

**VILLAGE OF VERNON HILLS
ORDINANCE NO. 2020-017**

**AN ORDINANCE AMENDING ORDINANCE 2013-013 AND 2013-014 TO AMEND THE
SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND CERTAIN
OTHER APPROVALS FOR PROPERTY COMMONLY KNOWN AS HAWTHORN
MALL, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of Hawthorn LP, d/b/a, Hawthorn Mall located at 122 Hawthorn Center and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. To amend Ordinance 2013-013, authorizing certain site plan and landscape plan approvals related to a three-lot subdivision and the reconfiguration of Ring Road; and
2. To amend Ordinance 2013-014, authorizing revisions to a Special Use Permit granting a Planned Unit Development in order to approve a three-lot plat of subdivision and authorizing certain variations related to the Zoning Ordinance; and

WHEREAS, upon due notice and after a public hearing held on January 8, 2020 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report and recommendation concerning said petition referenced herein; and

WHEREAS, based upon the evidence adduced at said hearing and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on January 21, 2020, found that sufficient facts were presented which, in its judgment, would justify approving and amendment to Ordinance 2013-013, authorizing certain site plan and landscape plan approvals related to a three-lot subdivision and the reconfiguration of Ring Road; and to approve an amendment to Ordinance 2013-014, authorizing revisions to a Special Use Permit granting a Planned Unit Development, granting approval of a three-lot plat of subdivision and authorizing certain variations related to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2013-013 authorizing approval of

preliminary site and landscaping plans for the 3 out-lots is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2013-013 authorizing approval of preliminary and final site and landscaping plans for the Ring Road realignment and parking lot islands to the immediate west thereof is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, granting approval to amend Ordinance 2013-014, authorizing revisions to a Special Use Permit granting a Planned Unit Development to allow for and grant a three-lot plat of subdivision is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of an amendment to Ordinance 2013-014, authorizing certain landscape buffer strip variations related to the Zoning Ordinance is hereby granted, subject to the Terms and Conditions of Approval, as set forth in Exhibit B

SECTION V. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION V. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION VIII. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2020-017.

Adopted by roll call vote as follows:

AYES: 4 – Oppenheim, Marquardt, Schultz, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 3 – Takaoka, Koch, Brown

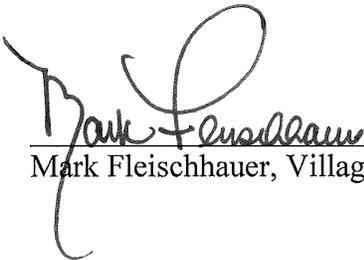


Roger L. Byrne, Village President

PASSED: 02/04/2020

APPROVED: 02/04/2020

ATTEST: 02/04/2020



Mark Fleischhauer, Village Clerk



Exhibit A
Legal Description

Kimley»»Horn

Legal Description:

THAT PART OF THE LOT 1 AND LOT 2 IN HAWTHORNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NUMBER 1866654, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 03 DEGREES 59 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.82 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 2; THENCE SOUTH 06 DEGREES 28 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 243.99; THENCE SOUTH 52 DEGREES 01 MINUTE 29 SECONDS WEST 41.78 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 20 SECONDS WEST, 166.95 FEET; THENCE NORTH 77 DEGREES 45 MINUTES 48 SECONDS WEST, 54.03 FEET; THENCE NORTH 03 DEGREES 59 MINUTES 30 SECONDS WEST, 502.48 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 140.00 FEET, A CHORD BEARING NORTH 14 DEGREES 55 MINUTES 01 SECONDS WEST, A CHORD LENGTH OF 53.07 FEET, AN ARC LENGTH OF 53.39 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 32 SECONDS WEST, TANGENT TO THE LAST COURSE, 66.25 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE, CONCAVE EASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 510.00 FEET, A CHORD BEARING NORTH 12 DEGREES 23 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 237.17 FEET, AN ARC LENGTH OF 239.36 FEET; THENCE NORTH 54 DEGREES 12 MINUTES 12 SECONDS EAST, NON-TANGENT TO THE LAST DESCRIBED COURSE, 16.05 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 57 SECONDS EAST 247.98 FEET; THENCE SOUTH 54 DEGREES 15 MINUTES 06 SECONDS EAST, 49.37 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 06 DEGREES 28 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 320.84 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID LOT 1; THENCE SOUTH 03 DEGREES 59 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 207.40 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Exhibit B

**AMENDED
DEVELOPMENT PERMIT**

**For
Hawthorn LP, d/b/a Hawthorn Mall
122 Hawthorn Center**

General Compliance with the following plans:

1. General compliance with the civil engineering plans, consisting of 28 pages: C0.0; V0.0; C3.0-C3.4; C6.0-C6.4 and C8.0-C8.6, prepared by Kimley - Horn, dated March 22, 2019 with a revision date of October 22, 2019; and
2. General Compliance with the Landscape Plan, consisting of 5 pages: L1.0-L1.4, prepared by Kimley - Horn, dated March 22, 2019 with a revision date of October 22, 2019; and
3. General compliance with the plat of subdivision, titled "Hawthorn Center Resubdivision No. 1." Consisting of three pages, prepared by Compass Surveying, LTD, dated November 21, 2019

Terms and Conditions of Approval:

1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Review and approval of site lighting and parking lot light fixtures by the Director of Public Works and Director of Community Development prior to issuance of building permit; and
4. The Director of Community Development shall review and approve the exterior lighting on the building prior to issuing any building or site development permit; and
5. The petitioner shall provide evidence that permanent access/parking easement is granted over the portion of the mall property to the immediate west of the three proposed out-lots, either by covenant or restriction on the plat of subdivision; and

6. Preliminary and final approval of architectural elevations is required from the Village Board upon recommendation from Planning and Zoning Commission. Said approval shall be granted prior to issuance of a building permit; and
7. Final site and landscape approval for each out-lot is required from the Village Board upon recommendation from Planning and Zoning Commission. Said approval shall be granted prior to issuance of a site and/or landscape permit; and
8. Compliance with all applicable ordinances and standards of the Village

Approval of the following variations from the Zoning Code are hereby granted:

Lot 1:

Section 13.6.4: To allow a landscape buffer strip of 11.82' adjacent to Milwaukee Avenue rather than the minimum required depth of 25.0'.

Lot 2:

Section 13.6.4: To allow a landscape buffer strip of 13.72' adjacent to Milwaukee Avenue rather than the minimum required depth of 25.0'.

Lot 3:

Section 13.6.4: To allow a landscape buffer strip of 15.49' adjacent to Milwaukee Avenue rather than the minimum required depth of 25.0'.



RECEIVED

NOV 25 2019

Village of Vernon Hills

PRELIMINARY ENGINEERING PLANS MILWAUKEE AVE. OUTLOTS AT HAWTHORN MALL SWC OF MILWAUKEE AVENUE & RING DRIVE VERNON HILLS, ILLINOIS 60061

UTILITY AND GOVERNING AGENCY CONTACTS

PUBLIC WORKS DEPARTMENT
VILLAGE OF VERNON HILLS
490 GREENLEAF DRIVE
VERNON HILLS, IL 60061
TEL: (847) 918-3544
CONTACT: DAVID BROWN

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) - DISTRICT 1
201 W. CENTER COURT
SCHAUMBURG, IL 60196
TEL: (847) 705-4000
CONTACT: ANTHONY QUIGLEY

SANITARY SEWER SERVICE
LAKE COUNTY PUBLIC WORKS
650 W. WINCHESTER ROAD
LIBERTYVILLE, IL 60048
TEL: (847) 377-7133
CONTACT: BRITTANY ALBRECHT SLOAN

POWER COMPANY
COMED MAYWOOD OFFICE
CONTACT: TBD

NATURAL GAS COMPANY
NORTH SHORE GAS
CONTACT: TBD

PLANNING & DEVELOPMENT DEPARTMENT
VILLAGE OF VERNON HILLS
290 EVERGREEN DRIVE
VERNON HILLS, IL 60061
CONTACT: MIKE ATKINSON

TELEPHONE
AT&T CHICAGO NORTH OFFICE
CONTACT: TBD

WATER SERVICE
LAKE COUNTY PUBLIC WORKS
650 W. WINCHESTER ROAD
LIBERTYVILLE, IL 60048
TEL: (847) 377-7145
CONTACT: DAVID HUMBERT

PROJECT TEAM

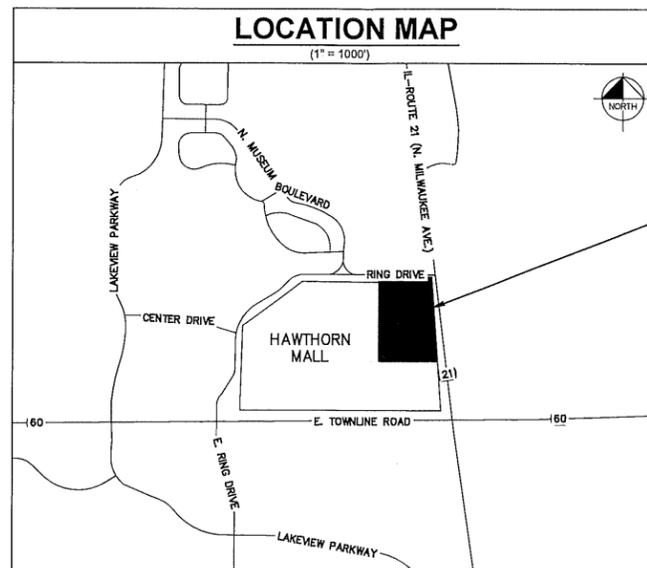
DEVELOPER
CENTENNIAL REAL ESTATE
8750 N CENTRAL EXPRESSWAY, SUITE 1740
DALLAS, TX 75231
TEL: (972) 888-8044
CONTACT: OLIVER ROBINSON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-3447
EMAIL: MICHAELA.WALKER@KIMLEY-HORN.COM
CONTACT: MICHAELA E. WALKER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-3450
EMAIL: KEITH.DEMCHINSKI@KIMLEY-HORN.COM
CONTACT: KEITH DEMCHINSKI, P.L.A.

