENGINEERING PLANS
FOR

LOEBER FARM
NITTI PUD

SCHAUMBURG, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

Nitti Group, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630 980 4364
Contact: Nico Nitti

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dan Free, P.E.
dfree@v3co.com
Project Engineer: Mickey Watson, P.E.
mwatson@v3co.com
Design Engineer: Nick DeCapri
ndecapri@v3co.com

LANDSCAPE ARCHITECT

Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187
630 668 7197
Contact: Rich Olson

BENCHMARKS

SOURCE: NGS MONUMENTS

STATION DESIGNATION: DM3901
ESTABLISHED BY: BERNS CLANCY AND ASSOCIATES
DATE: 06/15/2010

ELEVATION: 730.29 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD W/O SLEEVE. THE STATION IS 0.05 MI (0.1 KM) EAST OF THE JUNCTION OF CORPORATE CROSSING WITH MARTINGALE ROAD, 77 FT (23.5 M) SOUTHWEST OF A LIGHT POLE WITH A WRONG WAY SIGN, 9 M (29.5 FT) NORTH OF THE NORTH PARKING LOT FOR 231 N MARTINGALE ROAD, 2.5 M (8.2 FT) SOUTH OF CURB OF CORPORATE CROSSING.

STATION DESIGNATION: AJ2838
ESTABLISHED BY: SMITH ENG CONS INC.
DATE: 06/14/2000

ELEVATION: 771.1 (PUBLISHED) 771.14 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE STATION LOCATED 50 FT NORTH OF THE CONCRETE MEDIAN OF CENTRAL RD, 0.35 MI WEST OF ROSELLE RD, 0.15 MI WEST OF THE WEST ENTRANCE TO THE SCHAUMBURG TECHNOLOGICAL CENTER (CENTER COURT). STATION IS 235 FT WEST OF CENTERLINE OF BITUMINOUS ENTRANCE, 142 FT WEST OF A CATCH BASIN, 35.7 FT NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL RD, 22 FT NORTH OF THE BACK OF CURB OF CENTRAL RD, AND 2.0 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT BELOW CAP.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 748.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTH TAG BOLT ON FIRE HYDRANT AT SOUTH SIDE OF AMAARJA CT. AND BROCKWAY INTERSECTION.

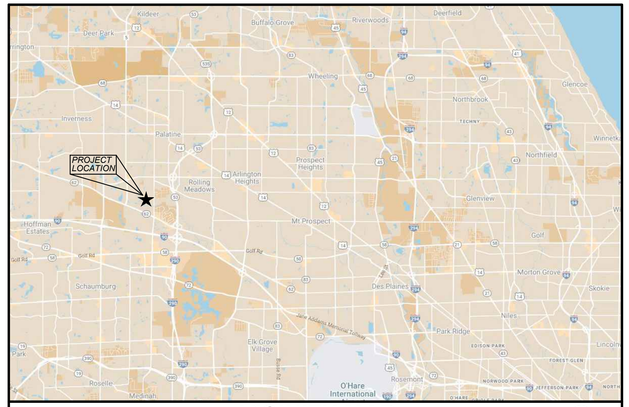
STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 724.863 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT SQUARE ON NORTH WING WALL OF BRIDGE OVER SALT CREEK WEST SIDE OF MEACHAM ROAD.

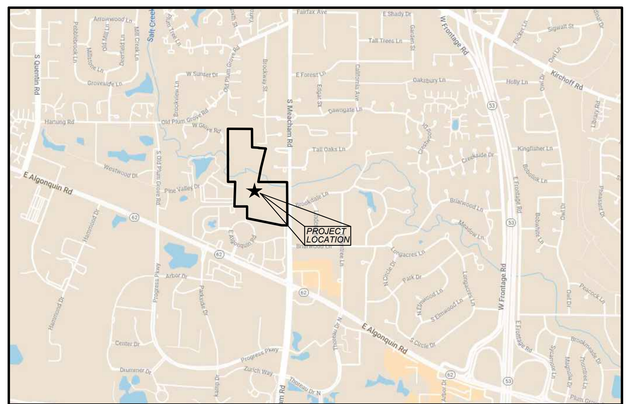
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

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CIVIL ENGINEERING PLANS

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PROFESSIONAL ENGINEER'S CERTIFICATION

I, DAN FREE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF NITTI GROUP, LLC. BY V3 COMPANIES, LTD. 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 _____DAY OF_____, A.D., 2025.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 061-036443
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JANUARY 31, 2025

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

TITLE SHEET

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
0.0

GENERAL NOTES

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

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

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

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

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

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES 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, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

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

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

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF SCHAUMBURG.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

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

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF SCHAUMBURG MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

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

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. 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.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. 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.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. 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 CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

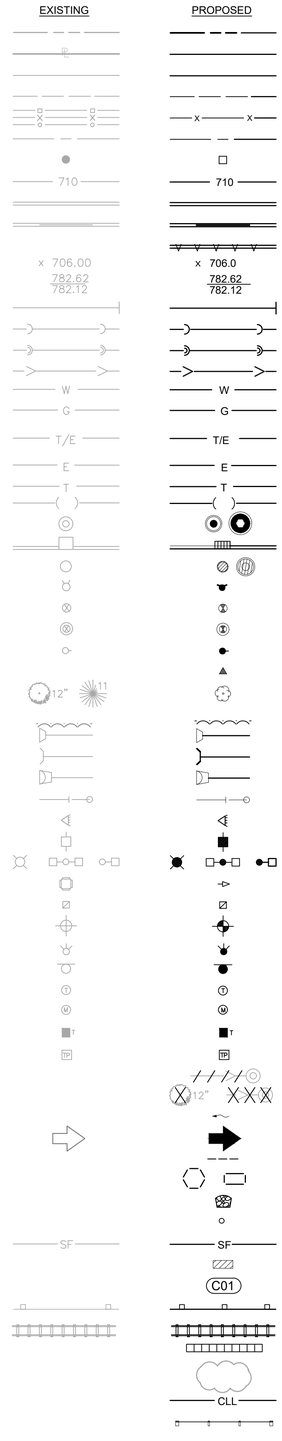
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED 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.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. 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 HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

DESCRIPTION		
RIGHT-OF-WAY LINE	A	ARC LENGTH
PROPERTY LINE (EXTERIOR)	B-B	BACK TO BACK OF CURB
LOT LINE (INTERIOR)	B/C	BACK OF CURB
EASEMENT LINE	BLDG	BUILDING
FENCE LINE	BM	BENCHMARK
CENTERLINE	B/P	BOTTOM OF PIPE
PROPERTY CORNER	BV/VV	BUTTERFLY VALVE IN VALVE VAULT
CONTOUR	C & G	CURB AND GUTTER
CURB & GUTTER	CB	CATCH BASIN
DEPRESSED CURB & GUTTER	℄	CENTERLINE
REVERSE PITCHED CURB	CL	CLOSED LID
SPOT ELEVATION	CO	CLEAN OUT
TOP OF CURB ELEVATION	DIP	DUCTILE IRON PIPE
EDGE OF PAVEMENT ELEVATION	DIA	DIAMETER
UTILITY STUB	DIWM	DUCTILE IRON WATER MAIN
SANITARY SEWER	DWG	DRAWING
SANITARY FORCE MAIN	E	EAST OR ELECTRIC OR EDGE
STORM SEWER	EJ	EXPANSION JOINT
WATER MAIN	ELEV	ELEVATION
GAS MAIN	E/P	EDGE OF PAVEMENT
UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK	EX.	EXISTING
BURIED CABLE-ELECTRIC	F & CL	FRAME & CLOSED LID
BURIED CABLE-TELEPHONE	F & G	FRAME & GRATE
ATLAS LOCATED UTILITY	F & OL	FRAME & OPEN LID
UTILITY STRUCTURE WITH CLOSED LID	FES	FLARED END SECTION
CURB INLET	F-F	FACE TO FACE OF CURB
DRAINAGE STRUCTURE WITH OPEN LID	FF	FINISHED FLOOR
FIRE HYDRANT	F/G	FINISHED GRADE
VALVE IN VALVE BOX	FH	FIRE HYDRANT
GATE VALVE IN VALVE VAULT	F/L	FLOW LINE
POST INDICATOR VALVE	G	GAS LINE
THRUST BLOCK	GV/VB	GATE VALVE IN VALVE BOX
TREE	GV/VV	GATE VALVE IN VALVE VAULT
TREE LINE	HDCP	HANDICAP
CONCRETE HEADWALL	HDPE	HIGH DENSITY POLYETHYLENE PIPE
SUBMERGED HEADWALL	HDW	HEADWALL
FLARED END SECTION (F.E.S.)	HOR	HORIZONTAL
GUY WIRES	HP	HIGH POINT
FLOOD LIGHT	HWL	HIGH WATER LEVEL
UTILITY POLE	IE	INVERT ELEVATION
LIGHT STANDARD	IN	INLET
TRAFFIC SIGNAL POLE	LF	LINEAL FEET
HAND HOLE	LP	LOW POINT OR LIGHT POLE
SOIL BORING	L	LEFT
IRRIGATION HEADS	ME	MATCH EXISTING
SIGN	MH	MANHOLE
TELEPHONE MANHOLE	MW	MONITORING WELL
MONITORING WELL	N	NORTH
TELEPHONE PEDESTAL	NIC	NOT IN CONTRACT / NOT INCLUDED
TRANSFORMER PAD	NWL	NORMAL WATER LEVEL
UTILITY TO BE ABANDONED	OC	ON CENTER
FEATURE TO BE REMOVED	OL	OPEN LID
STORMWATER FLOW DIRECTION	PC	POINT OF CURVATURE
STORMWATER OVERFLOW ROUTE	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
DITCH CHECK	PGL	PROFILE GRADE LINE
INLET FILTER BASKET	PI	POINT OF INTERSECTION
RIP RAP	PL	PROPERTY LINE
BOLLARD	PP	POWER POLE
SILT FENCE	PRC	POINT OF REVERSE CURVATURE
WATER MAIN PROTECTION	PT	POINT OF TANGENCY
UTILITY CROSSING LABEL	PUE	PUBLIC UTILITY EASEMENT
GUARDRAIL	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
RAILROAD TRACKS	PVI	POINT OF VERTICAL INTERSECTION
RETAINING WALL	PVT	POINT OF VERTICAL TANGENCY
REVISION DELINEATION	R	RADIUS OR RIGHT
CONSTRUCTION LIMIT LINE	RCP	REINFORCED CONCRETE PIPE
TREE PROTECTION FENCE	ROW	RIGHT OF WAY
	S	SLOPE OR SOUTH
	SAN	SANITARY
	SF	SILTATION FENCE
	SFM	SANITARY FORCE MAIN
	SHT	SHEET
	SHW	SUBMERGED HEADWALL
	SMH	SANITARY MANHOLE
	STA	STATION
	ST	STORM STRUCTURE OR STORM SEWER
	STMH	STORM MANHOLE
	T	TANGENT LENGTH OR TELEPHONE
	T/C	TOP OF CURB
	T/P	TOP OF PIPE
	T/W	TOP OF WALL
	TY	TYPE
	TYP	TYPICAL
	UP	UTILITY POLE
	VC	VERTICAL CURVE
	VERT	VERTICAL
	VCP	VITRIFIED CLAY PIPE
	W	WEST
	WM	WATER MAIN

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JANUARY 31, 2025

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

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DRAWING NO.
1.0

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

VILLAGE OF SCHAUMBURG STANDARD NOTES

1. THE VILLAGE OF SCHAUMBURG COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO THE COMMENCEMENT OF WORK 48 HOURS IN ADVANCE PRIOR TO EACH INSPECTION AT 847.923.4420. A MINIMUM NOTICE OF 5 BUSINESS DAYS IS REQUIRED FROM THE ENGINEERING AND PUBLIC WORKS DEPARTMENT (847.895.7100) FOR A WATER MAIN SHUT DOWN IN A BUSINESS DISTRICT OR COMMERCIAL AREA.

2. TREE PROTECTION FENCING MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO THE ISSUANCE OF A LAND DEVELOPMENT PERMIT. THE FENCING MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.

3. ANY TEMPORARY OR PERMANENT EXTERIOR SITE FENCING, INCLUDING FENCING FOR DUMPSTER ENCLOSURES, REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. DEMOLITION OF EXISTING BUILDINGS ALSO REQUIRES A SEPARATE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

4. A SEPARATE ELECTRICAL PERMIT MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALLING ANY SITE LIGHTING OR STREET LIGHTING. THE DETAILED PHOTOMETRICS AND EXTERIOR LIGHT POLE LOCATIONS MUST BE APPROVED BY THE ENGINEERING DIVISION AS PART OF THE LAND DEVELOPMENT PERMIT; AND THE ELECTRICAL SYSTEM MUST BE APPROVED BY THE BUILDING DIVISION AS PART OF THE ELECTRICAL PERMIT FOR THE LIGHTING.

5. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.

6. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS ON THE JOB SITE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR MAKING ANY NECESSARY COPIES OF THE "APPROVED" LAND DEVELOPMENT PERMIT PLANS FOR ALL SUBCONTRACTORS PERFORMING SITE WORK.

7. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES, OR THE RELOCATION OF ANY EXISTING UTILITIES TO FACILITATE THE INSTALLATION OF THE NEW SITE WORK. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THE PLANS AND ANY EXISTING UTILITIES. NO WORK IS TO BE DONE UNTIL THE DISCREPANCY IS RESOLVED.

8. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.

9. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER ANY HOLIDAY, ANY WEEKEND, OR AFTER 3 P.M. ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.

10. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.

11. ALL PUBLIC RIGHT-OF-WAY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEEDING WILL NOT BE PERMITTED IN THESE AREAS.

12. ALL PAVING, SUBGRADE PREPARATION, CURBING, AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITIONS.

13. NO ASPHALT WORK IS ALLOWED BETWEEN NOVEMBER 1ST AND APRIL 1ST WITHOUT WRITTEN PERMISSION FROM THE VILLAGE.

14. ALL BITUMINOUS CONCRETE USED FOR SURFACE, BINDER AND BASE COURSES IS TO HAVE A MARSHALL STABILITY OF 1700.

15. ALL CONCRETE WORK RELATED TO THE SITE WORK SHALL BE IDOT CLASS SI OR CLASS PV WITH A COMPRESSIVE STRENGTH OF 3500 PSI AT 14 DAYS.

16. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE REQUIRED PROOF-ROLL MUST BE WITNESSED BY A VILLAGE INSPECTOR. NO PAVEMENT MATERIAL IS TO BE PLACED ON WET OR SOFT SUBGRADE. IF THIS CONDITION EXISTS, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY NOTIFY THE VILLAGE. NO ADDITIONAL PAVEMENT WORK SHALL BE DONE UNTIL THE SUBGRADE IS CORRECTED.

17. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #5 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #5 REBARS.

18. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.

19. THE CONTRACTOR SHALL NOT INSTALL ANY SANITARY SEWER PIPE OR STRUCTURES UNTIL HE HAS A COPY OF THE PERMIT AND PERMIT DRAWINGS ISSUED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) ON THE JOB SITE. THIS MAY ALSO APPLY TO STORM SEWER AND/OR DETENTION FACILITIES IF THEY ARE INCLUDED IN THE MWRD WATERSHED MANAGEMENT PERMIT.

20. ALL MANHOLES AND VALVE VAULTS SHALL HAVE THE "VILLAGE OF SCHAUMBURG" AND "WATER", "STORM SEWER" OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED. FRAMES SHALL BE 9" HIGH IN PAVED AREAS (NEENAH R-1713 NEENAH R-1772 OR APPROVED EQUAL) AND 7" HIGH IN NON-PAVED AREAS (NEENAH R-1772 OR APPROVED EQUAL).

21. BAND-SEAL CONNECTORS SHALL BE USED TO JOIN PIPES OF DIFFERENT MATERIALS.

22. USE CA-6 GRANULAR TRENCH BACKFILL, COMPACTED TO 95% OF MODIFIED PROCTOR, UNDER AND WITHIN A 1:1 SLOPE FROM THE BOTTOM OF ALL PAVEMENTS, CURBS AND SIDEWALK.

23. ANY REQUIRED BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AS SHOWN ON THE APPROVED LAND DEVELOPMENT PERMIT PLANS.

24. ALL WATER MAIN PIPE 3" AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 CONFORMING TO ANSI A21.51 WITH CEMENT LINING UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. THE MASS OF THE ZINC APPLIED SHALL BE 200G/M^2 OF PIPE SURFACE AREA.

    ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

25. ALL WATER SERVICE LINES 2" AND SMALLER SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED.

26. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE VILLAGE OF SCHAUMBURG. ALSO, THE MINIMUM COVER FOR ALL WATER MAINS AND WATER SERVICE LINES IS 5.5 FEET, WITH A MAXIMUM DEPTH OF 7 FEET UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.

27. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE VILLAGE WITH FINAL "RECORD DRAWINGS" (1 MYLAR REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL IMPROVEMENTS WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET AND PARKING LOT LIGHTS AND CABLES, AND CURBS. MONUMENTS, AS SPECIFIED IN ITEM #27, SHALL ALSO BE SHOWN. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, ELECTRONIC FILES (IN PDF FORMAT, AND DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED TO THE VILLAGE ON CD-ROM.

28. ALL PLATS 3 ACRES OR LARGER REQUIRE CONCRETE MONUMENTS COMPLETE WITH THE VILLAGE OF SCHAUMBURG CAP AND SHALL BE PLACED AT LOCATIONS TO BE DETERMINED BY THE VILLAGE ENGINEER. MONUMENTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL BE SHOWN ON THE RECORD DRAWINGS.

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PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

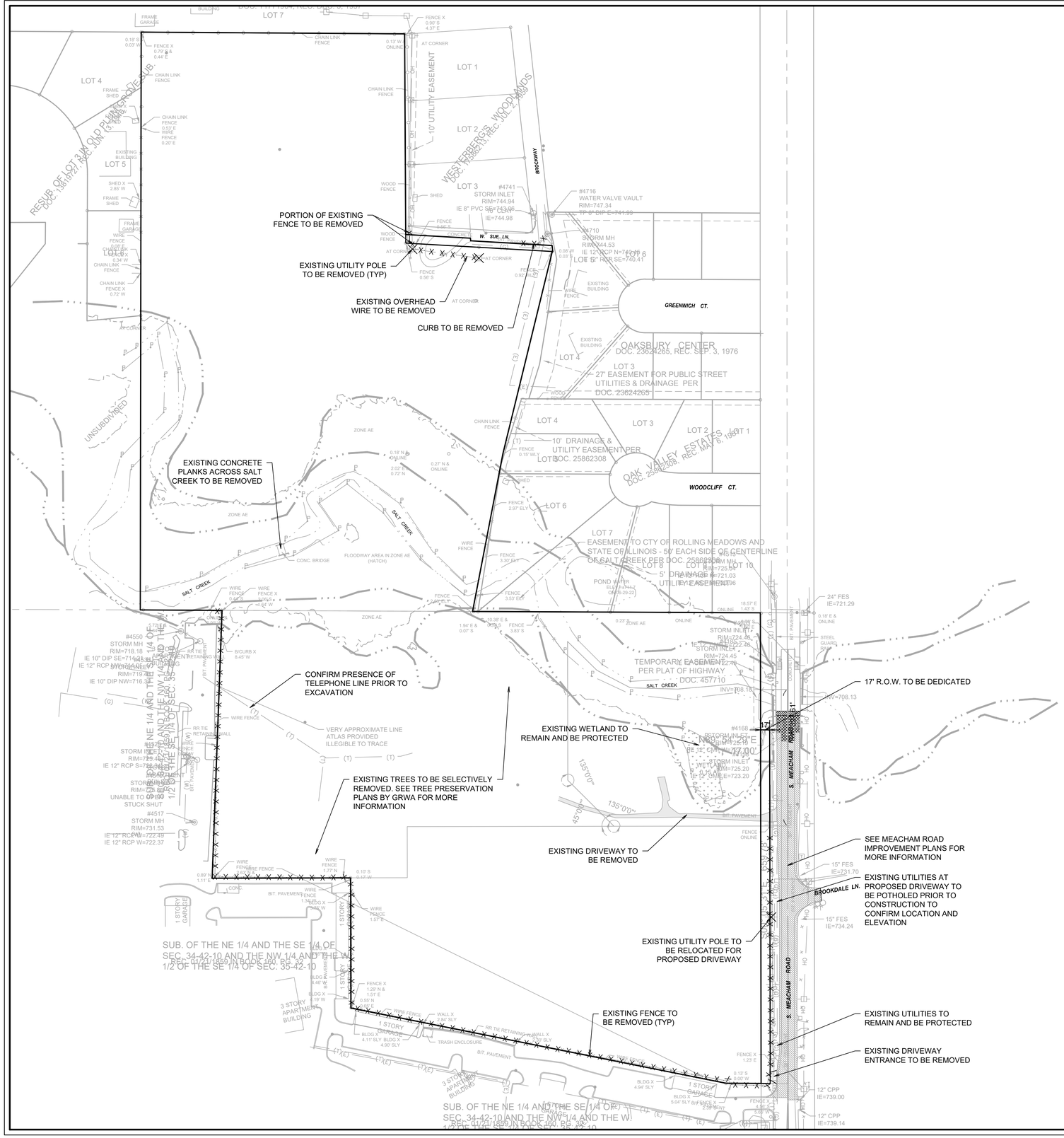
SPECIFICATIONS

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

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DRAWING NO.
1.1



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - UTILITIES
   - CONSTRUCTION DEBRIS
   - FENCES
   - BRIDGE SLAB, INCLUDING ANY FOUNDATION
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. 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.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY 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.
9. 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 HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND 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.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
100 50 0 100
1" = 100'

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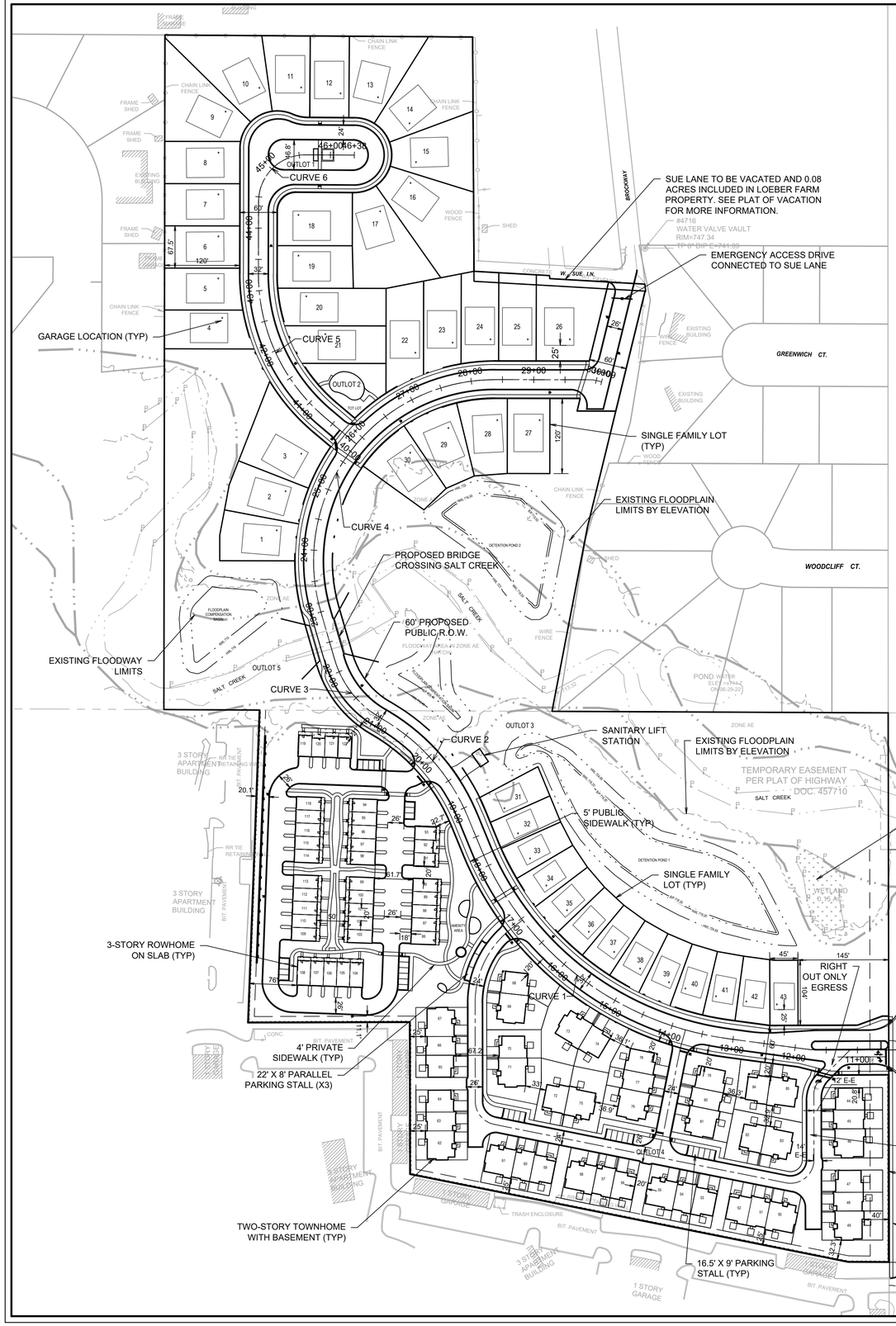
ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

DEMOLITION PLAN
LOEBER FARM
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SCHAUMBURG ILLINOIS

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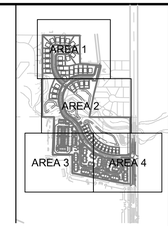
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RESIDENTIAL DENSITY:					
Type of Unit	Number of Units	Net Acres	Net Density (Unit/ac)	Gross Acres	Gross Density
Single-Family	43	11.08	3.88	11.08	35%
Townhome / Rowhome	79	13.93	5.67	13.93	41%
Total	122	25.01	4.88		

NOTES:

1. ALL DIMENSIONS SHOWN, WITH THE EXCEPTION OF RADIAL DIMENSIONS, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



SITE DATA

EXISTING ZONING: R-4
PROPOSED ZONING: R-6C - PUD
SITE AREA = 32.81 ACRES
TOTAL LOTS = 1
DENSITY = 3.72 DU/AC

MAXIMUM BUILDING HEIGHT (SINGLE-FAMILY) REQUIREMENT: 28 FEET
MAXIMUM BUILDING HEIGHT (SINGLE-FAMILY) PROVIDED: 35 FEET

MAXIMUM BUILDING HEIGHT (TOWNHOME) REQUIREMENT: 35 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOME) PROVIDED: 42' 6" FEET

FRONT BUILDING SETBACK REQUIREMENT (MEACHAM): 30 FEET
FRONT BUILDING SETBACK PROVIDED (MEACHAM): 40 FEET

PERIPHERAL BUILDING SETBACK REQUIREMENT: 10 FEET
PERIPHERAL BUILDING SETBACK PROVIDED: 25 FEET

PERIPHERAL PARKING SETBACK REQUIREMENT: 10 FEET
PERIPHERAL PARKING SETBACK PROVIDED: 20.6 FEET

MAXIMUM LOT COVERAGE REQUIREMENT: 30%
LOT COVERAGE PROVIDED: 19%

MAXIMUM IMPERVIOUS AREA: 55%
IMPERVIOUS AREA PROVIDED: 35%

MINIMUM LANDSCAPE AREA: 45%
LANDSCAPE AREA PROVIDED: 65%

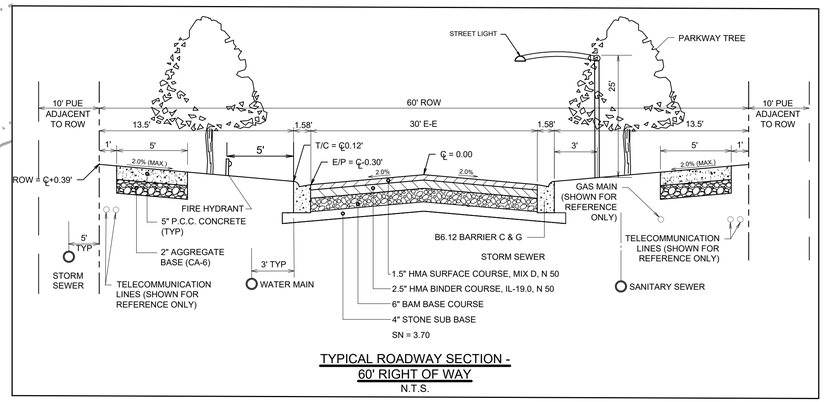
SINGLE-FAMILY DATA:
43 LOTS

MIN. STANDARD LOT REQUIREMENT =	8,750 SF
MIN. STANDARD LOT PROVIDED (NORTH) =	8,100 SF
MIN. STANDARD LOT PROVIDED (SOUTH) =	4,680 SF
MIN. CORNER LOT REQUIREMENT =	10,500 SF
MIN. CORNER LOT PROVIDED =	12,519 SF
MIN. STANDARD LOT (NORTH) =	60' X 120'
MIN. STANDARD LOT (SOUTH) =	45' X 104'
FRONT/REAR YARD SETBACK REQUIREMENT =	30'
FRONT/REAR YARD SETBACK PROVIDED =	25'
SIDE YARD SETBACK =	10% OF LOT WIDTH AT FRONT YARD SETBACK

TOWNHOME / ROWHOME DATA:
2 BEDROOM TOWNHOME: 26 UNITS
3 BEDROOM TOWNHOME: 16 UNITS
2 BEDROOM ROWHOME: 7 UNITS
3 BEDROOM ROWHOME: 30 UNITS
TOTAL: 79 UNITS

TOWNHOME / ROWHOME PARKING SUMMARY:

REQUIRED:	
2 STALLS PER 2 BEDROOM UNIT =	66 STALLS
2.5 STALLS PER 3 BEDROOM UNIT =	115 STALLS
GUEST PARKING 1 PER 20 STALLS =	9 STALLS
TOTAL REQUIRED PARKING STALLS =	190 STALLS
PROVIDED:	
TOWNHOME DRIVE STALLS =	124 STALLS
TOWNHOME GARAGE STALLS =	124 STALLS
ROWHOME DRIVE STALLS =	74 STALLS
ROWHOME GARAGE STALLS =	74 STALLS
GUEST STREET PARKING =	31 STALLS
TOTAL PROVIDED PARKING STALLS =	427 STALLS



TYPICAL ROADWAY SECTION - 60' RIGHT OF WAY
N.T.S.

CURVE TABLE

CURVE	P.I. Data	P.C. DATA	P.T. DATA	CHORD DATA	CURVE DATA
CURVE 1	P.I. STA. 15+96.85	P.C. STA. 13+07.74	P.T. STA. 18+32	ANGLE: N52°19'13"W DISTANCE: 500.57	LENGTH: 524.25 RADIUS: 500.00
CURVE 2	P.I. STA. 19+94.98	P.C. STA. 18+83.13	P.T. STA. 20+98.64	ANGLE: N41°15'07"W DISTANCE: 211.61	LENGTH: 215.51 RADIUS: 326.30
CURVE 3	P.I. STA. 21+63.19	P.C. STA. 20+98.64	P.T. STA. 22+21.28	ANGLE: N38°11'48"W DISTANCE: 119.62	LENGTH: 122.64 RADIUS: 159.04
CURVE 4	P.I. STA. 26+87.42	P.C. STA. 23+00.70	P.T. STA. 28+38.57	ANGLE: N36°57'39"E DISTANCE: 464.02	LENGTH: 537.86 RADIUS: 290.00
CURVE 5	P.I. STA. 42+05.27	P.C. STA. 40+65.65	P.T. STA. 43+26.99	ANGLE: N24°51'45"W DISTANCE: 253.16	LENGTH: 261.35 RADIUS: 300.00
CURVE 6	P.I. STA. 45+17.70	P.C. STA. 44+42.35	P.T. STA. 45+60.51	ANGLE: N45°13'41"E DISTANCE: 106.31	LENGTH: 118.16 RADIUS: 75.00

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OVERALL SITE PLAN

LOEBER FARM
NITTI PUD

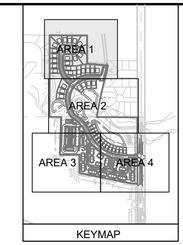
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3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. PRIVATE TOWNHOME AND ROWHOME DRIVEWAYS TO BE 3" HMA OVER 6" CA6.



KEYMAP

PAVING LEGEND

PUBLIC ROADWAY PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
2.5" HMA BINDER COURSE, IL19.0, N50
6" BAM BASE COURSE
4" AGGREGATE BASE COURSE - CA6

HEAVY DUTY HMA PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
3" HMA BINDER COURSE, IL9-, N50
10" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

SPECIALTY PAVEMENT

REFER TO LANDSCAPE PLANS FOR DETAILS

DRABANT'S RESUBDIVISION
DOC. T1771964, REC. DEC. 3, 1957

LOT 7

EXISTING BUILDING

FRAME GARAGE

FIP 1 0.18' S & 0.03' W

FENCE X 0.79' S 0.44' E

CHAIN LINK FENCE

FRAME SHED

SHED X 3.47' W

CHAIN LINK FENCE 0.53' E

WIRE FENCE 0.04' E

SHED X 2.85' W

WIRE FENCE 0.08' E

CHAIN LINK FENCE X 0.34' W

CHAIN LINK FENCE X 0.72' W

FIR 1/2 AT CORNER

LOT 5

LOT 6

4.13' 154.79' 77.46' 62.50' 126.74' 70.21'

FIR 5/8 0.13' W & ONLINE

FENCE X 0.90' S 4.37' E

FIP 3/4 AT CORNER

192.24' 121.88' 130.00' 130.00' 163.47' 118.58'

165.88' 145.18' (145.59) (67.20') (67.21')

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 8 7 6 5 4

39.33' 33.29' 3.45' 24.67' 62.50' 9.11' 33.26' 39.33'

35.68' 64.52'

R48.6' R71.4' R48.6'

24' 24'

120.99' 10.89' 56.67' 67.50'

R23.4' 46.8' R23.4' 26'

OUTLOT 1

R41.4' 41.26' 89.86' R.O.W. LINE 2.68' 37.23'

139.43' 129.36' 142.30' 179.86'

120.00' 67.50' 67.50' 120.00' 67.50' 67.50' 120.00' 67.00' 62.00' 125.16' 142.63'

60' R.O.W. 32'

55.42' 45.00' 23.03' 61.34' 58.41' 8.89'

85.00' 68.02' 120.00' 120.79' 161.05' 133.14'

52.35' 61.15' 27.93' 33.22' 20.73' 39.73' 60.09' 21.17' 4.89' 94.25'

60.00' 60.00' 60.00'

148.65' 143.88' 140.95' 137.60' 129.98'

R283.4' 68.34' R316.6'

OUTLOT 2

8.45' 37.06' TOT LOT

105.69' 138.43'

47.49' 67.50' R306.6' 62.35' 55.06' 5.21' 60.00' 85.00'

R15' R25' R25' R25'

32' F.F. 60' R.O.W. 26' F.F. 60' R.O.W.

68.00' .16'

R273.4' 91.99'

FOR CONTINUATION SEE SHEET 3.2

FIP 1 0.18' S & 0.03' W

FENCE X 0.79' S 0.44' E

CHAIN LINK FENCE

FIR 5/8

FIP 3/4 AT CORNER

LOT 1

FIP 1

FIP 1 THICK BENT

10' UTILITY EASEMENT

LOT 2

FIP 3/4

WESTERBERG'S WOODLANDS
DOC. 17566213, REC. JUL. 2, 1959

LOT 3

BROCKWAY

WOOD FENCE

SHED

FIP

NEW PROPERTY LINE. SUE LANE TO BE VACATED AND PROPERTY DIVIDED BETWEEN LOEBER FARM AND ADJACENT NEIGHBOR.

EMERGENCY ACCESS CONNECTED TO SUE LANE (TO BE VACATED)

CONNECT TO EXISTING CURB (TYP)

CONCRETE

BIT. PAVEMENT

W. SUE LN.

FIP 1

FIP 3/4 BENT

EMERGENCY ACCESS GATE. COORDINATE WITH SCHAUMBURG FIRE DEPARTMENT FOR ACCESS AND KNOX BOX REQUIREMENTS.

GARAGE LOCATION (TYP)

#4716
WATER VALVE VAULT
RIM=747.34
TP 8" DIP E=741.99

W

FIR

LOT 5

LOT 4

LOT

EXISTING BUILDING

WIRE FENCE

(158.1

(89.76')

(99.0')

(98.0')

(47.7

(131.57')

(39

DC

GRAPHIC SCALE

40 20 0 40

1" = 40'

REVISIONS

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3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

LAYOUT PLAN - AREA 1

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
3.1

FOR CONTINUATION SEE SHEET 3.1

FOR CONTINUATION SEE SHEET 3.3

FOR CONTINUATION SEE SHEET 3.4

NOTES:

1. ALL DIMENSIONS SHOWN, WITH THE EXCEPTION OF RADIAL DIMENSIONS, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. PRIVATE TOWNHOME AND ROWHOME DRIVEWAYS TO BE 3" HMA OVER 6" CA6.

KEYMAP

AREA 1
AREA 2
AREA 3
AREA 4

PAVING LEGEND

PUBLIC ROADWAY PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
2.5" HMA BINDER COURSE, IL19.0, N50
6" BAM BASE COURSE
4" AGGREGATE BASE COURSE - CA6

HEAVY DUTY HMA PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
3" HMA BINDER COURSE, IL9-, N50
10" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

SPECIALTY PAVEMENT

REFER TO LANDSCAPE PLANS FOR DETAILS

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PROJECT NO: 220205 S04
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DRAWN BY: RI

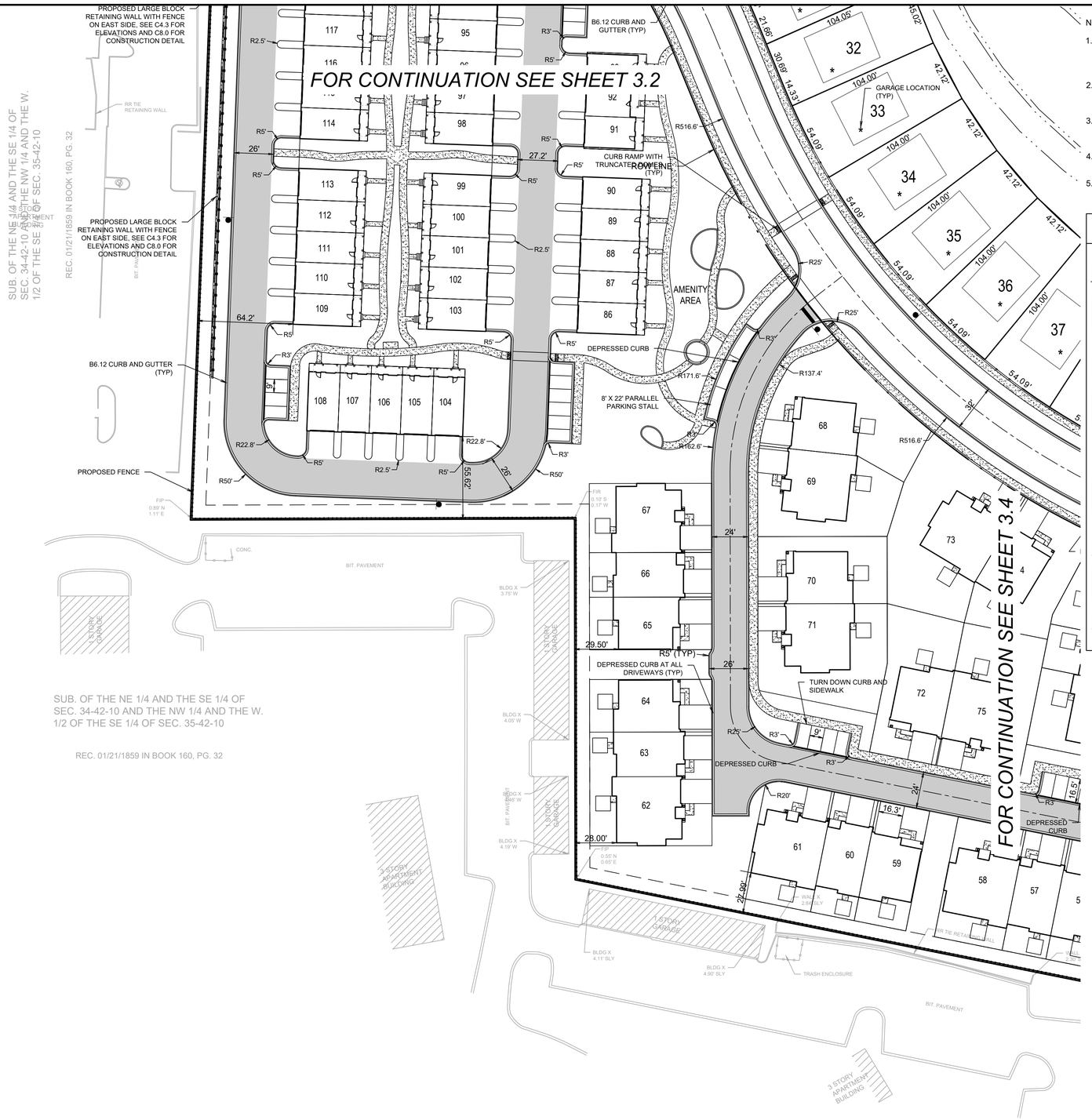
LAYOUT PLAN - AREA 2

LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO. 3.2

GRAPHIC SCALE
40 20 0 40
1" = 40'



NOTES:

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PAVING LEGEND

PUBLIC ROADWAY PAVEMENT

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2.5" HMA BINDER COURSE, IL19.0, N50
6" BAM BASE COURSE
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HEAVY DUTY HMA PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
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CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

SPECIALTY PAVEMENT

REFER TO LANDSCAPE PLANS FOR DETAILS

SUB. OF THE NE 1/4 AND THE SE 1/4 OF SEC. 34-42-10 AND THE NW 1/4 AND THE W. 1/2 OF THE SE 1/4 OF SEC. 35-42-10

REC. 01/21/1859 IN BOOK 160, PG. 32

GRAPHIC SCALE
40 20 0 40
1" = 40'

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

LAYOUT PLAN - AREA 3

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
3.3

FOR CONTINUATION SEE SHEET 3.2

FOR CONTINUATION SEE SHEET 3.3

DETENTION POND 1

WETLAND 0.15 AC.

BIP 718.20

NWL 719.20

HWL 724.65

IL BELL TELEPHONE CO. EASEMENT PER DOC. 19532367

S. MEACHAM ROAD

BROOKDALE LN.

OUTLOT 4

GARAGE LOCATION (TYP)

B6.12 CURB AND GUTTER (TYP)

CURB RAMP WITH TRUNCATED DOMES (TYP)

ROW LINE

DEPRESSED CURB

DEPRESSED CURB AT ALL DRIVEWAYS (TYP)

R5' (TYP)

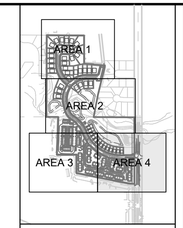
PROPOSED FENCE

1 STORY GARAGE

BIT. PAVEMENT

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KEYMAP

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PUBLIC ROADWAY PAVEMENT

1.5" HMA SURFACE COURSE, MIX D N50
2.5" HMA BINDER COURSE, IL19.0, N50
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10" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

SPECIALTY PAVEMENT

REFER TO LANDSCAPE PLANS FOR DETAILS

GRAPHIC SCALE
40 20 0 40
1" = 40'

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

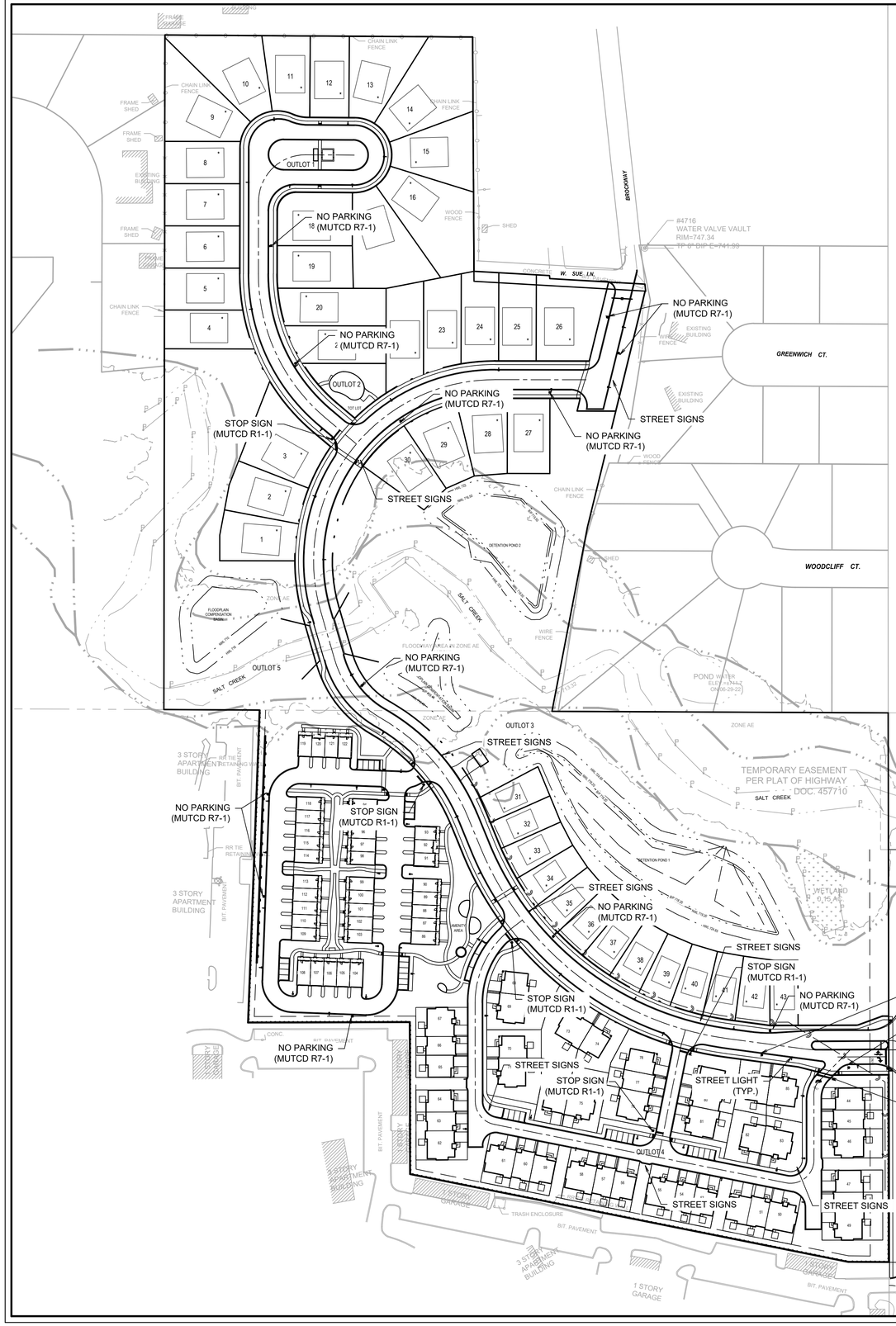
LAYOUT PLAN - AREA 4

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
3.4





R1-1
30" x 30"



R7-1
12" x 18"



R3-2
24" x 24"

NOTES:

1. CONTRACTOR TO USE ILLINOIS MUTCD SIGNS.
2. SIGNS TO BE POSTED ON LIGHT POLES WHEN POSSIBLE.



STREET SIGN

REVISIONS

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

SITE SIGNAGE PLAN

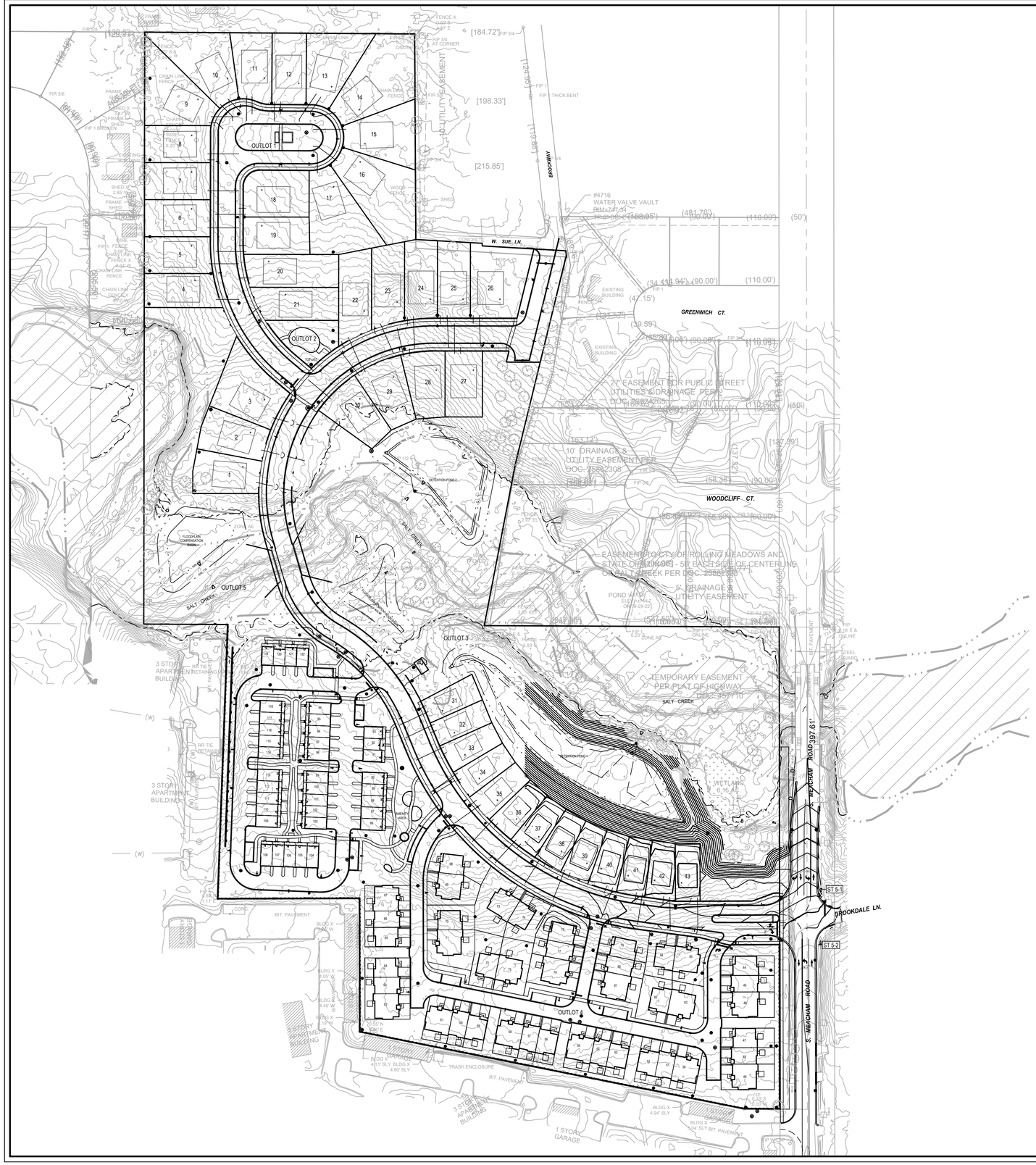
LOEBER FARM
NITTI PUD

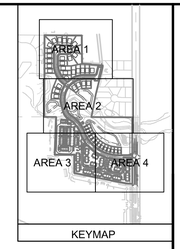
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
100 50 0 100
1" = 100'

DRAWING NO.
3.5





KEYMAP

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

GRAPHIC SCALE
100 50 0 100
1" = 100'

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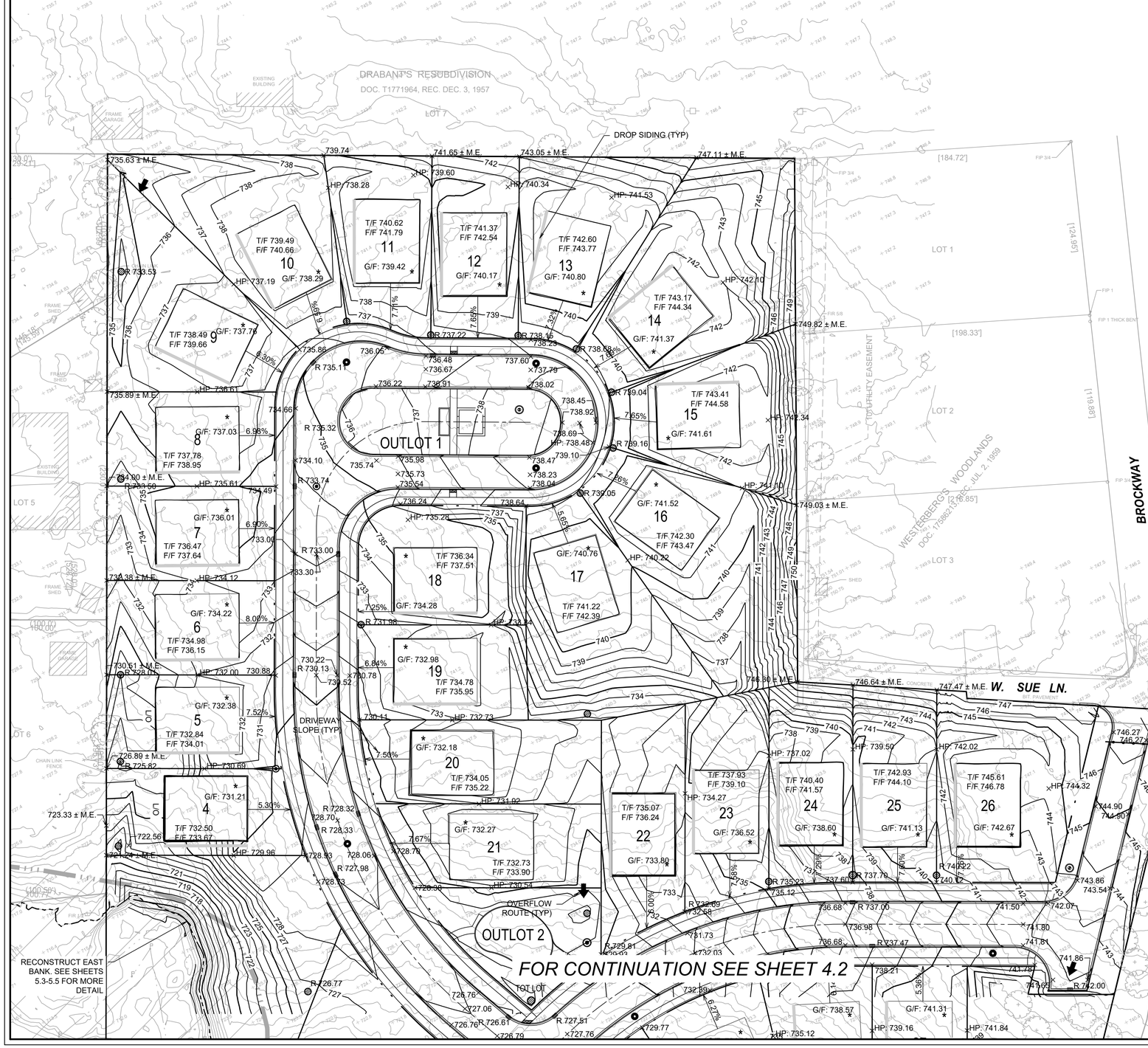
OVERALL GRADING PLAN

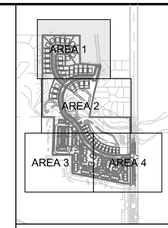
LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
4.0





KEYMAP

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

GRADING PLAN - AREA 1

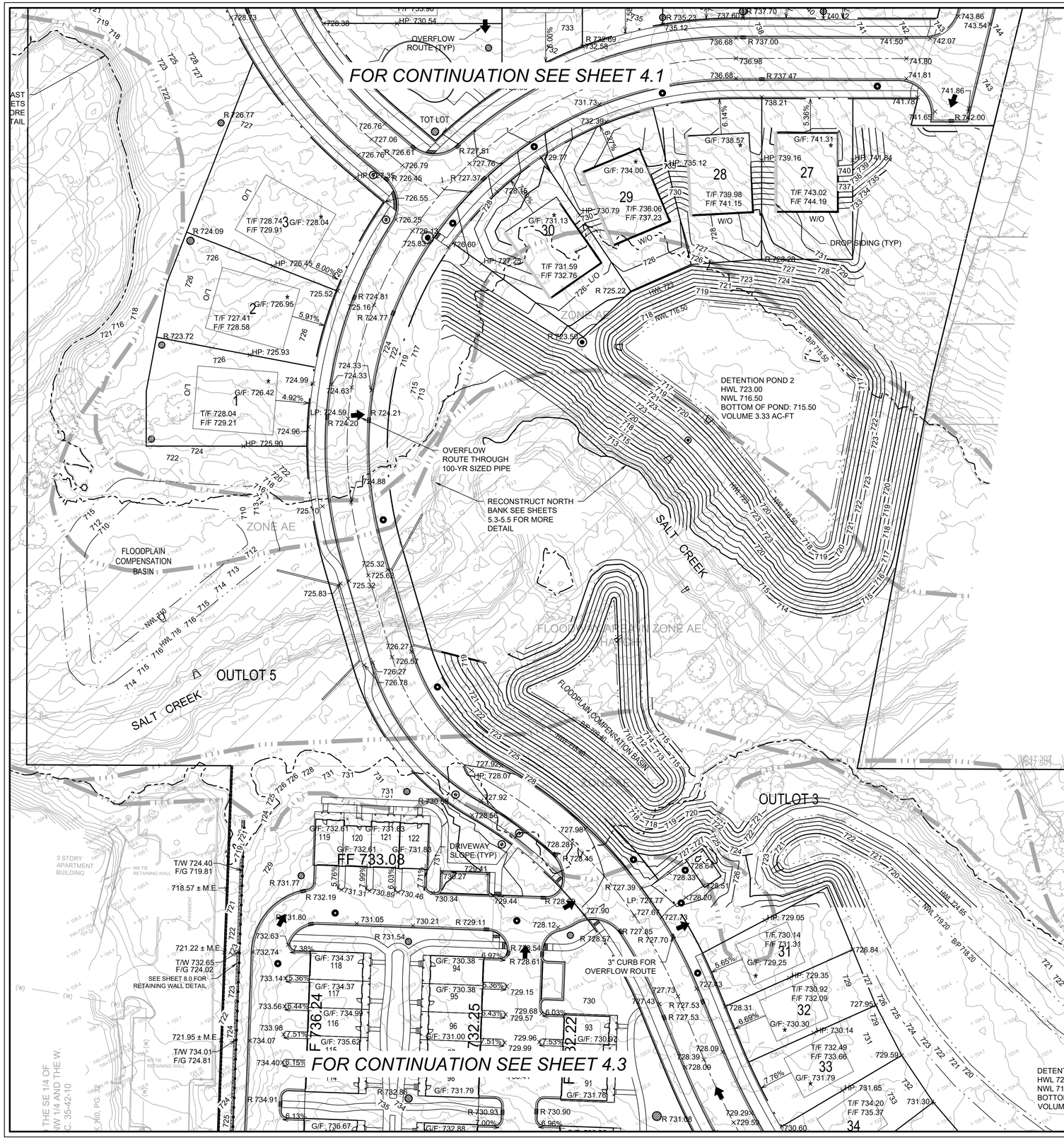
LOEBER FARM
NITTI PUD

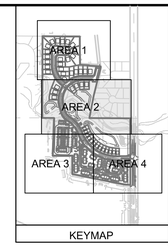
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
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GRAPHIC SCALE
40 20 0 40
1" = 40'

DRAWING NO.
4.1





NOTES:

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DESIGNED BY: ND
DRAWN BY: RI

GRADING PLAN - AREA 2

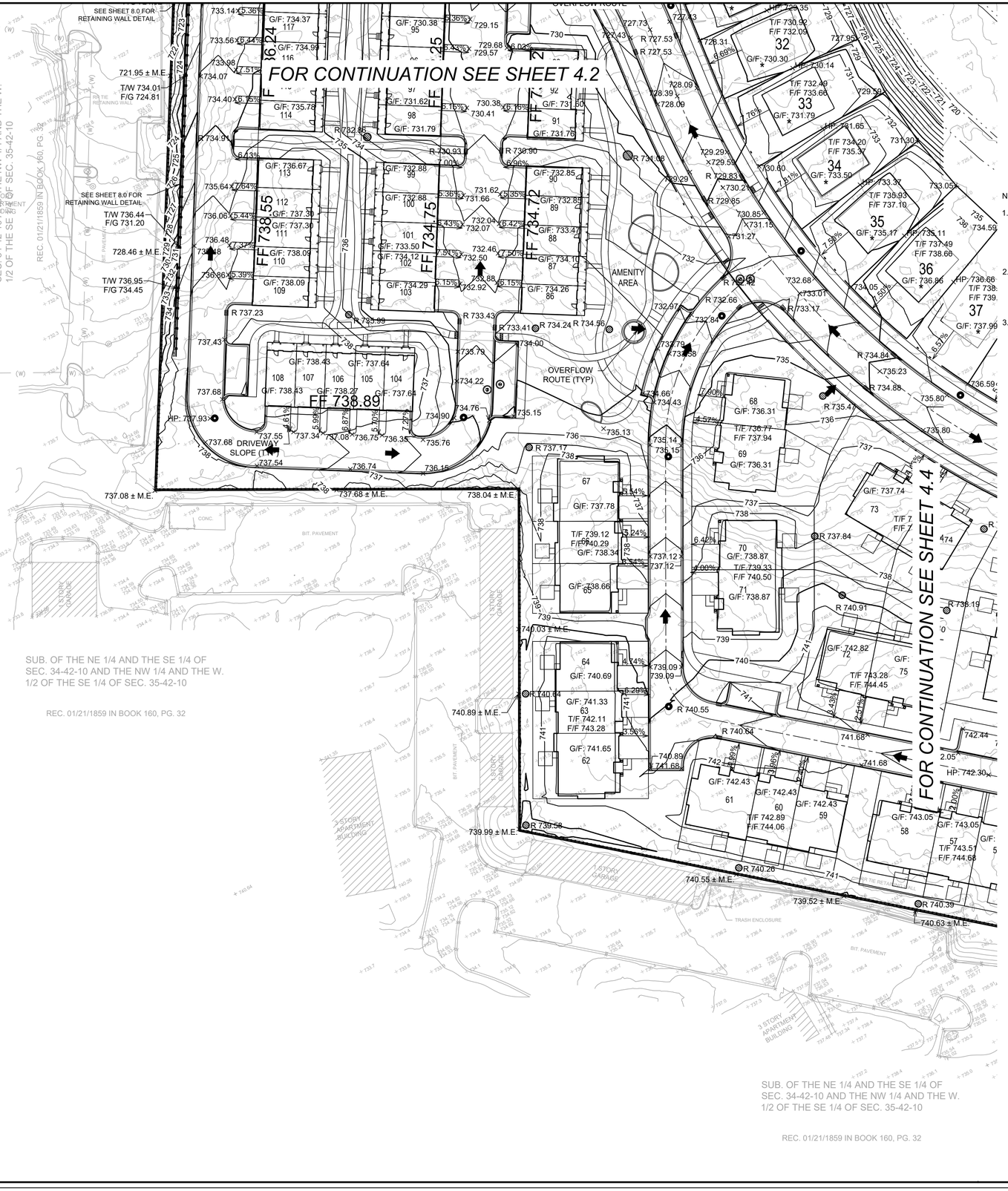
LOEBER FARM
NITTI PUD

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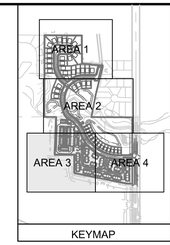
GRAPHIC SCALE
40 20 0 40
1" = 40'

DRAWING NO.
4.2



NOTES:

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KEYMAP

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

GRADING PLAN - AREA 3

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
40 20 0 40
1" = 40'

DRAWING NO.
4.3

MATCHLINE SEE SHEET 4.2

MATCHLINE SEE SHEET 4.3

DETENTION POND 1
HWL 724.40
NWL 719.20
BOTTOM OF POND: 718.40
VOLUME 4.70 AC-FT

WETLAND 1.15 AC.

S. MEACHAM ROAD

BROOKDALE LN.

DRIVEWAY SLOPE (TYP)

OVERFLOW ROUTE (TYP)

OUTLOT 4

NOTES:

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KEYMAP

AREA 1
AREA 2
AREA 3
AREA 4

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PROJECT MANAGER: DF
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DRAWN BY: RI

GRADING PLAN - AREA 4

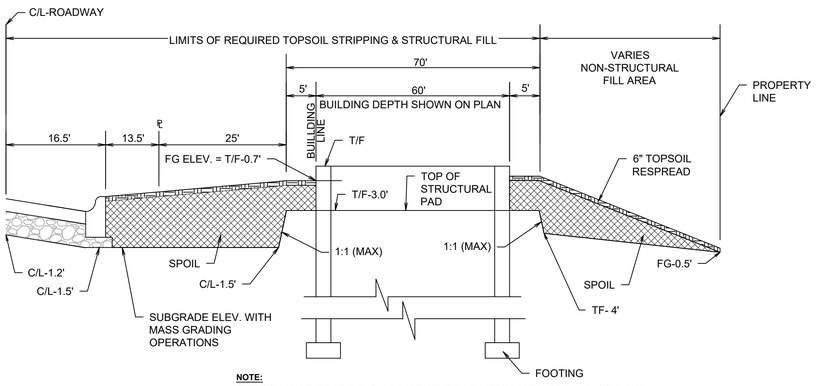
LOEBER FARM
NITTI PUD

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630.724.9200 phone
www.v3co.com

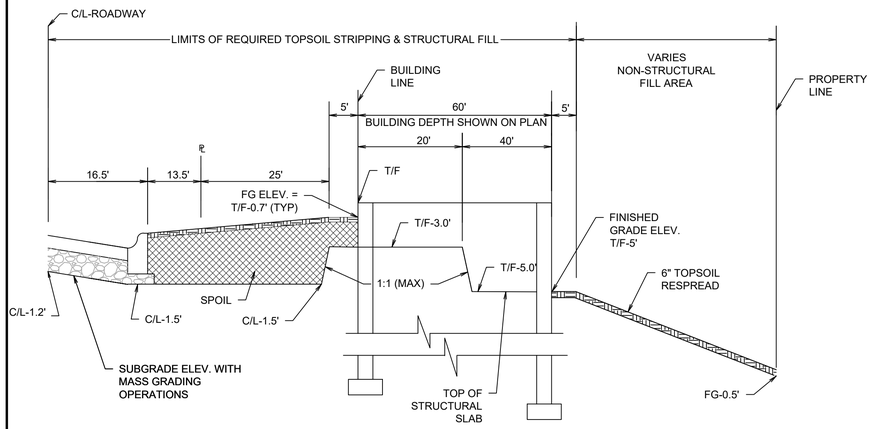
GRAPHIC SCALE
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1" = 40'

DRAWING NO.
4.4



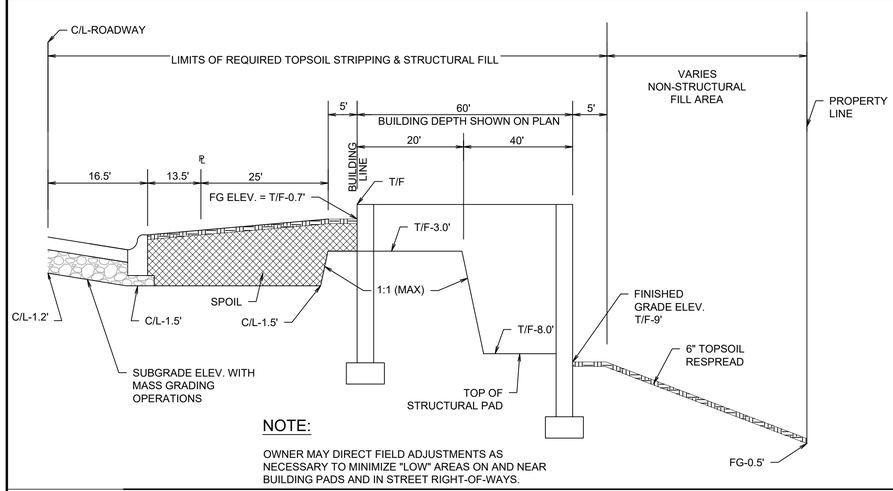
NOTE:
OWNER MAY DIRECT FIELD ADJUSTMENTS AS NECESSARY TO MINIMIZE 'LOW' AREAS ON AND NEAR BUILDING PADS AND IN STREET RIGHT-OF-WAYS.

MASS-GRADE SECTION STANDARD BASEMENT



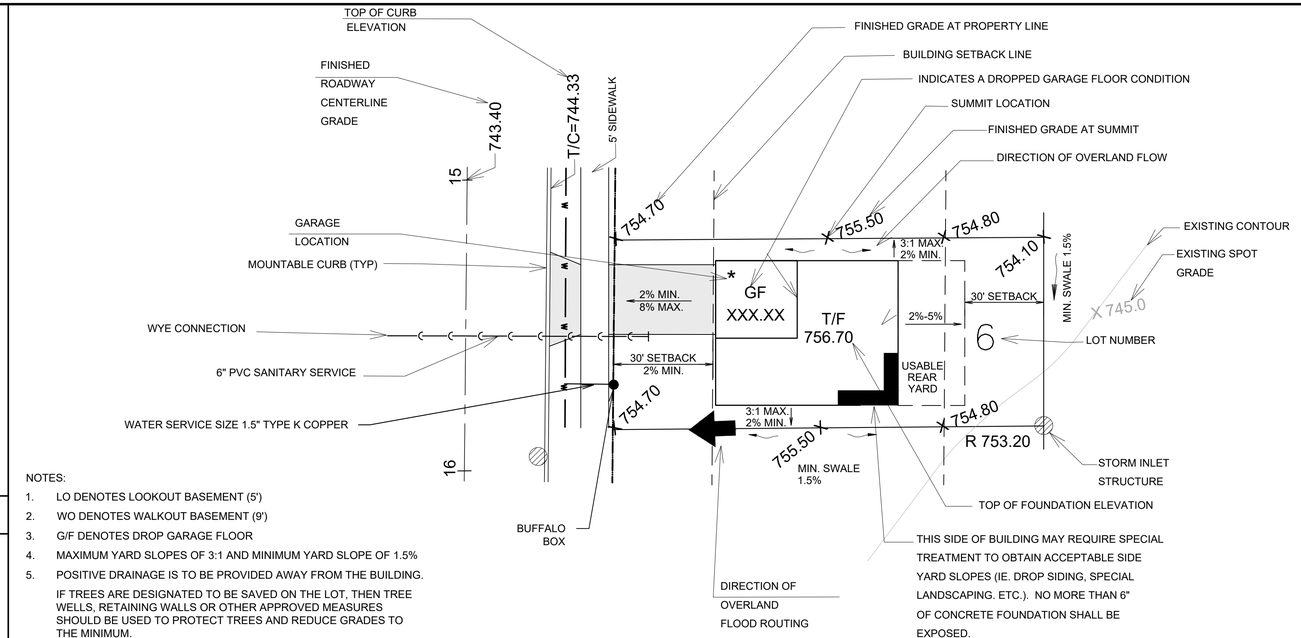
NOTE:
OWNER MAY DIRECT FIELD ADJUSTMENTS AS NECESSARY TO MINIMIZE 'LOW' AREAS ON AND NEAR BUILDING PADS AND IN STREET RIGHT-OF-WAYS.

MASS-GRADE SECTION WITH LOOKOUT BASEMENT



NOTE:
OWNER MAY DIRECT FIELD ADJUSTMENTS AS NECESSARY TO MINIMIZE "LOW" AREAS ON AND NEAR BUILDING PADS AND IN STREET RIGHT-OF-WAYS.

MASS-GRADE SECTION WALKOUT BASEMENT



NOTES:
1. LO DENOTES LOOKOUT BASEMENT (5')
2. WO DENOTES WALKOUT BASEMENT (9')
3. G/F DENOTES DROP GARAGE FLOOR
4. MAXIMUM YARD SLOPES OF 3:1 AND MINIMUM YARD SLOPE OF 1.5%
5. POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM THE BUILDING.
   IF TREES ARE DESIGNATED TO BE SAVED ON THE LOT, THEN TREE WELLS, RETAINING WALLS OR OTHER APPROVED MEASURES SHOULD BE USED TO PROTECT TREES AND REDUCE GRADES TO THE MINIMUM.
6. 2% MINIMUM AND 8% MAXIMUM SLOPE ON DRIVEWAYS.

TYPICAL LOT DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JANUARY 31, 2025

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

TYPICAL SECTIONS
LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
4.5

EROSION CONTROL NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C5.1.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
8. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

EROSION CONTROL LEGEND

- SEDIMENT TRAP
- INLET PROTECTION
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET
- COIR LOG

COIR LOG (TYP) SEE DETAIL ON SHEET 5.2

OUTLET PROTECTION RIP RAP (TYP) SHEET 5.1

EROSION CONTROL BLANKET. (TYP) SEE DETAIL ON SHEET 5.1

CONSTRUCTION ENTRANCE SEE DETAIL ON SHEET 5.1

STAGING AREA

CONCRETE WASHOUT SEE DETAIL ON SHEET 5.2

INLET PROTECTION SEE DETAIL ON SHEET 5.1

GRAPHIC SCALE
100 50 0 100
1" = 100'

REVISIONS

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ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

EROSION CONTROL PLAN

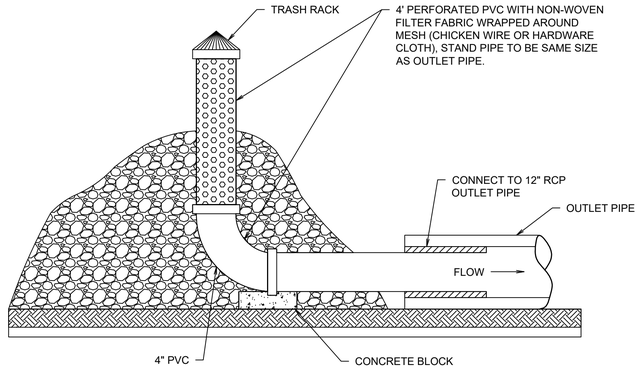
LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

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DRAWING NO.
5.0

PERFORATED RISER

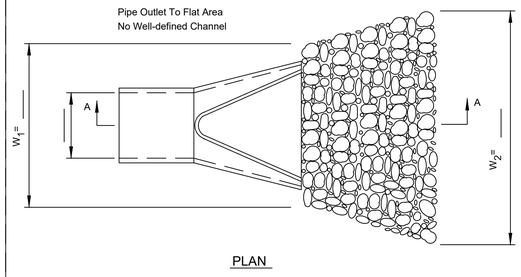


REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

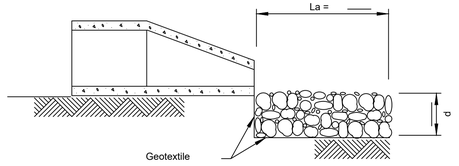
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-610
SHEET 1 OF 1
DATE 9-15-93

PIPE OUTLET TO FLAT AREA



PLAN



SECTION A-A

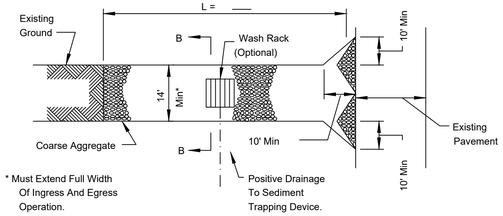
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class , or I II III
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR , Quality _____ _____
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

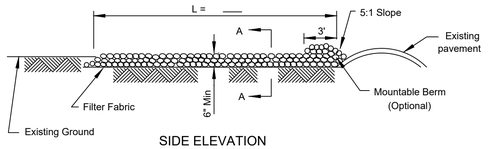
STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



* Must Extend Full Width Of Ingress And Egress Operation.

PLAN VIEW



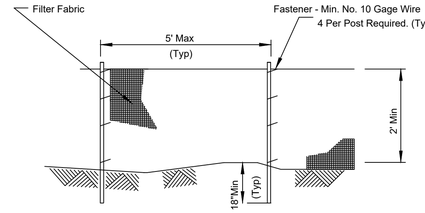
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, 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.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

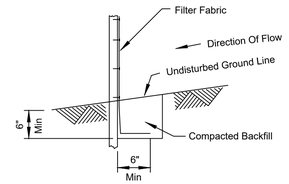
REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IL-620
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE PLAN



ELEVATION



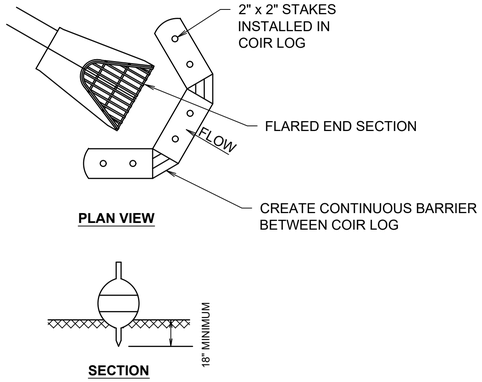
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They 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 with equivalent openIng size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____



STANDARD DWG. NO. IUM-620
SHEET 1 OF 2
DATE 3-16-12

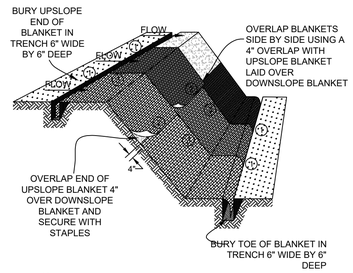


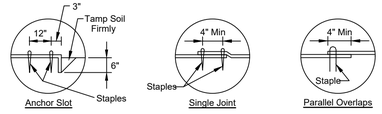
PLAN VIEW

SECTION

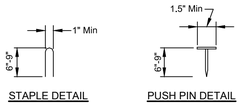
NOTES:

1. COIR LOGS TO BE STAKED, OR OTHERWISE ANCHORED, IF NECESSARY.
2. COIR LOGS SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT CORES.
3. EACH COIR LOG SHALL BE FIRMLY EMBEDDED IN THE SOIL.
4. INSPECTION SHALL BE FREQUENT AND AFTER RAIN EVENTS, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. COIR LOGS SHALL BE REMOVED AS DIRECTED BY ENGINEER.





DETAIL 1 DETAIL 2 DETAIL 3

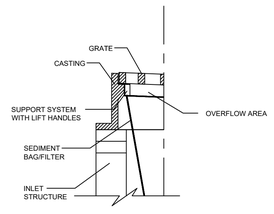


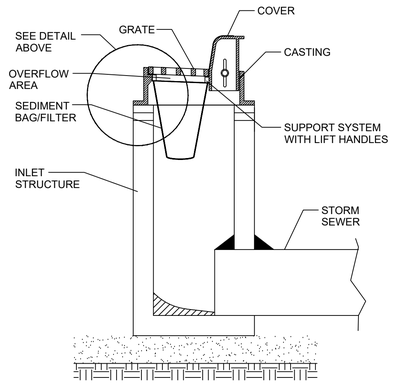
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

	IUM-550	EROSION CONTROL BLANKET INSTALLATION DETAILS	Date: Designed, Drawn, Checked, Approved

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



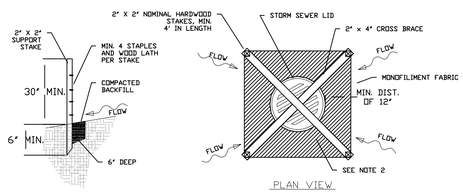


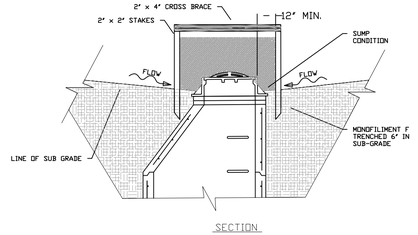
REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____



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

INLET PROTECTION - GRASSED AREAS
MONOFILAMENT FABRIC BARRIER FENCE





SECTION

NOTES:
1. 2 x 2 nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the fence, from edge of fabric to structure, must be stabilized with Erosion Control Blanket, Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone
3. Maximum height of the fabric above the crest of the drop inlet shall be 30". Place the bottom 6 inches of the fabric in a trench and backfill with 6 inches of 95% compacted soil.
4. Stakes must be a maximum of 4 feet apart.
5. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the monofilment fabric.
6. Monofilment fabric shall meet the requirement of Material Specification 592 Geotextile Table 1, Class 4.
7. Monofilliment fabric shall be secured to each 2" x 2" nominal hardwood stake with a minimum of 4 steel staple fasteners and wood lath. Wood lath shall be a minimum length of 10 inches. Wire fasteners should be used if metal T-Posts are installed in place of hardwood stakes.

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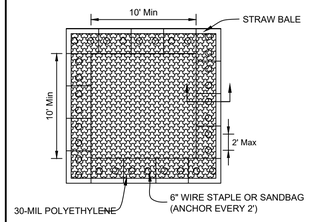
PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

EROSION CONTROL DETAILS

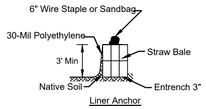
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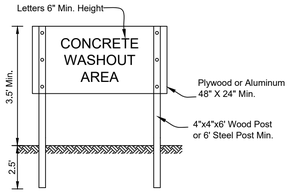


PLAN VIEW



Liner Anchor

STRAW BALE ANCHOR SECTIONS

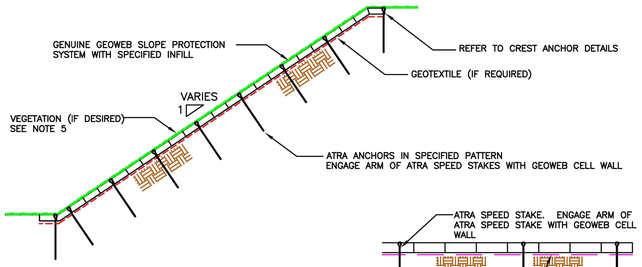


SIGN DETAIL

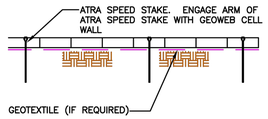
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

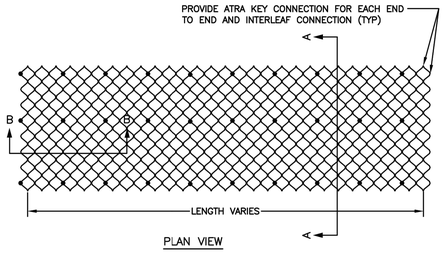
Sheet 1 of 1	TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE	Designed — Drawn S. JOHNSON — Checked — Approved — Date 6/25



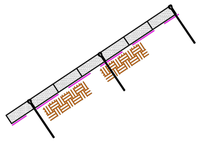
TYPICAL ATRA SPEED STAKE SYSTEM



SECTION A – A



PLAN VIEW



SECTION B – B

NOTES:

1. ATRA SPEED STAKES SHALL CONSIST OF SINGLE PICE MOLDED HDPE POLYMER WITH THREE SETS OF BARBS.
2. LENGTH OF THE ATRA SPEED STAKES SHALL BE AS SPECIFIED.
3. THE GEOWEB CELLS SHALL BE FILLED WITH THE SPECIFIED MATERIAL (TOPSOIL, STONE, OR CONCRETE) AND SHALL BE SUITABLE TO WITHSTAND THE APPLICABLE HYDRAULIC CONDITIONS.
4. THE GEOWEB SECTIONS SHALL BE ANCHORED TO RESIST SLIDING DUE TO DRIVING AND HYDRAULIC FORCES.
5. IF VEGETATION IS DESIRED, PROVIDE AN EROSION CONTROL BLANKET, HYDROSEED, OR A TURF REINFORCEMENT MAT IF THERE IS A POTENTIAL FOR EROSION PRIOR TO ESTABLISHING VEGETATION.
6. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION.
7. REFER TO THE GENERAL DETAIL DRAWINGS FOR ANCHOR DETAILS.

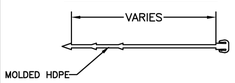
ATRA SPEED STAKE INSTALLATION



STEPS:

1. POSITION THE ATRA SPEED STAKE NEXT TO THE UP–SLOPE CELL WALL.
2. DRIVE ATRA SPEED STAKE INTO THE GROUND UNTIL ARM OF ATRA SPEED STAKE IS LOCATED ABOVE GEOWEB CELL WALL.
3. ENGAGE ARM OF ATRA SPEED STAKE TO CELL WALL AND DRIVE UNTIL TIGHT.

ATRA SPEED STAKE DETAIL



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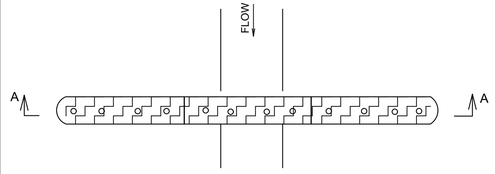
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920-738-1328
WWW.PRESTOGEO.COM

GENUINE GEOWEB®
SLOPE WITH ATRA SPEED STAKES

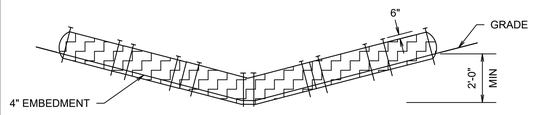
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DATE	NOVEMBER 2019	FILE NAME	GWSLSF.DWG
SCALE	NTS	SHEET	1

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PLAN VIEW



SECTION A-A

NOTES:

1. COIR LOGS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT COIR LOGS.
2. EACH COIR LOG SHALL BE FIRMLY EMBEDDED IN THE SOIL.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. COIR LOGS SHALL BE REMOVED AS DIRECTED BY ENGINEER.
5. COIR LOGS TO BE STAKED, OR OTHERWISE ANCHORED, NECESSARY.

COIR LOG DITCH CHECK

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DESIGNED BY: ND
DRAWN BY: RI

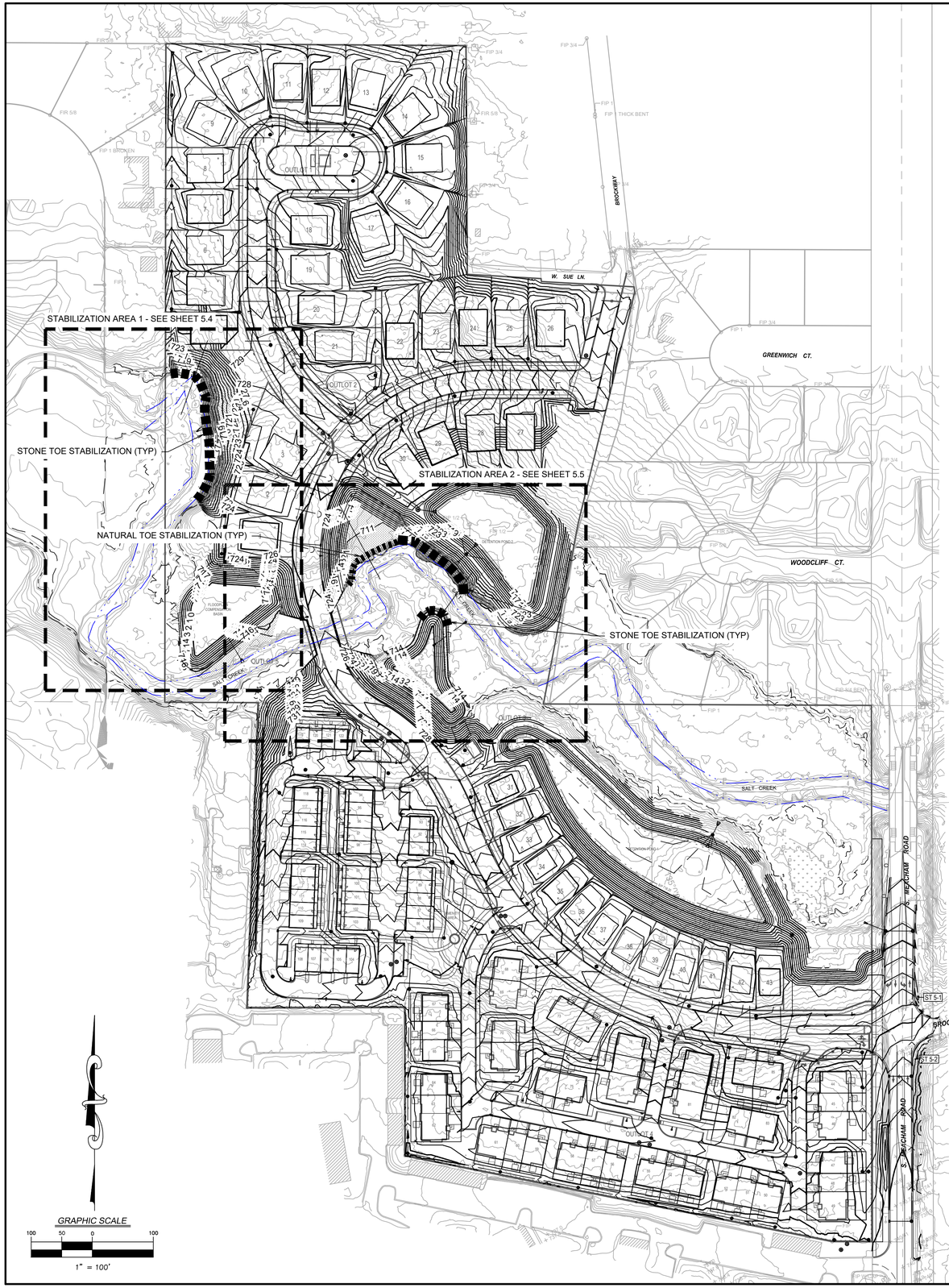
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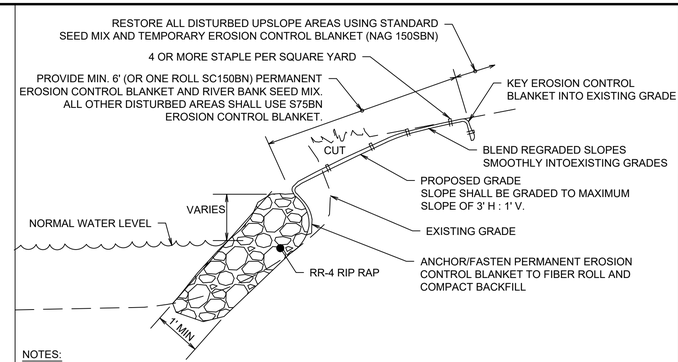
LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

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DRAWING NO.
5.2

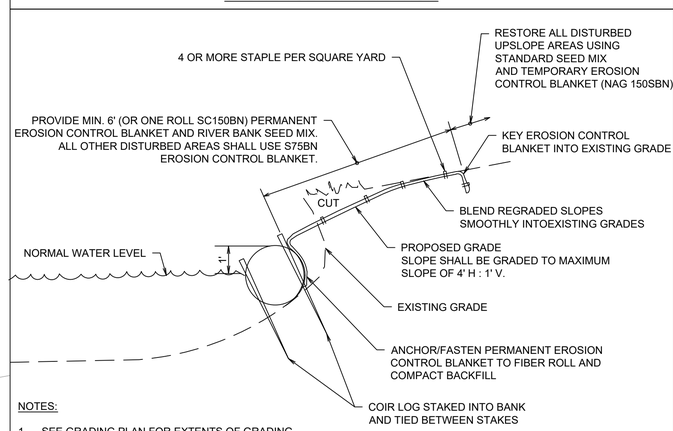




NOTES:

1. RIP RAP TO BE PLACED AT TOE OF SLOPE FROM BOTTOM OF BANK TO A MINIMUM OF 1 FOOT ABOVE NORMAL WATER LEVEL.
2. ROCK SHALL BE RR-4 RIP RAP AND SHALL COMPLY WITH SECTION 281 AND 1005 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
3. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION AT THE UPSTREAM END OF THE AREA BEING DISTURBED TO MINIMIZE POTENTIAL OF FUTURE SCOUR.
4. STONE TOE STABILIZATION SHALL BE CONSTRUCTED AT 4:1 SLOPE.
5. SEE GRADING PLAN FOR EXTENTS OF GRADING.

STONE TOE STABILIZATION



NOTES:

1. SEE GRADING PLAN FOR EXTENTS OF GRADING.

NATURAL TOE STABILIZATION

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A		A*					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

A* NATIVE SEEDING

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYGRASS 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

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL STABILIZATION CHART

REVISIONS

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

OVERALL BANK STABILIZATION PLAN

LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

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5.3

STONE REINFORCEMENT TO EXTEND ALONG TOP OF RETAINING WALL TO 1' ABOVE 100YR FLOOD ELEVATION.

GRADING LIMITS NOT TO EXTEND BEYOND EXISTING TOP OF BANK. IN THIS AREA.

OUTLOT 5

SALT CREEK

FLOODPLAIN COMPENSATION BASIN

±6,500 SF ENHANCED PLANTING, TO EXTEND ALONG ENTIRE TOP OF BERM, TO OUTSIDE TOE OF BERM SLOPE, AND OTHER AREAS OUTSIDE OF POND BERM TO 1' ABOVE 100YR FLOOD ELEVATION.

±8,950 SF ENHANCED PLANTING.

±7,250 SF STONE TOE REINFORCEMENT.

±250 LF STREAM BANK DISTURBANCE FOR STONE TOE (ONE SIDE).

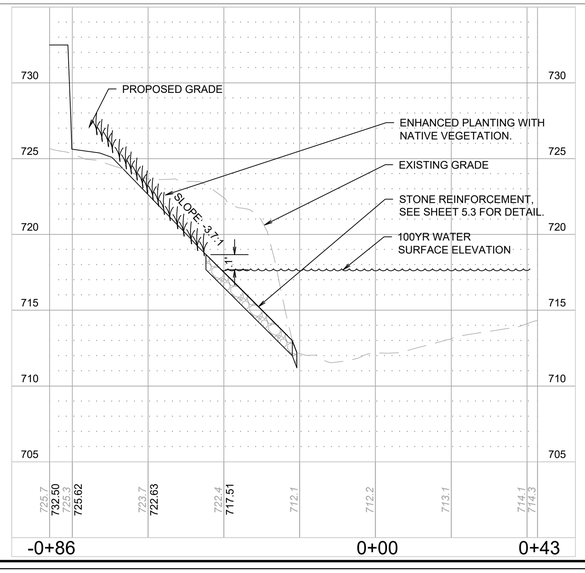
BEGIN ENHANCED PLANTING WITH NATIVE VEGETATION. ENHANCED PLANTING TO EXTEND MIN. 20' UP-SLOPE FROM STONE. .

BEGIN STONE TOE REINFORCEMENT AT EDGE OF GRADING LIMITS. STONE TO EXTEND FROM TOE OF SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

END STONE TOE REINFORCEMENT AT EDGE OF GRADING LIMITS. STONE TO EXTEND FROM TOE OF SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

END ENHANCED PLANTING WITH NATIVE VEGETATION. ENHANCED PLANTING TO EXTEND TO TOP OF SLOPE IN ALL AREAS 4:1 OR STEEPER.

CROSS SECTION A-A'



GRAPHIC SCALE
20 10 0 20
1" = 20'

LEGEND

- WATERS OF THE U.S. (APPROX.)
- PROPOSED 10 YR FLOOD BOUNDARY
- PROPOSED 100 YR FLOOD BOUNDARY
- NATURAL TOE REINFORCEMENT
- ENHANCED PLANTING
- STONE TOE STABILIZATION

REVISIONS		
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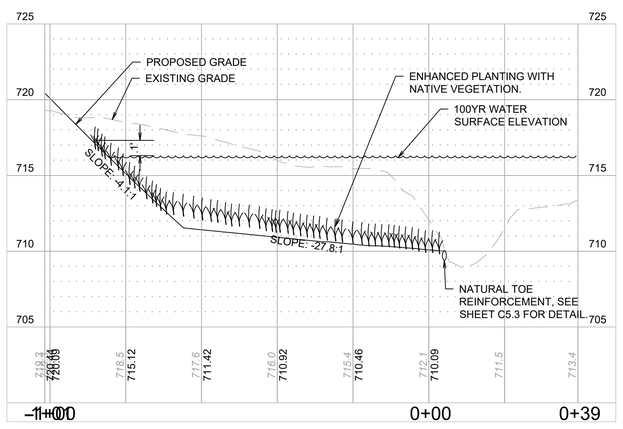
BANK STABILIZATION PLAN - AREA 1

LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

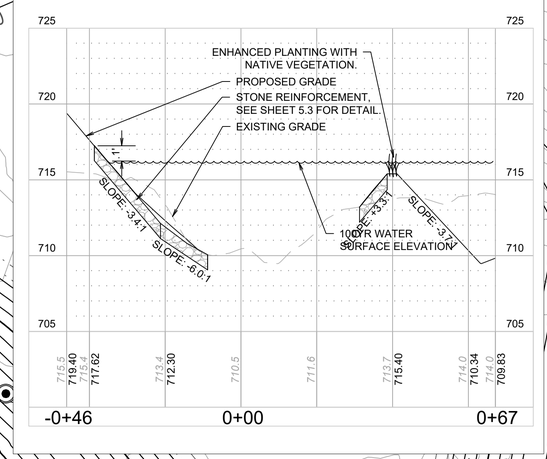
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5.4

CROSS SECTION B-B'



CROSS SECTION C-C'



END STONE TOE REINFORCEMENT. STONE TO EXTEND FROM TOE OF SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

±10,350 SF ENHANCED PLANTING, TO EXTEND FROM TOE REINFORCEMENT, UP SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

±113 LF NATURAL TOE REINFORCEMENT (ONE SIDE).

±140 LF STREAM BANK DISTURBANCE FOR STONE TOE (ONE SIDE).

±6,050 SF STONE TOE REINFORCEMENT.

±350 SF STONE TOE REINFORCEMENT TO EXTEND FROM TOE OF SLOPE TO TOP OF BERM..

±7 LF STREAM BANK DISTURBANCE FOR STONE TOE (ONE SIDE).

STONE REINFORCEMENT TO EXTEND ALONG TOP OF RETAINING WALL TO 1' ABOVE 100YR FLOOD ELEVATION.

±4,200 SF ENHANCED PLANTING, TO EXTEND ALONG ENTIRE TOP OF BERM, TO OUTSIDE TOE OF BERM SLOPE, AND OTHER AREAS OUTSIDE OF POND BERM TO 1' ABOVE 100YR FLOOD ELEVATION.

STONE REINFORCEMENT TO EXTEND ALONG TOP OF RETAINING WALL TO 1' ABOVE 100YR FLOOD ELEVATION.

±750 SF ENHANCED PLANTING, TO EXTEND FROM TOE OF SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

END ENHANCED PLANTING WITH NATIVE VEGETATION. ENHANCED PLANTING TO EXTEND TO 1' ABOVE 100YR FLOOD ELEVATION.

±1,150 SF ENHANCED PLANTING.

BEGIN STONE TOE REINFORCEMENT. STONE TO EXTEND FROM TOE OF SLOPE TO 1' ABOVE 100YR FLOOD ELEVATION.

SALT CREEK

FLOODPLAIN COMPENSATION BASIN

OUTLOT 3

OUTLOT E

HWL 723

NWL 716.50

HWL 716

HWL 715.40

BJP 709.40

-211+00
-212+00
-213+00
-214+00
-215+00
-216+00
-217+00
-218+00
-219+00

GRAPHIC SCALE
20 10 0 20
1" = 20'

LEGEND

- WATERS OF THE U.S. (APPROX.)
- PROPOSED 10 YR FLOOD BOUNDARY
- PROPOSED 100 YR FLOOD BOUNDARY
- NATURAL TOE REINFORCEMENT
- ENHANCED PLANTING
- STONE TOE STABILIZATION

BANK STABILIZATION PLAN - AREA 2

LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

REVISIONS

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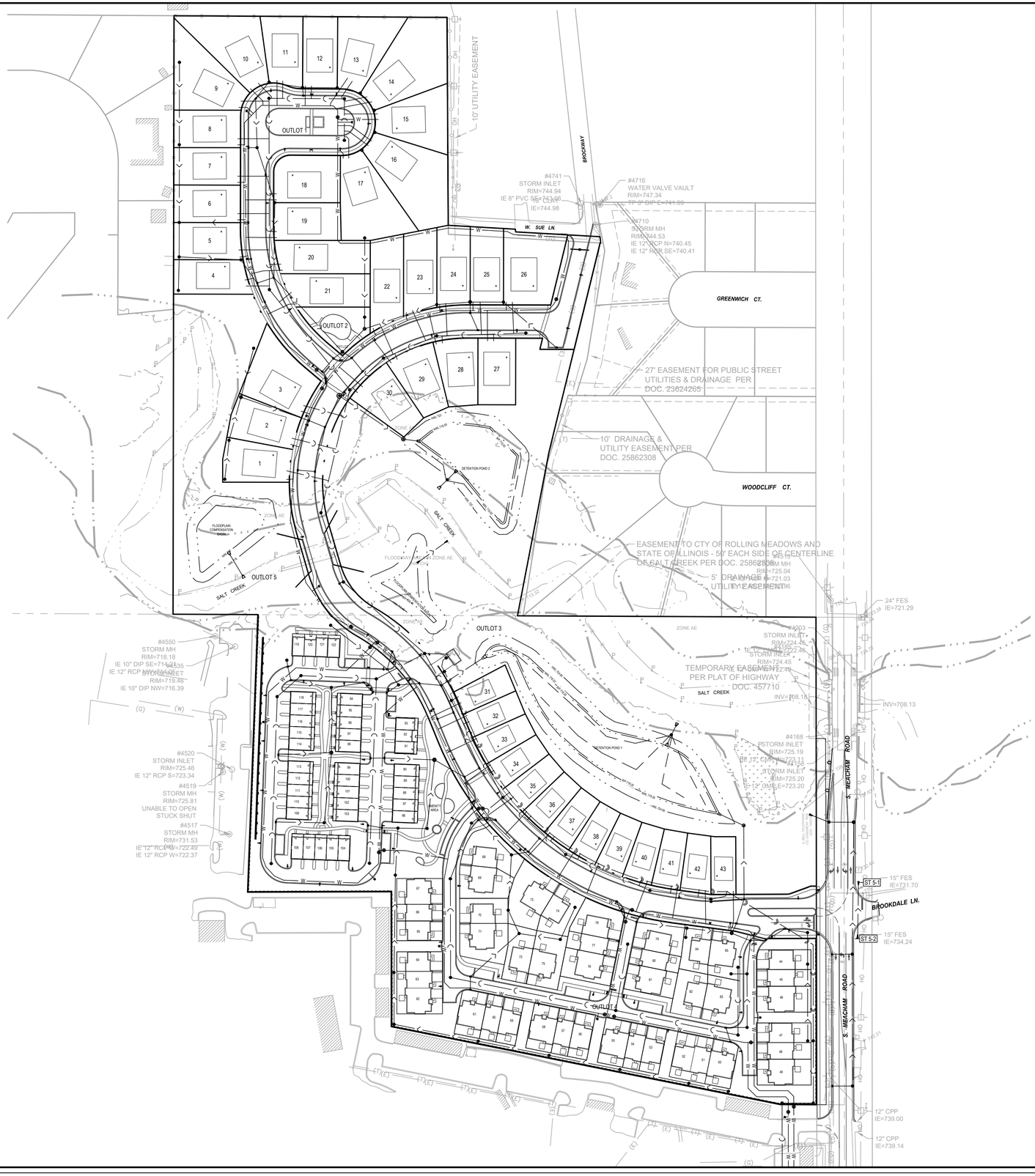
ORIGINAL ISSUE DATE: JANUARY 31, 2025

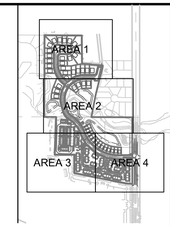
PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

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DRAWING NO.
5.5

n:\2022\220205\Drawings\ACAD\NR\E04\Sheet Drawings\5.3 Bank Stabilization.dwg 8/25/2025





NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
4. ALL STORM SEWER TO BE RCP CLASS III UNLESS OTHERWISE NOTED.
5. ALL MANHOLE LIDS TO BE CAST WITH THE UTILITY DESCRIPTION AS WELL AS "VILLAGE OF SCHAUMBURG".
6. INSTALLATION OF UTILITIES TO AVOID WETLANDS, CREEK AND OTHER PRESERVED AREAS. IF INSTALLATION IS THROUGH ONE OF THESE AREAS THAN AUGERING MUST BE USED.
7. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
8. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
9. EACH TOWNHOME/ROWHOME UNIT TO BE PROVIDED WITH 1.5" TYPE K COPPER WATER SERVICE AND 6" PVC SDR 26 SANITARY SERVICE.

GRAPHIC SCALE
100 50 0 100
1" = 100'

REVISIONS

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
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DRAWN BY: RI

OVERALL UTILITY PLAN

LOEBER FARM NITTI PUD

SCHAUMBURG ILLINOIS

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WATER STRUCTURE TABLE

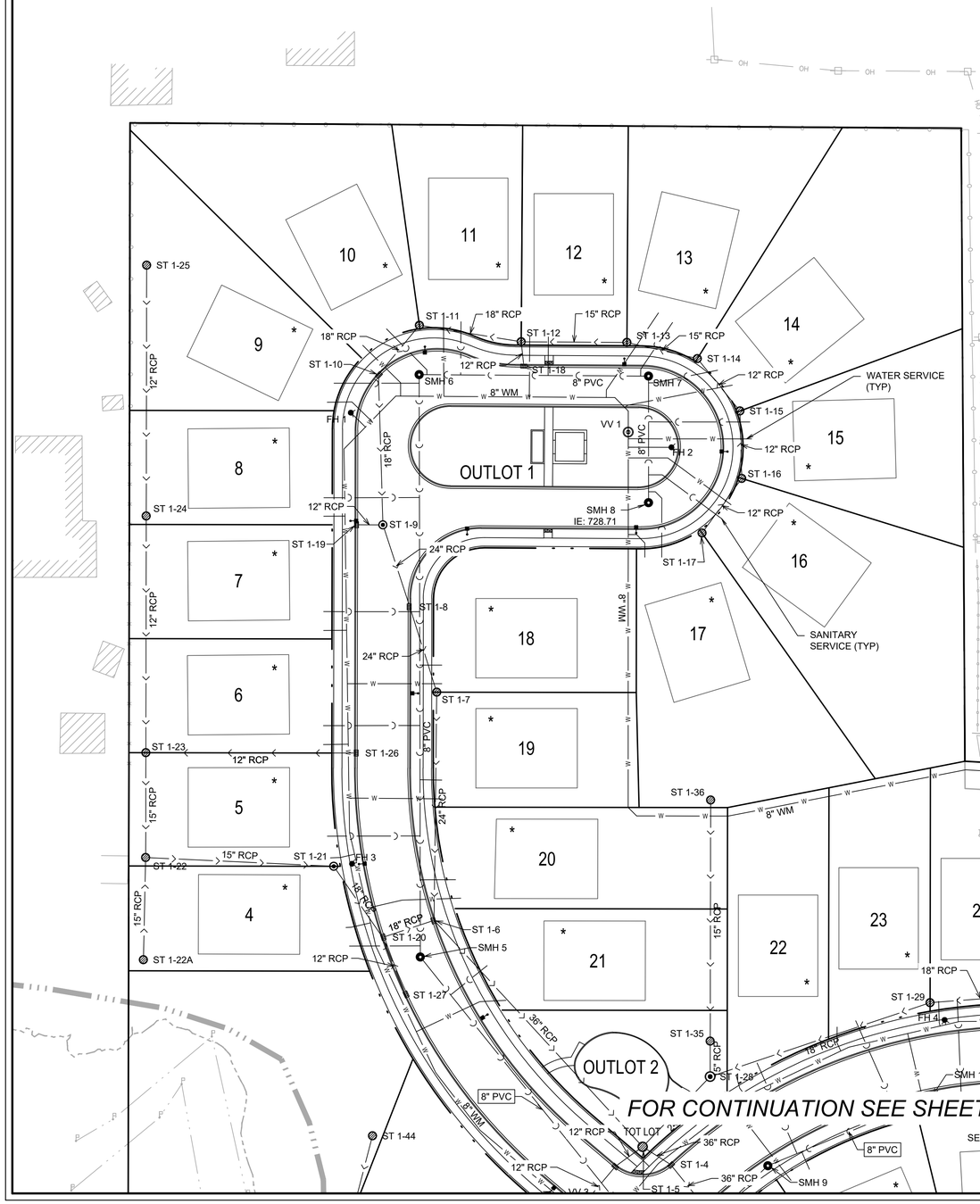
STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG = 735.29
FH 2	FIRE HYDRANT	FG = 739.24
FH 3	FIRE HYDRANT	FG = 729.48
FH 4	FIRE HYDRANT	FG = 735.31

WATER STRUCTURE TABLE

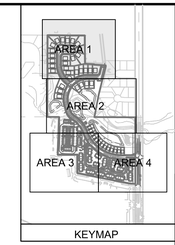
STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	8" VALVE IN 5' DIA. VAULT	RIM = 738.48
VV 2	8" VALVE IN 5' DIA. VAULT	RIM = 744.26

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 1-6	5' CURB INLET	RIM: 728.32	722.75 (24" N) 718.77 (18" W)	718.77 (36" SE)
ST 1-7	4' MH (Open)	RIM: 731.98	723.97 (24" N)	723.97 (24" S)
ST 1-8	2' CURB INLET	RIM: 732.91	724.41 (24" N)	724.41 (24" S)
ST 1-9	4' MH (Closed)	RIM: 734.08	725.79 (18" N) 730.16 (12" W)	725.79 (24" S)
ST 1-10	2' CURB INLET	RIM: 735.11	727.66 (18" NE)	727.66 (18" S)
ST 1-11	4' MH (Open)	RIM: 736.35	729.49 (18" E)	729.49 (18" SW)
ST 1-12	4' MH (Open)	RIM: 737.22	731.97 (15" E) 732.90 (12" S)	731.97 (18" W)
ST 1-13	4' MH (Open)	RIM: 738.15	733.51 (15" E)	733.51 (15" W)
ST 1-14	4' MH (Open)	RIM: 738.68	734.23 (12" SE)	734.23 (15" W)
ST 1-15	4' MH (Open)	RIM: 739.04	735.12 (12" S)	735.12 (12" NW)
ST 1-16	4' MH (Open)	RIM: 739.16	735.36 (12" SW)	735.36 (12" N)
ST 1-17	4' MH (Open)	RIM: 739.05		735.55 (12" NE)
ST 1-18	2' CURB INLET	RIM: 736.47		732.97 (12" N)
ST 1-19	2' CURB INLET	RIM: 733.74		730.24 (12" E)
ST 1-20	2' CURB INLET	RIM: 728.33	724.30 (12" S) 719.16 (18" NW)	719.16 (18" E)
ST 1-21	4' MH (Closed)	RIM: 729.69	719.61 (15" W)	719.61 (18" SE)
ST 1-22	4' MH (Open)	RIM: 725.99	722.07 (15" N) 725.36 (15" S)	722.07 (15" E)
ST 1-23	4' MH (Open)	RIM: 728.01	725.15 (12" N) 726.03 (12" E)	725.15 (15" S)
ST 1-24	4' MH (Open)	RIM: 733.64	727.65 (12" N)	727.65 (12" S)
ST 1-25	4' MH (Open)	RIM: 733.53		729.78 (12" S)
ST 1-26	2' CURB INLET	RIM: 730.13		726.63 (12" W)
ST 1-27	2' CURB INLET	RIM: 727.98		724.48 (12" N)
ST 1-28	5' MH (Closed)	RIM: 729.02	724.53 (18" E) 722.53 (15" N)	722.53 (24" SW)
ST 1-29	4' MH (Open)	RIM: 735.23	731.23 (18" E)	727.10 (18" W)
ST 1-30	5' MH (Open)	RIM: 737.70	733.32 (12" S) 733.95 (15" E)	732.47 (18" W)
ST 1-31	4' MH (Open)	RIM: 740.22	736.72 (12" SE)	736.47 (15" W)
ST 1-33	2' CURB INLET	RIM: 737.00	733.50 (12" SE)	733.50 (12" N)
ST 1-34	2' CURB INLET	RIM: 737.47		733.97 (12" NW)
ST 1-35	4' MH (Open)	RIM: 727.71	723.35 (15" N)	723.35 (15" S)
ST 1-36	4' MH (Open)	RIM: 732.46		725.75 (15" S)



FOR CONTINUATION SEE SHEET 6.2



KEYMAP

NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
4. ALL STORM SEWER TO BE RCP CLASS III UNLESS OTHERWISE NOTED.
5. ALL MANHOLE LIDS TO BE CAST WITH THE UTILITY DESCRIPTION AS WELL AS "VILLAGE OF SCHAUMBURG".
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GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS

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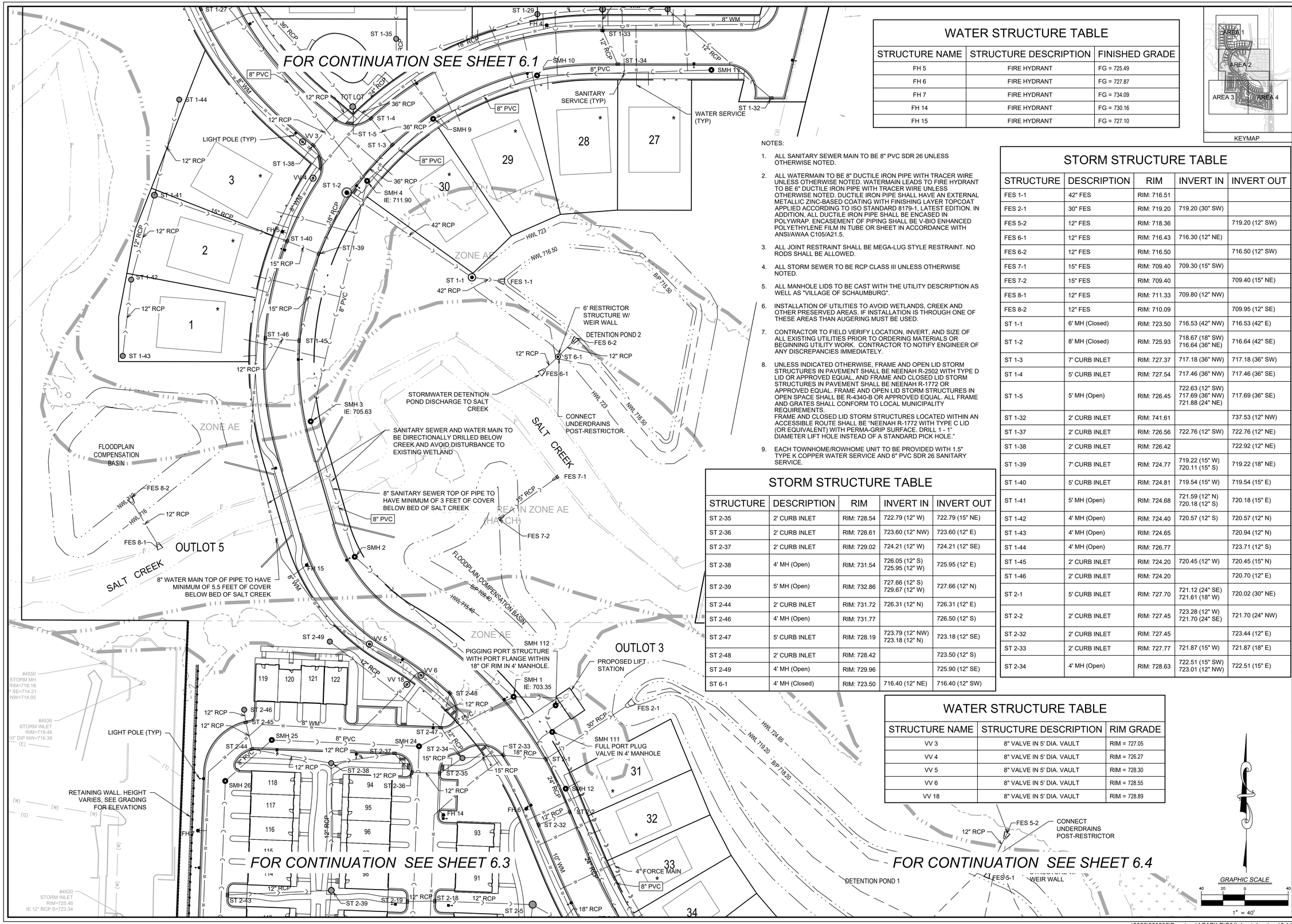
UTILITY PLAN - AREA 1

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

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DRAWING NO.
6.1



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9. EACH TOWNHOME/ROWHOME UNIT TO BE PROVIDED WITH 1.5" TYPE K COPPER WATER SERVICE AND 6" PVC SDR 26 SANITARY SERVICE.

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 5	FIRE HYDRANT	FG = 725.49
FH 6	FIRE HYDRANT	FG = 727.87
FH 7	FIRE HYDRANT	FG = 734.09
FH 14	FIRE HYDRANT	FG = 730.16
FH 15	FIRE HYDRANT	FG = 727.10

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
FES 1-1	42" FES	RIM: 716.51		
FES 2-1	30" FES	RIM: 719.20	719.20 (30" SW)	
FES 5-2	12" FES	RIM: 718.36		719.20 (12" SW)
FES 6-1	12" FES	RIM: 716.43	716.30 (12" NE)	
FES 6-2	12" FES	RIM: 716.50		716.50 (12" SW)
FES 7-1	15" FES	RIM: 709.40	709.30 (15" SW)	
FES 7-2	15" FES	RIM: 709.40		709.40 (15" NE)
FES 8-1	12" FES	RIM: 711.33	709.80 (12" NW)	
FES 8-2	12" FES	RIM: 710.09		709.95 (12" SE)
ST 1-1	6' MH (Closed)	RIM: 723.50	716.53 (42" NW)	716.53 (42" E)
ST 1-2	8' MH (Closed)	RIM: 725.93	718.67 (18" SW) 716.64 (36" NE)	716.64 (42" SE)
ST 1-3	7' CURB INLET	RIM: 727.37	717.18 (36" NW)	717.18 (36" SW)
ST 1-4	5' CURB INLET	RIM: 727.54	717.46 (36" NW)	717.46 (36" SE)
ST 1-5	5' MH (Open)	RIM: 726.45	722.63 (12" SW) 717.69 (36" NW) 721.88 (24" NE)	717.69 (36" SE)
ST 1-32	2' CURB INLET	RIM: 741.61		737.53 (12" NW)
ST 1-37	2' CURB INLET	RIM: 726.56	722.76 (12" SW)	722.76 (12" NE)
ST 1-38	2' CURB INLET	RIM: 726.42		722.92 (12" NE)
ST 1-39	7' CURB INLET	RIM: 724.77	719.22 (15" W) 720.11 (15" S)	719.22 (18" NE)
ST 1-40	5' CURB INLET	RIM: 724.81	719.54 (15" W)	719.54 (15" E)
ST 1-41	5' MH (Open)	RIM: 724.68	721.59 (12" N) 720.18 (12" S)	720.18 (15" E)
ST 1-42	4' MH (Open)	RIM: 724.40	720.57 (12" S)	720.57 (12" N)
ST 1-43	4' MH (Open)	RIM: 724.65		720.94 (12" N)
ST 1-44	4' MH (Open)	RIM: 726.77		723.71 (12" S)
ST 1-45	2' CURB INLET	RIM: 724.20	720.45 (12" W)	720.45 (15" N)
ST 1-46	2' CURB INLET	RIM: 724.20		720.70 (12" E)
ST 2-1	5' CURB INLET	RIM: 727.70	721.12 (24" SE) 721.61 (18" W)	720.02 (30" NE)
ST 2-2	2' CURB INLET	RIM: 727.45	723.28 (12" W) 721.70 (24" SE)	721.70 (24" NW)
ST 2-32	2' CURB INLET	RIM: 727.45		723.44 (12" E)
ST 2-33	2' CURB INLET	RIM: 727.77	721.87 (15" W)	721.87 (18" E)
ST 2-34	4' MH (Open)	RIM: 728.63	722.51 (15" SW) 723.01 (12" NW)	722.51 (15" E)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 2-35	2' CURB INLET	RIM: 728.54	722.79 (12" W)	722.79 (15" NE)
ST 2-36	2' CURB INLET	RIM: 728.61	723.60 (12" NW)	723.60 (12" E)
ST 2-37	2' CURB INLET	RIM: 729.02	724.21 (12" W)	724.21 (12" SE)
ST 2-38	4' MH (Open)	RIM: 731.54	726.05 (12" S) 725.95 (12" W)	725.95 (12" E)
ST 2-39	5' MH (Open)	RIM: 732.86	727.66 (12" S) 729.67 (12" W)	727.66 (12" N)
ST 2-44	2' CURB INLET	RIM: 731.72	726.31 (12" N)	726.31 (12" E)
ST 2-46	4' MH (Open)	RIM: 731.77		726.50 (12" S)
ST 2-47	5' CURB INLET	RIM: 728.19	723.79 (12" NW) 723.18 (12" N)	723.18 (12" SE)
ST 2-48	2' CURB INLET	RIM: 728.42		723.50 (12" S)
ST 2-49	4' MH (Open)	RIM: 729.96		725.90 (12" SE)
ST 6-1	4' MH (Closed)	RIM: 723.50	716.40 (12" NE)	716.40 (12" SW)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 3	8" VALVE IN 5' DIA. VAULT	RIM = 727.05
VV 4	8" VALVE IN 5' DIA. VAULT	RIM = 726.27
VV 5	8" VALVE IN 5' DIA. VAULT	RIM = 728.30
VV 6	8" VALVE IN 5' DIA. VAULT	RIM = 728.55
VV 18	8" VALVE IN 5' DIA. VAULT	RIM = 728.89

KEYMAP

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JANUARY 31, 2025

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

UTILITY PLAN - AREA 2

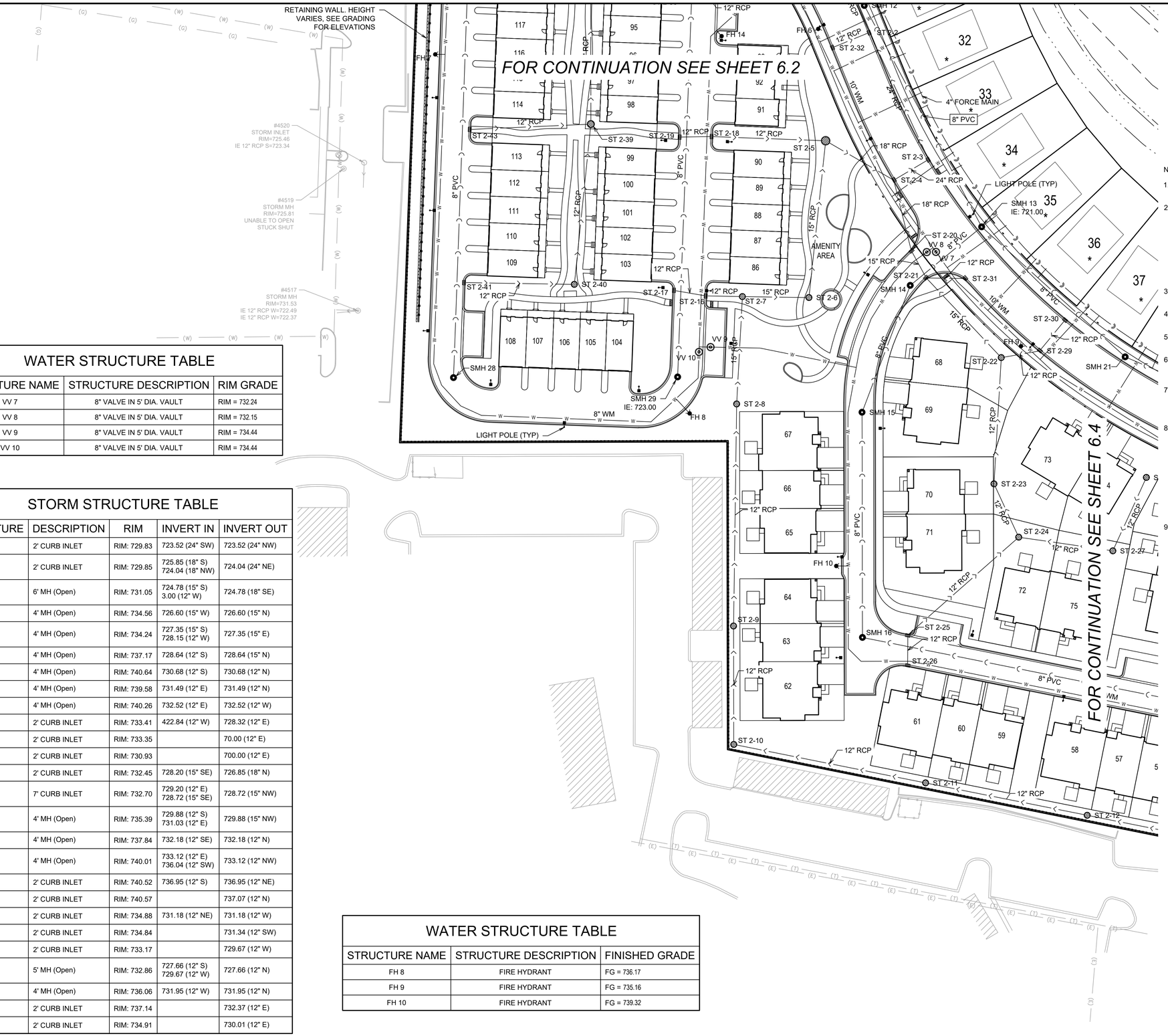
LOEBER FARM
NITTI PUD

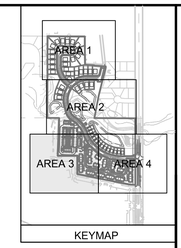
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
40 20 0 40
1" = 40'

DRAWING NO.
6.2





NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
4. ALL STORM SEWER TO BE RCP CLASS III UNLESS OTHERWISE NOTED.
5. ALL MANHOLE LIDS TO BE CAST WITH THE UTILITY DESCRIPTION AS WELL AS "VILLAGE OF SCHAUMBURG".
6. INSTALLATION OF UTILITIES TO AVOID WETLANDS, CREEK AND OTHER PRESERVED AREAS. IF INSTALLATION IS THROUGH ONE OF THESE AREAS THAN AUGERING MUST BE USED.
7. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
8. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
9. EACH TOWNHOME/ROWHOME UNIT TO BE PROVIDED WITH 1.5" TYPE K COPPER WATER SERVICE AND 6" PVC SDR 26 SANITARY SERVICE.

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 7	8" VALVE IN 5' DIA. VAULT	RIM = 732.24
VV 8	8" VALVE IN 5' DIA. VAULT	RIM = 732.15
VV 9	8" VALVE IN 5' DIA. VAULT	RIM = 734.44
VV 10	8" VALVE IN 5' DIA. VAULT	RIM = 734.44

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 2-3	2' CURB INLET	RIM: 729.83	723.52 (24" SW)	723.52 (24" NW)
ST 2-4	2' CURB INLET	RIM: 729.85	725.85 (18" S) 724.04 (18" NW)	724.04 (24" NE)
ST 2-5	6' MH (Open)	RIM: 731.05	724.78 (15" S) 3.00 (12" W)	724.78 (18" SE)
ST 2-6	4' MH (Open)	RIM: 734.56	726.60 (15" W)	726.60 (15" N)
ST 2-7	4' MH (Open)	RIM: 734.24	727.35 (15" S) 728.15 (12" W)	727.35 (15" E)
ST 2-8	4' MH (Open)	RIM: 737.17	728.64 (12" S)	728.64 (15" N)
ST 2-9	4' MH (Open)	RIM: 740.64	730.68 (12" S)	730.68 (12" N)
ST 2-10	4' MH (Open)	RIM: 739.58	731.49 (12" E)	731.49 (12" N)
ST 2-11	4' MH (Open)	RIM: 740.26	732.52 (12" E)	732.52 (12" W)
ST 2-16	2' CURB INLET	RIM: 733.41	422.84 (12" W)	728.32 (12" E)
ST 2-17	2' CURB INLET	RIM: 733.35		70.00 (12" E)
ST 2-19	2' CURB INLET	RIM: 730.93		700.00 (12" E)
ST 2-20	2' CURB INLET	RIM: 732.45	728.20 (15" SE)	726.85 (18" N)
ST 2-21	7' CURB INLET	RIM: 732.70	729.20 (12" E) 728.72 (15" SE)	728.72 (15" NW)
ST 2-22	4' MH (Open)	RIM: 735.39	729.88 (12" S) 731.03 (12" E)	729.88 (15" NW)
ST 2-23	4' MH (Open)	RIM: 737.84	732.18 (12" SE)	732.18 (12" N)
ST 2-24	4' MH (Open)	RIM: 740.01	733.12 (12" E) 736.04 (12" SW)	733.12 (12" NW)
ST 2-25	2' CURB INLET	RIM: 740.52	736.95 (12" S)	736.95 (12" NE)
ST 2-26	2' CURB INLET	RIM: 740.57		737.07 (12" N)
ST 2-29	2' CURB INLET	RIM: 734.88	731.18 (12" NE)	731.18 (12" W)
ST 2-30	2' CURB INLET	RIM: 734.84		731.34 (12" SW)
ST 2-31	2' CURB INLET	RIM: 733.17		729.67 (12" W)
ST 2-39	5' MH (Open)	RIM: 732.86	727.66 (12" S) 729.67 (12" W)	727.66 (12" N)
ST 2-40	4' MH (Open)	RIM: 736.06	731.95 (12" W)	731.95 (12" N)
ST 2-41	2' CURB INLET	RIM: 737.14		732.37 (12" E)
ST 2-43	2' CURB INLET	RIM: 734.91		730.01 (12" E)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 8	FIRE HYDRANT	FG = 736.17
FH 9	FIRE HYDRANT	FG = 735.16
FH 10	FIRE HYDRANT	FG = 739.32

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS		
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JANUARY 31, 2025

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
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3	08-22-25	REVISED PER PRG REVIEW

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

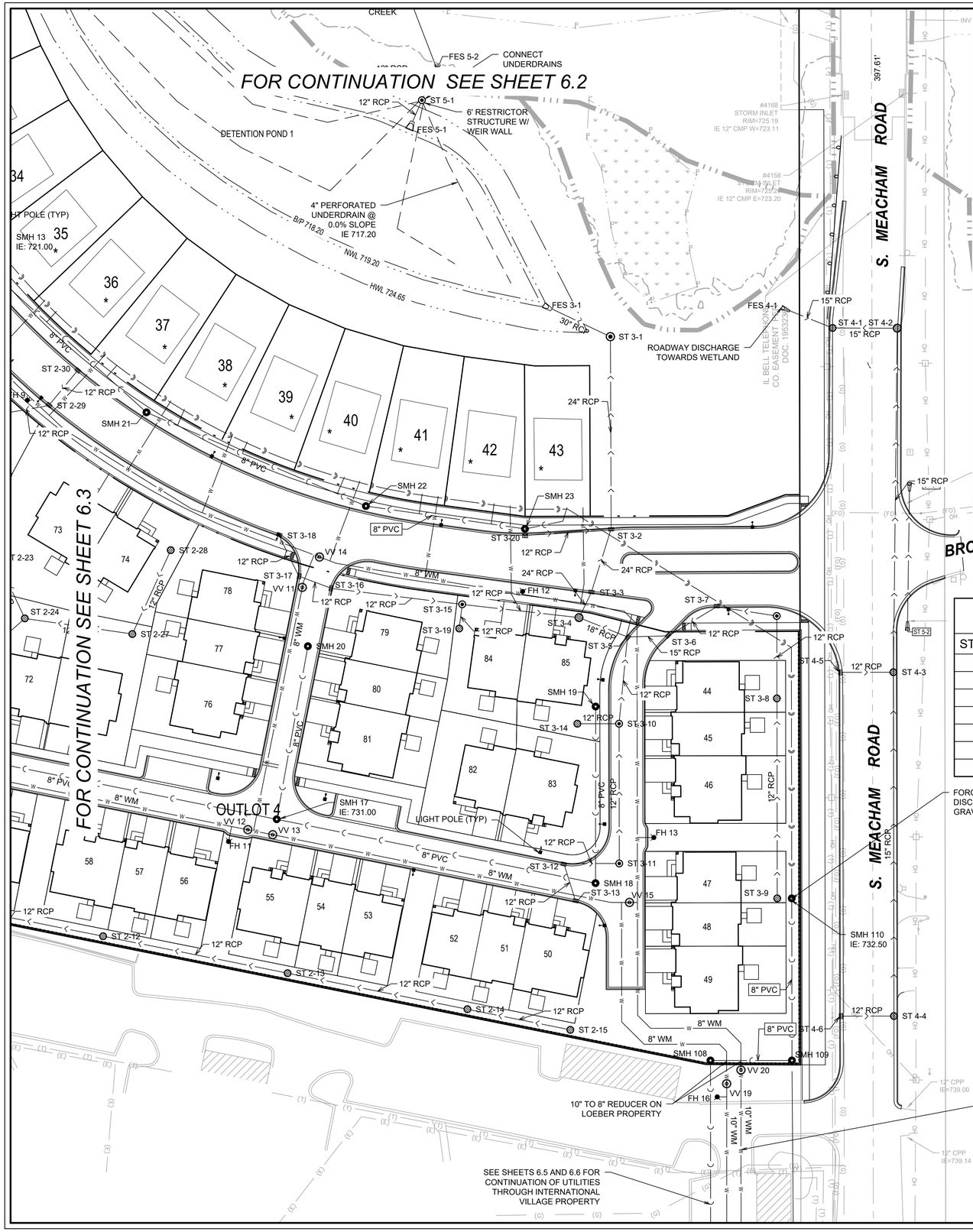
UTILITY PLAN - AREA 3

LOEBER FARM
NITTI PUD

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DRAWING NO.
6.3

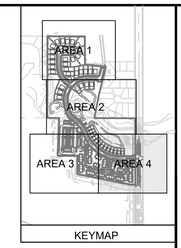


STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
FES 3-1	30" FES	RIM: 719.20	719.40 (30" SE)	
FES 4-1	15" FES	RIM: 719.67		720.25 (15" E)
FES 5-1	12" FES	RIM: 719.20	719.90 (12" NE)	
ST 2-12	4' MH (Open)	RIM: 740.39	733.14 (12" E)	733.14 (12" W)
ST 2-13	4' MH (Open)	RIM: 739.78	733.76 (12" E)	733.76 (12" W)
ST 2-14	4' MH (Open)	RIM: 739.32	734.37 (12" E)	734.37 (12" W)
ST 2-15	4' MH (Open)	RIM: 738.22		734.72 (12" W)
ST 2-27	4' MH (Open)	RIM: 738.19	733.52 (12" NE)	733.52 (12" W)
ST 2-28	4' MH (Open)	RIM: 737.33		733.83 (12" SW)
ST 3-1	5' MH (Closed)	RIM: 724.60	722.48 (24" S)	719.59 (30" NW)
ST 3-2	5' CURB INLET	RIM: 732.67	726.41 (24" S) 729.16 (12" W)	724.37 (24" N)
ST 3-3	2' CURB INLET	RIM: 733.33	726.98 (24" SW)	726.98 (24" N)
ST 3-4	5' MH (Open)	RIM: 733.83	727.40 (18" E) 729.36 (12" W)	727.40 (24" NE)
ST 3-5	2' CURB INLET	RIM: 733.67	728.67 (15" E) 728.87 (12" S)	728.67 (18" W)
ST 3-6	2' CURB INLET	RIM: 733.95	729.01 (12" NE)	729.01 (15" W)
ST 3-7	2' CURB INLET	RIM: 733.21	729.50 (12" E)	729.50 (12" SW)
ST 3-8	4' MH (Open)	RIM: 736.08	731.60 (12" S)	731.60 (12" N)
ST 3-9	4' MH (Open)	RIM: 738.19		735.48 (12" N)
ST 3-10	4' MH (Closed)	RIM: 735.46	731.96 (12" S) 730.93 (12" W)	730.93 (12" N)
ST 3-11	4' MH (Closed)	RIM: 738.57	734.48 (12" W)	734.48 (12" N)
ST 3-12	5' CURB INLET	RIM: 739.06	735.19 (12" S)	735.19 (12" E)
ST 3-13	2' CURB INLET	RIM: 738.86		735.36 (12" N)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 11	8" VALVE IN 5' DIA. VAULT	RIM = 736.46
VV 12	8" VALVE IN 5' DIA. VAULT	RIM = 742.00
VV 13	8" VALVE IN 5' DIA. VAULT	RIM = 741.90
VV 14	8" VALVE IN 5' DIA. VAULT	RIM = 736.20
VV 15	8" VALVE IN 5' DIA. VAULT	RIM = 739.23
VV 19	10" VALVE IN 5' DIA. VAULT	RIM = 739.63
VV 20	10" VALVE IN 5' DIA. VAULT	RIM = 739.51



NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
4. ALL STORM SEWER TO BE RCP CLASS III UNLESS OTHERWISE NOTED.
5. ALL MANHOLE LIDS TO BE CAST WITH THE UTILITY DESCRIPTION AS WELL AS "VILLAGE OF SCHAUMBURG".
6. INSTALLATION OF UTILITIES TO AVOID WETLANDS, CREEK AND OTHER PRESERVED AREAS. IF INSTALLATION IS THROUGH ONE OF THESE AREAS THAN AUGERING MUST BE USED.
7. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
8. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
9. EACH TOWNHOME/ROWHOME UNIT TO BE PROVIDED WITH 1.5" TYPE K COPPER WATER SERVICE AND 6" PVC SDR 26 SANITARY SERVICE.

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 3-14	4' MH (Open)	RIM: 734.55		731.07 (12" E)
ST 3-15	4' MH (Closed)	RIM: 734.41	730.91 (12" W) 730.91 (12" S)	730.91 (12" E)
ST 3-16	2' CURB INLET	RIM: 736.71	732.65 (12" W)	732.65 (12" E)
ST 3-17	2' CURB INLET	RIM: 736.07	732.77 (12" NW)	732.77 (12" E)
ST 3-18	2' CURB INLET	RIM: 736.42		732.92 (12" SE)
ST 3-19	4' MH (Open)	RIM: 734.54		731.18 (12" N)
ST 3-20	2' CURB INLET	RIM: 733.17		729.67 (12" E)
ST 4-1	4' CB (Open)	RIM: 728.89	719.67 (15" W) 723.88 (15" E)	
ST 4-2	4' CB (Open)	RIM: 729.12	724.58 (15" S)	724.58 (15" W)
ST 4-3	4' CB (Open)	RIM: 737.57	733.07 (12" W) 733.07 (15" S)	733.07 (15" N)
ST 4-4	4' CB (Open)	RIM: 740.32	735.82 (12" W)	735.82 (15" N)
ST 4-5	2' CURB INLET	RIM: 737.28		733.87 (12" E)
ST 4-6	2' CURB INLET	RIM: 740.08		736.70 (12" E)
ST 5-1	4' MH (Closed)	RIM: 724.43	719.10 (12" NE)	720.00 (12" SW)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 11	FIRE HYDRANT	FG = 742.51
FH 12	FIRE HYDRANT	FG = 733.69
FH 13	FIRE HYDRANT	FG = 738.39
FH 16	FIRE HYDRANT	FG = 739.42

GRAPHIC SCALE
40 20 0 40
1" = 40'

REVISIONS		
NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

UTILITY PLAN - AREA 4

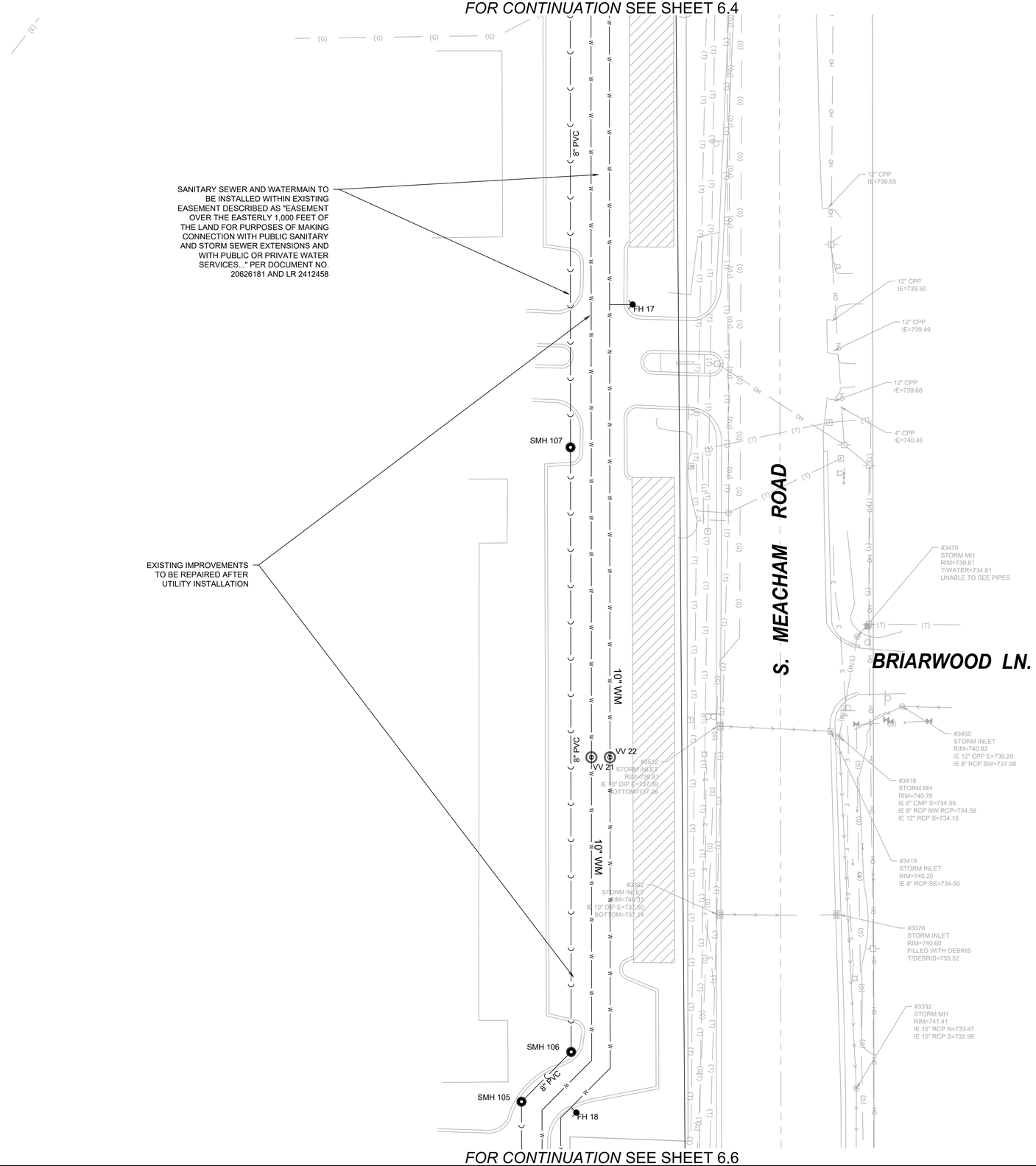
LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.4

FOR CONTINUATION SEE SHEET 6.4



NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
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7. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
8. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
9. EACH TOWNHOME/ROWHOME UNIT TO BE PROVIDED WITH 1.5" TYPE K COPPER WATER SERVICE AND 6" PVC SDR 26 SANITARY SERVICE.

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 17	FIRE HYDRANT	FG = MATCH EX GRADE
FH 18	FIRE HYDRANT	FG = MATCH EX GRADE

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 21	10" VALVE IN 5' DIA. VAULT	RIM = MATCH EX GRADE
VV 22	10" VALVE IN 5' DIA. VAULT	RIM = MATCH EX GRADE

GRAPHIC SCALE
30 15 0 30
1" = 30'

FOR CONTINUATION SEE SHEET 6.6

REVISIONS

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

UTILITY PLAN - AREA 5
LOEBER FARM
NITTI PUD
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.5

FOR CONTINUATION SEE SHEET 6.5

CORE CONNECT TO EXISTING SANITARY MANHOLE.
EX IE: 726.24 ±

SMH 101

8" PVC

8" PVC

SMH 100

THE EXISTING SANITARY MANHOLE AND DOWNSTREAM SANITARY SEWER SHALL BE SPRAY LINED. THE SPRAY LINING SHALL EXTEND TO THE EXISTING MANHOLE ALONG THE 42" MWRE INTERCEPTOR SEWER.

SANITARY SEWER AND WATERMAIN TO BE INSTALLED WITHIN EXISTING EASEMENT DESCRIBED AS "EASEMENT OVER THE EASTERLY 1,000 FEET OF THE LAND FOR PURPOSES OF MAKING CONNECTION WITH PUBLIC SANITARY AND STORM SEWER EXTENSIONS AND WITH PUBLIC OR PRIVATE WATER SERVICES..." PER DOCUMENT NO. 20626181 AND LR 2412458

8" PVC

SMH 102

8" PVC

SMH 103

8" PVC

SMH 104

8" PVC

SMH 105

FH 18

FH 19

10" WM

EXISTING VALVE VAULT TO BE USED TO SHUT DOWN MAIN TO THE EAST FOR PROPOSED CUT-IN-TEE

EXISTING IMPROVEMENTS TO BE REPAIRED AFTER UTILITY INSTALLATION

SEE MEACHAM ROAD PLANS FOR WATERMAIN CROSSING

CONNECT TO EXISTING 12" WATERMAIN USING A CUT-IN-TEE

VV 17

#3210
STORM INLET
RIM=737.60
IE 12" RCP E=734.00
BOTTOM=732.29

#3791
STORM INLET
RIM=727.25
IE 12" RCP SW=724.77

#3717
STORM MH
RIM=731.26
IE 27" RCP E=719.38
IE 24" RCP W=719.46
IE 8" RCP SE=724.88
(42" PER ATLAS E, W)

#3790
STORM MH
RIM=730.65
UNABLE TO MEASURE

#3242
STORM MH
RIM=732.15
IE 12" RCP E=728.88

#1221
STORM INLET
RIM=731.75
IE 6" RCP W=728.57

#1182
STORM INLET
RIM=730.93
IE 12" RCP SW=727.19
IE 4" CPP W=728.11

#1261
SANITARY MH
RIM=732.13
FULL OF SAND

#1216
STORM MH
RIM=731.78
UNABLE TO MEASURE
T/WATER=717.88

#1183
MWRD MH
RIM=731.03
UNABLE TO MEASURE
T/WATER=715.40

#1163
STORM MH
RIM=730.97
IE 60" RCP W=717.29
IE 48"? RCP E=717.62
IE 12" RCP SE=725.99

#1162
STORM INLET
RIM=728.79
IE 12" RCP NW=726.84

#1154
STORM MH
RIM=730.12
UNABLE TO MEAS. INV NE,
IE SW 10" RCP=722.06

#1141
STORM INLET
RIM=730.72
IE 12" RCP E=727.36

E. ALGONQUIN ROAD

ALL WATERMAIN SHUTDOWNS SHALL BE COORDINATED WITH THE VILLAGE OF SCHAUMBURG ENGINEERING AND PUBLIC WORKS DEPARTMENT (EPW). EPW WILL INVESTIGATE SHUTDOWNS PRIOR TO SCHEDULED CONSTRUCTION TO ENSURE THAT VALVES ARE FUNCTIONING PROPERLY. CONTRACTOR SHALL CONTACT EPW DISPATCH LINE (847-923-6612) A MINIMUM OF SEVEN WORKING DAYS PRIOR TO SHUTDOWN TO SCHEDULE THE PRE-SHUTDOWN INVESTIGATION.
CONTRACTOR SHALL CONTACT EPW A MINIMUM OF 48 HOURS PRIOR TO SHUTDOWN TO CONFIRM SCHEDULE AND DETAILS OF SHUTDOWN. DEPENDING ON THE NUMBER OF EXISTING BUSINESSES SERVICED BY THE AFFECTED WATERMAIN, SPECIAL CIRCUMSTANCES (NIGHT SHUTDOWN) MAY BE REQUIRED.

NOTES:

1. ALL SANITARY SEWER MAIN TO BE 8" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. ALL WATERMAIN TO BE 8" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. WATERMAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON PIPE WITH TRACER WIRE UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE SHALL HAVE AN EXTERNAL METALLIC ZINC-BASED COATING WITH FINISHING LAYER TOPCOAT APPLIED ACCORDING TO ISO STANDARD 8179-1, LATEST EDITION. IN ADDITION, ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYWRAP. ENCASEMENT OF PIPING SHALL BE V-BIO ENHANCED POLYETHYLENE FILM IN TUBE OR SHEET IN ACCORDANCE WITH ANSI/AWAA C105/A21.5.
3. ALL JOINT RESTRAINT SHALL BE MEGA-LUG STYLE RESTRAINT. NO RODS SHALL BE ALLOWED.
4. ALL STORM SEWER TO BE RCP CLASS III UNLESS OTHERWISE NOTED.
5. ALL MANHOLE LIDS TO BE CAST WITH THE UTILITY DESCRIPTION AS WELL AS "VILLAGE OF SCHAUMBURG".
6. INSTALLATION OF UTILITIES TO AVOID WETLANDS, CREEK AND OTHER PRESERVED AREAS. IF INSTALLATION IS THROUGH ONE OF THESE AREAS THAN AUGERING MUST BE USED.
7. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
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FH 19	FIRE HYDRANT	FG = MATCH EX GRADE

WATER STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 17	10" VALVE IN 5' DIA. VAULT	RIM = 731.82

GRAPHIC SCALE
30 15 0 30
1" = 30'

ORIGINAL ISSUE DATE: JANUARY 31, 2025

REVISIONS

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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

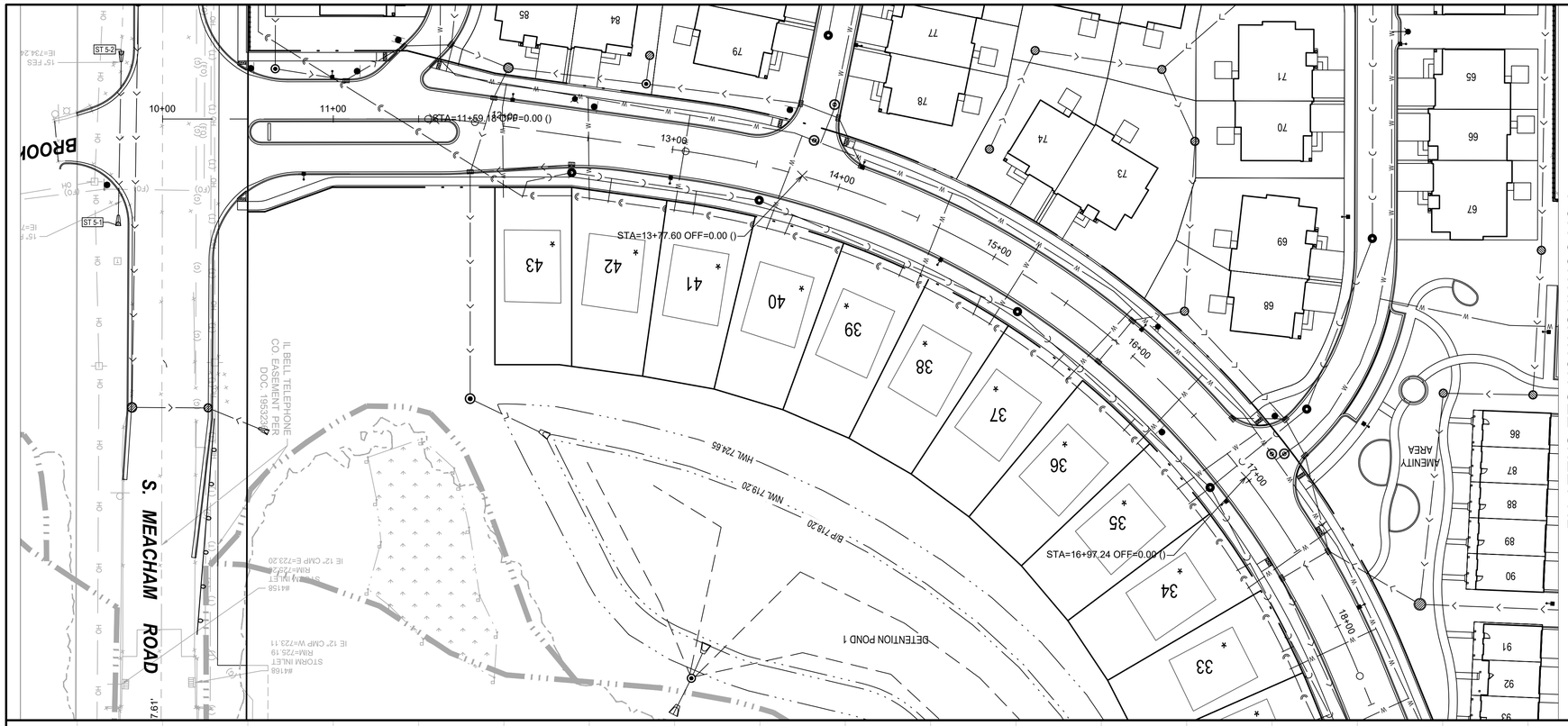
UTILITY PLAN - AREA 6

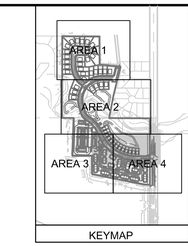
LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.6





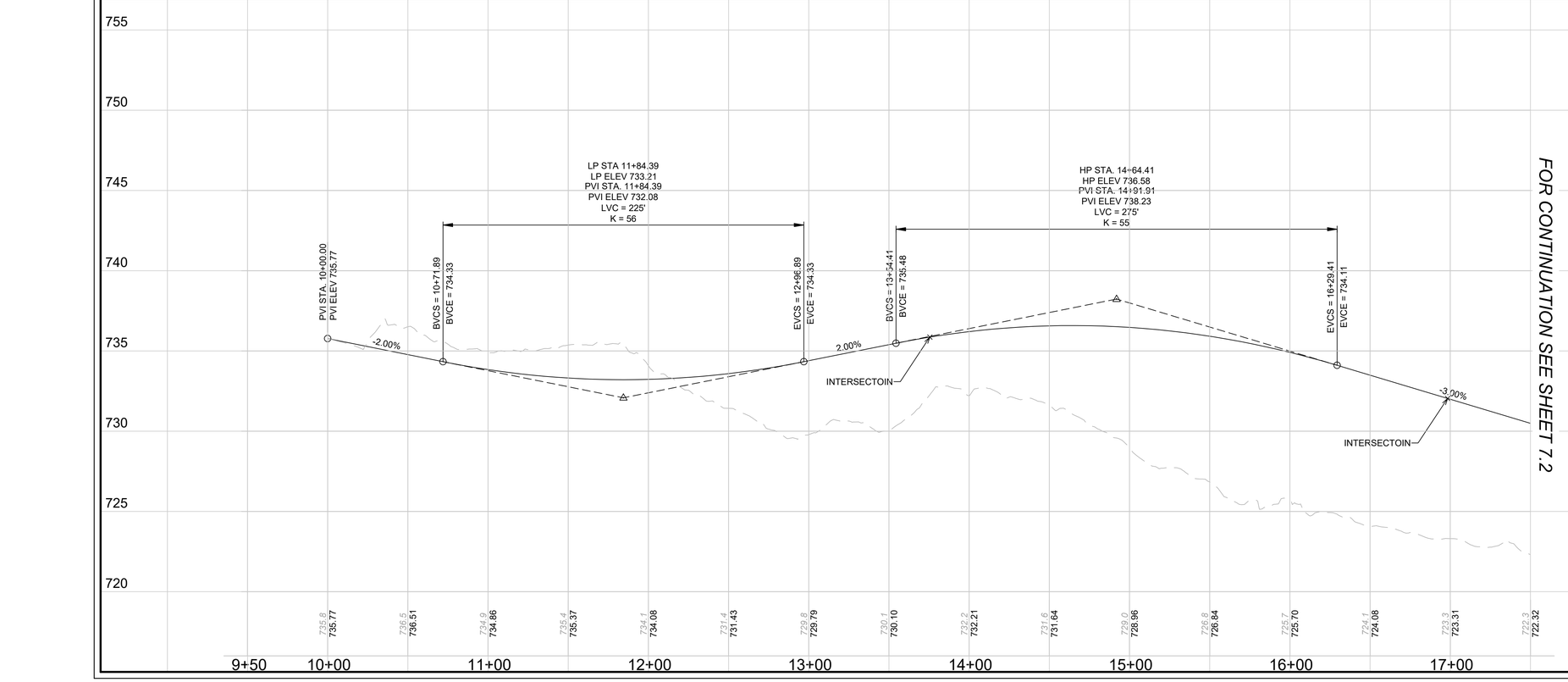
NOTES:

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

GRAPHIC SCALE

40 20 0 40

1" = 40'



GRAPHIC SCALE

HORIZONTAL: 0 20 40 (IN FEET)

VERTICAL: 0 2 4 (IN FEET)

REVISIONS		
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PLAN & PROFILE

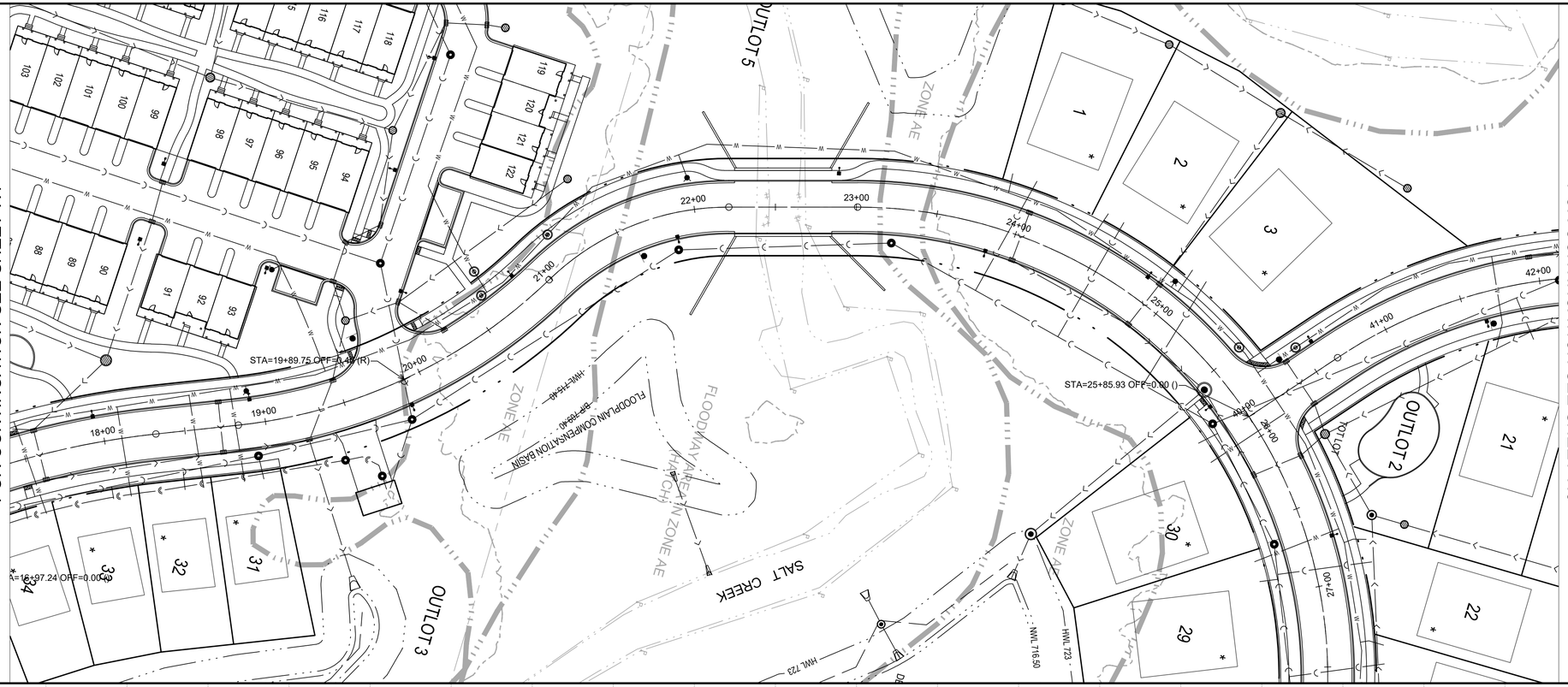
LOEBER FARM NITTI PUD

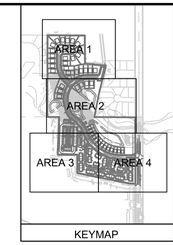
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DRAWING NO.

7.1

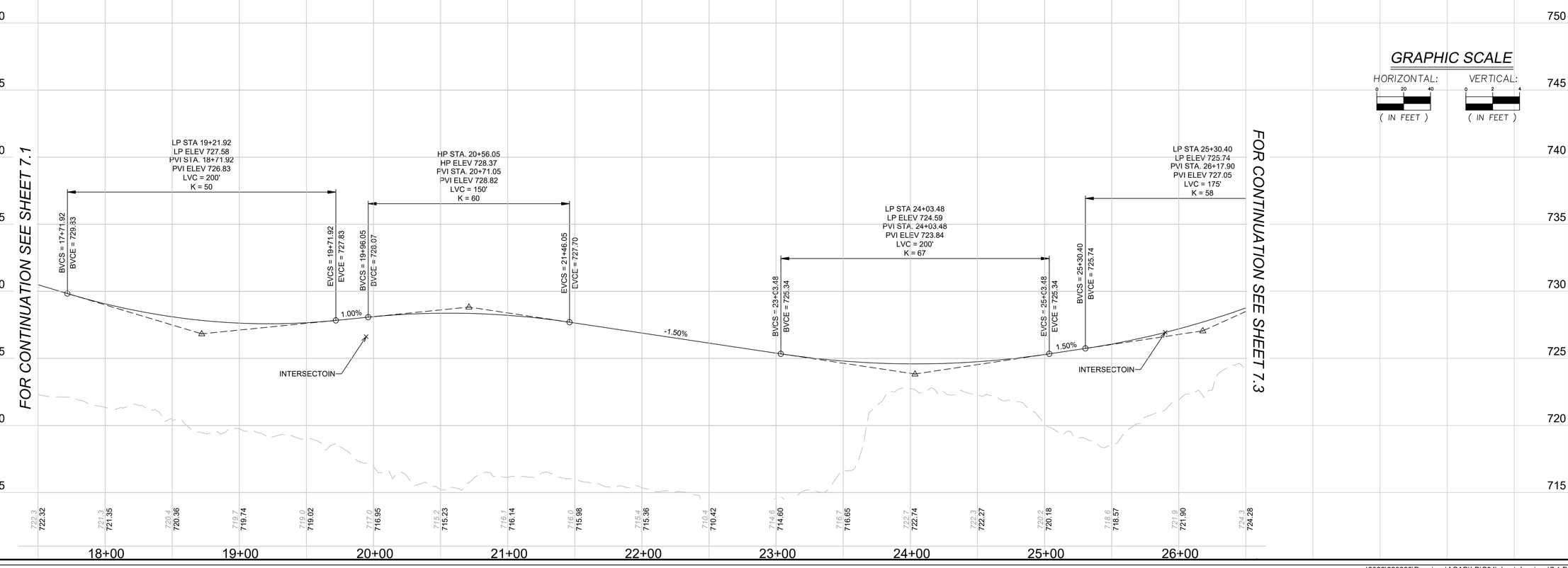




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GRAPHIC SCALE
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1" = 40'



GRAPHIC SCALE

HORIZONTAL: 0 20 40 (IN FEET)

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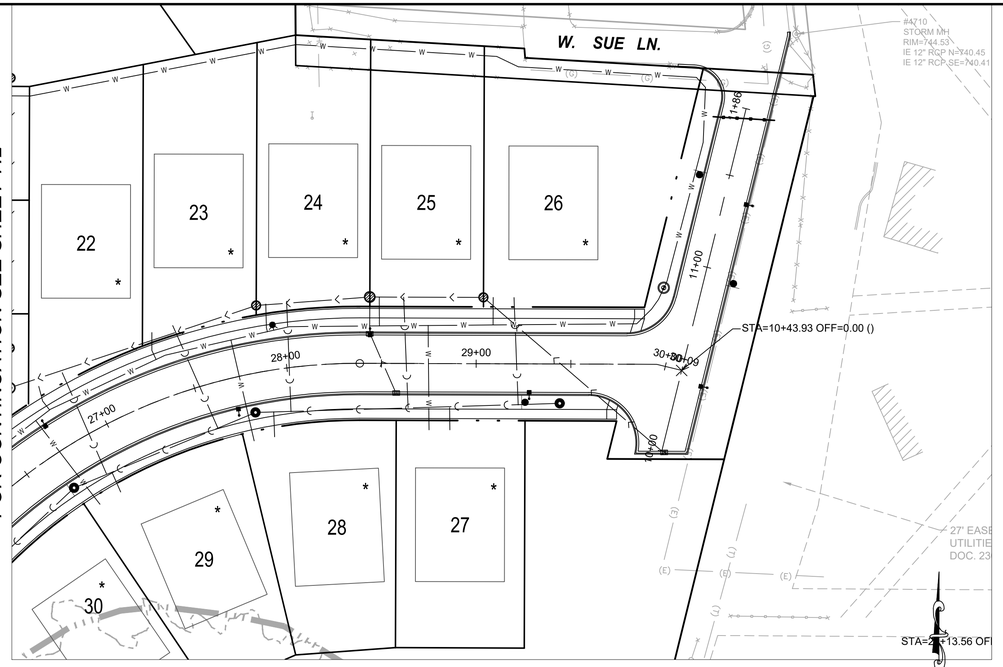
PLAN & PROFILE

LOEBER FARM NITTI PUD

SCHAUMBURG ILLINOIS

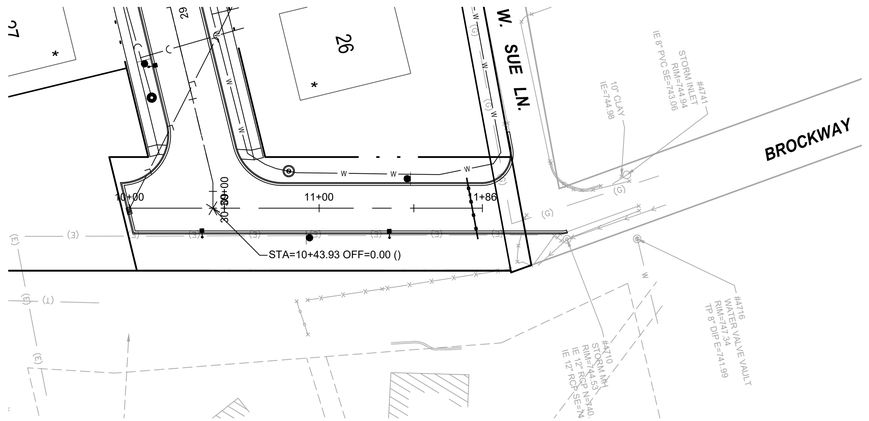
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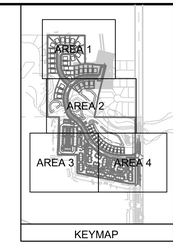
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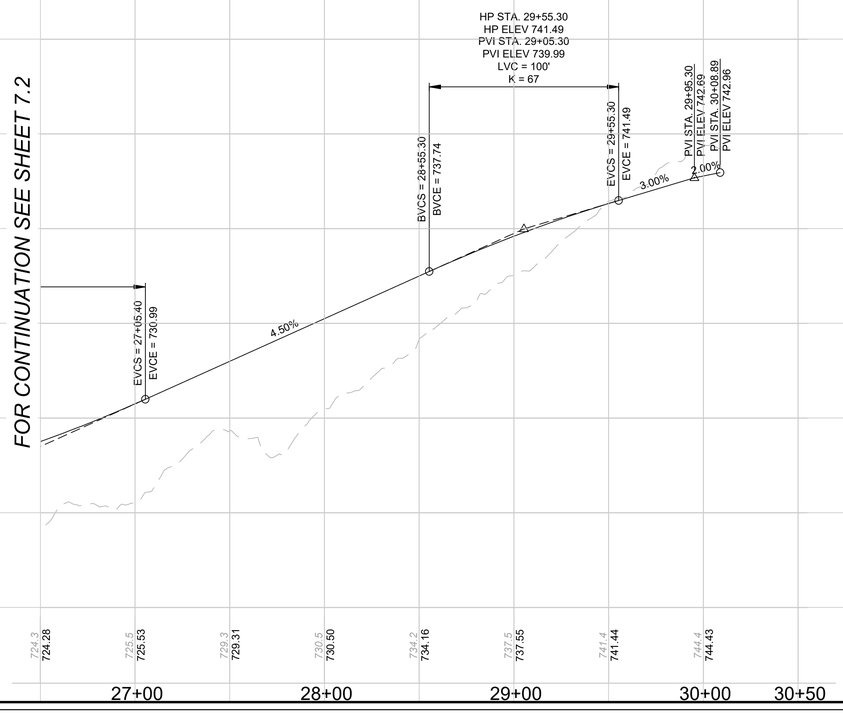
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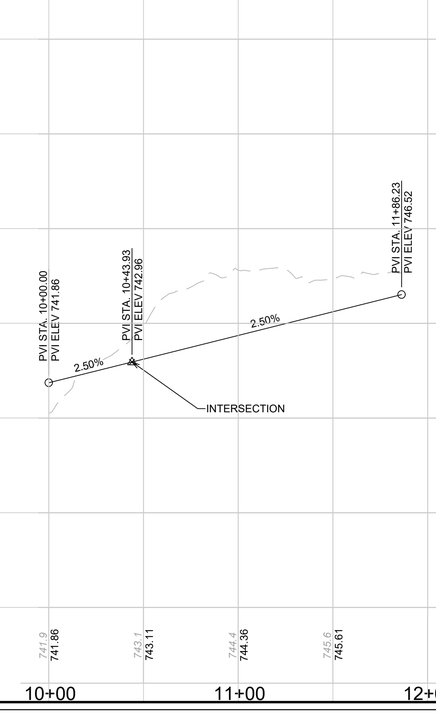
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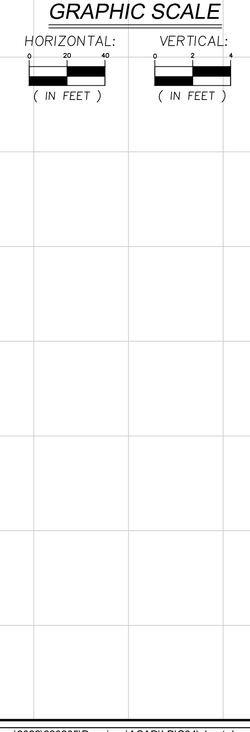












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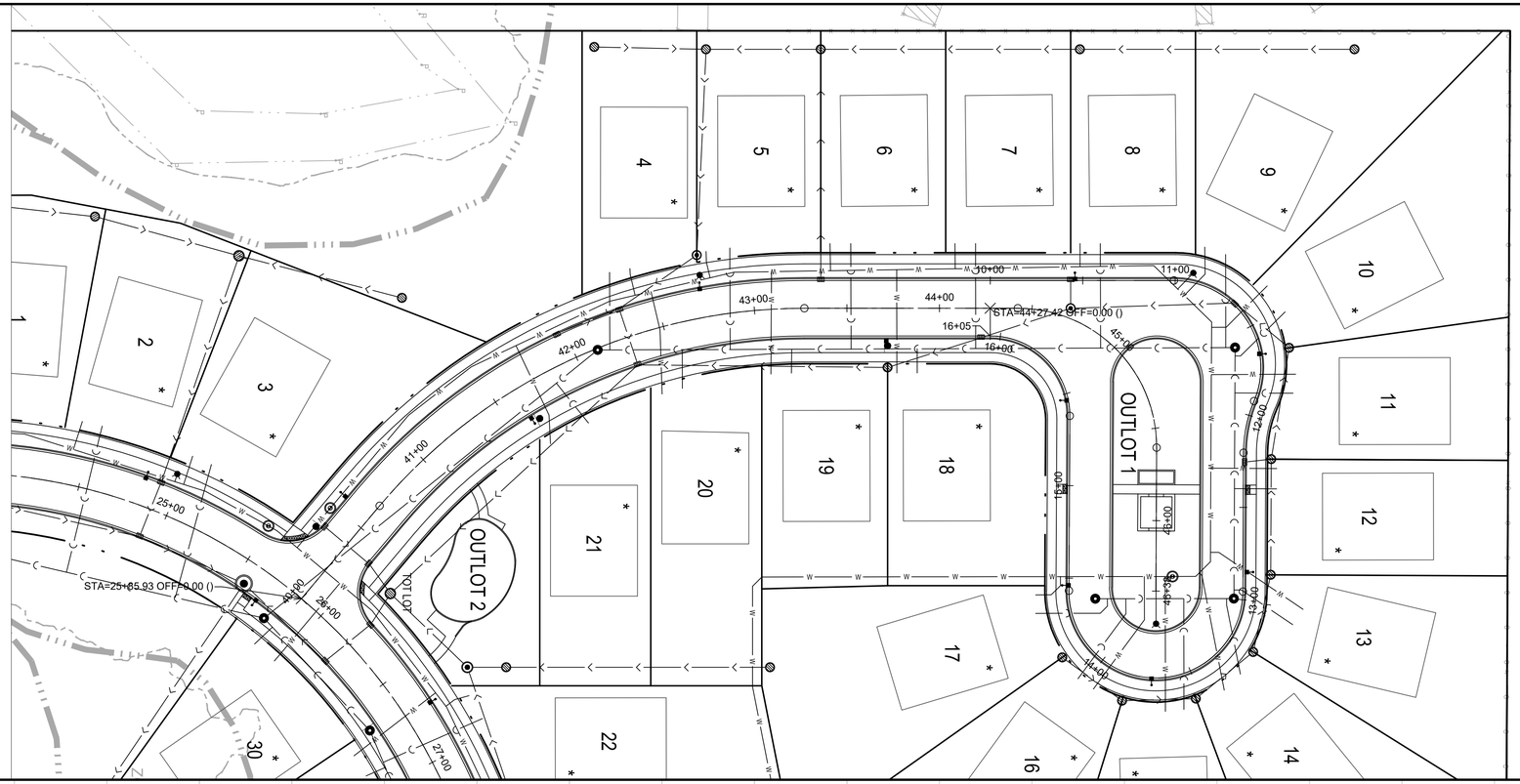
PLAN & PROFILE

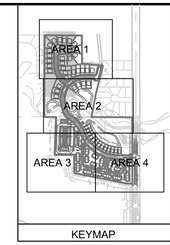
LOEBER FARM NITTI PUD

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DRAWING NO.
7.3





KEYMAP

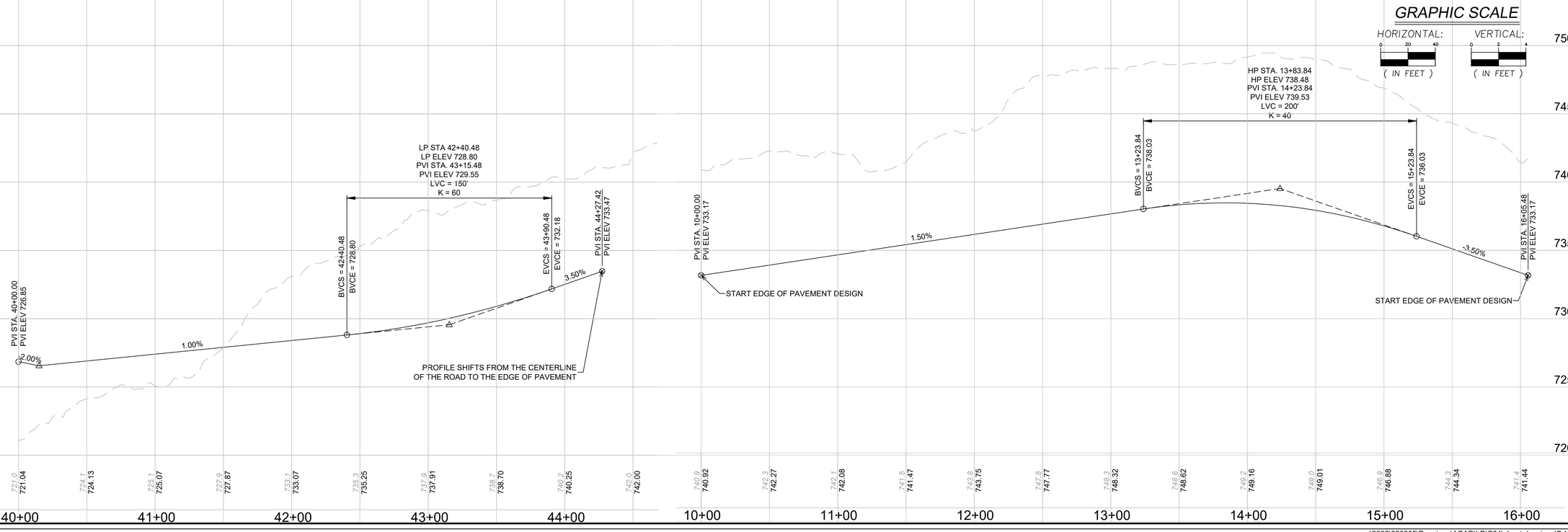
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GRAPHIC SCALE

40 20 0 40

1" = 40'



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PLAN & PROFILE

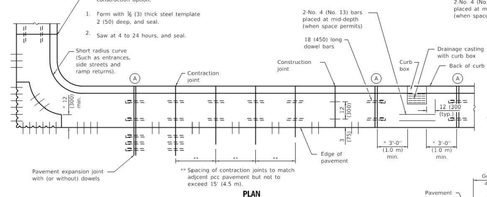
LOEBER FARM NITTI PUD

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7.4



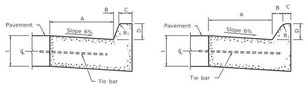
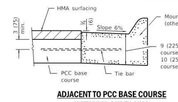


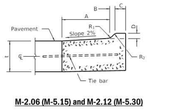
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1
B-6.06	6	2	4	2	3
(B-15.15)	15(0)	15(0)	10(0)	5(0)	7.5(0)
B-6.12	12	2	4	2	3
(B-15.3)	30(0)	15(0)	10(0)	5(0)	7.5(0)
B-6.18	18	2	4	2	3
(B-15.45)	45(0)	15(0)	10(0)	5(0)	7.5(0)
B-6.24	24	2	4	2	3
(B-15.60)	60(0)	15(0)	10(0)	5(0)	7.5(0)
B-9.12	12	2	4	3	3
(B-22.30)	30(0)	15(0)	10(0)	7.5(0)	7.5(0)
B-9.18	18	2	4	3	3
(B-22.45)	45(0)	15(0)	10(0)	7.5(0)	7.5(0)
B-9.24	24	2	4	3	3
(B-22.60)	60(0)	15(0)	10(0)	7.5(0)	7.5(0)

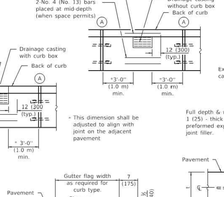
* For corner islands only.

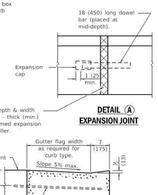
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	7
(M-5.15)	15(0)	15(0)	10(0)	5(0)	7.5(0)	17.5(0)
M-2.12	12	2	4	3	3	7
(M-5.30)	30(0)	15(0)	10(0)	7.5(0)	7.5(0)	17.5(0)
M-4.06	6	4	4	3	3	NA
(M-10.15)	15(0)	10(0)	10(0)	7.5(0)	7.5(0)	NA
M-4.12	12	4	4	3	3	NA
(M-10.30)	30(0)	10(0)	10(0)	7.5(0)	7.5(0)	NA
M-4.18	18	4	4	3	3	NA
(M-10.45)	45(0)	10(0)	10(0)	7.5(0)	7.5(0)	NA
M-4.24	24	4	4	3	3	NA
(M-10.60)	60(0)	10(0)	10(0)	7.5(0)	7.5(0)	NA
M-6.06	6	6	6	5	6	NA
(M-15.15)	15(0)	15(0)	15(0)	12.5(0)	15(0)	NA
M-6.12	12	6	6	5	6	NA
(M-15.30)	30(0)	15(0)	15(0)	12.5(0)	15(0)	NA
M-6.18	18	6	6	5	6	NA
(M-15.45)	45(0)	15(0)	15(0)	12.5(0)	15(0)	NA
M-6.24	24	6	6	5	6	NA
(M-15.60)	60(0)	15(0)	15(0)	12.5(0)	15(0)	NA

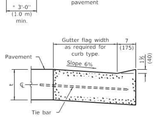












GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

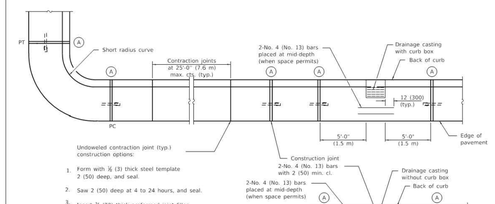
See Standard 606301 for details of corner islands.

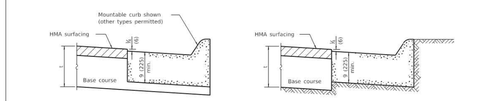
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

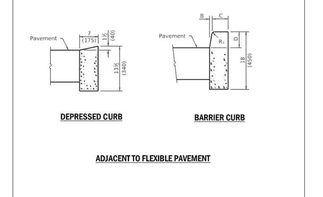
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08



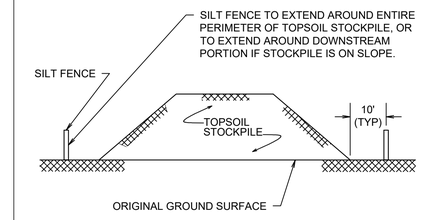






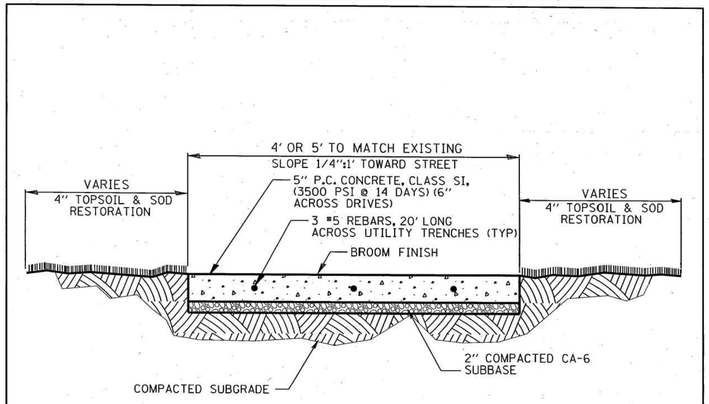
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-08



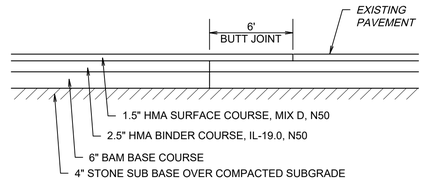
NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

TEMPORARY TOPSOIL STOCKPILE



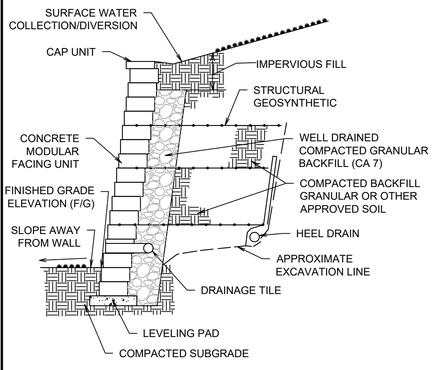
TYPICAL SIDEWALK

Revised Jan/08



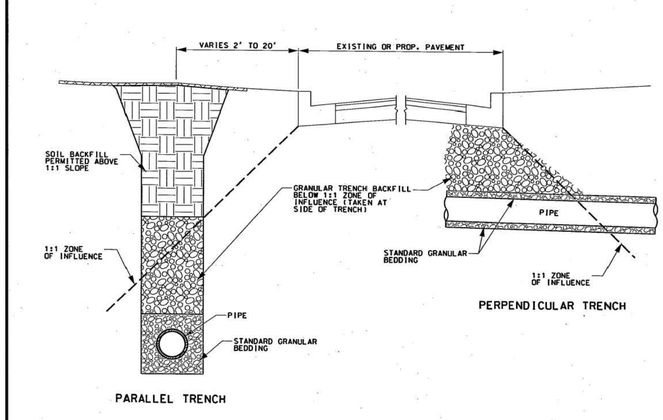
NOTE:
1. PAVEMENT TO MATCH PROPOSED SECTION AS INDICATED ON PLANS.

BUTT JOINT



NOTES:
1. PROVIDE SHOP DRAWING WITH STRUCTURAL ENGINEER'S SEAL FOR ENGINEERS REVIEW BEFORE WALL ERECTION.
2. SEE LANDSCAPE PLANS FOR TEXTURE AND COLOR OF WALL.