SURVEYOR
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
TEL: (708) 720-1000
CONTACT: JOSEPH A. SCHUDT

GEOTECH
GEI CONSULTANTS, INC.
400 N. LAKEVIEW PARKWAY, SUITE 140
VERNON HILLS, IL 60061
TEL: (847) 984-3503
CONTACT: PATRICK CHANG



PROJECT LOCATION

LEGAL DESCRIPTION

PART OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS & PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, MICHAELA E. WALKER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF CENTENNIAL REAL ESTATE BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 22ND DAY OF OCTOBER, A.D., 2019.

Michaela Walker
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068610
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2019



Date of Expiration: 11-30-21

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET ✓
V0.0	SURVEY (BY OTHERS) ✓
C1.0	GENERAL NOTES
C2.0	OVERALL DEMOLITION PLAN
C2.1	DETAILED DEMOLITION PLAN
C2.2	DETAILED DEMOLITION PLAN
C2.3	DETAILED DEMOLITION PLAN
C2.4	DETAILED DEMOLITION PLAN
C3.0	OVERALL SITE PLAN ✓
C3.1	DETAILED SITE PLAN ✓
C3.2	DETAILED SITE PLAN ✓
C3.3	DETAILED SITE PLAN ✓
C3.4	DETAILED SITE PLAN ✓
C4.1	MOT PHASE 1
C4.2	MOT PHASE 2
C4.3	MOT PHASE 3
C4.4	MOT PHASE 4
C5.0	OVERALL EROSION CONTROL PLAN
C5.1	DETAILED EROSION CONTROL PLAN
C5.2	DETAILED EROSION CONTROL PLAN
C5.3	DETAILED EROSION CONTROL PLAN
C5.4	DETAILED EROSION CONTROL PLAN
C5.5	EROSION CONTROL DETAILS
C6.0	OVERALL GRADING PLAN ✓
C6.1	DETAILED GRADING PLAN ✓
C6.2	DETAILED GRADING PLAN ✓
C6.3	DETAILED GRADING PLAN ✓
C6.4	DETAILED GRADING PLAN ✓
C7.0	OVERALL STORMWATER MANAGEMENT PLAN ✓
C7.1	DETAILED STORMWATER MANAGEMENT PLAN ✓
C7.2	DETAILED STORMWATER MANAGEMENT PLAN ✓
C7.3	DETAILED STORMWATER MANAGEMENT PLAN ✓
C8.0	OVERALL UTILITY PLAN ✓
C8.1	DETAILED UTILITY PLAN ✓
C8.2	DETAILED UTILITY PLAN ✓
C8.3	DETAILED UTILITY PLAN ✓
C8.4	DETAILED UTILITY PLAN ✓
C8.5	SANITARY PROFILES ✓
C8.6	WATERMAIN PROFILES ✓
C9.0	CONSTRUCTION DETAILS
C9.1	CONSTRUCTION DETAILS
C9.2	CONSTRUCTION DETAILS
L1.0	OVERALL LANDSCAPE PLAN ✓
L1.1	LANDSCAPE PLAN ✓
L1.2	LANDSCAPE PLAN ✓
L1.3	LANDSCAPE PLAN ✓
L1.4	LANDSCAPE PLAN ✓
L2.0	LANDSCAPE NOTES AND DETAILS ✓
IR1.1	IRRIGATION PLAN
IR1.2	IRRIGATION PLAN
IR1.3	IRRIGATION PLAN
IR1.4	IRRIGATION PLAN
IR1.5	2-WIRE SCHEMATIC
IR1.6	2-WIRE SCHEMATIC
IR1.7	2-WIRE SCHEMATIC
IR1.8	2-WIRE SCHEMATIC
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS
IR2.3	IRRIGATION DETAILS

Kimley-Horn

SCALE AS NOTED
DESIGNED BY: LAC
DRAWN BY: LAC
CHECKED BY: MEW

Centennial

COVER SHEET

**HAWTHORN MALL
OUTLOTS**
SWC MILWAUKEE AVE. & RING DR.
VERNON HILLS, IL

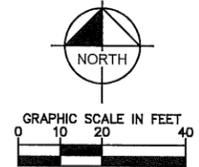
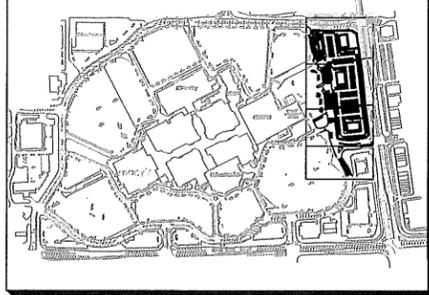
ORIGINAL ISSUE:
03/22/2019
KHA PROJECT NO.
19009000
SHEET NUMBER

C0.0

No.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	09/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/28/19	MEW

Drawing name: K:\GIS\DEV\19009000_Centennial_VernonHills\12_Design\Civil\Preliminary\Outlets\Preliminary Engineering\000 - Cover Sheet.dwg Date: Oct 22, 2019 1:31pm
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KEY MAP



KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 DEPRESSED CURB AND GUTTER
- 3 CONCRETE SIDEWALK W/20% PAVERS, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 4" WIDE PAINTED SOLID LINE, TYP.
- 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 8 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 9 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 10 TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
- 11 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 12 MONUMENT OR PYLON SIGN (EXISTING)
- 13 ACCESSIBLE RAMP (SEE DETAILS)
- 14 3-FT TRANSITION CURB
- 15 SITE RETAINING WALL (DESIGNED BY OTHERS)
- 16 2" WIDE DETECTABLE WARNING TRUNCATED DOME STRIP. STRIP SHALL BE PRECAST AND "BRICK RED" IN COLOR
- 17 LANE DESIGNATION SIGN (MUTCD R3-8, SEE DETAILS)
- 18 1.0' TRANSITION FROM ZERO TO SIX INCH CURB (SEE GRADING PLANS)
- 19 "NO PARKING - FIRE LANE" SIGN (SEE DETAILS)
- 20 5.0' PAINTED PEDESTRIAN CROSSWALK (SEE DETAILS)
- 21 PUBLIC CONCRETE SIDEWALK (SEE DETAILS)
- 22 OPTIONAL MOVEMENT LANE CONTROL SIGN (MUTCD R3-18R, SEE DETAILS)
- 23 KEEP LEFT SIGN (MUTCD R4-8, SEE DETAILS)
- 24 INTERSECTION LANE CONTROL (MUTCD R3-8A SPECIAL)
- 25 "DO NOT BLOCK INTERSECTION" SIGN (MUTCD R10-7)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, AND ON THE MAIN ROADWAY SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY IDOT.
8. ALL SIDEWALKS RUNNING EAST-WEST ARE SUBJECT TO FLEXIBILITY PENDING THE FINAL SITE PLANS FOR EACH TENANT. SIDEWALK LOCATIONS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ON THE PLANS.

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- REVERSE PITCH CURB AND GUTTER
- TEMPORARY BARRIER CURB
- CONCRETE SIDEWALK WITH 20% CONCRETE PAVERS
- PUBLIC CONCRETE SIDEWALK PAVEMENT

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 1001 WAREVILLE ROAD, SUITE 300,
 WILSONVILLE, IL 60052
 WWW.KIMLEY-HORN.COM

Centennial

DETAILED SITE PLAN

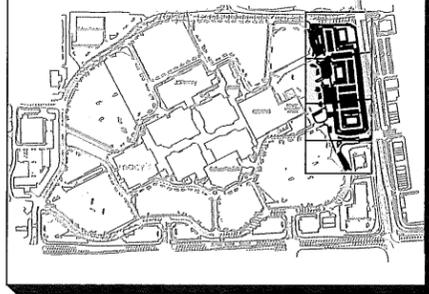
HAWTHORN MALL
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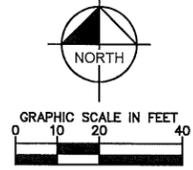
C3.1

NO.	REVISIONS	DATE	BY
NEW	VILLAGE TECHNICAL REVIEW #3	10/22/19	NEW
NEW	VILLAGE TECHNICAL REVIEW #2	08/07/19	NEW
NEW	VILLAGE TECHNICAL REVIEW #1	06/28/19	NEW

KEY MAP



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



KEY NOTES

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5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, AND ON THE MAIN ROADWAY SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY DOT.
8. ALL SIDEWALKS RUNNING EAST-WEST ARE SUBJECT TO FLEXIBILITY PENDING THE FINAL SITE PLANS FOR EACH TENANT. SIDEWALK LOCATIONS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ON THE PLANS.

CURB LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- REVERSE PITCH CURB AND GUTTER
- TEMPORARY BARRIER CURB
- CONCRETE SIDEWALK WITH 20% CONCRETE PAVERS
- PUBLIC CONCRETE SIDEWALK PAVEMENT

LOT 2
 PROPOSED
 BUILDING AREA
 ±6,500 SF
 FFE = 669.10

IL-ROUTE 21 (MILWAUKEE AVENUE)

MATCHLINE - SEE SHEET C3.1

MATCHLINE - SEE SHEET C3.3

MATCHLINE - SEE SHEET C3.3

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DETAILED SITE
 PLAN

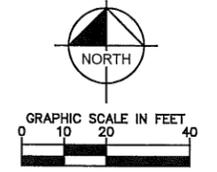
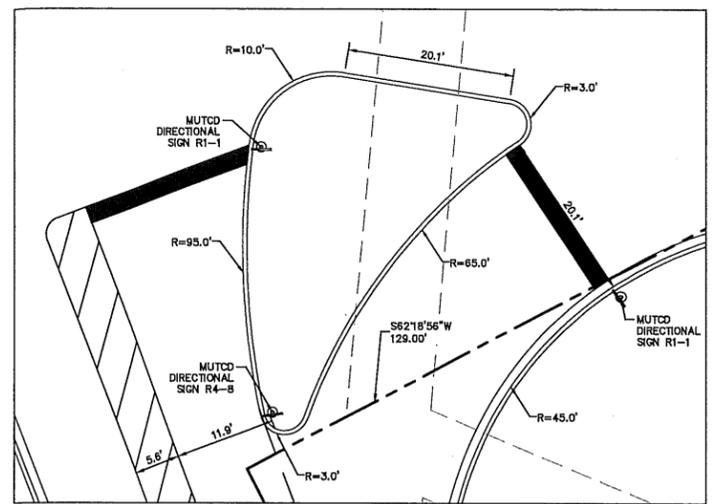
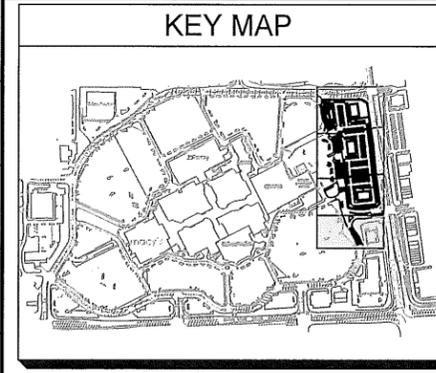
HAWTHORN MALL
 OUTLOTS
 SWC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

ORIGINAL ISSUE:
 03/22/2019
 KHA PROJECT NO.
 190009000
 SHEET NUMBER

C3.2

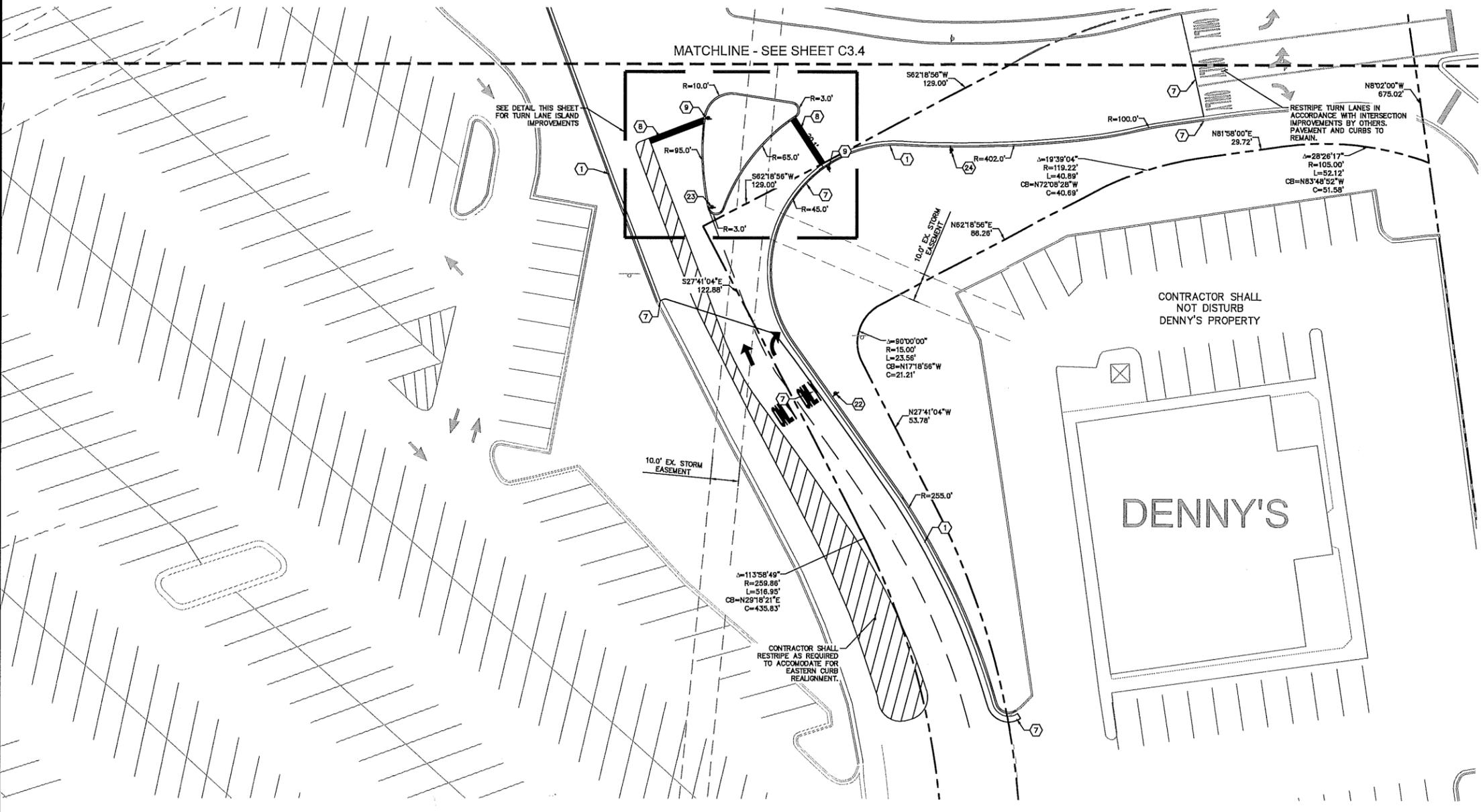
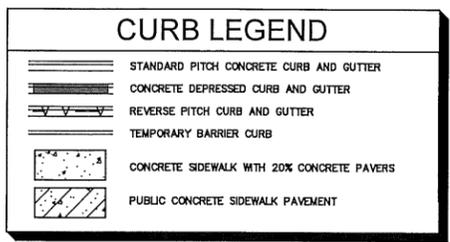
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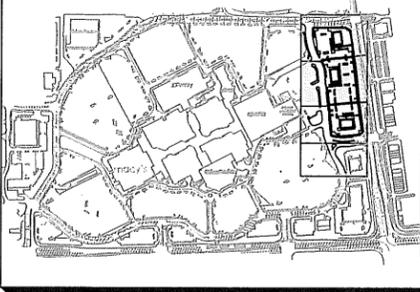
- ### KEY NOTES
1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 2. DEPRESSED CURB AND GUTTER
 3. CONCRETE SIDEWALK W/20% PAVERS, TYP. (SEE DETAILS)
 4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 6. 4" WIDE PAINTED SOLID LINE, TYP.
 7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 10. TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
 11. TRANSFORMER PAD (FOR REFERENCE ONLY)
 12. MONUMENT OR PYLON SIGN (EXISTING)
 13. ACCESSIBLE RAMP (SEE DETAILS)
 14. 3-FT TRANSITION CURB
 15. SITE RETAINING WALL (DESIGNED BY OTHERS)
 16. 2" WIDE DETECTABLE WARNING TRUNCATED DOME STRIP. STRIP SHALL BE PRECAST AND "BRICK RED" IN COLOR
 17. LANE DESIGNATION SIGN (MUTCD R3-8, SEE DETAILS)
 18. 1.0' TRANSITION FROM ZERO TO SIX INCH CURB (SEE GRADING PLANS)
 19. "NO PARKING - FIRE LANE" SIGN (SEE DETAILS)
 20. 5.0' PAINTED PEDESTRIAN CROSSWALK (SEE DETAILS)
 21. PUBLIC CONCRETE SIDEWALK (SEE DETAILS)
 22. OPTIONAL MOVEMENT LANE CONTROL SIGN (MUTCD R3-18R, SEE DETAILS)
 23. KEEP LEFT SIGN (MUTCD R4-8, SEE DETAILS)
 24. INTERSECTION LANE CONTROL (MUTCD R3-8A SPECIAL)
 25. "DO NOT BLOCK INTERSECTION" SIGN (MUTCD R10-7)

- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 7. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, AND ON THE MAIN ROADWAY SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY IDOT.
 8. ALL SIDEWALKS RUNNING EAST-WEST ARE SUBJECT TO FLEXIBILITY PENDING THE FINAL SITE PLANS FOR EACH TENANT. SIDEWALK LOCATIONS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ON THE PLANS.

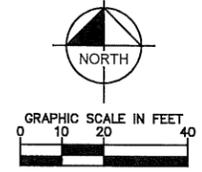


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DRAWN BY: LAC	CHECKED BY: MEW
Centennial	
DETAILED SITE PLAN	
HAWTHORN MALL OUTLOTS SWC MILWAUKEE AVE. & RING DR. VERNON HILLS, IL	
ORIGINAL ISSUE: 03/22/2019	
KHA PROJECT NO. 190009000	
SHEET NUMBER	
C3.4	

KEY MAP



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GRADING NOTES

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

GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- 668 --- PROPOSED CONTOUR
- - - 668 - - - EXISTING CONTOUR
- RIDGE --- RIDGE LINE
- X.XX% SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- ACCESSIBLE ROUTE
- AR --- RIP RAP (SEE DETAILS)

PROPOSED BUILDING AREA
 ±6,500 SF
 FFE = 669.10

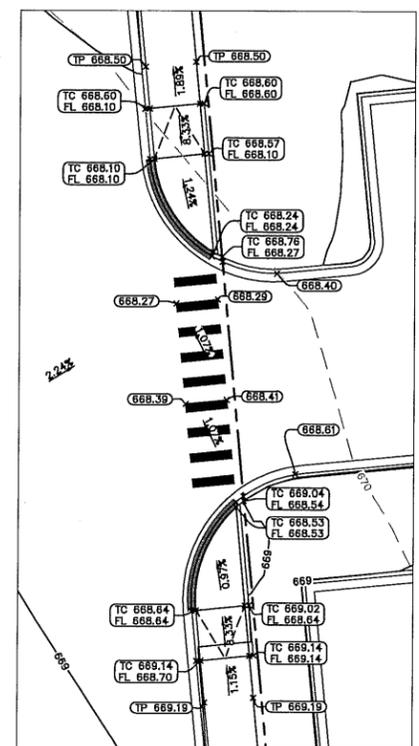
MINIMUM 12 INCHES TOP SOIL REQUIRED ABOVE GREASE TRAP STRUCTURES OUTSIDE OF PAVEMENT AREAS.