BLOCK RETAINING WALL (STRUCTURAL)



GRANULAR TRENCH BACKFILL
(IDOT CLASS CA-7 OR COMPACTED CA-6)

March/2011

NO.	DATE	DESCRIPTION

REVISIONS

ORIGINAL ISSUE DATE: 01/DATE

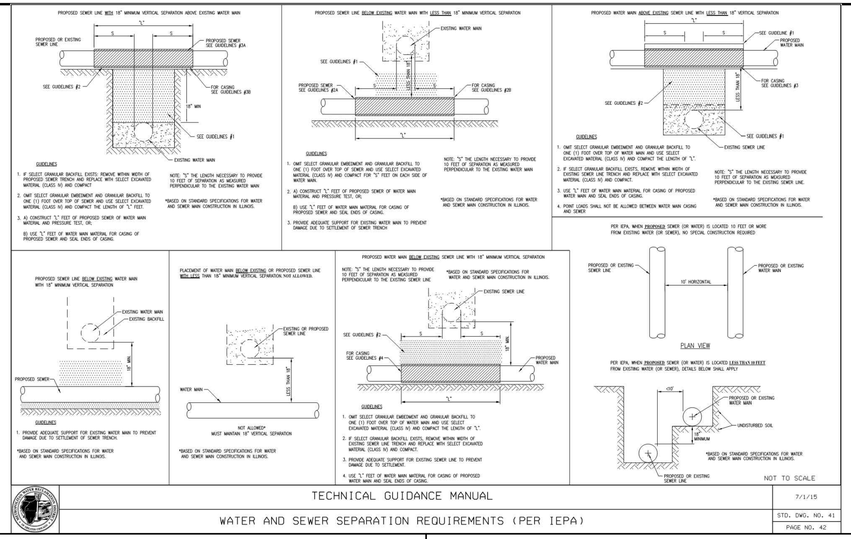
PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

CONSTRUCTION DETAILS

LOEBER FARM
SCHAUMBURG NITTI MULTIFAMILY ILLINOIS

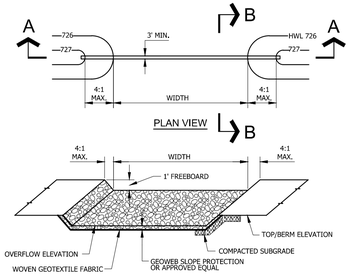
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
8.0



NOT TO SCALE

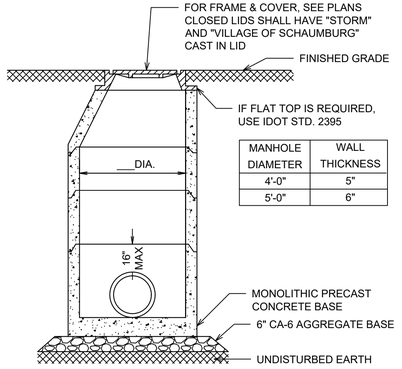
	TECHNICAL GUIDANCE MANUAL	7/1/15
	WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)	STD. DWG. NO. 41
		PAGE NO. 42



NOTES:
1. FINISHED FLOOR ELEVATIONS OF ADJACENT STRUCTURE SHALL BE ELEVATED AT LEAST ONE FOOT ABOVE PEAK 100-YEAR WATER SURFACE ELEVATION THROUGH OVERFLOW WEIR.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET OR EXCEED STANDARDS OF IUM MATERIAL SPECIFICATION 592, TABLE 1, CLASS I, II, OR III.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL EMERGENCY OVERFLOW WEIR	STD. DWG. NO.22
		PAGE NO. 23

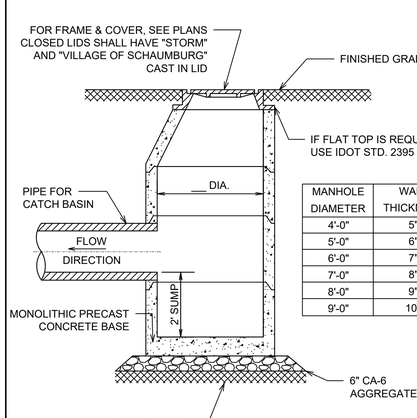


MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

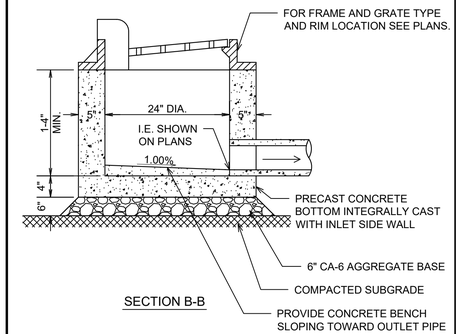
1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

STORM MANHOLE

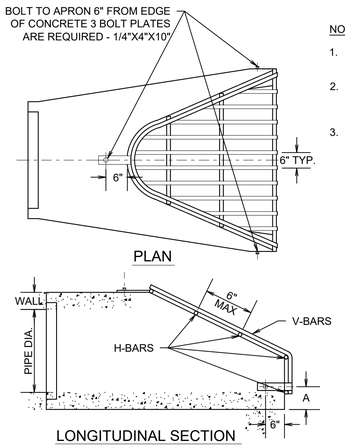


MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"
6'-0"	7"
7'-0"	8"
8'-0"	9"
9'-0"	10"

CATCH BASIN



2' DIAMETER INLET

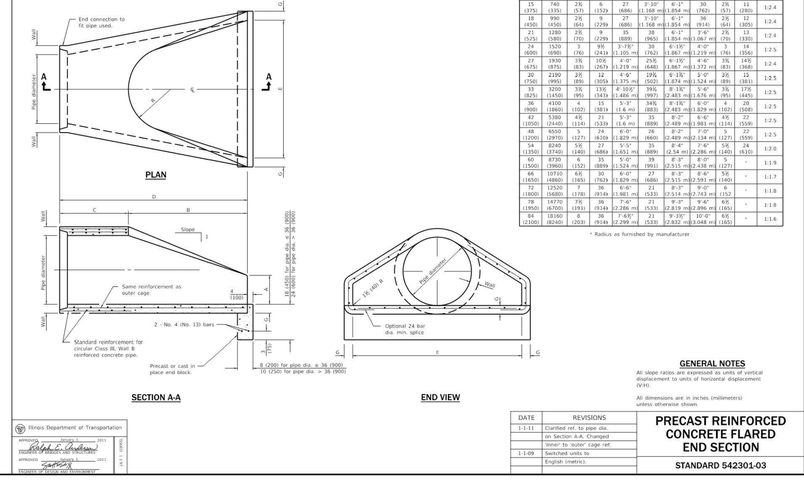


NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
		INCHES			INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

GRATE FOR FLARED END SECTION



PIPE DIA.	APPROX WT./ Ft (kg)	WALL	A	B	C	D	E	G	R	APPROX SLOPE
12 (300)	240	2 (51)	4 (102)	24 (610)	4'-05⁄8" [1.241 m]	6'-05⁄8" [1.851 m]	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	335	2 (51)	5 (127)	27 (686)	5'-10" [1.168 m]	6'-3" [1.854 m]	30 (762)	2½ (57)	11 (280)	1:2.4
18 (450)	450	2½ (64)	5 (127)	27 (686)	5'-10" [1.168 m]	6'-3" [1.854 m]	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	580	2½ (70)	5 (127)	27 (686)	5'-10" [1.168 m]	6'-3" [1.854 m]	42 (1067)	2½ (70)	13 (330)	1:2.4
24 (600)	1570 (690)	3 (76)	9½ (241)	39 (991)	6'-10" [2.105 m]	6'-3" [1.867 m]	48 (1219)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3 (83)	9½ (241)	39 (991)	6'-10" [2.105 m]	6'-3" [1.867 m]	54 (1372)	3 (83)	15 (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" [1.375 m]	7'-10" [2.391 m]	6'-3" [1.874 m]	60 (1524)	3½ (89)	16 (381)	1:2.5
33 (825)	3200 (1450)	3½ (95)	13½ (343)	4'-10½" [1.486 m]	7'-10" [2.391 m]	6'-3" [1.883 m]	66 (1676)	3½ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" [1.6 m]	8'-10" [2.683 m]	6'-3" [1.829 m]	72 (1829)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" [1.6 m]	8'-10" [2.689 m]	6'-3" [1.981 m]	84 (2134)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" [1.829 m]	9'-10" [2.689 m]	6'-3" [2.134 m]	96 (2438)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-3" [1.651 m]	8'-4" (2.54 m)	6'-3" [2.286 m]	108 (2743)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" [1.524 m]	9'-10" [2.515 m]	6'-3" [2.438 m]	120 (3048)	6 (152)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" [1.829 m]	9'-10" [2.515 m]	6'-3" [2.591 m]	132 (3353)	6½ (165)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-0" [1.981 m]	11'-0" (3.33)	6'-3" [2.514 m]	144 (3658)	7 (178)	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" [2.286 m]	11'-0" (3.33)	9'-3" [2.819 m]	156 (3962)	7½ (191)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6.5" [2.299 m]	11'-0" (3.33)	9'-3.25" [2.832 m]	168 (4267)	8 (203)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

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

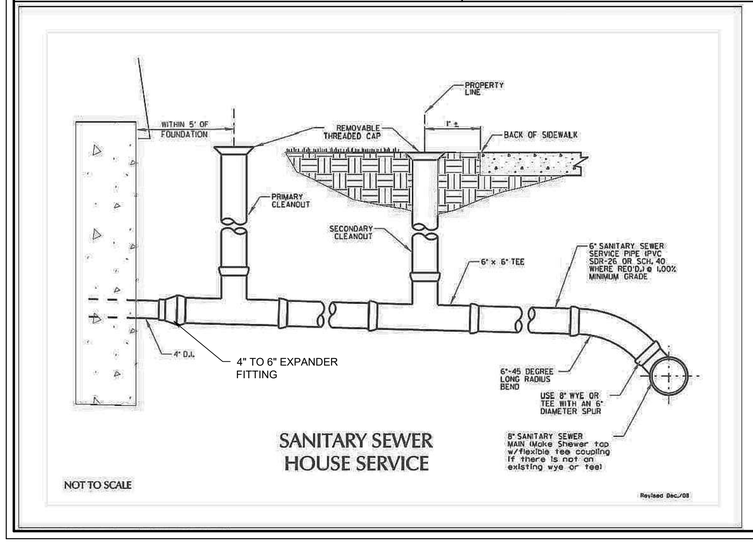
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A; Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

Illinois Department of Transportation
APPROVED _____ DATE _____
BUREAU CHIEF, BUREAU OF BRIDGES AND STRUCTURES
APPROVED _____ DATE _____
DIRECTOR OF HIGHWAY ADMINISTRATION



NO.	DATE	DESCRIPTION
		REVISIONS
		ORIGINAL ISSUE DATE: JANUARY 31, 2025
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

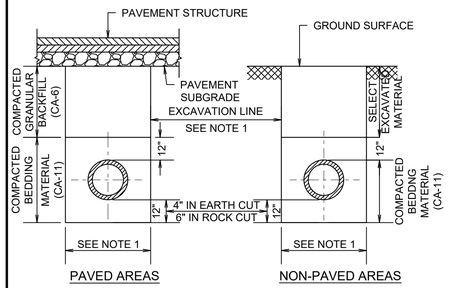
PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

CONSTRUCTION DETAILS

LOEBER FARM NITTI PUD
SCHAUMBURG, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
8.1

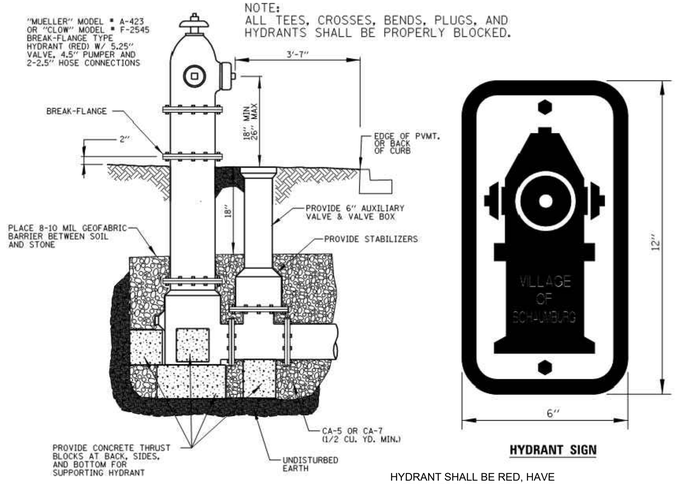


NOTES:

1. EXCAVATION LINE :
   PIPE SIZES UP TO 24", USE I.D. PLUS 20"
   PIPE SIZES OVER 24", USE O.D. PLUS 24"
2. LIMITS OF TRENCH GRANULAR BACKFILL SHALL EXTEND 2' OUTSIDE ALL PAVED AREAS.
3. BEDDING MATERIAL FOR PVC PIPE INSTALLATION SHALL COMPLY WITH ASTM D-2331, CLASS 1.
4. SEE GRANULAR TRENCH BACKFILL DETAIL ON SHEET 8.0 FOR TRENCH BACKFILL DEPTH.

TRENCH BACKFILL SECTIONS FOR PVC SANITARY SEWER AND WATER MAIN

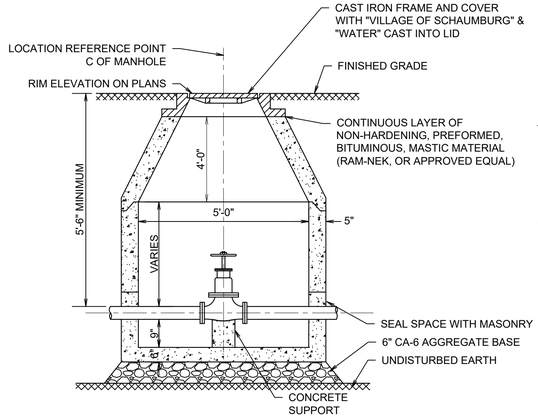
NOTE:
ALL TEES, CROSSES, BENDS, PLUGS, AND HYDRANTS SHALL BE PROPERLY BLOCKED.



FIRE HYDRANT

HYDRANT SIGN

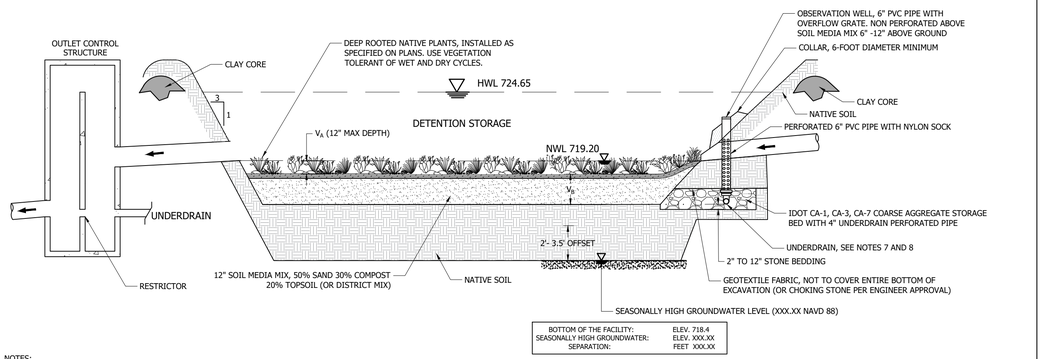
HYDRANT SHALL BE RED, HAVE A STAINLESS STEEL STEM, AND HAVE CAP CHAINS REMOVED



NOTES:

1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.

VALVE VAULT



BOTTOM OF THE FACILITY:	ELEV. 718.4
SEASONALLY HIGH GROUNDWATER:	ELEV. XXX.XX
SEPARATION:	FEET XXX.XX

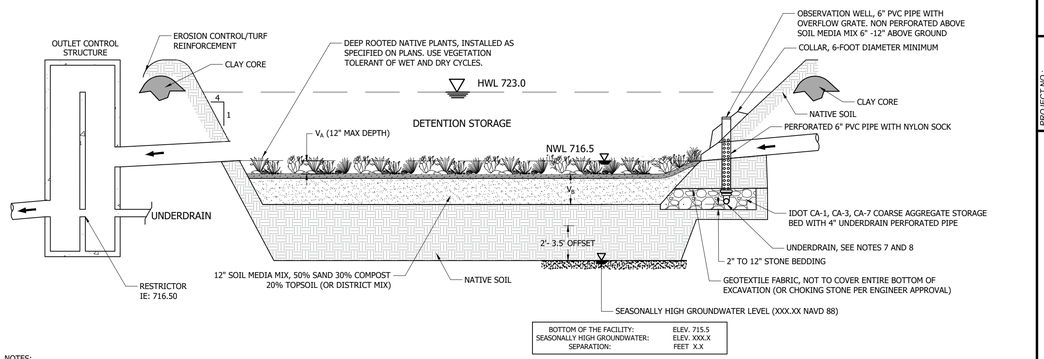
NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER; AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN THE BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL IS REQUIRED.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. BOTTOM OF VOLUME CONTROL FACILITY SHALL BE AS FLAT AS POSSIBLE. BOTTOM SLOPES SHALL NOT EXCEED 20:1. DETENTION BASIN SIDE SLOPES SHALL BE 3:1 MINIMUM.
6. THE DEPTH BELOW OUTLET SHALL NOT EXCEED 12 INCHES AND SHALL BE DEWATERED IN 72 HOURS OR LESS.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. UNDERDRAIN SHOULD BE NO LARGER THAN 4 INCHES IN DIAMETER TO ENCOURAGE RETENTION, HAVE AN OBSERVATION WELL INSTALLED AT THE TERMINAL END AND BE SPACED NO MORE THAN 30 FEET ON CENTER ACROSS A RETENTION FIELD. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
8. VOLUME CONTROL FACILITY UNDERDRAIN SYSTEM SHALL BE CONNECTED TO A DOWNSTREAM STRUCTURE, UPSTREAM OF THE RESTRICTOR.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

VOLUME CONTROL / DETENTION POND 1



BOTTOM OF THE FACILITY:	ELEV. 715.5
SEASONALLY HIGH GROUNDWATER:	ELEV. XXX.X
SEPARATION:	FEET X.X

NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM ROADWAY GRAVEL SHOULDER; AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN THE BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL IS REQUIRED.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. BOTTOM OF VOLUME CONTROL FACILITY SHALL BE AS FLAT AS POSSIBLE. BOTTOM SLOPES SHALL NOT EXCEED 20:1. DETENTION BASIN SIDE SLOPES SHALL BE 3:1 MINIMUM.
6. THE DEPTH BELOW OUTLET SHALL NOT EXCEED 12 INCHES AND SHALL BE DEWATERED IN 72 HOURS OR LESS.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. UNDERDRAIN SHOULD BE NO LARGER THAN 4 INCHES IN DIAMETER TO ENCOURAGE RETENTION, HAVE AN OBSERVATION WELL INSTALLED AT THE TERMINAL END AND BE SPACED NO MORE THAN 30 FEET ON CENTER ACROSS A RETENTION FIELD. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
8. VOLUME CONTROL FACILITY UNDERDRAIN SYSTEM SHALL BE CONNECTED TO A DOWNSTREAM STRUCTURE, UPSTREAM OF THE RESTRICTOR.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

VOLUME CONTROL / DETENTION POND 2

REVISIONS

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

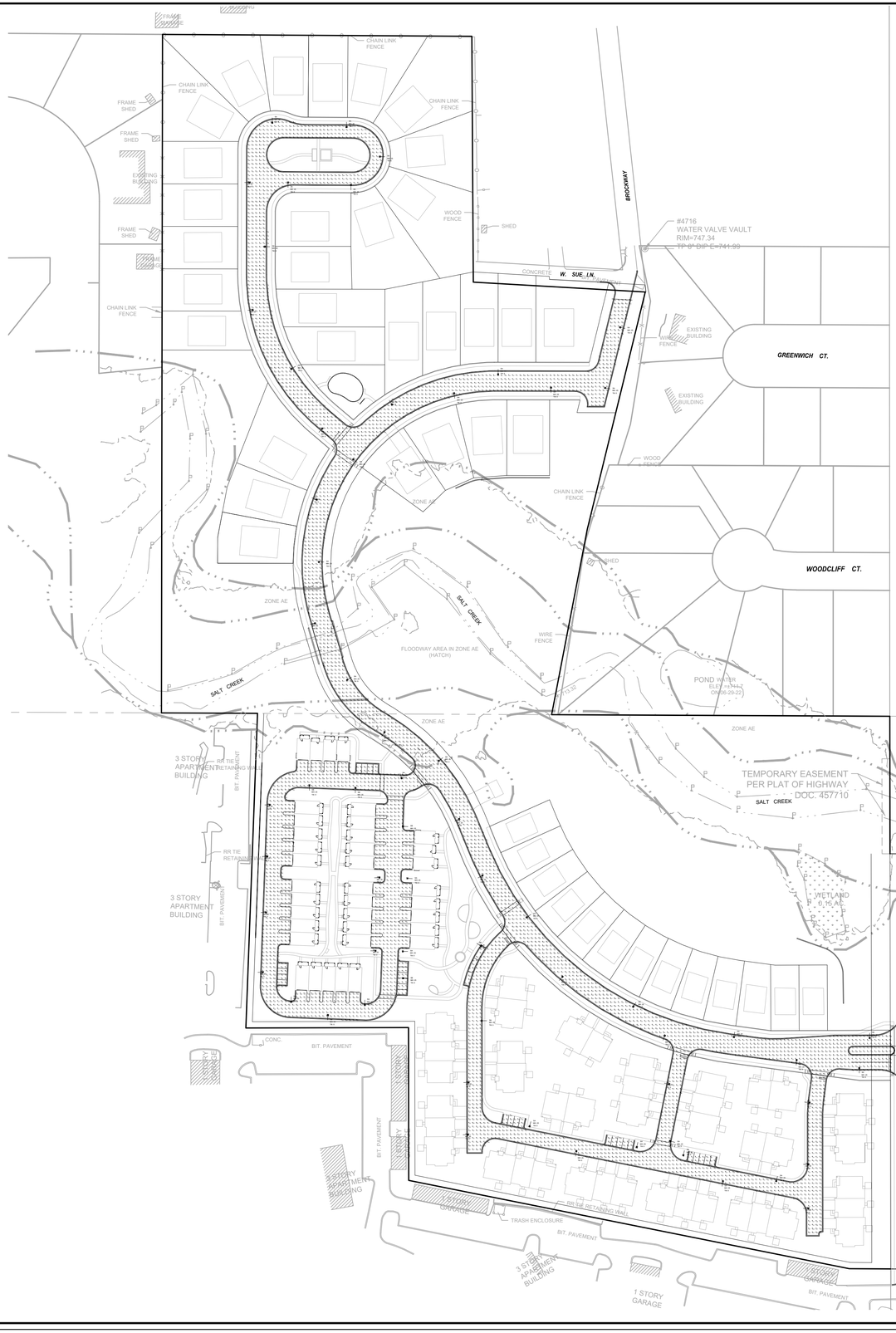
PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

CONSTRUCTION DETAILS

LOEBER FARM NITTI PUD
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
8.2



LOEBER FARMS PHASE 2
ROADWAY AREAS
STREET LIGHTING

Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens	BUG Rating	[TEST]	Lum. Tilt
	32	5A	LUMECR TRZO-35W/2LED30K-G3-LE8F / 4' ARM / MTD AT 25' AFG	37	0.900	4761	B1-U0-G1	Scaled From LRQL0902i	0
	12	5B	LUMECR TRZO-35W/2LED30K-G3-LE4F /4' ARM / MTD AT 25' AFG	37	0.900	4682	B1-U0-G1	Scaled From LRQL0902i	0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
LOTS 1 - 80 ILLUMINANCE	Illuminance	Fc	1.02	2.5	0.3	3.40	8.33	0
LOTS 80-112 ILLUMINANCE	Illuminance	Fc	0.92	2.5	0.3	3.07	7.67	0
MAIN DRIVE	Illuminance	Fc	0.94	2.3	0.3	3.13	7.67	0

Filename: LF-PH2-2025-06-24.AGI

NOTE: ALL CALCULATIONS POINTS AT GRADE LEVEL

O:\Clients JMP\Chicago Lig Works\Start Info\Chicago.jpg

GRAPHIC SCALE
100 50 0 100
1" = 100'

REVISIONS		
NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
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ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

STREET LIGHTING PLAN

LOEBER FARM
NITTI PUD

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
P.0

FINAL ENGINEERING PLANS
FOR

LOEBER FARM - OFFSITE IMPROVEMENTS

SCHAUMBURG, ILLINOIS

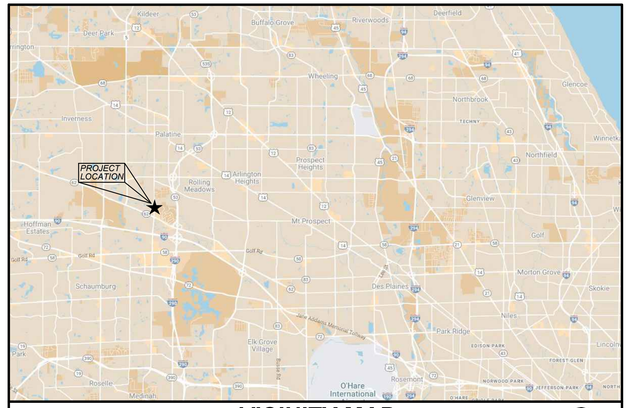
PROJECT TEAM

OWNER/DEVELOPER

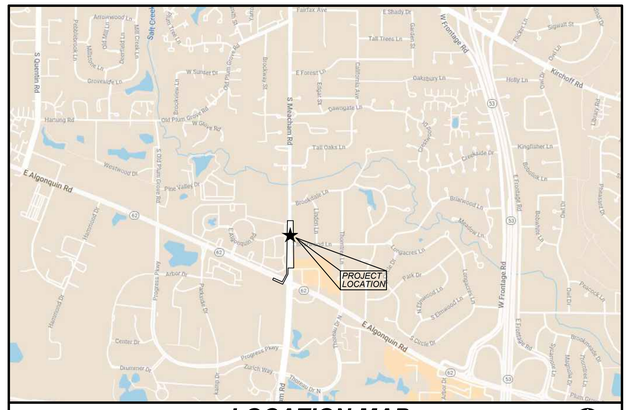
Nitti Group, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630 980 4364
Contact: Nico Nitti

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dan Free, P.E.
dfree@v3co.com
Project Engineer: Tom Kunschke, P.E.
tkunschke@v3co.com
Design Engineer: Nick DeCapri
ndecapri@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

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2.0	*DEMOLITION PLAN*
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BENCHMARKS

SOURCE: NGS MONUMENTS

STATION DESIGNATION: DM3901
ESTABLISHED BY: BERNS CLANCY AND ASSOCIATES
DATE: 06/15/2010

ELEVATION: 730.29 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD W/O SLEEVE. THE STATION IS 0.05 MI (0.1 KM) EAST OF THE JUNCTION OF CORPORATE CROSSING WITH MARTINGALE ROAD, 77 FT (23.5 M) SOUTHWEST OF A LIGHT POLE WITH A WRONG WAY SIGN, 9 M (29.5 FT) NORTH OF THE NORTH PARKING LOT FOR 231 N MARTINGALE ROAD, 2.5 M (8.2 FT) SOUTH OF CURB OF CORPORATE CROSSING.

STATION DESIGNATION: AJ2838
ESTABLISHED BY: SMITH ENG CONS INC.
DATE: 06/14/2000

ELEVATION: 771.1 (PUBLISHED) 771.14 (MEASURED)
DATUM: NAVD88
DESCRIPTION: THE STATION LOCATED 50 FT NORTH OF THE CONCRETE MEDIAN OF CENTRAL RD, 0.35 MI WEST OF ROSELLE RD, 0.15 MI WEST OF THE WEST ENTRANCE TO THE SCHAUMBURG TECHNOLOGICAL CENTER (CENTER COURT). STATION IS 235 FT WEST OF CENTERLINE OF BITUMINOUS ENTRANCE, 142 FT WEST OF A CATCH BASIN, 35.7 FT NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL RD, 22 FT NORTH OF THE BACK OF CURB OF CENTRAL RD, AND 2.0 FT SOUTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.50 FT BELOW CAP.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 748.70 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTH TAG BOLT ON FIRE HYDRANT AT SOUTH SIDE OF AMAARJA CT. AND BROCKWAY INTERSECTION.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-29-22

ELEVATION: 724.863 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT SQUARE ON NORTH WING WALL OF BRIDGE OVER SALT CREEK WEST SIDE OF MEACHAM ROAD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, DANIEL E. FREE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF NITTI GROUP, LLC. BY V3 COMPANIES, LTD. 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 _____DAY OF_____, A.D., 2025.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 061-036443
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

TITLE SHEET

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG FINAL ENGINEERING
ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
0.0

GENERAL NOTES

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

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

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

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

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

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES 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, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

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

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

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF SCHAUMBURG.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

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

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF SCHAUMBURG MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

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

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. 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.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. 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.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. 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 CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

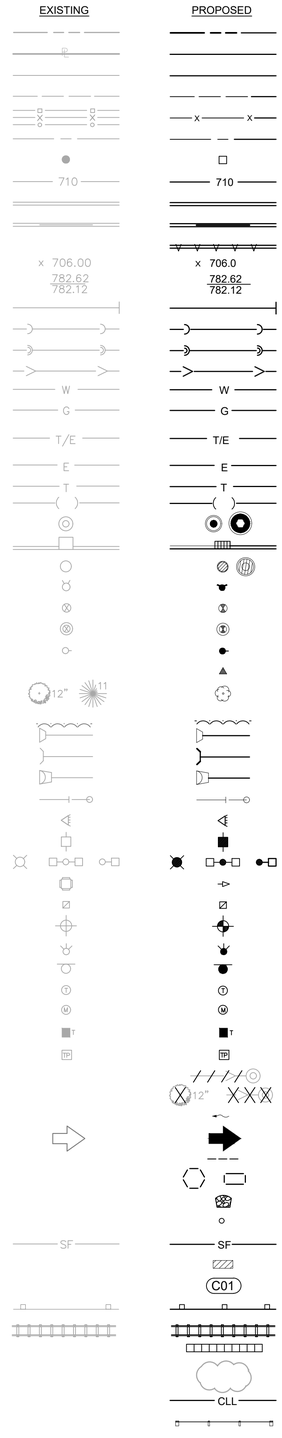
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED 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.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. 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 HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



DESCRIPTION
RIGHT-OF-WAY LINE
PROPERTY LINE (EXTERIOR)
LOT LINE (INTERIOR)
EASEMENT LINE
FENCE LINE
CENTERLINE
PROPERTY CORNER
CONTOUR
CURB & GUTTER
DEPRESSED CURB & GUTTER
REVERSE PITCHED CURB
SPOT ELEVATION
TOP OF CURB ELEVATION
EDGE OF PAVEMENT ELEVATION
UTILITY STUB
SANITARY SEWER
SANITARY FORCE MAIN
STORM SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
BURIED CABLE-ELECTRIC
BURIED CABLE-TELEPHONE
ATLAS LOCATED UTILITY
UTILITY STRUCTURE WITH CLOSED LID
CURB INLET
DRAINAGE STRUCTURE WITH OPEN LID
FIRE HYDRANT
VALVE IN VALVE BOX
GATE VALVE IN VALVE VAULT
POST INDICATOR VALVE
THRUST BLOCK
TREE
TREE LINE
CONCRETE HEADWALL
SUBMERGED HEADWALL
FLARED END SECTION (F.E.S.)
GUY WIRES
FLOOD LIGHT
UTILITY POLE
LIGHT STANDARD
TRAFFIC SIGNAL POLE
HAND HOLE
SOIL BORING
IRRIGATION HEADS
SIGN
TELEPHONE MANHOLE
MONITORING WELL
TELEPHONE PEDESTAL
TRANSFORMER PAD
UTILITY TO BE ABANDONED
FEATURE TO BE REMOVED
STORMWATER FLOW DIRECTION
STORMWATER OVERFLOW ROUTE
DITCH CHECK
INLET FILTER BASKET
RIP RAP
BOLLARD
SILT FENCE
WATER MAIN PROTECTION
UTILITY CROSSING LABEL
GUARDRAIL
RAILROAD TRACKS
RETAINING WALL
REVISION DELINEATION
CONSTRUCTION LIMIT LINE
TREE PROTECTION FENCE

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
B/C	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
B/P	BOTTOM OF PIPE
BV/VV	BUTTERFLY VALVE IN VALVE VAULT
C & G	CURB AND GUTTER
CB	CATCH BASIN
℄	CENTERLINE
CL	CLOSED LID
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DIWM	DUCTILE IRON WATER MAIN
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F & CL	FRAME & CLOSED LID
F & G	FRAME & GRATE
F & OL	FRAME & OPEN LID
FES	FLARED END SECTION
F-F	FACE TO FACE OF CURB
FF	FINISHED FLOOR
F/G	FINISHED GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
G	GAS LINE
GV/VB	GATE VALVE IN VALVE BOX
GV/VV	GATE VALVE IN VALVE VAULT
HDCP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT OR LIGHT POLE
L	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MW	MONITORING WELL
N	NORTH
NIC	NOT IN CONTRACT / NOT INCLUDED
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OL	OPEN LID
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS OR RIGHT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SLOPE OR SOUTH
SAN	SANITARY
SF	SILTATION FENCE
SFM	SANITARY FORCE MAIN
SHT	SHEET
SHW	SUBMERGED HEADWALL
SMH	SANITARY MANHOLE
STA	STATION
ST	STORM STRUCTURE OR STORM SEWER
STMH	STORM MANHOLE
T	TANGENT LENGTH OR TELEPHONE
T/C	TOP OF CURB
T/P	TOP OF PIPE
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
UP	UTILITY POLE
VC	VERTICAL CURVE
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WEST
WM	WATER MAIN

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: MAY 10, 2023

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG ILLINOIS
FINAL ENGINEERING

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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1.0

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

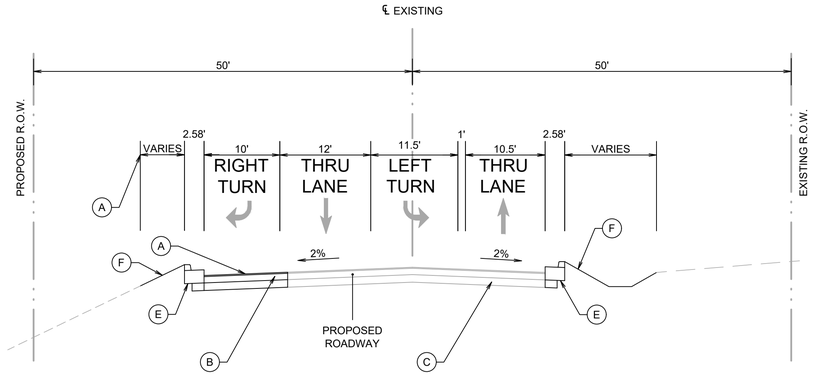
4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

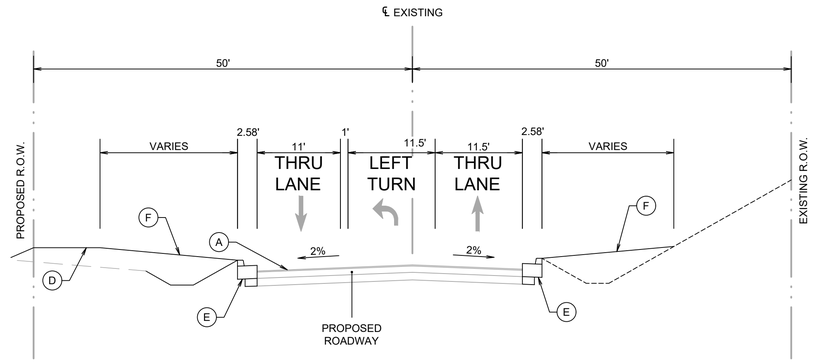
7. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

8. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.



PROPOSED TYPICAL SECTION
MEACHAM ROAD
NORTH OF BROOKDALE LANE
(STA. 16+81.48 TO 14+86.12)

- (A) HOT-MIX ASPHALT (HMA SURFACE COURSE) 1¾"
- (B) P.C.C. BASE COURSE 10" (WIDENING)
- (C) CA6 AGGREGATE BASE COURSE 12" (WIDENING)
- (D) 5" WIDE P.C.C. WALK 5" WITH 4" CA6 AGGREGATE BASE COURSE
- (E) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24
- (F) TOPSOIL FURNISH AND PLACE, 6" AND SEEDING, CLASS 2A



PROPOSED TYPICAL SECTION
MEACHAM ROAD
SOUTH OF BROOKDALE LANE
(STA. 13+84.58 TO 10+59.96)

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REVISIONS

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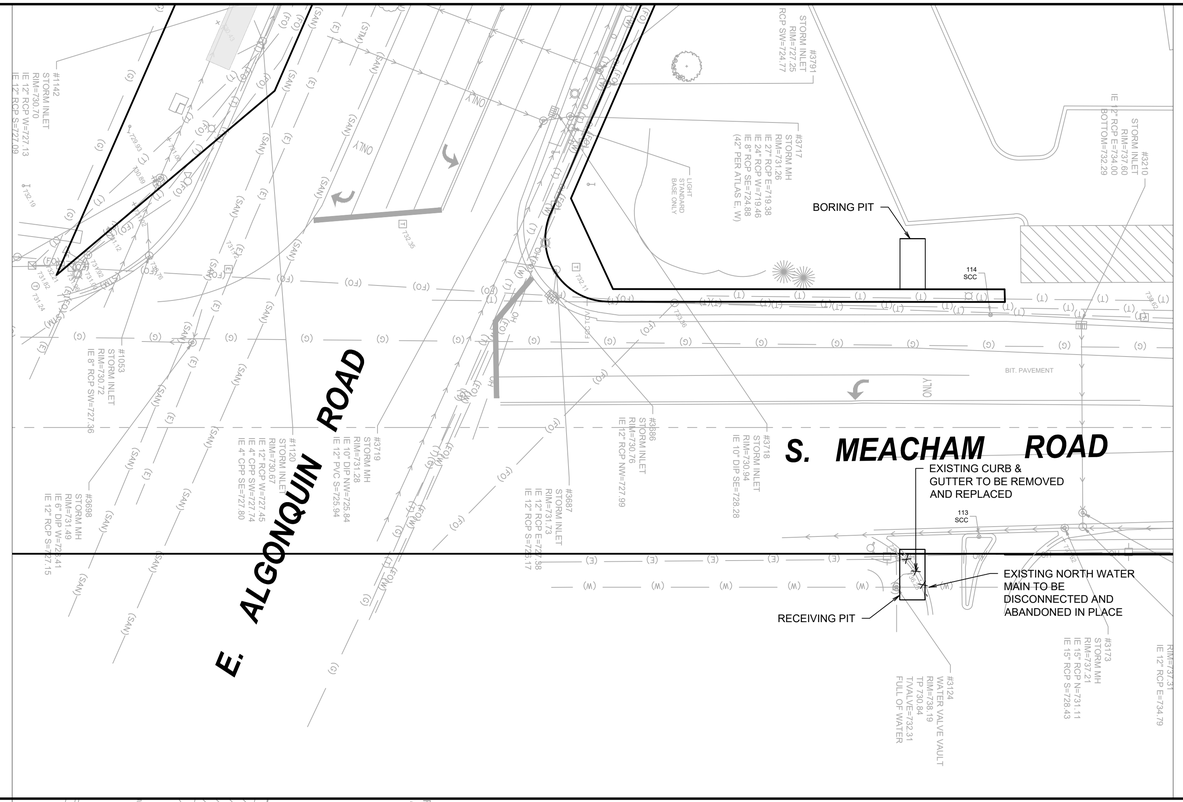
PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

SPECIFICATIONS AND TYPICAL CROSS SECTIONS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG, ILLINOIS
FINAL ENGINEERING

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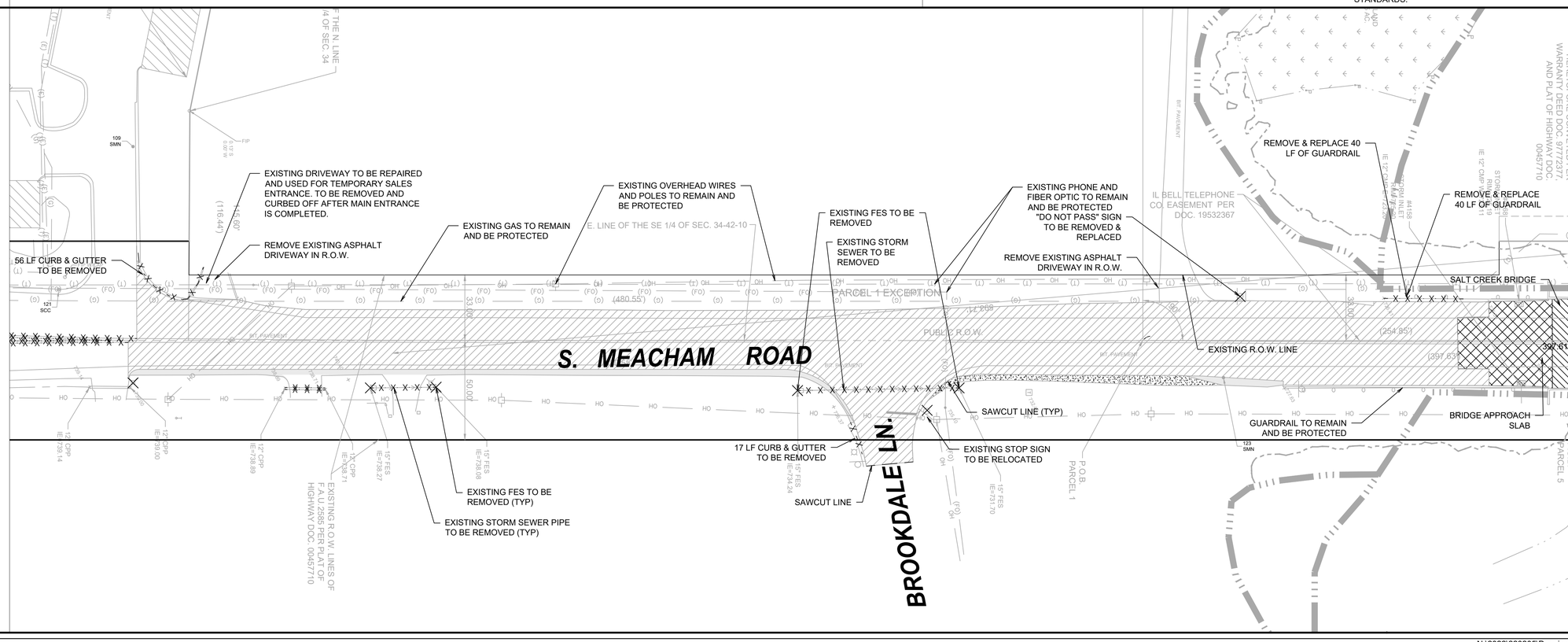


DEMOLITION NOTES:

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND PAVEMENT
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. 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.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY 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.
9. 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 HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND 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.
12. REMOVAL, ABANDOMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- MILL AND RESURFACE
- GRAVEL TO BE REMOVED
- CONC. CURB/GUTTER OR UTILITY LINE TO BE REMOVED
- STRUCTURE/TREE TO BE REMOVED
- SAWCUT LINE



GRAPHIC SCALE
30 15 0 30
1" = 30'

REVISIONS			
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ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

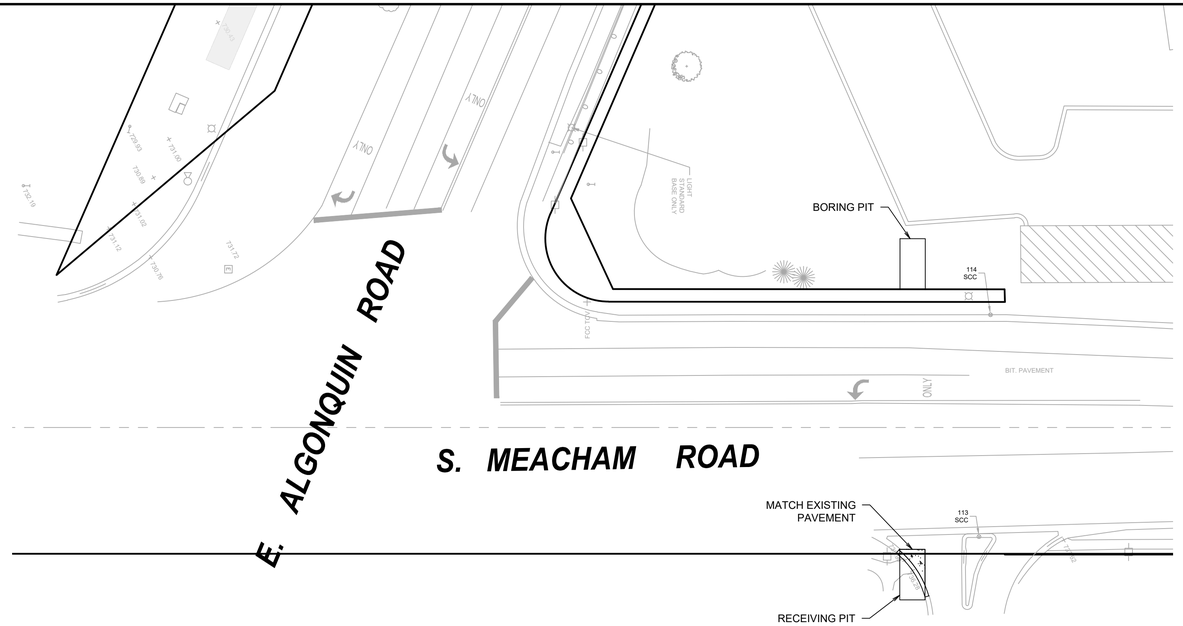
DEMOLITION PLAN

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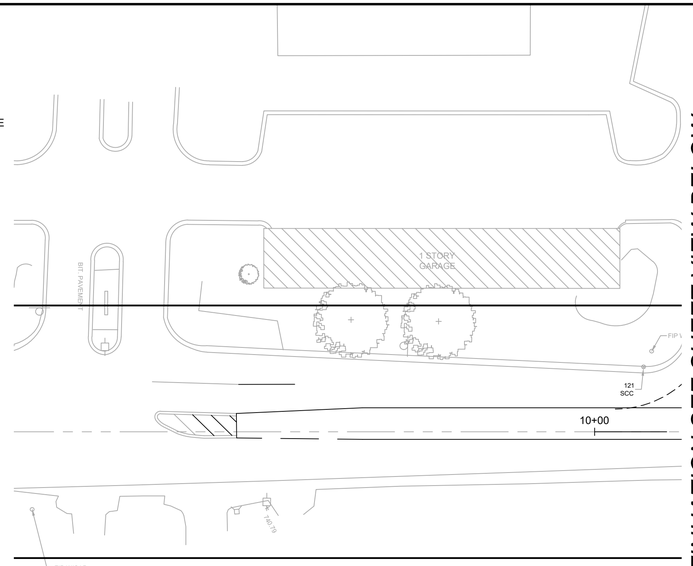
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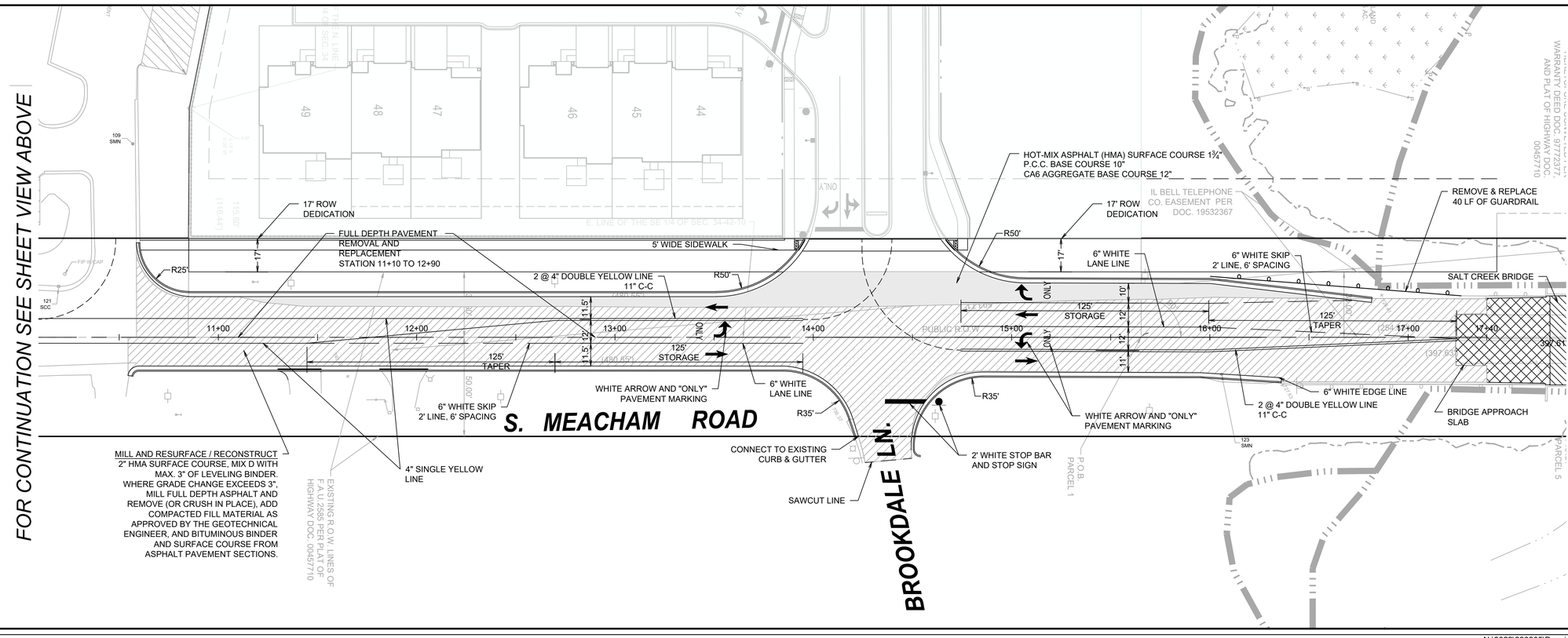
LAYOUT AND PAVING NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER SHALL BE B6.12 PER THE IDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE TO MUTCD STANDARDS.
4. PROPOSED ACCESS POINTS SUBJECT TO APPROVAL OF THE VILLAGE OF SCHAUMBURG AND IDOT.
5. ALL PROPOSED STRIPING SHALL BE THERMOPLASTIC. DIRECTIONAL ARROWS TO FOLLOW IDOT DETAIL 780001 FOR TYPICAL PAVEMENT MARKINGS.



FOR CONTINUATION SEE SHEET VIEW BELOW

FOR CONTINUATION SEE SHEET VIEW ABOVE



GRAPHIC SCALE
30 15 0 30
1" = 30'

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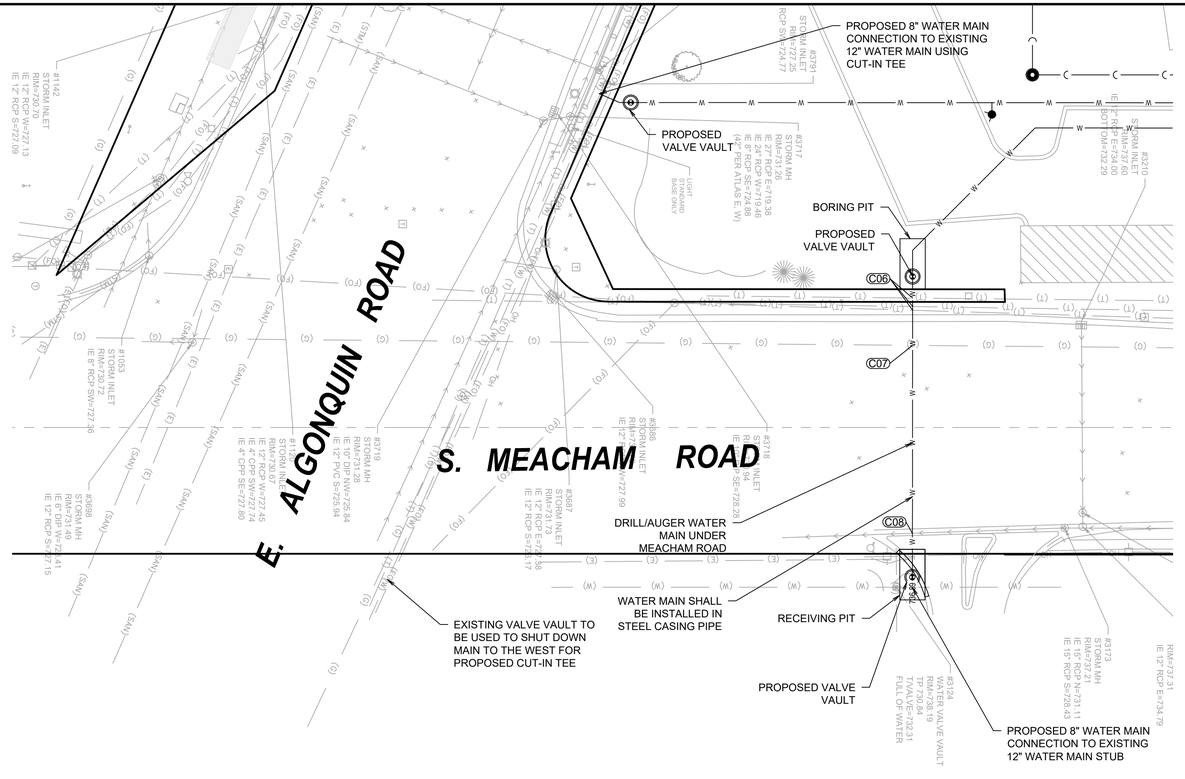
PROJECT NO.: 220205
PROJECT MANAGER: DF
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DRAWN BY: RI

LAYOUT AND PAVING PLAN

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3.0



STORM STRUCTURE TABLE			
STRUCTURE	DESCRIPTION	INVERT IN	INVERT OUT
FES 4-1	15" FES		720.25 (15" E)

STORM STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 4-1	4' CB (Open)	RIM: 728.89	719.67 (15" W) 723.88 (15" E)	
ST 4-2	4' CB (Open)	RIM: 729.12	724.58 (15" S)	724.58 (15" W)
ST 4-3	4' CB (Open)	RIM: 737.57	733.07 (12" W) 733.07 (15" S)	733.07 (15" N)
ST 4-4	4' CB (Open)	RIM: 740.32	735.82 (12" W)	735.82 (15" N)
ST 4-5	2' CURB INLET	RIM: 737.28		733.87 (12" E)
ST 4-6	2' CURB INLET	RIM: 740.08		736.70 (12" E)

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."

UTILITY CROSSINGS

C01 PR. 15" ST T/P 721.66
PR. 15" ST B/P 720.03
EX. TELE LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C02 PR. 15" ST T/P 725.45
PR. 15" ST B/P 723.82
EX. GAS LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C03 PR. 15" ST T/P 730.55
PR. 15" ST B/P 728.92
EX. FO LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C04 PR. 12" ST T/P 735.00
PR. 12" ST B/P 733.66
EX. GAS LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C05 PR. 12" ST T/P 737.80
PR. 12" ST B/P 736.46
EX. GAS LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C06 PR. 8" WM T/P 730.00
PR. 8" WM B/P 729.26
PR. TELE LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C07 PR. 8" WM T/P 730.25
PR. 8" WM B/P 729.51
EX. GAS LINE TO BE FIELD VERIFIED
NOTIFY ENGINEER IF THERE IS A CONFLICT

C08 PR. 8" WM B/P 729.11
EX. 15" ST T/P 729.39± (V.I.F.)

GRAPHIC SCALE
30 15 0 30
1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	
1	08-22-25	REVISED PER IDOT REVIEW	

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

UTILITY PLAN

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
4.0

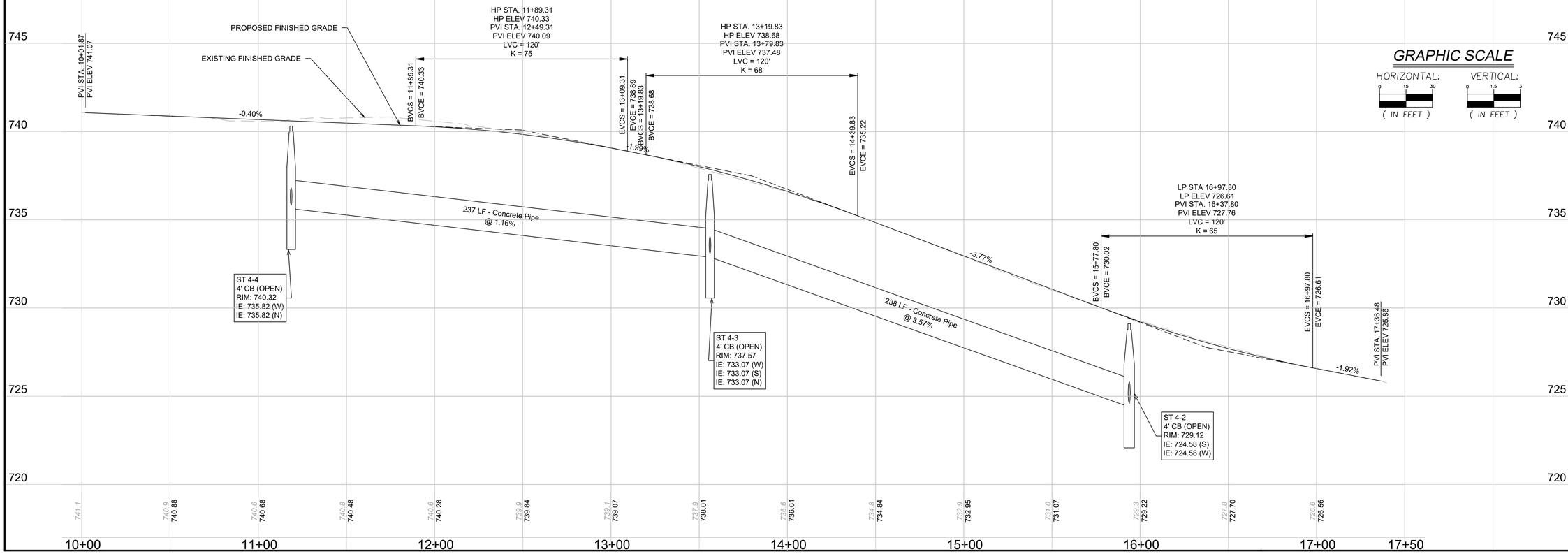
GRADING NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

S. MEACHAM ROAD

BROOKDALE LN.

GRAPHIC SCALE
30 15 0 30
1" = 30'



GRAPHIC SCALE
HORIZONTAL: 0 15 30 (IN FEET)
VERTICAL: 0 1.5 3 (IN FEET)

NO.	DATE	REVISIONS DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

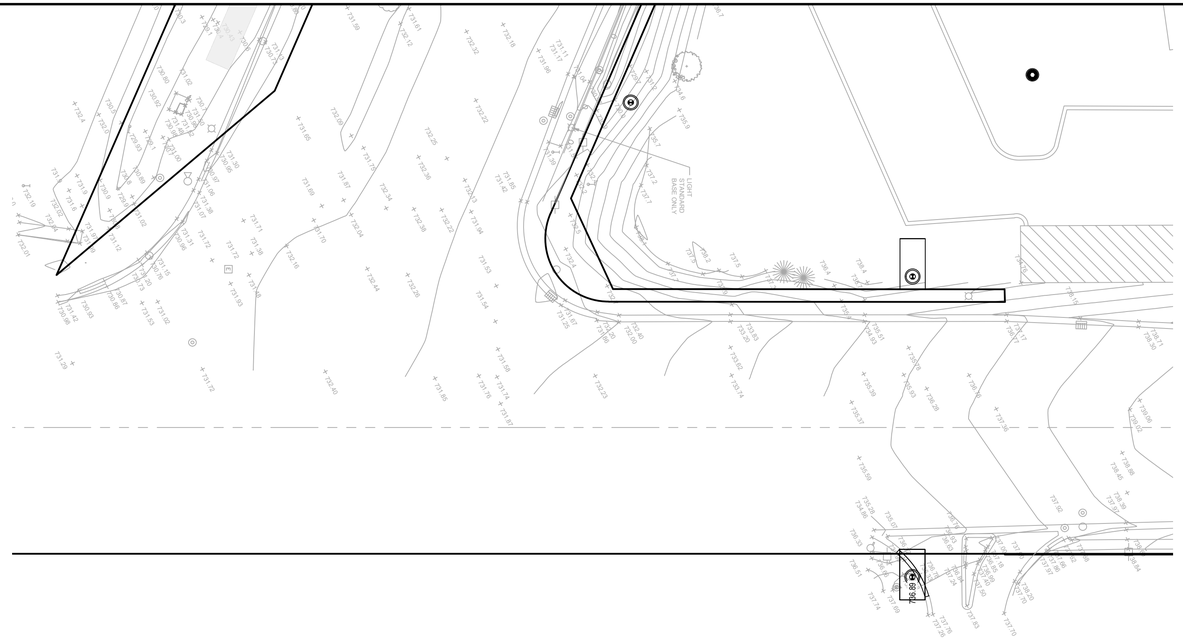
PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

PLAN & PROFILE

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
5.0

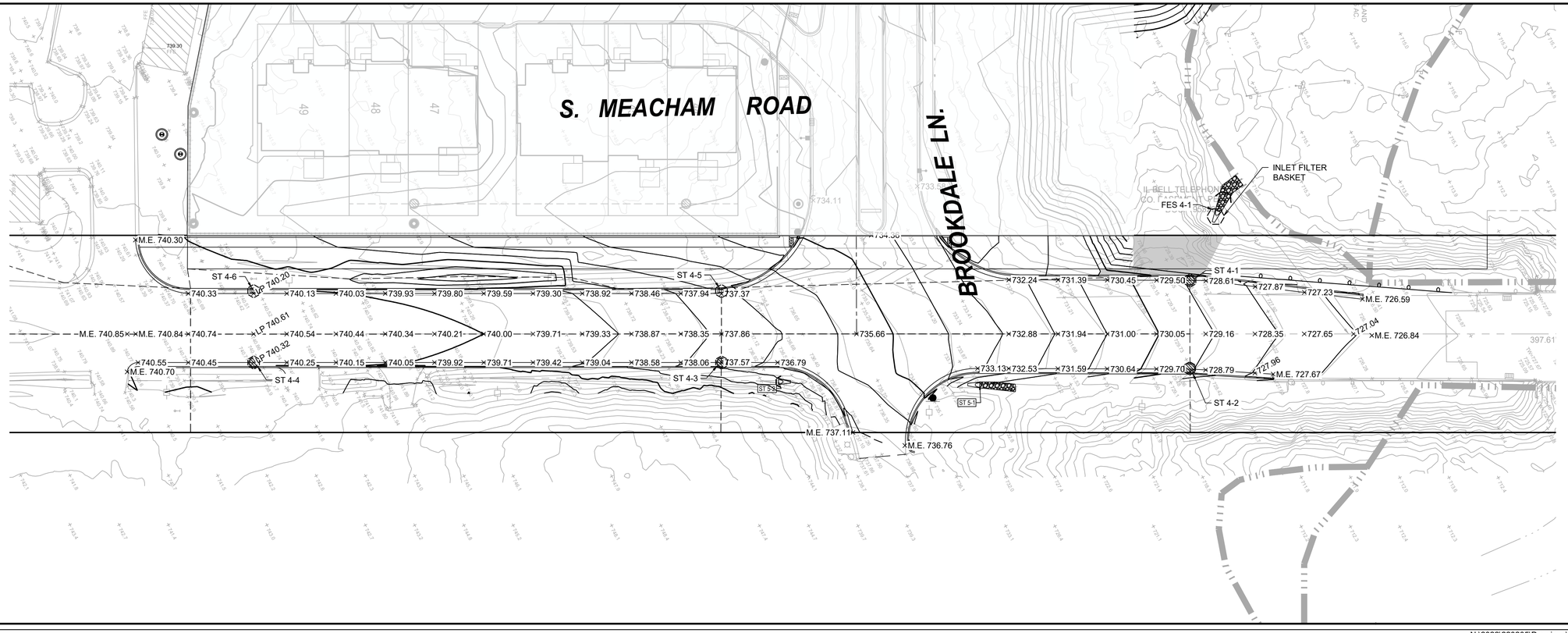


EROSION CONTROL NOTES:

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C5.1.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
8. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

EROSION CONTROL LEGEND

- SEDIMENT TRAP
- INLET PROTECTION
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET



GRAPHIC SCALE
30 15 0 30
1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	
1	08-22-25	REVISED PER IDOT REVIEW	

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

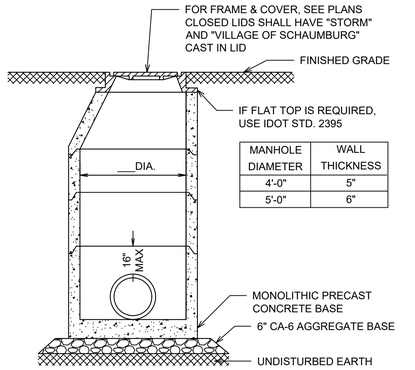
EROSION CONTROL PLAN

LOEBER FARM - OFFSITE IMPROVEMENTS

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
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DRAWING NO.
5.1

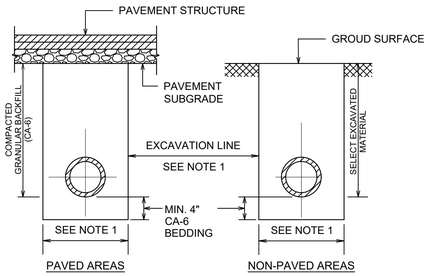


MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

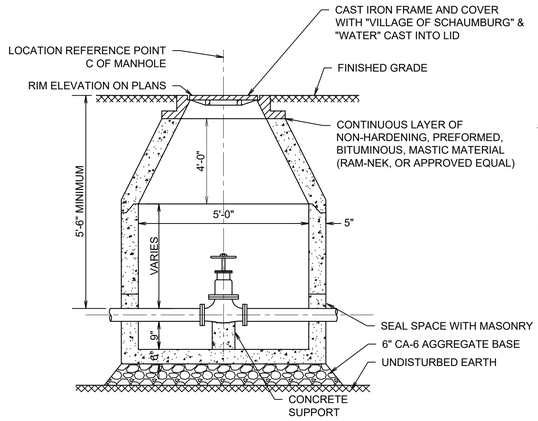
STORM MANHOLE



NOTES:

1. EXCAVATION LINE:
   PIPE SIZES UP TO 24", USE I.D. PLUS 20"
   PIPE SIZES OVER 24", USE O.D. PLUS 24"
2. LIMITS OF TRENCH GRANULAR BACKFILL SHALL EXTEND 2' OUTSIDE ALL PAVED AREAS.
3. PROVIDE UNIFORM PIPE SUPPORT.
   - DIG CROSS TRENCHES EXCAVATED 2" WIDER THAN BELL
   - OR SEAT PIPE IN UNIFORM GRANULAR BEDDING

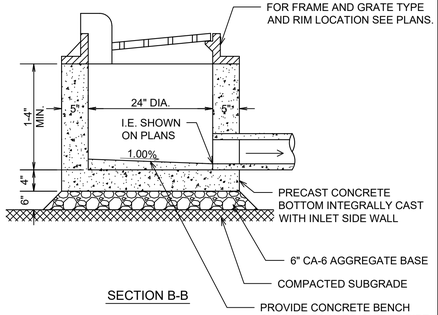
TRENCH BACKFILL SECTIONS FOR DUCTILE IRON WATER MAIN



NOTES:

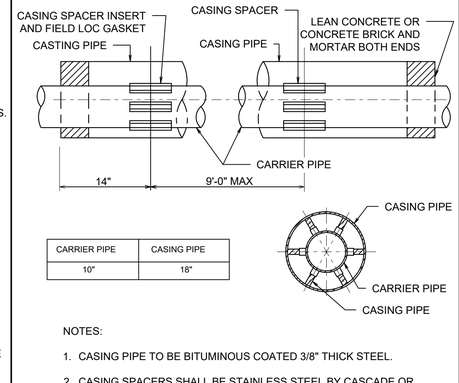
1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.

VALVE VAULT



SECTION B-B

2' DIAMETER INLET

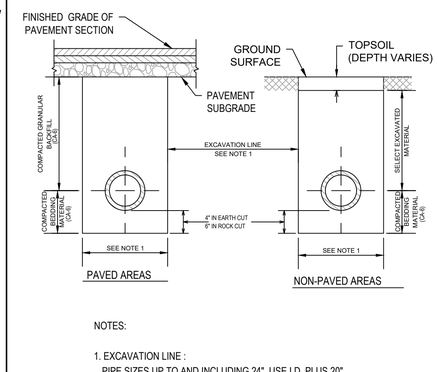


CARRIER PIPE	CASING PIPE
10"	18"

NOTES:

1. CASING PIPE TO BE BITUMINOUS COATED 3/8" THICK STEEL.
2. CASING SPACERS SHALL BE STAINLESS STEEL BY CASCADE OR APPROVED EQUAL (3 SPACERS PER EACH LENGTH OF PIPE)
3. WATER MAIN CASING SPACERS REQUIRE RESTRAINED POSITIONING.
4. CASING PIPE TO BE BLOWN FULL OF SAND AFTER INSTALLATION OF CARRIER PIPE.

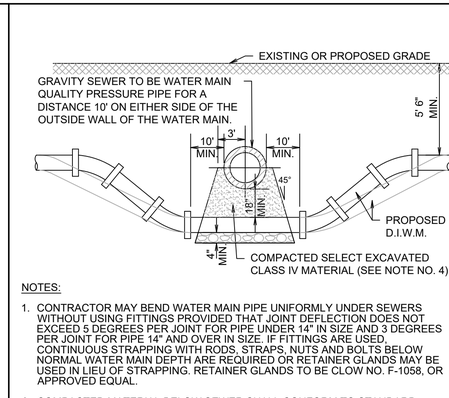
CASING PIPE AND SPACER



NOTES:

1. EXCAVATION LINE :
   PIPE SIZES UP TO AND INCLUDING 24", USE I.D. PLUS 20"
   PIPE SIZES OVER 24", USE O.D. PLUS 24"
2. LIMITS OF TRENCH BACKFILL SHALL EXTEND 2' OUTSIDE ALL PAVED AREAS.

TRENCH BACKFILL SECTIONS FOR STORM SEWER

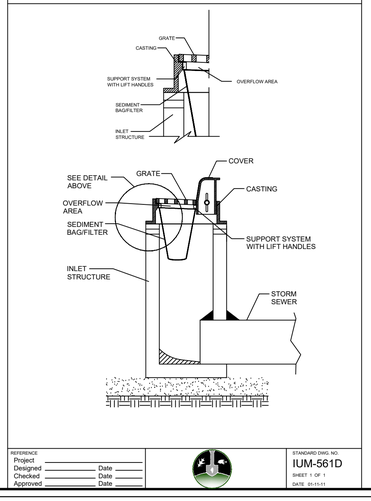


NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS STD. DWG. NO. 20. AND 23
3. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATER MAIN CROSSING

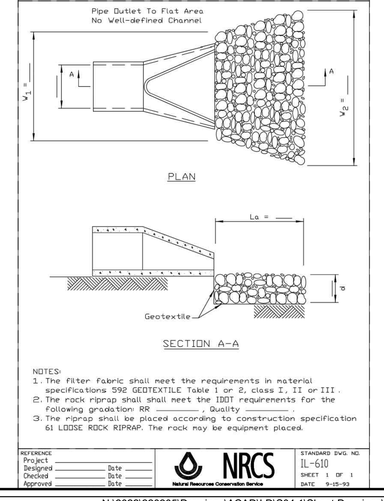
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

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

PIPE OUTLET TO FLAT AREA



NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table I or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-610
SHEET 1 OF 1
DATE 9-25-93

REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

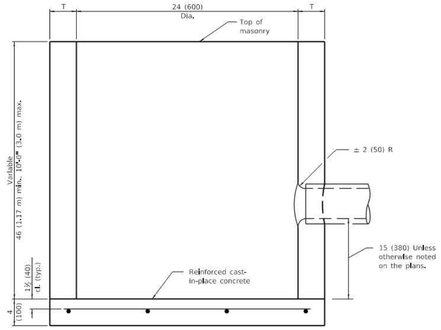
PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

CONSTRUCTION DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG, ILLINOIS
FINAL ENGINEERING

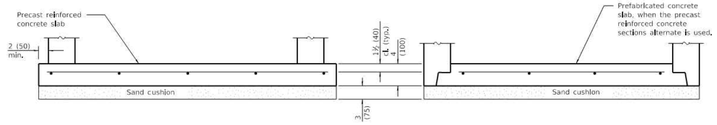
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.0



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator however, only a single row of reinforcement around the perimeter may be utilized.

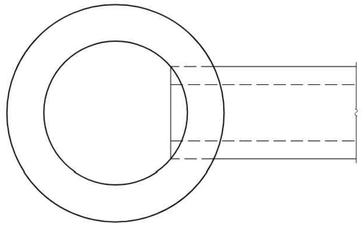
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Detailed reins. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to
	English (metric).

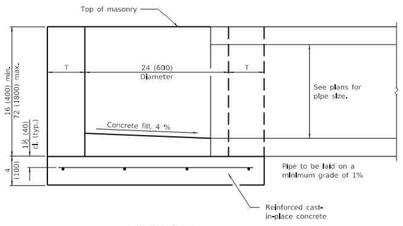
CATCH BASIN TYPE C

STANDARD 602011-02

Illinois Department of Transportation
PASSED January 1, 2011 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 604 (LRFD)

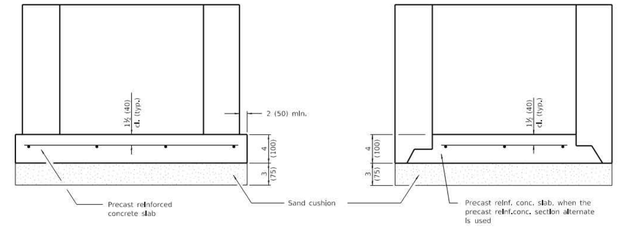


PLAN



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator however, only a single row of reinforcement around the perimeter may be utilized.

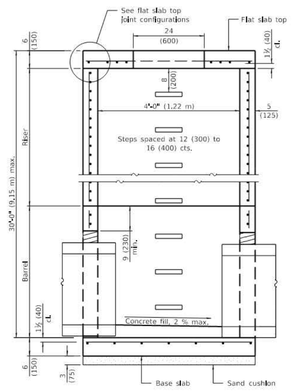
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed reins. in slabs.
	Added max. limit to height.
	Added general notes.

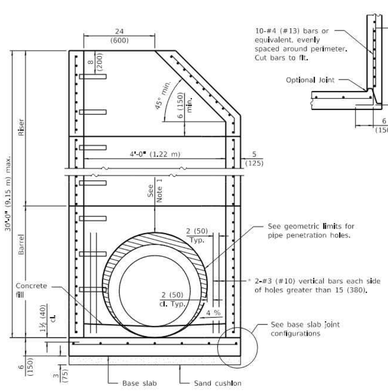
INLET - TYPE A

STANDARD 602301-04

Illinois Department of Transportation
PASSED January 1, 2014 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 604 (LRFD)

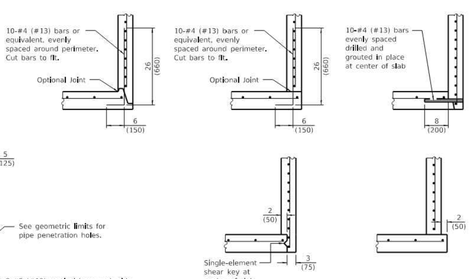


SECTION PARALLEL TO PIPE
(Without conical top riser)

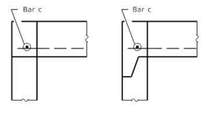


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

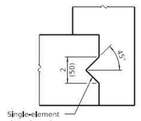
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See Joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

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

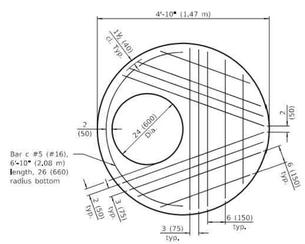
DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

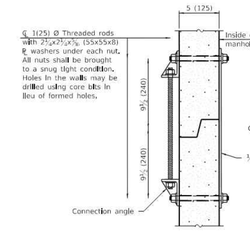
(Sheet 1 of 2)

STANDARD 602401-07

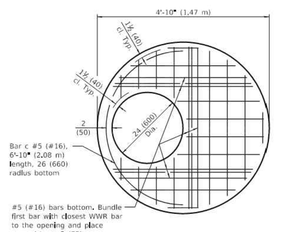
Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 604 (LRFD)



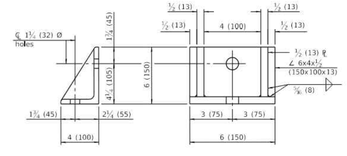
PLAN - FLAT SLAB TOP
(Showing layout of reinforcement bars and c bars)



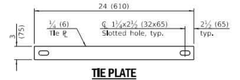
JOINT SPLICE



PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)



CONNECTION ANGLE



TIE PLATE

FLAT SLAB TOP REINFORCEMENT

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
Barrel	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	6 (150)
	Vertical	0.16 sq. in./ft. (339 sq. mm/m)	4 (100)

BASE SLAB REINFORCEMENT

Location	Total Height	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	≤ 20 ft. (6,10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)
	> 20 ft. (6,10 m)	0.24 sq. in./ft. (508 sq. mm/m)	10 (250)

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

(Sheet 2 of 2)

STANDARD 602401-07

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

REVISIONS

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

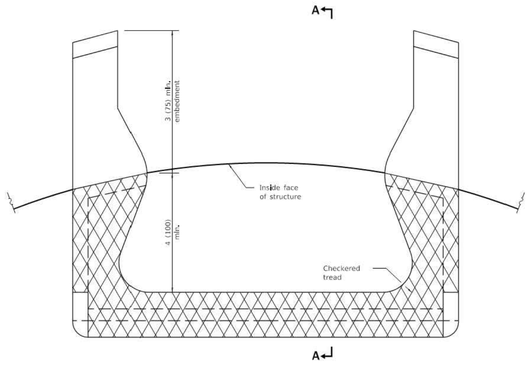
IDOT DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG — FINAL ENGINEERING — ILLINOIS

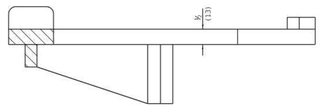
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.1

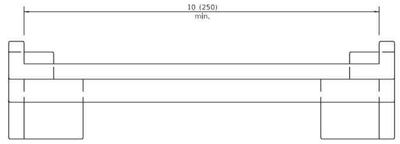
CAST IRON STEPS



PLAN VIEW



SECTION A-A



ELEVATION VIEW

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

DATE	REVISIONS
1-1-09	Switched units to English (metric).
4-1-06	Revised title, drawings, and added plastic steps on sheet 2.

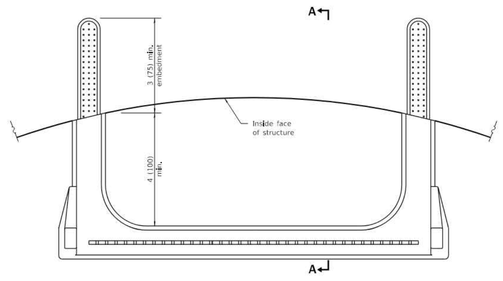
MANHOLE STEPS

(Sheet 1 of 2)

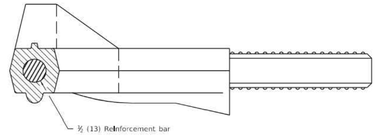
STANDARD 602701-02

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 605 (LRFD)

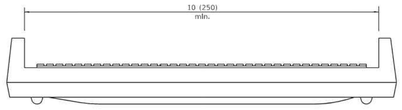
PLASTIC STEPS



PLAN VIEW



SECTION A-A



ELEVATION VIEW

MANHOLE STEPS

(Sheet 2 of 2)

STANDARD 602701-02

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 605 (LRFD)

REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

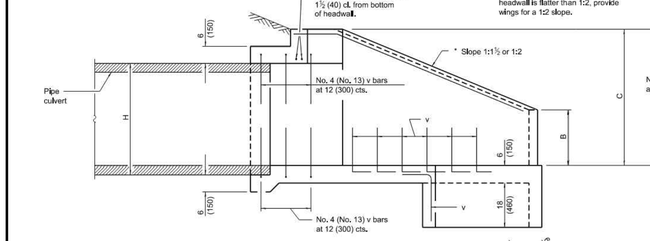
PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

IDOT DETAILS

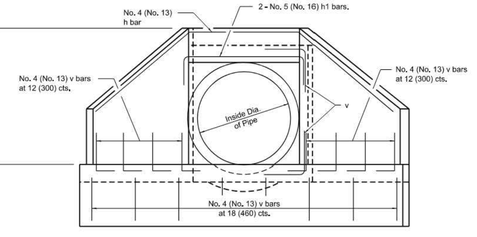
LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG — FINAL ENGINEERING — ILLINOIS

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630.724.9200 phone
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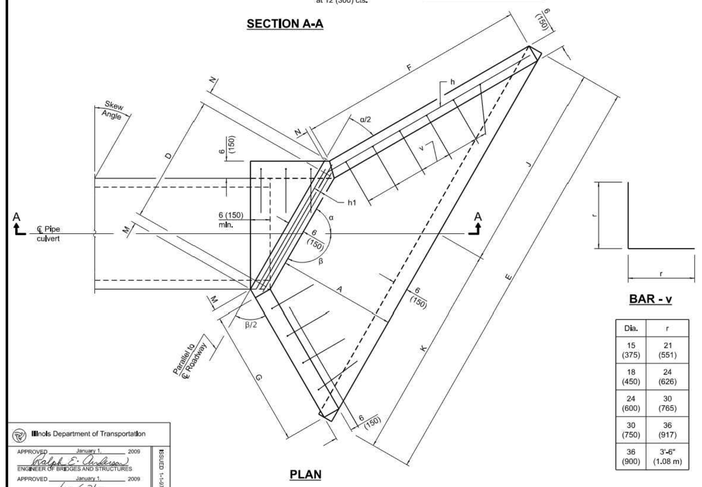
DRAWING NO.
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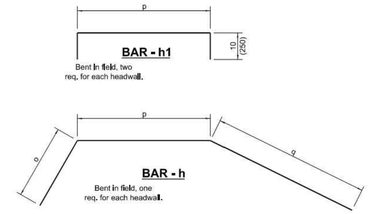
SECTION A-A



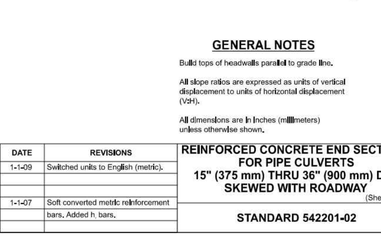
END VIEW



PLAN



BAR - h1



BAR - h

BAR - v

Dia.	r
15 (375)	21 (551)
18 (450)	24 (626)
24 (600)	30 (765)
30 (750)	36 (917)
36 (900)	3'-6" (1.08 m)

GENERAL NOTES

Build tops of headwalls parallel to grade line.

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

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

DATE	REVISIONS
1-1-09	Switched units to English (metric).
1-1-07	Soft converted metric reinforcement bars. Added h. bars.

REINFORCED CONCRETE END SECTIONS FOR PIPE CULVERTS 15" (375 mm) THRU 36" (900 mm) DIA. SKEWED WITH ROADWAY

(Sheet 1 of 5)

STANDARD 542201-02

Illinois Department of Transportation
APPROVED January 1, 2009 — ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 606 (LRFD)

WINGS FOR 1:1½ SLOPE

Skew Angle	Design No.	Nominal Pipe Dia.	DIMENSIONS FOR CONCRETE A	B	C	D	E	F	G	H	J	K	M	N	α	Concrete 2 End Sections yd³ (m³)	Reinf. Bars - 2 End Sections h - bars o	p	q	Lgth.	h1 - bars p	Lgth.	v-bars No.	Bars for 2 End Sections lbs. (kg)
5°	DS 15-1½	15	28	10	29	19	6'-11⅞"	3'-5½"	38	19	3'-5⅞"	3'-6"	2¾	2¾	85°	1.4	3'-6"	21	3'-9"	9'-0"	21	3'-5"	28	90
	(DS 375-1½)	(375)	(720)	(260)	(740)	(485)	(2.15 m)	(1.07 m)	(980)	(483)	(1.07 m)	(1.08 m)	(70)	(60)		(1.1)	(1.01 m)	(551)	(2.75 m)	(1.09 m)	(551)	(1.04 m)		(41)
	DS 18-1½	18	28	13	32	22	7'-2½"	3'-5½"	38	22	3'-7½"	3'-7½"	2¾	2¾	85°	1.6	3'-6"	24	3'-9"	9'-0"	24	3'-5"	28	100
	(DS 450-1½)	(450)	(720)	(330)	(810)	(561)	(2.22 m)	(1.07 m)	(980)	(559)	(1.11 m)	(1.11 m)	(70)	(60)		(1.2)	(1.03 m)	(626)	(2.75 m)	(1.12 m)	(626)	(1.12 m)		(45)
	DS 24-1½	24	34	16	39	30	8'-10½"	4'-2½"	5'-10"	30	4'-5½"	4'-5½"	2¾	2¾	85°	2.2	4'-3"	32	4'-7"	11'-6"	32	4'-4"	32	140
	(DS 600-1½)	(600)	(870)	(410)	(990)	(765)	(2.73 m)	(1.29 m)	(1.78 m)	(762)	(1.36 m)	(1.37 m)	(70)	(60)		(1.7)	(1.23 m)	(832)	(2.80 m)	(3.50 m)	(832)	(1.32 m)		(63)
	DS 30-1½	30	39	19	3'-9"	36	10'-3"	4'-9½"	4'-5"	36	5'-1¼"	5'-1¼"	2¾	2¾	85°	2.7	4'-10"	39	5'-2"	13'-3"	39	4'-11"	36	180
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(917)	(3.12 m)	(1.47 m)	(1.35 m)	(914)	(1.56 m)	(1.56 m)	(70)	(60)		(2.1)	(1.39 m)	(983)	(3.51 m)	(3.88 m)	(983)	(1.50 m)		(81)
	DS 36-1½	36	3'-9"	22	4'-4"	3'-9½"	11'-4½"	5'-6"	5'-10"	38	6'-1¼"	5'-11½"	2¾	2¾	85°	3.3	5'-1"	47	5'-5"	15'-0"	47	5'-2"	42	240
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1123)	(3.63 m)	(1.69 m)	(1.55 m)	(1,119 m)	(1.81 m)	(1.82 m)	(70)	(60)		(2.5)	(1.6 m)	(1.19 m)	(1.73 m)	(4.52 m)	(1.19 m)	(1.70 m)		(108)
	DS 15-1½	15	28	10	29	19½	7'-0½"	3'-5½"	38½	19	3'-5⅝"	3'-6⅜"	2¾	2¾	80°	1.5	3'-4"	22	3'-7"	9'-0"	22	3'-5"	28	90
	(DS 375-1½)	(375)	(720)	(260)	(740)	(490)	(2.17 m)	(1.12 m)	(940)	(483)	(1.08 m)	(1.09 m)	(70)	(60)		(1.2)	(972)	(557)	(1.14 m)	(2.67 m)	(557)	(1.07 m)		(41)
	DS 18-1½	18	28	13	32	22½	7'-3⅛"	3'-7½"	36⅞	22	3'-7½"	3'-8½"	2¾	2¾	80°	1.6	3'-4"	25	3'-10"	9'-3"	25	3'-9"	28	100
	(DS 450-1½)	(450)	(720)	(330)	(810)	(568)	(2.24 m)	(1.12 m)	(940)	(559)	(1.11 m)	(1.13 m)	(70)	(60)		(1.2)	(950)	(633)	(1.17 m)	(2.8 m)	(633)	(1.14 m)		(45)
10°	DS 24-1½	24	34	16	39	30½	9'-0"	4'-5"	3'-8½"	30	4'-5⅝"	4'-6⅛"	2¾	2¾	80°	2.2	4'-1"	33	4'-8"	11'-6"	33	4'-5"	34	150
	(DS 600-1½)	(600)	(870)	(410)	(990)	(774)	(2.76 m)	(1.36 m)	(1.14 m)	(762)	(1.37 m)	(1.39 m)	(70)	(60)		(1.7)	(1.18 m)	(841)	(1.4 m)	(3.42 m)	(841)	(1.35 m)		(68)
	DS 30-1½	30	39	19	3'-9"	36½	10'-5½"	4'-10"	4'-3"	36	5'-1⅛"	5'-2½"	2¾	2¾	80°	2.8	4'-9"	39	5'-0"	13'-6"	39	4'-11"	36	180
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(928)	(3.15 m)	(1.54 m)	(1.3 m)	(914)	(1.57 m)	(1.58 m)	(70)	(60)		(2.1)	(1.34 m)	(993)	(1.58 m)	(3.82 m)	(993)	(1.50 m)		(81)
	DS 36-1½	36	3'-9"	22	4'-4"	3'-9½"	12'-4½"	5'-10"	4'-10⅝"	38	6'-4"	6'-0½"	2¾	2¾	80°	3.5	5'-6"	47	5'-11"	16'-3"	47	5'-7"	42	240
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1136)	(3.67 m)	(1.78 m)	(1.49 m)	(1,119 m)	(1.83 m)	(1.84 m)	(70)	(60)		(2.7)	(1.54 m)	(1.2 m)	(1.82 m)	(4.56 m)	(1.2 m)	(1.70 m)		(108)
	DS 15-1½	15	28	10	29	19⅝	7'-2"	3'-10"	35⅞	19	3'-6½"	3'-7½"	3	2	75°	1.5	3'-4"	22	4'-1"	9'-3"	22	3'-6"	28	90
	(DS 375-1½)	(375)	(720)	(260)	(740)	(500)	(2.2 m)	(1.19 m)	(910)	(483)	(1.09 m)	(1.11 m)	(80)	(50)		(1.2)	(942)	(567)	(1.2 m)	(2.71 m)	(567)	(1.07 m)		(41)
	DS 18-1½	18	28	13	32	22⅝	7'-5⅛"	3'-10"	35¼	22	3'-8"	3'-9⅛"	3	2	75°	1.7	3'-4"	25	4'-1"	9'-6"	25	3'-9"	28	100
	(DS 450-1½)	(450)	(720)	(330)	(810)	(579)	(2.28 m)	(1.19 m)	(910)	(559)	(1.13 m)	(1.15 m)	(80)	(50)		(1.3)	(965)	(644)	(1.23 m)	(2.84 m)	(644)	(1.14 m)		(45)
15°	DS 24-1½	24	34	16	39	31	9'-2"	4'-7½"	3'-8½"	30	4'-8½"	4'-7½"	3	2	75°	2.3	4'-2"	34	4'-11"	11'-9"	34	4'-6"	34	150
	(DS 600-1½)	(600)	(870)	(410)	(990)	(789)	(2.8 m)	(1.43 m)	(1.1 m)	(762)	(1.39 m)	(1.41 m)	(80)	(50)		(1.8)	(1.15 m)	(857)	(1.47 m)	(3.47 m)	(857)	(1.37 m)		(68)
	DS 30-1½	30	39	19	3'-9"	37⅞	10'-6⅝"	5'-4"	4'-1½"	36	5'-2⅜"	5'-3⅛"	3	2	75°	2.9	4'-8"	39	5'-4"	13'-9"	39	4'-11"	40	200
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(946)	(3.21 m)	(1.63 m)	(1.25 m)	(914)	(1.59 m)	(1.62 m)	(80)	(50)		(2.2)	(1.3 m)	(1.01 m)	(1.67 m)	(3.88 m)	(1.01 m)	(1.52 m)		(90)
	DS 36-1½	36	3'-9"	22	4'-4"	3'-9½"	12'-3⅛"	6'-2"	4'-8⅛"	38	6'-8"	6'-3½"	3	2	75°	3.8	5'-3"	4'-0"	6'-6"	15'-9"	4'-0"	5'-8"	46	260
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1158)	(3.73 m)	(1.87 m)	(1.44 m)	(1,119 m)	(1.85 m)	(1.88 m)	(80)	(50)		(2.9)	(1.49 m)	(1.22 m)	(1.92 m)	(4.63 m)	(1.22 m)	(1.73 m)		(117)
	DS 15-1½	15	28	10	29	20½	7'-4"	4'-0½"	34⅛	19	3'-7¼"	3'-8⅛"	3	2	70°	1.6	39	23	4'-4"	9'-6"	23	3'-7"	28	90
	(DS 375-1½)	(375)	(720)	(260)	(740)	(514)	(2.26 m)	(1.26 m)	(880)	(483)	(1.11 m)	(1.15 m)	(80)	(50)		(1.2)	(916)	(581)	(1.27 m)	(2.77 m)	(581)	(1.09 m)		(41)
	DS 18-1½	18	28	13	32	23⅛	7'-7⅞"	4'-0½"	34½	22	3'-9"	3'-10⅜"	3	2	70°	1.7	39	26	4'-5"	9'-9"	26	3'-9"	28	100
	(DS 450-1½)	(450)	(720)	(330)	(810)	(595)	(2.34 m)	(1.26 m)	(880)	(559)	(1.15 m)	(1.19 m)	(80)	(50)		(1.3)	(938)	(661)	(1.31 m)	(2.9 m)	(661)	(1.17 m)		(45)
20°	DS 24-1½	24	34	16	39	32	9'-4½"	4'-11½"	3'-9½"	30	4'-7¾"	4'-9"	3	2	70°	2.4	3'-11"	35	5'-2"	12'-0"	35	4'-7"	38	160
	(DS 600-1½)	(600)	(870)	(410)	(990)	(811)	(2.87 m)	(1.52 m)	(1.07 m)	(762)	(1.42 m)	(1.45 m)	(80)	(50)		(1.8)	(1.11 m)	(879)	(1.57 m)	(3.65 m)	(879)	(1.40 m)		(72)
	DS 30-1½	30	39	19	3'-9"	28⅛	10'-8⅝"	5'-8"	3'-11½"	36	5'-4¼"	5'-5½"	3	2	70°	3.1	4'-5"	3'-5"	5'-11"	13'-9"	3'-5"	5'-1"	42	210
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(973)	(3.29 m)	(1.73 m)	(1.21 m)	(914)	(1.83 m)	(1.86 m)	(80)	(50)		(2.4)	(1.26 m)	(1.04 m)	(1.77 m)	(4.07 m)	(1.04 m)	(1.55 m)		(95)
	DS 36-1½	36	3'-9"	22	4'-4"	3'-10½"	12'-7"	6'-6½"	4'-7"	38	6'-2½"	6'-4⅛"	3	2	70°	4.0	5'-3"	4'-3"	6'-7"	16'-3"	4'-3"	5'-11"	50	280
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1191)	(3.86 m)	(1.99 m)	(1.41 m)	(1,119 m)	(1.9 m)	(1.93 m)	(80)	(50)		(3.1)	(1.45 m)	(1.26 m)	(2.03 m)	(4.73 m)	(1.26 m)	(1.75 m)		(126)
	DS 15-1½	15	28	10	29	21	7'-7"	4'-4"	33½	19	3'-8½"	3'-10½"	3½	1½	65°	1.6	39	23	4'-7"	9'-9"	23	3'-7"	28	90
	(DS 375-1½)	(375)	(720)	(260)	(740)	(533)	(2.33 m)	(1.34 m)	(860)	(483)	(1.14 m)	(1.19 m)	(90)	(50)		(1.2)	(893)	(600)	(1.36 m)	(2.85 m)	(600)	(1.09 m)		(41)
	DS 18-1½	18	28	13	32	24¼	7'-10⅛"	4'-4"	33⅝	22	3'-10⅛"	4'-0"	3½	1½	65°	1.8	38	27	4'-7"	10'-0"	27	3'-11"	32	120
	(DS 450-1½)	(450)	(720)	(330)	(810)	(617)	(2.42 m)	(1.34 m)	(860)	(559)	(1.19 m)	(1.23 m)	(90)	(50)		(1.4)	(914)	(683)	(1.39 m)	(2.85 m)	(683)	(1.19 m)		(54)
25°	DS 24-1½	24	34	16	39	33	9'-8½"	5'-3½"	3'-4¼"	30	4'-9¼"	4'-11½"	3½	1½	65°	2.5	3'-10"	35	5'-6"	12'-3"	35	4'-7"	38	160
	(DS 600-1½)	(600)	(870)	(410)	(990)	(841)	(2.97 m)	(1.62 m)	(1.04 m)	(762)	(1.46 m)	(1.51 m)	(90)	(50)		(1.9)	(1.09 m)	(909)	(1.66 m)	(3.65 m)	(909)	(1.40 m)		(72)
	DS 30-1½	30	39	19	3'-9"	3'-3½"	11'-0"	6'-0½"	3'-10⅛"	36	5'-6"	5'-8"	3½	1½	65°	3.3	4'-6"	3'-8"	6'-1"	13'-9"	3'-8"	5'-2"	44	220
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(1008)	(3.4 m)	(1.83 m)	(1.18 m)	(914)	(1.68 m)	(1.72 m)	(90)	(50)		(2.5)	(1.23 m)	(1.08 m)	(1.88 m)	(4.18 m)	(1.08 m)	(1.58 m)		(99)
	DS 36-1½	36	3'-9"	22	4'-4"	4'-0½"	13'-0⅛"	6'-11½"	4'-5½"	38	6'-4"	6'-7"	3½	1½	65°	4.3	5'-0"	4'-3"	7'-2"	16'-3"	4'-3"	5'-11"	50	280
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1235)	(3.96 m)	(2.12 m)	(1.36 m)	(1,119 m)	(1.96 m)	(2 m)	(90)	(50)		(3.3)	(1.41 m)	(1.3 m)	(2.16 m)	(4.87 m)	(1.3 m)	(1.80 m)		(126)
	DS 15-1½	15	28	10	29	22	7'-10⅞"	4'-8"	32⅛	19	3'-10½"	4'-0½"	3	1½	60°	1.7	37	24	4'-11"	10'-0"	24	3'-8"	36	110
	(DS 375-1½)	(375)	(720)	(260)	(740)	(558)	(2.43 m)	(1.44 m)	(830)	(483)	(1.19 m)	(1.24 m)	(80)	(40)		(1.3)	(873)	(626)	(1.49 m)	(2.85 m)	(626)	(1.12 m)		(50)
	DS 18-1½	18	28	13	32	25½	8'-2¼"	4'-8"	32⅛	22	4'-0"	4'-2½"	3¼	1½	60°	1.9	38	28	5'-0"	10'-6"	28	4'-0"	36	130
	(DS 450-1½)	(450)	(720)	(330)	(810)	(645)	(2.52 m)	(1.44 m)	(830)	(559)	(1.23 m)	(1.29 m)	(90)	(40)		(1.5)	(893)	(712)	(1.49 m)	(3.1 m)	(712)	(1.22 m)		(59)
	DS 24-1½	24	34	16	39	34⅛	10'-1⅛"	5'-6"	3'-3⅛"	30	4'-11½"	5'-1⅛"	3¼	1½	60°	2.7	3'-9"	37	5'-11"	12'-9"	37	4'-9"	40	170
	(DS 600-1½)	(600)	(870)	(410)	(990)	(880)	(3.1 m)	(1.74 m)	(1.01 m)	(762)	(1.52 m)	(1.58 m)	(90)	(40)		(2.1)	(1.06 m)	(949)	(1.78 m)	(3.79 m)	(949)	(1.45 m)		(77)
	DS 30-1½	30	39	19	3'-9"	3'-4½"	11'-2⅝"	6'-6"	3'-6"	36	5'-8⅝"	5'-11"	3¼	1½	60°	3.5	4'-4"	3'-8"	6'-9"	14'-9"	3'-8"	5'-4"	46	230
	(DS 750-1½)	(750)	(990)	(480)	(1140)	(1055)	(3.55 m)	(1.98 m)	(1.15 m)	(914)	(1.75 m)	(1.8 m)	(90)	(40)		(2.7)	(1.2 m)	(1.12 m)	(2.02 m)	(4.34 m)	(1.12 m)	(1.63 m)		(104)
	DS 36-1½	36	3'-9"	22	4'-4"	4'-2½"	13'-7"	7'-6"	4'-4"	38	6'-8½"	6'-10½"	3¼	1½	60°	4.6	5'-0"	4'-5"	7'-10"	17'-3"	4'-5"	6'-1"	54	300
	(DS 900-1½)	(900)	(1140)	(560)	(1320)	(1292)	(4.13 m)	(2.28 m)	(1.32 m)	(1,119 m)	(2.04 m)	(2.09 m)	(90)	(40)		(3.5)	(1.37 m)	(1.36 m)	(2.32 m)	(5.05 m)	(1.36 m)	(1.86 m)		(135)

REINFORCED CONCRETE END SECTIONS FOR PIPE CULVERTS 15" (375 mm) THRU 36" (900 mm) DIA. SKEWED WITH ROADWAY

(Sheet 2 of 5)

STANDARD 542201-02

Illinois Department of Transportation
APPROVED January 1, 2009 — ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 606 (LRFD)

N:\2022\220205\Drawings\ACAD\LD\S04.1\Sheet Drawings\6.0 Det220205 S04.1.dwg 8/25/2025

WINGS FOR 1:1½ SLOPE

Skew Angle	Design No.	Nominal Pipe Dia.	DIMENSIONS FOR CONCRETE A	B	C	D	E	F	G	H	J	K	M	N	α	Concrete 2 End Sections yd³ (m³)	Reinf. Bars - 2 End Sections h - bars o	p	q	Lgth.	h1 - bars p	Lgth.	w-bars No.	Bars for 2 End Sections lbs, (kg)
35°	DS 15-1½ (DS 375-1½)	15 (375)	28 (720)	10 (260)	29 (740)	23⅜ (590)	8'-3⅛" (2,55 m)	5'-0⅞" (1,56 m)	31½ (820)	19 (483)	4'-0½" (1,24 m)	4'-3" (1,31 m)	3½ (90)	1½ (40)	55°	1,8 (1,4)	37 (855)	26 (658)	5'-3" (1,57 m)	10'-6" (3,09 m)	26 (658)	3'-10" (1,17 m)	36	110 (50)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	27 (682)	8'-7½" (2,65 m)	5'-0⅞" (1,56 m)	31½ (820)	22 (559)	4'-2⅞" (1,29 m)	4'-5" (1,36 m)	3½ (90)	1½ (40)	55°	2,0 (1,5)	37 (876)	29 (750)	5'-3" (1,61 m)	10'-6" (3,24 m)	29 (750)	4'-1" (1,25 m)	36	130 (59)
	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	36⅝ (930)	10'-7⅞" (3,26 m)	6'-1⅛" (1,88 m)	38⅛ (980)	30 (762)	5'-2½" (1,6 m)	5'-5⅛" (1,66 m)	3½ (90)	1½ (40)	55°	2,9 (2,2)	3'-8" (1,04 m)	39 (1,0 m)	6'-4" (2,92 m)	13'-3" (3,96 m)	39 (1,0 m)	4'-11" (1,50 m)	40	170 (77)
	DS 30-1½ (DS 750-1½)	30 (750)	39 (990)	19 (480)	3'-9" (1140)	3'-8" (1,116 m)	12'-3⅛" (3,74 m)	7'-4½" (2,15 m)	3'-8" (1,12 m)	36 (914)	6'-0¼" (1,84 m)	6'-3" (1,9 m)	3½ (90)	1½ (40)	55°	3,7 (2,6)	4'-2" (1,17 m)	3'-11" (1,18 m)	7'-2" (2,18 m)	15'-3" (4,54 m)	3'-11" (1,18 m)	5'-7" (1,70 m)	50	240 (108)
	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	4'-3⅝" (1,366 m)	14'-3⅞" (5,28 m)	8'-1½" (3,29 m)	4'-2⅝" (1,72 m)	38 (1,119 m)	7'-0½" (2,61 m)	7'-3⅛" (2,67 m)	3¾ (90)	1½ (40)	55°	4,9 (3,8)	4'-11" (1,34 m)	4'-8" (1,43 m)	8'-5" (2,54 m)	18'-0" (5,49 m)	4'-8" (1,43 m)	6'-4" (1,93 m)	56	310 (140)
40°	DS 15-1½ (DS 375-1½)	15 (375)	28 (720)	10 (260)	29 (740)	24⅝ (631)	9'-10" (2,71 m)	5'-6⅛" (1,71 m)	31 (780)	19 (483)	4'-7½" (1,32 m)	4'-9" (1,39 m)	3¾ (100)	1½ (40)	50°	1,9 (1,5)	37 (840)	22 (700)	5'-6" (1,71 m)	11'-0" (3,25 m)	27 (700)	4'-3" (1,19 m)	38	120 (54)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	28⅛ (730)	9'-11⅝" (3,44 m)	5'-6⅛" (1,71 m)	31 (780)	22 (559)	4'-8½" (1,37 m)	4'-11" (1,44 m)	3¾ (100)	1¼ (40)	50°	2,2 (2,1)	36 (860)	31 (798)	5'-6" (1,71 m)	11'-3" (3,41 m)	31 (798)	4'-3" (1,30 m)	38	130 (59)
	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	3'-3⅜" (995)	11'-4" (3,47 m)	6'-4⅝" (2,08 m)	37½ (960)	30 (762)	5'-6½" (1,7 m)	5'-9⅜" (1,77 m)	3¾ (100)	1½ (40)	50°	3,1 (2,4)	3'-8" (1,02 m)	3'-6" (1,07 m)	6'-10" (2,1 m)	14'-0" (4,18 m)	3'-6" (1,07 m)	5'-2" (1,58 m)	48	200 (90)
	DS 30-1½ (DS 750-1½)	30 (750)	3'-9" (1140)	19 (480)	3'-9" (1140)	3'-11" (1,193 m)	13'-0⅝" (3,98 m)	7'-8⅛" (2,35 m)	3'-7" (1,1 m)	36 (914)	6'-2⅝" (1,95 m)	6'-7" (2,03 m)	3¾ (100)	1½ (40)	50°	4,0 (3,1)	4'-2" (1,15 m)	4'-2" (1,26 m)	7'-11" (2,38 m)	16'-3" (4,79 m)	4'-2" (1,26 m)	5'-10" (1,78 m)	54	260 (117)
	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	4'-3⅛" (1,461 m)	15'-3" (4,64 m)	8'-10½" (2,7 m)	4'-1⅛" (1,26 m)	38 (1,119 m)	7'-5" (2,28 m)	7'-8⅝" (2,35 m)	3¾ (100)	1½ (40)	50°	5,3 (4,1)	4'-10" (1,32 m)	5'-0" (1,53 m)	9'-2" (2,74 m)	19'-6" (5,59 m)	5'-0" (1,53 m)	6'-8" (2,03 m)	62	340 (153)
	DS 15-1½ (DS 375-1½)	15 (375)	28 (720)	10 (260)	29 (740)	27 (683)	9'-6" (2,92 m)	6'-1⅛" (1,88 m)	30½ (780)	19 (483)	4'-7½" (1,42 m)	4'-10½" (1,5 m)	4 (100)	1¼ (30)	45°	2,1 (1,6)	36 (829)	29 (753)	6'-1" (1,89 m)	11'-6" (3,47 m)	29 (753)	4'-1" (1,25 m)	40	130 (59)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	31 (791)	10'-1⅛" (3,03 m)	6'-1⅛" (1,88 m)	30½ (780)	22 (559)	4'-8⅝" (1,47 m)	5'-0⅛" (1,56 m)	4 (100)	1¼ (30)	45°	2,4 (1,8)	36 (847)	34 (859)	6'-2" (1,94 m)	12'-0" (3,64 m)	34 (859)	4'-3" (1,37 m)	44	150 (68)
45°	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	3'-6⅝" (1,078 m)	12'-3½" (3,74 m)	7'-4⅞" (2,28 m)	36⅛ (950)	30 (762)	5'-11½" (1,83 m)	6'-3" (1,91 m)	4 (100)	1¼ (30)	45°	3,4 (2,6)	3'-8" (1,0 m)	3'-8" (1,15 m)	7'-7" (2,31 m)	15'-3" (4,67 m)	3'-8" (1,15 m)	5'-5" (1,65 m)	52	210 (95)
	DS 30-1½ (DS 750-1½)	30 (750)	39 (990)	19 (480)	3'-9" (1140)	4'-3" (1,293 m)	14'-1" (4,29 m)	8'-0" (2,59 m)	3'-6" (1,08 m)	36 (914)	6'-1" (2,19 m)	6'-6" (1,98 m)	4 (100)	1¼ (30)	45°	4,4 (3,4)	4'-2" (1,13 m)	4'-3" (1,36 m)	8'-8" (2,63 m)	17'-3" (5,12 m)	4'-3" (1,31 m)	5'-10" (1,78 m)	62	300 (135)
	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	5'-2½" (1,583 m)	16'-5⅛" (5,01 m)	9'-6⅝" (2,98 m)	4'-0⅞" (1,24 m)	38 (1,119 m)	8'-1" (2,46 m)	8'-4⅛" (2,55 m)	4 (100)	1¼ (30)	45°	5,7 (4,4)	4'-10" (1,3 m)	5'-5" (1,65 m)	10'-2" (3,02 m)	20'-3" (5,97 m)	5'-5" (1,65 m)	7'-1" (2,16 m)	66	370 (167)
	DS 15-1½ (DS 375-1½)	15 (375)	28 (720)	10 (260)	29 (740)	29½ (751)	10'-4½" (3,15 m)	6'-10" (2,11 m)	29⅝ (770)	19 (483)	5'-0½" (1,53 m)	5'-4" (1,64 m)	4¼ (110)	1 (30)	40°	2,3 (1,8)	35 (817)	32 (822)	6'-1" (2,11 m)	12'-6" (3,75 m)	32 (822)	4'-6" (1,32 m)	46	160 (63)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	24½ (870)	10'-9" (3,31 m)	6'-10" (2,11 m)	29⅝ (770)	22 (559)	5'-2⅛" (1,61 m)	5'-5⅝" (1,7 m)	4¼ (110)	1 (30)	40°	2,6 (2,0)	36 (836)	37 (939)	6'-1" (2,16 m)	13'-0" (3,94 m)	37 (939)	4'-5" (1,45 m)	46	190 (72)
50°	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	3'-10½" (1,185 m)	13'-4½" (4,08 m)	8'-3⅝" (2,55 m)	36⅝ (930)	30 (762)	6'-4⅞" (2 m)	6'-8" (2,04 m)	4¼ (110)	1 (30)	40°	3,7 (2,6)	3'-7" (990)	4'-1" (1,26 m)	8'-4" (2,53 m)	16'-6" (4,83 m)	4'-1" (1,26 m)	5'-6" (1,70 m)	56	230 (104)
	DS 30-1½ (DS 750-1½)	30 (750)	39 (990)	19 (480)	3'-9" (1140)	4'-6" (1,422 m)	15'-5" (4,7 m)	9'-6" (2,9 m)	3'-5½" (1,06 m)	36 (914)	7'-4⅞" (2,3 m)	7'-10½" (2,39 m)	4¼ (110)	1 (30)	40°	4,8 (3,7)	4'-1" (1,24 m)	4'-10" (1,49 m)	9'-7" (2,94 m)	18'-6" (5,54 m)	4'-10" (1,49 m)	6'-6" (1,98 m)	66	320 (144)
	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	5'-8½" (1,741 m)	18'-0⅛" (5,48 m)	10'-11⅝" (3,34 m)	4'-0" (1,22 m)	38 (1,119 m)	8'-4⅛" (2,7 m)	8'-8⅝" (2,78 m)	4¼ (110)	1 (30)	40°	6,3 (4,8)	4'-10" (1,28 m)	5'-4" (1,81 m)	10'-6" (3,38 m)	20'-9" (6,47 m)	5'-4" (1,81 m)	7'-3" (2,31 m)	74	410 (185)
	DS 15-1½ (DS 375-1½)	15 (375)	28 (960)	10 (260)	29 (740)	33 (842)	11'-4½" (4,38 m)	7'-6" (2,4 m)	29½ (760)	19 (483)	5'-2⅞" (1,72 m)	5'-6" (1,82 m)	4½ (110)	1 (30)	35°	2,6 (2,0)	35 (809)	36 (914)	7'-10" (2,4 m)	13'-6" (4,12 m)	36 (914)	4'-6" (1,41 m)	50	150 (68)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	38⅛ (975)	11'-11½" (3,68 m)	7'-9" (2,4 m)	29⅛ (740)	22 (559)	5'-9⅞" (1,79 m)	6'-1⅛" (1,89 m)	4½ (110)	1 (30)	35°	2,9 (2,2)	36 (827)	37 (1,05 m)	7'-10" (2,46 m)	14'-3" (4,33 m)	37 (1,05 m)	4'-5" (1,55 m)	60	170 (77)
55°	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	4'-4⅛" (1,329 m)	14'-10½" (4,55 m)	9'-5" (2,9 m)	35⅞ (910)	30 (762)	7'-3⅛" (2,2 m)	7'-7½" (2,32 m)	4½ (110)	1 (30)	35°	4,2 (3,2)	3'-6" (978)	4'-7" (1,4 m)	9'-5" (2,94 m)	17'-6" (5,32 m)	4'-7" (1,4 m)	6'-3" (1,91 m)	74	260 (117)
	DS 30-1½ (DS 750-1½)	30 (750)	3'-9" (1140)	19 (480)	3'-9" (1140)	5'-4½" (1,594 m)	17'-2⅛" (5,24 m)	10'-9½" (3,3 m)	3'-4" (1,04 m)	36 (914)	8'-5½" (2,57 m)	8'-9⅝" (2,67 m)	4½ (110)	1 (30)	35°	5,4 (4,1)	4'-1" (1,1 m)	5'-0" (1,66 m)	10'-11" (3,33 m)	20'-6" (6,1 m)	5'-0" (1,66 m)	7'-2" (2,19 m)	84	350 (158)
	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	6'-4½" (1,951 m)	20'-4⅛" (6,12 m)	12'-5⅜" (3,79 m)	3'-11½" (1,2 m)	38 (1,119 m)	9'-10⅝" (3,01 m)	10'-2⅝" (3,11 m)	4½ (110)	1 (30)	35°	7,1 (5,4)	4'-6" (1,26 m)	5'-4" (2,02 m)	11'-6" (3,84 m)	23'-0" (7,12 m)	5'-4" (2,02 m)	7'-8" (2,52 m)	102	410 (186)
	DS 15-1½ (DS 375-1½)	15 (375)	28 (720)	10 (260)	29 (740)	38 (966)	13'-1⅛" (4,03 m)	9'-0⅛" (2,78 m)	29 (750)	19 (483)	6'-4½" (1,96 m)	6'-8⅞" (2,07 m)	4½ (120)	0⅝ (20)	30°	2,9 (2,2)	34 (892)	3'-5" (1,04 m)	9'-0" (2,78 m)	15'-3" (4,62 m)	3'-5" (1,04 m)	5'-1" (1,55 m)	54	170 (77)
	DS 18-1½ (DS 450-1½)	18 (450)	28 (720)	13 (330)	32 (810)	3'-8" (1,118 m)	13'-7⅛" (4,18 m)	9'-0⅛" (2,78 m)	29 (750)	22 (559)	6'-7⅞" (2,04 m)	6'-11⅛" (2,14 m)	4½ (120)	0⅝ (20)	30°	3,2 (2,5)	34 (820)	3'-11" (1,19 m)	9'-0" (2,85 m)	15'-4" (4,86 m)	3'-11" (1,19 m)	5'-7" (1,70 m)	58	200 (90)
	DS 24-1½ (DS 600-1½)	24 (600)	34 (870)	16 (410)	39 (990)	5'-0" (1,524 m)	20'-11⅛" (6,35 m)	14'-0⅛" (4,48 m)	3'-11⅝" (1,2 m)	30 (762)	10'-3⅞" (3,12 m)	10'-7⅞" (3,23 m)	4½ (120)	0⅝ (20)	30°	6,1 (4,7)	4'-5" (1,27 m)	5'-3" (1,6 m)	14'-10" (4,54 m)	24'-6" (7,41 m)	5'-3" (1,6 m)	6'-11" (2,11 m)	86	350 (158)
	DS 30-1½ (DS 750-1½)	30 (750)	3'-9" (1140)	19 (480)	3'-9" (1140)	6'-0" (1,828 m)	23'-1⅛" (7,29 m)	16'-0" (5,1 m)	4'-3⅝" (1,37 m)	36 (914)	11'-2½" (3,59 m)	11'-6⅝" (3,64 m)	4½ (120)	0⅝ (20)	30°	7,9 (6,0)	5'-0" (1,44 m)	6'-3" (1,9 m)	16'-6" (5,16 m)	28'-6" (8,5 m)	6'-3" (1,9 m)	7'-11" (2,41 m)	100	470 (212)
60°	DS 36-1½ (DS 900-1½)	36 (900)	3'-9" (1140)	22 (560)	4'-4" (1320)	7'-4" (2,238 m)	27'-11⅛" (8,51 m)	19'-3⅝" (5,88 m)	5'-2" (1,57 m)	38 (1,119 m)	13'-9½" (4,2 m)	14'-3⅛" (4,31 m)	4½ (120)	0⅝ (20)	30°	10,4 (8,0)	5'-10" (1,65 m)	7'-7" (2,31 m)	19'-4" (5,94 m)	32'-9" (9,89 m)	7'-7" (2,31 m)	9'-3" (2,82 m)	114	620 (279)

Illinois Department of Transportation

APPROVED January 1, 2009
ENGINEER OF BRIDGES AND STRUCTURES

APPROVED January 1, 2009
ENGINEER OF DESIGN AND ENVIRONMENT

BDE 5-21-07

REINFORCED CONCRETE END SECTIONS FOR PIPE CULVERTS
15" (375 mm) THRU 36" (900 mm) DIA. SKEWED WITH ROADWAY
(Sheet 3 of 5)

STANDARD 542201-02

WINGS FOR 1:2 SLOPE

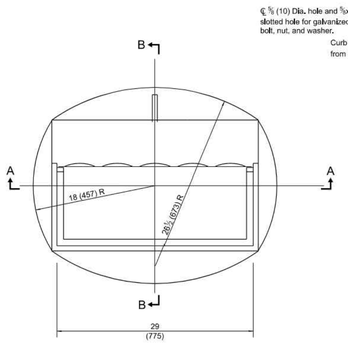
Skew Angle	Design No.	Nominal Pipe Dia.	DIMENSIONS FOR CONCRETE A	B	C	D	E	F	G	H	J	K	M	N	α	Concrete 2 End Sections yd³ (m³)	Reinf. Bars - 2 End Sections h - bars o	p	q	Lgth.	h1 - bars p	Lgth.	w-bars No.	Bars for 2 End Sections lbs, (kg)
5°	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	19 (485)	8'-7½" (2,63 m)	4'-8⅛" (1,42 m)	4'-3½" (1,31 m)	19 (483)	4'-3½" (1,31 m)	4'-4" (1,32 m)	2¾ (70)	2¼ (60)	85°	1,9 (1,5)	4'-7" (1,33 m)	1' (551)	4'-11" (1,45 m)	11'-3" (3,33 m)	1' (551)	3'-5" (1,04 m)	34	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	22 (561)	8'-10½" (2,7 m)	4'-8⅛" (1,42 m)	4'-3½" (1,31 m)	22 (559)	4'-5½" (1,35 m)	4'-5⅝" (1,35 m)	2¾ (70)	2¼ (60)	85°	2,0 (1,5)	4'-7" (1,36 m)	1'-0" (626)	4'-11" (1,48 m)	11'-6" (4,47 m)	1'-0" (626)	3'-5" (1,12 m)	34	120 (54)
	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	30 (765)	10'-11" (3,31 m)	5'-8" (1,72 m)	5'-2½" (1,58 m)	30 (762)	5'-5¼" (1,65 m)	5'-5⅝" (1,66 m)	2¾ (70)	2¼ (60)	85°	2,9 (2,2)	5'-0" (1,62 m)	1'-4" (832)	5'-11" (1,77 m)	14'-0" (4,22 m)	1'-4" (832)	4'-4" (1,32 m)	42	180 (81)
	DS 30-2 (DS 750-2)	30 (750)	4'-4" (1,32 m)	19 (480)	3'-9" (1,14 m)	36 (914)	12'-5" (3,78 m)	6'-5" (1,96 m)	5'-10½" (1,79 m)	36 (914)	6'-4⅞" (1,93 m)	6'-6" (1,98 m)	2¾ (70)	2¼ (60)	85°	3,7 (2,6)	6'-3" (1,84 m)	3' (983)	6'-9" (2,0 m)	16'-3" (4,83 m)	3' (983)	4'-11" (1,50 m)	48	230 (104)
	DS 36-2 (DS 900-2)	36 (900)	4'-10" (1,52 m)	22 (560)	4'-4" (1,32 m)	4'-3⅛" (1,136 m)	14'-4" (4,44 m)	7'-4½" (2,27 m)	6'-9½" (2,07 m)	38 (1,119 m)	7'-5⅞" (2,27 m)	7'-6⅝" (2,29 m)	2¾ (70)	2¼ (60)	85°	4,5 (3,4)	7'-2" (2,12 m)	3'-11" (1,19 m)	7'-11" (2,3 m)	19'-0" (5,8 m)	3'-11" (1,19 m)	6'-4" (1,70 m)	54	300 (135)
	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	19 (490)	8'-6" (2,65 m)	4'-11" (1,5 m)	4'-1½" (1,26 m)	19 (483)	4'-1½" (1,32 m)	4'-3" (1,33 m)	2¾ (70)	2¼ (60)	80°	2,0 (1,5)	4'-4" (1,28 m)	1' (557)	5'-1" (1,52 m)	12'-0" (3,36 m)	1' (557)	3'-7" (1,07 m)	34	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	22⅝ (574)	9'-0" (2,73 m)	4'-11" (1,5 m)	4'-1½" (1,26 m)	22 (559)	4'-5½" (1,37 m)	4'-6" (1,37 m)	2¾ (70)	2¼ (60)	80°	2,1 (1,6)	4'-4" (1,32 m)	1'-0" (633)	5'-1" (1,55 m)	11'-6" (3,5 m)	1'-0" (633)	3'-9" (1,14 m)	34	120 (54)
10°	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	30½ (774)	11'-0⅛" (3,34 m)	5'-11½" (1,81 m)	5'-4" (1,62 m)	30 (762)	5'-5½" (1,66 m)	5'-6" (1,68 m)	2¾ (70)	2¼ (60)	80°	3,0 (2,3)	5'-4" (1,57 m)	1'-4" (841)	6'-2" (1,85 m)	14'-3" (4,26 m)	1'-4" (841)	4'-5" (1,35 m)	42	180 (81)
	DS 30-2 (DS 750-2)	30 (750)	4'-4" (1,32 m)	19 (480)	3'-9" (1,14 m)	36⅝ (928)	12'-6⅝" (3,82 m)	6'-9" (2,06 m)	5'-8" (1,73 m)	36 (914)	6'-2⅝" (1,9 m)	6'-5" (1,96 m)	2¾ (70)	2¼ (60)	80°	3,8 (2,9)	6'-0" (1,78 m)	3' (993)	7'-0" (2,1 m)	16'-9" (4,87 m)	3' (993)	4'-11" (1,50 m)	48	230 (104)
	DS 36-2 (DS 900-2)	36 (900)	4'-10" (1,52 m)	22 (560)	4'-4" (1,32 m)	4'-3⅛" (1,136 m)	14'-7" (4,44 m)	7'-4⅝" (2,27 m)	6'-9½" (2,07 m)	38 (1,119 m)	7'-6⅞" (2,27 m)	7'-7⅝" (2,31 m)	2¾ (70)	2¼ (60)	80°	4,7 (3,6)	7'-4" (2,04 m)	3'-11" (1,2 m)	8'-2" (2,42 m)	19'-6" (5,98 m)	3'-11" (1,19 m)	6'-4" (1,93 m)	54	340 (153)
	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	19½ (500)	8'-10⅝" (2,7 m)	5'-2½" (1,58 m)	4'-0" (1,21 m)	19 (483)	4'-4⅝" (1,34 m)	4'-5" (1,36 m)	2¾ (80)	2¼ (50)	75°	2,0 (1,5)	4'-3" (1,24 m)	1'-0" (567)	5'-0" (1,51 m)	11'-6" (3,41 m)	1'-0" (567)	3'-6" (1,07 m)	34	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	22½ (572)	9'-2" (2,78 m)	5'-2½" (1,58 m)	4'-0" (1,21 m)	22 (559)	4'-6½" (1,38 m)	4'-7½" (1,4 m)	2¾ (80)	2¼ (50)	75°	2,2 (1,7)	4'-3" (1,27 m)	1'-0" (644)	5'-1" (1,54 m)	11'-9" (3,55 m)	1'-0" (644)	3'-9" (1,14 m)	34	120 (54)
15°	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	31 (786)	11'-2⅝" (3,4 m)	6'-0⅜" (1,83 m)	5'-5⅛" (1,65 m)	30 (762)	5'-6⅝" (1,68 m)	5'-8" (1,72 m)	3 (80)	2 (50)	75°	3,1 (2,4)	4'-2" (1,52 m)	1'-0" (857)	5'-11" (1,81 m)	13'-6" (4,12 m)	1'-0" (857)	4'-3" (1,29 m)	42	160 (73)
	DS 30-2 (DS 750-2)	30 (750)	4'-4" (1,32 m)	19 (480)	3'-9" (1,14 m)	37½ (946)	12'-9⅛" (3,89 m)	7'-1⅝" (2,17 m)	6'-0⅜" (1,83 m)	36 (914)	6'-4" (1,93 m)	6'-6" (1,98 m)	3 (80)	2 (50)	75°	3,9 (3,0)	5'-1" (1,54 m)	1'-4" (1,01 m)	6'-7" (2,01 m)	14'-9" (4,50 m)	1'-4" (1,01 m)	4'-6" (1,37 m)	52	210 (153)
	DS 36-2 (DS 900-2)	36 (900)	4'-10" (1,52 m)	22 (560)	4'-4" (1,32 m)	3'-9½" (1,158)	14'-10⅛" (4,52 m)	8'-2½" (2,5 m)	6'-3½" (1,92 m)	38 (1,119 m)	7'-4½" (2,25 m)	7'-5⅜" (2,27 m)	3 (80)	2 (50)	75°	5,0 (3,8)	6'-9" (1,97 m)	1'-4" (1,22 m)	8'-0" (2,55 m)	17'-6" (5,74 m)	1'-4" (1,22 m)	5'-8" (1,73 m)	56	310 (140)
	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	20½ (514)	9'-1½" (2,77 m)	5'-6" (1,68 m)	4'-3½" (1,31 m)	19 (483)	4'-5⅞" (1,35 m)	4'-7" (1,4 m)	3 (80)	2 (50)	70°	2,1 (1,6)	4'-6" (1,21 m)	1'-0" (581)	5'-4" (1,63 m)	12'-6" (3,48 m)	1'-0" (581)	3'-8" (1,09 m)	36	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	23⅝ (595)	9'-4⅛" (2,85 m)	5'-6" (1,68 m)	4'-3½" (1,31 m)	22 (559)	4'-8" (1,42 m)	4'-8⅝" (1,43 m)	3 (80)	2 (50)	70°	2,3 (1,8)	4'-9" (1,24 m)	1'-0" (661)	5'-6" (1,68 m)	12'-9" (3,89 m)	1'-0" (661)	3'-11" (1,19 m)	36	130 (59)
	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	32 (813)	11'-6⅛" (3,49 m)	6'-4⅛" (1,93 m)	5'-8" (1,72 m)	30 (762)	5'-9⅝" (1,76 m)	5'-10" (1,78 m)	3 (80)	2 (50)	70°	2,4 (1,8)	4'-11" (1,49 m)	1'-4" (880)	6'-5" (1,96 m)	14'-0" (4,27 m)	1'-4" (880)	4'-2" (1,29 m)	42	170 (77)
	DS 30-2 (DS 750-2)	30 (750)	4'-4" (1,32 m)	19 (480)	3'-9" (1,14 m)	38⅛ (973)	13'-1⅛" (3,99 m)	7'-6⅛" (2,3 m)	5'-3⅛" (1,61 m)	36 (914)	6'-6" (1,98 m)	6'-7½" (2,01 m)	3 (80)	2 (50)	70°	4,1 (3,1)	5'-9" (1,67 m)	3'-5" (1,04 m)	7'-10" (2,35 m)	17'-0" (5,05 m)	3'-5" (1,04 m)	5'-1" (1,55 m)	52	250 (113)
	DS 36-2 (DS 900-2)	36 (900)	4'-10" (1,52 m)	22 (560)	4'-4" (1,32 m)	4'-3⅝" (1,191 m)	15'-3" (4,64 m)	8'-7⅝" (2,65 m)	6'-6" (1,86 m)	38 (1,119 m)	7'-8⅛" (2,3 m)	7'-9⅝" (2,34 m)	3 (80)	2 (50)	70°	5,3 (4,1)	6'-8" (1,91 m)	1'-4" (1,26 m)	8'-2" (2,7 m)	17'-9" (5,87 m)	1'-4" (1,26 m)	5'-7" (1,75 m)	66	320 (144)
	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	21 (540)	9'-4" (2,85 m)	5'-10½" (1,79 m)	4'-5" (1,36 m)	19 (483)	4'-7" (1,41 m)	4'-8" (1,44 m)	3 (80)	2 (50)	70°	2,2 (1,7)	4'-7" (1,41 m)	1'-0" (643)	5'-5" (1,65 m)	12'-3" (3,73 m)	1'-0" (643)	3'-8" (1,09 m)	36	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	23⅝ (595)	9'-4½" (2,85 m)	5'-10½" (1,79 m)	4'-5" (1,36 m)	22 (559)	4'-9" (1,45 m)	4'-9⅝" (1,46 m)	3 (80)	2 (50)	70°	2,4 (1,8)	4'-10" (1,47 m)	1'-0" (683)	5'-6" (1,68 m)	12'-9" (3,89 m)	1'-0" (683)	3'-11" (1,19 m)	36	130 (59)
20°	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	33 (841)	11'-10⅝" (3,61 m)	6'-8" (2,03 m)	5'-11½" (1,82 m)	30 (762)	6'-0⅛" (1,84 m)	6'-2" (1,88 m)	3 (80)	2 (50)	70°	2,6 (2,0)	5'-0" (1,53 m)	1'-4" (913)	6'-8" (2,04 m)	14'-9" (4,49 m)	1'-4" (913)	4'-7" (1,39 m)	42	190 (86)
	DS 30-2 (DS 750-2)	30 (750)	4'-4" (1,32 m)	19 (480)	3'-9" (1,14 m)	38¼ (973)	13'-4⅛" (4,07 m)	7'-8⅝" (2,35 m)	5'-3⅜" (1,61 m)	36 (914)	6'-6" (1,98 m)	6'-7⅞" (2,02 m)	3 (80)	2 (50)	70°	4,1 (3,1)	5'-9" (1,75 m)	3'-5" (1,04 m)	7'-10" (2,39 m)	17'-0" (5,18 m)	3'-5" (1,04 m)	5'-1" (1,55 m)	52	250 (113)
	DS 36-2 (DS 900-2)	36 (900)	4'-10" (1,52 m)	22 (560)	4'-4" (1,32 m)	4'-3⅛" (1,235 m)	15'-7" (4,8 m)	8'-11⅝" (2,83 m)	6'-9⅜" (1,81 m)	38 (1,119 m)	7'-11⅝" (2,38 m)	8'-1⅜" (2,42 m)	3 (80)	2 (50)	70°	5,3 (4,1)	6'-8" (1,91 m)	1'-4" (1,26 m)	8'-2" (2,7 m)	17'-9" (5,87 m)	1'-4" (1,26 m)	5'-7" (1,75 m)	66	320 (144)
	DS 15-2 (DS 375-2)	15 (375)	38 (960)	10 (260)	29 (740)	19 (490)	8'-7½" (2,63 m)	4'-8⅛" (1,42 m)	4'-3½" (1,31 m)	19 (483)	4'-3½" (1,31 m)	4'-4" (1,32 m)	2¾ (70)	2¼ (60)	85°	1,9 (1,5)	4'-7" (1,33 m)	1' (551)	4'-11" (1,45 m)	11'-3" (3,33 m)	1' (551)	3'-5" (1,04 m)	34	110 (50)
	DS 18-2 (DS 450-2)	18 (450)	38 (960)	13 (330)	32 (810)	22 (561)	8'-10½" (2,7 m)	4'-8⅛" (1,42 m)	4'-3½" (1,31 m)	22 (559)	4'-5½" (1,35 m)	4'-5⅝" (1,35 m)	2¾ (70)	2¼ (60)	85°	2,0 (1,5)	4'-7" (1,36 m)	1'-0" (626)	4'-11" (1,48 m)	11'-6" (4,47 m)	1'-0" (626)	3'-5" (1,12 m)	34	120 (54)
	DS 24-2 (DS 600-2)	24 (600)	3'-10" (1,16 m)	16 (410)	39 (990)	30 (765)	10'-11" (3,31 m)	5'-8" (1,72 m)	5'-2½" (1,58 m)	30

PIPE-GRATE SCHEDULE FOR PIPE CULVERT END SECTIONS

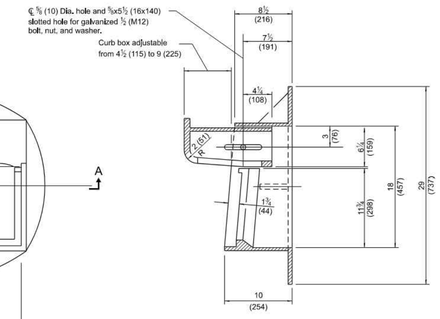
Pipe I.D.	Slope of End Section								
	1:3			1:4			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe
27 (675)	1 @ 9'-8" 1 @ (2,95 m)	N/A	9'-8" (2,95 m)	1 @ 12'-11" 1 @ (3,94 m)	N/A	12'-11" (3,94 m)	1 @ 19'-7" 1 @ (5,97 m)	N/A	19'-7" (5,97 m)
30 (750)	1 @ 11'-4" 1 @ (3,43 m)	N/A	11'-4" (3,43 m)	1 @ 14'-10" 1 @ (4,52 m)	N/A	14'-10" (4,52 m)	1 @ 21'-10" 1 @ (6,65 m)	1 @ 3'-6 1 @ 1,07 m)	25'-4" (7,72 m)
33 (825)	1 @ 12'-1" 1 @ (3,68 m)	N/A	12'-1" (3,68 m)	1 @ 15'-10" 1 @ (4,83 m)	N/A	15'-10" (4,83 m)	1 @ 23'-5" 1 @ (7,14 m)	1 @ 3'-7" 1 @ (1,09 m)	27'-0" (8,23 m)
36 (900)	1 @ 12'-10" 1 @ (3,91 m)	N/A	12'-10" (3,91 m)	1 @ 16'-10" 1 @ (5,13 m)	N/A	16'-10" (5,13 m)	1 @ 24'-11" 1 @ (7,59 m)	2 @ 3'-11" 2 @ (1,19 m)	32'-8" (9,97 m)
42 (1050)	2 @ 14'-9" 2 @ (4,50 m)	N/A	29'-6" (9,00 m)	2 @ 19'-3" 2 @ (5,87 m)	N/A	38'-6" (11,74 m)	2 @ 28'-6" 2 @ (8,69 m)	2 @ 4'-7" 2 @ (1,40 m)	66'-2" (20,18 m)
48 (1200)	2 @ 16'-4" 2 @ (4,98 m)	N/A	32'-8" (9,96 m)	2 @ 21'-4" 2 @ (6,50 m)	1 @ 5'-1" 1 @ (1,55 m)	47'-9" (14,55 m)	2 @ 31'-6" 2 @ (9,60 m)	2 @ 5'-1" 2 @ (1,55 m)	73'-2" (22,30 m)
54 (1350)	2 @ 19'-0" 2 @ (5,54 m)	N/A	38'-0" (11,08 m)	2 @ 23'-9" 2 @ (7,24 m)	2 @ 5'-9" 2 @ (1,75 m)	59'-9" (16,23 m)	2 @ 35'-1 2 @ (10,69 m)	4 @ 5'-9" 4 @ (1,75 m)	93'-2" (28,38 m)
60 (1500)	2 @ 19'-9" 2 @ (6,02 m)	N/A	39'-6" (12,04 m)	2 @ 25'-10" 2 @ (7,87 m)	3 @ 6'-3" 3 @ (1,91 m)	70'-5" (21,47 m)	2 @ 38'-1" 2 @ (11,61 m)	4 @ 6'-3" 4 @ (1,91 m)	101'-2" (30,86 m)
66 (1650)	2 @ 21'-7" 2 @ (6,58 m)	2 @ 6'-11" 2 @ (2,11 m)	57'-0" (17,38 m)	2 @ 28'-2" 2 @ (8,59 m)	3 @ 6'-11" 3 @ (2,11 m)	77'-1" (23,51 m)	2 @ 41'-11" 2 @ (12,78 m)	5 @ 6'-11" 5 @ (2,11 m)	127'-5" (36,11 m)
72 (1800)	3 @ 23'-2" 3 @ (7,06 m)	2 @ 7'-5" 2 @ (2,26 m)	84'-4" (25,70 m)	3 @ 30'-3" 3 @ (9,22 m)	3 @ 7'-5" 3 @ (2,26 m)	113'-0" (34,44 m)	3 @ 44'-8" 3 @ (13,61 m)	5 @ 7'-5" 5 @ (2,26 m)	177'-1" (52,13 m)
78 (1950)	3 @ 25'-0" 3 @ (7,62 m)	3 @ 8'-1" 3 @ (2,46 m)	99'-3" (30,24 m)	3 @ 32'-8" 3 @ (9,96 m)	4 @ 8'-1" 4 @ (2,46 m)	130'-4" (39,72 m)	3 @ 46'-3" 3 @ (14,71 m)	6 @ 8'-1" 6 @ (2,46 m)	193'-2" (58,89 m)
84 (2100)	3 @ 26'-7" 3 @ (8,10 m)	3 @ 8'-7" 3 @ (2,62 m)	105'-6" (32,16 m)	3 @ 34'-9" 3 @ (10,59 m)	4 @ 8'-7" 4 @ (2,62 m)	138'-7" (42,25 m)	3 @ 51'-3" 3 @ (15,62 m)	6 @ 8'-7" 6 @ (2,62 m)	206'-3" (62,58 m)

PIPE-GRATE SCHEDULE FOR ELLIPTICAL PIPE CULVERT END SECTIONS

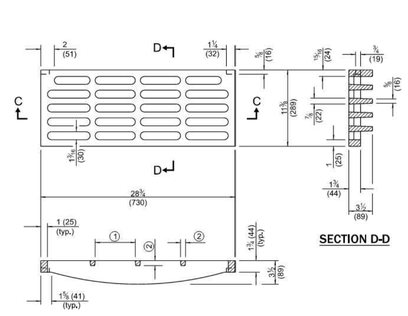
Pipe I.D. (Equiv. Round)	Slope of End Section								
	1:3			1:4			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe
21 (525)	1 @ 8'-2" 1 @ (2,49 m)	N/A	8'-2" (2,49 m)	1 @ 11'-2" 1 @ (3,40 m)	N/A	11'-2" (3,40 m)	1 @ 17'-5" 1 @ (5,31 m)	N/A	17'-5" (5,31 m)
24 (600)	1 @ 8'-2" 1 @ (2,49 m)	N/A	8'-2" (2,49 m)	1 @ 11'-2" 1 @ (3,40 m)	N/A	11'-2" (3,40 m)	1 @ 17'-5" 1 @ (5,31 m)	N/A	17'-5" (5,31 m)
27 (675)	1 @ 8'-11" 1 @ (2,72 m)	N/A	8'-11" (2,72 m)	1 @ 12'-2" 1 @ (3,71 m)	N/A	12'-2" (3,71 m)	1 @ 18'-11" 1 @ (5,77 m)	N/A	18'-11" (5,77 m)
30 (750)	1 @ 9'-5" 1 @ (2,87 m)	N/A	9'-5" (2,87 m)	1 @ 12'-11" 1 @ (3,94 m)	N/A	12'-11" (3,94 m)	1 @ 19'-11" 1 @ (6,07 m)	N/A	19'-11" (6,07 m)
36 (900)	2 @ 11'-0" 2 @ (3,35 m)	N/A	22'-0" (6,70 m)	2 @ 14'-11" 2 @ (4,55 m)	N/A	29'-10" (9,10 m)	2 @ 22'-11" 2 @ (6,99 m)	1 @ 1'-4" 1 @ (1,40 m)	50'-5" (15,38 m)
42 (1050)	2 @ 12'-4" 2 @ (3,76 m)	N/A	24'-8" (7,52 m)	2 @ 16'-8" 2 @ (5,08 m)	N/A	33'-4" (10,16 m)	2 @ 25'-6" 2 @ (7,77 m)	2 @ 5'-5" 2 @ (1,65 m)	61'-10" (18,84 m)
48 (1200)	2 @ 13'-8" 2 @ (4,17 m)	N/A	27'-4" (8,34 m)	2 @ 18'-5" 2 @ (5,61 m)	N/A	36'-10" (11,22 m)	2 @ 28'-0" 2 @ (8,53 m)	3 @ 5'-1" 3 @ (1,85 m)	74'-3" (22,61 m)
54 (1350)	2 @ 15'-0" 2 @ (4,75 m)	N/A	30'-0" (9,50 m)	2 @ 20'-1" 2 @ (6,12 m)	2 @ 6'-9" 2 @ (2,06 m)	53'-8" (16,36 m)	2 @ 30'-7" 2 @ (9,32 m)	3 @ 6'-9" 3 @ (2,06 m)	81'-0" (24,82 m)
60 (1500)	3 @ 16'-1" 3 @ (5,05 m)	N/A	49'-9" (15,15 m)	3 @ 22'-2" 3 @ (6,76 m)	2 @ 7'-7" 2 @ (2,31 m)	81'-8" (24,90 m)	3 @ 33'-7" 3 @ (10,24 m)	4 @ 7'-7" 4 @ (2,31 m)	131'-1" (39,96 m)
66 (1650)	3 @ 17'-11" 3 @ (5,46 m)	N/A	53'-9" (16,38 m)	3 @ 23'-11" 3 @ (7,29 m)	2 @ 8'-3" 2 @ (2,51 m)	88'-3" (26,89 m)	3 @ 36'-2" 3 @ (11,02 m)	4 @ 8'-3" 4 @ (2,51 m)	141'-6" (43,10 m)
72 (1800)	3 @ 19'-0" 3 @ (5,94 m)	N/A	58'-6" (17,82 m)	3 @ 25'-11" 3 @ (7,90 m)	3 @ 8'-11" 3 @ (2,72 m)	104'-6" (31,86 m)	3 @ 39'-2" 3 @ (11,94 m)	4 @ 8'-11" 4 @ (2,72 m)	153'-2" (46,70 m)



CAST FRAME



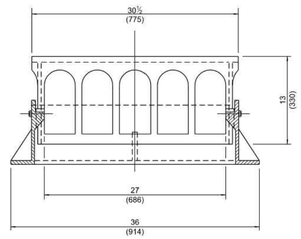
SECTION B-B



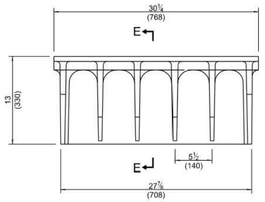
SECTION C-C

① = 6¼ (159) max. (typ.)
② = ¾ (19) min. (typ.)

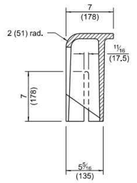
SECTION D-D



SECTION A-A



ALTERNATE CURB BOX



SECTION E-E

CAST GRATE

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

DATE	REVISIONS
1-1-15	Revised dimensions of frame and alternate curb box.
4-1-09	Switched units to English (metric).

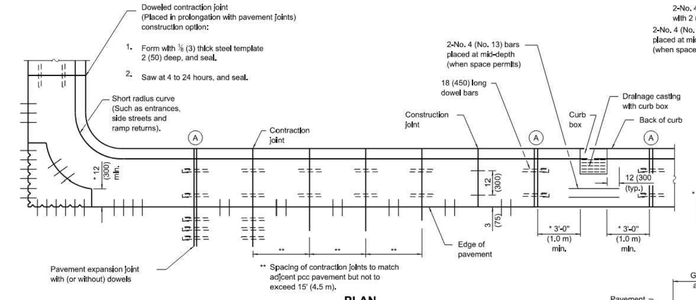
FRAME AND GRATE TYPE 11

STANDARD 604051-04

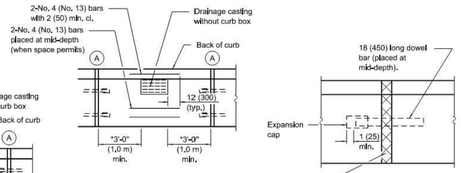
Illinois Department of Transportation
APPROVED January 1, 2015
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-15

TRAVERSABLE PIPE GRATE FOR CONCRETE END SECTIONS
(Sheet 2 of 2)

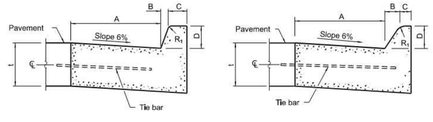
STANDARD 542311-07



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



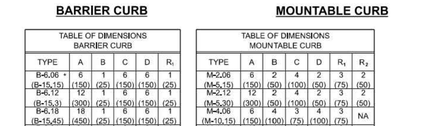
DETAIL Ⓐ
EXPANSION JOINT



BARRIER CURB

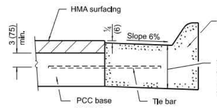
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15,15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15,30)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15,45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15,60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22,30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22,45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22,60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner Islands only.

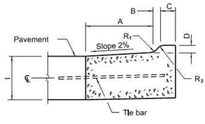


MOUNTABLE CURB

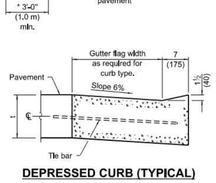
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10,15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10,30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10,45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10,60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15,15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15,30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15,45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15,60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



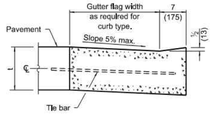
ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner Islands.

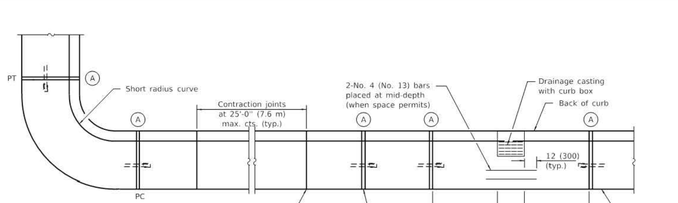
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contract joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

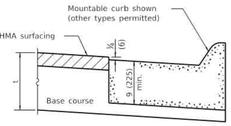
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08

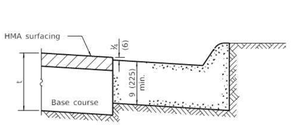
Illinois Department of Transportation
APPROVED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-22



PLAN

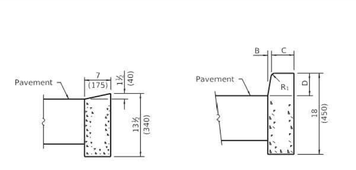


ON DISTURBED SUBGRADE



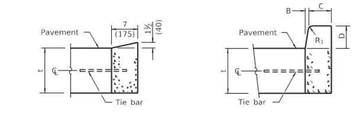
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB **BARRIER CURB**

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
(4-17) GS9556

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001-08

IDOT DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG *FINAL ENGINEERING* *ILLINOIS*

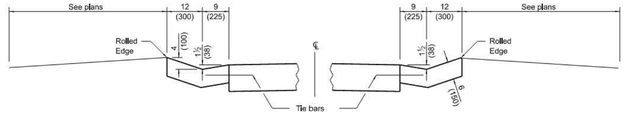
NO.	DATE	REVISIONS
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

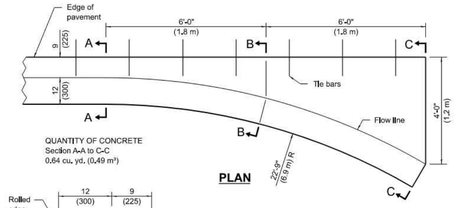
PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.4

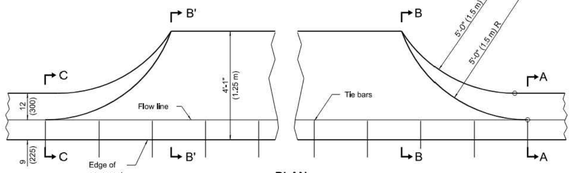


TYPE B GUTTER

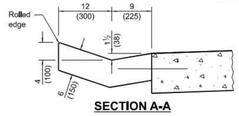


QUANTITY OF CONCRETE
Section A-A to C-C
0,64 cu. yd. (0,49 m³)

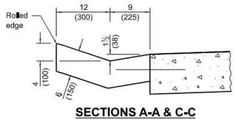
PLAN



PLAN

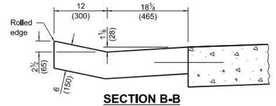


SECTION A-A

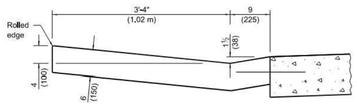


SECTIONS A-A & C-C

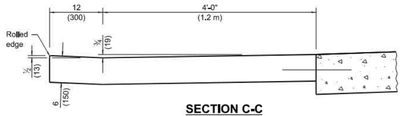
QUANTITY OF CONCRETE
Section B'-B' to B-B = 0,076 cu. yd./ft. (0,19 m³/m)
Section (C-C to B'-B') + (B-B to A-A) = 0,44 cu. yd. (0,34 m³)



SECTION B-B



SECTIONS B-B & B'-B'



SECTION C-C

INLET

GENERAL NOTES

Gutter, gutter inlet, gutter outlet and gutter entrance shall be tied to the pavement in accordance with details for longitudinal construction joint shown on Standard 420001.

Two 1-1/4 x 18 (32 x 450) dowel bars shall be installed in all joints when the gutter is constructed adjacent to flexible pavement.

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

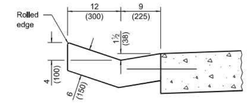
ENTRANCE

Illinois Department of Transportation
APPROVED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 606 (D) 12-07

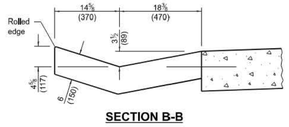
DATE	REVISIONS
1-1-18	Deleted first General Note to avoid conflict with second General Note.
4-1-16	Changed terminology to 'welded wire reinforcement'.

TYPE B GUTTER (INLET, OUTLET & ENTRANCE)
(Sheet 1 of 2)

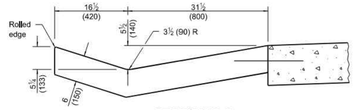
STANDARD 606201-04



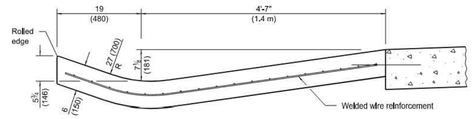
SECTION A-A



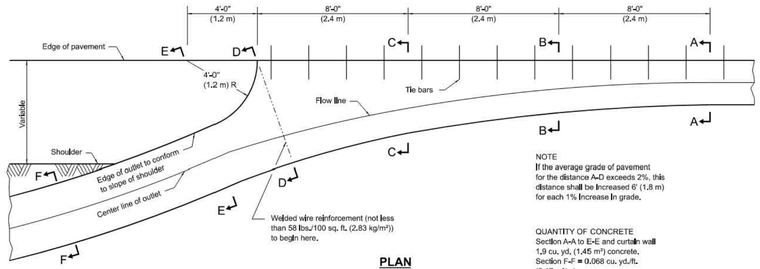
SECTION B-B



SECTION C-C



SECTION D-D

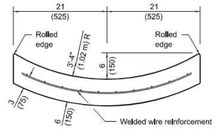


PLAN

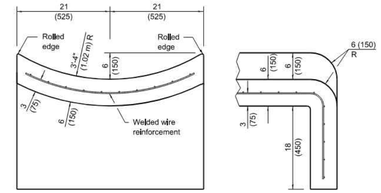
NOTE
If the average grade of pavement for the distance A-D exceeds 2%, this distance shall be increased 6' (1,8 m) for each 1% increase in grade.

QUANTITY OF CONCRETE
Section A-A to E-E and curtain wall
1,9 cu. yd. (1,45 m³) concrete.
Section F-F = 0,068 cu. yd./ft. (0,17 m³/m).

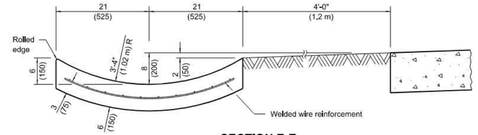
OUTLET



SECTION F-F



SECTIONS AT END OF OUTLET



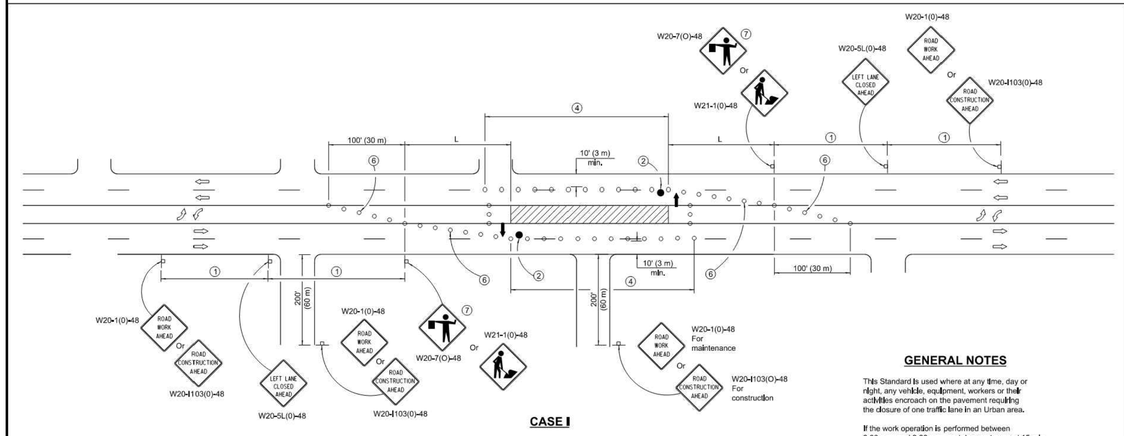
SECTION E-E

TYPE B GUTTER (INLET, OUTLET & ENTRANCE)
(Sheet 2 of 2)

STANDARD 606201-04

Illinois Department of Transportation
APPROVED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 606 (D) 12-07

W20-1(0)-48



CASE I

SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Work area
- Barricade or drum with steady burning mondirectional light
- Flagger with traffic control sign
- Cone, drum or barricade
- Sign on portable or permanent support
- Type III barricade with flashing lights

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph (70 km/h).
3. Required if work exceeds 500' (164 m) or 1 block, repeat every 1 mile (1,6 km).
4. Cones at 25' (8 m) centers for 250' (75 m) on approach. Additional cones may be placed at 50' (15 m) centers. When drums or type I or II barricades are used, the interval between devices may be doubled.
5. For approved sideroad closures.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Use flagger sign only when flagger is present.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

If the work operation is performed between 9:00 a.m. and 3:00 p.m. and does not exceed 15 min. Traffic protection shall be as shown for Standard 701426.

Calculate L as follows:

SPEED LIMIT

	FORMULAS English	FORMULAS (Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0,65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

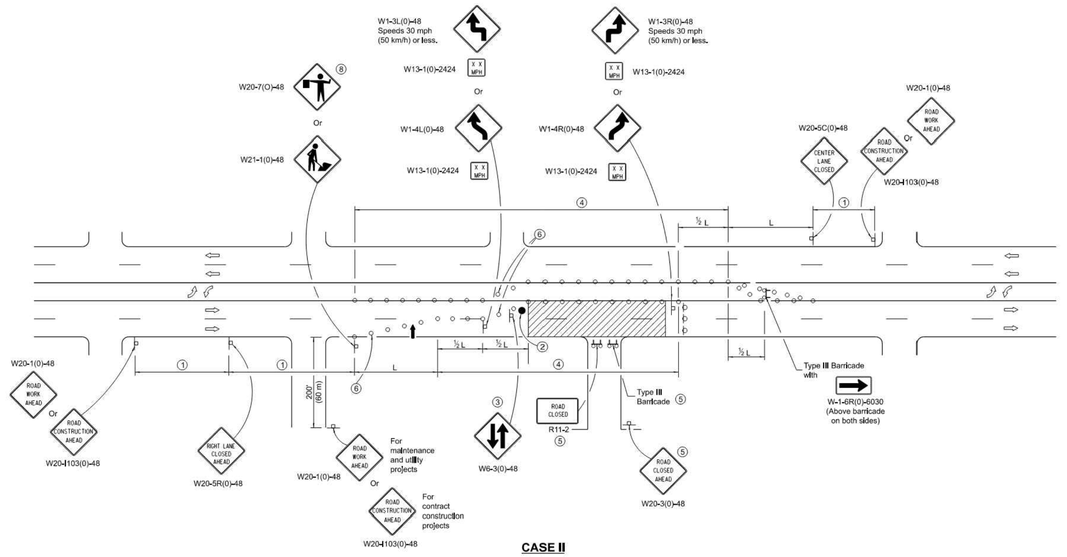
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised to allow cones at night.
1-1-18	Moved arrow boards into closed lanes for CASE I.

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 1 of 4)

STANDARD 701602-10

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 701 (D) 12-13



CASE II

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 2 of 4)

STANDARD 701602-10

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 701 (D) 12-13

REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

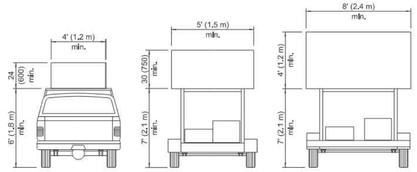
PROJECT NO: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

IDOT DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG — FINAL ENGINEERING — ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.5

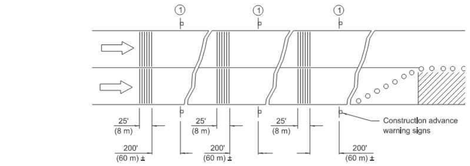


TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

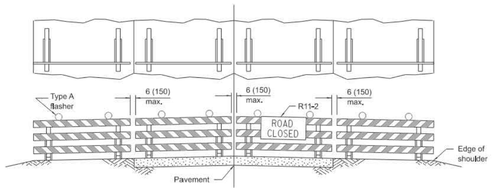
TYPE C TRAILER MOUNTED

ARROW BOARDS



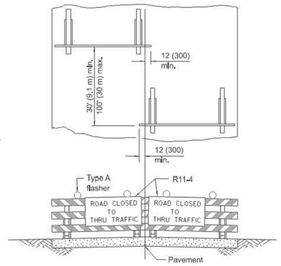
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.



ROAD CLOSED TO THRU TRAFFIC

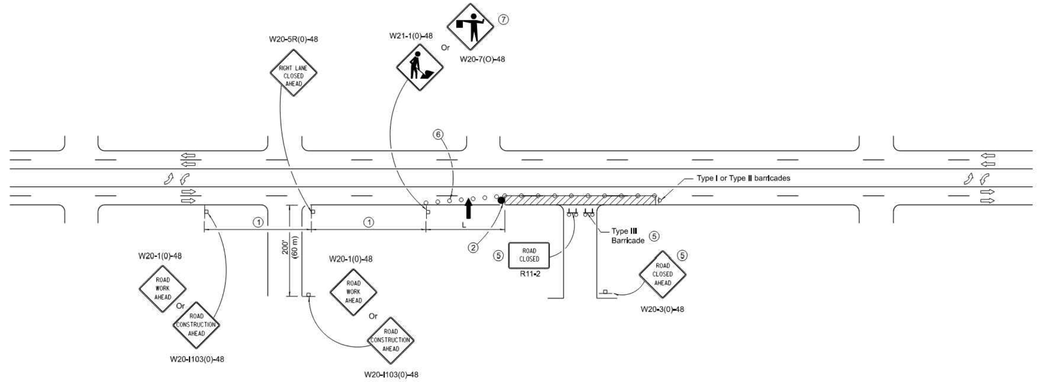
Reflectorized striping shall appear on both sides of the barricades.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.

Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-13)

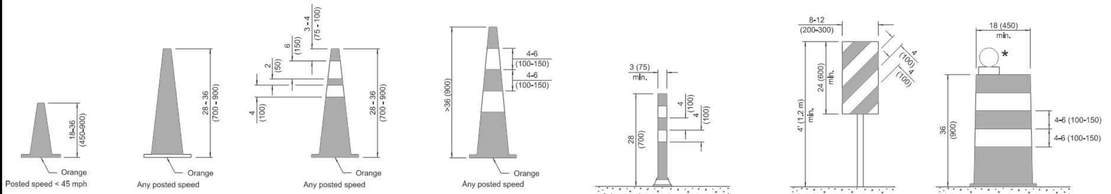
TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-10



CASE IV

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-13)

URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE
(Sheet 4 of 4)
STANDARD 701602-10



DAYTIME USE

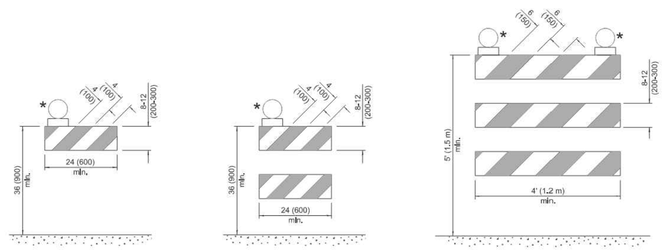
CONES

DAY OR NIGHTTIME USE

TUBULAR MARKER

VERTICAL PANEL
POST MOUNTED

DRUM



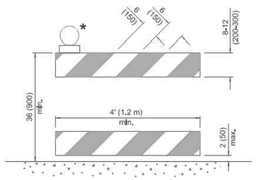
TYPE I BARRICADE

TYPE II BARRICADE

TYPE III BARRICADE

DIRECTION INDICATOR BARRICADE

VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

* Warning lights (If required)

GENERAL NOTES

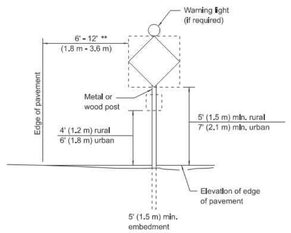
All heights shown shall be measured above the pavement surface.

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

DATE	REVISIONS
1-1-25	Updated Temporary Rumble Strip Detail (sht. 3).
1-1-24	Revised Type III Barricade notes (sht. 3) & moved warning light on post mounted signs to top center.

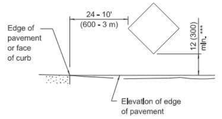
Illinois Department of Transportation
APPROVED January 1, 2025
ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2025
ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-13)

TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-10



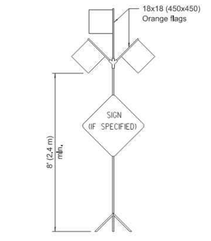
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1,8 m) to the outside edge of the paved shoulder.

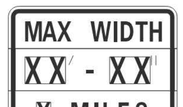


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1,5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



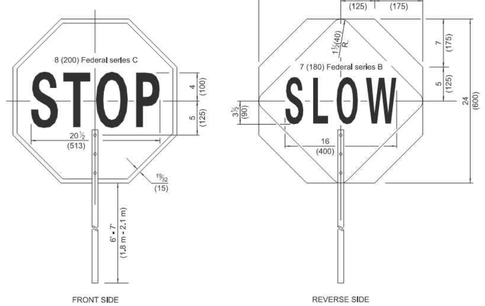
HIGH LEVEL WARNING DEVICE



W12-4103-4848

WIDTH RESTRICTION SIGN

XX'-XX' width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES
G20-4104(0)-6036

END CONSTRUCTION
G20-4105(0)-6024

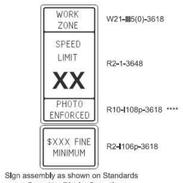
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



W21-1[]5(0)-3618
R2-1-3648
R10-4108p-3618 ****
R2-4106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.



G20-4103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-4108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-10

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

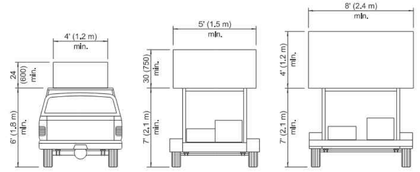
PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

IDOT DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG — FINAL ENGINEERING — ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.6

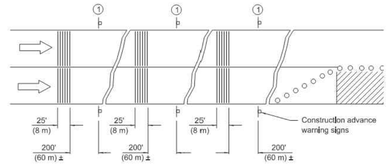


TYPE A ROOF MOUNTED

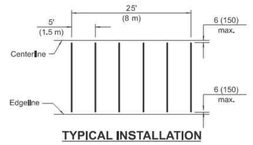
TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

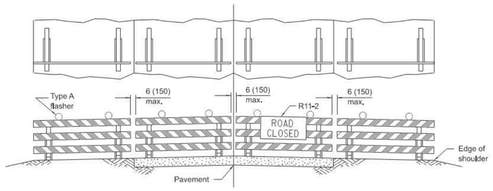


1 This sign shall be omitted when median width is less than 10' (3 m).



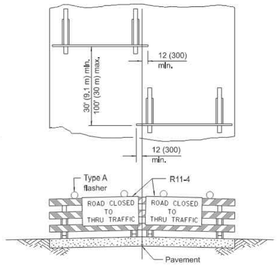
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades.

Illinois Department of Transportation

APPROVED _____ January 1 _____ 2025
ENGINEER OF SAFETY, PROD. AND ENGINEERING

APPROVED _____ January 1 _____ 2025
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/ECI 13-11

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-10

REVISIONS

NO.	DATE	DESCRIPTION
1	08-22-25	REVISED PER IDOT REVIEW

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO.: 220205
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

IDOT DETAILS

LOEBER FARM - OFFSITE IMPROVEMENTS
SCHAUMBURG *FINAL ENGINEERING* *ILLINOIS*

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
6.7

PRELIMINARY STORMWATER MANAGEMENT REPORT

PROJECT SITE:

Nitti Loeber Farm - Schaumburg

Northwest Corner of
S Meacham Road and Brookdale Lane.
(Village of Schaumburg, Cook County, Illinois)

PREPARED FOR:

Nitti Development, LLC.
132 N. York Street
Elmhurst, Illinois 60126

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
630-724-9200

May 16th, 2025
REVISED JULY 3RD, 2025
REVISED AUGUST 22ND, 2025

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1.2 PROPOSED CONDITIONS 2
1.3 Conclusion 2
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APPENDICES

APPENDIX 1 EXISTING CONDITIONS
APPENDIX 2 WETLAND & RUNOFF CALCULATIONS
APPENDIX 3 PROPOSED STORMWATER CALCULATIONS – SOUTH
APPENDIX 4 PROPOSED STORMWATER CALCULATIONS – NORTH

CHAPTER 1 INTRODUCTION

1.1 EXISTING CONDITIONS

The existing site is located in the Village of Schaumburg, Illinois, on the at the intersection of South Meacham Road and Brookdale Lane. The site consists of a field with trees around the property boundary, a wetland, and Salt Creek bisecting the property. The surrounding areas consist of residential areas in every direction with the Village of Rolling Meadows directly to the north of the project site.

The soil survey of the property shows a variety of soil types all with the hydrological group "C". A general breakdown of the Soil Survey of Cook County prepared by the National Resources Conservation Service (NRCS), can be found below. See the NRCS soil map in Appendix 1 for other soil types located in the area.

Soil Number	Soil name	Soil Characteristics	Hydrologic Soil Group	% of Site
298B	Beecher silt loam	2 to 4 percent slopes	D	0.6%
530C2	Ozaukee silt loam	4 to 6 percent slopes	C	25.8%
530D	Ozaukee silt loam	6 to 12 percent slopes	C	16.8%
805B	Orthents, clayey	undulating	D	1.1%
854B	Markham-Ashkum-Beecher complex	1 to 6 percent slopes	C/D	19.9%
3107A	Sawmill silty clay loam, heavy till plain	0 to 2 percent slopes, frequently flooded	B/D	35.8%

TABLE 1-1 SOIL CONDITIONS

FEMA Flood Insurance Rate Map 17031C0183J confirms that there is Zone A/E floodway and floodplain located throughout the center of the site related to the Salt Creek Tributary. The FEMA FIRM maps are included as exhibits in Appendix 1. The proposed improvements will impact the floodplain and floodway, based on the floodplain limit elevations from the Flood Insurance Study report. The engineering drawings and the stormwater exhibits in this report indicate the various floodplain and floodway limit lines.

According to the ALTA/Topo survey prepared by V3, the existing site has Salt Creek running through the center of the property which splits the property into "North" and "South" drainage areas. The north drainage area has a drainage divide down the center, but both areas ultimately sheet drain to Salt Creek. The south drainage area has a drainage divide as well with the west portion of the south sheet draining to Salt Creek to the North, while the east portion drains to the wetland which then drains to Salt Creek (see Existing Drainage Tributary Exhibit).

1.2 PROPOSED CONDITIONS

The proposed development is a multi-family and single-family residential development on the south side of the site and a single-family residential development on the north side of the site. This development includes earthwork and mass grade activities, site utilities, internal and external driveways, and a bridge crossing Salt Creek. The development also includes two detention basins. Appendix 2 and 3 of this report include extensive calculations for the proposed stormwater management system.

The site was divided into two drainage areas (north and south), to maintain the existing drainage patterns. The north side of the property contains a chain of stormwater pipes that outlet to a single detention pond which provides volume control, detention, as well as water quality benefits, and ultimately outlets to Salt Creek.

The entirety of the north portion of the property utilizes storage within a single detention basin and meets MWRD and the Village of Schaumburg ordinances. The proposed tributary area exhibit shows all drainage areas tributary to the North and South drainage areas. The allowable release for the North side is 2.386 cfs and the proposed improvements restrict the flow to a release of 2.12 cfs.

The south side of the property drains to the detention pond in the southeast corner of the site. The detention pond outlets directly to Salt Creek. The allowable release for the south side is 2.86 cfs and the proposed improvements restrict the flow to a release of 2.74 cfs.

The proposed improvements will not impact portions of the wetland on the east side of the site. There are 0.15 ac of wetland currently onsite and the proposed development will impact 0 acres of that wetland. Further detail is located in Chapter 2 of this report.

1.3 CONCLUSION

In conclusion, stormwater management requirements by both the WMO and the Village of Schaumburg have been met. Runoff requirements for wetlands are addressed in Chapter 2, Stormwater management calculations are in Chapter 3, and all design was completed using the WMO and the Village of Schaumburg's code.

CHAPTER 2 WETLANDS & RUNOFF

2.1 WETLAND REPORT PREPARED BY GARY R. WEBER ASSOCIATES INC.

See wetland report prepared by Gary R. Weber Associates, Inc.

2.2 EXISTING RUNOFF CALCULATIONS

The Existing Tributary Area Exhibit indicates the existing drainage patterns, as well as the existing tributary areas to the wetland on the property. To calculate the existing runoff to the wetland, a TR-20 model was created for the south side of the property. This model calculated the existing runoff volumes for the 2-year, 24-hour storm event that are tributary to the wetland.

A summary of the inputs and results of the TR-20 model can be found in the tables below.

Area	Onsite Drainage Area (ac)	CN	Total Tributary Area for Runoff (acres)	Amount of Runoff reaching Wetland (Inches)	Volume of Runoff Tributary to Wetland (ac-ft)
1	4.02	79	4.93	1.402	0.576

TABLE 2-1 EXISTING RUNOFF RESULTS

2.3 PROPOSED RUNOFF CALCULATIONS

In the proposed condition, a similar process was used. Using the proposed grading plan, a Proposed Drainage Tributary Area Exhibit was created. Per the MWRD requirements, (WMO 604.7-604.8) volume control measures are required at the outfalls of any storm sewer tributary to the wetlands. Additionally, MWRD requires that the volume tributary to the wetlands in the proposed condition be within 80%-150% of the pre-developed condition (WMO 604.6).

Using TR-20, a model was created using the actual CN number to determine the runoff from the tributary area to the wetland. The TR-20 results can be found in Appendix 2. A summary of the results is located below.

Area	Onsite Drainage Area (ac)	CN	Tributary Areas	Total Tributary Area for Runoff (acres)	Amount of Runoff reaching Wetland (Inches)	Volume of Runoff Tributary to Wetland (ac-ft)
PRS_1	13.60	See exhibit	PRS_1, Wetland	14.33	0.702”	0.838

TABLE 2-2 PROPOSED RUNOFF RESULTS

In the table below, the existing TR-20 runoff volumes and the proposed TR-20 runoff volumes are compared to demonstrate that the proposed conditions maintain between 80%-150% of the existing

hydrology to the wetlands. As seen in the table below, the hydrology maintained for the Wetland Area is 108%.

EXISTING				
WETLAND NUMBER	TRIB AREA	RUNOFF (IN)	VOLUME (AC-FT)	% CHANGE
1	4.93	1.402	0.576	N/A
PROPOSED				
WETLAND NUMBER	TRIB AREA	RUNOFF (IN)	VOLUME (AC-FT)	% CHANGE
1	14.33	1.514	0.622	108%

TABLE 2-3 80% - 150% ANALYSIS OF EXISTING AND PROPOSED RUNOFF VOLUME

2.4 DEPRESSIONAL STORAGE & RUNOFF

The Existing Tributary Exhibit shows that there is existing depressional storage on the north and south side of the property in the wetland, EXOSN_1, EXOSN_3, and EXN_2. The resulting construction will alter some of the existing depressional storage and will eliminate three depressional areas: EXOSN_1, EXOSN_3, and EXN_2. The resulting decrease in depressional storage amounts to about 9,148 cubic feet of storage and will be added to the required storage volume within the North Detention Pond.

CHAPTER 3 STORMWATER MANAGEMENT

3.1 STORMWATER MANAGEMENT

Since the site is located within Cook County, the Metropolitan Water Reclamation District's Watershed Management Ordinance (WMO) governs the stormwater management for the proposed development.

The south side of the property has 17.81 acres divided into five onsite drainage areas. South 1 is tributary to the South Detention Pond, and a portion of this basin will outlet to the wetland in the Off-Site South 1 area. The remaining two drainage areas will continue to drain to Salt Creek as they did in the existing on-site condition, (see Proposed Tributary Exhibit). The WMO requires large residential developments (larger than 10 acres) to provide a major stormwater system to convey the design runoff rate of the 100-year storm event using the critical duration analysis. The allowable release rate for the South Detention Pond 1 was calculated below using the latest MWRD allowable release rate chart data.

Allowable release rate: 0.20 cfs/tributary area (acres) x 13.70 acres tributary area = **2.74 cfs**

The north side of the property has 13.48 acres divided into 4 onsite drainage areas. North 1 is tributary to the North Detention Pond 2 (see proposed tributary exhibits). The remaining two drainage areas will continue to drain to Salt Creek as they did in the existing on-site condition. The WMO requires large residential developments (larger than 10 acres) to provide a major stormwater system to convey the design runoff rate of the 100-year storm event using the critical duration analysis. The allowable release rate for the North Detention Pond was calculated below using the latest MWRD allowable release rate chart data.

Allowable release rate: 0.20 cfs/tributary area (acres) x 10.61 acres tributary area = **2.12 cfs**

To achieve the allowable release rates, a restrictor structure was designed to be placed in the outfall of the South Detention Pond 1 and North Detention Pond 2. A section of off-site runoff from Meacham Road drains to the wetland to provide appropriate drainage to the existing wetland.

The total bounce of the South Detention Pond 1 is 5.45 feet, and the bounce of the North Detention Pond 2 is 6.5 feet. The time it takes for the South Detention Pond 1 to drain down to a 6" depth is 74 hours and the North Detention Pond 2 takes 63 hours. The Schaumburg ordinance requires a maximum bounce of 4', unless approved by the Village Engineer of Community Development. Due to the site constraints and desire to limit impact to the existing wetland, floodplain, and surrounding trees, the surface area of the pond was limited. Therefore, a deeper bounce was necessary. The WMO does not specify limits on pond bounce.

The calculated adjusted CN value for the property is 83.23 for South Detention Pond and 80.03 for the North Detention Pond. These facilities were modeled in TR-20 with the results

summarized below. More detailed calculations for these results can be found in Appendix 3, along with the full TR-20 report.

3.2 STORMWATER RETENTION

In addition to release rate restrictions, MWRD has volume control requirements, as stated in the WMO (Section 503.2 – Volume Control Requirements) for any site larger than 3 acres, the first inch of rain over all tributary impervious areas is to be stored on site as volume control. Both the south and north sides of the property provide volume control below the invert of the detention ponds. Underdrains will be provided in the bottom of each detention pond in accordance with the code (TGM 5.3.7.2.2).

3.3 STORMWATER OVERFLOW ANALYSIS

The north detention pond was designed to overflow 0.5 feet above the high-water line while the south detention pond was designed to overflow 0.25 feet above the high-water line. The north side overflow will be captured and conveyed by storm sewer on the north side and the south side overflow will be conveyed via overland flow routes. Overflow routes were designed and calculated in accordance with the WMO and the Village of Schaumburg code as part of final engineering.

3.4 STORM SEWER

The proposed storm sewer system on the north side of the site was designed to convey runoff from rain events up to and including the 100-year storm event, whereas the storm sewer on the south side was designed to convey runoff from rain events up to and including the 10-year storm event in accordance with the Village of Schaumburg and Cook County guidelines. The proposed design ensures that the hydraulic grade line remains at least two feet below the proposed rim elevation for each structure. Storm sewer calculations have been included within Appendix 2 & 3.

CHAPTER 4 FLOODPLAIN / FLOODWAY

The purpose of this submittal is to demonstrate the proposed bridge crossing of Salt Creek at the Loeber Farms residential development will have no adverse impacts on the base flood elevation on adjacent properties. The project site is shown in Figure 1. This section summarizes the existing and proposed conditions analysis for the proposed bridge crossing of Salt Creek.

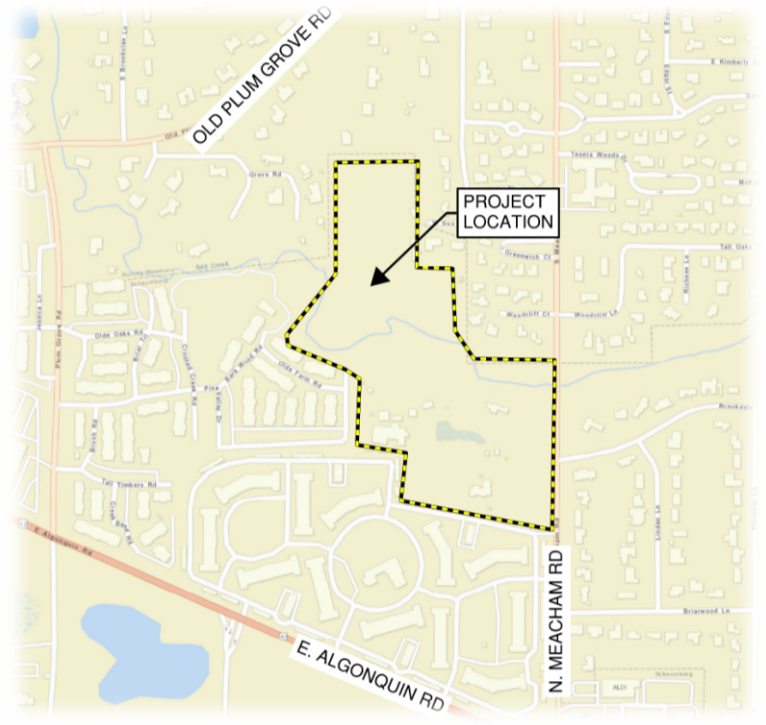


FIGURE 1 LOCATION MAP

The following hydraulic models were developed for the Loeber Farms Development upstream Meacham Rd for the Upper Reach of Salt Creek in Cook County from the approximate cross section locations AF to AB, as used in the Flood Insurance Study (FIS 17031CV011J):

- Effective HEC-2 (1998 run date);
- Duplicate Effective (HEC-RAS converted)- this model does not run;
- Corrected Effective;
- Modified-Existing; and
- Proposed.

4.1 EFFECTIVE & EXISTING CONDITIONS

Salt Creek flows from west to east through the Loeber Farms property with mapped Zone AE floodplain with floodway per FEMA FIRM 17031C0183J (effective on August 19, 2008). V3 obtained the regulatory HEC-2 model and converted to HEC-RAS to create a Modified Existing conditions model for this project. Modified Existing conditions model output is provided in Appendix 2 and the HEC-RAS model is provided in Appendix 3.

The Effective HEC-2 contains input data used in the newly developed HEC-RAS models. Cross sections, flow change locations, downstream boundary conditions, and floodway encroachments are taken from the Effective HEC-2 and used to develop the Duplicate Effective Model. The Duplicate Effective does not run due to errors that come with the import process – the Corrected Effective model takes the Duplicate Effective and resolves the errors. The below Tables report flow and boundary condition inputs used in the Effective HEC-2 model, which are brought into the Corrected Effective.

Table – HEC-RAS Flow Change Locations by Profile (cfs)

	Profile:	1	2	3	4	5
	Name:	100-yr	FW	10-yr	50-yr	500-yr
River Station	5.759	367	367	226	316	486
	5.607	380	380	231	326	508
	5.513	388	388	234	332	521
	5.338	403	403	239	343	547
	5.227	412	412	243	350	561
	4.933	437	437	252	368	603
	4.749	452	452	258	380	629
	4.53	649	649	353	545	940
	4.518	652	652	355	548	944
	4.356	681	681	368	570	981
	4.295	692	692	373	579	995
	4.281	989	989	526	838	1384
	4.228	993	993	528	842	1388
	4.09	1006	1006	532	854	1398
	3.89	1022	1022	538	869	1411
	3.744	1031	1031	541	875	1422
	3.564	1047	1047	546	886	1442
	3.456	1054	1054	548	891	1451

Table – HEC-RAS Downstream Boundary Conditions by Profile

Profile	1	2	3	4	5
Flow (cfs)	1054	1054	548	891	1451
Known WSEL (ft)	713	713.1	711.84	712.69	713.63

The following changes were made to create the Corrected Effective model. The errors encountered while trying to run the Duplicate Effective are related to lacking Bridge/Culvert routine upstream distances. Once these issues were resolved using measured distances the model was found to run; however, there was still an issue with the downstream-most bridge (RS 3.5465) where the 500-yr profile would calculate to be lower than the 100-yr and 50-yr profiles. The bridge deck information of this bridge was suspect because of a cutoff in the deck information around Station 100 (see Figure). V3 resolved this issue by redefining the bridge deck information using LiDAR data at RS 3.5465, which is Edgewood Ln. This did not change the lowest overflow elevation of about 710.80. Additionally, the ineffective flow areas were deemed not necessary due to the overflow elevation on the road maintaining effective flow outside the culvert region's zone of contraction. See the Figures below to see a comparison of RS 3.5465 Edgewood Ln as it is in the Duplicate Effective vs the Corrected Effective.

Figure – *Duplicate Effective Section at RS 3.5465 Edgewood Ln*

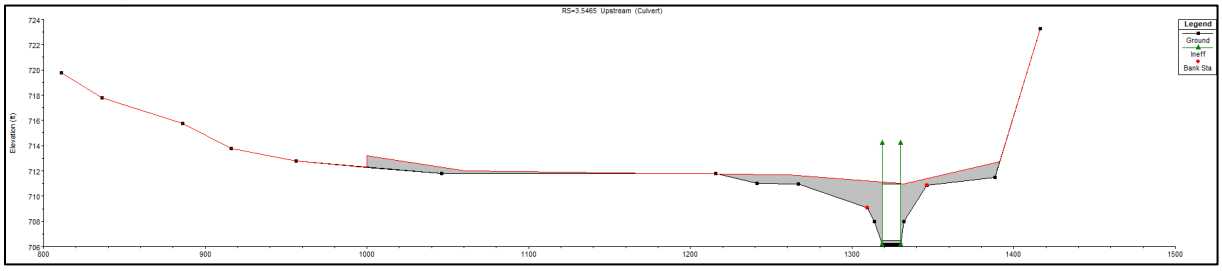
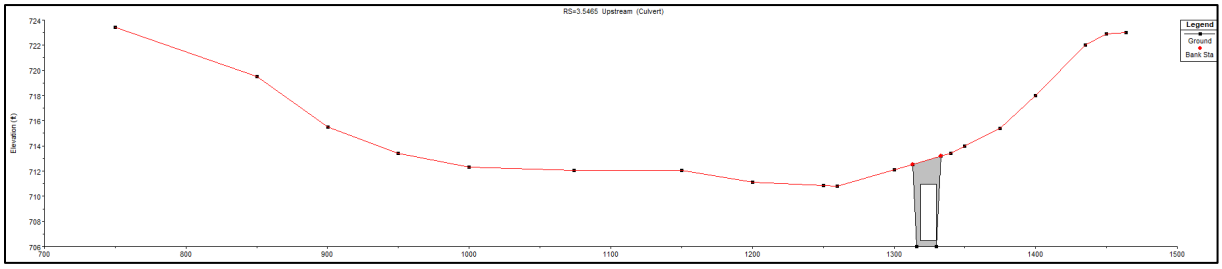


Figure *– Corrected Effective Section at RS 3.5465 Edgewood Ln*



The Modified-Existing Condition Model starts with the Corrected Effective model and updates the following:

- The cross-section elevations were revised using recently flown LiDAR;
- Some cross-sections were added or taken away to align with the cross sections that are used in the Proposed Model. The Proposed Condition adds a bridge and has grading changes that necessitate revising the locations of cross-sections. The Modified-Existing model uses the same set of cross-sections as Proposed so that effective comparisons can be drawn;
- A bridge/culvert is added in RS 4.058 to reflect current conditions; and

Modified-Existing floodway encroachments were also updated to obtain a more accurate floodway definition. The approach was to measure the positions of the presently mapped encroachments to use them as a starting point. This starting point was determined to be too constricting based on any of three criteria on any cross section:

- A tenth foot of water surface elevation rise;
- 10% increase in flow velocity; or
- 10% decrease in flow area.

With it established that the presently mapped encroachments were too confining based on these criteria, the encroachments were relaxed to obtain a floodway definition that was more accurate. The calculations for the encroachments on these criteria can be viewed in the Appendix. The Modified-Existing and Proposed floodways, in relation to the effective floodway, can be viewed in the Topographic Work Map, also in the Appendix.

4.2 PROPOSED CONDITIONS

The proposed development includes construction of a new bridge and connecting roadway over Salt Creek. Structure details are shown in the engineering plan set.

4.2.1 Hydraulic Modeling

The existing conditions HEC-RAS hydraulic model of Salt Creek was updated to include the proposed bridge crossing and grading as shown on the engineering plans. Model output is provided in Appendix 2 and the HEC-RAS model is provided in Appendix 3. Table 2-1 illustrates that the proposed floodplain does not raise peak Water Surface Elevations (WSELs) by more than 0.0 feet for all storms up to and including the 100-year event.

The proposed floodway encroachments were updated to reflect the proposed grading and bridge and can be reviewed in the Appendix in the Topographic Work Map.

XS ID	Water Surface Elevations								
	10yr			50yr			100yr		
	ModEx	Prop	Diff	ModEx	Prop	Diff	ModEx	Prop	Diff
4.518	720.56	720.57	0.01	720.59	720.59	0	720.79	720.79	0
4.515	Old Plum Grove Road			Old Plum Grove Road			Old Plum Grove Road		
4.512	720.55	720.56	0.01	720.56	720.57	0.01	720.76	720.76	0
4.506	720.52	720.54	0.02	720.48	720.49	0.01	720.70	720.71	0.01
4.356	716.74	716.66	-0.08	717.93	717.91	-0.02	718.21	718.20	-0.01
4.295	717.21	717.17	-0.04	717.93	717.91	-0.02	718.20	718.20	0
4.285	717.19	717.15	-0.04	717.91	717.89	-0.02	718.17	718.17	0
4.216	716.80	716.71	-0.09	717.57	717.53	-0.04	717.85	717.84	-0.01
4.175	716.56	716.42	-0.14	717.38	717.35	-0.03	717.68	717.68	0
4.122	716.14	715.97	-0.17	716.98	716.94	-0.04	717.29	717.29	0
4.095	715.79	715.51	-0.28	716.65	716.60	-0.05	716.99	717.02	0.03
4.074	715.57	715.17	-0.4	716.38	716.24	-0.14	716.72	716.68	-0.04
4.067	715.51	715.12	-0.39	716.30	716.19	-0.11	716.63	716.62	-0.01
4.058	Proposed Bridge			Proposed Bridge			Proposed Bridge		
4.05	715.02	715.03	0.01	715.92	716.03	0.11	716.33	716.43	0.1
4.047	715.04	715.03	-0.01	715.94	716.02	0.08	716.34	716.42	0.08
4.028	714.94	715.01	0.07	715.87	716.02	0.15	716.28	716.42	0.14
4.02	714.91	714.94	0.03	715.86	715.92	0.06	716.27	716.34	0.07
3.986	714.82	714.83	0.01	715.80	715.84	0.04	716.22	716.27	0.05
3.976	714.71	714.70	-0.01	715.72	715.71	-0.01	716.15	716.13	-0.02
3.954	714.60	714.60	0	715.62	715.63	0.01	716.06	716.06	0
3.917	714.42	714.42	0	715.49	715.49	0	715.94	715.94	0
3.884	714.17	714.17	0	715.23	715.23	0	715.68	715.68	0
3.879	713.92	713.92	0	714.71	714.71	0	715.02	715.02	0
3.874	Meachem Road Bridge			Meachem Road Bridge			Meachem Road Bridge		
3.869	713.80	713.80	0	714.42	714.42	0	714.62	714.62	0
3.858	713.90	713.90	0	714.66	714.66	0	714.94	714.94	0

- Blue cells indicate areas onsite
- All elevations are NAVD88

4.2.2 Compensatory Storage

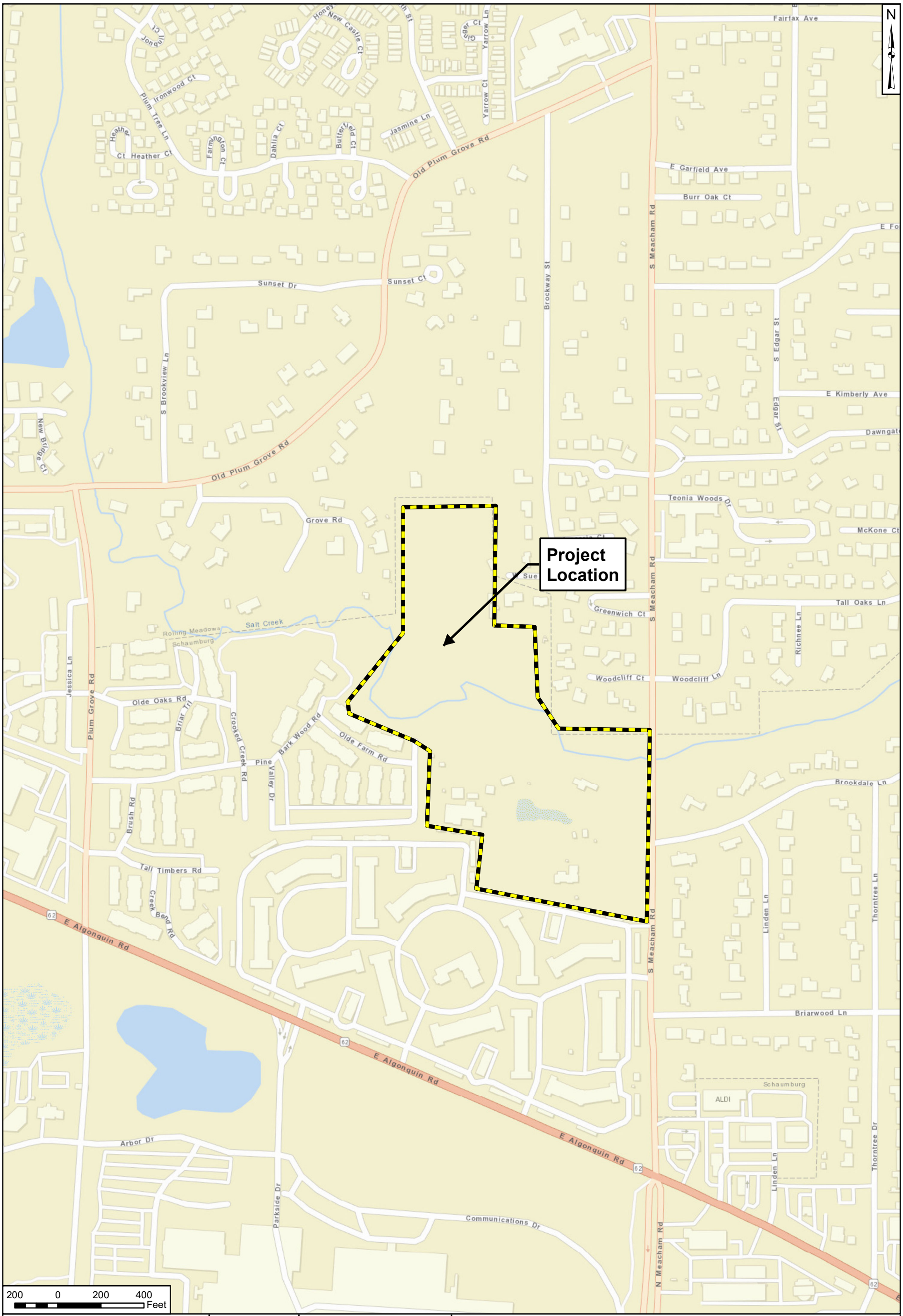
The proposed development will place fill volume within the existing floodplain and floodway limits. Compensatory storage volume will be created as part of the Loeber Farm development that is sufficient to accommodate the associated with the bridge construction.