IL-RUTE 21 (MILWAUKEE AVENUE)

MATCHLINE - SEE SHEET C6.1

MATCHLINE - SEE SHEET C6.3

MATCHLINE - SEE SHEET C6.3



ADA DETAIL 2

NO.	REVISIONS	DATE	BY
1	MEW	10/22/19	MEW
2	MEW	08/07/19	MEW
3	MEW	06/28/19	MEW

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DETAILED GRADING PLAN

HAWTHORN MALL OUTLOTS
 SVC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

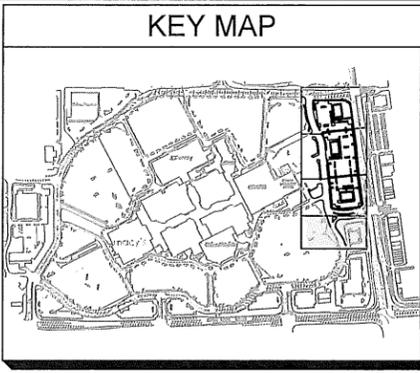
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 03/22/2019
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 SHEET NUMBER

C6.2

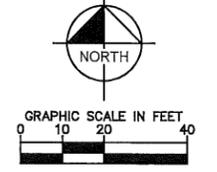
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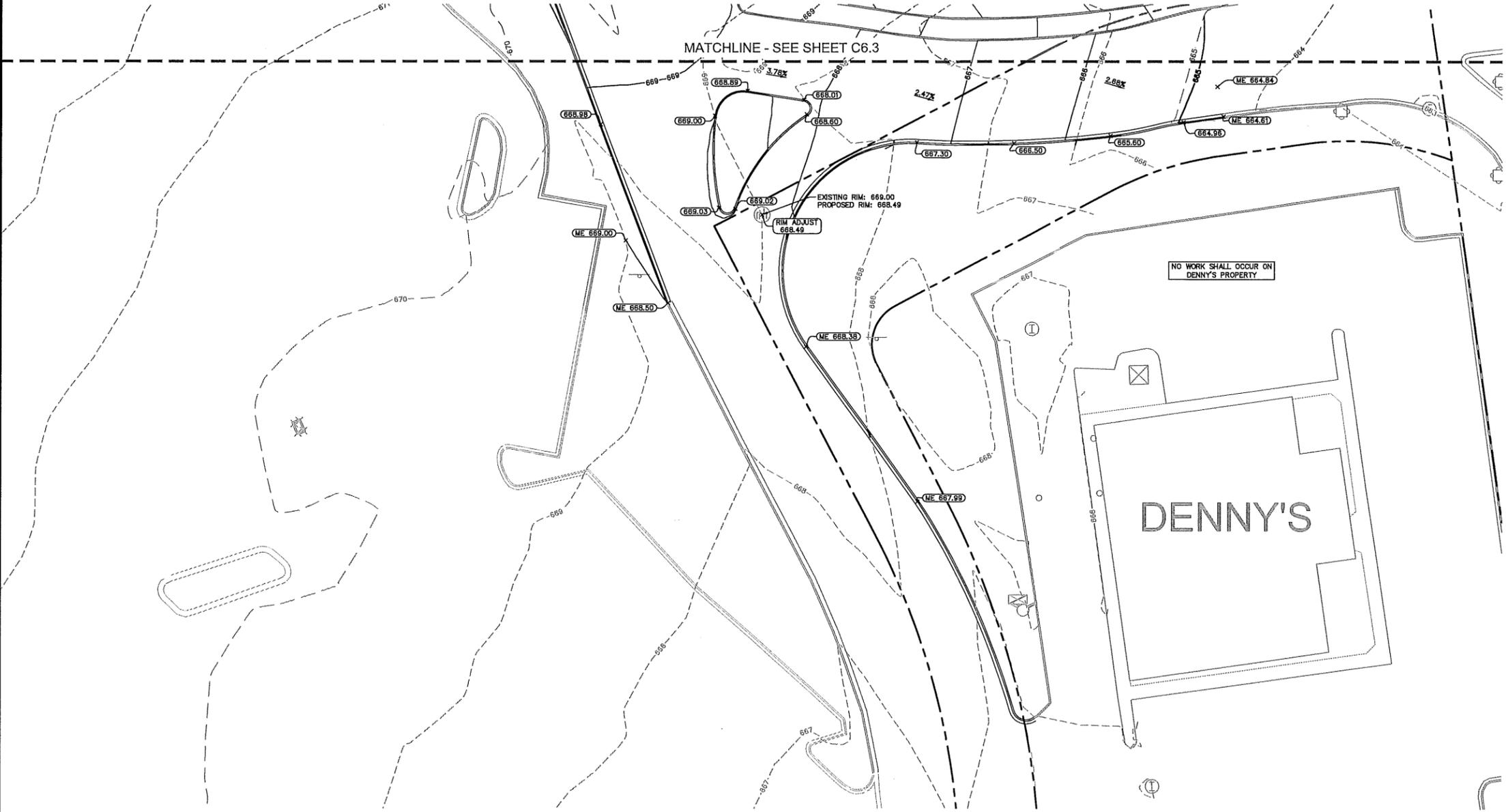
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- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
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GRADING LEGEND

TP = TOP OF PAVEMENT	EP = EDGE OF PAVEMENT	FL = FLOW LINE	TC = TOP OF CURB	ME = MATCH ELEVATION	TF = TOP OF FOUNDATION	R = RIM ELEVATION	TW = TOP OF WALL	FG = FINISHED GRADE	
668	668	668	668	668	668	668	668	668	
PROPOSED CONTOUR	EXISTING CONTOUR	RIDGE LINE	SLOPE AND FLOW DIRECTION	100-YEAR OVERLAND OVERFLOW ROUTE	PROPOSED SWALE	PROPOSED RETAINING WALL	REVERSED PITCH CURB AND GUTTER	ACCESSIBLE ROUTE	RIP RAP (SEE DETAILS)



NO.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	08/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/28/19	MEW

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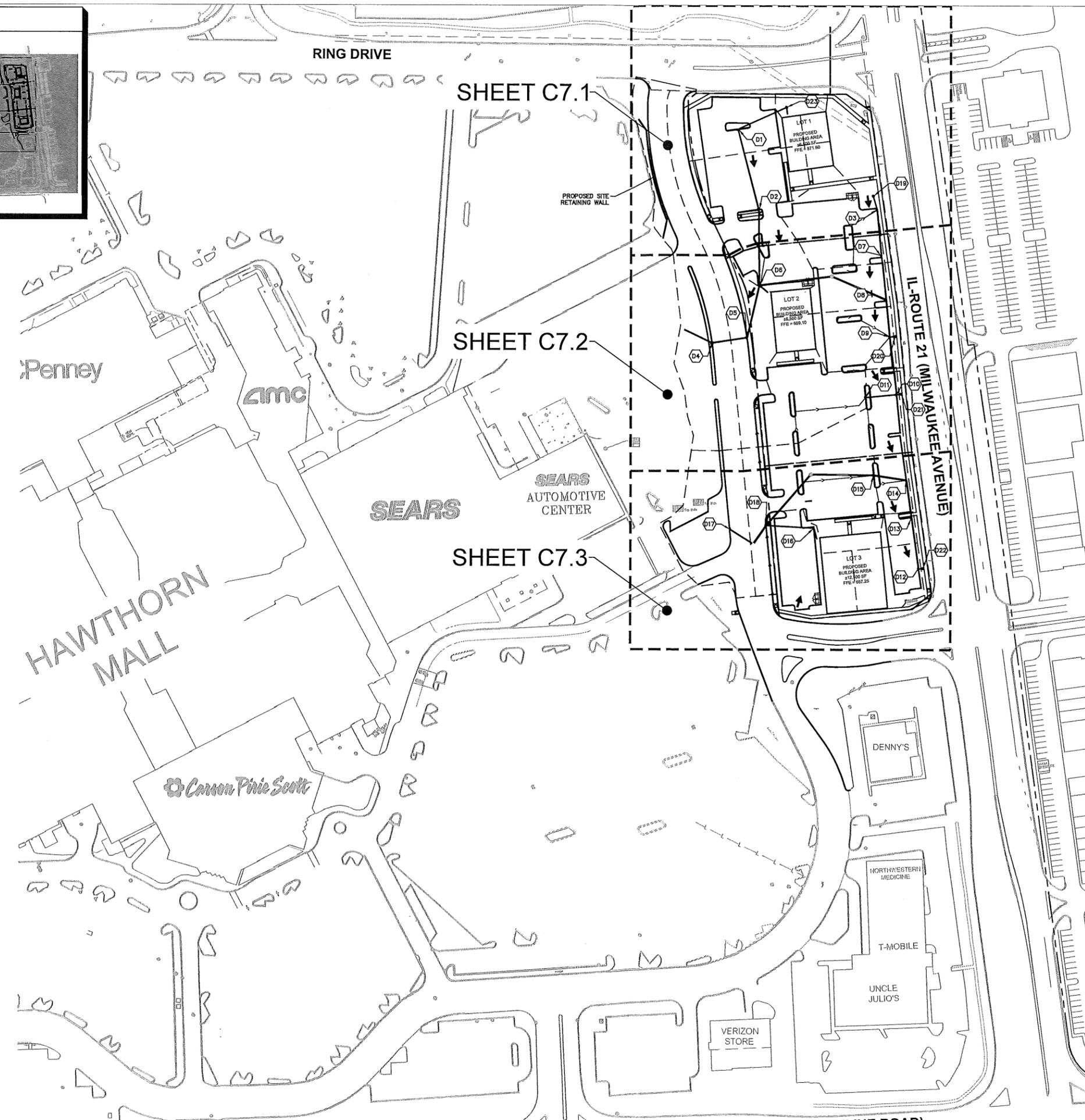
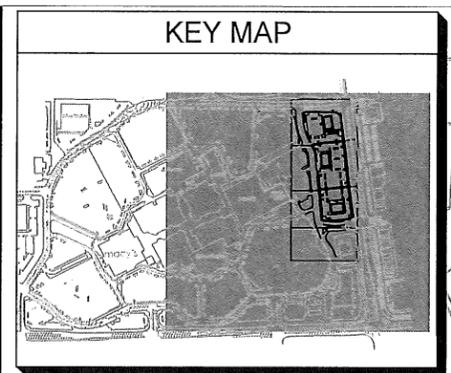
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 GRADING PLAN