The volume will be compensated at a rate to at least 1.25 times the volume of flood storage lost below the BFE to meet the requirements outlined in the Village code. The proposed fill and corresponding compensatory storage is shown in Table 4-1. The fill volumes were calculated using a surface comparison from a 3D model, however, detailed cross sections for floodplain and floodway cut and fill will be calculated and presented in the submittal to the Village and IDNR-OWR that will accompany final design and permitting documents.

Increment	Floodplain Fill	Required Multiplier	Compensatory Storage – Required	Compensatory Storage Provided	Excess Compensatory Storage
0-10 year	1,268 CY	1.00	1,268 CY	1,396 CY	128 CY
10-100 year	3,073 CY	1.00	3,073 CY	4,036 CY	963 CY
Total	4,341 CY	1.25	5,426 CY	5,432 CY	6 CY

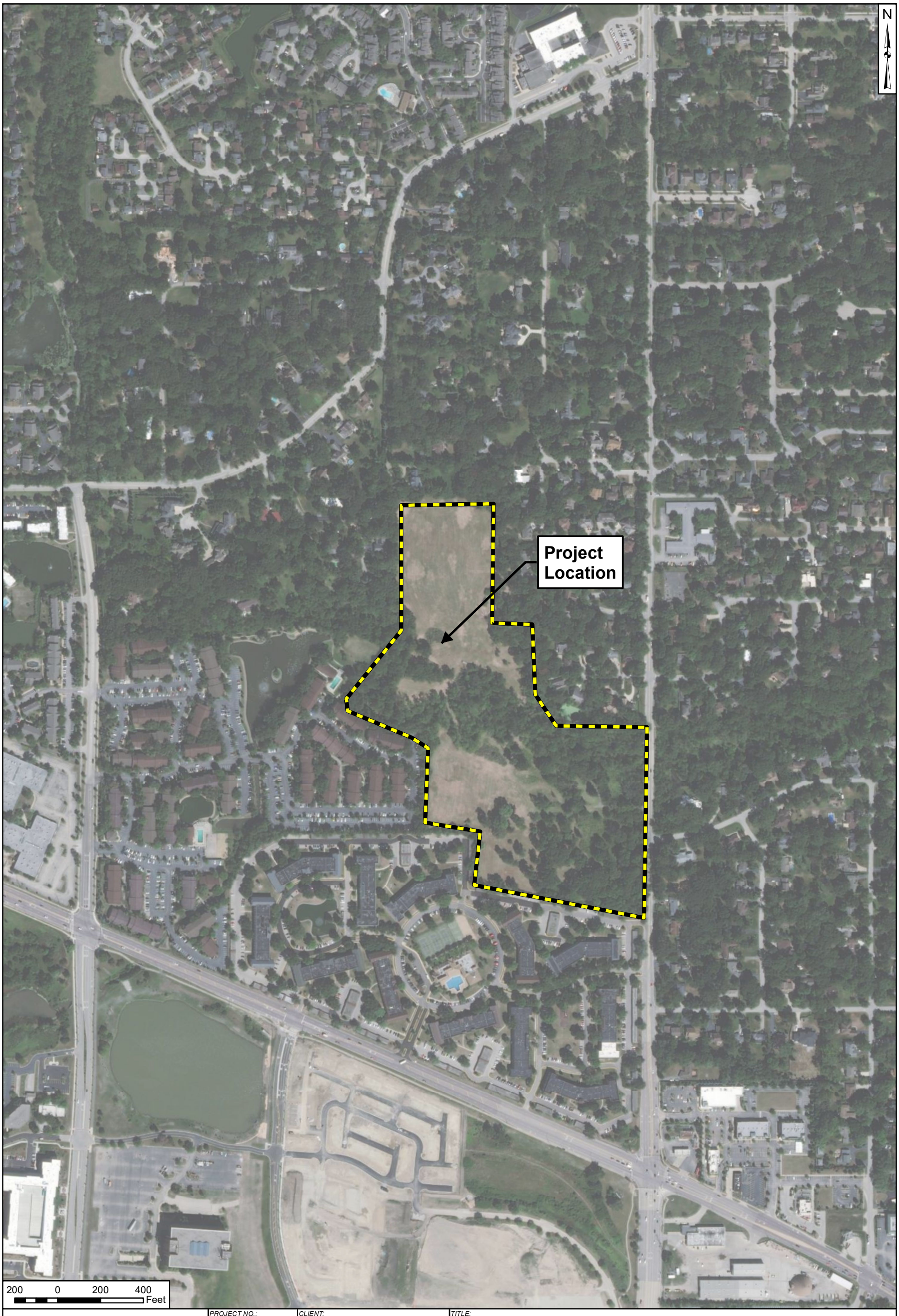
TABLE 4-1 COMPENSATORY STORAGE RESULTS

APPENDIX 1: EXISTING CONDITIONS



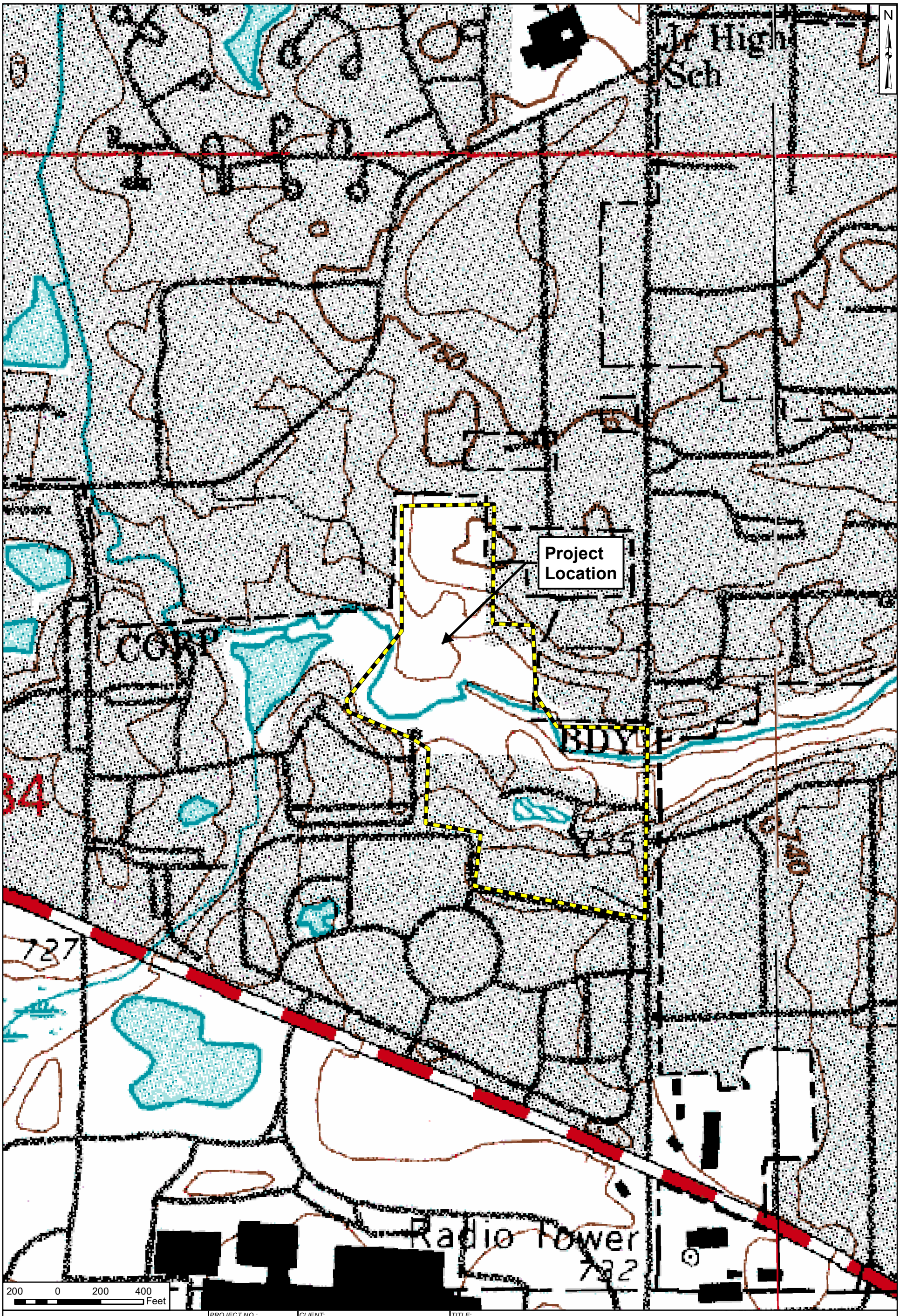
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	DATE: 08/18/2022	BASE LAYER: ESRI World Street Map	SITE: Loeber Farm Schaumburg, Illinois EXHIBIT: 1
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: See Scale Bar		

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Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	DATE: 08/18/2022 SCALE: See Scale Bar	BASE LAYER: Cook County Aerial Imagery (2019)	SITE: Loeber Farm Schaumburg, Illinois EXHIBIT: 2

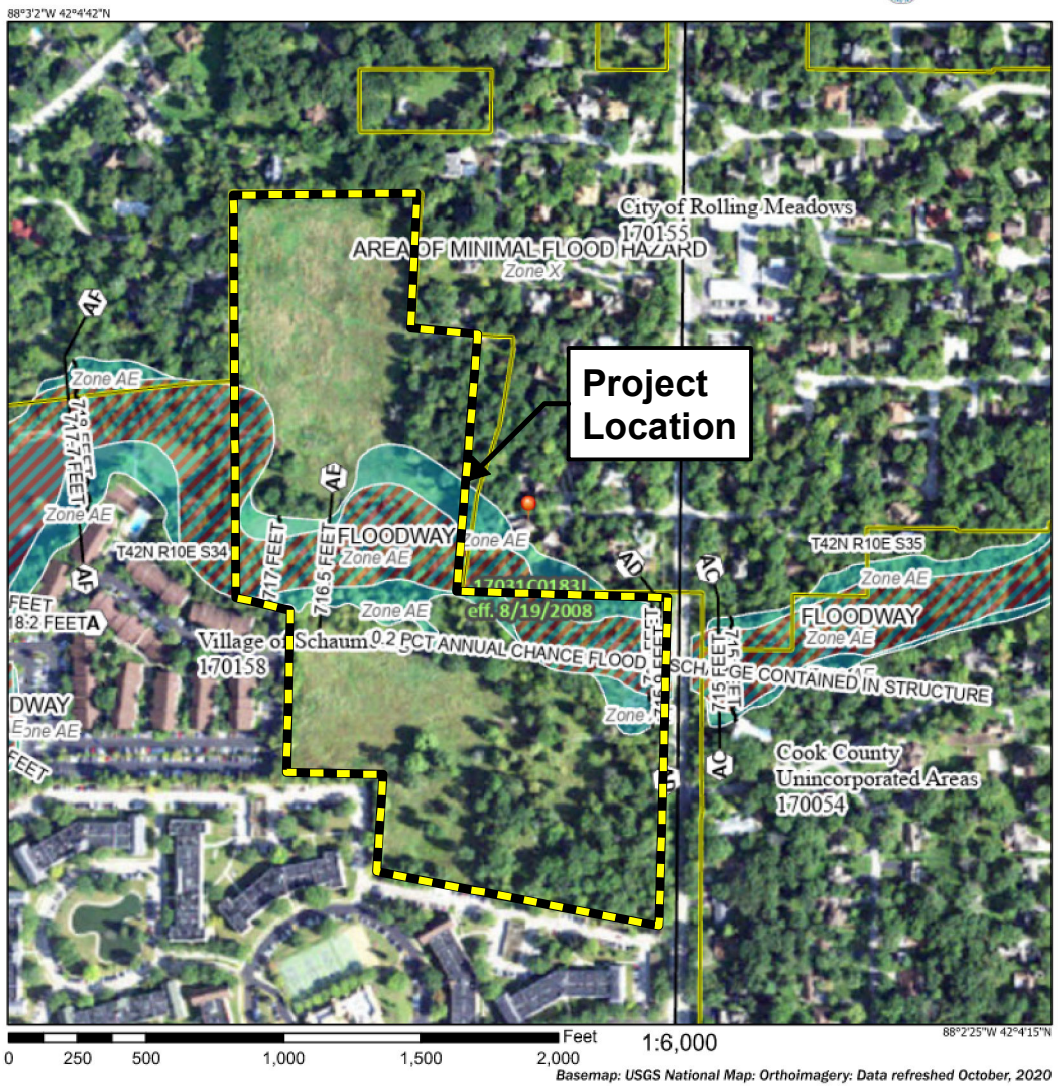
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Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	DATE: 08/19/2022 SCALE: See Scale Bar	BASE LAYER: USGS Topographic Map QUADRANGLE #/NAME (YEAR)	SITE: Loeber Farm Schaumburg, Illinois EXHIBIT: 3

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National Flood Hazard Layer FIRMette



FEMA

Legend

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 / 17.5 Cross Sections with 1% Annual Chance 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

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 5/4/2023 at 8:52 AM 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.

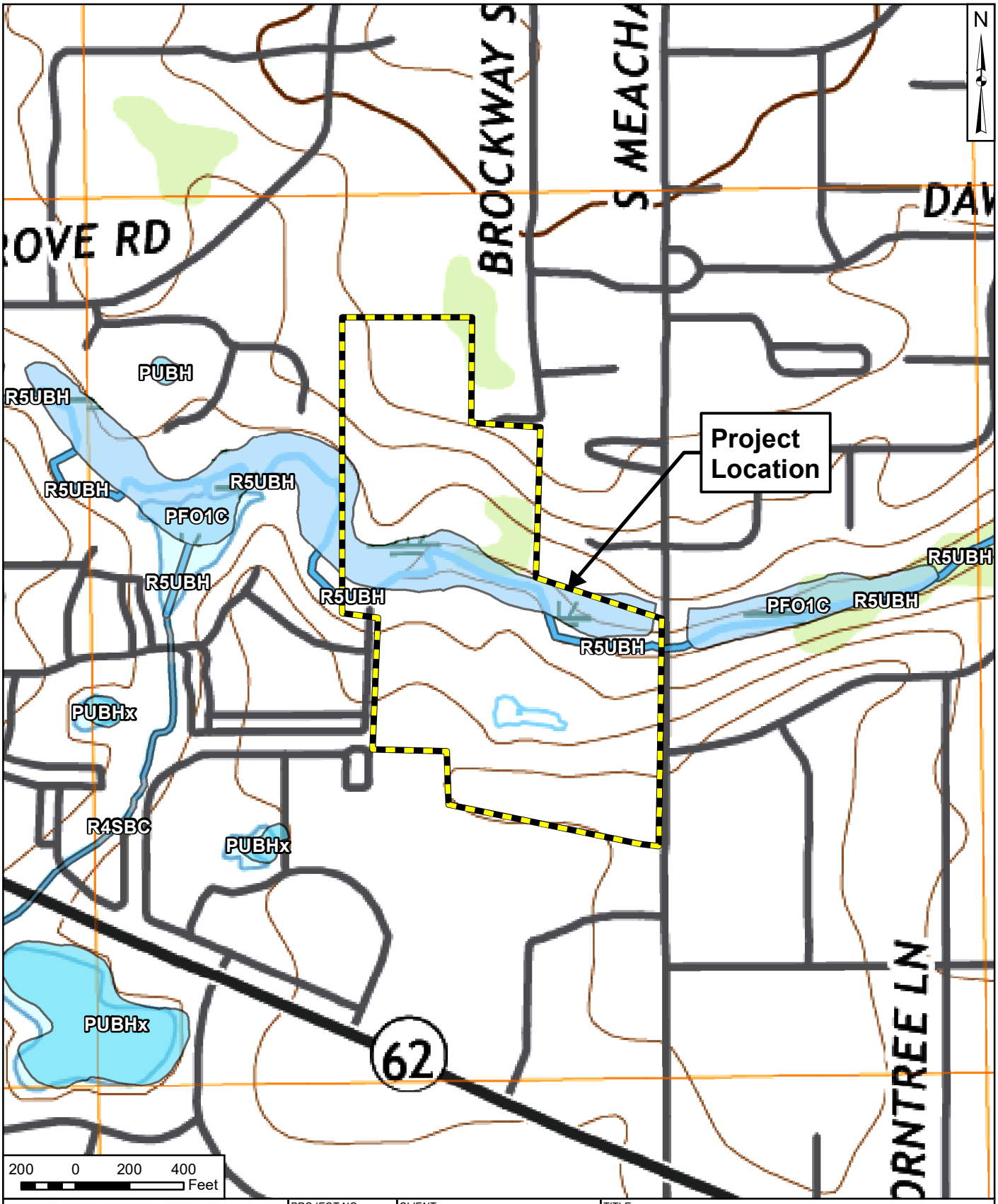
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CREATED BY:	NOD
DATE:	05/04/2023
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CLIENT:	Nitti Group, LLC - Schaumburg 132 N. York Street, Suite 2F Elmhurst, IL 60126
BASE LAYER:	FEMA Firm Panel 17031C0183J
TITLE:	**FEMA FLOOD INSURANCE RATE MAP (FIRM)**
SITE:	Loeber Farm Schaumburg, Illinois
EXHIBIT:	5

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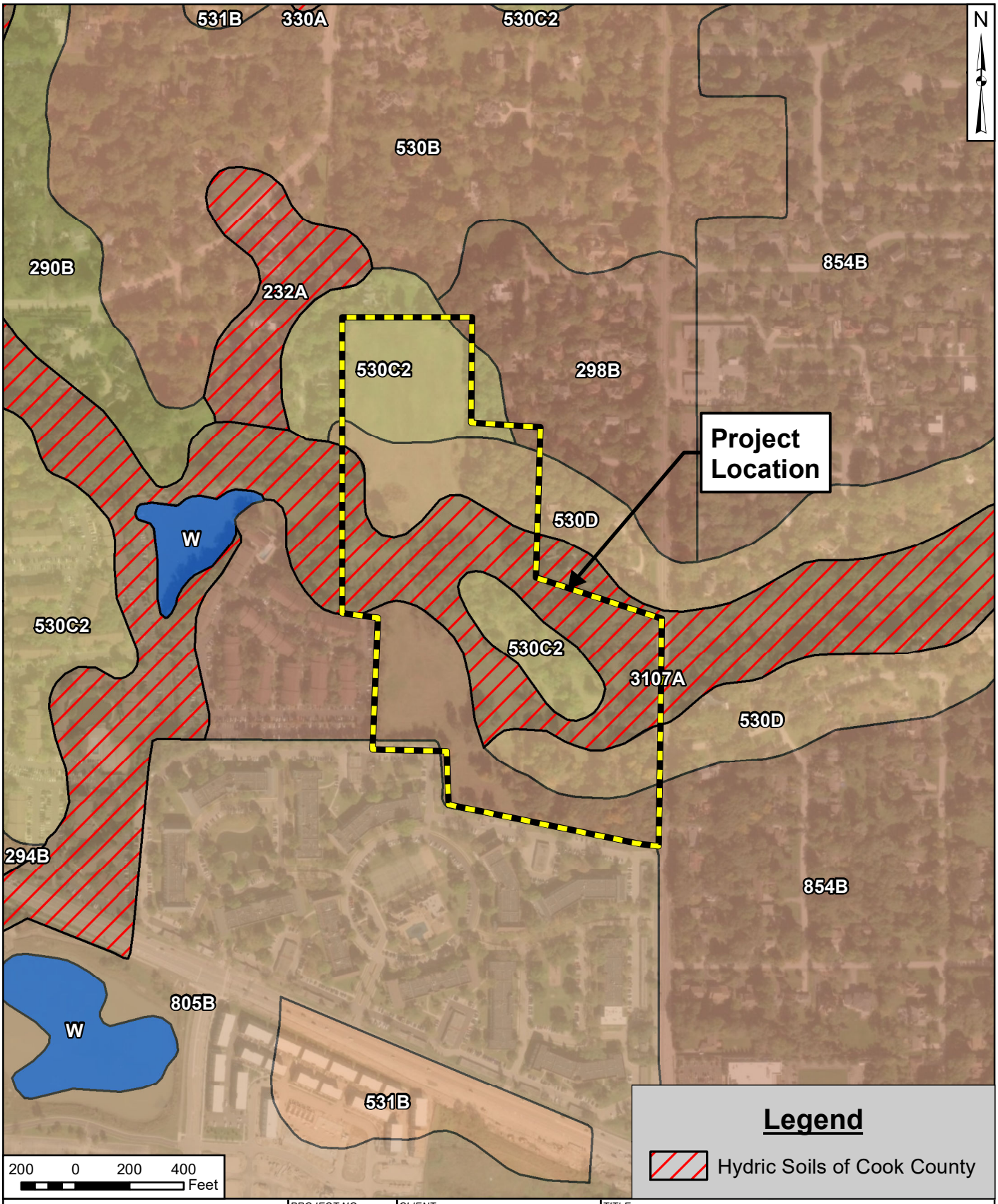


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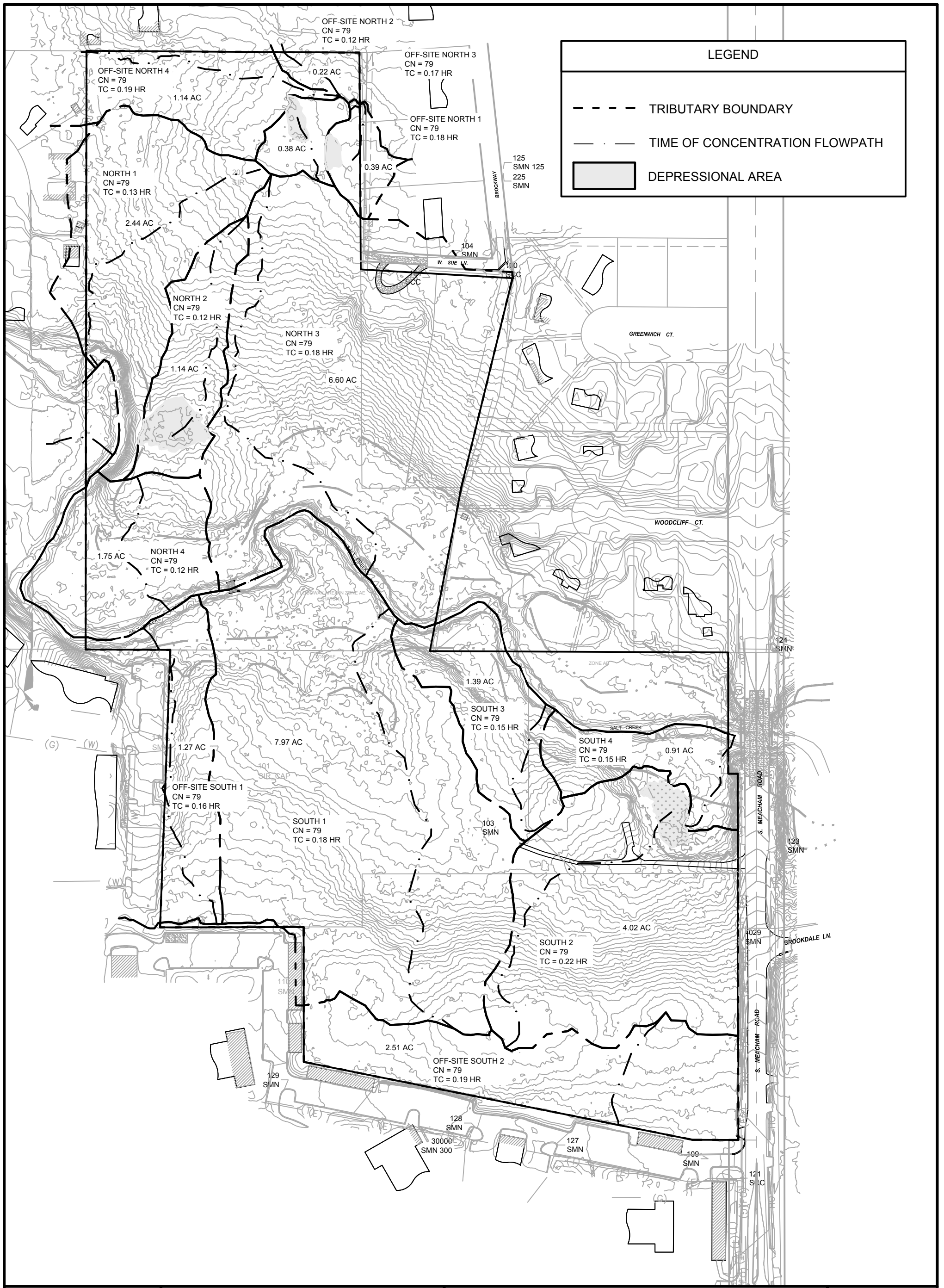
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SCALE: See Scale Bar			

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Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	DATE: 05/03/2023 SCALE: See Scale Bar	BASE LAYER: Aerial Imagery (2019)	SITE: Loeber Farm Schaumburg, Illinois EXHIBIT: 8

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LOEBER FARM

SCHAUMBURG *ILLINOIS*

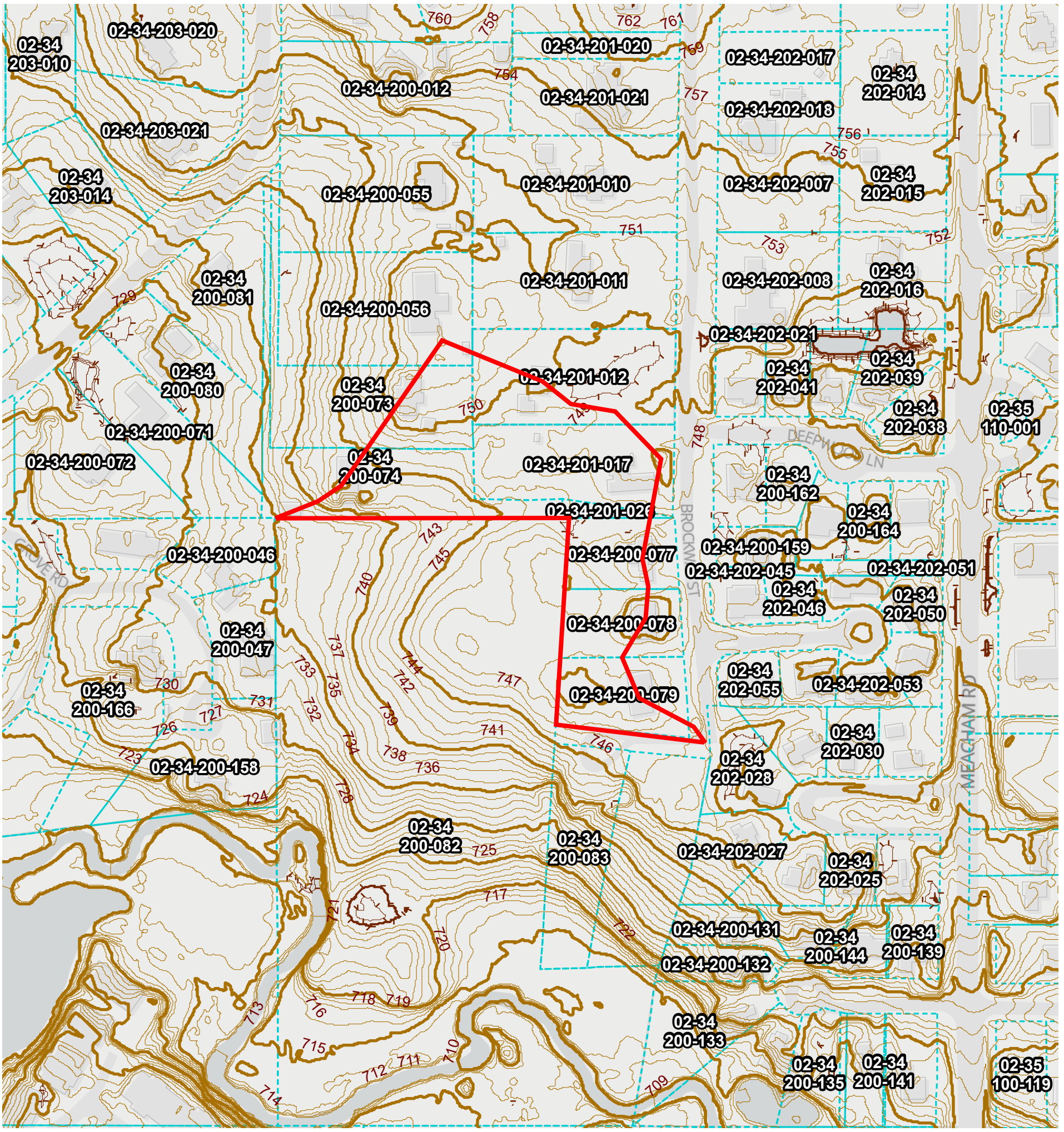
9.0 EXISTING TRIBUTARY AREA EXHIBIT

DATE: 05-02-23

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\9.0_Existing Tributary Area Exhibit.dwg 5/3/2023

CookViewer

Cook County Parcel Viewer



Legend

2022 Contours

Contour Type

INDEX	INDEX
INDEX DEPPRESSION	INDEX DEPPRESSION
INTERMEDIATE	INTERMEDIATE
INTERMEDIATE DEPRESSION	INTERMEDIATE DEPRESSION
Parcels Current	

0 90 180 360 540 720 Feet

N

Map generated from CookViewer, Cook County's Parcel Viewer application maintained by the Bureau of Technology's GIS Division. For parcel and property identification number (PIN) questions, contact the Cook County Clerk's Office. For property detail and assessment questions, contact the Cook County Assessor's Office. For property tax bill questions, contact the Cook County Treasurer.

Cook County Bureau of Technology – GIS Division. Cook County Clerk. Cook County Assessor. Map Created: 7/2/2025

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site North 1	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			0.39	30.81
	[1] Use only one CN source per line		**Totals** ➡		0.39	30.81

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site North 2	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			0.22	17.49455
	[1] Use only one CN source per line		**Totals** ➡		0.22	17.49455

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site North 3	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			0.38	30.02
	[1] Use only one CN source per line		**Totals** ➡		0.38	30.02

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site North 4	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			1.20	94.6894
	Totals ➡				1.20	94.6894

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; Use CN ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	North 1	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			2.44	192.726646
	[1] Use only one CN source per line			**Totals** ➡	2.44	192.726646

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency …….……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	North 2	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			1.14	90.06
	Totals ➡				1.14	90.06

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; Use CN ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	North 3	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			6.60	521.53904
	Totals ➡				6.60	521.53904

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; Use CN ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..…	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	North 4	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			1.75	137.855
	Totals ➡				1.75	137.855

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site South 1	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			1.27	100.33
	Totals ➡				1.27	100.33

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	Off-Site South 2	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			2.51	198.41719
	[1] Use only one CN source per line		**Totals** ➡		2.51	198.41719

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	South 1	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			7.97	629.63
	[1] Use only one CN source per line			**Totals** ➡	7.97	629.63

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	South 2	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			4.02	317.58
[1] Use only one CN source per line				**Totals** ➡	4.02	317.58

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency …….……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	South 3	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			1.39	109.6362
	Totals ➡				1.39	109.6362

[1] Use only one CN source per line

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency ……..……	yr			
Rainfall, P (24-hour) ……..…	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff curve number and runoff

Project	220205	By	NOD	Date	
Location	South 4	Checked		Date	

Check one: ☑ Present ☐ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Open Space - grass	79			0.91	72.218008
	[1] Use only one CN source per line			**Totals** ➡	0.91	72.218008

CN (weighted) = total product/total area = 79.00 ; **Use CN** ➡ **79**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency …….……	yr			
Rainfall, P (24-hour) ……..….	in			
Runoff, Q ……..……	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site North 1	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.02				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.17	+	0.00	=	**0.17**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	Unpaved				
8.	Flow length ft	37.50				
9.	Water course slope, s ft/ft	0.01				
10.	Average velocity, V (figure 3-1) ft/sec	1.60				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.01	+	0.00	=	**0.01**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.17**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site North 2	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.05				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.12	+	0.00	=	**0.12**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	Unpaved				
8.	Flow length ft	38.00				
9.	Water course slope, s ft/ft	0.07				
10.	Average velocity, V (figure 3-1) ft/sec	4.25				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.12**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site North 3	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.02				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.17	+	0.00	=	**0.17**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	25.00				
9.	Water course slope, s ft/ft	0.01				
10.	Average velocity, V (figure 3-1) ft/sec	1.60				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**
20.	Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19)				Hr	**0.18**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site North 4	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.03				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.15	+	0.00	=	**0.15**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	Unpaved				
8.	Flow length ft	398.81				
9.	Water course slope, s ft/ft	0.03				
10.	Average velocity, V (figure 3-1) ft/sec	2.80				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.04	+	0.00	=	**0.04**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.19**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	North 1	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.07				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.10	+	0.00	=	**0.10**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	469.30				
9.	Water course slope, s ft/ft	0.07				
10.	Average velocity, V (figure 3-1) ft/sec	4.25				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.03	+	0.00	=	**0.03**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.13**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	North 2	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.08				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.09	+	0.00	=	**0.09**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	357.70				
9.	Water course slope, s ft/ft	0.06				
10.	Average velocity, V (figure 3-1) ft/sec	4.00				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.02	+	0.00	=	**0.02**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) **Hr** **0.12**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	North 3	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.05				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.12	+	0.00	=	**0.12**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	357.70				
9.	Water course slope, s ft/ft	0.04				
10.	Average velocity, V (figure 3-1) ft/sec	3.20				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.03	+	0.00	=	**0.03**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.15**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	North 4	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID				
1. Surface description (table 3-1)	Short Grass Prairie				
2. Manning's roughness coefficient, n (table 3-1)	0.15				
3. Flow length, L (total L 300 ft max) ft	100.00				
4. Two-year 24-hour rainfall, P2 in	3.34				
5. Land slope, s ft/ft	0.07				
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.10	+	0.00	=	**0.10**

Shallow concentrated flow

	Segment ID				
7. Surface description (paved or unpaved)	unpaved				
8. Flow length ft	821.64				
9. Water course slope, s ft/ft	0.03				
10. Average velocity, V (figure 3-1) ft/sec	2.80				
11. $T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.08	+	0.00	=	**0.08**

Channel flow

	Segment ID				
12. Cross sectional flow area, a ft^2					
13. Wetted perimeter, p_w ft					
14. Hydralic radius, $r=a/p_w$ Compute r ft					
15. Channel slope, s ft/ft					
16. Manning's roughness coefficient, n					
17. $V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18. Flow length, L ft					
19. $T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.18**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site South 1	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1. Surface description (table 3-1) ……	Short Grass Prairie					
2. Manning's roughness coefficient, n (table 3-1) ….	0.15					
3. Flow length, L (total L 300 ft max) …… ft	100.00					
4. Two-year 24-hour rainfall, P2 …….. in	3.34					
5. Land slope, s …… ft/ft	0.04					
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t …… hr	0.12	+	0.00	=	**0.12**	

Shallow concentrated flow

	Segment ID					
7. Surface description (paved or unpaved) ……....	unpaved					
8. Flow length …… ft	514.50					
9. Water course slope, s …….. ft/ft	0.05					
10. Average velocity, V (figure 3-1) …… ft/sec	3.60					
11. $T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.04	+	0.00	=	**0.04**	

Channel flow

	Segment ID					
12. Cross sectional flow area, a …… ft^2						
13. Wetted perimeter, p_w …….. ft						
14. Hydralic radius, $r=a/p_w$ Compute r …….. ft						
15. Channel slope, s …… ft/ft						
16. Manning's roughness coefficient, n ……..						
17. $V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V …. ft/s						
18. Flow length, L …….. ft						
19. $T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.00	+	0.00	=	**0.00**	

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) …….. **Hr** **0.16**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	Off-Site South 2	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1. Surface description (table 3-1) ……	Short Grass Prairie					
2. Manning's roughness coefficient, n (table 3-1) ….	0.15					
3. Flow length, L (total L 300 ft max) …… ft	100.00					
4. Two-year 24-hour rainfall, P2 …….. in	3.34					
5. Land slope, s …… ft/ft	0.02					
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t …… hr	0.18	+	0.00	=	**0.18**	

Shallow concentrated flow

	Segment ID					
7. Surface description (paved or unpaved) ……...	unpaved					
8. Flow length …… ft	135.01					
9. Water course slope, s …….. ft/ft	0.03					
10. Average velocity, V (figure 3-1) …… ft/sec	2.90					
11. $T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.01	+	0.00	=	**0.01**	

Channel flow

	Segment ID					
12. Cross sectional flow area, a …… ft^2						
13. Wetted perimeter, p_w …….. ft						
14. Hydralic radius, $r=a/p_w$ Compute r …….. ft						
15. Channel slope, s …… ft/ft						
16. Manning's roughness coefficient, n ……..						
17. $V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V …. ft/s						
18. Flow length, L …….. ft						
19. $T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.00	+	0.00	=	**0.00**	

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) …….. **Hr** **0.19**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	South 1	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.05				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.12	+	0.00	=	**0.12**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	792.69				
9.	Water course slope, s ft/ft	0.04				
10.	Average velocity, V (figure 3-1) ft/sec	3.20				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.07	+	0.00	=	**0.07**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.18**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	South 2	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.02				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.18	+	0.00	=	**0.18**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	536.50				
9.	Water course slope, s ft/ft	0.06				
10.	Average velocity, V (figure 3-1) ft/sec	4.00				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.04	+	0.00	=	**0.04**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.22**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	South 3	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.03				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.14	+	0.00	=	**0.14**

Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	210.11				
9.	Water course slope, s ft/ft	0.07				
10.	Average velocity, V (figure 3-1) ft/sec	4.30				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.01	+	0.00	=	**0.01**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.15**

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	220205	By	NOD	Date	
Location	South 4	Checked		Date	

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID					
1.	Surface description (table 3-1)	Short Grass Prairie				
2.	Manning's roughness coefficient, n (table 3-1)	0.15				
3.	Flow length, L (total L 300 ft max) ft	100.00				
4.	Two-year 24-hour rainfall, P2 in	3.34				
5.	Land slope, s ft/ft	0.03				
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr	0.14	+	0.00	=	**0.14**

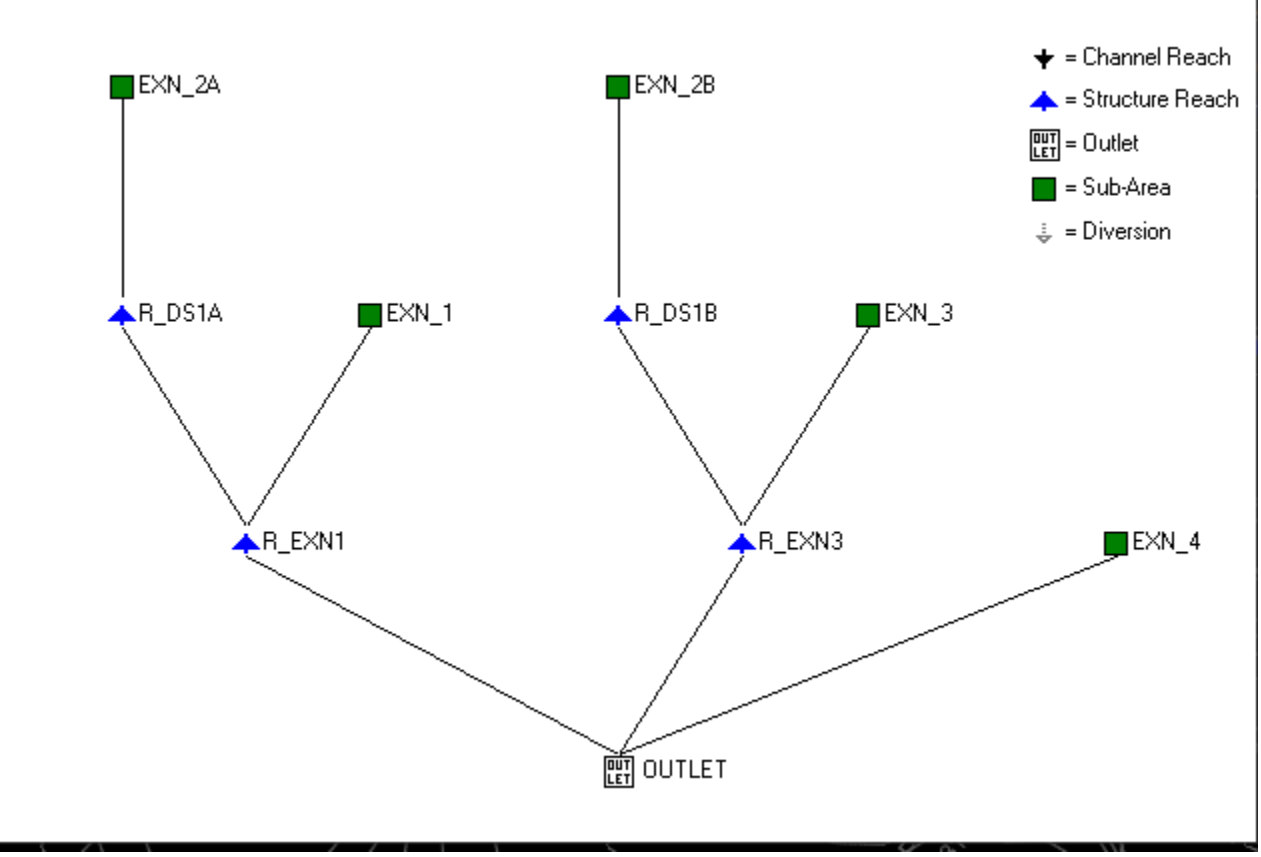
Shallow concentrated flow

	Segment ID					
7.	Surface description (paved or unpaved)	unpaved				
8.	Flow length ft	107.16				
9.	Water course slope, s ft/ft	0.03				
10.	Average velocity, V (figure 3-1) ft/sec	2.90				
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.01	+	0.00	=	**0.01**

Channel flow

	Segment ID					
12.	Cross sectional flow area, a ft^2					
13.	Wetted perimeter, p_w ft					
14.	Hydralic radius, $r=a/p_w$ Compute r ft					
15.	Channel slope, s ft/ft					
16.	Manning's roughness coefficient, n					
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V ft/s					
18.	Flow length, L ft					
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t hr	0.00	+	0.00	=	**0.00**

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) Hr **0.15**



TR-20 - EXISTING NORTH

```
WinTR-20 Printed Page File      Beginning of Input Data List
N:\2022\220205\WinTR20\220205_Existing North_2022-02-23.inp

WinTR-20: version 3.20                  0         0         0.1       0
220205  -- Loeber Farm  --  Bulletin 75 Northeast  Critical Duration
Existing North  --  20230223  NOD

SUB-AREA:
          EXN_2A    R_DS1A              0.0008906279.       .12
          EXN_4     Outlet              0.0027343779.       .12
          EXN_2B    R_DS1B              0.0008906279.       .12
          EXN_3     R_EXN3              0.0103125 79.       .18
          EXN_1     R_EXN1              0.00375   79.       .13


STREAM REACH:
          R_DS1A    R_EXN1              DS1A
          R_EXN1    Outlet              EXN1
          R_DS1B    R_EXN3              DS1B
          R_EXN3    Outlet              EXN3


STORM ANALYSIS:
          2y,1h                         1.57      Huff1-1   2         3.34
          2y,2h                         1.94      Huff1-2   2         3.34
          2y,3h                         2.14      Huff1-3   2         3.34
          2y,6h                         2.51      Huff1-6   2         3.34
          2y,12h                        2.91      Huff2-12  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          2y,48h                        3.66      Huff4-48  2         3.34
          10y,1h                        2.42      Huff1-1   2         3.34
          10y,2h                        2.99      Huff1-2   2         3.34
          10y,3h                        3.30      Huff1-3   2         3.34
          10y,6h                        3.86      Huff1-6   2         3.34
          10y,12h                       4.48      Huff2-12  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          10y,48h                       5.62      Huff4-48  2         3.34
          100y,1h                       4.03      Huff1-1   2         3.34
          100y,2h                       4.97      Huff1-2   2         3.34
          100y,3h                       5.49      Huff1-3   2         3.34
          100y,6h                       6.43      Huff1-6   2         3.34
          100y,12h                      7.46      Huff2-12  2         3.34
          100y,24h                      8.57      Huff3-24  2         3.34
          100y,48h                      9.28      Huff4-48  2         3.34


STRUCTURE RATING:
          EXN1      718.
                    718.      0.        0.
                    719.      100.      100.
          EXN3      718.
                    718.      0.        0.
                    719.      100.      100.
          DS1A      719.
                    719.      0.        0.
                    720.      2.69      0.0185
                    721.      2.98      0.062
          DS1B      719.
                    719.      0.        0.
                    720.      2.69      0.0185
                    721.      2.98      0.062



RAINFALL DISTRIBUTION:
          Huff1-5m            0.0034722
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-10m           0.0069444
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
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          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-15m           0.01041667
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-30m           0.020833
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-1             0.041667
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-2             0.083333
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-3             0.125
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-6             0.25
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff2-12            0.5
          0.0000    0.0229    0.0482    0.0778    0.1133
          0.1579    0.2139    0.2841    0.3644    0.4529
          0.5435    0.6238    0.6976    0.7548    0.8038
          0.8470    0.8781    0.9022    0.9217    0.9381
          0.9529    0.9657    0.9774    0.9884    1.0000
Huff3-18            0.75
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
Huff3-24            1.
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
Huff4-48            2.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-72            3.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-120           5.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-240           10.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
```

0.6919 0.8005 0.8971 0.9604 1.0000

GLOBAL OUTPUT:

2	0.1	0.1	YNNNN	YNNNNN

WinTR-20 Printed Page File End of Input Data List

220205 -- Loeber Farm -- Bulletin 75 Northeast Critical Duration
Existing North -- 20230223 NOD

Name of printed page file:
N:\2022\220205\WinTR20\220205_Existing North_2022-02-23.out

STORM 2y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.279		0.36	0.30	339.75
R_DS1A	0.891E-03	Upstream	0.279		0.36	0.30	339.75
R_DS1A	0.891E-03	Downstream	0.261	719.09	0.47	0.25	280.80
EXN_1	0.004		0.289		0.37	1.25	333.70
R_EXN1	0.005	Upstream	0.284		0.38	1.46	314.56
R_EXN1	0.005	Downstream	0.0	718.00	0.21	0.0	0.0
EXN_4	0.003		0.289		0.36	0.93	339.75
EXN_2B	0.891E-03		0.279		0.36	0.30	339.75
R_DS1B	0.891E-03	Upstream	0.279		0.36	0.30	339.75
R_DS1B	0.891E-03	Downstream	0.261	719.09	0.47	0.25	280.80
EXN_3	0.010		0.291		0.42	3.16	305.97
R_EXN3	0.011	Upstream	0.288		0.42	3.40	303.20
R_EXN3	0.011	Downstream	0.118	718.00	1.22	0.16	14.61
OUTLET	0.019		0.114		0.36	0.93	50.00

STORM 2y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.409		0.61	0.30	336.40
R_DS1A	0.891E-03	Upstream	0.409		0.61	0.30	336.40
R_DS1A	0.891E-03	Downstream	0.389	719.10	0.68	0.27	307.03
EXN_1	0.004		0.485		0.61	1.25	334.39
R_EXN1	0.005	Upstream	0.467		0.62	1.51	326.08
R_EXN1	0.005	Downstream	0.034	718.00	2.12	0.11	22.78
EXN_4	0.003		0.484		0.61	0.92	336.40
EXN_2B	0.891E-03		0.409		0.61	0.30	336.40
R_DS1B	0.891E-03	Upstream	0.409		0.61	0.30	336.40
R_DS1B	0.891E-03	Downstream	0.389	719.10	0.68	0.27	307.03
EXN_3	0.010		0.487		0.64	3.32	321.96
R_EXN3	0.011	Upstream	0.479		0.65	3.59	320.32
R_EXN3	0.011	Downstream	0.309	718.00	2.18	0.26	23.28
OUTLET	0.019		0.266		0.61	0.92	49.51

STORM 2y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.470		0.81	0.26	287.80
R_DS1A	0.891E-03	Upstream	0.470		0.81	0.26	287.80
R_DS1A	0.891E-03	Downstream	0.447	719.09	0.93	0.25	278.46
EXN_1	0.004		0.604		0.81	1.07	286.35

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_EXN1	0.005	Upstream	0.574		0.90	1.32	284.35
R_EXN1	0.005	Downstream	0.143	718.00	3.10	0.12	26.74
EXN_4	0.003		0.603		0.81	0.79	287.80
EXN_2B	0.891E-03		0.470		0.81	0.26	287.80
R_DS1B	0.891E-03	Upstream	0.470		0.81	0.26	287.80
R_DS1B	0.891E-03	Downstream	0.447	719.09	0.93	0.25	278.46
EXN_3	0.010		0.605		0.90	2.92	283.25
R_EXN3	0.011	Upstream	0.593		0.90	3.17	282.73
R_EXN3	0.011	Downstream	0.422	718.00	3.15	0.31	27.58
OUTLET	0.019		0.379		0.81	0.79	42.36

STORM 2y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.417		1.53	0.19	213.44
R_DS1A	0.891E-03	Upstream	0.417		1.53	0.19	213.44
R_DS1A	0.891E-03	Downstream	0.391	719.07	1.57	0.18	207.25
EXN_1	0.004		0.841		1.54	0.80	212.70
R_EXN1	0.005	Upstream	0.754		1.54	0.98	211.27
R_EXN1	0.005	Downstream	0.318	718.00	6.06	0.14	30.60
EXN_4	0.003		0.839		1.53	0.58	213.44
EXN_2B	0.891E-03		0.417		1.53	0.19	213.44
R_DS1B	0.891E-03	Upstream	0.417		1.53	0.19	213.44
R_DS1B	0.891E-03	Downstream	0.391	719.07	1.57	0.18	207.25
EXN_3	0.010		0.843		1.56	2.16	209.57
R_EXN3	0.011	Upstream	0.807		1.56	2.35	209.38
R_EXN3	0.011	Downstream	0.635	718.00	6.09	0.37	32.83
OUTLET	0.019		0.586		3.52	0.70	37.92

STORM 2y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.617		5.53	0.14	161.73
R_DS1A	0.891E-03	Upstream	0.617		5.53	0.14	161.73
R_DS1A	0.891E-03	Downstream	0.579	719.05	6.03	0.14	160.15
EXN_1	0.004		1.113		5.53	0.61	161.53
R_EXN1	0.005	Upstream	1.010		6.01	0.75	161.15
R_EXN1	0.005	Downstream	0.573	718.00	9.12	0.17	36.52
EXN_4	0.003		1.010		5.53	0.44	161.73
EXN_2B	0.891E-03		0.617		5.53	0.14	161.73
R_DS1B	0.891E-03	Upstream	0.617		5.53	0.14	161.73
R_DS1B	0.891E-03	Downstream	0.579	719.05	6.03	0.14	160.15
EXN_3	0.010		1.121		6.02	1.66	160.62
R_EXN3	0.011	Upstream	1.077		6.02	1.80	160.57
R_EXN3	0.011	Downstream	0.902	718.00	9.60	0.43	38.57

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.019		0.836		7.51	0.85	45.59

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.390		16.02	0.11	122.49
R_DS1A	0.891E-03	Upstream	0.390		16.02	0.11	122.49
R_DS1A	0.891E-03	Downstream	0.334	719.04	16.04	0.11	121.93
EXN_1	0.004		1.302		16.01	0.46	122.43
R_EXN1	0.005	Upstream	1.116		16.02	0.57	122.31
R_EXN1	0.005	Downstream	0.649	718.00	20.07	0.18	39.20
EXN_4	0.003		1.181		16.02	0.33	122.49
EXN_2B	0.891E-03		0.390		16.02	0.11	122.49
R_DS1B	0.891E-03	Upstream	0.390		16.02	0.11	122.49
R_DS1B	0.891E-03	Downstream	0.334	719.04	16.04	0.11	121.93
EXN_3	0.010		1.426		16.02	1.26	122.13
R_EXN3	0.011	Upstream	1.339		16.02	1.37	122.11
R_EXN3	0.011	Downstream	1.153	718.00	20.10	0.49	43.90
OUTLET	0.019		1.031		18.01	0.91	48.84

STORM 2y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.0		11.48	0.0	0.0
R_DS1A	0.891E-03	Upstream	0.0		11.48	0.0	0.0
R_DS1A	0.891E-03	Downstream	0.0	719.00	11.48	0.0	0.0
EXN_1	0.004		1.359		42.01	0.35	92.52
R_EXN1	0.005	Upstream	1.098		42.00	0.35	74.76
R_EXN1	0.005	Downstream	0.594	718.00	46.11	0.16	35.17
EXN_4	0.003		1.350		42.01	0.25	92.54
EXN_2B	0.891E-03		0.0		11.48	0.0	0.0
R_DS1B	0.891E-03	Upstream	0.0		11.48	0.0	0.0
R_DS1B	0.891E-03	Downstream	0.0	719.00	11.48	0.0	0.0
EXN_3	0.010		1.619		42.00	0.95	92.41
R_EXN3	0.011	Upstream	1.490		42.01	0.95	85.06
R_EXN3	0.011	Downstream	1.241	718.00	46.13	0.48	43.19
OUTLET	0.019		1.095		44.01	0.85	45.70

STORM 10y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		0.774		0.34	0.92	1032.73
R_DS1A	0.891E-03	Upstream	0.774		0.34	0.92	1032.73
R_DS1A	0.891E-03	Downstream	0.759	719.28	0.41	0.76	852.70
EXN_1	0.004		0.782		0.34	3.81	1015.74
R_EXN1	0.005	Upstream	0.777		0.35	4.47	964.19
R_EXN1	0.005	Downstream	0.368	718.00	1.17	0.18	39.43
EXN_4	0.003		0.782		0.34	2.82	1032.73
EXN_2B	0.891E-03		0.774		0.34	0.92	1032.73
R_DS1B	0.891E-03	Upstream	0.774		0.34	0.92	1032.73
R_DS1B	0.891E-03	Downstream	0.759	719.28	0.41	0.76	852.70
EXN_3	0.010		0.783		0.37	9.62	932.90
R_EXN3	0.011	Upstream	0.781		0.38	10.36	924.48
R_EXN3	0.011	Downstream	0.613	718.00	1.21	0.44	39.44
OUTLET	0.019		0.577		0.34	2.82	152.00

STORM 10y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.169		0.55	0.77	864.59
R_DS1A	0.891E-03	Upstream	1.169		0.55	0.77	864.59
R_DS1A	0.891E-03	Downstream	1.152	719.27	0.64	0.72	809.30
EXN_1	0.004		1.179		0.55	3.22	859.40
R_EXN1	0.005	Upstream	1.174		0.58	3.91	841.50
R_EXN1	0.005	Downstream	0.764	718.00	2.12	0.26	56.89
EXN_4	0.003		1.178		0.55	2.36	864.59
EXN_2B	0.891E-03		1.169		0.55	0.77	864.59
R_DS1B	0.891E-03	Upstream	1.169		0.55	0.77	864.59
R_DS1B	0.891E-03	Downstream	1.152	719.27	0.64	0.72	809.30
EXN_3	0.010		1.180		0.60	8.62	835.89
R_EXN3	0.011	Upstream	1.178		0.61	9.33	833.06
R_EXN3	0.011	Downstream	1.009	718.01	2.16	0.64	56.88
OUTLET	0.019		0.973		0.56	2.49	134.11

STORM 10y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.399		0.78	0.63	709.54
R_DS1A	0.891E-03	Upstream	1.399		0.78	0.63	709.54
R_DS1A	0.891E-03	Downstream	1.380	719.23	0.83	0.61	683.45
EXN_1	0.004		1.410		0.79	2.65	707.32
R_EXN1	0.005	Upstream	1.404		0.79	3.25	700.64
R_EXN1	0.005	Downstream	0.993	718.00	3.09	0.30	64.96
EXN_4	0.003		1.409		0.78	1.94	709.54
EXN_2B	0.891E-03		1.399		0.78	0.63	709.54
R_DS1B	0.891E-03	Upstream	1.399		0.78	0.63	709.54

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_DS1B	0.891E-03	Downstream	1.380	719.23	0.83	0.61	683.45
EXN_3	0.010		1.411		0.81	7.18	695.97
R_EXN3	0.011	Upstream	1.409		0.81	7.78	694.68
R_EXN3	0.011	Downstream	1.240	718.01	3.13	0.73	64.97
OUTLET	0.019		1.203		0.90	2.18	117.33

STORM 10y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.615		1.29	0.42	476.83
R_DS1A	0.891E-03	Upstream	1.615		1.29	0.42	476.83
R_DS1A	0.891E-03	Downstream	1.593	719.16	1.55	0.42	469.42
EXN_1	0.004		1.848		1.29	1.78	475.43
R_EXN1	0.005	Upstream	1.799		1.52	2.20	473.59
R_EXN1	0.005	Downstream	1.384	718.00	6.03	0.33	71.88
EXN_4	0.003		1.846		1.29	1.30	476.83
EXN_2B	0.891E-03		1.615		1.29	0.42	476.83
R_DS1B	0.891E-03	Upstream	1.615		1.29	0.42	476.83
R_DS1B	0.891E-03	Downstream	1.593	719.16	1.55	0.42	469.42
EXN_3	0.010		1.849		1.54	4.86	471.11
R_EXN3	0.011	Upstream	1.829		1.54	5.28	470.91
R_EXN3	0.011	Downstream	1.659	718.01	6.07	0.82	73.18
OUTLET	0.019		1.618		1.77	1.74	93.67

STORM 10y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.915		5.02	0.30	340.42
R_DS1A	0.891E-03	Upstream	1.915		5.02	0.30	340.42
R_DS1A	0.891E-03	Downstream	1.881	719.11	5.05	0.30	336.35
EXN_1	0.004		2.350		5.02	1.27	339.97
R_EXN1	0.005	Upstream	2.260		5.02	1.57	339.10
R_EXN1	0.005	Downstream	1.835	718.00	8.59	0.38	82.70
EXN_4	0.003		2.346		5.02	0.93	340.42
EXN_2B	0.891E-03		1.915		5.02	0.30	340.42
R_DS1B	0.891E-03	Upstream	1.915		5.02	0.30	340.42
R_DS1B	0.891E-03	Downstream	1.881	719.11	5.05	0.30	336.35
EXN_3	0.010		2.358		5.04	3.48	337.87
R_EXN3	0.011	Upstream	2.320		5.04	3.78	337.73
R_EXN3	0.011	Downstream	2.146	718.01	9.06	0.93	83.36
OUTLET	0.019		2.098		7.51	1.78	95.84

STORM 10y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		2.034		16.01	0.21	230.33
R_DS1A	0.891E-03	Upstream	2.034		16.01	0.21	230.33
R_DS1A	0.891E-03	Downstream	2.006	719.08	16.04	0.20	229.66
EXN_1	0.004		2.857		16.01	0.86	230.26
R_EXN1	0.005	Upstream	2.693		16.01	1.07	230.10
R_EXN1	0.005	Downstream	2.234	718.00	19.12	0.42	89.75
EXN_4	0.003		2.807		16.01	0.63	230.33
EXN_2B	0.891E-03		2.034		16.01	0.21	230.33
R_DS1B	0.891E-03	Upstream	2.034		16.01	0.21	230.33
R_DS1B	0.891E-03	Downstream	2.006	719.08	16.04	0.20	229.66
EXN_3	0.010		2.921		16.01	2.37	229.88
R_EXN3	0.011	Upstream	2.848		16.01	2.58	229.86
R_EXN3	0.011	Downstream	2.657	718.01	19.22	1.03	92.06
OUTLET	0.019		2.573		18.01	1.88	101.31

STORM 10y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.415		42.00	0.15	164.95
R_DS1A	0.891E-03	Upstream	1.415		42.00	0.15	164.95
R_DS1A	0.891E-03	Downstream	1.385	719.05	42.02	0.15	164.74
EXN_1	0.004		3.004		42.00	0.62	164.92
R_EXN1	0.005	Upstream	2.693		42.00	0.77	164.88
R_EXN1	0.005	Downstream	2.110	718.00	46.03	0.37	79.12
EXN_4	0.003		2.623		42.00	0.45	164.95
EXN_2B	0.891E-03		1.415		42.00	0.15	164.95
R_DS1B	0.891E-03	Upstream	1.415		42.00	0.15	164.95
R_DS1B	0.891E-03	Downstream	1.385	719.05	42.02	0.15	164.74
EXN_3	0.010		3.309		42.00	1.70	164.81
R_EXN3	0.011	Upstream	3.156		42.00	1.85	164.80
R_EXN3	0.011	Downstream	2.926	718.01	46.08	0.95	84.70
OUTLET	0.019		2.677		44.01	1.70	91.64

STORM 100y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		1.980		0.31	2.48	2788.83
R_DS1A	0.891E-03	Upstream	1.980		0.31	2.48	2788.83
R_DS1A	0.891E-03	Downstream	1.964	719.78	0.38	2.09	2347.81
EXN_1	0.004		1.986		0.32	10.31	2750.52
R_EXN1	0.005	Upstream	1.981		0.33	12.18	2625.28
R_EXN1	0.005	Downstream	1.575	718.00	1.17	0.46	99.88
EXN_4	0.003		1.985		0.31	7.63	2788.83
EXN_2B	0.891E-03		1.980		0.31	2.48	2788.83
R_DS1B	0.891E-03	Upstream	1.980		0.31	2.48	2788.83

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_DS1B	0.891E-03	Downstream	1.964	719.78	0.38	2.09	2347.81
EXN_3	0.010		1.987		0.35	26.31	2551.13
R_EXN3	0.011	Upstream	1.985		0.36	28.34	2529.23
R_EXN3	0.011	Downstream	1.817	718.01	1.21	1.12	99.84
OUTLET	0.019		1.781		0.31	7.94	427.33

STORM 100y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		2.766		0.50	1.87	2105.20
R_DS1A	0.891E-03	Upstream	2.766		0.50	1.87	2105.20
R_DS1A	0.891E-03	Downstream	2.750	719.66	0.59	1.77	1992.36
EXN_1	0.004		2.774		0.51	7.87	2099.48
R_EXN1	0.005	Upstream	2.769		0.53	9.59	2065.59
R_EXN1	0.005	Downstream	2.362	718.01	2.12	0.62	133.15
EXN_4	0.003		2.773		0.50	5.76	2105.20
EXN_2B	0.891E-03		2.766		0.50	1.87	2105.20
R_DS1B	0.891E-03	Upstream	2.766		0.50	1.87	2105.20
R_DS1B	0.891E-03	Downstream	2.750	719.66	0.59	1.77	1992.36
EXN_3	0.010		2.775		0.55	21.18	2053.63
R_EXN3	0.011	Upstream	2.773		0.55	22.93	2046.88
R_EXN3	0.011	Downstream	2.605	718.01	2.16	1.49	133.09
OUTLET	0.019		2.569		0.54	6.30	339.09

STORM 100y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		3.217		0.67	1.49	1677.20
R_DS1A	0.891E-03	Upstream	3.217		0.67	1.49	1677.20
R_DS1A	0.891E-03	Downstream	3.200	719.54	0.79	1.45	1622.50
EXN_1	0.004		3.226		0.67	6.27	1671.93
R_EXN1	0.005	Upstream	3.220		0.68	7.67	1652.93
R_EXN1	0.005	Downstream	2.813	718.01	3.10	0.68	147.49
EXN_4	0.003		3.225		0.67	4.59	1677.20
EXN_2B	0.891E-03		3.217		0.67	1.49	1677.20
R_DS1B	0.891E-03	Upstream	3.217		0.67	1.49	1677.20
R_DS1B	0.891E-03	Downstream	3.200	719.54	0.79	1.45	1622.50
EXN_3	0.010		3.227		0.71	16.96	1644.78
R_EXN3	0.011	Upstream	3.225		0.71	18.39	1641.67
R_EXN3	0.011	Downstream	3.056	718.02	3.13	1.65	147.46
OUTLET	0.019		3.020		0.79	5.25	282.46

STORM 100y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		4.052		1.28	0.97	1084.51
R_DS1A	0.891E-03	Upstream	4.052		1.28	0.97	1084.51
R_DS1A	0.891E-03	Downstream	4.033	719.35	1.31	0.95	1069.44
EXN_1	0.004		4.064		1.28	4.06	1082.65
R_EXN1	0.005	Upstream	4.057		1.28	5.01	1079.30
R_EXN1	0.005	Downstream	3.648	718.01	6.04	0.74	160.29
EXN_4	0.003		4.062		1.28	2.97	1084.51
EXN_2B	0.891E-03		4.052		1.28	0.97	1084.51
R_DS1B	0.891E-03	Upstream	4.052		1.28	0.97	1084.51
R_DS1B	0.891E-03	Downstream	4.033	719.35	1.31	0.95	1069.44
EXN_3	0.010		4.065		1.29	11.08	1074.53
R_EXN3	0.011	Upstream	4.062		1.29	12.03	1074.04
R_EXN3	0.011	Downstream	3.893	718.02	6.05	1.80	160.33
OUTLET	0.019		3.857		1.53	3.98	214.04

STORM 100y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		4.701		5.01	0.63	704.44
R_DS1A	0.891E-03	Upstream	4.701		5.01	0.63	704.44
R_DS1A	0.891E-03	Downstream	4.669	719.23	5.04	0.62	699.45
EXN_1	0.004		5.001		5.01	2.64	703.91
R_EXN1	0.005	Upstream	4.937		5.01	3.26	702.80
R_EXN1	0.005	Downstream	4.516	718.01	8.67	0.82	177.43
EXN_4	0.003		4.996		5.01	1.93	704.44
EXN_2B	0.891E-03		4.701		5.01	0.63	704.44
R_DS1B	0.891E-03	Upstream	4.701		5.01	0.63	704.44
R_DS1B	0.891E-03	Downstream	4.669	719.23	5.04	0.62	699.45
EXN_3	0.010		5.005		5.03	7.23	701.24
R_EXN3	0.011	Upstream	4.979		5.03	7.85	701.08
R_EXN3	0.011	Downstream	4.806	718.02	8.70	1.99	177.81
OUTLET	0.019		4.761		6.02	3.81	205.02

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		5.153		16.00	0.39	437.00
R_DS1A	0.891E-03	Upstream	5.153		16.00	0.39	437.00
R_DS1A	0.891E-03	Downstream	5.104	719.14	16.03	0.39	436.30
EXN_1	0.004		6.011		16.00	1.64	436.92
R_EXN1	0.005	Upstream	5.836		16.00	2.03	436.78
R_EXN1	0.005	Downstream	5.360	718.01	19.17	0.86	186.19
EXN_4	0.003		5.981		16.00	1.19	437.00
EXN_2B	0.891E-03		5.153		16.00	0.39	437.00
R_DS1B	0.891E-03	Upstream	5.153		16.00	0.39	437.00

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_DS1B	0.891E-03	Downstream	5.104	719.14	16.03	0.39	436.30
EXN_3	0.010		6.036		16.01	4.50	436.55
R_EXN3	0.011	Upstream	5.962		16.01	4.89	436.52
R_EXN3	0.011	Downstream	5.776	718.02	19.20	2.10	187.69
OUTLET	0.019		5.701		18.01	3.80	204.35

STORM 100y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXN_2A	0.891E-03		4.286		42.00	0.27	299.75
R_DS1A	0.891E-03	Upstream	4.286		42.00	0.27	299.75
R_DS1A	0.891E-03	Downstream	4.260	719.10	42.01	0.27	299.56
EXN_1	0.004		6.606		42.00	1.12	299.74
R_EXN1	0.005	Upstream	6.155		41.99	1.39	299.69
R_EXN1	0.005	Downstream	5.559	718.01	46.06	0.75	161.21
EXN_4	0.003		6.460		42.00	0.82	299.75
EXN_2B	0.891E-03		4.286		42.00	0.27	299.75
R_DS1B	0.891E-03	Upstream	4.286		42.00	0.27	299.75
R_DS1B	0.891E-03	Downstream	4.260	719.10	42.01	0.27	299.56
EXN_3	0.010		6.698		42.00	3.09	299.62
R_EXN3	0.011	Upstream	6.503		41.99	3.36	299.61
R_EXN3	0.011	Downstream	6.301	718.02	46.08	1.83	163.63
OUTLET	0.019		6.139		44.00	3.26	175.54

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,1h (cfs)	2y,2h (cfs)	2y,3h (cfs)	2y,6h (cfs)	2y,12h (cfs)
EXN_2A	0.891E-03	0.30	0.30	0.26	0.19	0.14
EXN_4	0.003	0.93	0.92	0.79	0.58	0.44
EXN_2B	0.891E-03	0.30	0.30	0.26	0.19	0.14
EXN_3	0.010	3.16	3.32	2.92	2.16	1.66
EXN_1	0.004	1.25	1.25	1.07	0.80	0.61
R_DS1A	0.891E-03	0.30	0.30	0.26	0.19	0.14
DOWNSTREAM		0.25	0.27	0.25	0.18	0.14
R_EXN1	0.005	1.46	1.51	1.32	0.98	0.75
DOWNSTREAM		0.0	0.11	0.12	0.14	0.17
R_DS1B	0.891E-03	0.30	0.30	0.26	0.19	0.14
DOWNSTREAM		0.25	0.27	0.25	0.18	0.14
R_EXN3	0.011	3.40	3.59	3.17	2.35	1.80
DOWNSTREAM		0.16	0.26	0.31	0.37	0.43
OUTLET	0.019	0.93	0.92	0.79	0.70	0.85

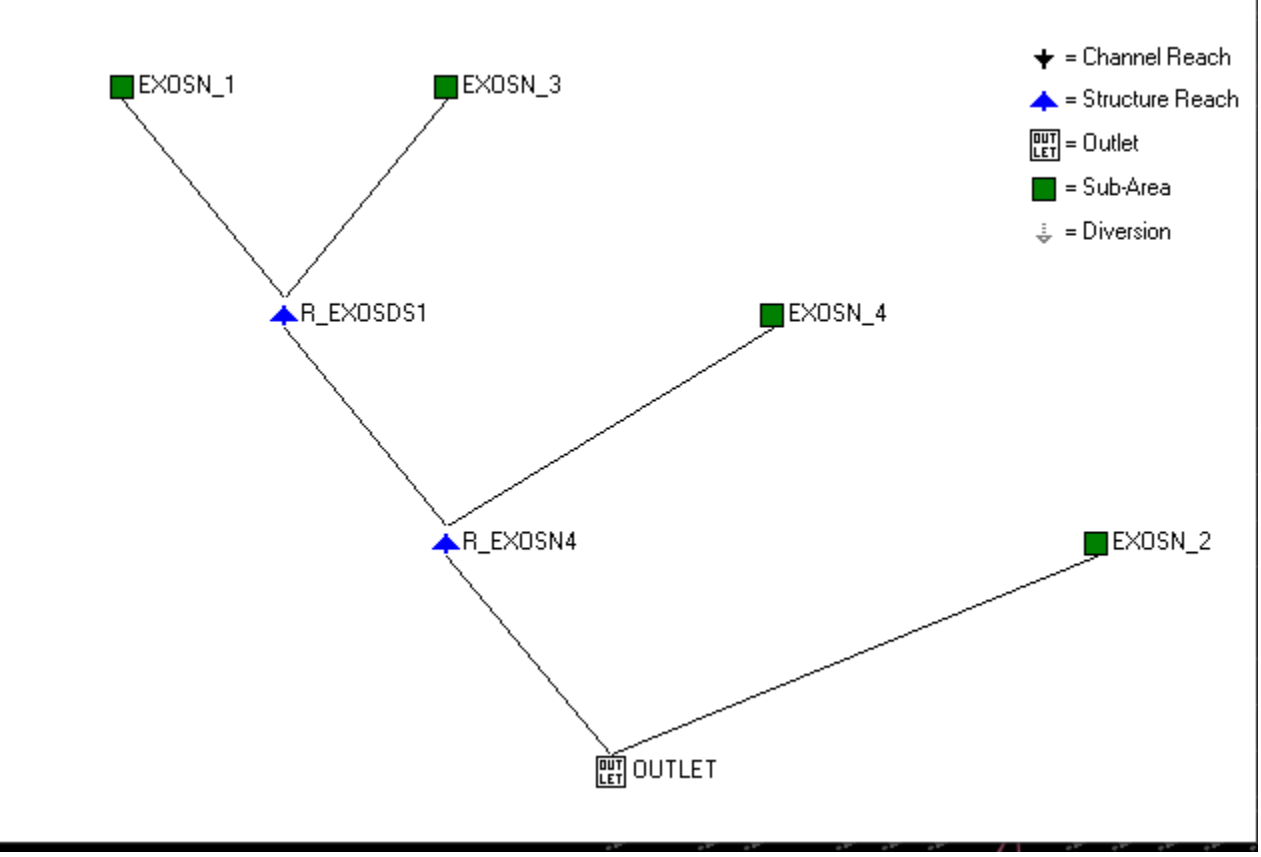
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,24h (cfs)	2y,48h (cfs)	10y,1h (cfs)	10y,2h (cfs)	10y,3h (cfs)
EXN_2A	0.891E-03	0.11	0.0	0.92	0.77	0.63
EXN_4	0.003	0.33	0.25	2.82	2.36	1.94
EXN_2B	0.891E-03	0.11	0.0	0.92	0.77	0.63
EXN_3	0.010	1.26	0.95	9.62	8.62	7.18
EXN_1	0.004	0.46	0.35	3.81	3.22	2.65
R_DS1A	0.891E-03	0.11	0.0	0.92	0.77	0.63
DOWNSTREAM		0.11	0.0	0.76	0.72	0.61
R_EXN1	0.005	0.57	0.35	4.47	3.91	3.25
DOWNSTREAM		0.18	0.16	0.18	0.26	0.30
R_DS1B	0.891E-03	0.11	0.0	0.92	0.77	0.63
DOWNSTREAM		0.11	0.0	0.76	0.72	0.61
R_EXN3	0.011	1.37	0.95	10.36	9.33	7.78
DOWNSTREAM		0.49	0.48	0.44	0.64	0.73
OUTLET	0.019	0.91	0.85	2.82	2.49	2.18

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,6h (cfs)	10y,12h (cfs)	10y,24h (cfs)	10y,48h (cfs)	100y,1h (cfs)
EXN_2A	0.891E-03	0.42	0.30	0.21	0.15	2.48
EXN_4	0.003	1.30	0.93	0.63	0.45	7.63
EXN_2B	0.891E-03	0.42	0.30	0.21	0.15	2.48
EXN_3	0.010	4.86	3.48	2.37	1.70	26.31
EXN_1	0.004	1.78	1.27	0.86	0.62	10.31
R_DS1A	0.891E-03	0.42	0.30	0.21	0.15	2.48
DOWNSTREAM		0.42	0.30	0.20	0.15	2.09
R_EXN1	0.005	2.20	1.57	1.07	0.77	12.18
DOWNSTREAM		0.33	0.38	0.42	0.37	0.46
R_DS1B	0.891E-03	0.42	0.30	0.21	0.15	2.48
DOWNSTREAM		0.42	0.30	0.20	0.15	2.09
R_EXN3	0.011	5.28	3.78	2.58	1.85	28.34

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,6h (cfs)	10y,12h (cfs)	10y,24h (cfs)	10y,48h (cfs)	100y,1h (cfs)
DOWNSTREAM		0.82	0.93	1.03	0.95	1.12
OUTLET	0.019	1.74	1.78	1.88	1.70	7.94

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,24h (cfs)
EXN_2A	0.891E-03	1.87	1.49	0.97	0.63	0.39
EXN_4	0.003	5.76	4.59	2.97	1.93	1.19
EXN_2B	0.891E-03	1.87	1.49	0.97	0.63	0.39
EXN_3	0.010	21.18	16.96	11.08	7.23	4.50
EXN_1	0.004	7.87	6.27	4.06	2.64	1.64
R_DS1A	0.891E-03	1.87	1.49	0.97	0.63	0.39
DOWNSTREAM		1.77	1.45	0.95	0.62	0.39
R_EXN1	0.005	9.59	7.67	5.01	3.26	2.03
DOWNSTREAM		0.62	0.68	0.74	0.82	0.86
R_DS1B	0.891E-03	1.87	1.49	0.97	0.63	0.39
DOWNSTREAM		1.77	1.45	0.95	0.62	0.39
R_EXN3	0.011	22.93	18.39	12.03	7.85	4.89
DOWNSTREAM		1.49	1.65	1.80	1.99	2.10
OUTLET	0.019	6.30	5.25	3.98	3.81	3.80

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,48h (cfs)
EXN_2A	0.891E-03	0.27
EXN_4	0.003	0.82
EXN_2B	0.891E-03	0.27
EXN_3	0.010	3.09
EXN_1	0.004	1.12
R_DS1A	0.891E-03	0.27
DOWNSTREAM		0.27
R_EXN1	0.005	1.39
DOWNSTREAM		0.75
R_DS1B	0.891E-03	0.27
DOWNSTREAM		0.27
R_EXN3	0.011	3.36
DOWNSTREAM		1.83
OUTLET	0.019	3.26



TR-20 - EXISTING NORTH OFFSITE

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WinTR-20 Printed Page File      Beginning of Input Data List
N:\2022\220205\WinTR20\220205_Existing Off-Site North_2022-02-23.inp

WinTR-20: version 3.20                  0         0         0.1       0
220205  --  Loeber Farm -- Bulletin 75 Northeast  Critical Duration
Existing Off-Site North  --  20230223  NOD

SUB-AREA:
          EXOSN_1   R_EXOSDS1           0.0006093779.       .18
          EXOSN_3   R_EXOSDS1           0.0005937579.       .17
          EXOSN_2   Outlet              0.0003437579.       .12
          EXOSN_4   R_EXOSN4            0.0017812579.       .19


STREAM REACH:
          R_EXOSDS1 R_EXOSN4            EXOSDS1
          R_EXOSN4  Outlet              EXOSN4


STORM ANALYSIS:
          2y,1h                         1.57      Huff1-1   2         3.34
          2y,2h                         1.94      Huff1-2   2         3.34
          2y,3h                         2.14      Huff1-3   2         3.34
          2y,6h                         2.51      Huff1-6   2         3.34
          2y,12h                        2.91      Huff2-12  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          2y,48h                        3.66      Huff4-48  2         3.34
          10y,1h                        2.42      Huff1-1   2         3.34
          10y,2h                        2.99      Huff1-2   2         3.34
          10y,3h                        3.30      Huff1-3   2         3.34
          10y,6h                        3.86      Huff1-6   2         3.34
          10y,12h                       4.48      Huff2-12  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          10y,48h                       5.62      Huff4-48  2         3.34
          100y,1h                       4.03      Huff1-1   2         3.34
          100y,2h                       4.97      Huff1-2   2         3.34
          100y,3h                       5.49      Huff1-3   2         3.34
          100y,6h                       6.43      Huff1-6   2         3.34
          100y,12h                      7.46      Huff2-12  2         3.34
          100y,24h                      8.57      Huff3-24  2         3.34
          100y,48h                      9.28      Huff4-48  2         3.34


STRUCTURE RATING:
          EXOSN4    746.
                    746.      0.        0.
                    747.      100.      100.
          EXOSDS1   747.70
                    747.70    0.        0.
                    748.      3.        0.01



RAINFALL DISTRIBUTION:
          Huff1-5m            0.0034722
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-10m           0.0069444
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-15m           0.01041667
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-30m           0.020833
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
```

```
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
     Huff1-1             0.041667
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
     Huff1-2             0.083333
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
     Huff1-3             0.125
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
     Huff1-6             0.25
          0.0000    0.0836    0.1773    0.2811    0.3833
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
     Huff2-12            0.5
          0.0000    0.0229    0.0482    0.0778    0.1133
          0.1579    0.2139    0.2841    0.3644    0.4529
          0.5435    0.6238    0.6976    0.7548    0.8038
          0.8470    0.8781    0.9022    0.9217    0.9381
          0.9529    0.9657    0.9774    0.9884    1.0000
     Huff3-18            0.75
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
     Huff3-24            1.
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
     Huff4-48            2.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
     Huff4-72            3.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
     Huff4-120           5.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
     Huff4-240           10.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000



GLOBAL OUTPUT:
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220205 -- Loeber Farm -- Bulletin 75 Northeast Critical Duration
Existing Off-Site North -- 20230223 NOD

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STORM 2y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.229		0.42	0.19	305.97
EXOSN_3	0.594E-03		0.224		0.41	0.18	311.11
R_EXOSDS1	0.001	Upstream	0.225		0.42	0.37	308.11
R_EXOSDS1	0.001	Downstream	0.219	747.74	0.47	0.35	293.64
EXOSN_4	0.002		0.285		0.42	0.54	301.51
R_EXOSN4	0.003	Upstream	0.257		0.45	0.88	295.92
R_EXOSN4	0.003	Downstream	0.0	746.00	0.26	0.0	0.0
EXOSN_2	0.344E-03		0.071		0.36	0.12	339.75
OUTLET	0.003		0.007		0.36	0.12	35.09

STORM 2y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.342		0.64	0.20	321.96
EXOSN_3	0.594E-03		0.340		0.64	0.19	324.59
R_EXOSDS1	0.001	Upstream	0.341		0.64	0.39	323.23
R_EXOSDS1	0.001	Downstream	0.335	747.74	0.68	0.38	315.46
EXOSN_4	0.002		0.479		0.65	0.57	319.29
R_EXOSN4	0.003	Upstream	0.420		0.66	0.94	316.62
R_EXOSN4	0.003	Downstream	0.0	746.00	0.38	0.0	0.0
EXOSN_2	0.344E-03		0.105		0.61	0.12	336.40
OUTLET	0.003		0.011		0.61	0.12	34.75

STORM 2y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.276		0.90	0.17	283.25
EXOSN_3	0.594E-03		0.271		0.90	0.17	283.95
R_EXOSDS1	0.001	Upstream	0.273		0.90	0.34	283.59
R_EXOSDS1	0.001	Downstream	0.267	747.73	0.94	0.34	281.41
EXOSN_4	0.002		0.597		0.91	0.50	282.46
R_EXOSN4	0.003	Upstream	0.464		0.92	0.84	281.75
R_EXOSN4	0.003	Downstream	0.0	746.00	0.50	0.0	0.0
EXOSN_2	0.344E-03		0.0		0.34	0.0	0.0
OUTLET	0.003		0.0		0.32	0.0	0.0

STORM 2y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.249		1.56	0.13	209.57
EXOSN_3	0.594E-03		0.224		1.55	0.12	210.19
R_EXOSDS1	0.001	Upstream	0.235		1.55	0.25	209.86
R_EXOSDS1	0.001	Downstream	0.229	747.73	1.58	0.25	208.04
EXOSN_4	0.002		0.732		1.56	0.37	209.02
R_EXOSN4	0.003	Upstream	0.529		1.57	0.62	208.41
R_EXOSN4	0.003	Downstream	0.0	746.00	0.84	0.0	0.0
EXOSN_2	0.344E-03		0.0		0.58	0.0	0.0
OUTLET	0.003		0.0		0.57	0.0	0.0

STORM 2y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.0		2.72	0.0	0.0
EXOSN_3	0.594E-03		0.0		2.72	0.0	0.0
R_EXOSDS1	0.001	Upstream	0.0		2.72	0.0	0.0
R_EXOSDS1	0.001	Downstream	0.0	747.70	2.72	0.0	0.0
EXOSN_4	0.002		0.890		6.02	0.29	160.46
R_EXOSN4	0.003	Upstream	0.531		6.02	0.29	95.77
R_EXOSN4	0.003	Downstream	0.0	746.00	3.66	0.0	0.0
EXOSN_2	0.344E-03		0.0		2.72	0.0	0.0
OUTLET	0.003		0.0		2.72	0.0	0.0

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.0		6.61	0.0	0.0
EXOSN_3	0.594E-03		0.0		6.61	0.0	0.0
R_EXOSDS1	0.001	Upstream	0.0		6.61	0.0	0.0
R_EXOSDS1	0.001	Downstream	0.0	747.70	6.61	0.0	0.0
EXOSN_4	0.002		1.050		16.03	0.22	122.07
R_EXOSN4	0.003	Upstream	0.627		16.02	0.22	72.85
R_EXOSN4	0.003	Downstream	0.0	746.00	12.18	0.0	0.0
EXOSN_2	0.344E-03		0.0		6.61	0.0	0.0
OUTLET	0.003		0.0		6.61	0.0	0.0

STORM 2y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.0		11.48	0.0	0.0
EXOSN_3	0.594E-03		0.0		11.48	0.0	0.0
R_EXOSDS1	0.001	Upstream	0.0		11.48	0.0	0.0

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_EXOSDS1	0.001	Downstream	0.0	747.70	11.48	0.0	0.0
EXOSN_4	0.002		1.025		42.01	0.16	92.39
R_EXOSN4	0.003	Upstream	0.611		42.00	0.16	55.14
R_EXOSN4	0.003	Downstream	0.0	746.00	37.25	0.0	0.0
EXOSN_2	0.344E-03		0.0		11.48	0.0	0.0
OUTLET	0.003		0.0		11.47	0.0	0.0

STORM 10y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.762		0.37	0.57	932.90
EXOSN_3	0.594E-03		0.762		0.37	0.56	949.10
R_EXOSDS1	0.001	Upstream	0.762		0.37	1.13	939.56
R_EXOSDS1	0.001	Downstream	0.756	747.81	0.42	1.07	892.15
EXOSN_4	0.002		0.777		0.39	1.63	917.73
R_EXOSN4	0.003	Upstream	0.768		0.40	2.69	901.11
R_EXOSN4	0.003	Downstream	0.121	746.00	1.20	0.12	39.01
EXOSN_2	0.344E-03		0.722		0.34	0.36	1032.73
OUTLET	0.003		0.183		0.34	0.36	106.67

STORM 10y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.153		0.60	0.51	835.89
EXOSN_3	0.594E-03		1.154		0.60	0.50	841.04
R_EXOSDS1	0.001	Upstream	1.152		0.60	1.01	838.25
R_EXOSDS1	0.001	Downstream	1.147	747.80	0.64	0.99	825.49
EXOSN_4	0.002		1.174		0.61	1.48	830.94
R_EXOSN4	0.003	Upstream	1.163		0.62	2.47	826.93
R_EXOSN4	0.003	Downstream	0.517	746.00	2.13	0.17	56.42
EXOSN_2	0.344E-03		0.947		0.55	0.30	864.59
OUTLET	0.003		0.561		0.55	0.30	89.30

STORM 10y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.277		0.81	0.42	695.97
EXOSN_3	0.594E-03		1.263		0.81	0.41	698.29
R_EXOSDS1	0.001	Upstream	1.269		0.81	0.84	697.11
R_EXOSDS1	0.001	Downstream	1.264	747.78	0.84	0.83	690.85
EXOSN_4	0.002		1.404		0.82	1.24	693.41
R_EXOSN4	0.003	Upstream	1.347		0.83	2.06	691.67

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_EXOSN4	0.003	Downstream	0.700	746.00	3.11	0.19	62.16
EXOSN_2	0.344E-03		1.026		0.78	0.24	709.54
OUTLET	0.003		0.734		1.78	0.26	76.63

STORM 10y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.444		1.54	0.29	471.11
EXOSN_3	0.594E-03		1.429		1.53	0.28	471.84
R_EXOSDS1	0.001	Upstream	1.436		1.53	0.57	471.41
R_EXOSDS1	0.001	Downstream	1.430	747.76	1.56	0.56	469.29
EXOSN_4	0.002		1.840		1.55	0.84	470.50
R_EXOSN4	0.003	Upstream	1.675		1.54	1.40	469.76
R_EXOSN4	0.003	Downstream	1.022	746.00	4.62	0.20	67.39
EXOSN_2	0.344E-03		0.824		1.29	0.16	476.83
OUTLET	0.003		1.001		1.77	0.25	75.16

STORM 10y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.645		5.04	0.21	337.87
EXOSN_3	0.594E-03		1.637		5.03	0.20	338.30
R_EXOSDS1	0.001	Upstream	1.638		5.03	0.41	338.07
R_EXOSDS1	0.001	Downstream	1.631	747.74	5.06	0.41	336.77
EXOSN_4	0.002		2.323		5.04	0.60	337.51
R_EXOSN4	0.003	Upstream	2.043		5.05	1.01	337.07
R_EXOSN4	0.003	Downstream	1.375	746.00	8.14	0.23	77.16
EXOSN_2	0.344E-03		0.796		5.02	0.12	340.42
OUTLET	0.003		1.315		6.02	0.27	81.53

STORM 10y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.589		16.01	0.14	229.88
EXOSN_3	0.594E-03		1.576		16.02	0.14	229.96
R_EXOSDS1	0.001	Upstream	1.581		16.02	0.28	229.92
R_EXOSDS1	0.001	Downstream	1.575	747.73	16.04	0.28	229.68
EXOSN_4	0.002		2.529		16.02	0.41	229.81
R_EXOSN4	0.003	Upstream	2.144		16.03	0.69	229.72
R_EXOSN4	0.003	Downstream	1.436	746.00	19.06	0.23	78.64
EXOSN_2	0.344E-03		0.0		4.46	0.0	0.0
OUTLET	0.003		1.288		19.06	0.23	70.51

STORM 10y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		0.072		42.00	0.10	164.81
EXOSN_3	0.594E-03		0.0		7.76	0.0	0.0
R_EXOSDS1	0.001	Upstream	0.036		42.00	0.10	83.47
R_EXOSDS1	0.001	Downstream	0.008	747.71	42.03	0.10	83.30
EXOSN_4	0.002		2.478		42.01	0.29	164.79
R_EXOSN4	0.003	Upstream	1.482		42.01	0.39	131.90
R_EXOSN4	0.003	Downstream	0.680	746.00	46.14	0.14	47.24
EXOSN_2	0.344E-03		0.0		7.76	0.0	0.0
OUTLET	0.003		0.609		46.14	0.14	42.36

STORM 100y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		1.970		0.35	1.55	2551.13
EXOSN_3	0.594E-03		1.967		0.34	1.54	2591.86
R_EXOSDS1	0.001	Upstream	1.967		0.35	3.09	2567.44
R_EXOSDS1	0.001	Downstream	1.962	747.99	0.39	2.94	2446.60
EXOSN_4	0.002		1.982		0.36	4.47	2510.54
R_EXOSN4	0.003	Upstream	1.973		0.37	7.37	2468.48
R_EXOSN4	0.003	Downstream	1.341	746.00	1.21	0.30	99.57
EXOSN_2	0.344E-03		1.961		0.31	0.96	2788.83
OUTLET	0.003		1.405		0.31	0.96	288.05

STORM 100y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		2.754		0.55	1.25	2053.63
EXOSN_3	0.594E-03		2.756		0.54	1.23	2064.63
R_EXOSDS1	0.001	Upstream	2.754		0.54	2.48	2058.59
R_EXOSDS1	0.001	Downstream	2.749	747.94	0.59	2.44	2030.39
EXOSN_4	0.002		2.769		0.56	3.64	2042.43
R_EXOSN4	0.003	Upstream	2.760		0.57	6.07	2033.75
R_EXOSN4	0.003	Downstream	2.127	746.00	2.17	0.40	132.85
EXOSN_2	0.344E-03		2.745		0.50	0.72	2105.20
OUTLET	0.003		2.191		0.55	0.82	245.00

STORM 100y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		3.204		0.71	1.00	1644.78
EXOSN_3	0.594E-03		3.207		0.70	0.98	1650.30
R_EXOSDS1	0.001	Upstream	3.205		0.70	1.98	1647.09
R_EXOSDS1	0.001	Downstream	3.199	747.90	0.77	1.97	1636.98
EXOSN_4	0.002		3.221		0.73	2.92	1639.64
R_EXOSN4	0.003	Upstream	3.212		0.74	4.89	1637.45
R_EXOSN4	0.003	Downstream	2.576	746.00	3.14	0.44	147.22
EXOSN_2	0.344E-03		3.083		0.67	0.58	1677.20
OUTLET	0.003		2.628		0.79	0.70	210.30

STORM 100y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		4.027		1.29	0.65	1074.53
EXOSN_3	0.594E-03		4.028		1.29	0.64	1075.89
R_EXOSDS1	0.001	Upstream	4.026		1.29	1.29	1074.99
R_EXOSDS1	0.001	Downstream	4.020	747.83	1.32	1.29	1070.39
EXOSN_4	0.002		4.058		1.30	1.91	1073.02
R_EXOSN4	0.003	Upstream	4.042		1.31	3.20	1071.33
R_EXOSN4	0.003	Downstream	3.402	746.00	6.05	0.48	160.06
EXOSN_2	0.344E-03		3.412		1.28	0.37	1084.51
OUTLET	0.003		3.403		1.78	0.58	172.98

STORM 100y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		4.339		5.03	0.43	701.24
EXOSN_3	0.594E-03		4.330		5.02	0.42	701.83
R_EXOSDS1	0.001	Upstream	4.332		5.02	0.84	701.51
R_EXOSDS1	0.001	Downstream	4.327	747.78	5.04	0.84	699.80
EXOSN_4	0.002		4.979		5.03	1.25	700.79
R_EXOSN4	0.003	Upstream	4.716		5.03	2.09	700.18
R_EXOSN4	0.003	Downstream	4.058	746.01	8.76	0.53	176.03
EXOSN_2	0.344E-03		3.685		5.01	0.24	704.44
OUTLET	0.003		4.019		7.51	0.63	189.30

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		4.738		16.01	0.27	436.55
EXOSN_3	0.594E-03		4.668		16.01	0.26	436.62
R_EXOSDS1	0.001	Upstream	4.702		16.01	0.53	436.58

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_EXOSDS1	0.001	Downstream	4.681	747.75	16.03	0.52	436.31
EXOSN_4	0.002		5.862		16.01	0.78	436.47
R_EXOSN4	0.003	Upstream	5.385		16.02	1.30	436.36
R_EXOSN4	0.003	Downstream	4.665	746.01	19.27	0.54	180.04
EXOSN_2	0.344E-03		3.548		16.00	0.15	437.00
OUTLET	0.003		4.549		18.01	0.63	189.86

STORM 100y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXOSN_1	0.609E-03		3.771		42.00	0.18	299.62
EXOSN_3	0.594E-03		3.766		42.00	0.18	299.65
R_EXOSDS1	0.001	Upstream	3.767		42.00	0.36	299.64
R_EXOSDS1	0.001	Downstream	3.761	747.74	42.01	0.36	299.55
EXOSN_4	0.002		5.954		41.99	0.53	299.60
R_EXOSN4	0.003	Upstream	5.069		42.00	0.89	299.57
R_EXOSN4	0.003	Downstream	4.072	746.00	46.09	0.45	151.29
EXOSN_2	0.344E-03		0.882		42.00	0.10	299.75
OUTLET	0.003		3.742		42.03	0.47	141.00

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,1h (cfs)	2y,2h (cfs)	2y,3h (cfs)	2y,6h (cfs)	2y,12h (cfs)
EXOSN_1	0.609E-03	0.19	0.20	0.17	0.13	0.0
EXOSN_3	0.594E-03	0.18	0.19	0.17	0.12	0.0
EXOSN_2	0.344E-03	0.12	0.12	0.0	0.0	0.0
EXOSN_4	0.002	0.54	0.57	0.50	0.37	0.29
R_EXOSDS1	0.001	0.37	0.39	0.34	0.25	0.0
DOWNSTREAM		0.35	0.38	0.34	0.25	0.0
R_EXOSN4	0.003	0.88	0.94	0.84	0.62	0.29
DOWNSTREAM		0.0	0.0	0.0	0.0	0.0
OUTLET	0.003	0.12	0.12	0.0	0.0	0.0

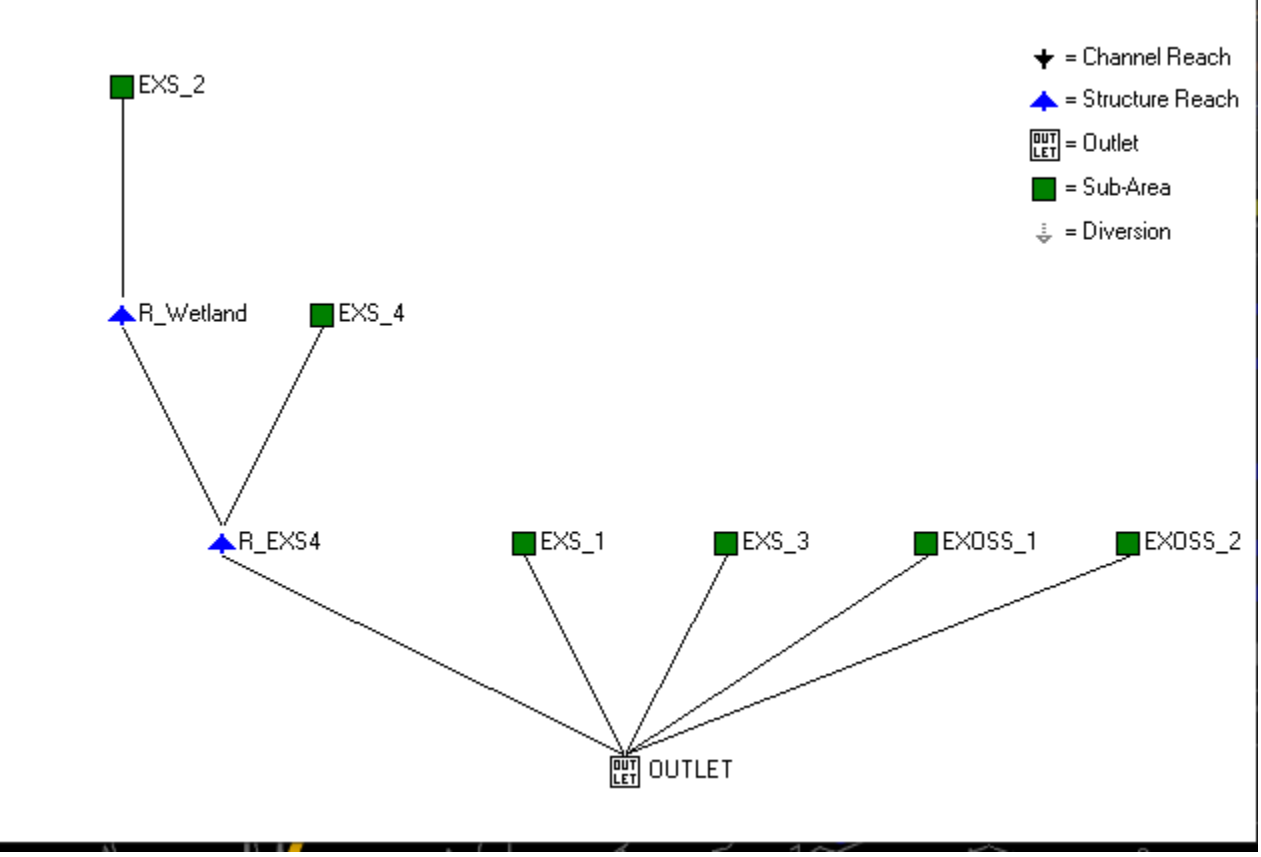
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,24h (cfs)	2y,48h (cfs)	10y,1h (cfs)	10y,2h (cfs)	10y,3h (cfs)
EXOSN_1	0.609E-03	0.0	0.0	0.57	0.51	0.42
EXOSN_3	0.594E-03	0.0	0.0	0.56	0.50	0.41
EXOSN_2	0.344E-03	0.0	0.0	0.36	0.30	0.24
EXOSN_4	0.002	0.22	0.16	1.63	1.48	1.24
R_EXOSDS1	0.001	0.0	0.0	1.13	1.01	0.84
DOWNSTREAM		0.0	0.0	1.07	0.99	0.83
R_EXOSN4	0.003	0.22	0.16	2.69	2.47	2.06
DOWNSTREAM		0.0	0.0	0.12	0.17	0.19
OUTLET	0.003	0.0	0.0	0.36	0.30	0.26

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,6h (cfs)	10y,12h (cfs)	10y,24h (cfs)	10y,48h (cfs)	100y,1h (cfs)
EXOSN_1	0.609E-03	0.29	0.21	0.14	0.10	1.55
EXOSN_3	0.594E-03	0.28	0.20	0.14	0.0	1.54
EXOSN_2	0.344E-03	0.16	0.12	0.0	0.0	0.96
EXOSN_4	0.002	0.84	0.60	0.41	0.29	4.47
R_EXOSDS1	0.001	0.57	0.41	0.28	0.10	3.09
DOWNSTREAM		0.56	0.41	0.28	0.10	2.94
R_EXOSN4	0.003	1.40	1.01	0.69	0.39	7.37
DOWNSTREAM		0.20	0.23	0.23	0.14	0.30
OUTLET	0.003	0.25	0.27	0.23	0.14	0.96

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,24h (cfs)
EXOSN_1	0.609E-03	1.25	1.00	0.65	0.43	0.27
EXOSN_3	0.594E-03	1.23	0.98	0.64	0.42	0.26
EXOSN_2	0.344E-03	0.72	0.58	0.37	0.24	0.15
EXOSN_4	0.002	3.64	2.92	1.91	1.25	0.78
R_EXOSDS1	0.001	2.48	1.98	1.29	0.84	0.53
DOWNSTREAM		2.44	1.97	1.29	0.84	0.52
R_EXOSN4	0.003	6.07	4.89	3.20	2.09	1.30
DOWNSTREAM		0.40	0.44	0.48	0.53	0.54

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,24h (cfs)
OUTLET	0.003	0.82	0.70	0.58	0.63	0.63

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,48h (cfs)	(cfs)	(cfs)	(cfs)	(cfs)
EXOSN_1	0.609E-03	0.18				
EXOSN_3	0.594E-03	0.18				
EXOSN_2	0.344E-03	0.10				
EXOSN_4	0.002	0.53				
R_EXOSDS1	0.001	0.36				
DOWNSTREAM		0.36				
R_EXOSN4	0.003	0.89				
DOWNSTREAM		0.45				
OUTLET	0.003	0.47				



TR-20 - EXISTING SOUTH

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WinTR-20 Printed Page File      Beginning of Input Data List
N:\2022\220205\WinTR20\220205_Existing South_2022-02-23.inp

WinTR-20: version 3.20                  0         0         0.1       0
220205  --  Loeber Farm -- Bulletin 75 Northeast  Critical Duration
Existing South  --  20230223  NOD

SUB-AREA:
          EXS_1     Outlet              0.0124531279.       .18
          EXS_3     Outlet              0.0021718779.       .15
          EXOSS_1   Outlet              0.0019843779.       .16
          EXOSS_2   Outlet              0.0039218779.       .19
          EXS_2     R_Wetland           0.0062812579.       .22
          EXS_4     R_EXS4              0.0014218779.       .15


STREAM REACH:
          R_Wetland R_EXS4              Wetland
          R_EXS4    Outlet              EXS4


STORM ANALYSIS:
          2y,1h                         1.57      Huff1-1   2         3.34
          2y,2h                         1.94      Huff1-2   2         3.34
          2y,3h                         2.14      Huff1-3   2         3.34
          2y,6h                         2.51      Huff1-6   2         3.34
          2y,12h                        2.91      Huff2-12  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          2y,48h                        3.66      Huff4-48  2         3.34
          10y,1h                        2.42      Huff1-1   2         3.34
          10y,2h                        2.99      Huff1-2   2         3.34
          10y,3h                        3.30      Huff1-3   2         3.34
          10y,6h                        3.86      Huff1-6   2         3.34
          10y,12h                       4.48      Huff2-12  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          10y,48h                       5.62      Huff4-48  2         3.34
          100y,1h                       4.03      Huff1-1   2         3.34
          100y,2h                       4.97      Huff1-2   2         3.34
          100y,3h                       5.49      Huff1-3   2         3.34
          100y,6h                       6.43      Huff1-6   2         3.34
          100y,12h                      7.46      Huff2-12  2         3.34
          100y,24h                      8.57      Huff3-24  2         3.34
          100y,48h                      9.28      Huff4-48  2         3.34


STRUCTURE RATING:
          EXS4      714.
                    714.      0.        0.
                    715.      100.      100.
          Wetland   714.50
                    714.50    0.        0.
                    715.      15.       0.05



RAINFALL DISTRIBUTION:
          Huff1-5m              0.0034722
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-10m             0.0069444
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-15m             0.01041667
                    0.0000    0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-30m             0.020833
                    0.0000    0.0836    0.1773    0.2811    0.3833
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            0.4745    0.5550    0.6225    0.6722    0.7082
            0.7417    0.7697    0.7981    0.8255    0.8518
            0.8740    0.8947    0.9117    0.9270    0.9403
            0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-1               0.041667
            0.0000    0.0836    0.1773    0.2811    0.3833
            0.4745    0.5550    0.6225    0.6722    0.7082
            0.7417    0.7697    0.7981    0.8255    0.8518
            0.8740    0.8947    0.9117    0.9270    0.9403
            0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-2               0.083333
            0.0000    0.0836    0.1773    0.2811    0.3833
            0.4745    0.5550    0.6225    0.6722    0.7082
            0.7417    0.7697    0.7981    0.8255    0.8518
            0.8740    0.8947    0.9117    0.9270    0.9403
            0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-3               0.125
            0.0000    0.0836    0.1773    0.2811    0.3833
            0.4745    0.5550    0.6225    0.6722    0.7082
            0.7417    0.7697    0.7981    0.8255    0.8518
            0.8740    0.8947    0.9117    0.9270    0.9403
            0.9536    0.9656    0.9774    0.9885    1.0000
Huff1-6               0.25
            0.0000    0.0836    0.1773    0.2811    0.3833
            0.4745    0.5550    0.6225    0.6722    0.7082
            0.7417    0.7697    0.7981    0.8255    0.8518
            0.8740    0.8947    0.9117    0.9270    0.9403
            0.9536    0.9656    0.9774    0.9885    1.0000
Huff2-12              0.5
            0.0000    0.0229    0.0482    0.0778    0.1133
            0.1579    0.2139    0.2841    0.3644    0.4529
            0.5435    0.6238    0.6976    0.7548    0.8038
            0.8470    0.8781    0.9022    0.9217    0.9381
            0.9529    0.9657    0.9774    0.9884    1.0000
Huff3-18              0.75
            0.0000    0.0205    0.0431    0.0667    0.0912
            0.1171    0.1436    0.1691    0.1964    0.2278
            0.2633    0.3093    0.3635    0.4392    0.5211
            0.6102    0.6989    0.7819    0.8492    0.8974
            0.9311    0.9534    0.9706    0.9856    1.0000
Huff3-24              1.
            0.0000    0.0205    0.0431    0.0667    0.0912
            0.1171    0.1436    0.1691    0.1964    0.2278
            0.2633    0.3093    0.3635    0.4392    0.5211
            0.6102    0.6989    0.7819    0.8492    0.8974
            0.9311    0.9534    0.9706    0.9856    1.0000
Huff4-48              2.
            0.0000    0.0231    0.0479    0.0712    0.0978
            0.1253    0.1523    0.1791    0.2033    0.2283
            0.2541    0.2835    0.3125    0.3390    0.3633
            0.3861    0.4124    0.4508    0.5129    0.5931
            0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-72              3.
            0.0000    0.0231    0.0479    0.0712    0.0978
            0.1253    0.1523    0.1791    0.2033    0.2283
            0.2541    0.2835    0.3125    0.3390    0.3633
            0.3861    0.4124    0.4508    0.5129    0.5931
            0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-120             5.
            0.0000    0.0231    0.0479    0.0712    0.0978
            0.1253    0.1523    0.1791    0.2033    0.2283
            0.2541    0.2835    0.3125    0.3390    0.3633
            0.3861    0.4124    0.4508    0.5129    0.5931
            0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-240             10.
            0.0000    0.0231    0.0479    0.0712    0.0978
            0.1253    0.1523    0.1791    0.2033    0.2283
            0.2541    0.2835    0.3125    0.3390    0.3633
            0.3861    0.4124    0.4508    0.5129    0.5931
            0.6919    0.8005    0.8971    0.9604    1.0000
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GLOBAL OUTPUT:
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220205 -- Loeber Farm -- Bulletin 75 Northeast Critical Duration
Existing South -- 20230223 NOD

Name of printed page file:
N:\2022\220205\WinTR20\220205_Existing South_2022-02-23.out

STORM 2y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		0.290		0.45	1.82	289.20
R_Wetland	0.006	Upstream	0.290		0.45	1.82	289.20
R_Wetland	0.006	Downstream	0.289	714.56	0.51	1.76	280.52
EXS_4	0.001		0.283		0.39	0.46	321.81
R_EXS4	0.008	Upstream	0.288		0.50	2.15	279.34
R_EXS4	0.008	Downstream	0.037	714.00	1.30	0.11	14.57
EXS_1	0.012		0.291		0.42	3.81	305.97
EXS_3	0.002		0.287		0.39	0.70	321.81
EXOSS_1	0.002		0.286		0.40	0.63	316.06
EXOSS_2	0.004		0.289		0.42	1.18	301.51
OUTLET	0.028		0.221		0.41	6.30	223.05

STORM 2y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		0.485		0.68	1.95	311.20
R_Wetland	0.006	Upstream	0.485		0.68	1.95	311.20
R_Wetland	0.006	Downstream	0.484	714.56	0.72	1.91	304.82
EXS_4	0.001		0.478		0.62	0.47	329.74
R_EXS4	0.008	Upstream	0.483		0.70	2.34	303.89
R_EXS4	0.008	Downstream	0.233	714.00	2.25	0.18	23.48
EXS_1	0.012		0.487		0.64	4.01	321.96
EXS_3	0.002		0.482		0.62	0.72	329.74
EXOSS_1	0.002		0.481		0.63	0.65	327.15
EXOSS_2	0.004		0.484		0.65	1.25	319.29
OUTLET	0.028		0.416		0.64	6.62	234.44

STORM 2y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		0.604		0.92	1.75	279.25
R_Wetland	0.006	Upstream	0.604		0.92	1.75	279.25
R_Wetland	0.006	Downstream	0.603	714.56	0.96	1.74	276.59
EXS_4	0.001		0.594		0.90	0.41	285.17
R_EXS4	0.008	Upstream	0.601		0.93	2.13	276.41
R_EXS4	0.008	Downstream	0.351	714.00	3.21	0.22	27.99
EXS_1	0.012		0.605		0.90	3.53	283.25
EXS_3	0.002		0.601		0.90	0.62	285.17
EXOSS_1	0.002		0.599		0.90	0.56	284.51
EXOSS_2	0.004		0.603		0.91	1.11	282.46

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.028		0.535		0.90	5.82	206.08

STORM 2y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		0.841		1.57	1.30	207.52
R_Wetland	0.006	Upstream	0.841		1.57	1.30	207.52
R_Wetland	0.006	Downstream	0.840	714.54	1.61	1.29	206.15
EXS_4	0.001		0.679		1.54	0.30	211.40
R_EXS4	0.008	Upstream	0.810		1.59	1.59	205.83
R_EXS4	0.008	Downstream	0.558	714.00	6.13	0.25	32.87
EXS_1	0.012		0.843		1.56	2.61	209.57
EXS_3	0.002		0.835		1.54	0.46	211.40
EXOSS_1	0.002		0.796		1.54	0.42	210.76
EXOSS_2	0.004		0.840		1.56	0.82	209.02
OUTLET	0.028		0.761		1.55	4.31	152.49

STORM 2y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.118		6.03	1.01	160.02
R_Wetland	0.006	Upstream	1.118		6.03	1.01	160.02
R_Wetland	0.006	Downstream	1.116	714.53	6.04	1.00	159.54
EXS_4	0.001		0.826		5.54	0.23	161.15
R_EXS4	0.008	Upstream	1.062		6.03	1.23	159.64
R_EXS4	0.008	Downstream	0.806	714.00	9.18	0.30	38.59
EXS_1	0.012		1.121		6.02	2.00	160.62
EXS_3	0.002		0.938		5.54	0.35	161.15
EXOSS_1	0.002		0.929		5.54	0.32	160.97
EXOSS_2	0.004		1.113		6.02	0.63	160.46
OUTLET	0.028		1.006		6.02	3.48	123.29

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.405		16.03	0.77	121.89
R_Wetland	0.006	Upstream	1.405		16.03	0.77	121.89
R_Wetland	0.006	Downstream	1.402	714.53	16.06	0.76	121.73
EXS_4	0.001		0.970		16.02	0.17	122.32
R_EXS4	0.008	Upstream	1.322		16.05	0.94	121.75
R_EXS4	0.008	Downstream	1.051	714.00	19.40	0.34	44.42
EXS_1	0.012		1.431		16.02	1.52	122.13

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_3	0.002		1.131		16.02	0.27	122.32
EXOSS_1	0.002		1.127		16.02	0.24	122.25
EXOSS_2	0.004		1.310		16.03	0.48	122.07
OUTLET	0.028		1.266		17.01	2.77	98.16

STORM 2y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.428		42.01	0.58	92.33
R_Wetland	0.006	Upstream	1.428		42.01	0.58	92.33
R_Wetland	0.006	Downstream	1.426	714.52	42.03	0.58	92.26
EXS_4	0.001		0.766		42.00	0.13	92.48
R_EXS4	0.008	Upstream	1.304		42.02	0.71	92.28
R_EXS4	0.008	Downstream	1.010	714.00	46.16	0.32	41.52
EXS_1	0.012		1.639		42.00	1.15	92.41
EXS_3	0.002		1.126		42.00	0.20	92.48
EXOSS_1	0.002		1.120		42.01	0.18	92.46
EXOSS_2	0.004		1.360		42.01	0.36	92.39
OUTLET	0.028		1.353		42.01	2.14	75.89

STORM 10y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		0.782		0.41	5.49	874.56
R_Wetland	0.006	Upstream	0.782		0.41	5.49	874.56
R_Wetland	0.006	Downstream	0.781	714.68	0.45	5.26	838.12
EXS_4	0.001		0.777		0.36	1.40	982.06
R_EXS4	0.008	Upstream	0.780		0.44	6.41	831.67
R_EXS4	0.008	Downstream	0.535	714.00	1.30	0.30	39.27
EXS_1	0.012		0.784		0.37	11.62	932.90
EXS_3	0.002		0.780		0.36	2.13	982.06
EXOSS_1	0.002		0.779		0.36	1.92	965.83
EXOSS_2	0.004		0.781		0.39	3.60	917.73
OUTLET	0.028		0.715		0.38	19.21	680.49

STORM 10y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.179		0.63	5.11	814.13
R_Wetland	0.006	Upstream	1.179		0.63	5.11	814.13
R_Wetland	0.006	Downstream	1.178	714.67	0.67	5.03	801.48
EXS_4	0.001		1.174		0.57	1.21	849.87

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_EXS4	0.008	Upstream	1.177		0.65	6.16	799.51
R_EXS4	0.008	Downstream	0.932	714.00	2.23	0.44	56.73
EXS_1	0.012		1.180		0.60	10.41	835.89
EXS_3	0.002		1.177		0.57	1.85	849.87
EXOSS_1	0.002		1.176		0.59	1.68	845.56
EXOSS_2	0.004		1.178		0.61	3.26	830.94
OUTLET	0.028		1.111		0.60	17.18	608.40

STORM 10y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.410		0.84	4.31	685.76
R_Wetland	0.006	Upstream	1.410		0.84	4.31	685.76
R_Wetland	0.006	Downstream	1.409	714.64	0.88	4.28	680.95
EXS_4	0.001		1.404		0.80	1.00	703.08
R_EXS4	0.008	Upstream	1.408		0.87	5.24	679.87
R_EXS4	0.008	Downstream	1.162	714.01	3.18	0.50	64.85
EXS_1	0.012		1.411		0.81	8.67	695.97
EXS_3	0.002		1.407		0.80	1.53	703.08
EXOSS_1	0.002		1.406		0.80	1.39	700.59
EXOSS_2	0.004		1.409		0.82	2.72	693.41
OUTLET	0.028		1.342		0.81	14.41	510.31

STORM 10y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.848		1.55	2.94	468.80
R_Wetland	0.006	Upstream	1.848		1.55	2.94	468.80
R_Wetland	0.006	Downstream	1.847	714.60	1.58	2.94	467.31
EXS_4	0.001		1.839		1.53	0.67	473.31
R_EXS4	0.008	Upstream	1.845		1.55	3.60	467.42
R_EXS4	0.008	Downstream	1.597	714.01	6.09	0.57	74.00
EXS_1	0.012		1.849		1.54	5.87	471.11
EXS_3	0.002		1.844		1.53	1.03	473.31
EXOSS_1	0.002		1.843		1.54	0.94	472.50
EXOSS_2	0.004		1.847		1.55	1.85	470.50
OUTLET	0.028		1.779		1.54	9.87	349.63

STORM 10y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		2.355		5.05	2.11	336.25
R_Wetland	0.006	Upstream	2.355		5.05	2.11	336.25
R_Wetland	0.006	Downstream	2.353	714.57	5.08	2.11	335.13
EXS_4	0.001		2.136		5.03	0.48	339.13
R_EXS4	0.008	Upstream	2.313		5.05	2.58	335.07
R_EXS4	0.008	Downstream	2.060	714.01	9.20	0.64	83.63
EXS_1	0.012		2.358		5.04	4.21	337.87
EXS_3	0.002		2.338		5.03	0.74	339.13
EXOSS_1	0.002		2.334		5.03	0.67	338.73
EXOSS_2	0.004		2.350		5.04	1.32	337.51
OUTLET	0.028		2.272		5.03	7.21	255.26

STORM 10y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		2.901		16.02	1.44	229.60
R_Wetland	0.006	Upstream	2.901		16.02	1.44	229.60
R_Wetland	0.006	Downstream	2.897	714.55	16.05	1.44	229.39
EXS_4	0.001		2.376		16.01	0.33	230.10
R_EXS4	0.008	Upstream	2.801		16.03	1.77	229.42
R_EXS4	0.008	Downstream	2.525	714.01	20.09	0.71	91.92
EXS_1	0.012		2.924		16.01	2.86	229.88
EXS_3	0.002		2.637		16.01	0.50	230.10
EXOSS_1	0.002		2.542		16.01	0.46	230.03
EXOSS_2	0.004		2.859		16.02	0.90	229.81
OUTLET	0.028		2.757		16.02	5.22	184.97

STORM 10y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		3.216		42.01	1.03	164.72
R_Wetland	0.006	Upstream	3.216		42.01	1.03	164.72
R_Wetland	0.006	Downstream	3.211	714.53	42.02	1.03	164.64
EXS_4	0.001		2.286		42.00	0.23	164.87
R_EXS4	0.008	Upstream	3.041		42.02	1.27	164.66
R_EXS4	0.008	Downstream	2.659	714.01	46.16	0.66	85.75
EXS_1	0.012		3.320		42.00	2.05	164.81
EXS_3	0.002		2.540		42.00	0.36	164.87
EXOSS_1	0.002		2.482		42.01	0.33	164.85
EXOSS_2	0.004		3.056		42.01	0.65	164.79
OUTLET	0.028		2.984		42.01	3.92	138.96

STORM 100y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		1.986		0.38	15.04	2395.20
R_Wetland	0.006	Upstream	1.986		0.38	15.04	2395.20
R_Wetland	0.006	Downstream	1.985	714.98	0.42	14.42	2296.17
EXS_4	0.001		1.981		0.33	3.80	2671.83
R_EXS4	0.008	Upstream	1.984		0.40	17.54	2276.60
R_EXS4	0.008	Downstream	1.740	714.01	1.29	0.77	99.47
EXS_1	0.012		1.987		0.35	31.77	2551.13
EXS_3	0.002		1.984		0.33	5.80	2671.83
EXOSS_1	0.002		1.983		0.34	5.22	2631.70
EXOSS_2	0.004		1.986		0.36	9.85	2510.54
OUTLET	0.028		1.919		0.35	52.66	1865.24

STORM 100y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		2.774		0.58	12.60	2005.63
R_Wetland	0.006	Upstream	2.774		0.58	12.60	2005.63
R_Wetland	0.006	Downstream	2.773	714.91	0.62	12.43	1978.92
EXS_4	0.001		2.769		0.53	2.96	2083.96
R_EXS4	0.008	Upstream	2.772		0.61	15.22	1976.36
R_EXS4	0.008	Downstream	2.527	714.01	2.22	1.02	132.76
EXS_1	0.012		2.775		0.55	25.57	2053.63
EXS_3	0.002		2.771		0.53	4.53	2083.96
EXOSS_1	0.002		2.771		0.54	4.12	2074.63
EXOSS_2	0.004		2.773		0.56	8.01	2042.43
OUTLET	0.028		2.706		0.55	42.42	1502.41

STORM 100y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		3.226		0.77	10.22	1627.34
R_Wetland	0.006	Upstream	3.226		0.77	10.22	1627.34
R_Wetland	0.006	Downstream	3.225	714.84	0.81	10.17	1619.33
EXS_4	0.001		3.220		0.68	2.36	1661.36
R_EXS4	0.008	Upstream	3.224		0.80	12.47	1619.16
R_EXS4	0.008	Downstream	2.979	714.01	3.16	1.13	147.21
EXS_1	0.012		3.227		0.71	20.48	1644.78
EXS_3	0.002		3.223		0.68	3.61	1661.36
EXOSS_1	0.002		3.222		0.69	3.29	1655.63
EXOSS_2	0.004		3.225		0.73	6.43	1639.64
OUTLET	0.028		3.158		0.71	34.04	1205.49

STORM 100y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		4.064		1.32	6.71	1068.99
R_Wetland	0.006	Upstream	4.064		1.32	6.71	1068.99
R_Wetland	0.006	Downstream	4.062	714.72	1.34	6.69	1065.40
EXS_4	0.001		4.057		1.29	1.53	1079.09
R_EXS4	0.008	Upstream	4.061		1.32	8.20	1065.14
R_EXS4	0.008	Downstream	3.815	714.01	6.07	1.23	160.29
EXS_1	0.012		4.065		1.29	13.38	1074.53
EXS_3	0.002		4.061		1.29	2.34	1079.09
EXOSS_1	0.002		4.059		1.29	2.14	1077.56
EXOSS_2	0.004		4.063		1.30	4.21	1073.02
OUTLET	0.028		3.996		1.30	22.46	795.32

STORM 100y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		5.004		5.03	4.39	699.17
R_Wetland	0.006	Upstream	5.004		5.03	4.39	699.17
R_Wetland	0.006	Downstream	5.002	714.65	5.06	4.38	697.66
EXS_4	0.001		4.972		5.02	1.00	702.90
R_EXS4	0.008	Upstream	4.996		5.04	5.38	697.79
R_EXS4	0.008	Downstream	4.744	714.01	8.78	1.37	177.77
EXS_1	0.012		5.006		5.03	8.73	701.24
EXS_3	0.002		4.989		5.02	1.53	702.90
EXOSS_1	0.002		4.986		5.02	1.39	702.35
EXOSS_2	0.004		5.000		5.03	2.75	700.79
OUTLET	0.028		4.931		5.03	15.09	534.30

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		6.029		16.02	2.74	436.25
R_Wetland	0.006	Upstream	6.029		16.02	2.74	436.25
R_Wetland	0.006	Downstream	6.026	714.59	16.03	2.74	435.99
EXS_4	0.001		5.769		16.01	0.62	436.78
R_EXS4	0.008	Upstream	5.978		16.02	3.36	436.06
R_EXS4	0.008	Downstream	5.701	714.01	19.27	1.44	187.55
EXS_1	0.012		6.037		16.01	5.44	436.55
EXS_3	0.002		5.942		16.01	0.95	436.78
EXOSS_1	0.002		5.918		16.01	0.87	436.71
EXOSS_2	0.004		6.013		16.01	1.71	436.47
OUTLET	0.028		5.926		16.02	10.07	356.64

STORM 100y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
EXS_2	0.006		6.675		42.00	1.88	299.54
R_Wetland	0.006	Upstream	6.675		42.00	1.88	299.54
R_Wetland	0.006	Downstream	6.672	714.56	42.02	1.88	299.46
EXS_4	0.001		4.883		42.00	0.43	299.70
R_EXS4	0.008	Upstream	6.342		42.01	2.31	299.49
R_EXS4	0.008	Downstream	6.022	714.01	46.12	1.25	162.51
EXS_1	0.012		6.701		42.00	3.73	299.62
EXS_3	0.002		6.114		42.00	0.65	299.70
EXOSS_1	0.002		5.968		42.00	0.59	299.66
EXOSS_2	0.004		6.616		41.99	1.17	299.60
OUTLET	0.028		6.408		42.01	7.21	255.46

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,1h (cfs)	2y,2h (cfs)	2y,3h (cfs)	2y,6h (cfs)	2y,12h (cfs)
EXS_1	0.012	3.81	4.01	3.53	2.61	2.00
EXS_3	0.002	0.70	0.72	0.62	0.46	0.35
EXOSS_1	0.002	0.63	0.65	0.56	0.42	0.32
EXOSS_2	0.004	1.18	1.25	1.11	0.82	0.63
EXS_2	0.006	1.82	1.95	1.75	1.30	1.01
EXS_4	0.001	0.46	0.47	0.41	0.30	0.23
R_Wetland	0.006	1.82	1.95	1.75	1.30	1.01
DOWNSTREAM		1.76	1.91	1.74	1.29	1.00
R_EXS4	0.008	2.15	2.34	2.13	1.59	1.23
DOWNSTREAM		0.11	0.18	0.22	0.25	0.30
OUTLET	0.028	6.30	6.62	5.82	4.31	3.48

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,24h (cfs)	2y,48h (cfs)	10y,1h (cfs)	10y,2h (cfs)	10y,3h (cfs)
EXS_1	0.012	1.52	1.15	11.62	10.41	8.67
EXS_3	0.002	0.27	0.20	2.13	1.85	1.53
EXOSS_1	0.002	0.24	0.18	1.92	1.68	1.39
EXOSS_2	0.004	0.48	0.36	3.60	3.26	2.72
EXS_2	0.006	0.77	0.58	5.49	5.11	4.31
EXS_4	0.001	0.17	0.13	1.40	1.21	1.00
R_Wetland	0.006	0.77	0.58	5.49	5.11	4.31
DOWNSTREAM		0.76	0.58	5.26	5.03	4.28
R_EXS4	0.008	0.94	0.71	6.41	6.16	5.24
DOWNSTREAM		0.34	0.32	0.30	0.44	0.50
OUTLET	0.028	2.77	2.14	19.21	17.18	14.41

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,6h (cfs)	10y,12h (cfs)	10y,24h (cfs)	10y,48h (cfs)	100y,1h (cfs)
EXS_1	0.012	5.87	4.21	2.86	2.05	31.77
EXS_3	0.002	1.03	0.74	0.50	0.36	5.80
EXOSS_1	0.002	0.94	0.67	0.46	0.33	5.22
EXOSS_2	0.004	1.85	1.32	0.90	0.65	9.85
EXS_2	0.006	2.94	2.11	1.44	1.03	15.04
EXS_4	0.001	0.67	0.48	0.33	0.23	3.80
R_Wetland	0.006	2.94	2.11	1.44	1.03	15.04
DOWNSTREAM		2.94	2.11	1.44	1.03	14.42
R_EXS4	0.008	3.60	2.58	1.77	1.27	17.54
DOWNSTREAM		0.57	0.64	0.71	0.66	0.77
OUTLET	0.028	9.87	7.21	5.22	3.92	52.66

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,24h (cfs)
EXS_1	0.012	25.57	20.48	13.38	8.73	5.44
EXS_3	0.002	4.53	3.61	2.34	1.53	0.95

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,24h (cfs)
EXOSS_1	0.002	4.12	3.29	2.14	1.39	0.87
EXOSS_2	0.004	8.01	6.43	4.21	2.75	1.71
EXS_2	0.006	12.60	10.22	6.71	4.39	2.74
EXS_4	0.001	2.96	2.36	1.53	1.00	0.62
R_Wetland	0.006	12.60	10.22	6.71	4.39	2.74
DOWNSTREAM		12.43	10.17	6.69	4.38	2.74
R_EXS4	0.008	15.22	12.47	8.20	5.38	3.36
DOWNSTREAM		1.02	1.13	1.23	1.37	1.44
OUTLET	0.028	42.42	34.04	22.46	15.09	10.07

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,48h (cfs)	(cfs)	(cfs)	(cfs)	(cfs)
EXS_1	0.012	3.73				
EXS_3	0.002	0.65				
EXOSS_1	0.002	0.59				
EXOSS_2	0.004	1.17				
EXS_2	0.006	1.88				
EXS_4	0.001	0.43				
R_Wetland	0.006	1.88				
DOWNSTREAM		1.88				
R_EXS4	0.008	2.31				
DOWNSTREAM		1.25				
OUTLET	0.028	7.21				

APPENDIX 2: PROPOSED CALCULATIONS

SOUTH

LEGEND

TRIBUTARY BOUNDARY

TIME OF CONCENTRATION FLOWPATH

NORTH 1
CN =83.24
ADJUSTED CN = 80.03
TC = 0.24 HR

10.61 AC

1.41 AC

1.91 AC

1.27 AC

0.49 AC

0.84 AC

13.70 AC

1.51 AC

0.67 AC

0.98 AC
MEACHAM ROAD
TRIBUTARY AREA DRAINS
DIRECTLY TO WETLAND

SOUTH 1
CN =88.29
ADJUSTED CN = 83.23
TC = 0.23 HR

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

BROCKWAY

W. SUE LN.

GREENWICH CT.

WOODCLIFF CT.

BROOKDALE LN.

S. MEACHAM ROAD

397.61'

SALT CREEK

DETENTION POND 1

DETENTION POND 2

FLOODPLAIN COMPENSATION BASIN

SUB. OF THE NE 1/4 AND THE SE 1/4 OF SEC. 34-42-10 AND THE NW 1/4 AND THE W. 1/2 OF THE SE 1/4 OF SEC. 35-42-10 REC. 01/21/1859 IN BOOK 160, PG. 32

V3 ###############
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###############
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LOEBER FARM

SCHAUMBURG ILLINOIS

10.0 PROPOSED TRIBUTARY AREA EXHIBIT

DATE: 05-15-25

N

0 80 160

SCALE: 1"=160'

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\10.0 Proposed Tributary Area Exhibit.dwg 5/15/2025

LEGEND

NORTHERN PERVIOUS AREA

GREENSPACE = 265,053 SF (6.08 AC)

SOUTHERN PERVIOUS AREA

GREENSPACE = 283,128 SF (6.50 AC)

IMPERVIOUS AREA

PAVEMENT = 299,499 SF (6.88 AC)

UNDEVELOPED AREA

UNDEVELOPED = 358,318 SF (8.23 AC)

NORTHERN AREA BUILDINGS

BUILDINGS = 98,010 SF (2.25 AC)

SOUTHERN AREA BUILDINGS

BUILDINGS = 143,540 SF (3.30 AC)

TOTAL DEVELOPED AREA = 1,061,556 SF (24.37 AC)

TOTAL SITE AREA = 1,420,281 SF (32.61 AC)

*3,267 SF ASSUMED IMPERVIOUS AREA PER SINGLE FAMILY LOT

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

DETENTION POND 1

DETENTION POND 2

W. SUE LN.

BROCKWAY

WOODCLIFF CT.

SALT CREEK

S. MEACHAM ROAD

BROOKDALE LN.

V3

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LOEBER FARM

SCHAUMBURG ILLINOIS

PROPOSED PERVIOUS/ IMPERVIOUS EXHIBIT

DATE: 05-16-25

0 75 150

SCALE: 1"=150'

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\Proposed Impervious Area Exhibit.dwg 5/16/2025

LEGEND

TRIBUTARY BOUNDARY

OUTLOT 1

OVERFLOW 6

OUTLOT 2

OUTLOT 3

OVERFLOW 4

OVERFLOW 5

OVERFLOW 1

OVERFLOW ROUTE (TYP.)

OVERFLOW 3

OVERFLOW 2

OUTLOT 4

DETENTION POND 2

DETENTION POND 1

FLOODPLAIN COMPENSATION BASIN

SALT CREEK

CHAIN LINK FENCE

AMENITY AREA

TOT LOT

3 STORY APARTMENT BUILDING

4 STORY GARAGE

TRASH ENCLOSURE

BIT. PAVEMENT

10' DRAINAGE & UTILITY EASEMENT PER DOC. 25862308

EASEMENT TO CITY OF ROLLING MEADOWS AND STATE OF ILLINOIS - 50' EACH SIDE OF CENTERLINE OF SALT CREEK PER DOC. 25862308

TEMPORARY EASEMENT PER PLAT OF HIGHWAY DOC. #57710

OAK VALLEY ESTATES REC. MAY 7, 1987

WOODCLIFF CT.

POND WATER ELEV. = ±741.7 ON 06-29-22

ZONE AE

LOEBER FARM

SCHAUMBURG ILLINOIS

11.0 PROPOSED OVERFLOW ROUTE EXHIBIT

DATE: 05-15-25

SCALE: 1"=100'

V3 ########## ########## ########## www.v3co.com

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\11.0 Proposed Overflow Route Exhibit.dwg 5/15/2025

Channel Report

Overflow 1

Triangular

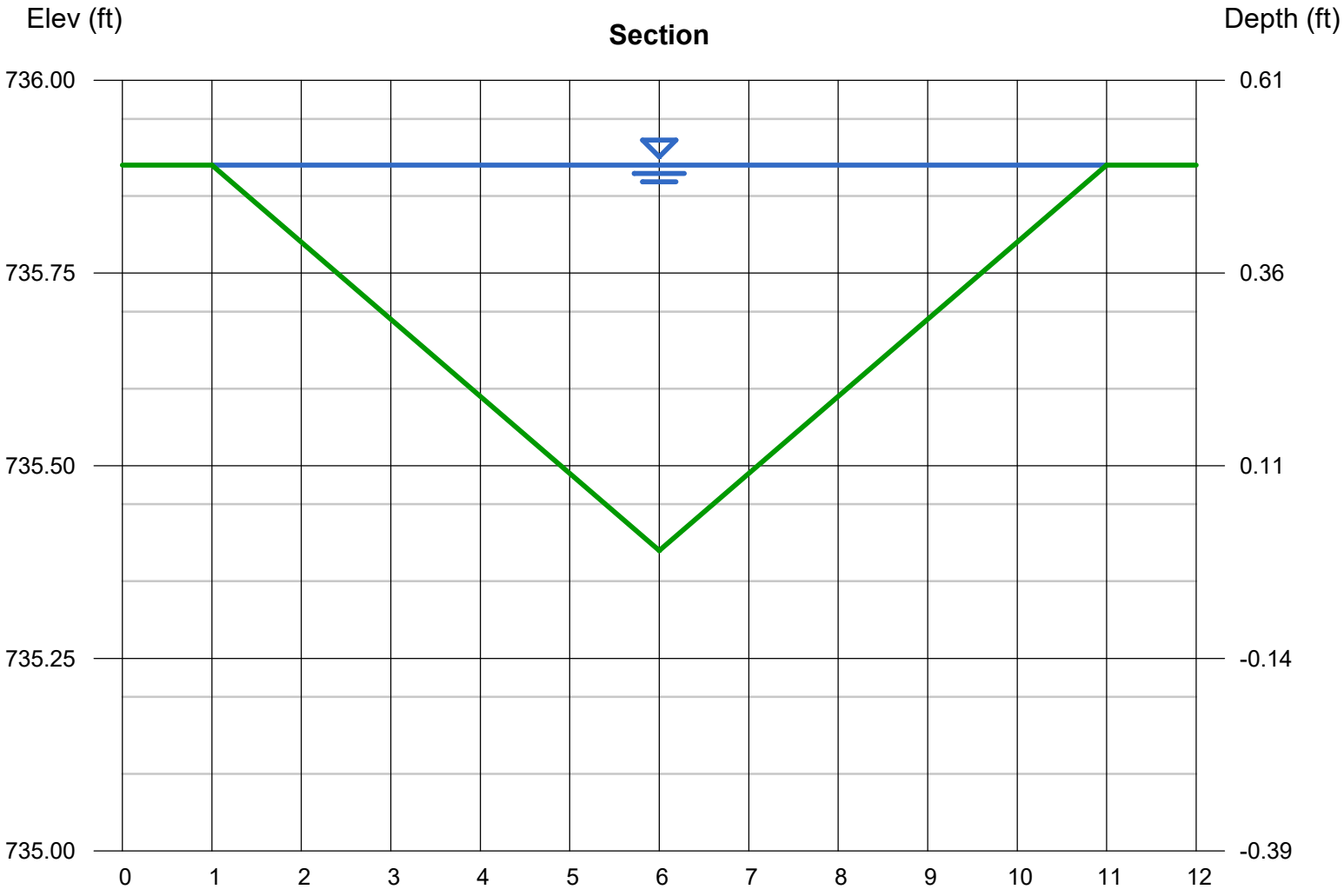
Side Slopes (z:1)	= 10.00, 10.00
Total Depth (ft)	= 0.50
Invert Elev (ft)	= 735.39
Slope (%)	= 2.00
N-Value	= 0.030

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 6.924
Area (sqft)	= 2.50
Velocity (ft/s)	= 2.77
Wetted Perim (ft)	= 10.05
Crit Depth, Yc (ft)	= 0.50
Top Width (ft)	= 10.00
EGL (ft)	= 0.62



Channel Report

Overflow 2

Triangular

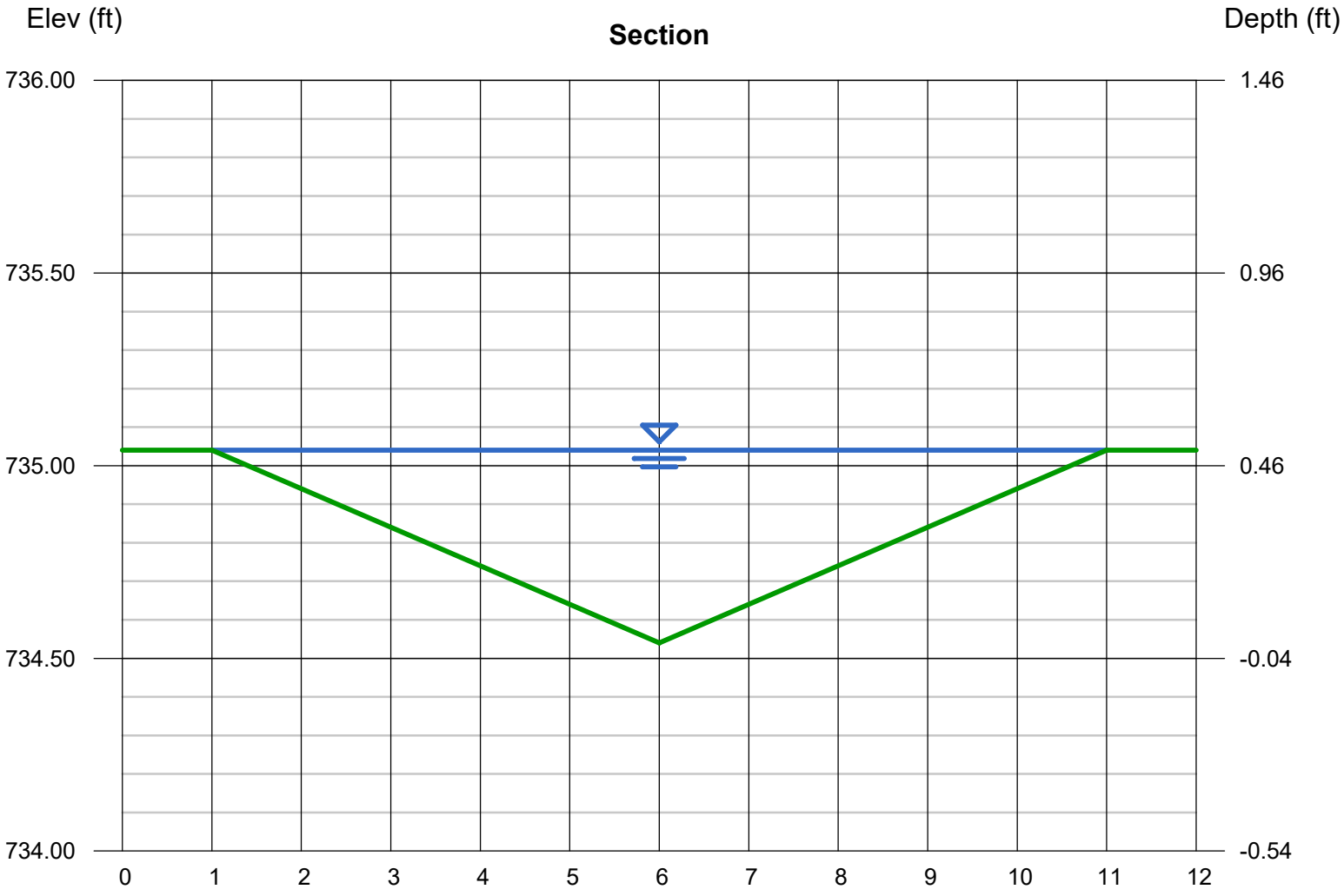
Side Slopes (z:1)	= 10.00, 10.00
Total Depth (ft)	= 0.50
Invert Elev (ft)	= 734.54
Slope (%)	= 2.00
N-Value	= 0.030

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 6.924
Area (sqft)	= 2.50
Velocity (ft/s)	= 2.77
Wetted Perim (ft)	= 10.05
Crit Depth, Yc (ft)	= 0.50
Top Width (ft)	= 10.00
EGL (ft)	= 0.62



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jul 3 2025

Overflow 3

Rectangular

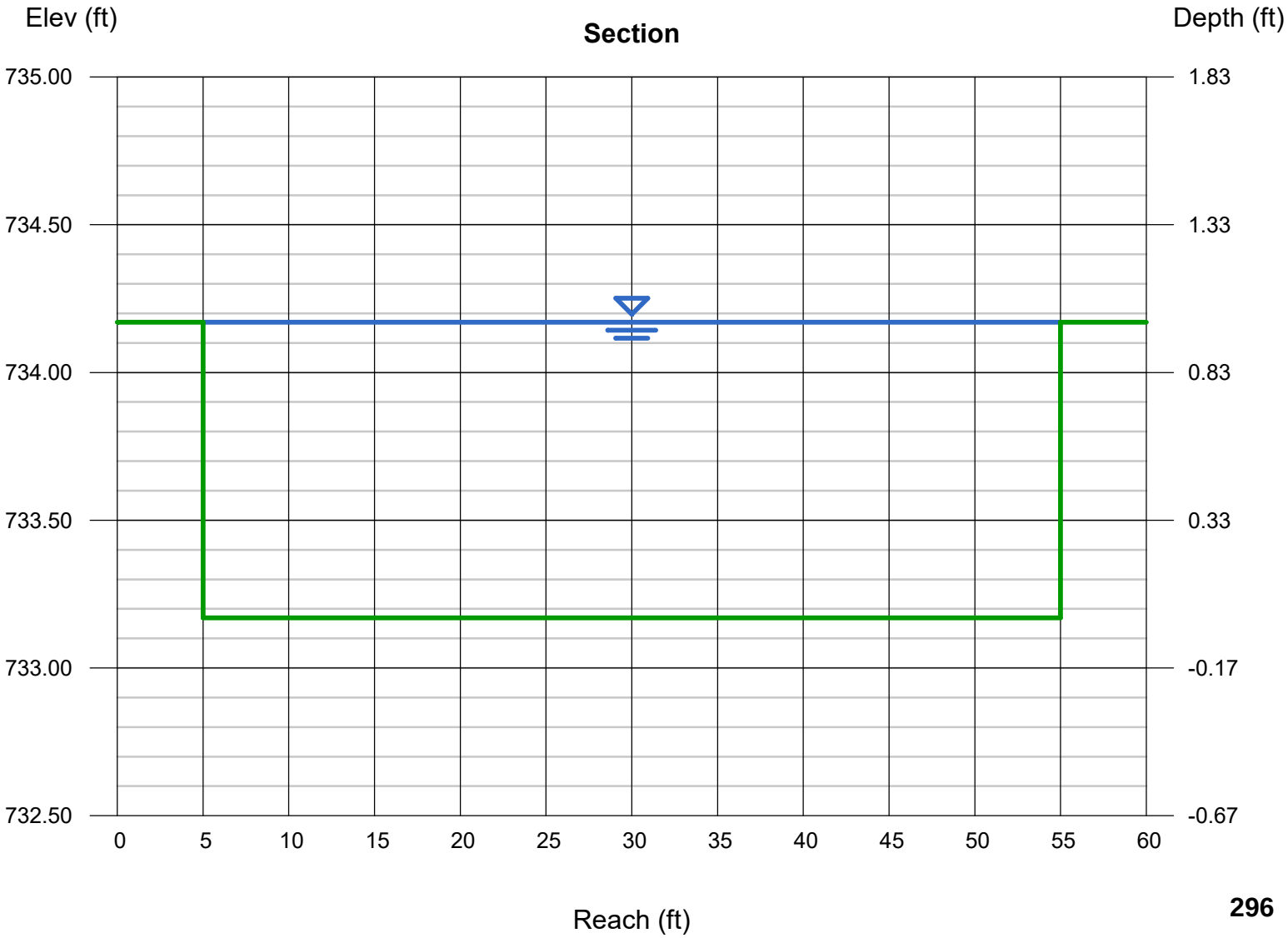
Bottom Width (ft)	= 50.00
Total Depth (ft)	= 1.00
Invert Elev (ft)	= 733.17
Slope (%)	= 1.00
N-Value	= 0.030

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 1.00
Q (cfs)	= 241.27
Area (sqft)	= 50.00
Velocity (ft/s)	= 4.83
Wetted Perim (ft)	= 52.00
Crit Depth, Yc (ft)	= 0.90
Top Width (ft)	= 50.00
EGL (ft)	= 1.36



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jul 3 2025

Overflow 4

Triangular

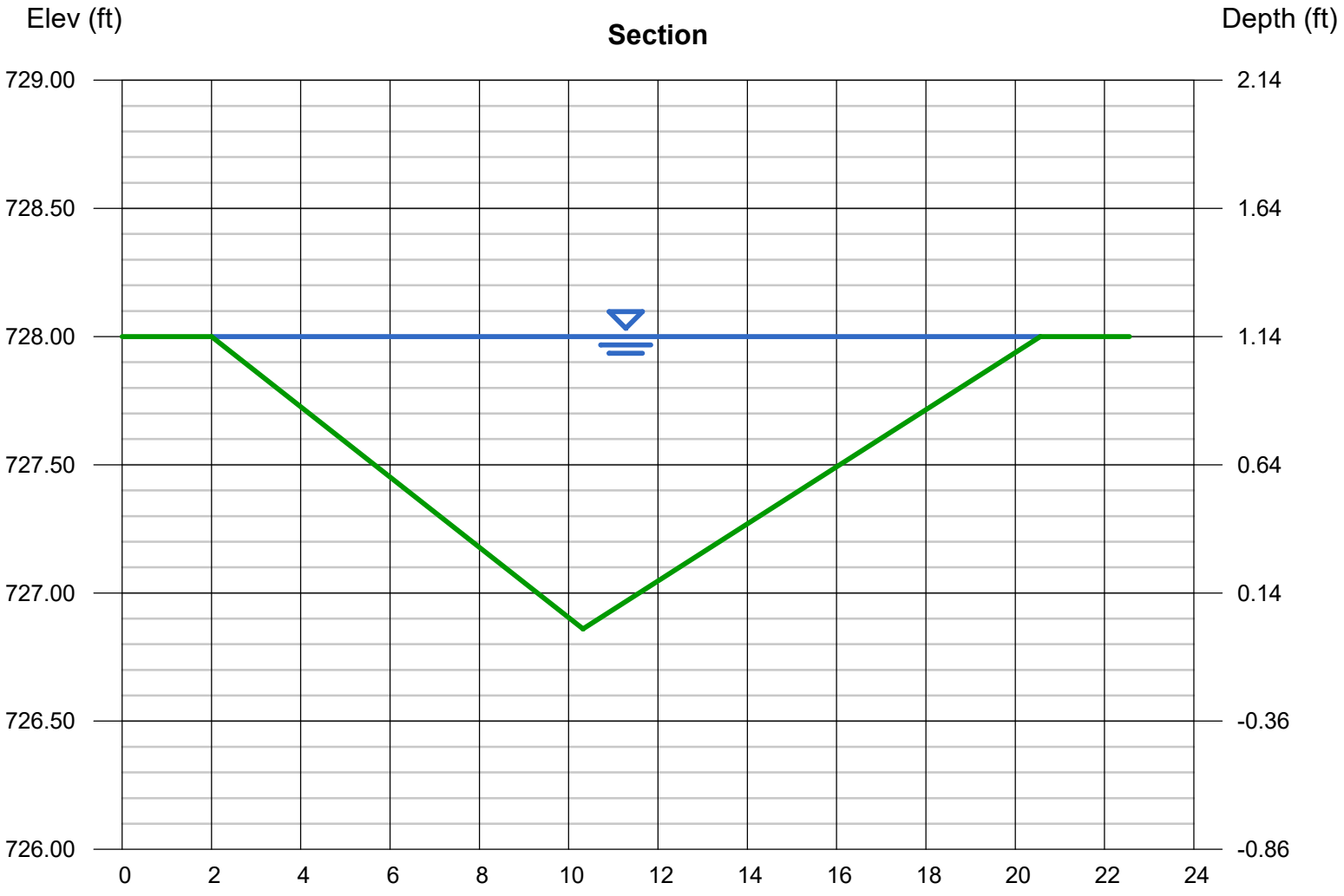
Side Slopes (z:1)	= 7.30, 8.98
Total Depth (ft)	= 1.14
Invert Elev (ft)	= 726.86
Slope (%)	= 4.20
N-Value	= 0.030

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 1.14
Q (cfs)	= 73.44
Area (sqft)	= 10.58
Velocity (ft/s)	= 6.94
Wetted Perim (ft)	= 18.70
Crit Depth, Yc (ft)	= 1.14
Top Width (ft)	= 18.56
EGL (ft)	= 1.89



Channel Report

Overflow 5

User-defined

Invert Elev (ft)	= 729.84
Slope (%)	= 2.00
N-Value	= Composite

Calculations

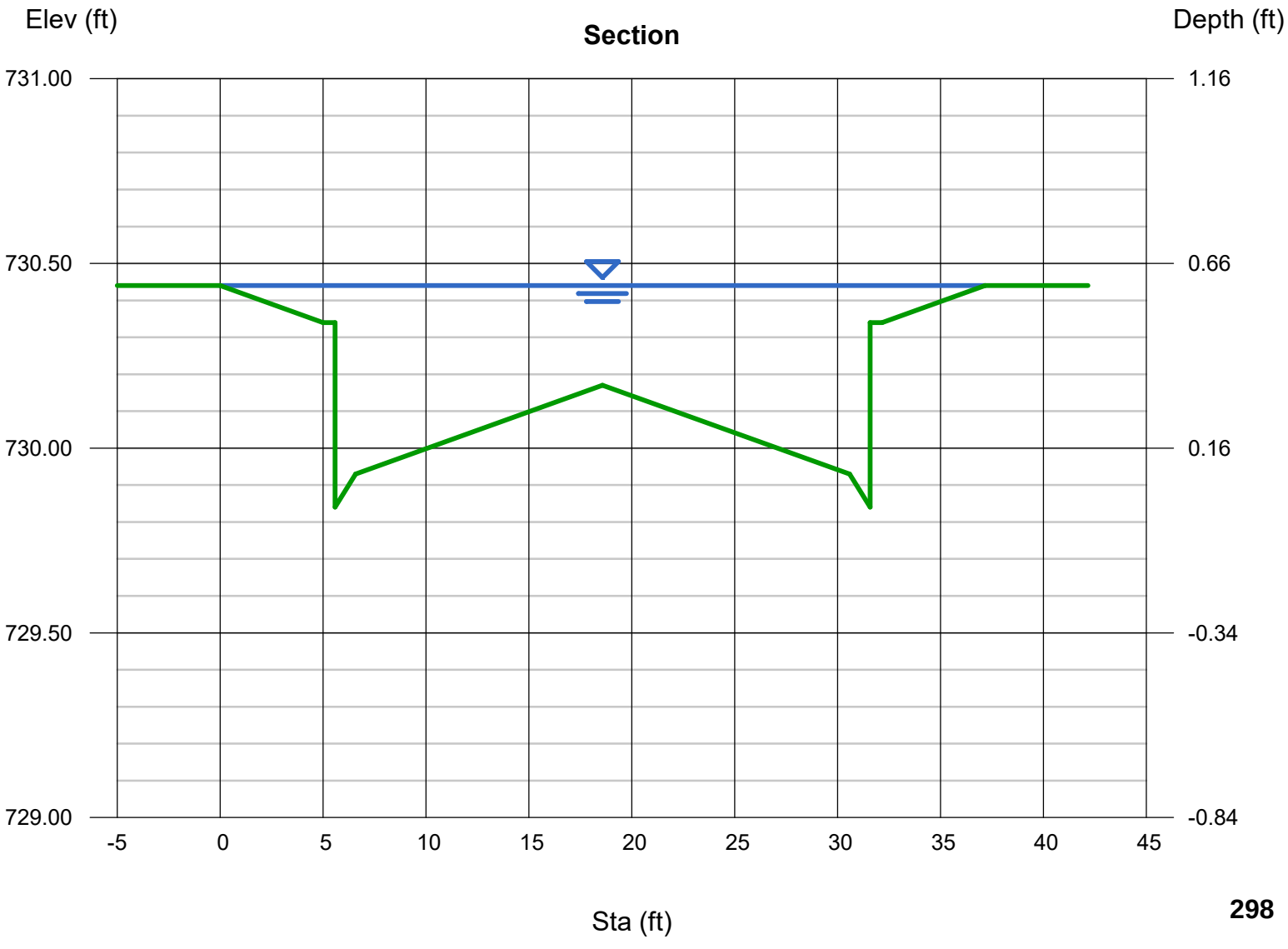
Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.60
Q (cfs)	= 72.33
Area (sqft)	= 11.09
Velocity (ft/s)	= 6.52
Wetted Perim (ft)	= 38.17
Crit Depth, Yc (ft)	= 0.60
Top Width (ft)	= 37.16
EGL (ft)	= 1.26

(Sta, El, n)-(Sta, El, n)...

(0.00, 730.44)-(5.00, 730.34, 0.011)-(5.58, 730.34, 0.011)-(5.58, 729.84, 0.011)-(6.58, 729.93, 0.011)-(18.58, 730.17, 0.011)-(30.58, 729.93, 0.011)-(31.58, 729.84, 0.011)-(31.58, 730.34, 0.011)-(32.16, 730.34, 0.011)-(37.16, 730.44, 0.030)



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jul 3 2025

Overflow 6

Triangular

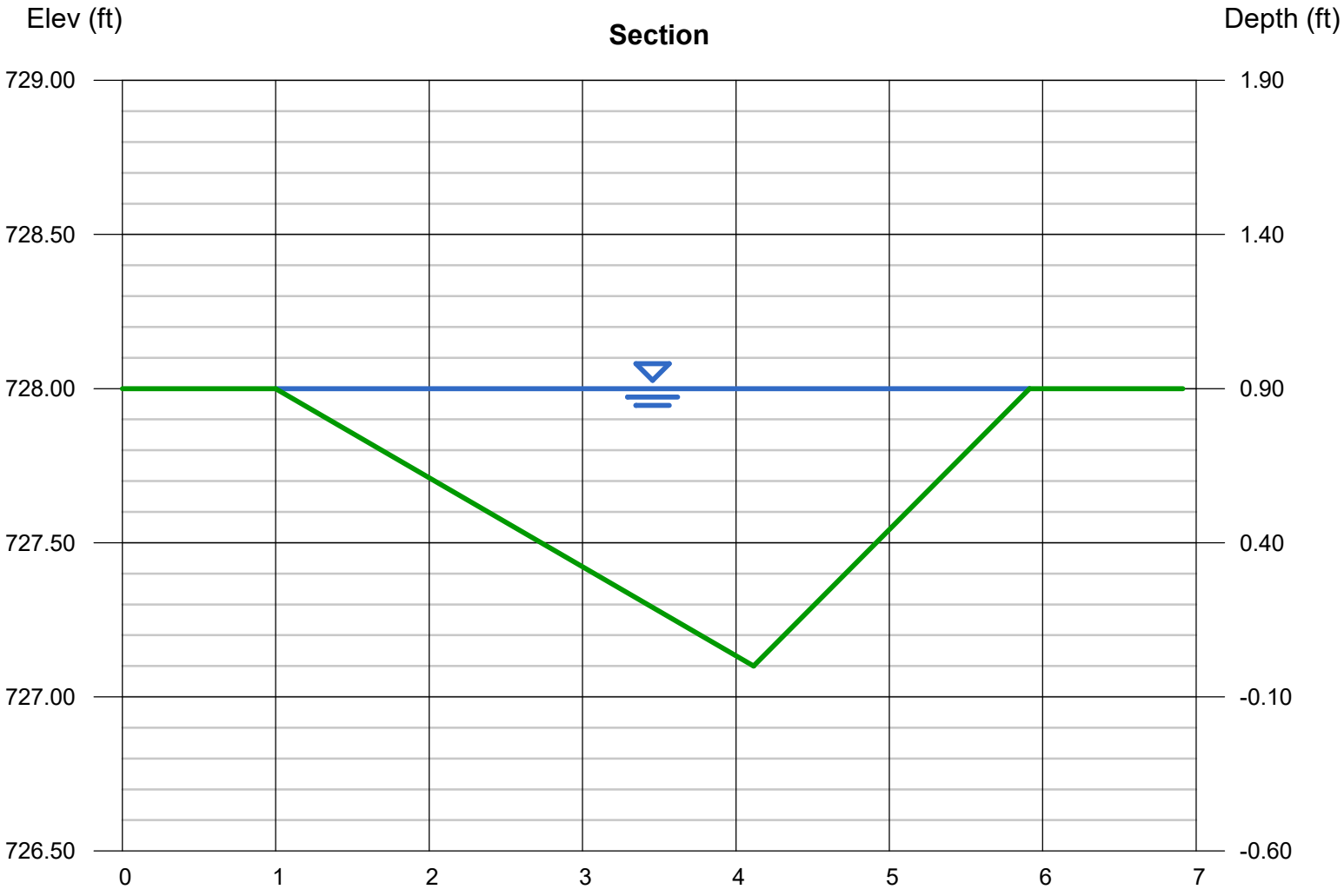
Side Slopes (z:1)	= 3.46, 2.00
Total Depth (ft)	= 0.90
Invert Elev (ft)	= 727.10
Slope (%)	= 2.00
N-Value	= 0.030

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.90
Q (cfs)	= 8.697
Area (sqft)	= 2.21
Velocity (ft/s)	= 3.93
Wetted Perim (ft)	= 5.25
Crit Depth, Yc (ft)	= 0.90
Top Width (ft)	= 4.91
EGL (ft)	= 1.14



COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Loeber Farm** **PERMIT NUMBER:**

LOCATION: **Schaumburg, IL** **DATE:** 5/15/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious	C	98	8.27	810.46
Pervious	C	74	4.73	350.02
Native Plantings	C	70	0.70	48.79
TOTALS:			13.70	1209.27

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{1209.27}{13.70} \rightarrow \textbf{Composite CN} = \textbf{88.29}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Loeber Farm **PERMIT NUMBER:**

LOCATION: Schaumburg, IL **DATE:** 5/15/2025

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	13.700	acres
2.	Total Impervious Area	8.270	acres
3.	Composite CN	88.29	
4.	Volume Control Storage Provided, VC_P	0.697	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.33	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.16	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	8.18	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.689	ac-ft
10.	Additional Volume Control Storage Provided	0.008	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	7.479	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.55	inches
13.	Adjusted Maximum Retention, S_{ADJ}		2.02	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	83.23	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Loeber Farm **PERMIT NUMBER:**

LOCATION: Schaumburg, IL **DATE:** 5/15/2025

DEVELOPMENT INFORMATION

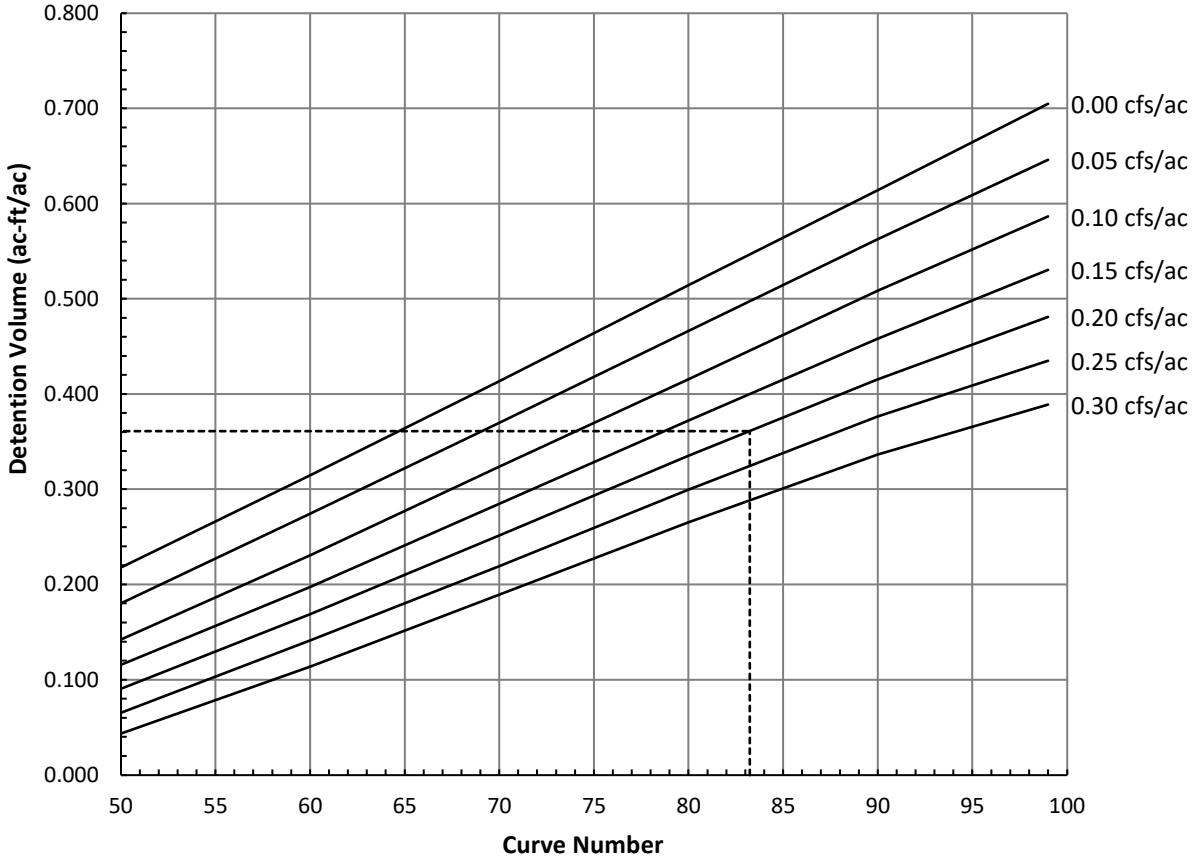
1.	Detained Area	13.700	acres
2.	Curve Number	83.23	
3.	Actual Release Rate	2.740	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	4.947	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



PROPOSED SOUTH DETENTION POND 1 STORAGE

PROJECT: **Loeber Farm**
V3 FILE NO.: 220205
DATE: 05/15/25
PREPARED BY: NOD
CHECKED BY: DEF

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
719.2	0.71			0.00	
		0.736	0.589		
720.0	0.76			0.59	
		0.799	0.799		
721.0	0.84			1.39	
		0.878	0.878		
722.0	0.92			2.27	
		0.960	0.960		
723.0	1.00			3.23	
		1.043	1.043		
724.0	1.09			4.27	
		1.102	0.717		
724.65	1.12			**4.99**	
		0.560	-405.684		
				-400.70	

Total Volume Provided = **4.99** ac-ft

STAGE DISCHARGE CALCULATION WORKSHEET

PROJECT:	Loeber Farm
V3 FILE NO.:	220205
DATE:	5/15/2025
PREPARED BY:	NOD

Restrictor Pipe: ○ YES ◉ NO

Orifice 1: ◉ YES ○ NO — CIRCULAR

Orifice 2: ○ YES ◉ NO — CIRCULAR

Weir: ○ YES ◉ NO — NONE

Storm Inlet: ○ YES ◉ NO

EMERGENCY OVERFLOW WEIR	
WEIR COEFF.	2.75
WEIR LENGTH (feet)	40.00
WEIR CREST ELEVATION	724.90
BROAD-CRESTED	

ORIFICE 1 INFORMATION	
DIA. (inches)	4.87
AREA (feet^2)	0.129
DIS. COEFF.	0.610
ORIFICE INV ELEV.	719.20
C/L ELEV.	719.40

DEL. INFO IN ORIFICE 2 BOX

OUTLET PIPE INFORMATION	
Applicable to Design?	YES
DIAMETER (inches)	12
AREA (feet^2)	0.785
MANNING'S COEFFICIENT	0.013
INLET DISCHARGE ELEVATION	719.20
DISCHARGE INVERT ELEV	718.50
DISCHARGE T/P ELEV	719.50
PIPE LENGTH (feet)	30.00
PIPE SLOPE (FT/FT)	0.0233

SUMMARY OF ALLOWABLE DISCHARGES

2-yr:	$Q_{release}$ =	**0.77**	cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**0.77**	cfs
100-yr:	$Q_{release}$ =	**2.74**	cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**2.74**	cfs

v2.0

POND H_2O ELEVATION	TAIL WATER ELEVATION	OUTLET PIPE HYDR. SLOPE	Q_{pipe} (cfs)	$HEAD_{overflow}$ (ft)	$Q_{overflow}$ (cfs)	$HEAD_{orifice(1)}$ (ft)	$Q_{orifice(1)}$ (cfs)	$Q_{CONTROL}$ (cfs)
719.20		2.33%	0.000	0.00	0.000	0.00	0.000	**0.000**
720.00		1.67%	4.494	0.00	0.000	0.60	0.489	**0.894**
721.00		5.00%	7.967	0.00	0.000	1.60	0.800	**1.498**
722.00		8.33%	10.285	0.00	0.000	2.60	1.020	**1.920**
723.00		11.67%	12.170	0.00	0.000	3.60	1.201	**2.264**
724.00		15.00%	13.799	0.00	0.000	4.60	1.358	**2.563**
724.65		17.17%	14.762	0.00	0.000	5.25	1.450	**2.740**
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	

EQUATIONS

MANNINGS EQUATION FOR OUTLET PIPE:

$Q = (1.486/n) \times A_{pipe} \times (r_h^{2/3}) \times (S^{1/2})$

where:

A_{pipe} = AREA OF DISCHARGE PIPE
n = MANNINGS ROUGHNESS CONSTANT
r_h = HYDRAULIC RADIUS OF DISCHARGE PIPE
S = HYDRAULIC SLOPE OF DISCHARGE PIPE

EMERGENCY OVERFLOW BROAD-CRESTED WEIR:

Q = C x L x H^3/2

where:

C = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
L = LENGTH OF CREST, ft

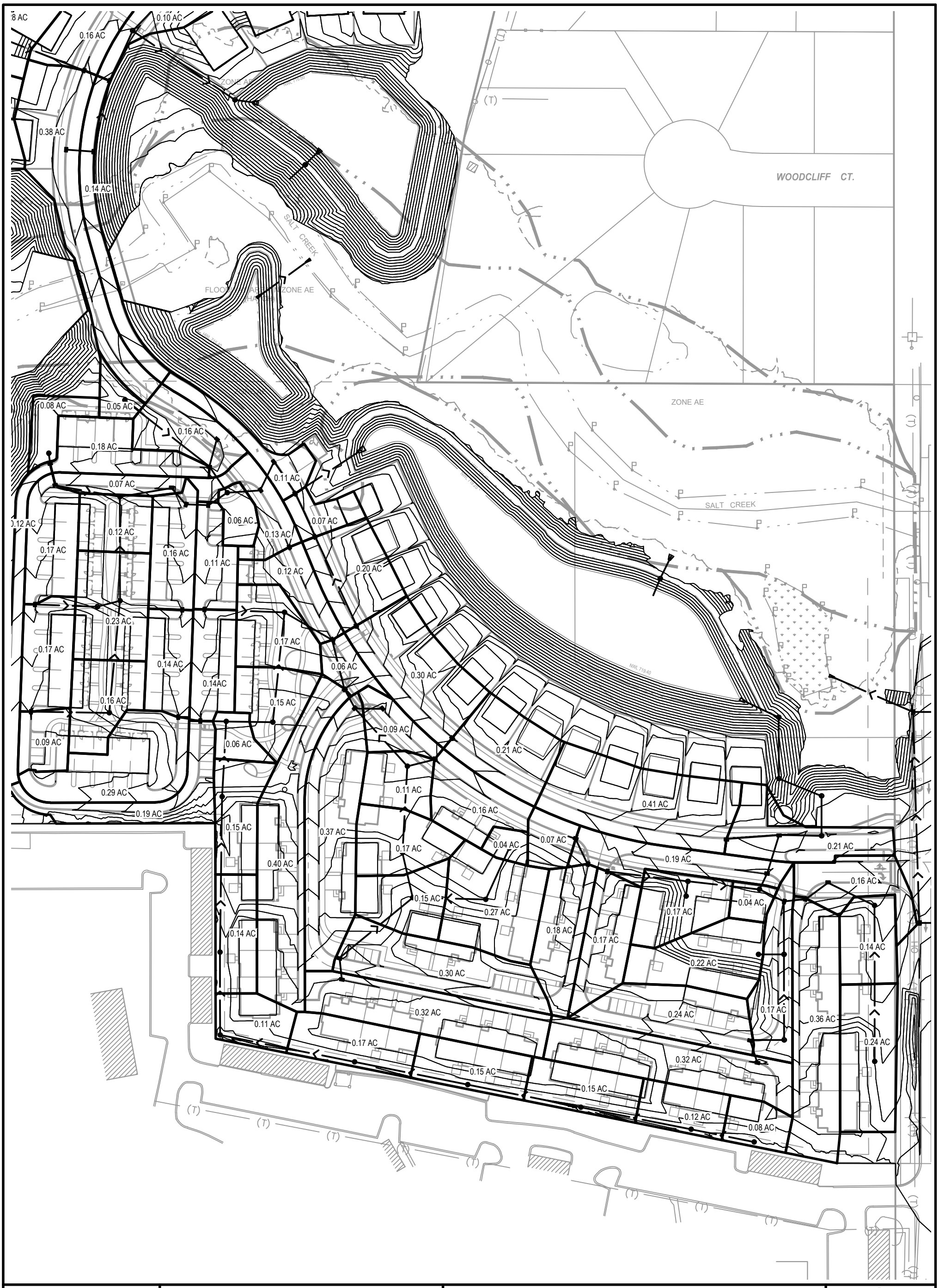
ORIFICE 1:

$Q = C_d \times A_{orifice} \times (2 \times g \times H)^{1/2}$

where:

Aorifice = AREA OF ORIFICE, ft^2
C_d = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
g = ACC. DUE TO GRAVITY

NOTE: WHEN WSEL IS BELOW CL OF ORIFICE THEN WEIR FLOW THRU ORIFICE IS USED. WHEN WSEL IS BETWEEN CL AND TOP OF ORIFICE, WEIR FLOW & ORIFICE FLOW IS COMPARED AND MOST RESTRICTIVE FLOW VALUE IS USED.