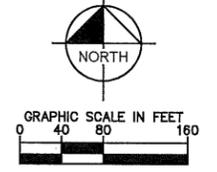
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 OUTLOTS**
 SWC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

ORIGINAL ISSUE:
 03/22/2019
 KHA PROJECT NO.
 190009000
 SHEET NUMBER
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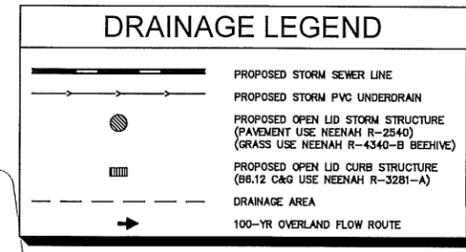


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Drainage Area	Total Area (ac)	Impervious Area (ac)	Pervious Area (ac)	C-Value
D1	0.40	0.29	0.11	0.81
D2	0.54	0.45	0.09	0.87
D3	0.34	0.25	0.09	0.82
D4	0.92	0.73	0.19	0.85
D5	0.61	0.45	0.16	0.82
D6	0.24	0.21	0.03	0.89
D7	0.14	0.12	0.01	0.90
D8	0.21	0.17	0.04	0.86
D9	0.37	0.32	0.05	0.88
D10	0.37	0.34	0.03	0.90
D11	0.45	0.39	0.06	0.89
D12	0.25	0.19	0.06	0.83
D13	0.07	0.05	0.01	0.85
D14	0.12	0.11	0.01	0.89
D15	0.50	0.42	0.08	0.87
D16	0.40	0.34	0.07	0.87
D17	0.59	0.38	0.21	0.78
D18	0.19	0.18	0.01	0.92
YD1	0.11	0.05	0.07	0.66
YD2	0.29	0.04	0.25	0.52
YD3	0.05	0.02	0.02	0.70
YD4	0.04	0.02	0.02	0.71
YD5	0.07	0.03	0.03	0.70
OP1	0.02	0.02	0.00	0.95
OP2	0.03	0.02	0.01	0.80
TOTAL	7.32	5.61	1.71	0.83

* PER LAKE COUNTY STORMWATER REQUIREMENTS, COMPOSITE C-VALUES CALCULATED USING C=0.45 FOR PERVIOUS AREAS AND C=0.95 FOR IMPERVIOUS AREAS



NO.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	08/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/28/19	MEW

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Centennial
OVERALL STORMWATER MANAGEMENT PLAN

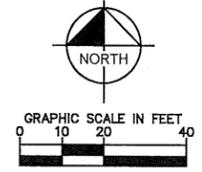
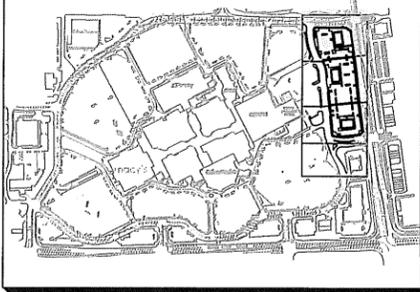
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 KHA PROJECT NO. 190009000
 SHEET NUMBER

C7.0

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KEY MAP



DRAINAGE LEGEND

- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2840) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED GRASS SWALE (MIN. 1% SLOPE)
- DRAINAGE AREA
- 100-YR OVERLAND FLOW ROUTE

Drainage Area	Total Area (ac)	Impervious Area (ac)	Pervious Area (ac)	C-Value
D1	0.40	0.29	0.11	0.81
D2	0.54	0.45	0.09	0.87
D3	0.34	0.25	0.09	0.82
YD1	0.11	0.05	0.07	0.66
YD2	0.29	0.04	0.25	0.52
OP1	0.02	0.02	0.00	0.95

REVISIONS

NO.	DATE	BY	REVISIONS
1	06/28/19	MEW	VILLAGE TECHNICAL REVIEW #1
2	08/07/19	MEW	VILLAGE TECHNICAL REVIEW #2
3	10/22/19	MEW	VILLAGE TECHNICAL REVIEW #3

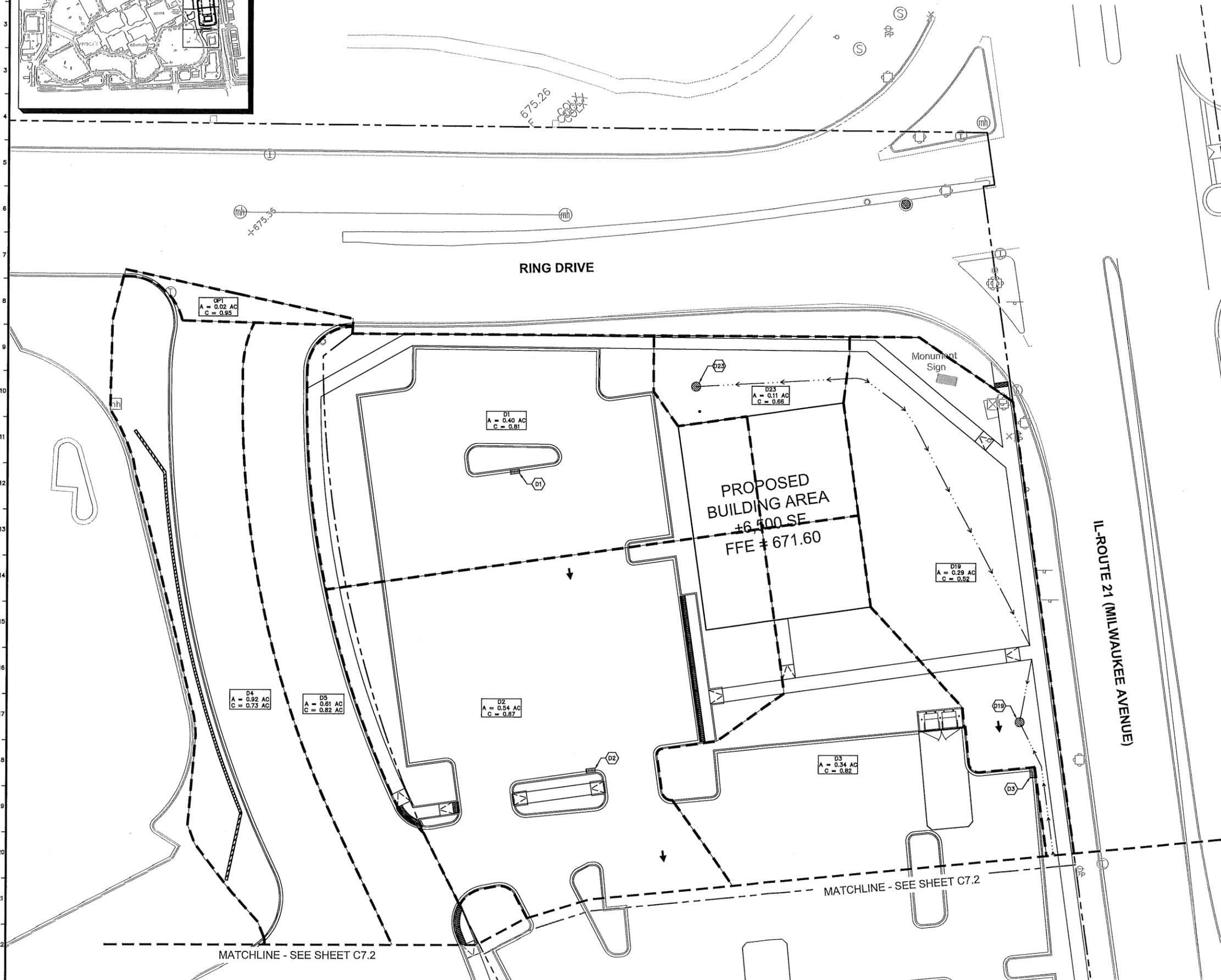
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DETAILED STORMWATER MANAGEMENT PLAN

HAWTHORN MALL OUTLOTS
 SVC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

ORIGINAL ISSUE: 03/22/2019
 KHA PROJECT NO. 190009000
 SHEET NUMBER

C7.1



OP1
 A = 0.02 AC
 C = 0.95

D1
 A = 0.40 AC
 C = 0.81

D23
 A = 0.11 AC
 C = 0.66

D19
 A = 0.29 AC
 C = 0.52

D4
 A = 0.92 AC
 C = 0.73 AC

D5
 A = 0.81 AC
 C = 0.82 AC

D2
 A = 0.54 AC
 C = 0.87

D3
 A = 0.34 AC
 C = 0.82

MATCHLINE - SEE SHEET C7.2

MATCHLINE - SEE SHEET C7.2

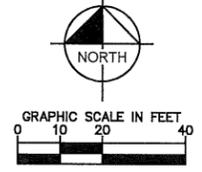
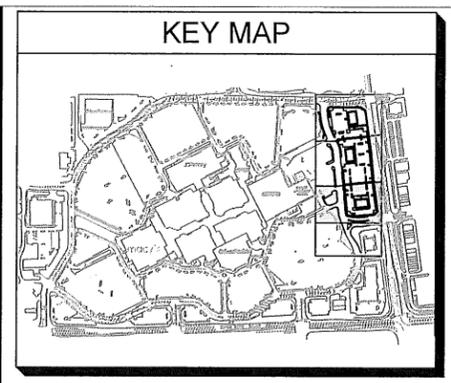
PROPOSED BUILDING AREA
 ±6,500 SE
 FFE ± 671.60