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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

LOEBER FARM

SCHAUMBURG *ILLINOIS*

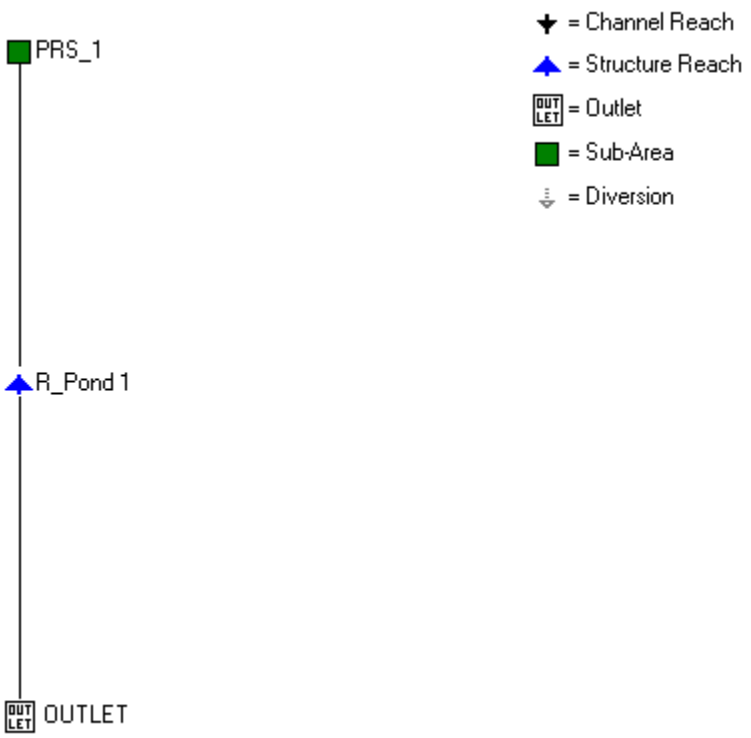
INLET DRAINAGE AREAS

DATE: 05-15-25

0 50 100

SCALE: 1"=100'

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\Inlet Areas.dwg 5/15/2025


= Channel Reach
= Structure Reach
= Outlet
= Sub-Area
= Diversion
PRS_1
R_Pond 1
OUTLET

```
WinTR-20 Printed Page File      Beginning of Input Data List
N:\2022\220205\WinTR20\Proposed\South_Basin_1_TR20.inp

WinTR-20: version 3.20                  0         0         0.1       0
220205  --  Loeber Farm -- Bulletin75 NORTHEAST
Proposed South Basin 1  -- 20250703 NOD

SUB-AREA:
          PRS_1     R_Pond1             0.021406  83.23     0.24


STREAM REACH:
          R_Pond1   Outlet              Pond 1


STORM ANALYSIS:
          1y,5m                         0.33      Huff1-5m  2         3.34
          1y,10m                        0.58      Huff1-10m 2         3.34
          1y,15m                        0.75      Huff1-15m 2         3.34
          1y,30m                        1.03      Huff1-30m 2         3.34
          1y,1h                         1.30      Huff1-1   2         3.34
          1y,2h                         1.61      Huff1-2   2         3.34
          1y,3h                         1.77      Huff1-3   2         3.34
          1y,6h                         2.08      Huff1-6   2         3.34
          1y,12h                        2.41      Huff2-12  2         3.34
          1y,18h                        2.61      Huff3-18  2         3.34
          1y,24h                        2.77      Huff3-24  2         3.34
          1y,48h                        3.04      Huff4-48  2         3.34
          1y,72h                        3.30      Huff4-72  2         3.34
          1y,120h                       3.67      Huff4-120 2         3.34
          1y,240h                       4.65      Huff4-240 2         3.34
          2y,5m                         0.40      Huff1-5m  2         3.34
          2y,10m                        0.70      Huff1-10m 2         3.34
          2y,15m                        0.90      Huff1-15m 2         3.34
          2y,30m                        1.24      Huff1-30m 2         3.34
          2y,1h                         1.57      Huff1-1   2         3.34
          2y,2h                         1.94      Huff1-2   2         3.34
          2y,3h                         2.14      Huff1-3   2         3.34
          2y,6h                         2.51      Huff1-6   2         3.34
          2y,12h                        2.91      Huff2-12  2         3.34
          2y,18h                        3.14      Huff3-18  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          2y,48h                        3.66      Huff4-48  2         3.34
          2y,72h                        3.97      Huff4-72  2         3.34
          2y,120h                       4.42      Huff4-120 2         3.34
          2y,240h                       5.60      Huff4-240 2         3.34
          5y,5m                         0.52      Huff1-5m  2         3.34
          5y,10m                        0.90      Huff1-10m 2         3.34
          5y,15m                        1.16      Huff1-15m 2         3.34
          5y,30m                        1.59      Huff1-30m 2         3.34
          5y,1h                         2.02      Huff1-1   2         3.34
          5y,2h                         2.49      Huff1-2   2         3.34
          5y,3h                         2.75      Huff1-3   2         3.34
          5y,6h                         3.23      Huff1-6   2         3.34
          5y,12h                        3.74      Huff2-12  2         3.34
          5y,18h                        4.04      Huff3-18  2         3.34
          5y,24h                        4.30      Huff3-24  2         3.34
          5y,48h                        4.71      Huff4-48  2         3.34
          5y,72h                        5.08      Huff4-72  2         3.34
          5y,120h                       5.63      Huff4-120 2         3.34
          5y,240h                       7.09      Huff4-240 2         3.34
          10y,5m                        0.62      Huff1-5m  2         3.34
          10y,10m                       1.08      Huff1-10m 2         3.34
          10y,15m                       1.39      Huff1-15m 2         3.34
          10y,30m                       1.91      Huff1-30m 2         3.34
          10y,1h                        2.42      Huff1-1   2         3.34
          10y,2h                        2.99      Huff1-2   2         3.34
          10y,3h                        3.30      Huff1-3   2         3.34
          10y,6h                        3.86      Huff1-6   2         3.34
          10y,12h                       4.48      Huff2-12  2         3.34
          10y,18h                       4.84      Huff3-18  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          10y,48h                       5.62      Huff4-48  2         3.34
          10y,72h                       6.05      Huff4-72  2         3.34
          10y,120h                      6.68      Huff4-120 2         3.34
          10y,240h                      8.25      Huff4-240 2         3.34
          50y,5m                        0.90      Huff1-5m  2         3.34
          50y,10m                       1.58      Huff1-10m 2         3.34
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50y,15m	2.03	Huff1-15m	2	3.34
50y,30m	2.78	Huff1-30m	2	3.34
50y,1h	3.53	Huff1-1	2	3.34
50y,2h	4.35	Huff1-2	2	3.34
50y,3h	4.80	Huff1-3	2	3.34
50y,6h	5.63	Huff1-6	2	3.34
50y,12h	6.53	Huff2-12	2	3.34
50y,18h	7.05	Huff3-18	2	3.34
50y,24h	7.50	Huff3-24	2	3.34
50y,48h	8.13	Huff4-48	2	3.34
50y,72h	8.64	Huff4-72	2	3.34
50y,120h	9.39	Huff4-120	2	3.34
50y,240h	11.26	Huff4-240	2	3.34
100y,5m	1.03	Huff1-5m	2	3.34
100y,10m	1.80	Huff1-10m	2	3.34
100y,15m	2.32	Huff1-15m	2	3.34
100y,30m	3.17	Huff1-30m	2	3.34
100y,1h	4.03	Huff1-1	2	3.34
100y,2h	4.97	Huff1-2	2	3.34
100y,3h	5.49	Huff1-3	2	3.34
100y,6h	6.43	Huff1-6	2	3.34
100y,12h	7.46	Huff2-12	2	3.34
100y,18h	8.06	Huff3-18	2	3.34
100y,24h	8.57	Huff3-24	2	3.34
100y,48h	9.28	Huff4-48	2	3.34
100y,72h	9.85	Huff4-72	2	3.34
100y,120h	10.66	Huff4-120	2	3.34
100y,240h	12.65	Huff4-240	2	3.34

STRUCTURE RATING:

Pond 1	719.20		
	719.20	0.	0.
	720.00	0.894	0.59
	721.00	1.498	1.39
	722.00	1.92	2.27
	723.00	2.264	3.23
	724.00	2.563	4.27
	724.65	2.74	4.99

RAINFALL DISTRIBUTION:

Huff1-5m		0.0034722			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-10m		0.0069444			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-15m		0.01041667			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-30m		0.020833			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-1		0.041667			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-2		0.083333			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518

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                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
        Huff1-3             0.125
                0.0000    0.0836    0.1773    0.2811    0.3833
                0.4745    0.5550    0.6225    0.6722    0.7082
                0.7417    0.7697    0.7981    0.8255    0.8518
                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
        Huff1-6             0.25
                0.0000    0.0836    0.1773    0.2811    0.3833
                0.4745    0.5550    0.6225    0.6722    0.7082
                0.7417    0.7697    0.7981    0.8255    0.8518
                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
        Huff2-12            0.5
                0.0000    0.0229    0.0482    0.0778    0.1133
                0.1579    0.2139    0.2841    0.3644    0.4529
                0.5435    0.6238    0.6976    0.7548    0.8038
                0.8470    0.8781    0.9022    0.9217    0.9381
                0.9529    0.9657    0.9774    0.9884    1.0000
        Huff3-18            0.75
                0.0000    0.0205    0.0431    0.0667    0.0912
                0.1171    0.1436    0.1691    0.1964    0.2278
                0.2633    0.3093    0.3635    0.4392    0.5211
                0.6102    0.6989    0.7819    0.8492    0.8974
                0.9311    0.9534    0.9706    0.9856    1.0000
        Huff3-24            1.
                0.0000    0.0205    0.0431    0.0667    0.0912
                0.1171    0.1436    0.1691    0.1964    0.2278
                0.2633    0.3093    0.3635    0.4392    0.5211
                0.6102    0.6989    0.7819    0.8492    0.8974
                0.9311    0.9534    0.9706    0.9856    1.0000
        Huff4-48            2.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
        Huff4-72            3.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
        Huff4-120           5.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
        Huff4-240           10.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000


GLOBAL OUTPUT:
          2         0.1       0.1       YN  N     YN  N


WinTR-20 Printed Page File      End of Input Data List

               220205  --  Loeber Farm -- Bulletin75 NORTHEAST
                   Proposed South Basin 1  -- 20250703 NOD

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Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.0		0.08	0.0	0.0
R_Pond1	0.021	Upstream	0.0		0.08	0.0	0.0
R_Pond1	0.021	Downstream	0.0	719.20	0.08	0.0	0.0
OUTLET	0.021		0.0		0.08	0.0	0.0

STORM 1y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.014		0.27	0.92	42.92
R_Pond1	0.021	Upstream	0.014		0.27	0.92	42.92
R_Pond1	0.021	Downstream	0.0	719.20	0.12	0.0	0.0
OUTLET	0.021		0.0		0.12	0.0	0.0

STORM 1y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.050		0.30	2.83	132.23
R_Pond1	0.021	Upstream	0.050		0.30	2.83	132.23
R_Pond1	0.021	Downstream	0.0	719.20	0.11	0.0	0.0
OUTLET	0.021		0.0		0.11	0.0	0.0

STORM 1y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.148		0.40	5.22	243.68
R_Pond1	0.021	Upstream	0.148		0.40	5.22	243.68
R_Pond1	0.021	Downstream	0.090	719.42	0.86	0.24	11.31
OUTLET	0.021		0.090		0.86	0.24	11.31

STORM 1y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.276		0.46	5.88	274.46
R_Pond1	0.021	Upstream	0.276		0.46	5.88	274.46

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_Pond1	0.021	Downstream	0.218	719.59	1.27	0.44	20.52
OUTLET	0.021		0.218		1.27	0.44	20.52

STORM 1y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.451		0.68	6.21	290.02
R_Pond1	0.021	Upstream	0.451		0.68	6.21	290.02
R_Pond1	0.021	Downstream	0.393	719.81	2.20	0.68	31.62
OUTLET	0.021		0.393		2.20	0.68	31.62

STORM 1y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.552		0.92	5.48	255.87
R_Pond1	0.021	Upstream	0.552		0.92	5.48	255.87
R_Pond1	0.021	Downstream	0.493	719.89	3.16	0.78	36.25
OUTLET	0.021		0.493		3.16	0.78	36.25

STORM 1y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.761		1.59	4.03	188.46
R_Pond1	0.021	Upstream	0.761		1.59	4.03	188.46
R_Pond1	0.021	Downstream	0.702	719.99	6.06	0.88	41.07
OUTLET	0.021		0.702		6.06	0.88	41.07

STORM 1y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.000		5.07	3.03	141.64
R_Pond1	0.021	Upstream	1.000		5.07	3.03	141.64
R_Pond1	0.021	Downstream	0.940	720.11	8.80	0.96	44.96
OUTLET	0.021		0.940		8.80	0.96	44.96

STORM 1y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.150		12.05	2.75	128.69
R_Pond1	0.021	Upstream	1.150		12.05	2.75	128.69
R_Pond1	0.021	Downstream	1.086	720.24	15.16	1.04	48.55
OUTLET	0.021		1.086		15.16	1.04	48.55

STORM 1y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.273		16.05	2.27	106.21
R_Pond1	0.021	Upstream	1.273		16.05	2.27	106.21
R_Pond1	0.021	Downstream	1.206	720.23	19.31	1.03	48.16
OUTLET	0.021		1.206		19.31	1.03	48.16

STORM 1y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.472		42.01	1.71	79.69
R_Pond1	0.021	Upstream	1.472		42.01	1.71	79.69
R_Pond1	0.021	Downstream	1.390	720.16	46.10	0.99	46.35
OUTLET	0.021		1.390		46.10	0.99	46.35

STORM 1y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.661		63.01	1.28	59.61
R_Pond1	0.021	Upstream	1.661		63.01	1.28	59.61
R_Pond1	0.021	Downstream	1.571	720.04	66.20	0.92	42.96
OUTLET	0.021		1.571		66.20	0.92	42.96

STORM 1y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.910		105.01	0.88	41.28
R_Pond1	0.021	Upstream	1.910		105.01	0.88	41.28
R_Pond1	0.021	Downstream	1.799	719.87	110.11	0.75	35.09
OUTLET	0.021		1.799		110.11	0.75	35.09

STORM 1y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.578		209.99	0.60	27.92
R_Pond1	0.021	Upstream	2.578		209.99	0.60	27.92
R_Pond1	0.021	Downstream	2.283	719.70	210.20	0.56	25.93
OUTLET	0.021		2.283		210.20	0.56	25.93

STORM 2y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.0		0.08	0.0	0.0
R_Pond1	0.021	Upstream	0.0		0.08	0.0	0.0
R_Pond1	0.021	Downstream	0.0	719.20	0.08	0.0	0.0
OUTLET	0.021		0.0		0.08	0.0	0.0

STORM 2y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.038		0.26	2.40	112.08
R_Pond1	0.021	Upstream	0.038		0.26	2.40	112.08
R_Pond1	0.021	Downstream	0.0	719.20	0.09	0.0	0.0
OUTLET	0.021		0.0		0.09	0.0	0.0

STORM 2y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.098		0.29	5.31	248.04
R_Pond1	0.021	Upstream	0.098		0.29	5.31	248.04
R_Pond1	0.021	Downstream	0.039	719.34	0.69	0.16	7.52
OUTLET	0.021		0.039		0.69	0.16	7.52

STORM 2y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.245		0.36	8.54	399.17
R_Pond1	0.021	Upstream	0.245		0.36	8.54	399.17
R_Pond1	0.021	Downstream	0.187	719.56	0.84	0.40	18.66
OUTLET	0.021		0.187		0.84	0.40	18.66

STORM 2y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.427		0.43	9.57	447.20
R_Pond1	0.021	Upstream	0.427		0.43	9.57	447.20
R_Pond1	0.021	Downstream	0.369	719.81	1.27	0.68	31.72
OUTLET	0.021		0.369		1.27	0.68	31.72

STORM 2y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.664		0.66	9.47	442.20
R_Pond1	0.021	Upstream	0.664		0.66	9.47	442.20
R_Pond1	0.021	Downstream	0.606	720.08	2.19	0.94	44.08
OUTLET	0.021		0.606		2.19	0.94	44.08

STORM 2y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.804		0.90	8.16	381.42
R_Pond1	0.021	Upstream	0.804		0.90	8.16	381.42
R_Pond1	0.021	Downstream	0.745	720.20	3.16	1.01	47.35
OUTLET	0.021		0.745		3.16	1.01	47.35

STORM 2y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.076		1.56	5.79	270.63
R_Pond1	0.021	Upstream	1.076		1.56	5.79	270.63
R_Pond1	0.021	Downstream	1.018	720.32	6.08	1.09	50.77
OUTLET	0.021		1.018		6.08	1.09	50.77

STORM 2y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.389		5.06	4.23	197.62
R_Pond1	0.021	Upstream	1.389		5.06	4.23	197.62
R_Pond1	0.021	Downstream	1.329	720.49	9.10	1.19	55.52
OUTLET	0.021		1.329		9.10	1.19	55.52

STORM 2y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.573		12.04	3.65	170.29
R_Pond1	0.021	Upstream	1.573		12.04	3.65	170.29
R_Pond1	0.021	Downstream	1.509	720.64	15.18	1.28	59.73
OUTLET	0.021		1.509		15.18	1.28	59.73

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.738		16.03	3.00	140.04
R_Pond1	0.021	Upstream	1.738		16.03	3.00	140.04
R_Pond1	0.021	Downstream	1.670	720.62	19.53	1.27	59.21
OUTLET	0.021		1.670		19.53	1.27	59.21

STORM 2y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.999		42.01	2.20	102.60
R_Pond1	0.021	Upstream	1.999		42.01	2.20	102.60
R_Pond1	0.021	Downstream	1.917	720.50	46.14	1.20	55.88
OUTLET	0.021		1.917		46.14	1.20	55.88

STORM 2y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.253		63.00	1.63	76.14
R_Pond1	0.021	Upstream	2.253		63.00	1.63	76.14
R_Pond1	0.021	Downstream	2.160	720.32	66.26	1.09	50.72
OUTLET	0.021		2.160		66.26	1.09	50.72

STORM 2y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.588		105.00	1.12	52.40
R_Pond1	0.021	Upstream	2.588		105.00	1.12	52.40
R_Pond1	0.021	Downstream	2.483	720.06	110.13	0.93	43.51
OUTLET	0.021		2.483		110.13	0.93	43.51

STORM 2y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.480		210.00	0.75	34.94
R_Pond1	0.021	Upstream	3.480		210.00	0.75	34.94
R_Pond1	0.021	Downstream	3.360	719.83	210.20	0.70	32.64
OUTLET	0.021		3.360		210.20	0.70	32.64

STORM 5y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.006		0.21	0.44	20.36
R_Pond1	0.021	Upstream	0.006		0.21	0.44	20.36
R_Pond1	0.021	Downstream	0.0	719.20	0.10	0.0	0.0
OUTLET	0.021		0.0		0.10	0.0	0.0

STORM 5y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.098		0.24	6.05	282.57
R_Pond1	0.021	Upstream	0.098		0.24	6.05	282.57
R_Pond1	0.021	Downstream	0.040	719.34	0.62	0.16	7.53
OUTLET	0.021		0.040		0.62	0.16	7.53

STORM 5y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.206		0.28	10.92	510.29
R_Pond1	0.021	Upstream	0.206		0.28	10.92	510.29
R_Pond1	0.021	Downstream	0.148	719.50	0.67	0.34	15.81
OUTLET	0.021		0.148		0.67	0.34	15.81

STORM 5y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.440		0.33	15.45	721.94
R_Pond1	0.021	Upstream	0.440		0.33	15.45	721.94
R_Pond1	0.021	Downstream	0.382	719.84	0.85	0.72	33.40
OUTLET	0.021		0.382		0.85	0.72	33.40

STORM 5y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.719		0.41	16.96	792.18
R_Pond1	0.021	Upstream	0.719		0.41	16.96	792.18
R_Pond1	0.021	Downstream	0.661	720.21	1.26	1.02	47.59
OUTLET	0.021		0.661		1.26	1.02	47.59

STORM 5y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.061		0.64	15.62	729.70
R_Pond1	0.021	Upstream	1.061		0.64	15.62	729.70
R_Pond1	0.021	Downstream	1.003	720.59	2.20	1.25	58.44
OUTLET	0.021		1.003		2.20	1.25	58.44

STORM 5y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.262		0.85	13.15	614.25
R_Pond1	0.021	Upstream	1.262		0.85	13.15	614.25
R_Pond1	0.021	Downstream	1.204	720.77	3.16	1.36	63.38
OUTLET	0.021		1.204		3.16	1.36	63.38

STORM 5y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.650		1.36	8.96	418.45
R_Pond1	0.021	Upstream	1.650		1.36	8.96	418.45
R_Pond1	0.021	Downstream	1.591	720.95	6.09	1.47	68.67
OUTLET	0.021		1.591		6.09	1.47	68.67

STORM 5y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.080		5.06	6.32	295.26
R_Pond1	0.021	Upstream	2.080		5.06	6.32	295.26
R_Pond1	0.021	Downstream	2.020	721.16	9.17	1.57	73.18
OUTLET	0.021		2.020		9.17	1.57	73.18

STORM 5y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.338		12.04	5.19	242.31
R_Pond1	0.021	Upstream	2.338		12.04	5.19	242.31
R_Pond1	0.021	Downstream	2.274	721.34	15.22	1.64	76.75
OUTLET	0.021		2.274		15.22	1.64	76.75

STORM 5y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.566		16.03	4.24	197.87
R_Pond1	0.021	Upstream	2.566		16.03	4.24	197.87
R_Pond1	0.021	Downstream	2.499	721.32	20.10	1.63	76.30
OUTLET	0.021		2.499		20.10	1.63	76.30

STORM 5y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.927		42.00	3.03	141.49
R_Pond1	0.021	Upstream	2.927		42.00	3.03	141.49
R_Pond1	0.021	Downstream	2.852	721.10	46.16	1.54	72.04
OUTLET	0.021		2.852		46.16	1.54	72.04

STORM 5y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.254		63.00	2.22	103.55
R_Pond1	0.021	Upstream	3.254		63.00	2.22	103.55
R_Pond1	0.021	Downstream	3.172	720.82	66.32	1.39	65.01
OUTLET	0.021		3.172		66.32	1.39	65.01

STORM 5y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.736		105.00	1.50	70.29
R_Pond1	0.021	Upstream	3.736		105.00	1.50	70.29
R_Pond1	0.021	Downstream	3.641	720.46	110.16	1.17	54.60
OUTLET	0.021		3.641		110.16	1.17	54.60

STORM 5y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		5.024		209.99	0.98	45.87
R_Pond1	0.021	Upstream	5.024		209.99	0.98	45.87
R_Pond1	0.021	Downstream	4.903	720.03	210.20	0.91	42.50
OUTLET	0.021		4.903		210.20	0.91	42.50

STORM 10y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.021		0.21	1.41	66.07
R_Pond1	0.021	Upstream	0.021		0.21	1.41	66.07
R_Pond1	0.021	Downstream	0.0	719.20	0.06	0.0	0.0
OUTLET	0.021		0.0		0.06	0.0	0.0

STORM 10y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.170		0.24	10.36	484.05
R_Pond1	0.021	Upstream	0.170		0.24	10.36	484.05
R_Pond1	0.021	Downstream	0.112	719.45	0.62	0.28	13.04
OUTLET	0.021		0.112		0.62	0.28	13.04

STORM 10y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.324		0.27	16.99	793.59
R_Pond1	0.021	Upstream	0.324		0.27	16.99	793.59
R_Pond1	0.021	Downstream	0.266	719.68	0.67	0.53	24.82
OUTLET	0.021		0.266		0.67	0.53	24.82

STORM 10y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.644		0.32	22.97	1073.28
R_Pond1	0.021	Upstream	0.644		0.32	22.97	1073.28
R_Pond1	0.021	Downstream	0.587	720.13	0.84	0.97	45.38
OUTLET	0.021		0.587		0.84	0.97	45.38

STORM 10y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.009		0.41	24.47	1143.37
R_Pond1	0.021	Upstream	1.009		0.41	24.47	1143.37
R_Pond1	0.021	Downstream	0.951	720.59	1.26	1.25	58.55
OUTLET	0.021		0.951		1.26	1.25	58.55

STORM 10y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.454		0.61	21.80	1018.23
R_Pond1	0.021	Upstream	1.454		0.61	21.80	1018.23
R_Pond1	0.021	Downstream	1.396	721.09	2.21	1.54	71.80
OUTLET	0.021		1.396		2.21	1.54	71.80

STORM 10y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.708		0.81	18.06	843.84
R_Pond1	0.021	Upstream	1.708		0.81	18.06	843.84
R_Pond1	0.021	Downstream	1.650	721.30	3.18	1.62	75.88
OUTLET	0.021		1.650		3.18	1.62	75.88

STORM 10y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.183		1.34	12.07	564.05
R_Pond1	0.021	Upstream	2.183		1.34	12.07	564.05
R_Pond1	0.021	Downstream	2.125	721.52	6.11	1.72	80.30
OUTLET	0.021		2.125		6.11	1.72	80.30

STORM 10y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.728		5.05	8.24	384.84
R_Pond1	0.021	Upstream	2.728		5.05	8.24	384.84
R_Pond1	0.021	Downstream	2.668	721.79	9.28	1.83	85.49
OUTLET	0.021		2.668		9.28	1.83	85.49

STORM 10y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.050		12.03	6.57	306.81
R_Pond1	0.021	Upstream	3.050		12.03	6.57	306.81
R_Pond1	0.021	Downstream	2.986	722.00	15.28	1.92	89.70
OUTLET	0.021		2.986		15.28	1.92	89.70

STORM 10y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.330		16.02	5.34	249.31
R_Pond1	0.021	Upstream	3.330		16.02	5.34	249.31
R_Pond1	0.021	Downstream	3.265	721.97	20.13	1.91	89.19
OUTLET	0.021		3.265		20.13	1.91	89.19

STORM 10y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.758		42.01	3.75	175.11
R_Pond1	0.021	Upstream	3.758		42.01	3.75	175.11
R_Pond1	0.021	Downstream	3.686	721.64	46.19	1.77	82.64
OUTLET	0.021		3.686		46.19	1.77	82.64

STORM 10y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		4.151		62.99	2.73	127.38
R_Pond1	0.021	Upstream	4.151		62.99	2.73	127.38
R_Pond1	0.021	Downstream	4.074	721.28	69.06	1.61	75.42
OUTLET	0.021		4.074		69.06	1.61	75.42

STORM 10y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		4.725		104.99	1.83	85.72
R_Pond1	0.021	Upstream	4.725		104.99	1.83	85.72
R_Pond1	0.021	Downstream	4.637	720.82	110.16	1.39	64.99
OUTLET	0.021		4.637		110.16	1.39	64.99

STORM 10y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		6.169		209.99	1.16	54.33
R_Pond1	0.021	Upstream	6.169		209.99	1.16	54.33
R_Pond1	0.021	Downstream	6.058	720.23	220.05	1.04	48.39
OUTLET	0.021		6.058		220.05	1.04	48.39

STORM 50y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.098		0.20	6.53	305.24
R_Pond1	0.021	Upstream	0.098		0.20	6.53	305.24
R_Pond1	0.021	Downstream	0.040	719.34	0.58	0.16	7.53
OUTLET	0.021		0.040		0.58	0.16	7.53

STORM 50y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.434		0.23	26.08	1218.53
R_Pond1	0.021	Upstream	0.434		0.23	26.08	1218.53
R_Pond1	0.021	Downstream	0.376	719.84	0.61	0.71	33.23
OUTLET	0.021		0.376		0.61	0.71	33.23

STORM 50y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.727		0.25	37.76	1764.06
R_Pond1	0.021	Upstream	0.727		0.25	37.76	1764.06
R_Pond1	0.021	Downstream	0.669	720.25	0.67	1.04	48.75
OUTLET	0.021		0.669		0.67	1.04	48.75

STORM 50y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.286		0.29	47.26	2207.66
R_Pond1	0.021	Upstream	1.286		0.29	47.26	2207.66
R_Pond1	0.021	Downstream	1.228	721.01	0.85	1.50	70.11
OUTLET	0.021		1.228		0.85	1.50	70.11

STORM 50y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.901		0.39	48.32	2257.21
R_Pond1	0.021	Upstream	1.901		0.39	48.32	2257.21
R_Pond1	0.021	Downstream	1.843	721.74	1.28	1.81	84.47
OUTLET	0.021		1.843		1.28	1.81	84.47

STORM 50y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.613		0.59	40.30	1882.76
R_Pond1	0.021	Upstream	2.613		0.59	40.30	1882.76
R_Pond1	0.021	Downstream	2.555	722.46	2.23	2.08	97.03
OUTLET	0.021		2.555		2.23	2.08	97.03

STORM 50y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.015		0.76	32.62	1523.72
R_Pond1	0.021	Upstream	3.015		0.76	32.62	1523.72
R_Pond1	0.021	Downstream	2.957	722.78	3.19	2.19	102.23
OUTLET	0.021		2.957		3.19	2.19	102.23

STORM 50y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.772		1.31	21.30	995.12
R_Pond1	0.021	Upstream	3.772		1.31	21.30	995.12
R_Pond1	0.021	Downstream	3.714	723.17	6.13	2.32	108.17
OUTLET	0.021		3.714		6.13	2.32	108.17

STORM 50y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		4.610		5.03	13.64	637.20
R_Pond1	0.021	Upstream	4.610		5.03	13.64	637.20
R_Pond1	0.021	Downstream	4.550	723.52	10.11	2.42	113.05
OUTLET	0.021		4.550		10.11	2.42	113.05

STORM 50y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		5.099		12.03	10.37	484.53
R_Pond1	0.021	Upstream	5.099		12.03	10.37	484.53
R_Pond1	0.021	Downstream	5.038	723.77	15.89	2.49	116.55
OUTLET	0.021		5.038		15.89	2.49	116.55

STORM 50y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		5.526		16.02	8.37	390.85
R_Pond1	0.021	Upstream	5.526		16.02	8.37	390.85
R_Pond1	0.021	Downstream	5.463	723.75	20.23	2.49	116.21
OUTLET	0.021		5.463		20.23	2.49	116.21

STORM 50y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		6.125		41.99	5.71	266.96
R_Pond1	0.021	Upstream	6.125		41.99	5.71	266.96
R_Pond1	0.021	Downstream	6.058	723.16	46.28	2.31	107.98
OUTLET	0.021		6.058		46.28	2.31	107.98

STORM 50y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		6.611		62.99	4.08	190.41
R_Pond1	0.021	Upstream	6.611		62.99	4.08	190.41
R_Pond1	0.021	Downstream	6.540	722.59	69.13	2.12	99.19
OUTLET	0.021		6.540		69.13	2.12	99.19

STORM 50y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		7.324		104.99	2.68	125.15
R_Pond1	0.021	Upstream	7.324		104.99	2.68	125.15
R_Pond1	0.021	Downstream	7.245	721.82	110.20	1.85	86.21
OUTLET	0.021		7.245		110.20	1.85	86.21

STORM 50y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		9.104		209.99	1.63	76.06
R_Pond1	0.021	Upstream	9.104		209.99	1.63	76.06
R_Pond1	0.021	Downstream	9.012	720.88	220.07	1.42	66.55
OUTLET	0.021		9.012		220.07	1.42	66.55

STORM 100y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.148		0.20	9.87	460.96
R_Pond1	0.021	Upstream	0.148		0.20	9.87	460.96
R_Pond1	0.021	Downstream	0.090	719.42	0.58	0.24	11.40
OUTLET	0.021		0.090		0.58	0.24	11.40

STORM 100y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.572		0.23	34.30	1602.55
R_Pond1	0.021	Upstream	0.572		0.23	34.30	1602.55
R_Pond1	0.021	Downstream	0.514	720.04	0.61	0.92	42.79
OUTLET	0.021		0.514		0.61	0.92	42.79

STORM 100y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		0.934		0.25	48.58	2269.54
R_Pond1	0.021	Upstream	0.934		0.25	48.58	2269.54
R_Pond1	0.021	Downstream	0.877	720.53	0.67	1.22	56.83
OUTLET	0.021		0.877		0.67	1.22	56.83

STORM 100y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		1.601		0.29	59.47	2778.13
R_Pond1	0.021	Upstream	1.601		0.29	59.47	2778.13
R_Pond1	0.021	Downstream	1.543	721.40	0.85	1.67	77.90
OUTLET	0.021		1.543		0.85	1.67	77.90

STORM 100y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		2.331		0.38	60.02	2804.03
R_Pond1	0.021	Upstream	2.331		0.38	60.02	2804.03
R_Pond1	0.021	Downstream	2.273	722.25	1.29	2.01	93.70
OUTLET	0.021		2.273		1.29	2.01	93.70

STORM 100y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.168		0.58	49.25	2300.83
R_Pond1	0.021	Upstream	3.168		0.58	49.25	2300.83
R_Pond1	0.021	Downstream	3.110	723.08	2.23	2.29	106.84
OUTLET	0.021		3.110		2.23	2.29	106.84

STORM 100y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		3.643		0.73	39.71	1855.26
R_Pond1	0.021	Upstream	3.643		0.73	39.71	1855.26
R_Pond1	0.021	Downstream	3.585	723.44	3.20	2.40	111.92
OUTLET	0.021		3.585		3.20	2.40	111.92

STORM 100y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		4.516		1.11	25.69	1200.06
R_Pond1	0.021	Upstream	4.516		1.11	25.69	1200.06
R_Pond1	0.021	Downstream	4.458	723.90	6.13	2.53	118.31
OUTLET	0.021		4.458		6.13	2.53	118.31

STORM 100y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		5.489		5.02	16.09	751.89
R_Pond1	0.021	Upstream	5.489		5.02	16.09	751.89
R_Pond1	0.021	Downstream	5.429	724.29	10.19	2.64	123.47
OUTLET	0.021		5.429		10.19	2.64	123.47

STORM 100y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		6.061		12.01	12.10	565.19
R_Pond1	0.021	Upstream	6.061		12.01	12.10	565.19
R_Pond1	0.021	Downstream	5.999	724.56	15.94	2.72	126.89
OUTLET	0.021		5.999		15.94	2.72	126.89

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		6.549		16.01	9.73	454.76
R_Pond1	0.021	Upstream	6.549		16.01	9.73	454.76
R_Pond1	0.021	Downstream	6.487	724.54	20.28	2.71	126.56
OUTLET	0.021		6.487		20.28	2.71	126.56

STORM 100y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		7.232		42.00	6.61	308.67
R_Pond1	0.021	Upstream	7.232		42.00	6.61	308.67
R_Pond1	0.021	Downstream	7.166	723.86	46.38	2.52	117.81
OUTLET	0.021		7.166		46.38	2.52	117.81

STORM 100y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		7.781		63.00	4.70	219.60
R_Pond1	0.021	Upstream	7.781		63.00	4.70	219.60
R_Pond1	0.021	Downstream	7.711	723.21	69.15	2.33	108.76
OUTLET	0.021		7.711		69.15	2.33	108.76

STORM 100y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		8.560		104.99	3.07	143.47
R_Pond1	0.021	Upstream	8.560		104.99	3.07	143.47
R_Pond1	0.021	Downstream	8.483	722.31	110.23	2.03	94.63
OUTLET	0.021		8.483		110.23	2.03	94.63

STORM 100y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRS_1	0.021		10.476		209.99	1.84	86.03
R_Pond1	0.021	Upstream	10.476		209.99	1.84	86.03
R_Pond1	0.021	Downstream	10.385	721.19	220.09	1.58	73.82
OUTLET	0.021		10.385		220.09	1.58	73.82

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,5m (cfs)	1y,10m (cfs)	1y,15m (cfs)	1y,30m (cfs)	1y,1h (cfs)
PRS_1	0.021	0.0	0.92	2.83	5.22	5.88
R_Pond1	0.021	0.0	0.92	2.83	5.22	5.88
DOWNSTREAM		0.0	0.0	0.0	0.24	0.44
OUTLET	0.021	0.0	0.0	0.0	0.24	0.44

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,2h (cfs)	1y,3h (cfs)	1y,6h (cfs)	1y,12h (cfs)	1y,18h (cfs)
PRS_1	0.021	6.21	5.48	4.03	3.03	2.75
R_Pond1	0.021	6.21	5.48	4.03	3.03	2.75
DOWNSTREAM		0.68	0.78	0.88	0.96	1.04
OUTLET	0.021	0.68	0.78	0.88	0.96	1.04

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,24h (cfs)	1y,48h (cfs)	1y,72h (cfs)	1y,120h (cfs)	1y,240h (cfs)
PRS_1	0.021	2.27	1.71	1.28	0.88	0.60
R_Pond1	0.021	2.27	1.71	1.28	0.88	0.60
DOWNSTREAM		1.03	0.99	0.92	0.75	0.56
OUTLET	0.021	1.03	0.99	0.92	0.75	0.56

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,5m (cfs)	2y,10m (cfs)	2y,15m (cfs)	2y,30m (cfs)	2y,1h (cfs)
PRS_1	0.021	0.0	2.40	5.31	8.54	9.57
R_Pond1	0.021	0.0	2.40	5.31	8.54	9.57
DOWNSTREAM		0.0	0.0	0.16	0.40	0.68
OUTLET	0.021	0.0	0.0	0.16	0.40	0.68

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,2h (cfs)	2y,3h (cfs)	2y,6h (cfs)	2y,12h (cfs)	2y,18h (cfs)
PRS_1	0.021	9.47	8.16	5.79	4.23	3.65
R_Pond1	0.021	9.47	8.16	5.79	4.23	3.65
DOWNSTREAM		0.94	1.01	1.09	1.19	1.28
OUTLET	0.021	0.94	1.01	1.09	1.19	1.28

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,24h (cfs)	2y,48h (cfs)	2y,72h (cfs)	2y,120h (cfs)	2y,240h (cfs)
PRS_1	0.021	3.00	2.20	1.63	1.12	0.75
R_Pond1	0.021	3.00	2.20	1.63	1.12	0.75
DOWNSTREAM		1.27	1.20	1.09	0.93	0.70
OUTLET	0.021	1.27	1.20	1.09	0.93	0.70

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,5m (cfs)	5y,10m (cfs)	5y,15m (cfs)	5y,30m (cfs)	5y,1h (cfs)

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,5m (cfs)	5y,10m (cfs)	5y,15m (cfs)	5y,30m (cfs)	5y,1h (cfs)
PRS_1	0.021	0.44	6.05	10.92	15.45	16.96
R_Pond1	0.021	0.44	6.05	10.92	15.45	16.96
DOWNSTREAM		0.0	0.16	0.34	0.72	1.02
OUTLET	0.021	0.0	0.16	0.34	0.72	1.02

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,2h (cfs)	5y,3h (cfs)	5y,6h (cfs)	5y,12h (cfs)	5y,18h (cfs)
PRS_1	0.021	15.62	13.15	8.96	6.32	5.19
R_Pond1	0.021	15.62	13.15	8.96	6.32	5.19
DOWNSTREAM		1.25	1.36	1.47	1.57	1.64
OUTLET	0.021	1.25	1.36	1.47	1.57	1.64

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,24h (cfs)	5y,48h (cfs)	5y,72h (cfs)	5y,120h (cfs)	5y,240h (cfs)
PRS_1	0.021	4.24	3.03	2.22	1.50	0.98
R_Pond1	0.021	4.24	3.03	2.22	1.50	0.98
DOWNSTREAM		1.63	1.54	1.39	1.17	0.91
OUTLET	0.021	1.63	1.54	1.39	1.17	0.91

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,5m (cfs)	10y,10m (cfs)	10y,15m (cfs)	10y,30m (cfs)	10y,1h (cfs)
PRS_1	0.021	1.41	10.36	16.99	22.97	24.47
R_Pond1	0.021	1.41	10.36	16.99	22.97	24.47
DOWNSTREAM		0.0	0.28	0.53	0.97	1.25
OUTLET	0.021	0.0	0.28	0.53	0.97	1.25

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,2h (cfs)	10y,3h (cfs)	10y,6h (cfs)	10y,12h (cfs)	10y,18h (cfs)
PRS_1	0.021	21.80	18.06	12.07	8.24	6.57
R_Pond1	0.021	21.80	18.06	12.07	8.24	6.57
DOWNSTREAM		1.54	1.62	1.72	1.83	1.92
OUTLET	0.021	1.54	1.62	1.72	1.83	1.92

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,24h (cfs)	10y,48h (cfs)	10y,72h (cfs)	10y,120h (cfs)	10y,240h (cfs)
PRS_1	0.021	5.34	3.75	2.73	1.83	1.16
R_Pond1	0.021	5.34	3.75	2.73	1.83	1.16
DOWNSTREAM		1.91	1.77	1.61	1.39	1.04
OUTLET	0.021	1.91	1.77	1.61	1.39	1.04

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,5m (cfs)	50y,10m (cfs)	50y,15m (cfs)	50y,30m (cfs)	50y,1h (cfs)

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,5m (cfs)	50y,10m (cfs)	50y,15m (cfs)	50y,30m (cfs)	50y,1h (cfs)
PRS_1	0.021	6.53	26.08	37.76	47.26	48.32
R_Pond1	0.021	6.53	26.08	37.76	47.26	48.32
DOWNSTREAM		0.16	0.71	1.04	1.50	1.81
OUTLET	0.021	0.16	0.71	1.04	1.50	1.81

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,2h (cfs)	50y,3h (cfs)	50y,6h (cfs)	50y,12h (cfs)	50y,18h (cfs)
PRS_1	0.021	40.30	32.62	21.30	13.64	10.37
R_Pond1	0.021	40.30	32.62	21.30	13.64	10.37
DOWNSTREAM		2.08	2.19	2.32	2.42	2.49
OUTLET	0.021	2.08	2.19	2.32	2.42	2.49

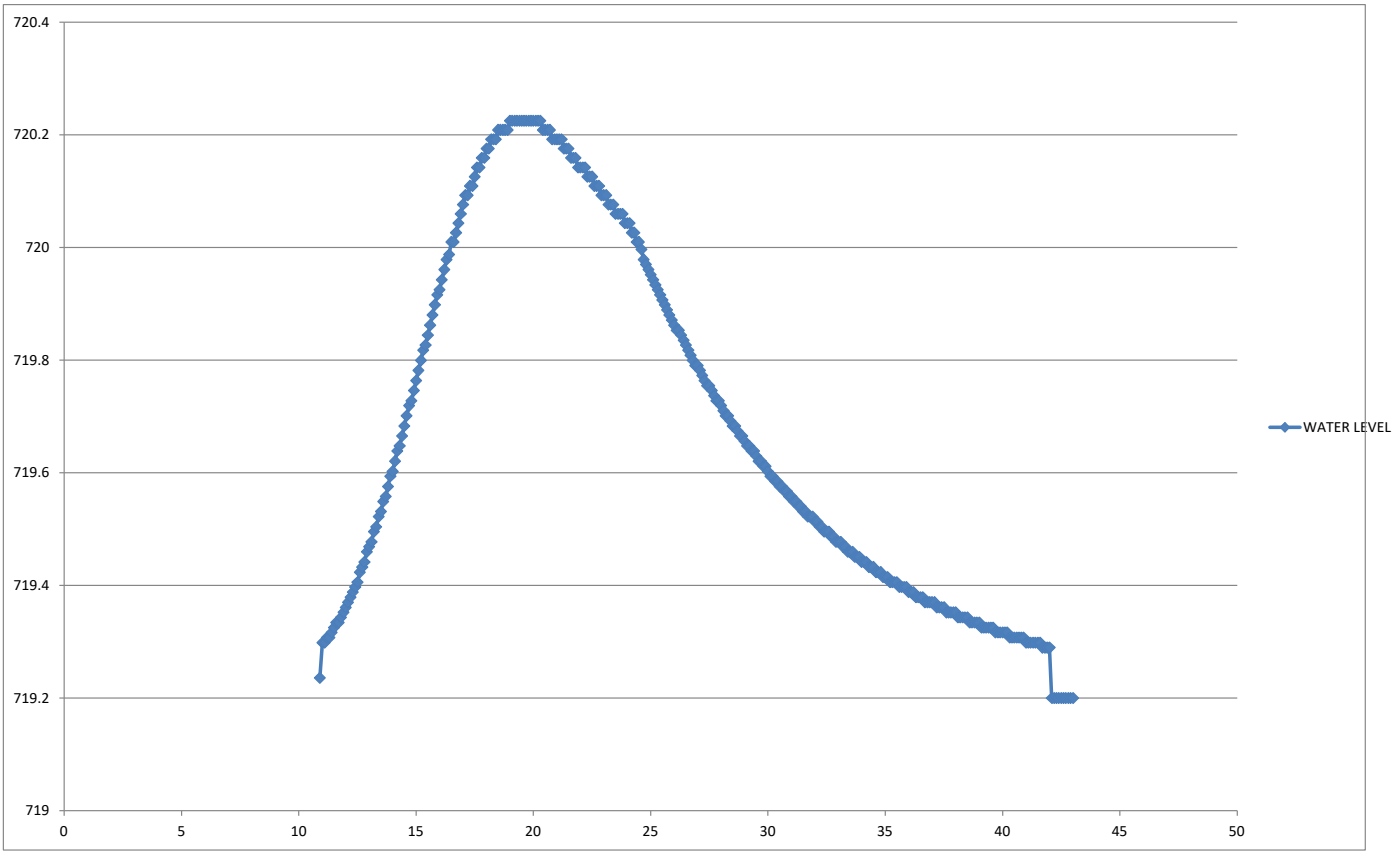
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,24h (cfs)	50y,48h (cfs)	50y,72h (cfs)	50y,120h (cfs)	50y,240h (cfs)
PRS_1	0.021	8.37	5.71	4.08	2.68	1.63
R_Pond1	0.021	8.37	5.71	4.08	2.68	1.63
DOWNSTREAM		2.49	2.31	2.12	1.85	1.42
OUTLET	0.021	2.49	2.31	2.12	1.85	1.42

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,5m (cfs)	100y,10m (cfs)	100y,15m (cfs)	100y,30m (cfs)	100y,1h (cfs)
PRS_1	0.021	9.87	34.30	48.58	59.47	60.02
R_Pond1	0.021	9.87	34.30	48.58	59.47	60.02
DOWNSTREAM		0.24	0.92	1.22	1.67	2.01
OUTLET	0.021	0.24	0.92	1.22	1.67	2.01

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,18h (cfs)
PRS_1	0.021	49.25	39.71	25.69	16.09	12.10
R_Pond1	0.021	49.25	39.71	25.69	16.09	12.10
DOWNSTREAM		2.29	2.40	2.53	2.64	2.72
OUTLET	0.021	2.29	2.40	2.53	2.64	2.72

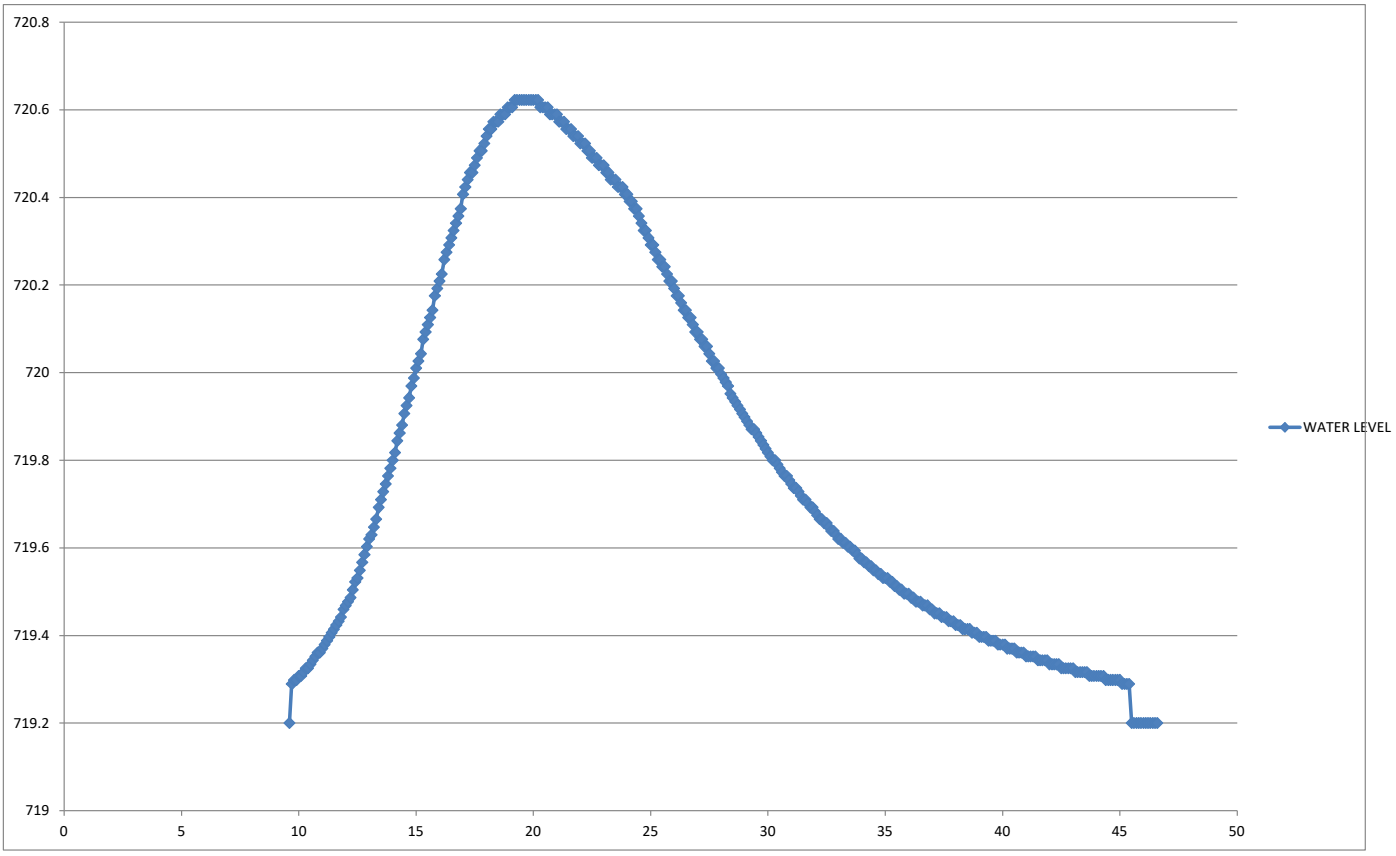
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,24h (cfs)	100y,48h (cfs)	100y,72h (cfs)	100y,120h (cfs)	100y,240h (cfs)
PRS_1	0.021	9.73	6.61	4.70	3.07	1.84
R_Pond1	0.021	9.73	6.61	4.70	3.07	1.84
DOWNSTREAM		2.71	2.52	2.33	2.03	1.58
OUTLET	0.021	2.71	2.52	2.33	2.03	1.58

SOUTH BASIN 1 YEAR HYDROGRAPH



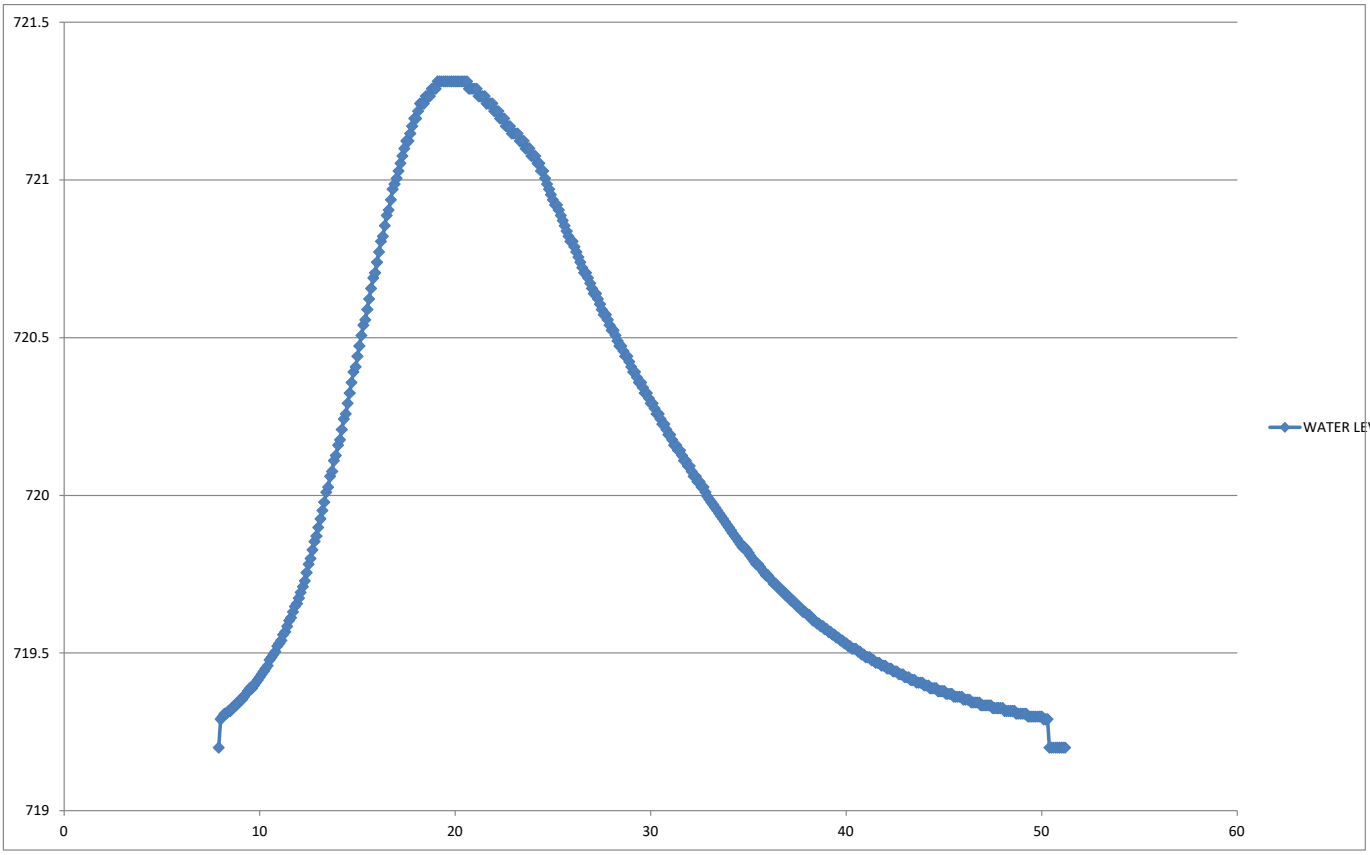
DRAWDOWN TIME (HOURS)

SOUTH BASIN 2 YEAR HYDROGRAPH



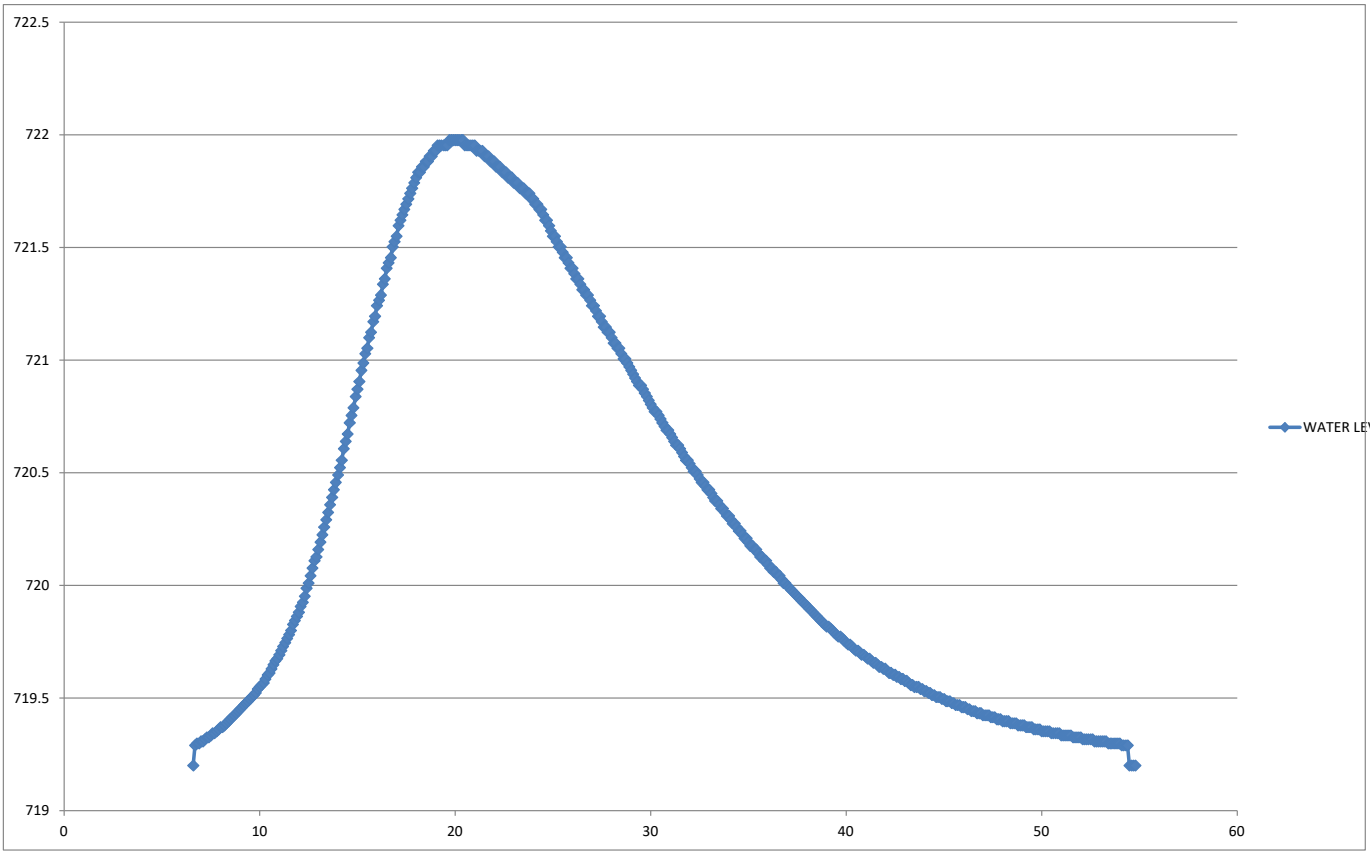
DRAWDOWN TIME (HOURS)

SOUTH BASIN 5 YEAR HYDROGRAPH



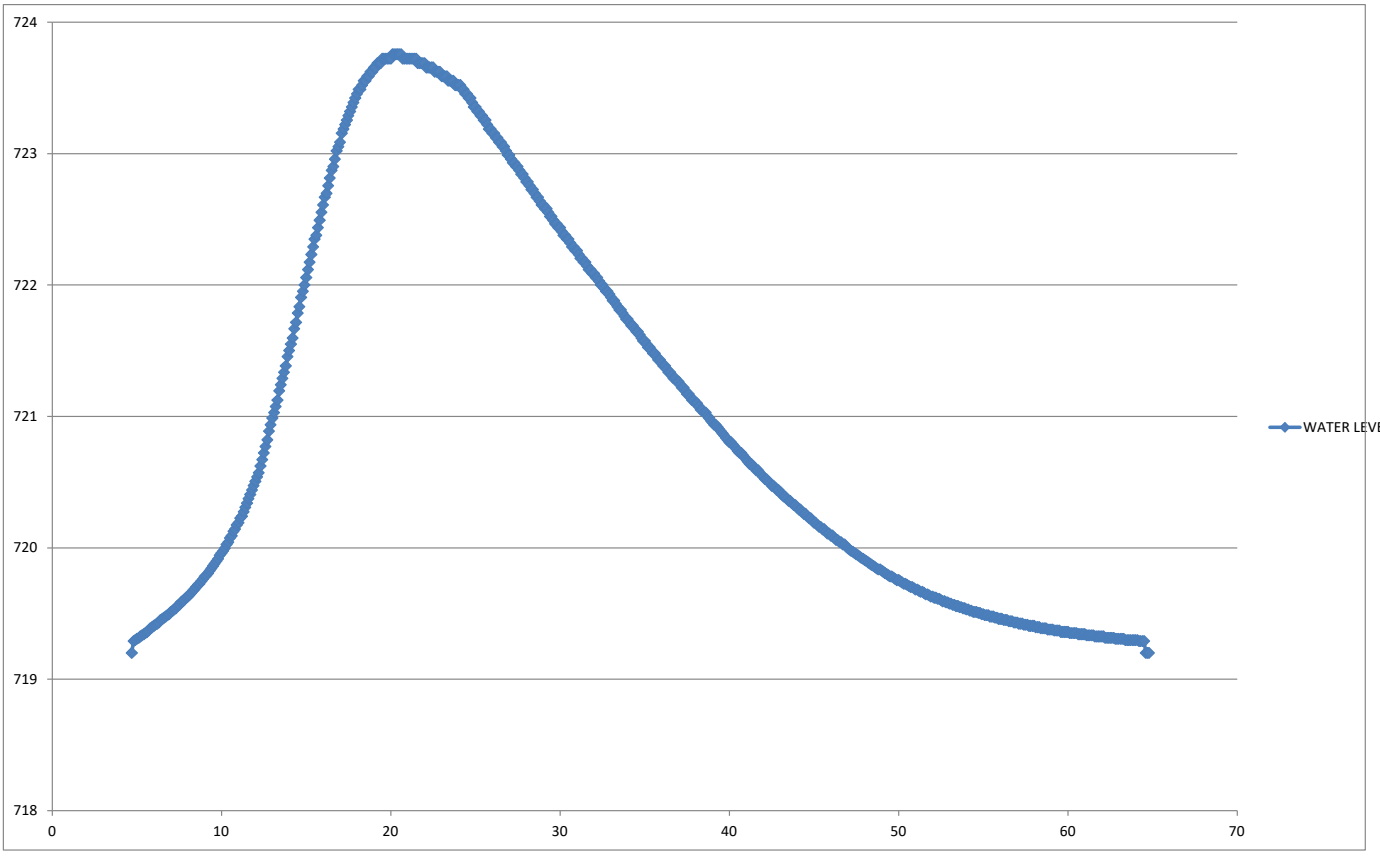
DRAWDOWN TIME (HOURS)

SOUTH BASIN 10 YEAR HYDROGRAPH



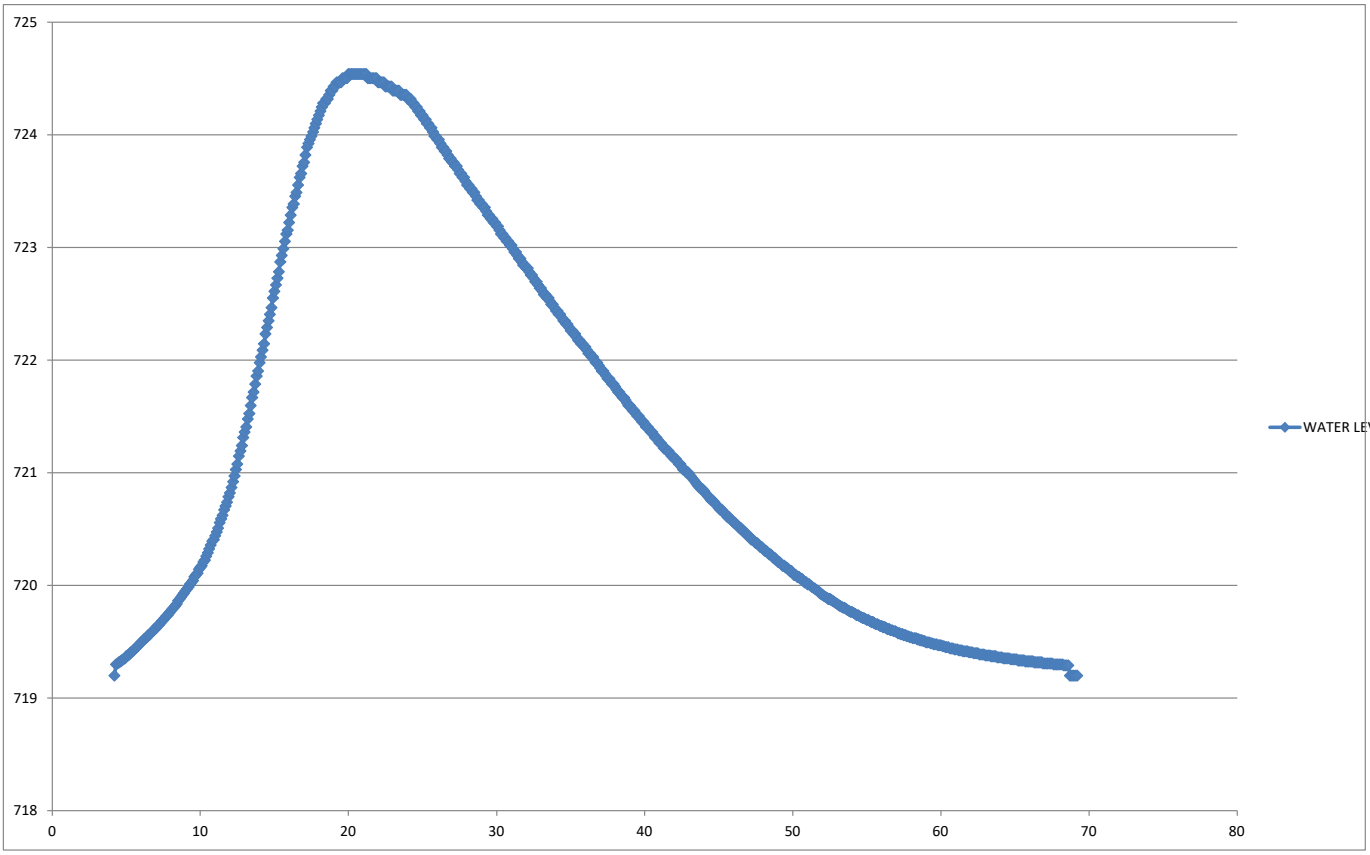
DRAWDOWN TIME (HOURS)

SOUTH BASIN 50 YEAR HYDROGRAPH



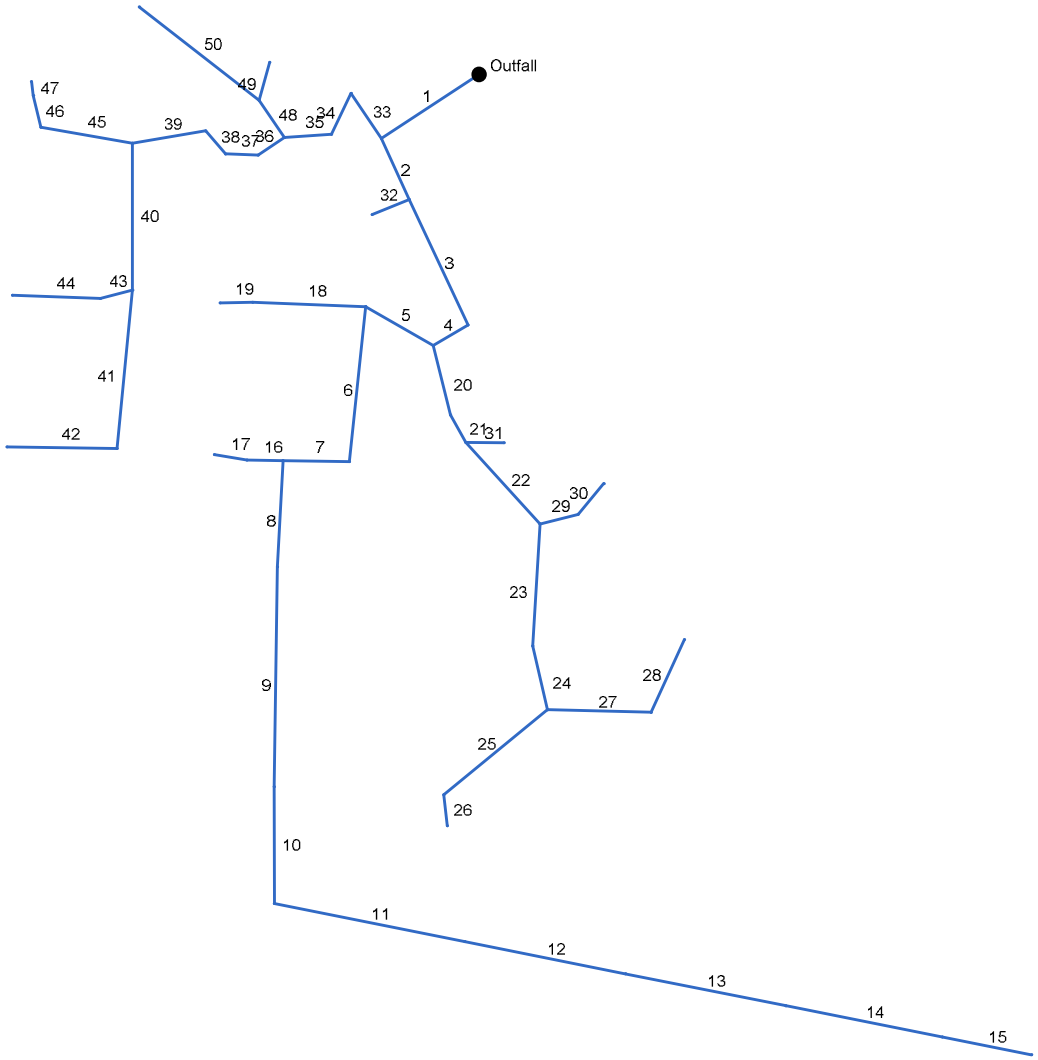
DRAWDOWN TIME (HOURS)

SOUTH BASIN 100 YEAR HYDROGRAPH



DRAWDOWN TIME (HOURS)

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Run 2.stm	Number of lines: 50	Date: 5/16/2025

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	92.934	0.07	7.72	0.61	0.04	5.12	5.0	13.6	5.8	29.69	38.53	8.13	30	0.88	719.20	720.02	720.85	721.88	719.20	726.83	ST 2-1 - FES 2-1
2	1	53.521	0.20	5.48	0.61	0.12	3.61	5.0	13.5	5.8	21.01	23.55	8.04	24	1.08	721.12	721.70	722.59	723.34	726.83	726.94	ST 2-2 - ST 2-1
3	2	110.594	0.30	5.16	0.61	0.18	3.40	5.0	13.2	5.9	19.99	29.01	7.32	24	1.65	721.70	723.52	723.34	725.12	726.94	729.83	ST 2-3 - ST 2-2
4	3	32.000	0.06	4.86	0.68	0.04	3.22	5.0	13.1	5.9	18.96	28.83	7.10	24	1.62	723.52	724.04	725.12	725.61	729.83	729.85	ST 2-4 - ST 2-3
5	4	62.073	0.17	2.21	0.68	0.12	1.48	5.0	12.9	5.9	8.77	11.47	5.50	18	1.19	724.04	724.78	725.61	725.93	729.85	730.47	ST 2-5 - ST 2-4
6	5	124.456	0.15	1.76	0.68	0.10	1.18	5.0	12.6	6.0	7.03	7.81	6.15	15	1.46	724.78	726.60	725.93	727.66	730.47	733.86	ST 2-6 - ST 2-5
7	6	52.548	0.06	1.61	0.68	0.04	1.07	5.0	12.4	6.0	6.45	7.71	5.91	15	1.43	726.60	727.35	727.66	728.37	733.86	732.84	ST 2-7 - ST 2-6
8	7	84.891	0.15	1.07	0.66	0.10	0.71	5.0	12.2	6.1	4.28	4.39	5.45	12	1.52	727.35	728.64	728.37	729.64	732.84	736.59	ST 2-8 - ST 2-7
9	8	175.297	0.14	0.92	0.66	0.09	0.61	5.0	11.6	6.2	3.74	3.84	5.08	12	1.16	728.64	730.68	729.64	731.51	736.59	740.64	ST 2-9 - ST 2-8
10	9	93.435	0.11	0.78	0.66	0.07	0.51	5.0	11.3	6.2	3.21	3.32	4.78	12	0.87	730.68	731.49	731.51	732.26	740.64	739.58	ST 2-10 - ST 2-9
11	10	154.497	0.17	0.67	0.66	0.11	0.44	5.0	10.6	6.4	2.81	2.91	4.22	12	0.67	731.49	732.52	732.28	733.31	739.58	740.26	ST 2-11 - ST 2-10
12	11	130.146	0.15	0.50	0.66	0.10	0.33	5.0	9.9	6.5	2.15	2.46	3.41	12	0.48	732.52	733.14	733.31	733.85	740.26	740.39	ST 2-12 - ST 2-11
13	12	130.000	0.15	0.35	0.66	0.10	0.23	5.0	8.9	6.7	1.56	2.46	3.09	12	0.48	733.14	733.76	733.85	734.30	740.39	739.78	ST 2-13 - ST 2-12
14	13	126.690	0.12	0.20	0.66	0.08	0.13	5.0	7.3	7.1	0.94	2.47	2.65	12	0.48	733.76	734.37	734.30	734.78	739.78	739.32	ST 2-14 - ST 2-13
15	14	72.494	0.08	0.08	0.66	0.05	0.05	5.0	5.0	7.8	0.41	2.47	1.91	12	0.48	734.37	734.72	734.78	734.99	739.32	738.22	ST 2-15 - ST 2-14
16	7	28.635	0.19	0.48	0.68	0.13	0.33	5.0	5.2	7.7	2.53	2.74	3.96	12	0.59	728.15	728.32	728.91	729.08	732.84	732.01	ST 2-16 - ST 2-7
17	16	26.230	0.29	0.29	0.68	0.20	0.20	5.0	5.0	7.8	1.54	2.51	2.59	12	0.50	728.32	728.45	729.08	729.12	732.01	731.95	ST 2-17 - ST 2-16
18	5	89.769	0.14	0.28	0.68	0.10	0.19	5.0	5.5	7.7	1.46	2.46	3.27	12	0.48	725.47	725.90	726.02	726.45	730.47	729.49	ST 2-18 - ST 2-5
19	18	26.040	0.14	0.14	0.68	0.10	0.10	5.0	5.0	7.8	0.74	2.52	1.95	12	0.50	725.90	726.03	726.45	726.47	729.49	729.53	ST 2-19 - ST 2-18
20	4	57.167	0.40	2.59	0.66	0.26	1.70	5.0	10.3	6.4	10.92	13.89	7.78	18	1.75	725.85	726.85	726.85	728.12	729.85	732.45	ST 2-20 - ST 2-4
21	20	24.818	0.37	2.19	0.66	0.24	1.43	5.0	10.3	6.4	9.24	9.35	8.22	15	2.10	728.20	728.72	729.21	729.88	732.45	732.70	ST 2-21 - ST 2-20
22	21	87.894	0.11	1.73	0.66	0.07	1.13	5.0	10.1	6.5	7.34	7.42	6.34	15	1.32	728.72	729.88	729.88	730.96	732.70	735.47	ST 2-22 - ST 2-21

Project File: Run 2.stm | Number of lines: 50 | Run Date: 5/16/2025

NOTES:Intensity = 147.00 / (Inlet time + 18.00) ^ 0.94; 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)	
23	22	97.547	0.17	1.25	0.66	0.11	0.83	5.0	9.9	6.5	5.39	5.47	6.86	12	2.36	729.88	732.18	730.96	733.18	735.47	737.84	ST 2-23 - ST 2-22
24	23	52.142	0.15	1.08	0.66	0.10	0.71	5.0	9.7	6.6	4.67	4.78	6.12	12	1.80	732.18	733.12	733.18	734.02	737.84	740.91	ST 2-24 - ST 2-23
25	24	106.703	0.30	0.62	0.66	0.20	0.41	5.0	5.2	7.7	3.17	3.29	4.77	12	0.85	736.04	736.95	736.83	737.74	740.91	740.49	ST 2-25 - ST 2-24
26	25	25.134	0.32	0.32	0.66	0.21	0.21	5.0	5.0	7.8	1.65	2.46	2.62	12	0.48	736.95	737.07	737.74	737.78	740.49	740.57	ST 2-26 - ST 2-25
27	24	82.285	0.27	0.31	0.66	0.18	0.20	5.0	9.0	6.7	1.37	2.48	2.28	12	0.49	733.12	733.52	734.02	734.14	740.91	738.19	ST 2-27 - ST 2-24
28	27	63.686	0.04	0.04	0.66	0.03	0.03	5.0	5.0	7.8	0.21	2.48	0.68	12	0.49	733.52	733.83	734.14	734.15	738.19	737.33	ST 2-28 - ST 2-27
29	22	31.318	0.16	0.37	0.66	0.11	0.23	5.0	5.4	7.7	1.79	2.46	3.42	12	0.48	731.03	731.18	731.66	731.81	735.47	734.88	ST 2-29 - ST 2-22
30	29	32.000	0.21	0.21	0.61	0.13	0.13	5.0	5.0	7.8	1.00	2.52	2.21	12	0.50	731.18	731.34	731.81	731.84	734.88	734.84	ST 2-30 - ST 2-29
31	21	30.552	0.09	0.09	0.66	0.06	0.06	5.0	5.0	7.8	0.46	4.42	1.68	12	1.54	729.20	729.67	729.88	729.95	732.70	733.17	ST 2-31 - ST 2-21
32	2	32.000	0.12	0.12	0.68	0.08	0.08	5.0	5.0	7.8	0.64	2.52	2.67	12	0.50	723.28	723.44	723.62	723.78	726.94	726.94	ST 2-32 - ST 2-2
33	1	43.251	0.11	2.17	0.61	0.07	1.47	5.0	11.4	6.2	9.12	9.45	6.09	18	0.81	721.26	721.61	722.44	722.80	726.83	726.17	ST 2-33 - ST 2-1
34	33	36.123	0.13	2.06	0.68	0.09	1.40	5.0	11.3	6.2	8.73	8.91	5.75	18	0.72	721.61	721.87	722.81	723.07	726.17	726.70	ST 2-34 - ST 2-33
35	34	37.332	0.06	1.93	0.68	0.04	1.31	5.0	11.2	6.2	8.20	8.46	6.91	15	1.71	721.87	722.51	723.07	723.63	726.70	727.23	ST 2-35 - ST 2-34
36	35	25.060	0.11	1.48	0.68	0.07	1.01	5.0	9.4	6.6	6.68	6.83	5.94	15	1.12	722.51	722.79	723.63	723.83	727.23	727.14	ST 2-36 - ST 2-35
37	36	26.088	0.16	1.37	0.68	0.11	0.93	5.0	9.3	6.6	6.19	6.28	7.89	12	3.10	722.79	723.60	723.83	724.60	727.14	727.21	ST 2-37 - ST 2-36
38	37	24.206	0.07	1.21	0.68	0.05	0.82	5.0	9.3	6.7	5.48	5.65	7.07	12	2.52	723.60	724.21	724.60	725.15	727.21	727.71	ST 2-38 - ST 2-37
39	38	59.080	0.12	1.14	0.68	0.08	0.78	5.0	9.1	6.7	5.19	6.11	6.81	12	2.95	724.21	725.95	725.15	726.88	727.71	730.05	ST 2-39 - ST 2-38
40	39	117.192	0.23	0.65	0.68	0.16	0.44	5.0	8.7	6.8	3.01	4.17	4.57	12	1.37	726.05	727.66	726.88	728.40	730.05	731.16	ST 2-40 - ST 2-39
41	40	126.991	0.16	0.25	0.68	0.11	0.17	5.0	7.4	7.1	1.21	6.55	2.67	12	3.38	727.66	731.95	728.40	732.41	731.16	737.95	ST 2-41 - ST 2-40
42	41	87.611	0.09	0.09	0.68	0.06	0.06	5.0	5.0	7.8	0.48	2.47	1.94	12	0.48	731.95	732.37	732.41	732.66	737.95	735.87	ST 2-42 - ST 2-41
43	40	26.360	0.00	0.17	0.68	0.00	0.12	5.0	6.0	7.5	0.87	9.83	2.22	12	7.63	727.66	729.67	728.40	730.06	731.16	733.51	ST 2-43 - ST 2-40
44	43	69.852	0.17	0.17	0.68	0.12	0.12	5.0	5.0	7.8	0.90	2.48	2.91	12	0.49	729.67	730.01	730.09	730.43	733.51	733.51	ST 2-44 - ST 2-43

Project File: Run 2.stm | Number of lines: 50 | Run Date: 5/16/2025

NOTES:Intensity = 147.00 / (Inlet time + 18.00) ^ 0.94; Return period =Yrs. 10 ; c = cir e = ellip b = box

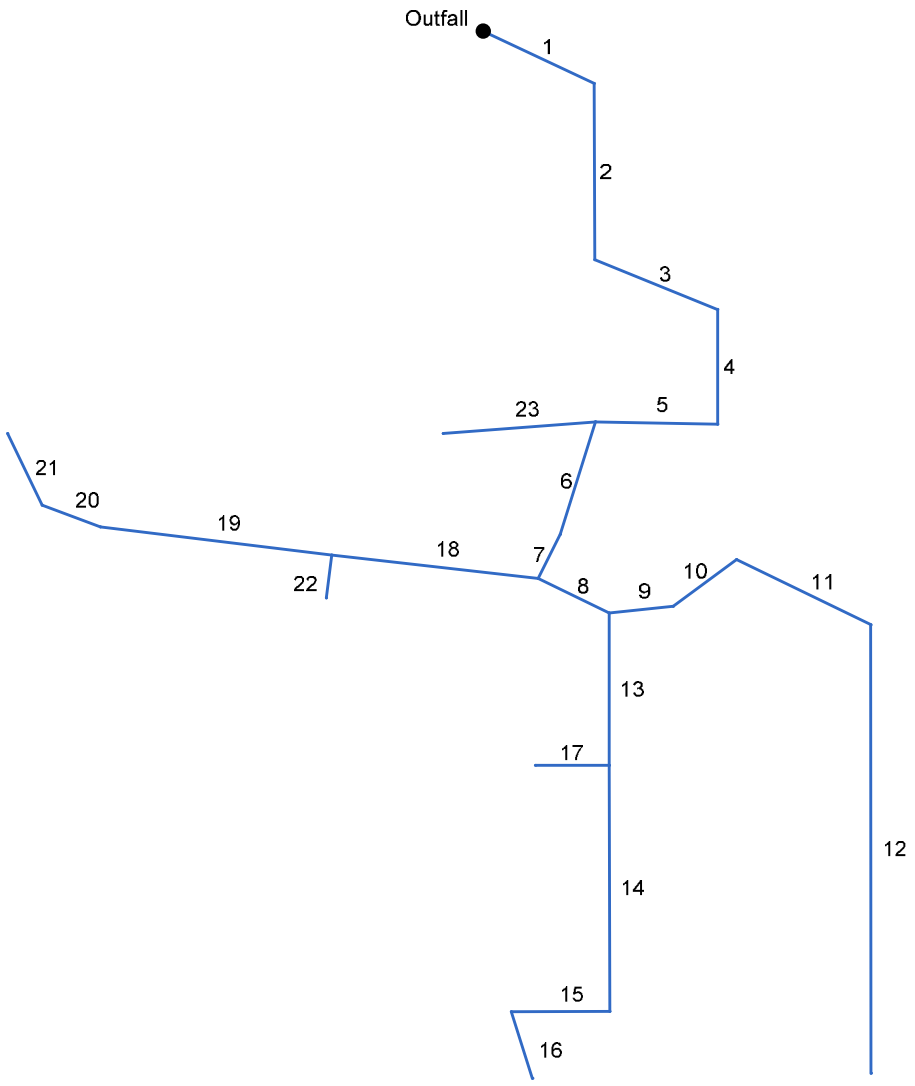
Storm Sewer Tabulation

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)	
45	39	73.872	0.17	0.37	0.68	0.12	0.25	5.0	5.7	7.6	1.91	2.49	2.79	12	0.49	725.95	726.31	726.88	727.05	730.05	730.32	ST 2-45 - ST 2-39
46	45	26.001	0.12	0.20	0.68	0.08	0.14	5.0	5.3	7.7	1.05	2.52	1.85	12	0.50	726.31	726.44	727.05	727.07	730.32	730.82	ST 2-46 - ST 2-45
47	46	11.206	0.08	0.08	0.68	0.05	0.05	5.0	5.0	7.8	0.42	2.61	0.87	12	0.54	726.44	726.50	727.07	727.07	730.82	730.00	ST 2-47 - ST 2-46
48	35	35.787	0.18	0.39	0.68	0.12	0.27	5.0	11.0	6.3	1.67	2.45	3.31	12	0.47	723.01	723.18	723.63	723.78	727.23	726.68	ST 2-48 - ST 2-35
49	48	31.333	0.16	0.16	0.68	0.11	0.11	5.0	5.0	7.8	0.85	3.60	2.38	12	1.02	723.18	723.50	723.78	723.89	726.68	727.00	ST 2-49 - ST 2-48
50	48	121.070	0.05	0.05	0.68	0.03	0.03	5.0	5.0	7.8	0.27	4.70	2.71	12	1.74	723.79	725.90	723.95	726.11	726.68	729.40	ST 2-50 - ST 2-48

Project File: Run 2.stm | Number of lines: 50 | Run Date: 5/16/2025

NOTES:Intensity = 147.00 / (Inlet time + 18.00) ^ 0.94; Return period =Yrs. 10 ; c = cir e = ellip b = box

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Run 3.stm	Number of lines: 23	Date: 5/16/2025

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	47.885	0.00	3.29	0.61	0.00	2.14	5.0	7.2	11.9	25.46	25.81	5.99	30	0.40	719.40	719.59	721.42	721.61	719.40	723.34	ST 3-1 - FES 3-1
2	1	69.158	0.00	3.29	0.61	0.00	2.14	5.0	7.1	12.0	25.60	31.14	9.87	24	1.90	720.31	721.62	721.69	723.40	723.34	729.66	ST 3-2 - ST 3-1
3	2	51.853	0.00	3.29	0.61	0.00	2.14	5.0	6.9	12.0	25.70	31.24	8.71	24	1.91	721.62	722.61	723.40	724.39	729.66	732.77	ST 3-3 - ST 3-2
4	3	44.951	0.00	3.29	0.61	0.00	2.14	5.0	6.9	12.0	25.79	31.10	8.74	24	1.89	722.61	723.46	724.39	725.24	732.77	733.37	ST 3-4 - ST 3-3
5	4	47.842	0.21	3.29	0.61	0.13	2.14	5.0	6.8	12.1	25.88	31.21	8.76	24	1.90	723.46	724.37	725.24	726.15	733.37	732.67	ST 3-5 - ST 3-4
6	5	46.203	0.19	2.67	0.66	0.13	1.76	5.0	6.6	12.1	21.40	25.11	8.34	24	1.23	726.41	726.98	727.83	728.63	732.67	733.33	ST 3-6 - ST 3-5
7	6	19.226	0.04	2.48	0.66	0.03	1.64	5.0	6.6	12.2	19.92	33.41	7.28	24	2.18	726.98	727.40	728.63	729.00	733.33	733.83	ST 3-7 - ST 3-6
8	7	30.680	0.17	1.85	0.66	0.11	1.22	5.0	6.5	12.2	14.89	21.37	8.55	18	4.14	727.40	728.67	729.00	730.07	733.83	734.03	ST 3-8 - ST 3-7
9	8	25.173	0.36	0.90	0.66	0.24	0.59	5.0	6.5	12.2	7.26	7.50	5.92	15	1.35	728.67	729.01	730.07	730.39	734.03	733.39	ST 3-9 - ST 3-8
10	9	30.804	0.16	0.54	0.66	0.11	0.36	5.0	6.4	12.3	4.37	4.49	5.57	12	1.59	729.01	729.50	730.39	730.86	733.39	733.00	ST 3-10 - ST 3-9
11	10	58.264	0.14	0.38	0.66	0.09	0.25	5.0	6.1	12.4	3.11	6.76	4.42	12	3.60	729.50	731.60	730.86	732.35	733.00	735.10	ST 3-11 - ST 3-10
12	11	175.783	0.24	0.24	0.66	0.16	0.16	5.0	5.0	12.9	2.05	5.29	3.65	12	2.21	731.60	735.48	732.35	736.09	735.10	738.98	ST 3-12 - ST 3-11
13	8	59.764	0.00	0.78	0.66	0.00	0.51	5.0	5.5	12.7	6.53	6.61	8.35	12	3.45	728.87	730.93	730.07	731.90	734.03	735.46	ST 3-13 - ST 3-8
14	13	96.482	0.00	0.56	0.66	0.00	0.37	5.0	5.2	12.8	4.74	5.76	7.27	12	2.61	731.96	734.48	732.65	735.38	735.46	739.06	ST 3-14 - ST 3-13
15	14	38.297	0.24	0.56	0.66	0.16	0.37	5.0	5.1	12.9	4.76	4.85	6.38	12	1.85	734.48	735.19	735.38	736.09	739.06	739.06	ST 3-15 - ST 3-14
16	15	27.364	0.32	0.32	0.66	0.21	0.21	5.0	5.0	12.9	2.73	2.81	3.73	12	0.62	735.19	735.36	736.09	736.22	739.06	738.86	ST 3-16 - ST 3-15
17	13	28.783	0.22	0.22	0.66	0.15	0.15	5.0	5.0	12.9	1.88	2.48	2.48	12	0.49	730.93	731.07	731.90	731.96	735.46	734.57	ST 3-17 - ST 3-13
18	7	81.237	0.00	0.59	0.66	0.00	0.39	5.0	6.2	12.4	4.81	4.92	6.79	12	1.91	729.36	730.91	730.16	731.82	733.83	734.41	ST 3-18 - ST 3-7
19	18	90.862	0.17	0.42	0.66	0.11	0.28	5.0	5.8	12.5	3.47	4.93	4.91	12	1.92	730.91	732.65	731.82	733.45	734.41	736.71	ST 3-19 - ST 3-18
20	19	24.317	0.18	0.25	0.66	0.12	0.17	5.0	5.7	12.6	2.08	2.50	3.19	12	0.49	732.65	732.77	733.45	733.52	736.71	740.17	ST 3-20 - ST 3-19
21	20	31.175	0.07	0.07	0.66	0.05	0.05	5.0	5.0	12.9	0.60	2.47	1.07	12	0.48	732.77	732.92	733.52	733.53	740.17	736.42	ST 3-21 - ST 3-20
22	18	16.852	0.17	0.17	0.66	0.11	0.11	5.0	5.0	12.9	1.45	4.51	2.77	12	1.60	730.91	731.18	731.82	731.69	734.41	734.68	ST 3-22 - ST 3-18

Project File: Run 3.stm | Number of lines: 23 | Run Date: 5/16/2025

NOTES:Intensity = 269.89 / (Inlet time + 19.00) ^ 0.96; Return period =Yrs. 100 ; 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)	
23	5	59.572	0.41	0.41	0.61	0.25	0.25	5.0	5.0	12.9	3.24	3.30	4.78	12	0.86	729.16	729.67	729.96	730.47	732.67	733.17	ST 3-23 - ST 3-5

Project File: Run 3.stm | Number of lines: 23 | Run Date: 5/16/2025

NOTES:Intensity = 269.89 / (Inlet time + 19.00) ^ 0.96; Return period =Yrs. 100 ; c = cir e = ellip b = box

APPENDIX 3: PROPOSED CALCULATIONS

NORTH

LEGEND

TRIBUTARY BOUNDARY

TIME OF CONCENTRATION FLOWPATH

NORTH 1
CN =83.24
ADJUSTED CN = 80.03
TC = 0.24 HR

10.61 AC

1.41 AC

1.91 AC

1.27 AC

0.49 AC

0.84 AC

13.70 AC

1.51 AC

0.67 AC

0.98 AC
MEACHAM ROAD
TRIBUTARY AREA DRAINS
DIRECTLY TO WETLAND

SOUTH 1
CN =88.29
ADJUSTED CN = 83.23
TC = 0.23 HR

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

W. SUE LN.

BROCKWAY

GREENWICH CT.

WOODCLIFF CT.

BROOKDALE LN.

S. MEACHAM ROAD

397.61'

SALT CREEK

DETENTION POND 1

DETENTION POND 2

FLOODPLAIN COMPENSATION BASIN

SUB. OF THE NE 1/4 AND THE SE 1/4 OF SEC. 34-42-10 AND THE NW 1/4 AND THE W. 1/2 OF THE SE 1/4 OF SEC. 35-42-10 REC. 01/21/1859 IN BOOK 160, PG. 32

V3 ##########
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www.v3co.com

LOEBER FARM

SCHAUMBURG *ILLINOIS*

10.0 PROPOSED TRIBUTARY AREA EXHIBIT

DATE: 05-15-25

0 80 160

SCALE: 1"=160'

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\10.0 Proposed Tributary Area Exhibit.dwg 5/15/2025

LEGEND

NORTHERN PERVIOUS AREA

GREENSPACE = 265,053 SF (6.08 AC)

SOUTHERN PERVIOUS AREA

GREENSPACE = 283,128 SF (6.50 AC)

IMPERVIOUS AREA

PAVEMENT = 299,499 SF (6.88 AC)

UNDEVELOPED AREA

UNDEVELOPED = 358,318 SF (8.23 AC)

NORTHERN AREA BUILDINGS

BUILDINGS = 98,010 SF (2.25 AC)

SOUTHERN AREA BUILDINGS

BUILDINGS = 143,540 SF (3.30 AC)

TOTAL DEVELOPED AREA = 1,061,556 SF (24.37 AC)

TOTAL SITE AREA = 1,420,281 SF (32.61 AC)

*3,267 SF ASSUMED IMPERVIOUS AREA PER SINGLE FAMILY LOT

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

DETENTION POND 1

DETENTION POND 2

SALT CREEK

W. SUE LN.

BROCKWAY

WOODCLIFF CT.

S. MEACHAM ROAD

BROOKDALE LN.

397.61

LOEBER FARM

SCHAUMBURG ILLINOIS

PROPOSED PERVIOUS/ IMPERVIOUS EXHIBIT

DATE: 05-16-25

SCALE: 1"=150'

0 75 150

V3 ########## ########## ########## www.v3co.com

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\Proposed Impervious Area Exhibit.dwg 5/16/2025

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Loeber Farm** **PERMIT NUMBER:**

LOCATION: **Schaumburg, IL** **DATE:** 5/15/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA ___ MAJOR STORMWATER SYSTEM

___ UNRESTRICTED AREA ___ OTHER: ____

___ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION ___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Pavement/Sidewalk/Buildings	C	98	4.15	406.77
Pervious Area	C	74	6.08	450.27
Native Plantings	C	70	0.38	26.37
TOTALS:			10.61	883.41

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{883.41}{10.61} \rightarrow \textbf{Composite CN} = \textbf{83.24}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Loeber Farm **PERMIT NUMBER:**

LOCATION: Schaumburg, IL **DATE:** 5/15/2025

DEVELOPMENT INFORMTION

1.	Area Detained, A	10.610	acres
2.	Total Impervious Area	4.151	acres
3.	Composite CN	83.56	
4.	Volume Control Storage Provided, VC_P	0.377	ac-ft
5.	Depth of Rainfall, P	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, S	$S = \frac{1000}{CN} - 10$	1.97	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	6.59	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	5.83	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.346	ac-ft
10.	Additional Volume Control Storage Provided	0.031	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	5.450	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.16	inches
13.	Adjusted Maximum Retention, S_{ADJ}		2.50	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	80.03

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: Loeber Farm **PERMIT NUMBER:**

LOCATION: Schaumburg, IL **DATE:** 5/15/2025

DEVELOPMENT INFORMATION

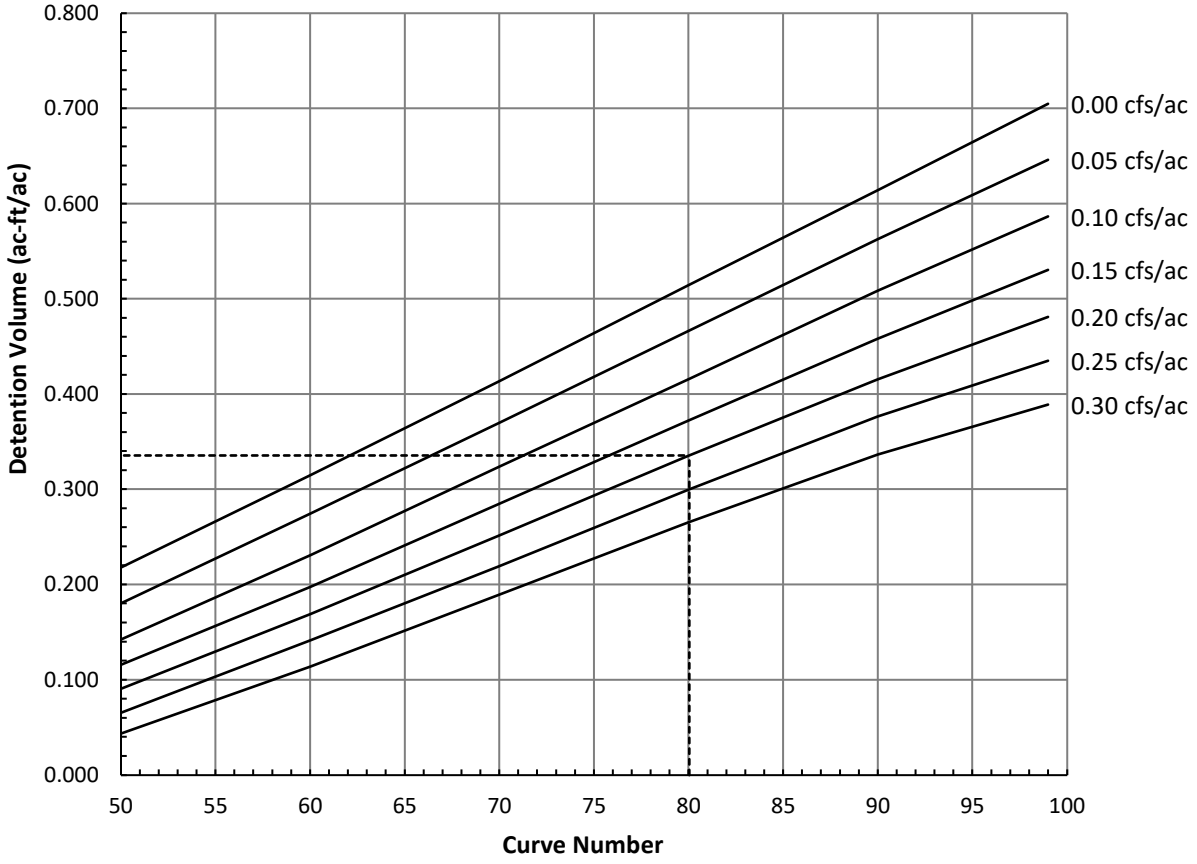
1.	Detained Area	10.610	acres
2.	Curve Number	80.03	
3.	Actual Release Rate	2.120	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	3.560	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



PROPOSED NORTH DETENTION POND 2 STORAGE

PROJECT: **Loeber Farm**
V3 FILE NO.: 220205
DATE: 05/12/25
PREPARED BY: NOD
CHECKED BY: DEF

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
716.50	0.38			0.00	
		0.386	0.193		
717.0	0.40			0.19	
		0.416	0.416		
718.0	0.44			0.61	
		0.457	0.457		
719.0	0.48			1.07	
		0.499	0.499		
720.0	0.52			1.57	
		0.543	0.543		
721.0	0.57			2.11	
		0.588	0.588		
722.0	0.61			2.70	
		0.635	0.635		
723.0	0.66			**3.33**	

Total Volume Provided = **3.33** ac-ft

STAGE DISCHARGE CALCULATION WORKSHEET

PROJECT:	Loeber Farm
V3 FILE NO.:	220205
DATE:	5/13/2025
PREPARED BY:	NOD

Restrictor Pipe	○ YES	◉ NO	
Orifice 1	◉ YES	○ NO	CIRCULAR
Orifice 2	○ YES	◉ NO	CIRCULAR
Weir	○ YES	◉ NO	NONE
Storm Inlet	○ YES	◉ NO	

EMERGENCY OVERFLOW WEIR	
WEIR COEFF.	2.75
WEIR LENGTH (feet)	40.00
WEIR CREST ELEVATION	723.00
BROAD-CRESTED	

ORIFICE 1 INFORMATION	
DIA. (inches)	2.5
AREA (feet^2)	0.034
DIS. COEFF.	0.610
ORIFICE INV ELEV.	716.50
C/L ELEV.	716.60

DEL. INFO IN ORIFICE 2 BOX

OUTLET PIPE INFORMATION	
Applicable to Design?	YES
DIAMETER (inches)	12
AREA (feet^2)	0.785
MANNING'S COEFFICIENT	0.013
INLET DISCHARGE ELEVATION	716.50
DISCHARGE INVERT ELEV	716.00
DISCHARGE T/P ELEV	717.00
PIPE LENGTH (feet)	20.00
PIPE SLOPE (FT/FT)	0.0250

SUMMARY OF ALLOWABLE DISCHARGES

2-yr:	$Q_{release}$ =	**0.60**	cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**0.60**	cfs
100-yr:	$Q_{release}$ =	**2.16**	cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**2.16**	cfs

v2.0

POND H_2O ELEVATION	TAIL WATER ELEVATION	OUTLET PIPE HYDR. SLOPE	Q_{pipe} (cfs)	$HEAD_{overflow}$ (ft)	$Q_{overflow}$ (cfs)	$HEAD_{orifice(1)}$ (ft)	$Q_{orifice(1)}$ (cfs)	$Q_{CONTROL}$ (cfs)
716.50		2.50%	0.000	0.00	0.000	0.00	0.000	**0.000**
717.00		2.50%	2.816	0.00	0.000	0.40	0.105	**0.961**
718.00		5.00%	7.967	0.00	0.000	1.40	0.197	**1.255**
719.00		10.00%	11.267	0.00	0.000	2.40	0.258	**1.484**
720.00		15.00%	13.799	0.00	0.000	3.40	0.308	**1.682**
721.00		20.00%	15.934	0.00	0.000	4.40	0.350	**1.858**
722.00		25.00%	17.815	0.00	0.000	5.40	0.388	**2.018**
723.00		30.00%	19.515	0.00	0.000	6.40	0.422	**2.167**
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	

EQUATIONS

MANNINGS EQUATION FOR OUTLET PIPE:

$Q = (1.486/n) \times A_{pipe} \times (r_h^{2/3}) \times (S^{1/2})$

where:

A_{pipe} = AREA OF DISCHARGE PIPE
n = MANNINGS ROUGHNESS CONSTANT
r_h = HYDRAULIC RADIUS OF DISCHARGE PIPE
S = HYDRAULIC SLOPE OF DISCHARGE PIPE

EMERGENCY OVERFLOW BROAD-CRESTED WEIR:

Q = C x L x H^3/2

where:

C = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
L = LENGTH OF CREST, ft

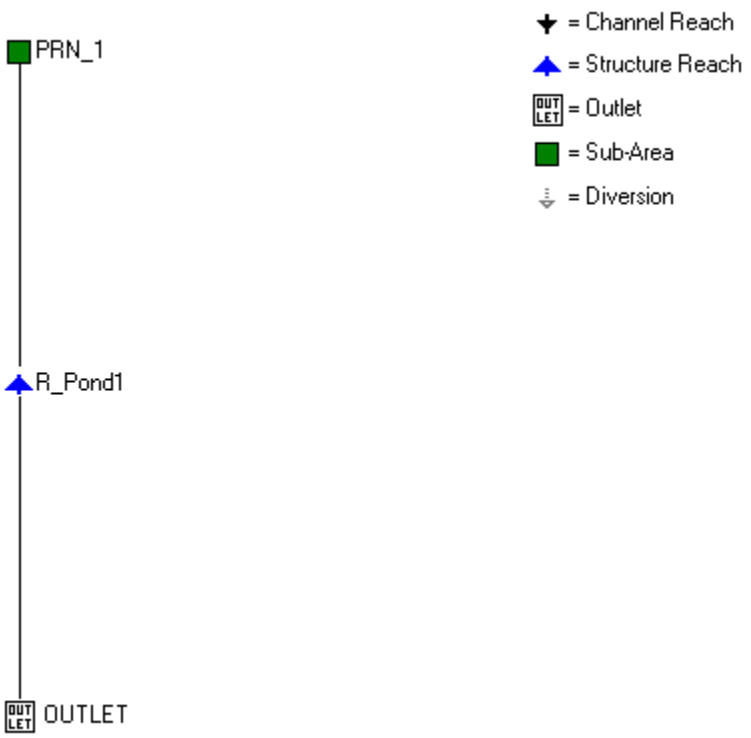
ORIFICE 1:

$Q = C_d \times A_{orifice} \times (2 \times g \times H)^{1/2}$

where:

Aorifice = AREA OF ORIFICE, ft^2
C_d = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
g = ACC. DUE TO GRAVITY

NOTE: WHEN WSEL IS BELOW CL OF ORIFICE THEN WEIR FLOW THRU ORIFICE IS USED. WHEN WSEL IS BETWEEN CL AND TOP OF ORIFICE, WEIR FLOW & ORIFICE FLOW IS COMPARED AND MOST RESTRICTIVE FLOW VALUE IS USED.


= Channel Reach
= Structure Reach
= Outlet
= Sub-Area
= Diversion
PRN_1
R_Pond1
OUTLET

```
WinTR-20 Printed Page File      Beginning of Input Data List
N:\2022\220205\WinTR20\Proposed\North_Basin_2_TR20.inp

WinTR-20: version 3.20                  0         0         0.1       0
220205  --  Loeber Farm -- Bulletin75 NORTHEAST
Proposed North Basin 2  -- 20250703 NOD

SUB-AREA:
          PRN_1     R_Pond1             0.016578  80.03     0.24


STREAM REACH:
          R_Pond1   Outlet              Pond 1


STORM ANALYSIS:
          1y,5m                         0.33      Huff1-5m  2         3.34
          1y,10m                        0.58      Huff1-10m 2         3.34
          1y,15m                        0.75      Huff1-15m 2         3.34
          1y,30m                        1.03      Huff1-30m 2         3.34
          1y,1h                         1.30      Huff1-1   2         3.34
          1y,2h                         1.61      Huff1-2   2         3.34
          1y,3h                         1.77      Huff1-3   2         3.34
          1y,6h                         2.08      Huff1-6   2         3.34
          1y,12h                        2.41      Huff2-12  2         3.34
          1y,18h                        2.61      Huff3-18  2         3.34
          1y,24h                        2.77      Huff3-24  2         3.34
          1y,48h                        3.04      Huff4-48  2         3.34
          1y,72h                        3.30      Huff4-72  2         3.34
          1y,120h                       3.67      Huff4-120 2         3.34
          1y,240h                       4.65      Huff4-240 2         3.34
          2y,5m                         0.40      Huff1-5m  2         3.34
          2y,10m                        0.70      Huff1-10m 2         3.34
          2y,15m                        0.90      Huff1-15m 2         3.34
          2y,30m                        1.24      Huff1-30m 2         3.34
          2y,1h                         1.57      Huff1-1   2         3.34
          2y,2h                         1.94      Huff1-2   2         3.34
          2y,3h                         2.14      Huff1-3   2         3.34
          2y,6h                         2.51      Huff1-6   2         3.34
          2y,12h                        2.91      Huff2-12  2         3.34
          2y,18h                        3.14      Huff3-18  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          2y,48h                        3.66      Huff4-48  2         3.34
          2y,72h                        3.97      Huff4-72  2         3.34
          2y,120h                       4.42      Huff4-120 2         3.34
          2y,240h                       5.60      Huff4-240 2         3.34
          5y,5m                         0.52      Huff1-5m  2         3.34
          5y,10m                        0.90      Huff1-10m 2         3.34
          5y,15m                        1.16      Huff1-15m 2         3.34
          5y,30m                        1.59      Huff1-30m 2         3.34
          5y,1h                         2.02      Huff1-1   2         3.34
          5y,2h                         2.49      Huff1-2   2         3.34
          5y,3h                         2.75      Huff1-3   2         3.34
          5y,6h                         3.23      Huff1-6   2         3.34
          5y,12h                        3.74      Huff2-12  2         3.34
          5y,18h                        4.04      Huff3-18  2         3.34
          5y,24h                        4.30      Huff3-24  2         3.34
          5y,48h                        4.71      Huff4-48  2         3.34
          5y,72h                        5.08      Huff4-72  2         3.34
          5y,120h                       5.63      Huff4-120 2         3.34
          5y,240h                       7.09      Huff4-240 2         3.34
          10y,5m                        0.62      Huff1-5m  2         3.34
          10y,10m                       1.08      Huff1-10m 2         3.34
          10y,15m                       1.39      Huff1-15m 2         3.34
          10y,30m                       1.91      Huff1-30m 2         3.34
          10y,1h                        2.42      Huff1-1   2         3.34
          10y,2h                        2.99      Huff1-2   2         3.34
          10y,3h                        3.30      Huff1-3   2         3.34
          10y,6h                        3.86      Huff1-6   2         3.34
          10y,12h                       4.48      Huff2-12  2         3.34
          10y,18h                       4.84      Huff3-18  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          10y,48h                       5.62      Huff4-48  2         3.34
          10y,72h                       6.05      Huff4-72  2         3.34
          10y,120h                      6.68      Huff4-120 2         3.34
          10y,240h                      8.25      Huff4-240 2         3.34
          50y,5m                        0.90      Huff1-5m  2         3.34
          50y,10m                       1.58      Huff1-10m 2         3.34
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50y,15m	2.03	Huff1-15m	2	3.34
50y,30m	2.78	Huff1-30m	2	3.34
50y,1h	3.53	Huff1-1	2	3.34
50y,2h	4.35	Huff1-2	2	3.34
50y,3h	4.80	Huff1-3	2	3.34
50y,6h	5.63	Huff1-6	2	3.34
50y,12h	6.53	Huff2-12	2	3.34
50y,18h	7.05	Huff3-18	2	3.34
50y,24h	7.50	Huff3-24	2	3.34
50y,48h	8.13	Huff4-48	2	3.34
50y,72h	8.64	Huff4-72	2	3.34
50y,120h	9.39	Huff4-120	2	3.34
50y,240h	11.26	Huff4-240	2	3.34
100y,5m	1.03	Huff1-5m	2	3.34
100y,10m	1.80	Huff1-10m	2	3.34
100y,15m	2.32	Huff1-15m	2	3.34
100y,30m	3.17	Huff1-30m	2	3.34
100y,1h	4.03	Huff1-1	2	3.34
100y,2h	4.97	Huff1-2	2	3.34
100y,3h	5.49	Huff1-3	2	3.34
100y,6h	6.43	Huff1-6	2	3.34
100y,12h	7.46	Huff2-12	2	3.34
100y,18h	8.06	Huff3-18	2	3.34
100y,24h	8.57	Huff3-24	2	3.34
100y,48h	9.28	Huff4-48	2	3.34
100y,72h	9.85	Huff4-72	2	3.34
100y,120h	10.66	Huff4-120	2	3.34
100y,240h	12.65	Huff4-240	2	3.34

STRUCTURE RATING:

Pond 1	716.50		
	716.50	0.	0.
	717.00	0.951	0.19
	718.00	1.234	0.61
	719.00	1.457	1.07
	720.00	1.648	1.57
	721.00	1.820	2.11
	722.00	1.976	2.70
	723.00	2.121	3.33

RAINFALL DISTRIBUTION:

Huff1-5m	0.0034722				
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-10m	0.0069444				
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-15m	0.01041667				
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-30m	0.020833				
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-1	0.041667				
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-2	0.083333				
	0.0000	0.0836	0.1773	0.2811	0.3833

```
                0.4745    0.5550    0.6225    0.6722    0.7082
                0.7417    0.7697    0.7981    0.8255    0.8518
                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-3           0.125
                0.0000    0.0836    0.1773    0.2811    0.3833
                0.4745    0.5550    0.6225    0.6722    0.7082
                0.7417    0.7697    0.7981    0.8255    0.8518
                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
          Huff1-6           0.25
                0.0000    0.0836    0.1773    0.2811    0.3833
                0.4745    0.5550    0.6225    0.6722    0.7082
                0.7417    0.7697    0.7981    0.8255    0.8518
                0.8740    0.8947    0.9117    0.9270    0.9403
                0.9536    0.9656    0.9774    0.9885    1.0000
          Huff2-12          0.5
                0.0000    0.0229    0.0482    0.0778    0.1133
                0.1579    0.2139    0.2841    0.3644    0.4529
                0.5435    0.6238    0.6976    0.7548    0.8038
                0.8470    0.8781    0.9022    0.9217    0.9381
                0.9529    0.9657    0.9774    0.9884    1.0000
          Huff3-18          0.75
                0.0000    0.0205    0.0431    0.0667    0.0912
                0.1171    0.1436    0.1691    0.1964    0.2278
                0.2633    0.3093    0.3635    0.4392    0.5211
                0.6102    0.6989    0.7819    0.8492    0.8974
                0.9311    0.9534    0.9706    0.9856    1.0000
          Huff3-24          1.
                0.0000    0.0205    0.0431    0.0667    0.0912
                0.1171    0.1436    0.1691    0.1964    0.2278
                0.2633    0.3093    0.3635    0.4392    0.5211
                0.6102    0.6989    0.7819    0.8492    0.8974
                0.9311    0.9534    0.9706    0.9856    1.0000
          Huff4-48          2.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
          Huff4-72          3.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
          Huff4-120         5.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000
          Huff4-240         10.
                0.0000    0.0231    0.0479    0.0712    0.0978
                0.1253    0.1523    0.1791    0.2033    0.2283
                0.2541    0.2835    0.3125    0.3390    0.3633
                0.3861    0.4124    0.4508    0.5129    0.5931
                0.6919    0.8005    0.8971    0.9604    1.0000




GLOBAL OUTPUT:
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WinTR-20 Printed Page File      End of Input Data List

                220205  --  Loeber Farm -- Bulletin75 NORTHEAST
                    Proposed North Basin 2  -- 20250703 NOD

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STORM 1y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.0		0.08	0.0	0.0
R_Pond1	0.017	Upstream	0.0		0.08	0.0	0.0
R_Pond1	0.017	Downstream	0.0	716.50	0.08	0.0	0.0
OUTLET	0.017		0.0		0.08	0.0	0.0

STORM 1y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.001		0.28	0.13	7.93
R_Pond1	0.017	Upstream	0.001		0.28	0.13	7.93
R_Pond1	0.017	Downstream	0.0	716.50	0.22	0.0	0.0
OUTLET	0.017		0.0		0.22	0.0	0.0

STORM 1y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.022		0.32	1.05	63.11
R_Pond1	0.017	Upstream	0.022		0.32	1.05	63.11
R_Pond1	0.017	Downstream	0.0	716.50	0.16	0.0	0.0
OUTLET	0.017		0.0		0.16	0.0	0.0

STORM 1y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.092		0.44	2.61	157.33
R_Pond1	0.017	Upstream	0.092		0.44	2.61	157.33
R_Pond1	0.017	Downstream	0.069	716.68	0.77	0.35	21.20
OUTLET	0.017		0.069		0.77	0.35	21.20

STORM 1y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.194		0.52	3.00	180.97
R_Pond1	0.017	Upstream	0.194		0.52	3.00	180.97

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
R_Pond1	0.017	Downstream	0.171	716.86	1.18	0.69	41.34
OUTLET	0.017		0.171		1.18	0.69	41.34

STORM 1y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.341		0.71	3.42	206.44
R_Pond1	0.017	Upstream	0.341		0.71	3.42	206.44
R_Pond1	0.017	Downstream	0.318	717.03	2.11	0.96	57.85
OUTLET	0.017		0.318		2.11	0.96	57.85

STORM 1y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.428		0.95	3.16	190.57
R_Pond1	0.017	Upstream	0.428		0.95	3.16	190.57
R_Pond1	0.017	Downstream	0.405	717.06	2.89	0.97	58.44
OUTLET	0.017		0.405		2.89	0.97	58.44

STORM 1y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.612		1.61	2.43	146.70
R_Pond1	0.017	Upstream	0.612		1.61	2.43	146.70
R_Pond1	0.017	Downstream	0.589	717.08	4.17	0.97	58.75
OUTLET	0.017		0.589		4.17	0.97	58.75

STORM 1y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.827		6.03	1.99	120.34
R_Pond1	0.017	Upstream	0.827		6.03	1.99	120.34
R_Pond1	0.017	Downstream	0.803	717.22	7.93	1.01	61.18
OUTLET	0.017		0.803		7.93	1.01	61.18

STORM 1y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.963		12.77	1.88	113.32
R_Pond1	0.017	Upstream	0.963		12.77	1.88	113.32
R_Pond1	0.017	Downstream	0.935	717.32	14.41	1.04	62.88
OUTLET	0.017		0.935		14.41	1.04	62.88

STORM 1y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.074		17.02	1.56	93.96
R_Pond1	0.017	Upstream	1.074		17.02	1.56	93.96
R_Pond1	0.017	Downstream	1.045	717.24	18.27	1.02	61.43
OUTLET	0.017		1.045		18.27	1.02	61.43

STORM 1y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.247		42.02	1.20	72.26
R_Pond1	0.017	Upstream	1.247		42.02	1.20	72.26
R_Pond1	0.017	Downstream	1.202	717.08	44.16	0.97	58.71
OUTLET	0.017		1.202		44.16	0.97	58.71

STORM 1y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.405		63.01	0.90	54.56
R_Pond1	0.017	Upstream	1.405		63.01	0.90	54.56
R_Pond1	0.017	Downstream	1.338	716.94	66.07	0.83	49.97
OUTLET	0.017		1.338		66.07	0.83	49.97

STORM 1y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.498		105.00	0.63	38.20
R_Pond1	0.017	Upstream	1.498		105.00	0.63	38.20
R_Pond1	0.017	Downstream	1.459	716.82	105.15	0.61	36.59
OUTLET	0.017		1.459		105.15	0.61	36.59

STORM 1y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.077		210.00	0.44	26.36
R_Pond1	0.017	Upstream	2.077		210.00	0.44	26.36
R_Pond1	0.017	Downstream	2.025	716.73	210.08	0.43	26.05
OUTLET	0.017		2.025		210.08	0.43	26.05

STORM 2y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.0		0.08	0.0	0.0
R_Pond1	0.017	Upstream	0.0		0.08	0.0	0.0
R_Pond1	0.017	Downstream	0.0	716.50	0.08	0.0	0.0
OUTLET	0.017		0.0		0.08	0.0	0.0

STORM 2y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.014		0.26	0.75	45.10
R_Pond1	0.017	Upstream	0.014		0.26	0.75	45.10
R_Pond1	0.017	Downstream	0.0	716.50	0.12	0.0	0.0
OUTLET	0.017		0.0		0.12	0.0	0.0

STORM 2y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.055		0.30	2.40	144.92
R_Pond1	0.017	Upstream	0.055		0.30	2.40	144.92
R_Pond1	0.017	Downstream	0.032	716.61	0.59	0.21	12.87
OUTLET	0.017		0.032		0.59	0.21	12.87

STORM 2y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.169		0.41	4.62	278.62
R_Pond1	0.017	Upstream	0.169		0.41	4.62	278.62
R_Pond1	0.017	Downstream	0.146	716.84	0.75	0.64	38.53
OUTLET	0.017		0.146		0.75	0.64	38.53

STORM 2y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.321		0.46	5.25	316.90
R_Pond1	0.017	Upstream	0.321		0.46	5.25	316.90
R_Pond1	0.017	Downstream	0.298	717.09	1.19	0.98	58.87
OUTLET	0.017		0.298		1.19	0.98	58.87

STORM 2y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.527		0.69	5.57	336.15
R_Pond1	0.017	Upstream	0.527		0.69	5.57	336.15
R_Pond1	0.017	Downstream	0.504	717.35	2.14	1.05	63.36
OUTLET	0.017		0.504		2.14	1.05	63.36

STORM 2y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.650		0.92	4.98	300.43
R_Pond1	0.017	Upstream	0.650		0.92	4.98	300.43
R_Pond1	0.017	Downstream	0.627	717.44	3.11	1.08	64.89
OUTLET	0.017		0.627		3.11	1.08	64.89

STORM 2y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.896		1.58	3.67	221.39
R_Pond1	0.017	Upstream	0.896		1.58	3.67	221.39
R_Pond1	0.017	Downstream	0.873	717.49	4.58	1.09	65.68
OUTLET	0.017		0.873		4.58	1.09	65.68

STORM 2y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.183		5.56	2.78	167.58
R_Pond1	0.017	Upstream	1.183		5.56	2.78	167.58
R_Pond1	0.017	Downstream	1.159	717.69	8.21	1.15	69.09
OUTLET	0.017		1.159		8.21	1.15	69.09

STORM 2y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.353		12.06	2.52	152.24
R_Pond1	0.017	Upstream	1.353		12.06	2.52	152.24
R_Pond1	0.017	Downstream	1.324	717.80	14.53	1.18	71.10
OUTLET	0.017		1.324		14.53	1.18	71.10

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.504		16.04	2.09	126.23
R_Pond1	0.017	Upstream	1.504		16.04	2.09	126.23
R_Pond1	0.017	Downstream	1.475	717.71	19.14	1.15	69.47
OUTLET	0.017		1.475		19.14	1.15	69.47

STORM 2y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.733		42.01	1.57	94.85
R_Pond1	0.017	Upstream	1.733		42.01	1.57	94.85
R_Pond1	0.017	Downstream	1.694	717.43	44.24	1.07	64.65
OUTLET	0.017		1.694		44.24	1.07	64.65

STORM 2y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.955		63.00	1.18	70.95
R_Pond1	0.017	Upstream	1.955		63.00	1.18	70.95
R_Pond1	0.017	Downstream	1.912	717.14	66.13	0.99	59.69
OUTLET	0.017		1.912		66.13	0.99	59.69

STORM 2y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.269		104.99	0.82	49.27
R_Pond1	0.017	Upstream	2.269		104.99	0.82	49.27
R_Pond1	0.017	Downstream	2.212	716.91	105.15	0.79	47.45
OUTLET	0.017		2.212		105.15	0.79	47.45

STORM 2y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.758		209.99	0.55	33.40
R_Pond1	0.017	Upstream	2.758		209.99	0.55	33.40
R_Pond1	0.017	Downstream	2.678	716.79	210.08	0.55	33.08
OUTLET	0.017		2.678		210.08	0.55	33.08

STORM 5y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.0		0.07	0.0	0.0
R_Pond1	0.017	Upstream	0.0		0.07	0.0	0.0
R_Pond1	0.017	Downstream	0.0	716.50	0.07	0.0	0.0
OUTLET	0.017		0.0		0.07	0.0	0.0

STORM 5y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.055		0.25	2.69	162.19
R_Pond1	0.017	Upstream	0.055		0.25	2.69	162.19
R_Pond1	0.017	Downstream	0.032	716.61	0.53	0.21	12.89
OUTLET	0.017		0.032		0.53	0.21	12.89

STORM 5y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.138		0.29	5.76	347.43
R_Pond1	0.017	Upstream	0.138		0.29	5.76	347.43
R_Pond1	0.017	Downstream	0.115	716.78	0.58	0.53	32.09
OUTLET	0.017		0.115		0.58	0.53	32.09

STORM 5y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.331		0.36	8.95	539.66
R_Pond1	0.017	Upstream	0.331		0.36	8.95	539.66
R_Pond1	0.017	Downstream	0.309	717.15	0.77	0.99	59.91
OUTLET	0.017		0.309		0.77	0.99	59.91

STORM 5y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.575		0.43	10.07	607.19
R_Pond1	0.017	Upstream	0.575		0.43	10.07	607.19
R_Pond1	0.017	Downstream	0.552	717.57	1.22	1.11	67.16
OUTLET	0.017		0.552		1.22	1.11	67.16

STORM 5y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.883		0.66	9.79	590.57
R_Pond1	0.017	Upstream	0.883		0.66	9.79	590.57
R_Pond1	0.017	Downstream	0.860	718.02	2.17	1.24	74.72
OUTLET	0.017		0.860		2.17	1.24	74.72

STORM 5y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.067		0.89	8.43	508.41
R_Pond1	0.017	Upstream	1.067		0.89	8.43	508.41
R_Pond1	0.017	Downstream	1.044	718.19	3.14	1.28	76.95
OUTLET	0.017		1.044		3.14	1.28	76.95

STORM 5y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.426		1.56	5.96	359.31
R_Pond1	0.017	Upstream	1.426		1.56	5.96	359.31
R_Pond1	0.017	Downstream	1.403	718.30	5.21	1.30	78.53
OUTLET	0.017		1.403		5.21	1.30	78.53

STORM 5y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.830		5.06	4.32	260.49
R_Pond1	0.017	Upstream	1.830		5.06	4.32	260.49
R_Pond1	0.017	Downstream	1.805	718.56	8.68	1.36	82.03
OUTLET	0.017		1.805		8.68	1.36	82.03

STORM 5y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.073		12.04	3.70	222.92
R_Pond1	0.017	Upstream	2.073		12.04	3.70	222.92
R_Pond1	0.017	Downstream	2.045	718.72	15.13	1.40	84.18
OUTLET	0.017		2.045		15.13	1.40	84.18

STORM 5y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.289		16.04	3.04	183.23
R_Pond1	0.017	Upstream	2.289		16.04	3.04	183.23
R_Pond1	0.017	Downstream	2.259	718.61	19.27	1.37	82.70
OUTLET	0.017		2.259		19.27	1.37	82.70

STORM 5y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.628		42.02	2.22	133.62
R_Pond1	0.017	Upstream	2.628		42.02	2.22	133.62
R_Pond1	0.017	Downstream	2.589	718.18	46.09	1.27	76.82
OUTLET	0.017		2.589		46.09	1.27	76.82

STORM 5y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.932		63.01	1.63	98.34
R_Pond1	0.017	Upstream	2.932		63.01	1.63	98.34
R_Pond1	0.017	Downstream	2.886	717.75	66.21	1.16	70.19
OUTLET	0.017		2.886		66.21	1.16	70.19

STORM 5y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.341		105.00	1.11	67.21
R_Pond1	0.017	Upstream	3.341		105.00	1.11	67.21
R_Pond1	0.017	Downstream	3.289	717.14	110.08	0.99	59.69
OUTLET	0.017		3.289		110.08	0.99	59.69

STORM 5y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		4.434		209.99	0.74	44.41
R_Pond1	0.017	Upstream	4.434		209.99	0.74	44.41
R_Pond1	0.017	Downstream	4.368	716.88	210.06	0.73	44.07
OUTLET	0.017		4.368		210.06	0.73	44.07

STORM 10y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.005		0.21	0.29	17.72
R_Pond1	0.017	Upstream	0.005		0.21	0.29	17.72
R_Pond1	0.017	Downstream	0.0	716.50	0.12	0.0	0.0
OUTLET	0.017		0.0		0.12	0.0	0.0

STORM 10y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.109		0.25	5.23	315.75
R_Pond1	0.017	Upstream	0.109		0.25	5.23	315.75
R_Pond1	0.017	Downstream	0.086	716.72	0.52	0.42	25.52
OUTLET	0.017		0.086		0.52	0.42	25.52

STORM 10y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.234		0.28	9.61	579.73
R_Pond1	0.017	Upstream	0.234		0.28	9.61	579.73
R_Pond1	0.017	Downstream	0.211	716.97	0.57	0.90	54.35
OUTLET	0.017		0.211		0.57	0.90	54.35

STORM 10y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.509		0.35	13.83	834.26
R_Pond1	0.017	Upstream	0.509		0.35	13.83	834.26
R_Pond1	0.017	Downstream	0.486	717.50	0.79	1.09	65.89
OUTLET	0.017		0.486		0.79	1.09	65.89

STORM 10y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.835		0.41	15.15	913.91
R_Pond1	0.017	Upstream	0.835		0.41	15.15	913.91
R_Pond1	0.017	Downstream	0.812	718.08	1.23	1.25	75.50
OUTLET	0.017		0.812		1.23	1.25	75.50

STORM 10y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.244		0.64	14.13	852.23
R_Pond1	0.017	Upstream	1.244		0.64	14.13	852.23
R_Pond1	0.017	Downstream	1.221	718.66	2.19	1.38	83.32
OUTLET	0.017		1.221		2.19	1.38	83.32

STORM 10y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.481		0.85	11.91	718.19
R_Pond1	0.017	Upstream	1.481		0.85	11.91	718.19
R_Pond1	0.017	Downstream	1.458	718.90	3.16	1.44	86.58
OUTLET	0.017		1.458		3.16	1.44	86.58

STORM 10y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.928		1.55	8.09	488.23
R_Pond1	0.017	Upstream	1.928		1.55	8.09	488.23
R_Pond1	0.017	Downstream	1.905	719.09	6.06	1.47	88.93
OUTLET	0.017		1.905		6.06	1.47	88.93

STORM 10y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.446		5.05	5.76	347.49
R_Pond1	0.017	Upstream	2.446		5.05	5.76	347.49
R_Pond1	0.017	Downstream	2.421	719.40	9.08	1.53	92.45
OUTLET	0.017		2.421		9.08	1.53	92.45

STORM 10y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.754		12.05	4.76	286.95
R_Pond1	0.017	Upstream	2.754		12.05	4.76	286.95
R_Pond1	0.017	Downstream	2.726	719.58	15.20	1.57	94.57
OUTLET	0.017		2.726		15.20	1.57	94.57

STORM 10y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.023		16.03	3.89	234.46
R_Pond1	0.017	Upstream	3.023		16.03	3.89	234.46
R_Pond1	0.017	Downstream	2.994	719.46	20.09	1.55	93.23
OUTLET	0.017		2.994		20.09	1.55	93.23

STORM 10y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.432		42.00	2.77	167.34
R_Pond1	0.017	Upstream	3.432		42.00	2.77	167.34
R_Pond1	0.017	Downstream	3.398	718.90	46.14	1.43	86.55
OUTLET	0.017		3.398		46.14	1.43	86.55

STORM 10y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.807		63.01	2.03	122.28
R_Pond1	0.017	Upstream	3.807		63.01	2.03	122.28
R_Pond1	0.017	Downstream	3.768	718.36	66.28	1.31	79.22
OUTLET	0.017		3.768		66.28	1.31	79.22

STORM 10y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		4.346		105.00	1.37	82.73
R_Pond1	0.017	Upstream	4.346		105.00	1.37	82.73
R_Pond1	0.017	Downstream	4.299	717.61	110.12	1.12	67.79
OUTLET	0.017		4.299		110.12	1.12	67.79

STORM 10y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		5.673		210.00	0.88	52.93
R_Pond1	0.017	Upstream	5.673		210.00	0.88	52.93
R_Pond1	0.017	Downstream	5.610	716.96	210.06	0.87	52.59
OUTLET	0.017		5.610		210.06	0.87	52.59

STORM 50y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.055		0.20	2.87	173.16
R_Pond1	0.017	Upstream	0.055		0.20	2.87	173.16
R_Pond1	0.017	Downstream	0.032	716.61	0.48	0.21	12.92
OUTLET	0.017		0.032		0.48	0.21	12.92

STORM 50y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.326		0.24	15.29	922.22
R_Pond1	0.017	Upstream	0.326		0.24	15.29	922.22
R_Pond1	0.017	Downstream	0.304	717.16	0.54	1.00	60.03
OUTLET	0.017		0.304		0.54	1.00	60.03

STORM 50y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.582		0.27	23.47	1415.75
R_Pond1	0.017	Upstream	0.582		0.27	23.47	1415.75
R_Pond1	0.017	Downstream	0.559	717.66	0.62	1.14	68.70
OUTLET	0.017		0.559		0.62	1.14	68.70

STORM 50y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.089		0.31	30.43	1835.81
R_Pond1	0.017	Upstream	1.089		0.31	30.43	1835.81
R_Pond1	0.017	Downstream	1.066	718.61	0.83	1.37	82.66
OUTLET	0.017		1.066		0.83	1.37	82.66

STORM 50y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.662		0.40	31.93	1926.24
R_Pond1	0.017	Upstream	1.662		0.40	31.93	1926.24
R_Pond1	0.017	Downstream	1.639	719.55	1.26	1.56	94.24
OUTLET	0.017		1.639		1.26	1.56	94.24

STORM 50y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.336		0.60	27.49	1658.18
R_Pond1	0.017	Upstream	2.336		0.60	27.49	1658.18
R_Pond1	0.017	Downstream	2.313	720.47	2.22	1.73	104.27
OUTLET	0.017		2.313		2.22	1.73	104.27

STORM 50y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.721		0.80	22.52	1358.38
R_Pond1	0.017	Upstream	2.721		0.80	22.52	1358.38
R_Pond1	0.017	Downstream	2.698	720.87	3.18	1.80	108.42
OUTLET	0.017		2.698		3.18	1.80	108.42

STORM 50y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.451		1.32	14.96	902.22
R_Pond1	0.017	Upstream	3.451		1.32	14.96	902.22
R_Pond1	0.017	Downstream	3.428	721.31	6.11	1.87	112.68
OUTLET	0.017		3.428		6.11	1.87	112.68

STORM 50y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		4.265		5.04	9.90	597.03
R_Pond1	0.017	Upstream	4.265		5.04	9.90	597.03
R_Pond1	0.017	Downstream	4.240	721.71	9.72	1.93	116.48
OUTLET	0.017		4.240		9.72	1.93	116.48

STORM 50y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		4.742		12.03	7.71	465.11
R_Pond1	0.017	Upstream	4.742		12.03	7.71	465.11
R_Pond1	0.017	Downstream	4.716	721.93	15.85	1.97	118.55
OUTLET	0.017		4.716		15.85	1.97	118.55

STORM 50y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		5.159		16.01	6.24	376.54
R_Pond1	0.017	Upstream	5.159		16.01	6.24	376.54
R_Pond1	0.017	Downstream	5.132	721.84	20.20	1.95	117.66
OUTLET	0.017		5.132		20.20	1.95	117.66

STORM 50y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		5.745		42.01	4.31	259.86
R_Pond1	0.017	Upstream	5.745		42.01	4.31	259.86
R_Pond1	0.017	Downstream	5.714	720.88	46.25	1.80	108.57
OUTLET	0.017		5.714		46.25	1.80	108.57

STORM 50y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		6.220		63.01	3.08	185.80
R_Pond1	0.017	Upstream	6.220		63.01	3.08	185.80
R_Pond1	0.017	Downstream	6.186	720.13	69.11	1.67	100.77
OUTLET	0.017		6.186		69.11	1.67	100.77

STORM 50y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		6.915		105.00	2.03	122.49
R_Pond1	0.017	Upstream	6.915		105.00	2.03	122.49
R_Pond1	0.017	Downstream	6.875	719.02	110.18	1.46	88.12
OUTLET	0.017		6.875		110.18	1.46	88.12

STORM 50y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		8.647		209.99	1.24	74.84
R_Pond1	0.017	Upstream	8.647		209.99	1.24	74.84
R_Pond1	0.017	Downstream	8.597	717.55	220.04	1.11	66.82
OUTLET	0.017		8.597		220.04	1.11	66.82

STORM 100y,5m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.092		0.20	4.80	289.56
R_Pond1	0.017	Upstream	0.092		0.20	4.80	289.56
R_Pond1	0.017	Downstream	0.070	716.69	0.47	0.36	21.73
OUTLET	0.017		0.070		0.47	0.36	21.73

STORM 100y,10m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.445		0.23	20.79	1253.99
R_Pond1	0.017	Upstream	0.445		0.23	20.79	1253.99
R_Pond1	0.017	Downstream	0.423	717.39	0.55	1.06	64.08
OUTLET	0.017		0.423		0.55	1.06	64.08

STORM 100y,15m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		0.768		0.25	30.91	1864.55
R_Pond1	0.017	Upstream	0.768		0.25	30.91	1864.55
R_Pond1	0.017	Downstream	0.745	718.04	0.63	1.24	74.93
OUTLET	0.017		0.745		0.63	1.24	74.93

STORM 100y,30m

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		1.380		0.29	39.00	2352.65
R_Pond1	0.017	Upstream	1.380		0.29	39.00	2352.65
R_Pond1	0.017	Downstream	1.358	719.14	0.84	1.48	89.53
OUTLET	0.017		1.358		0.84	1.48	89.53

STORM 100y,1h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.068		0.39	40.37	2435.04
R_Pond1	0.017	Upstream	2.068		0.39	40.37	2435.04
R_Pond1	0.017	Downstream	2.046	720.23	1.27	1.69	101.77
OUTLET	0.017		2.046		1.27	1.69	101.77

STORM 100y,2h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		2.869		0.60	34.09	2056.36
R_Pond1	0.017	Upstream	2.869		0.60	34.09	2056.36
R_Pond1	0.017	Downstream	2.846	721.27	2.22	1.86	112.37
OUTLET	0.017		2.846		2.22	1.86	112.37

STORM 100y,3h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		3.327		0.77	27.75	1673.70
R_Pond1	0.017	Upstream	3.327		0.77	27.75	1673.70
R_Pond1	0.017	Downstream	3.304	721.73	3.20	1.93	116.67
OUTLET	0.017		3.304		3.20	1.93	116.67

STORM 100y,6h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		4.174		1.31	18.20	1097.98
R_Pond1	0.017	Upstream	4.174		1.31	18.20	1097.98
R_Pond1	0.017	Downstream	4.151	722.26	6.13	2.01	121.50
OUTLET	0.017		4.151		6.13	2.01	121.50

STORM 100y,12h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		5.123		5.03	11.80	711.68
R_Pond1	0.017	Upstream	5.123		5.03	11.80	711.68
R_Pond1	0.017	Downstream	5.099	722.72	10.14	2.08	125.51
OUTLET	0.017		5.099		10.14	2.08	125.51

STORM 100y,18h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		5.683		12.03	9.06	546.29
R_Pond1	0.017	Upstream	5.683		12.03	9.06	546.29
R_Pond1	0.017	Downstream	5.657	722.97	15.92	2.12	127.65
OUTLET	0.017		5.657		15.92	2.12	127.65

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		6.163		16.01	7.31	440.94
R_Pond1	0.017	Upstream	6.163		16.01	7.31	440.94
R_Pond1	0.017	Downstream	6.136	722.87	20.25	2.10	126.84
OUTLET	0.017		6.136		20.25	2.10	126.84

STORM 100y,48h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		6.832		42.01	5.01	301.91
R_Pond1	0.017	Upstream	6.832		42.01	5.01	301.91
R_Pond1	0.017	Downstream	6.803	721.75	46.36	1.94	116.89
OUTLET	0.017		6.803		46.36	1.94	116.89

STORM 100y,72h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		7.370		63.00	3.57	215.23
R_Pond1	0.017	Upstream	7.370		63.00	3.57	215.23
R_Pond1	0.017	Downstream	7.338	720.97	69.14	1.81	109.46
OUTLET	0.017		7.338		69.14	1.81	109.46

STORM 100y,120h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		8.133		104.99	2.34	140.95
R_Pond1	0.017	Upstream	8.133		104.99	2.34	140.95
R_Pond1	0.017	Downstream	8.095	719.71	110.22	1.59	96.05
OUTLET	0.017		8.095		110.22	1.59	96.05

STORM 100y,240h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
PRN_1	0.017		10.014		209.99	1.41	84.88
R_Pond1	0.017	Upstream	10.014		209.99	1.41	84.88
R_Pond1	0.017	Downstream	9.965	718.01	220.06	1.24	74.58
OUTLET	0.017		9.965		220.06	1.24	74.58

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,5m (cfs)	1y,10m (cfs)	1y,15m (cfs)	1y,30m (cfs)	1y,1h (cfs)
PRN_1	0.017	0.0	0.13	1.05	2.61	3.00
R_Pond1	0.017	0.0	0.13	1.05	2.61	3.00
DOWNSTREAM		0.0	0.0	0.0	0.35	0.69
OUTLET	0.017	0.0	0.0	0.0	0.35	0.69

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,2h (cfs)	1y,3h (cfs)	1y,6h (cfs)	1y,12h (cfs)	1y,18h (cfs)
PRN_1	0.017	3.42	3.16	2.43	1.99	1.88
R_Pond1	0.017	3.42	3.16	2.43	1.99	1.88
DOWNSTREAM		0.96	0.97	0.97	1.01	1.04
OUTLET	0.017	0.96	0.97	0.97	1.01	1.04

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 1y,24h (cfs)	1y,48h (cfs)	1y,72h (cfs)	1y,120h (cfs)	1y,240h (cfs)
PRN_1	0.017	1.56	1.20	0.90	0.63	0.44
R_Pond1	0.017	1.56	1.20	0.90	0.63	0.44
DOWNSTREAM		1.02	0.97	0.83	0.61	0.43
OUTLET	0.017	1.02	0.97	0.83	0.61	0.43

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,5m (cfs)	2y,10m (cfs)	2y,15m (cfs)	2y,30m (cfs)	2y,1h (cfs)
PRN_1	0.017	0.0	0.75	2.40	4.62	5.25
R_Pond1	0.017	0.0	0.75	2.40	4.62	5.25
DOWNSTREAM		0.0	0.0	0.21	0.64	0.98
OUTLET	0.017	0.0	0.0	0.21	0.64	0.98

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,2h (cfs)	2y,3h (cfs)	2y,6h (cfs)	2y,12h (cfs)	2y,18h (cfs)
PRN_1	0.017	5.57	4.98	3.67	2.78	2.52
R_Pond1	0.017	5.57	4.98	3.67	2.78	2.52
DOWNSTREAM		1.05	1.08	1.09	1.15	1.18
OUTLET	0.017	1.05	1.08	1.09	1.15	1.18

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 2y,24h (cfs)	2y,48h (cfs)	2y,72h (cfs)	2y,120h (cfs)	2y,240h (cfs)
PRN_1	0.017	2.09	1.57	1.18	0.82	0.55
R_Pond1	0.017	2.09	1.57	1.18	0.82	0.55
DOWNSTREAM		1.15	1.07	0.99	0.79	0.55
OUTLET	0.017	1.15	1.07	0.99	0.79	0.55

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,5m (cfs)	5y,10m (cfs)	5y,15m (cfs)	5y,30m (cfs)	5y,1h (cfs)

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,5m (cfs)	5y,10m (cfs)	5y,15m (cfs)	5y,30m (cfs)	5y,1h (cfs)
PRN_1	0.017	0.0	2.69	5.76	8.95	10.07
R_Pond1	0.017	0.0	2.69	5.76	8.95	10.07
DOWNSTREAM		0.0	0.21	0.53	0.99	1.11
OUTLET	0.017	0.0	0.21	0.53	0.99	1.11

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,2h (cfs)	5y,3h (cfs)	5y,6h (cfs)	5y,12h (cfs)	5y,18h (cfs)
PRN_1	0.017	9.79	8.43	5.96	4.32	3.70
R_Pond1	0.017	9.79	8.43	5.96	4.32	3.70
DOWNSTREAM		1.24	1.28	1.30	1.36	1.40
OUTLET	0.017	1.24	1.28	1.30	1.36	1.40

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 5y,24h (cfs)	5y,48h (cfs)	5y,72h (cfs)	5y,120h (cfs)	5y,240h (cfs)
PRN_1	0.017	3.04	2.22	1.63	1.11	0.74
R_Pond1	0.017	3.04	2.22	1.63	1.11	0.74
DOWNSTREAM		1.37	1.27	1.16	0.99	0.73
OUTLET	0.017	1.37	1.27	1.16	0.99	0.73

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,5m (cfs)	10y,10m (cfs)	10y,15m (cfs)	10y,30m (cfs)	10y,1h (cfs)
PRN_1	0.017	0.29	5.23	9.61	13.83	15.15
R_Pond1	0.017	0.29	5.23	9.61	13.83	15.15
DOWNSTREAM		0.0	0.42	0.90	1.09	1.25
OUTLET	0.017	0.0	0.42	0.90	1.09	1.25

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,2h (cfs)	10y,3h (cfs)	10y,6h (cfs)	10y,12h (cfs)	10y,18h (cfs)
PRN_1	0.017	14.13	11.91	8.09	5.76	4.76
R_Pond1	0.017	14.13	11.91	8.09	5.76	4.76
DOWNSTREAM		1.38	1.44	1.47	1.53	1.57
OUTLET	0.017	1.38	1.44	1.47	1.53	1.57

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 10y,24h (cfs)	10y,48h (cfs)	10y,72h (cfs)	10y,120h (cfs)	10y,240h (cfs)
PRN_1	0.017	3.89	2.77	2.03	1.37	0.88
R_Pond1	0.017	3.89	2.77	2.03	1.37	0.88
DOWNSTREAM		1.55	1.43	1.31	1.12	0.87
OUTLET	0.017	1.55	1.43	1.31	1.12	0.87

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,5m (cfs)	50y,10m (cfs)	50y,15m (cfs)	50y,30m (cfs)	50y,1h (cfs)

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,5m (cfs)	50y,10m (cfs)	50y,15m (cfs)	50y,30m (cfs)	50y,1h (cfs)
PRN_1	0.017	2.87	15.29	23.47	30.43	31.93
R_Pond1	0.017	2.87	15.29	23.47	30.43	31.93
DOWNSTREAM		0.21	1.00	1.14	1.37	1.56
OUTLET	0.017	0.21	1.00	1.14	1.37	1.56

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,2h (cfs)	50y,3h (cfs)	50y,6h (cfs)	50y,12h (cfs)	50y,18h (cfs)
PRN_1	0.017	27.49	22.52	14.96	9.90	7.71
R_Pond1	0.017	27.49	22.52	14.96	9.90	7.71
DOWNSTREAM		1.73	1.80	1.87	1.93	1.97
OUTLET	0.017	1.73	1.80	1.87	1.93	1.97

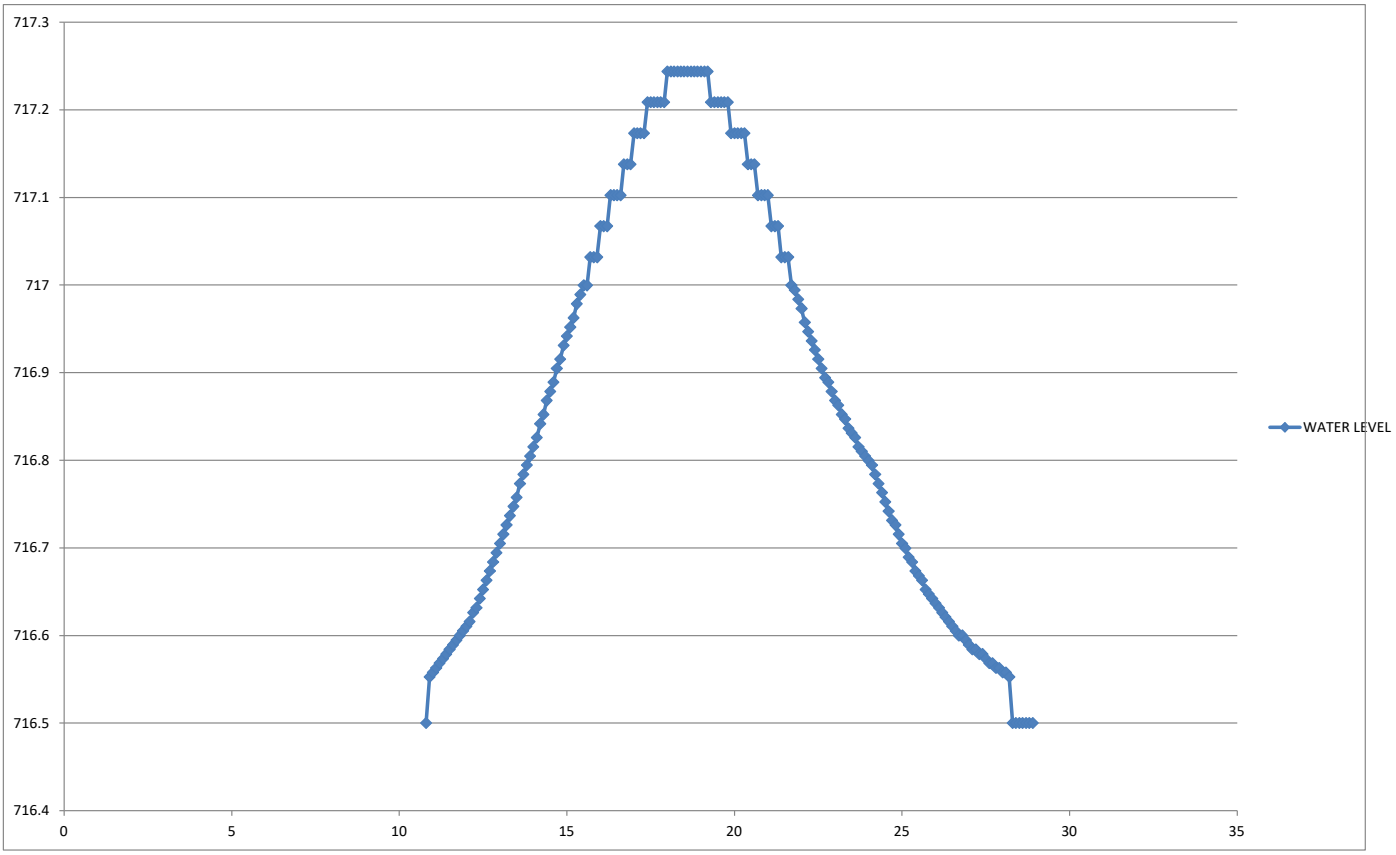
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 50y,24h (cfs)	50y,48h (cfs)	50y,72h (cfs)	50y,120h (cfs)	50y,240h (cfs)
PRN_1	0.017	6.24	4.31	3.08	2.03	1.24
R_Pond1	0.017	6.24	4.31	3.08	2.03	1.24
DOWNSTREAM		1.95	1.80	1.67	1.46	1.11
OUTLET	0.017	1.95	1.80	1.67	1.46	1.11

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,5m (cfs)	100y,10m (cfs)	100y,15m (cfs)	100y,30m (cfs)	100y,1h (cfs)
PRN_1	0.017	4.80	20.79	30.91	39.00	40.37
R_Pond1	0.017	4.80	20.79	30.91	39.00	40.37
DOWNSTREAM		0.36	1.06	1.24	1.48	1.69
OUTLET	0.017	0.36	1.06	1.24	1.48	1.69

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,2h (cfs)	100y,3h (cfs)	100y,6h (cfs)	100y,12h (cfs)	100y,18h (cfs)
PRN_1	0.017	34.09	27.75	18.20	11.80	9.06
R_Pond1	0.017	34.09	27.75	18.20	11.80	9.06
DOWNSTREAM		1.86	1.93	2.01	2.08	2.12
OUTLET	0.017	1.86	1.93	2.01	2.08	2.12

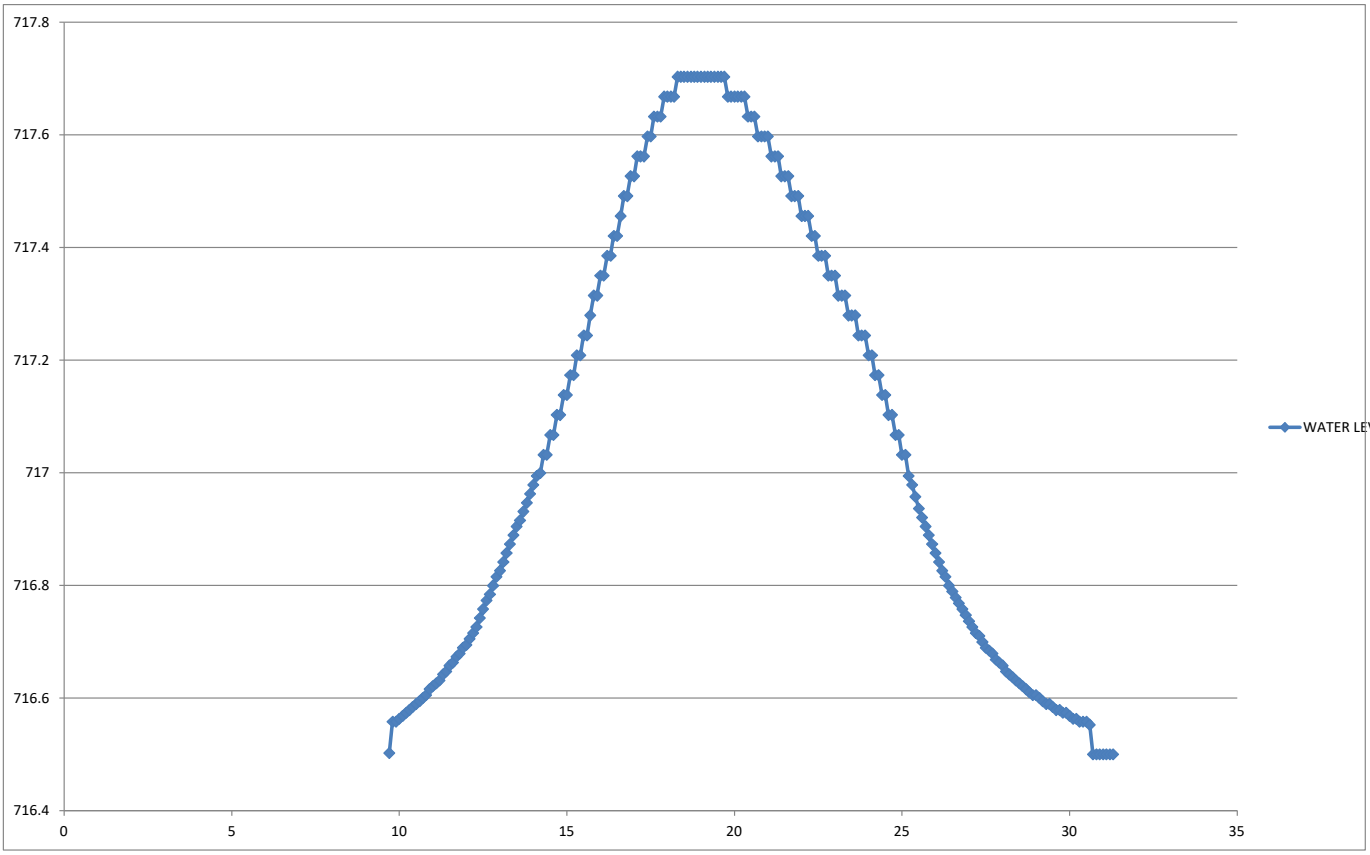
Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,24h (cfs)	100y,48h (cfs)	100y,72h (cfs)	100y,120h (cfs)	100y,240h (cfs)
PRN_1	0.017	7.31	5.01	3.57	2.34	1.41
R_Pond1	0.017	7.31	5.01	3.57	2.34	1.41
DOWNSTREAM		2.10	1.94	1.81	1.59	1.24
OUTLET	0.017	2.10	1.94	1.81	1.59	1.24

NORTH BASIN 1 YEAR HYDROGRAPH



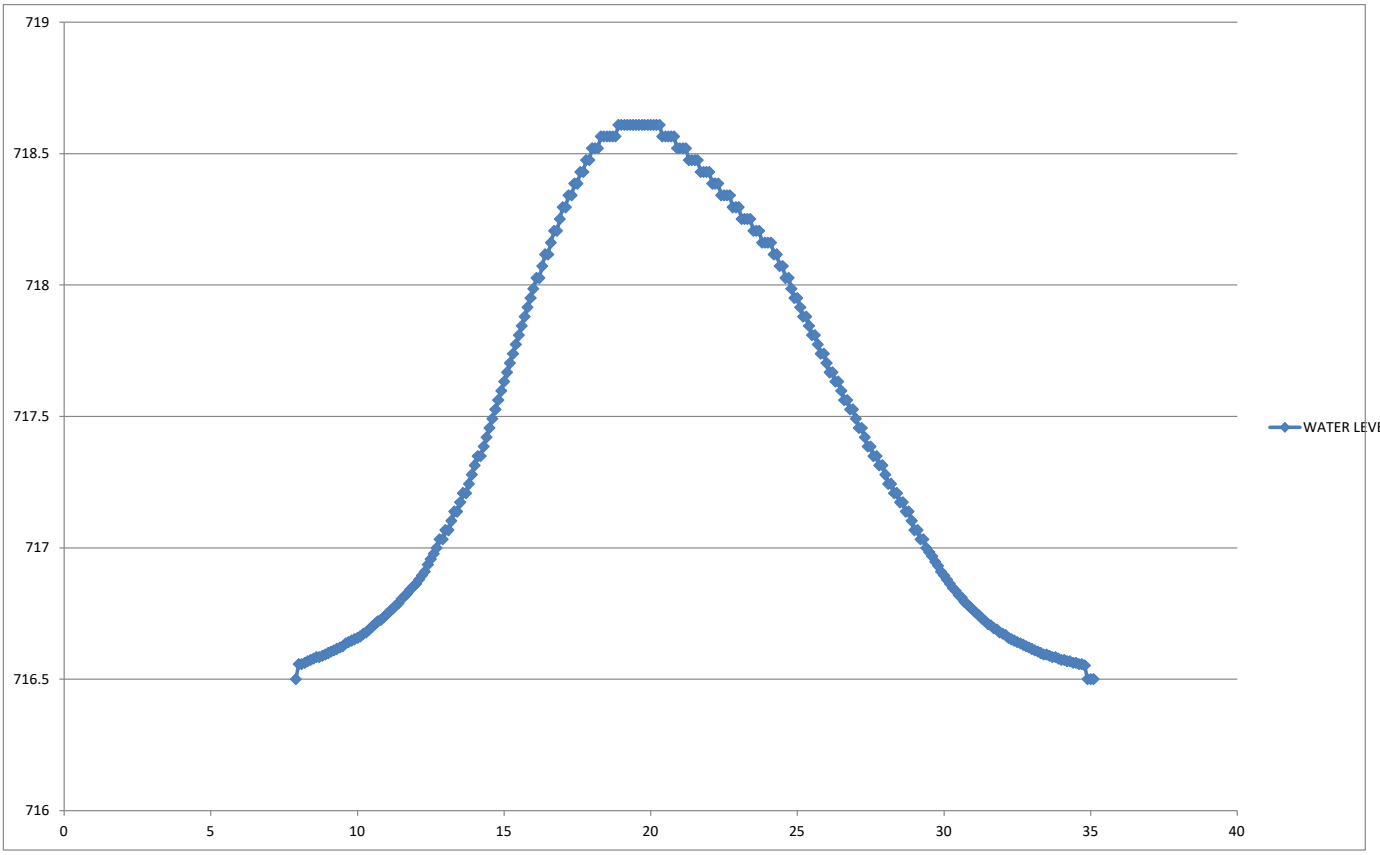
DRAWDOWN TIME (HOURS)

NORTH BASIN 2 YEAR HYDROGRAPH



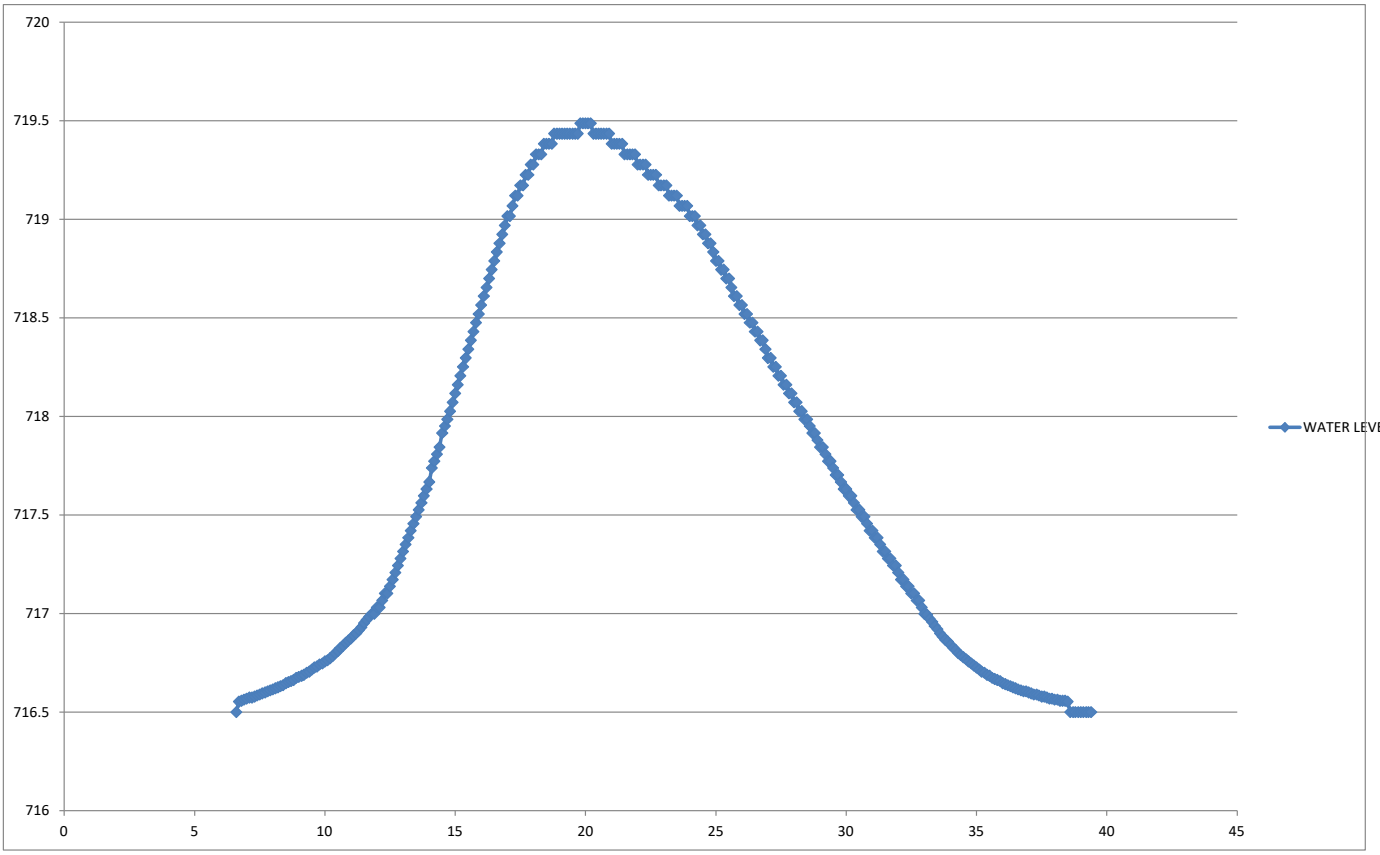
DRAWDOWN TIME (HOURS)

NORTH BASIN 5 YEAR HYDROGRAPH



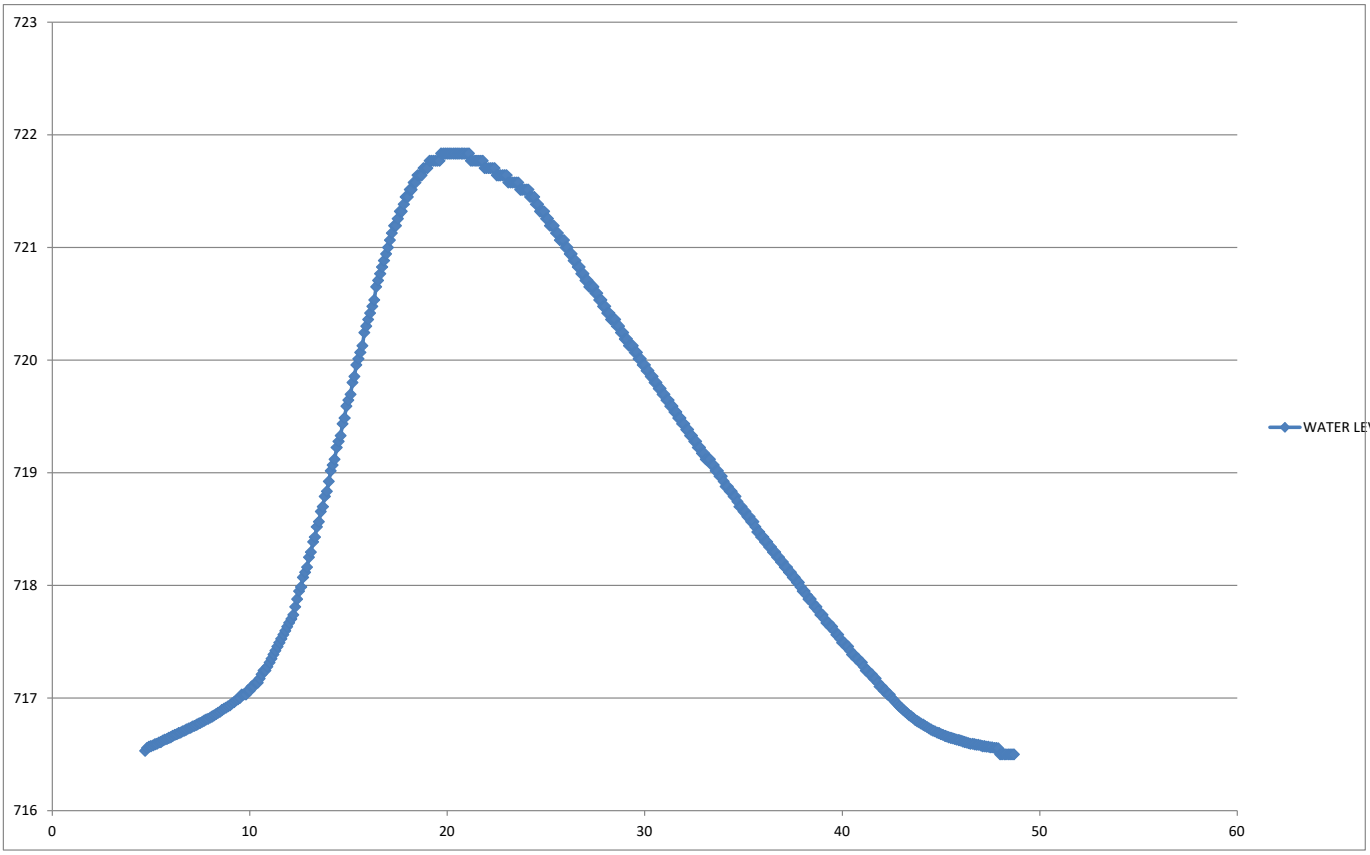
DRAWDOWN TIME (HOURS)

NORTH BASIN 10 YEAR HYDROGRAPH



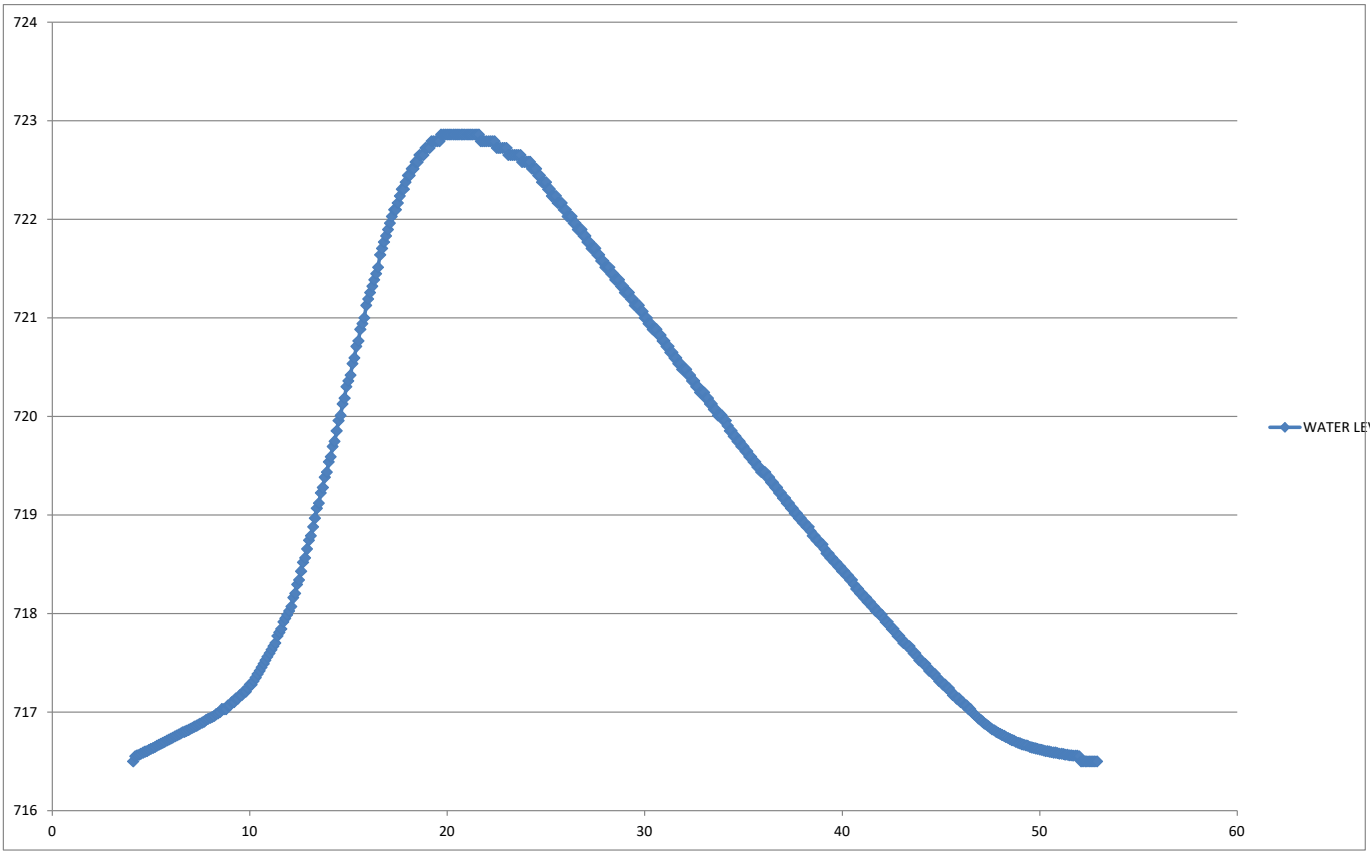
DRAWDOWN TIME (HOURS)

NORTH BASIN 50 YEAR HYDROGRAPH

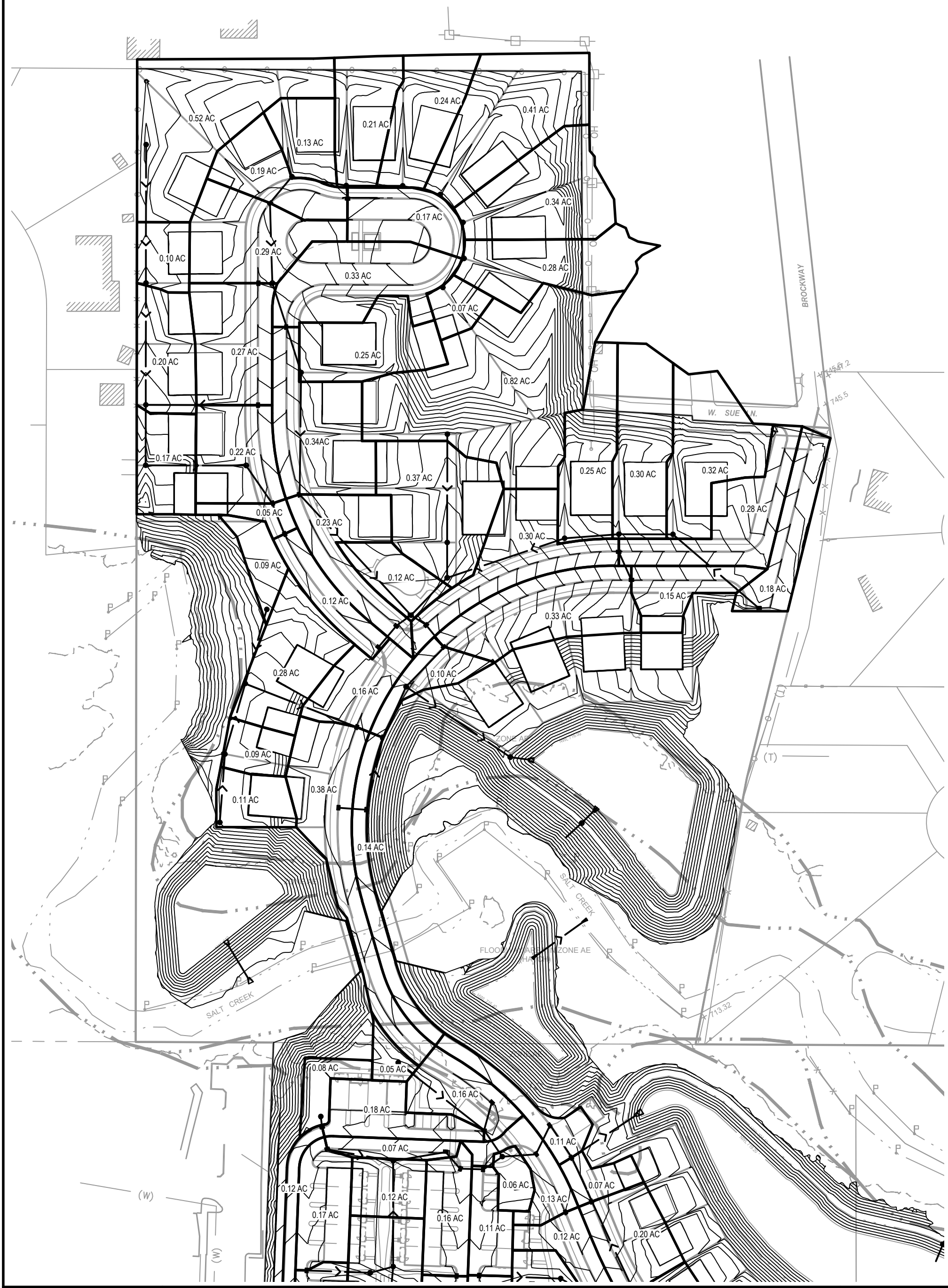


DRAWDOWN TIME (HOURS)

NORTH BASIN 100 YEAR HYDROGRAPH



DRAWDOWN TIME (HOURS)



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

LOEBER FARM

SCHAUMBURG *ILLINOIS*

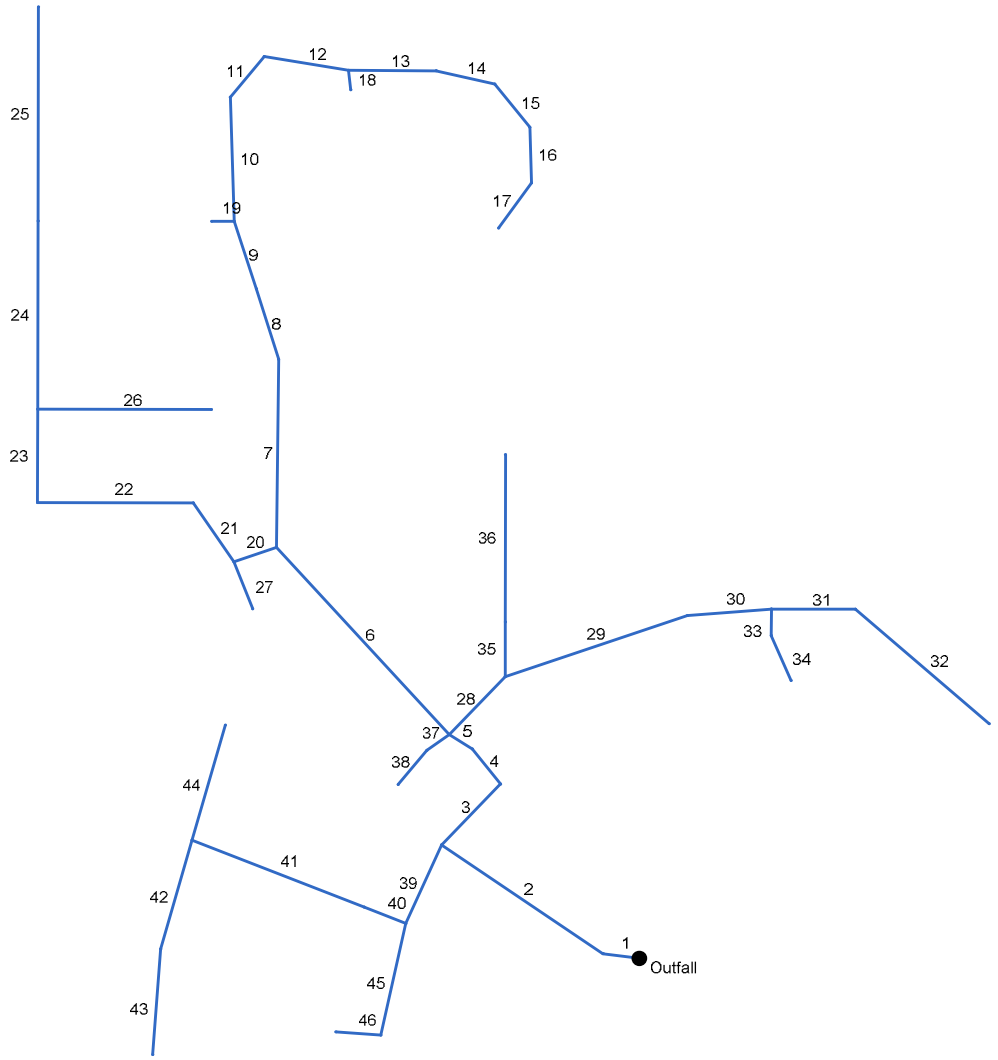
INLET DRAINAGE AREAS

DATE: 05-15-25

0 50 100

SCALE: 1"=100'

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Outfall

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	26.236	0.00	9.90	0.61	0.00	6.04	5.0	11.5	10.3	62.16	34.04	6.46	42	0.11	716.50	716.53	720.00	720.10	716.50	723.31	ST 1-1 - FES 1-1
2	1	139.166	0.00	9.90	0.61	0.00	6.04	5.0	11.1	10.4	62.84	28.28	6.53	42	0.08	716.53	716.64	720.10	720.64	723.31	725.93	ST 1-2 - ST 1-1
3	2	60.690	0.33	8.55	0.61	0.20	5.22	5.0	8.3	11.5	59.72	62.91	8.45	36	0.89	716.64	717.18	720.64	721.13	725.93	727.37	ST 1-3 - ST 1-2
4	3	32.094	0.30	8.22	0.61	0.18	5.01	5.0	8.2	11.5	57.56	62.30	8.14	36	0.87	717.18	717.46	721.13	721.37	727.37	727.94	ST 1-4 - ST 1-3
5	4	19.607	0.12	7.92	0.61	0.07	4.83	5.0	8.2	11.5	55.54	72.23	7.86	36	1.17	717.46	717.69	721.37	721.51	727.94	736.14	ST 1- 5 - ST 1-4
6	5	182.111	0.34	4.78	0.61	0.21	2.92	5.0	7.5	11.8	34.31	51.36	4.85	36	0.59	717.69	718.77	721.51	721.99	736.14	728.32	ST 1-6 - ST 1-5
7	6	134.983	0.25	2.91	0.61	0.15	1.78	5.0	7.2	11.9	21.15	21.50	7.72	24	0.90	722.75	723.97	724.36	725.62	728.32	731.98	ST 1-7 - ST 1-6
8	7	52.905	0.33	2.66	0.61	0.20	1.62	5.0	7.0	12.0	19.43	20.63	7.16	24	0.83	723.97	724.41	725.62	725.99	731.98	732.91	ST 1-8 - ST 1-7
9	8	51.034	0.00	2.33	0.61	0.00	1.42	5.0	6.9	12.0	17.12	37.19	6.62	24	2.70	724.41	725.79	725.99	727.28	732.91	734.08	ST 1-9 - ST 1-8
10	9	88.914	0.19	2.04	0.61	0.12	1.24	5.0	6.7	12.1	15.09	15.23	8.66	18	2.10	725.79	727.66	727.28	729.07	734.08	735.11	ST 1-10 - ST 1-9
11	10	37.929	0.13	1.85	0.61	0.08	1.13	5.0	6.6	12.2	13.72	23.07	8.03	18	4.82	727.66	729.49	729.07	730.86	735.11	736.35	ST 1-11 - ST 1-10
12	11	60.996	0.21	1.72	0.61	0.13	1.05	5.0	6.5	12.2	12.83	21.17	7.62	18	4.07	729.49	731.97	730.86	733.31	736.35	737.22	ST 1-12 - ST 1-11
13	12	62.500	0.24	1.34	0.61	0.15	0.82	5.0	6.3	12.3	10.04	10.14	8.21	15	2.46	731.97	733.51	733.31	734.73	737.22	738.15	ST 1-13 - ST 1-12
14	13	42.777	0.41	1.10	0.61	0.25	0.67	5.0	6.2	12.3	8.27	8.38	6.94	15	1.68	733.51	734.23	734.73	735.36	738.15	738.68	ST 1-14 - ST 1-13
15	14	39.921	0.34	0.69	0.61	0.21	0.42	5.0	6.1	12.4	5.21	5.32	6.63	12	2.23	734.23	735.12	735.36	736.21	738.68	739.04	ST 1-15 - ST 1-14
16	15	39.921	0.28	0.35	0.61	0.17	0.21	5.0	5.9	12.5	2.66	2.76	3.39	12	0.60	735.12	735.36	736.21	736.43	739.04	739.16	ST 1-16 - ST 1-15
17	16	39.921	0.07	0.07	0.61	0.04	0.04	5.0	5.0	12.9	0.55	2.46	0.73	12	0.48	735.36	735.55	736.43	736.44	739.16	739.05	ST 1-17 - ST 1-16
18	12	14.087	0.17	0.17	0.61	0.10	0.10	5.0	5.0	12.9	1.34	2.51	3.25	12	0.50	732.90	732.97	733.42	733.49	737.22	736.47	ST 1-18 - ST 1-12
19	9	16.000	0.29	0.29	0.61	0.18	0.18	5.0	5.0	12.9	2.29	2.52	3.63	12	0.50	730.16	730.24	730.91	730.99	734.08	733.74	ST 1-19 - ST 1-9
20	6	32.000	0.22	1.53	0.61	0.13	0.93	5.0	6.4	12.2	11.42	11.59	6.46	18	1.22	718.77	719.16	721.99	722.37	728.32	728.33	ST 1-20 - ST 1-6
21	20	51.048	0.00	1.26	0.61	0.00	0.77	5.0	6.3	12.3	9.46	9.86	5.35	18	0.88	719.16	719.61	722.37	722.78	728.33	729.69	ST 1-21 - ST 1-20
22	21	111.263	0.17	1.26	0.61	0.10	0.77	5.0	6.0	12.4	9.55	9.60	7.78	15	2.21	719.61	722.07	722.78	725.22	729.69	725.82	ST 1-22 - ST 1-21

Project File: Run 1.stm | Number of lines: 46 | Run Date: 5/16/2025

NOTES:Intensity = 269.89 / (Inlet time + 19.00) ^ 0.96; Return period =Yrs. 100 ; 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)	
23	22	67.000	0.20	1.09	0.61	0.12	0.66	5.0	5.9	12.5	8.32	13.85	6.96	15	4.60	722.07	725.15	725.22	726.28	725.82	730.01	ST 1-23 - ST 1-22
24	23	135.000	0.10	0.62	0.61	0.06	0.38	5.0	5.5	12.7	4.80	4.85	6.12	12	1.85	725.15	727.65	726.28	728.64	730.01	733.50	ST 1-24 - ST 1-23
25	24	153.379	0.52	0.52	0.61	0.32	0.32	5.0	5.0	12.9	4.10	4.20	5.48	12	1.39	727.65	729.78	728.64	730.64	733.50	733.53	ST 1-25 - ST 1-24
26	23	124.000	0.27	0.27	0.61	0.16	0.16	5.0	5.0	12.9	2.13	2.48	3.55	12	0.48	726.03	726.63	726.74	727.34	730.01	730.13	ST 1-26 - ST 1-23
27	20	36.481	0.05	0.05	0.61	0.03	0.03	5.0	5.0	12.9	0.39	2.50	2.33	12	0.49	724.30	724.48	724.57	724.75	728.33	727.98	ST 1-27 - ST 1-20
28	5	57.605	0.00	2.67	0.61	0.00	1.63	5.0	7.0	12.0	19.49	24.03	7.91	24	1.13	721.88	722.53	723.25	724.12	736.14	728.53	ST 1-28 - ST 1-5
29	28	137.226	0.25	1.48	0.61	0.15	0.90	5.0	6.7	12.1	10.95	14.37	7.92	18	1.87	724.53	727.10	725.51	728.37	728.53	735.23	ST 1-29 - ST 1-28
30	29	60.180	0.30	1.23	0.61	0.18	0.75	5.0	6.5	12.2	9.17	15.07	7.57	18	2.06	731.23	732.47	732.07	733.64	735.23	737.70	ST 1-30 - ST 1-29
31	30	60.000	0.32	0.50	0.61	0.20	0.31	5.0	6.2	12.4	3.77	13.23	6.97	15	4.20	733.95	736.47	734.41	737.25	737.70	740.22	ST 1-31 - ST 1-30
32	31	125.907	0.18	0.18	0.61	0.11	0.11	5.0	5.0	12.9	1.42	2.86	3.45	12	0.64	736.72	737.53	737.25	738.03	740.22	741.03	ST 1-32 - ST 1-31
33	30	18.972	0.28	0.43	0.61	0.17	0.26	5.0	5.4	12.7	3.34	3.47	5.03	12	0.95	733.32	733.50	734.11	734.29	737.70	737.00	ST 1-33 - ST 1-30
34	33	35.001	0.15	0.15	0.61	0.09	0.09	5.0	5.0	12.9	1.18	4.13	2.58	12	1.34	733.50	733.97	734.29	734.43	737.00	737.47	ST 1-34 - ST 1-33
35	28	39.117	0.37	1.19	0.61	0.23	0.73	5.0	5.4	12.7	9.25	9.35	7.54	15	2.10	722.53	723.35	724.12	724.92	728.53	727.10	ST 1-35 - ST 1-28
36	35	120.000	0.82	0.82	0.61	0.50	0.50	5.0	5.0	12.9	6.47	9.13	5.64	15	2.00	723.35	725.75	724.92	726.77	727.10	729.50	ST 1-36 - ST 1-35
37	5	19.600	0.23	0.35	0.61	0.14	0.21	5.0	5.4	12.7	2.71	2.90	4.20	12	0.66	722.63	722.76	723.40	723.53	736.14	726.74	ST 1-37 - ST 1-5
38	37	32.000	0.12	0.12	0.61	0.07	0.07	5.0	5.0	12.9	0.95	2.52	1.65	12	0.50	722.76	722.92	723.53	723.54	726.74	726.42	ST 1-38 - ST 1-37
39	2	61.911	0.10	1.35	0.61	0.06	0.82	5.0	10.4	10.7	8.77	23.97	1.24	36	0.13	716.64	716.72	720.64	720.65	725.93	724.77	ST 1-39 - ST 1-2
40	39	32.001	0.16	0.73	0.61	0.10	0.45	5.0	9.9	10.8	4.82	19.18	0.98	30	0.22	716.72	716.79	720.65	720.66	724.77	724.81	ST 1-40 - ST 1-39
41	40	132.000	0.28	0.57	0.61	0.17	0.35	5.0	8.3	11.4	3.97	10.60	1.26	24	0.22	716.79	717.08	720.66	720.70	724.81	721.53	ST 1-41 - ST 1-40
42	41	81.226	0.09	0.20	0.61	0.05	0.12	5.0	6.8	12.1	1.47	7.28	0.83	18	0.48	717.08	717.47	720.70	720.72	721.53	720.97	ST 1-42 - ST 1-41
43	42	75.968	0.11	0.11	0.61	0.07	0.07	5.0	5.0	12.9	0.87	3.78	0.71	15	0.34	717.48	717.74	720.72	720.73	720.97	720.99	ST 1-43 - ST 1-42
44	41	85.671	0.09	0.09	0.61	0.05	0.05	5.0	5.0	12.9	0.71	7.89	1.90	12	4.90	718.03	722.23	720.70	722.58	721.53	725.73	ST 1-44 - ST 1-41

Project File: Run 1.stm | Number of lines: 46 | Run Date: 5/16/2025

NOTES:Intensity = 269.89 / (Inlet time + 19.00) ^ 0.96; Return period =Yrs. 100 ; 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)	
45	39	81.886	0.14	0.52	0.61	0.09	0.32	5.0	5.1	12.9	4.08	4.16	3.86	15	0.42	720.11	720.45	721.11	721.45	724.77	724.20	ST 1-45 - ST 1-39
46	45	32.000	0.38	0.38	0.61	0.23	0.23	5.0	5.0	12.9	3.00	3.15	3.84	12	0.78	720.45	720.70	721.45	721.66	724.20	724.20	ST 1-46 - ST 1-45

Project File: Run 1.stm | Number of lines: 46 | Run Date: 5/16/2025

NOTES:Intensity = 269.89 / (Inlet time + 19.00) ^ 0.96; Return period =Yrs. 100 ; c = cir e = ellip b = box

APPENDIX 4: FLOODPLAIN / FLOODWAY

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
5.759	100yr	367	720.26	725.69	723.26	725.7	0.000292	0.8	941.84	701.1	0.09
5.759	10yr	226	720.26	724.99	722.91	724.99	0.000303	0.72	646	621.68	0.09
5.759	50yr	316	720.26	725.47	723.15	725.47	0.000292	0.77	842.3	675.81	0.09
5.759	500yr	486	720.26	725.67	723.47	725.68	0.000527	1.07	932.13	698.68	0.12
5.607	100yr	380	721.56	725.07	722.75	725.11	0.003616	2.07	231.87	715.71	0.27
5.607	10yr	231	721.56	724.4	721.87	724.44	0.002777	1.57	151.68	657.8	0.23
5.607	50yr	326	721.56	724.83	722.45	724.88	0.004158	2.11	200.98	709.96	0.29
5.607	500yr	508	721.56	725.61	723.66	725.61	0.000083	0.35	2091.45	728.47	0.04
5.513	100yr	388	719.43	724.91	722.79	724.91	0.000137	0.77	1220.96	804.81	0.06
5.513	10yr	234	719.43	724.12	721.75	724.13	0.000251	0.92	653.15	643.7	0.08
5.513	50yr	332	719.43	724.63	722.61	724.63	0.000169	0.82	1002.91	747.09	0.07
5.513	500yr	521	719.43	725.57	723.08	725.57	0.000086	0.67	1790.33	888.17	0.05
5.338	100yr	403	717.23	724.49	721.61	724.57	0.001917	2.44	220.7	152.44	0.22
5.338	10yr	239	717.23	723.5	720.49	723.57	0.002332	2.19	114.98	66.76	0.23
5.338	50yr	343	717.23	724.14	721.14	724.22	0.002142	2.42	173.39	120.18	0.23
5.338	500yr	547	717.23	725.29	722.29	725.35	0.001315	2.3	366.76	208.68	0.19
5.331	100yr	403	717.48	724.37	719.81	724.5	0.001066	2.93	137.7	672.68	0.2
5.331	10yr	239	717.48	723.47	719.12	723.53	0.000598	2	119.71	549.64	0.14
5.331	50yr	343	717.48	724.06	719.57	724.17	0.000898	2.61	131.6	631.91	0.18
5.331	500yr	547	717.48	725.06	720.33	725.26	0.001428	3.61	151.52	742.92	0.23
5.325		Culvert									
5.319	100yr	403	717.48	724.34	719.81	724.47	0.001079	2.94	137.21	669.43	0.2
5.319	10yr	239	717.48	723.45	719.12	723.52	0.000602	2	119.47	548.06	0.14
5.319	50yr	343	717.48	724.04	719.57	724.15	0.000907	2.61	131.21	629.28	0.18
5.319	500yr	547	717.48	725.02	720.33	725.22	0.001451	3.63	150.81	741.98	0.23
5.314	100yr	403	718.14	724.39	721.67	724.4	0.000194	0.86	1025.89	671.58	0.07
5.314	10yr	239	718.14	723.35	720.83	723.47	0.002694	2.76	88.73	517.6	0.26
5.314	50yr	343	718.14	724.08	721.4	724.08	0.000255	0.94	820.21	628.51	0.08
5.314	500yr	547	718.14	725.11	722.26	725.12	0.000119	0.75	1539.76	741.15	0.06
5.227	100yr	412	718.13	724.38	720.78	724.38	0.000014	0.32	3539.52	1943.8	0.02
5.227	10yr	243	718.13	723.38	720.1	723.38	0.000031	0.41	1757.92	1551.57	0.04
5.227	50yr	350	718.13	724.06	720.55	724.06	0.000017	0.34	2928.59	1871.79	0.03
5.227	500yr	561	718.13	725.1	721.28	725.1	0.000009	0.29	4990.74	2051.85	0.02
4.933	100yr	437	717.68	724.28	720.85	724.31	0.000423	1.72	452.58	206.38	0.14
4.933	10yr	252	717.68	723.22	720.07	723.25	0.000505	1.6	256.31	164.3	0.14
4.933	50yr	368	717.68	723.95	720.58	723.98	0.000433	1.66	386.44	193.23	0.14
4.933	500yr	603	717.68	725.02	721.41	725.05	0.000386	1.8	616.51	235.84	0.13
4.749	100yr	452	716.87	723.78	720.32	723.83	0.000586	2.23	411.46	203.73	0.16
4.749	10yr	258	716.87	722.63	719.45	722.68	0.000689	2.09	198.2	140.7	0.17
4.749	50yr	380	716.87	723.43	720.02	723.48	0.000624	2.21	340.07	197.51	0.16
4.749	500yr	629	716.87	724.59	721.05	724.63	0.000498	2.23	580.43	215.3	0.15
4.53	100yr	649	714.95	720.63	719.6	721.31	0.014953	6.6	98.37	157.88	0.72
4.53	10yr	353	714.95	720.51	718.38	720.73	0.004786	3.76	93.96	139.56	0.41
4.53	50yr	545	714.95	720.45	719.21	721	0.011849	5.94	91.79	130.13	0.64
4.53	500yr	940	714.95	720.92	720.74	722.06	0.025495	8.56	109.87	226.43	0.94
4.518	100yr	681	715.68	720.79	717.44	720.89	0.000871	2.6	261.76	301.98	0.2
4.518	10yr	355	715.68	720.56	716.82	720.59	0.000275	1.42	250.24	290.24	0.11
4.518	50yr	548	715.68	720.59	717.2	720.66	0.000646	2.18	251.4	291.42	0.17
4.518	500yr	944	715.68	721.2	717.87	721.37	0.001294	3.34	282.82	322.28	0.25
4.515		Culvert									
4.512	100yr	681	715.57	720.76	717.34	720.86	0.000827	2.56	265.89	300.45	0.2
4.512	10yr	355	715.57	720.55	716.71	720.58	0.000257	1.39	255.43	289.79	0.11
4.512	50yr	548	715.57	720.56	717.1	720.64	0.000608	2.14	255.99	290.35	0.17
4.512	500yr	944	715.57	721.15	717.76	721.32	0.001247	3.3	285.97	320.39	0.25
4.506	100yr	681	715.16	720.7	719.79	720.81	0.00377	2.99	349.82	297.66	0.36
4.506	10yr	355	715.16	720.52	717.89	720.56	0.001528	1.8	297.13	288.26	0.22
4.506	50yr	548	715.16	720.48	718.94	720.59	0.004011	2.87	285.3	286.11	0.36
4.506	500yr	944	715.16	721.12	720.29	721.23	0.003259	3.12	478.12	319.26	0.34
4.356	100yr	692	714.01	718.21	717.58	718.32	0.002926	3.59	296.3	130.95	0.34
4.356	10yr	368	714.01	716.74	716.5	717.5	0.02013	7.02	53.81	114.18	0.83
4.356	50yr	570	714.01	717.93	717.21	718.04	0.002877	3.37	261.15	127.15	0.33
4.356	500yr	981	714.01	718.88	717.87	719.01	0.002691	3.87	387.54	140.4	0.33
4.295	100yr	692	708.52	718.2	712.36	718.21	0.000084	1.03	1160.45	300.89	0.07
4.295	10yr	373	708.52	717.21	711.3	717.22	0.000049	0.72	877.6	266.11	0.05
4.295	50yr	579	708.52	717.93	712.03	717.94	0.000071	0.92	1080.72	293.52	0.06

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
4.295	500yr	995	708.52	718.86	713.36	718.88	0.000113	1.26	1365.08	319.05	0.08
4.285	100yr	989	714	718.17		718.2	0.000543	1.64	897.1	466.04	0.15
4.285	10yr	526	714	717.19		717.2	0.000511	1.3	584.46	414.4	0.14
4.285	50yr	838	714	717.91		717.93	0.000522	1.53	807.61	451.26	0.15
4.285	500yr	1384	714	718.83		718.86	0.000557	1.85	1132.42	498.22	0.16
4.216	100yr	993	712.39	717.85		717.91	0.001236	2.66	670.96	367.45	0.23
4.216	10yr	528	712.39	716.8		716.89	0.001793	2.65	322.84	294.06	0.26
4.216	50yr	842	712.39	717.57		717.64	0.001352	2.66	569.85	364.11	0.24
4.216	500yr	1388	712.39	718.54		718.6	0.00099	2.64	927.44	374.29	0.21
4.175	100yr	993	711.69	717.68		717.76	0.001266	2.65	621.35	344.54	0.23
4.175	10yr	528	711.69	716.56		716.64	0.001637	2.54	294.82	244.12	0.25
4.175	50yr	842	711.69	717.38		717.46	0.001393	2.68	517.34	341.8	0.24
4.175	500yr	1388	711.69	718.42		718.49	0.001009	2.59	877.61	350.31	0.21
4.122	100yr	993	711	717.29		717.38	0.001093	2.69	532.24	242.49	0.22
4.122	10yr	528	711	716.14		716.21	0.000983	2.18	300.87	172.76	0.2
4.122	50yr	842	711	716.98		717.07	0.001057	2.55	460.38	226.27	0.21
4.122	500yr	1388	711	718.06		718.16	0.001046	2.86	731.07	265.99	0.22
4.095	100yr	1006	710.61	716.99		717.15	0.002611	3.65	408.25	224.59	0.33
4.095	10yr	532	710.61	715.79		715.96	0.003151	3.4	189.87	126.55	0.35
4.095	50yr	854	710.61	716.65		716.82	0.002972	3.66	333.75	214.9	0.34
4.095	500yr	1398	710.61	717.85		717.98	0.001864	3.53	610.28	257.13	0.29
4.074	100yr	1006	709.42	716.72		716.87	0.001408	3.43	433.21	206.37	0.25
4.074	10yr	532	709.42	715.57		715.67	0.001067	2.57	255.86	115.41	0.21
4.074	50yr	854	709.42	716.38		716.52	0.001363	3.24	370.49	174.3	0.25
4.074	500yr	1398	709.42	717.62		717.76	0.001239	3.55	655.32	269.4	0.24
4.067	100yr	1006	709.39	716.63	713.53	716.79	0.001655	3.59	389.62	177.12	0.27
4.067	10yr	532	709.39	715.51	712.3	715.61	0.001291	2.73	243.88	110.02	0.23
4.067	50yr	854	709.39	716.3	713.16	716.45	0.001588	3.37	340.49	137.92	0.26
4.067	500yr	1398	709.39	717.53	714.73	717.7	0.001505	3.8	583.8	235.48	0.27
4.058		Bridge									
4.05	100yr	1006	709.13	716.33	712.52	716.39	0.000608	2.4	705.34	292.95	0.17
4.05	10yr	532	709.13	715.02	711.54	715.08	0.000648	2.12	318.46	215.15	0.17
4.05	50yr	854	709.13	715.92	712.23	715.99	0.000654	2.38	587.96	291.76	0.17
4.05	500yr	1398	709.13	717.38	713.32	717.43	0.000473	2.35	1016.29	296.82	0.15
4.047	100yr	1006	708.94	716.34	711.84	716.37	0.000242	1.55	1027.37	342.5	0.11
4.047	10yr	532	708.94	715.04	711.08	715.06	0.000225	1.28	536.78	256.52	0.1
4.047	50yr	854	708.94	715.94	711.61	715.97	0.000242	1.49	894.49	326.59	0.11
4.047	500yr	1398	708.94	717.39	712.36	717.42	0.00022	1.64	1401.31	376.32	0.11
4.028	100yr	1006	709.06	716.28		716.33	0.000899	2.52	702.01	337.57	0.2
4.028	10yr	532	709.06	714.94		715.01	0.001233	2.59	340.7	233.72	0.22
4.028	50yr	854	709.06	715.87		715.93	0.001012	2.53	580.87	295.8	0.21
4.028	500yr	1398	709.06	717.34		717.39	0.000601	2.34	1072.68	461.09	0.17
4.02	100yr	1006	708.93	716.27		716.3	0.00045	1.84	979.1	449.52	0.14
4.02	10yr	532	708.93	714.91		714.96	0.000741	1.96	456.89	365.71	0.18
4.02	50yr	854	708.93	715.86		715.89	0.000518	1.87	808.43	417.04	0.15
4.02	500yr	1398	708.93	717.34		717.37	0.000296	1.69	1441.77	493.45	0.12
3.986	100yr	1006	709.44	716.22		716.25	0.000529	1.89	893.58	373.35	0.15
3.986	10yr	532	709.44	714.82		714.87	0.000933	2.08	400.45	302.26	0.19
3.986	50yr	854	709.44	715.8		715.84	0.000627	1.93	742.58	368.49	0.16
3.986	500yr	1398	709.44	717.31		717.34	0.000355	1.77	1289.37	381.77	0.13
3.976	100yr	1006	709.19	716.15		716.19	0.000502	2.07	852.78	306.43	0.15
3.976	10yr	532	709.19	714.71		714.75	0.000722	2.05	424.34	286.33	0.17
3.976	50yr	854	709.19	715.72		715.76	0.000566	2.08	721.85	301.36	0.16
3.976	500yr	1398	709.19	717.26		717.29	0.000369	1.99	1197.98	314.83	0.13
3.954	100yr	1006	708.71	716.06		716.1	0.000567	2.18	754.48	240.9	0.16
3.954	10yr	532	708.71	714.6		714.65	0.000783	2.09	411.78	226.8	0.18
3.954	50yr	854	708.71	715.62		715.67	0.000619	2.16	650.08	237.75	0.17
3.954	500yr	1398	708.71	717.18		717.23	0.000447	2.18	1030.75	250.47	0.15
3.917	100yr	1006	708.53	715.94		715.98	0.000552	2.16	763.12	235.85	0.16
3.917	10yr	532	708.53	714.42		714.46	0.000827	2.14	411.33	223.48	0.19
3.917	50yr	854	708.53	715.49		715.53	0.00061	2.15	657.68	233.48	0.17
3.917	500yr	1398	708.53	717.09		717.13	0.000437	2.17	1040.42	248.04	0.15
3.884	100yr	1022	708.33	715.68		715.8	0.001123	3.02	407.26	236.49	0.23
3.884	10yr	538	708.33	714.17		714.25	0.001026	2.4	266.02	139.75	0.21
3.884	50yr	869	708.33	715.23		715.34	0.001128	2.86	365.26	188.72	0.23
3.884	500yr	1411	708.33	716.84		716.98	0.001032	3.29	515.82	278.51	0.23

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
3.879	100yr	1022	708.68	715.02	712.48	715.7	0.004207	6.6	154.78	302.14	0.46
3.879	10yr	538	708.68	713.92	711.15	714.2	0.002196	4.2	128	284.16	0.32
3.879	50yr	869	708.68	714.71	712.09	715.26	0.003587	5.9	147.3	297.12	0.42
3.879	500yr	1411	708.68	715.82	713.39	716.84	0.005394	8.09	174.32	315.26	0.53
3.874		Culvert									
3.869	100yr	1022	708.68	714.62	712.48	715.39	0.005231	7.05	144.98	295.56	0.51
3.869	10yr	538	708.68	713.8	711.15	714.09	0.002376	4.3	125.01	282.15	0.34
3.869	50yr	869	708.68	714.42	712.09	715.02	0.004244	6.2	140.05	292.25	0.46
3.869	500yr	1411	708.68	714.97	713.39	716.29	0.008215	9.18	153.66	301.39	0.65
3.858	100yr	1022	705.99	714.94	712.27	714.96	0.000346	1.76	1018.09	300.85	0.12
3.858	10yr	538	705.99	713.9	710.23	713.92	0.000263	1.37	714.32	283.82	0.1
3.858	50yr	869	705.99	714.66	711.44	714.68	0.000321	1.65	933.83	296.22	0.12
3.858	500yr	1411	705.99	715.55	712.56	715.58	0.000406	2.03	1203.83	310.8	0.13
3.744	100yr	1031	707.31	714.38	712.36	714.56	0.002213	4.28	445.52	234.22	0.31
3.744	10yr	541	707.31	713.42	710.85	713.59	0.001977	3.6	227.01	195.81	0.29
3.744	50yr	875	707.31	714.11	711.93	714.3	0.002188	4.13	383.7	231.34	0.31
3.744	500yr	1422	707.31	714.93	713.27	715.13	0.002287	4.63	577.9	240.27	0.32
3.564	100yr	1047	706.06	713.53	710.71	713.57	0.000576	1.91	971.93	505.5	0.16
3.564	10yr	546	706.06	712.58	709.19	712.61	0.000596	1.66	531.64	424.78	0.15
3.564	50yr	886	706.06	713.26	710.36	713.29	0.000588	1.85	836.09	479.29	0.16
3.564	500yr	1442	706.06	714.13	711.56	714.17	0.000534	2	1286.21	536.96	0.16
3.551	100yr	1047	706	713.42	711.85	713.5	0.00162	3.22	687.3	390.82	0.22
3.551	10yr	546	706	712.35	709.47	712.5	0.002569	3.68	301.29	329.76	0.28
3.551	50yr	886	706	713.13	710.68	713.21	0.001794	3.29	575.89	370.56	0.23
3.551	500yr	1442	706	714.04	712.72	714.1	0.001343	3.12	937.41	415.97	0.21
3.5465		Culvert									
3.542	100yr	1047	706	713.41		713.48	0.001656	3.25	681.41	390.21	0.23
3.542	10yr	546	706	712.32		712.48	0.00269	3.76	292.74	327.71	0.28
3.542	50yr	886	706	713.11		713.2	0.001849	3.33	568.71	369.66	0.24
3.542	500yr	1442	706	714.02		714.09	0.001375	3.15	929.32	415.16	0.21
3.499	100yr	1047	704.82	713.22	710.48	713.26	0.000622	2.28	943.41	451.83	0.17
3.499	10yr	546	704.82	712.06	708.98	712.12	0.00088	2.33	452.86	393.38	0.19
3.499	50yr	886	704.82	712.91	710.09	712.95	0.000659	2.26	805.43	437.12	0.17
3.499	500yr	1442	704.82	713.85	710.77	713.89	0.00058	2.36	1238.99	478.07	0.17
3.456	100yr	1054	704.6	713	709.96	713.08	0.001089	2.63	671.61	315.81	0.2
3.456	10yr	548	704.6	711.84	708.84	711.91	0.001065	2.21	342.15	232.06	0.19
3.456	50yr	891	704.6	712.69	709.66	712.76	0.001079	2.52	575.86	301.02	0.2
3.456	500yr	1451	704.6	713.63	710.74	713.71	0.001115	2.87	878.57	340.15	0.21

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
5.759	100yr	367	720.26	725.69	723.26	725.7	0.000292	0.8	941.84	701.1	0.09
5.759	10yr	226	720.26	724.99	722.91	724.99	0.000303	0.72	646.02	621.69	0.09
5.759	50yr	316	720.26	725.47	723.15	725.47	0.000292	0.77	842.33	675.82	0.09
5.759	500yr	486	720.26	725.67	723.47	725.68	0.000527	1.07	932.21	698.7	0.12
5.607	100yr	380	721.56	725.07	722.75	725.11	0.003616	2.07	231.87	715.71	0.27
5.607	10yr	231	721.56	724.4	721.87	724.44	0.002776	1.57	151.7	657.81	0.23
5.607	50yr	326	721.56	724.83	722.45	724.88	0.004157	2.11	201	709.96	0.29
5.607	500yr	508	721.56	725.61	723.66	725.61	0.000083	0.35	2091.58	728.47	0.04
5.513	100yr	388	719.43	724.91	722.79	724.91	0.000137	0.77	1220.96	804.81	0.06
5.513	10yr	234	719.43	724.12	721.75	724.13	0.000251	0.92	653.43	643.79	0.08
5.513	50yr	332	719.43	724.63	722.61	724.63	0.000168	0.82	1003.05	747.13	0.07
5.513	500yr	521	719.43	725.57	723.08	725.57	0.000085	0.67	1790.49	888.18	0.05
5.338	100yr	403	717.23	724.49	721.61	724.57	0.001917	2.44	220.69	152.44	0.22
5.338	10yr	239	717.23	723.5	720.49	723.58	0.002329	2.19	115.05	66.84	0.23
5.338	50yr	343	717.23	724.14	721.14	724.22	0.002141	2.42	173.43	120.21	0.23
5.338	500yr	547	717.23	725.29	722.29	725.35	0.001314	2.3	366.81	208.7	0.19
5.331	100yr	403	717.48	724.37	719.81	724.5	0.001066	2.93	137.7	672.68	0.2
5.331	10yr	239	717.48	723.47	719.12	723.53	0.000598	2	119.73	549.76	0.14
5.331	50yr	343	717.48	724.06	719.57	724.17	0.000898	2.61	131.61	631.95	0.18
5.331	500yr	547	717.48	725.06	720.33	725.26	0.001428	3.61	151.53	742.93	0.23
5.325		Culvert									
5.319	100yr	403	717.48	724.34	719.81	724.47	0.001079	2.94	137.21	669.42	0.2
5.319	10yr	239	717.48	723.45	719.12	723.52	0.000602	2	119.49	548.19	0.14
5.319	50yr	343	717.48	724.04	719.57	724.15	0.000907	2.61	131.21	629.31	0.18
5.319	500yr	547	717.48	725.02	720.33	725.23	0.00145	3.63	150.82	741.99	0.23
5.314	100yr	403	718.14	724.39	721.67	724.4	0.000194	0.86	1025.85	671.57	0.07
5.314	10yr	239	718.14	723.35	720.83	723.47	0.002691	2.76	88.77	517.85	0.26
5.314	50yr	343	718.14	724.08	721.4	724.08	0.000255	0.94	820.37	628.54	0.08
5.314	500yr	547	718.14	725.11	722.26	725.12	0.000119	0.75	1539.94	741.16	0.06
5.227	100yr	412	718.13	724.38	720.78	724.38	0.000014	0.32	3539.4	1943.79	0.02
5.227	10yr	243	718.13	723.39	720.1	723.39	0.000031	0.41	1759.72	1552.29	0.04
5.227	50yr	350	718.13	724.06	720.55	724.06	0.000017	0.34	2929.04	1871.87	0.03
5.227	500yr	561	718.13	725.1	721.28	725.1	0.000009	0.29	4991.24	2051.87	0.02
4.933	100yr	437	717.68	724.28	720.85	724.31	0.000423	1.72	452.57	206.38	0.14
4.933	10yr	252	717.68	723.23	720.07	723.26	0.000504	1.6	256.56	164.36	0.14
4.933	50yr	368	717.68	723.95	720.58	723.98	0.000433	1.66	386.5	193.24	0.14
4.933	500yr	603	717.68	725.02	721.41	725.05	0.000386	1.8	616.57	235.85	0.13
4.749	100yr	452	716.87	723.78	720.34	723.83	0.000586	2.23	411.82	203.83	0.16
4.749	10yr	258	716.87	722.63	719.46	722.69	0.000688	2.09	198.59	141.05	0.17
4.749	50yr	380	716.87	723.43	720.01	723.48	0.000624	2.2	340.52	197.63	0.16
4.749	500yr	629	716.87	724.59	721.05	724.63	0.000497	2.23	580.99	215.37	0.15
4.53	100yr	649	714.95	720.63	719.6	721.31	0.014938	6.59	98.43	158.11	0.72
4.53	10yr	353	714.95	720.52	718.38	720.74	0.004756	3.74	94.31	141.07	0.4
4.53	50yr	545	714.95	720.45	719.21	721	0.011809	5.92	91.99	130.99	0.64
4.53	500yr	940	714.95	720.91	720.74	722.06	0.025583	8.57	109.68	225.07	0.94
4.518	100yr	681	715.68	720.79	717.44	720.89	0.000871	2.6	261.82	302.05	0.2
4.518	10yr	355	715.68	720.57	716.82	720.6	0.000273	1.42	250.73	290.74	0.11
4.518	50yr	548	715.68	720.59	717.2	720.66	0.000643	2.18	251.65	291.68	0.17
4.518	500yr	944	715.68	721.2	717.87	721.37	0.001296	3.34	282.67	322.16	0.25
4.515		Culvert									
4.512	100yr	681	715.57	720.76	717.34	720.86	0.000826	2.56	265.96	300.52	0.2
4.512	10yr	355	715.57	720.56	716.71	720.59	0.000255	1.39	255.92	290.29	0.11
4.512	50yr	548	715.57	720.57	717.1	720.64	0.000606	2.14	256.24	290.61	0.17
4.512	500yr	944	715.57	721.15	717.76	721.32	0.001249	3.3	285.81	320.27	0.25
4.506	100yr	681	715.16	720.71	719.79	720.81	0.003757	2.99	350.31	297.75	0.36
4.506	10yr	355	715.16	720.54	717.89	720.57	0.001491	1.78	300.19	288.82	0.22
4.506	50yr	548	715.16	720.49	718.94	720.59	0.003947	2.86	287.24	286.46	0.36
4.506	500yr	944	715.16	721.12	720.29	721.22	0.003279	3.13	477.01	319.12	0.34
4.356	100yr	692	714.01	718.2	717.58	718.32	0.002953	3.6	295.41	130.85	0.34
4.356	10yr	368	714.01	716.66	716.5	717.48	0.0228	7.32	51.5	107.4	0.88
4.356	50yr	570	714.01	717.91	717.21	718.02	0.002963	3.41	258.54	126.87	0.33
4.356	500yr	981	714.01	718.95	717.87	719.08	0.002516	3.78	397.4	142.14	0.32

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
4.295	100yr	692	708.52	718.2	712.36	718.21	0.000084	1.03	1158.45	300.71	0.07
4.295	10yr	373	708.52	717.17	711.3	717.17	0.000051	0.72	866.06	264.33	0.05
4.295	50yr	579	708.52	717.91	712.03	717.92	0.000072	0.93	1074.83	292.96	0.06
4.295	500yr	995	708.52	718.93	713.36	718.95	0.000108	1.24	1387.38	320.96	0.08
4.285	100yr	989	714	718.17		718.19	0.000547	1.65	894.84	465.73	0.15
4.285	10yr	526	714	717.15		717.16	0.000545	1.33	571.31	412.59	0.14
4.285	50yr	838	714	717.89		717.91	0.000535	1.54	800.86	450.23	0.15
4.285	500yr	1384	714	718.9		718.93	0.000521	1.81	1159.24	501.27	0.15
4.216	100yr	993	712.39	717.84		717.9	0.001255	2.68	667.08	367.32	0.23
4.216	10yr	528	712.39	716.71		716.81	0.002109	2.82	296.4	279.03	0.29
4.216	50yr	842	712.39	717.53		717.61	0.00143	2.72	557.14	363.69	0.24
4.216	500yr	1388	712.39	718.63		718.69	0.000888	2.53	963.68	375.22	0.2
4.175	100yr	993	711.69	717.68		717.75	0.001205	2.55	635.74	350.53	0.23
4.175	10yr	528	711.69	716.42		716.52	0.001868	2.64	271.4	236.86	0.27
4.175	50yr	842	711.69	717.35		717.43	0.00138	2.62	519.06	346.59	0.24
4.175	500yr	1388	711.69	718.54		718.59	0.000849	2.36	939.53	358.1	0.19
4.122	100yr	993	711	717.29		717.39	0.001045	2.86	532.75	246.17	0.22
4.122	10yr	528	711	715.97		716.06	0.001015	2.44	270.74	171.27	0.21
4.122	50yr	842	711	716.94		717.03	0.001033	2.75	450.21	223.14	0.21
4.122	500yr	1388	711	718.23		718.31	0.0009	2.87	775.57	267.59	0.2
4.095	100yr	1006	710.61	717.02		717.17	0.002421	3.52	420.09	239.68	0.32
4.095	10yr	532	710.61	715.51		715.74	0.005096	3.82	145.19	166.48	0.43
4.095	50yr	854	710.61	716.6		716.79	0.003144	3.72	320.19	235.65	0.35
4.095	500yr	1398	710.61	718.07		718.18	0.001391	3.14	677.58	250.4	0.25
4.074	100yr	1006	709.42	716.68		716.87	0.001671	3.72	367.53	190.77	0.27
4.074	10yr	532	709.42	715.17		715.3	0.001539	2.92	202.74	142.25	0.25
4.074	50yr	854	709.42	716.24		716.43	0.001754	3.62	301.96	169.38	0.28
4.074	500yr	1398	709.42	717.81		717.98	0.001286	3.69	565.33	212.32	0.25
4.067	100yr	1006	709.33	716.62	713.17	716.77	0.001876	3.2	329.25	96.16	0.28
4.067	10yr	532	709.33	715.12	712.01	715.22	0.001473	2.59	209.4	67.22	0.24
4.067	50yr	854	709.33	716.19	712.83	716.33	0.001909	3.07	289.63	86.76	0.28
4.067	500yr	1398	709.33	717.74	714.02	717.91	0.001533	3.41	441.62	109.7	0.27
4.058		Bridge									
4.05	100yr	1006	709.13	716.43	711.97	716.52	0.000609	2.51	425.27	136.03	0.17
4.05	10yr	532	709.13	715.03	711.08	715.08	0.0004	1.73	324.97	113.08	0.14
4.05	50yr	854	709.13	716.03	711.72	716.11	0.000548	2.28	396.79	131.31	0.16
4.05	500yr	1398	709.13	717.45	712.58	717.58	0.000703	2.98	499.02	184.23	0.19
4.047	100yr	1006	708.94	716.42	711.84	716.5	0.00055	2.36	471.61	395.8	0.16
4.047	10yr	532	708.94	715.03	711.08	715.07	0.000378	1.66	342.08	372.07	0.13
4.047	50yr	854	708.94	716.02	711.61	716.09	0.000501	2.16	434.79	391.02	0.16
4.047	500yr	1398	708.94	717.45	712.37	717.55	0.000614	2.75	567.14	407.1	0.18
4.028	100yr	1006	709.06	716.42		716.45	0.000274	1.66	1019.84	377.86	0.12
4.028	10yr	532	709.06	715.01		715.03	0.000244	1.32	577.64	327.92	0.11
4.028	50yr	854	709.06	716.02		716.05	0.000273	1.58	871.21	360.37	0.12
4.028	500yr	1398	709.06	717.47		717.5	0.000237	1.71	1440.83	413.2	0.11
4.02	100yr	1006	708.93	716.34		716.42	0.000832	2.69	638.62	318.4	0.2
4.02	10yr	532	708.93	714.94		715	0.000816	2.21	298.09	254.67	0.19
4.02	50yr	854	708.93	715.92		716.01	0.000957	2.74	506.11	312.24	0.21
4.02	500yr	1398	708.93	717.42		717.48	0.000563	2.48	991.05	330.09	0.17
3.986	100yr	1006	709.44	716.27		716.33	0.000801	2.48	601.16	208.12	0.19
3.986	10yr	532	709.44	714.83		714.89	0.000989	2.24	345.77	187.38	0.2
3.986	50yr	854	709.44	715.84		715.9	0.000856	2.43	523.25	204.22	0.19
3.986	500yr	1398	709.44	717.36		717.42	0.000659	2.54	805.08	324.96	0.18
3.976	100yr	1006	709.19	716.13		716.21	0.000861	2.68	530.21	145.39	0.2
3.976	10yr	532	709.19	714.7		714.76	0.000863	2.21	329.47	135.79	0.19
3.976	50yr	854	709.19	715.71		715.78	0.000872	2.56	468.7	142.72	0.2
3.976	500yr	1398	709.19	717.23		717.32	0.000777	2.86	694.09	151.77	0.19
3.954	100yr	1006	708.71	716.06		716.11	0.000566	2.18	754.75	240.91	0.16
3.954	10yr	532	708.71	714.6		714.65	0.000783	2.09	411.81	226.8	0.18
3.954	50yr	854	708.71	715.63		715.67	0.000619	2.16	650.28	237.76	0.17
3.954	500yr	1398	708.71	717.19		717.23	0.000446	2.18	1031.07	250.48	0.15
3.917	100yr	1006	708.53	715.94		715.98	0.000552	2.16	763.39	235.86	0.16

River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
3.917	10yr	532	708.53	714.42		714.46	0.000827	2.14	411.36	223.48	0.19
3.917	50yr	854	708.53	715.49		715.53	0.000609	2.15	657.92	233.49	0.17
3.917	500yr	1398	708.53	717.09		717.13	0.000437	2.17	1040.74	248.05	0.15
3.884	100yr	1022	708.33	715.68		715.8	0.001137	3.04	402.26	236.46	0.23
3.884	10yr	538	708.33	714.17		714.25	0.001027	2.4	264.19	139.74	0.21
3.884	50yr	869	708.33	715.23		715.34	0.001139	2.87	361.2	188.47	0.23
3.884	500yr	1411	708.33	716.83		716.98	0.00105	3.32	508.41	278.4	0.23
3.879	100yr	1022	708.68	715.02	712.48	715.7	0.004207	6.6	154.78	302.14	0.46
3.879	10yr	538	708.68	713.92	711.15	714.2	0.002196	4.2	128	284.16	0.32
3.879	50yr	869	708.68	714.71	712.09	715.26	0.003587	5.9	147.3	297.12	0.42
3.879	500yr	1411	708.68	715.82	713.39	716.84	0.005394	8.09	174.32	315.26	0.53
3.874		Culvert									
3.869	100yr	1022	708.68	714.62	712.48	715.39	0.005231	7.05	144.98	295.56	0.51
3.869	10yr	538	708.68	713.8	711.15	714.09	0.002376	4.3	125.01	282.15	0.34
3.869	50yr	869	708.68	714.42	712.09	715.02	0.004244	6.2	140.05	292.25	0.46
3.869	500yr	1411	708.68	714.97	713.39	716.29	0.008215	9.18	153.66	301.39	0.65
3.858	100yr	1022	705.99	714.94	712.27	714.96	0.000346	1.76	1018.09	300.85	0.12
3.858	10yr	538	705.99	713.9	710.23	713.92	0.000263	1.37	714.32	283.82	0.1
3.858	50yr	869	705.99	714.66	711.44	714.68	0.000321	1.65	933.83	296.22	0.12
3.858	500yr	1411	705.99	715.55	712.56	715.58	0.000406	2.03	1203.83	310.8	0.13
3.744	100yr	1031	707.31	714.38	712.36	714.56	0.002213	4.28	445.52	234.22	0.31
3.744	10yr	541	707.31	713.42	710.85	713.59	0.001977	3.6	227.01	195.81	0.29
3.744	50yr	875	707.31	714.11	711.93	714.3	0.002188	4.13	383.7	231.34	0.31
3.744	500yr	1422	707.31	714.93	713.27	715.13	0.002287	4.63	577.9	240.27	0.32
3.564	100yr	1047	706.06	713.53	710.71	713.57	0.000576	1.91	971.93	505.5	0.16
3.564	10yr	546	706.06	712.58	709.19	712.61	0.000596	1.66	531.64	424.78	0.15
3.564	50yr	886	706.06	713.26	710.36	713.29	0.000588	1.85	836.09	479.29	0.16
3.564	500yr	1442	706.06	714.13	711.56	714.17	0.000534	2	1286.21	536.96	0.16
3.551	100yr	1047	706	713.42	711.85	713.5	0.00162	3.22	687.3	390.82	0.22
3.551	10yr	546	706	712.35	709.47	712.5	0.002569	3.68	301.29	329.76	0.28
3.551	50yr	886	706	713.13	710.68	713.21	0.001794	3.29	575.89	370.56	0.23
3.551	500yr	1442	706	714.04	712.72	714.1	0.001343	3.12	937.41	415.97	0.21
3.5465		Culvert									
3.542	100yr	1047	706	713.41		713.48	0.001656	3.25	681.41	390.21	0.23
3.542	10yr	546	706	712.32		712.48	0.00269	3.76	292.74	327.71	0.28
3.542	50yr	886	706	713.11		713.2	0.001849	3.33	568.71	369.66	0.24
3.542	500yr	1442	706	714.02		714.09	0.001375	3.15	929.32	415.16	0.21
3.499	100yr	1047	704.82	713.22	710.48	713.26	0.000622	2.28	943.41	451.83	0.17
3.499	10yr	546	704.82	712.06	708.98	712.12	0.00088	2.33	452.86	393.38	0.19
3.499	50yr	886	704.82	712.91	710.09	712.95	0.000659	2.26	805.43	437.12	0.17
3.499	500yr	1442	704.82	713.85	710.77	713.89	0.00058	2.36	1238.99	478.07	0.17
3.456	100yr	1054	704.6	713	709.96	713.08	0.001089	2.63	671.61	315.81	0.2
3.456	10yr	548	704.6	711.84	708.84	711.91	0.001065	2.21	342.15	232.06	0.19
3.456	50yr	891	704.6	712.69	709.66	712.76	0.001079	2.52	575.86	301.02	0.2
3.456	500yr	1451	704.6	713.63	710.74	713.71	0.001115	2.87	878.57	340.15	0.21

MODIFIED-EXISTING FLOODWAY COMPUTATIONS

River Sta	Profile	Left Encr	Right Encr	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS	Velocity Delta	Flow Area Delta
4.216	100yr			367.45	670.96	1.48	717.85	717.85			
4.216	FW	-57	258	309.81	620.72	1.6	717.95	717.85	0.1	8%	-7%
4.175	100yr			344.54	621.35	1.6	717.68	717.68			
4.175	FW	-60	262	288.76	565.09	1.76	717.77	717.68	0.09	10%	-9%
4.122	100yr			242.49	532.24	1.87	717.29	717.29			
4.122	FW	-140	23	163	484.42	2.05	717.36	717.29	0.07	10%	-9%
4.095	100yr			224.59	408.25	2.46	716.99	716.99			
4.095	FW	-125	21	146	372.13	2.7	717.06	716.99	0.08	10%	-9%
4.074	100yr			206.37	433.21	2.32	716.72	716.72			
4.074	FW	-73	60	133	400.23	2.51	716.81	716.72	0.1	8%	-8%
4.067	100yr			177.12	389.62	2.58	716.63	716.63			
4.067	FW	-65	80	122.37	355.04	2.83	716.71	716.63	0.08	10%	-9%
4.05	100yr			292.95	705.34	1.43	716.33	716.33			
4.05	FW	-84	153	237	639.52	1.57	716.41	716.33	0.08	10%	-9%
4.047	100yr			342.5	1027.37	0.98	716.34	716.34			
4.047	FW	-118	149	263.17	934.22	1.08	716.43	716.34	0.08	10%	-9%
4.028	100yr			314.42	713.11	1.43	716.28	716.28			
4.028	FW	-50	252	272.68	643.68	1.56	716.35	716.28	0.07	9%	-10%
4.02	100yr			427.02	1007.7	1.03	716.27	716.27			
4.02	FW	-75	252	327	908.46	1.11	716.35	716.27	0.08	8%	-10%
3.986	100yr			361.27	909.22	1.13	716.22	716.22			
3.986	FW	-152	152	304	816.08	1.23	716.29	716.22	0.07	9%	-10%
3.976	100yr			306.43	852.78	1.18	716.15	716.15			
3.976	FW	-170	70	240	776.74	1.3	716.22	716.15	0.07	10%	-9%
3.954	100yr			240.9	861.86	1.33	716.06	716.06			
3.954	FW	-76	134	210	777.87	1.45	716.12	716.06	0.06	9%	-10%
3.917	100yr			235.85	763.12	1.32	715.94	715.94			
3.917	FW	-148	62	193.82	693.33	1.45	715.99	715.94	0.05	10%	-9%
3.884	100yr			94	571.53	2.51	715.68	715.68			
3.884	FW	-45	95	94	516.96	2.48	715.74	715.68	0.06	-1%	-10%

PROPOSED FLOODWAY COMPUTATIONS

River Sta	Profile	Left Encr	Right Encr	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS	Velocity Delta	Flow Area Delta
4.216	100yr			367.32	667.08	1.49	717.84	717.84			
4.216	FW	-57	258	309.7	607.07	1.64	717.91	717.84	0.07	10%	-9%
4.175	100yr			350.53	635.74	1.56	717.68	717.68			
4.175	FW	-30	270	300	581.48	1.71	717.74	717.68	0.05	10%	-9%
4.122	100yr			246.17	532.75	1.86	717.29	717.29			
4.122	FW	-139	24.5	163.5	486.64	2.04	717.33	717.29	0.05	10%	-9%
4.095	100yr			239.68	761.1	2.39	717.02	717.02			
4.095	FW	-179.5	21	200.5	687	2.55	717.05	717.02	0.03	7%	-10%
4.074	100yr			161.37	720.94	2.74	716.68	716.68			
4.074	FW	-107	45	145	651.79	2.69	716.74	716.68	0.06	-2%	-10%
4.067	100yr			96.16	329.25	3.06	716.62	716.62			
4.067	FW	-32.5	30	62.5	299.39	3.36	716.66	716.62	0.05	10%	-9%
4.05	100yr			72	546.61	2.37	716.43	716.43			
4.05	FW	-45	49	72	492.34	2.33	716.51	716.43	0.09	-2%	-10%
4.047	100yr			93	1871.76	2.13	716.42	716.42			
4.047	FW	-138	169	93	1687.6	2.1	716.51	716.42	0.09	-1%	-10%
4.028	100yr			377.86	1529.16	0.99	716.42	716.42			
4.028	FW	-88	263	324.16	1376.96	1.08	716.51	716.42	0.08	9%	-10%
4.02	100yr			318.4	1003.83	1.58	716.34	716.34			
4.02	FW	-36	207	243	906.41	1.69	716.42	716.34	0.08	7%	-10%
3.986	100yr			183.87	646.37	1.67	716.27	716.27			
3.986	FW	-18	147	165	582.72	1.73	716.35	716.27	0.08	4%	-10%
3.976	100yr			145.39	530.21	1.9	716.13	716.13			
3.976	FW	-53	64	117	482.42	2.09	716.2	716.13	0.07	10%	-9%
3.954	100yr			240.91	862.13	1.33	716.06	716.06			
3.954	FW	-76	134	210	778.13	1.44	716.13	716.06	0.06	8%	-10%
3.917	100yr			235.86	763.39	1.32	715.94	715.94			
3.917	FW	-148	62	193.83	693.59	1.45	715.99	715.94	0.05	10%	-9%
3.884	100yr			92	571.08	2.54	715.68	715.68			
3.884	FW	-45	95	92	516.7	2.51	715.74	715.68	0.06	-1%	-10%

4.285
718.17
718.17

4.216
717.85
717.85

4.122
717.29
717.29

4.175
717.68
717.68

4.095
716.99
717.02

4.067
716.63
716.62

4.050
716.33
716.43

4.020
716.27
716.34

4.028
716.28
716.42

3.986
716.22
716.27

4.058
CULVERT

4.074
716.72
716.68

4.047
716.34
716.42

3.976
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3.954
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716.06

3.884
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715.68

3.917
715.94
715.94

TIE-IN LOCATION

TIE-IN LOCATION

TIE-IN LOCATION

TIE-IN LOCATION

TIE-IN LOCATION

W. SUE LN.

GREENWICH CT.

WOODCLIFF CT.

S. MEACHAM ROAD

SALT CREEK

SALT CREEK

SALT CREEK

OAKSBURY CENTER
DOC. 23624265, REC. SEP. 3, 1976

27' EASEMENT FOR PUBLIC STREET UTILITIES & DRAINAGE PER DOC. 23624265

10' DRAINAGE & UTILITY EASEMENT PER DOC. 25862398

OAK VALLEY ESTATES
DOC. 25862398, REC. MAY 6, 1981

EASEMENT TO CITY OF ROLLING MEADOWS AND STATE OF ILLINOIS 50' EACH SIDE OF CENTERLINE OF SALT CREEK PER DOC. 25862398

TEMPORARY EASEMENT PER PLAT OF HIGHWAY DOC. 457710

RESUB. OF LOT 3 IN OLD PL... DOC. 13819727 REC. JUN. 13...

DETENTION POND 2

DETENTION POND 1

FLOODPLAIN COMPENSATION BASIN

FLOODPLAIN COMPENSATION BASIN

WETLAND 0.19 AC.±

WETLAND 0.19 AC.±

AMENITY AREA

3 STORY APARTMENT BUILDING

LEGEND

4.122
717.32
717.30

HEC-RAS SECTION ID
MODIFIED-EXISTING 100-YR WSEL
PROPOSED 100-YR WSEL

HEC-RAS CROSS SECTION
EFFECTIVE FEMA ZONE AE
MODIFIED-EXISTING 100-YR
PROPOSED 100-YR
EFFECTIVE FLOODWAY
MODIFIED-EXISTING FLOODWAY
PROPOSED FLOODWAY
705 EXISTING CONTOUR
705 PROPOSED CONTOUR
SITE BOUNDARY

GRAPHIC SCALE

60 0 30 60 120 180

1" = 60'

REVISIONS			
NO.	DATE		DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW	
2	07-03-25	REVISED PER PRG REVIEW	
#	#	#	
#	#	#	
#	#	#	
#	#	#	
#	#	#	
#	#	#	

ORIGINAL ISSUE DATE: 8/19/2024

PROJECT NO.: 17339.08
PROJECT MANAGER: JB
DESIGNED BY: CAS
DRAWN BY: CMR

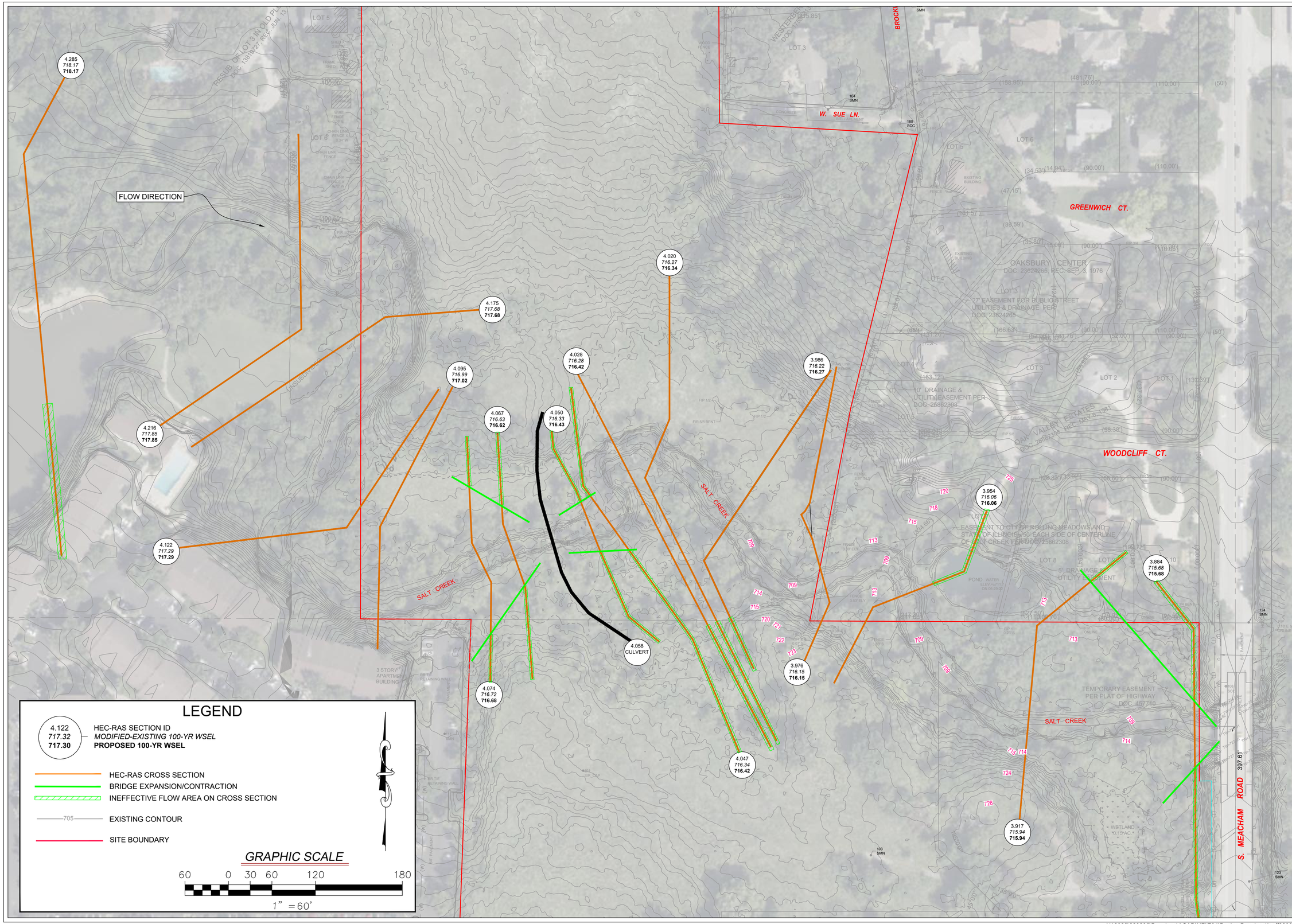
TOPOGRAPHIC WORK MAP

220205 - LOEBER FARMS

www.v3co.com

DRAWING NO.
3

N:\2022\220205\Drawings\ACAD\NR\E04\Design Drawings\Tpwk220205_20250725.dwg 8/21/2025



REVISIONS

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

ORIGINAL ISSUE DATE: 8/19/2024

PROJECT NO.: 17339.08
PROJECT MANAGER: JB
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DRAWN BY: CMR

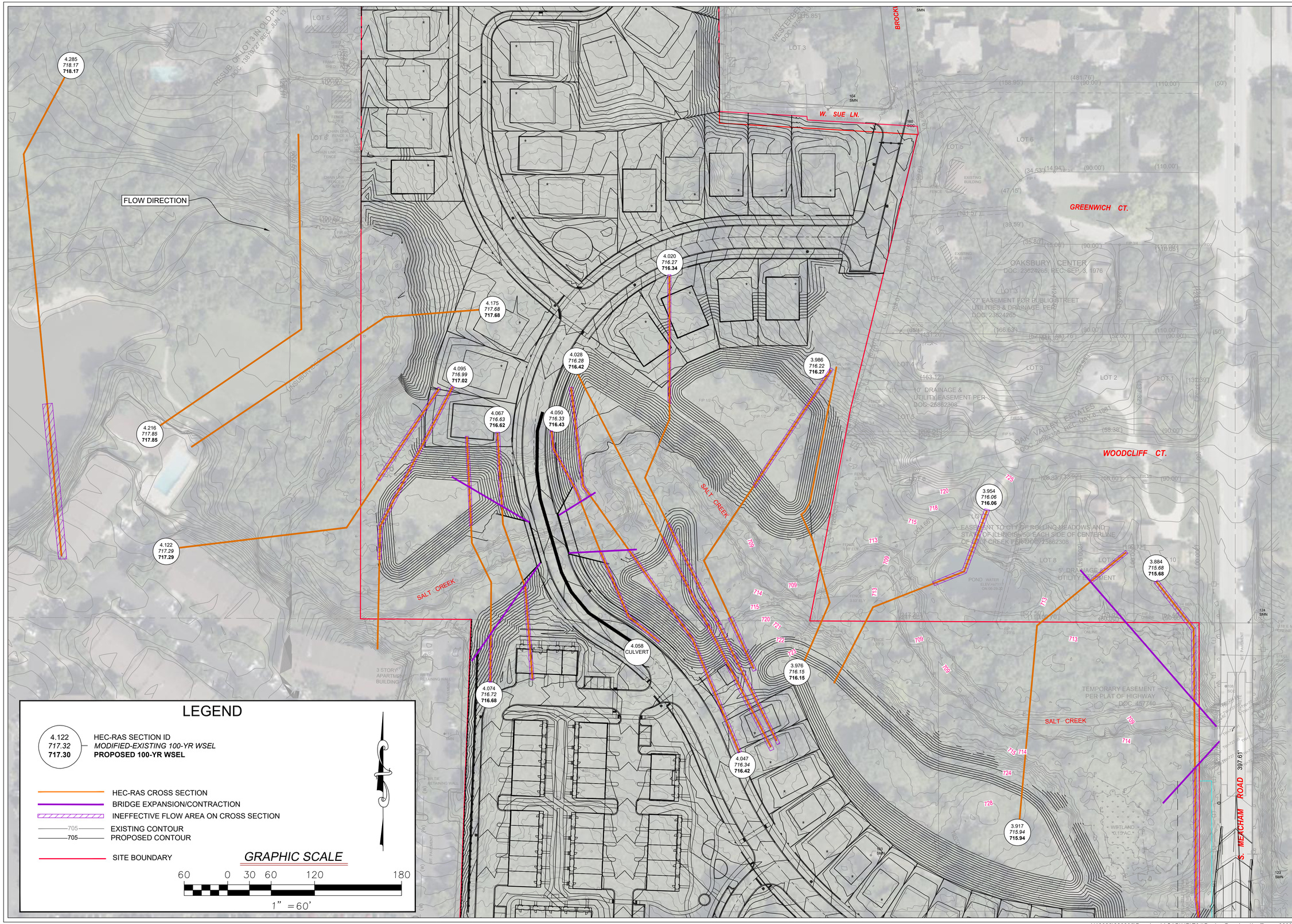
MODEX INEFFECTIVE AREA EXHIBIT

220205 - LOEBER FARMS

www.v3co.com

DRAWING NO.
3

N:\2022\220205\Drawings\ACAD\NR\E04\Design Drawings\ineff220205_20250819.dwg 8/21/2025



LEGEND

4.122
717.32
717.30 — HEC-RAS SECTION ID
MODIFIED-EXISTING 100-YR WSEL
PROPOSED 100-YR WSEL

- HEC-RAS CROSS SECTION
- BRIDGE EXPANSION/CONTRACTION
- INEFFECTIVE FLOW AREA ON CROSS SECTION
- 705 EXISTING CONTOUR
- 705 PROPOSED CONTOUR
- SITE BOUNDARY

GRAPHIC SCALE

60 0 30 60 120 180

1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

ORIGINAL ISSUE DATE: 8/19/2024

NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
#	#	#
#	#	#
#	#	#
#	#	#

PROJECT NO.: 17339.08

PROJECT MANAGER: JB

DESIGNED BY: CAS

DRAWN BY: CMR

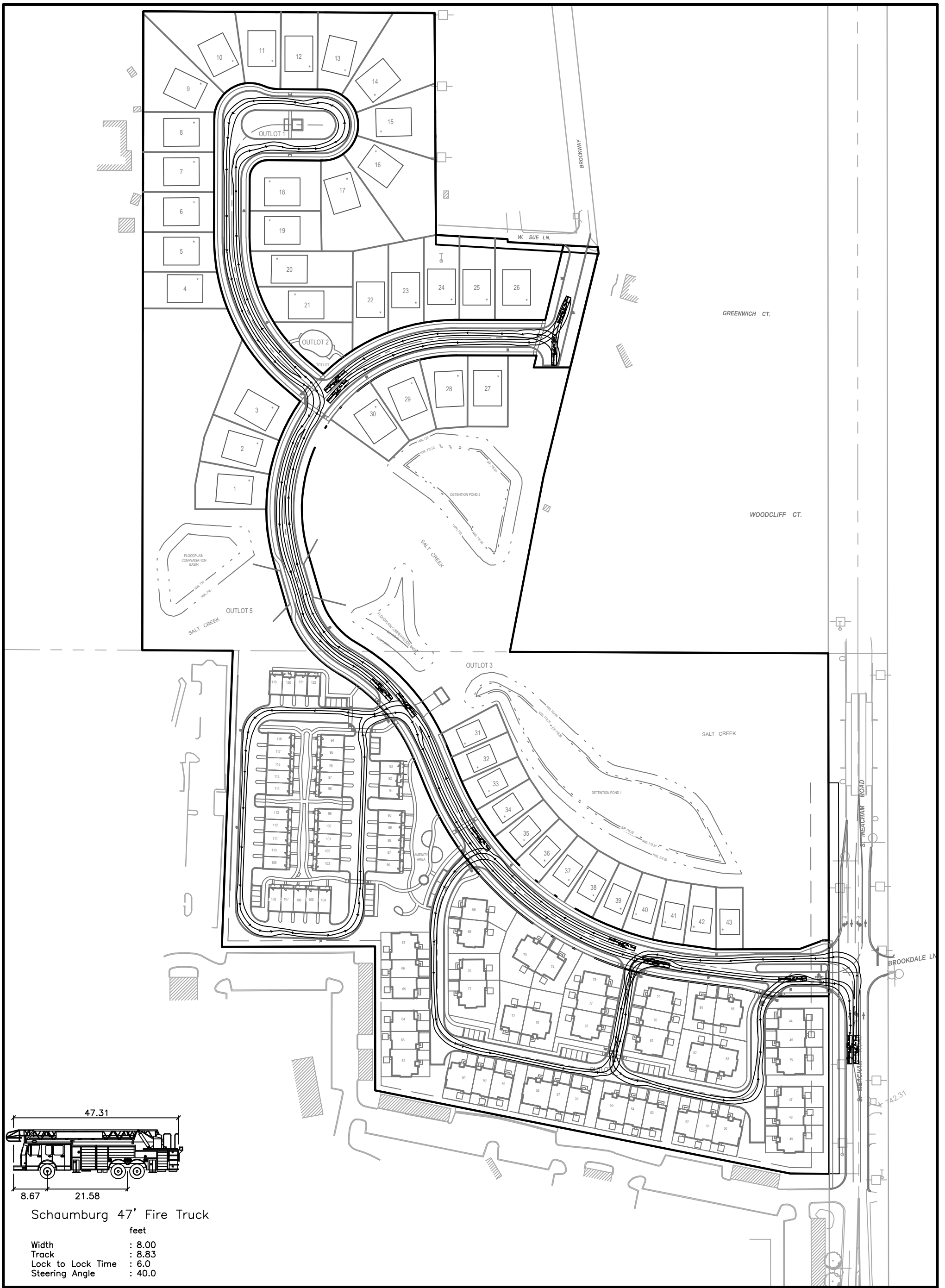
PROPOSED INEFFECTIVE AREA EXHIBIT

220205 - LOEBER FARMS

www.v3co.com

DRAWING NO.

3



Schaumburg 47' Fire Truck

	feet
Width	: 8.00
Track	: 8.83
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

LOEBER FARM

SCHAUMBURG *ILLINOIS*

FIRE TRUCK ROUTE EXHIBIT

DATE: 07-02-25

0 75 150

SCALE: 1" = 150'

N:\2022\220205\Drawings\ACAD\LD\S04\Misc Drawings\220205 FireTruckRoute.dwg 08/13/25

Final Landscape Plan

LOEBER FARM

Schaumburg, Illinois

August 28, 2025

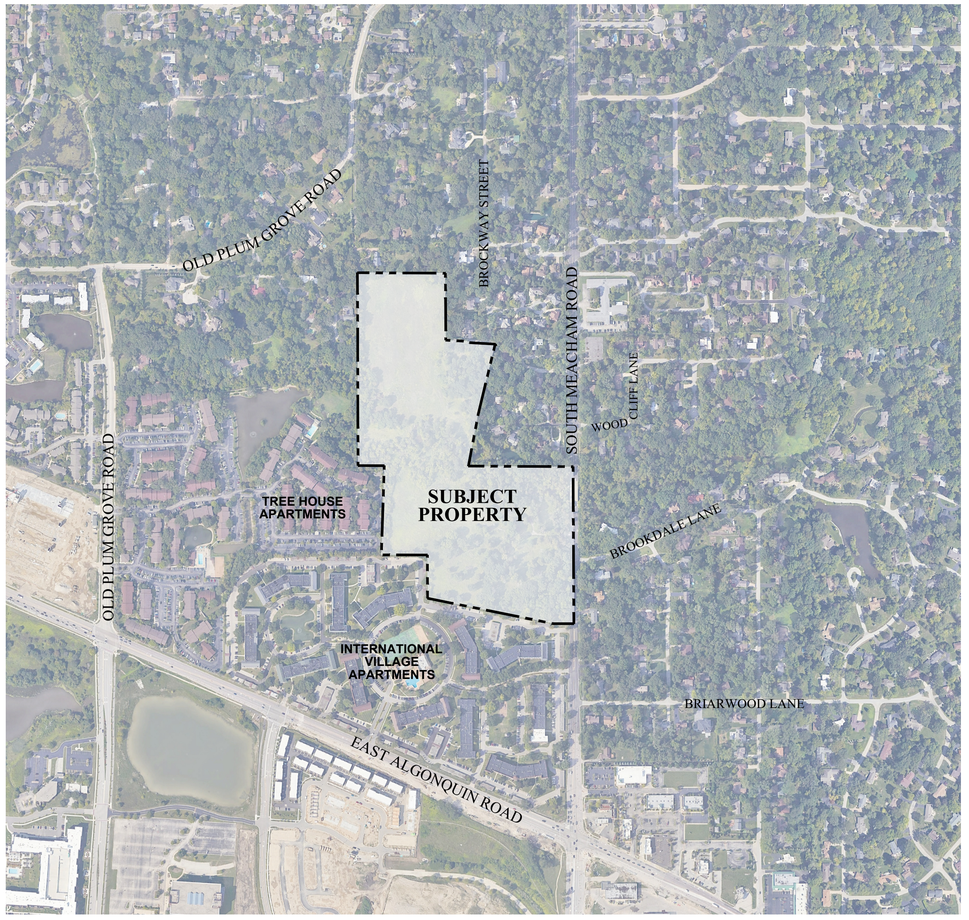
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, ILLINOIS 60517



LOCATION MAP

SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
L1.5	LANDSCAPE DETAILS
L1.6	ROWHOME FOUNDATION PLANS
L1.7	TOWNHOME FOUNDATION PLANS
L1.8	TYPICAL FOUNDATION PLANS
L2.1	LAYOUT DETAILS
L2.2	AMENITY DETAILS
L2.3	PLAYGROUND DETAILS
L2.4	MONUMENT DETAILS
L3.1	TREE PRESERVATION
L3.2	TREE INVENTORY
L3.3	TREE INVENTORY
L4.1	LANDSCAPE SPECIFICATIONS

NITTIDEVELOPMENT

L1.0

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PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	15	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AF4	16	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	4" Cal.	
AM	14	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AR	6	Acer rubrum 'Armstrong Gold' ARMSTRONG GOLD MAPLE	2 1/2" Cal.	
AS	14	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	10	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	19	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
GD	3	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
PM	16	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
PM4	8	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	4" Cal.	
QB	25	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	11	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QM3	4	Quercus macrocarpa BURR OAK	3" Cal.	
QR	16	Quercus rubra RED OAK	2 1/2" Cal.	
QR3	8	Quercus rubra RED OAK	3" Cal.	
TC	16	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TC4	9	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	4" Cal.	
TT	7	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UM	7	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
UC	12	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
UC4	15	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	4" Cal.	
		ORNAMENTAL TREES		
AG	21	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Clump Form
BN	11	Betula nigra 'Cully' HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem
BP	2	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	10' Ht.	Multi-Stem
CC	14	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CT	6	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single Stem
MP	11	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	2" Cal.	Single Stem
		EVERGREEN TREES		
AC	21	Abies concolor WHITE FIR	8' Ht.	
PA	10	Picea abies NORWAY SPRUCE	8' Ht.	
PG	7	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO12	8	Picea omorika SERBIAN SPRUCE	12' Ht.	
PP	7	Picea pungens COLORADO SPRUCE	8' Ht.	
PS	10	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
CB	84	Cephalanthus occidentalis BUTTONBUSH	24" Tall	5' O.C.
CS	47	Cornus sericea RED-OSIER DOGWOOD	24" Tall	5' O.C.
CR	78	Cornus racemosa GRAY DOGWOOD	24" Tall	5' O.C.
HP	30	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
PH	22	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
SM	33	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	24" Tall	4' O.C.
VJ	24	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
WB	12	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
IG	10	Ilex glabra 'Shamrock' SHAMROCK INKBERRY	24" Wide	3' O.C.
JK	34	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JS	4	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
TM	8	Taxus x media 'Hicksii' HICKS YEW	24" Wide	4' O.C.

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL GRASSES		
CK	82	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PV	23	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
SA	19	Sesleria autumnalis AUTUMN MOOR GRASS	5" Plug	18" O.C.
SS	12	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
SH	12	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	196	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EC	60	Echinacea 'CBG Core 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
GB	39	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HL	160	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
NM	60	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PR	24	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
		GROUNDCOVERS		
SK	130	Sedum kamtschaticum RUSSIAN STONECROP	#SP4	12" O.C.
LS	139	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
		MISC. MATERIALS		
	127	SHREDDED HARDWOOD MULCH	C.Y.	
	15,538	SOD	S.Y.	
	1.35	TURF SEED & EROSION CONTROL BLANKET	AC.	
	74	4-8" COBBLESTONES	S.F.	

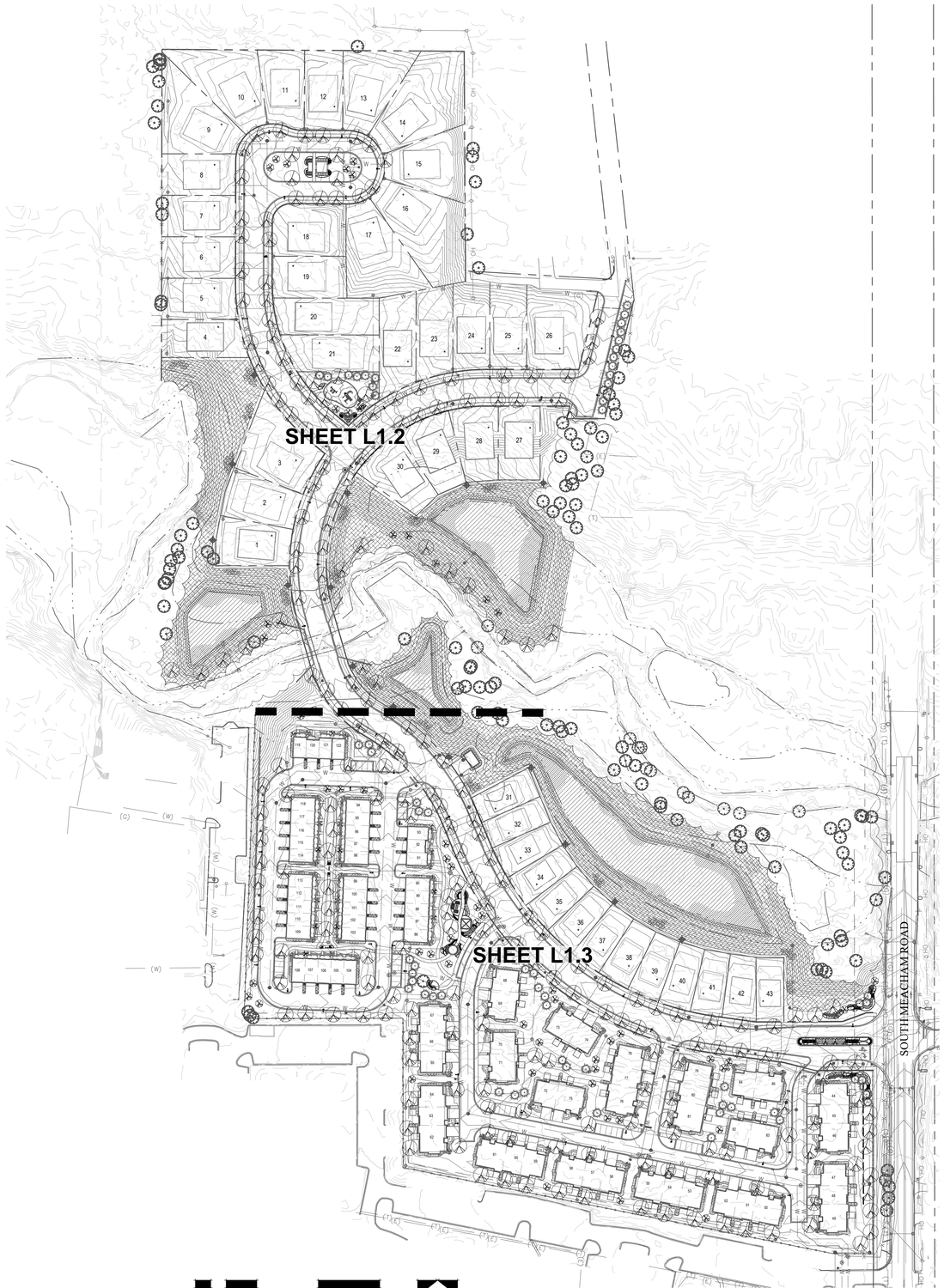
NATIVE AREA LEGEND

Key	Qty.	Description
	1.4 AC.	EMERGENT PLANTINGS
	0.4 AC.	WET MEADOW SEED MIX & EROSION CONTROL BLANKET*
	3.6 AC.	LOW PROFILE PRAIRIE SEED MIX & EROSION CONTROL BLANKET*
	16 EA.	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

* NORTH AMERICAN GREEN SC150 BLANKET OR APPROVED EQUAL

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. Temporary irrigation will be provided to establish landscape throughout the required maintenance period.
9. Replacement trees must be maintained in a healthy growing condition for a minimum of three (3) years after planting.
10. All sod/grass areas shall be in compliance with erosion control requirements and capable of being cut or mowed.



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

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
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DEVELOPER
NITTI DEVELOPMENT
399 WALL STREET
GLENDALE HEIGHTS, IL 60139

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS

OVERALL LANDSCAPE PLAN

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024
REVISIONS	

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	

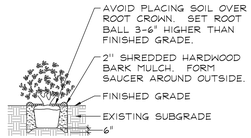
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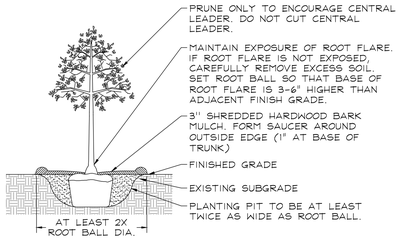
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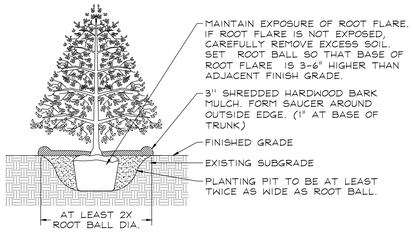
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



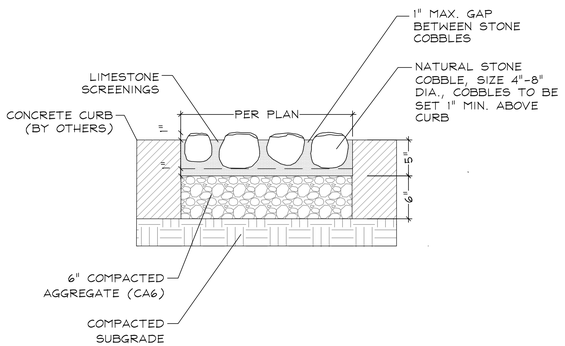
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



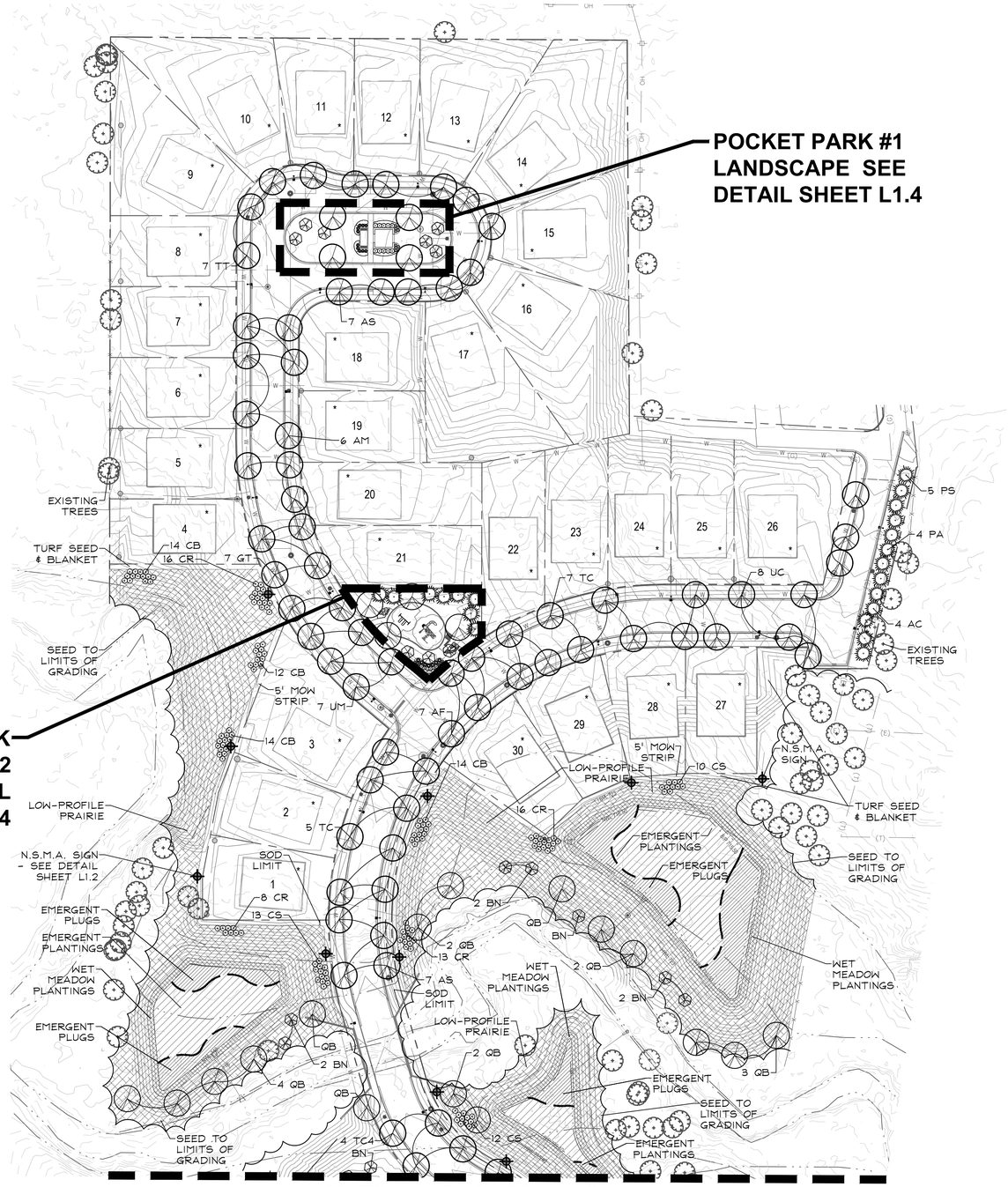
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



COBBLESTONES DETAIL
NOT TO SCALE



MATCHLINE - SHEET L1.3

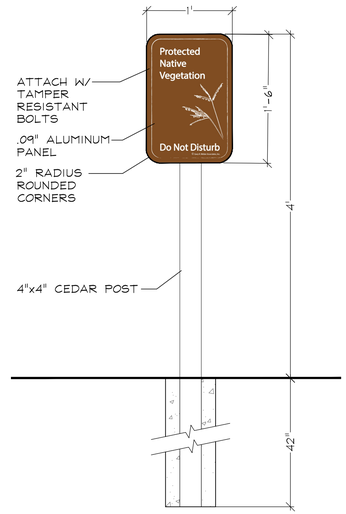
0 30' 60' 120' 180'
SCALE: 1"=60'
NORTH

NATIVE AREA LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX & EROSION CONTROL BLANKET*
	LOW PROFILE PRAIRIE SEED MIX & EROSION CONTROL BLANKET*
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

* NORTH AMERICAN GREEN SC150 BLANKET OR APPROVED EQUAL

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NSMA SIGN DETAIL
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ECOLOGICAL CONSULTING
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402 W. LIBERTY DRIVE
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GLENDALE HEIGHTS, IL 60139

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	L1.2

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

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Triticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix

Shoreline Emergent
Stormwater basin bottoms from NWL to 4" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Alisma subcordatum	Water Plantain	1.250	494
Carex comosa	Bristly Sedge	0.125	494
Carex vulpinoidea	Fox Sedge	0.250	988
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Juncus torreyi	Torreys Rush	0.125	494
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
	Total Emergent Wetland Mix	**5.750**	**6422**

Deep Water Emergent
Stormwater basin bottoms from 4" to 12" below NWL

Botanical Name	Common Name	Plugs / AC.
Acorus americanus	Sweet Flag	988
Scirpus acutus	Hardstem Bulrush	988
Scirpus fluviatilis	River Bulrush	988
Schoenoplectus pungens	Chairmakers Rush	988
Schoenoplectus tabernaemontani	Softstem Bulrush	988
Sparganium eurycarpum	Bur Reed	988
	Total Emergent Wetland Mix	**5928**

Aquatic Zone
Stormwater basin open water components ≥12" below NWL

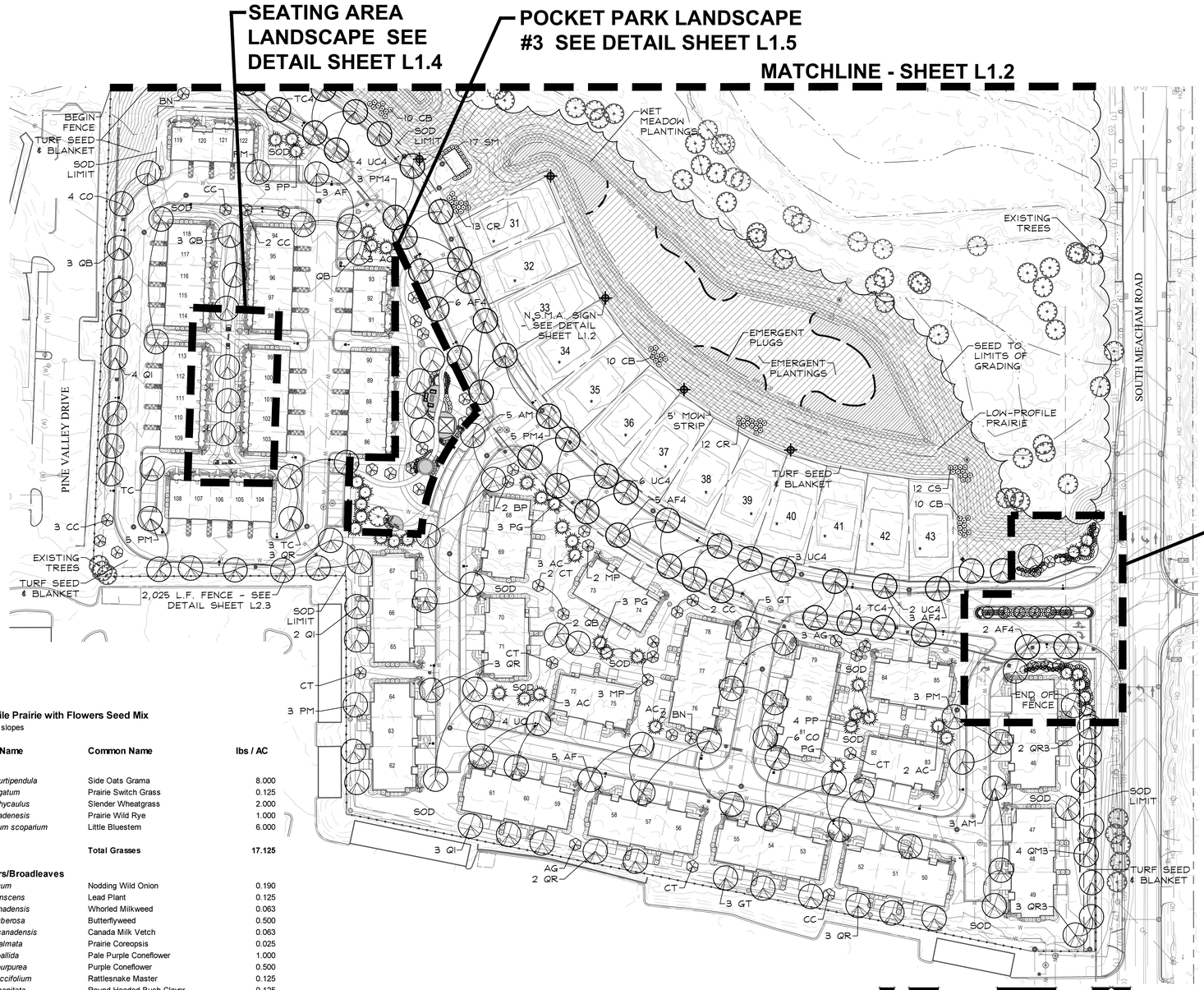
Botanical Name	Common Name	Tubers / AC.
Nymphaea tuberosa	White Water Lily	1250
Nuphar advena	Spatterdock	1250
	Total Emergent Wetland Mix	**2500**

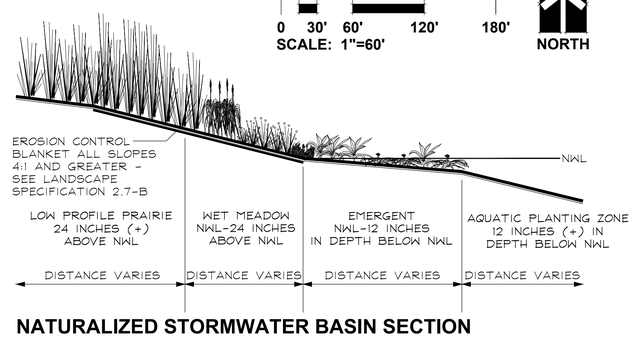
Wet Meadow Seed Mixture
Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix
Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**





NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

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WOODRIDGE, IL 60517

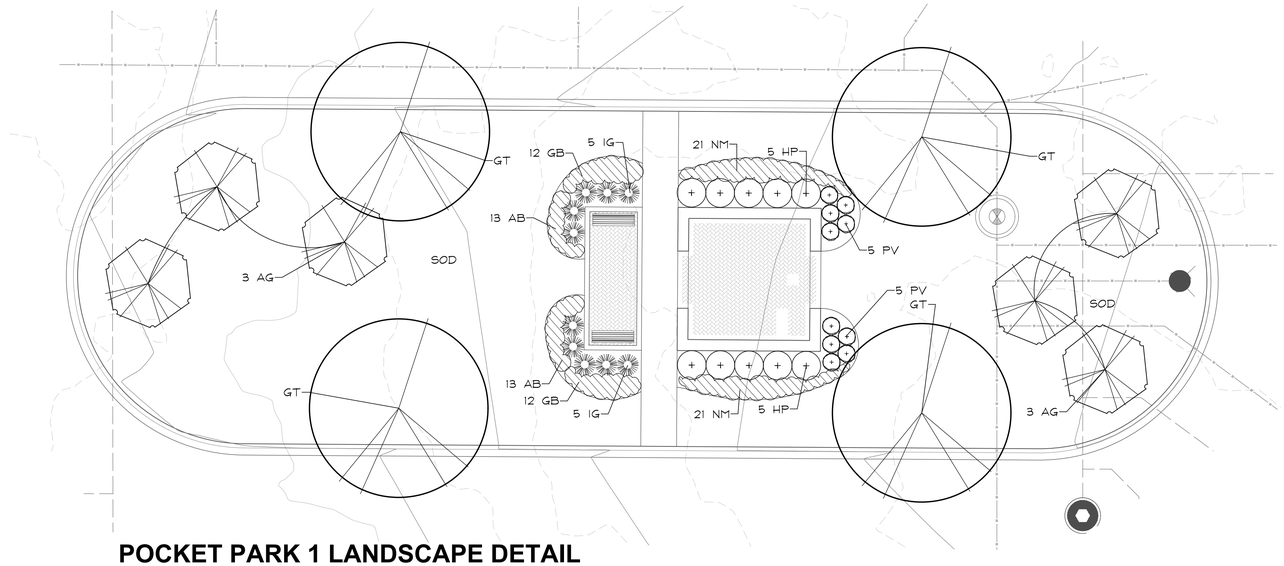
LOEBER FARM
SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

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CHECKED	REO
SHEET NO.	

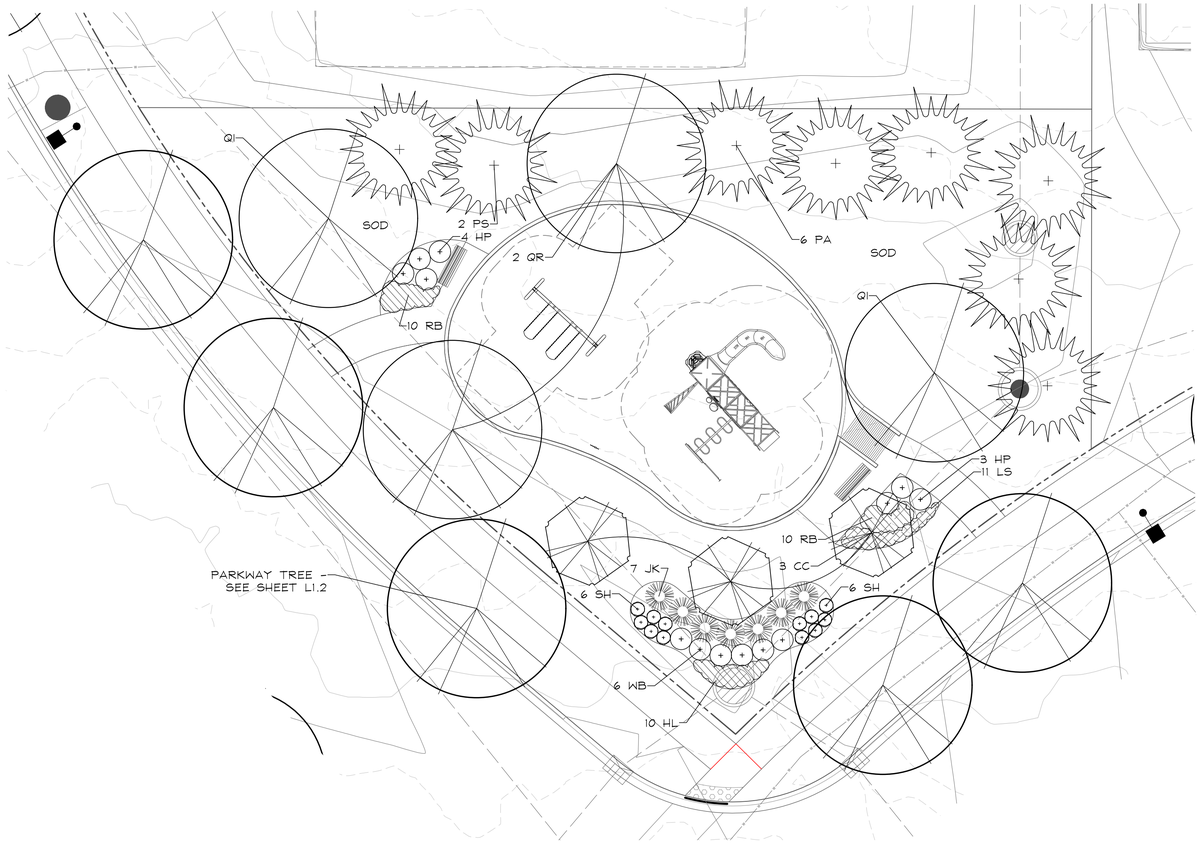
L1.3

Know what's below. Call before you dig.



POCKET PARK 1 LANDSCAPE DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



POCKET PARK 2 LANDSCAPE DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

LANDSCAPE DATA BOX

Total Site Area	1,425,554 s.f.	
Total Green Space Area	461,736 s.f.	32.3%

TREES REQUIRED

Required
1 Shade tree/750 S.F. — 650 Trees

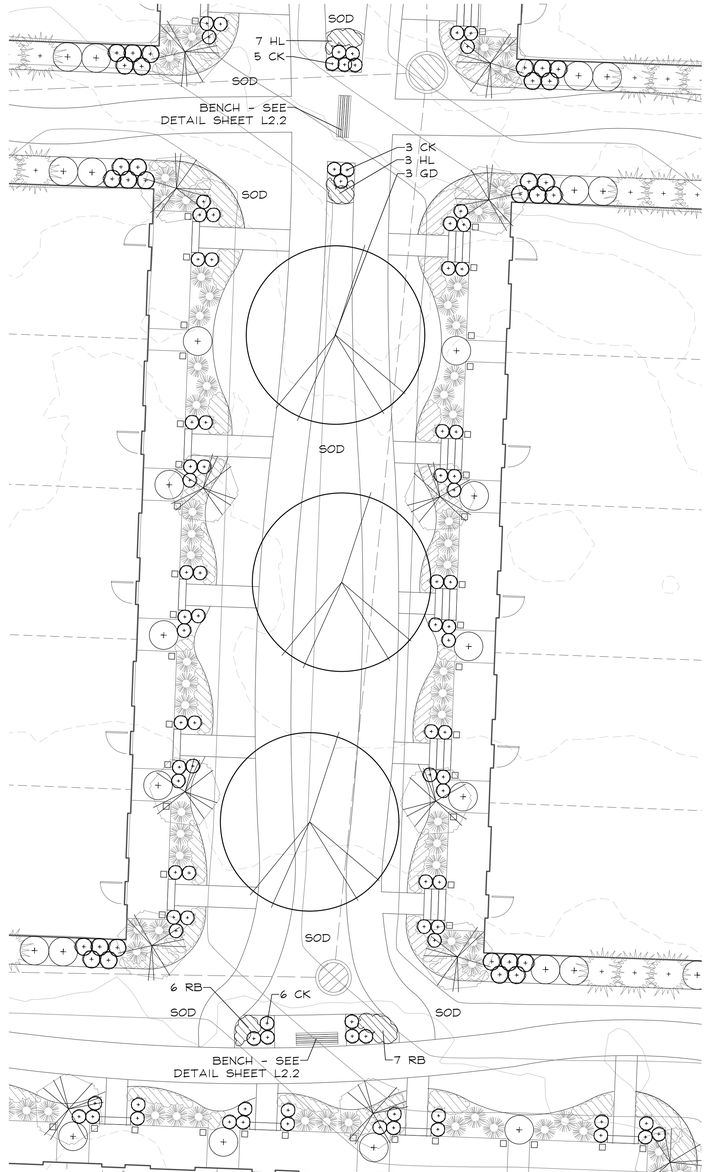
Provided
1 Shade tree/750 S.F. — 591 Trees

SHRUBS REQUIRED

Required
1 Shrub/200 S.F. — 2435 Shrubs

Provided
1 Shrub/200 S.F. — 2276 Shrubs

***NOTE: 155 EXISTING TREES TO BE PRESERVED**



SEATING AREA LANDSCAPE DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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

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LAND PLANNING
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CIVIL ENGINEER
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WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS

LANDSCAPE DETAILS

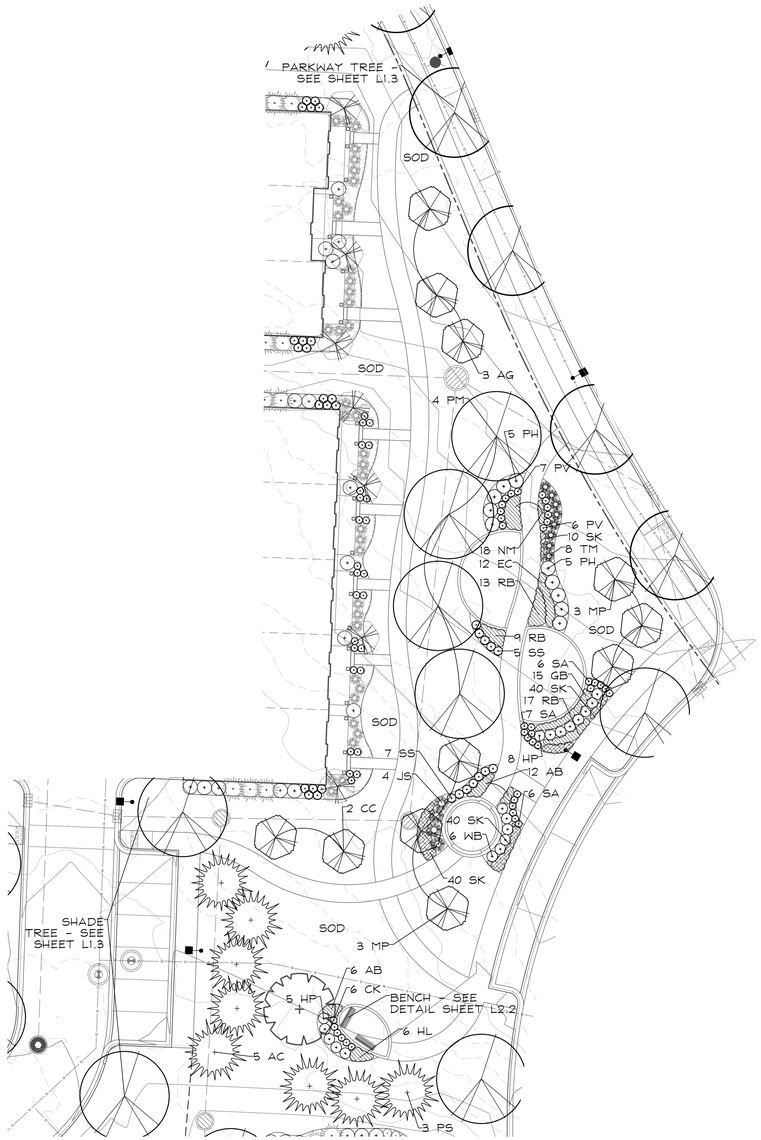
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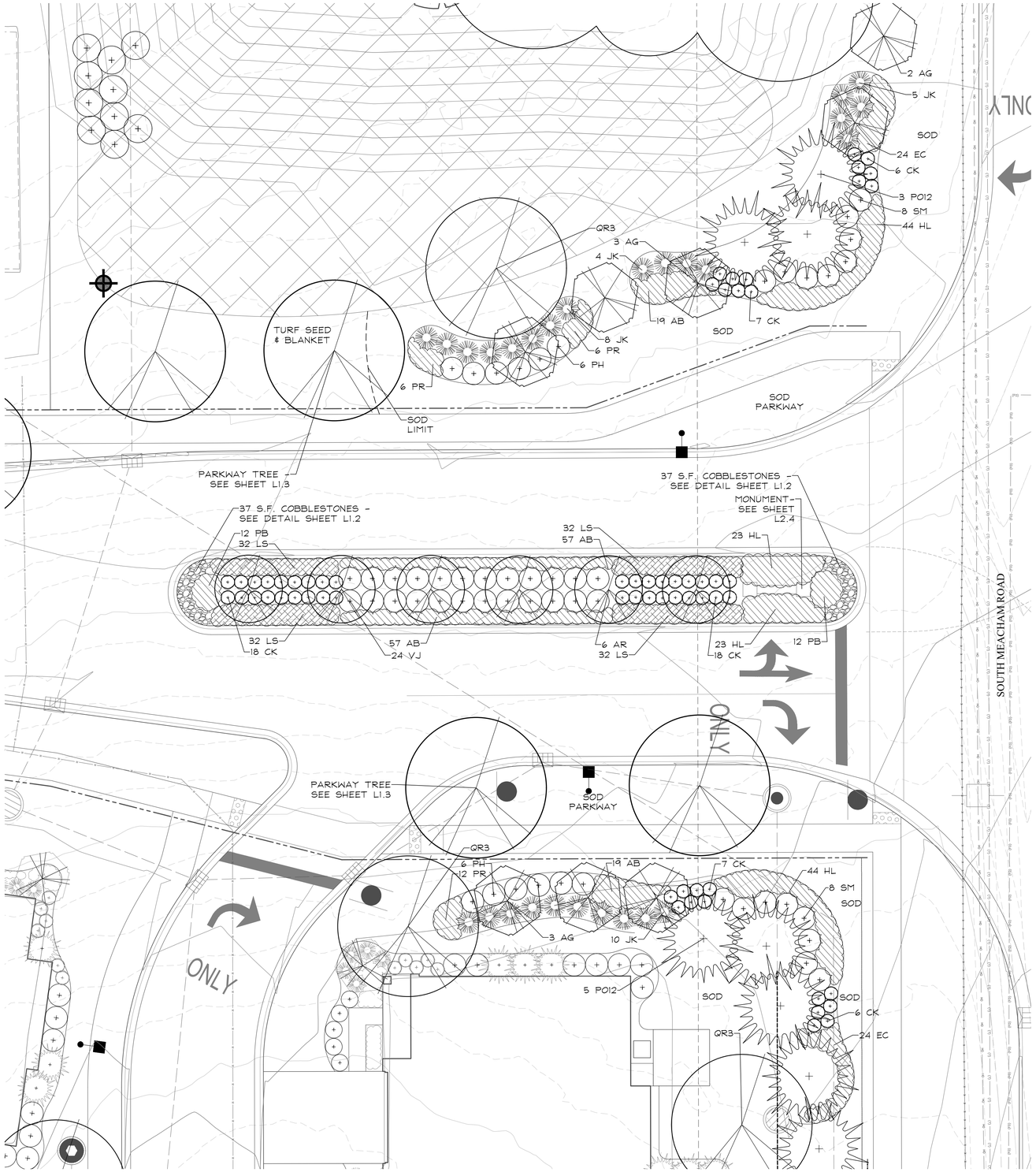
SHEET NO.
L1.4

PLOT CONFIG:
XREFS



POCKET PARK 3 LANDSCAPE DETAIL

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



ENTRANCE LANDSCAPE DETAIL

0' 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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LOEBER FARM

SCHAUMBURG, ILLINOIS

LANDSCAPE DETAILS

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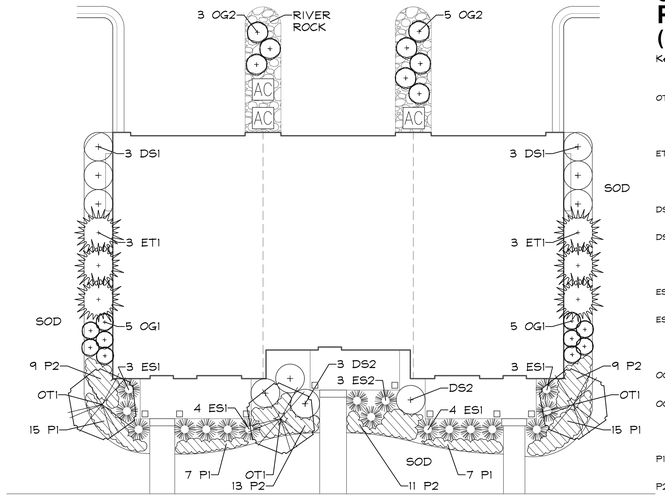
REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L1.5

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

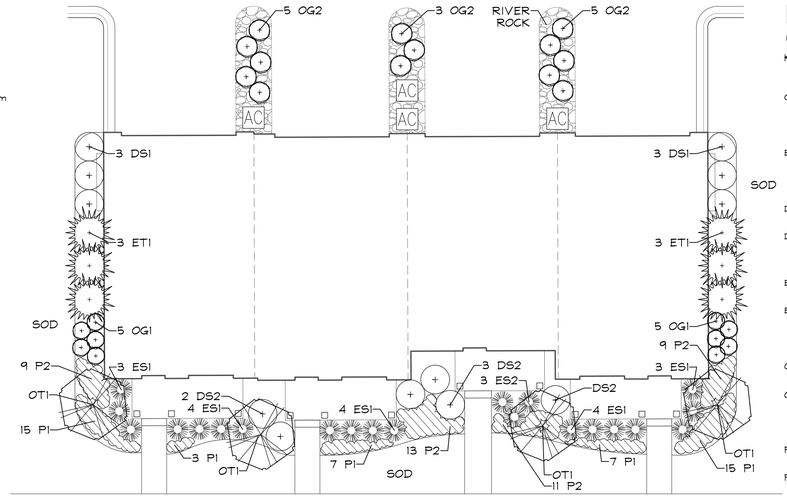
XREFS
PLOT CONFIG



TYPICAL 3-UNIT REAR-LOAD ROWHOME FOUNDATION DETAIL
SCALE: 1"=10'

3-UNIT REAR-LOAD ROWHOME PLANT LIST
(BLDG. W/ UNITS 1-3)

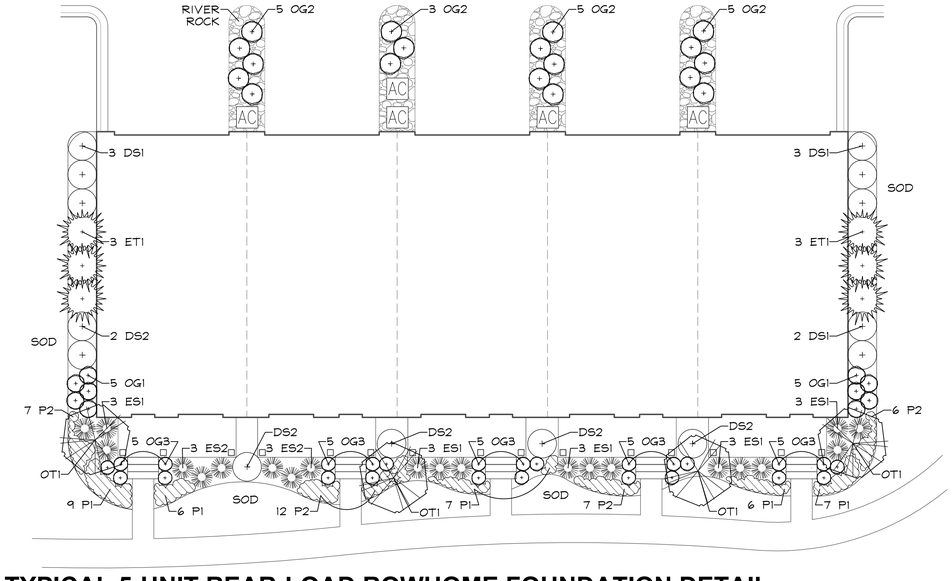
Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	3	Cornus kousa KOUSA DOGWOOD	6' Ht.	Single Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	6	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	4	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	10	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
OG2	8	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
		PERENNIALS		
P1	44	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P2	42	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		MISC. MATERIALS		
	5	SHREDDED HARDWOOD MULCH	C.Y.	
	1.0	3" DEPTH RIVER ROCK	C.Y.	



TYPICAL 4-UNIT REAR-LOAD ROWHOME FOUNDATION DETAIL
SCALE: 1"=10'

4-UNIT REAR-LOAD ROWHOME PLANT LIST
(BLDG. W/ UNITS 34-37)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	5	Cornus kousa KOUSA DOGWOOD	6' Ht.	Single Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	6	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	6	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	18	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES2	3	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	10	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
OG2	13	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
		PERENNIALS		
P1	47	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P2	42	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	1.3	3" DEPTH RIVER ROCK	C.Y.	



TYPICAL 5-UNIT REAR-LOAD ROWHOME FOUNDATION DETAIL
SCALE: 1"=10'

5-UNIT REAR-LOAD ROWHOME PLANT LIST - A
(BLDGS. W/ UNITS 9-13 & 14-18)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	4	Malus 'Jefilte' STARLITE CRABAPPLE	6' Ht.	Single Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	10	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	4	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	6	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	15	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	10	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	30" O.C.
OG2	18	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
		PERENNIALS		
P1	35	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	32	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	1.8	3" DEPTH RIVER ROCK	C.Y.	

5-UNIT REAR-LOAD ROWHOME PLANT LIST - B
(BLDGS. W/ UNITS 4-8, 19-23, 24-28, 29-33)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	4	Cornus kousa KOUSA DOGWOOD	6' Ht.	Single Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	10	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	4	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	6	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	15	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	10	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	30" O.C.
OG2	18	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
		PERENNIALS		
P1	35	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
P2	32	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	1.8	3" DEPTH RIVER ROCK	C.Y.	

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LOEBER FARM
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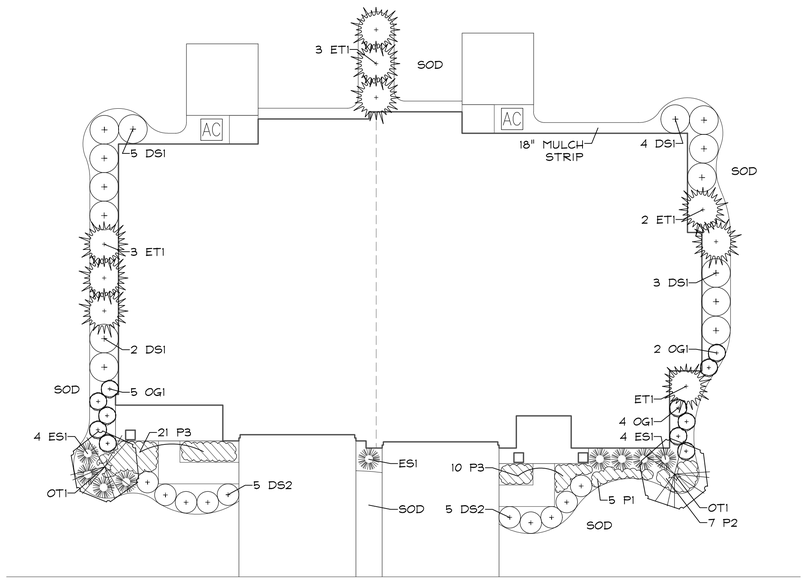
REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L1.6

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

XREF'S
PLOT CONFIG



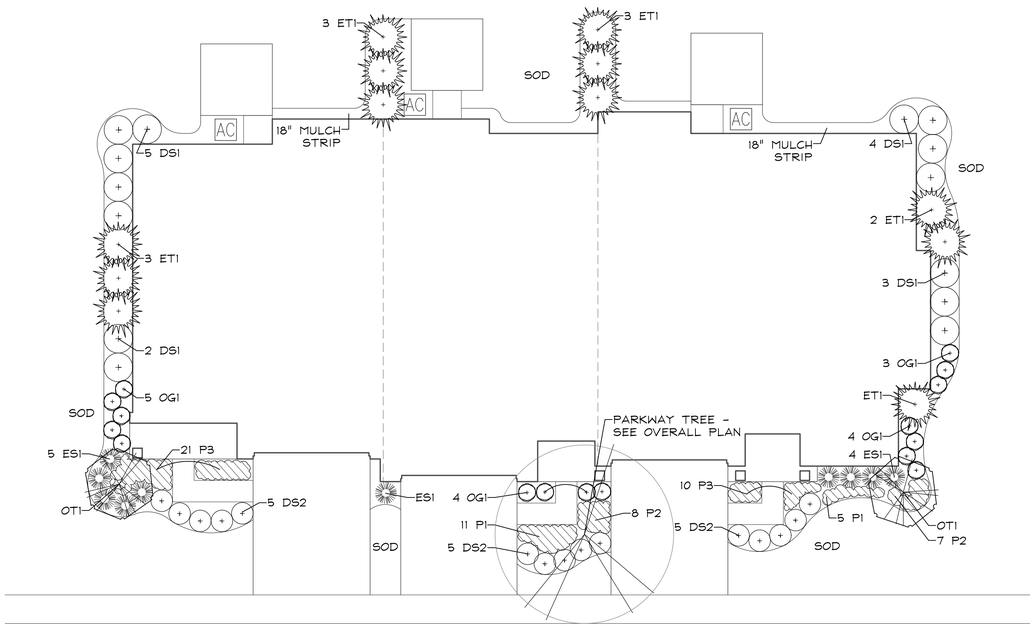
TYPICAL 2-UNIT FRONT-LOAD TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

2-UNIT FRONT-LOAD TOWNHOME PLANT LIST A (BLDGS. W/ UNITS 27-28, 29-30, 31-32, & 39-40)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Malus x 'Jewel Cole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	9	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	9	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	11	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS		
P1	5	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	7	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Penstemon digitalis 'Dark Towers' DARK TOWERS PENSTEMON	#1	18" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	

2-UNIT FRONT-LOAD TOWNHOME PLANT LIST B (BLDGS. W/ UNITS 25-26 & 41-42)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	9	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	9	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	11	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	5	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
P2	7	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	



TYPICAL 3-UNIT FRONT-LOAD DEEP TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

3-UNIT FRONT-LOAD DEEP TOWNHOME PLANT LIST - A (BLDGS. W/ UNITS 1-3 & 36-38)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Malus x 'Jewel Cole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	12	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	15	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	10	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	16	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS		
P1	16	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	15	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Penstemon digitalis 'Dark Towers' DARK TOWERS PENSTEMON	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	

3-UNIT FRONT-LOAD DEEP TOWNHOME PLANT LIST - B (BLDG. W/ UNITS 33-35)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	12	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	15	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	10	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	16	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	16	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
P2	15	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	

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V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS
TOWNHOME FOUNDATION PLANS

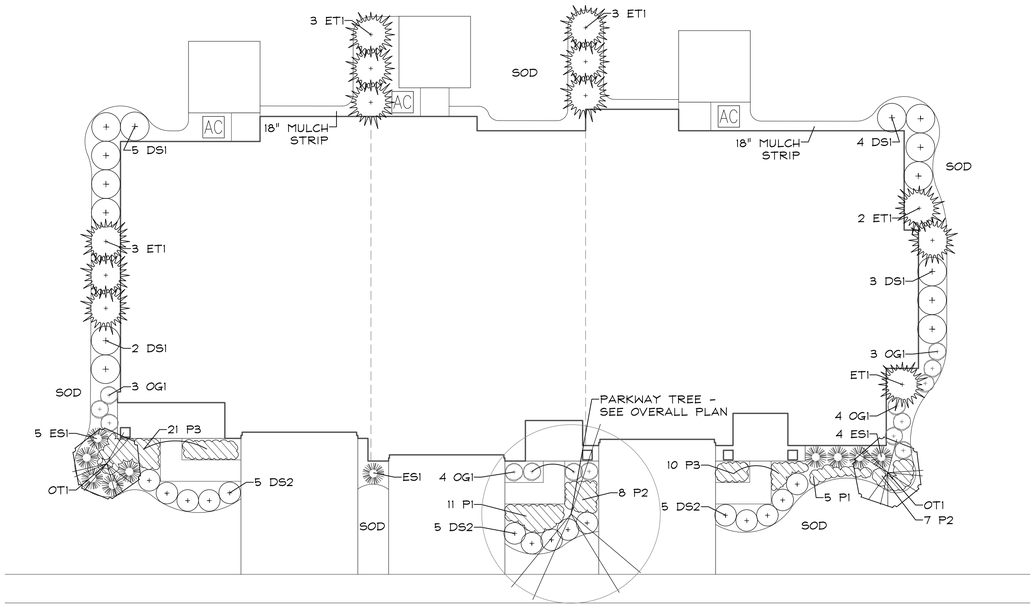
6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L1.7

811 Know what's below. Call before you dig.
XREFS:
PLOT CONFIG:



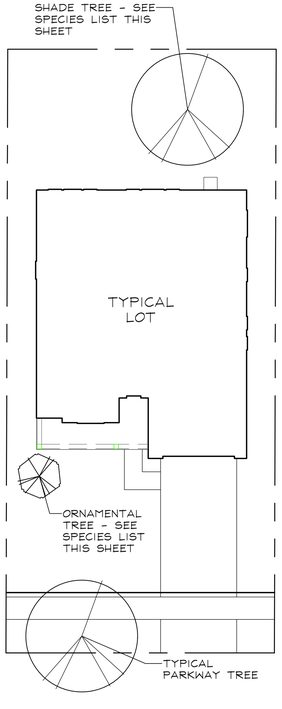
TYPICAL 3-UNIT FRONT-LOAD SHALLOW TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

3-UNIT FRONT-LOAD SHALLOW TOWNHOME PLANT LIST - A (BLDG. W/ UNITS 4-6, 22-24, 19-21)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OTI	2	Malus x 'Jewel Cole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ETI	12	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DSI	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	15	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ESI	10	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OGI	14	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
		PERENNIALS		
PI	16	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	15	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Penstemon digitalis 'Dark Towers' DARK TOWERS PENSTEMON	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	

3-UNIT FRONT-LOAD SHALLOW TOWNHOME PLANT LIST - B (BLDGS. W/ UNITS 7-9, 10-12, 13-15, 16-18)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OTI	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ETI	12	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	6' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DSI	14	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	4' O.C.
DS2	15	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ESI	10	Taxus x media 'Densiformis' DENSE YEW	30" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OGI	14	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
PI	16	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
P2	15	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P3	31	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	



RECOMMENDED SINGLE FAMILY LOT REQUIRED TREE LIST

SHADE TREES: (2 1/2" CAL.)

MAPLE SPECIES (HYBRID)	HONEYLOCUST (THORNLESS)
RIVER BIRCH	LONDON PLANETREE
SWAMP WHITE OAK	CHINKAPIN OAK
LINDEN SPECIES	ELM SPECIES (HYBRID)

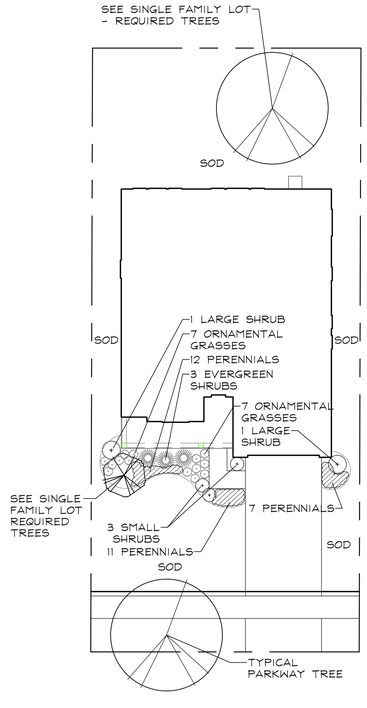
ORNAMENTAL TREES: (2 1/2" CAL. OR 6 FT. CLUMP FORM)

APPLE SERVICEBERRY	EASTERN REDBUD
CORNELIANCHERRY DOGWOOD	ROYAL STAR MAGNOLIA
TREE LILAC	
CRABAPPLE SPECIES (DISEASE RESISTANT)	

NOTES:
1. TREES SHOWN ON THE LANDSCAPE PLANS IN THE REAR OR SIDE YARDS SHALL COUNT TOWARDS THE MINIMUM REQUIREMENT. DEPENDING ON THE LOT SIZE ADDITIONAL TREES MAY BE REQUIRED.

2. SELECTION OF SHADE TREES SHALL BE SUBJECT TO AVAILABILITY. SUBSTITUTIONS MAY REQUIRE VILLAGE APPROVAL.

SINGLE FAMILY LOT REQUIRED TREES
SCALE: 1"=16'



TYPICAL SINGLE FAMILY LOT FOUNDATION PLAN
SCALE: 1"=16'

SINGLE FAMILY LANDSCAPE PLANT LIST

SHADE & ORNAMENTAL TREES - SEE SINGLE FAMILY LOT REQUIRED TREES

Key

LARGE SHRUBS: (30" TALL / 5 GAL.)

ISANTI REDTWIG DOGWOOD	VIBURNUM SPECIES*
DIABLO NINEBARK	DWARF KOREAN LILAC

SMALL SHRUBS: (24" TALL / 5 GAL.)

ARCTIC FIRE REDTWIG DOGWOOD	DWARF FOTHERGILLA*
SPIREA SPECIES	LITTLE HENRY SWEETSPIRE*
ROSE SPECIES	DARK HORSE WEIGELA

EVERGREEN SHRUBS: (24" WIDE / 5 GAL.)

DENSE YEW*	KALLAY'S COMPACT JUNIPER
GREEN VELVET BOXWOOD	

PERENNIALS: (1 GAL.)

DAYLILY SPECIES	EAST FRIESLAND SALVIA
BLACK EYED SUSAN	COREOPSIS SPECIES
HOSTA SPECIES*	HEUCHERA SPECIES*

ORNAMENTAL GRASSES: (1 GAL.)

PRAIRIE DROPSEED	DWARF FOUNTAIN GRASS*
FLAMING MOOR GRASS	BLUE OAT GRASS
JAPANESE FOREST GRASS*	

*TOLERATES SHADE - FOR NORTH/WEST FACING FOUNDATION PLANTINGS

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WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS

TYPICAL FOUNDATION PLANS

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

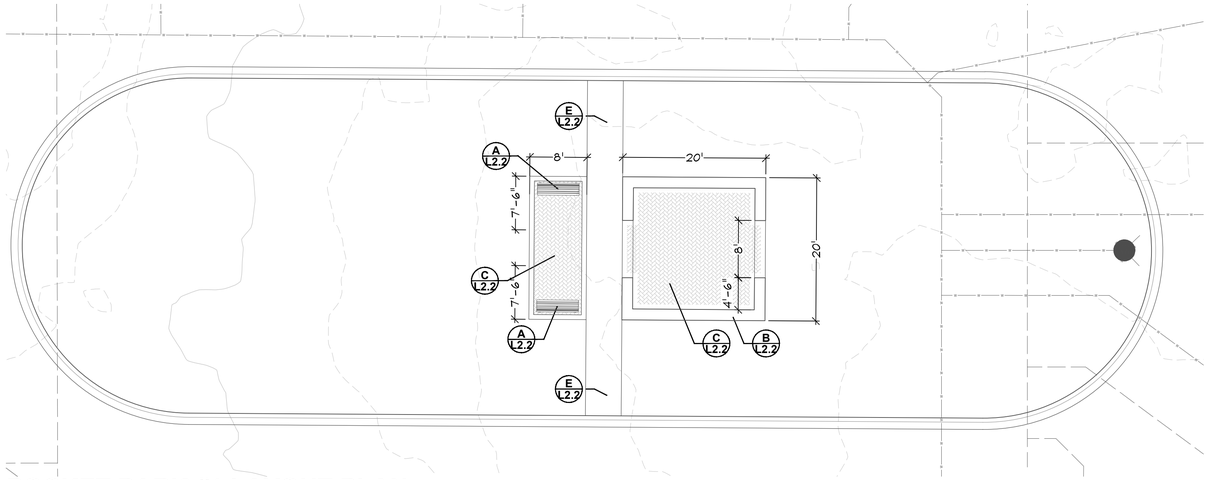
DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	L1.8

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

PLOT COMPLETE

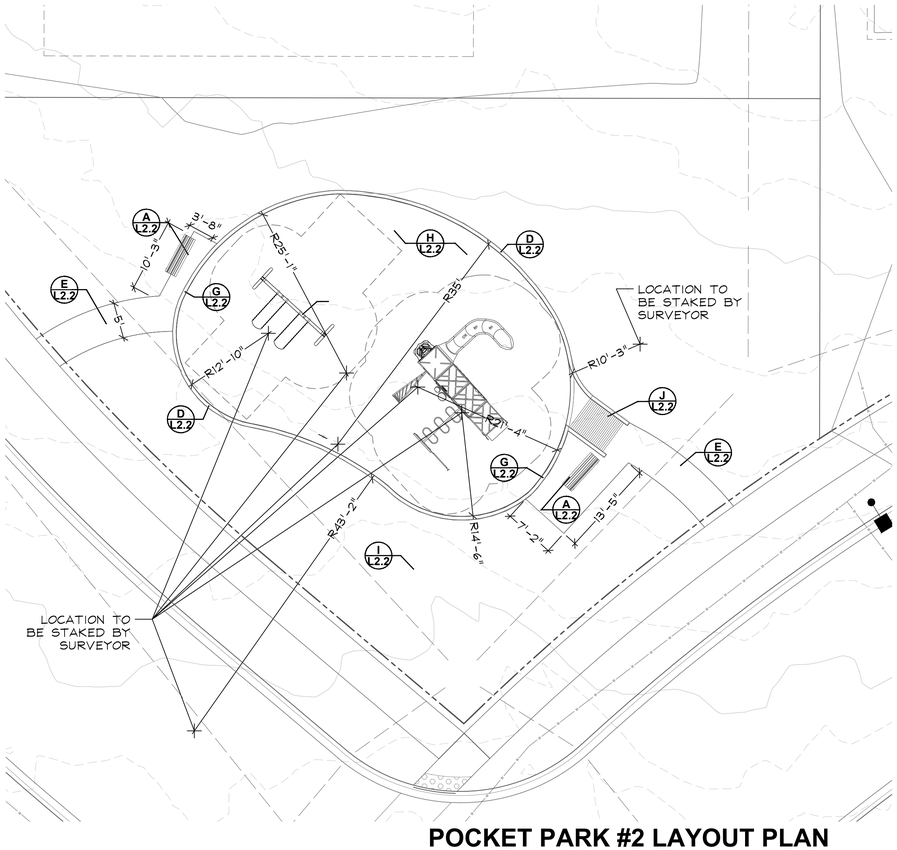
SITE FURNISHINGS SCHEDULE

	ITEM	MANUFACTURER	MODEL	QUANTITY	COMMENTS/CONTACT
A L2.2	6' BENCH	ANOVA	MADISON-THMC6	8 EA.	COLOR: THERMORY & PEWTER
B L2.2	SEATWALL			87 L.F.	
C L2.2	PAVERS	UNILOCK	HOLLANDSTONE PREMIER	1,376 S.F.	FIELD COLOR: GRANITE FUSION SOLDIER COURSE: DARK CHARCOAL
D L2.2	CONCRETE CURB			120 L.F.	3500 PSI MIN.
E L2.2	CONCRETE BENCH PADS & WALKS			2,200 S.F.	3500 PSI MIN.
F L2.2	PAVILION	POLIGON	SQ16	1 EA.	COLORS: STEEL ROOF: FOREST GREEN FRAME: BROWN
G L2.2	THICKENED CURB			26 L.F.	
H L2.2	ENGINEERED WOOD FIBER			1705 S.F.	
I L2.2	TURF DRAIN & DRAIN TILE			1 EA. 60 L.F.	TURF DRAIN PERFORATED DRAIN TILE
J L2.2	RAMP			1 EA.	
K L2.3	FIRE PIT			1 EA.	
L L2.3	FENCE	ACTIVEYARDS	WISTERIA	2025 L.F.	6' HEIGHT



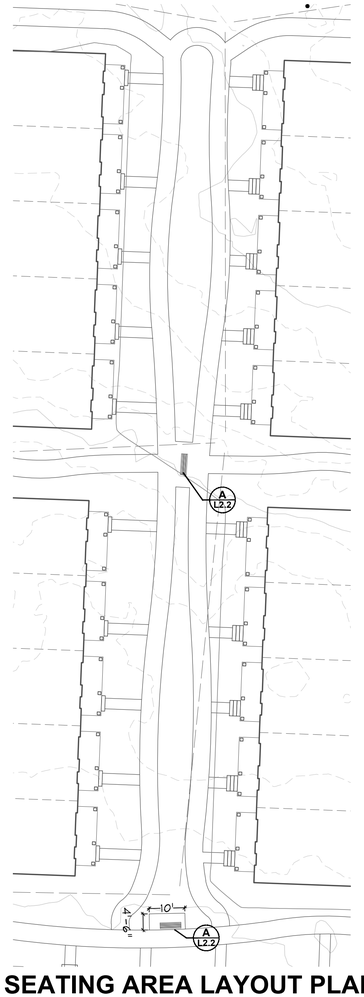
POCKET PARK #1 LAYOUT PLAN

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



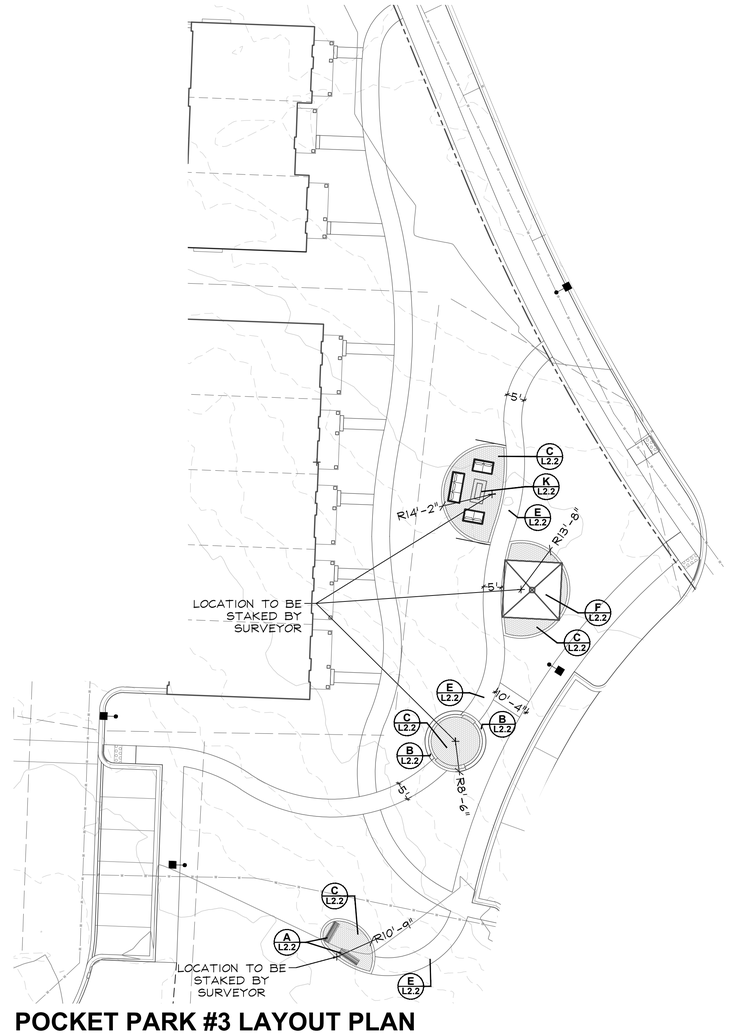
POCKET PARK #2 LAYOUT PLAN

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



SEATING AREA LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



POCKET PARK #3 LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH

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LOEBER FARM
SCHAUMBURG, ILLINOIS

LAYOUT DETAILS

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

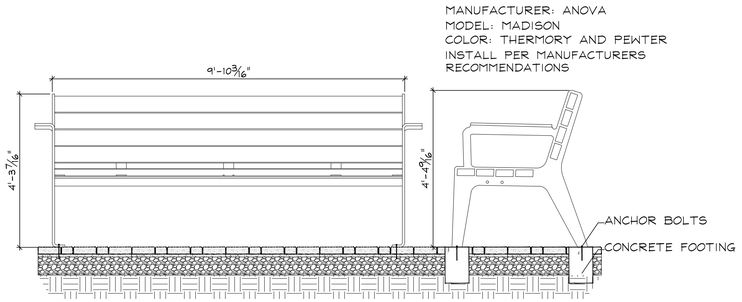
DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	L2.1

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

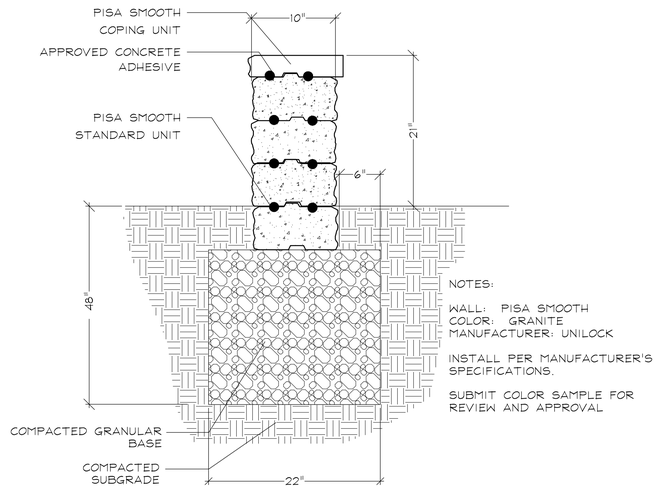
PLOT.COMFIG
XREF'S

SITE FURNISHINGS SCHEDULE

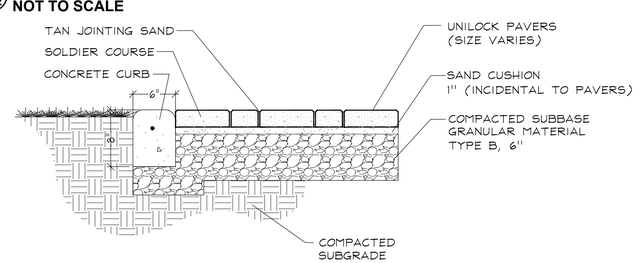
	ITEM	MANUFACTURER	MODEL	COMMENTS/CONTACT
A L2.2	6' BENCH	ANOVA	MADISON-THMC6	COLOR: THERMORY & PEWTER
B L2.2	SEATWALL			
C L2.2	PAVERS	UNILOCK	HOLLANDSTONE PREMIER	FIELD COLOR: GRANITE FUSION SOLDIER COURSE: DARK CHARCOAL
D L2.2	CONCRETE CURB			3500 PSI MIN.
E L2.2	CONCRETE BENCH PADS & WALKS			3500 PSI MIN.
F L2.2	PAVILION	POLIGON	SQ16	COLORS: STEEL ROOF: FOREST GREEN FRAME: BROWN
G L2.2	THICKENED CURB			
H L2.2	ENGINEERED WOOD FIBER			
I L2.2	TURF DRAIN & DRAIN TILE			60 L.F. PERFORATED DRAIN TILE
J L2.2	RAMP			



A L2.2 BENCH DETAIL
NOT TO SCALE

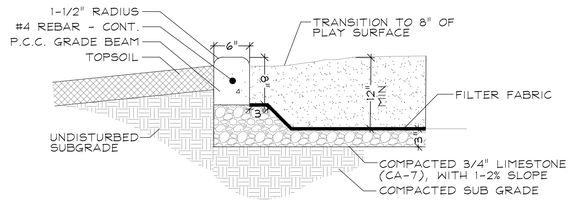


B L2.2 SEATWALL DETAIL
NOT TO SCALE

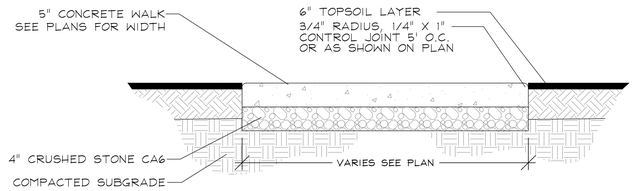


INSTALL PER MANUFACTURER'S RECOMMENDATIONS

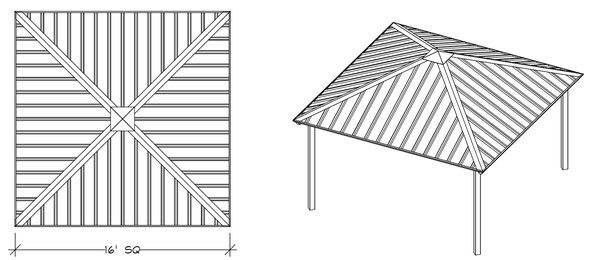
C L2.2 PAVER DETAIL
NOT TO SCALE

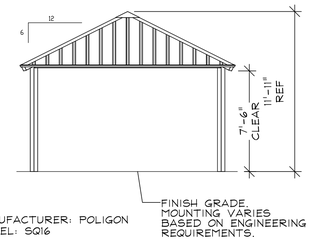


D L2.2 CONCRETE CURB DETAIL
NOT TO SCALE



E L2.2 CONCRETE BENCH PADS & WALKS DETAIL
NOT TO SCALE





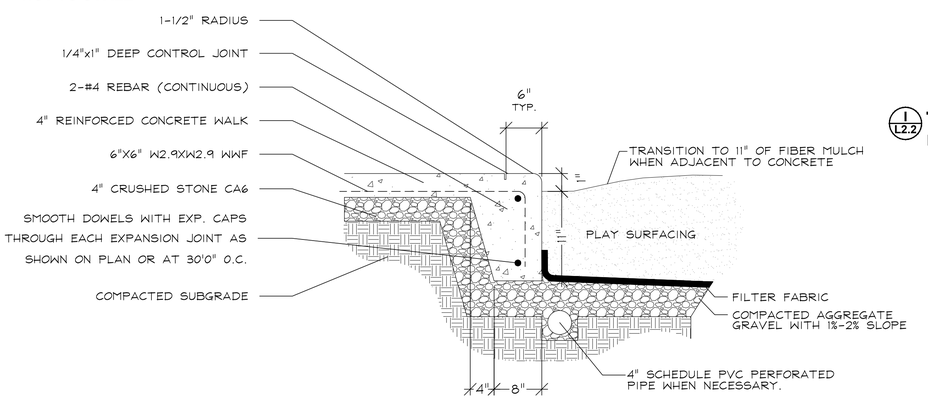
MANUFACTURER: POLIGON
MODEL: SQ16

GENERAL ROOF NOTES:

1. METAL ROOFING:
   - 24 GAUGE
   - GALVALUME COATED
   - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. COLORS
   STEEL ROOF: FOREST GREEN
   FRAME COLOR: BROWN

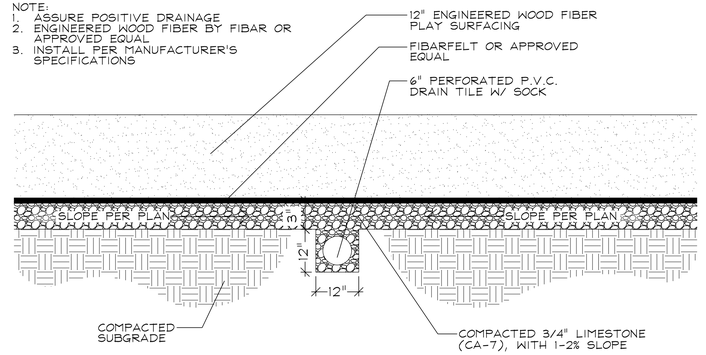
NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS.

F-1 L2.2 COVERED STRUCTURE DETAIL
NOT TO SCALE

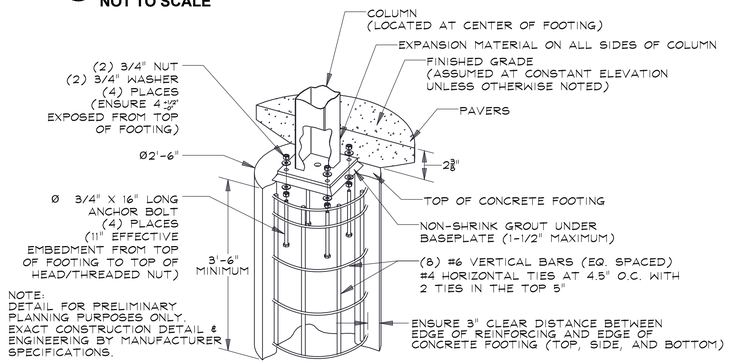


NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

G L2.2 THICKENED CURB DETAIL
NOT TO SCALE

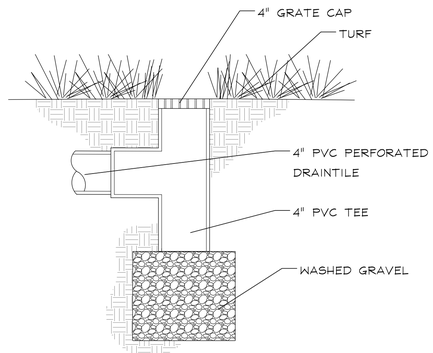


H L2.2 ENGINEERED WOOD FIBER DETAIL
NOT TO SCALE

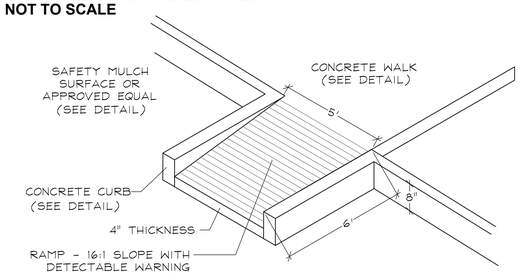


NOTE:
DETAIL FOR PRELIMINARY PLANNING PURPOSES ONLY. ENACT CONSTRUCTION DETAIL & ENGINEERING BY MANUFACTURER SPECIFICATIONS.

F-2 L2.2 COVERED STRUCTURE - TYPICAL COLUMN DETAIL
NOT TO SCALE



I L2.2 TURF DRAIN DETAIL
NOT TO SCALE



J L2.2 RAMP DETAIL
NOT TO SCALE

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GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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WHEATON, ILLINOIS 60187
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DEVELOPER
NITTI DEVELOPMENT
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CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS
AMENITY DETAILS

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L2.2

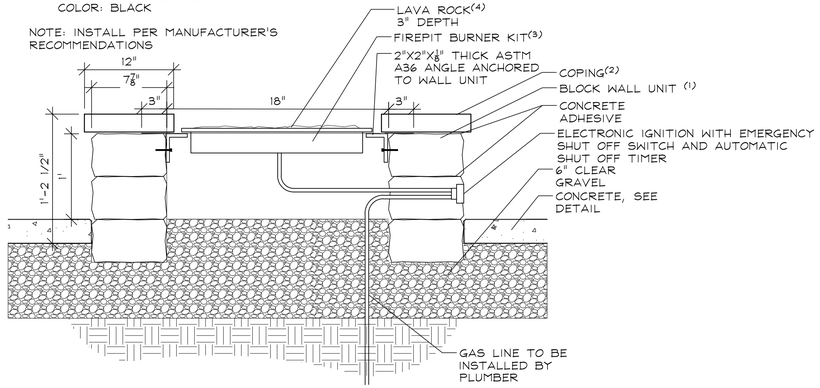
XREFS
PLOT CONFIG

SITE FURNISHINGS SCHEDULE

	ITEM	MANUFACTURER	MODEL	COMMENTS/CONTACT
K L2.3	FIRE FEATURE			
L L2.3	FENCE	ACTIVEYARDS	WISTERIA	6' HEIGHT

1. BLOCK WALL:
   MANUFACTURER:UNILOCK
   PRODUCT: BRUSSELS DIMENSIONAL
   COLOR: LIMESTONE
2. COPING:
   MANUFACTURER:UNILOCK
   PRODUCT: BRUSSELS DIMENSIONAL
   COLOR: LIMESTONE
3. FIREPIT BURNER KIT:
   MANUFACTURER: AMERICAN FIRE GLASS
   24"X60"RECTANGULAR FIRE STAINLESS STEEL FLAT PLAN WITH AWEIS SYSTEM
   PRODUCT #: SS-RTFPAWEIS-N-60
   OR APPROVED EQUAL
4. LAVA ROCK:
   MANUFACTURER: AMERICAN FIRE GLASS
   OR APPROVED EQUAL.
   COLOR: BLACK

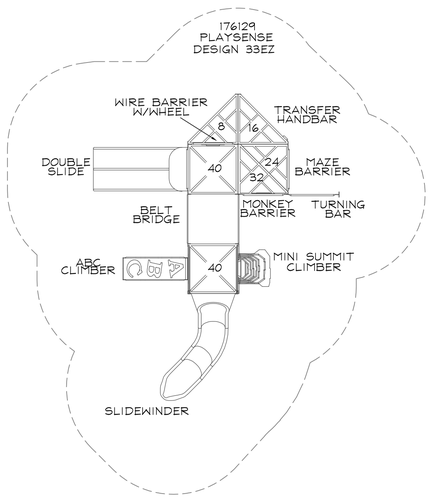
NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS



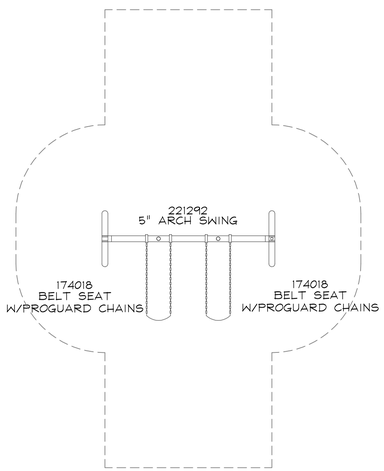
K L2.2 FIRE FEATURE DETAIL
NOT TO SCALE

PLAY EQUIPMENT SCHEDULE

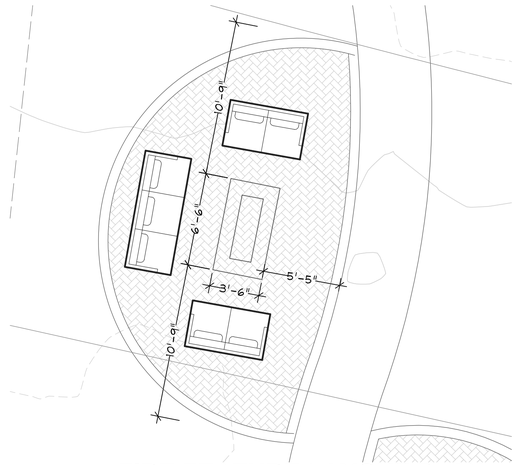
	ITEM	MANUFACTURER	DESIGN #:	QUANTITY
AA L2.3	PLAY STRUCTURE	LANDSCAPE STRUCTURES	2416	1 EA.
BB L2.3	SWING SET	LANDSCAPE STRUCTURES	3351	1 EA.



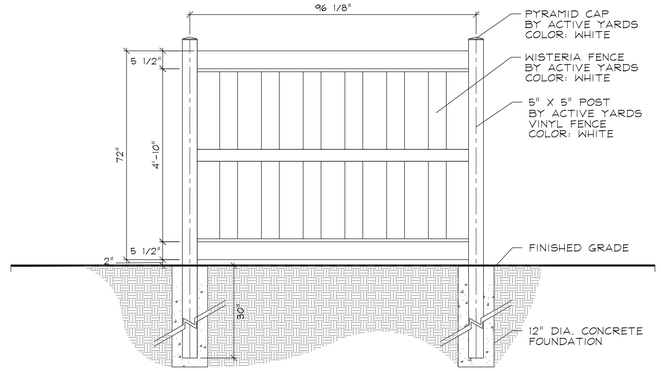
AA L2.3 PLAY STRUCTURE DETAIL
NOT TO SCALE



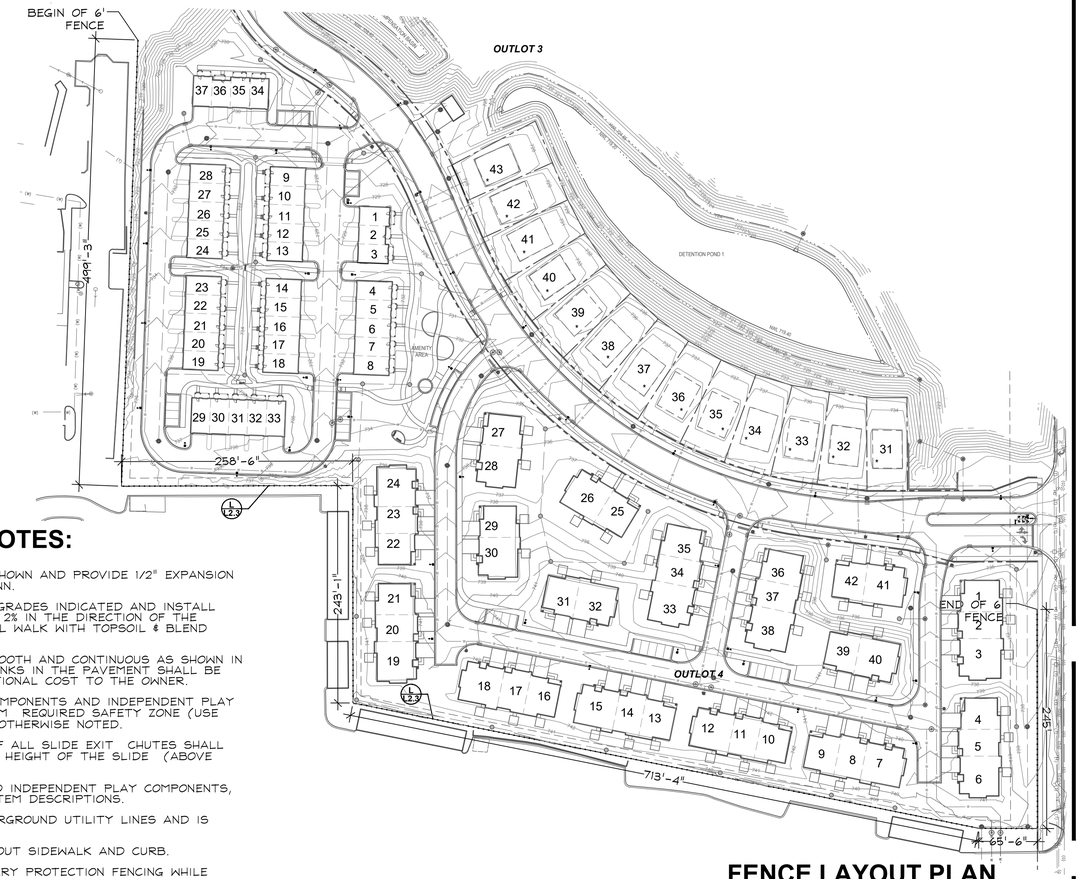
BB L2.3 SWING SET DETAIL
NOT TO SCALE



FIRE FEATURE LAYOUT PLAN
0 2.5' 5' 10' 15'
SCALE: 1"= 5'
NORTH



L L2.2 FENCE DETAIL
NOT TO SCALE



FENCE LAYOUT PLAN
0 40' 80' 160' 240'
SCALE: 1"=80'
NORTH

PLAY LOT GENERAL NOTES:

1. CONCRETE WALK.
   SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
2. CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
3. ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
5. THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
6. FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
8. CONTRACTOR SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
9. CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION
10. CONTRACTOR SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
11. CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
12. CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.
13. CONTRACTOR TO UNDER DRAIN PLAY AREAS WITH DRAINTILE, AND ENSURING POSITIVE DRAINAGE AWAY FROM PLAY AREAS.

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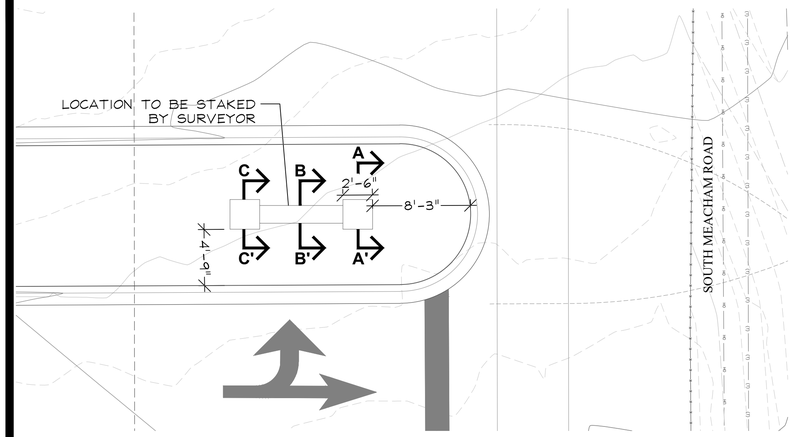
REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L2.3

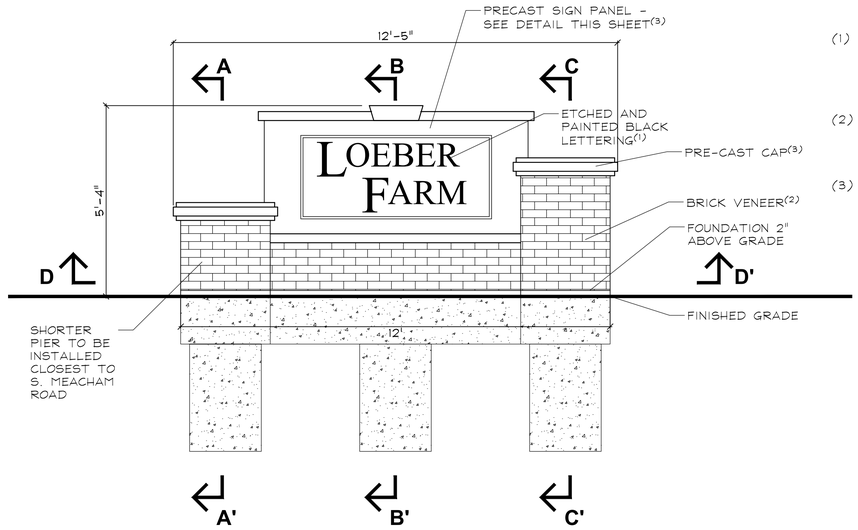
Know what's below. Call before you dig.

X:\23\23-NC2116\CAD\Sheets\L2.3 PLAY DETAILS.dwg
PLOT STAMP:



MONUMENT LAYOUT

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



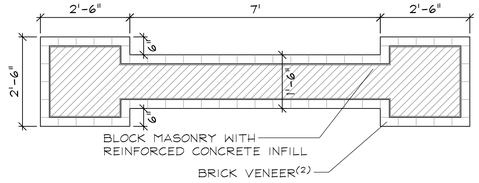
MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"

(1) FONT: GOUDY OLD STYLE
"L": 12" HEIGHT AND "F": 12" HEIGHT
"OEBER": 8" HEIGHT
"ARM": 8" HEIGHT
ETCHED AND PAINTED BLACK

(2) BRICK VENEER: BRICK TO MATCH ARCHITECTURAL PLANS
SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.

(3) PRE-CAST CONCRETE COLOR: WHITE BY CUSTOM CAST STONE OR APPROVED EQUAL.
CAPS AND PANEL: SMOOTH FACE
SUBMIT COLOR SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.



SECTION D-D'

SCALE: 1/2" = 1'-0"

SIGN PANEL DETAIL

SCALE: 3/4" = 1'-0"

SECTION A-A'

SCALE: 1/2" = 1'-0"

SECTION B-B'

SCALE: 1/2" = 1'-0"

SECTION C-C'

SCALE: 1/2" = 1'-0"

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. N o additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-CIAA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints; Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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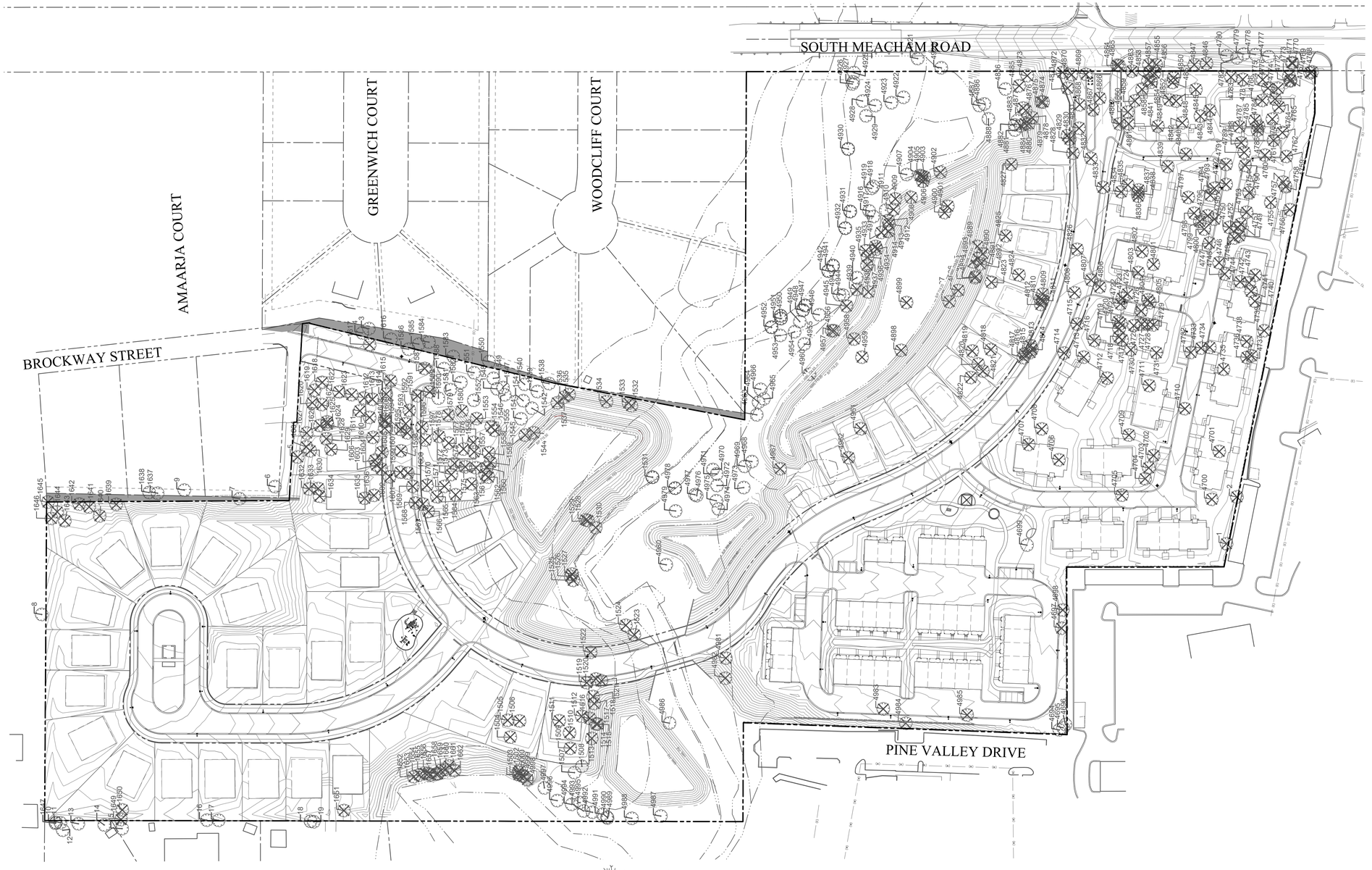
MONUMENT DETAILS

6	08.28.2025
5	07.03.2025
4	05.19.2025
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REVISIONS	

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	L2.4

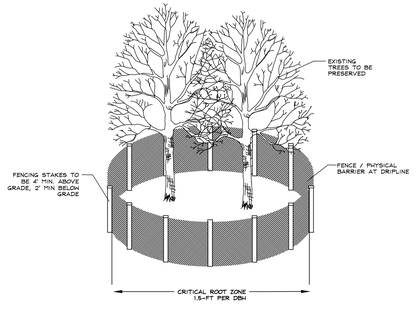
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XREFS:
DO NOT COPY/PLOT



LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48'' high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

0 40' 80' 160' 240'

SCALE: 1"=80'

NORTH

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LOEBER FARM

SCHAUMBURG, ILLINOIS

TREE PRESERVATION PLAN

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CHECKED	REO

SHEET NO.

L3.1

Know what's below. Call before you dig.

TREE INVENTORY LIST

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 12" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	ACTION	STRUCTURE	HEALTH	NOTES
1	*Juglans nigra*	Black Walnut	18	3 - Fair	Remove	Unbalanced	20% dead wood	Offsite
2	*Juglans nigra*	Black Walnut	18	3 - Fair	Remove	U-shaped joint	Cavity	Offsite
3	*Quercus alba*	White Oak	24	2 - Good	Preserve			Offsite
4	*Quercus alba*	White Oak	24	3 - Fair	Preserve	Unbalanced		5 feet offsite
5	*Acer rubra*	Red Maple	15	2 - Good	Remove			Prev tag 717
6	*Quercus alba*	White Oak	30x2	2 - Good	Preserve			Offsite
7	*Quercus alba*	White Oak	24	2 - Good	Preserve		20% dead wood	Offsite
8	*Quercus alba*	White Oak	30	2 - Good	Preserve		Trunk Scar	6' offsite
9	*Quercus rubra*	Red Oak	15	2 - Good	Preserve			15' offsite
10	*Tilia americana*	American Basswood	12	2 - Good	Preserve	Crown Lean		Offsite
11	*Ulmus americana*	American Elm	8	3 - Fair	Preserve	Crown Lean	Grown around fence	Offsite
12	*Quercus rubra*	Red Oak	30	2 - Good	Preserve			8' offsite
13	*Tilia americana*	American Basswood	22 x 3	3 - Fair	Preserve	Lean		Offsite
14	*Tilia americana*	American Basswood	12,10,8	3 - Fair	Preserve	Multi Leader, Lean		3' offsite
15	*Quercus rubra*	Red Oak	12	2 - Good	Preserve	Crown Lean	Vines	Offsite
16	*Tilia americana*	American Basswood	20,14,14	3 - Fair	Preserve	V-shaped joint, Lean	20% dead wood	Offsite
17	*Quercus rubra*	Red Oak	16	2 - Good	Preserve	Unbalanced		Offsite, prev tag 58
18	*Tilia americana*	American Basswood	12,10,10,8	4 - Fair/Poor	Preserve			Offsite
19	*Tilia americana*	American Basswood	20,14,12	3 - Fair	Preserve	V-shaped joint, Multi Leader, Lean		Offsite
1501	*Prunus serotina*	Black Cherry	7	3 - Fair	Remove		30% dead wood	
1502	*Prunus serotina*	Black Cherry	13	3 - Fair	Remove		30% dead wood	
1503	*Quercus macrocarpa*	Bur Oak	6	2 - Good	Remove	Slight lean		
1504	*Juglans nigra*	Black Walnut	18	2 - Good	Remove	Unbalanced		
1505	*Tilia americana*	American Basswood	22,16,14	3 - Fair	Remove	Lean, Crown Lean	20% dead wood	
1506	*Quercus rubra*	Red Oak	36	2 - Good	Remove		20% dead wood	
1507	*Tilia americana*	American Basswood	15,5	3 - Fair	Remove	Corrected lean		
1508	*Tilia americana*	American Basswood	23,6	2 - Good	Remove	Prune 6" leader		
1509	*Quercus rubra*	Red Oak	32	2 - Good	Remove		20% dead wood, Cage around trunk	
1510	*Quercus macrocarpa*	Bur Oak	33	5 - Poor	Remove		>50% dead wood, Dead Limbs, Dead Leader, Fungus, Cavity	
1511	*Quercus rubra*	Red Oak	36	4 - Fair/Poor	Remove	Unbalanced		Dead Limbs, Cavity, Trunk Scar
1512	*Carya ovata*	Shagbark Hickory	6	2 - Good	Remove			
1513	*Quercus rubra*	Red Oak	29	2 - Good	Remove		20% dead wood, Healed trunk scar	Prev tag 1215
1514	*Quercus rubra*	Red Oak	5	2 - Good	Remove	Corrected crown lean		
1515	*Ulmus americana*	American Elm	8	2 - Good	Remove	Unbalanced		
1516	*Quercus rubra*	Red Oak	36	2 - Good	Remove	Lean	20% dead wood	
1517	*Quercus rubra*	Red Oak	19	2 - Good	Remove			
1518	*Quercus rubra*	Red Oak	14	2 - Good	Remove	Lean		
1519	*Quercus alba*	White Oak	44	2 - Good	Remove		20% dead wood, Cage around trunk	
1520	*Quercus rubra*	Red Oak	10	2 - Good	Remove			
1521	*Crataegus mollis*	Downy Hawthorn	7	3 - Fair	Remove	Lean		
1522	*Quercus rubra*	Red Oak	24	2 - Good	Remove		Dead ash stump next to it	
1523	*Acer negundo*	Box Elder	14,11	3 - Fair	Remove	Double Leader, Lean		
1524	*Catalpa speciosa*	Catalpa	10	3 - Fair	Remove	Lean over creek, Unbalanced		
1525	*Acer negundo*	Box Elder	7	2 - Good	Remove			
1526	*Acer negundo*	Box Elder	7	2 - Good	Remove			
1527	*Acer negundo*	Box Elder	7	3 - Fair	Remove		30% dead wood	
1528	*Acer negundo*	Box Elder	9	3 - Fair	Remove	Slight lean	20% dead wood	
1529	*Acer negundo*	Box Elder	7	3 - Fair	Remove	Lean	20% dead wood	
1530	*Acer negundo*	Box Elder	10	3 - Fair	Remove	Lean, Crowded	20% dead wood, Vines	
1531	*Tilia americana*	American Basswood	14,11,8,6,3	3 - Fair	Preserve	Multi Leader, Crowded	20% dead wood	
1532	*Tilia americana*	American Basswood	22	3 - Fair	Remove	Lean, Unbalanced, Crowded		Prev tag 952
1533	*Tilia americana*	American Basswood	20	2 - Good	Remove	Slight lean at base		
1534	*Tilia americana*	American Basswood	16,9	3 - Fair	Remove	Double Leader, Lean, Unbalanced		
1535	*Tilia americana*	American Basswood	26	2 - Good	Preserve	Crown Lean	20% dead wood	
1536	*Tilia americana*	American Basswood	30	3 - Fair	Preserve	Lean, Crown Lean	20% dead wood	
1537	*Quercus macrocarpa*	Bur Oak	19	2 - Good	Preserve	Burls at base		
1538	*Tilia americana*	American Basswood	20	2 - Good	Preserve	Unbalanced		
1539	*Quercus alba*	White Oak	20	2 - Good	Preserve		20% dead wood	
1540	*Pinus strobus*	White Pine	13, 50' tall	2 - Good	Preserve		10% dead wood	
1541	*Quercus alba*	White Oak	20	2 - Good	Preserve	Crown Lean	20% dead wood	
1542	*Quercus alba*	White Oak	46	3 - Fair	Preserve	Fused Leaders, Unbalanced, Crown Lean		
1543	*Quercus alba*	White Oak	22	2 - Good	Preserve	Lean		
1544	*Quercus macrocarpa*	Bur Oak	24,20	3 - Fair	Preserve	U-shaped joint, Double Leader, Lean, Unbalanced		
1545	*Quercus alba*	White Oak	18	2 - Good	Preserve	Slight lean		
1546	*Quercus alba*	White Oak	25	2 - Good	Preserve		20% dead wood	
1547	*Quercus alba*	White Oak	20	3 - Fair	Preserve	Crown Lean	20% dead wood	
1548	*Quercus alba*	White Oak	25	2 - Good	Preserve			
1549	*Quercus rubra*	Red Oak	26	3 - Fair	Preserve	Lean, Crown Lean		
1550	*Quercus alba*	White Oak	22	2 - Good	Preserve	Slight imbalance		
1551	*Quercus alba*	White Oak	18	2 - Good	Preserve	Lean	20% dead wood	
1552	*Quercus alba*	White Oak	30	2 - Good	Preserve	Unbalanced		
1553	*Acer saccharum*	Sugar Maple	20	2 - Good	Remove	Unbalanced	10% dead wood	
1554	*Quercus alba*	White Oak	25	2 - Good	Remove	Unbalanced		
1555	*Quercus alba*	White Oak	18	2 - Good	Remove	Unbalanced		
1556	*Quercus alba*	White Oak	20	2 - Good	Remove	Unbalanced		
1557	*Quercus alba*	White Oak	17	3 - Fair	Remove	Strong lean		
1558	*Quercus alba*	White Oak	19	2 - Good	Remove	Unbalanced		
1559	*Tilia americana*	American Basswood	16	3 - Fair	Remove	Unbalanced, Crown Lean		
1560	*Carya ovata*	Shagbark Hickory	9	2 - Good	Remove			
1561	*Quercus rubra*	Red Oak	15	2 - Good	Remove	Crown Lean		
1562	*Quercus rubra*	Red Oak	27	3 - Fair	Remove	Lean	20% dead wood	
1563	*Quercus rubra*	Red Oak	23	3 - Fair	Remove	Lean	20% dead wood	
1564	*Quercus rubra*	Red Oak	38	4 - Fair/Poor	Remove	Lean, Crown Lean	40% dead wood	
1565	*Quercus rubra*	Red Oak	36	3 - Fair	Remove	Lean	20% dead wood, Cavity	
1566	*Picea abies*	Norway Spruce	11, 40' tall	4 - Fair/Poor	Remove		>50% dead wood	
1567	*Picea abies*	Norway Spruce	12, 50' tall	4 - Fair/Poor	Remove		30% dead wood	
1568	*Picea abies*	Norway Spruce	16, 60' tall	3 - Fair	Remove		20% dead wood	
1569	*Quercus alba*	White Oak	26	2 - Good	Remove		20% dead wood	
1570	*Acer saccharinum*	Silver Maple	28	3 - Fair	Remove		30% dead wood	
1571	*Acer saccharum*	Sugar Maple	15	2 - Good	Remove	Unbalanced		
1572	*Quercus rubra*	Red Oak	22	4 - Fair/Poor	Remove		30% dead wood	
1573	*Quercus rubra*	Red Oak	28	3 - Fair	Remove	Lean	20% dead wood, Cavity	
1574	*Acer platanoides*	Norway Maple	12	2 - Good	Remove	Lean		
1575	*Quercus alba*	White Oak	17	2 - Good	Remove			
1576	*Acer platanoides*	Norway Maple	11	2 - Good	Remove			
1577	*Quercus alba*	White Oak	25	2 - Good	Remove	Unbalanced		
1578	*Acer saccharinum*	Silver Maple	20	3 - Fair	Remove		20% dead wood	
1579	*Quercus rubra*	Red Oak	28	2 - Good	Preserve	Lean		
1580	*Tilia americana*	American Basswood	22	2 - Good	Remove		20% dead wood	
1581	*Acer saccharinum*	Silver Maple	18	3 - Fair	Preserve		20% dead wood	
1582	*Quercus alba*	White Oak	32	3 - Fair	Preserve	Lean	Healed trunk scar	
1583	*Tilia americana*	American Basswood	20	2 - Good	Preserve	Unbalanced		
1584	*Quercus alba*	White Oak	32	2 - Good	Preserve	Unbalanced		
1585	*Quercus alba*	White Oak	30	2 - Good	Preserve	Crown Lean		
1586	*Quercus alba*	White Oak	28	2 - Good	Preserve	Unbalanced	10% dead wood	
1587	*Quercus alba*	White Oak	34	2 - Good	Remove		10% dead wood	
1588	*Quercus alba*	White Oak	30	2 - Good	Preserve	Unbalanced		
1589	*Acer saccharum*	Sugar Maple	16	2 - Good	Preserve			
1590	*Quercus rubra*	Red Oak	26	2 - Good	Preserve	Crown Lean	10% dead wood	
1591	*Quercus alba*	White Oak	25	3 - Fair	Remove	Crown Lean	Cavity	
1592	*Quercus rubra*	Red Oak	28	2 - Good	Remove		20% dead wood	
1593	*Ostrya virginiana*	Ironwood	7	3 - Fair	Remove	Slight lean	Trunk Scar	
1594	*Tilia americana*	American Basswood	11,3,3	3 - Fair	Remove	Crown Lean	20% dead wood	
1595	*Tilia americana*	American Basswood	12,6	3 - Fair	Remove	Lean, Unbalanced, Crowded		
1596	*Acer saccharinum*	Silver Maple	14	3 - Fair	Remove	U-shaped joint, Lean, at 6'		
1597	*Acer saccharum*	Sugar Maple	14	2 - Good	Remove	Unbalanced		
1598	*Tilia americana*	American Basswood	17,4	3 - Fair	Remove	Lean	20% dead wood	
1599	*Tilia americana*	American Basswood	16	2 - Good	Remove	Crown Lean		
1600	*Acer saccharinum*	Silver Maple	17	3 - Fair	Remove	Unbalanced, Crown Lean	20% dead wood	
1601	*Quercus rubra*	Red Oak	26	4 - Fair/Poor	Remove	U-shaped joint, Crown Lean	20% dead wood, Cavity	
1602	*Quercus alba*	White Oak	23	2 - Good	Remove			
1603	*Quercus alba*	White Oak	20	2 - Good	Remove	Unbalanced		
1604	*Quercus alba*	White Oak	22	2 - Good	Remove	Crown Lean		
1605	*Acer saccharum*	Sugar Maple	12	3 - Fair	Remove	Unbalanced		
1606	*Acer saccharinum*	Silver Maple	18	3 - Fair	Remove	Crown Lean	30% dead wood	Prev tag 1053
1607	*Quercus alba*	White Oak	24	2 - Good	Remove		20% dead wood	
1608	*Quercus rubra*	Red Oak	26	2 - Good	Remove		10% dead wood	
1609	*Ostrya virginiana*	Ironwood	7	3 - Fair	Remove	Lean	20% dead wood	
1610	*Quercus alba*	White Oak	18	2 - Good	Remove	Unbalanced	20% dead wood	
1611	*Quercus alba*	White Oak	29	3 - Fair	Remove	Lean	20% dead wood, Healed trunk scar	
1612	*Tilia americana*	American Basswood	13	3 - Fair	Remove	Lean, Crown Lean		
1613	*Tilia americana*	American Basswood	13	3 - Fair	Remove	Lean	20% dead wood	
1614	*Quercus rubra*	Red Oak	23	4 - Fair/Poor	Remove	Lean	30% dead wood, Cavity	
1615	*Acer platanoides*	Norway Maple	16	2 - Good	Remove	Unbalanced		
1616	*Quercus alba*	White Oak	20	3 - Fair	Preserve	Lean, Crown Lean	20% dead wood	
1617	*Quercus alba*	White Oak	22	2 - Good	Remove	Unbalanced	20% dead wood	
1618	*Acer saccharinum*	Silver Maple	28	3 - Fair	Remove	Lean	20% dead wood	
1619	*Acer platanoides*	Norway Maple	8	2 - Good	Remove		20% dead wood	
1620	*Tilia americana*	American Basswood	22	2 - Good	Remove	Unbalanced, Crown Lean	20% dead wood	
1621	*Quercus alba*	White Oak	21	2 - Good	Remove	Unbalanced	10% dead wood	
1622	*Quercus alba*	White Oak	29	2 - Good	Remove	Unbalanced, Crown Lean		
1623	*Quercus rubra*	Red Oak	24	3 - Fair	Remove	Unbalanced, Crown Lean	20% dead wood	
1624	*Acer saccharinum*	Silver Maple	16	2 - Good	Remove		20% dead wood	
1625	*Quercus alba*	White Oak	13	2 - Good	Remove		20% dead wood	
1626	*Quercus alba*	White Oak	23	4 - Fair/Poor	Remove		20% dead wood, Cavity, at base	
1627	*Quercus alba*	White Oak	22	2 - Good	Remove	Lean		
1628	*Acer platanoides*	Norway Maple	12	2 - Good	Remove	Unbalanced		Prev tag 1075
1629	*Acer saccharinum*	Silver Maple	30	3 - Fair	Remove	Unbalanced	20% dead wood	
1630	*Quercus rubra*	Red Oak	28	4 - Fair/Poor	Remove		20% dead wood, Hollow, Trunk Damage, Peeling Bark	
1631	*Quercus alba*	White Oak	15	2 - Good	Remove		20% dead wood	
1632	*Quercus alba*	White Oak	20	2 - Good	Remove	Lean	10% dead wood	
1633	*Quercus alba*	White Oak	20	2 - Good	Remove	Lean, Unbalanced		Prev tag 1079
1634	*Tilia americana*	American Basswood	26	3 - Fair	Remove	Lean, Crown Lean		
1635	*Tilia americana*	American Basswood	25	3 - Fair	Remove	Lean	10% dead wood	
1636	*Quercus rubra*	Red Oak	24	3 - Fair	Remove	Lean	10% dead wood	
1637	*Quercus rubra*	Red Oak	21	3 - Fair	Preserve	Lean, Unbalanced	20% dead wood	On site boundary
1638	*Tilia americana*	American Basswood	15	3 - Fair	Preserve	Lean	20% dead wood	
1639	*Tilia americana*	American Basswood	16	2 - Good	Remove	Slight lean		
1640	*Tilia americana*	American Basswood	9	2 - Good	Remove	Unbalanced		
1641	*Juglans nigra*	Black Walnut	22	3 - Fair	Remove	Crown Lean	20% dead wood	Offsite
1642	*Carya ovata*	Shagbark Hickory	10	2 - Good	Remove	Unbalanced	Vines	
1643	*Tilia americana*	American Basswood	9	3 - Fair	Remove	Lean, Crown Lean		
1644	*Tilia americana*	American Basswood	13	3 - Fair	Preserve	Lean, Crown Lean	20% dead wood	
1645	*Populus deltoides*	Eastern Cottonwood	40	2 - Good	Remove		20% dead wood	
1646	*Tilia americana*	American Basswood	14	3 - Fair	Remove	Unbalanced	20% dead wood	
1647	*Ulmus americana*	American Elm	20	3 - Fair	Preserve	Lean, Unbalanced	20% dead wood	
1649	*Ulmus americana*	American Elm	14	3 - Fair	Remove	Lean	20% dead wood, Grown around fence	On site boundary
1650	*Juglans nigra*	Black Walnut	9	3 - Fair	Remove	Lean, Unbalanced		
1651	*Carya ovata*	Shagbark Hickory	8	2 - Good	Remove	Unbalanced		
1652	*Quercus rubra*	Red Oak	20	2 - Good	Preserve		V-shaped joint, Double Leader,	
1653	*Quercus rubra*	Red Oak	14,12	3 - Fair	Preserve	Lean, Unbalanced		
1654	*Ostrya virginiana*	Ironwood	6	3 - Fair	Preserve	Slight lean	Healing trunk scar	
1655	*Quercus rubra*	Red Oak	18	2 - Good	Preserve	Lean, Unbalanced	Healed trunk scar	
1656	*Quercus rubra*	Red Oak	6	2 - Good	Preserve	Unbalanced	20% dead wood	
1657	*Quercus rubra*	Red Oak	18	2 - Good	Preserve	Lean	20% dead wood	
1658	*Quercus rubra*	Red Oak	9	2 - Good	Preserve	Crowded		
1659	*Quercus rubra*	Red Oak	10	2 - Good	Preserve	Crowded	Adventitious Growth	
1660	*Ostrya virginiana*	Ironwood	9	2 - Good	Preserve		10% dead wood	
1661	*Tilia americana*	American Basswood	20,8	3 - Fair	Preserve	V-shaped joint, Double Leader, Lean		
1662	*Juglans nigra*	Black Walnut	7	2 - Good	Preserve		20% dead wood	
4694	*Juglans nigra*	Black Walnut	10	2 - Good	Preserve	Unbalanced	10% dead wood	Prev tag 356
4695	*Carya ovata*	Shagbark Hickory	7	3 - Fair	Preserve	Unbalanced, Crown Lean, Crowded		Prev tag 355
4696	*Carya ovata*	Shagbark Hickory	10	3 - Fair	Preserve	Unbalanced, Crown Lean, Crowded		Prev tag 354
4697	*Tilia americana*	American Basswood	25	3 - Fair	Remove	Young saplings growing from base	Cavity	
4698	*Tilia americana*	American Basswood	13,8	3 - Fair	Remove	Fused Leaders, Lean	10% dead wood	
4699	*Quercus macrocarpa*	Bur Oak	48	2 - Good	Remove	Unbalanced	10% dead wood	
4700	*Quercus alba*	White Oak	33	2 - Good	Remove	Slight lean	10% dead wood	
4701	*Quercus alba*	White Oak	26	2 - Good	Remove	Unbalanced, Crown Lean	20% dead wood	
4702	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove	Slight imbalance		Prev tag 322
4703	*Carya ovata*	Shagbark Hickory	18	2 - Good	Remove	Slight imbalance		Prev tag 323
4704	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove	Slight lean		
4705	*Tilia americana*	American Basswood	22	3 - Fair	Remove	Lean, Sapling/young offshoots from base	10% dead wood	Prev tag 1110
4706	*Quercus rubra*	Red Oak	40	3 - Fair	Remove	Unbalanced, Crown Lean	10% dead wood	
4707	*Populus deltoides*	Eastern Cottonwood	30	2 - Good	Remove		20% dead wood	Prev tag 334
4708	*Juglans nigra*	Black Walnut	32	3 - Fair	Remove	Lean, Unbalanced	10% dead wood	Prev tag 335
4709	*Carya ovata*	Shagbark Hickory	22	3 - Fair	Remove	Crown Lean	20% dead wood, Tip die back	Prev tag 321
4710	*Carya ovata*	Shagbark Hickory	26	3 - Fair	Remove	Unbalanced, Crown Lean	10% dead wood	Prev tag 317
4711	*Tilia americana*	American Basswood	26	2 - Good	Remove	Slight imbalance	10% dead wood	Prev tag 318
4712	*Carya ovata*	Shagbark Hickory	28	3 - Fair	Remove	Broken Limb, Slight lean	Trunk Scar	Prev tag 319
4713	*Carya ovata*	Shagbark Hickory	28	3 - Fair	Remove	Lean, Unbalanced	10% dead wood	Prev tag 277
4714	*Fraxinus sp.*	Ash	24	3 - Fair	Remove	Lean	10% dead wood	Prev tag 276
4715	*Quercus rubra*	Red Oak	50	3 - Fair	Remove	Unbalanced	Cavity, Healed trunk scars	Prev tag 279
4716	*Quercus alba*	White Oak	30	2 - Good	Remove		10% dead wood	Prev tag 278
4717	*Quercus alba*	White Oak	36	2 - Good	Remove	Unbalanced, Crown Lean	10% dead wood	Prev tag 289
4718	*Prunus serotina*	Black Cherry	9	3 - Fair	Remove	V-shaped joint, Lean, Crowded	10% dead wood	
4719	*Prunus serotina*	Black Cherry	12	4 - Fair/Poor	Remove	Lean, Crown Lean	20% dead wood, Cavity	Prev tag 287
4720	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Remove	Lean, Unbalanced, Crowded	30% dead wood	Prev tag 286
4721	*Ulmus americana*	American Elm	11	4 - Fair/Poor	Remove	Lean, Crown Lean, Crowded	30% dead wood	
4722	*Quercus alba*	White Oak	31	2 - Good	Remove	Unbalanced	20% dead wood	Prev tag 247
4723	*Quercus alba*	White Oak	24	3 - Fair	Remove	Lean, Unbalanced, Crown Lean	20% dead wood	Prev tag 246
4724	*Fraxinus sp.*	Ash	8	3 - Fair	Remove	Unbalanced, Crowded	10% dead wood	Prev tag 245
4725	*Fraxinus sp.*	Ash	24	3 - Fair	Remove	Lean, Unbalanced	10% dead wood	Prev tag 282
4726	*Tsuga canadensis*	Eastern Hemlock	10, 40' tall	3 - Fair	Remove	Crowded	10% dead wood	Prev tag 236
4727	*Tsuga canadensis*	Eastern Hemlock	8, 35' tall	3 - Fair	Remove	Crowded, Slight lean	20% dead wood	Prev tag 281
4728	*Ulmus americana*	American Elm	9	3 - Fair	Remove	Unbalanced, Crowded	10% dead wood	
4729	*Carya ovata*	Shagbark Hickory	24	2 - Good	Remove	Slight crown imbalance	10% dead wood	Prev tag 283
4730	*Carya ovata*	Shagbark Hickory	18	3 - Fair	Remove	Lean, Unbalanced	10% dead wood	Prev tag 291
4731	*Carya ovata*	Shagbark Hickory	25, 18	4 - Fair/Poor	Remove	V-shaped joint, Split Risk, Strong lean	10% dead wood	
4732	*Quercus alba*	White Oak	34	2 - Good	Remove		10% dead wood	Prev tag 293
4733	*Quercus alba*	White Oak	28	2 - Good	Remove	Unbalanced	10% dead wood, Healing trunk scar at base	Prev tag 298
4734	*Quercus alba*	White Oak	28	3 - Fair	Remove	Lean, Unbalanced	10% dead wood	Prev tag 299
4735	*Quercus alba*	White Oak	32	4 - Fair/Poor	Remove	Lean, Unbalanced, Crown Lean	30% dead wood	
4736	*Tilia americana*	American Basswood	13	2 - Good	Remove	One 2" sapling at base		Prev tag 314
4737	*Carya ovata*	Shagbark Hickory	22	2 - Good	Remove	Unbalanced, Crown Lean		
4738	*Juglans nigra*	Black Walnut	17	3 - Fair	Remove	Lean	20% dead wood, Healed trunk scar	
4739	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove	Crown Lean	Cavity in crown	Prev tag 205
4740	*Carya ovata*	Shagbark Hickory	15	3 - Fair	Remove	Crown Lean, Balanced		Prev tag 208
4741	*Carya ovata*	Shagbark Hickory	16	3 - Fair	Remove	Crown Lean, Broken Limb	20% dead wood	Prev tag 210
4742	*Tilia americana*	American Basswood	11,8,6	4 - Fair/Poor	Remove	Lean, Crown Lean	20% dead wood	Prev tag 211
4743	*Prunus serotina*	Black Cherry	8	3 - Fair	Remove	Lean	20% dead wood	
4744	*Carya ovata*	Shagbark Hickory	18	3 - Fair	Remove	Unbalanced, Crown Lean	10% dead wood	Prev tag 212
4745	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove	Broken Limb, Slight lean		Prev tag 213
4746	*Quercus alba*	White Oak	38	2 - Good	Remove		20% dead wood	
4747	*Quercus alba*	White Oak	21	3 - Fair	Remove	Crown Lean, strong	20% dead wood	Prev tag 217
4748	*Quercus alba*	White Oak	24	2 - Good	Remove	Unbalanced	20% dead wood	Prev tag 192
4749	*Quercus macrocarpa*	Bur Oak	46	2 - Good	Remove	Slight imbalance	20% dead wood	Prev tag 191
4750	*Quercus alba*	White Oak	24	2 - Good	Remove	Unbalanced, Crowded		Prev tag 190
4751	*Carya ovata*	Shagbark Hickory	11	2 - Good	Remove	Slight crown lean	10% dead wood	Prev tag 188
4752	*Carya ovata*	Shagbark Hickory	11	2 - Good	Remove	Unbalanced, Slight lean		Prev tag 189
4753	*Quercus macrocarpa*	Bur Oak	30	2 - Good	Remove		20% dead wood, Cage/wire girdling	Prev tag 187
4754	*Carya ovata*	Shagbark Hickory	21	2 - Good	Remove	Broken Limb	10% dead wood	
4755	*Carya ovata*	Shagbark Hickory	16	2 - Good	Remove	Crown Lean	10% dead wood	
4756	*Juglans nigra*	Black Walnut	22	2 - Good	Remove	Crown Lean	Cage/wire around trunk	
4757	*Quercus macrocarpa*	Bur Oak	30	3 - Fair	Remove	Lean, Unbalanced, Crown Lean	30% dead wood	Prev tag 92
4758	*Quercus macrocarpa*	Bur Oak	34	4 - Fair/Poor	Remove	Strong lean, Crown Lean	20% dead wood, Large cavity at base	
4759	*Quercus macrocarpa*	Bur Oak	32	2 - Good	Remove	Slight lean	20% dead wood	
4760	*Quercus macrocarpa*	Bur Oak	18	4 - Fair/Poor	Remove	Lean, Strong crown lean	20% dead wood, Dead Limbs	
4761	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove	Lean		
4762	*Quercus macrocarpa*	Bur Oak	28	4 - Fair/Poor	Remove	Lean, Crown Lean	40% dead wood	
4763	*Quercus macrocarpa*	Bur Oak	38	3 - Fair	Remove	Lean, Strong crown lean	Burls & suckers	
4764	*Ostrya virginiana*	Ironwood	7	3 - Fair	Remove	Slight crown lean	10% dead wood	
4765	*Ostrya virginiana*	Ironwood	8	3 - Fair	Remove		10% dead wood, Healing trunk scar	
4766	*Fraxinus sp.*	Ash	12	2 - Good	Remove	Slight lean		Prev tag 80
4767	*Ulmus americana*	American Elm	8	3 - Fair	Remove	Crown Lean, Crowded		Prev tag 61
4768	*Ulmus americana*	American Elm	9	3 - Fair	Remove	Slight lean	20% dead wood	Prev tag 52
4769	*Juglans nigra*	Black Walnut	11	2 - Good	Remove	U-shaped joint	20% dead wood	
4770	*Tilia americana*	American Basswood	10	4 - Fair/Poor	Remove	Strong lean, Crowded		Prev tag 57
4771	*Tilia americana*	American Basswood	22	3 - Fair	Remove	Slight lean	20% dead wood, Dead Leader	Prev tag 58
4772	*Tilia americana*	American Basswood	8	3 - Fair	Remove	Crowded	10% dead wood	Prev tag 62
4773	*Tilia americana*	American Basswood	8	3 - Fair	Remove	Crowded, Slight crown lean	20% dead wood	Prev tag 63
4774	*Tilia americana*	American Basswood	12	3 - Fair	Remove	U-shaped joint, Crown Lean	20% dead wood	
4775	*Prunus serotina*	Black Cherry	13	3 - Fair	Remove	Lean	20% dead wood	Prev tag 68
4776	*Tilia americana*	American Basswood	16	4 - Fair/Poor	Remove	Lean, Crown Lean	30% dead wood	
4777	*Ostrya virginiana*	Ironwood	8	3 - Fair	Preserve		YBSS, pruned for powerlines	
4778	*Quercus macrocarpa*	Bur Oak	11	2 - Good	Preserve	Powerline adjacent	Pruned lower limbs for powerlines (healed)	
4779	*Tilia americana*	American Basswood	14,11	4 - Fair/Poor	Preserve		Dead Leader, 14"	
4780	*Tilia americana*	American Basswood	8,8	4 - Fair/Poor	Preserve	U-shaped joint, Strong lean	Cavity	
4781	*Fraxinus sp.*	Ash	18,14	3 - Fair	Remove	V-shaped joint, Double Leader	20% dead wood	
4782	*Carya ovata*	Shagbark Hickory	24	2 - Good	Preserve	Slight crown lean over road		
4783	*Quercus alba*	White Oak	32	2 - Good	Remove		10% dead wood	
4784	*Quercus alba*	White Oak	24	2 - Good	Remove		10% dead wood	
4785	*Carya ovata*	Shagbark Hickory	15	4 - Fair/Poor	Remove	Crown Lean, strong		
4786	*Picea pungens*	Colorado Spruce	12, 40' tall	3 - Fair	Remove		20% dead wood	
4787	*Quercus macrocarpa*	Bur Oak	30	3 - Fair	Remove	Crown Lean	30% dead wood	
4788	*Carya ovata*	Shagbark Hickory	24	3 - Fair	Remove	V-shaped joint	Large scar from branch falling	
4789	*Juglans nigra*	Black Walnut	9	2 - Good	Remove		Poison ivy vines around lower trunk	
4790	*Carya

TREE INVENTORY LIST

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 12" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavties
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	CONDITION	ACTION	STRUCTURE	HEALTH	NOTES
4845	*Prunus serotina*	Black Cherry	20	3 - Fair	Remove	Lean	20% dead wood	
4846	*Carya ovata*	Shagbark Hickory	10	2 - Good	Remove			
4847	*Prunus serotina*	Black Cherry	14	3 - Fair	Remove	Lean	20% dead wood	
4848	*Quercus rubra*	Red Oak	33	2 - Good	Remove	Lean, Unbalanced		
4849	*Tilia americana*	American Basswood	14	3 - Fair	Remove	Crown Lean, Broken Limb	20% dead wood	
4850	*Tilia americana*	American Basswood	16	3 - Fair	Remove	Crown Lean	20% dead wood	
4851	*Tilia americana*	American Basswood	19	3 - Fair	Remove		20% dead wood, Peeling Bark at base	
4852	*Tilia americana*	American Basswood	19	3 - Fair	Remove	Crown Lean	20% dead wood	
4853	*Quercus rubra*	Red Oak	10	2 - Good	Remove			
4854	*Quercus rubra*	Red Oak	20	3 - Fair	Remove	Strong lean	20% dead wood	
4855	*Tilia americana*	American Basswood	7	3 - Fair	Remove	Lean, Crown Lean, Crowded		
4856	*Tilia americana*	American Basswood	14	3 - Fair	Remove	Crown Lean	30% dead wood	
4857	*Tilia americana*	American Basswood	8	3 - Fair	Remove	Lean, Crown Lean	20% dead wood	
4858	*Tilia americana*	American Basswood	17	3 - Fair	Remove	Lean	Healing trunk scar	
4859	*Carya ovata*	Shagbark Hickory	22	3 - Fair	Remove	Lean, Crown Lean		Prev tag 123
4860	*Carya ovata*	Shagbark Hickory	18	2 - Good	Remove	Lean	10% dead wood	
4861	*Tilia americana*	American Basswood	13	3 - Fair	Remove	Lean, Crowded		
4862	*Carya ovata*	Shagbark Hickory	19	2 - Good	Remove	Unbalanced		
4863	*Carya ovata*	Shagbark Hickory	10	3 - Fair	Remove	Crown Lean	Trunk Scar	
4864	*Carya ovata*	Shagbark Hickory	30	2 - Good	Remove	Lean		
4865	*Quercus rubra*	Red Oak	14	2 - Good	Remove	Unbalanced		
4866	*Quercus rubra*	Red Oak	40	2 - Good	Remove	Unbalanced	20% dead wood	
4867	*Carya ovata*	Shagbark Hickory	10	2 - Good	Remove	Slight lean		
4868	*Tilia americana*	American Basswood	12	2 - Good	Remove	Unbalanced		
4869	*Quercus rubra*	Red Oak	28	2 - Good	Remove	Lean		
4870	*Carya ovata*	Shagbark Hickory	18	2 - Good	Remove	Crown Lean	20% dead wood	
4871	*Quercus rubra*	Red Oak	45	2 - Good	Remove		20% dead wood	
4872	*Carya ovata*	Shagbark Hickory	9	2 - Good	Remove			
4873	*Carya ovata*	Shagbark Hickory	14	3 - Fair	Preserve	Lean	20% dead wood	
4874	*Tilia americana*	American Basswood	20	3 - Fair	Preserve	Lean	10% dead wood	
4875	*Tilia americana*	American Basswood	14	3 - Fair	Preserve	Lean	20% dead wood	
4876	*Tilia americana*	American Basswood	8	3 - Fair	Remove	Lean, Unbalanced		
4877	*Tilia americana*	American Basswood	22,10	3 - Fair	Preserve	Unbalanced	20% dead wood	
4878	*Tilia americana*	American Basswood	13	3 - Fair	Remove	Lean, Unbalanced, Broken Limb	20% dead wood	
4879	*Tilia americana*	American Basswood	10	2 - Good	Remove		20% dead wood	
4880	*Tilia americana*	American Basswood	10	2 - Good	Remove	Broken Limb	20% dead wood	
4881	*Tilia americana*	American Basswood	15	3 - Fair	Preserve	Lean, Unbalanced	20% dead wood	
4882	*Tilia americana*	American Basswood	15	2 - Good	Preserve		10% dead wood	
4883	*Tilia americana*	American Basswood	8	2 - Good	Preserve	Crown Lean		
4884	*Tilia americana*	American Basswood	11	2 - Good	Remove	Lean		
4885	*Tilia americana*	American Basswood	14	2 - Good	Remove		20% dead wood	
4886	*Tilia americana*	American Basswood	13	3 - Fair	Preserve	Corrected lean	Vines	
4886	*Tilia americana*	American Basswood	12	3 - Fair	Preserve	Lean, Crowded	20% dead wood	
4887	*Ostrya virginiana*	Ironwood	9	3 - Fair	Preserve	Unbalanced	20% dead wood	
4888	*Juglans nigra*	Black Walnut	16	3 - Fair	Preserve	Lean, Unbalanced	20% dead wood	
4889	*Acer platanoides*	Norway Maple	13	2 - Good	Remove	Unbalanced		
4890	*Tsuga canadensis*	Eastern Hemlock	9	3 - Fair	Remove	Lean, Crowded	10% dead wood	
4891	*Aesculus hippocastanum*	Horse Chestnut	19	3 - Fair	Remove	Lean, Crown Lean		
4892	*Aesculus hippocastanum*	Horse Chestnut	26	4 - Fair/Poor	Remove	Lean, Crown Lean	30% dead wood, Cavity	
4893	*Carya ovata*	Shagbark Hickory	21	2 - Good	Remove	Crown Lean	10% dead wood	
4894	*Acer platanoides*	Norway Spruce	11, 50' tall	2 - Good	Remove	Crowded	10% dead wood, YBSS	
4895	*Acer platanoides*	Norway Spruce	11, 50' tall	2 - Good	Remove	Crowded	20% dead wood	
4896	*Carya ovata*	Shagbark Hickory	23	3 - Fair	Remove	Unbalanced	30% dead wood	
4897	*Acer negundo*	Box Elder	9,4	3 - Fair	Remove	V-shaped joint, Double Leader, Lea	Trunk Scar	
4898	*Tilia americana*	American Basswood	25,11,3	3 - Fair	Remove	Lean	20% dead wood	
4899	*Quercus rubra*	Red Oak	42	4 - Fair/Poor	Remove	Lean, Leader split	10% dead wood	
4900	*Acer platanoides*	Norway Spruce	32, 60' tall	2 - Good	Remove		10% dead wood	
4901	*Pinus strobus*	White Pine	17, 30' tall	4 - Fair/Poor	Remove	Lean, Unbalanced	40% dead wood	
4902	*Acer platanoides*	Norway Spruce	21, 60' tall	3 - Fair	Remove		20% dead wood	
4903	*Ostrya virginiana*	Ironwood	7,3	3 - Fair	Remove	Strong lean		
4904	*Ostrya virginiana*	Ironwood	6	3 - Fair	Remove	Lean, Crowded		
4905	*Ostrya virginiana*	Ironwood	8,6	4 - Fair/Poor	Remove		Dead Leader	
4906	*Ulmus americana*	American Elm	15,4	3 - Fair	Remove	Lean	Insect damage, Included bark	
4907	*Acer platanoides*	Norway Maple	19	3 - Fair	Preserve	Unbalanced, Slight lean		
4908	*Tilia americana*	American Basswood	25,9	3 - Fair	Remove	Lean	Healed trunk scars	
4909	*Tilia americana*	American Basswood	6	2 - Good	Remove	Unbalanced		
4910	*Ulmus americana*	American Elm	13	3 - Fair	Remove	Unbalanced	20% dead wood	
4911	*Ostrya virginiana*	Ironwood	8	2 - Good	Preserve		10% dead wood	
4912	*Tilia americana*	American Basswood	38	3 - Fair	Remove	Lean	10% dead wood	
4913	*Acer negundo*	Box Elder	7	3 - Fair	Remove	Slight lean	10% dead wood	
4914	*Tilia americana*	American Basswood	8	3 - Fair	Remove	Unbalanced		
4915	*Ostrya virginiana*	Ironwood	16	2 - Good	Remove	Unbalanced		
4916	*Tilia americana*	American Basswood	13,3	2 - Good	Preserve	3" trunk scar (prune)		
4917	*Ulmus americana*	American Elm	7	3 - Fair	Preserve	Crown Lean		
4918	*Tilia americana*	American Basswood	16	2 - Good	Preserve	Crowded		
4919	*Tilia americana*	American Basswood	10,7,6,2	3 - Fair	Preserve	Crowded, Prune smaller leaders		
4920	*Tilia americana*	American Basswood	17,7,5	3 - Fair	Preserve	Lean, Crowded	Trunk scar in 7"	
4921	*Tilia americana*	American Basswood	18,10	3 - Fair	Preserve	U-shaped joint, Crowded	20% dead wood	
4922	*Acer negundo*	Box Elder	8	3 - Fair	Preserve		20% dead wood	
4923	*Tilia americana*	American Basswood	8	2 - Good	Preserve	Crowded	10% dead wood	
4924	*Tilia americana*	American Basswood	15,5	3 - Fair	Preserve	Lean, Crowded	10% dead wood	
4925	*Catalpa speciosa*	Catalpa	10	3 - Fair	Preserve	Lean		
4926	*Tilia americana*	American Basswood	10,8	3 - Fair	Preserve	V-shaped joint, Lean	Included bark	
4927	*Juglans nigra*	Black Walnut	16	3 - Fair	Preserve	Crowded		
4928	*Tilia americana*	American Basswood	11,11,9	3 - Fair	Preserve	V-shaped joint, Multi Leader, Crowded		
4929	*Tilia americana*	American Basswood	16,2	3 - Fair	Preserve	Crown Lean, Crowded		
4930	*Tilia americana*	American Basswood	11	3 - Fair	Preserve	Lean	20% dead wood	
4931	*Tilia americana*	American Basswood	13	3 - Fair	Preserve	Lean, Unbalanced	10% dead wood	
4932	*Tilia americana*	American Basswood	7	2 - Good	Preserve			
4933	*Ulmus americana*	American Elm	11	3 - Fair	Remove	Unbalanced, Slight lean		
4934	*Quercus rubra*	Red Oak	16	3 - Fair	Remove	Lean, Unbalanced		
4935	*Quercus rubra*	Red Oak	18	3 - Fair	Remove	Lean, Slight crown lean		
4936	*Quercus rubra*	Red Oak	22	2 - Good	Remove			
4937	*Quercus rubra*	Red Oak	23	2 - Good	Remove	Lean		
4938	*Picea abies*	Norway Spruce	8, 30' tall	3 - Fair	Remove		20% dead wood, Sparse branching	
4939	*Pinus strobus*	White Pine	8, 30' tall	3 - Fair	Remove		20% dead wood, Sparse branching	
4940	*Quercus rubra*	Red Oak	15	2 - Good	Remove	Slight lean		
4941	*Quercus rubra*	Red Oak	20	2 - Good	Preserve	Lean, Exposed roots in creek		
4942	*Quercus rubra*	Red Oak	23	2 - Good	Preserve	Exposed roots along creek		
4943	*Tilia americana*	American Basswood	18	3 - Fair	Preserve	Unbalanced, Crown Lean		
4944	*Tilia americana*	American Basswood	12,6	3 - Fair	Preserve	Lean, Burls		
4945	*Tilia americana*	American Basswood	22	3 - Fair	Preserve	Lean, Crown Lean	10% dead wood	
4946	*Tilia americana*	American Basswood	19	3 - Fair	Preserve	Lean		
4947	*Tilia americana*	American Basswood	10	2 - Good	Preserve	Slight lean		
4948	*Tilia americana*	American Basswood	8	3 - Fair	Preserve	Lean		
4949	*Tilia americana*	American Basswood	9,2,2	2 - Good	Preserve	Prune 2"		
4950	*Populus deltoides*	Eastern Cottonwood	22	3 - Fair	Preserve	Lean over creek		
4951	*Tilia americana*	American Basswood	16,12	3 - Fair	Preserve	Strong lean		
4952	*Tilia americana*	American Basswood	21,6	3 - Fair	Preserve	Lean, Unbalanced		
4953	*Tilia americana*	American Basswood	16	3 - Fair	Preserve	Lean, Burls	10% dead wood	
4954	*Carya ovata*	Shagbark Hickory	8	2 - Good	Preserve		Healed trunk scar	
4955	*Quercus rubra*	Red Oak	26	4 - Fair/Poor	Preserve	Crown Lean	20% dead wood, Cavity	
4956	*Quercus rubra*	Red Oak	30	2 - Good	Remove	Unbalanced	20% dead wood	
4957	*Tilia americana*	American Basswood	11	3 - Fair	Remove	Lean, Crown Lean	10% dead wood	
4958	*Tilia americana*	American Basswood	35,12	3 - Fair	Remove	Strong lean		
4959	*Quercus alba*	White Oak	50	2 - Good	Remove	Unbalanced	20% dead wood	
4960	*Tilia americana*	American Basswood	37	3 - Fair	Remove	Broken Limb	Healed trunk scar	
4961	*Quercus alba*	White Oak	42	2 - Good	Remove		20% dead wood	
4962	*Carya ovata*	Shagbark Hickory	20	2 - Good	Remove			
4963	*Tilia americana*	American Basswood	20	3 - Fair	Preserve	Lean	20% dead wood	
4964	*Tilia americana*	American Basswood	13	3 - Fair	Preserve	Crown Lean, Crowded		
4965	*Tilia americana*	American Basswood	16,7,4	3 - Fair	Preserve	Crowded	20% dead wood	
4966	*Tilia americana*	American Basswood	18	2 - Good	Preserve		Healed trunk scar	
4967	*Quercus alba*	White Oak	30	2 - Good	Remove	Unbalanced		
4968	*Quercus alba*	White Oak	26	5 - Poor	Preserve		>50% dead wood, Dead Limbs	
4969	*Quercus alba*	White Oak	38	4 - Fair/Poor	Preserve		30% dead wood, Hollow, Cavity, Trunk Damage, Trunk Scar	
4970	*Tilia americana*	American Basswood	12,8,7,5	3 - Fair	Preserve	Multi Leader, Lean, Crowded	20% dead wood	Prev tag 576
4971	*Tilia americana*	American Basswood	10,8	3 - Fair	Preserve	U-shaped joint, Lean, Unbalanced	3" dead leader	
4972	*Tilia americana*	American Basswood	15	3 - Fair	Preserve	Lean, Crown Lean		
4973	*Quercus rubra*	Red Oak	20	3 - Fair	Preserve	Crown Lean		
4974	*Juglans nigra*	Black Walnut	24	3 - Fair	Preserve	Unbalanced	Trunk Scar	
4975	*Carya ovata*	Shagbark Hickory	9	2 - Good	Preserve	Lean, Unbalanced		
4976	*Tilia americana*	American Basswood	18,9	3 - Fair	Preserve	Lean	9" leader trunk scar	
4977	*Juglans nigra*	Black Walnut	13	2 - Good	Preserve	Unbalanced		
4978	*Acer saccharinum*	Silver Maple	21,18,10	4 - Fair/Poor	Preserve	V-shaped joint, Multi Leader, Lean		
4979	*Tilia americana*	American Basswood	24	3 - Fair	Preserve	Lean, Crown Lean	20% dead wood	
4980	*Tilia americana*	American Basswood	28	2 - Good	Preserve			
4981	*Acer negundo*	Box Elder	20	3 - Fair	Remove	Lean	Vines	
4982	*Acer negundo*	Box Elder	26	3 - Fair	Remove	Lean	20% dead wood, Insect damage, Tip die back	
4983	*Juglans nigra*	Black Walnut	9	3 - Fair	Remove	U-shaped joint, Unbalanced, at 6'	10% dead wood	
4984	*Acer negundo*	Box Elder	17,15	4 - Fair/Poor	Remove	V-shaped joint, Double Leader, Split Risk, Strong lean		
4985	*Ulmus americana*	American Elm	6	3 - Fair	Remove	V-shaped joint, at 6"		
4986	*Juglans nigra*	Black Walnut	16	3 - Fair	Preserve	Lean	20% dead wood	
4987	*Tilia americana*	American Basswood	18, 14	3 - Fair	Preserve	Double Leader, Lean, Unbalanced, Crown Lean		
4988	*Juglans nigra*	Black Walnut	14	3 - Fair	Preserve	Unbalanced, Crown Lean	10% dead wood	
4989	*Juglans nigra*	Black Walnut	18	2 - Good	Preserve	Crown Lean		
4990	*Quercus rubra*	Red Oak	21	3 - Fair	Preserve	Unbalanced, Slight lean		
4991	*Tilia americana*	American Basswood	15,7	2 - Good	Preserve	V-shaped joint, Prune smaller leader		Prev tag 1199
4992	*Quercus rubra*	Red Oak	24	2 - Good	Preserve	Lean		Prev tag 1197
4993	*Carya ovata*	Shagbark Hickory	7	2 - Good	Remove			
4994	*Quercus macrocarpa*	Bur Oak	28	2 - Good	Remove	Crown Lean		
4995	*Ulmus americana*	American Elm	8	3 - Fair	Remove	Crown Lean		
4996	*Quercus rubra*	Red Oak	32,31,26,18,15	4 - Fair/Poor	Remove	Multi Leader, Strong lean	Hollow, 15" leader dead	
4997	*Quercus rubra*	Red Oak	11	2 - Good	Remove	Slight crown lean		
4998	*Tilia americana*	American Basswood	12,10	3 - Fair	Remove	V-shaped joint, Double Leader	20% dead wood	
4999	*Prunus serotina*	Black Cherry	10	3 - Fair	Remove	Slight crown lean	20% dead wood	
5000	*Tilia americana*	American Basswood	15,5,3	3 - Fair	Remove	Lean	20% dead wood	

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SCHAUMBURG, ILLINOIS

TREE INVENTORY

6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO
SHEET NO.	

L3.3

Version 2
5/16/2025

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

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

DEVELOPER
NITTI DEVELOPMENT
399 WALL STREET
GLENDALE HEIGHTS, IL 60139

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517

LOEBER FARM
SCHAUMBURG, ILLINOIS

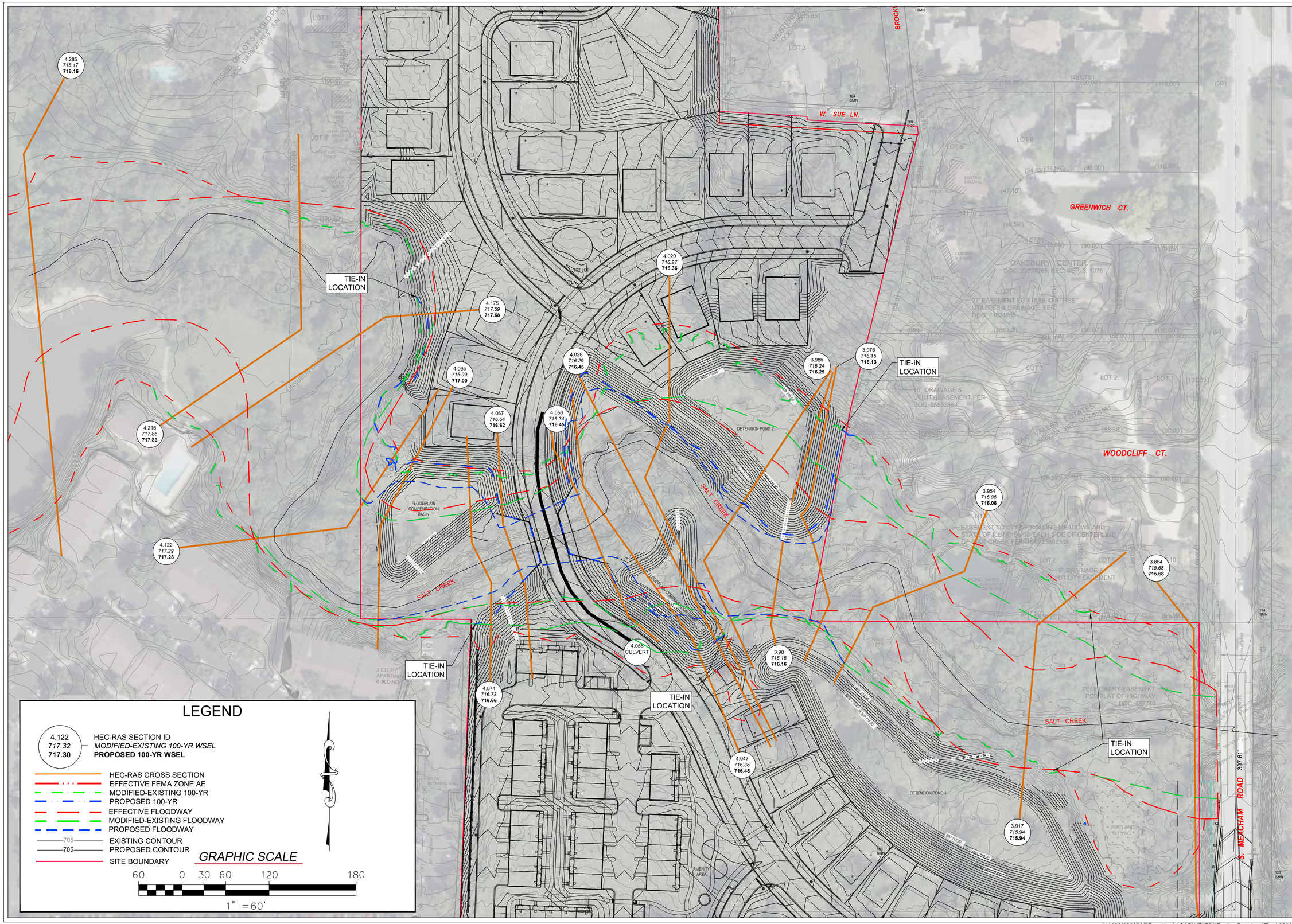
LANDSCAPE SPECIFICATIONS

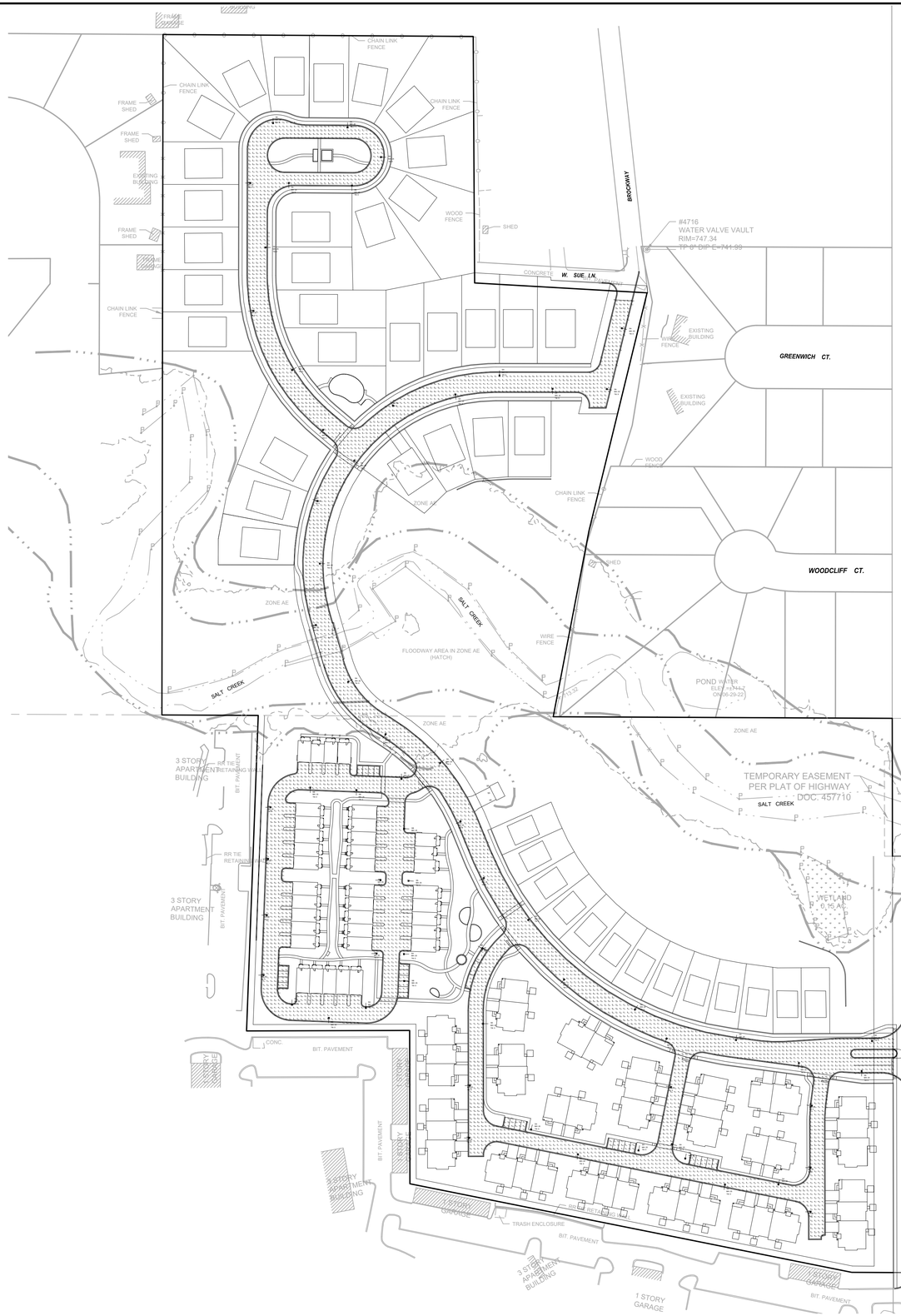
6	08.28.2025
5	07.03.2025
4	05.19.2025
3	02.28.2025
2	05.06.2024
1	01.29.2024

REVISIONS

DATE	5.10.2023
PROJECT NO.	NC2116
DRAWN	MNW
CHECKED	REO

SHEET NO.
L4.1


4.285
718.17
718.16
4.216
717.85
717.83
4.122
717.29
717.28
TIE-IN LOCATION
4.175
717.69
717.68
4.095
716.99
717.00
4.067
716.64
716.62
4.028
716.29
716.45
4.050
716.34
716.45
4.020
716.27
716.36
3.986
716.24
716.29
3.976
716.15
716.13
TIE-IN LOCATION
DETENTION POND 2
FLOODPLAIN COMPENSATION BASIN
SALT CREEK
4.058
CULVERT
TIE-IN LOCATION
4.074
716.73
716.66
3.98
716.16
716.16
TIE-IN LOCATION
4.047
716.36
716.45
DETENTION POND 1
3.954
716.06
716.06
3.884
715.68
715.68
3.917
715.94
715.94
W. SUE LN.
GREENWICH CT.
WOODCLIFF CT.
S. MEACHAM ROAD
397.61'
OAKSBURY CENTER
DOC. 23624265, REC. SEP. 3, 1976
27' EASEMENT FOR PUBLIC STREET UTILITIES & DRAINAGE PER DOC. 23624265
10' DRAINAGE & UTILITY EASEMENT PER DOC. 25862398
OAK VALLEY ESTATES
REC. MAY 6, 1981
EASEMENT TO CITY OF ROLLING MEADOWS AND STATE OF ILLINOIS 50' EACH SIDE OF CENTERLINE OF SALT CREEK PER DOC. 25862308
TEMPORARY EASEMENT PER PLAT OF HIGHWAY DOC. 457710
RESUB. OF LOT 3 IN VOLD PLACE
DOC. 13819727 REC. JUN. 13
LOT 5
LOT 6
LOT 3
LOT 4
LOT 2
LOT 1
LOT 8
LOT 10
WESTERBERG
DOC. 1615[illegible]
BROCK
104 SMIN
100 SCO
124 SMIN
123 SMIN
3 STORY APARTMENT BUILDING
AMENITY AREA
WETLAND 0.19 AC ±
POND WATER ELEVATION
EXISTING BUILDING
SHED
FENCE
CONCRETE
UNSUBDIVIDED
(481.76')
(158.95')
(110.00')
(90.00')
(50')
(34.53')
(14.94')
(47.15')
(39.59')
(35.80')
(131.57')
(131.20')
(366.63')
(52.00')
(137.39')
(58.38')
(58.60')
(58.83')
(133.99')
(135.17')
(124.10')
(80.00')
(84.00')
(82.00')
(80.50')
BP 716.5
BP 715.5
BP 715.0
BP 715.5
BP 716.0



LOEBER FARMS PHASE 2
ROADWAY AREAS
STREET LIGHTING

Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens	BUG Rating	[TEST]	Lum. Tilt
	32	5A	LUMECR TRDS-35W/D2LED3K-ISU-LEIF / 4' ARM / MTD AT 25' AFG	37	0.900	4761	B1-U0-G1	Scaled From LRQL09920	0
	12	5B	LUMECR TRDS-35W/D2LED3K-ISU-LEAF / 4' ARM / MTD AT 25' AFG	37	0.900	4682	B1-U0-G1	Scaled From LRQL09920	0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid #
LOTS 1 - 85 ILLUMINANCE	Illuminance	Fc	1.02	2.3	0.3	3.40	8.33	0
LOTS 86-102 ILLUMINANCE	Illuminance	Fc	0.92	2.3	0.3	3.07	7.67	0
MAIN DRIVE	Illuminance	Fc	0.94	2.3	0.3	3.13	7.67	0

Filename: LF-PH2-2025-09-23.AGI

NOTE: ALL CALCULATIONS POINTS AT GRADE LEVEL

C:\Clients JFP\Chicago Lig Works\Work Info\Chicago.jpg

GRAPHIC SCALE
100 50 0 100
1" = 100'

REVISIONS		
NO.	DATE	DESCRIPTION
1	02-14-25	ISSUED FOR PRG REVIEW
2	07-03-25	REVISED PER PRG REVIEW
3	08-22-25	REVISED PER PRG REVIEW

ORIGINAL ISSUE DATE: JANUARY 31, 2025

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

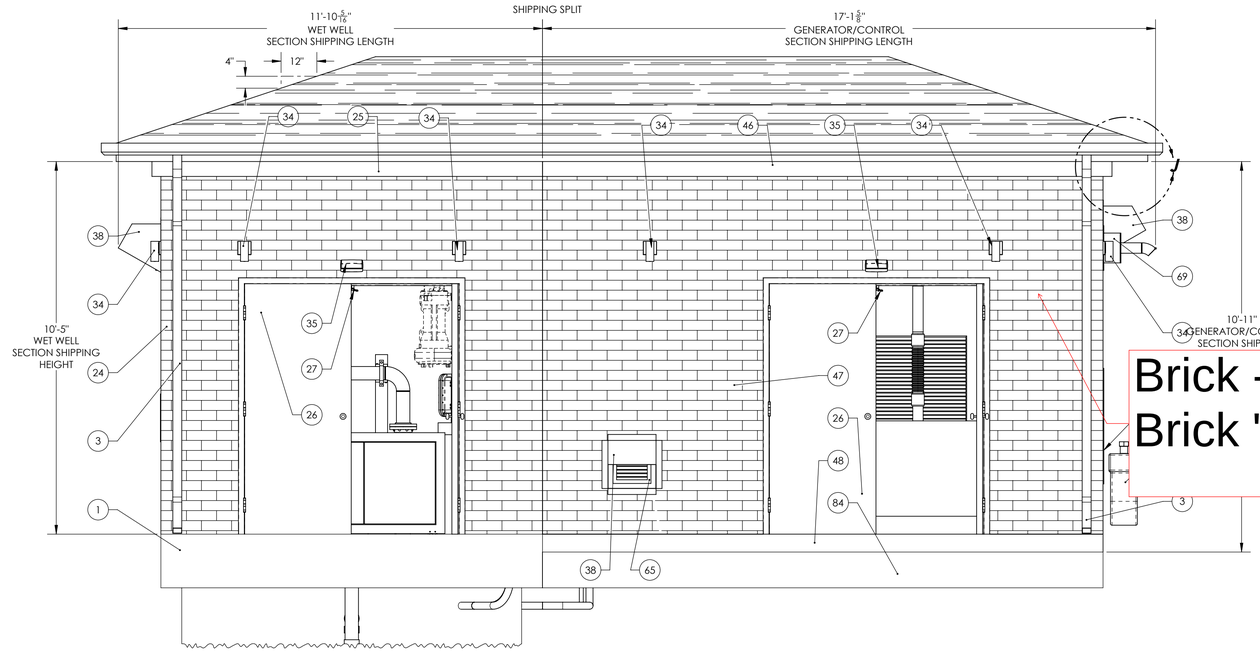
STREET LIGHTING PLAN

LOEBER FARM
NITTI PUD

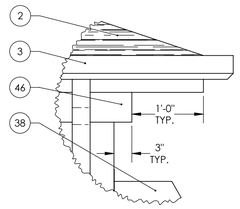
SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

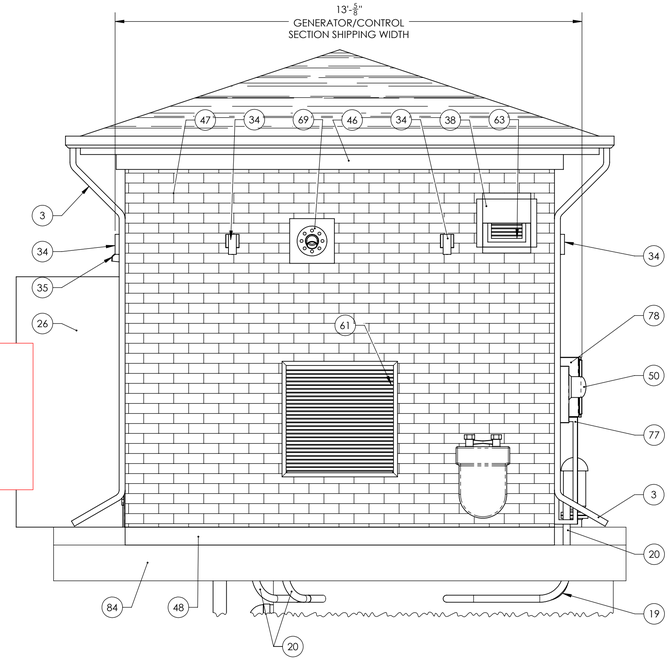
DRAWING NO.
P.0



WEST ELEVATION



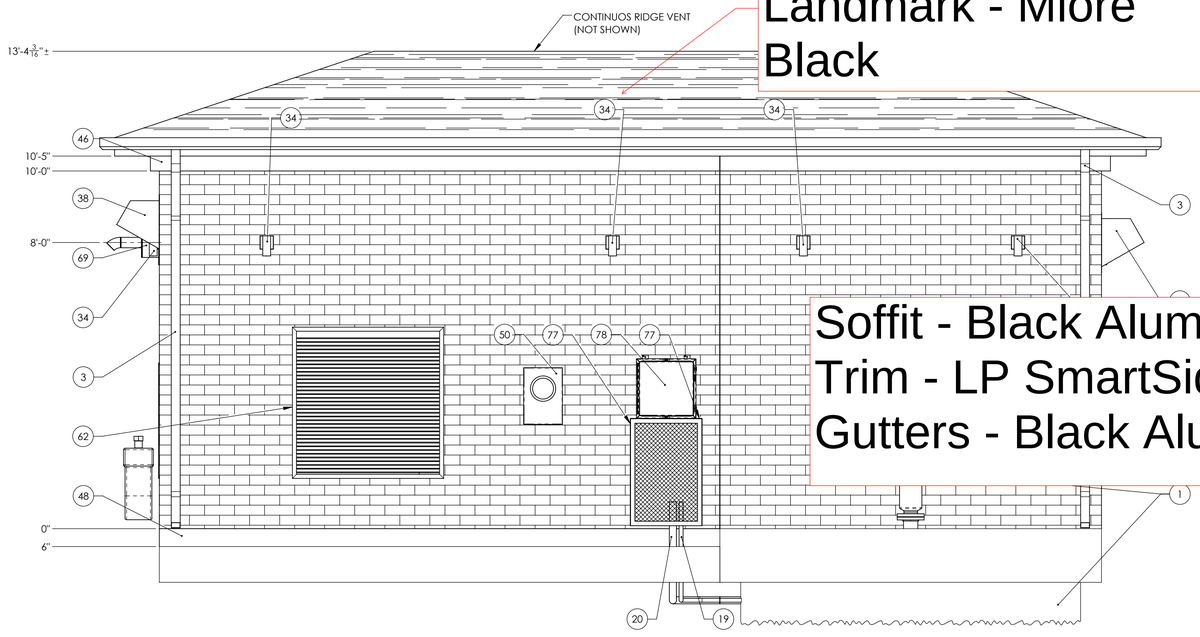
DETAIL J
SCALE 1 : 12



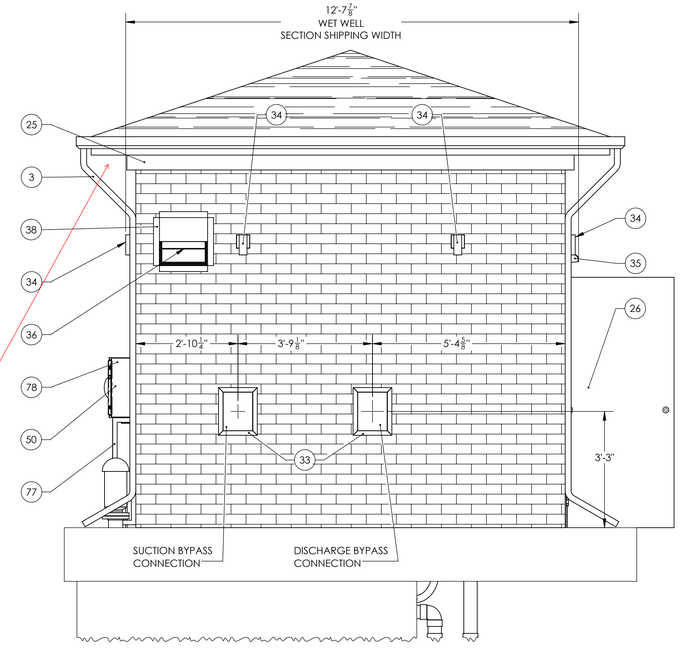
SOUTH ELEVATION

Brick - Glen Gery
Brick "Anchor Bay

Roof - CertanTeed
Landmark - Miore
Black



Soffit - Black Aluminum
Trim - LP SmartSide - Black
Gutters - Black Aluminum



Loeber - Lift Station Building
Materials & Color Exhibit

tropolitan Industries, Inc. 2023



NOTES:

1. BLANKET UTILITY AND DRAINAGE EASEMENTS ACROSS ALL OUTLOTS.
2. EACH ROWHOME TO BE IN INDIVIDUAL LOT FROM FRONT FACADE TO 6' BEHIND REAR FACADE.
3. EACH TOWNHOME TO BE IN INDIVIDUAL LOT FROM BACK OF CURB TO REAR YARD (VARIES).

LEGEND

- OUTLOT 2
- OUTLOT 3
- OUTLOT 4

GRAPHIC SCALE

100 50 0 100

1" = 100'

ORIGINAL ISSUE DATE: JANUARY 31, 2025

REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: ND
DRAWN BY: RI

LOT EXHIBIT

LOEBER FARM

NITTI MULTIFAMILY

SCHAUMBURG ILLINOIS

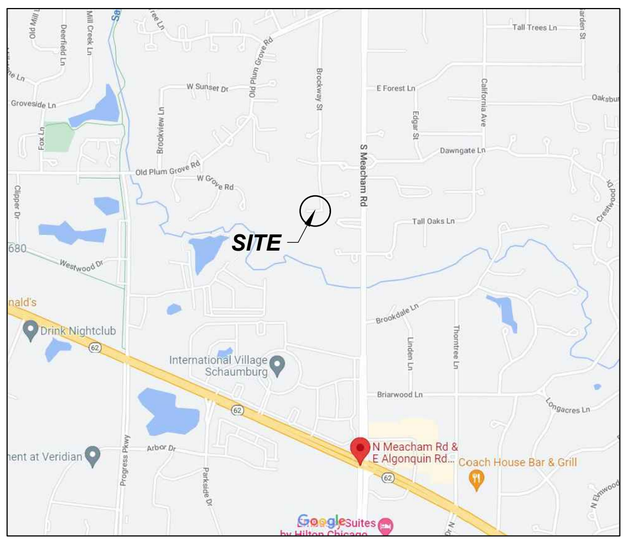
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX1

PLAT OF VACATION
OF
SUE LANE

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF HERETOFORE DEDICATED SUE LANE PER DOCUMENT 17586213; THENCE NORTH 00 DEGREES 19 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID SUE LANE, 16.09 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUE LANE, 120.99 FEET; THENCE SOUTH 04 DEGREES 46 MINUTES 14 SECONDS EAST, 4.89 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUE LANE, 152.25 FEET TO THE EAST LINE OF SAID SUE LANE; THENCE SOUTH 06 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 11.38 FEET TO THE SOUTHEAST CORNER OF SAID SUE LANE; THENCE NORTH 86 DEGREES 43 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUE LANE, 274.79 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

AREA

3,663 SQ. FT.
0.0841 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 42°04'24.68801 N
LONGITUDE: 88°02'49.98311 W
ELLIPSOIDAL HEIGHT: 621.998 SFT
GROUND SCALE FACTOR: 1.0000477851 GEOID 18
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

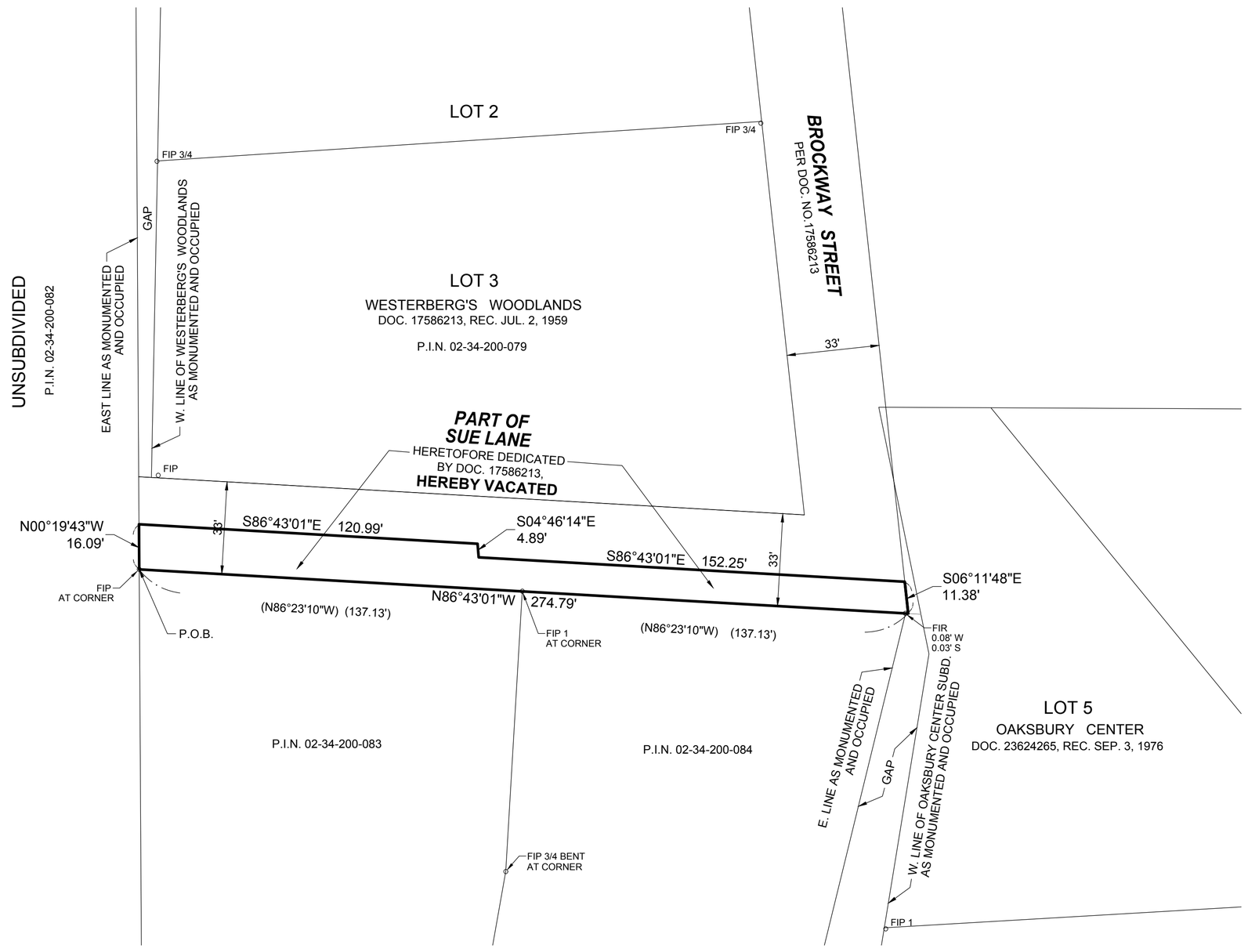
GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

LEGEND

———	R-O-W HEREBY VACATED
———	EXISTING R-O-W LINE
———	EXISTING LOT LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
FIP ○	FOUND IRON PIPE
FIR ○	FOUND IRON ROD



ZONING BOARD OF APPEALS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE ZONING BOARD OF APPEALS AT A MEETING HELD ON THIS _____ DAY OF _____, A.D., 20_____.

_____
CHAIRMAN

_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF SCHAUMBURG, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS _____ DAY OF _____, A.D., ___.

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

APPROVED AND ACCEPTED

VILLAGE OF SCHAUMBURG DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

BY: _____ DATE: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY

BY: _____ DATE: _____

TITLE: _____

NICOR

BY: _____ DATE: _____

TITLE: _____

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

COMCAST

BY: _____ DATE: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., ___.

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cbartosz@v3co.com

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK __.M. AS DOCUMENT NUMBER_____

_____
COUNTY RECORDER

UPON RECORDING, MAIL TO:
VILLAGE OF SCHAUMBURG,
101 SCHAUMBURG COURT,
SCHAUMBURG, IL 60193

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Nitti Group, LLC - Schaumburg, LLC
132 N York Street, Suite 2F
Elmhurst, IL 60126
630-980-4364

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/07/2025	PER ADJ. FINAL PLAT CHANGES & CITY COMMENTS

PLAT OF VACATION

SUE LANE, SCHAUMBURG, IL

Project No: 220205
Group No: VP10.1

DRAFTING COMPLETED: 04-26-23	DRAWN BY: MLP	PROJECT MANAGER: CWB	SHEET NO. 1 of 1
FIELD WORK COMPLETED: 05-05-23	CHECKED BY: CWB	SCALE: 1" = 30'	

CON/SPAN O-Series DYO
Loeber Farm over Salt Creek

PROJECT SUMMARY

LOCAL BRIDGE CONSULTANT
- NAME = Nelson Brown
- EMAIL = Nelson.Brown@conteches.com
- PHONE NUMBER = 773-318-0522

STRUCTURE DETAILS
- SPAN = 60' - 0"
- PRECAST RISE = 13' - 3 1/8"
- LENGTH = 37 FT.

HEADWALLS
- INLET HEADWALL HEIGHT = 2 FT.
- OUTLET HEADWALL HEIGHT = 2 FT.

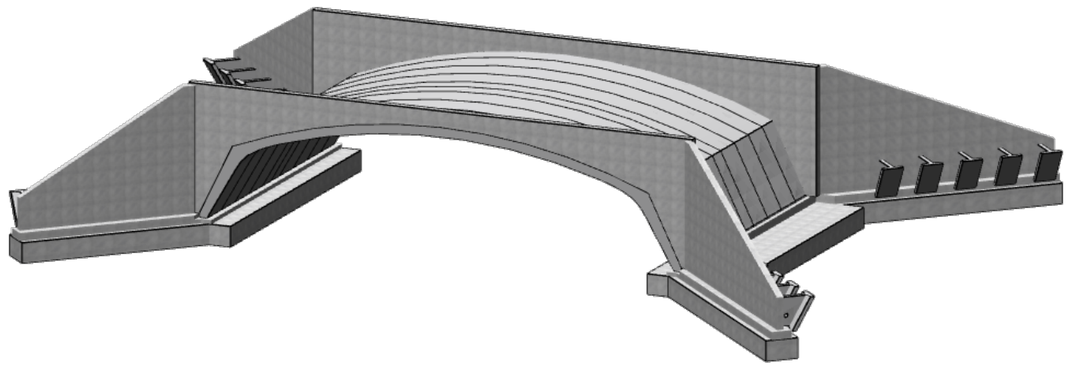
FOUNDATIONS
- FOUNDATION TYPE = PEDESTAL

WINGWALLS
- WW 1 ANGLE = 45 DEG.
- WW 1 LENGTH = 30 FT.
- WW 1 HIGH HEIGHT = 15.68 FT.
- WW 1 LOW HEIGHT = 4 FT.

- WW 2 ANGLE = 45 DEG.
- WW 2 LENGTH = 22 FT.
- WW 2 HIGH HEIGHT = 15.68 FT.
- WW 2 LOW HEIGHT = 4 FT.

- WW 3 ANGLE = 45 DEG.
- WW 3 LENGTH = 30 FT.
- WW 3 HIGH HEIGHT = 15.68 FT.
- WW 3 LOW HEIGHT = 4 FT.

- WW 4 ANGLE = 45 DEG.
- WW 4 LENGTH = 27 FT.
- WW 4 HIGH HEIGHT = 15.68 FT.
- WW 4 LOW HEIGHT = 4 FT.



Will be reviewed at final engineering

NOTES

1. THIS BRIDGE HAS BEEN DESIGNED FOR GENERAL SITE CONDITIONS. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURE'S SUITABILITY TO THE EXISTING SITE CONDITIONS AND FOR THE HYDRAULIC EVALUATION -- INCLUDING SCOUR AND CONFIRMATION OF SOIL CONDITIONS.

2. PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY ALL ELEVATIONS SHOWN THROUGH THE ENGINEER.

3. ONLY CONTECH ENGINEERED SOLUTIONS LLC, THE CONSPAN APPROVED MANUFACTURER IN THE PROJECT STATE MAY PROVIDE THE STRUCTURE DESIGNED IN ACCORDANCE WITH THESE PLANS.

4. THIS DYOB DRAWING IS A CONCEPTUAL DESIGN. PLEASE WORK WITH YOUR LOCAL BRIDGE CONSULTANT FOR FURTHER SOLUTION DEVELOPMENT AND PRICING.

5. THE USE OF ANOTHER PRECAST STRUCTURE WITH THE DESIGN ASSUMPTIONS USED FOR THE CON/SPAN® STRUCTURE MAY LEAD TO SERIOUS DESIGN ERRORS. USE OF ANY OTHER PRECAST STRUCTURE WITH THIS DESIGN AND DRAWINGS VOIDS ANY CERTIFICATION OF THIS DESIGN AND WARRANTY. CONTECH ENGINEERED SOLUTIONS ASSUMES NO LIABILITY FOR DESIGN OF ANY ALTERNATE OR SIMILAR TYPE STRUCTURES.

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NOT FOR CONSTRUCTION

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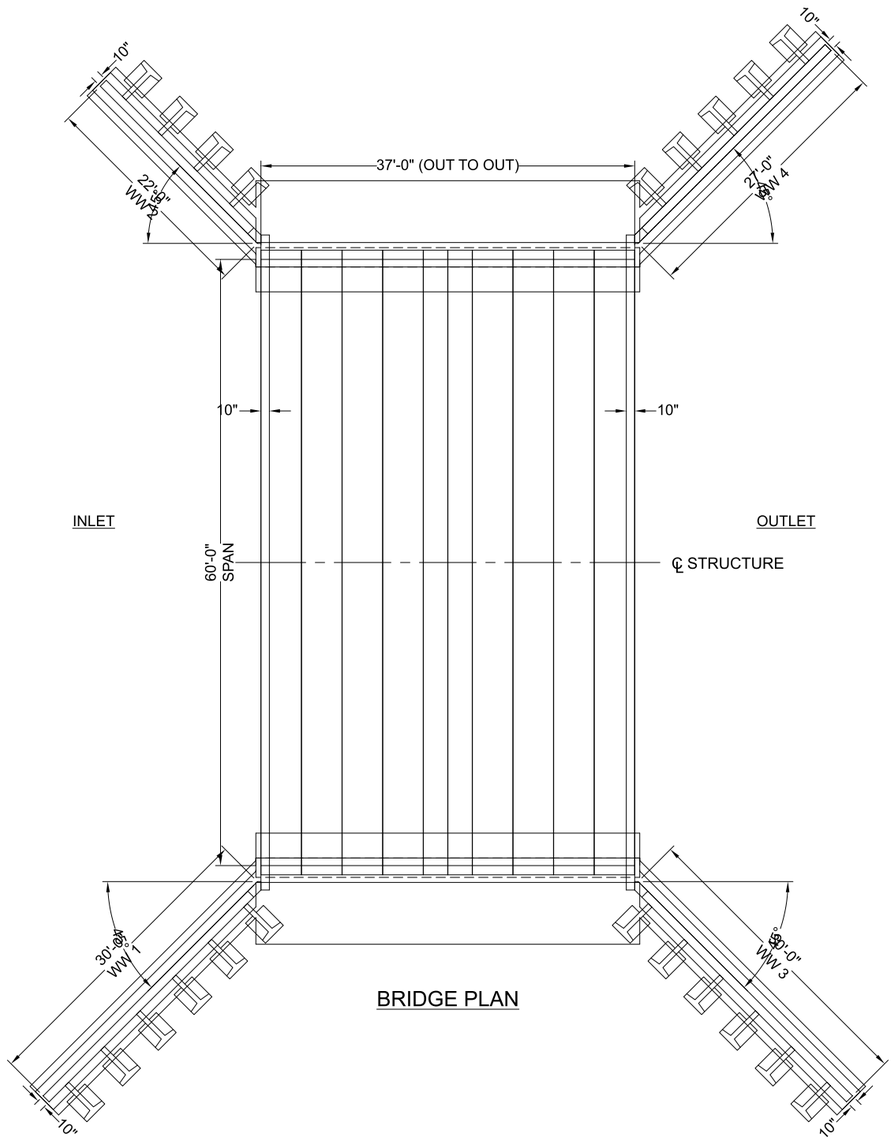
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www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CON/SPAN O-SERIES

DYOB
DRAWING

DYO32443, Loeber Farm over Salt Creek O-Series
Loeber Farm over Salt Creek
Lincolnwood, IL
O Series, 60' Span x 13'-3 1/8" Rise

PROJECT No.:	DYO No.:	DATE:
21986	32443	05/25/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D1 OF D9		



BRIDGE PLAN

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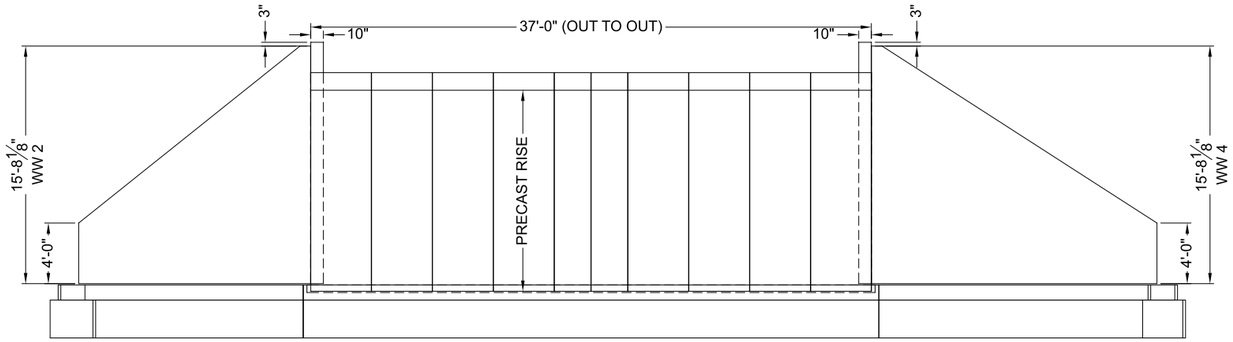
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CON/SPAN® O-SERIES®

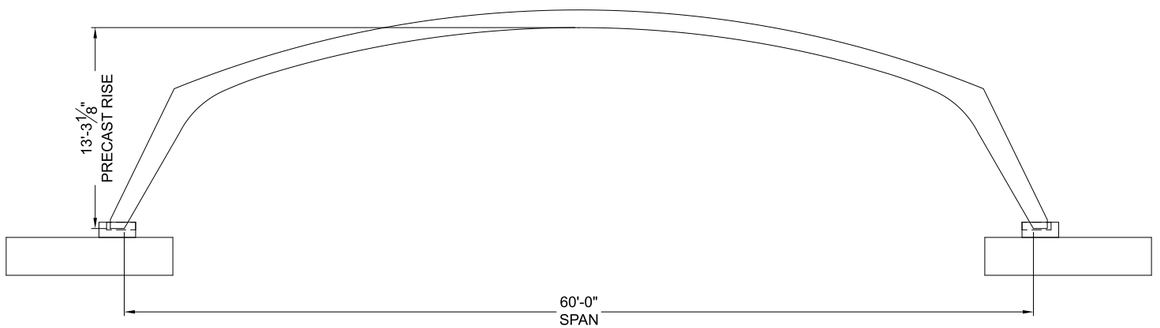
DYOB
DRAWING

DYO32443, Loeber Farm over Salt Creek O-Series
Loeber Farm over Salt Creek
Lincolnwood, IL
O Series, 60' Span x 13'-3 1/8" Rise

PROJECT No.:	DYO No.:	DATE:
21986	32443	05/25/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D2 OF D9		



LONGITUDINAL SECTION



CROSS SECTION

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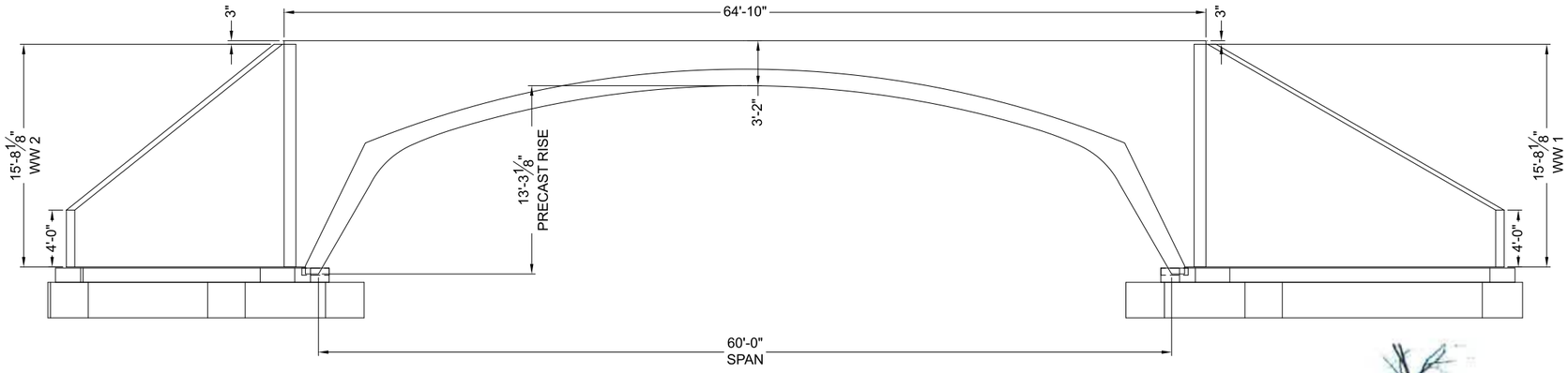
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CON-SPAN O-SERIES

DYOB
DRAWING

DYO32443, Loeber Farm over Salt Creek O-Series
Loeber Farm over Salt Creek
Lincolnwood, IL
O Series, 60' Span x 13'-3 1/8" Rise

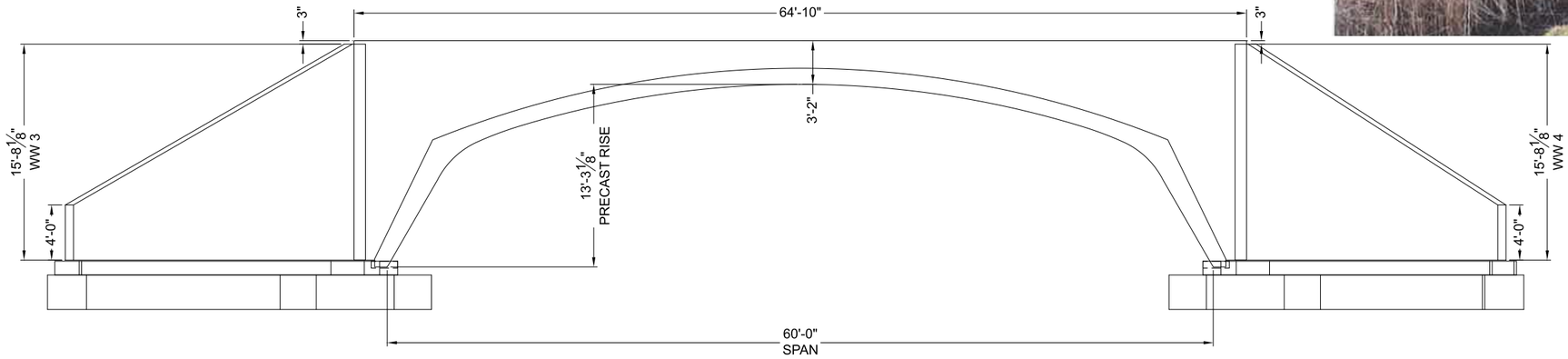
PROJECT No.:	DYO No.:	DATE:
21986	32443	05/25/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D3 OF D9		



INLET END ELEVATION

Consider enhancing the bridge by including formliner, staining, etc.





OUTLET END ELEVATION

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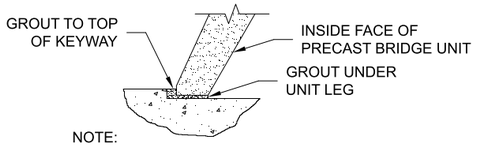
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CON-SPAN O-SERIES

DYOB
DRAWING

DYO32443, Loeber Farm over Salt Creek O-Series
Loeber Farm over Salt Creek
Lincolnwood, IL
O Series, 60' Span x 13'-3 1/8" Rise

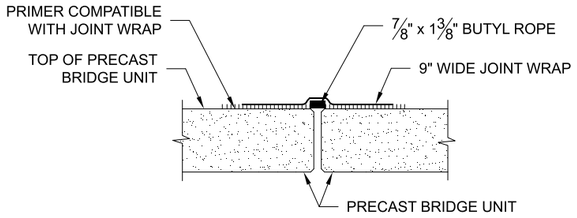
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21986	32443	05/25/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D4 OF D9		



NOTE:
FILL ENTIRE KEYWAY INCLUDING NOMINAL 1" VOID BETWEEN BOTTOM OF KEYWAY AND BOTTOM OF PRECAST BRIDGE UNIT LEG WITH GROUT.

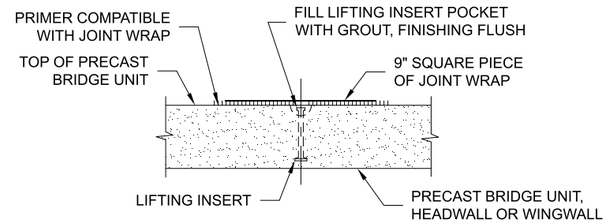
TYPICAL BRIDGE UNIT GROUT DETAIL

NOT TO SCALE



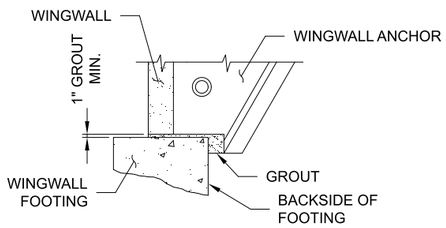
TYPICAL JOINT SEAL DETAIL

NOT TO SCALE



TYPICAL LIFT INSERT SEALING DETAIL

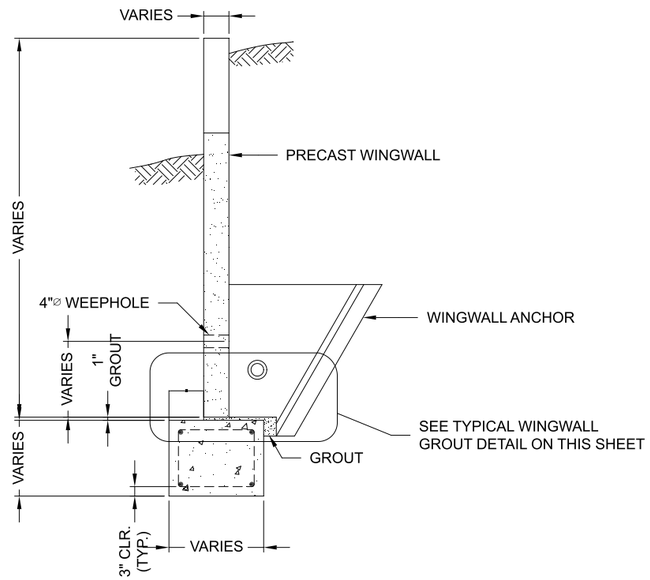
NOT TO SCALE



NOTES:
- MINIMUM 1" GROUT UNDER WINGWALL LEG & ANCHOR STEM.
- AREA BETWEEN WINGWALL FOOTING AND WINGWALL ANCHOR SHALL BE GROUTED SOLID BEFORE BACKFILL.
- FORM BACKSIDE OF FOOTING TO DIMENSIONS SHOWN ON FOUNDATION PLAN.

TYPICAL WINGWALL GROUT DETAIL

NOT TO SCALE



TYPICAL WINGWALL SECTION

NOT TO SCALE

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CON-SPAN O-SERIES

DYOB
DRAWING

DYO32443, Loeber Farm over Salt Creek O-Series
Loeber Farm over Salt Creek
Lincolnwood, IL
O Series, 60' Span x 13'-3 1/8" Rise

PROJECT No.:	DYO No.:	DATE:
21986	32443	05/25/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D5 OF D9		

SPECIFICATIONS FOR MANUFACTURE AND INSTALLATION OF CON/SPAN® O-SERIES BRIDGE SYSTEMS

1. DESCRIPTION
   1.1. TYPE - THIS WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTING A CON/SPAN® O-SERIES BRIDGE SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON THE PLANS OR AS ESTABLISHED BY THE ENGINEER. IN SITUATIONS WHERE TWO OR MORE SPECIFICATIONS APPLY TO THIS WORK, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
   1.2. DESIGNATION - PRECAST REINFORCED CONCRETE CON/SPAN® O-SERIES BRIDGE UNITS MANUFACTURED IN ACCORDANCE WITH THIS SPECIFICATION SHALL BE DESIGNATED BY SPAN AND RISE. PRECAST REINFORCED CONCRETE WINGWALLS AND HEADWALLS MANUFACTURED IN ACCORDANCE WITH THIS SPECIFICATION SHALL BE DESIGNATED BY LENGTH, HEIGHT, AND DEFLECTION ANGLE. PRECAST REINFORCED CONCRETE EXPRESS™ FOUNDATION UNITS MANUFACTURED IN ACCORDANCE WITH THIS SPECIFICATION SHALL BE DESIGNATED BY LENGTH, HEIGHT AND WIDTH.

2. DESIGN
   2.1. SPECIFICATIONS - THE PRECAST ELEMENTS ARE DESIGNED IN ACCORDANCE WITH THE "AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS" 8TH EDITION, ADOPTED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, 2017. A MINIMUM OF ONE FOOT OF COVER ABOVE THE CROWN OF THE BRIDGE UNITS IS REQUIRED IN THE INSTALLED CONDITION. (UNLESS NOTED OTHERWISE ON THE SHOP DRAWINGS AND DESIGNED ACCORDINGLY.)

3. MATERIALS
   3.1. CONCRETE - THE CONCRETE FOR THE PRECAST ELEMENTS SHALL BE AIR-ENTRAINED WHEN INSTALLED IN AREAS SUBJECT TO FREEZE-THAW CONDITIONS, COMPOSED OF PORTLAND CEMENT, FINE AND COARSE AGGREGATES, ADMIXTURES AND WATER. AIR-ENTRAINED CONCRETE SHALL CONTAIN 6 ± 2 PERCENT AIR. THE AIR- ENTRAINING ADMIXTURE SHALL CONFORM TO AASHT0 M154. THE MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE AS SHOWN ON THE SHOP DRAWINGS.
      3.1.1. PORTLAND CEMENT - SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS C150-TYPE I, TYPE II, OR TYPE III CEMENT.
      3.1.2. COARSE AGGREGATE - SHALL CONSIST OF STONE HAVING A MAXIMUM SIZE OF 1 INCH. AGGREGATE SHALL MEET REQUIREMENTS FOR ASTM C33.
      3.1.3. WATER REDUCING ADMIXTURE - THE MANUFACTURER MAY SUBMIT, FOR APPROVAL BY THE ENGINEER, A WATER-REDUCING ADMIXTURE FOR THE PURPOSE OF INCREASING WORKABILITY AND REDUCING THE WATER REQUIREMENT FOR THE CONCRETE.
      3.1.4. CALCIUM CHLORIDE - THE ADDITION TO THE MIX OF CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE WILL NOT BE PERMITTED.
      3.1.5. MIXTURE - THE AGGREGATES, CEMENT AND WATER SHALL BE PROPORTIONED AND MIXED IN A BATCH MIXER TO PRODUCE A HOMOGENEOUS CONCRETE MEETING THE STRENGTH REQUIREMENTS OF THIS SPECIFICATION. THE PROPORTION OF PORTLAND CEMENT IN THE MIXTURE SHALL NOT BE LESS THAN 564 POUNDS (6 SACKS) PER CUBIC YARD OF CONCRETE.
   3.2. STEEL REINFORCEMENT
      3.2.1. THE MINIMUM STEEL YIELD STRENGTH SHALL BE 60,000 PSI, UNLESS OTHERWISE NOTED ON THE SHOP DRAWINGS.
      3.2.2. ALL REINFORCING STEEL FOR THE PRECAST ELEMENTS SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE DETAILED SHOP DRAWINGS SUBMITTED BY THE MANUFACTURER.
      3.2.3. REINFORCEMENT SHALL CONSIST OF WELDED WIRE REINFORCING CONFORMING TO ASTM SPECIFICATION A 1064, OR DEFORMED STEEL BARS CONFORMING TO ASTM SPECIFICATION A 615, GRADE 60. LONGITUDINAL DISTRIBUTION REINFORCEMENT MAY CONSIST OF WELDED WIRE FABRIC OR DEFORMED BILLET-STEEL BARS.
   3.3. STEEL HARDWARE
      3.3.1. BOLTS AND THREADED RODS FOR WINGWALL CONNECTIONS SHALL CONFORM TO ASTM A 307. NUTS SHALL CONFORM TO AASHTO M292 (ASTM A194) GRADE 2H. ALL BOLTS, THREADED RODS AND NUTS USED IN WINGWALL CONNECTIONS SHALL BE MECHANICALLY ZINC COATED IN ACCORDANCE WITH ASTM B695 CLASS 50.
      3.3.2. STRUCTURAL STEEL FOR WINGWALL CONNECTION PLATES AND PLATE WASHERS SHALL CONFORM TO AASHTO M 270 (ASTM A 709) GRADE 36 AND SHALL BE HOT DIP GALVANIZED AS PER AASHTO M111 (ASTM A123).
      3.3.3. INSERTS FOR WINGWALLS SHALL BE 1" DIAMETER TWO-BOLT PRESET WINGWALL ANCHORS AS MANUFACTURED BY DAYTON SUPERIOR CONCRETE ACCESSORIES, MIAMISBURG, OHIO, (800) 745-3700 AND SHALL BE ELECTRO GALVANIZED IN ACCORDANCE WITH ASTM B633 SC-1.
      3.3.4. FERRULE LOOP INSERTS SHALL BE F-64 FERRULE LOOP INSERTS AS MANUFACTURED BY DAYTON SUPERIOR CONCRETE ACCESSORIES, MIAMISBURG, OHIO, (800) 745-3700 AND SHALL BE ELECTRO GALVANIZED.
      3.3.5. HOOK BOLTS USED IN ATTACHED HEADWALL CONNECTIONS SHALL BE ASTM A307.
      3.3.6. INSERTS FOR DETACHED HEADWALL CONNECTIONS SHALL BE AISI TYPE 304 STAINLESS STEEL, EXPANDED COIL INSERTS AS MANUFACTURED BY DAYTON SUPERIOR CONCRETE ACCESSORIES, MIAMISBURG, OHIO, (800) 745-3700. COIL RODS AND NUTS USED IN HEADWALL CONNECTIONS SHALL BE AISI TYPE 304 STAINLESS STEEL. WASHERS USED IN HEADWALL CONNECTIONS SHALL BE EITHER AISI TYPE 304 STAINLESS STEEL PLATE WASHERS OR AASHTO M270 (ASTM A709) GRADE 36 PLATE WASHERS HOT DIP GALVANIZED AS PER AASHTO M111 (ASTM A123).
      3.3.7. MECHANICAL SPLICES OF REINFORCING BARS SHALL BE MADE USING THE DOWEL BAR SPLICER SYSTEM AS MANUFACTURED BY DAYTON SUPERIOR CONCRETE ACCESSORIES, MIAMISBURG, OHIO, (800) 745-3700, AND SHALL CONSIST OF THE DBDI SPLICE SYSTEM (DOWEL BAR SPLICER AND DOWEL-IN), OR AS MANUFACTURED BY BARSPLICE PRODUCTS INC, DAYTON, OHIO, (937)-275-8700, AND SHALL CONSIST OF BARSPLICER XP TYPE 2 SYSTEM.

4. MANUFACTURE OF PRECAST ELEMENTS - SUBJECT TO THE PROVISIONS OF SECTION 5, BELOW, THE PRECAST ELEMENT DIMENSION AND REINFORCEMENT DETAILS SHALL BE AS PRESCRIBED IN THE PLAN AND SHOP DRAWINGS PROVIDED BY THE MANUFACTURER.
   4.1. FORMS - THE FORMS USED IN MANUFACTURE SHALL BE SUFFICIENTLY RIGID AND ACCURATE TO MAINTAIN THE REQUIRED PRECAST ELEMENT DIMENSIONS WITHIN THE PERMISSIBLE VARIATIONS GIVEN IN SECTION 5 OF THESE SPECIFICATIONS. ALL CASTING SURFACES SHALL BE OF A SMOOTH MATERIAL.
   4.2. PLACEMENT OF REINFORCEMENT
      4.2.1. PLACEMENT OF REINFORCEMENT IN PRECAST BRIDGE UNITS - THE COVER OF CONCRETE OVER THE OUTSIDE CIRCUMFERENTIAL REINFORCEMENT SHALL BE 2" MINIMUM. THE COVER OF CONCRETE OVER THE INSIDE CIRCUMFERENTIAL REINFORCEMENT SHALL BE 1½" MINIMUM, UNLESS OTHERWISE NOTED ON THE SHOP DRAWINGS. THE CLEAR DISTANCE OF THE END CIRCUMFERENTIAL WIRES SHALL NOT BE LESS THAN 1" NOR MORE THAN 2" FROM THE ENDS OF EACH SECTION. REINFORCEMENT SHALL BE ASSEMBLED UTILIZING SINGLE OR MULTIPLE LAYERS OF WELDED WIRE FABRIC (NOT TO EXCEED 3 LAYERS), SUPPLEMENTED WITH A SINGLE LAYER OF DEFORMED BILLET-STEEL BARS, WHEN NECESSARY. WELDED WIRE FABRIC SHALL BE COMPOSED OF CIRCUMFERENTIAL AND LONGITUDINAL WIRES MEETING THE SPACING REQUIREMENTS OF 4.3, BELOW, AND SHALL CONTAIN SUFFICIENT LONGITUDINAL WIRES EXTENDING THROUGH THE BRIDGE UNIT TO MAINTAIN THE SHAPE AND POSITION OF THE REINFORCEMENT. LONGITUDINAL DISTRIBUTION REINFORCEMENT MAY BE WELDED WIRE FABRIC OR DEFORMED BILLET-STEEL BARS AND SHALL MEET THE SPACING REQUIREMENTS OF 4.3, BELOW. THE ENDS OF THE LONGITUDINAL DISTRIBUTION REINFORCEMENT SHALL BE NOT MORE THAN 3" AND NOT LESS THAN 1½" FROM THE ENDS OF THE BRIDGE UNIT.
      4.2.2. BENDING OF REINFORCEMENT FOR PRECAST BRIDGE UNITS - THE OUTSIDE AND INSIDE CIRCUMFERENTIAL REINFORCING STEEL FOR THE CORNERS OF THE BRIDGE SHALL BE BENT TO SUCH AN ANGLE THAT IS APPROXIMATELY EQUAL TO THE CONFIGURATION OF THE BRIDGE'S OUTSIDE CORNER.
      4.2.3. PLACEMENT OF REINFORCEMENT FOR PRECAST WINGWALLS AND HEADWALLS - THE COVER OF CONCRETE OVER THE LONGITUDINAL AND TRANSVERSE REINFORCEMENT SHALL BE 2" MINIMUM. THE CLEAR DISTANCE FROM THE END OF EACH PRECAST ELEMENT TO THE END OF REINFORCING STEEL SHALL NOT BE LESS THAN 1½" NOR MORE THAN 3". REINFORCEMENT SHALL BE ASSEMBLED UTILIZING A SINGLE LAYER OF WELDED WIRE FABRIC, OR A SINGLE LAYER OF DEFORMED BILLET-STEEL BARS. WELDED WIRE FABRIC SHALL BE COMPOSED OF TRANSVERSE AND LONGITUDINAL WIRES MEETING THE SPACING REQUIREMENTS OF 4.3, BELOW, AND SHALL CONTAIN SUFFICIENT LONGITUDINAL WIRES EXTENDING THROUGH THE ELEMENT TO MAINTAIN THE SHAPE AND POSITION OF THE REINFORCEMENT. LONGITUDINAL REINFORCEMENT MAY BE WELDED WIRE FABRIC OR DEFORMED BILLET-STEEL BARS AND SHALL MEET THE SPACING REQUIREMENTS OF 4.3, BELOW.
      4.2.4. PLACEMENT OF REINFORCMENT FOR PRECAST FOUNDATION UNITS - THE COVER OF CONCRETE OVER THE BOTTOM REINFORCEMENT SHALL BE 3 INCHES MINIMUM. THE COVER OF CONCRETE FOR ALL OTHER REINFORCEMENT SHALL BE 2 INCHES MINIMUM. THE CLEAR DISTANCE FROM THE END OF EACH PRECAST ELEMENT TO THE END OF REINFORCING STEEL SHALL NOT BE LESS THAN 2 INCHES NOR MORE THAN 3 INCHES. REINFORCEMENT SHALL BE ASSEMBLED UTILIZING A SINGLE LAYER OF WELDED WIRE FABRIC OR A SINGLE LAYER OF DEFOREMED BILLET-STEEL BARS. WELDED WIRE FABRIC SHALL BE COMPOSED OF TRANSVERSE AND LONGITUDINAL WIRES MEETING THE SPACING REQUIREMENTS OF 4.3, BELOW, AND SHALL CONTAIN SUFFICIENT LONGITUDINAL WIRES EXTENDING THROUGH THE ELEMENT TO MAINTAIN THE SHAPE AND POSITION OF THE REINFORCEMENT. LONGITUDINAL REINFORCEMENT MAY BE WELDED WIRE FABRIC OR DEFORMED BILLET-STEEL BARS AND SHALL MEET THE SPACING REQUIREMENTS OF 4.3, BELOW.
   4.3. LAPS, WELDS, SPACING
      4.3.1. LAPS, WELDS, AND SPACING FOR PRECAST BRIDGE UNITS - TENSION SPLICES IN THE CIRCUMFERENTIAL REINFORCEMENT SHALL BE MADE BY LAPPING. LAPS MAY BE TACK WELDED TOGETHER FOR ASSEMBLY PURPOSES. FOR SMOOTH WELDED WIRE FABRIC, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.5B AND 5.10.8.5.2. FOR DEFORMED WELDED WIRE FABRIC, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.5A AND 5.10.8.5.1. THE OVERLAP OF WELDED WIRE FABRIC SHALL BE MEASURED BETWEEN THE OUTER-MOST LONGITUDINAL WIRES OF EACH FABRIC SHEET. FOR DEFORMED BILLET-STEEL BARS, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.1 FOR SPLICES OTHER THAN TENSION SPLICES, THE OVERLAP SHALL BE A MINIMUM OF 1'-0" FOR WELDED WIRE FABRIC OR DEFORMED BILLET-STEEL BARS. THE SPACING CENTER TO CENTER OF THE CIRCUMFERENTIAL WIRES IN A WIRE FABRIC SHEET SHALL BE NOT LESS THAN 2" NOR MORE THAN 4". THE SPACING CENTER TO CENTER OF THE LONGITUDINAL WIRES SHALL NOT BE MORE THAN 8". THE SPACING CENTER TO CENTER OF THE LONGITUDINAL DISTRIBUTION STEEL FOR EITHER LINE OF REINFORCING IN THE TOP SLAB SHALL BE NOT MORE THAN 1'-4".
      4.3.2. LAPS, WELDS, AND SPACING FOR PRECAST WINGWALLS, HEADWALLS AND FOUNDATIONS - SPLICES IN THE REINFORCEMENT SHALL BE MADE BY LAPPING. LAPS MAY BE TACK WELDED TOGETHER FOR ASSEMBLY PURPOSES. FOR SMOOTH WELDED WIRE FABRIC, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.5B AND 5.10.8.5.2. FOR DEFORMED WELDED WIRE FABRIC, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.5A AND 5.10.8.5.1. FOR DEFORMED BILLET-STEEL BARS, THE OVERLAP SHALL MEET THE REQUIREMENTS OF AASHTO 5.10.8.2.1. THE SPACING CENTER-TO-CENTER OF THE WIRES IN A WIRE FABRIC SHEET SHALL BE NOT LESS THAN 2" NOR MORE THAN 8".
   4.4. CURING - THE PRECAST CONCRETE ELEMENTS SHALL BE CURED FOR A SUFFICIENT LENGTH OF TIME SO THAT THE CONCRETE WILL DEVELOP THE SPECIFIED COMPRESSIVE STRENGTH IN 28 DAYS OR LESS. ANY ONE OF THE FOLLOWING METHODS OF CURING OR COMBINATIONS THERE OF SHALL BE USED:
      4.4.1. STEAM CURING - THE PRECAST ELEMENTS MAY BE LOW-PRESSURE STEAM CURED BY A SYSTEM THAT WILL MAINTAIN A MOIST ATMOSPHERE.
      4.4.2. WATER CURING - THE PRECAST ELEMENTS MAY BE WATER CURED BY ANY METHOD THAT WILL KEEP THE SECTIONS MOIST.
      4.4.3. MEMBRANE CURING - A SEALING MEMBRANE CONFORMING TO THE REQUIREMENTS OF ASTM SPECIFICATION C309 MAY BE APPLIED AND SHALL BE LEFT INTACT UNTIL THE REQUIRED CONCRETE COMPRESSIVE STRENGTH IS ATTAINED. THE CONCRETE TEMPERATURE AT THE TIME OF APPLICATION SHALL BE WITHIN +/- 10 DEGREES F OF THE ATMOSPHERIC TEMPERATURE. ALL SURFACES SHALL BE KEPT MOIST PRIOR TO THE APPLICATION OF THE COMPOUNDS AND SHALL BE DAMP WHEN THE COMPOUND IS APPLIED.
   4.5. STORAGE, HANDLING & DELIVERY
      4.5.1. STORAGE - PRECAST CONCRETE BRIDGE ELEMENTS SHALL BE LIFTED AND STORED IN "AS-CAST" POSITION. PRECAST CONCRETE HEADWALL AND WINGWALL UNITS ARE CAST, STORED AND SHIPPED IN A FLAT POSITION. THE PRECAST ELEMENTS SHALL BE STORED IN SUCH A MANNER TO PREVENT CRACKING OR DAMAGE. STORE ELEMENTS USING TIMBER SUPPORTS AS APPROPRIATE. THE UNITS SHALL NOT BE MOVED UNTIL THE CONCRETE COMPRESSIVE STRENGTH HAS REACHED A MINIMUM OF 2500 PSI (3000 PSI FOR SPANS >48 FEET), AND THEY SHALL NOT BE STORED IN AN UPRIGHT POSITION.
      4.5.2. HANDLING - HANDLING DEVICES SHALL BE PERMITTED IN EACH PRECAST ELEMENT FOR THE PURPOSE OF HANDLING AND SETTING. SPREADER BEAMS MAY BE REQUIRED FOR THE LIFTING OF PRECAST CONCRETE BRIDGE ELEMENTS TO PRECLUDE DAMAGE FROM BENDING OR TORSION FORCES.
      4.5.3. DELIVERY - PRECAST CONCRETE ELEMENTS MUST NOT BE SHIPPED UNTIL THE CONCRETE HAS ATTAINED THE SPECIFIED DESIGN COMPRESSIVE STRENGTH, OR AS DIRECTED BY THE DESIGN ENGINEER. PRECAST CONCRETE ELEMENTS MAY BE UNLOADED AND PLACED ON THE GROUND AT THE SITE UNTIL INSTALLED. STORE ELEMENTS USING TIMBER SUPPORTS AS APPROPRIATE.
   4.6. QUALITY ASSURANCE - THE PRECASTER SHALL DEMONSTRATE ADHERENCE TO THE STANDARDS SET FORTH IN THE NPCA QUALITY CONTROL MANUAL. THE PRECASTER SHALL MEET EITHER SECTION 4.6.1 OR 4.6.2
      4.6.1. CERTIFICATION - THE PRECASTER SHALL BE CERTIFIED BY THE PRECAST/PRESTRESSED CONCRETE INSTITUTE PLANT CERTIFICATION PROGRAM OR THE NATIONAL PRECAST CONCRETE ASSOCIATION'S PLANT CERTIFICATION PROGRAM PRIOR TO AND DURING PRODUCTION OF THE PRODUCTS COVERED BY THIS SPECIFICATION.
      4.6.2. QUALIFICATIONS, TESTING AND INSPECTION
         4.6.2.1. THE PRECASTER SHALL HAVE BEEN IN THE BUSINESS OF PRODUCING PRECAST CONCRETE PRODUCTS SIMILAR TO THOSE SPECIFIED FOR A MINIMUM OF THREE YEARS. HE SHALL MAINTAIN A PERMANENT QUALITY CONTROL DEPARTMENT OR RETAIN AN INDEPENDENT TESTING AGENCY ON A CONTINUING BASIS. THE AGENCY SHALL ISSUE A REPORT, CERTIFIED BY A LICENSED ENGINEER, DETAILING THE ABILITY OF THE PRECASTER TO PRODUCE QUALITY PRODUCTS CONSISTENT WITH INDUSTRY STANDARDS.
         4.6.2.2. THE PRECASTER SHALL SHOW THAT THE FOLLOWING TESTS ARE PERFORMED IN ACCORDANCE WITH THE ASTM STANDARDS INDICATED. TESTS SHALL BE PERFORMED AS INDICATED IN SECTION 6 OF THESE SPECIFICATIONS.
            4.6.2.2.1. AIR CONTENT: C231 OR C173
            4.6.2.2.2. COMPRESSIVE STRENGTH: C31,C39,C497
         4.6.2.3. THE PRECASTER SHALL PROVIDE DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THIS SECTION TO CONTECH® ENGINEERED SOLUTIONS AT REGULAR INTERVALS OR UPON REQUEST.
         4.6.2.4. THE OWNER MAY PLACE AN INSPECTOR IN THE PLANT WHEN THE PRODUCTS COVERED BY THIS SPECIFICATION ARE BEING MANUFACTURED.
      4.6.3. DOCUMENTATION - THE PRECASTER SHALL SUBMIT PRECAST PRODUCTION REPORTS TO CONTECH® ENGINEERED SOLUTIONS AS REQUIRED.

5. PERMISSIBLE VARIATIONS
   5.1. BRIDGE UNITS
      5.1.1. INTERNAL DIMENSIONS - THE INTERNAL DIMENSION SHALL VARY NOT MORE THAN 1% FROM THE DESIGN DIMENSIONS NOR MORE THAN 1½" WHICHEVER IS LESS.
      5.1.2. SLAB AND WALL THICKNESS - THE SLAB AND WALL THICKNESS SHALL NOT BE LESS THAN THAT SHOWN IN THE DESIGN BY MORE THAN ¼". A THICKNESS MORE THAN THAT REQUIRED IN THE DESIGN SHALL NOT BE CAUSE FOR REJECTION.
      5.1.3. LENGTH OF OPPOSITE SURFACES - VARIATIONS IN LAYING LENGTHS OF TWO OPPOSITE SURFACES OF THE BRIDGE UNIT SHALL NOT BE MORE THAN ½" IN ANY SECTION, EXCEPT WHERE BEVELED ENDS FOR LAYING OF CURVES ARE SPECIFIED BY THE PURCHASER.
      5.1.4. LENGTH OF SECTION - THE UNDERRUN IN LENGTH OF A SECTION SHALL NOT BE MORE THAN ½" IN ANY BRIDGE UNIT.
      5.1.5. POSITION OF REINFORCEMENT - THE MAXIMUM VARIATION IN POSITION OF THE REINFORCEMENT SHALL BE ± ½". IN NO CASE SHALL THE COVER OVER THE REINFORCEMENT BE LESS THAN 1½" FOR THE OUTSIDE CIRCUMFERENTIAL STEEL OR BE LESS THAN 1" FOR THE INSIDE CIRCUMFERENTIAL STEEL AS MEASURED TO THE EXTERNAL OR INTERNAL SURFACE OF THE BRIDGE. THESE TOLERANCES OR COVER REQUIREMENTS DO NOT APPLY TO MATING SURFACES OF THE JOINTS.
      5.1.6. AREA OF REINFORCEMENT - THE AREAS OF STEEL REINFORCEMENT SHALL BE THE DESIGN STEEL AREAS AS SHOWN IN THE MANUFACTURER'S SHOP DRAWINGS. STEEL AREAS GREATER THAN THOSE REQUIRED SHALL NOT BE CAUSE FOR REJECTION. THE PERMISSIBLE VARIATION IN DIAMETER OF ANY REINFORCEMENT SHALL CONFORM TO THE TOLERANCES PRESCRIBED IN THE ASTM SPECIFICATION FOR THAT TYPE OF REINFORCEMENT.
   5.2. WINGWALLS & HEADWALLS
      5.2.1. WALL THICKNESS - THE WALL THICKNESS SHALL NOT VARY FROM THAT SHOWN IN THE DESIGN BY MORE THAN ¼".
      5.2.2. LENGTH/HEIGHT OF WALL SECTIONS - THE LENGTH AND HEIGHT OF THE WALL SHALL NOT VARY FROM THAT SHOWN IN THE DESIGN BY MORE THAN ½".
      5.2.3. POSITION OF REINFORCEMENT - THE MAXIMUM VARIATION IN THE POSITION OF THE REINFORCEMENT SHALL BE ± ½", IN NO CASE SHALL THE COVER OVER THE REINFORCEMENT BE LESS THAN 1½".
      5.2.4. SIZE OF REINFORCEMENT - THE PERMISSIBLE VARIATION IN DIAMETER OF ANY REINFORCING SHALL CONFORM TO THE TOLERANCES PRESCRIBED IN THE ASTM SPECIFICATION FOR THAT TYPE OF REINFORCING. STEEL AREA GREATER THAN THAT REQUIRED SHALL NOT BE CAUSE FOR REJECTION.
   5.3. FOUNDATION UNITS
      5.3.1. WALL THICKNESS - THE WALL THICKNESS SHALL NOT VARY FROM THAT SHOWN IN THE DESIGN BY MORE THAN ½".
      5.3.2. LENGTH/ HEIGHT/WIDTH OF FOUNDATION SECTIONS - THE LENGTH, HEIGHT AND WIDTH OF THE FOUNDATION UNITS SHALL NOT VARY FROM THAT SHOWN IN THE DESIGN BY MORE THAN ½".
      5.3.3. POSITION OF REINFORCEMENT - THE MAXIMUM VARIATION IN THE POSITION OF THE REINFORCEMENT SHALL BE ± ½". IN NO CASE SHALL THE COVER OVER THE REINFORCEMENT BE LESS THAN 1½".
      5.3.4. SIZE OF REINFORCEMENT - THE PERMISSIBLE VARIATION IN DIAMETER OF ANY REINFORCING SHALL CONFORM TO THE TOLERANCES PRESCRIBED IN THE ASTM SPECIFICATION FOR THAT TYPE OF REINFORCING. STEEL AREA GREATER THAN THAT REQUIRED SHALL NOT BE CAUSE FOR REJECTION.

6. TESTING/ INSPECTION
   6.1. TESTING
      6.1.1. TYPE OF TEST SPECIMEN - CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED FROM COMPRESSION TESTS MADE ON CYLINDERS OR CORES. FOR CYLINDER TESTING, A MINIMUM OF 4 CYLINDERS SHALL BE TAKEN FOR EACH BRIDGE ELEMENT. FOR CORE TESTING, A MINIMUM OF 2 CORES SHALL BE TAKEN FOR EACH BRIDGE ELEMENT. EACH ELEMENT SHALL BE CONSIDERED SEPARATELY FOR THE PURPOSE OF TESTING AND ACCEPTANCE.
      6.1.2. COMPRESSION TESTING - CYLINDERS SHALL BE MADE AND TESTED AS PRESCRIBED BY THE ASTM C39 SPECIFICATION. CYLINDERS SHALL BE CURED IN THE SAME ENVIRONMENT AS THE BRIDGE ELEMENTS. CORES SHALL BE OBTAINED AND TESTED FOR COMPRESSIVE STRENGTH FROM EACH ELEMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ASTM C42 SPECIFICATION.
      6.1.3. ACCEPTABILITY OF CYLINDER TESTS - WHEN THE AVERAGE COMPRESSIVE STRENGTH OF ALL CYLINDERS TESTED IS EQUAL TO OR GREATER THAN THE DESIGN COMPRESSIVE STRENGTH, AND NOT MORE THAN 10% OF THE CYLINDERS TESTED HAVE A COMPRESSIVE STRENGTH LESS THAN THE DESIGN CONCRETE STRENGTH, AND NO CYLINDER TESTED HAS A COMPRESSIVE STRENGTH LESS THAN 90% OF THE REQUIRED CONCRETE STRENGTH, THEN THE ELEMENT SHALL BE ACCEPTED. WHEN THE COMPRESSIVE STRENGTH OF THE CYLINDERS TESTED DOES NOT CONFORM TO THESE ACCEPTANCE CRITERIA, THE ACCEPTABILITY OF THE ELEMENT MAY BE DETERMINED AS DESCRIBED IN SECTION 6.1.4, BELOW.
      6.1.4. ACCEPTABILITY OF CORE TESTS - THE COMPRESSIVE STRENGTH OF THE CONCRETE IN A BRIDGE ELEMENT IS ACCEPTABLE WHEN EACH CORE TEST STRENGTH IS EQUAL TO OR GREATER THAN THE DESIGN CONCRETE STRENGTH. WHEN THE COMPRESSIVE STRENGTH OF A CORE TESTED IS LESS THAN THE DESIGN CONCRETE STRENGTH, THE PRECAST ELEMENT FROM WHICH THAT CORE WAS TAKEN MAY BE RE-CORED. WHEN THE COMPRESSIVE STRENGTH OF THE RE-CORE IS EQUAL TO OR GREATER THAN THE DESIGN CONCRETE STRENGTH, THE COMPRESSIVE STRENGTH OF THE CONCRETE IN THAT BRIDGE ELEMENT IS ACCEPTABLE.
         6.1.4.1. WHEN THE COMPRESSIVE STRENGTH OF ANY RECORE IS LESS THAN THE DESIGN CONCRETE STRENGTH, THE PRECAST ELEMENT FROM WHICH THAT CORE WAS TAKEN SHALL BE REJECTED.
         6.1.4.2. PLUGGING CORE HOLES - THE CORE HOLES SHALL BE PLUGGED AND SEALED BY THE MANUFACTURER IN A MANNER SUCH THAT THE ELEMENTS WILL MEET ALL OF THE TEST REQUIREMENTS OF THIS SPECIFICATION. PRECAST ELEMENTS SO SEALED SHALL BE CONSIDERED SATISFACTORY FOR USE.
         6.1.4.3. TEST EQUIPMENT - EVERY MANUFACTURER FURNISHING PRECAST ELEMENTS UNDER THIS SPECIFICATION SHALL FURNISH ALL FACILITIES AND PERSONNEL NECESSARY TO CARRY OUT THE TEST REQUIRED.
   6.2. INSPECTION - THE QUALITY OF MATERIALS, THE PROCESS OF MANUFACTURE, AND THE FINISHED PRECAST ELEMENTS SHALL BE SUBJECT TO INSPECTION BY THE PURCHASER.

7. JOINTS
   THE BRIDGE UNITS SHALL BE PRODUCED WITH FLAT BUTT ENDS. THE ENDS OF THE BRIDGE UNITS SHALL BE SUCH THAT WHEN THE SECTIONS ARE LAID TOGETHER THEY WILL MAKE A CONTINUOUS LINE WITH A SMOOTH INTERIOR FREE OF APPRECIABLE IRREGULARITIES, ALL COMPATIBLE WITH THE PERMISSIBLE VARIATIONS IN SECTION 5, ABOVE. THE JOINT WIDTH BETWEEN ADJACENT PRECAST UNITS SHALL NOT EXCEED ¾".

8. WORKMANSHIP/ FINISH
   THE BRIDGE UNITS, WINGWALLS, HEADWALLS AND FOUNDATION UNITS SHALL BE SUBSTANTIALLY FREE OF FRACTURES. THE ENDS OF THE BRIDGE UNITS SHALL BE NORMAL TO THE WALLS AND CENTERLINE OF THE BRIDGE SECTION, WITHIN THE LIMITS OF THE VARIATIONS GIVEN IN SECTION 5, ABOVE, EXCEPT WHERE BEVELED ENDS ARE SPECIFIED. THE FACES OF THE WINGWALLS AND HEADWALLS SHALL BE PARALLEL TO EACH OTHER, WITHIN THE LIMITS OF VARIATIONS GIVEN IN SECTION 5, ABOVE. THE SURFACE OF THE PRECAST ELEMENTS SHALL BE A SMOOTH STEEL FORM OR TROWELED SURFACE. TRAPPED AIR POCKETS CAUSING SURFACE DEFECTS SHALL BE CONSIDERED AS PART OF A SMOOTH, STEEL FORM FINISH.

9. REPAIRS
   PRECAST ELEMENTS MAY BE REPAIRED, IF NECESSARY, BECAUSE OF IMPERFECTIONS IN MANUFACTURE OR HANDLING DAMAGE AND WILL BE ACCEPTABLE IF, IN THE OPINION OF THE PURCHASER, THE REPAIRS ARE SOUND, PROPERLY FINISHED AND CURED, AND THE REPAIRED SECTION CONFORMS TO THE REQUIREMENTS OF THIS SPECIFICATION.

10. REJECTION
    THE PRECAST ELEMENTS SHALL BE SUBJECT TO REJECTION ON ACCOUNT OF ANY OF THE SPECIFICATION REQUIREMENTS. INDIVIDUAL PRECAST ELEMENTS MAY BE REJECTED BECAUSE OF ANY OF THE FOLLOWING:
    10.1. FRACTURES OR CRACKS PASSING THROUGH THE WALL, EXCEPT FOR A SINGLE END CRACK THAT DOES NOT EXCEED ONE HALF THE THICKNESS OF THE WALL.
    10.2. DEFECTS THAT INDICATE PROPORTIONING, MIXING, AND MOLDING NOT IN COMPLIANCE WITH SECTION 4 OF THESE SPECIFICATIONS.
    10.3. HONEYCOMBED OR OPEN TEXTURE.
    10.4. DAMAGED ENDS, WHERE SUCH DAMAGE WOULD PREVENT MAKING A SATISFACTORY JOINT.

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CON/SPAN O-SERIES

DYOB DRAWING

CON/SPAN O-SERIES SPECIFICATIONS

PROJECT No.:	SEQ. No.:	DATE:
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D6 OF D9		

SPECIFICATIONS FOR MANUFACTURE AND INSTALLATION OF CON/SPAN® O-SERIES BRIDGE SYSTEMS (CONT'D)

11. MARKING
EACH BRIDGE UNIT SHALL BE CLEARLY MARKED BY WATERPROOF PAINT. THE FOLLOWING SHALL BE SHOWN ON THE INSIDE OF THE VERTICAL LEG OF THE BRIDGE SECTION:
BRIDGE SPAN x BRIDGE RISE
DATE OF MANUFACTURE
NAME OR TRADEMARK OF THE MANUFACTURER

12. INSTALLATION PREPARATION
TO ENSURE CORRECT INSTALLATION OF THE PRECAST CONCRETE BRIDGE SYSTEM, CARE AND CAUTION MUST BE EXERCISED IN FORMING THE SUPPORT AREAS FOR BRIDGE UNITS, HEADWALL, AND WINGWALL ELEMENTS. EXERCISING SPECIAL CARE WILL FACILITATE THE RAPID INSTALLATION OF THE PRECAST COMPONENTS.

12.1. FOOTINGS
DO NOT OVER EXCAVATE FOUNDATIONS UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.

THE SITE SOILS ENGINEER SHALL CERTIFY THAT THE BEARING CAPACITY MEETS OR EXCEEDS THE FOOTING DESIGN REQUIREMENTS, PRIOR TO THE CONTRACTOR POURING OF THE FOOTINGS.

THE BRIDGE UNITS AND WINGWALLS SHALL BE INSTALLED ON EITHER PRECAST OR CAST-IN-PLACE CONCRETE FOOTINGS. THE SIZE AND ELEVATION OF THE FOOTINGS SHALL BE AS DESIGNED BY THE ENGINEER. A KEYWAY SHALL BE FORMED IN THE TOP SURFACE OF THE BRIDGE FOOTING AS SPECIFIED ON THE PLANS. NO KEYWAY IS REQUIRED IN THE WINGWALL FOOTINGS, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

THE FOOTINGS SHALL BE GIVEN A SMOOTH FLOAT FINISH AND SHALL REACH A COMPRESSIVE STRENGTH OF 2,000 PSI BEFORE PLACEMENT OF THE BRIDGE AND WINGWALL ELEMENTS. BACKFILLING SHALL NOT BEGIN UNTIL THE FOOTING HAS REACHED THE FULL DESIGN COMPRESSIVE STRENGTH.

THE FOOTING SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH GRADES SHOWN ON THE PLANS. WHEN TESTED WITH A 10'-0" STRAIGHT EDGE, THE SURFACE SHALL NOT VARY MORE THAN ¼" IN 10'-0".

IF A PRECAST CONCRETE FOOTING IS USED, THE CONTRACTOR SHALL PREPARE A 4" THICK BASE LAYER OF COMPACTED GRANULAR MATERIAL THE FULL WIDTH OF THE FOOTING PRIOR TO PLACING THE PRECAST FOOTING.

THE FOUNDATIONS FOR PRECAST CONCRETE BRIDGE ELEMENTS AND WINGWALLS MUST BE CONNECTED BY REINFORCEMENT TO FORM ONE MONOLITHIC BODY. EXPANSION JOINTS SHALL NOT BE USED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE FOUNDATIONS PER THE PLANS AND SPECIFICATIONS.

13. INSTALLATION
13.1. GENERAL - THE INSTALLATION OF THE PRECAST CONCRETE ELEMENTS SHALL BE AS EXPLAINED IN THE PUBLICATION CON/SPAN BRIDGE SYSTEMS INSTALLATION HANDBOOK.

13.1.1. LIFTING - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT A CRANE OF THE CORRECT LIFTING CAPACITY IS AVAILABLE TO HANDLE THE PRECAST CONCRETE UNITS. THIS CAN BE ACCOMPLISHED BY USING THE WEIGHTS GIVEN FOR THE PRECAST CONCRETE COMPONENTS AND BY DETERMINING THE LIFTING REACH FOR EACH CRANE UNIT. SITE CONDITIONS MUST BE CHECKED WELL IN ADVANCE OF SHIPPING TO ENSURE PROPER CRANE LOCATION AND TO AVOID ANY LIFTING RESTRICTIONS. THE LIFT ANCHORS OR HOLES PROVIDED IN EACH UNIT ARE THE ONLY MEANS TO BE USED TO LIFT THE ELEMENTS. THE PRECAST CONCRETE ELEMENTS MUST NOT BE SUPPORTED OR RAISED BY OTHER MEANS THAN THOSE GIVEN IN THE MANUALS AND DRAWINGS WITHOUT WRITTEN APPROVAL FROM CONTECH® ENGINEERED SOLUTIONS.

13.1.2. CONSTRUCTION EQUIPMENT WEIGHT RESTRICTIONS - IN NO CASE SHALL EQUIPMENT OPERATING IN EXCESS OF THE DESIGN LOAD (HL-93) BE PERMITTED OVER THE BRIDGE UNITS UNLESS APPROVED BY CONTECH® ENGINEERED SOLUTIONS.

13.1.2.1. IN THE IMMEDIATE AREA OF THE BRIDGE UNITS, THE FOLLOWING RESTRICTIONS FOR THE USE OF HEAVY CONSTRUCTION MACHINERY DURING BACKFILLING OPERATIONS APPLY:

- NO CONSTRUCTION EQUIPMENT SHALL CROSS THE BARE PRECAST CONCRETE BRIDGE UNIT.
- AFTER THE COMPACTED FILL LEVEL HAS REACHED A MINIMUM OF 4" OVER THE CROWN OF THE BRIDGE, CONSTRUCTION EQUIPMENT WITH A WEIGHT OF LESS THAN 10 TONS MAY CROSS THE BRIDGE.
- AFTER THE COMPACTED FILL LEVEL HAS REACHED A MINIMUM OF 1'-0" OVER THE CROWN OF THE BRIDGE, CONSTRUCTION EQUIPMENT WITH A WEIGHT OF LESS THAN 30 TONS MAY CROSS THE BRIDGE.
- AFTER THE COMPACTED FILL LEVEL HAS REACHED THE DESIGN COVER, OR 2'-0" MINIMUM, OVER THE CROWN OF THE PRECAST CONCRETE BRIDGE, CONSTRUCTION EQUIPMENT WITHIN THE DESIGN LOAD LIMITS FOR THE ROAD MAY CROSS THE PRECAST CONCRETE BRIDGE.

13.2. LEVELING PAD/SHIMS - THE BRIDGE UNITS AND WINGWALLS SHALL BE SET ON HARDBOARD SHIMS CONFORMING TO ASTM D1037 OR PLASTIC SHIMS (DAYTON SUPERIOR P-80, P-81 OR APPROVED EQUAL) MEASURING 5" x 5", MINIMUM, UNLESS SHOWN OTHERWISE ON THE PLANS. A MINIMUM GAP OF ½" SHALL BE PROVIDED BETWEEN THE FOOTING AND THE BOTTOM OF THE BRIDGE'S VERTICAL LEGS OR THE BOTTOM OF THE WINGWALL. ALSO, A SUPPLY OF ¼", ⅜" AND ½" THICK HARDBOARD OR PLASTIC SHIMS FOR VARIOUS SHIMMING PURPOSES SHALL BE ON SITE.

13.3• PLACEMENT OF BRIDGE UNITS - THE BRIDGE UNITS SHALL BE PLACED AS SHOWN ON THE ENGINEER'S PLAN DRAWINGS. SPECIAL CARE SHALL BE TAKEN IN SETTING THE ELEMENTS TO THE TRUE LINE AND GRADE. THE JOINT WIDTH BETWEEN ADJACENT PRECAST UNITS SHALL NOT EXCEED ¾".

13.4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE STRUCTURE SPAN DURING ALL PHASES OF INSTALLATION. DUE TO THE ARCH SHAPE, BRIDGE ELEMENTS WILL TEND TO SPREAD UNDER SELF-WEIGHT. IT IS IMPERATIVE THAT ANY LATERAL SPREADING OF THE BRIDGE ELEMENTS BE AVOIDED DURING AND AFTER THEIR PLACEMENT. GENERALLY, HORIZONTAL CABLE TIES OR TIE RODS ARE SHIPPED IN THE LARGER BRIDGE ELEMENTS TO ASSIST IN PREVENTING THIS SPREADING. CABLE TIES/TIE RODS SHALL NOT BE REMOVED UNTILL BRIDGE UNITS ARE GROUTED AND GROUT HAS CURED. IT IS RECOMMENDED THAT TEMPORARY HARDWOOD BLOCKS BE USED IN CONJUNCTION WITH THE CABLE TIES/TIE RODS TO MAINTAIN SPAN. IF, HOWEVER, DUE TO SITE RESTRICTIONS, THESE CABLE TIES/TIE RODS MUST BE REMOVED PRIOR TO PLACEMENT OF THE BRIDGE ELEMANTS, THE CONTRACTOR MUST NOTIFY CONTECH (MANUFACTURER) AND REQUEST A SUGGESTED INSTALLATION PROCEDURE.

IN ADDITION, IF THE CABLE TIES/TIE RODS MUST BE REMOVED PRIOR TO SETTING ARCH UNITS, THE FOLLOWING QUALITY CONTROL PROCEDURE MUST BE FOLLOWED:
1) FIND "MEASURED SPAN" UPON ARCH UNIT'S DELIVERY TO SITE, PRIOR TO LIFTING FROM TRUCK AND REMOVING CABLE TIES/TIE RODS. "MEASURED SPAN" SHALL BE THE AVERAGE OF (3) SPAN MEASUREMENTS ALONG THE LAY LENGTH OF THE ARCH UNIT.
2) AFTER SETTING OF BRIDGE UNIT ON THE FOUNDATION, VERIFY THE SPAN. THIS "INSTALLED SPAN MEASUREMENT" SHALL NOT EXCEED THE MAXIMUM OF:
A) THE NOMINAL SPAN +½" OR
B) THE "MEASURED SPAN"
IF THE "INSTALLED SPAN MEASUREMENT" EXCEEDS THIS AMOUNT, THE ARCH UNIT SHALL BE LIFTED AND RE-SET UNTIL THE "INSTALLED SPAN MEASUREMENT" MEETS THE LIMITS.

13.5. PLACEMENT OF WINGWALLS, HEADWALLS AND FOUNDATION UNITS - THE WINGWALLS, HEADWALLS AND FOUNDATIONS SHALL BE PLACED AS SHOWN ON THE PLAN DRAWINGS. SPECIAL CARE SHALL BE TAKEN IN SETTING THE ELEMENTS TO THE TRUE LINE AND GRADE.

13.6. JOINT PROTECTION AND SUBSURFACE DRAINAGE
13.6.1. EXTERNAL PROTECTION OF JOINTS - THE BUTT JOINT MADE BY TWO ADJOINING BRIDGE UNITS SHALL BE COVERED WITH A 7/8" x 1⅛" PREFORMED BITUMINOUS JOINT SEALANT AND A MINIMUM OF A 9" WIDE JOINT WRAP. THE SURFACE SHALL BE FREE OF DIRT BEFORE APPLYING THE JOINT MATERIAL. A PRIMER COMPATIBLE WITH THE JOINT WRAP TO BE USED SHALL BE APPLIED FOR A MINIMUM WIDTH OF 9" ON EACH SIDE OF THE JOINT. THE EXTERNAL WRAP SHALL BE CS212 BY CONCRETE SEALANTS INC., EZ-WRAP RUBBER BY PRESS-SEAL GASKET CORPORATION, SEAL WRAP BY MAR MAC MANUFACTURING CO. INC. OR APPROVED EQUAL. THE JOINT SHALL BE COVERED CONTINUOUSLY FROM THE BOTTOM OF ONE BRIDGE SECTION LEG, ACROSS THE TOP OF THE BRIDGE AND TO THE OPPOSITE BRIDGE SECTION LEG. ANY LAPS THAT RESULT IN THE JOINT WRAP SHALL BE A MINIMUM OF 6" LONG WITH THE OVERLAP RUNNING DOWNHILL.
13.6.2. IN ADDITION TO THE JOINTS BETWEEN BRIDGE UNITS, THE JOINT BETWEEN THE END BRIDGE UNIT AND THE HEADWALL SHALL ALSO BE SEALED AS DESCRIBED ABOVE. IF PRECAST WINGWALLS ARE USED, THE JOINT BETWEEN THE END BRIDGE UNIT AND THE WINGWALL SHALL BE SEALED WITH A 2'-0" STRIP OF FILTER FABRIC. ALSO, IF LIFT HOLES ARE FORMED IN THE BRIDGE UNITS, THEY SHALL BE PRIMED AND COVERED WITH A 9" x 9" SQUARE OF JOINT WRAP.
13.6.3. DURING THE BACKFILLING OPERATION, CARE SHALL BE TAKEN TO KEEP THE JOINT WRAP IN ITS PROPER LOCATION OVER THE JOINT.
13.6.4. SUBSOIL DRAINAGE SHALL BE AS DIRECTED BY THE ENGINEER.

13.7. GROUTING
13.7.1. GROUTING SHALL NOT BE PERFORMED WHEN TEMPERATURES ARE EXPECTED TO GO BELOW 35° FOR A PERIOD OF 72 HOURS. GROUTING SHOULD BE COMPLETED AS SOON AS PRACTICAL AFTER PRECAST ARCHES HAVE BEEN INSTALLED. FILL THE BRIDGE-FOUNDATION KEYWAY WITH CEMENT GROUT (PORTLAND CEMENT AND WATER OR CEMENT MORTAR COMPOSED OF PORTLAND CEMENT, SAND AND WATER) WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. VIBRATE AS REQUIRED TO ENSURE THAT THE ENTIRE KEY AROUND THE BRIDGE ELEMENT IS COMPLETELY FILLED. IF BRIDGE ELEMENTS HAVE BEEN SET WITH TEMPORARY TIES (CABLES, BARS, ETC.) GROUT MUST ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI BEFORE TIES MAY BE REMOVED.
13.7.2. ALL GROUT SHALL HAVE A MAXIMUM AGGREGATE SIZE OF ¼".
13.7.3. LIFTING AND ERECTION ANCHOR RECESSES SHALL BE FILLED WITH GROUT.
13.7.4. AFTER GROUT HAS REACHED ITS DESIGN STRENGTH THE TEMPORARY HARDWOOD WEDGES SHALL BE REMOVED AND THEIR HOLES FILLED WITH GROUT.

13.8. BACKFILL
13.8.1. DO NOT PERFORM BACKFILLING DURING WET OR FREEZING WEATHER.
13.8.2. NO BACKFILL SHALL BE PLACED AGAINST ANY STRUCTURAL ELEMENTS UNTIL THEY HAVE BEEN APPROVED BY THE ENGINEER.
13.8.3. BACKFILL SHALL BE CONSIDERED AS ALL REPLACED EXCAVATION AND NEW EMBANKMENT ADJACENT TO THE PRECAST CONCRETE ELEMENTS. THE PROJECT CONSTRUCTION AND MATERIAL SPECIFICATIONS, WHICH INCLUDE THE SPECIFICATIONS FOR EXCAVATION FOR STRUCTURES AND ROADWAY EXCAVATION AND EMBANKMENT CONSTRUCTION, SHALL APPLY EXCEPT AS MODIFIED IN THIS SECTION.
13.8.4. BACKFILL ZONES:
- IN-SITU SOIL
- ZONE A: CONSTRUCTED EMBANKMENT OR OVERFILL.
- ZONE B: FILL THAT IS DIRECTLY ASSOCIATED WITH PRECAST CONCRETE BRIDGE INSTALLATION.
- ZONE C: ROAD STRUCTURE.

13.8.5. REQUIRED BACKFILL PROPERTIES
13.8.5.1. IN-SITU SOIL - NATURAL GROUND IS TO BE SUFFICIENTLY STABLE TO ALLOW EFFECTIVE SUPPORT TO THE PRECAST CONCRETE BRIDGE UNITS. AS A GUIDE, THE EXISTING NATURAL GROUND SHOULD BE OF SIMILAR QUALITY AND DENSITY TO ZONE B MATERIAL FOR MINIMUM LATERAL DIMENSION OF ONE BRIDGE SPAN OUTSIDE OF THE BRIDGE FOOTING.
13.8.5.2. ZONE A - ZONE A REQUIRES FILL MATERIAL WITH SPECIFICATIONS AND COMPACTING PROCEDURES EQUAL TO THAT FOR NORMAL ROAD EMBANKMENTS.
13.8.5.3. ZONE B - GENERALLY, SOILS SHALL BE REASONABLY FREE OF ORGANIC MATTER, AND, NEAR CONCRETE SURFACES, FREE OF STONES LARGER THAN 3" IN DIAMETER SEE CHARTS FOR DETAILED DESCRIPTIONS OF ACCEPTABLE SOILS.
13.8.5.4. ZONE C - ZONE C IS THE ROAD SECTION OF GRAVEL, ASPHALT OR CONCRETE BUILT IN COMPLIANCE WITH LOCAL ENGINEERING PRACTICES.
13.8.5.5. GEOTECHNICAL ENGINEER SHALL REVIEW GRADATIONS OF ALL INTERFACING MATERIALS AND, IF NECESSARY, RECOMMEND GEOTEXTILE FILTER FABRIC (PROVIDED BY CONTRACTOR)

13.8.6. PLACING AND COMPACTING BACKFILL
DUMPING FOR BACKFILLING IS NOT ALLOWED ANY NEARER THAN 3'-0" FROM THE BRIDGE LEG.

THE FILL MUST BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 8". THE MAXIMUM DIFFERENCE IN THE SURFACE LEVELS OF THE FILL ON OPPOSITE SIDES OF THE BRIDGE MUST NOT EXCEED 2'-0".

THE FILL BEHIND WINGWALLS MUST BE PLACED AT THE SAME TIME AS THAT OF THE BRIDGE FILL. IT MUST BE PLACED IN PROGRESSIVELY PLACED HORIZONTAL LAYERS NOT EXCEEDING 8" PER LAYER.

THE BACKFILL OF ZONE B SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR, AS REQUIRED BY AASHTO T-99.

SOIL WITHIN 1'-0" OF CONCRETE SURFACES SHALL BE HAND-COMPACTED. ELSEWHERE, USE OF ROLLERS IS ACCEPTABLE. IF VIBRATING ROLLER-COMPACTORS ARE USED, THEY SHALL NOT BE STARTED OR STOPPED WITHIN ZONE B AND THE VIBRATION FREQUENCY SHOULD BE AT LEAST 30 REVOLUTIONS PER SECOND.

THE BACKFILL MATERIAL AND COMPACTING BEHIND WINGWALLS SHALL SATISFY THE CRITERIA FOR THE BRIDGE BACKFILL, ZONE B.

BACKFILL AGAINST A WATERPROOFED SURFACE SHALL BE PLACED CAREFULLY TO AVOID DAMAGE TO THE WATERPROOFING MATERIAL.

13.8.7. BRIDGE UNITS
FOR FILL HEIGHTS OVER 12 FEET (AS MEASURED FROM TOP CROWN OF BRIDGE TO FINISHED GRADE), NO BACKFILLING MAY BEGIN UNTIL A BACKFILL COMPACTION TESTING PLAN HAS BEEN COORDINATED WITH AND APPROVED BY CONTECH® ENGINEERED SOLUTIONS.

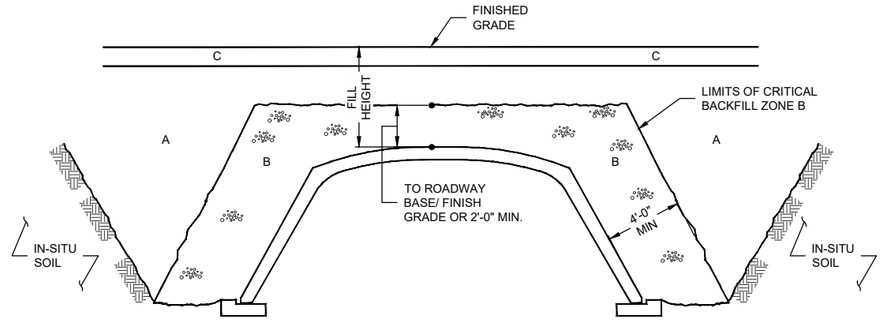
13.8.8. WINGWALLS
BACKFILL IN FRONT OF WINGWALLS SHALL BE CARRIED TO GROUND LINES SHOWN IN THE PLANS.

13.8.9. MONITORING
THE CONTRACTOR SHALL CHECK SETTLEMENTS AND HORIZONTAL DISPLACEMENT OF FOUNDATION TO ENSURE THAT THEY ARE WITHIN THE ALLOWABLE LIMIT PROVIDED BY THE ENGINEER. THESE MEASUREMENTS SHOULD GIVE AN INDICATION OF THE SETTLEMENTS AND DEFORMATIONS ALONG THE LENGTH OF THE FOUNDATIONS.

THE FIRST MEASUREMENT SHOULD TAKE PLACE AFTER THE ERECTION OF ALL PRECAST BRIDGE SYSTEM ELEMENTS, A SECOND AFTER COMPLETION OF BACKFILLING, AND A THIRD BEFORE OPENING OF THE BRIDGE TO TRAFFIC. FURTHER MEASUREMENTS MAY BE MADE ACCORDING TO LOCAL CONDITIONS.

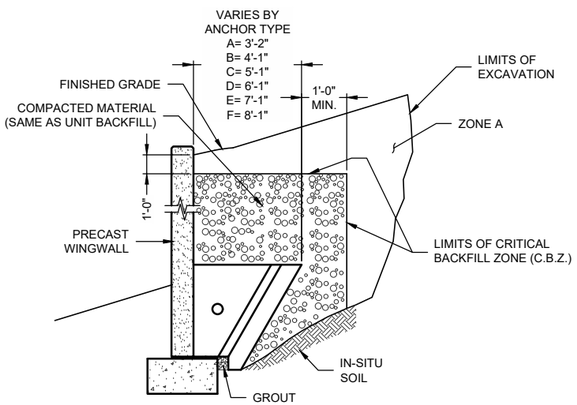
ACCEPTABLE SOILS FOR USE IN ZONE B BACKFILL

TYPICAL USCS MATERIALS	AASHTO GROUP	AASHTO SUBGROUP	PERCENT PASSING US SIEVE NO.			CHARACTER OF FRACTION PASSING NO. 40 SIEVE		SOIL DESRIPTION
			#10	#40	#200	LIQUID LIMIT	PLASTICITY INDEX	
GW, GP, SP	A1	A-1a	50 MAX	30 MAX	15 MAX		6 MAX	LARGELY GRAVEL BUT CAN INCLUDE SAND AND FINES
GM, SW, SP, SM		A-1b		50 MAX	25 MAX		6 MAX	GRAVELLY SAND OR GRADED SAND, MAY INCLUDE FINES
GM, SM, ML, SP, GP	A2	A-2-4			35 MAX	40 MAX	10 MAX	SANDS, GRAVELS WITH LOW-PLASTICITY SILT FINES
SC, GC, GM		A-2-5			35 MAX	41 MIN	10 MAX	SANDS, GRAVELS WITH PLASTIC SILT FINES
SP, SM, SW	A3			51 MIN	10 MAX		NON-PLASTIC	FINE SANDS
ML, SM, SC	A4				36 MIN	40 MAX	10 MAX	LOW-COMPRESSIBILTY SILTS

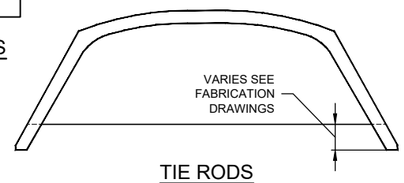


SPAN	FILL HEIGHT	ACCEPTABLE MATERIAL INSIDE ZONE B
≤ 24'-0"	≥ 12'-0"	A1, A3
≤ 24'-0"	< 12'-0"	A1, A2, A3, A4
> 24'-0"	ALL	A1, A3

BACKFILL REQUIREMENTS



WALL BACKFILL REQUIREMENTS



TIE RODS

C:\USERS\JEREMY.JOHNSON\ONEDRIVE - THE QUIKRETE COMPANIES\DOCUMENTS\DRAWING2.DWG 1/12/2022 10:35 AM

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CON/SPAN O-SERIES

DYOB DRAWING

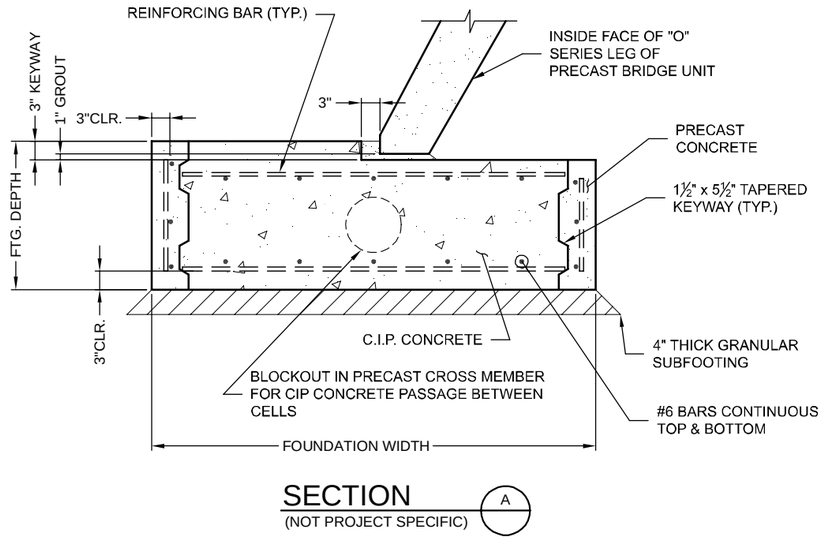
CON/SPAN O-SERIES SPECIFICATIONS

PROJECT No.:	SEQ. No.:	DATE:
DESIGNED: DYO		DRAWN: DYO
CHECKED: DYO		APPROVED: DYO
SHEET NO.: D7 OF D9		

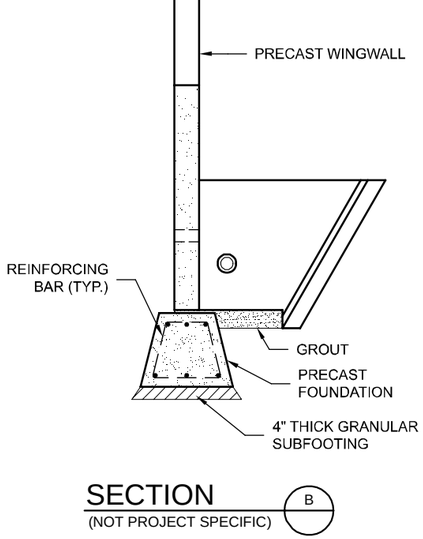
SAMPLE DRAWING ONLY

EXPRESS FOUNDATIONS

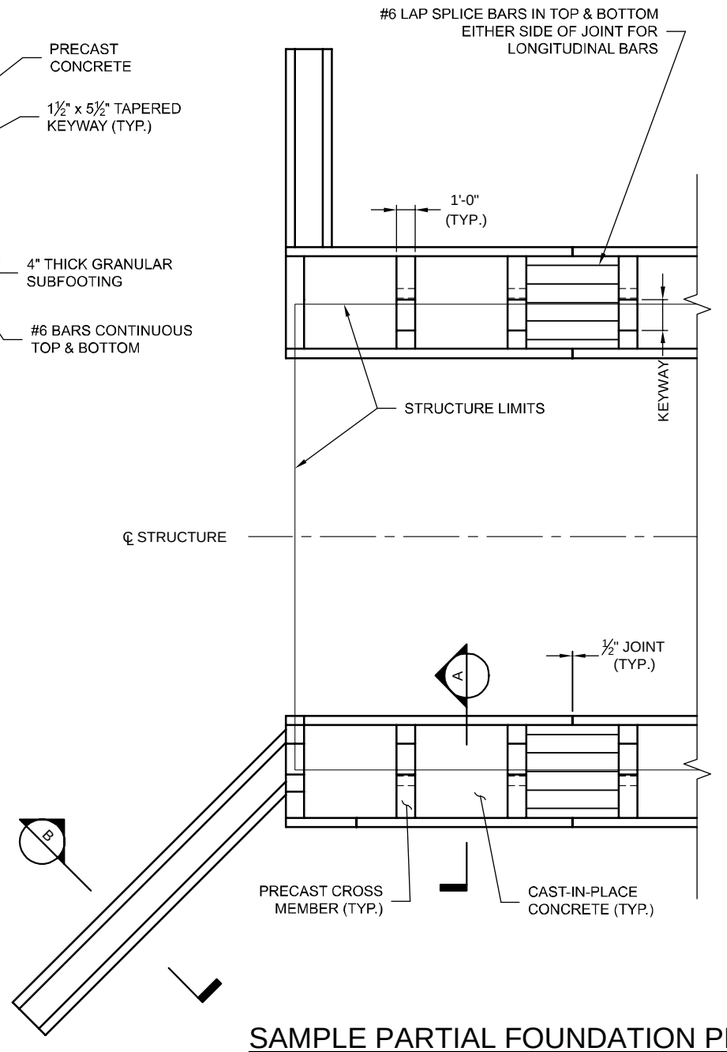




SECTION A
(NOT PROJECT SPECIFIC)



SECTION B
(NOT PROJECT SPECIFIC)



SAMPLE PARTIAL FOUNDATION PLAN
(NOT PROJECT SPECIFIC)

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CON/SPAN O-SERIES

DYOB
DRAWING

CON/SPAN O-SERIES
EXPRESS FOUNDATION SAMPLES

PROJECT No.:	DATE:
DESIGNED: DYO	DRAWN: DYO
CHECKED: DYO	APPROVED: DYO
SHEET NO.: D8 OF D9	

SAMPLE DRAWING ONLY



ARMORFLEX FULL INVERT - CLOSED CELL

N.T.S.



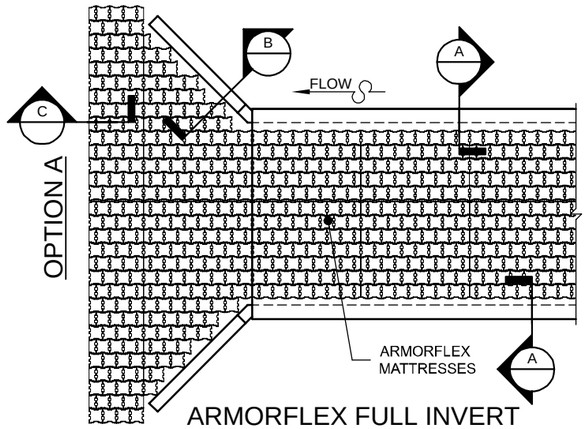
ARMORFLEX PARTIAL INVERT

N.T.S.



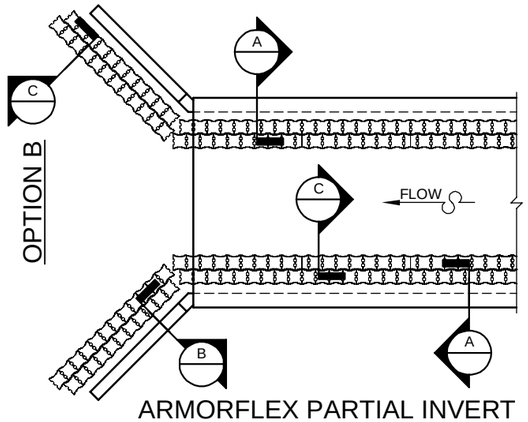
A-JACKS PARTIAL INVERT

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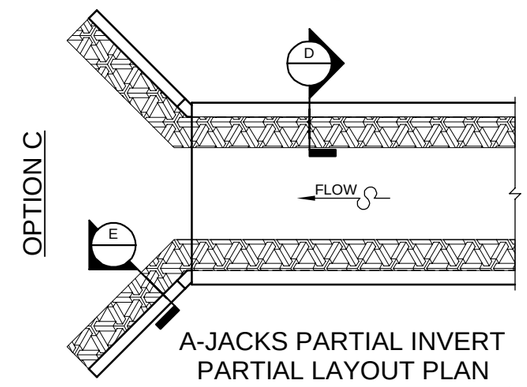
ARMORFLEX FULL INVERT
PARTIAL LAYOUT PLAN

N.T.S.



ARMORFLEX PARTIAL INVERT
PARTIAL LAYOUT PLAN

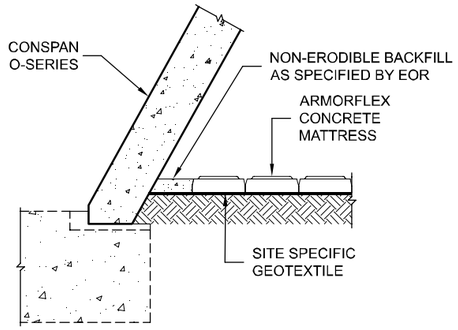
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A-JACKS PARTIAL INVERT
PARTIAL LAYOUT PLAN

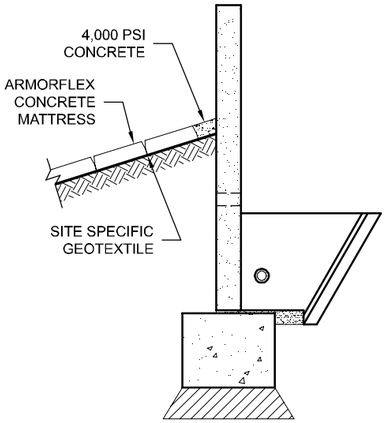
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CONSIDER A COMPLETE SYSTEM WITH ARMORTEC REVETMENT



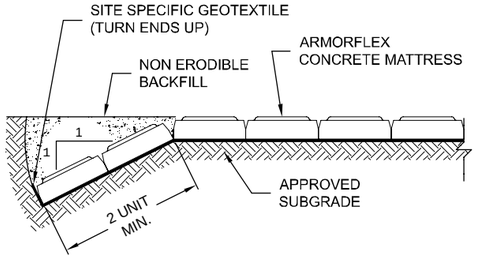
ARMORFLEX STRUCTURE TERMINATION A

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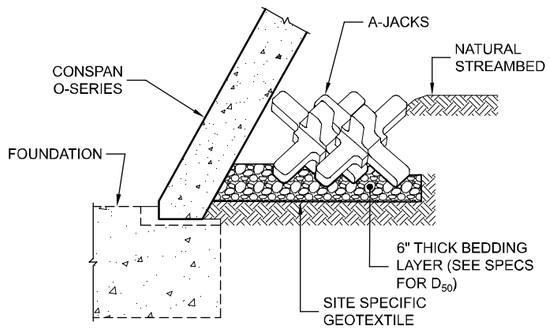
ARMORFLEX WINGWALL
TERMINATION B

N.T.S.



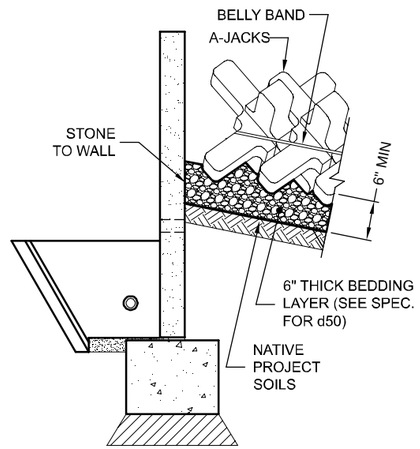
STANDARD TERMINATION C

N.T.S.



A-JACKS STRUCTURE
TERMINATION D

N.T.S.



A-JACKS WINGWALL
TERMINATION E

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ARMORTEC EXAMPLES

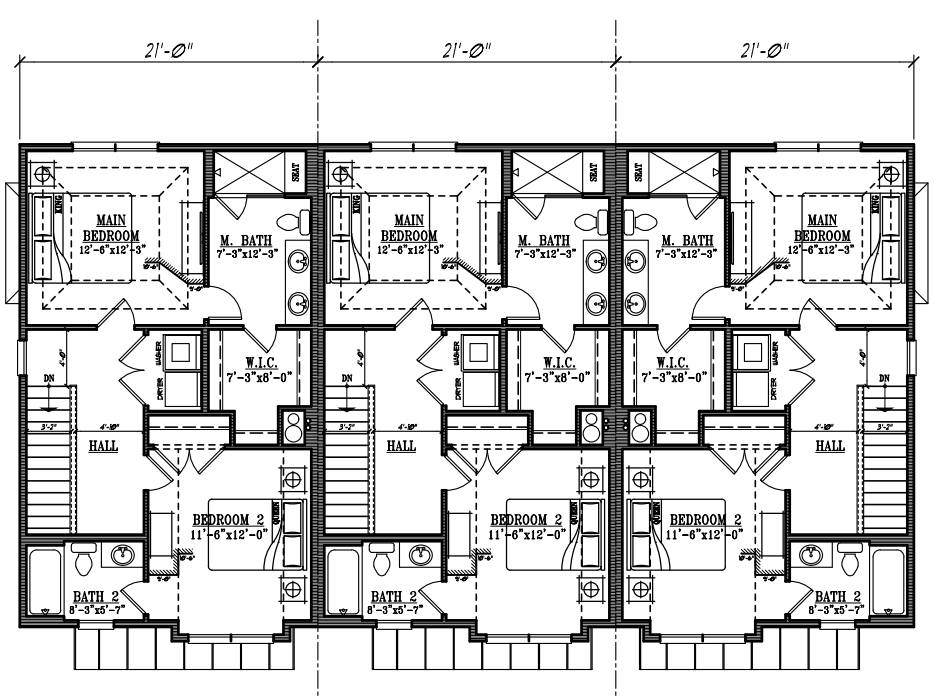
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SHEET NO.: D9 OF D9	



FRONT ELEVATION

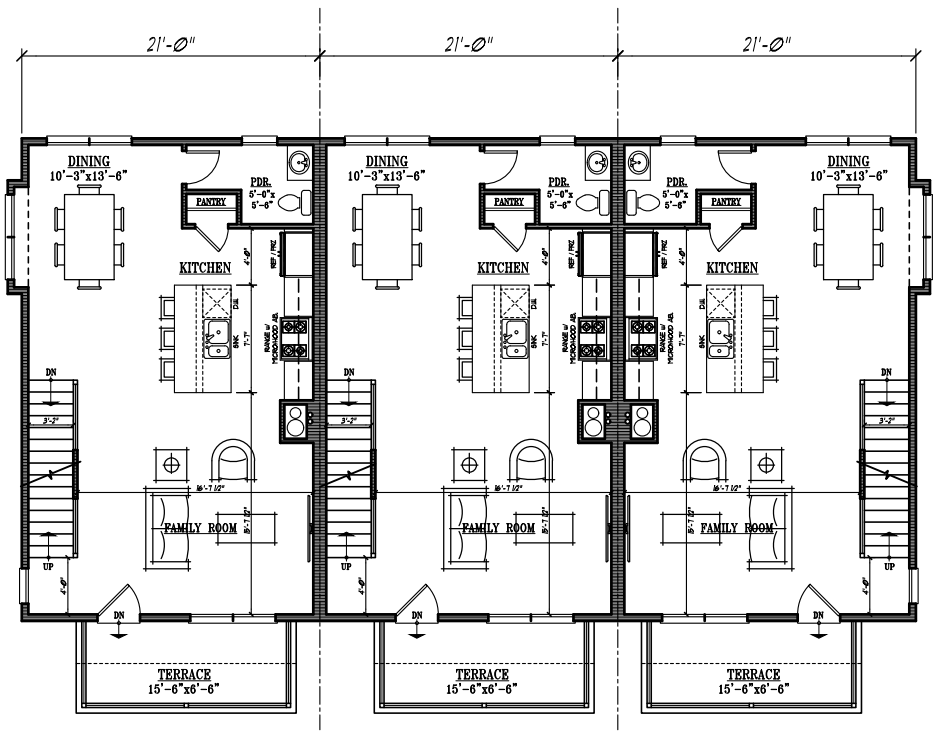
NITTI DEVELOPMENT

JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228 JMBArchitect.com



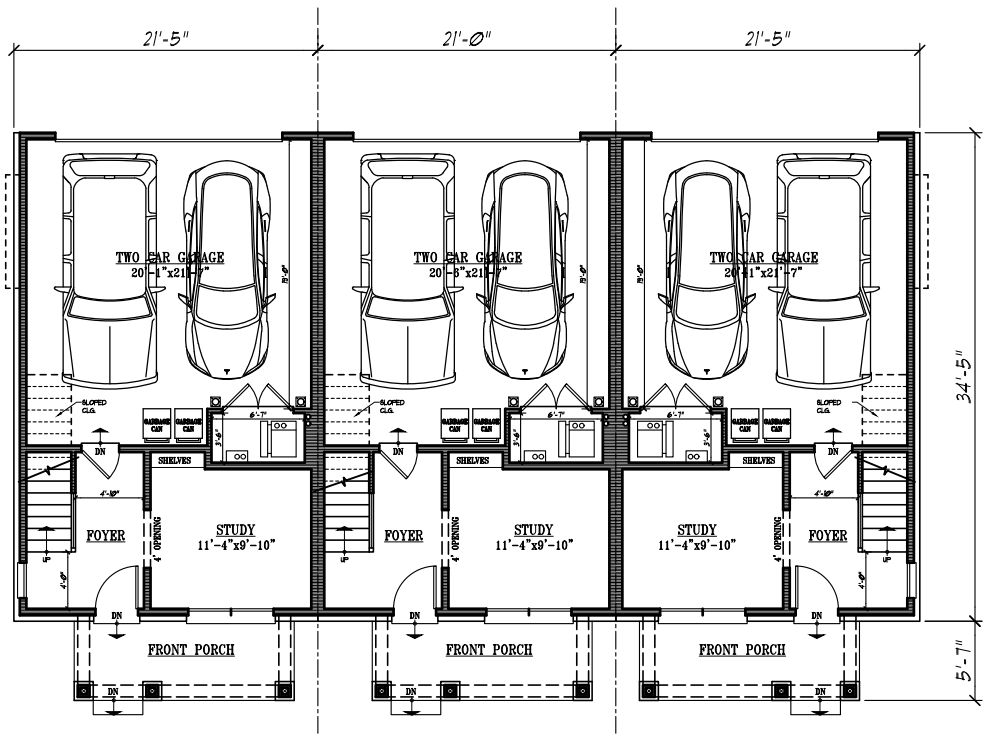
R-2A R-2A R-2A

THIRD FLOOR PLAN



R-2A R-2A R-2A

SECOND FLOOR PLAN



R-2A R-2A R-2A

FIRST FLOOR PLAN

NITTI DEVELOPMENT

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R-2A (INTERIOR UNIT) LIVABLE SQUARE FOOTAGE:		
FIRST FLOOR	=	251 SQ.FT.
SECOND FLOOR	=	669 SQ.FT.
THIRD FLOOR	=	684 SQ.FT.
TOTAL GROSS	=	1,604 SQ.FT.

R-2A (END UNIT) LIVABLE SQUARE FOOTAGE:		
FIRST FLOOR	=	251 SQ.FT.
SECOND FLOOR	=	677 SQ.FT.
THIRD FLOOR	=	684 SQ.FT.
TOTAL GROSS	=	1,612 SQ.FT.

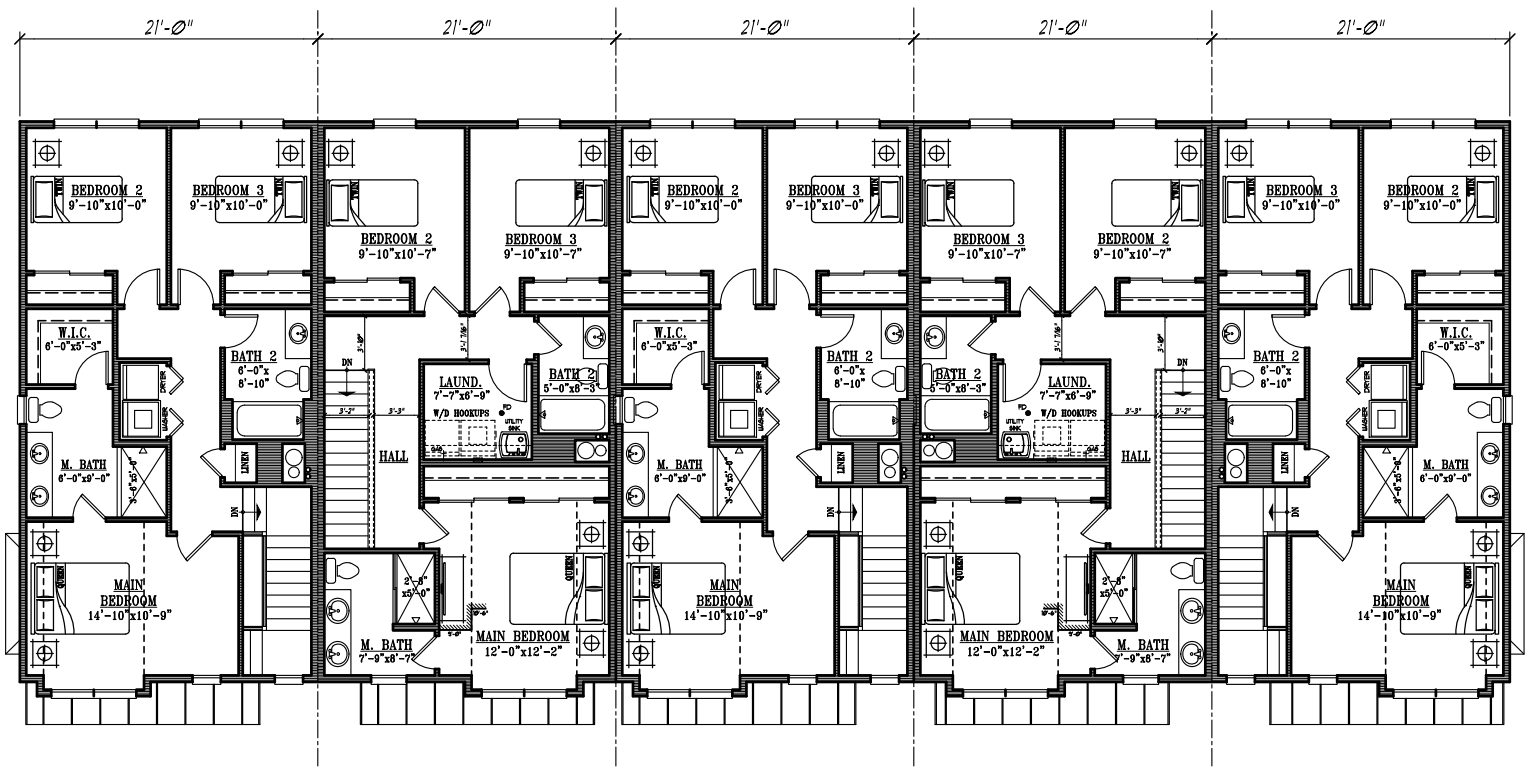


R-3C R-3A R-3C R-3A R-3C

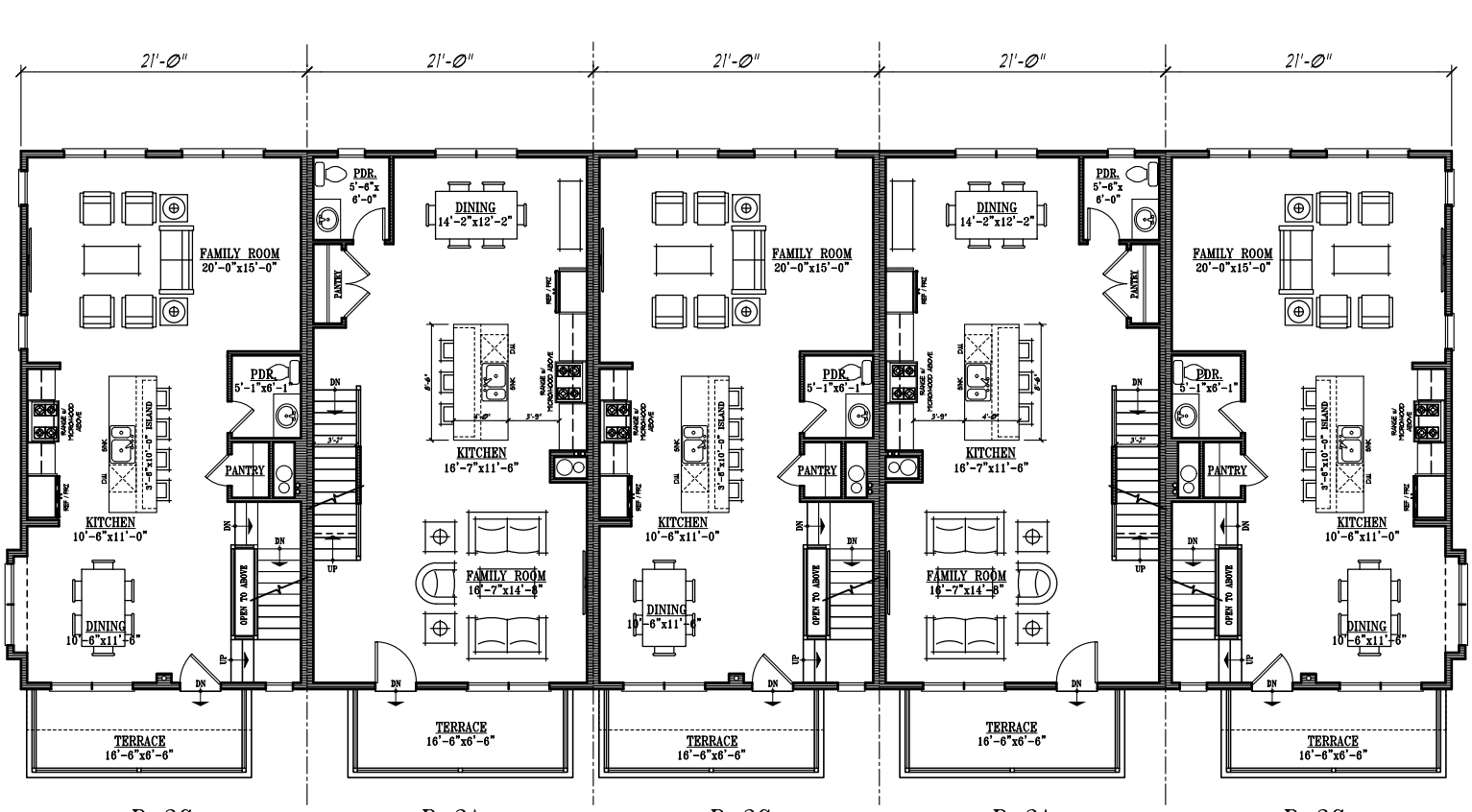
FRONT ELEVATION

NITTI DEVELOPMENT

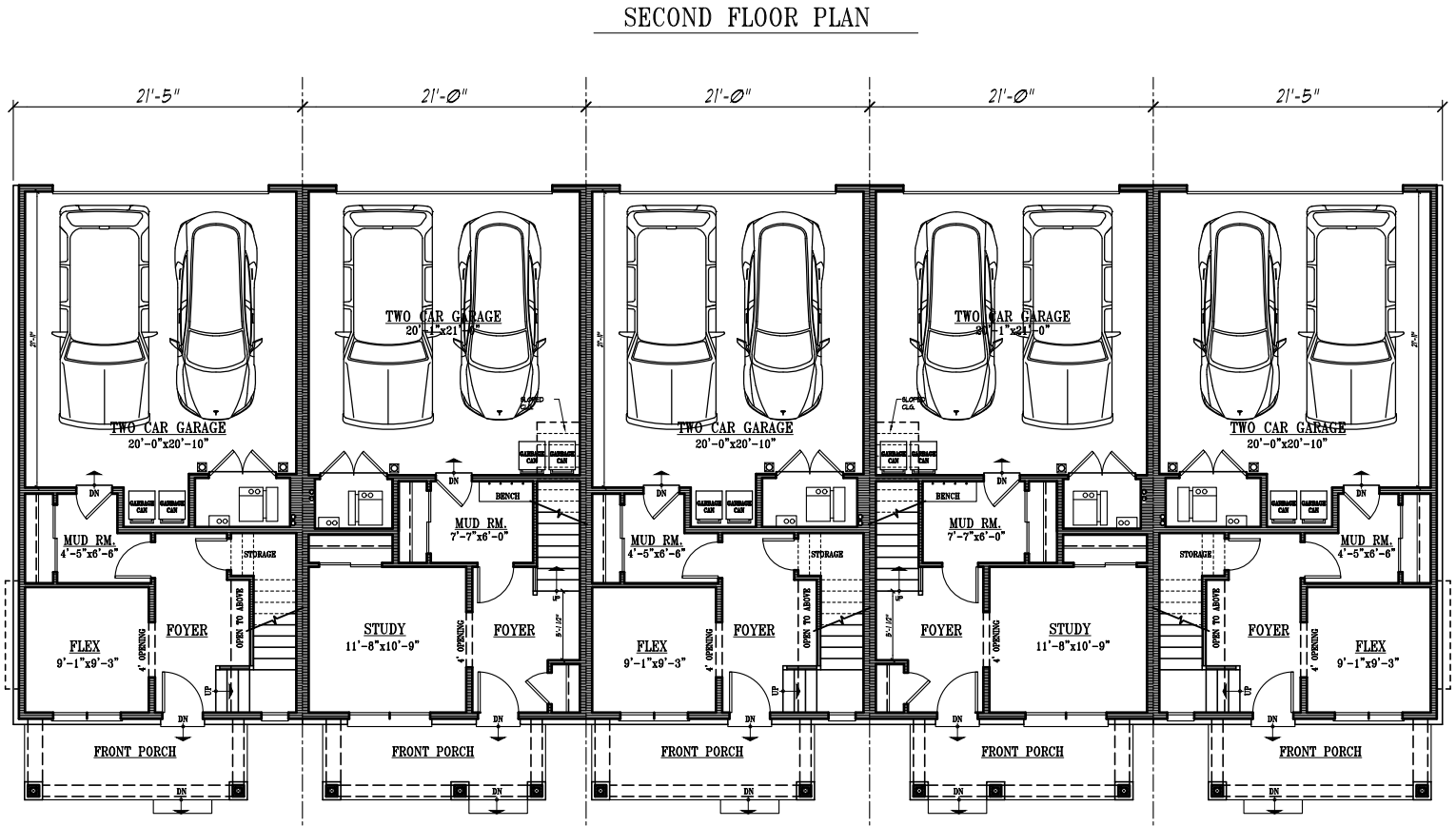
JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Ave. Suite #10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228 JMBArchitect.com



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NITTI DEVELOPMENT

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R-3C
LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	337 SQ.FT.
SECOND FLOOR	=	765 SQ.FT.
THIRD FLOOR	=	765 SQ.FT.
TOTAL GROSS	=	1,867 SQ.FT.

R-3A
LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	361 SQ.FT.
SECOND FLOOR	=	784 SQ.FT.
THIRD FLOOR	=	792 SQ.FT.
TOTAL GROSS	=	1,937 SQ.FT.



3 BEDROOM - MAIN BRM. DOWN



3 BEDROOM - MAIN BRM. DOWN



3 BEDROOM - MAIN BRM. DOWN

END UNIT - LEFT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	1,549 SQ.FT.
SECOND FLOOR	=	723 SQ.FT.
TOTAL GROSS	=	2,272 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

LIVABLE	=	2,272 SQ.FT.
GARAGE	=	453 SQ.FT.
FRONT PORCH	=	55 SQ.FT.
TOTAL GROSS	=	2,780 SQ.FT.

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Elmhurst, Illinois 60126
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NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

DATE:	02-05-2025
DRAWN BY:	JMB
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2026

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3 BEDROOM - MAIN BRM. DOWN

END UNIT - LEFT

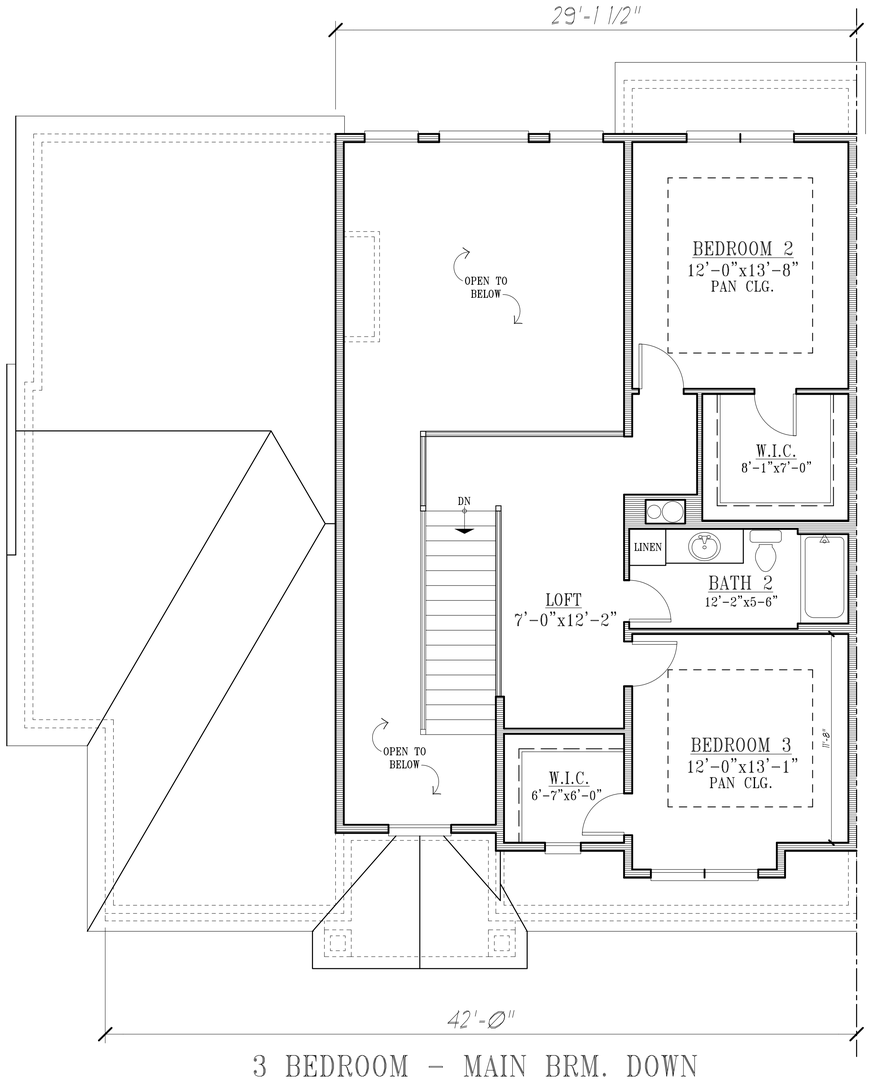
MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	1,549 SQ.FT.
SECOND FLOOR	=	721 SQ.FT.
TOTAL GROSS	=	2,270 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

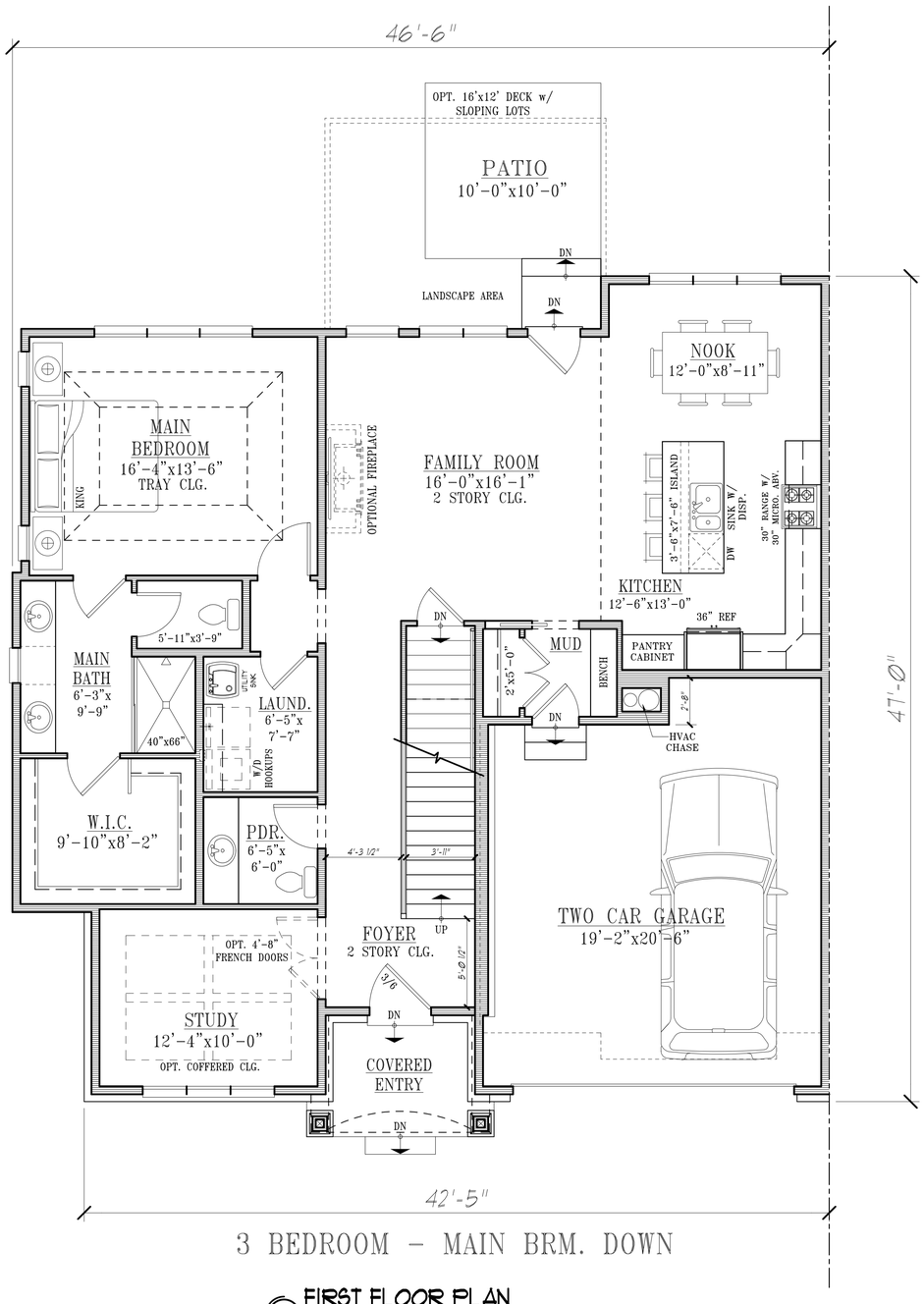
LIVABLE	=	2,270 SQ.FT.
GARAGE	=	453 SQ.FT.
FRONT PORCH	=	55 SQ.FT.
TOTAL GROSS	=	2,778 SQ.FT.



3 BEDROOM - MAIN BRM. DOWN

SECOND FLOOR PLAN

SCALE:1/4"=1'-0" JMB ARCHITECTS LTD.



3 BEDROOM - MAIN BRM. DOWN

FIRST FLOOR PLAN

SCALE:1/4"=1'-0" JMB ARCHITECTS LTD.

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ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

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REVISION:	
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2 BDRM. w/ LOFT
MIDDLE UNIT

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	904 SQ.FT.
SECOND FLOOR	=	1,047 SQ.FT.
TOTAL GROSS	=	1,951 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

LIVABLE	=	1,951 SQ.FT.
GARAGE	=	456 SQ.FT.
FRONT PORCH	=	45 SQ.FT.
TOTAL GROSS	=	2,454 SQ.FT.

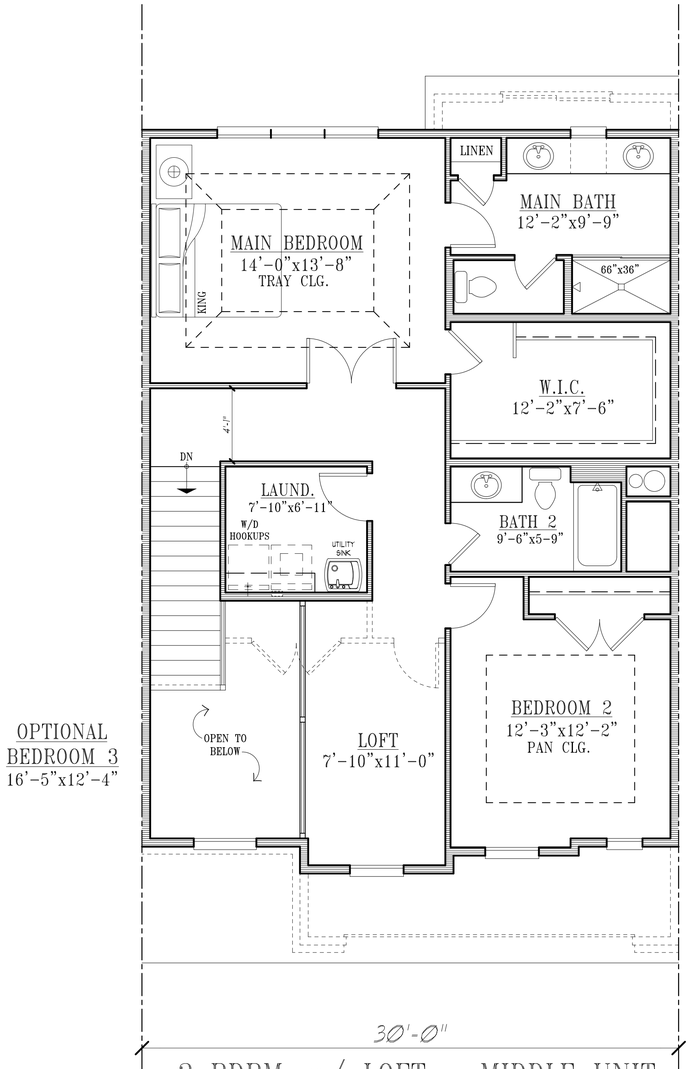
OPTIONAL 3RD BEDROOM
MIDDLE UNIT

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	904 SQ.FT.
SECOND FLOOR	=	1,165 SQ.FT.
TOTAL GROSS	=	2,069 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

LIVABLE	=	2,069 SQ.FT.
GARAGE	=	456 SQ.FT.
FRONT PORCH	=	45 SQ.FT.
TOTAL GROSS	=	2,570 SQ.FT.

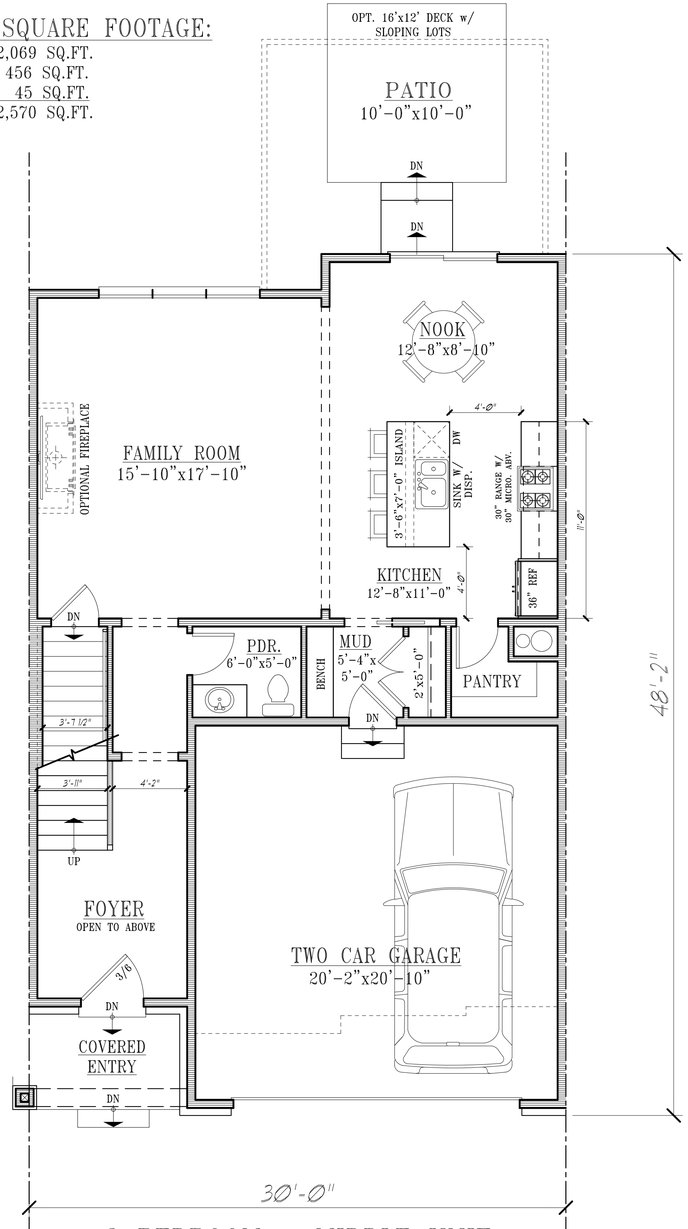


OPTIONAL
BEDROOM 3
16'-5"x12'-4"

2 BDRM. w/ LOFT - MIDDLE UNIT

SECOND FLOOR PLAN

SCALE:1/4"=1'-0" JMB ARCHITECTS LTD.



3 BEDROOM - MIDDLE UNIT

FIRST FLOOR PLAN

SCALE:1/4"=1'-0" JMB ARCHITECTS LTD.

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NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

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2 BDRM. w/ LOFT
MIDDLE UNIT



2 BDRM. w/ LOFT
MIDDLE UNIT

TOWN HOME - 3 UNITS

COLOR GROUP SKU: B22

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NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

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2 BDRM. w/ LOFT
END UNIT - RIGHT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	979 SQ.FT.
SECOND FLOOR	=	1,132 SQ.FT.
TOTAL GROSS	=	2,111 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	=	2,111 SQ.FT.
GARAGE	=	451 SQ.FT.
FRONT PORCH	=	53 SQ.FT.
TOTAL GROSS	=	2,615 SQ.FT.

OPTIONAL 3RD BEDROOM
END UNIT - RIGHT

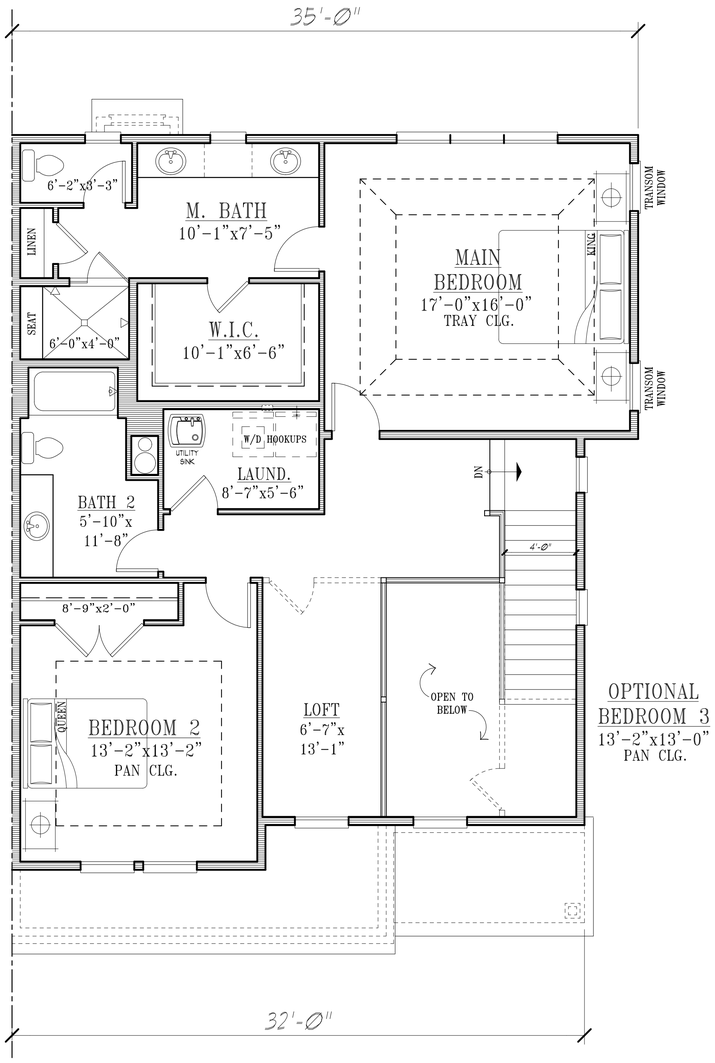
MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	979 SQ.FT.
SECOND FLOOR	=	1,253 SQ.FT.
TOTAL GROSS	=	2,232 SQ.FT.

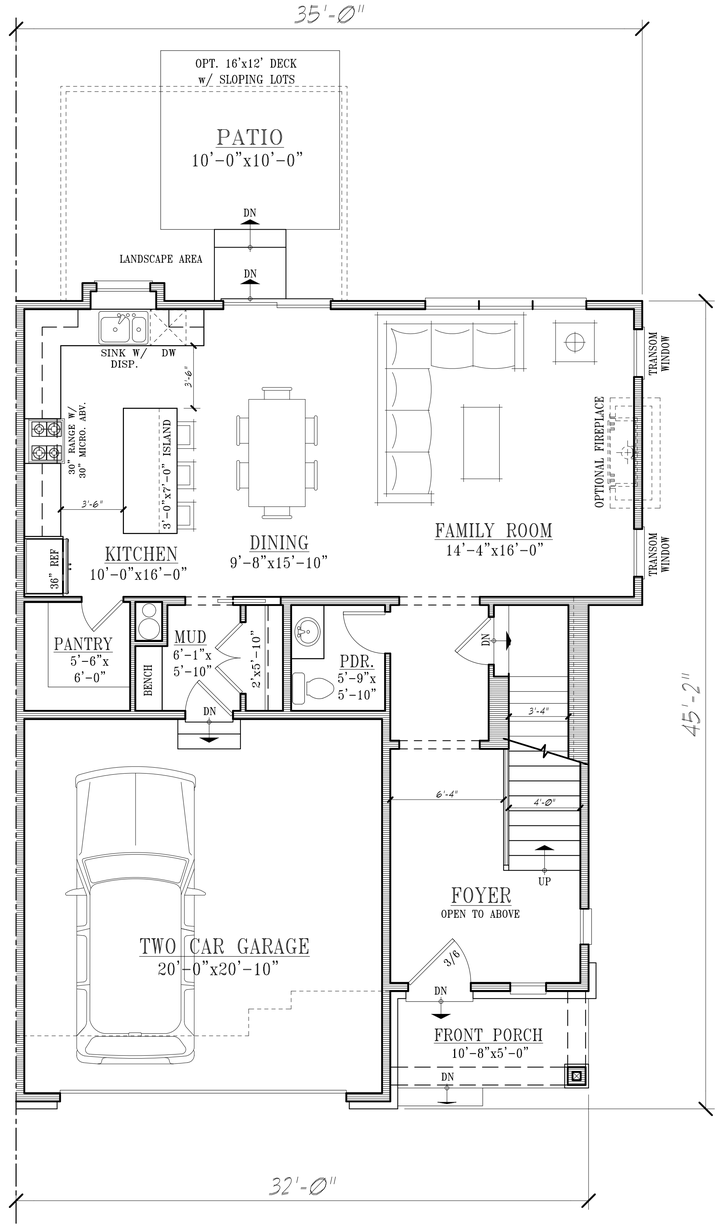
TOTAL GROSS SQ. FT.:

LIVABLE	=	2,232 SQ.FT.
GARAGE	=	451 SQ.FT.
FRONT PORCH	=	53 SQ.FT.
TOTAL GROSS	=	2,736 SQ.FT.



SECOND FLOOR PLAN

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FIRST FLOOR PLAN

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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E-Mail: jmbarch@comcast.net Phone: 630.279.8228

NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

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REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2026

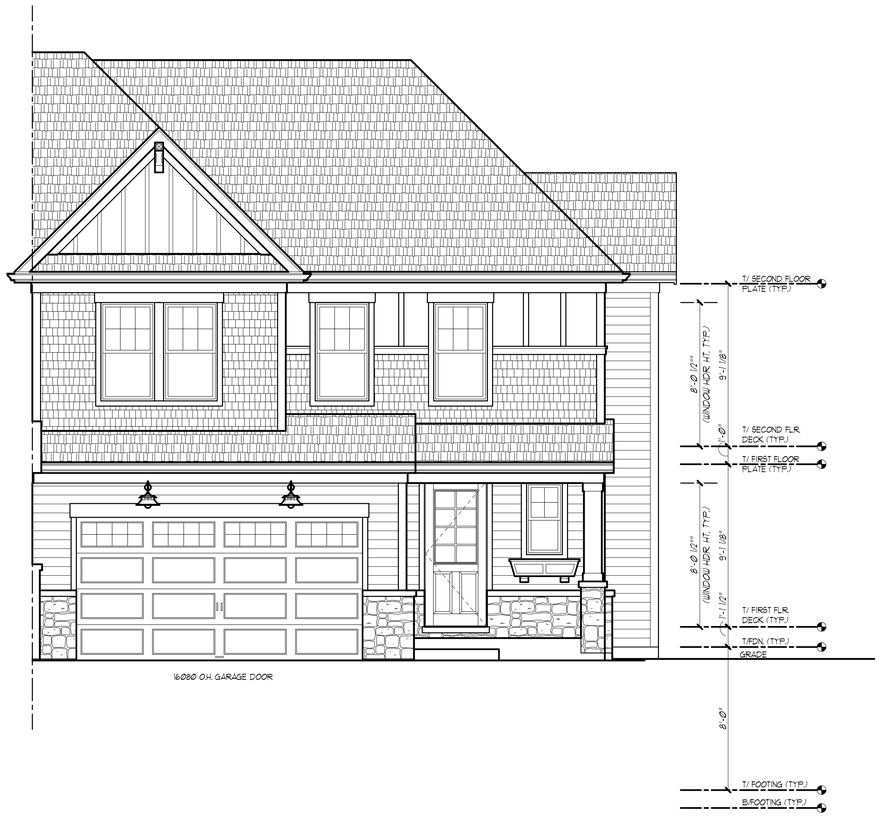
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2 BDRM. w/ LOFT
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MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	979 SQ.FT.
SECOND FLOOR	=	1,132 SQ.FT.
TOTAL GROSS	=	2,111 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	=	2,111 SQ.FT.
GARAGE	=	451 SQ.FT.
FRONT PORCH	=	53 SQ.FT.
TOTAL GROSS	=	2,615 SQ.FT.

OPTIONAL 3RD BEDROOM
END UNIT - RIGHT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	979 SQ.FT.
SECOND FLOOR	=	1,253 SQ.FT.
TOTAL GROSS	=	2,232 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	=	2,232 SQ.FT.
GARAGE	=	451 SQ.FT.
FRONT PORCH	=	53 SQ.FT.
TOTAL GROSS	=	2,736 SQ.FT.

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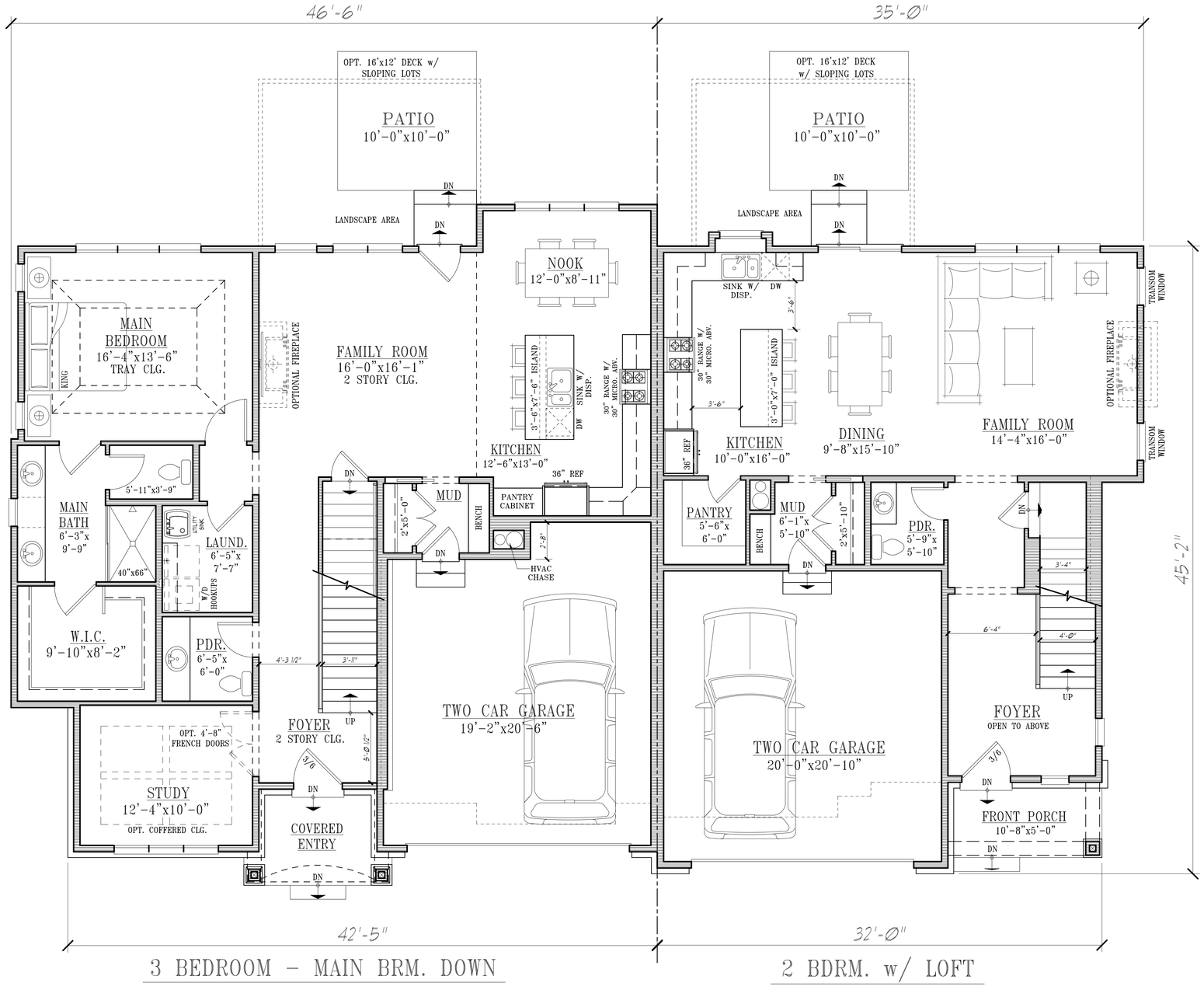
NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

DATE:	02-05-2025
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REVISION:	
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SEAL DATE:	
EXPIRES DATE:	11/30/2026

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FIRST FLOOR PLAN

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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3 BEDROOM – MAIN BRM. DOWN
END UNIT – LEFT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 1,549 SQ.FT.
SECOND FLOOR	= 721 SQ.FT.
TOTAL GROSS	= 2,270 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

LIVABLE	= 2,270 SQ.FT.
GARAGE	= 453 SQ.FT.
FRONT PORCH	= 55 SQ.FT.
TOTAL GROSS	= 2,778 SQ.FT.

2 BDRM. w/ LOFT
END UNIT – RIGHT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 979 SQ.FT.
SECOND FLOOR	= 1,132 SQ.FT.
TOTAL GROSS	= 2,111 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 2,111 SQ.FT.
GARAGE	= 451 SQ.FT.
FRONT PORCH	= 53 SQ.FT.
TOTAL GROSS	= 2,615 SQ.FT.

OPTIONAL 3RD BEDROOM
END UNIT – RIGHT

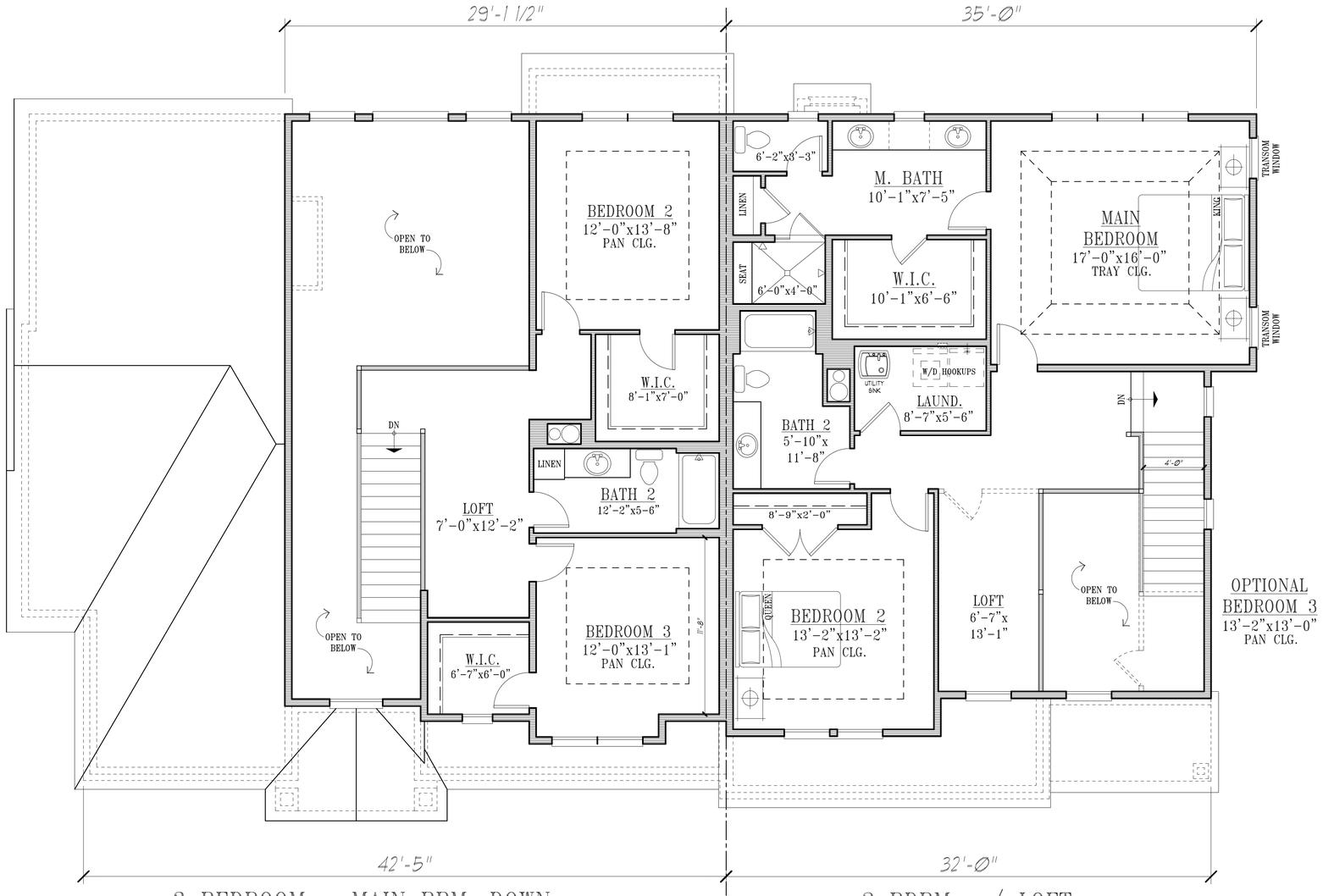
MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 979 SQ.FT.
SECOND FLOOR	= 1,253 SQ.FT.
TOTAL GROSS	= 2,232 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 2,232 SQ.FT.
GARAGE	= 451 SQ.FT.
FRONT PORCH	= 53 SQ.FT.
TOTAL GROSS	= 2,736 SQ.FT.



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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NEW TOWN HOUSE FOR:
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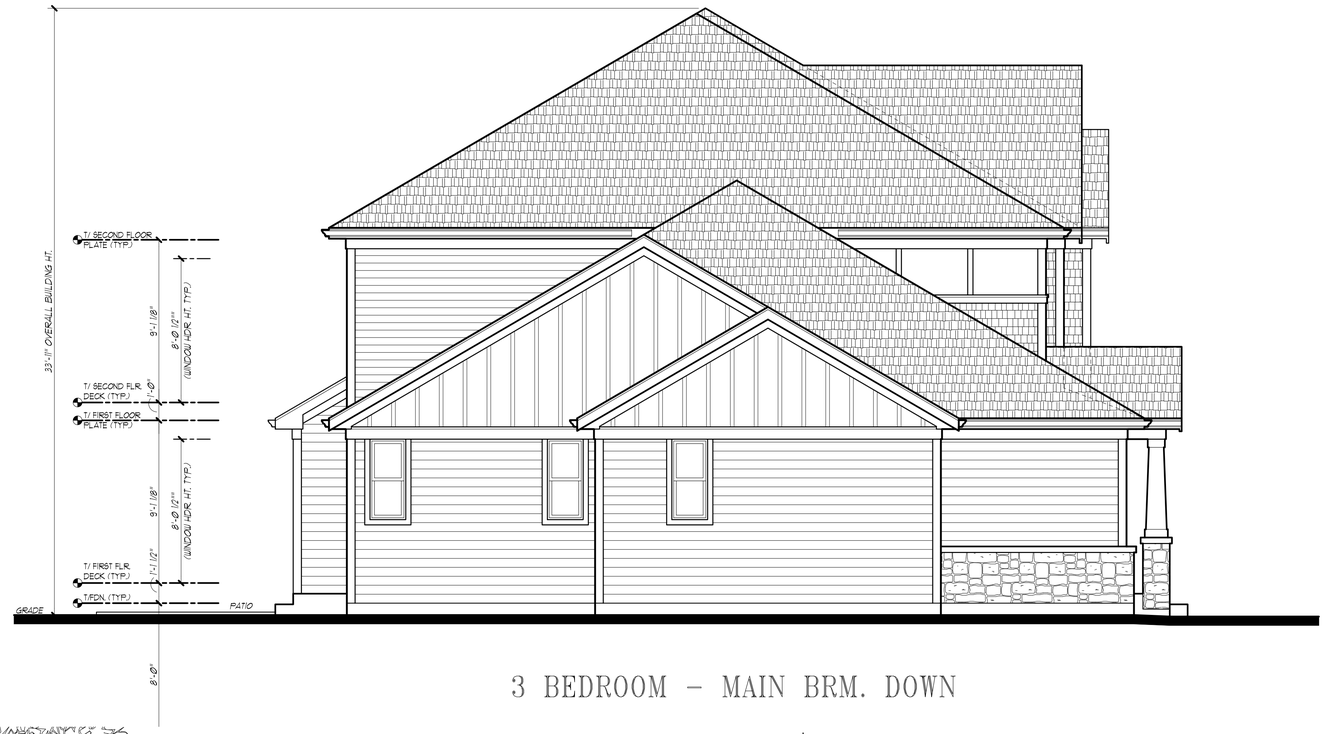
DATE:	01-09-2025
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REVISION:	
PROJECT NO.:	
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3 BEDROOM - MAIN BRM. DOWN



3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT
END UNIT

TOWN HOME - 2 UNITS

COLOR GROUP SKU: B22

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ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

DATE:	01-05-2015
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2 BDRM. w/ LOFT
END UNIT

3 BEDROOM - MAIN BRM. DOWN

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Elmhurst, Illinois 60126
E-Mail: jmbarch@comcast.net Phone: 630.279.8228

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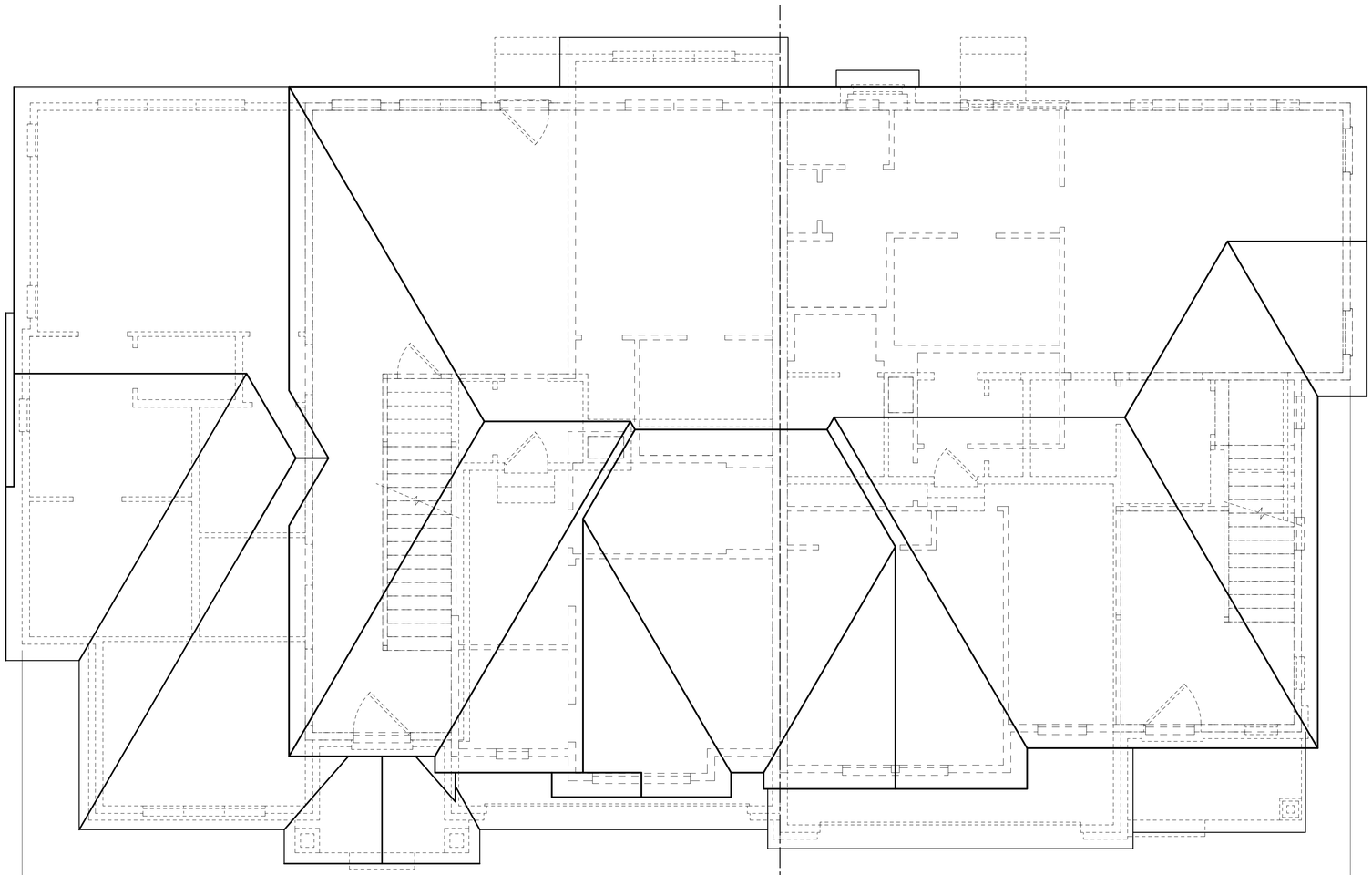
NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

DATE:	01-05-2015
DRAWN BY:	JMB
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PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2016

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3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT - END UNIT

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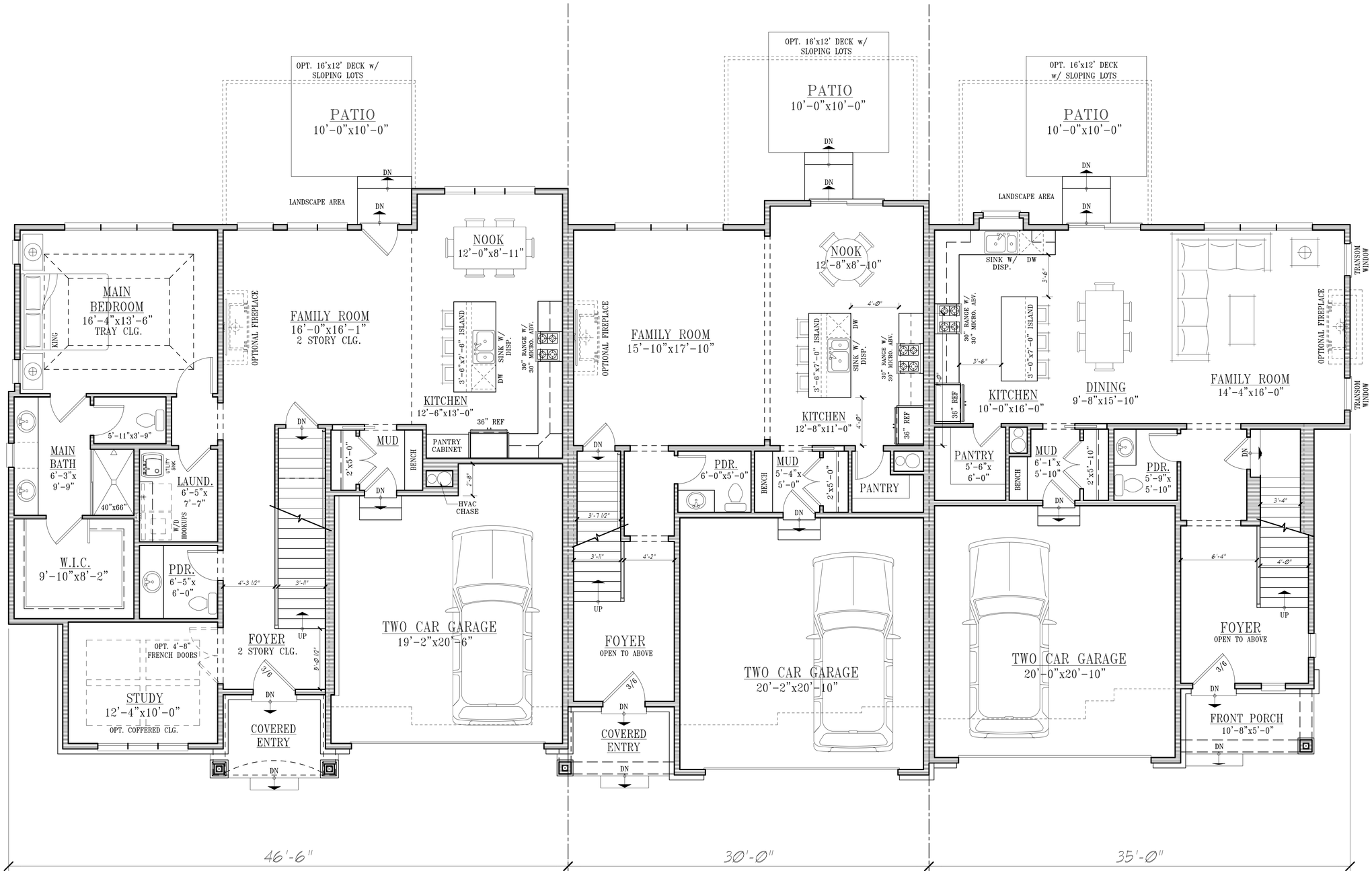
NEW TOWN HOUSE FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

DATE: 02-05-2025
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46'-6" | 30'-0" | 35'-0"

3 BEDROOM - MAIN BRM. DOWN | 2 BDRM. w/ LOFT - MIDDLE UNIT | 2 BDRM. w/ LOFT - END UNIT

FIRST FLOOR PLAN

SCALE:1/4"=1'-0" ◇JMB ARCHITECTS LTD.

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3 BEDROOM – MAIN BRM. DOWN
END UNIT – LEFT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 1,549 SQ.FT.
SECOND FLOOR	= 721 SQ.FT.
TOTAL GROSS	= 2,270 SQ.FT.

TOTAL GROSS SQUARE FOOTAGE:

LIVABLE	= 2,270 SQ.FT.
GARAGE	= 453 SQ.FT.
FRONT PORCH	= 55 SQ.FT.
TOTAL GROSS	= 2,778 SQ.FT.

2 BDRM. w/ LOFT
MIDDLE UNIT

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 904 SQ.FT.
SECOND FLOOR	= 1,047 SQ.FT.
TOTAL GROSS	= 1,951 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 1,951 SQ.FT.
GARAGE	= 456 SQ.FT.
FRONT PORCH	= 47 SQ.FT.
TOTAL GROSS	= 2,456 SQ.FT.

OPTIONAL 3RD BEDROOM
MIDDLE UNIT

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 904 SQ.FT.
SECOND FLOOR	= 1,165 SQ.FT.
TOTAL GROSS	= 2,069 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 2,069 SQ.FT.
GARAGE	= 456 SQ.FT.
FRONT PORCH	= 47 SQ.FT.
TOTAL GROSS	= 2,572 SQ.FT.

2 BDRM. w/ LOFT
END UNIT – RIGHT

MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 979 SQ.FT.
SECOND FLOOR	= 1,132 SQ.FT.
TOTAL GROSS	= 2,111 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 2,111 SQ.FT.
GARAGE	= 451 SQ.FT.
FRONT PORCH	= 53 SQ.FT.
TOTAL GROSS	= 2,615 SQ.FT.

OPTIONAL 3RD BEDROOM
END UNIT – RIGHT

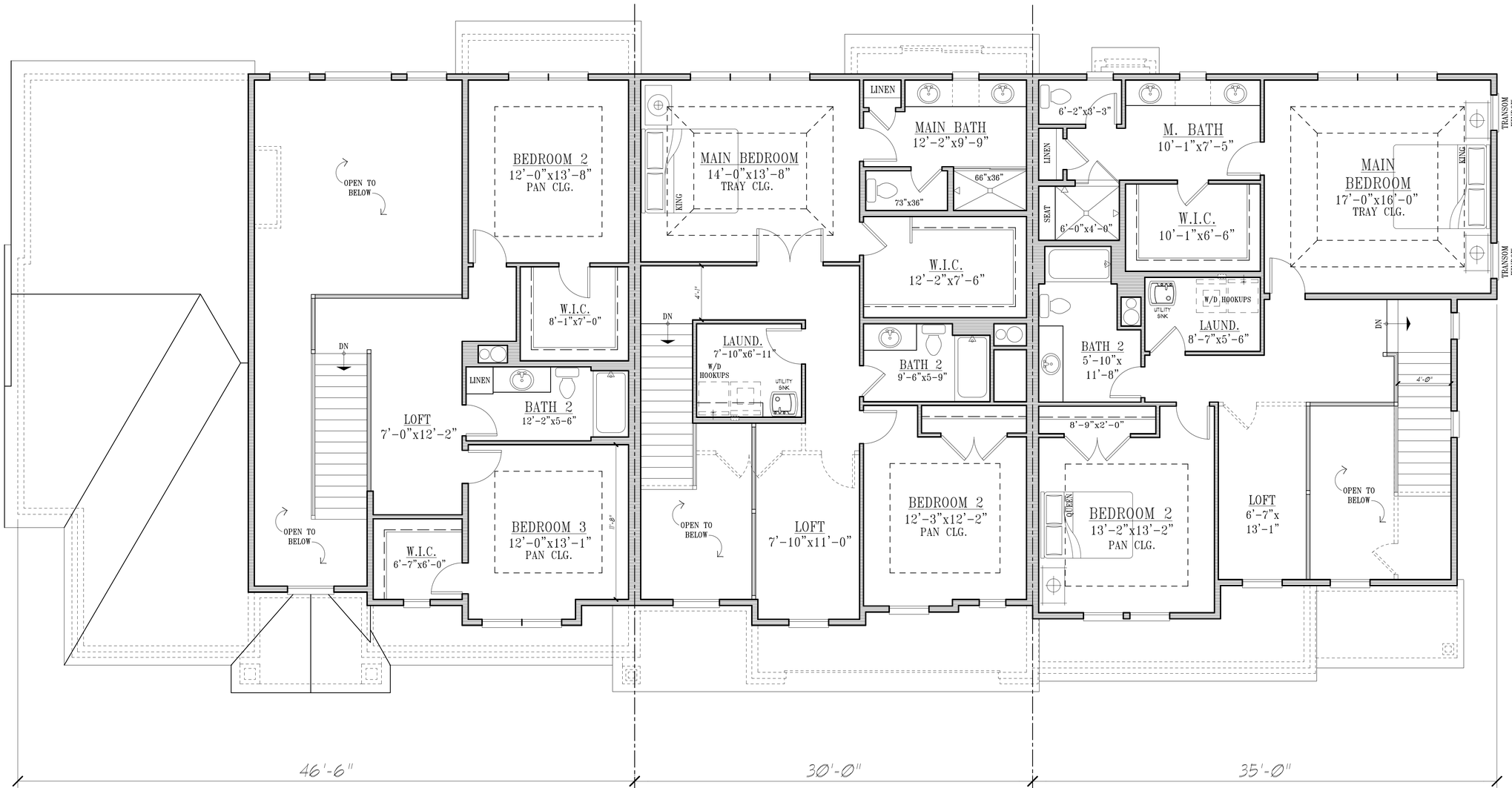
MEASURED TO CENTERLINE OF PARTY WALL

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	= 979 SQ.FT.
SECOND FLOOR	= 1,253 SQ.FT.
TOTAL GROSS	= 2,232 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	= 2,232 SQ.FT.
GARAGE	= 451 SQ.FT.
FRONT PORCH	= 53 SQ.FT.
TOTAL GROSS	= 2,736 SQ.FT.



3 BEDROOM – MAIN BRM. DOWN | 2 BDRM. w/ LOFT – MIDDLE UNIT | 2 BDRM. w/ LOFT – END UNIT

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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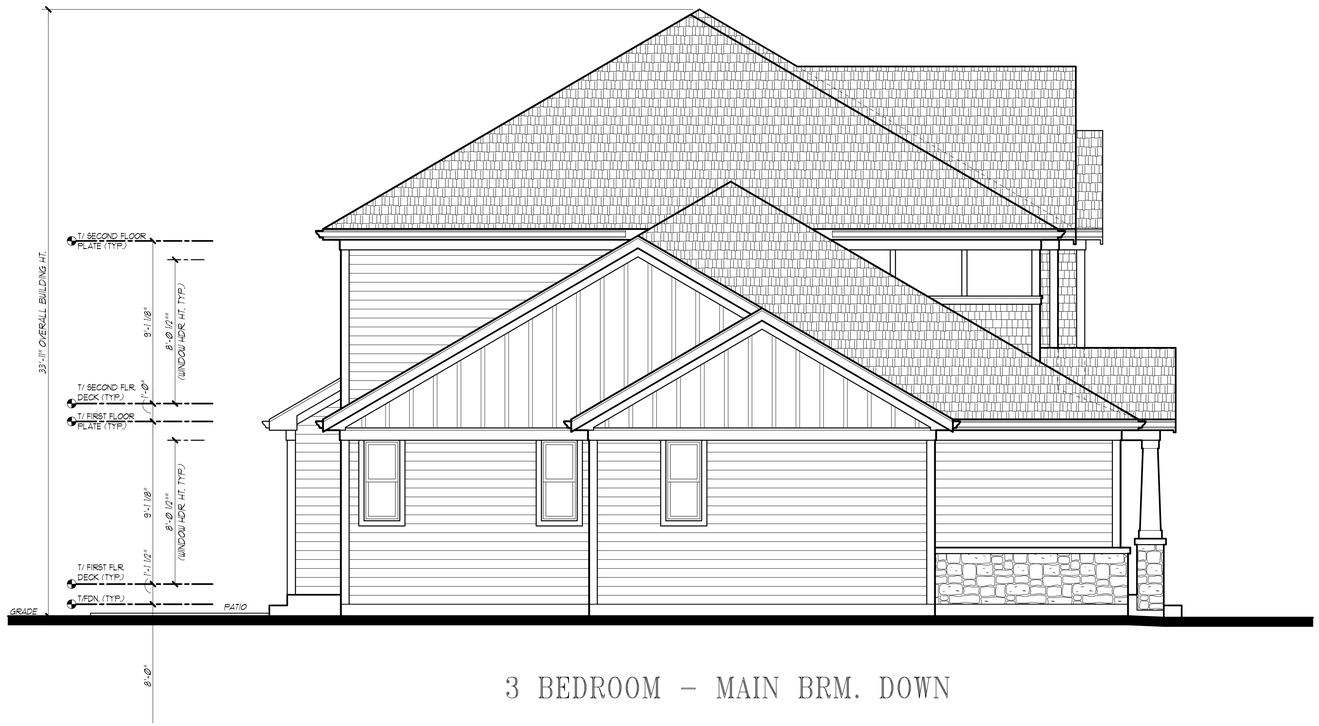
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3 BEDROOM - MAIN BRM. DOWN



3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT
MIDDLE UNIT

2 BDRM. w/ LOFT
END UNIT

TOWN HOME - 3 UNITS

COLOR GROUP SKU: B22

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2 BDRM. w/ LOFT
END UNIT

2 BDRM. w/ LOFT
MIDDLE UNIT

3 BEDROOM - MAIN BRM. DOWN

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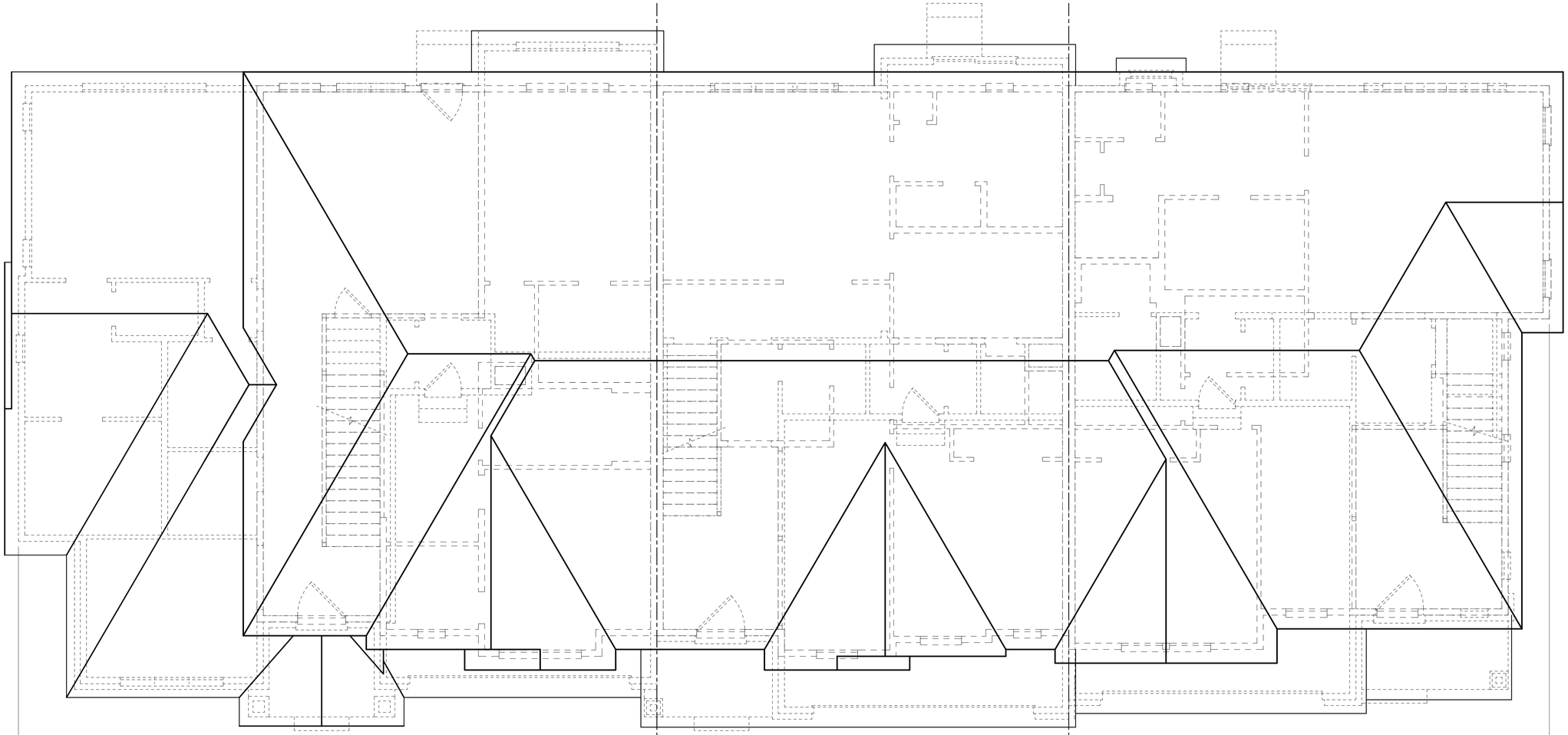
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3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT - MIDDLE UNIT

2 BDRM. w/ LOFT - END UNIT

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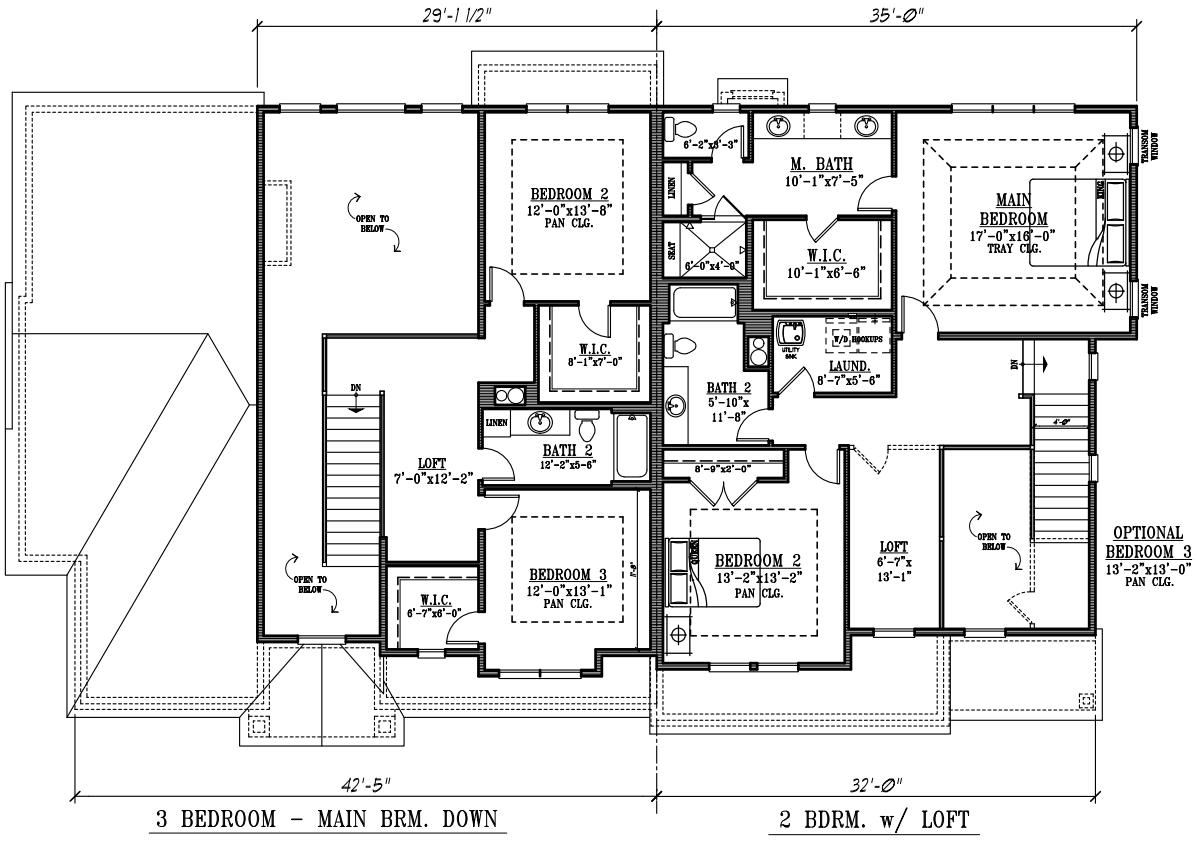
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3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT
END UNIT

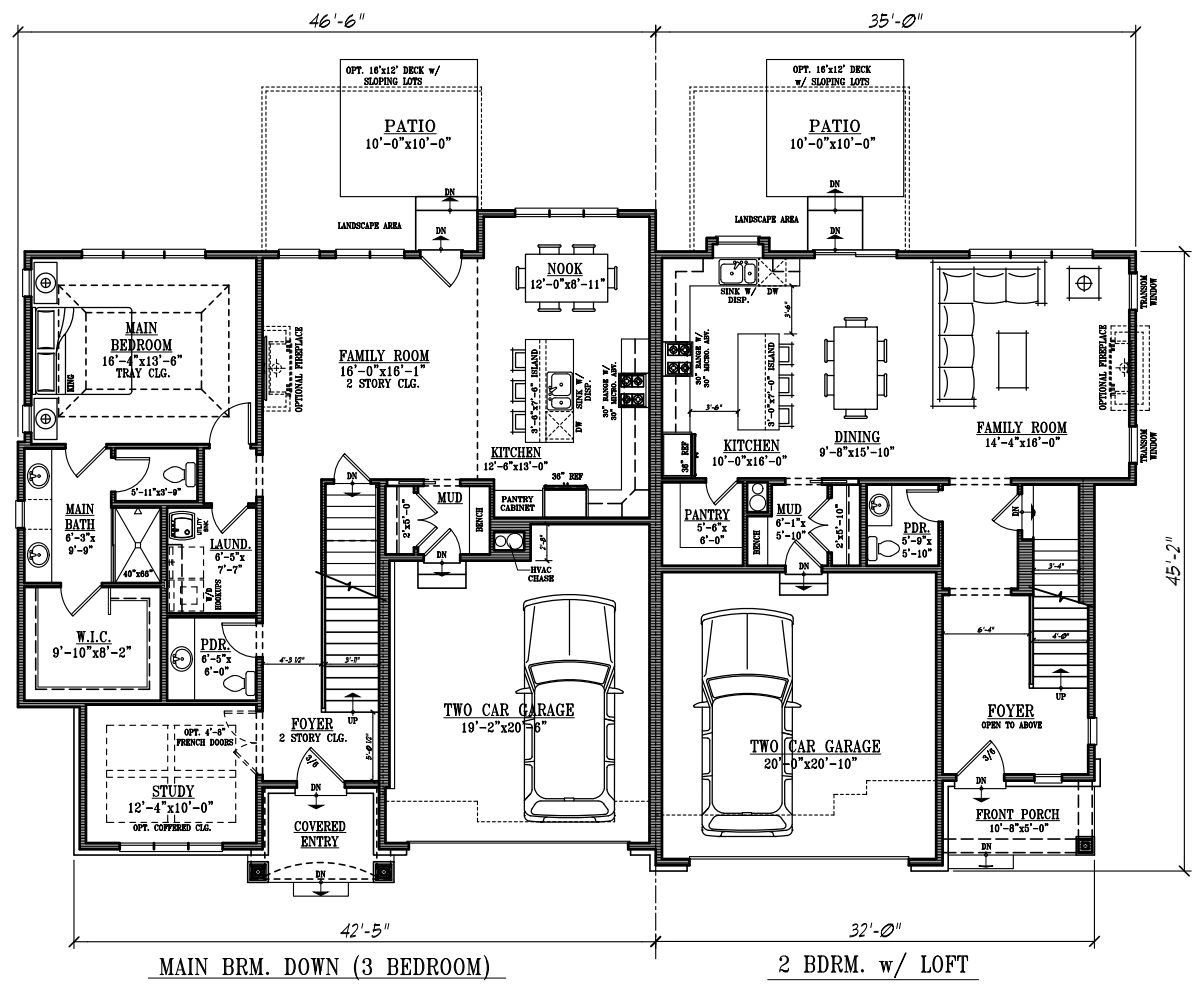
TOWN HOME - 2 UNITS



3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT

SECOND FLOOR PLAN



MAIN BRM. DOWN (3 BEDROOM)

2 BDRM. w/ LOFT

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	1,549 SQ.FT.
SECOND FLOOR	=	721 SQ.FT.
TOTAL GROSS	=	2,270 SQ.FT.

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	979 SQ.FT.
SECOND FLOOR	=	1,132 SQ.FT.
TOTAL GROSS	=	2,111 SQ.FT.

FIRST FLOOR PLAN

NITTI DEVELOPMENT

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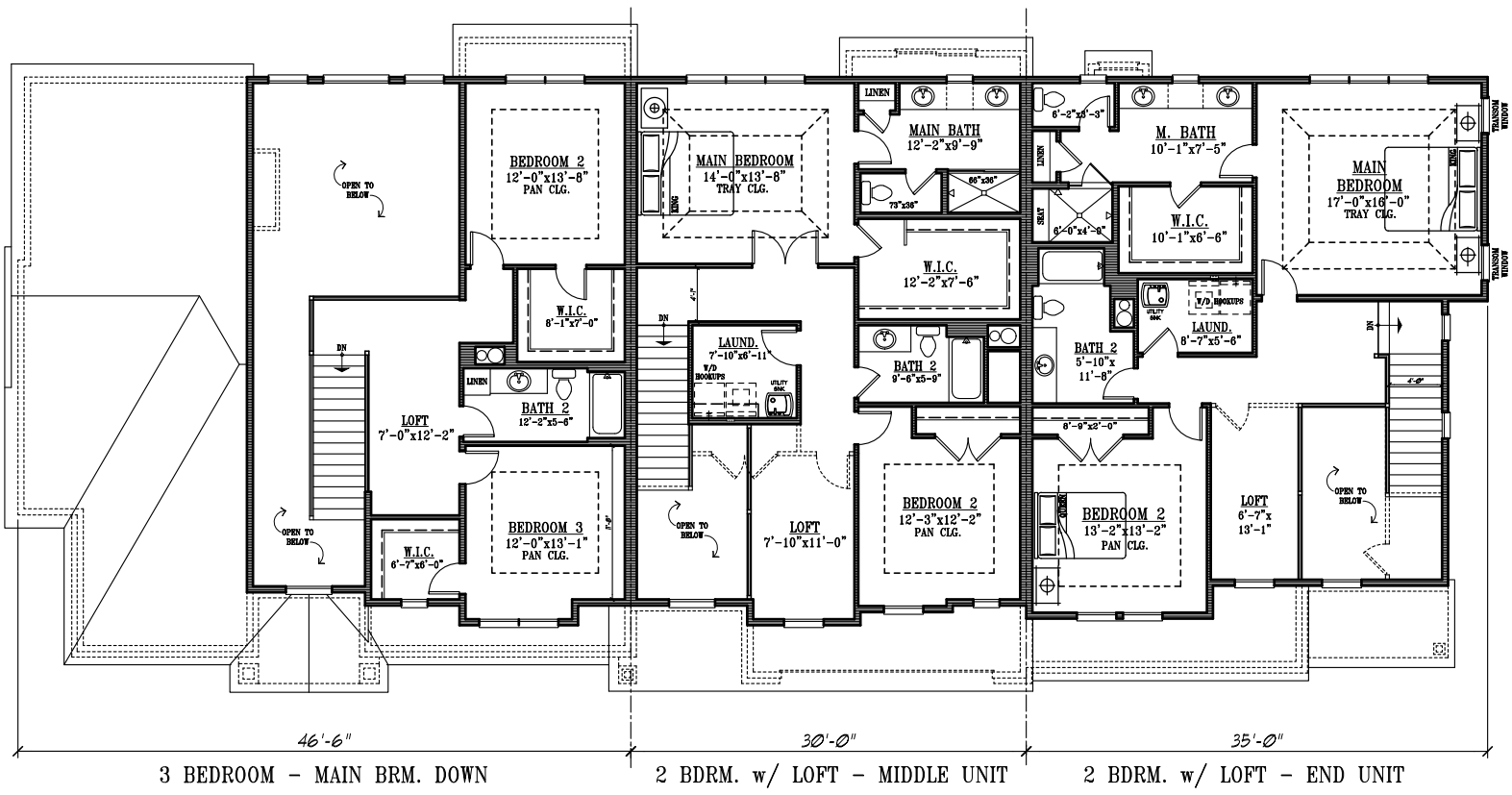


3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT
MIDDLE UNIT

2 BDRM. w/ LOFT
END UNIT

TOWN HOME - 3 UNITS

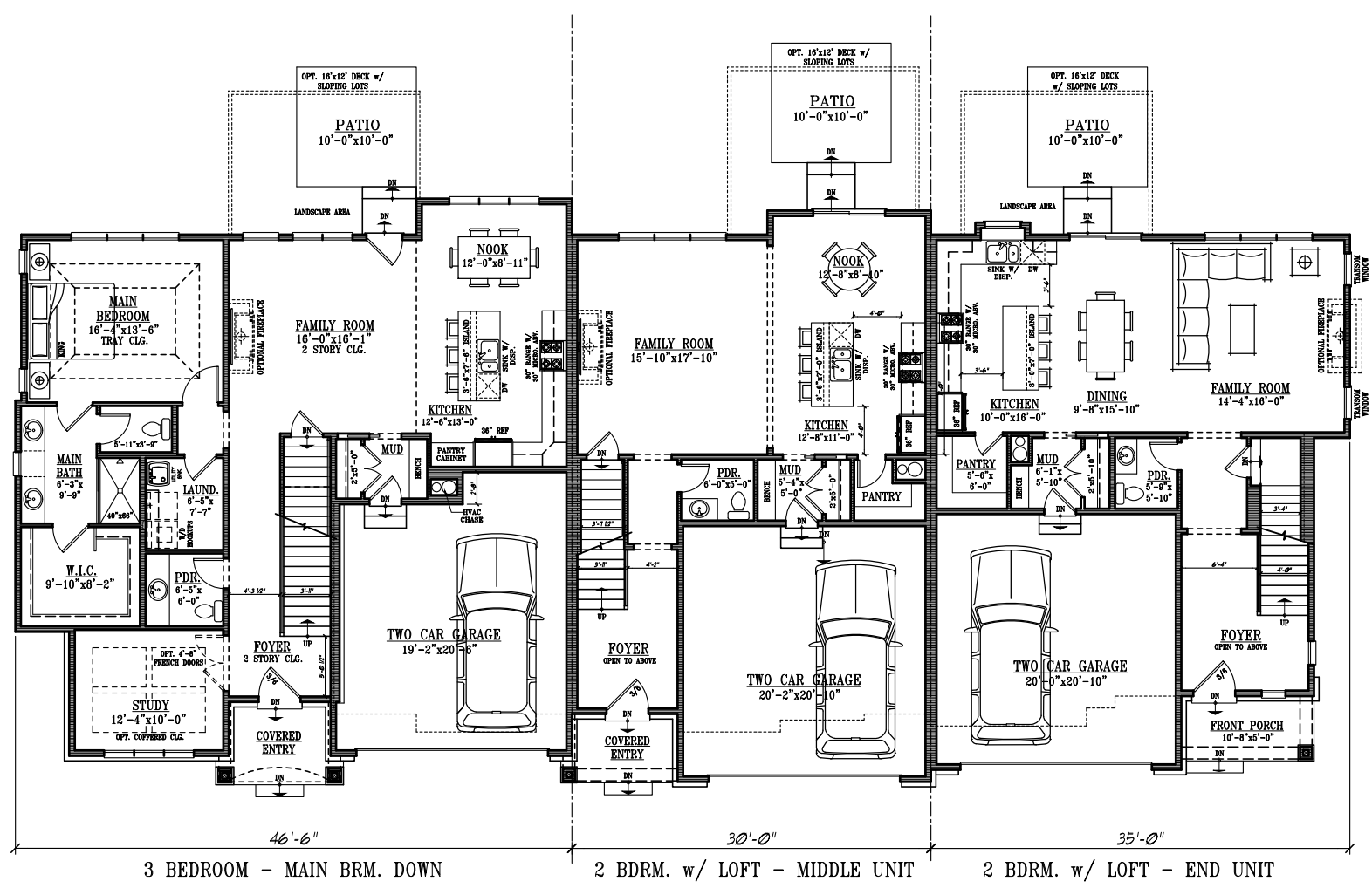


3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT - MIDDLE UNIT

2 BDRM. w/ LOFT - END UNIT

SECOND FLOOR PLAN



3 BEDROOM - MAIN BRM. DOWN

2 BDRM. w/ LOFT - MIDDLE UNIT

2 BDRM. w/ LOFT - END UNIT

LIVABLE SQUARE FOOTAGE:
FIRST FLOOR = 1,549 SQ.FT.
SECOND FLOOR = 721 SQ.FT.
TOTAL GROSS = 2,270 SQ.FT.

LIVABLE SQUARE FOOTAGE:
FIRST FLOOR = 904 SQ.FT.
SECOND FLOOR = 1,047 SQ.FT.
TOTAL GROSS = 1,951 SQ.FT.

LIVABLE SQUARE FOOTAGE:
FIRST FLOOR = 979 SQ.FT.
SECOND FLOOR = 1,132 SQ.FT.
TOTAL GROSS = 2,111 SQ.FT.

FIRST FLOOR PLAN

ND NITTI DEVELOPMENT

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ELEVATION A



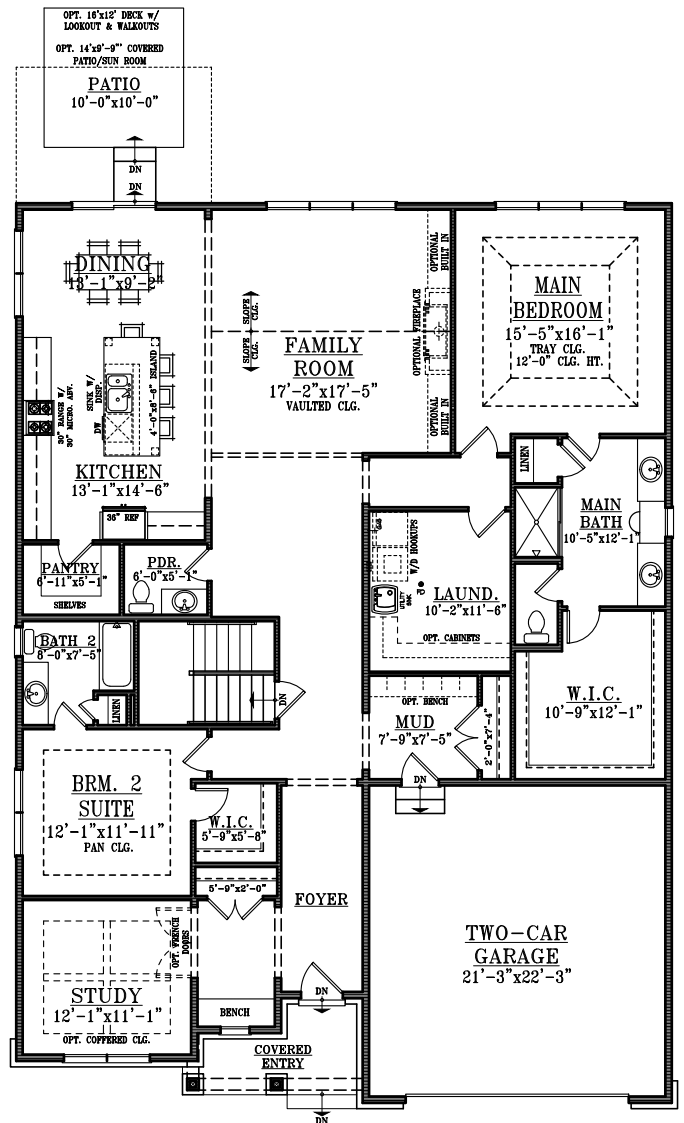
ELEVATION B



ELEVATION C



ELEVATION D



FIRST FLOOR PLAN

2,436 SQ. FT. - LIVABLE

THE CRESTONE
PLAN '2'

2,436 SQ. FT. - LIVABLE
RANCH 2BR w. STUDY - 2.5 BA - 2CAR
10'-0" FIRST FLOOR

NITTI DEVELOPMENT

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ELEVATION A



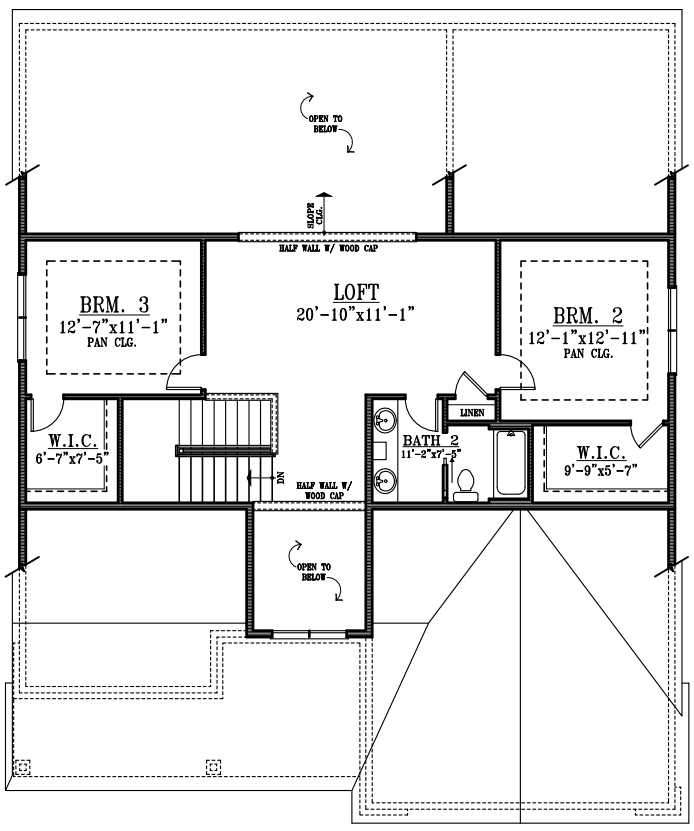
ELEVATION B



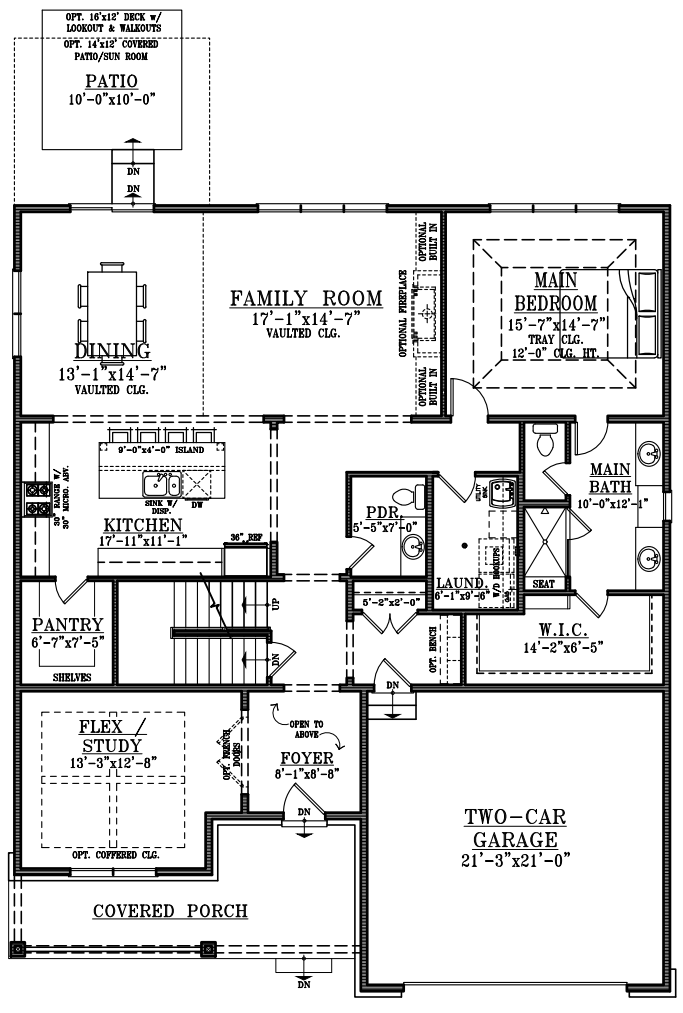
ELEVATION C



ELEVATION D



SECOND FLOOR PLAN
843 SQ. FT. – LIVABLE



FIRST FLOOR PLAN
1,940 SQ. FT. – LIVABLE

THE DOHERTY