RING DRIVE

IL-ROUTE 21 (MILWAUKEE AVENUE)

Monument Sign

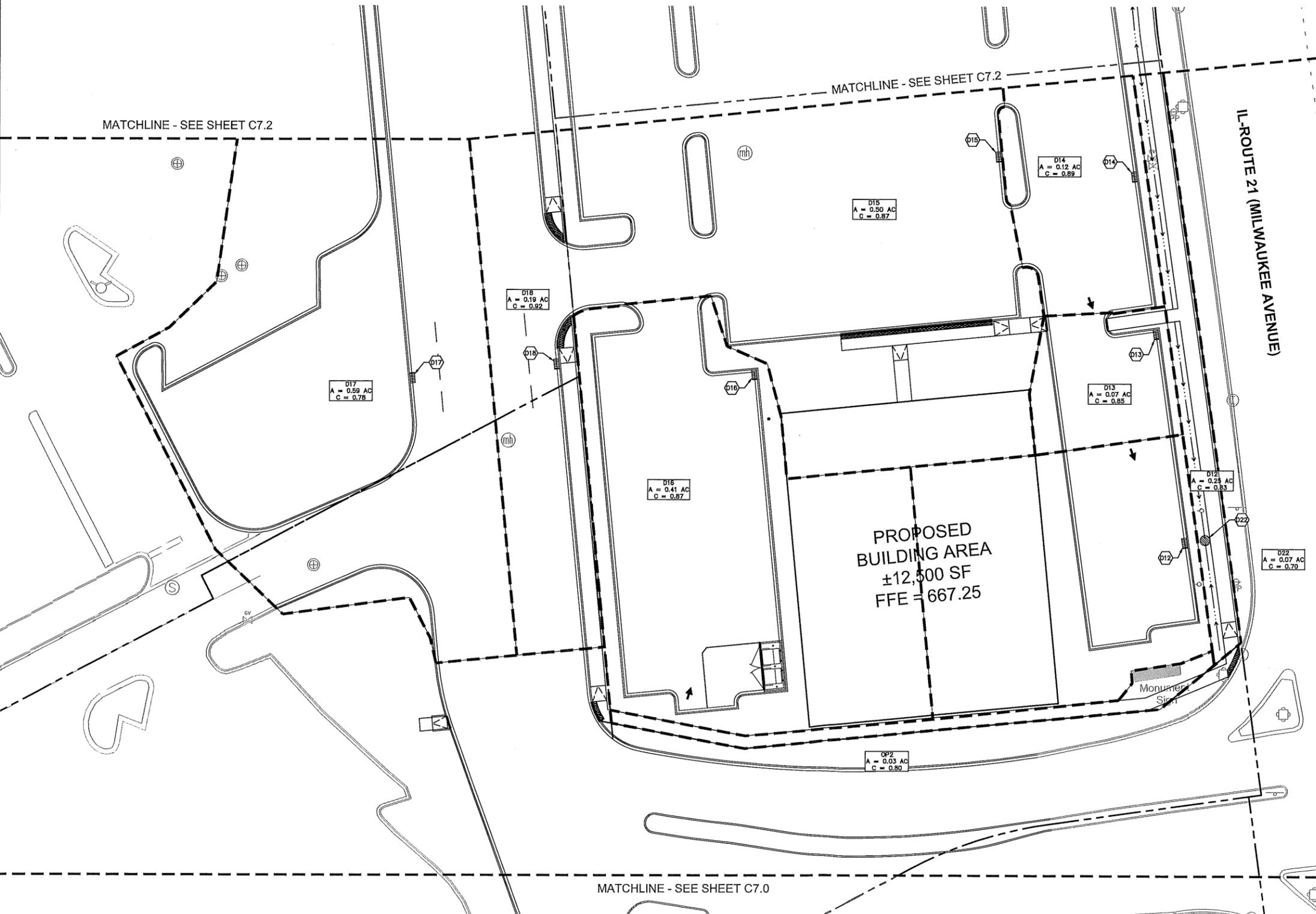
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 by: jaycraft
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DRAINAGE LEGEND

- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED OPEN LID CURB STRUCTURE (86.12 C&G USE NEENAH R-3281-A)
- PROPOSED GRASS SWALE (MIN. 1% SLOPE)
- DRAINAGE AREA
- 100-YR OVERLAND FLOW ROUTE

Drainage Area	Total Area (ac)	Impervious Area (ac)	Pervious Area (ac)	C-Value
D12	0.25	0.19	0.06	0.83
D13	0.07	0.05	0.01	0.85
D14	0.12	0.11	0.01	0.89
D15	0.50	0.42	0.08	0.87
D16	0.40	0.34	0.07	0.87
D17	0.59	0.38	0.21	0.78
D18	0.19	0.18	0.01	0.92
YD5	0.07	0.03	0.03	0.70
OP2	0.03	0.02	0.01	0.80



Kimley-Horn
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 1001 WARRENVILLE ROAD, SUITE 350,
 LISLE, IL 60532
 WWW.KIMLEY-HORN.COM



**DETAILED
 STORMWATER
 MANAGEMENT
 PLAN**

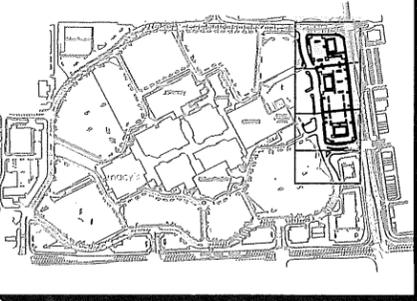
**HAWTHORN MALL
 OUTLOTS**
 SVC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

ORIGINAL ISSUE:
 03/22/2019
 KHA PROJECT NO.
 190009000
 SHEET NUMBER
C7.3

No.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	08/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/28/19	MEW

drawing name: K:\CADD\19000000\19000000.dwg Date: 03/22/2019 11:34 am by: jayaraman
 User: jayaraman Job: 19000000 - Utility Planning Job No: 19000000
 I, the undersigned, hereby certify that I am the author of the design and drawings herein, or I am an authorized signatory of the engineer of record, and I am not providing this information for the purpose of fraud or to mislead the public. I understand that this information is intended only for the specific purpose and client for which it is prepared. I am not providing this information for any other purpose, and I am not responsible for any use of this information for any other purpose.

KEY MAP



WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	8" DOMESTIC WATERMAIN CONNECTION TO BUILDING. FIRE TO SPLIT FROM DOMESTIC INTERNALLY. FG ELEV: 671.10
W2	FIRE DEPARTMENT CONNECTION FG ELEV: 671.10
W3	WATER VALVE BOX FG ELEV: 669.36
W4	WATER VALVE VAULT FG ELEV: 669.18
W6	WATER VALVE VAULT FG ELEV: 669.18
W7	FIRE HYDRANT FG ELEV: 669.81

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/HHQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3339 OR DUCTILE IRON PIPE RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

UTILITY CROSSING LEGEND		
X01	8" SAN. 72" STORM	B/P = 657.74 T/P = 656.61
X02	8" SAN. 72" STORM	B/P = 658.25 T/P = 656.67
X03	15" STORM 8" WATER	B/P = 663.27 T/P = 661.77

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	4' DIA. STORM MH WITH CURB GRATE RIM: 669.95 INV IN: 664.08 (NE) INV OUT: 664.08 (S)
D2	5' DIA. STORM MH WITH CURB GRATE RIM: 668.69 INV IN: 663.41 (N) INV OUT: 663.41 (S)
D3	4' DIA. STORM MH WITH CURB GRATE RIM: 664.47 INV IN: 658.71 (N) INV OUT: 658.71 (S)
D19	2' DIA. YARD INLET WITH NEENAH R-4340-B CASTING RIM: 663.66 INV OUT: 658.84 (S)
D23	2' DIA. YARD INLET WITH NEENAH R-4340-B CASTING RIM: 668.74 INV IN: 664.46 (S) INV OUT: 664.46 (SW)
RD1	STUB STORM SEWER FOR FUTURE ROOF DRAIN CONNECTION VIA 6" RIM: 670.66 INV OUT: 664.53 (N)

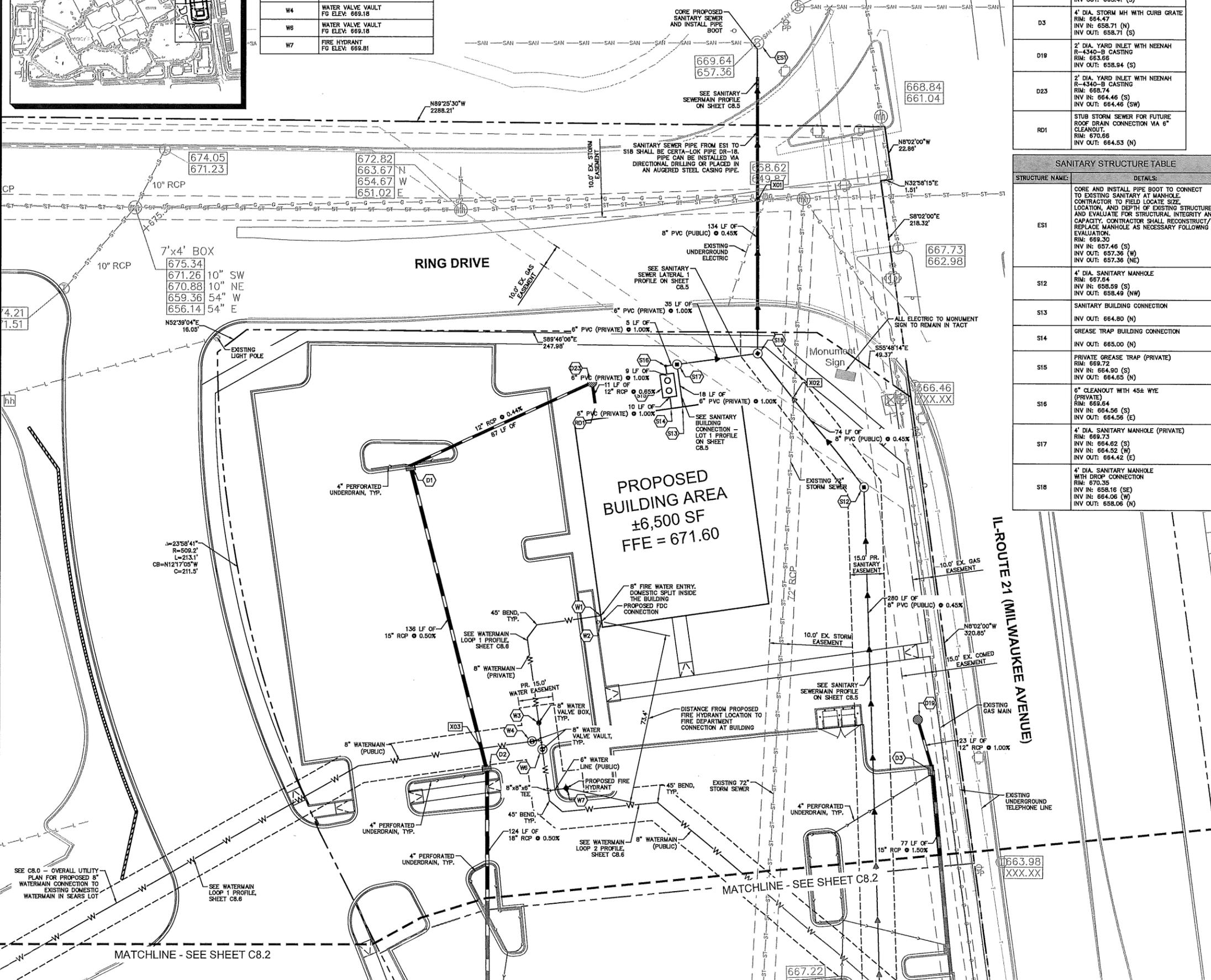
SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ES1	CORE AND INSTALL PIPE BOOT TO CONNECT TO EXISTING SANITARY AT MANHOLE. CONTRACTOR TO FIELD LOCATE SIZE, LOCATION, AND DEPTH OF EXISTING STRUCTURES AND EVALUATE FOR STRUCTURAL INTEGRITY AND CAPACITY. CONTRACTOR SHALL RECONSTRUCT/REPLACE MANHOLE AS NECESSARY FOLLOWING EVALUATION. RIM: 669.30 INV IN: 657.46 (S) INV OUT: 657.36 (W) INV OUT: 657.36 (NE)
S12	4' DIA. SANITARY MANHOLE RIM: 667.64 INV IN: 658.59 (S) INV OUT: 658.49 (NW)
S13	SANITARY BUILDING CONNECTION INV OUT: 664.80 (N)
S14	GREASE TRAP BUILDING CONNECTION INV OUT: 665.00 (N)
S15	PRIVATE GREASE TRAP (PRIVATE) RIM: 669.72 INV IN: 664.90 (S) INV OUT: 664.85 (N)
S16	6" CLEANOUT WITH 45± WYE (PRIVATE) RIM: 669.64 INV IN: 664.56 (S) INV OUT: 664.56 (E)
S17	4' DIA. SANITARY MANHOLE (PRIVATE) RIM: 669.73 INV IN: 664.62 (S) INV IN: 664.52 (W) INV OUT: 664.42 (E)
S18	4' DIA. SANITARY MANHOLE WITH DROP CONNECTION RIM: 670.35 INV IN: 658.16 (SE) INV IN: 664.06 (W) INV OUT: 658.06 (N)

Call Before You Dig
1-800-892-0123

- ### UTILITY NOTES
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52 OR PVC DR-18.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-2241 SDR 21. PROVIDE 42" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
 - DOMESTIC TO SPLIT FROM FIRE INSIDE BUILDINGS.
 - UNDERGROUND WATERMANS SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24 PRIOR TO CONNECTING THE SPRINKLER SYSTEMS. CONTACT THE FIRE PREVENTION BUREAU TO SCHEDULE A FIRE INSPECTOR TO WITNESS THE FLUSHING AND CONDUCT A FLOW TEST
 - ALL FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW AND HAVE THEIR CAPS PAINTED SAFETY BLUE.
 - ALL VALVE BOXES, B-BOXES, CLEANOUTS, AND UTILITY VALVES IN PAVEMENT AREAS SHALL BE CONSTRUCTED WITH A CAST IRON CASTING ENCASED IN A CONCRETE SLAB 6" THICK AND 6" WIDER THAN THE CASTING.
 - FOR GREASE TRAP STRUCTURES INSTALLED WITHIN PAVEMENT AREAS, THE GREASE TRAP TOP AND FRAME AND GRATE HEIGHT SHALL BE DESIGNED TO ALLOW FOR A CONCRETE PAVEMENT CROSS SECTION OF EIGHT (8) INCHES OF DOT CLASS 52 CONCRETE MIXTURE WITH 6% W.B. W.M.F. THE CONCRETE PAVEMENT SHALL BE EXTENDED TO AN AREA TWO (2) FEET OUTSIDE THE GREASE TRAP STRUCTURE OUTER WALLS. CONCRETE PAVEMENT SHALL BE INSPECTED PRIOR TO POURING BY THE VILLAGE ENGINEER.

UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. ELECTRIC LINE LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. TELEPHONE STRUCTURE
	EX. ELECTRIC STRUCTURE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM PVC UNDERDRAIN
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (86.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT



Kimley-Horn & Associates, Inc.
200 W. WASHINGTON ROAD, SUITE 300
LISLE, IL 60532
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY: LAC
DRAWN BY: LAC
CHECKED BY: MEW

REVISIONS

NO.	DATE	BY
NEW	10/22/19	MEW
NEW	06/07/19	MEW
NEW	06/18/19	MEW

HAWTHORN MALL
OUTLOTS

DETAILED UTILITY
PLAN

SWC MILWAUKEE AVE. & RING DR.
VERNON HILLS, IL

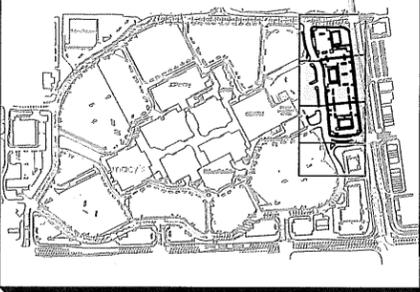
ORIGINAL ISSUE:
03/22/2019

KHA PROJECT NO.
190009000

SHEET NUMBER

C8.1

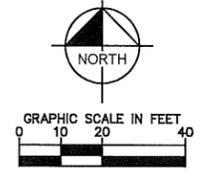
KEY MAP



WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W8	WATER VALVE VAULT FG ELEV. 665.07
W9	WATER VALVE BOX FG ELEV. 665.30
W10	FIRE DEPARTMENT CONNECTION FG ELEV. 668.80
W11	8" DOMESTIC WATERMAIN CONNECTION TO BUILDING, FIRE TO SPLIT FROM DOMESTIC INTERNALLY. FG ELEV. 668.80
W12	8" WATER VALVE VAULT FG ELEV. 664.89
W13	FIRE HYDRANT FG ELEV. 666.30

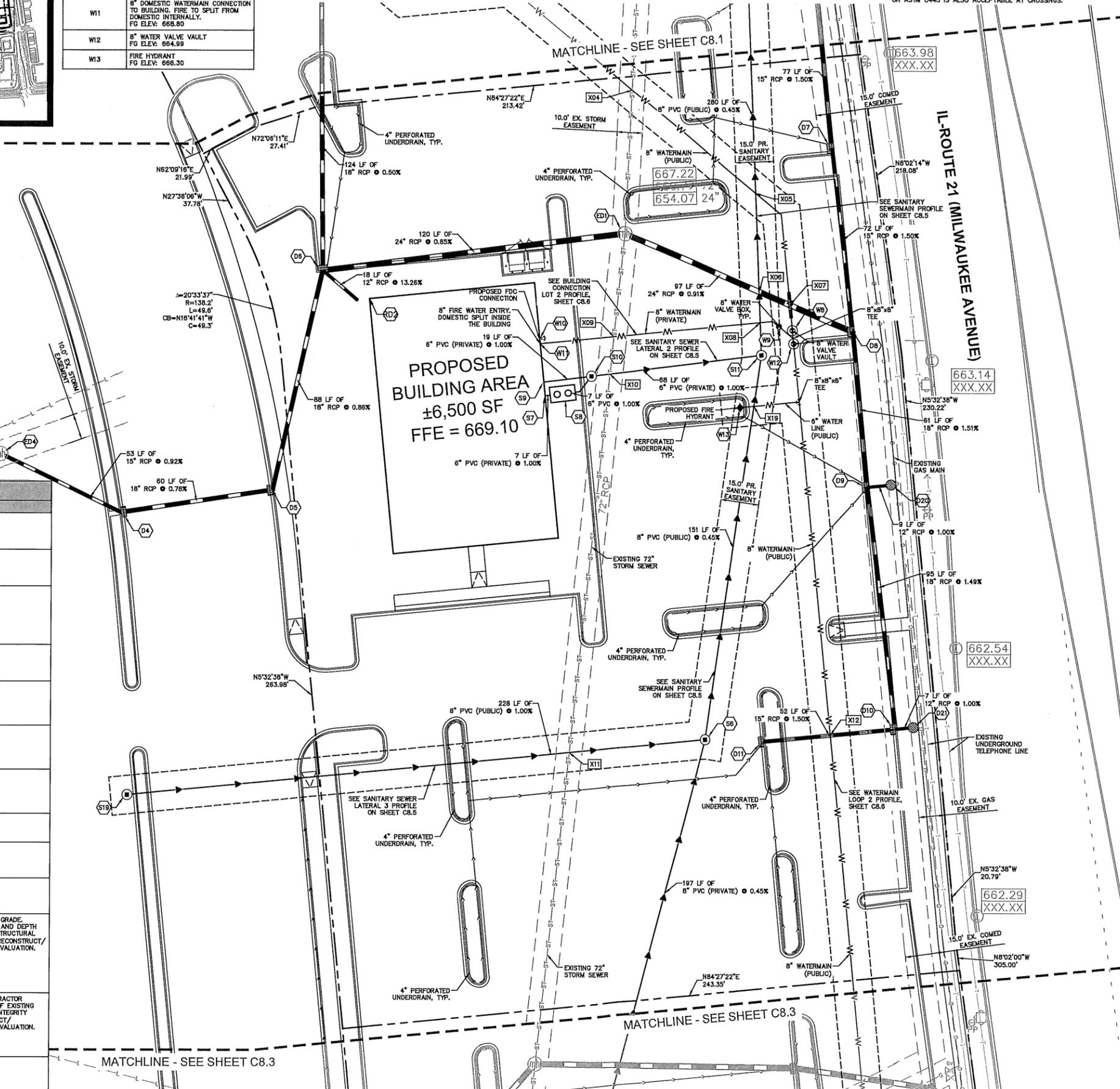
UTILITY CROSSING LEGEND					
X04	8" WATER 72" STORM	B/P = 660.33 T/P = 657.21	X07	8" WATER 24" STORM	B/P = 658.73 T/P = 658.39
X05	8" SAN. 8" WATER	B/P = 659.54 T/P = 658.04	X08	8" SAN. 8" WATER	B/P = 659.77 T/P = 658.27
X06	8" SAN. 24" STORM	B/P = 659.72 T/P = 658.27	X09	8" WATER 72" STORM	B/P = 659.76 T/P = 657.59
X10	8" SAN. 72" STORM	B/P = 661.72 T/P = 657.78	X11	8" SAN. 8" WATER	B/P = 661.24 T/P = 658.55
X12	15" STORM 8" WATER	B/P = 659.01 T/P = 657.28	X19	8" SAN. 6" WATER	B/P = 660.02 T/P = 658.52