PLAN '3'

2,783 SQ. FT. – LIVABLE
1.5 STORY 3BR w. LOFT – 2.5 BA – 2CAR
10'-0" FIRST FLOOR

NITTI DEVELOPMENT

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ELEVATION A



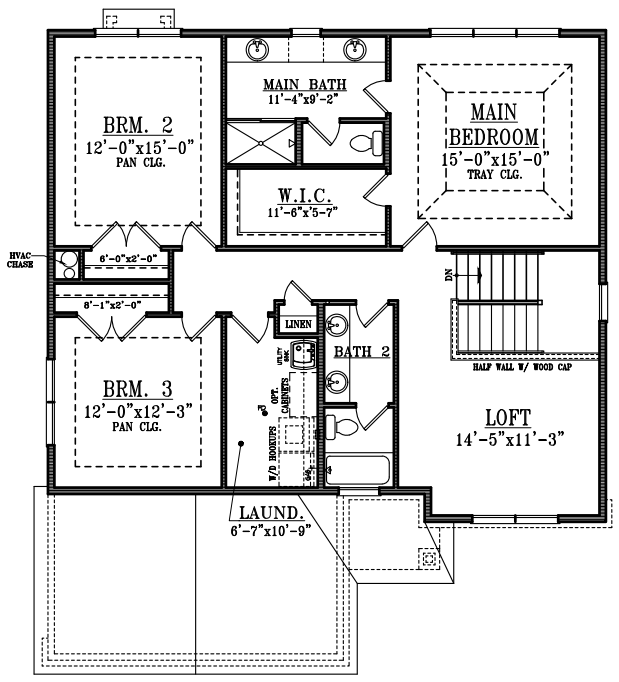
ELEVATION B



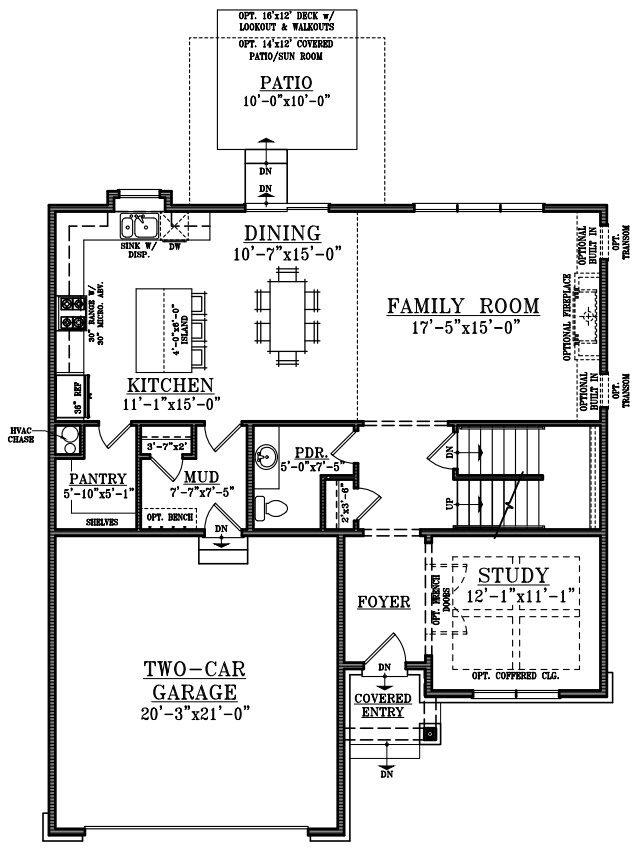
ELEVATION C



ELEVATION D



SECOND FLOOR PLAN
1,278 SQ.FT. - LIVABLE



FIRST FLOOR PLAN
1,169 SQ.FT. - LIVABLE

THE LANCER
PLAN '4'

2,447 SQ. FT. - LIVABLE
2 STORY 3BR w. LOFT - 2.5 BA - 2CAR

NITTI DEVELOPMENT

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ELEVATION A



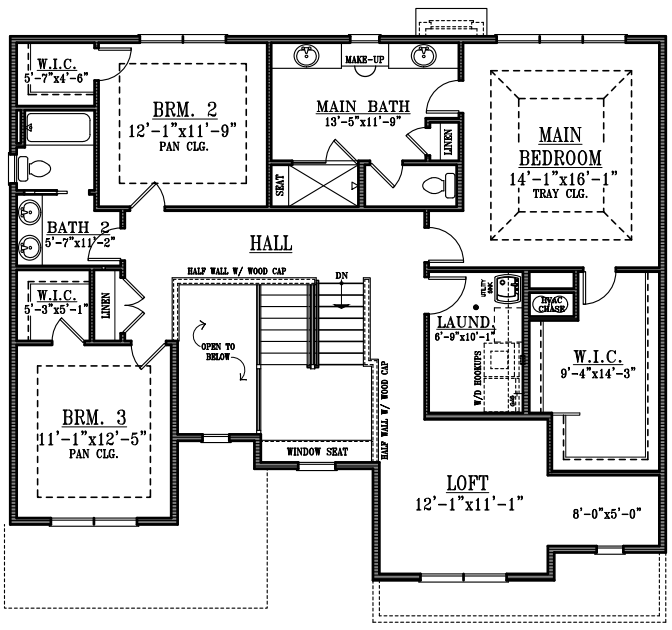
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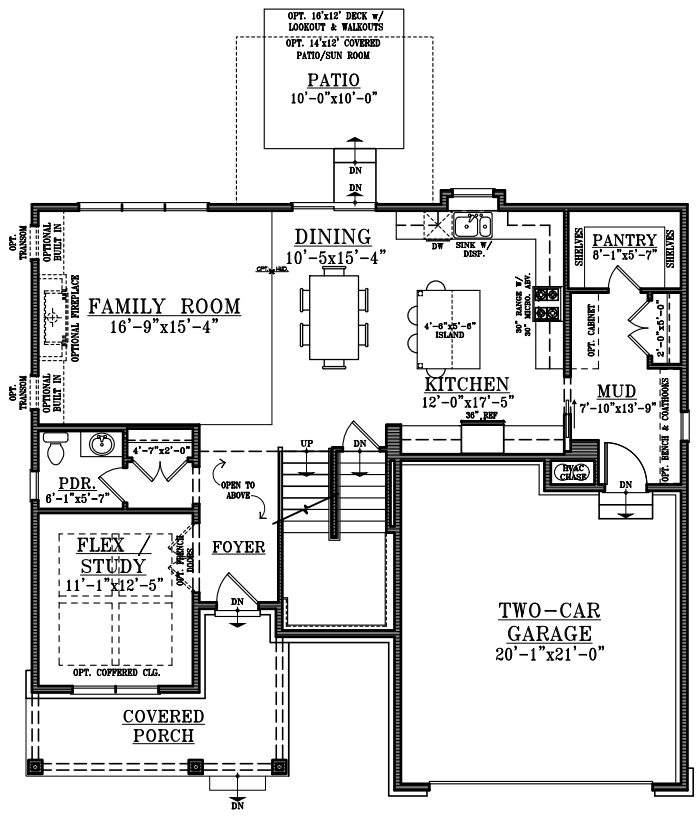
ELEVATION C



ELEVATION D



SECOND FLOOR PLAN
1,474 SQ. FT. – LIVABLE



FIRST FLOOR PLAN
1,273 SQ. FT. – LIVABLE

THE MORGAN
PLAN '5'

2,747 SQ. FT. – LIVABLE
2 STORY 3BR w. LOFT – 2.5 BA – 2CAR

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ELEVATION A



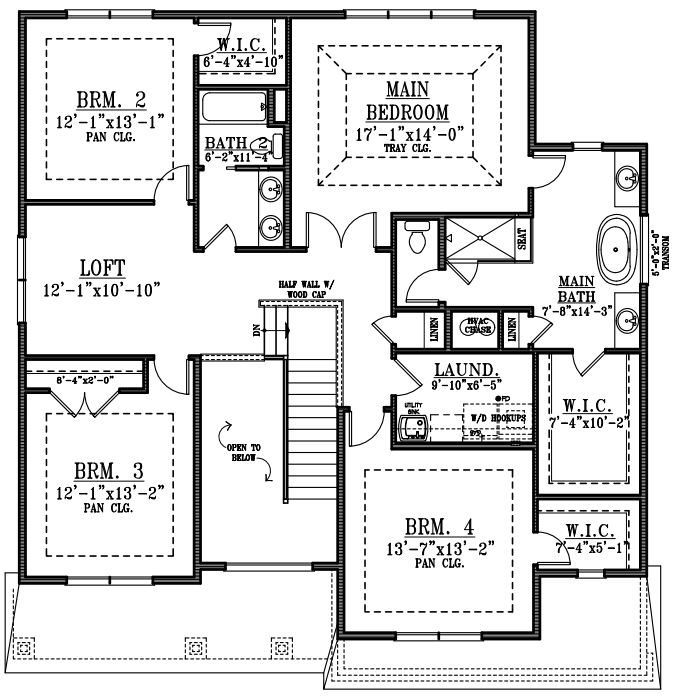
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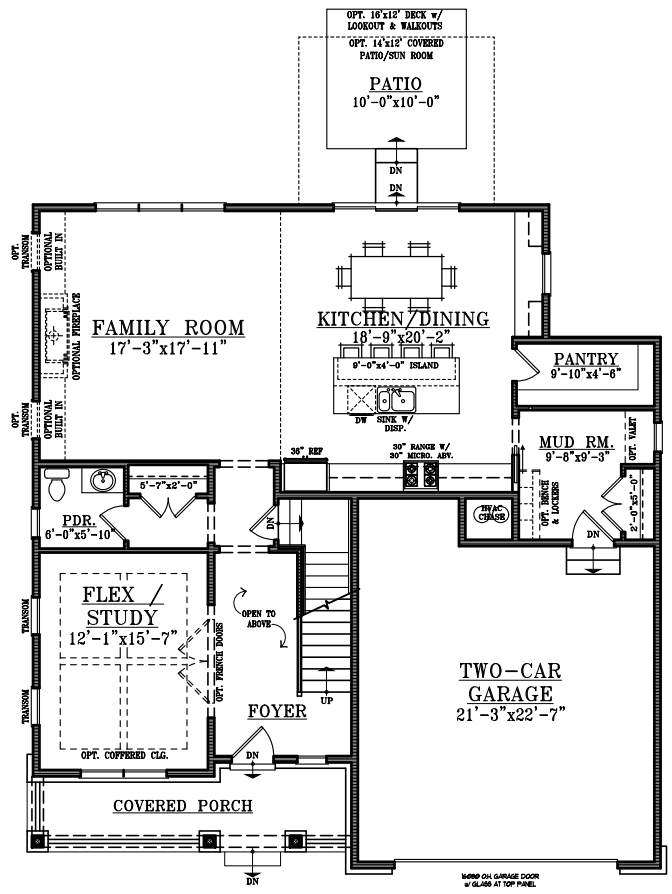
ELEVATION C



ELEVATION D



SECOND FLOOR PLAN
1,645 SQ. FT. – LIVABLE



FIRST FLOOR PLAN
1,387 SQ. FT. – LIVABLE

THE PRAIRIE
PLAN '6'

3,032 SQ. FT. – LIVABLE
2 STORY 4BR w. LOFT – 2.5 BA – 2CAR

NITTI DEVELOPMENT

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Elmhurst, Illinois 60126
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ELEVATION A



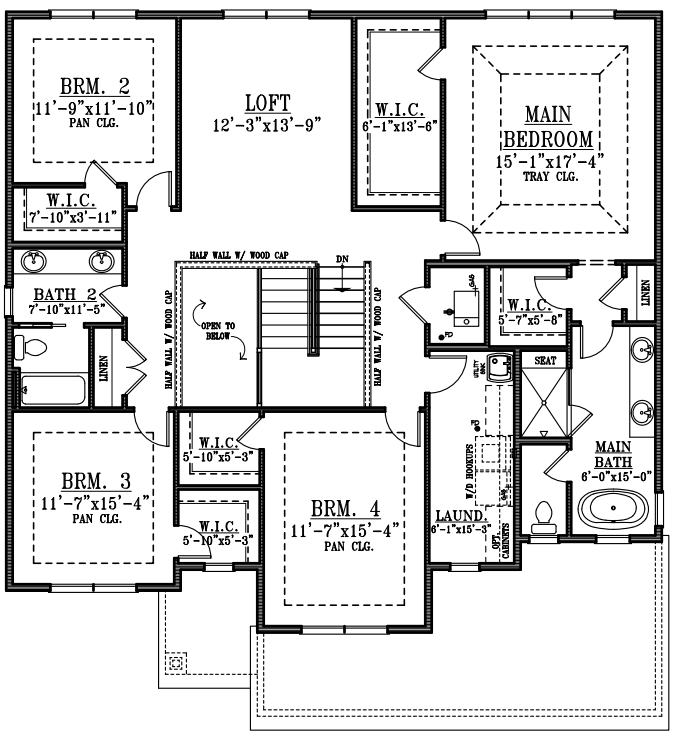
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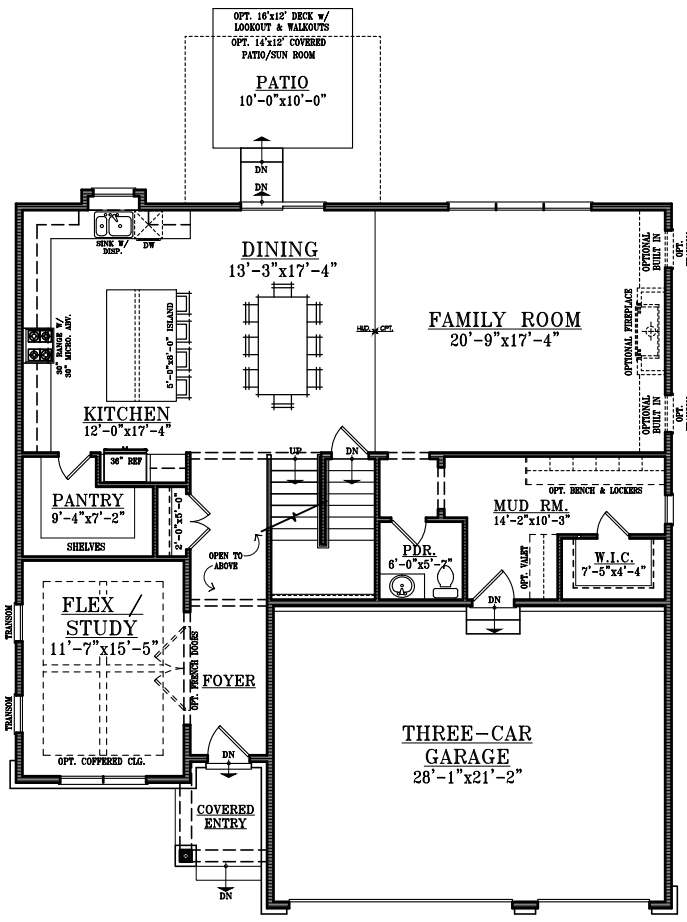
ELEVATION C



ELEVATION D



SECOND FLOOR PLAN
1,801 SQ. FT. – LIVABLE



FIRST FLOOR PLAN
1,589 SQ. FT. – LIVABLE

THE SUNSET
PLAN '7'

3,390 SQ. FT. – LIVABLE
2 STORY 4BR w. LOFT – 2.5 BA – 3CAR

ND NITTI DEVELOPMENT

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ELEVATION A



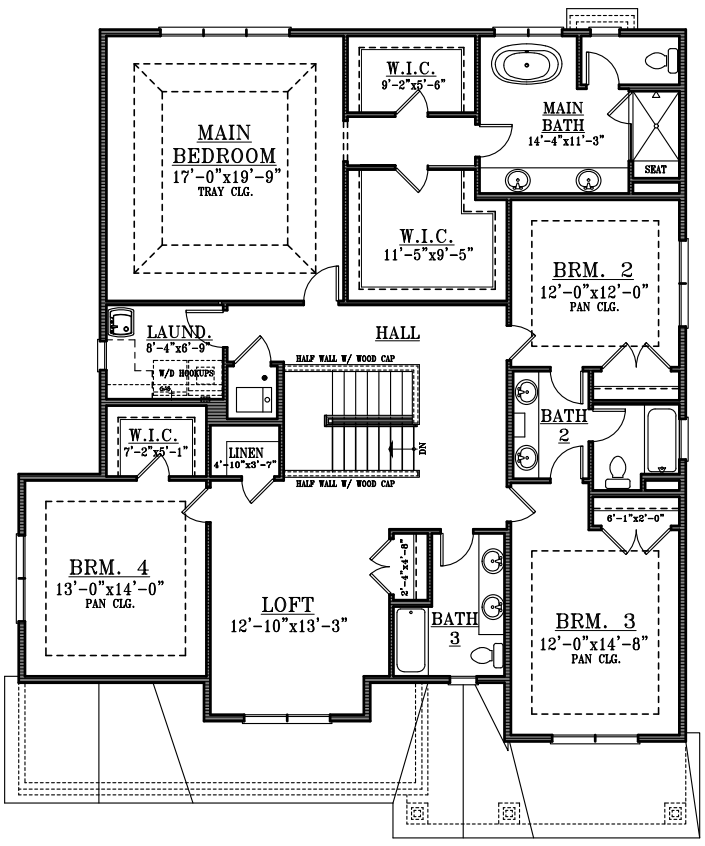
ELEVATION B



ELEVATION C

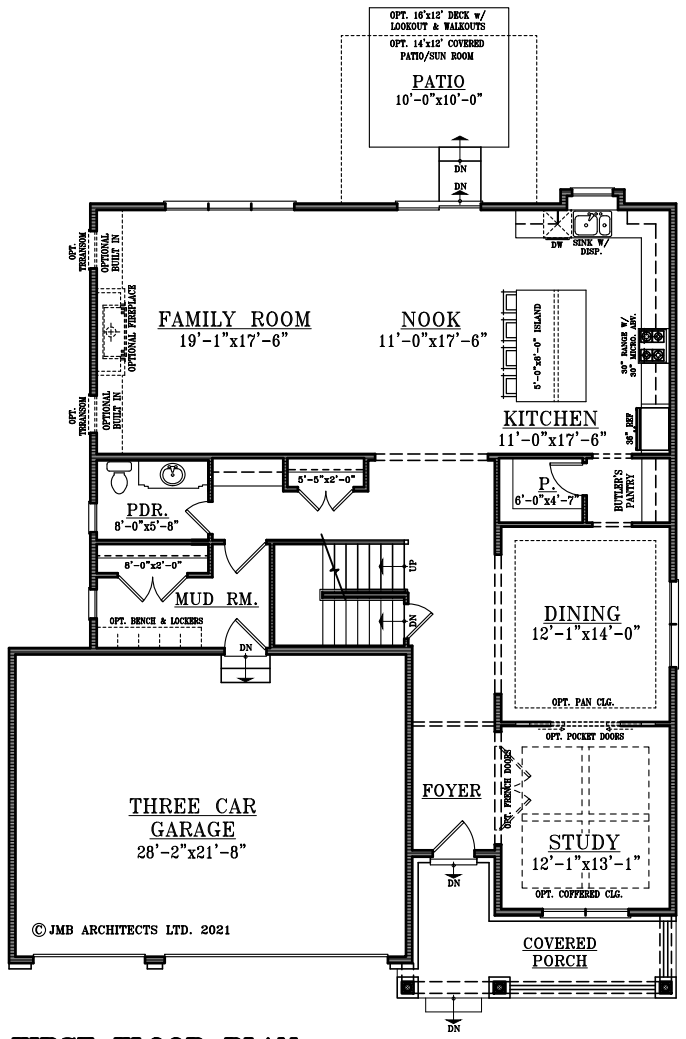


ELEVATION D



SECOND FLOOR PLAN

2,074 SQ. FT. – LIVABLE



FIRST FLOOR PLAN

1,703 SQ. FT. – LIVABLE

THE WINDMERE
PLAN '8'

3,777 SQ. FT. – LIVABLE

2 STORY 4BR w. LOFT – 3.5 BA – 3CAR

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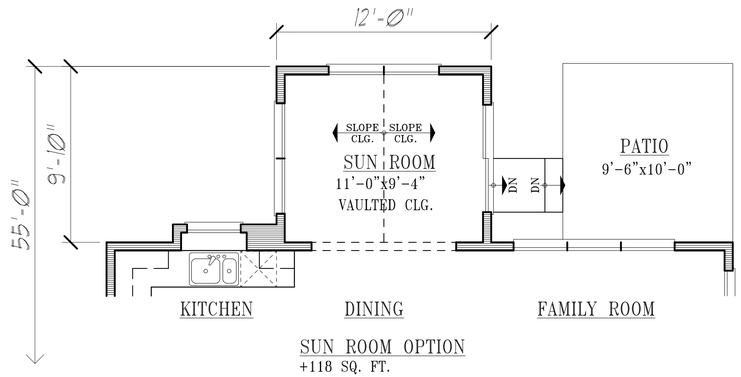
3RD BEDROOM

LIVABLE SQUARE FOOTAGE:

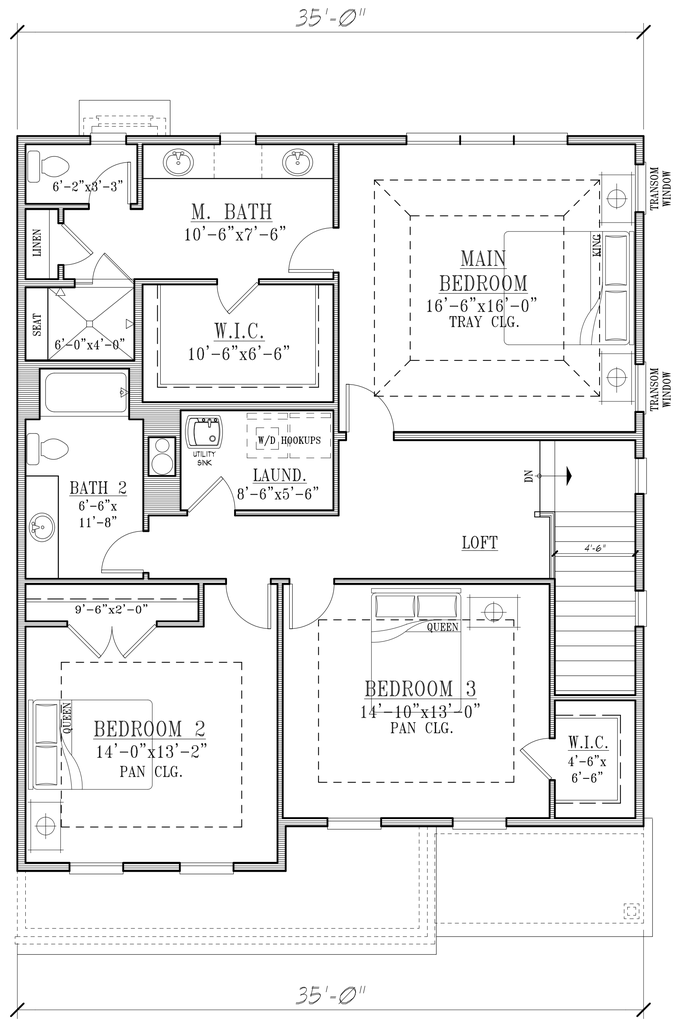
FIRST FLOOR	=	1,014 SQ.FT.
SECOND FLOOR	=	1,314 SQ.FT.
TOTAL GROSS	=	2,328 SQ.FT.

TOTAL GROSS SQ. FT.:

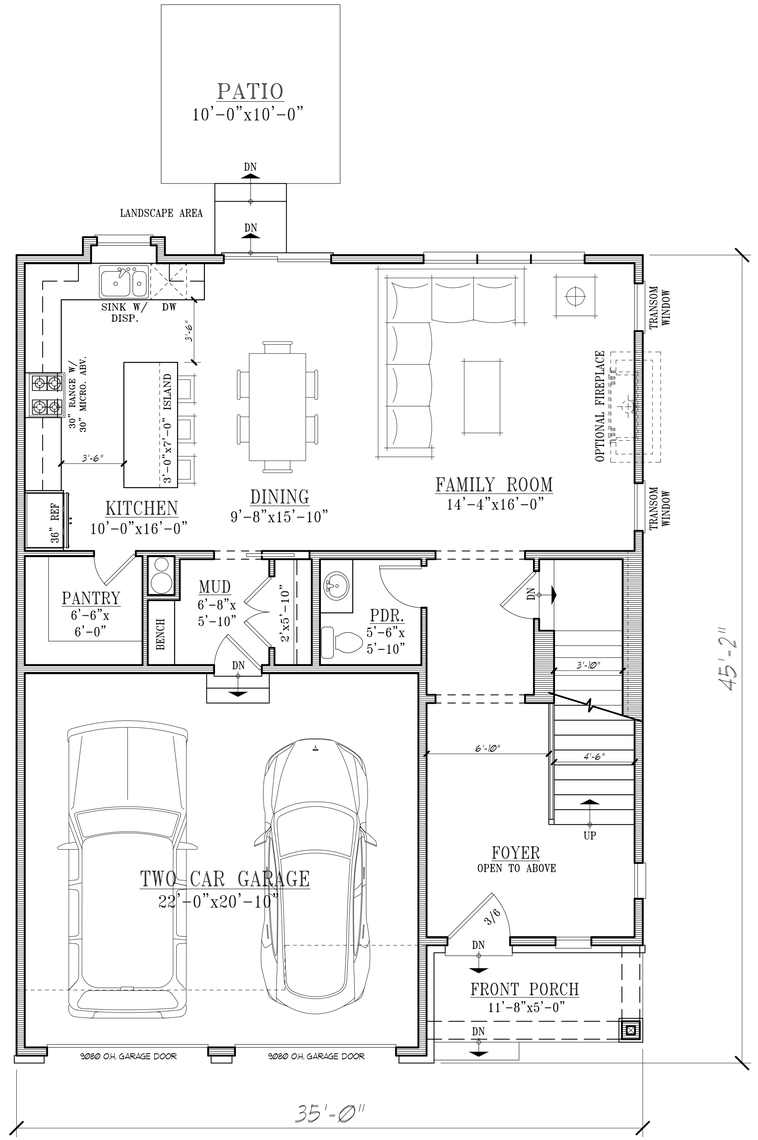
LIVABLE	=	2,328 SQ.FT.
GARAGE	=	495 SQ.FT.
FRONT PORCH	=	58 SQ.FT.
TOTAL GROSS	=	2,881 SQ.FT.



SUN ROOM OPTION
+118 SQ. FT.



SECOND FLOOR PLAN
SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FIRST FLOOR PLAN
SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

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Elmhurst, Illinois 60126
E-Mail: jmbarch@comcast.net Phone: 630.279.8228

NEW VILLAGE HOME FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

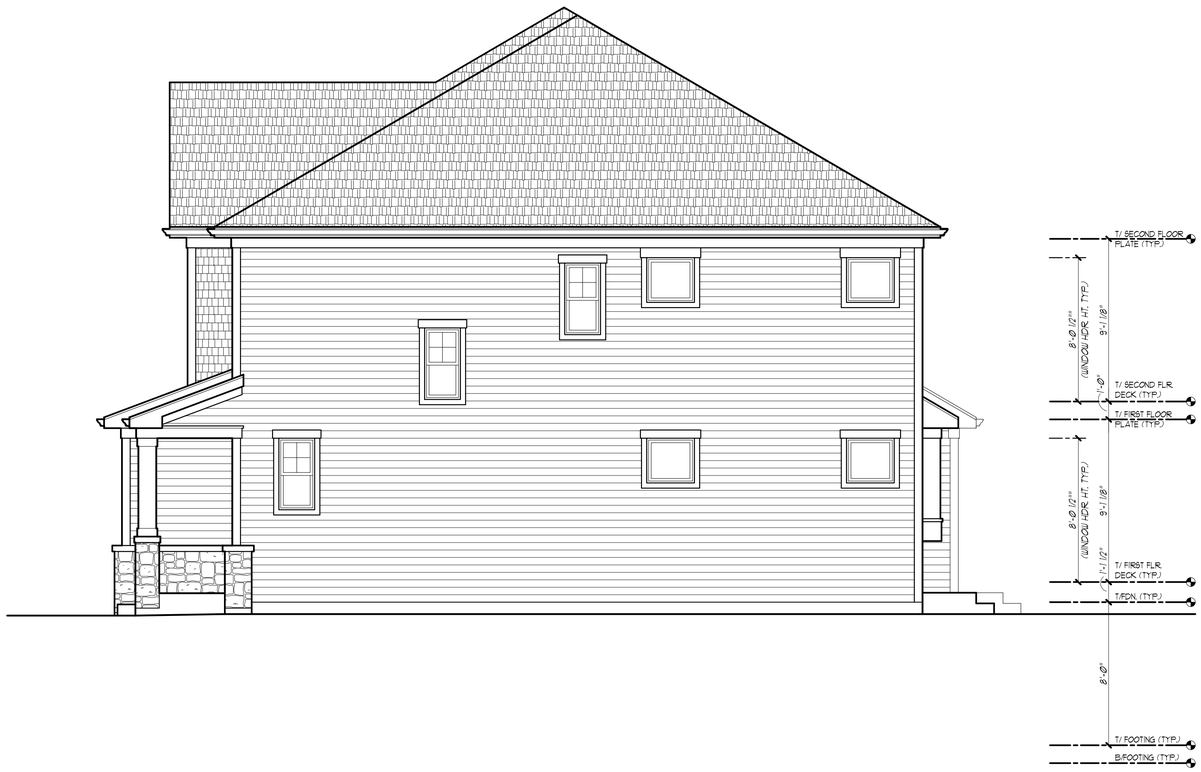
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3RD BEDROOM

LIVABLE SQUARE FOOTAGE:

FIRST FLOOR	=	1,014 SQ.FT.
SECOND FLOOR	=	1,314 SQ.FT.
TOTAL GROSS	=	2,328 SQ.FT.

TOTAL GROSS SQ. FT.:

LIVABLE	=	2,328 SQ.FT.
GARAGE	=	495 SQ.FT.
FRONT PORCH	=	58 SQ.FT.
TOTAL GROSS	=	2,881 SQ.FT.

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E-Mail: jmbarch@comcast.net Phone: 630.279.8228

NEW VILLAGE HOME FOR:
ND NITTI DEVELOPMENT
SCHAUMBURG, IL. 60193

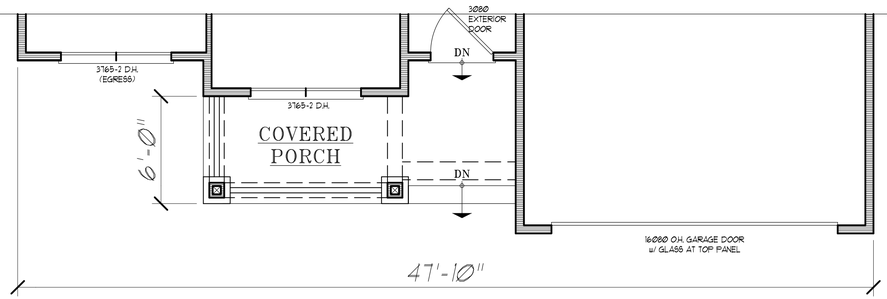
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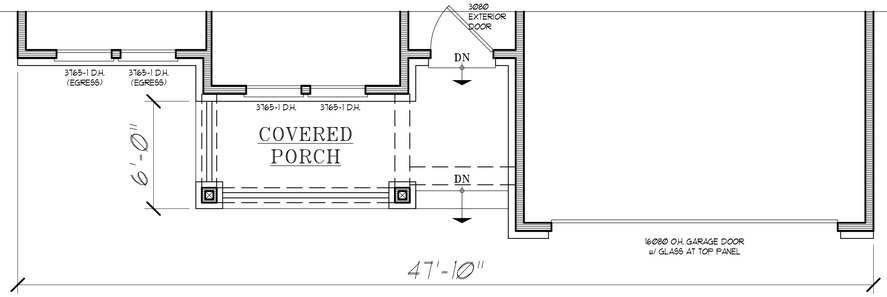
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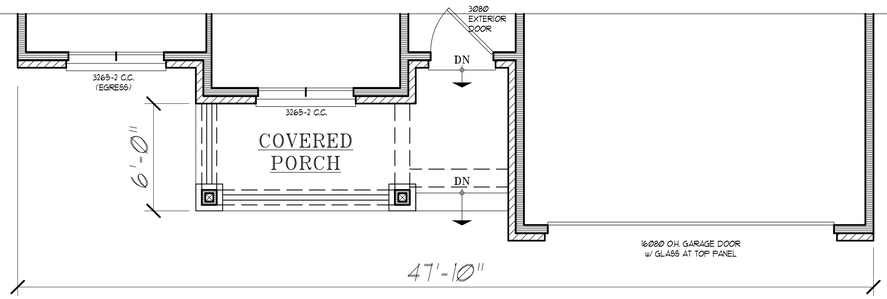
FIRST FLOOR PLAN - B

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FIRST FLOOR PLAN - C

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FIRST FLOOR PLAN - D

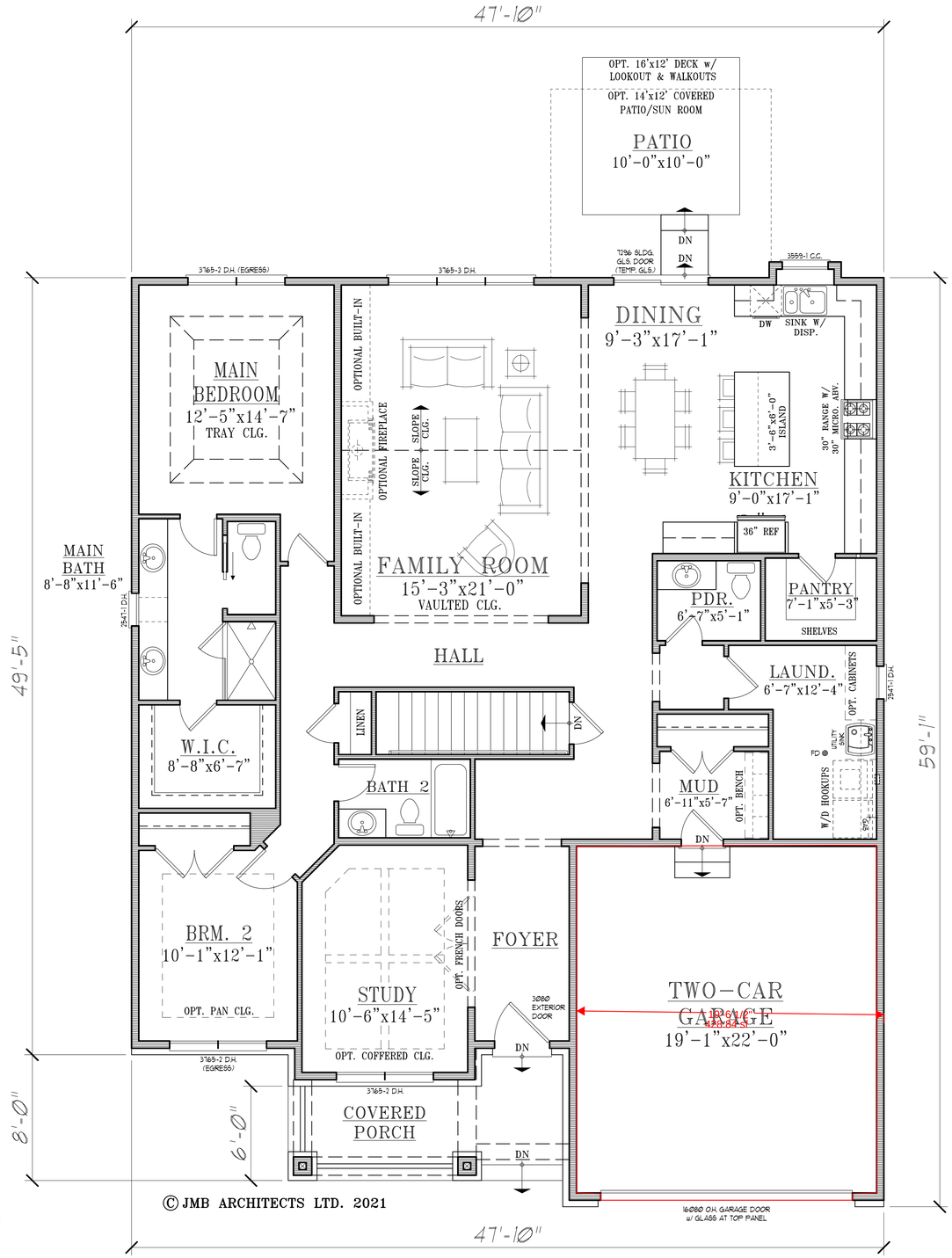
SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

PLAN '1'

2,129 SQ. FT. - LIVABLE

RANCH 2BR - 2.5 BA - 2CAR

10'-0" FIRST FLOOR



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FIRST FLOOR PLAN - A

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

2,129 SQ. FT. - LIVABLE

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NEW RESIDENCE FOR:
Nitti Development
ADDRESS - PLAN 1
SCHAUMBURG, IL. 60193

DATE:	06-22-2021
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CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2022

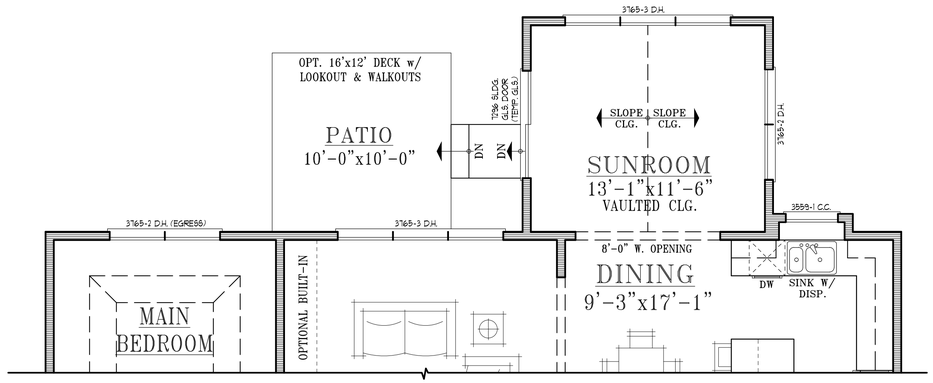
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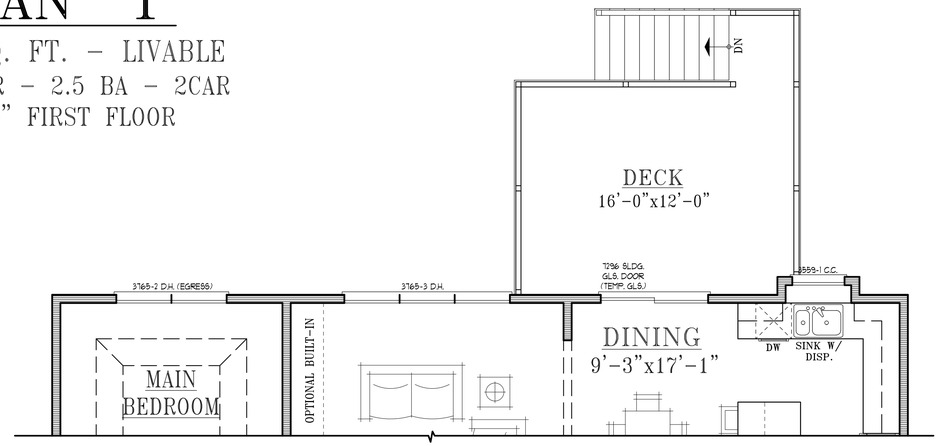
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PLAN '1'

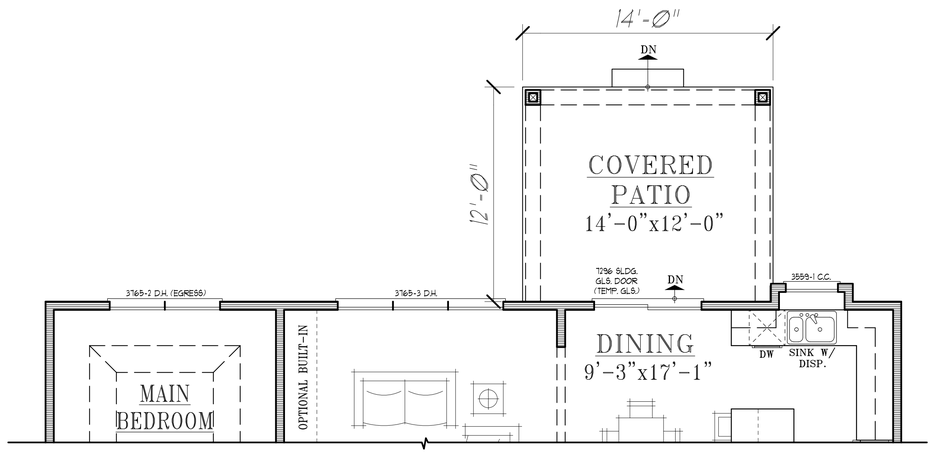
2,129 SQ. FT. - LIVABLE
RANCH 2BR - 2.5 BA - 2CAR
10'-0" FIRST FLOOR



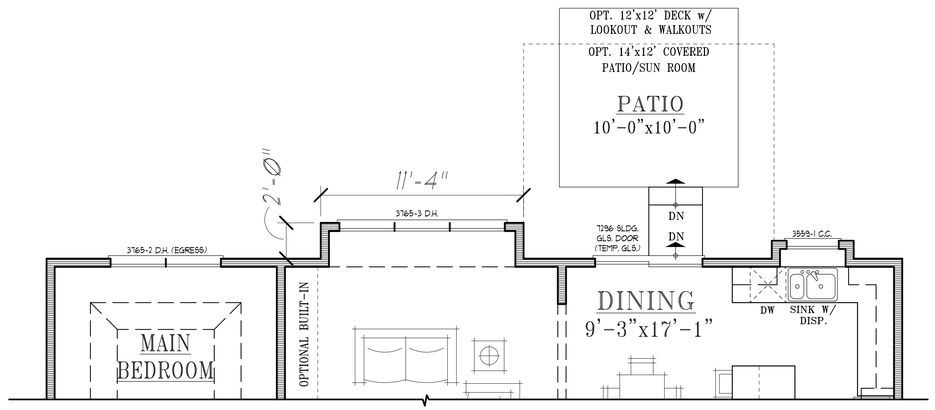
FIRST FLOOR PLAN
OPT. SUNROOM
168 SQ. FT.



FIRST FLOOR PLAN
OPT. DECK
0 SQ. FT.



FIRST FLOOR PLAN
OPT. COVERED PATIO
0 SQ. FT.



FIRST FLOOR PLAN
OPT. EXPANDED FAMILY ROOM
23 SQ. FT.

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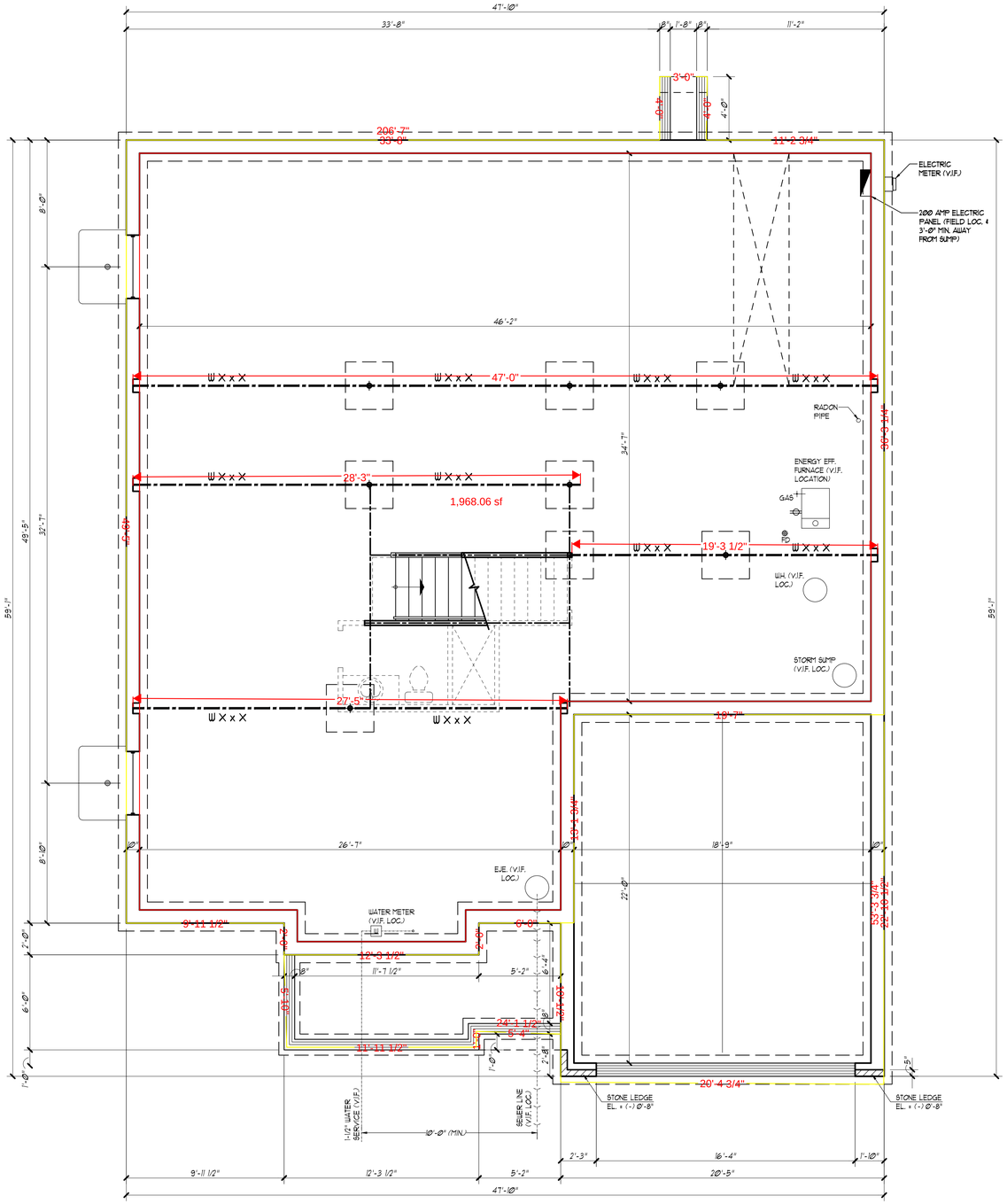
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A2.2
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FOUNDATION PLAN - B

SCALE:1/4"=1'-0" ⊕JMB ARCHITECTS LTD.



FOUNDATION PLAN - A, C, & D

SCALE:1/4"=1'-0" ⊕JMB ARCHITECTS LTD.

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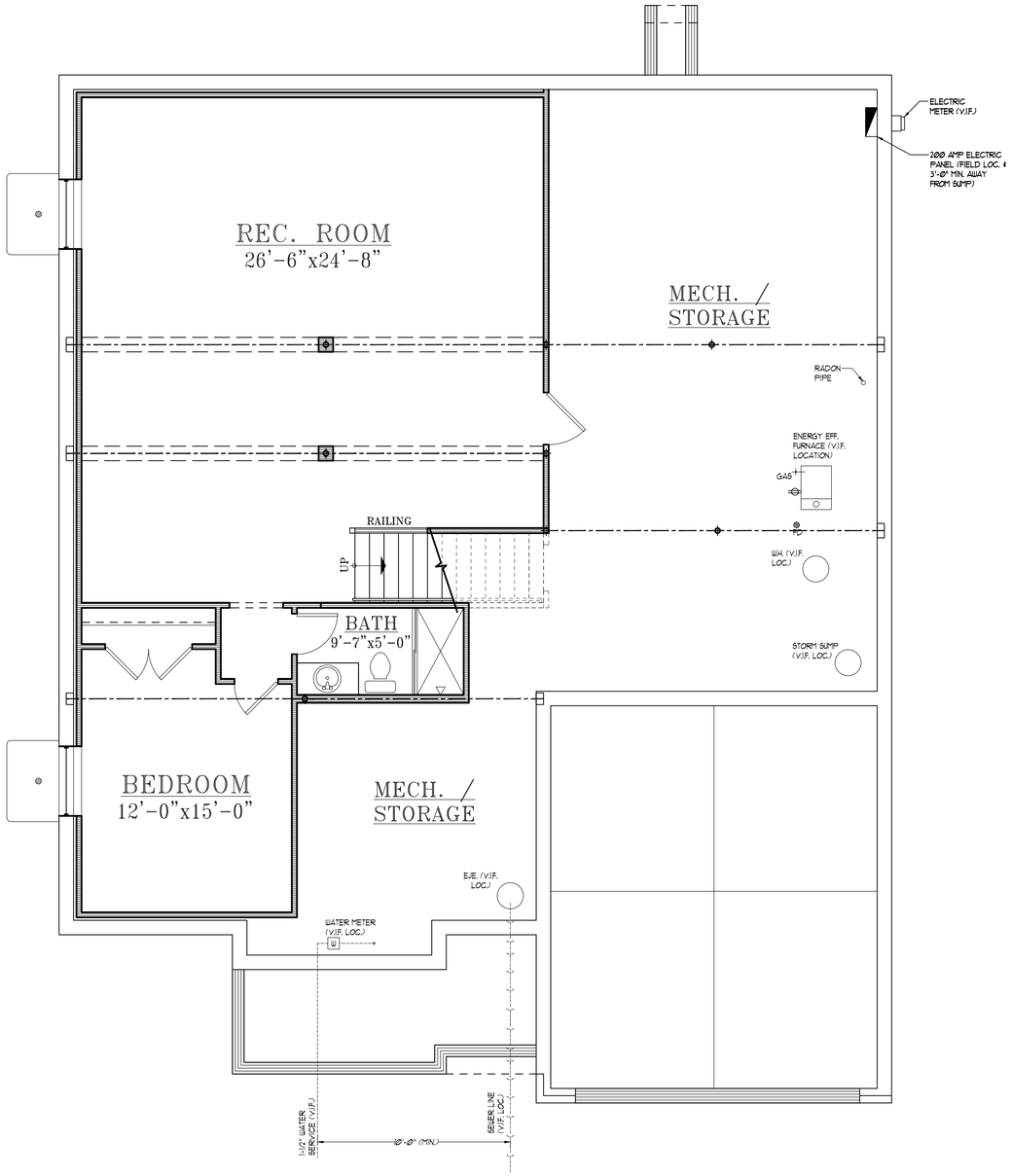
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ADDRESS - PLAN 1
SCHAUMBURG, IL. 60193

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A1
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FINISHED BASEMENT PLAN

990 SQ. FT. - FINISHED

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ADDRESS - PLAN 1
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B3

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REAR ELEVATION

SCALE:1/4"=1'-0"

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RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0"

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PLAN '1'

ELEVATION A – TRADITIONAL



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0"

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FRONT ELEVATION

SCALE:1/4"=1'-0"

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REVISION:	
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SHEET: B4



REAR ELEVATION

SCALE:1/4"=1'-0"

JMB ARCHITECTS LTD.



RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0"

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PLAN '1'

ELEVATION B – FARMHOUSE



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0"

JMB ARCHITECTS LTD.



FRONT ELEVATION

SCALE:1/4"=1'-0"

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ADDRESS - PLAN 1
SCHAUMBURG, IL. 60193

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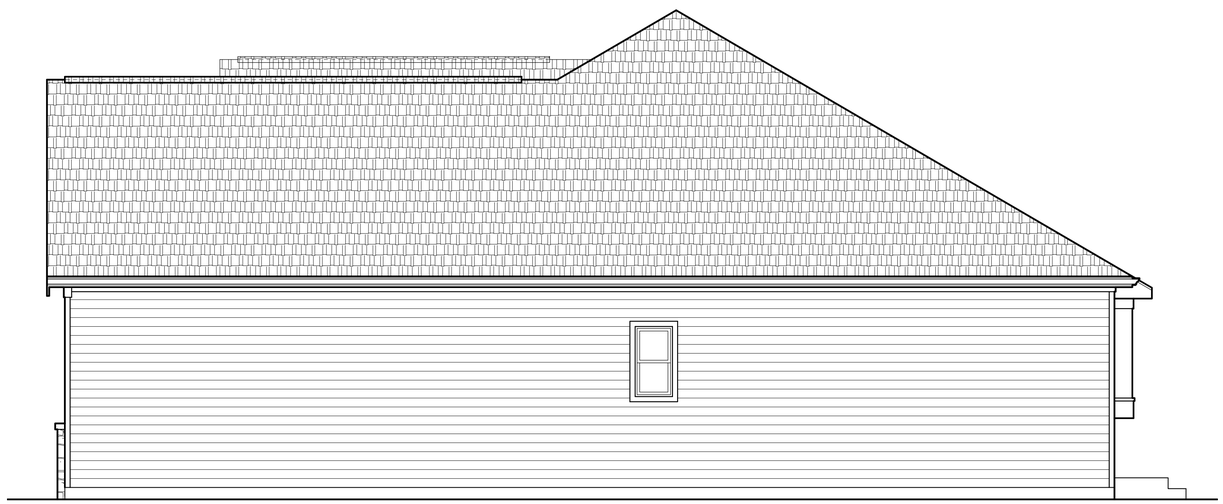
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REAR ELEVATION

SCALE:1/4"=1'-0"

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RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0"

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PLAN '1'

ELEVATION C – NANTUCKET



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0"

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FRONT ELEVATION

SCALE:1/4"=1'-0"

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180 W. Park Suite #10
Elmhurst, Illinois 60126

E-Mail: John.b@JMBArchitect.com Phone: 630.279.8228

NEW RESIDENCE FOR:
Nitti Development
ADDRESS - PLAN 1
SCHAUMBURG, IL. 60193

DATE:	06-22-2021
DRAWN BY:	KPM
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2022

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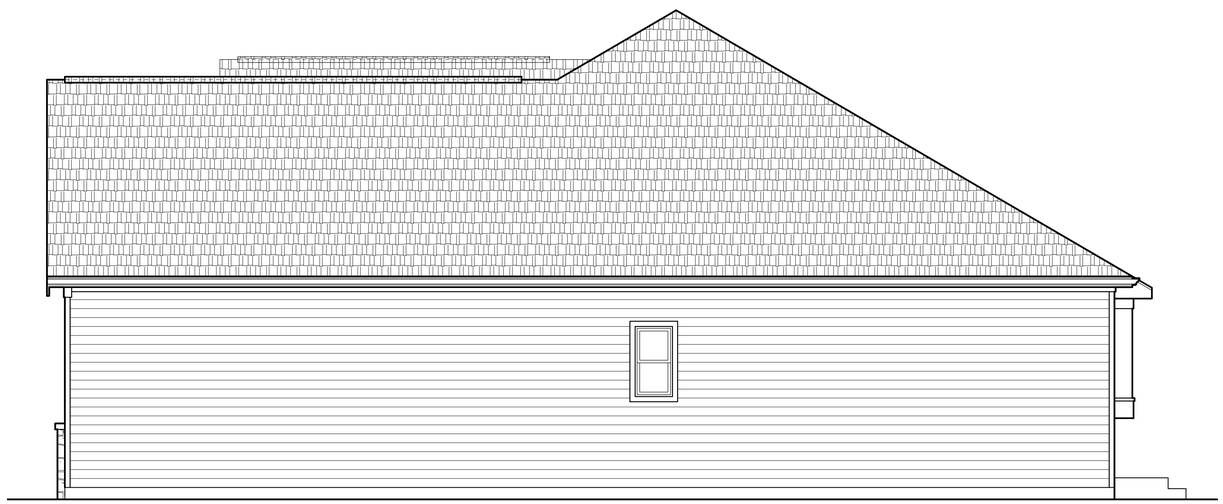
B4

SHEET:



REAR ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

PLAN '1'

ELEVATION D – TRANSITIONAL



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FRONT ELEVATION

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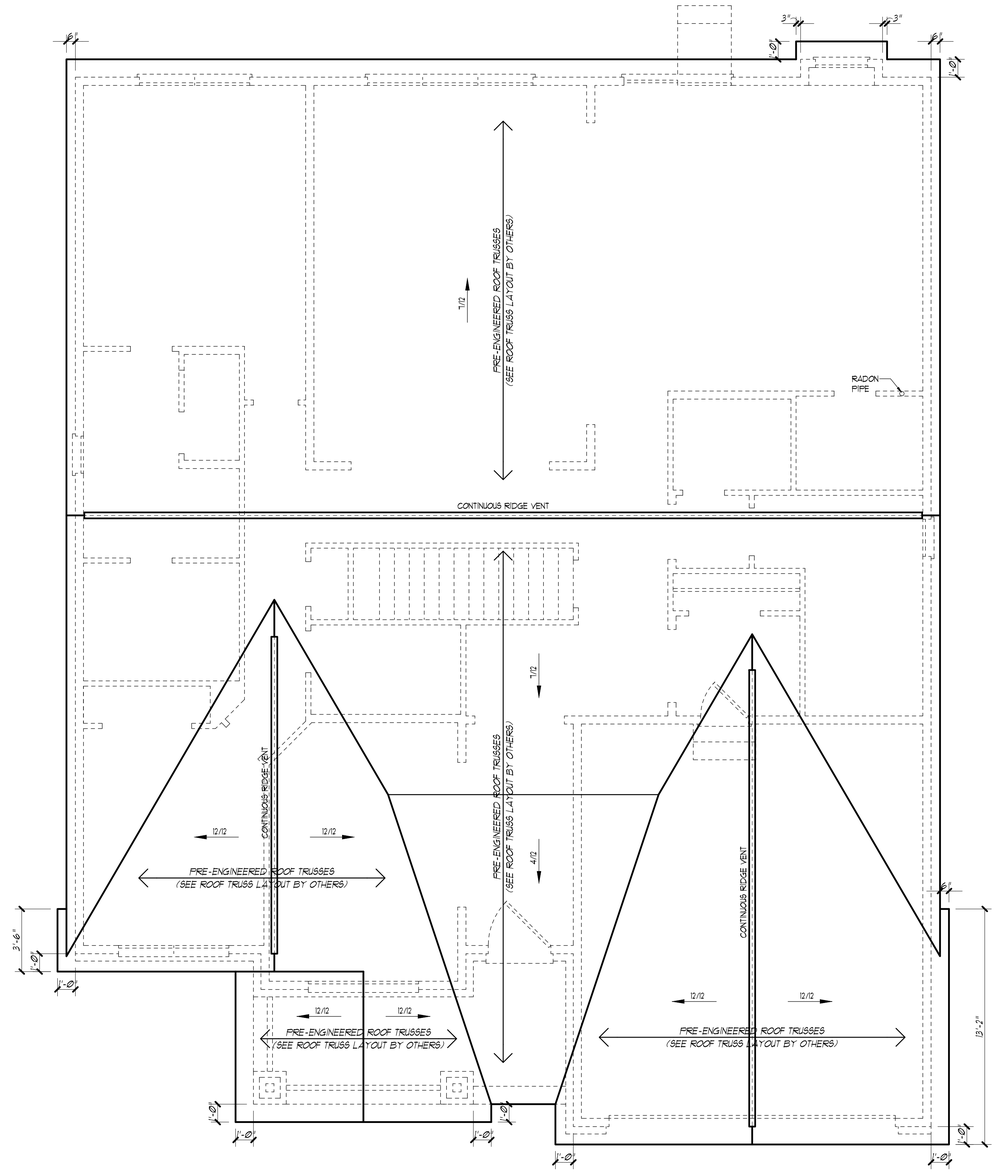
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ROOF PLAN - A

SCALE:1/4"=1'-0"

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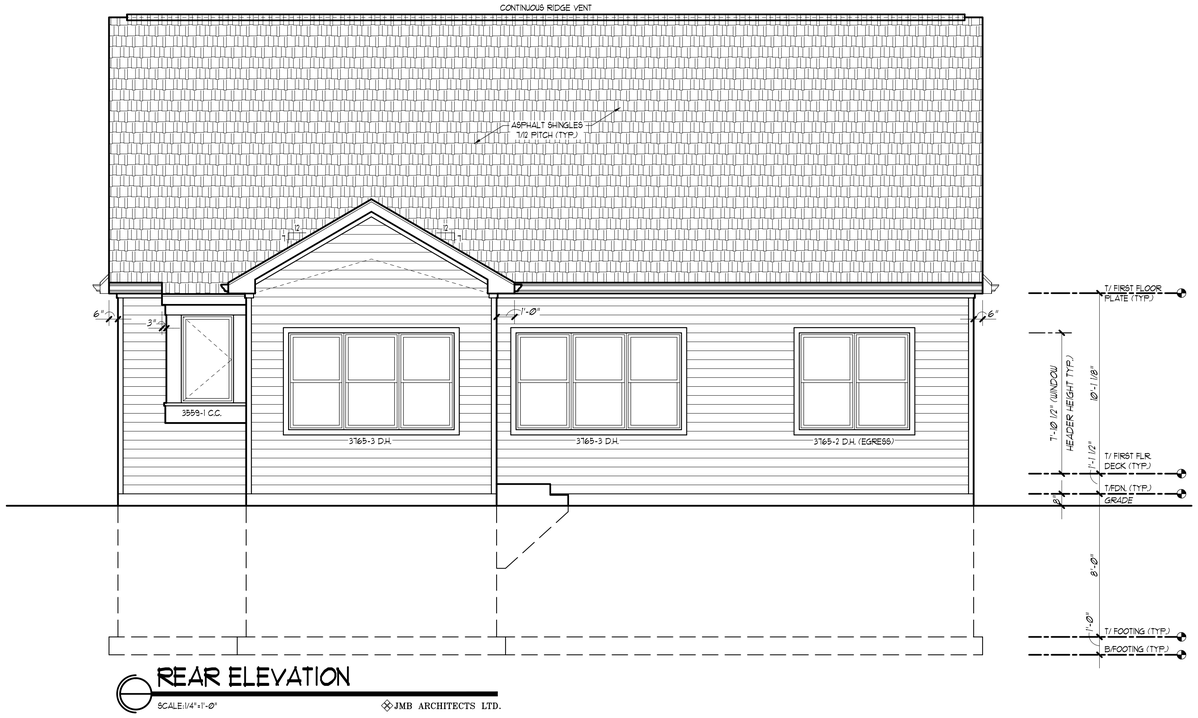
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ADDRESS - PLAN 1
SCHAUMBURG, IL. 60193

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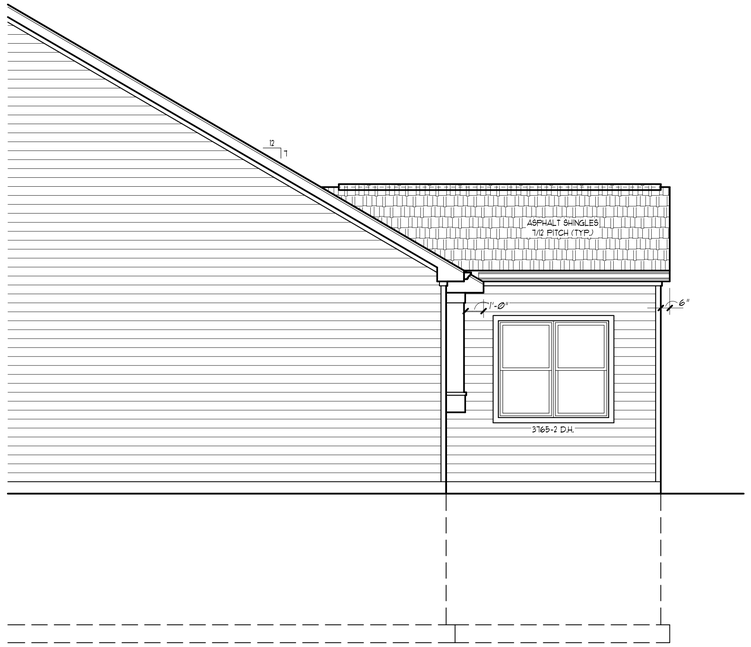
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SHEET:



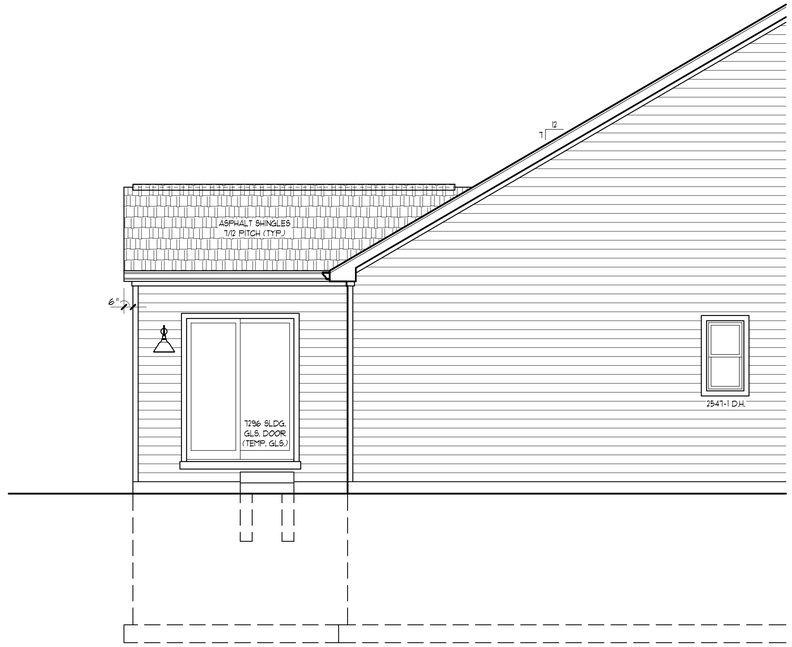
REAR ELEVATION

SCALE:1/4"=1'-0" ⊗JMB ARCHITECTS LTD.



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ⊗JMB ARCHITECTS LTD.



RIGHT SIDE ELEVATION

SCALE:1/4"=1'-0" ⊗JMB ARCHITECTS LTD.

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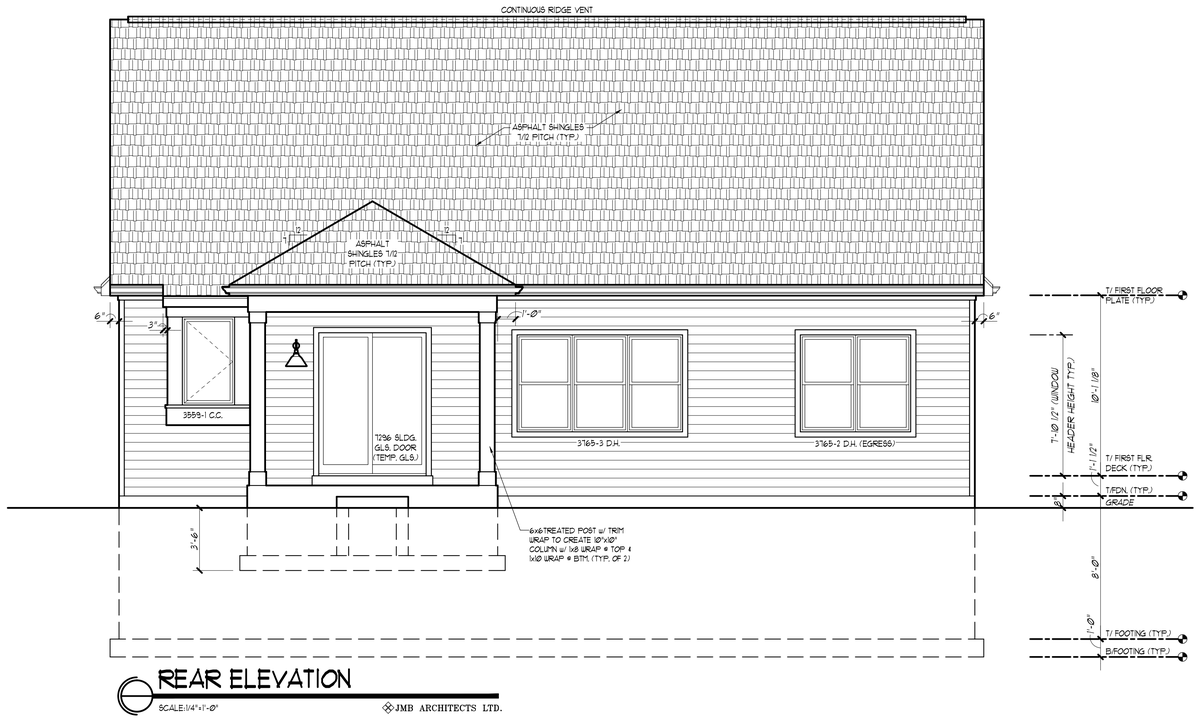
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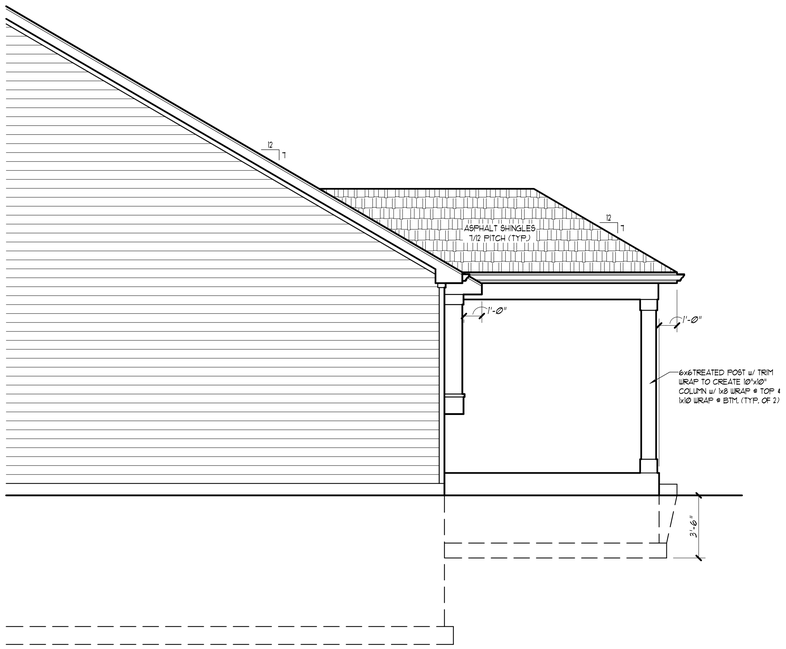
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A7
SHEET:



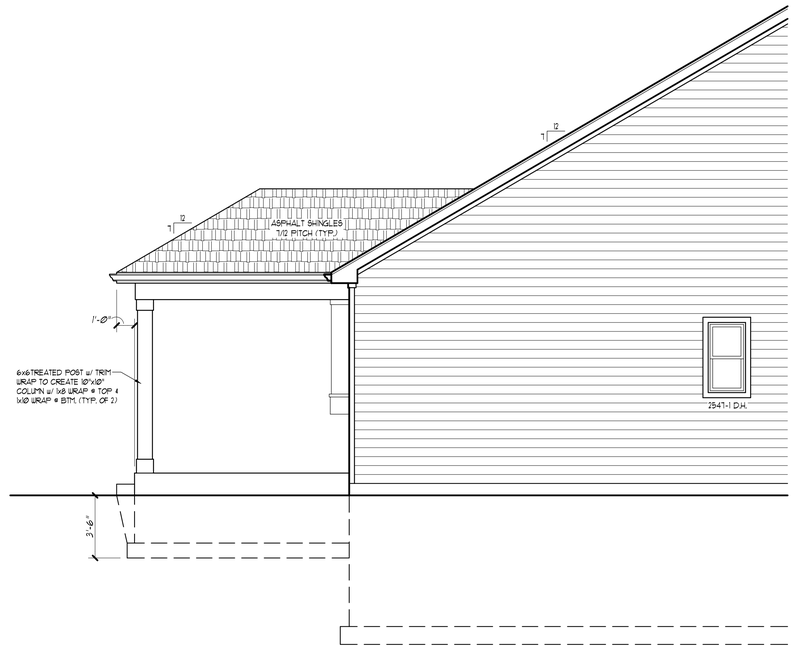
REAR ELEVATION

SCALE:1/4"=1'-0" ⊗JMB ARCHITECTS LTD.



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ⊗JMB ARCHITECTS LTD.



RIGHT SIDE ELEVATION

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A8

SHEET:





ATCHER MODEL

(additional color palettes will be offered but not shown)









CRESTONE MODEL

(additional color palettes will be offered but not shown)









DOHERTY MODEL

(additional color palettes will be offered but not shown)









LANCER MODEL

(additional color palettes will be offered but not shown)









MORGAN MODEL

(additional color palettes will be offered but not shown)









PRARIE MODEL

(additional color palettes will be offered but not shown)









SUNSET MODEL

(additional color palettes will be offered but not shown)









WINDMERE MODEL

(additional color palettes will be offered but not shown)











R-3C R-3B R-3A R-3B R-3C

FRONT ELEVATION



FRONT ELEVATION

PARKWAY NOT IN FRONT OF HOMES TO BE MAINTAINED BY HOA (TYP)

#4716
WATER VALVE VAULT
RIM=747.34
TP 8" DIP E=741.99

BROCKWAY

W. SUE LN.

GREENWICH CT.

WOODCLIFF CT.

S. MEACHAM ROAD

BROOKDALE LN.

OUTLOT 1

OUTLOT 2

OUTLOT 3

OUTLOT 4

OUTLOT 5

SALT CREEK

FLOODPLAIN COMPENSATION BASIN

DETENTION POND 1

DETENTION POND 2

ZONE AE

LEGEND

STORM SEWER TO BE MAINTAINED BY HOA

LAND TO BE MAINTAINED BY HOA

GRAPHIC SCALE
100 50 0 100
1" = 100'

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JULY 2, 2025

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 220205 S04
PROJECT MANAGER: DF
DESIGNED BY: MW
DRAWN BY: MK

MAINTENANCE RESPONSIBILITY EXHIBIT

LOEBER FARM

SCHAUMBURG ILLINOIS

7325 Janes Avenue
Woodridge,IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

May 12, 2025

Javier Millan
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Meacham Road @ Algonquin Road
IDOT, Village of Schaumburg

Dear Mr. Millan:

In response to a request made on your behalf and dated 5/12/2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Algonquin Rd east of Meacham Rd	27,400 (2023)	33,700
Algonquin Rd west of Meacham Rd	28,100 (2023)	34,600
Meacham Rd north of Algonquin Rd	12,100 (2022)	14,900
Meacham Rd south of Algonquin Rd	25,100 (2022)	30,900
Old Plum Grove Rd west of Meacham Rd / Plum Grove Rd	2,300 (2022)	2,830

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: IDOT, Village of Schaumburg
S:\AdminGroups\ResearchAnalysis\2025_trafficForecasts\Schaumburg\ck-47-25\ck-47-25.docx

TRAFFIC FORECAST RECORD

Record Number: ck-47-25
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: KLOA
Contact: Javier Millan
Email or Phone: jmillan@kloainc.com
Sponsor: IDOT, Village of Schaumburg
Date request was received: 5/12/2025
Date that response was emailed: 5/12/2025
Facility Location: Meacham Road @ Algonquin Road
Municipality: Schaumburg



Prepared For:

NITTI DEVELOPMENT

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Loeber Farm residential development to be located in Schaumburg, Illinois. The site, which is currently vacant, is located on the west side of Meacham Road across from Brookdale Lane. As proposed, the development will contain 43 single-family homes and 79 townhouses/rowhouses. Access to the development will be provided via a full-movement access road on Meacham Road forming the fourth (west) leg of the existing intersection with Brookdale Lane. An emergency-only access connection is also proposed to Brockway Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

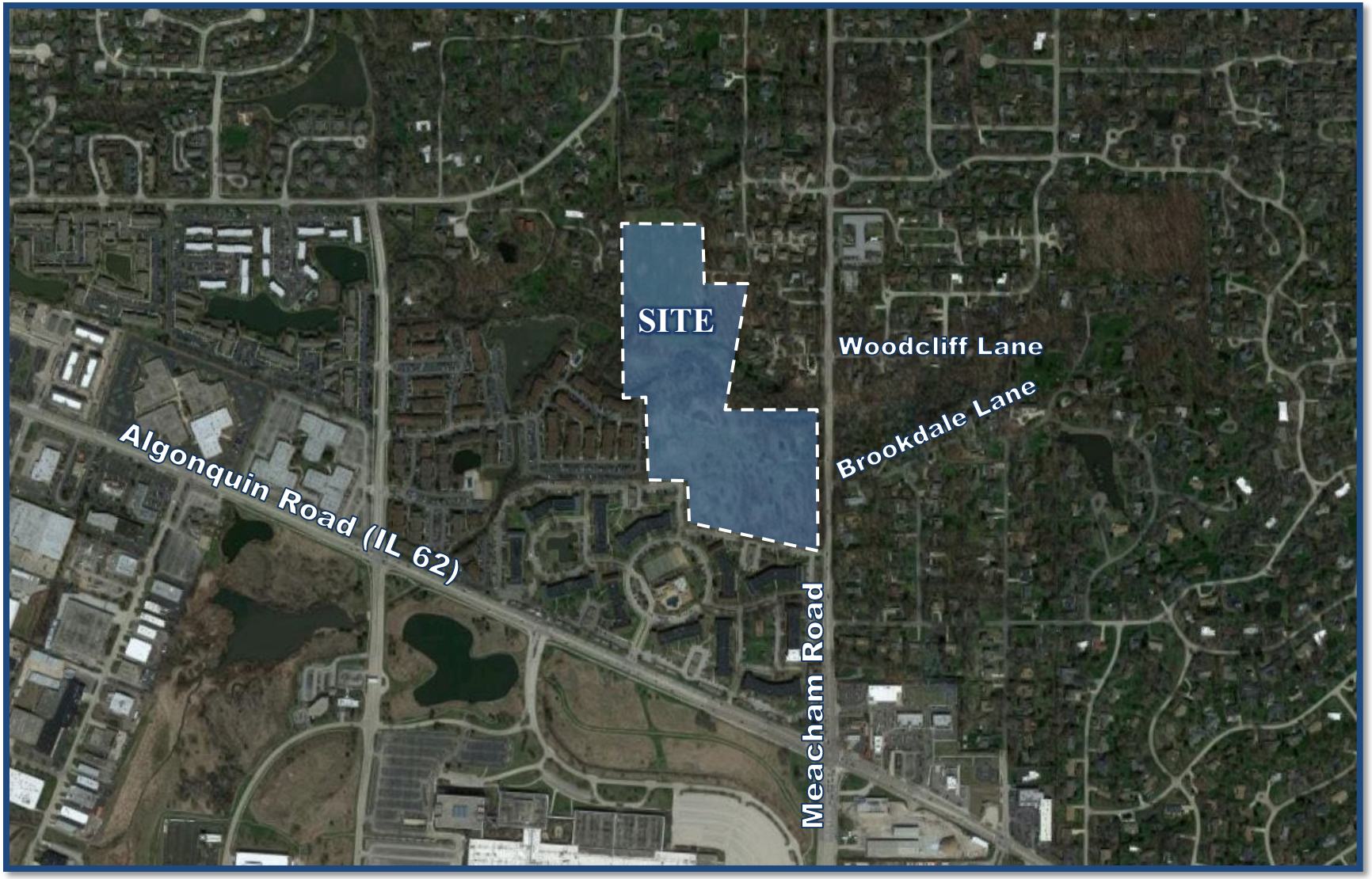
1. Base Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area adjusted to reflect 2024 conditions.

2. No-Build Conditions – Analyzes the capacity of the existing roadway system using the base traffic volumes, ambient area growth not attributable to any particular development, and the traffic estimated to be generated by other area developments.

3. Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the base traffic volumes, ambient area growth not attributable to any particular development, the traffic estimated to be generated by other area developments, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

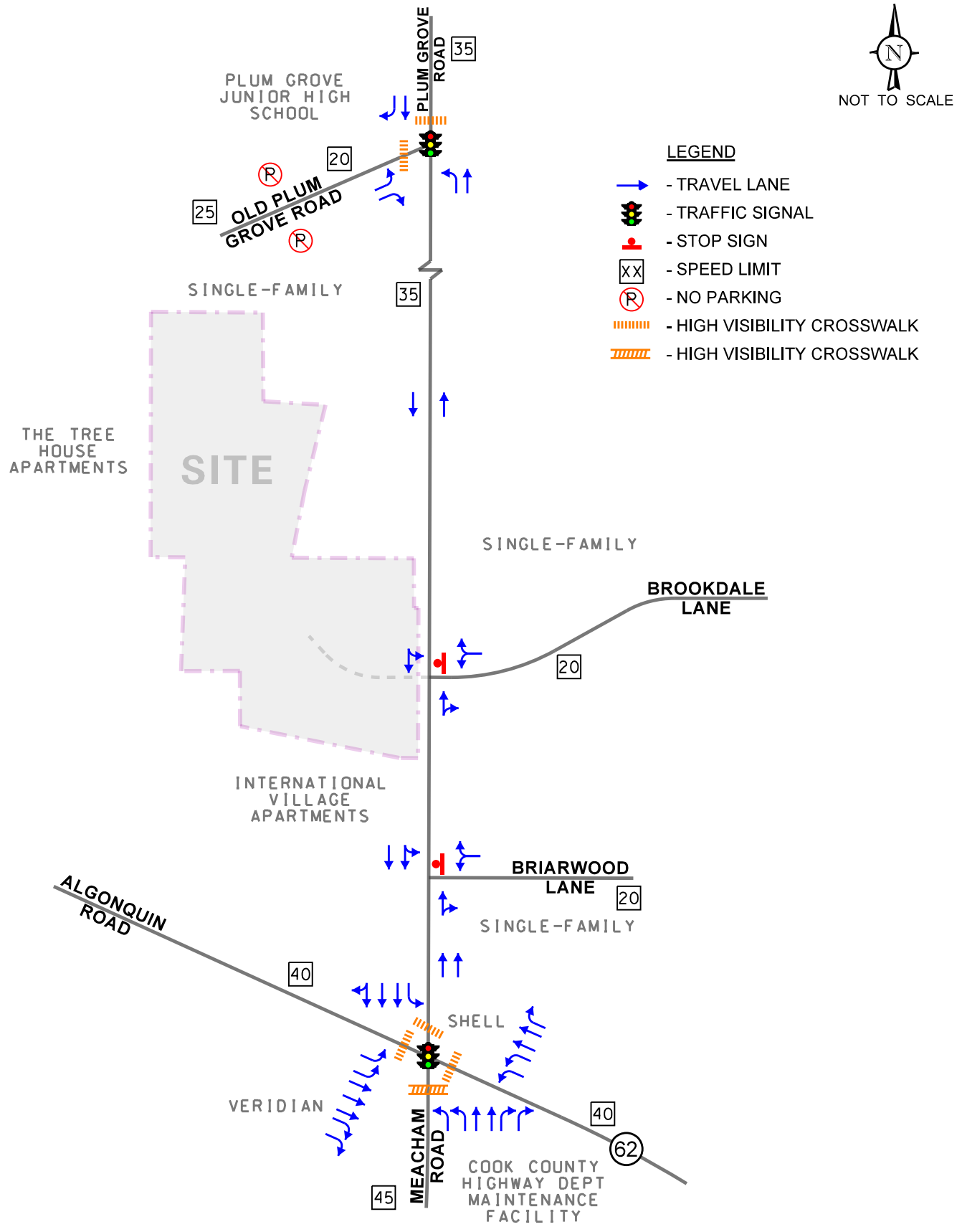
The site is located on the west side of Meacham Road north of Algonquin Road. The land uses within the vicinity of the site are primarily residential with single-family homes north and east of the site. The International Village and Treehouse apartment complexes border the site on the south and west sides, respectively.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Meacham Road is a north-south, minor arterial roadway that becomes Plum Grove Road north of Old Plum Grove Road. Within the vicinity of the site, Meacham Road provides one lane in each direction. It is important to note that Meacham Road and Algonquin Road were recently widened and improved as part of the Veridian development. At its signalized intersection with Algonquin Road, Meacham Road provides dual left-turn lanes, two through lanes and dual right-turn lanes in the northbound approach. The southbound approach provides an exclusive left-turn lane, two through lanes and a shared through/right-turn lane. At its unsignalized intersection with Briarwood Lane, the northbound approach provides a shared through/right-turn lane and the southbound approach provides a through lane and a shared through/left-turn lane. At its unsignalized intersection with Brookdale Lane, the northbound approach provides a shared through/right-turn lane and the southbound approach provides a shared through/left-turn lane. At its signalized intersection with Old Plum Grove Road, Meacham Road is widened to provide an exclusive left-turn lane and a through lane in the northbound approach. The southbound approach is widened to provide a through lane and an exclusive right-turn lane. Meacham Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 35 mph along the site's frontage, and carries an Annual Average Daily Traffic (AADT) volume of 12,100 (IDOT 2022) vehicles.

Algonquin Road (IL 62) is an east-west, other principal arterial. At its signalized intersection with Meacham Road, Algonquin Road provides dual left-turn lanes, three through lanes and dual right-turn lanes in the eastbound approach. The westbound approach provides dual right-turn lanes, two through lanes and an exclusive right-turn lane. Algonquin Road is designated as a strategic regional arterial (SRA), has a posted speed limit of 40 mph and carries an AADT of 31,900 vehicles west of Meacham Road increasing to 33,000 east of Meacham Road (IDOT 2019).



Proposed Loeber Farm Development
Schaumburg, Illinois

Existing Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-134 Figure: 3

Old Plum Grove Road is a north-south minor arterial that becomes an east-west local road at its signalized intersection with Meacham Road. At its signalized intersection with Meacham Road, Old Plum Grove Road provides two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. Old Plum Grove Road has a posted speed limit of 20 mph when children are present, increasing to 25 mph further west. Old Plum Grove Road is under the jurisdiction of the City of Rolling Meadows and carries an AADT of 2,300 vehicles (IDOT 2022).

Brookdale Lane is an east-west local road that provides one lane in each direction. At its intersection with Meacham Road, Brookdale Lane terminates and provides one inbound and one outbound lane with outbound movements under stop sign control. Brookdale Lane has a posted speed limit of 20 mph and is under the jurisdiction of Palatine Township.

Briarwood Lane is an east-west local road that provides one lane in each direction. At its intersection with Meacham Road, Briarwood Lane terminates and provides one inbound and one outbound lane with outbound movements under stop sign control. Briarwood Lane has a posted speed limit of 20 mph and is under the jurisdiction of Palatine Township.

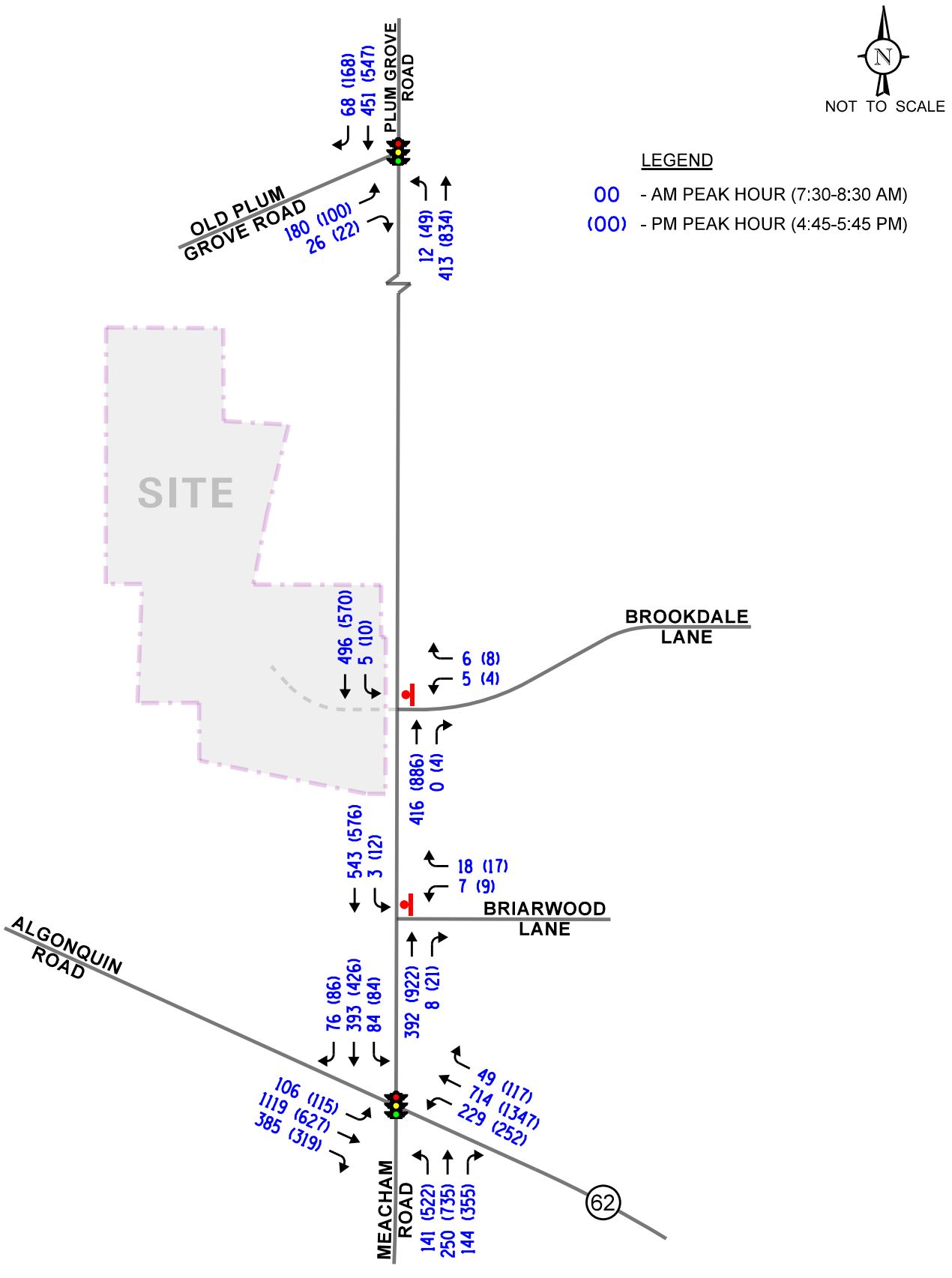
Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Tuesday, May 2, 2023, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Meacham Road with Algonquin Road, Briarwood Lane, Brookdale Lane and Old Plum Grove Road.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M.

To reflect Year 2024 conditions, the Year 2023 traffic volumes were increased by an annual growth rate of 0.8 percent (to be discussed later in this report). The Year 2024 traffic volumes serve as the Year 2024 base peak hour traffic volumes to be analyzed.

Figure 4 illustrates the base peak hour traffic volumes for both peak periods that the counts were performed. **Figure 5** illustrates the existing peak hour pedestrian and bicycle volumes. Copies of the traffic count summary sheets are included in the Appendix.

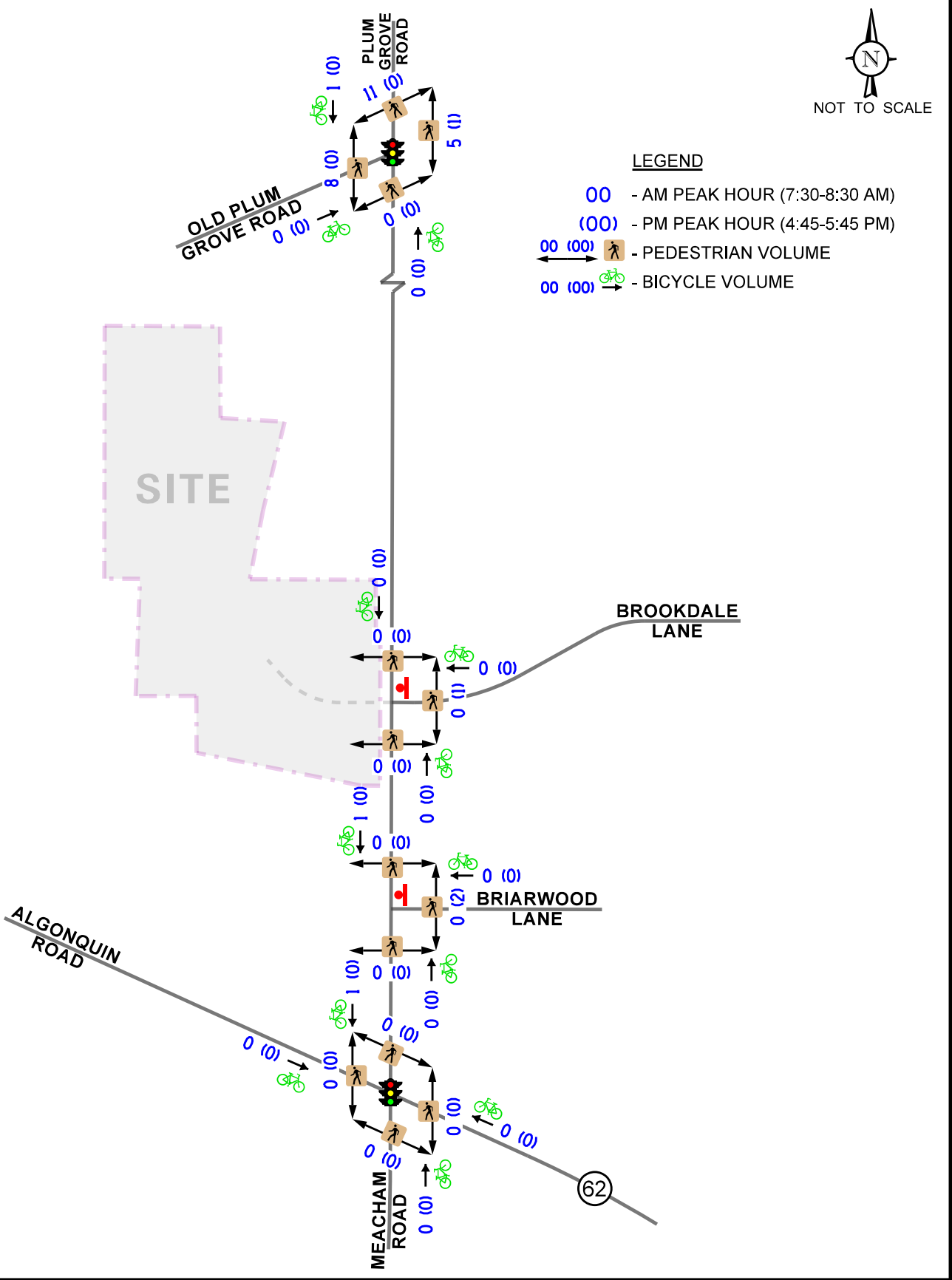


Proposed Loeber Farm Development
Schaumburg, Illinois

Year 2024 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-134 Figure: 4



Proposed Loeber Farm Development
Schaumburg, Illinois

Existing Pedestrian and Bicycle Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 22-134 Figure: 5

Crash Data Summary

KLOA, Inc. obtained crash data for the past most recent five years (2017 to 2021) for the intersections of Meacham Road with Algonquin Road, Briarwood Lane, Brookdale Lane and Old Plum Grove Road. No crashes were reported for the intersection of Meacham Road with Briarwood Lane. **Tables 1** through **3** summarize the crash data.

Table 1
ALGONQUIN ROAD WITH MEACHAM ROAD

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Ped	Total	PD	I	F
2017	1	0	0	12	0	5	0	18	11	7	0
2018	1	0	0	13	1	4	1	20	14	6	0
2019	0	0	1	5	0	3	0	9	4	5	0
2020	0	0	0	1	1	0	0	2	2	0	0
2021	0	0	0	6	1	3	0	10	6	4	0
Total	**2**	**0**	**1**	**37**	**3**	**15**	**1**	**59**	**37**	**22**	**0**
Avg	**<1.0**	**0.0**	**<1.0**	**7.4**	**<1.0**	**3.0**	**<1.0**	**11.8**	**7.4**	**4.4**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning; Ped - Pedestrian
PD – Property Damage; I – Injury; F - Fatal

Table 2
MEACHAM ROAD WITH BROOKDALE LANE

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Ped	Total	PD	I	F
2017	0	0	0	1	0	2	0	3	3	0	0
2018	1	0	0	0	0	0	0	1	1	0	0
2019	0	0	0	1	0	0	0	1	1	0	0
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0
Total	**1**	**0**	**0**	**2**	**0**	**2**	**0**	**5**	**5**	**0**	**0**
Avg	**<1.0**	**0.0**	**0.0**	**<1.0**	**0.0**	**<1.0**	**0.0**	**1.0**	**1.0**	**0.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
MEACHAM ROAD WITH OLD PLUM GROVE ROAD

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Ped	Total	PD	I	F
2017	0	0	0	1	0	0	0	1	1	0	0
2018	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	2	0	0	0	2	2	0	0
2020	0	0	0	0	0	1	0	1	0	1	0
2021	0	0	0	1	0	1	0	2	1	2	0
Total	**0**	**0**	**0**	**4**	**0**	**2**	**0**	**6**	**4**	**3**	**0**
Avg	**0.0**	**0.0**	**0.0**	**<1.0**	**0.0**	**<1.0**	**0.0**	**1.2**	**<1.0**	**<1.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Based on a review of the accident data, no fatalities were reported at any intersection during the reviewed period.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the plans call for developing the site with 43 single-family homes and 79 townhouses/rowhouses. Access will be provided via a single access road that will intersect Meacham Road opposite Brookdale Lane. The access road should provide one inbound lane and two outbound lanes with outbound movements under stop sign control. The outbound lanes should be striped to provide an exclusive right-turn and a shared through/left-turn lane. A northbound left-turn lane will be warranted (see page 23) while a southbound right-turn lane will not be warranted on Meacham Road. Emergency access will be provided via cross connection to Brockway Street. A copy of the proposed site plan is included in the Appendix.

Directional Distribution

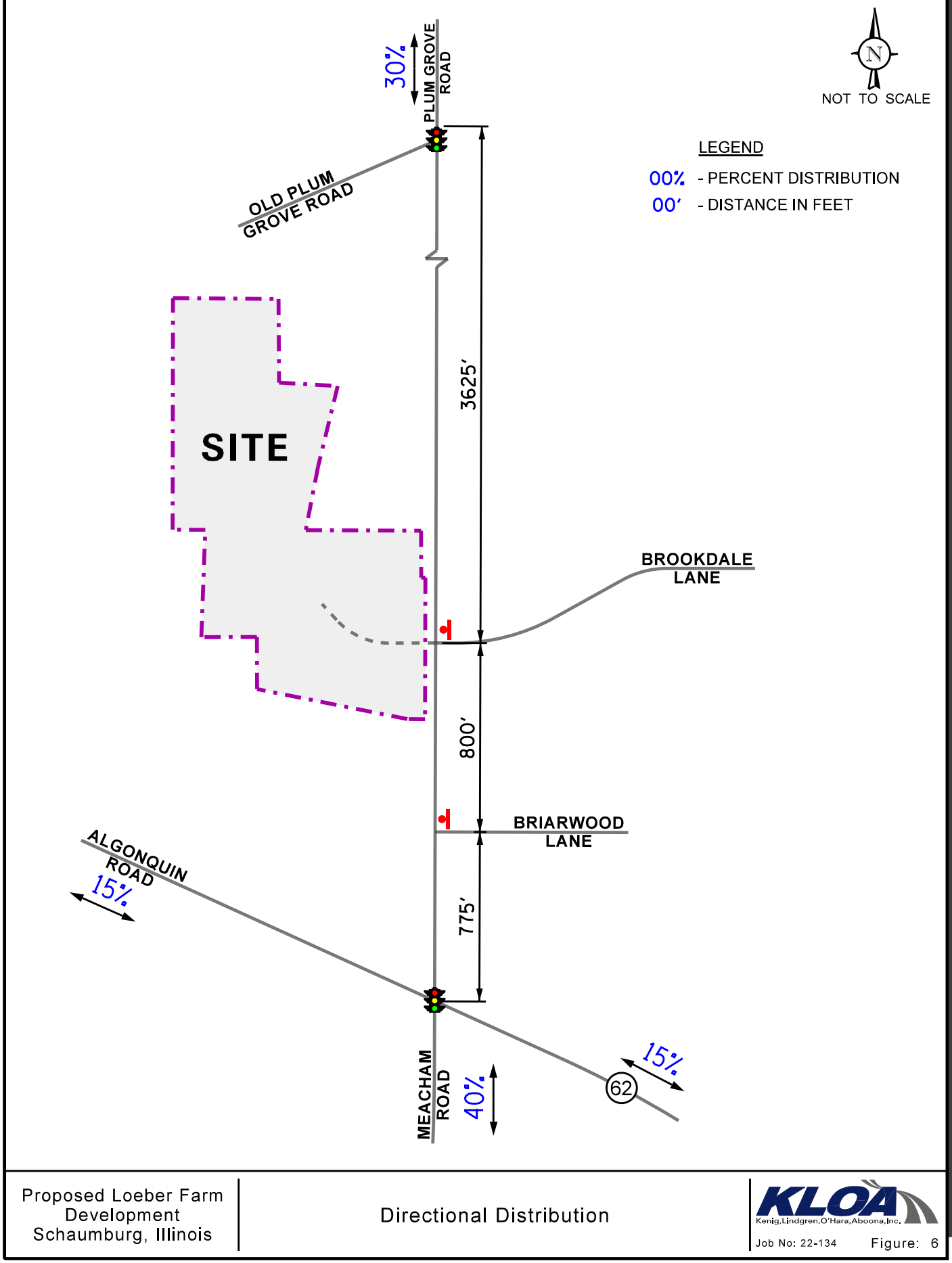
The directions from which residents of the homes will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The volume of traffic generated by a development is based on the type of land uses and the size of the development. The number of peak hour vehicle trips estimated to be generated by the proposed development of 43 single-family homes and 79 townhouses/rowhouses was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the site-generated traffic volumes for the proposed development. A copy of the ITE trip generation sheets is included in the Appendix.

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
210	43 Single-Family Homes	9	26	35	28	17	45	232	232	464
215	79 Townhomes	9	26	35	26	17	43	276	276	552
	Total	18	52	70	54	34	88	508	508	1,016



Proposed Loeber Farm Development
Schaumburg, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 22-134 Figure: 6

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). The traffic assignment for the development is illustrated in **Figure 7**.

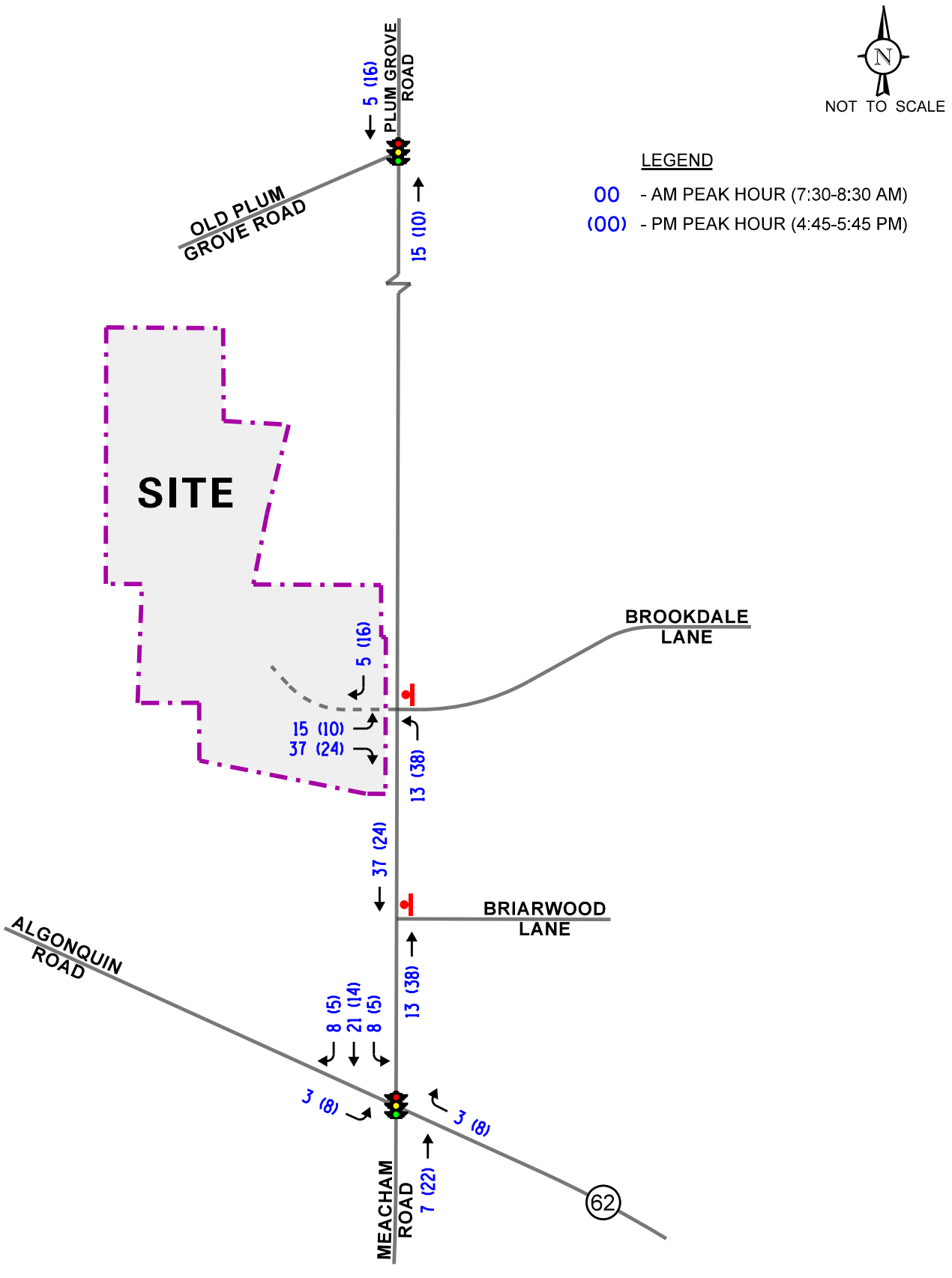
Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on annual average daily traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the base traffic volumes are projected to increase by an annual growth rate of 0.8 percent per year. The base traffic volumes were increased by a total of five percent to represent Year 2030 background conditions. A copy of the CMAP projections letter is included in the Appendix.

Included in the Year 2030 background (no-build) projections is the traffic to be generated by the Year 2030 by the proposed Veridian development in the southwest quadrant of the intersection of Meacham Road with Algonquin Road. **Figure 8** shows the Year 2030 no-build traffic volumes.

Total Projected Traffic Volumes

The development-generated traffic was added to the existing traffic volumes accounting for background growth to determine the Year 2030 total projected traffic volumes, as shown in **Figure 9**.

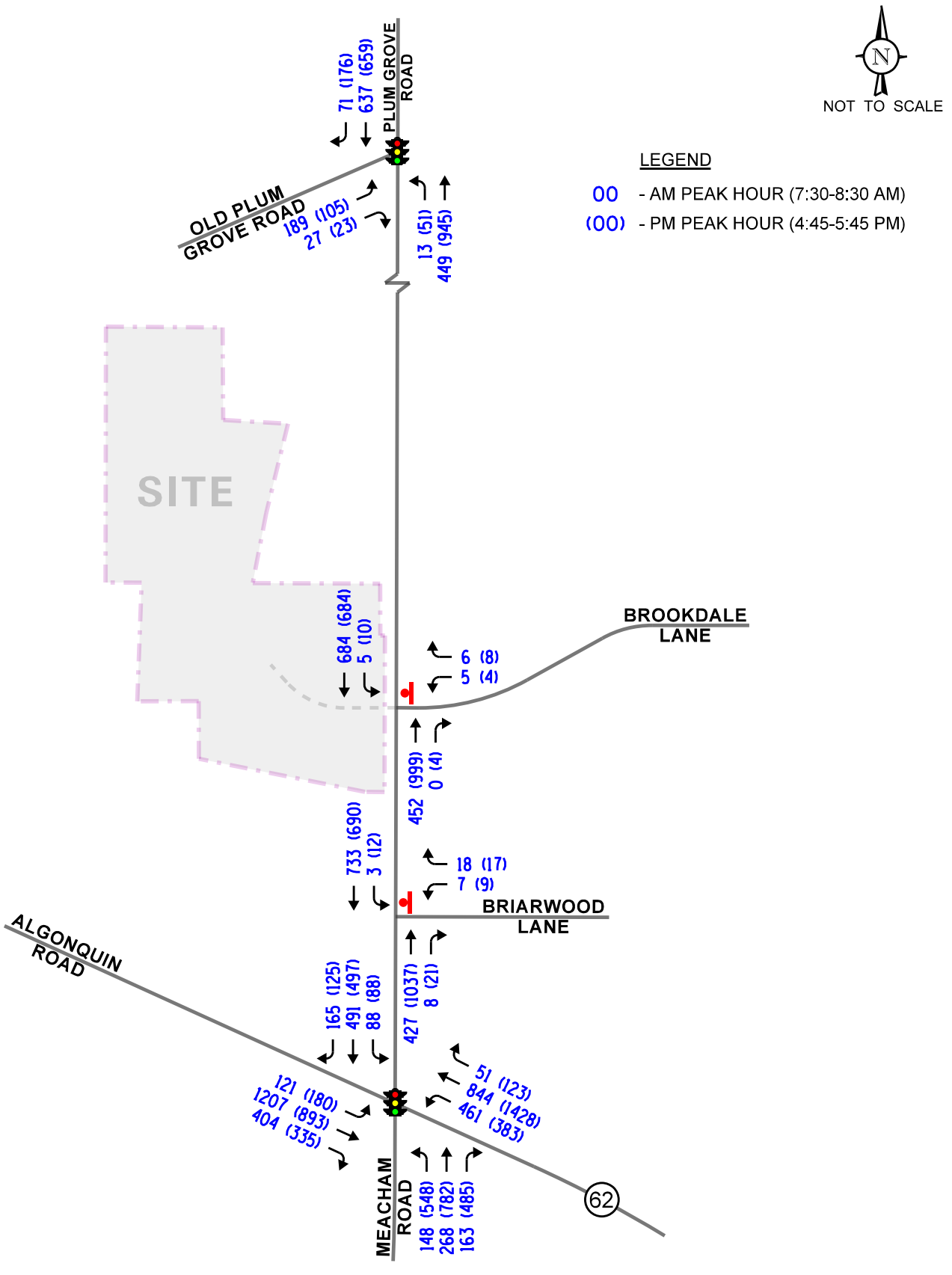


Proposed Loeber Farm Development
Schaumburg, Illinois

Site-Generated Traffic Volumes

KLOA
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Job No: 22-134 Figure: 7

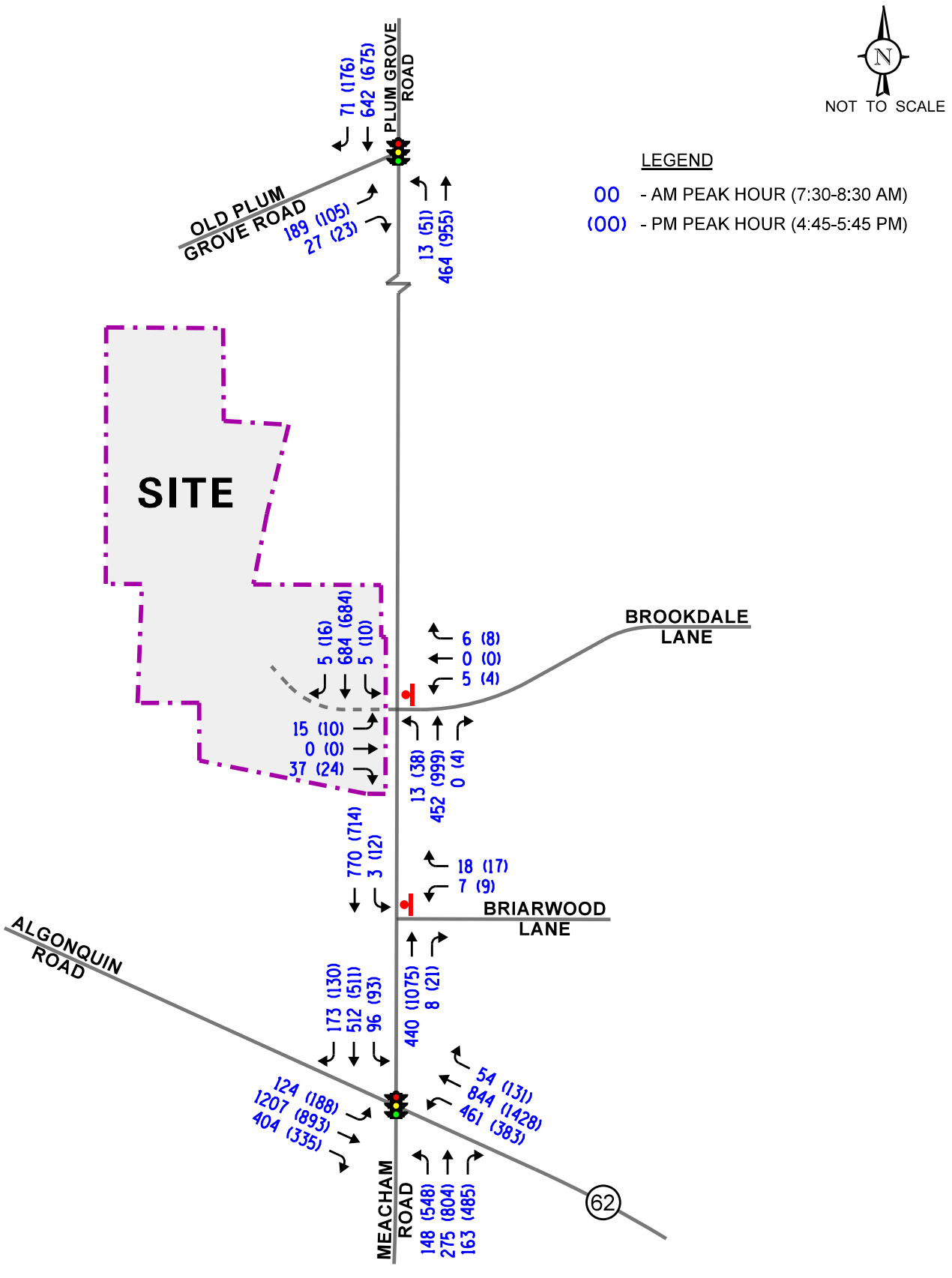


Proposed Loeber Farm Development
Schaumburg, Illinois

Year 2030 No-Build Traffic Volumes

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Job No: 22-134 Figure: 8



Proposed Loeber Farm Development
Schaumburg, Illinois

Year 2030 Total Traffic Volumes

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Job No: 22-134 Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, Year 2030 no-build, and Year 2030 total projected conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual* (HCM), 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings from the timing plans to determine the average overall vehicle delay and levels of service. Copies of the timing sheets are included in the Appendix.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the projected existing, Year 2030 no-build, and Year 2030 total projected conditions are presented in **Tables 5** through **8**.

A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS – MEACHAM ROAD WITH ALGONQUIN ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound		Overall
		L	T	R	L	T	R	L	T	R	L	T/R	
Base Year 2024 Conditions	**Weekday Morning**	E 73.5	D 40.6	B 12.6	E 68.2	C 33.7	A 2.6	E 69.3	D 40.9	A 4.0	E 75.4	D 38.7	D 38.7
		D – 36.1			D – 40.1			D – 38.5			D – 44.3		
	Weekday Evening	E 72.7	C 32.2	A 8.7	E 70.1	D 47.4	A 4.7	E 65.4	D 49.7	A 7.7	E 79.3	D 54.1	D 44.3
		C – 29.5			D – 47.8			D – 45.5			E – 57.6		
2030 No-Build Conditions	**Weekday Morning**	E 76.1	D 44.6	B 16.2	F 85.3	C 32.5	A 2.5	E 69.6	D 44.8	A 3.7	E 75.5	D 43.6	D 44.1
		D – 40.2			D – 49.3			D – 39.6			D – 47.4		
	Weekday Evening	F 88.4	D 35.3	A 9.1	F 89.4	D 53.0	A 5.0	E 66.7	D 52.9	B 17.9	E 80.3	E 59.0	D 49.7
		D – 35.9			E – 57.1			D – 47.7			E – 61.6		
2030 Projected Conditions[1]	**Weekday Morning**	E 77.0	D 44.6	B 16.2	F 85.3	C 32.5	A 2.7	E 69.6	D 45.7	A 3.8	E 75.7	D 44.2	D 44.4
		D – 40.3			D – 49.2			D – 40.1			D – 48.0		
	Weekday Evening	F 92.3	D 35.3	A 9.1	F 89.4	D 53.0	A 5.5	E 66.7	D 54.2	B 18.4	F 81.6	E 59.9	D 50.2
		D – 36.7			E – 57.0			D – 48.5			E – 62.7		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through 1 – Assuming geometric improvements and the provision of a westbound right-turn overlap phase.

Table 6
CAPACITY ANALYSIS RESULTS – MEACHAM ROAD WITH OLD PLUM GROVE ROAD – SIGNALIZED

	Peak Hour	Eastbound		Northbound		Southbound		Overall
		L	R	L	T	T	R	
Base Year 2024 Conditions	Weekday Morning	C 20.1	A 8.6	A 5.6	B 10.1	B 13.2	A 5.6	B 12.5
		B – 18.7		A – 9.9		B – 12.2		
	Weekday Evening	C 27.1	B 11.7	A 3.8	A 9.3	B 12.0	A 4.0	B 10.6
		C – 24.3		A – 9.0		B – 10.1		
2030 No-Build Conditions	Weekday Morning	C 26.1	B 10.4	A 5.8	A 9.8	B 15.4	A 6.1	B 14.4
		C – 24.1		A – 9.7		B – 14.5		
	Weekday Evening	C 32.3	B 13.5	A 3.7	B 10.3	B 12.4	A 4.3	B 11.5
		C – 28.9		A – 10.0		B – 10.7		
2030 Projected Conditions	Weekday Morning	C 26.2	B 10.5	A 5.8	B 10.0	B 15.5	A 6.1	B 14.4
		C – 24.3		A – 9.8		B – 14.5		
	Weekday Evening	C 32.9	B 13.6	A 3.7	B 10.4	B 12.5	A 4.4	B 11.6
		C – 29.4		B – 10.1		B – 10.8		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
CAPACITY ANALYSIS RESULTS
MEACHAM ROAD WITH BRIARWOOD LANE – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Base Year 2024 Conditions				
• Southbound Left Turns	A	8.2	B	10.3
• Westbound Approach	B	12.4	C	23.7
Year 2030 No-Build Conditions				
• Southbound Left Turns	A	8.3	B	10.9
• Westbound Approach	B	13.3	D	29.2
Year 2030 Future Conditions				
• Southbound Left Turns	A	8.4	B	11.2
• Westbound Approach	B	13.8	D	31.3

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS
MEACHAM ROAD WITH BROOKDALE LANE/PROPOSED ACCESS ROAD – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Base Year 2024 Conditions				
• Southbound Left Turns	A	8.2	B	10.0
• Westbound Approach	B	14.4	C	24.1
Year 2030 No-Build Conditions				
• Southbound Left Turns	A	8.3	B	10.6
• Westbound Approach	C	16.9	D	30.7
Year 2030 Future Conditions				
• Northbound Left Turns	A	9.1	A	9.4
• Southbound Left Turns	A	8.3	B	10.6
• Eastbound Approach	C	15.5	C	19.4
• Westbound Approach	C	15.1	C	23.5

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Meacham Road with Algonquin Road

As previously indicated, the intersection of Meacham Road with Algonquin Road was recently widened and improved as part of the Veridian mixed-use development. Based on the results of the capacity analyses, the intersection overall operates at LOS D during the weekday morning and evening peak hours. It is important to note that the left-turn movements operate at LOS E due to the long cycle length and the fact that these movements only occur during a protected phase.

Under Year 2030 no-build traffic conditions, the intersection will continue operating at LOS D with increases in overall delay of approximately five seconds or less over base conditions. Under Year 2030 future conditions, the overall delay will increase by less than one second over the no-build conditions, thus indicating the proposed development will have a minimal impact on traffic conditions. Inspection of the projected traffic volumes indicate that the proposed development will contribute less than two percent to the future traffic volumes at this intersection. As such, no additional geometric or traffic control improvement will be necessary at this intersection in conjunction with the proposed development.

Meacham Road with Old Plum Grove Road

The results of the capacity analyses indicate that the intersection currently operates at LOS B during the weekday morning and weekday evening peak hours. All movements currently operate at an acceptable LOS C or better during the peak hours. Under Year 2030 no-build and future conditions, all of the turning movements will continue to operate at an acceptable LOS with minimal increases in delay. As such, no additional geometric or traffic control improvement will be necessary at this intersection in conjunction with the proposed development.

Meacham Road with Briarwood Lane

The results of the capacity analyses indicate that all movements currently operate at LOS C or better during the weekday morning and weekday evening peak hours. Under Year 2030 no-build conditions, all of the turning movements are projected to operate at LOS D or better. Under Year 2030 future conditions, all movements are projected to continue to operate at the same LOS as those under the no-build conditions with increases in delay of less than three seconds. As such, the proposed development traffic will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Meacham Road with Brookdale Lane/Proposed Access Road

The results of the capacity analyses indicate all of the turning movements at the intersection of Meacham Road with Brookdale Lane currently operate at an acceptable level of service during the morning and evening peak hours.

Based on projected left turning movements and IDOT's *Bureau Of Design And Environment Manual*, Chapter 36, Fig 36-3.G, a northbound exclusive left-turn lane will be warranted at this intersection. In order to maintain roadway symmetry, a southbound exclusive left-turn lane should also be provided for Brookdale Lane. The widening for the left-turn lane should begin south from its existing widened cross-section north to the bridge. This widening will provide 125 feet of stacking in both directions, which will be adequate in accommodating the existing and projected left-turning movements. Additionally, based on right-turn warrants (Fig 36-3.A), a southbound right-turn lane will not be warranted. A copy of the turn lane warrants is included in the Appendix.

Under future conditions, the existing westbound approach will continue to operate at an acceptable level of service during both peak hours. The proposed access road's eastbound approach will operate at LOS C during both the weekday morning and evening peak hours. The northbound and southbound left-turn movements will operate at LOS B or better during the peak hours. Furthermore, under projected conditions, the northbound and southbound left-turn movement 95th percentile queues are projected to be approximately 50 feet or less which can be accommodated by the proposed storage of the left-turn lanes. Therefore, the results of the capacity analyses indicate that the proposed access road coupled with the recommended improvements will be adequate in accommodating the future traffic volumes.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The results of the capacity analysis indicate that the roadway system has adequate reserve capacity to accommodate the increase in traffic.
- The access road, as proposed, will provide one inbound lane and two outbound lanes with outbound movements under stop sign control.
- The proposed access system will be adequate in accommodating the site-generated traffic.
- Meacham Road will be widened to accommodate a left-turn lane in both directions for inbound left-turning movements onto the proposed access road and Brookdale Lane.
- A southbound right-turn lane on Meacham Road will not be warranted.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Signal Timing Sheets
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrants

Traffic Count Summary Sheets

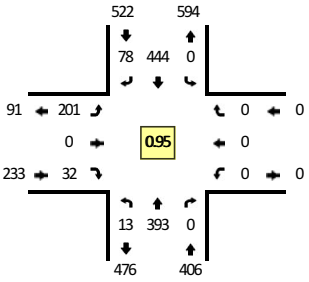
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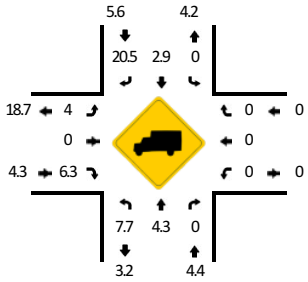
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Old Plum Grove Rd
CITY/STATE: Rolling Meadows, IL

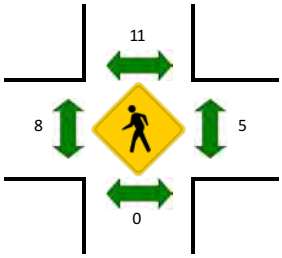
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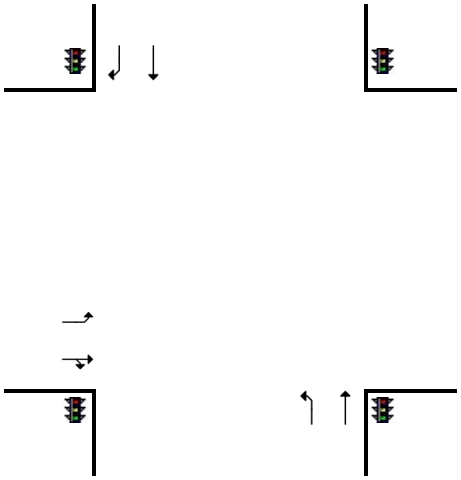
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Peak 15-Min: 7:30 AM -- 7:45 AM

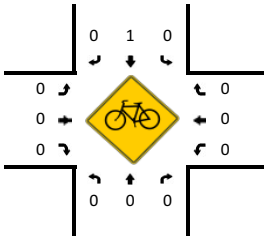


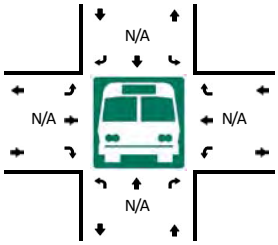


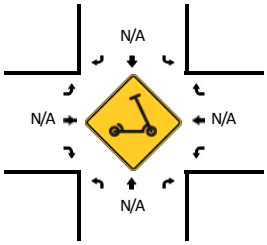
Quality Counts
DATA THAT DRIVES COMMUNITIES











15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Old Plum Grove Rd (Eastbound)				Old Plum Grove Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	5	92	0	0	0	70	10	0	49	0	5	0	0	0	0	0	231	
7:15 AM	4	88	0	0	0	113	27	0	61	0	10	0	0	0	0	0	303	
7:30 AM	4	89	0	0	0	117	20	0	67	0	10	0	0	0	0	0	307	
7:45 AM	3	120	0	0	0	103	19	0	44	0	7	0	0	0	0	0	296	1137
8:00 AM	2	96	0	0	0	111	12	0	29	0	5	0	0	0	0	0	255	1161
8:15 AM	3	105	0	0	0	116	16	0	39	0	4	0	0	0	0	0	283	1141
8:30 AM	3	92	0	0	0	103	18	0	36	0	3	0	0	0	0	0	255	1089
8:45 AM	2	96	0	0	0	106	7	0	32	0	9	0	0	0	0	0	252	1045

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	16	356	0	0	0	468	80	0	268	0	40	0	0	0	0	0	1228
Heavy Trucks	0	20	0		0	16	12		8	0	8		0	0	0		64
Buses																	
Pedestrians		0				4				4				0			8
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

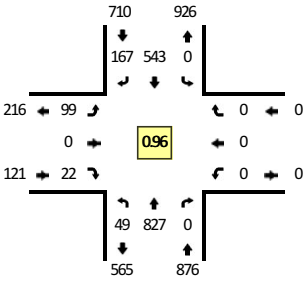
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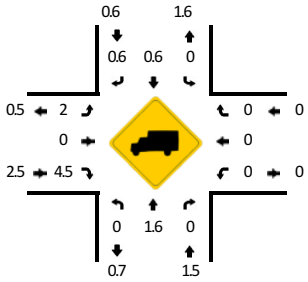
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Old Plum Grove Rd
CITY/STATE: Rolling Meadows, IL

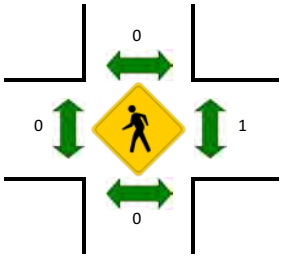
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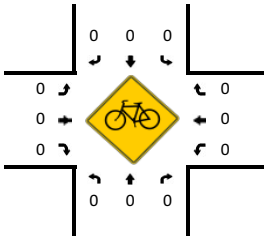


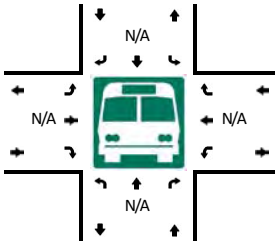


Quality Counts
DATA THAT DRIVES COMMUNITIES

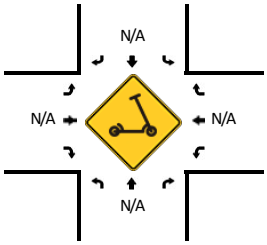












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Old Plum Grove Rd (Eastbound)				Old Plum Grove Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	4	167	0	0	0	143	27	0	22	0	5	0	0	0	0	0	368	
4:15 PM	6	173	0	0	0	151	33	0	13	0	5	0	0	0	0	0	381	
4:30 PM	7	164	0	0	0	141	39	0	25	0	5	0	0	0	0	0	381	
4:45 PM	10	191	0	0	0	155	35	0	24	0	8	0	0	0	0	0	423	1553
5:00 PM	10	197	0	0	0	141	42	0	32	0	4	0	0	0	0	0	426	1611
5:15 PM	16	234	0	0	0	132	40	0	21	0	3	0	0	0	0	0	446	1676
5:30 PM	13	205	0	0	0	115	50	0	22	0	7	0	0	0	0	0	412	1707
5:45 PM	11	185	0	0	0	134	43	0	33	0	7	0	0	0	0	0	413	1697

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	64	936	0	0	0	528	160	0	84	0	12	0	0	0	0	0	1784
Heavy Trucks	0	16	0		0	4	4		0	0	0		0	0	0		24
Buses																	
Pedestrians		0				0				0				4			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

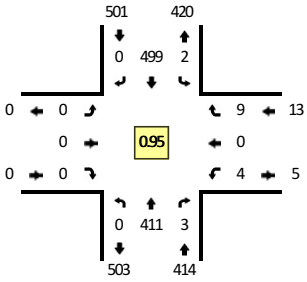
Type of peak hour being reported: Intersection Peak

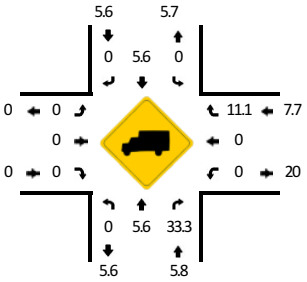
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Brookdale Ln
CITY/STATE: Schaumburg, IL

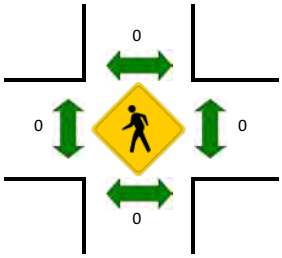
QC JOB #: 16183703
DATE: Tue, May 2 2023

Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:15 AM -- 8:30 AM

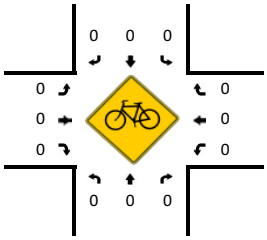


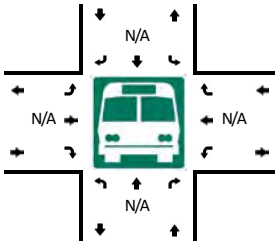


Quality Counts
DATA THAT DRIVES COMMUNITIES

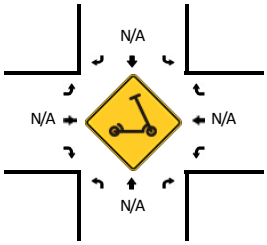












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Brookdale Ln (Eastbound)				Brookdale Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	79	1	0	0	88	0	0	0	0	0	0	0	0	5	0	173	
7:15 AM	0	92	0	0	0	114	0	0	0	0	0	0	2	0	5	0	213	
7:30 AM	0	93	0	0	3	127	0	0	0	0	0	0	2	0	1	0	226	
7:45 AM	0	110	0	0	1	120	0	0	0	0	0	0	1	0	1	0	233	845
8:00 AM	0	92	0	0	0	123	0	0	0	0	0	0	0	0	3	0	218	890
8:15 AM	0	118	0	0	1	122	0	0	0	0	0	0	2	0	1	0	244	921
8:30 AM	0	101	3	0	1	115	0	0	0	0	0	0	2	0	4	0	226	921
8:45 AM	0	100	0	0	0	139	0	0	0	0	0	0	0	0	1	0	240	928

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	472	0	0	4	488	0	0	0	0	0	0	8	0	4	0	976
Heavy Trucks	0	36	0		0	16	0		0	0	0		0	0	0		52
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

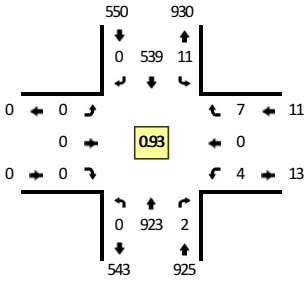
Type of peak hour being reported: Intersection Peak

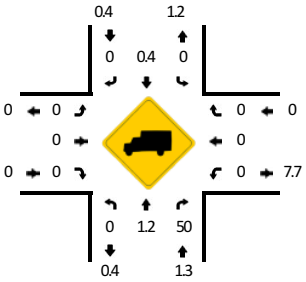
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Brookdale Ln
CITY/STATE: Schaumburg, IL

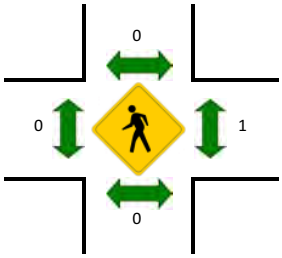
QC JOB #: 16183704
DATE: Tue, May 2 2023

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

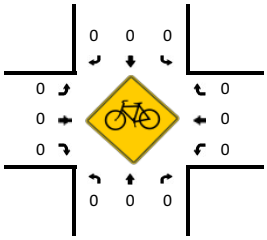


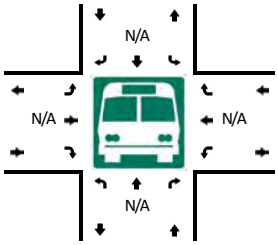


Quality Counts
DATA THAT DRIVES COMMUNITIES

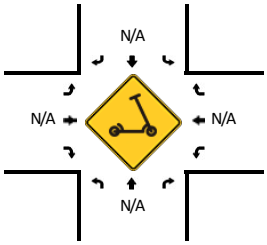












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Brookdale Ln (Eastbound)				Brookdale Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	183	0	0	1	159	0	0	0	0	0	0	0	0	1	0	344	
4:15 PM	0	162	0	0	0	153	0	0	0	0	0	0	2	0	1	0	318	
4:30 PM	0	206	2	0	1	157	0	0	0	0	0	0	1	0	2	0	369	
4:45 PM	0	174	2	0	2	163	0	0	0	0	0	0	0	0	2	0	343	1374
5:00 PM	0	232	0	0	3	130	0	0	0	0	0	0	0	0	4	0	369	1399
5:15 PM	0	261	0	0	1	136	0	0	0	0	0	0	1	0	2	0	401	1482
5:30 PM	0	212	2	0	4	136	0	0	0	0	0	0	3	0	0	0	357	1470
5:45 PM	0	218	0	0	3	137	0	0	0	0	0	0	0	0	1	0	359	1486

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	1044	0	0	4	544	0	0	0	0	0	0	4	0	8	0	1604
Heavy Trucks	0	12	0		0	4	0		0	0	0		0	0	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

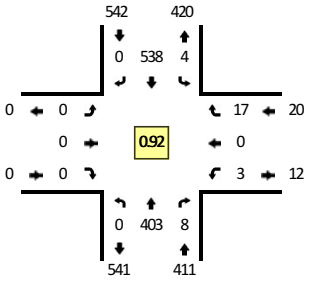
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

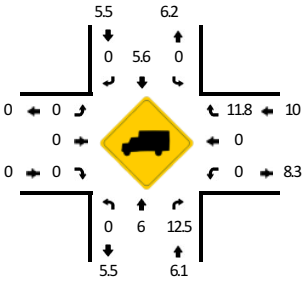
LOCATION: Meacham Rd -- Briarwood Ln
CITY/STATE: Schaumburg, IL

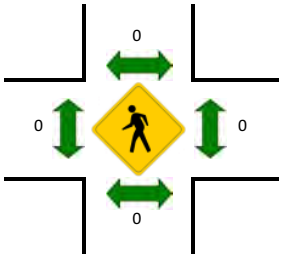
QC JOB #: 16183705
DATE: Tue, May 2 2023

Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:15 AM -- 8:30 AM

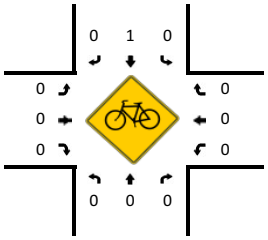


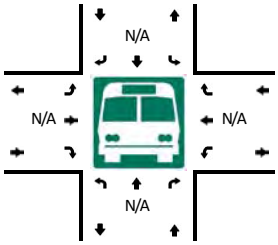




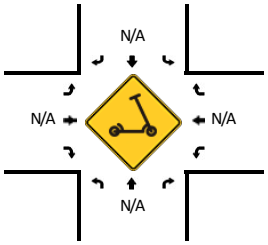












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Briarwood Ln (Eastbound)				Briarwood Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	71	2	0	2	93	0	0	0	0	0	0	3	0	8	0	179	
7:15 AM	0	87	2	0	6	111	0	0	0	0	0	0	0	0	2	0	208	
7:30 AM	0	98	1	0	2	135	0	0	0	0	0	0	4	0	3	0	243	
7:45 AM	0	92	1	0	0	135	0	0	0	0	0	0	1	0	3	0	232	862
8:00 AM	0	85	4	0	0	128	0	0	0	0	0	0	2	0	7	0	226	909
8:15 AM	0	114	2	0	1	141	0	0	0	0	0	0	0	0	5	0	263	964
8:30 AM	0	100	0	0	2	121	0	0	0	0	0	0	0	0	2	0	225	946
8:45 AM	0	104	2	0	1	148	0	0	0	0	0	0	1	0	3	0	259	973

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	456	8	0	4	564	0	0	0	0	0	0	0	0	20	0	1052
Heavy Trucks	0	28	0		0	16	0		0	0	0		0	0	8		52
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

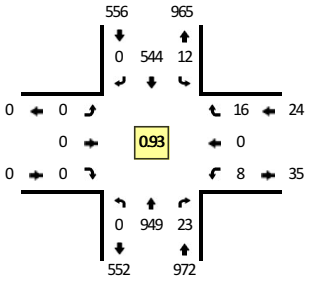
Type of peak hour being reported: Intersection Peak

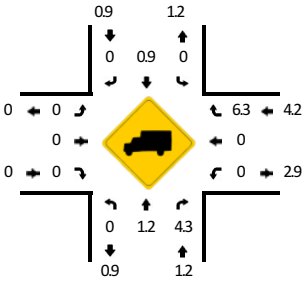
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Briarwood Ln
CITY/STATE: Schaumburg, IL

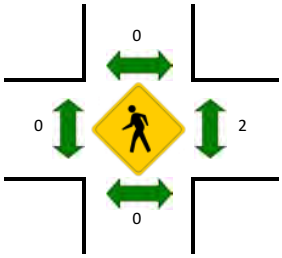
QC JOB #: 16183706
DATE: Tue, May 2 2023

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

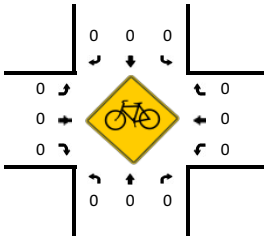


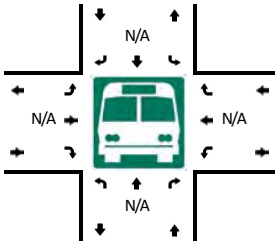


Quality Counts
DATA THAT DRIVES COMMUNITIES

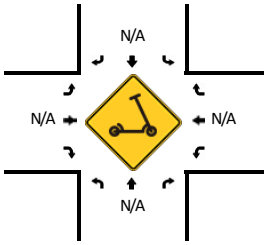












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Briarwood Ln (Eastbound)				Briarwood Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	182	5	0	1	165	0	0	0	0	0	0	3	0	3	0	359	
4:15 PM	0	174	8	0	5	163	0	0	0	0	0	0	3	0	10	0	363	
4:30 PM	0	199	4	0	4	161	0	0	0	0	0	0	3	0	6	0	377	
4:45 PM	0	178	3	0	3	159	0	0	0	0	0	0	2	0	5	0	350	1449
5:00 PM	0	256	4	0	2	118	0	0	0	0	0	0	5	0	4	0	389	1479
5:15 PM	0	249	8	0	0	151	0	0	0	0	0	0	2	0	5	0	415	1531
5:30 PM	0	232	6	0	7	143	0	0	0	0	0	0	0	0	3	0	391	1545
5:45 PM	0	212	5	0	3	132	0	0	0	0	0	0	1	0	4	0	357	1552

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	996	32	0	0	604	0	0	0	0	0	0	8	0	20	0	1660
Heavy Trucks	0	16	0		0	4	0		0	0	0		0	0	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

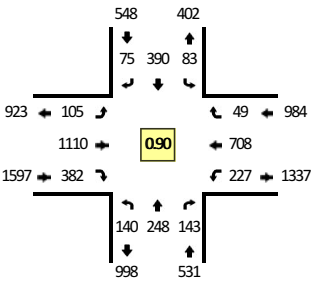
Type of peak hour being reported: Intersection Peak

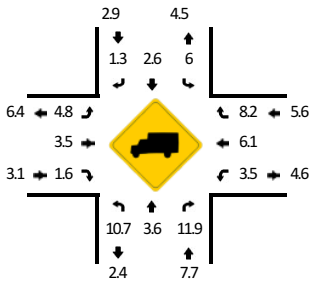
Method for determining peak hour: Total Entering Volume

LOCATION: Meacham Rd -- Algonquin Rd
CITY/STATE: Schaumburg, IL

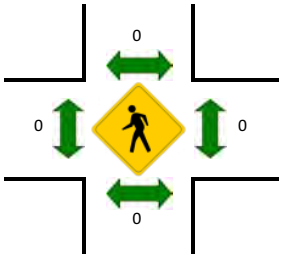
QC JOB #: 16183707
DATE: Tue, May 2 2023

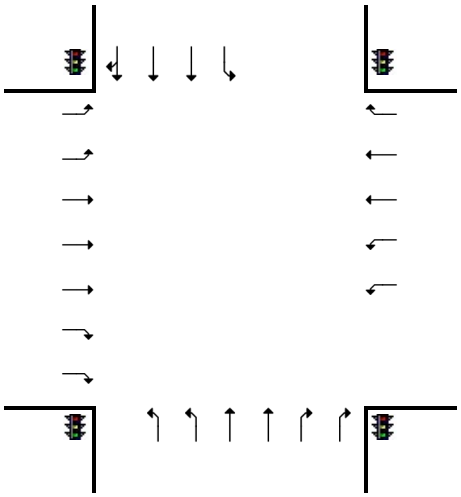
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

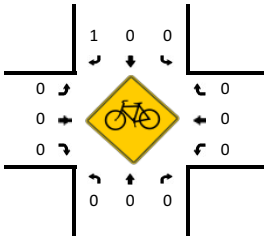


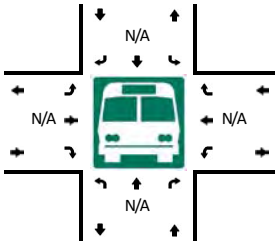


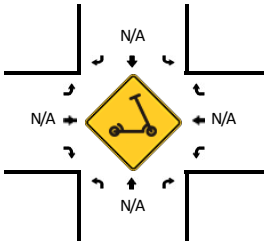
Quality Counts
DATA THAT DRIVES COMMUNITIES











15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Algonquin Rd (Eastbound)				Algonquin Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	25	46	24	0	19	76	11	0	21	221	68	0	24	139	8	0	682	
7:15 AM	20	50	20	0	16	82	9	0	26	290	78	0	43	178	10	1	823	
7:30 AM	37	63	22	0	22	94	19	0	28	251	77	0	54	177	11	0	855	
7:45 AM	27	54	36	0	15	104	19	0	29	334	115	0	67	209	9	0	1018	3378
8:00 AM	48	66	45	0	22	89	22	0	22	269	82	0	52	159	10	0	886	3582
8:15 AM	28	65	40	0	24	103	15	0	26	256	108	0	53	163	19	1	901	3660
8:30 AM	27	65	35	0	20	85	16	0	21	229	89	0	41	166	13	0	807	3612
8:45 AM	35	71	33	0	21	117	12	0	20	205	98	0	40	158	16	0	826	3420

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	108	216	144	0	60	416	76	0	116	1336	460	0	268	836	36	0	4072
Heavy Trucks	16	8	16		12	0	4		4	52	4		4	60	4		184
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

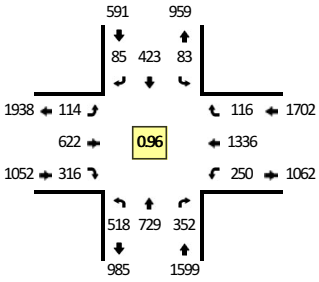
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

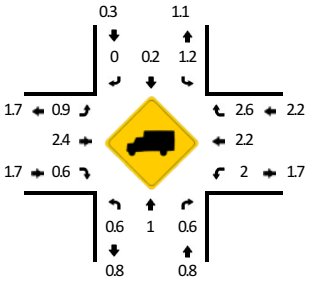
LOCATION: Meacham Rd -- Algonquin Rd
CITY/STATE: Schaumburg, IL

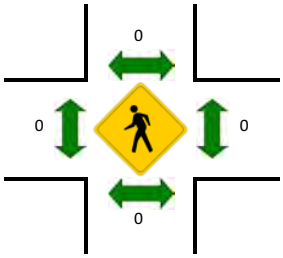
QC JOB #: 16183708
DATE: Tue, May 2 2023

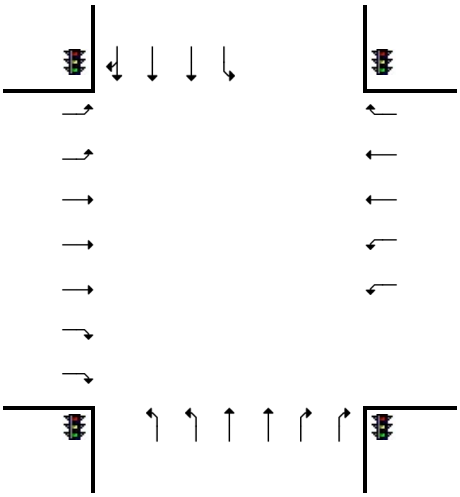
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

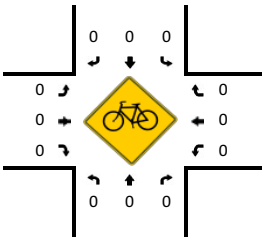


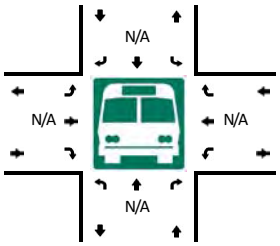
Quality Counts
DATA THAT DRIVES COMMUNITIES

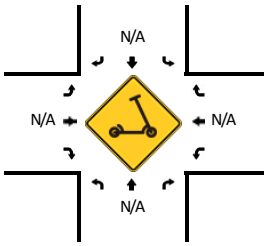












15-Min Count Period Beginning At	Meacham Rd (Northbound)				Meacham Rd (Southbound)				Algonquin Rd (Eastbound)				Algonquin Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	108	141	89	2	12	121	25	0	30	158	73	0	60	282	24	1	1126	
4:15 PM	116	126	79	0	26	116	21	0	29	175	85	0	66	338	28	1	1206	
4:30 PM	108	155	86	1	15	114	28	0	23	163	81	0	62	296	23	2	1157	
4:45 PM	111	126	77	0	23	110	24	0	27	155	88	0	61	368	25	2	1197	4686
5:00 PM	153	225	100	0	13	104	23	0	31	161	79	0	64	287	29	2	1271	4831
5:15 PM	122	185	80	0	15	112	18	0	20	176	76	0	60	389	30	1	1284	4909
5:30 PM	131	193	95	1	32	97	20	0	36	130	73	0	60	292	32	0	1192	4944
5:45 PM	113	142	56	0	13	79	21	0	26	162	92	0	62	301	35	3	1105	4852

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	488	740	320	0	60	448	72	0	80	704	304	0	240	1556	120	4	5136
Heavy Trucks	0	12	8		0	0	0		4	20	4		8	36	0		92
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

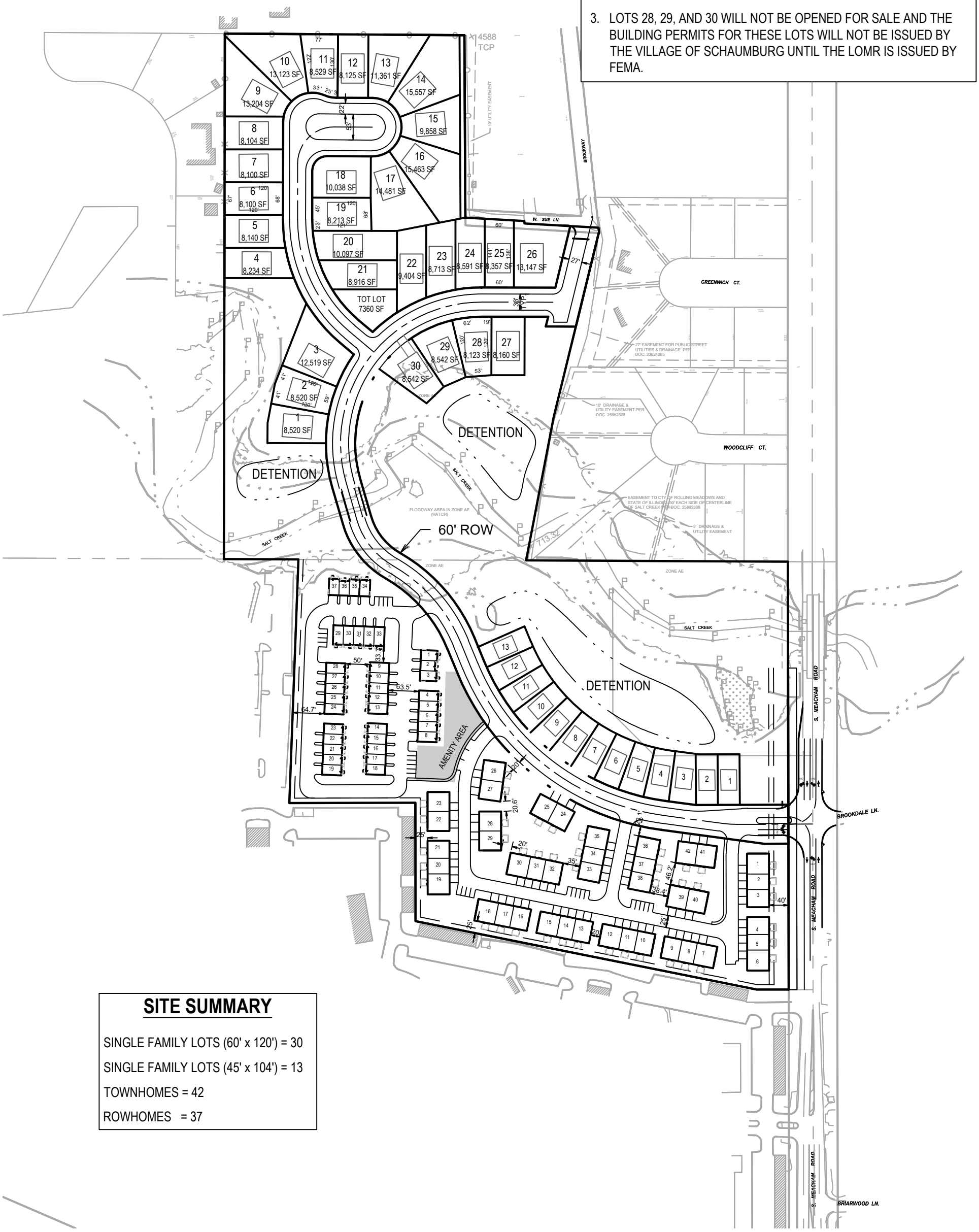
Report generated on 5/5/2023 9:51 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Site Plan

NOTES:

1. SIDEWALK TO BE PROVIDED ON BOTH SIDES OF PUBLIC ROADWAY.
2. BIKE RACKS TO BE PROVIDED NEAR AMENITY AREAS.
3. LOTS 28, 29, AND 30 WILL NOT BE OPENED FOR SALE AND THE BUILDING PERMITS FOR THESE LOTS WILL NOT BE ISSUED BY THE VILLAGE OF SCHAUMBURG UNTIL THE LOMR IS ISSUED BY FEMA.



SITE SUMMARY

SINGLE FAMILY LOTS (60' x 120') = 30
SINGLE FAMILY LOTS (45' x 104') = 13
TOWNHOMES = 42
ROWHOMES = 37

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

LOEBER FARM

SCHAUMBURG *ILLINOIS*

SKETCH PLAN ALTERNATE 8

DATE: 12-09-24

0 100 200
SCALE: 1"=200'

N:\2022\220205\Drawings\ACAD\LD\S01\Misc Drawings\Sketch Plan220205_alt8.dwg 12/9/2024

ITE Trip Generation Sheets

Single-Family Detached Housing
(210)

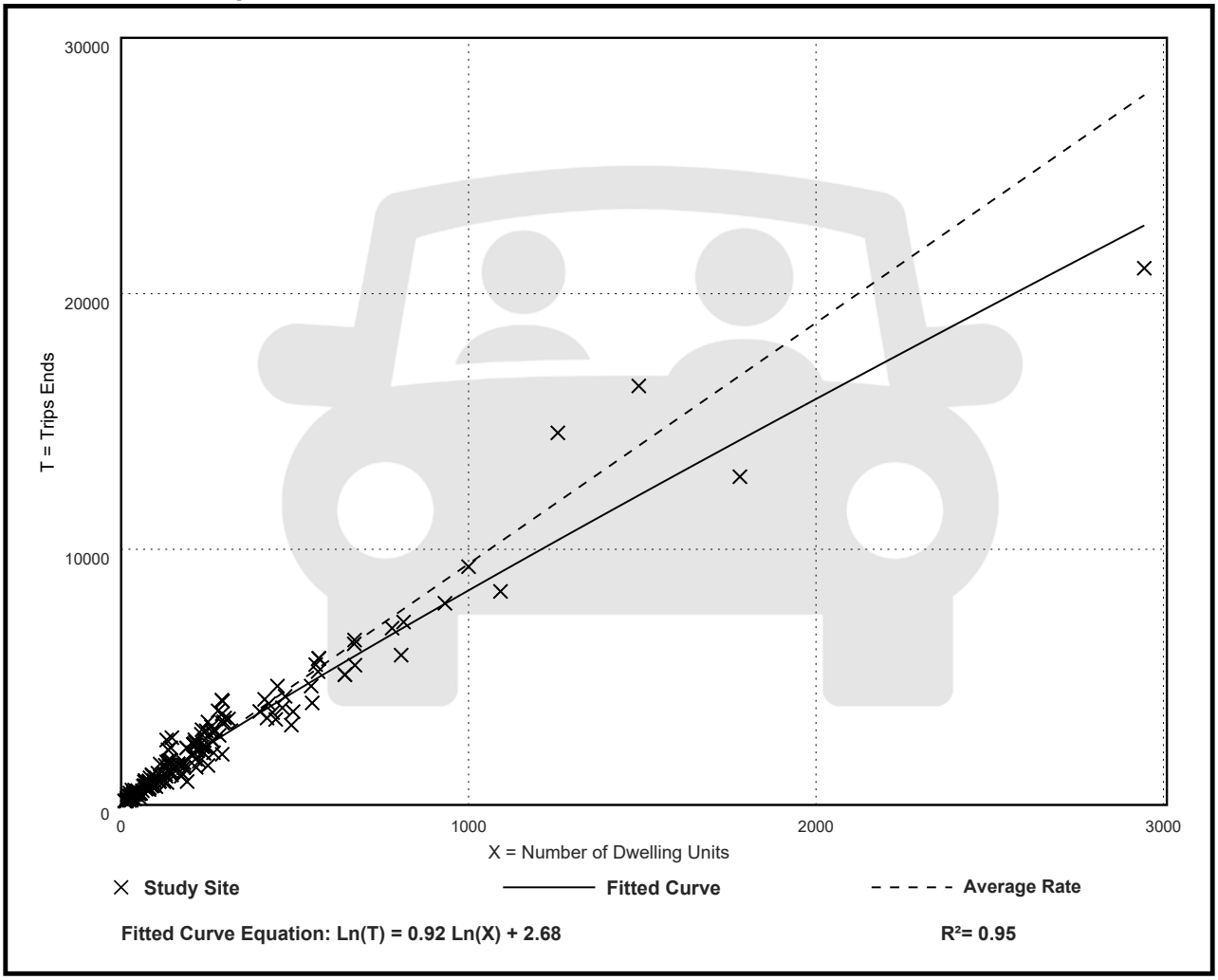
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

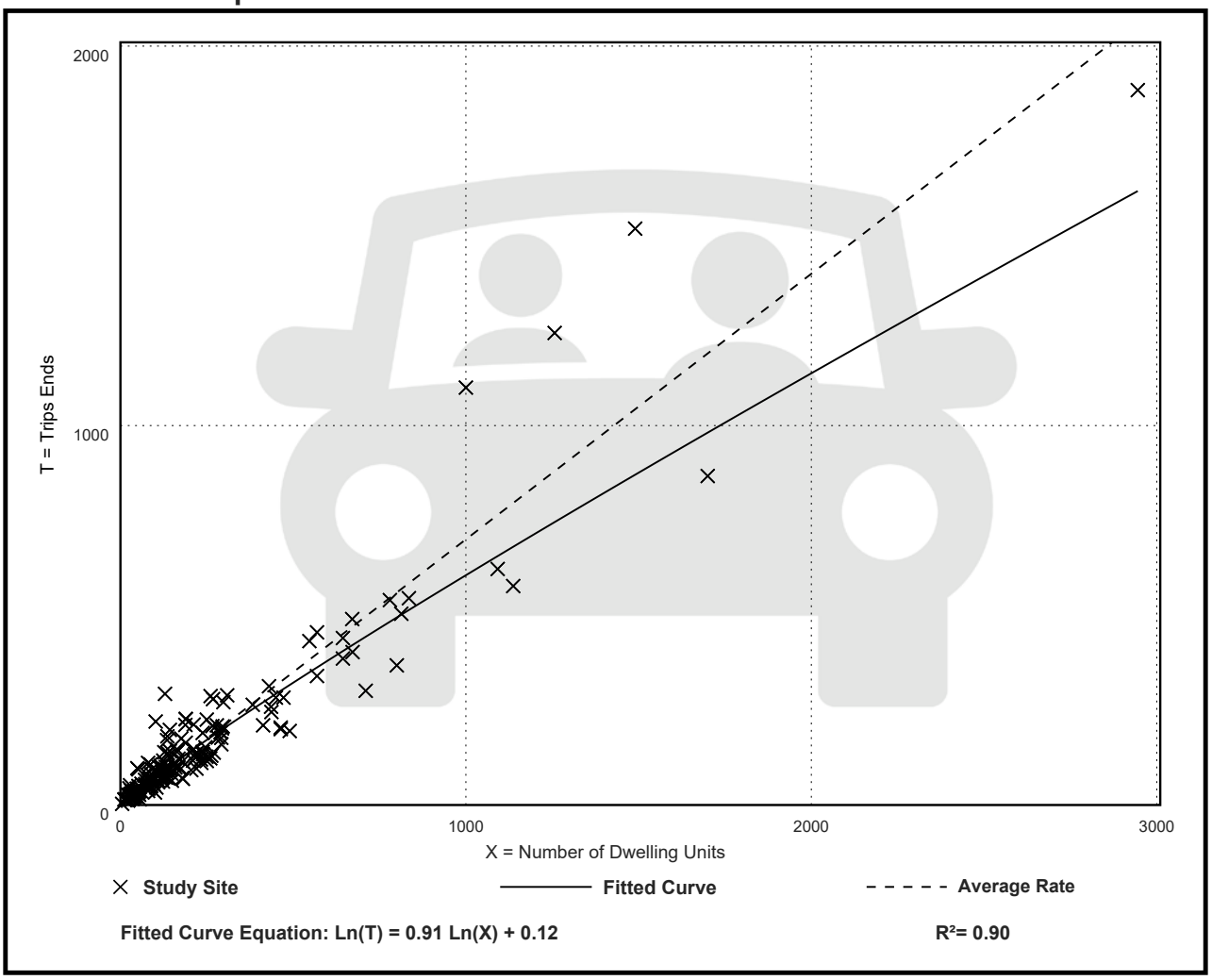
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



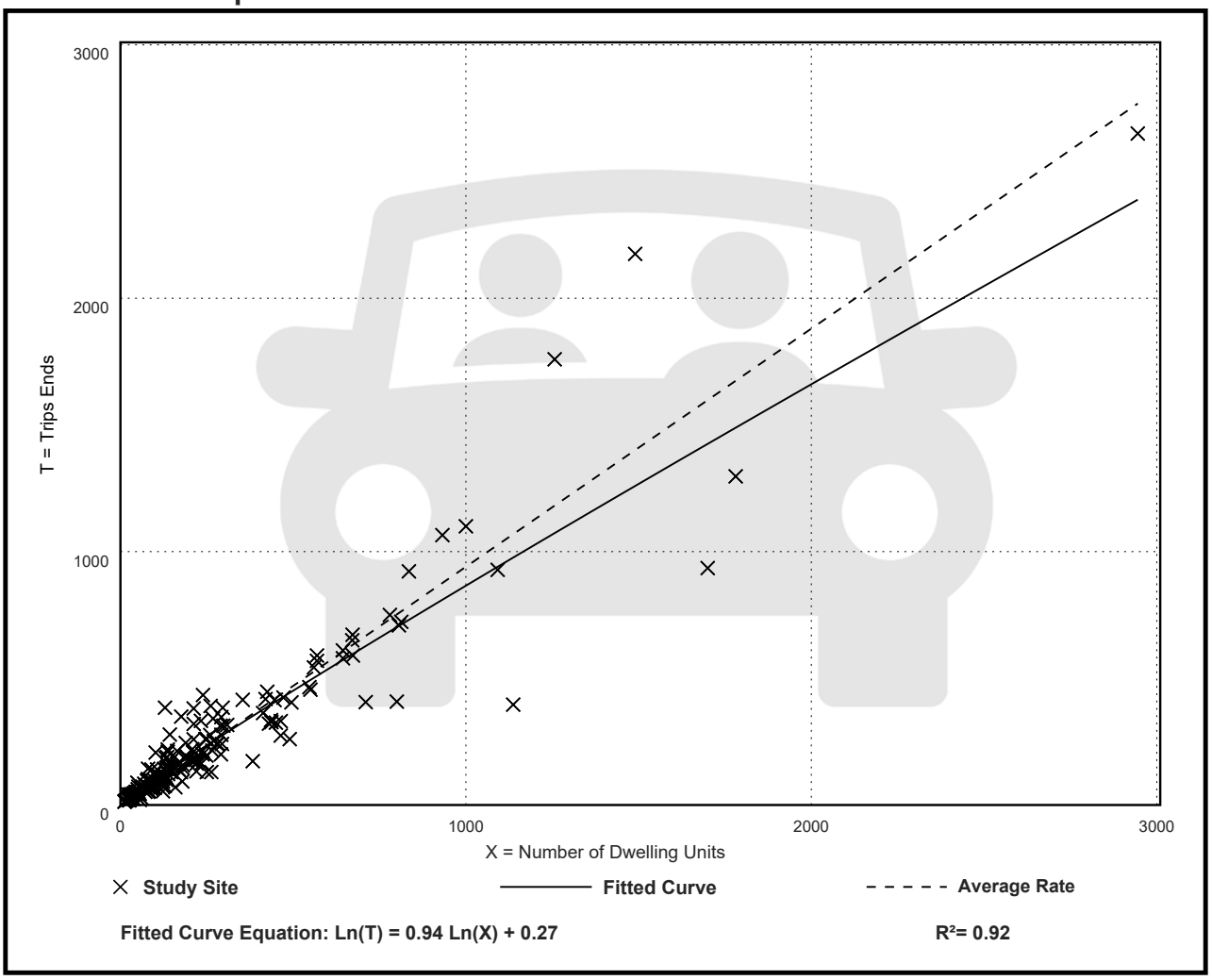
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Attached Housing
(215)

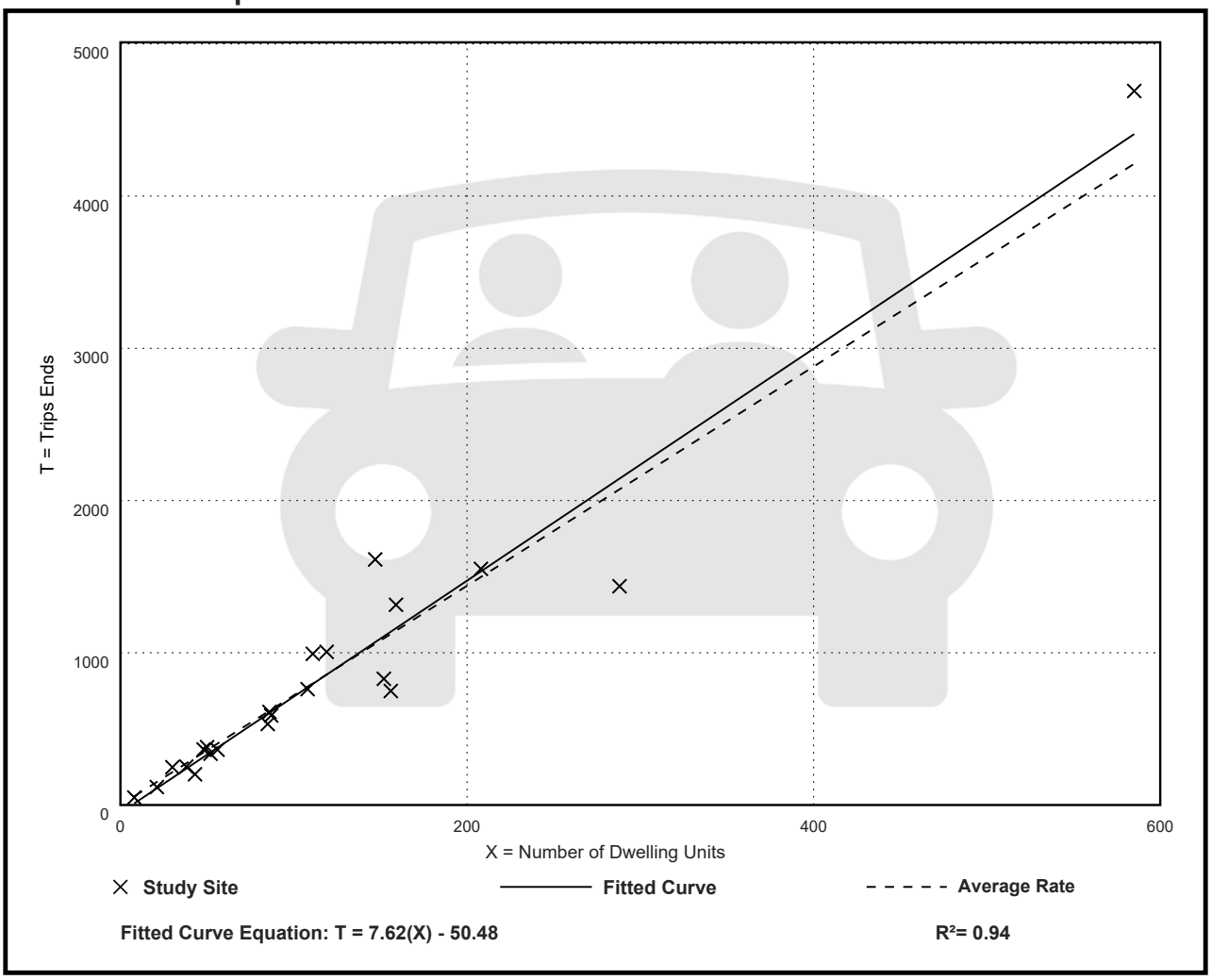
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Fitted Curve Equation: T = 7.62(X) - 50.48

R^2= 0.94

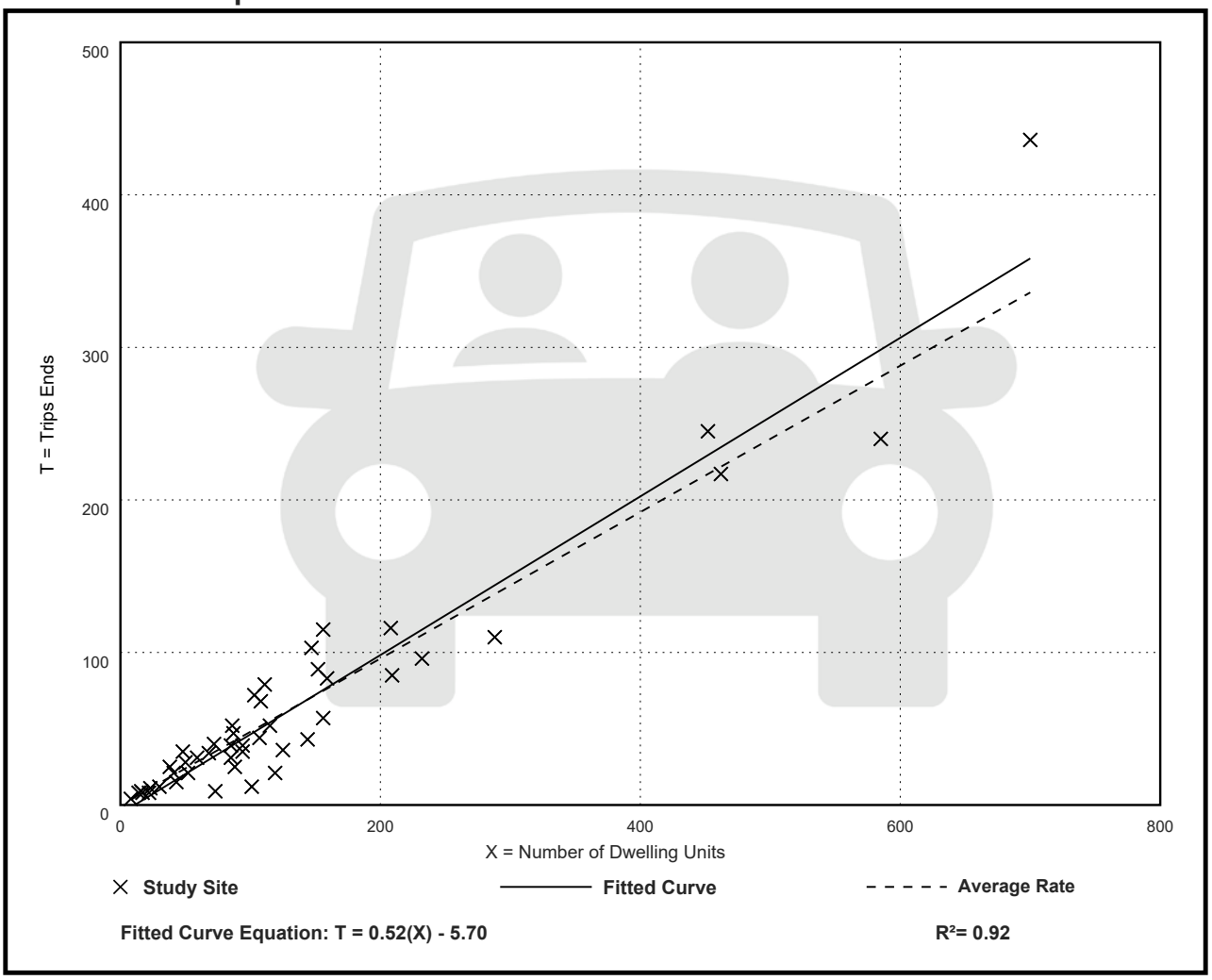
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



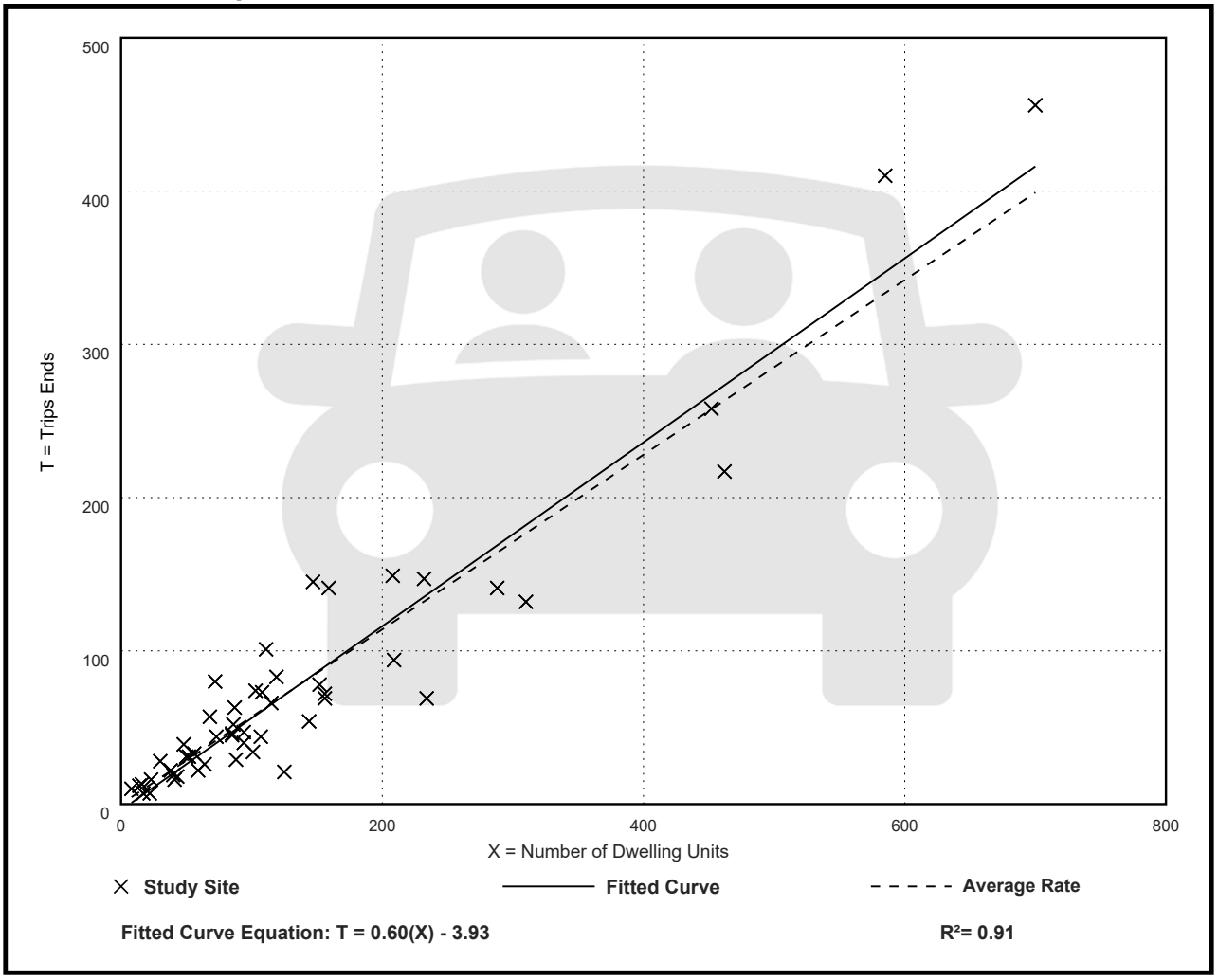
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
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: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

May 8, 2023

Javier Millan
Principal
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Meacham Rd @ Algonquin Rd***
IDOT

Dear Mr. Millan:

In response to a request made on your behalf and dated May 8, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Algonquin Rd east of Meacham Rd	33,000	45,600
Algonquin Rd west of Meacham Rd	31,900	40,500
Meacham Rd north of Algonquin Rd	12,100	14,900
Meacham Rd south of Algonquin Rd	25,100	31,900
Old Plum Grove Rd west of Meacham / Plum Grove	2,300	3,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2023_TrafficForecasts\Schaumburg\ck-72-23\ck-72-23.docx

Signal Timing Sheets

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Configuration Phase Sequence

Controller Sequence (MM)1-1-1

Hardware Alternate Sequence Enable: No

Phase Ring Sequence.....(Note: Sequences identical to the prior one are not printed)

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Sequence 1																
Ring 1	**1**	**2**	**3**	**4**	**9**	**10**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**7**	**8**	**11**	**12**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 2																
Ring 1	**2**	**1**	**3**	**4**	**10**	**9**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**7**	**8**	**11**	**12**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 3																
Ring 1	**1**	**2**	**4**	**3**	**9**	**10**	**14**	**13**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**7**	**8**	**11**	**12**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 4																
Ring 1	**2**	**1**	**4**	**3**	**10**	**9**	**14**	**13**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**7**	**8**	**11**	**12**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 5																
Ring 1	**1**	**2**	**3**	**4**	**9**	**10**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**6**	**5**	**7**	**8**	**12**	**11**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 6																
Ring 1	**2**	**1**	**3**	**4**	**10**	**9**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**6**	**5**	**7**	**8**	**12**	**11**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 7																
Ring 1	**1**	**2**	**4**	**3**	**9**	**10**	**14**	**13**	.	.	.	.	.	.	.	.
Ring 2	**6**	**5**	**7**	**8**	**12**	**11**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 8																
Ring 1	**2**	**1**	**4**	**3**	**10**	**9**	**14**	**13**	.	.	.	.	.	.	.	.
Ring 2	**6**	**5**	**7**	**8**	**12**	**11**	**15**	**16**	.	.	.	.	.	.	.	.
Sequence 9																
Ring 1	**1**	**2**	**3**	**4**	**9**	**10**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**8**	**7**	**11**	**12**	**16**	**15**	.	.	.	.	.	.	.	.
Sequence 10																
Ring 1	**2**	**1**	**3**	**4**	**10**	**9**	**13**	**14**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**8**	**7**	**11**	**12**	**16**	**15**	.	.	.	.	.	.	.	.
Sequence 11																
Ring 1	**1**	**2**	**4**	**3**	**9**	**10**	**14**	**13**	.	.	.	.	.	.	.	.
Ring 2	**5**	**6**	**8**	**7**	**11**	**12**	**16**	**15**	.	.	.	.	.	.	.	.

Sequence 12																
Ring 1	**2**	**1**	**4**	**3**	**10**	**9**	**14**	**13**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Ring 2	**5**	**6**	**8**	**7**	**11**	**12**	**16**	**15**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Sequence 13																
Ring 1	**1**	**2**	**3**	**4**	**9**	**10**	**13**	**14**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Ring 2	**6**	**5**	**8**	**7**	**12**	**11**	**16**	**15**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Sequence 14																
Ring 1	**2**	**1**	**3**	**4**	**10**	**9**	**13**	**14**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Ring 2	**6**	**5**	**8**	**7**	**12**	**11**	**16**	**15**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Sequence 15																
Ring 1	**1**	**2**	**4**	**3**	**9**	**10**	**14**	**13**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Ring 2	**6**	**5**	**8**	**7**	**12**	**11**	**16**	**15**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Sequence 16																
Ring 1	**2**	**1**	**4**	**3**	**10**	**9**	**14**	**13**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**
Ring 2	**6**	**5**	**8**	**7**	**12**	**11**	**16**	**15**	**.**	**.**	**.**	**.**	**.**	**.**	**.**	**.**

Phases In Use / Exclusive PED (MM)1-2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phases in Use	X	X	X	X	X	X	X	X								
Exclusive PED																

Phase Compatibility (MM)1-1-2

Phase	Compatible Phase
1	5
1	6
2	5
2	6
3	7
3	8
4	7
4	8
9	11
9	12
10	11
10	12
13	15
13	16
14	15
14	16

Phase and Overlap Descriptions

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Overlap	A	B	C	D	E	F	G	H	I	J	L	K	L	M	N	O
Description																

Administration (MM)1-7-1

Enable CU/Cabinet Interlock CRC	No
Request Download Controller Data	No
Controller Database CRC	0000
Enable Automatic Backup to Datakey	Yes

Backup Prevent (MM)1-1-3

Phases		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Timing /	**1**		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Backup	**2**	.		.	.	.	.	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
	6	.	.	.	.	.		.	.	.	.	.	.	.	.	.	.
	7	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
	8	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
	9	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
	10	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

Simultaneous Gap (MM)1-1-4

Phases		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	1		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	2	.		.	.	.	X	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	X	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
Phase	**6**	.	X	.	.	.		.	.	.	.	.	.	.	.	.	.
Must	**7**	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
Gap	**8**	.	.	.	X	.	.	.		.	.	.	.	.	.	.	.
With	**9**	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
Phase	**10**	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	Disable	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Load Switch Assignments (MMU Channel) (MM)1-3

Phase / Overlap	Type	Dimming	Power Up	Auto	Flash Together

			Red	Yellow	Green	Dark	Auto	Red	Yellow	Dark	Red	Yellow	
1	1	V				+	X				X		X
2	2	V				+	X				X		X
3	3	V				+	X				X		
4	4	V				+	X				X		
5	5	V				-	X				X		X
6	6	V				-	X				X		X
7	7	V				-	X				X		
8	8	V				-	X				X		
9	2	P				+	X						
10	4	P				+	X						
11	6	P				-	X						
12	8	P				-	X						
13	1	O				+	X				X		X
14	2	O				-	X				X		
15	3	O				+	X				X		X
16	4	O				-	X				X		

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Configuration Port 1 (SDLC)

SDLC Options (MM)1-4-1

BIU	1	2	3	4	5	6	7	8
Term and Facility Enable	X	X						
Detector Rack Enable	X	X						

Enable TS2/MMU Type Cabinet: Yes
Enable MMU Extended Status: Yes
Enable SDLC Stop Time: No
Enable 3 Critical RFE's Lockup: Yes

MMU Program (MM)1-4-2

Channel Can Serve with Channel	
Channel 1	Channel 2
1	5
1	6
1	11
1	16
2	5
2	6
2	9
2	11
3	7
3	8
3	12
3	13
3	15
4	7
4	8
4	10
4	12
4	15
5	9
5	16
6	9
6	11

6	16
7	10
7	13
7	15
8	10
8	12
8	13
9	11
10	12
10	15
11	16
12	13
13	15

Color Check Enable (MM)1-4-3
Enable Color Check: Yes

MMU Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Green	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X
Yellow	X	X	X	X	X	X	X	X					X		X	X
Red	X	X	X	X	X	X	X	X								

Secondary To Secondary Addressing (MM)1-4-4

ID	1	2	3	4	5	6	7	8	MMU
Term and Facility Enable									

ID	1	2	3	4	5	6	7	8	Diag
Detector Rack Enable									

Diagonstics (Test Fixture) Enable: No

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Configuration Communications

Ethernet Port Configuration (MM)1-5-1		**NTCIP Parameters (MM)1-5-5**	
Controller IP:	172.16.1.254	Backup Time:	0
Subnet Mask:	255.255.0.0	UDP Port:	501
Default Gateway IP:	0.0.0.0	Ethernet Priority:	1
Server IP:	10.70.10.1	Port 2 Priority:	4
		Port 3A Priority:	2
		Port 3B Priority:	3

Port Configuration (MM)1-5-2 to 1-5-4

Port	2 (C50S)	3A (C21S)	3B (C22S)
Protocol	ECPIP	ECPIP	NTCIP
Enable	Yes	No	No
Data Rate	9600	9600	1200
Data Parity Stop	8 N 1	8 0 1	8 0 1
Modem Setup String	None	None	None
User String			
Comm Port Address	7	7	0
System Detector 9-1	0	0	0
Telemetry Response Delay	8.0	8.0	0.0
Duplex Half/Full	Full	Full	Full
Flow Control	No	No	Yes
AB3418 NTCIP Group Address	0	0	0
AB3418 NTCIP Single Flag Enable	Yes	Yes	No
RTS to CTS Delay	0.0	0.0	3.0
RTS Turn Off Delay	0.0	0.0	2.0
Droupout Time	10	10	300
Early RTS	No	No	No
Telemetry Mode	FSK	FSK	FSK
Rail Road	0	0	0
Rail Road Line	0	0	0
ATCS Group	0	0	0
Wayside Device	0	0	0
ATCS Device	0	0	0
Wayside SubNode	0	0	0
ATCS SubNode	0	0	0

ECPIP Parameters (MM)1-5-6

Controller Address: 7

Expanded System Detector Address: 0

Local System Detector

Local System Detector	Number

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Configuration Logging/Display

Event Logging (MM)1-6-1

Critical RFE's	Yes	3 Critical RFE's in 24 Hours	Yes
MMU Flash Faults	Yes	Local Flash Faults	Yes
Non-Critical RFE's (Det/Test)	Yes	Detector Errors	Yes
Coordination Errors	Yes	Controller Download	Yes
Preempt	Yes	TSP	Yes
Power On/Off	Yes	Low Battery	Yes
Access	Yes	Data Change	Yes
Online/Offline	Yes		

Alarm Log	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable Logging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Display Options (MM)1-7-2

Key Click Enable:	Yes
Backlight Enable:	Yes
LED Mode:	Auto
Main Status Display Mode:	Advanced
Screen Format:	Advanced
Trans Mode Pop-up Disable:	No

Sign On (MM)8-5

Sign On Message Line 1: Solutions that Move the World

Sign On Message Line 2: 501 Rev D 10/15/2021

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Logic Processor Page 1

Statement Control (MM)1-8-1

LP	Statement Control
16	D
17	D
18	D
19	E
20	E
21	E
22	D
23	D
24	D
25	E
26	E
27	E
31	D
32	D
33	D
34	D

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Logic Processor Page 2

Logic Statements (MM)1-8-2

Statement Number: 16

IF:

	Assignment	#		State
IF	PED CLEAR ON PHASE	2	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	2	ON

ELSE:

Assignment	#	State

Statement Number: 17

IF:

	Assignment	#		State
IF	LOGIC FLAG	2	IS	ON

THEN:

Assignment	#	State
SET COORD FREE		ON
SET ALARM	10	ON

ELSE:

Assignment	#	State

Statement Number: 18

IF:

	Assignment	#		State
IF	GREEN ON PHASE	4	IS	ON
AND	GREEN ON PHASE	8	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	2	OFF

ELSE:

Assignment	#	State

Statement Number: 19

IF:

	Assignment	#		State
IF	PED CLEAR ON PHASE	4	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	4	ON

ELSE:

Assignment	#	State

Statement Number: 20

IF:

	Assignment	#		State
IF	LOGIC FLAG	4	IS	ON

THEN:

Assignment	#	State
SET COORD FREE		ON
SET ALARM	11	ON

ELSE:

Assignment	#	State

Statement Number: 21

IF:

	Assignment	#		State
IF	GREEN ON PHASE	2	IS	ON
AND	GREEN ON PHASE	6	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	4	OFF

ELSE:

Assignment	#	State

Statement Number: 22

IF:

	Assignment	#	State

IF	PED CLEAR ON PHASE	6	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	6	ON

ELSE:

Assignment	#	State

Statement Number: 23

IF:

	Assignment	#		State
IF	LOGIC FLAG	6	IS	ON

THEN:

Assignment	#	State
SET COORD FREE		ON
SET ALARM	12	ON

ELSE:

Assignment	#	State

Statement Number: 24

IF:

	Assignment	#		State
IF	GREEN ON PHASE	4	IS	ON
AND	GREEN ON PHASE	8	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	6	OFF

ELSE:

Assignment	#	State

Statement Number: 25

IF:

	Assignment	#		State
IF	PED CLEAR ON PHASE	8	IS	ON

THEN:

Assignment	#	State

SET LOGIC FLAG	8	ON

ELSE:

Assignment	#	State

Statement Number: 26

IF:

	Assignment	#		State
IF	LOGIC FLAG	8	IS	ON

THEN:

Assignment	#	State
SET COORD FREE		ON
SET ALARM	13	ON

ELSE:

Assignment	#	State

Statement Number: 27

IF:

	Assignment	#		State
IF	GREEN ON PHASE	2	IS	ON
AND	GREEN ON PHASE	6	IS	ON

THEN:

Assignment	#	State
SET LOGIC FLAG	8	OFF

ELSE:

Assignment	#	State

Statement Number: 31

IF:

	Assignment	#		State
IF	PHASE TIMING	6	IS	ON
AND	GREEN ON PHASE	6	IS	OFF

THEN:

Assignment	#	State
SET PHASE YELLOW	1	OFF

ELSE:

Assignment	#	State

Statement Number: 32

IF:

	Assignment	#		State
IF	PHASE TIMING	2	IS	ON
AND	GREEN ON PHASE	2	IS	OFF

THEN:

Assignment	#	State
SET PHASE YELLOW	5	OFF

ELSE:

Assignment	#	State

Statement Number: 33

IF:

	Assignment	#		State
IF	PHASE TIMING	8	IS	ON
AND	GREEN ON PHASE	8	IS	OFF

THEN:

Assignment	#	State
SET PHASE YELLOW	3	OFF

ELSE:

Assignment	#	State

Statement Number: 34

IF:

	Assignment	#		State
IF	PHASE TIMING	4	IS	ON
AND	GREEN ON PHASE	4	IS	OFF

THEN:

Assignment	#	State
SET PHASE YELLOW	7	OFF

ELSE:

Assignment	#	State

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Controller Timing Plan (MM)2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	3	15	3	8	3	15	3	8	0	0	0	0	0	0	0	0
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	10	0	7	0	7	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	29	0	39	0	32	0	30	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	7.0	3.0	5.0	3.0	7.0	3.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	20	50	20	40	20	50	20	40	0	0	0	0	0	0	0	0
Max 2	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	1.5	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Time B4	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0

Min Gap	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	3	15	3	8	3	15	3	8	0	0	0	0	0	0	0	0
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	7.0	3.0	5.0	3.0	7.0	3.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 2	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	1.5	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Time B4	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	3	15	3	8	3	15	3	8	0	0	0	0	0	0	0	0
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	7.0	3.0	5.0	3.0	7.0	3.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 2	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	1.5	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Time B4	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	3	15	3	8	3	15	3	8	0	0	0	0	0	0	0	0

BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	7.0	3.0	5.0	3.0	7.0	3.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 2	15	45	15	35	15	45	15	35	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	4.5	3.0	4.5	3.0	4.5	3.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Clear	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	1.5	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Time B4	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	4.0	0.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Controller Overlaps

Vehicle Overlaps (MM)2-2

Overlap	Type	Lag Green	Yellow	Red	Advance Green
E	Normal	0.0	0.0	0.0	0.0
F	Normal	0.0	0.0	0.0	0.0
G	Normal	0.0	0.0	0.0	0.0
H	Normal	0.0	0.0	0.0	0.0
I	Normal	0.0	0.0	0.0	0.0
J	Normal	0.0	0.0	0.0	0.0
K	Normal	0.0	0.0	0.0	0.0
L	Normal	0.0	0.0	0.0	0.0
M	Normal	0.0	0.0	0.0	0.0
N	Normal	0.0	0.0	0.0	0.0
O	Normal	0.0	0.0	0.0	0.0
P	Normal	0.0	0.0	0.0	0.0

Phases

Overlap	Phase	Included	Protect	Ped Protect	Not Overlap	Modifier	Lag X Phase	Lag 2 Phase	Flash Green
A	3	Yes	No	No	No		No	No	0
C	7	Yes	No	No	No		No	No	0
D	1	Yes	No	No	No		No	No	0

PPLT FYA

Overlap	Protected Phase	Permissive Phase	Flash Arrow Output	Flash Arrow Channel	FYA Delay	FYA Clearance	Special Function Disable

Guaranteed Minimum Time Data (MM) 2-4

Phase Time Data

Phase	Min Green	Walk	Ped Clear	Yellow	Red Clear	Overlap Green
A01	0	0	7	3.0	0.0	0
B02	0	0	7	3.0	0.0	0
C03	0	0	7	3.0	0.0	0
D04	0	0	7	3.0	0.0	0
E05	0	0	7	3.0	0.0	0
F06	0	0	7	3.0	0.0	0
G07	0	0	7	3.0	0.0	0
H08	0	0	7	3.0	0.0	0

I09	0	0	7	3.0	0.0	0
J10	0	0	7	3.0	0.0	0
K11	0	0	7	3.0	0.0	0
L12	0	0	7	3.0	0.0	0
M13	0	0	7	3.0	0.0	0
N14	0	0	7	3.0	0.0	0
O15	0	0	7	3.0	0.0	0
P16	0	0	7	3.0	0.0	0

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Controller Pedestrian Overlaps

Pedestrian Overlaps (MM) 2-3

Included Phase Ped Overlap

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Controller Start/Fash (MM) 2-5

Startup

Phase	Phase Setting
2	G
6	G

Overlap

Flash > Mon:	Yes
Flash Time:	0
All Red:	6
Power Start Sequence:	1
MUTCD Enabled:	Yes
MUTCD Yellow to Green:	No

Automatic Flash

Entry Phase
2
6

Exit Phase
2
6

Overlap Exit

Flash > Mon:	Yes
Exit Flash Interval:	G
Minimum Auto Flash:	8
Minimumin Recall:	No
Cycle Through Phase:	No

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Controller Options

Controller Options (MM)2-6-1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flashing Green Phase																
Guaranteed Passage																
Non Act 1																
Non Act 2																
Dual Entry		X		X		X		X								
Conditional Service																
Conditional Reservice																
Ped Reservice																
Rest In Walk																
Flashing Walk																
Ped Clear Yellow																
Ped Clear Red																
IGRN + Veh Ext																

Ped Clear Protect: On Red Revert: 2.0 MUTCD 3 Seconds Don't Walk: No

Act Pre-Time (MM)2-7

Pre-Time Mode Enable: No Free Input Enables Pre-Timed: Yes

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Pre-Timed Phase																

Phase Recall Options (MM)2-8

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector	X	X	X		X	X	X									
Vehicle Recall		X				X										
Ped Recall																

Max Recall																
Soft Recall																
No Rest																
AI Calc																

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Coordination Options
Coordination Options (MM)3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	SYS	System Format	STD
Splits In	Percent	Offsets In	Percent
Transition	Smooth	Max Select	MAXINH
Dwell/Add Time	0		
Delay Coord Walk to LZ	No	Force Off	Fixed
Offset Reference	Lead	Use Ped Time	No
Ped Recall	No	Ped Reservice	Yes
Local Zero Override	No	FO Added Initial Green	Yes
Re-Sync Count	3	Multisync	No

Auto Perm Minimum Green (Seconds) (MM)3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM)3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Coordination Pattern Data
Pattern Data (MM)3-2

Pattern - 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits in	Percent
Cycle	120	Std (COS)	111	Offsets in	Percent
Offset Value	93%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	21	34	22	23	13	42	18	27	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Special Function Output								

Pattern - 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits in	Percent
Cycle	140	Std (COS)	211	Offsets in	Percent
Offset Value	97%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	19	41	14	26	10	50	19	21	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits in	Percent
Cycle	140	Std (COS)	311	Offsets in	Percent
Offset Value	99%	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	0		

Max Select None Force Off None

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	16	41	24	19	10	47	12	31	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	100%	100%	0%	0%

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Special Function Output								

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Preemptor

Preempt Plan (MM)4-1

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle		X			X											
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase		X			X											
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	No	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	No	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	25.5	25.5
	Min Grn	Ext Grn	Max Grn	Yellow	Red
Track Clear	0	0	0	25.5	25.5

	Min Dwell	Pmt Ext	Max Time	Yellow	Red
Dwell / Cycle-Exit	10	0.0	120	25.5	25.5

Preempt Active Out	F1	Preempt Active Dwell	No
Other Priority Preempt	F1	Non-Priority Preempt	On
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle				X			X									
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase				X			X									
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	No	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	No	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	25.5	25.5
	Min Grn	Ext Grn	Max Grn	Yellow	Red
Track Clear	0	0	0	25.5	25.5
	Min Dwell	Pmt Ext	Max Time	Yellow	Red
Dwell / Cycle-Exit	10	0.0	120	25.5	25.5

Preempt Active Out	F1	Preempt Active Dwell	No
Other Priority Preempt	F1	Non-Priority Preempt	On
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle	X					X										
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase	X					X										
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	No	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0

Override Flash	No	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	25.5	25.5
	Min Grn	Ext Grn	Max Grn	Yellow	Red
Track Clear	0	0	0	25.5	25.5
	Min Dwell	Pmt Ext	Max Time	Yellow	Red
Dwell / Cycle-Exit	10	0.0	120	25.5	25.5

Preempt Active Out	F1	Preempt Active Dwell	No
Other Priority Preempt	F1	Non-Priority Preempt	On
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 6

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle			X					X								
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																

Exit Phase			X					X								
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	No	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	No	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	25.5	25.5
	Min Grn	Ext Grn	Max Grn	Yellow	Red
Track Clear	0	0	0	25.5	25.5
	Min Dwell	Pmt Ext	Max Time	Yellow	Red
Dwell / Cycle-Exit	10	0.0	120	25.5	25.5

Preempt Active Out	F1	Preempt Active Dwell	No
Other Priority Preempt	F1	Non-Priority Preempt	On
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Time Base Clock/Calendar

Clock/Calendar Options (MM)5-1

Enable Action Plan:	0
Sync Reference Time:	3:15 AM
Sync Reference:	Reference Time
Day Light Savings:	USDLS
Time Reset Input Set Time:	3:30:00
Standard Time From GMT:	0

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Time Base Action Plan
Action Plan (MM)5-2

Action Plan - 1

Pattern	1	Override System	No
Timing Plan	0	Sequence	0
Veh Det Plan	0	Detector Log	None
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 2

Pattern	2	Override System	No
Timing Plan	0	Sequence	0
Veh Det Plan	0	Detector Log	None
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 3

Pattern	3	Override System	No
Timing Plan	0	Sequence	0
Veh Det Plan	0	Detector Log	None
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 100

Pattern	254 - FREE	Override System	No
Timing Plan	0	Sequence	0
Veh Det Plan	0	Detector Log	None
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Time Base Day Plan/Schedule
Day Plan (MM)5-3

Day Plan - 1

Event	Action Plan	Start Time
1	2	6:00 AM
2	1	9:00 AM
3	3	3:00 PM
4	1	7:00 PM
5	100	10:30 PM

Day Plan - 2

Event	Action Plan	Start Time
1	1	7:00 AM
2	100	11:00 PM

Day Plan - 3

Event	Action Plan	Start Time
1	1	8:00 AM
2	100	10:00 PM

Schedule (MM)5-4

Schedule Number - 1

Day Plan Number: 1

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
		X	X	X	X	X	

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 2

Day Plan Number: 2

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
							X

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 3

Day Plan Number: 3

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
	X						

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Time Base Exceptions

Exception Day Program (MM)5-5

Day	Fixed/Float	Month	Day of Week/Month	Week of Month/Year	Day Plan

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Detectors

Detectors Page 1

Vehicle Detectors Setup (MM)6-1

Vehicle Plan	Detector Number	Called	Type

Vehicle Detector Setup (MM)6-2 continued

Detector Number	Type	TS2 Detector	Detector Description
1	S-STANDARD	Yes	
2	S-STANDARD	Yes	
3	S-STANDARD	Yes	
4	S-STANDARD	Yes	
5	S-STANDARD	Yes	
6	S-STANDARD	Yes	
7	S-STANDARD	Yes	
8	S-STANDARD	Yes	
9	S-STANDARD	Yes	
10	S-STANDARD	Yes	
11	S-STANDARD	Yes	
12	S-STANDARD	Yes	
13	S-STANDARD	Yes	
14	S-STANDARD	Yes	
15	S-STANDARD	Yes	
16	S-STANDARD	Yes	
17	S-STANDARD	Yes	

18	S-STANDARD	Yes
19	S-STANDARD	Yes
20	S-STANDARD	Yes
21	S-STANDARD	Yes
22	S-STANDARD	Yes
23	S-STANDARD	Yes
24	S-STANDARD	Yes
25	S-STANDARD	Yes
26	S-STANDARD	Yes
27	S-STANDARD	Yes
28	S-STANDARD	Yes
29	S-STANDARD	Yes
30	S-STANDARD	Yes
31	S-STANDARD	Yes
32	S-STANDARD	Yes
33	S-STANDARD	Yes
34	S-STANDARD	Yes
35	S-STANDARD	Yes
36	S-STANDARD	Yes
37	S-STANDARD	Yes
38	S-STANDARD	Yes
39	S-STANDARD	Yes
40	S-STANDARD	Yes
41	S-STANDARD	Yes

42	S-STANDARD	Yes
43	S-STANDARD	Yes
44	S-STANDARD	Yes
45	S-STANDARD	Yes
46	S-STANDARD	Yes
47	S-STANDARD	Yes
48	S-STANDARD	Yes
49	S-STANDARD	Yes
50	S-STANDARD	Yes
51	S-STANDARD	Yes
52	S-STANDARD	Yes
53	S-STANDARD	Yes
54	S-STANDARD	Yes
55	S-STANDARD	Yes
56	S-STANDARD	Yes
57	S-STANDARD	Yes
58	S-STANDARD	Yes
59	S-STANDARD	Yes
60	S-STANDARD	Yes
61	S-STANDARD	Yes
62	S-STANDARD	Yes
63	S-STANDARD	Yes
64	S-STANDARD	Yes

Vehicle Detector Setup (MM)6-2 continued

Det Num	Veh Det Plan	Phase	ECPI Log	Call Option	Delay Time	Ext Option	Extend Time / Passage Time	Queue Lim / Discon. Time	Use Added Initial	Cross Switch Phase	Lock In	NTCIP Vol.	NTCIP Occ.	Pmt Queue Delay
1	1	2	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
1	2	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	3	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	4	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
2	2	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	3	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	4	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	1	2	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
3	2	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	3	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	4	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	1	2	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
4	2	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	3	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	4	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	1	5	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
5	2	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	3	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	4	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	1	5	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
6	2	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	3	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	4	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	1	2	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
7	2	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	3	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	4	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	1	2	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
8	2	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	3	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	4	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	1	1	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
9	2	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	3	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	4	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	1	1	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
10	2	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	3	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	4	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	1	6	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No

11	2	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	3	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	4	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	1	6	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
12	2	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	3	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	4	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
13	2	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	3	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	4	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
14	2	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	3	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	4	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
15	2	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	3	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	4	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	1	0	Yes	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	2	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	3	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	4	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	1	4	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
17	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	1	4	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
18	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
19	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
20	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
21	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No

22	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	1	4	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
23	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	1	7	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
24	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	1	8	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
25	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	1	8	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
26	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
27	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
28	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	1	3	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
29	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	1	3	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
30	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	1	8	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
31	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	1	8	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
32	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No

33	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
34	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
35	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
36	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
37	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
38	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
39	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
40	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
41	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
42	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
43	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No

44	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
45	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
46	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
47	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
48	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
49	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
50	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
51	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
52	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
53	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
54	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No

55	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
56	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
57	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
58	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
59	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
60	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
61	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
62	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
63	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	1	0	Yes	Yes	0.0	Passage	0.0	0	Yes	0	None	No	No	No
64	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

Ped Detector Options (MM)6-3

Phase Ped Detector (Econolite)

Detector Call Phase

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	X	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
2	.	X	.	.	.	.	.	.	.	.	.	.	.	.	.	.
3	.	.	X	.	.	.	.	.	.	.	.	.	.	.	.	.
4	.	.	.	X	.	.	.	.	.	.	.	.	.	.	.	.
5	.	.	.	.	X	.	.	.	.	.	.	.	.	.	.	.
6	.	.	.	.	.	X	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	X	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	X	.	.	.	.	.	.	.	.
9	.	.	.	.	.	.	.	.	X	.	.	.	.	.	.	.
10	.	.	.	.	.	.	.	.	.	X	.	.	.	.	.	.
11	.	.	.	.	.	.	.	.	.	.	X	.	.	.	.	.
12	.	.	.	.	.	.	.	.	.	.	.	X	.	.	.	.
13	.	.	.	.	.	.	.	.	.	.	.	.	X	.	.	.
14	.	.	.	.	.	.	.	.	.	.	.	.	.	X	.	.
15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	X	.
16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	X

IL 62 (Algonquin) & Meacham Rd - IL 62 (Algonquin) & Meacham Rd TEMP

Detectors

Detectors Page 2

Log - Speed Detector Setup (MM)6-4

NTCIP Log Period: 0 | ECPI Log Period: TBAP | Length Unit: Inch

Speed Detector	Local Detector	One/Two Detector	Vehicle Length	Trap Length	Enable Log
1	0	1	0	0	No
2	0	1	0	0	No
3	0	1	0	0	No
4	0	1	0	0	No
5	0	1	0	0	No
6	0	1	0	0	No
7	0	1	0	0	No
8	0	1	0	0	No
9	0	1	0	0	No
10	0	1	0	0	No
11	0	1	0	0	No
12	0	1	0	0	No
13	0	1	0	0	No
14	0	1	0	0	No
15	0	1	0	0	No
16	0	1	0	0	No

Vehicle Detector Diagnostics (MM)6-5

Plan	Detector	Counts	Act	Pres	Multiplier	Failed Time	Failed Call Delay
1	1	0	0	0	1	255	0
1	2	0	0	0	1	255	0
1	3	0	0	0	1	255	0
1	4	0	0	0	1	255	0
1	5	0	0	0	1	255	0
1	6	0	0	0	1	255	0
1	7	0	0	0	1	255	0
1	8	0	0	0	1	255	0
1	9	0	0	0	1	255	0
1	10	0	0	0	1	255	0

1	11	0	0	0	1	255	0
1	12	0	0	0	1	255	0
1	13	0	0	0	1	255	0
1	14	0	0	0	1	255	0
1	15	0	0	0	1	255	0
1	16	0	0	0	1	255	0
1	17	0	0	0	1	255	0
1	18	0	0	0	1	255	0
1	19	0	0	0	1	255	0
1	20	0	0	0	1	255	0
1	21	0	0	0	1	255	0
1	22	0	0	0	1	255	0
1	23	0	0	0	1	255	0
1	24	0	0	0	1	255	0
1	25	0	0	0	1	255	0
1	26	0	0	0	1	255	0
1	27	0	0	0	1	255	0
1	28	0	0	0	1	255	0
1	29	0	0	0	1	255	0
1	30	0	0	0	1	255	0
1	31	0	0	0	1	255	0
1	32	0	0	0	1	255	0

Pedestrian Detector Diagnotics (MM)6-6

Plan	Detector	Counts	Act	Pres	Multiplier

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

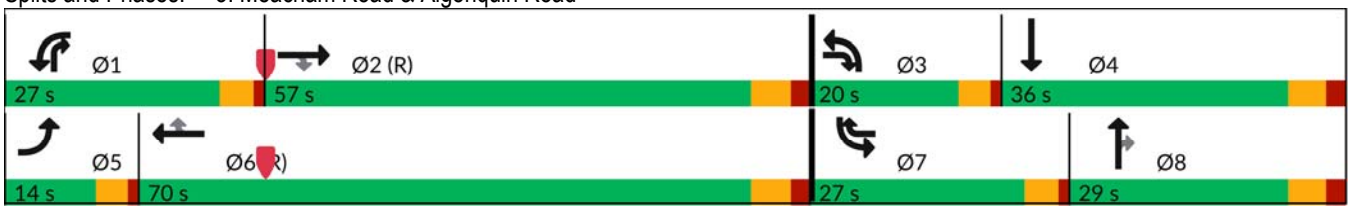
Existing Weekday Morning Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	106	1119	385	229	714	49	141	250	144	84	393	76
Future Volume (vph)	106	1119	385	229	714	49	141	250	144	84	393	76
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.976	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4920	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4920	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			173			58			160		26	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	4%	2%	4%	6%	8%	11%	4%	12%	6%	3%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	118	1243	428	254	793	54	157	278	160	93	521	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	20.0	27.0	70.0	27.0	20.0	29.0	27.0	27.0	36.0	
Total Split (%)	10.0%	40.7%	14.3%	19.3%	50.0%	19.3%	14.3%	20.7%	19.3%	19.3%	25.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.0	49.0	67.2	15.8	55.8	74.8	12.2	41.2	63.0	13.0	42.0	
Actuated g/C Ratio	0.06	0.35	0.48	0.11	0.40	0.53	0.09	0.29	0.45	0.09	0.30	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.55	0.68	0.30	0.67	0.55	0.07	0.57	0.26	0.13	0.59	0.35	
Control Delay (s/veh)	73.5	40.6	12.6	68.2	33.7	2.6	69.3	40.9	4.0	75.4	38.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	73.5	40.6	12.6	68.2	33.7	2.6	69.3	40.9	4.0	75.4	38.7	
LOS	E	D	B	E	C	A	E	D	A	E	D	
Approach Delay (s/veh)		36.1			40.1			38.5			44.3	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	54	351	74	116	292	0	72	102	0	83	129	
Queue Length 95th (ft)	88	384	101	158	318	15	108	162	26	138	186	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	226	1930	1489	541	1638	923	349	1075	1344	273	1492	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.52	0.64	0.29	0.47	0.48	0.06	0.45	0.26	0.12	0.34	0.35	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay (s/veh): 38.7		Intersection LOS: D	
Intersection Capacity Utilization 58.0%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 3: Meacham Road & Algonquin Road



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	180	26	12	413	451	68
Future Volume (vph)	180	26	12	413	451	68
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	0.96					0.98
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1524	1671	1923	1942	1335
Flt Permitted	0.950		0.347			
Satd. Flow (perm)	1672	1524	610	1923	1942	1307
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		27				48
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)	11		8			
Confl. Bikes (#/hr)						1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	6%	8%	4%	3%	21%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	189	27	13	435	475	72
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	44.0	44.0	12.0	76.0	64.0	64.0
Total Split (%)	36.7%	36.7%	10.0%	63.3%	53.3%	53.3%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	11.9	11.9	26.5	23.9	22.5	22.5
Actuated g/C Ratio	0.25	0.25	0.55	0.49	0.46	0.46

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.44	0.07	0.03	0.46	0.53	0.11
Control Delay (s/veh)	20.1	8.6	5.6	10.1	13.2	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	20.1	8.6	5.6	10.1	13.2	5.6
LOS	C	A	A	B	B	A
Approach Delay (s/veh)	18.7			9.9	12.2	
Approach LOS	B			A	B	
Queue Length 50th (ft)	33	0	1	65	73	3
Queue Length 95th (ft)	124	17	8	149	237	28
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	1430	1260	529	1923	1875	1264
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.02	0.02	0.23	0.25	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 48.4			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.53			
Intersection Signal Delay (s/veh): 12.5		Intersection LOS: B	
Intersection Capacity Utilization 42.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	18	392	8	3	543
Future Vol, veh/h	7	18	392	8	3	543
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	12	6	12	0	6
Mvmt Flow	8	20	426	9	3	590

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	732	430	0	0	435	0
Stage 1	430	-	-	-	-	-
Stage 2	302	-	-	-	-	-
Critical Hdwy	6.6	6.38	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.414	-	-	2.2	-
Pot Cap-1 Maneuver	376	599	-	-	1136	-
Stage 1	660	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	599	-	-	1136	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	660	-	-	-	-	-
Stage 2	727	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	12.41	0	0.07
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	513	20	-
HCM Lane V/C Ratio	-	-	0.053	0.003	-
HCM Control Delay (s/veh)	-	-	12.4	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	6	416	0	5	496
Future Vol, veh/h	5	6	416	0	5	496
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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, %	0	11	6	0	0	6
Mvmt Flow	5	6	438	0	5	522

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	971	438	0	0	438	0
Stage 1	438	-	-	-	-	-
Stage 2	533	-	-	-	-	-
Critical Hdwy	6.4	6.31	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.399	-	-	2.2	-
Pot Cap-1 Maneuver	283	600	-	-	1133	-
Stage 1	655	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	281	600	-	-	1133	-
Mov Cap-2 Maneuver	281	-	-	-	-	-
Stage 1	655	-	-	-	-	-
Stage 2	589	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	14.37	0	0.08
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	396	18	-
HCM Lane V/C Ratio	-	-	0.029	0.005	-
HCM Control Delay (s/veh)	-	-	14.4	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Capacity Analysis Summary Sheets

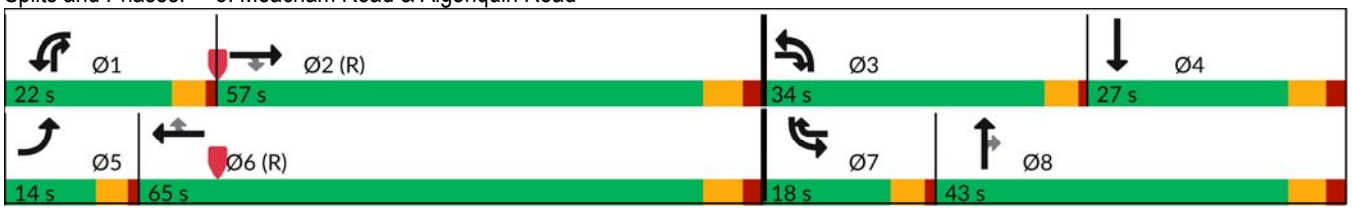
Existing Weekday Evening Peak Hour

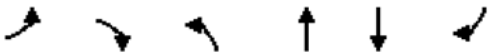
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	627	319	252	1347	117	522	735	355	84	426	86
Future Volume (vph)	115	627	319	252	1347	117	522	735	355	84	426	86
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.975	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	5004	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	5004	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			94			94			264		26	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	2%	1%	2%	2%	3%	1%	1%	1%	1%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	120	653	332	263	1403	122	544	766	370	88	534	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	34.0	22.0	65.0	18.0	34.0	43.0	22.0	18.0	27.0	
Total Split (%)	10.0%	40.7%	24.3%	15.7%	46.4%	12.9%	24.3%	30.7%	15.7%	12.9%	19.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.0	52.0	84.7	15.4	58.4	75.8	26.7	40.2	61.6	11.4	24.9	
Actuated g/C Ratio	0.06	0.37	0.61	0.11	0.42	0.54	0.19	0.29	0.44	0.08	0.18	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.54	0.33	0.19	0.70	0.90	0.14	0.82	0.71	0.27	0.61	0.59	
Control Delay (s/veh)	72.7	32.2	8.7	70.1	47.4	4.7	65.4	49.7	7.7	79.3	54.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	72.7	32.2	8.7	70.1	47.4	4.7	65.4	49.7	7.7	79.3	54.1	
LOS	E	C	A	E	D	A	E	D	A	E	D	
Approach Delay (s/veh)		29.5			47.8			45.5			57.6	
Approach LOS		C			D			D			E	
Queue Length 50th (ft)	55	154	48	120	617	11	244	336	31	78	160	
Queue Length 95th (ft)	89	192	73	166	723	41	307	417	67	136	207	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	235	1987	1793	429	1572	913	730	1081	1424	172	912	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.51	0.33	0.19	0.61	0.89	0.13	0.75	0.71	0.26	0.51	0.59	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.90			
Intersection Signal Delay (s/veh): 44.3		Intersection LOS: D	
Intersection Capacity Utilization 82.1%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3: Meacham Road & Algonquin Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	100	22	49	834	547	168
Future Volume (vph)	100	22	49	834	547	168
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1538	1805	1961	1980	1599
Flt Permitted	0.950		0.327			
Satd. Flow (perm)	1770	1538	621	1961	1980	1599
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		23				130
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	0%	2%	1%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	104	23	51	869	570	175
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	28.0	28.0	12.0	92.0	80.0	80.0
Total Split (%)	23.3%	23.3%	10.0%	76.7%	66.7%	66.7%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	9.2	9.2	40.6	39.7	34.0	34.0
Actuated g/C Ratio	0.16	0.16	0.72	0.71	0.61	0.61

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.36	0.08	0.09	0.63	0.48	0.17
Control Delay (s/veh)	27.1	11.7	3.8	9.3	12.0	4.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	27.1	11.7	3.8	9.3	12.0	4.0
LOS	C	B	A	A	B	A
Approach Delay (s/veh)	24.3			9.0	10.1	
Approach LOS	C			A	B	
Queue Length 50th (ft)	29	0	4	160	136	8
Queue Length 95th (ft)	85	18	15	325	258	38
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	721	640	635	1961	1980	1599
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.14	0.04	0.08	0.44	0.29	0.11

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 56.1			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay (s/veh): 10.6		Intersection LOS: B	
Intersection Capacity Utilization 57.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	17	922	21	12	576
Future Vol, veh/h	9	17	922	21	12	576
Conflicting Peds, #/hr	0	0	0	2	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	6	1	4	0	1
Mvmt Flow	10	18	991	23	13	619

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1340	1005	0	0	1016	0
Stage 1	1005	-	-	-	-	-
Stage 2	335	-	-	-	-	-
Critical Hdwy	6.6	6.29	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.357	-	-	2.2	-
Pot Cap-1 Maneuver	158	286	-	-	691	-
Stage 1	357	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	154	285	-	-	689	-
Mov Cap-2 Maneuver	154	-	-	-	-	-
Stage 1	356	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	23.73	0	0.43
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	220	73	-
HCM Lane V/C Ratio	-	-	0.127	0.019	-
HCM Control Delay (s/veh)	-	-	23.7	10.3	0.2
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	8	886	4	10	570
Future Vol, veh/h	4	8	886	4	10	570
Conflicting Peds, #/hr	0	0	0	1	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	1	50	0	1
Mvmt Flow	4	9	953	4	11	613

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1590	956	0	0	958	0
Stage 1	956	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	120	316	-	-	726	-
Stage 1	377	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	117	315	-	-	725	-
Mov Cap-2 Maneuver	117	-	-	-	-	-
Stage 1	376	-	-	-	-	-
Stage 2	520	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	24.1	0	0.17
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	201	31	-
HCM Lane V/C Ratio	-	-	0.064	0.015	-
HCM Control Delay (s/veh)	-	-	24.1	10	0
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Capacity Analysis Summary Sheets

Year 2030 No-Build Weekday Morning Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	121	1207	404	461	844	51	148	268	163	88	491	165
Future Volume (vph)	121	1207	404	461	844	51	148	268	163	88	491	165
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.962	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4852	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4852	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			129			58			181		55	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	4%	2%	4%	6%	8%	11%	4%	12%	6%	3%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	134	1341	449	512	938	57	164	298	181	98	729	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	20.0	27.0	70.0	27.0	20.0	29.0	27.0	27.0	36.0	
Total Split (%)	10.0%	40.7%	14.3%	19.3%	50.0%	19.3%	14.3%	20.7%	19.3%	19.3%	25.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.2	46.8	65.3	22.5	60.1	79.5	12.5	36.3	64.8	13.4	37.2	
Actuated g/C Ratio	0.07	0.33	0.47	0.16	0.43	0.57	0.09	0.26	0.46	0.10	0.27	

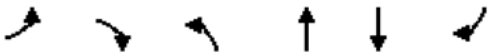
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.61	0.76	0.33	0.95	0.61	0.07	0.59	0.31	0.14	0.60	0.55	
Control Delay (s/veh)	76.1	44.6	16.2	85.3	32.5	2.5	69.6	44.8	3.7	75.5	43.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	76.1	44.6	16.2	85.3	32.5	2.5	69.6	44.8	3.7	75.5	43.6	
LOS	E	D	B	F	C	A	E	D	A	E	D	
Approach Delay (s/veh)		40.2			49.3			39.6			47.4	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	62	395	98	240	341	0	75	116	0	87	196	
Queue Length 95th (ft)	98	435	128	#351	392	16	112	174	26	145	257	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	226	1912	1425	541	1638	967	349	947	1271	273	1330	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.59	0.70	0.32	0.95	0.57	0.06	0.47	0.31	0.14	0.36	0.55	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.95
Intersection Signal Delay (s/veh): 44.1 Intersection LOS: D
Intersection Capacity Utilization 70.2% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Meacham Road & Algonquin Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	189	27	13	449	639	71
Future Volume (vph)	189	27	13	449	639	71
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1524	1671	1923	1942	1335
Flt Permitted	0.950		0.223			
Satd. Flow (perm)	1736	1524	392	1923	1942	1335
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		28				35
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	6%	8%	4%	3%	21%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	199	28	14	473	673	75
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	44.0	44.0	12.0	76.0	64.0	64.0
Total Split (%)	36.7%	36.7%	10.0%	63.3%	53.3%	53.3%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	14.3	14.3	35.6	32.9	31.5	31.5
Actuated g/C Ratio	0.24	0.24	0.59	0.55	0.52	0.52

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.48	0.07	0.04	0.45	0.66	0.10
Control Delay (s/veh)	26.1	10.4	5.8	9.8	15.4	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	26.1	10.4	5.8	9.8	15.4	6.1
LOS	C	B	A	A	B	A
Approach Delay (s/veh)	24.1			9.7	14.5	
Approach LOS	C			A	B	
Queue Length 50th (ft)	47	0	2	82	134	5
Queue Length 95th (ft)	167	21	9	185	410	34
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	1176	1041	426	1830	1757	1211
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.03	0.03	0.26	0.38	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 60.1			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay (s/veh): 14.4		Intersection LOS: B	
Intersection Capacity Utilization 52.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	18	427	8	3	733
Future Vol, veh/h	7	18	427	8	3	733
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	12	6	12	0	6
Mvmt Flow	8	20	464	9	3	797

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	873	468	0	0	473	0
Stage 1	468	-	-	-	-	-
Stage 2	405	-	-	-	-	-
Critical Hdwy	6.6	6.38	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.414	-	-	2.2	-
Pot Cap-1 Maneuver	308	569	-	-	1100	-
Stage 1	634	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	307	569	-	-	1100	-
Mov Cap-2 Maneuver	307	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	646	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.33	0	0.06
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	459	15	-
HCM Lane V/C Ratio	-	-	0.059	0.003	-
HCM Control Delay (s/veh)	-	-	13.3	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	6	452	0	5	684
Future Vol, veh/h	5	6	452	0	5	684
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
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, %	0	11	6	0	0	6
Mvmt Flow	5	6	476	0	5	720

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1206	476	0	0	476	0
Stage 1	476	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Critical Hdwy	6.4	6.31	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.399	-	-	2.2	-
Pot Cap-1 Maneuver	205	571	-	-	1097	-
Stage 1	629	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	203	571	-	-	1097	-
Mov Cap-2 Maneuver	203	-	-	-	-	-
Stage 1	629	-	-	-	-	-
Stage 2	476	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.94	0	0.06
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	313	13	-
HCM Lane V/C Ratio	-	-	0.037	0.005	-
HCM Control Delay (s/veh)	-	-	16.9	8.3	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Capacity Analysis Summary Sheets

Year 2030 No-Build Weekday Evening Peak Hour

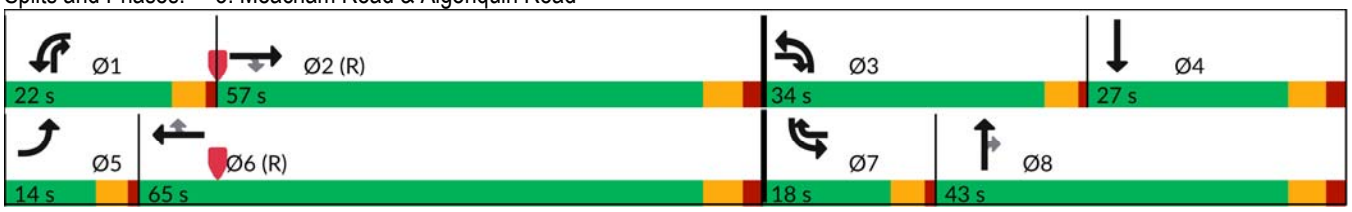
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	180	893	335	383	1428	123	548	782	485	88	497	125
Future Volume (vph)	180	893	335	383	1428	123	548	782	485	88	497	125
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	4978	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	4978	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			94			94			165		37	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	2%	1%	2%	2%	3%	1%	1%	1%	1%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	188	930	349	399	1488	128	571	815	505	92	648	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	34.0	22.0	65.0	18.0	34.0	43.0	22.0	18.0	27.0	
Total Split (%)	10.0%	40.7%	24.3%	15.7%	46.4%	12.9%	24.3%	30.7%	15.7%	12.9%	19.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.5	50.9	84.1	17.5	58.9	76.4	27.3	39.1	62.6	11.6	23.4	
Actuated g/C Ratio	0.07	0.36	0.60	0.13	0.42	0.55	0.20	0.28	0.45	0.08	0.17	

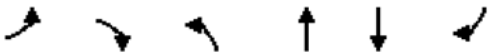
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.80	0.48	0.20	0.93	0.95	0.14	0.85	0.78	0.37	0.63	0.75	
Control Delay (s/veh)	88.4	35.3	9.1	89.4	53.0	5.0	66.7	52.9	17.9	80.3	59.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	88.4	35.3	9.1	89.4	53.0	5.0	66.7	52.9	17.9	80.3	59.0	
LOS	F	D	A	F	D	A	E	D	B	F	E	
Approach Delay (s/veh)		35.9			57.1			47.7			61.6	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	88	237	53	188	678	14	257	365	113	82	200	
Queue Length 95th (ft)	#150	280	77	#286	#839	44	324	449	165	142	250	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	235	1950	1771	429	1569	919	730	1050	1348	172	862	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.80	0.48	0.20	0.93	0.95	0.14	0.78	0.78	0.37	0.53	0.75	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.95
Intersection Signal Delay (s/veh): 49.7 Intersection LOS: D
Intersection Capacity Utilization 88.2% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Meacham Road & Algonquin Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	105	23	51	945	659	176
Future Volume (vph)	105	23	51	945	659	176
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1538	1805	1961	1980	1599
Flt Permitted	0.950		0.269			
Satd. Flow (perm)	1770	1538	511	1961	1980	1599
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		24				113
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	0%	2%	1%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	109	24	53	984	686	183
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	28.0	28.0	12.0	92.0	80.0	80.0
Total Split (%)	23.3%	23.3%	10.0%	76.7%	66.7%	66.7%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	10.1	10.1	47.8	47.0	41.3	41.3
Actuated g/C Ratio	0.16	0.16	0.75	0.73	0.64	0.64

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.39	0.09	0.10	0.69	0.54	0.17
Control Delay (s/veh)	32.3	13.5	3.7	10.3	12.4	4.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.3	13.5	3.7	10.3	12.4	4.3
LOS	C	B	A	B	B	A
Approach Delay (s/veh)	28.9			10.0	10.7	
Approach LOS	C			A	B	
Queue Length 50th (ft)	35	0	5	212	185	13
Queue Length 95th (ft)	105	22	16	436	343	45
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	644	574	562	1944	1910	1547
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.04	0.09	0.51	0.36	0.12

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 64.1			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay (s/veh): 11.5		Intersection LOS: B	
Intersection Capacity Utilization 63.1%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	17	1037	21	12	690
Future Vol, veh/h	9	17	1037	21	12	690
Conflicting Peds, #/hr	0	0	0	2	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	6	1	4	0	1
Mvmt Flow	10	18	1115	23	13	742

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1525	1128	0	0	1140	0
Stage 1	1128	-	-	-	-	-
Stage 2	397	-	-	-	-	-
Critical Hdwy	6.6	6.29	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.357	-	-	2.2	-
Pot Cap-1 Maneuver	120	241	-	-	620	-
Stage 1	312	-	-	-	-	-
Stage 2	654	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	117	241	-	-	619	-
Mov Cap-2 Maneuver	117	-	-	-	-	-
Stage 1	311	-	-	-	-	-
Stage 2	637	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	29.22	0	0.46
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	176	62	-
HCM Lane V/C Ratio	-	-	0.159	0.021	-
HCM Control Delay (s/veh)	-	-	29.2	10.9	0.3
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	8	999	4	10	684
Future Vol, veh/h	4	8	999	4	10	684
Conflicting Peds, #/hr	0	0	0	1	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	1	50	0	1
Mvmt Flow	4	9	1074	4	11	735

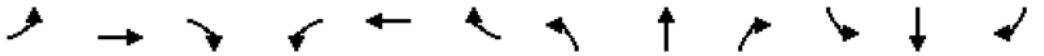
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1834	1077	0	0	1079	0
Stage 1	1077	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	85	268	-	-	654	-
Stage 1	330	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	82	268	-	-	653	-
Mov Cap-2 Maneuver	82	-	-	-	-	-
Stage 1	329	-	-	-	-	-
Stage 2	454	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	30.72	0	0.15
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	153	26	-
HCM Lane V/C Ratio	-	-	0.084	0.016	-
HCM Control Delay (s/veh)	-	-	30.7	10.6	0
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-

Capacity Analysis Summary Sheets

Year 2030 Total Projected Weekday Morning Peak Hour



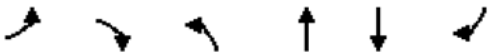
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	124	1207	404	461	844	54	148	275	163	96	512	173
Future Volume (vph)	124	1207	404	461	844	54	148	275	163	96	512	173
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.962	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4852	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3335	5250	2787	3367	3585	1495	3155	3654	2538	1703	4852	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			129			58			181		56	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	4%	2%	4%	6%	8%	11%	4%	12%	6%	3%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	138	1341	449	512	938	60	164	306	181	107	761	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	20.0	27.0	70.0	27.0	20.0	29.0	27.0	27.0	36.0	
Total Split (%)	10.0%	40.7%	14.3%	19.3%	50.0%	19.3%	14.3%	20.7%	19.3%	19.3%	25.7%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.2	46.8	65.3	22.5	60.1	80.2	12.5	35.6	64.1	14.1	37.2	
Actuated g/C Ratio	0.07	0.33	0.47	0.16	0.43	0.57	0.09	0.25	0.46	0.10	0.27	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.63	0.76	0.33	0.95	0.61	0.07	0.59	0.33	0.14	0.63	0.57	
Control Delay (s/veh)	77.0	44.6	16.2	85.3	32.5	2.7	69.6	45.7	3.8	75.7	44.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	77.0	44.6	16.2	85.3	32.5	2.7	69.6	45.7	3.8	75.7	44.2	
LOS	E	D	B	F	C	A	E	D	A	E	D	
Approach Delay (s/veh)		40.3			49.2			40.1			48.0	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	63	395	98	240	341	1	75	121	0	95	206	
Queue Length 95th (ft)	101	435	128	#351	392	18	112	181	26	154	269	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	226	1912	1425	541	1638	967	349	928	1259	273	1331	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.61	0.70	0.32	0.95	0.57	0.06	0.47	0.33	0.14	0.39	0.57	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay (s/veh): 44.4		Intersection LOS: D	
Intersection Capacity Utilization 70.8%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 3: Meacham Road & Algonquin Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	189	27	13	464	642	71
Future Volume (vph)	189	27	13	464	642	71
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1524	1671	1923	1942	1335
Flt Permitted	0.950		0.223			
Satd. Flow (perm)	1736	1524	392	1923	1942	1335
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		28				35
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	6%	8%	4%	3%	21%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	199	28	14	488	676	75
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	44.0	44.0	12.0	76.0	64.0	64.0
Total Split (%)	36.7%	36.7%	10.0%	63.3%	53.3%	53.3%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	14.3	14.3	35.7	33.0	31.6	31.6
Actuated g/C Ratio	0.24	0.24	0.59	0.55	0.52	0.52

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.48	0.07	0.04	0.46	0.66	0.10
Control Delay (s/veh)	26.2	10.5	5.8	10.0	15.5	6.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	26.2	10.5	5.8	10.0	15.5	6.1
LOS	C	B	A	A	B	A
Approach Delay (s/veh)	24.3			9.8	14.5	
Approach LOS	C			A	B	
Queue Length 50th (ft)	47	0	2	86	135	5
Queue Length 95th (ft)	168	21	9	193	413	34
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	1172	1038	425	1829	1755	1210
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.03	0.03	0.27	0.39	0.06

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 60.2			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay (s/veh): 14.4		Intersection LOS: B	
Intersection Capacity Utilization 52.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	18	452	8	3	770
Future Vol, veh/h	7	18	452	8	3	770
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	12	6	12	0	6
Mvmt Flow	8	20	491	9	3	837

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	921	496	0	0	500	0
Stage 1	496	-	-	-	-	-
Stage 2	425	-	-	-	-	-
Critical Hdwy	6.6	6.38	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.414	-	-	2.2	-
Pot Cap-1 Maneuver	288	549	-	-	1075	-
Stage 1	616	-	-	-	-	-
Stage 2	633	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	287	549	-	-	1075	-
Mov Cap-2 Maneuver	287	-	-	-	-	-
Stage 1	616	-	-	-	-	-
Stage 2	631	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	13.78	0	0.07
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	437	14	-
HCM Lane V/C Ratio	-	-	0.062	0.003	-
HCM Control Delay (s/veh)	-	-	13.8	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	0	37	5	0	6	13	452	0	5	684	5
Future Vol, veh/h	15	0	37	5	0	6	13	452	0	5	684	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	-	-	-	125	-	-	125	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	11	0	6	0	0	6	0
Mvmt Flow	16	0	39	5	0	6	14	476	0	5	720	5

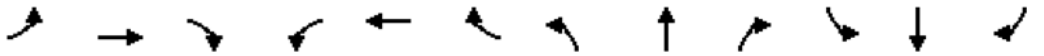
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1236	-	723	1234	1239	476	725	0	0	476	0	0
Stage 1	733	-	-	503	503	-	-	-	-	-	-	-
Stage 2	503	-	-	731	736	-	-	-	-	-	-	-
Critical Hdwy	7.1	-	6.2	7.1	6.5	6.31	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	-	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	-	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	-	3.3	3.5	4	3.399	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	154	0	430	155	177	571	887	-	-	1097	-	-
Stage 1	415	0	-	554	545	-	-	-	-	-	-	-
Stage 2	554	0	-	417	428	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	150	-	430	138	173	571	887	-	-	1097	-	-
Mov Cap-2 Maneuver	279	-	-	259	290	-	-	-	-	-	-	-
Stage 1	413	-	-	546	536	-	-	-	-	-	-	-
Stage 2	540	-	-	377	426	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	15.49	15.09	0.26	0.06
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	887	-	-	279	430	369	1097	-	-
HCM Lane V/C Ratio	0.015	-	-	0.057	0.091	0.031	0.005	-	-
HCM Control Delay (s/veh)	9.1	-	-	18.7	14.2	15.1	8.3	-	-
HCM Lane LOS	A	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	0.1	0	-	-

Capacity Analysis Summary Sheets

Year 2030 Total Projected Weekday Evening Peak Hour



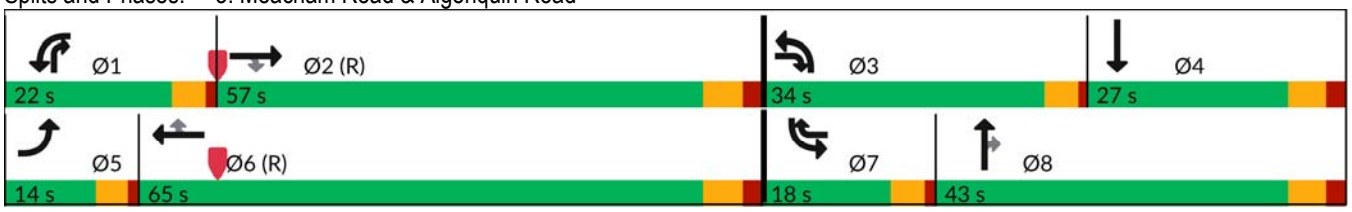
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	188	893	335	383	1428	131	548	804	485	93	511	130
Future Volume (vph)	188	893	335	383	1428	131	548	804	485	93	511	130
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	2000	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	350		505	420		110	700		525	200		0
Storage Lanes	2		2	2		1	2		2	1		0
Taper Length (ft)	290			250			300			235		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.95	1.00	0.97	0.95	0.88	1.00	0.91	0.91
Ped Bike Factor											1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	4978	0
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	5353	2814	3433	3725	1568	3467	3762	2814	1787	4978	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			94			94			157		37	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1819			1291			1128			411	
Travel Time (s)		41.3			29.3			25.6			9.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												1
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	2%	1%	2%	2%	3%	1%	1%	1%	1%	1%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	196	930	349	399	1488	136	571	838	505	97	667	0
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA	
Protected Phases	5	2	3	1	6	7	3	8	1	7	4	
Permitted Phases			2			6			8			
Detector Phase	5	2	3	1	6	7	3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	9.5	9.5	24.0	
Total Split (s)	14.0	57.0	34.0	22.0	65.0	18.0	34.0	43.0	22.0	18.0	27.0	
Total Split (%)	10.0%	40.7%	24.3%	15.7%	46.4%	12.9%	24.3%	30.7%	15.7%	12.9%	19.3%	
Yellow Time (s)	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	4.5	4.5	6.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	None	None	C-Min	None	None	Max	None	None	Max	
Act Effct Green (s)	9.5	50.9	84.1	17.5	58.9	76.6	27.3	38.9	62.4	11.8	23.4	
Actuated g/C Ratio	0.07	0.36	0.60	0.13	0.42	0.55	0.20	0.28	0.45	0.08	0.17	

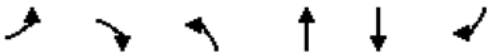
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.83	0.48	0.20	0.93	0.95	0.15	0.85	0.80	0.38	0.65	0.77	
Control Delay (s/veh)	92.3	35.3	9.1	89.4	53.0	5.5	66.7	54.2	18.4	81.6	59.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay (s/veh)	92.3	35.3	9.1	89.4	53.0	5.5	66.7	54.2	18.4	81.6	59.9	
LOS	F	D	A	F	D	A	E	D	B	F	E	
Approach Delay (s/veh)		36.7			57.0			48.5			62.7	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	92	237	53	188	678	17	257	380	117	86	207	
Queue Length 95th (ft)	#160	280	77	#286	#839	48	324	464	168	148	#269	
Internal Link Dist (ft)		1739			1211			1048			331	
Turn Bay Length (ft)	350		505	420		110	700		525	200		
Base Capacity (vph)	235	1950	1771	429	1569	919	730	1044	1340	172	862	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.83	0.48	0.20	0.93	0.95	0.15	0.78	0.80	0.38	0.56	0.77	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 100
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.95
Intersection Signal Delay (s/veh): 50.2 Intersection LOS: D
Intersection Capacity Utilization 88.8% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: Meacham Road & Algonquin Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	105	23	51	955	675	176
Future Volume (vph)	105	23	51	955	675	176
Ideal Flow (vphpl)	1900	1900	1900	2000	2000	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%			0%	0%	
Storage Length (ft)	295	0	110			110
Storage Lanes	1	1	1			1
Taper Length (ft)	85		115			
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1770	1538	1805	1961	1980	1599
Flt Permitted	0.950		0.261			
Satd. Flow (perm)	1770	1538	496	1961	1980	1599
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		24				110
Link Speed (mph)	30			30	30	
Link Distance (ft)	609			3610	502	
Travel Time (s)	13.8			82.0	11.4	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	5%	0%	2%	1%	1%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%			0%	0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	109	24	53	995	703	183
Turn Type	Prot	Perm	pm+pt	NA	NA	Perm
Protected Phases	4		5	2	6	
Permitted Phases		4	2			6
Detector Phase	4	4	5	2	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	9.5	24.0	24.0	24.0
Total Split (s)	28.0	28.0	12.0	92.0	80.0	80.0
Total Split (%)	23.3%	23.3%	10.0%	76.7%	66.7%	66.7%
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	Min	Min	Min
Act Effct Green (s)	10.1	10.1	48.7	47.8	42.2	42.2
Actuated g/C Ratio	0.16	0.16	0.75	0.73	0.65	0.65

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
v/c Ratio	0.40	0.09	0.10	0.69	0.55	0.17
Control Delay (s/veh)	32.9	13.6	3.7	10.4	12.5	4.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.9	13.6	3.7	10.4	12.5	4.4
LOS	C	B	A	B	B	A
Approach Delay (s/veh)	29.4			10.1	10.8	
Approach LOS	C			B	B	
Queue Length 50th (ft)	36	0	5	218	193	14
Queue Length 95th (ft)	106	22	16	449	357	46
Internal Link Dist (ft)	529			3530	422	
Turn Bay Length (ft)	295		110			110
Base Capacity (vph)	632	564	551	1938	1905	1542
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.04	0.10	0.51	0.37	0.12

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 65.1			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay (s/veh): 11.6		Intersection LOS: B	
Intersection Capacity Utilization 63.6%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 10: Meacham Road/Plum Grove Road & Old Plum Grove Road



Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	17	1075	21	12	714
Future Vol, veh/h	9	17	1075	21	12	714
Conflicting Peds, #/hr	0	0	0	2	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	6	1	4	0	1
Mvmt Flow	10	18	1156	23	13	768

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1579	1169	0	0	1180	0
Stage 1	1169	-	-	-	-	-
Stage 2	410	-	-	-	-	-
Critical Hdwy	6.6	6.29	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.357	-	-	2.2	-
Pot Cap-1 Maneuver	111	228	-	-	599	-
Stage 1	298	-	-	-	-	-
Stage 2	644	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	108	228	-	-	598	-
Mov Cap-2 Maneuver	108	-	-	-	-	-
Stage 1	297	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	31.28	0	0.48
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	165	60	-
HCM Lane V/C Ratio	-	-	0.17	0.022	-
HCM Control Delay (s/veh)	-	-	31.3	11.2	0.3
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.6	0.1	-

Intersection	
Int Delay, s/veh	0.8

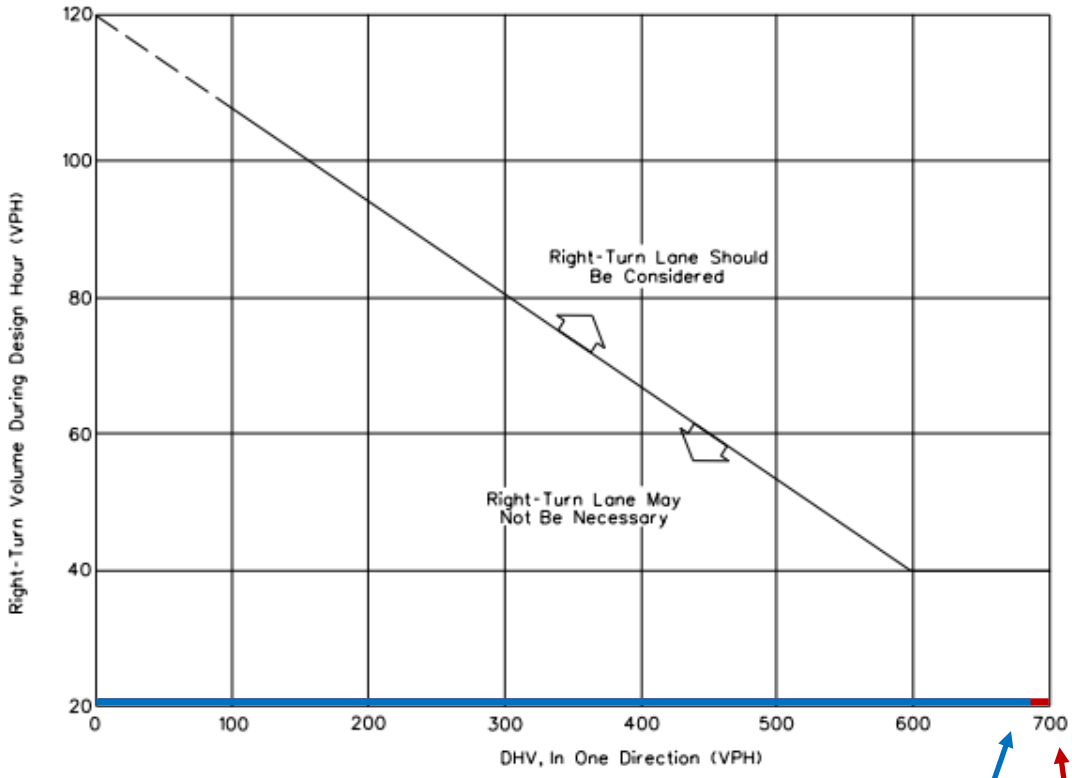
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	24	4	0	8	38	999	4	10	684	16
Future Vol, veh/h	10	0	24	4	0	8	38	999	4	10	684	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	1	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	-	-	-	125	-	-	125	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	92
Heavy Vehicles, %	0	0	0	0	0	0	0	1	50	0	1	0
Mvmt Flow	11	0	26	4	0	9	41	1074	4	11	735	17

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1922	-	744	1916	1933	1077	753	0	0	1079	0	0
Stage 1	766	-	-	1159	1159	-	-	-	-	-	-	-
Stage 2	1156	-	-	757	774	-	-	-	-	-	-	-
Critical Hdwy	7.1	-	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	-	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	-	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	-	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	51	0	418	52	67	268	866	-	-	654	-	-
Stage 1	399	0	-	241	272	-	-	-	-	-	-	-
Stage 2	242	0	-	403	411	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	47	-	418	46	62	268	866	-	-	653	-	-
Mov Cap-2 Maneuver	145	-	-	143	166	-	-	-	-	-	-	-
Stage 1	392	-	-	229	259	-	-	-	-	-	-	-
Stage 2	223	-	-	372	404	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	19.39	23.45	0.34	0.15
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	866	-	-	145	418	208	653	-	-
HCM Lane V/C Ratio	0.047	-	-	0.074	0.062	0.062	0.016	-	-
HCM Control Delay (s/veh)	9.4	-	-	31.9	14.2	23.5	10.6	-	-
HCM Lane LOS	A	-	-	D	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.2	0.2	0.1	-	-

Turn Lane Warrants



Note: For highways with a design speed below 50 mph (80 km/hr), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 mph (60 km/hr)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

AM Peak Hour (694, 5)

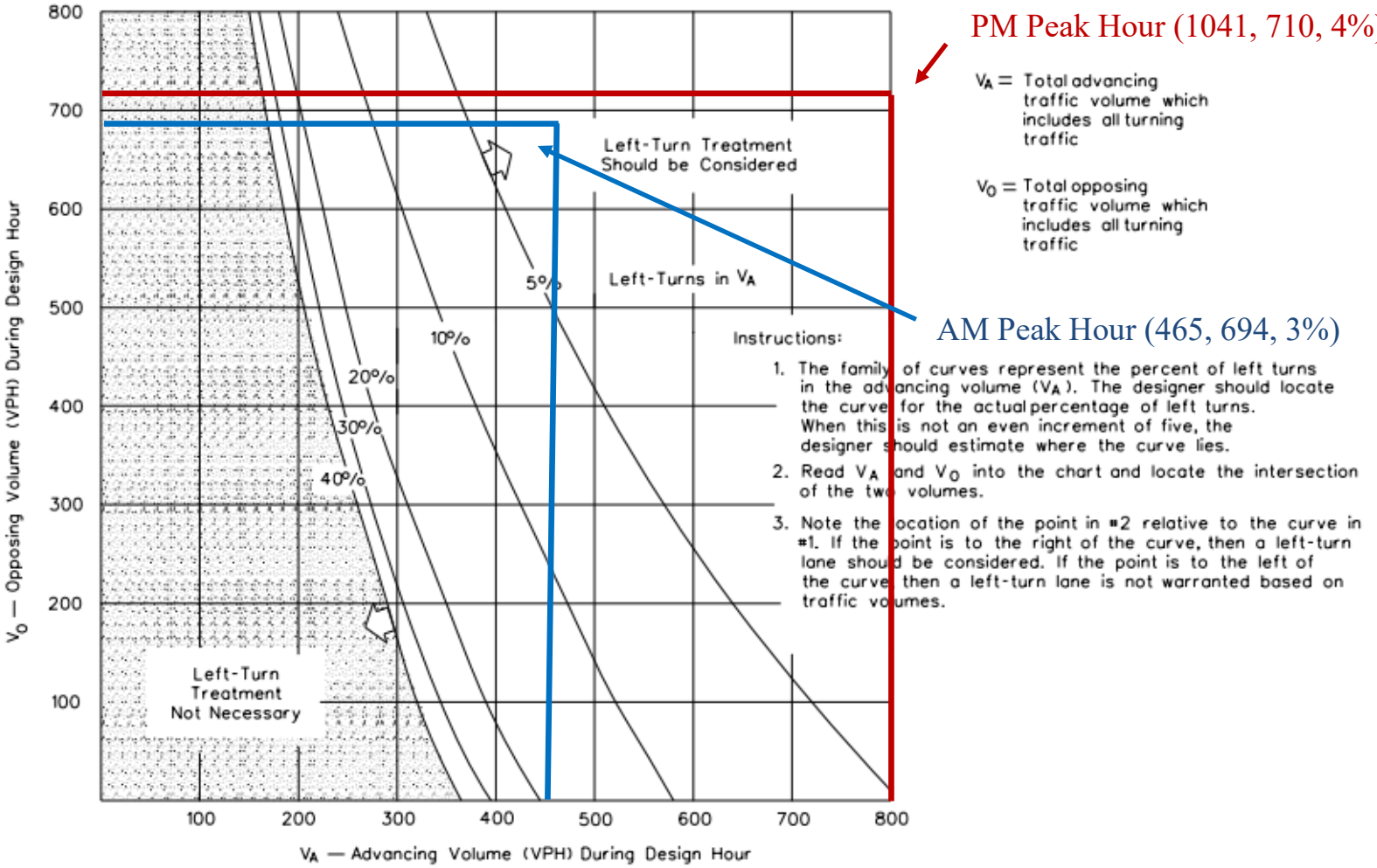
PM Peak Hour (710, 10)

Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use 100 - 20 = 80 vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
(40 mph Design Speed)

Figure 36-3.G

An Analysis of the Market Potential For Residential Development --- Loeber Farms --- Schaumburg, Illinois

Prepared on behalf of:

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March 14, 2025

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REAL ESTATE MARKET ANALYSIS

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INTRODUCTION

At the request of Nitti Group, LLC, Tracy Cross & Associates evaluated the market potential for residential development in Schaumburg, Cook County, Illinois. Specifically, this analysis addresses the marketability of a variety of attached and single family homes within the 33.0-acre Loeber Farms assemblage aligning Meacham Road at Brookdale Lane (as extended) in the far north quadrant of the village. The objective of this analysis is to provide the Client with a thorough understanding of relevant economic and residential construction trends as they may impact upon future ownership housing development initiatives within the property.

GEOGRAPHIC DELINEATION: THE LOEBER FARMS PROPERTY
-- SCHAUMBURG, ILLINOIS --



Source: Nitti Group, LLC and Google Maps

Overall, this analysis establishes the following:

- An understanding of the strengths and weaknesses of the Schaumburg area's residential marketplace over the immediate- to mid-term (i.e., through 2030). This evaluation is based upon forecasts of economic, demographic and residential construction trends which define the marketplace.

- Conclusions regarding the marketability of 121 attached and single family homes within the subject property, hereinafter referred to as *Loeber Farms*. These conclusions are based upon factors associated with location, sales trends in the market area's new and existing home sectors, the performance of similar new construction townhome and single family developments in similar suburban locales, and the likely future alignment of the residential marketplace.

- ❑ Within the context of the established land plan and preliminary product concepts, forward product development guidelines for attached and single family housing forms which have measurable market support, complement adjoining established neighborhoods and are thus suitable for market introduction. These development guidelines address plan styles, unit size and bedroom/bath requirements, interior appointments and finishes necessary to attain acceptable levels of absorption at market-consistent sales prices.

- ❑ Alternative benchmark pricing strategies and associated sales forecasts to enable financial modeling and aid in the ultimate positioning of the community.

THE SUBJECT PROPERTY AND ITS ENVIRONS

The subject property consists of a 33.0-acre assemblage aligning north Meacham Road, one-quarter mile north of IL-62/Algonquin Road and one mile northwest of the IL-62/IL-53/Interstate 355 interchange in the Woodfield District of the village of Schaumburg. Meacham Road represents the principal commutation and commercial corridor of the village, characterized by extensive office/commercial development, numerous retail centers including the regional Woodfield Shopping Center, grocery/pharmacy, automotive services, banking facilities, restaurants, and other consumer service providers found within a two-mile distance south. The property is heavily wooded and features a rolling topography. The immediate environs are principally characterized by a number of larger-scale apartment and condominium communities developed, for the most part, during the 1970-1989 era, together with a modicum of single family subdivisions of the same era.

Over the last five years, however, three larger-scale apartment communities, along with a townhome for sale development have been introduced within one mile of the subject site aligning Algonquin Road. These include the 180-unit *North 680 apartments* introduced in 2017; *Element at Veridian*, a 260-unit apartment development introduced in 2020 as part of the 225-acre Veridian mixed-use redevelopment of the Motorola Campus; and, most recently, the 373-unit *The Quin* introduced in 2023. In addition to these luxury apartment communities, 2020 also saw the introduction of D.R. Horton's *Northgate at Veridian*, a 326-unit Rowhome development, summarized as follows:



The Quin Apartments

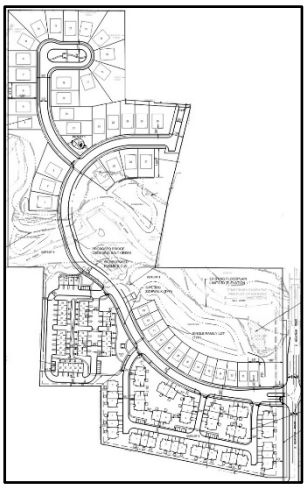
- ***Northgate at Veridian*** represents the first large-scale attached for sale development introduced in Schaumburg in more than two decades. This development consists of 326 rowhomes distributed among a series of three-story, rear-load garage buildings. Representing D.R. Horton's Tradition Series, plan offerings range in unit size from 1,576 to 1,782 square feet and feature two and three bedroom, two and one-half bath designs. Most plan types also feature a loft and/or lower level (at grade) bonus. *Base* sales prices at the close of 2024 extended from $474,990 to $494,990 and averaged $486,657 for a 1,713 square foot residence, yielding a base price value of $284.10 per square foot. It is also noted, however, that finished inventory at this community carry sales prices extending from $549,990 to $624,990 and averaging $583,323 or $340.53 per square foot. A homeowner's association fee of $230 monthly includes lawn maintenance and snow removal. At the close of 2024, 246 units had been sold, translating to an overall sales velocity of 4.5 units per month.



Northgate at Veridian

THE PROPOSED DEVELOPMENT

As conceptualized, the proposed Residences at Loeber Farm would represent a departure from higher-density development of late, with planning areas designed for respectful preservation of the natural enhancements of the site. Developed along a curvilinear street system, the community will feature areas of dedicated conservancy wetlands and detention ponds, with potential walking/bike paths providing linkage to nearby parks, school campuses and the like. A total of 78 Rowhome and Townhome units are planned in the southern quadrant of the property closest to the existing vintage apartment development, while a 30-unit single family planning area with appeal to established family profiles, will reflect plans adapted from the company's very successful *Summit Grove* community in Schaumburg to be developed on typical 60 ft. x 120 ft. homesites in the far northern quadrant of the site, while a 13-unit *Village Series* will be developed on 45 ft. x 104 ft. homesites aligning the community's main boulevard, representing the final phase of the development.



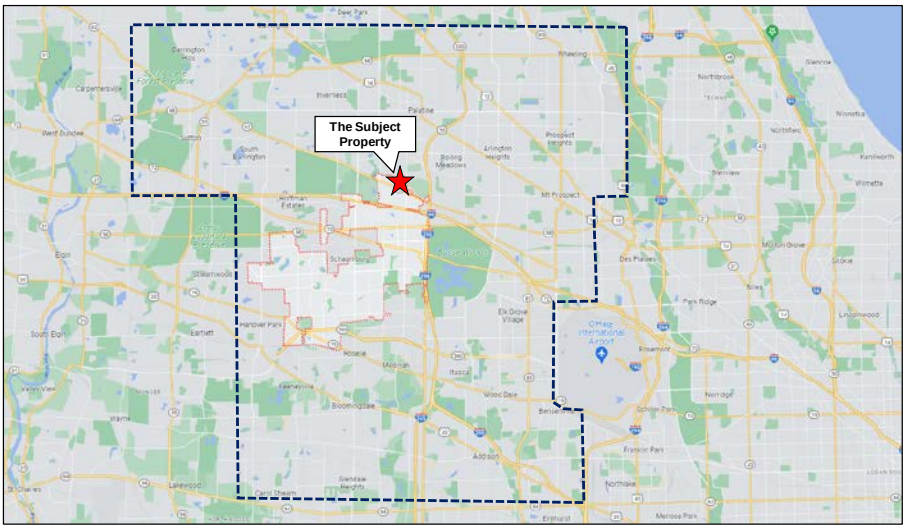
Illustrative Land Plan-
Loeber Farms

Overall, the site occupies an ***excellent*** location relative to employment, shopping and ancillary services, while its location aligning Meacham Road affords a strong marketing window for the community.

THE MARKET AREA

For purposes of this analysis, the *Schaumburg Market Area* is defined as the townships of Addison, Barrington, Bloomingdale, Elk Grove, Palatine, Schaumburg, and Wheeling in DuPage and Cook counties, IL. *Generally* extending south from Lake-Cook Road to IL-64/North Avenue and west from Interstate 294 to Barrington Road, this market area forms a homogeneous component of the northwest suburban region defined by its dependence upon like sources of employment, commuting patterns established along the I-90/355/294, US 14, US 20, and IL-53, 62 and 72 highway systems; socio-economic similarities in demographic and household composition; as well as the alignment of newer for sale developments which will serve as sources of competitive influence.

GEOGRAPHIC DELINEATION: THE SCHAUMBURG MARKET AREA



Source: Google Maps & Tracy Cross & Associates, Inc.

CONCLUSION

Lifestyle residential for sale development within the subject property is viewed as a viable development opportunity based upon the overall lack of new for sale development of scale in the market area, coupled with the property's strong location proximate to significant concentrations of employment, healthcare, and in-place ancillary shopping and services, along with convenient access to regional transportation systems. Today, there is more than adequate support for properly priced, quality for sale development which would expand housing options to appeal across a broad range of consumer segments and enhance the lifestyle orientation of the general area where civic amenities, shopping and (importantly) concentrations of employment are all within a reasonable distance of one's home. This conclusion also considers the expectation of *measured* regional economic growth during the 2025-2030 forecast period and beyond, summarized as follows:

- Lifestyle residential development within the subject property is consistent with its environs and also adheres to the Village of Schaumburg's Comprehensive Plan. As noted, the property is proximate to a wide variety of established shopping, dining, and entertainment venues. For example, the property is within two miles north of Schaumburg's Woodfield District, including the 2.2 million square foot *Woodfield Shopping Center*, one the nation's largest indoor malls, along with the *Streets of Woodfield* and the many retail centers which align Meacham, Golf, and Higgins roads as well as Woodfield Drive, which are host to virtually every national and regional retailer, restauranteur, big box merchant, and consumer service and daily needs provider. The property is also directly north of the Schaumburg's developing *Convention Center and 90 North District* area which includes the aforementioned *Veridian master community* envisioned to include a "Main Street" mixed-use environment to include a variety of mixed-use rental apartment, attached for sale and/or senior housing idioms, along with office, retail, hotel and restaurant uses, up to 22.0-acres of park and open space, pedestrian-oriented trail systems connecting the development to the Zurich America headquarter facilities, and ultimately linking walking/biking trails to future mixed-use residential, commercial, entertainment and/or hospitality uses to be developed east of Meacham Road intended to support/enhance Convention Center activity. Infrastructure improvements to date include the 67,000 square foot Top Golf entertainment facility which opened in November 2019, and the noted DR Horton *Northgate at Veridian* rowhomes along with the *Element at Veridian* apartments.

- Schaumburg is also well-served by local and regional transportation systems including the I-90, Route 53/I-355 and I-290/294 highway systems, along with Algonquin/Route 62, Rand/Route 12, US 14/Northwest Highway, Golf Road/Route 58, and Higgins Road/Route 72, which represent major commutation and commercial arterials of the northwestern suburbs. These roadways link area residents with some 2.1 million *suburban* private sector jobs accounting for nearly three-quarters (87.4 percent) of all suburban private sector jobs in the six-county metro region. These include the many established office parks and logistics centers aligning the I-90 corridor extending east from Hoffman Estates to O'Hare International Airport; the I-355/IL-53 corridor in the Woodfield District of Schaumburg and in Itasca; and along the I-88 corridor from Aurora east to Oak Brook. which can all be reached within a 40-minute drive time. The property is also within a reasonable five-mile distance of several major suburban medical campuses including Northwest Community Hospital in Arlington Heights, St. Alexius Medical Center in Hoffman Estates, and Alexian Brothers Medical Center in Elk Grove Village. These medical campuses and associated outpatient facilities, together with school district and public administrations also represent significant sources of local employment and lend support to the sustaining strength of the marketplace for residential development.



Northwest Community Hospital

- The proposed Residences at Loeber Farm is expected to enter the market at a time of tangible yet reserved regional economic growth which will have a positive influence upon the residential market. That said, we would be remiss not to acknowledge the impact of the pandemic and recent periods of social unrest upon the national and regional economies, exacerbated by rapidly accelerating rates of inflation which had an adverse impact upon our region's housing market over the last four years. For example, the Schaumburg market area suffered relatively sharp levels of household contractions during the post-pandemic 2020-2025 period, averaging the loss of 1,901 household yearly as opportunities for remote work, coupled with a very favorable interest rate climate during the 2020-2022 period (in particular) spurred strong movership levels out-of-state or out-of-region. Household contractions in the village itself were relatively modest, averaging 83 households yearly or only 4.4 percent of total market area contractions. However, in tandem with a stabilizing regional economy, household additions in the Schaumburg Market Area are expected to advance through 2030, projected at 792 households yearly, *before factoring the impact of potential new residential development of scale* in this urbanized area where diminishing parcels of land suitable for development, coupled with land use covenants in many of the market area's constituent municipalities, effectively *limits new construction* to redevelopment sites such as the subject Meacham Road property. As will be detailed in later sections of this report, despite persistent rates of inflation and a still tight mortgage lending climate, home sales have recently begun to respond and are expected to continue to gain traction through the balance of 2025 and achieve tangible improvement over the 2025-2030 forecast period, lending support to the introduction of the Residences at Loeber Farm over the 2026-2030 timeframe.

POPULATION AND HOUSEHOLD TRENDS:
-- THE SCHAUMBURG MARKET AREA --

Area	2010	2020	2025 (Est.)	2030 (Proj.)	Average Annual Change 2010 - 2020	Average Annual Change 2020 - 2025	Average Annual Change 2025 - 2030
Population							
The Schaumburg Market Area	707,026	718,947	689,510	699,851	+1,192	-5,887	+2,068
Village of Schaumburg	74,731	78,723	77,449	78,611	+399	-255	+232
Percent of Market Area	10.6	10.9	11.2	11.2	---	---	---
Remainder of Market Area	632,295	640,224	612,061	621,240	+793	-5,633	+1,836
Percent of Market Area	89.4	89.1	88.8	88.8	---	---	---
Households							
The Schaumburg Market Area	266,689	273,670	264,165	268,127	+698	-1,901	+792
Village of Schaumburg	30,927	31,280	30,864	31,327	+35	-83	+93
Percent of Market Area	11.6	11.4	11.7	11.7	---	---	---
Remainder of Market Area	235,762	242,390	233,301	236,800	+663	-1,818	+700
Percent of Market Area	88.4	88.6	88.3	88.3	---	---	---

Source: U.S. Bureau of the Census Bureau: Census 2010 and 2020; Environics Analytics; and Tracy Cross & Associates, Inc.

- Our favorable conclusion also considers tenure, age and income characteristics of householders in the Schaumburg Market Area. Consistent with the proposed master community, tenure distribution in the Schaumburg Market Area strongly favor ownership housing which currently accounts for an estimated 70.0 percent of all occupied housing units. In Schaumburg itself, some 64.9 percent of residents are homeowners (refer to Appendix A1).

- When focusing upon *family household* segments, it is estimated that roughly 30.0 percent of market area households represent married couples *with children under the age of 18*, while 36.3 percent reflect couples without children. Also, householders in the Schaumburg Market Area are relatively young, supporting a median age of 54 years with those in the village of Schaumburg supporting a median age of 49 years. As summarized in Appendix A2, with just over one-third (36.5 percent or 96,402 householders) aligning age categories of 35 to 54, while another 36.1 percent are aged 55 to 74. Collectively, these two age categories, which total 191,674 households, represent the strongest age cohorts for lifestyle attached and/or single family ownership options consistent with the proposed development. Moreover, not only is there a sizeable base of existing households across all potential lifestyle ownership age categories, but these profile age cohorts are generally expected to advance proportionately over the forecast period.

HOUSEHOLD GROWTH PROJECTIONS BY AGE GROUP
-- THE SCHAUMBURG MARKET AREA --

Age Range	Schaumburg Market Area		Village of Schaumburg	
	2025	2030	2025	2030
Under 35	36,316	32,953	4,714	4,007
35-44	48,628	47,405	6,531	6,378
45-54	47,774	49,228	5,740	6,175
55-64	50,305	48,102	5,345	5,266
65-74	44,967	47,995	4,794	5,006
75 and over	36,175	42,444	3,740	4,495
Total	***264,165***	***268,127***	***30,864***	***31,327***

Source: Environics Analytics and Tracy Cross & Associates, Inc.

- While households throughout the Schaumburg Market Area earn an estimated median income of $96,594, among target profile age categories younger than 75 years, some 30.0 percent currently earn *at least* $150,000 per annum. Of this latter higher-income group, a substantial 57.2 percent (or 39,028 households) in excess of $200,000 per annum, incomes requisite to meet the affordability requirements of new lifestyle/established family ownership housing types *before factoring likely equity positions of potential transitioning resident homeowners*.

HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2025
-- SCHAUMBURG MARKET AREA --

Attribute	Schaumburg Market Area			Village of Schaumburg		
	Number	Percent	Median	Number	Percent	Median
Total Households	**264,165**	**100.0**	**$96,594**	**30,864**	**100.0**	**$97,141**
Under 25 Years	4,969	1.9	57,455	588	1.9	65,888
25 - 34 Years	31,347	11.9	89,154	4,126	13.4	88,785
35 - 44 Years	48,628	18.4	117,846	6,531	21.2	117,326
45 - 54 Years	47,774	18.1	121,143	5,740	18.6	114,071
55 - 64 Years	50,305	19.0	109,018	5,345	17.3	101,558
65 - 74 Years	44,967	17.0	81,712	4,794	15.5	84,784
75 - 84 Years	26,081	9.9	62,385	2,777	9.0	63,026
85 Years and Over	10,094	3.8	43,449	963	3.1	43,762
Total Households Under 35 Years	**36,316**	**13.7**	**$84,817**	**4,714**	**15.3**	**$85,929**
With Incomes of $100,000 to $149,999	7,863	21.7	---	1,223	25.9	---
With Incomes of $150,000 to $199,999	3,371	9.3	---	404	8.6	---
With Incomes of $200,000 and Above	2,972	8.2	---	241	5.1	---
Total Households Aged 35 to 54 Years	**96,402**	**36.5**	**$119,480**	**12,271**	**39.8**	**$115,803**
With Incomes of $100,000 to $149,999	23,012	23.9	---	3,441	28.0	---
With Incomes of $150,000 to $199,999	14,651	15.2	---	1,508	12.3	---
With Incomes of $200,000 and Above	20,686	21.5	---	2,097	17.1	---
Total Households Aged 55 to 74 Years	**95,272**	**36.1**	**$96,130**	**10,139**	**32.9**	**$93,627**
With Incomes of $100,000 to $149,999	18,642	19.6	---	2,244	22.1	---
With Incomes of $150,000 to $199,999	11,204	11.8	---	1,138	11.2	---
With Incomes of $200,000 and Above	15,370	16.1	---	1,315	13.0	---

Source: Environics Analytics and Tracy Cross & Associates, Inc.

- One potential barrier to anticipated economic expansion in the market area and associated household formations is the overall lack of residential construction in the Schaumburg Market Area over the last 30+ years. As summarized, Census estimates indicate that *less than 10.0 percent* of all housing units in the seven-township market area have been built *since 1990*, with only 2.5 percent built in 2010 or later. In Schaumburg itself, only 2.8 percent of all housing units have been construction since 2010 (again) reflecting the maturing character of the village as new construction is necessarily limited to redevelopment and/or infill initiatives. The overall lack of (particularly) quality new ownership alternatives throughout the market area lends support to the proposed Residences at Loeber Farm initiative which is expected to appeal across multiple consumer segments ranging from younger professional singles and childless couples to more mature cohorts.

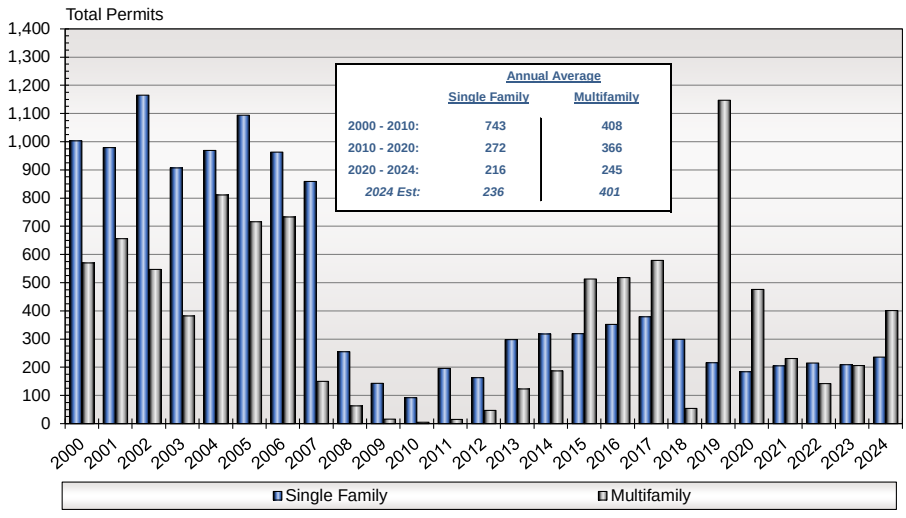
2025 HOUSING UNITS BY YEAR BUILT
-- THE SCHAUMBURG MARKET AREA --

Attribute	Schaumburg Market Area		Village of Schaumburg	
	Number	Percent	Number	Percent
Total Housing Units	**281,828**	**100.0**	**33,087**	**100.0**
Built in 2020 or Later	1,389	0.5	46	0.1
Built in 2010 to 2019	5,703	2.0	581	1.8
Built 2000 to 2009	16,451	5.8	1,216	3.7
Built 1990 to 1999	30,809	10.9	4,849	14.7
Built 1960 to 1989	181,212	64.3	24,594	74.3
Built 1959 or Earlier	46,264	16.4	1,801	5.4
Median Year Structure Built	***1975***		***1978***	

Source: Environics Analytics

- These statistics are further supported by analysis of residential construction trends over the last 25 years. Specifically, since 2000 and through 2024, the Schaumburg Market Area has averaged 852 residential construction authorizations yearly. As detailed in Appendix A3, the majority of annual permits (481 units yearly or 56.5 percent) represented single family forms which include single address townhomes and duplexes. Not surprisingly, ownership housing development activity fell dramatically during the 2010-2020 timeframe, when a modest 272 units single family units were permitted annually, down 63.4 percent compared to the previous decade and have yet to show signs of sustainable recovery, averaging 216 units yearly during the more recent 2010-2024 period, lending support to attached and single family initiatives proposed for Loeber Farms which will expand housing options across a broad range of consumer segments and serve to alleviate at least some measure of pent-up demand for quality lifestyle ownership alternatives.

RESIDENTIAL PERMIT TRENDS: THE SCHAUMBURG MARKET AREA
2000 – 2024



Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*

- The market fundamentals which have guided the region's economy over the last decade remain intact and support future ownership housing initiatives within the Meacham Road property. A synthesis of economic factors and empirical residential trends reveals that over the 2025-2030 forecast period and, for planning purposes, extended through 2035, the Schaumburg Market Area could support construction of 950 new residential units yearly, distributed between 450 yearly in ownership forms and 500 in multifamily forms. Development potentials thereafter are contingent upon sustainable economic growth through 2035. To this latter point, given the overall absence of (particularly) for sale development of scale over the last several decades, potentials *could potentially double in any given year if supply were made available* and *competitive sales prices are maintained* on the basis of market constraint and levels of pent-up demand. This new construction requirement primarily reflects replacement demand as large components of existing ownership (and rental) housing throughout the market area as a whole are now at or nearing obsolescence. Projected new construction requirements also consider sales trends among existing single family and attached ownership alternatives, coupled with demand for housing forms which meet the transitioning needs of maturing residents in Schaumburg and throughout the market area.

ANNUAL RESIDENTIAL CONSTRUCTION POTENTIALS BY PRODUCT TYPE
-- SCHAUMBURG MARKET AREA --
2025 - 2030

Product Type	Average Annual Absorption in Number of Units		
	Schaumburg Market Area	Village of Schaumburg	
		Units	Percent of Market Area
Total	***950***	***335***	***35.3***
For Sale	**450**	**135**	**30.0**
Single Family Detached	175	50	28.6
Townhome/Condominium	275	85	30.9
For Rent	**500**	**200**	**40.0**

(1) *Estimates* are subject to zoning constraints which could pose limitations on project densities, product form, development timeline, etc. These estimates assume that sufficient redevelopment parcels are available and, most importantly, that future for sale and rental apartment developments maintain *competitive sales prices/rents*.

Source: Tracy Cross & Associates, Inc.

- To this latter point, as of January 2025, there were only four (4) *announced* single family and nine (9) townhome developments and a potential *collective* 590 units in some stage of planning and review within a 15.0-mile radius of Schaumburg. Of these, however, only two single family projects, including Pulte Homes 32-unit *Villas of Fair Oaks* in Carol Stream, and the eight (8) unit *Verde Estates* in Schaumburg are under construction and expected to begin marketing in 2025. Similarly, among attached alternatives, only four (4) developments totaling 149 units have been approved. Of these latter projects, only Pulte Homes 68-unit *Wise Commons Townhomes* in Schaumburg has begun infrastructure development. The remaining approved projects include a 38-unit condominium development approved in Barrington, along with M/I Homes' *Everly Central Townhomes* (35 units) and UrbanStreet Group's *Element Rowhomes* (8 units) in Schaumburg. Hence, the introduction of Loeber Farms is expected to alleviate at least some small measure of market constraint.

- Further disaggregating ownership construction requirements and considering the diminishing availability of land suitable for development of scale, roughly 275 units yearly will represent low-density rowhome/townhome alternatives, with another 175 units yearly representing single family forms. Based upon the distribution of household incomes in the Schaumburg Market Area, together with an examination of attached and detached home sales over the last four years, new construction for sale potneitals will carry an overall average *closing sales price of* $654,128 in 2025 dollars. As detailed in the following table, it is estimated that some 49.0 percent of new attached closings will occur at price points betwee, $500,000 and $599,999, with another 14.5 percent aligning closing price categories of $600,000 to $699,999 thus aligning with resale values in the marketplace today. New ownership single family idioms, in turn, will hover at the $804,400 mark on average. To reiterate, these price points are consistent with household incomes in the market area by profile age cohort and align with today's 30-year mortgage interest and lending requirements, *before factoring likely equity positions of transitioning resident homeowners.*

ANNUAL NEW CONSTRUCTION POTENTIALS BY CLOSING PRICE RANGE AND PRODUCT TYPE
-- SCHAUMBURG MARKET AREA --
2025 - 2030

Closing Price Range *(In 2025 Dollars)*	Total		Single Family Detached		Townhome/Condominium	
	Annual Closings	Percent	Number of Sales	Percent	Number of Sales	Percent
$350,000 - 399,999	0	0.0	0	0.0	0	0.0
400,000 - 449,999	15	3.3	0	0.0	15	5.5
450,000 - 499,999	50	11.1	0	0.0	50	18.2
500,000 - 549,999	60	13.3	0	0.0	60	21.8
550,000 - 599,999	75	16.7	0	0.0	75	27.3
600,000 - 699,999	60	13.3	20	11.4	40	14.5
700,000 - 799,999	90	20.0	65	37.1	25	9.1
800,000 - 899,999	65	14.4	60	34.3	5	1.8
900,000 - 999,999	20	4.4	15	8.6	5	1.8
1,000,000 - 1,199,999	10	2.2	10	5.7	0	0.0
2,000,000 And Over	5	1.1	5	2.9	0	0.0
Total	***450***	***100.0***	***175***	***100.0***	***275***	***100.0***
Average	***$654,128***		***$804,400***		***$558,500***	

Source: Tracy Cross & Associates, Inc.

A FRAMEWORK FOR PLANNING

To reiterate Nitti Group, LLC's proposed Loeber Farms community represents a viable opportunity for the company based upon a synthesis of local home values, household composition and incomes. As detailed, a thorough analysis of various lifestyle factors reveals that there is sustaining demand for ownership housing development directed to a broad range of consumer segments extending from younger professionals tied to a lifestyle setting and growing/established family components through more mature move-over consumers desirous of a low maintenance lifestyle.

Applying these factors to the subject property, the following table and respective exhibits summarize the proposed development matrix and suggested benchmark positioning strategies for consideration. As noted, the proposed development matrix yields 122 total units within approximately 23.0 acres of the overall assemblage. It is assumed that the remaining 10.0 acres will be utilized for roadways/right-of-way, detention/conservancy and other passive amenities which link the various planning areas.

A PROPOSED DEVELOPMENT MATRIX: LOEBER FARMS
-- SCHAUMBURG, ILLINOIS --







	Rowhomes	Townhomes	Village Single Family	Established Family Single Family
Product Designation	**Three-Story Two-Car Garage RH Series**	**Two-Story Two-Car Garage TH Series**	**Single Family Two-Car Garage SF45 Series**	**Single Family Two-Car Garage SF60 Series**
Typical Lot Dimension (W' x D')	---	---	45' x 104'	60' x 120'
Density in Units Per Acre	10.0 - 12.0	5.0	5.0	3.5
Garage Orientation:	Rear	Front	Front	Front
Plan Size:				
Range	1,676 - 1,955	1,951 - 2,270	2328	2,436 - 3,777
Average	1,841	2,119	2,328	2,972
Benchmark *Base* Sales Price:				
Range	$512,900 - $557,900	$577,900 - $630,900	$677,900	$724,900 - $897,900
Average	$539,850	$605,200	$677,900	$804,067
Benchmark *Estimated* Closing Price:				
Range	$543,700 - $591,900	$612,900 - $668,900	$732,100	$782,900 - $969,700
Average	$572,435	$641,600	$732,100	$868,400
Total Units Per Product Line:	37	42	13	30
Sales Forecast at Benchmark (Units/Mo.):	3.0	3.0	2.0	3.0
Total Acres Per Product Line:	3.4	8.4	2.6	8.6
Overall Development Size:				
In Units	122			
In Acres (Estimated Net Buildable)	23.0			
Open Space/R.O.W./Commercial, etc.	10.0			
Overall Marketing Life:	14.0 Months			

Source: Nitti Group, LLC and Tracy Cross & Associates, Inc.

Master development covenants will establish cohesive architectural requirements, while a master association fee will be required for common area lawn maintenance/snow removal and lighting. For all *attached* housing products and (potentially) the SF45 Series single family homes, it is assumed that a separate maintenance fee will be required for homesite landscape maintenance/snow removal, exterior building maintenance, insurance, and reserves. Across all product lines, *base* sales prices assume quality interior appointments and finishes commensurate with the company's developments throughout the suburban region and throughout the Midwest, but *do not include* options, upgrades, various elements of customization, or homesite premiums. For proforma modeling, *estimated* closing prices which (by product line) reflect a 6.0 to 8.0 percent over base for some measure of customization, etc., are provided in 2025 dollars. Finally, across all proposed product lines, sales projections assume an extensive dedicated marketing program, on-site sales offices, decorated model(s) and, most importantly, *a continuous construction and delivery schedule*. ***Please carefully review all exhibit footnotes.***

PRODUCT CRITERIA: PROTOTYPE ATTACHED AND SINGLE FAMILY ALTERNATIVES
-- LOEBER FARMS - SCHAUMBURG, IL --

Features and Amenities

UNIT STANDARDS

- Solid-Core Entry Doors
- Nine-Foot First Floor Ceiling Height
- Six-Panel Passage Doors
- Choice of One Paint Color
- Painted Trim
- Kwik-Set Door Hardware/Knobs
- Engineered Wood Plank Floor in Kitchens and Living Areas
- Carpeted Bedrooms / Bedroom-Wing Hallways and Stairwell
- Contemporary Lighting Package Throughout

KITCHEN FEATURES

- Quality Wood Cabinetry
- Energy-Efficient Stainless Steel Appliances or Allowance
  -- Self-Clean Five-Burner Range
  -- Five-Cycle Dishwasher
  -- Refrigerator w/Icemaker
  -- Microwave with Hood Vent
- Double Bowl Undermount Stainless Steel Sink with Garbage Disposal
- Walk-in Pantry with Wire Shelving
- Ceramic Tile Backsplash
- Granite/Quartz Countertop/Island
- Passage Patio Doors

BATH STANDARDS

- MBR Separate Garden Tub and Shower w/Frmls Shower Door (per plan)
- Granite/Quartz Double Bowl Vanity in Master Bath
- Ceramic Surround with Accessory Niche in Master and Secondary Baths
- Single Bowl Vanity in Powder Room w/Beveled Mirror
- Unilever Chrome or Nickel Faucets
- Engineered Wood Plank or Ceramic Flooring
- Elongated Commodes

CLOSETS, UTILITIES, AND STORAGE

- Walk-In MBR Closet(s)
- Contemporary Closet Shelving
- Linen Closet / Adequate Secondary Storage
- Separate Utility Room with Laundry Tray and Cabinetry
- No-Wax Flooring in Laundry/Mud Room
- Programmable Smart Thermostat
- Direct-Wire Smoke Detectors per Code
- Integrated / Smart Technology Connectivity
- Energy-Efficient 40 Gal. Water Heater
- Air Conditioning
- 150-Amp Electric Service
- Paneled Garage Doors
- Unfinished Basement (as Designated by Product Type)

COMMUNITY FEATURES/AMENITIES

- Energy-Efficient Engineered Wood Siding with Masonry Accent
- Three (3) Architecturally-Cohesive Elevations per Plan
- Low-E Double-Hung Windows
- Professionally Graded/Seeded Front and Rear Lawn with Foundation Plantings
- 10 Ft. x 10 Ft. Patio (as Designated by Product Type)
- Front and Rear Exterior Lighting and Faucets
- Asphalt Driveway / Concrete Entrance Walkway
- Parks/Greenbelt Throughout
- As Defined by Covenants, Master Association Fee to Include Common Area Lighting, Landscape Maintenance
- Separate Association Fee (Rowhomes/Townhomes) to include Exterior Maintenance and Reserves

CUSTOMIZATION

- Pre-Priced Options to Allow for Customization Including but certainly not limited to, Expanded Patio/Deck, Sunroom, Cathedral and Tray Ceilings, Crown Moldings, Detailed Archways, Contemporary Kitchen/ Bath Upgrades, Built-Ins, Fireplace, Bay Windows, Garage Door Opener, Finished Basements, etc.

Source: Tracy Cross & Associates, Inc.

ATTACHED FOR SALE ALTERNATIVES

Exhibits 1 and 2 forward suggested benchmark strategies for the proposed 37-unit Rowhome (RH Series) and 42-unit Townhome (TH Series) planning areas of Loeber Farms which (again) will appeal across multi-generational consumer segments including younger professional singles and couples and young families as well as more mature households who wish to remain in their community but transition to a low maintenance “lock and leave” lifestyle environment.



Illustrative Image

As outlined in **Exhibit 1**, the Rowhome Series represents a three-story product line featuring two and/or three bedroom, two and one-half bath plan styles which range in unit size from 1,676 to 1,955 square feet, with the average residence providing 1,841 square feet of living area. Most homes will include a loft or study, and all homes will include a rear-load two car garage. The RH Series will be developed in three- to five-unit building modules in *slab-on-grade condition*. Benchmark *base* sales prices extend from $512,900 to $557,900 and average $539,850 or $293.32 per square foot in current 2025 dollars. Benchmark *estimated* closing prices, which include a conservative 6.0 percent estimate over purchase price for some measure of options/upgrades, various elements of customization, end-unit and/or enhanced site location premiums are anticipated to extend from $543,700 to $591,900 and average $572,435 for an 1,841 square foot residence,

1

BENCHMARK PRODUCT CRITERIA AND PRICING GUIDELINES[1:5]: THREE-STORY ROWHOMES - 37 UNITS
-- LOEBER FARMS - SCHAUMBURG, IL --

Product Line Summary

Product Form:	***Three-Story Rowhomes (Rear-Load Garage)*** ***2- to 5-Unit Buildings***
Density in Units Per Acre:	***10.0 to 12.0***
Average Plan Size (Sq. Ft.):	***1,841***
Average Base Sales Price[2]:	***$539,850***
Per Sq. Ft.:[2]	***$293.32***
Average Estimated Closing Price[3]:	***$572,435***
Per Sq. Ft.:[3]	***$311.02***
Average Closing Rate (Units/Month)[4]:	***3.0***
Marketing Life (In Months)[4]:	***12.3***



Illustrative Image

Plan Detail

Plan Designation	A (Interior)	B (Interior or End)	C (Interior or End)
Percent Distribution	30.0	35.0	35.0
Garage	2-Car	2-Car	2-Car
Plan Type	2BR	2BR (Dbl MBR or 3BR Opt)	3BR
Bedroom/Bath Mix	2+Study / 2.5	2+Study / 2.5	3 / 2.5
Unit Size (Sq. Ft.)	1,676	1,867	1,955
Benchmark Base Sales Price:[2]	$512,900	$544,900	$557,900
Per Sq. Ft.:[2]	$306.03	$291.86	$285.37
Estimated Closing Price:[3]	***$543,700***	***$577,600***	***$591,900***
Per Sq. Ft.:[3]	***$324.40***	***$309.37***	***$302.76***

Sales Forecasts at Varying Price Points[4]

Average *Estimated* Closing Price	Variance From Benchmark	Anticipated Sales Per Month / Months to Sell-Out
$617,435	+45,000	1.9 / 19.5
602,435	+30,000	2.3 / 16.0
587,435	+15,000	2.7 / 13.7
572,435	***Benchmark***	***3.0 / 12.3***

(1) To be used for financial planning; all images intended for illustrative purposes only. Product form yields a density of 10.0 to 12.0 units per acre. Based upon land planning approvals, total unit count could vary by +/-10.0 percent without material impact upon absorption potentials.

(2) Benchmark base sales prices are presented in February 2025 dollars and assume ***slab-on-grade*** construction. They assume quality level interior appointments/finishes, but *do not include* options/upgrades, various elements of customization, or premiums for end-unit condition or enhanced site location.

(3) Closing prices, which are presented in February 2025 dollars, include a 6.0 percent *estimate* for options/upgrades and various elements of customization, end-unit condition and/or enhanced site location; utilized for analytical purposes only.

(4) Sales forecast at benchmark sales prices assumes a dedicated marketing program, staffed on-site sales office and decorated model(s) and ***a continuous construction and delivery schedule is maintained***.

(5) It is assumed a master association fee will be required to include common area lighting, landscape maintenance, snow removal, and reserves.

Source: Tracy Cross & Associates, Inc.

yielding a value ratio of $311.02 per square foot. It is acknowledged that an *additional* 2.0 to 4.0 percent in customization may be generated based upon individual consumer preferences. At benchmark closing prices, and assuming concurrent marketing with the TH Series, the proposed 37-unit RH Series is expected to generate 3.0 sales monthly, leading to sellout within an approximate 12.0-month timeframe.

Exhibit 2, in turn, outlines benchmark *base* and *estimated closing price* strategies to competitively position a 42-unit two-story townhome product line in the marketplace. Distributed in a series of three-unit building modules (duplexed as necessary), this TH Series includes two bedroom plus loft (or optional three bedroom) designs offering 1,951 or 2,111 square feet of living area, together with a 2,270 square foot master-on-main three bedroom style. All homes include a two-car, front-load garage and an unfinished basement. Corresponding *base* sales prices, presented in February 2025 dollars, extend from $577,900 to $630,900. Benchmark estimated closing prices are anticipated to extend from $612,900 to $668,900 and average $641,600 for a 2,119 square foot residence, translating to a value ratio of $302.83 per square foot. In this series as well, benchmark closing prices include a conservative 6.0 percent estimate over purchase price for some measure of options/upgrades, various elements of customization, end-unit condition and/or enhanced site location. It is acknowledged that an *additional* 3.0 to 5.0 percent in customization may be generated based upon individual consumer preferences. At benchmark closing prices, the proposed 42-unit TH Series is also expected to generate 3.0 sales monthly, leading to sellout within an approximate 14.0-month timeframe, *assuming concurrent marketing with the RH Series*.



Illustrative Image

- Benchmark strategies for the attached housing alternatives have been established to present an understandable hierarchy of product types and price points and maintain appropriate differentials between product lines internal to the community itself. The respective sales volumes are consistent with velocities noted among newer developments in the marketplace and fully consider the competitive position of the product lines (in whole dollars and for comparable footage) compared to newer counterparts throughout the suburban region as illustrated in **Exhibits 3 and 4**. These value positions balance variances in location, community aesthetics and amenities, plan offerings, as well as Nitti Group, LLC's dedicated sales and marketing approach.

- As summarized in the following table and detailed in Appendix A5, the suggested benchmark sales strategy has been established to appropriately position the RH Series and TH Series well above resales of attached units throughout the Schaumburg Market Area which, for the most part, are now some 35+ years old and lack the energy-efficiencies and daily conveniences expected of today's lifestyle consumers. For example, despite their age and varying condition, the definitive lack of new construction alternatives has resulted in accelerated sales of older existing units since 2021, reaching a recent peak volume of 625 resale closings in 2024, up 30.0 percent over volumes noted one year earlier. Similarly, although statistics must be viewed in context, among limited newer construction *resale* units as well, closings volume accelerated in 2024, while closing prices rose a sharp 14.3 percent year-over-year to an average closing price of $537,416. Further, as will be detailed in following sections of this report, the benchmark pricing strategies also appropriately position the RH Series and TH Series in line with resale values in the existing single family home sector where (again) homes which are now some 40+ years old carried an average closing price of $589,192 in 2024, likely supporting some measure of draw potential on the basis of affordability for younger cohorts transitioning to homeownership while also facilitating more mature householders desirous of a low maintenance lifestyle enhanced by functional living areas and contemporary floor layouts.

2

BENCHMARK PRODUCT CRITERIA AND PRICING GUIDELINES[1:5]: TWO-STORY TOWNHOMES - 42 UNITS
-- LOEBER FARMS - SCHAUMBURG, IL --

Product Line Summary

Product Form:	***Two-Story Townhomes (Front-Load Garage)*** ***2- to 3-Unit Buildings***
Density in Units Per Acre:	***5.0***
Average Plan Size (Sq. Ft.):	***2,119***
Average Base Sales Price[2]:	***$605,200***
Per Sq. Ft.:[2]	***$285.65***
Average Estimated Closing Price[3]:	***$641,600***
Per Sq. Ft.:[3]	***$302.83***
Average Closing Rate (Units/Month)[4]:	***3.0***
Marketing Life (In Months)[4]:	***14.0***



Illustrative Image

Plan Detail

Plan Designation	A (Interior)	B (End)	C (End)
Percent Distribution	30.0	35.0	35.0
Garage	2-Car	2-Car	2-Car
Plan Type	2BR (Opt 3BR)	2BR (3BR Opt)	3BR Master-on-Main
Bedroom/Bath Mix	2+Loft / 2.5	2+Loft / 2.5	3+ Study / 2.5
Unit Size (Sq. Ft.)	1,951	2,111	2,270
Benchmark Base Sales Price:[2]	$577,900	$602,900	$630,900
Per Sq. Ft.:[2]	$296.21	$285.60	$277.93
Estimated Closing Price:[3]	***$612,900***	***$638,900***	***$668,900***
Per Sq. Ft.:[3]	***$314.15***	***$302.65***	***$294.67***

Sales Forecasts at Varying Price Points[4]

Average *Estimated* Closing Price	Variance From Benchmark	Anticipated Sales Per Month / Months to Sell-Out
$686,600	+45,000	2.0 / 21.0
671,600	+30,000	2.4 / 17.5
656,600	+15,000	2.8 / 15.0
641,600	***Benchmark***	***3.0 / 14.0***

(1) To be used for financial planning; all images intended for illustrative purposes only. Product form yields a density of 5.0 units per acre. Based upon land planning approvals, total unit count could vary by +/-10.0 percent without material impact upon absorption potentials.

(2) Benchmark base sales prices are presented in February 2025 dollars and include end-unit premiums as designated as well as an unfinished basement. They assume quality interior appointments/finishes, but *do not include* options/upgrades, various elements of customization, or premiums for enhanced site location.

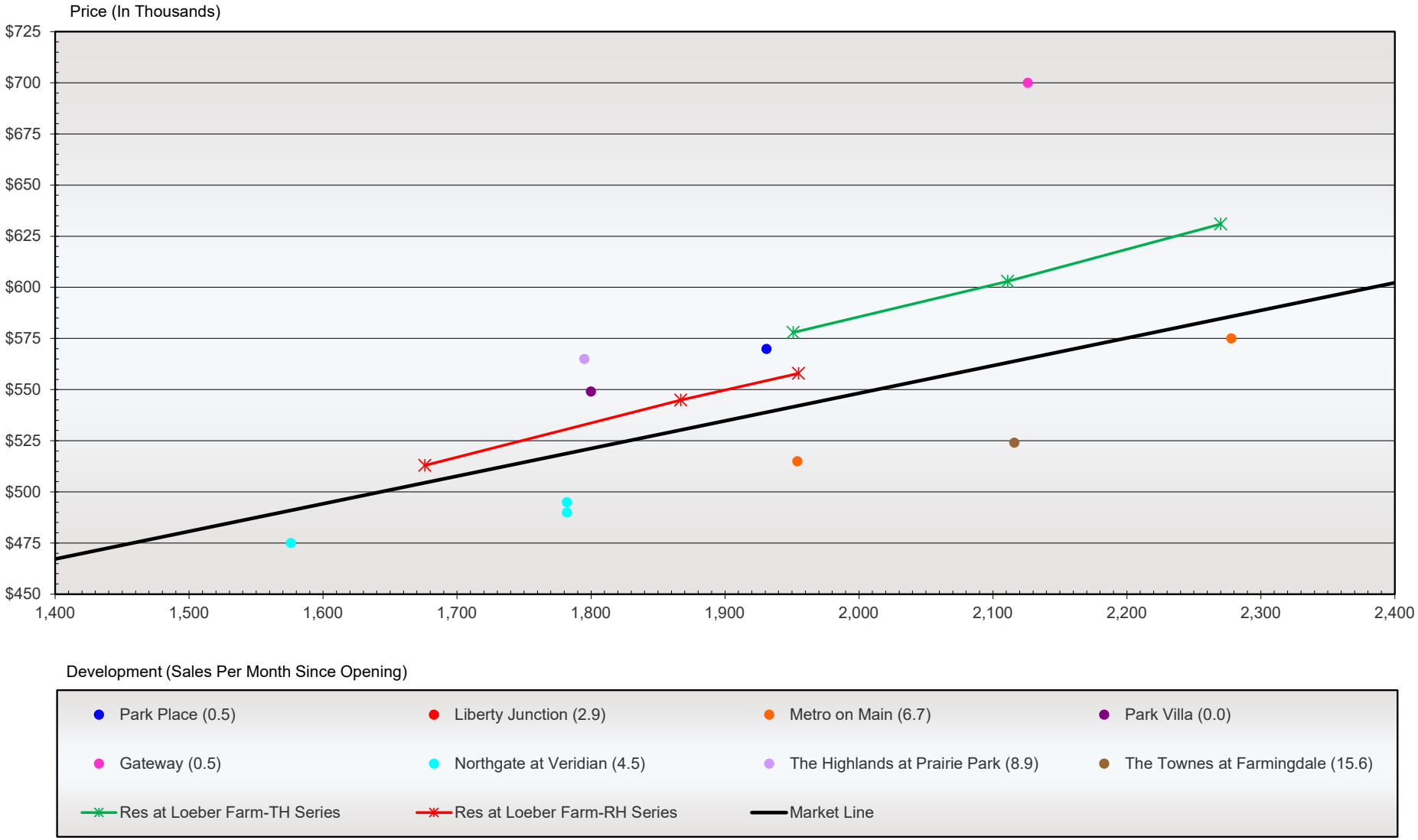
(3) Closing prices, which are presented in February 2025 dollars, include a 6.0 percent *estimate* for options/upgrades and various elements of customization, end-unit condition and/or enhanced site location; utilized for analytical purposes only.

(4) Sales forecast at benchmark sales prices assumes a dedicated marketing program, staffed on-site sales office and decorated model(s) and ***a continuous construction and delivery schedule is maintained***.

(5) It is assumed a master association fee will be required to include common area lighting, landscape maintenance, snow removal, and reserves.

Source: Tracy Cross & Associates, Inc.

Price/Value Analysis
Selected Rowhome/Townhome Developments: Excludes Ranch Duplex and Age-Restricted Idioms
Suburban Chicago Region
4th Quarter 2024



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

Source: Tracy Cross & Associates, Inc.

Price/Value Analysis
Selected Rowhome/Townhome Developments: Excludes Ranch Duplex and Age-Restricted Idioms
Suburban Chicago Region
4th Quarter 2024

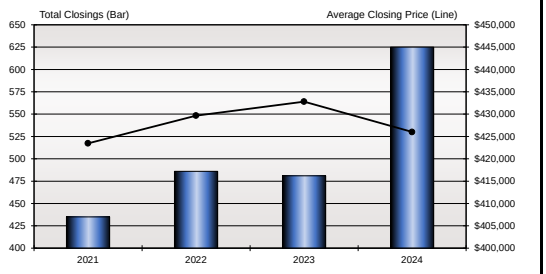
Plan Size (Sq. Ft.)	Average Market Price	Development/Location (Builder)	Average Plan Size (Sq. Ft.)	Average Base Sales Price: Dollars	Average Base Sales Price: Price Per Sq. Ft.	Average Market Price	Price Variance From Market	Seasonally Adjusted, Annualized Rate 2024	Average Monthly Sales Rate Since Opening
1,500	$480,665	Gateway/Northbrook (The Jacobs Companies LLC)	2,420	$712,450	$294.40	$604,874	$+107,576	14.00	0.5
1,600	494,166	(1) **Loeber Farms SF45 Series @ 2025 Bnmk *Base* $**	**2,328**	**677,900**	**291.19**	**592,453**	**+85,447**	**NA**	**2.0/Mo. Fcst**
1,700	507,667	(2) The Highlands at Prairie Park/Wheeling (Smith Family Dev)	1,795	565,000	314.76	520,493	+44,507	106.75	8.9
1,800	521,168	**Loeber Farms-TH Series @ 2025 Bnmk *Base* $**	**2,119**	**605,200**	**285.61**	**564,236**	**+40,964**	**NA**	**3.0/Mo. Fcst**
1,900	534,669	Park Place/Buffalo Grove (The Huron Group)	1,931	569,900	295.13	538,854	+31,046	4.00	0.5
2,000	548,170	Park Villa/Morton Grove (P&P Properties)	1,800	549,000	305.00	521,168	+27,832	0.00	0.0
2,100	561,671	**Loeber Farms-RH Series @ 2025 Bnmk *Base* $**	**1,841**	**539,850**	**293.24**	**526,703**	**+13,147**	**NA**	**3.0/Mo. Fcst**
2,200	575,172	(3) Link Crossing-Villas/Buffalo Grove (M/I Homes)	2,208	584,990	264.94	576,252	+8,738	---	2.1
2,300	588,673								
2,400	602,174	***---- Market ----***	***2,051***	***555,055***	***270.63***	***555,055***	***0***	***52.09***	***4.1***
2,500	615,675								
2,600	629,176	Metro on Main/Morton Grove (Lexington Homes)	2,116	544,990	257.56	563,831	-18,841	80.14	6.7
2,700	642,677	Northgate at Veridian/Schaumburg (D. R. Horton)	1,713	486,657	284.10	509,422	-22,765	48.00	4.5
2,800	656,178	The Townes at Farmingdale/Woodridge (M/I Homes)	2,116	523,990	247.63	563,831	-39,841	187.46	15.6
		Liberty Junction/Libertyville (Pulte Group)	2,403	516,490	214.94	602,579	-86,089	31.00	2.9

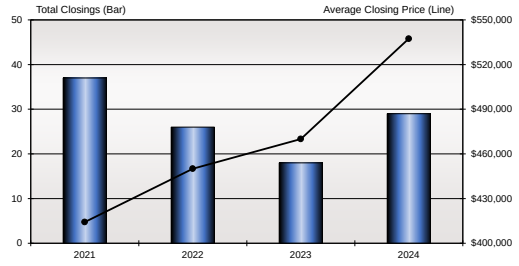
Slope: $135.01 per sq. ft.

(1) Development not included in derivation of market line.
(2) Development opened December 2024; initial sales rate *excluded* from market average.
(3) Development sold out 2024; utilized for analytical purposes only.

Source: Tracy Cross & Associates, Inc.

CLOSING TRENDS: NEW AND EXISTING ATTACHED UNITS
-- THE SCHAUMBURG MARKET AREA --





Year	Total Closings: Existing (Resale) Units				New Construction Closings[1]				
	Total Closings	% Change Y-O-Y	Average Closing Price	% Change Y-O-Y	Total Closings	% Change Y-O-Y	Percent of Total Closings	Average Closing Price	% Change Y-O-Y
2021	435	---	$423,460	---	37	---	8.5	$414,228	---
2022	486	+11.7	429,672	+1.5	26	-29.7	5.3	450,077	+8.7
2023	481	-1.0	432,798	+0.7	18	-30.8	3.7	470,000	+4.4
2024	625	+29.9	426,021	-1.6	29	+61.1	4.6	537,416	+14.3

[1] Represents units built in the previous five (5) year period.

Source: Midwest Real Estate Data Services

THE SINGLE FAMILY SECTOR

Complementing the proposed rowhome and townhome planning areas, Loeber Farms will also offer a variety of single family alternatives intended to appeal to mainstream and established families. To this end, **Exhibit 5** forwards a benchmark pricing strategy for a 13-unit Village Homes (SF45 Series) planning area to align the main boulevard of the master community directly north of the Rowhome and Townhome programs. Anticipated to be introduced in later phases of development, the SF45 Series will be developed on homesites measuring 45 ft. x 104 ft. and feature a standard 2,328 square foot two-story home providing four bedrooms, two and one-half baths, an unfinished basement and a front-load, two-car garage. The corresponding benchmark base sales price is established at $677,900, with estimated closing prices anticipated to hover at the $732,100 mark on average. Benchmark closing prices include a conservative 8.0 percent estimate over purchase price for some measure of options/upgrades, various elements of customization, end-unit condition and/or enhanced site location. At benchmark, the SF45 Series is expected to sell-out within a short 6.5-month timeframe from initial contract, translating to an average sales rate of 2.0 units per month.



Illustrative Image

5

BENCHMARK PRODUCT CRITERIA AND PRICING GUIDELINES[1:5]: VILLAGE HOMES (SF45 SERIES) - 13 UNITS
-- LOEBER FARMS - SCHAUMBURG, IL --

Product Line Summary

Product Form:	***Two-Story Single Family Homes 45 Ft. x 104 Ft. Homesites***
Density in Units Per Acre:	***5.0***
Average Plan Size (Sq. Ft.):	***2,328***
Average Base Sales Price[2] :	***$677,900***
Per Sq. Ft.:[2]	***$291.19***
Average Estimated Closing Price[3] :	***$732,100***
Per Sq. Ft.:[3]	***$314.48***
Average Closing Rate (Units/Month)[4] :	***2.0***
Marketing Life (In Months)[4] :	***6.5***



Illustrative Image

Plan Detail

Plan Designation	STANDARD
Plan Type	4BR
Garage	2-Car (Front Load)
Bedroom/Bath Mix	4 / 2.5
Unit Size (Sq. Ft.)	2,328
Benchmark *Base* Sales Price:[2]	$677,900
Per Sq. Ft.:[2]	$291.19
Estimated Closing Price:[3]	***$732,100***
Per Sq. Ft.:[3]	***$314.48***

Sales Forecasts at Varying Price Points[4]

Average *Estimated* Closing Price	Variance From Benchmark	Anticipated Sales Per Month / Months to Sell-Out
$722,900	+$45,000	1.3 / 10.0
707,900	+30,000	1.6 / 8.1
692,900	+15,000	1.8 / 7.2
677,900	***Benchmark***	***2.0 / 6.5***

(1) To be used for financial planning; all images intended for illustrative purposes only. Product form yields a density of 5.0 units per acre. Based upon land planning approvals, total unit count could vary by +/-10.0 percent without material impact upon absorption potentials.

(2) Benchmark base sales prices are presented in February 2025 dollars. They assume quality level interior appointments/finishes and an unfinished basement. They *do not include* options/upgrades, various elements of customization, or premiums for enhanced site location.

(3) Closing prices, which are presented in February 2025 dollars, include an 8.0 percent *estimate* for options/upgrades and various elements of customization, or enhanced site location; utilized for analytical purposes only.

(4) Sales forecast at benchmark sales prices assumes a dedicated marketing program, staffed on-site sales office and decorated model(s) and ***a continuous construction and delivery schedule is maintained***.

(5) It is assumed a master association fee will be required to include common area lighting, landscape maintenance, snow removal, water/sewer and refuse collection fees, and reserves.

Source: Tracy Cross & Associates, Inc.

Lastly, **Exhibit 6** forwards a benchmark sales strategy for introduction of a 30-unit single family planning area to be developed within the northern quadrant of the overall assemblage. The proposed SF60 Series will reflect better-selling ranch and two-story designs adapted from the Client's extensive luxury home plan portfolio as represented by the highly successful Summit Grove in Schaumburg which has now reached final sell-out. As outlined in Exhibit 6, the SF60 Series will feature a variety of ranch and two-story plan styles which range in unit size from 2,436 to 3,777 square feet, with the average home providing 2,972 square feet of living area. All homes will provide two-, three- or four bedrooms, a family room, study and/or loft and at least two and one-half baths, along with an unfinished basement and a two- or three-car (per plan type) front-load garage. Corresponding benchmark 2025 *base* sales prices extend from $724,900 to $897,900, with estimated *closing prices* anticipated to hover at the $868,400 mark on average. Benchmark closing prices include a conservative 8.0 percent estimate over purchase price for some measure of options/upgrades, various elements of customization, end-unit condition and/or enhanced site location. It is acknowledged that an additional 3.0 to 5.0 percent in options/customization could be generated based upon consumer preferences. At benchmark, the SF60 series is expected to achieve sell-out within a short +/-9.0-month timeframe from initial contract, translating to a sales velocity of 3.0 homes per month or at a pace consistent with homesite release and construction schedules.

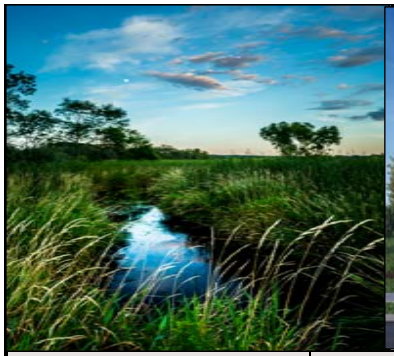


Illustrative Image

- Benchmark *base* and estimated closing prices forwarded are in direct concert with recent closings among newer (i.e., built in 2020 or later) single family homes in Schaumburg and its near northwest suburban environs. As summarized in the following table and detailed in Appendix A6, newer construction single family homes sold through the brokerage network in the Schaumburg Market Area during the 2021-2024 timeframe commanded *average* closing prices *well above* those generated in the market area as a whole during the four-year timeframe. In 2022, for example, the average closing price of a newer single family home in the market area stood at $846,194, representing a sharp +/-16.0 percent differential above the $730,179 average noted one year earlier. Since 2022, new construction home prices have continued to escalate, reaching the $952,123 mark at the close of 2024. Rapidly accelerating home prices overall and (particularly) among newer construction alternatives reflects *very tight inventories* exacerbated by diminishing availability of land suitable for new construction of scale throughout the market area, largely limiting options to teardown/replacement construction and/or redevelopment parcels.

- Notably, with focus upon homes closed over the last two years at price points of $500,000 and above, a substantial 36.9 percent of *older resale* homes sold at price points *in excess of* $700,000 for homes which (again) are now some 30- to 40+ years old. Among newer construction resales, nearly three-quarters (70.6 percent or 96 resales) carried closing prices between $700,000 and $999,999, lending perspective to the benchmark base and estimated closing prices for the SF 45 Series and SF60 Series when options and other upgrades are factored.

SINGLE FAMILY PRODUCT CRITERIA AND BENCHMARK PRICING GUIDELINES: SF60 SERIES
-- LOEBER FARMS - SCHAUMBURG, ILLINOIS --





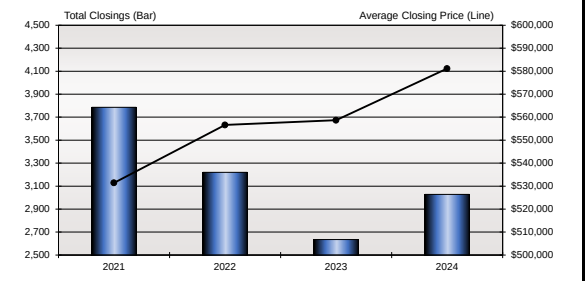

Plan Designation	Style	Garage Condition[2]	Bedrooms/ Baths	Plan Size (Sq. Ft.)	Benchmark Base Sales Price[3]	Estimated Closing Price With Options, Upgrades, & Site Premiums[4]
Crestone	Ranch	Two-Car	2+Study / 2.5	2,436	$764,900	$826,100
Lancer	Two-Story	Two-Car	3+Fam+Loft / 2.5	2,447	724,900	782,900
Morgan	Two-Story	Two-Car	4+Fam+Loft / 2.5	2,747	774,900	836,900
Prairie	Two-Story	Two-Car	4+Loft / 2.5	3,032	805,900	870,400
Sunset	Two-Story	Three-Car	4+Fam+Loft / 2.5	3,390	855,900	924,400
Windemere	Two-Story	Three-Car	4+Fam+Loft / 3.5	3,777	897,900	969,700
Total/ Average	---	---	---	***2,972***	***$804,067 ($270.55 Sq. Ft.)***	***$868,400 ($292.19 Sq. Ft.)***

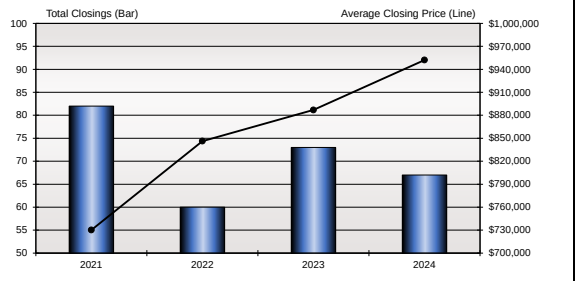
Community Summary		Sales Forecasts At Varying Price Points[5] Average *Estimated* Closing Price	Variance From Benchmark	Anticipated Sales Per Month / Months to Sell-Out
Number of Units	***30***			
Total Acreage	***8.6***			
Typical Lot Size (W' x D')	***60 x 120***	$913,400	$+45,000	2.2 / 13.6
Minimum Lot Size (Sq. Ft.)	***7,200***	898,400	+30,000	2.5 / 12.0
		883,400	+15,000	2.8 / 10.7
Average Sales Rate @ Benchmark Prices	***3.0 per Month***	***868,400***	***Benchmark***	***3.0 / 10.0***
Marketing Life @ Benchmark Prices	***8.6 Months***			

[1] To be used for financial planning purposes only.
[2] Where possible, plans should be adapted to offer a side-entry and/or split garage.
[3] Benchmark base sales prices, which are presented in February 2025 dollars, include a standard *unfinished* basement. They assume a quality level of interior appointments and finishes but *do not include* options, upgrades, walk-out/garden/finished basement conditions, various elements of customization, or homesite premiums.
[4] Closing prices, which are presented in February 2025 dollars, include an *estimated* 8.0 percent for options, upgrades, some finished basement conditions, various elements of customization, and homesite premiums. It is acknowledged that an additional 3.0 to 5.0 percent could be generated based upon consumer preferences.
[5] Sales forecast at benchmark sales prices *assume* a dedicated marketing program, staffed on-site sales office and decorated model(s).

Source: Nitti Group, LLC and Tracy Cross & Associates, Inc.

SINGLE FAMILY CLOSING TRENDS: NEW AND EXISTING SINGLE FAMILY HOMES
-- THE SCHAUMBURG MARKET AREA --





Year	Total Closings: Existing (Resale) Units				New Construction Closings[1]				
	Total Closings	% Change Y-O-Y	Average Closing Price	% Change Y-O-Y	Total Closings	% Change Y-O-Y	Percent of Total Closings	Average Closing Price	% Change Y-O-Y
2021	3,786	---	$531,409	---	82	---	2.2	$730,179	---
2022	3,220	-14.9	556,618	+4.7	60	-26.8	1.9	846,194	+15.9
2023	2,635	-18.2	558,676	+0.4	73	+21.7	2.8	886,980	+4.8
2024	3,028	+14.9	581,161	+4.0	67	-8.2	2.2	952,123	+7.3

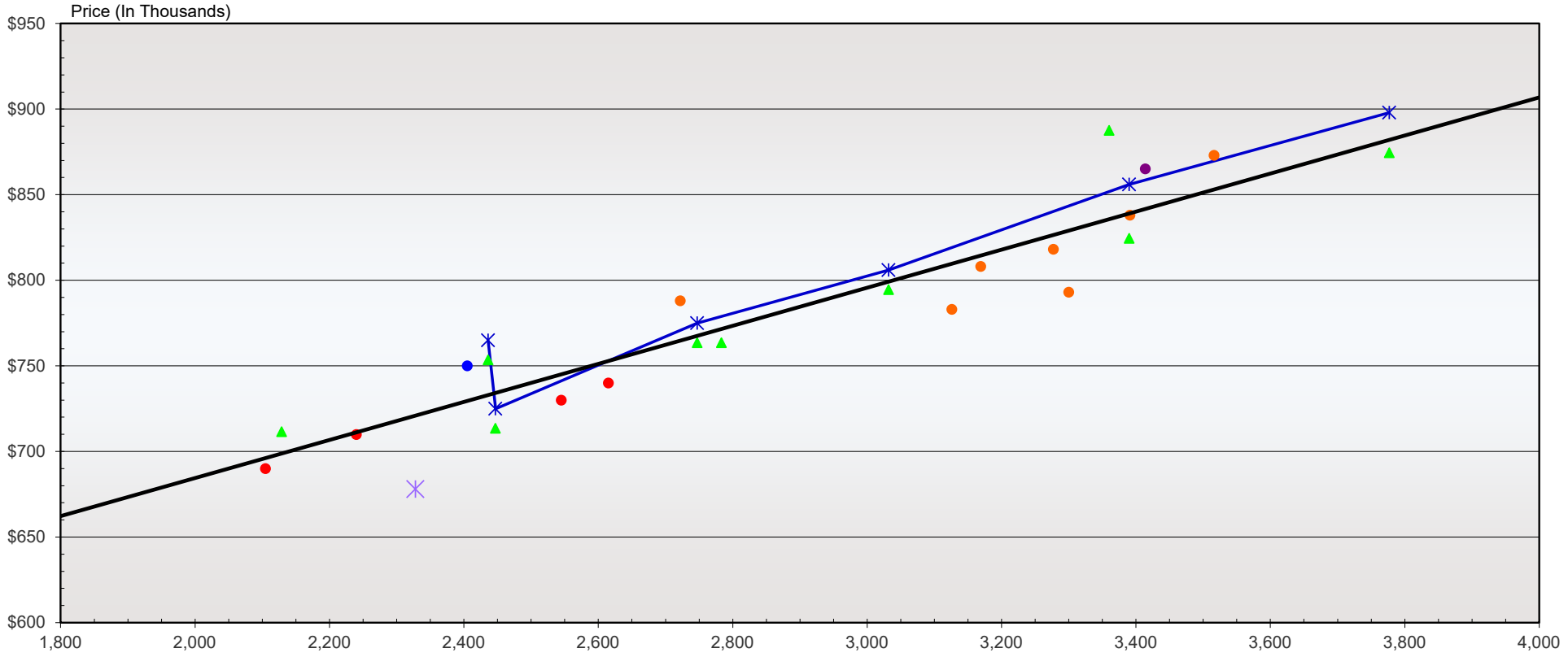
[1] Represents units built in the previous five (5) year period.

Source: Midwest Real Estate Data Services

- The benchmark pricing strategies and projected sales velocity also considers that Loeber Farms will face *limited* levels of direct competition. Specifically, at the close of 2024, there were only seven production/semi-custom single family developments marketing similar established family alternatives priced above $700,000 throughout suburban Chicago. As summarized in Appendix A7, all except Westport Homes' *Stone Bridge Court* and Nitti Homes' *Summit Grove* in Schaumburg itself the remaining five established family programs are all located *some 8.0- to 20.0-miles from Schaumburg*. Overall, the average base sales price among these representative developments stood at $748,861 which includes a 2,949 square foot residence, consistent with the benchmark base pricing strategies. The average project is currently generating 2.2 sales per month since opening or 25.29 sales annually. In 2024, sales were led by Pulte Group's recently introduced *Estates at Rivers Edge* in Lisle which generated an annualized sales rate of 78.43 at an average base sales price of $814,419, along with the Client's Summit Grove which generated an annualized 44.00 sales during the twelve-month timeframe at an average *base* sales price of $787,389. Again, only one (1) Summit Grove home remained to be sold at the close of 2024. The collective 43-unit annual sales rate (SF45 and SF60 series) is consistent with volumes generated by Nitti Group, LLC in Schaumburg and among leading developments when variances in location, project scale and/or pricing strategies are factored. **Exhibits 7 and 8** illustrate the competitive benchmark positioning of the two single family product lines in the marketplace for additional perspective.

- Lastly, the benchmark strategy also reflects the fact, apart from the remaining home at Summit Grove and the 12-unit Stone Bridge Court (where homes prices extend from $1.25 million) the *only* single family project active in the whole of the seven-township Schaumburg Market Area is the 17-unit *Arlington Market* in Arlington Heights, where only one (1) home remained to be sold at the close of 2024. Moreover, as previously noted, while there are only four (4) *announced* single family developments (and nine (9) townhome developments) in some stage of planning and review within a 15.0-mile radius of Schaumburg, only the eight (8) unit *Verde Estates* in Schaumburg and the 32-unit *Villas of Fair Oaks* in Carol Stream are under construction and expected to begin marketing in 2025. Introduction of Loeber Farms is thus expected to alleviate at least some small measure of market constraint.

Price/Value Analysis
Selected Single Family Developments: Average Sales Price Generally $600,000 to $999,999
West/Northwest Suburban Chicago
4th Quarter 2024



Development (Sales Per Month Since Opening)

- Arlington Market II (0.3)
- Hawthorn Place-Rear Load (0.1)
- Estates at Rivers Edge (6.5)
- Breckenridge Estates (0.5)
- Summit Grove (3.6)
- Res at Loeber Farm-SF45 Series
- Res at Loeber Farm SF60 Series
- Market Line

Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

Source: Tracy Cross & Associates, Inc.

Price/Value Analysis
Selected Single Family Developments: Average Sales Price Generally $600,000 to $999,999
West/Northwest Suburban Chicago
4th Quarter 2024

Plan Size (Sq. Ft.)	Average Market Price	Development/Location (Builder)	Average Plan Size (Sq. Ft.)	Average Base Sales Price: Dollars	Average Base Sales Price: Price Per Sq. Ft.	Average Market Price	Price Variance From Market	Seasonally Adjusted, Annualized Rate 2024	Average Monthly Sales Rate Since Opening
2,100	$695,473	(1) Stone Bridge Court / Schaumburg (Westport Homes)	3,637	$1,449,000	398.41	$866,372	$+582,628	3.00	0.5
2,200	706,592	(1) Timber Trails SF55-65 / Western Springs (Timber Trails Dev.)	2,875	1,237,400	430.40	781,645	+455,755	1.00	0.4
2,300	717,711	(1) The Ponto Collection / Morton Grove (@ Properties)	3,970	1,268,550	319.53	903,398	+365,152	0.00	0.0
2,400	728,830	Breckenridge Estates / Naperville (M/I Homes)	3,414	864,990	253.37	841,576	+23,414	5.48	0.5
2,500	739,949	Arlington Market II / Arlington Heights (D'Aprile Properties)	2,405	750,000	311.85	729,386	+20,614	0.00	0.3
2,600	751,068	**Res at Loeber Farm SF60 Series @ 2025 Bnmk *Base* $**	**2,972**	**804,067**	**270.55**	**792,430**	**+11,637**	**NA**	**3.0/Mo. Fcst**
2,700	762,187	*Summit Grove / Schaumburg (Nitti Builders)*	*2,900*	*787,389*	*271.50*	*784,437*	*+2,952*	*44.00*	*3.6*
2,800	773,306								
2,900	784,425	***---- Market ----***	***2,906***	***785,092***	***270.16***	***785,092***	***0***	***25.78***	***2.2***
3,000	795,544								
3,100	806,663	Estates at Rivers Edge / Lisle (Pulte Group)	3,214	814,419	253.40	819,338	-4,919	78.43	6.5
3,200	817,782	Hawthorn Place-RL / Hawthorn Woods (Icon Building Group LL	2,376	717,400	301.94	726,161	-8,761	1.00	0.1
3,300	828,901	**Res at Loeber Farm SF45 Series @ 2025 Bnmk *Base* $**	**2,328**	**677,900**	**291.19**	**720,824**	**-42,924**	**NA**	**2.0/Mo. Fcst**
3,400	840,020								
3,500	851,139								
3,600	862,258								
3,700	873,377								
3,800	884,496								

Slope: $111.19 per sq. ft.

(1) Development not included in derivation of market line.

Source: Tracy Cross & Associates, Inc.

CLOSING REMARKS

The overall absence of proposed residential development of scale in Schaumburg and its immediate environs clearly indicates the necessity for residential development of scale to alleviate at least some measure of pent-up demand for quality housing alternatives which meet the needs of today's – and tomorrow's – consumers. To this end, the proposed development strategies, adapted from Nitti Homes' proprietary plan portfolios, are consistent with the newest for sale housing products marketed throughout the Midwest, and provide a logical continuum of plan types, unit sizes and price points which place the projected sales volumes in perspective. The benchmark pricing strategies for all for sale idioms also appropriately position each suggested housing product in line with closing values among *newer* existing attached and detached homes in the greater region, with forecasted sales volumes established to achieve reasonable annual sales cast against new construction demand at price points extending from $550,000 to $999,999 over the near term 2025-2030 forecast period.

It must also be noted, however, that recent sharp rates of growth in both existing and new construction home prices *are not sustainable*, especially considering the impact of elevated rates of inflation and related economic uncertainties which could serve as a barrier to residential development initiatives for at least the near term. For proforma comparisons and barring additional unforeseen economic turmoil, it is strongly suggested that benchmark closing prices *be held constant through at least the 1st Quarter 2026* with modest annual appreciation in the range of 2.0 to 3.0 percent applied to proforma financial models thereafter – a level generally consistent with long term CPI levels.

CERTIFICATION AND SIGNATURE

This analysis represents our objective and independent opinion regarding the market potential for residential development within the Loeber Farms property located in Schaumburg, Cook County, Illinois as certified below:

TRACY CROSS & ASSOCIATES, INC.
An Illinois Corporation

By: _____
HollyAnn Eageny

Its: Executive Vice President & COO

Date: March 14, 2025

A1

POPULATION, HOUSEHOLDS, TENURE, AND INCOME: 2025
-- THE SCHAUMBURG MARKET AREA --

Attribute/Year	Schaumburg Market Area	Village of Schaumburg	Attribute/Year	Schaumburg Market Area	Village of Schaumburg
Population			**Households**		
2010	707,026	74,731	2010	266,689	30,927
2020	718,947	78,723	2020	273,670	31,280
2025	689,510	77,449	2025	264,165	30,864
2030	699,851	78,611	2030	268,127	31,327
Average Annual Change			**Average Annual Change**		
2010 - 2020	1,192	399	2010 - 2020	698	35
2020 - 2025	-5,887	-255	2020 - 2025	-1,901	-83
2025 - 2030	2,068	232	2025 - 2030	792	93
2025 Household Tenure			**2025 Household Income**		
Total Housing Units	***281,828***	***33,087***	**Total Households**	**264,165**	**30,864**
Total Occupied	**264,165**	**30,864**	Under $50,000	60,534	6,534
Owner Occupied	184,906	20,025	50,000 - 74,999	39,366	4,635
Percent	70.0	64.9	75,000 - 99,999	36,907	4,794
			100,000 - 149,999	53,969	7,440
Renter Occupied	79,259	10,839	150,000 - 199,999	31,459	3,559
Percent	30.0	35.1	200,000 and Over	41,930	3,902
Vacant	**17,663**	**2,223**	***Average***	***$129,160***	***$119,970***
Percent	6.3	6.7	***Median***	***$96,594***	***$97,141***
2025 Household Size			**2025 Travel Time to Work**		
Total Population	**689,510**	**77,449**	**Total Workers Aged 16+**	**318,630**	**35,563**
In Group Quarters	6,549	1,109	Less than 30 Minutes	189,305	21,004
In Households	682,961	76,340	30 - 44 Minutes	74,358	8,280
			45 - 59 Minutes	27,641	3,219
Total Households	**264,165**	**30,864**	60 Minutes or More	27,326	3,060
Average Persons Per Household	**2.59**	**2.47**	***Average Travel Time***	***30.0***	***30.0***

Source: U.S. Department of Commerce, Bureau of the Census: *Census 2010, 2020;* Environics Analytics; and estimates by Tracy Cross & Associates, Inc.

A2

HOUSEHOLDS BY TYPE AND AGE OF HOUSEHOLDER: 2025
-- THE SCHAUMBURG MARKET AREA --

Attribute	Schaumburg Market Area		Village of Schaumburg	
	Number	Percent	Number	Percent
2025 Households by Type				
Total Households	**264,165**	**100.0**	**30,864**	**100.0**
Average Household Size	**2.59**		**2.47**	
Households with Children	75,393	28.5	9,025	29.2
Married/Co-Habitating Couple	63,366	24.0	7,673	24.9
Other Family	12,027	4.6	1,352	4.4
Households without Children	188,772	71.5	21,839	70.8
Married/Co-Habitating Couple	95,845	36.3	9,935	32.2
Single Householder	68,355	25.9	9,119	29.5
NonFamily	24,572	9.3	2,785	9.0
2025 Households by Age of Householder				
Total Households	**264,165**	**100.0**	**28,364**	**100.0**
Under 25	4,969	1.9	588	2.1
25 - 34	31,347	11.9	4,126	14.5
35 - 44	48,628	18.4	6,531	23.0
45 - 54	47,774	18.1	5,740	20.2
55 - 64	50,305	19.0	5,345	18.8
65 - 74	44,967	17.0	4,794	16.9
75 - 84	26,081	9.9	277	1.0
85 and Over	10,094	3.8	963	3.4
Median	***54.0 Years***		***49.0 Years***	
Households Under 35	36,316	13.7	4,714	16.6
Households 35 - 54	96,402	36.5	12,271	43.3
Households 55 - 74	95,272	36.1	10,139	35.7

Source: Environics Analytics and Tracy Cross & Associates, Inc.

A3

RESIDENTIAL BUILDING PERMIT TRENDS: SUBURBAN CHICAGO AND THE SCHAUMBURG MARKET AREA[1]
2000 - 2024

	Suburban Chicago			Schaumburg Market Area						Village of Schaumburg					
Year	Total	Single Family	Multi-Family	Total	Percent of Suburban Area	Single Family	Percent of Suburban Area	Multi-Family	Percent of Suburban Area	Total	Percent of Market Area	Single Family	Percent of Market Area	Multi-Family	Percent of Market Area
2000	32,476	26,475	6,001	1,573	4.8	1,003	3.8	570	9.5	3	0.2	3	0.3	0	0.0
2001	34,970	28,072	6,898	1,635	4.7	979	3.5	656	9.5	37	2.3	31	3.2	6	0.9
2002	37,252	30,469	6,783	1,712	4.6	1,165	3.8	547	8.1	106	6.2	92	7.9	14	2.6
2003	37,409	31,402	6,007	1,289	3.4	907	2.9	382	6.4	22	1.7	22	2.4	0	0.0
2004	36,905	31,200	5,705	1,780	4.8	969	3.1	811	14.2	108	6.1	57	5.9	51	6.3
2005	38,553	32,181	6,372	1,810	4.7	1,094	3.4	716	11.2	301	16.6	127	11.6	174	24.3
2006	29,336	24,216	5,120	1,696	5.8	963	4.0	733	14.3	31	1.8	31	3.2	0	0.0
2007	17,359	14,868	2,491	1,009	5.8	859	5.8	150	6.0	25	2.5	25	2.9	0	0.0
2008	7,371	6,113	1,258	318	4.3	255	4.2	63	5.0	12	3.8	12	4.7	0	0.0
2009	4,052	3,263	789	159	3.9	143	4.4	16	2.0	1	0.6	1	0.7	0	0.0
2010	4,266	3,169	1,097	97	2.3	92	2.9	5	0.5	0	0.0	0	0.0	0	0.0
2011	4,048	3,213	835	211	5.2	196	6.1	15	1.8	1	0.5	1	0.5	0	0.0
2012	6,679	4,283	2,396	210	3.1	163	3.8	47	2.0	1	0.5	1	0.6	0	0.0
2013	7,069	5,542	1,527	421	6.0	298	5.4	123	8.1	32	7.6	1	0.3	31	25.2
2014	8,500	5,931	2,569	505	5.9	318	5.4	187	7.3	46	9.1	30	9.4	16	8.6
2015	8,620	5,905	2,715	832	9.7	319	5.4	513	18.9	200	24.0	2	0.6	198	38.6
2016	9,795	5,888	3,907	870	8.9	352	6.0	518	13.3	37	4.3	2	0.6	35	6.8
2017	10,891	5,949	4,942	958	8.8	379	6.4	579	11.7	36	3.8	7	1.8	29	5.0
2018	9,336	6,272	3,064	353	3.8	299	4.8	54	1.8	4	1.1	4	1.3	0	0.0
2019	8,794	5,353	3,441	1,363	15.5	216	4.0	1,147	33.3	262	19.2	2	0.9	260	22.7
2020	10,267	5,745	4,522	660	6.4	184	3.2	476	10.5	48	7.3	2	1.1	46	9.7
2021	10,610	7,090	3,520	436	4.1	205	2.9	231	6.6	110	25.2	12	5.9	98	42.4
2022	8,354	6,248	2,106	357	4.3	215	3.4	142	6.7	119	33.3	56	26.0	63	44.4
2023	9,374	6,508	2,866	415	4.4	209	3.2	206	7.2	107	25.8	92	44.0	15	7.3
2024	10,300	6,674	3,626	637	6.2	236	3.5	401	11.1	106	16.6	86	36.4	20	5.0
Annual Average															
2000 - 2024	16,103	12,481	3,622	852	5.3	481	3.9	372	10.3	70	8.2	28	5.8	42	11.4

[1] Defined as Addison, Barrington, Bloomingdale, Elk Grove Village, Palatine, Schaumburg, and Wheeling townships in Cook and DuPage counties, IL.

Sources: U.S. Department of Commerce, Bureau of the Census, *C-40 Construction Reports* and Tracy Cross & Associates, Inc.

PROJECTS IN PLANNING: THE SCHAUMBURG MARKET AREA

Municipality/ Proposed Development Name	Address	Builder/Developer	Number of Units[2]						
			Status	Total	Single Family	Duplex	Townhome	Condo	Apartments
Arlington Heights									
TBD	Eastman Street and Highland Avenue	Compasspoint Development	CS	136	---	---	---	---	136
TBD	Golf Road east of Arlington Heights Road	UrbanStreet Group	CS	266	---	---	---	---	266
Chestnut Building	1 North Chestnut Avenue	NA	CS	40	---	---	---	---	40
Arlington 425-Chestnut Building	33 South Chestnut Avenue	CCH LLC	IP	85	---	---	---	---	85
Arlington 425-Campbell Building	225 West Campbell Street	CCH LLC	IP	234	---	---	---	---	234
		Subtotal:		**761**	**0**	**0**	**0**	**0**	**761**
Barrington									
TBD	200-300 N. Hough Street	Compasspoint Development	Approved	125	---	---	---	---	125
TBD	200-300 N. Hough Street	Compasspoint Development	Approved	62	---	---	---	38	---
		Subtotal:		**187**	**0**	**0**	**0**	**38**	**125**
Bensenville									
A&E Apartments II	800 W. Irving Park Road	A&E Luxury Development	IP	125	---	---	---	---	125
214 N. Walnut Townhomes	214 North Walnut Street	Walnut Grove Development LLC	IP	10	---	---	10	---	---
		Subtotal:		**135**	**0**	**0**	**10**	**0**	**125**
Bloomingdale									
Stratford Square Redevelopment	Springfield and Stratford drives	NA	CS	TBD	---	---	TBD	---	TBD
		Subtotal:		**0**	**0**	**0**	**0**	**0**	**0**
Carol Stream									
TBD	1475 West Lies Road	Bridge Street Properties	CS	38	---	38	---	---	---
Villas of Fair Oaks	Lies and Fair Oaks roads	Pulte Homes	UC	32	32	---	---	---	---
		Subtotal:		**70**	**32**	**38**	**0**	**0**	**0**
Elk Grove Village									
Elk Woods Lofts & Rowhomes	SEC Arlington Heights and Higgins roads	Wingspan Development Group	INF	283	---	---	---	---	283
		Subtotal:		**283**	**0**	**0**	**0**	**0**	**283**
Hoffman Estates									
TBD	2300 Hassell Road	The Jade Group	CS	112	---	---	---	---	112
TBD	2302-56 West Higgins Road	The Prime Group	CS	600	---	---	---	---	600
Bell Works Apartments	1705 Lakewood Boulevard	Somerset Development	IP	300	---	---	---	---	300
Bell Works Townhomes	1705 Lakewood Boulevard	Somerset Development	IP	164	---	---	164	---	---
Kensington Fields	1950 Hassell Road	Pulte Homes	INF	69	---	---	69	---	---
		Subtotal:		**1,245**	**0**	**0**	**233**	**0**	**1,012**
Itasca									
TBD	George and Elm streets	Airhart Construction	CS	6	6	---	---	---	---
Itasca Station	115-125 West Orchard Street	Holladay Properties	INF	87	---	---	---	---	87
		Subtotal:		**93**	**6**	**0**	**0**	**0**	**87**
Mount Prospect									
TBD	500 West Central Avenue	Project Consulting & Implementation Inc.	CS	20	---	---	---	---	20
		Subtotal:		**20**	**0**	**0**	**0**	**0**	**20**
Palatine									
TBD	SWC Brockway Street and Palatine Road	Northshore Development Group	CS	18	---	---	---	---	18
TBD	180-90 North Smith Street	Jonathan Payne	CS	85	---	---	---	---	85
TBD	301 W. Johnson Street	Northpointe Development	Approved	58	---	---	---	---	58
		Subtotal:		**161**	**0**	**0**	**0**	**0**	**161**
Rolling Meadows									
TBD	3405 W. Algonquin Road	Sam Patel	CS	170	---	---	---	---	170
		Subtotal:		**170**	**0**	**0**	**0**	**0**	**170**
Roselle									
Metro 19	SEC Lawrence Avenue and Irving Park Road	400 Roselle LLC	UC	297	---	---	---	---	297
		Subtotal:		**297**	**0**	**0**	**0**	**0**	**297**
Schaumburg									
90 North District East	North Meacham and Thoreau Drive	TBD	CS	TBD	---	TBD	TBD	TBD	TBD
Wise Commons	300 W. Wise Road	Pulte Homes	INF	68	---	---	68	---	---
Woodfield Apartments	1699 E. Woodfield Road	GSP Development	IP	98	---	---	---	---	98
Element Rowhomes	2204-18 Progress Parkway	UrbanStreet Group	Approved	8	---	---	8	---	---
Everly Central Roselle	818-60 S. Roselle Road	M/I Homes	Approved	133	---	---	35	---	98
The Lofts	846-60 E. Algonquin Road	RMS Properties	Approved	411	---	---	---	---	411
Verde Estates	SWC Thacker Street and Verde Drive	Projades LLC	UC	8	8	---	---	---	---
		Subtotal:		**726**	**8**	**0**	**111**	**0**	**607**
South Barrington									
Sundance South Barrington	61 E. Palatine Road	Vintage Luxury Homes	IP	65	65	---	---	---	---
		Subtotal:		**65**	**65**	**0**	**0**	**0**	**0**
Wheeling									
TBD	300 W. Dundee Road	Turk Walker Ventures	CS	384	---	---	49	---	335
Forest View	350 E. Dundee Road	Forrest Capital LLC	IP	53	---	---	---	---	53
		Subtotal:		**437**	**0**	**0**	**49**	**0**	**388**
Wood Dale									
Wood Dale Station	372 North Wood Dale Road	Holladay Properties	Approved	152	---	---	---	---	152
		Subtotal:		**152**	**0**	**0**	**0**	**0**	**152**
		Total Potential Units:[3]	**---**	**4,778**	**111**	**38**	**403**	**38**	**4,188**

[1] As of January 2025; excludes designated income-qualifying/affordable and congregate senior units.
[2] Status Key: Concept Stage (CS); In Planning Review (IP); Infrastructure/Site Improvements (INF); Permits Issued/Under Construction (UC).
[3] Total excludes developments where product distribution has yet to be determined.

Source: Tracy Cross & Associates, Inc.

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CLOSINGS BY PRICE RANGE: NEW AND EXISTING ATTACHED UNITS PRICED $350,000 AND ABOVE
-- THE SCHAUMBURG MARKET AREA[1] --

Price Range	ATTACHED FOR SALE											
	2021			2022			2023			2024		
		New Construction[2]			New Construction[2]			New Construction[2]			New Construction[2]	
	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area
$350,000 - 399,999	224	23	10.3	228	6	2.6	213	2	0.9	315	0	0.1
400,000 - 449,999	139	8	5.8	127	8	6.3	118	6	5.1	152	3	2.0
450,000 - 499,999	48	0	0.0	69	6	8.7	73	7	9.6	73	8	11.0
500,000 - 549,999	29	3	10.3	55	5	9.1	50	3	6.0	50	11	22.0
550,000 - 599,999	14	2	14.3	15	0	0.0	27	0	0.0	36	1	2.8
600,000 - 699,999	11	1	9.1	13	1	7.7	15	0	0.0	18	3	16.7
700,000 - 799,999	6	0	0.0	3	0	0.0	2	0	0.0	4	2	50.0
800,000 - 899,999	1	0	0.0	2	0	0.0	0	0	0.0	4	1	25.0
900,000 and Over	0	0	0.0	0	0	0.0	1	0	0.0	2	0	0.0
Total	***472***	***37***	***7.8***	***512***	***26***	***5.1***	***499***	***18***	***3.6***	***654***	***29***	***4.5***
Average Price	***$422,736***	***$414,228***		***$430,706***	***$450,077***		***$434,140***	***$470,000***		***$430,961***	***$537,416***	
Median Price	***$401,113***	***$385,000***		***$408,145***	***$442,500***		***$410,000***	***$455,322***		***$400,000***	***$520,000***	
Average Days on Market	***69***	***98***		***41***	***22***		***31***	***44***		***30***	***90***	
Village of Schaumburg												
Total	*80*	*9*	*11.3*	*118*	*4*	*3.4*	*102*	*2*	*2.0*	*108*	*3*	*2.8*
Average Price	*$411,854*	*$415,722*		*$454,118*	*$485,000*		*$460,043*	*$503,495*		*$470,136*	*$504,997*	
Median Price	*$410,030*	*$378,500*		*$449,490*	*$450,000*		*$471,490*	*$503,495*		*$450,576*	*$500,000*	
Average Days on Market	*38*	*22*		*41*	*26*		*41*	*70*		*51*	*87*	

[1] Defined as the municipalities of Addison, Arlington Heights, Barrington, Barrington Hills, South Barrington, Bloomingdale, Carol Stream, Elk Grove Village, Glendale Heights, Hoffman Estates, Inverness, Itasca, Medinah, Mount Prospect, Palatine, Rolling Meadows, Roselle, Schaumburg, Wheeling and Wood Dale in northwest suburban Cook and DuPage counties.
[2] Represents homes built in the previous five (5) year period.

Source: Midwest Real Estated Data Services

CLOSINGS BY PRICE RANGE: NEW AND EXISTING SINGLE FAMILY DETACHED HOMES PRICED $350,000 AND ABOVE
-- THE SCHAUMBURG MARKET AREA[1] --

Price Range	SINGLE FAMILY DETACHED											
	2021			2022			2023			2024		
		New Construction[2]			New Construction[2]			New Construction[2]			New Construction[2]	
	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area	Schaumburg Market Area	Number	Percent of Market Area
$350,000 - 399,999	1,058	2	0.2	785	0	0.0	607	0	0.0	602	0	0.0
400,000 - 449,999	749	7	0.9	580	0	0.0	519	1	0.2	606	1	0.2
450,000 - 499,999	468	6	1.3	435	2	0.5	316	2	0.6	422	0	0.0
500,000 - 549,999	356	5	1.4	305	5	1.6	268	2	0.7	297	1	0.3
550,000 - 599,999	278	5	1.8	277	3	1.1	214	1	0.5	216	1	0.5
600,000 - 699,999	370	14	3.8	337	16	4.7	288	8	2.8	324	6	1.9
700,000 - 799,999	221	18	8.1	207	17	8.2	159	16	10.1	199	10	5.0
800,000 - 899,999	130	15	11.5	113	6	5.3	109	24	22.0	137	22	16.1
900,000 - 999,999	82	3	3.7	72	4	5.6	74	9	12.2	104	15	14.4
1,000,000 - 1,199,999	147	7	4.8	147	4	2.7	140	8	5.7	167	10	6.0
2,000,000 and Above	9	0	0.0	22	3	13.6	14	2	14.3	21	1	4.8
Total	***3,868***	***82***	***2.1***	***3,280***	***60***	***1.8***	***2,708***	***73***	***2.7***	***3,095***	***67***	***2.2***
Average Price	***$535,623***	***$730,179***		***$561,915***	***$846,194***		***$567,526***	***$886,980***		***$589,192***	***$952,123***	
Median Price	***$460,837***	***$679,767***		***$477,000***	***$749,892***		***$484,400***	***$758,904***		***$484,782***	***$845,075***	
Average Days on Market	***56***	***136***		***38***	***94***		***36***	***107***		***33***	***86***	
Village of Schaumburg												
Total	*344*	*30*	*8.7*	*328*	*31*	*9.5*	*329*	*53*	*16.1*	*323*	*47*	*14.6*
Average Price	*$475,836*	*$767,010*		*$492,975*	*$718,250*		*$523,096*	*$890,814*		*$549,477*	*$888,590*	
Median Price	*$443,593*	*$736,330*		*$463,620*	*$689,920*		*$481,313*	*$855,200*		*$507,662*	*$853,000*	
Average Days on Market	*46*	*204*		*33*	*104*		*38*	*145*		*36*	*72*	

[1] Defined as the municipalities of Addison, Arlington Heights, Barrington, Barrington Hills, South Barrington, Bloomingdale, Carol Stream, Elk Grove Village, Glendale Heights, Hoffman Estates, Inverness, Itasca, Medinah, Mount Prospect, Palatine, Rolling Meadows, Roselle, Schaumburg, Wheeling and Wood Dale in northwest suburban Cook and DuPage counties.
[2] Represents homes built in the previous five (5) year period.

Source: Midwest Real Estate Data Services

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COMPOSITE SALES SUMMARY: SELECTED ATTACHED AND SINGLE FAMILY DEVELOPMENTS PRICED $500,000 AND ABOVE
-- WEST/NORTHWEST SUBURBAN CHICAGO --
4TH QUARTER 2024

Location/Development	Builder	Year Open	Lot Size (W' x D')	Total Units	Total Sold	Average Plan Size (Sq. Ft.)	Average *Base* Sales Price	Sales History: Monthly Since Opening	Sales History: SAAR[1] 2024
Rowhome / Townhome Developments									
TOTAL/AVERAGE:	---	---	---	***835***	***520***	***1,927***	***$532,844***	***4.2***	***49.80***
Buffalo Grove									
Link Crossing-Villas	M/I Homes	2021	---	63	63	2,208	$584,990	2.1	22.00
Park Place	The Huron Group	2023	---	12	10	1,931	569,900	0.5	4.00
Libertyville									
Liberty Junction	Pulte Group		---	80	59	2,403	$516,490	2.9	31.00
Morton Grove									
Metro on Main	Lexington Homes	2024	---	89	67	2,004	$518,323	6.7	80.14
Park Villa	P&P Properties	2024	---	10	0	1,800	549,000	0.0	0.00
Northbrook									
Gateway Northbrook	The Jacobs Co's	2020	---	68	46	2,420	$712,450	0.5	14.00
Schaumburg									
Northgate at Veridian[2]	D.R. Horton	2020	---	326	246	1,713	$486,657 [2]	4.5	48.00
Wheeling									
The Highlands at Prairie Park	Smith Family Dev.	2024	---	48	7	1,795	$565,000	8.9	106.75
Woodridge									
Rivers Edge-Landings	Pulte Group	2024	---	62	1	1,577	$543,990	0.4	4.69
The Townes at Farmingdale	M/I Homes	2024	---	77	21	1,962	523,990	15.6	187.46
Single Family Detached									
TOTAL/AVERAGE:	---	---	---	***275*** [3]	***217*** [3]	***2,949*** [3]	***$748,861*** [3]	***2.2*** [3]	***25.29*** [3]
Arlington Heights									
Arlington Market II	D'Aprile Properties	2019	28 x 100	17	16	2,405	$750,000	0.3	0.00
Hawthorn Woods									
Hawthorn Place (RL)	Icon Building Group	2015	35 x 102	20	11	2,376	$717,400	0.1	1.00
Lisle									
Estates at Rivers Edge	Pulte Group	2024	75 x 135	20	12	3,214	$814,419	6.5	78.43
Naperville									
Breckenridge Estates	M/I Homes	2023	90 x 130	10	10	3,414	$864,990	0.5	5.48
Naperville Polo Club-Estates	Pulte Group	2024	66 x 120	59	20	3,253	619,990	1.9	22.80
Schaumburg									
Stone Bridge Court[3]	Westport Homes	2023	78 x 172	12	10	3,637	$1,449,000	0.5	3.00
Summit Grove	Nitti Builders	2021	60 x 135	149	148	2,900	787,389	3.6	44.00

[1] Sales seasonally adjusted and annualized 2020.
[2] Currently marketing inventory units which carry an average base sales price of $583,323.
[3] Statistics *exclude* Stone Bridge Court in Schaumburg.

Source: Tracy Cross & Associates, Inc.

GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.