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



SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S6	4" DIA. SANITARY MANHOLE RIM: 665.81 INV IN: 660.73 (S) INV IN: 660.73 (W) INV OUT: 660.83 (N)
S7	GREASE TRAP BUILDING CONNECTION INV OUT: 662.43 (E)
S8	GREASE TRAP (PRIVATE) RIM: 668.49 INV IN: 662.38 (W) INV OUT: 662.15 (E)
S9	SANITARY BUILDING CONNECTION INV OUT: 662.10 (E)
S10	4" DIA. SANITARY INSPECTION MANHOLE (PRIVATE) RIM: 667.83 INV IN: 661.91 (W) INV IN: 662.01 (SW) INV OUT: 661.81 (E)
S11	4" DIA. SANITARY MANHOLE RIM: 665.52 INV IN: 659.55 (S) INV IN: 661.13 (W) INV OUT: 659.85 (N)
S19	4" DIA. MANHOLE - SANITARY CONNECTION FOR FUTURE PHASES OF REDEVELOPMENT RIM: 668.40 INV OUT: 663.01 (E)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D4	4" DIA. STORM MH WITH CURB GRATE RIM: 667.13 INV IN: 658.96 (NW) INV OUT: 658.96 (E)
D5	4" DIA. STORM MH WITH CURB GRATE RIM: 667.13 INV IN: 658.49 (W) INV OUT: 658.49 (N)
D6	5" DIA. STORM DROP MH WITH CURB GRATE RIM: 667.83 INV IN: 662.79 (N) INV IN: 657.74 (S) INV IN: 663.00 (SE) INV OUT: 657.74 (E)
D7	4" DIA. STORM MH WITH CURB GRATE RIM: 664.38 INV IN: 657.56 (N) INV OUT: 657.56 (S)
D8	5" DIA. STORM MH WITH CURB GRATE RIM: 664.38 INV IN: 656.48 (S) INV IN: 656.48 (N) INV OUT: 656.38 (NW)
D9	4" DIA. STORM MH WITH CURB GRATE RIM: 663.85 INV IN: 657.40 (S) INV IN: 657.40 (E) INV OUT: 657.40 (N)
D10	4" DIA. STORM MH WITH CURB GRATE RIM: 663.83 INV IN: 658.82 (W) INV IN: 658.82 (E) INV OUT: 658.82 (N)
D11	2" DIA. STORM MH WITH CURB GRATE RIM: 665.38 INV OUT: 659.59 (E)
D20	2" DIA. YARD INLET WITH NEENAH R-4340-B CASTING RIM: 663.56 INV OUT: 657.49 (W)
D21	2" DIA. YARD INLET WITH NEENAH R-4340-B CASTING RIM: 664.32 INV OUT: 658.89 (W)
ED1	ADJUST EXISTING MANHOLE TO MATCH FINISHED GRADE. CONTRACTOR TO FIELD LOCATE SIZE, LOCATION, AND DEPTH OF EXISTING STRUCTURES AND EVALUATE FOR STRUCTURAL INTEGRITY AND CAPACITY. CONTRACTOR SHALL RECONSTRUCT/REPLACE MANHOLE AS NECESSARY FOLLOWING EVALUATION. RIM: 667.50 INV IN: 656.72 (W) INV IN: 655.50 (SE) INV IN: 650.77 (S) INV OUT: 650.77 (N)
ED4	RECONSTRUCT EXISTING MH AS REQUIRED. CONTRACTOR TO FIELD LOCATE SIZE, LOCATION, AND DEPTH OF EXISTING STRUCTURES AND EVALUATE FOR STRUCTURAL INTEGRITY AND CAPACITY. CONTRACTOR SHALL RECONSTRUCT/REPLACE MANHOLE AS NECESSARY FOLLOWING EVALUATION. RIM: 670.85 INV IN: 659.45 (SW) INV OUT: 659.45 (SE)
RD2	STUB STORM SEWER FOR FUTURE ROOF DRAIN CONNECTION VIA 6" CLEANOUT. RIM: 666.64 INV OUT: 665.33 (NW)



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 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
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 - DOMESTIC TO SPLIT FROM FIRE INSIDE BUILDINGS.
 - UNDERGROUND WATERMANS SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24 PRIOR TO CONNECTING THE SPRINKLER SYSTEMS. CONTACT THE FIRE PREVENTION BUREAU TO SCHEDULE A FIRE INSPECTOR TO WITNESS THE FLUSHING AND CONDUCT A FLOW TEST
 - ALL FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW AND HAVE THEIR CAPS PAINTED SAFETY BLUE.
 - ALL VALVE BOXES, B-BOXES, CLEANOUTS, AND UTILITY VALVES IN PAVEMENT AREAS SHALL BE CONSTRUCTED WITH A CAST IRON CASTING ENCASED IN A CONCRETE SLAB 8" THICK AND 6" WIDER THAN THE CASTING.
 - FOR GREASE TRAP STRUCTURES INSTALLED WITHIN PAVEMENT AREAS, THE GREASE TRAP TOP AND FRAME AND GRATE HEIGHT SHALL BE DESIGNED TO ALLOW FOR A CONCRETE PAVEMENT CROSS SECTION OF EIGHT (8) INCHES OF 100T CLASS S1 CONCRETE MIXTURE WITH 6% W2.9 W.M.F. THE CONCRETE PAVEMENT SHALL BE EXTENDED TO AN AREA TWO (2) FEET OUTSIDE THE GREASE TRAP STRUCTURE OUTER WALLS. CONCRETE PAVEMENT SHALL BE INSPECTED PRIOR TO POURING BY THE VILLAGE ENGINEER.

UTILITY LEGEND

— W — W — W — W — W —	EX. WATER LINE
— SAN — SAN — SAN —	EX. WATER VALVE
— ST — ST — ST — ST — ST —	EX. SANITARY SEWER LINE
— S — S — S — S — S —	EX. SANITARY SEWER MANHOLE
— G — G — G — G — G —	EX. STORM DRAIN LINE
— L — L — L — L — L —	EX. STORM MANHOLE
— E — E — E — E — E —	EX. STORM STRUCTURE/INLET
— TEL — TEL — TEL — TEL — TEL —	EX. GAS LINE
— TEL — TEL — TEL — TEL — TEL —	EX. ELECTRIC LINE LINE
— TEL — TEL — TEL — TEL — TEL —	EX. UNDERGROUND ELECTRIC LINE
— TEL — TEL — TEL — TEL — TEL —	EX. UNDERGROUND TELEPHONE LINE
— TEL — TEL — TEL — TEL — TEL —	EX. TELEPHONE STRUCTURE
— TEL — TEL — TEL — TEL — TEL —	EX. ELECTRIC STRUCTURE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED UNDERGROUND ELECTRIC LINE
— TEL — TEL — TEL — TEL — TEL —	GAS LINE (BY GAS COMPANY)
— TEL — TEL — TEL — TEL — TEL —	PROPOSED PHONE LINE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED STORM SEWER LINE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED STORM PVC UNDERDRAIN
— TEL — TEL — TEL — TEL — TEL —	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEHIVE)
— TEL — TEL — TEL — TEL — TEL —	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
— TEL — TEL — TEL — TEL — TEL —	PROPOSED OPEN LID CURB STRUCTURE (86.12 C&G USE NEENAH R-3281-A)
— TEL — TEL — TEL — TEL — TEL —	PROPOSED SANITARY SEWER LINE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED SANITARY MANHOLE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED STORM/SANITARY CLEANOUT
— TEL — TEL — TEL — TEL — TEL —	PROPOSED WATER LINE
— TEL — TEL — TEL — TEL — TEL —	PROPOSED WATER VAULT
— TEL — TEL — TEL — TEL — TEL —	PROPOSED VALVE BOX
— TEL — TEL — TEL — TEL — TEL —	PROPOSED FIRE HYDRANT

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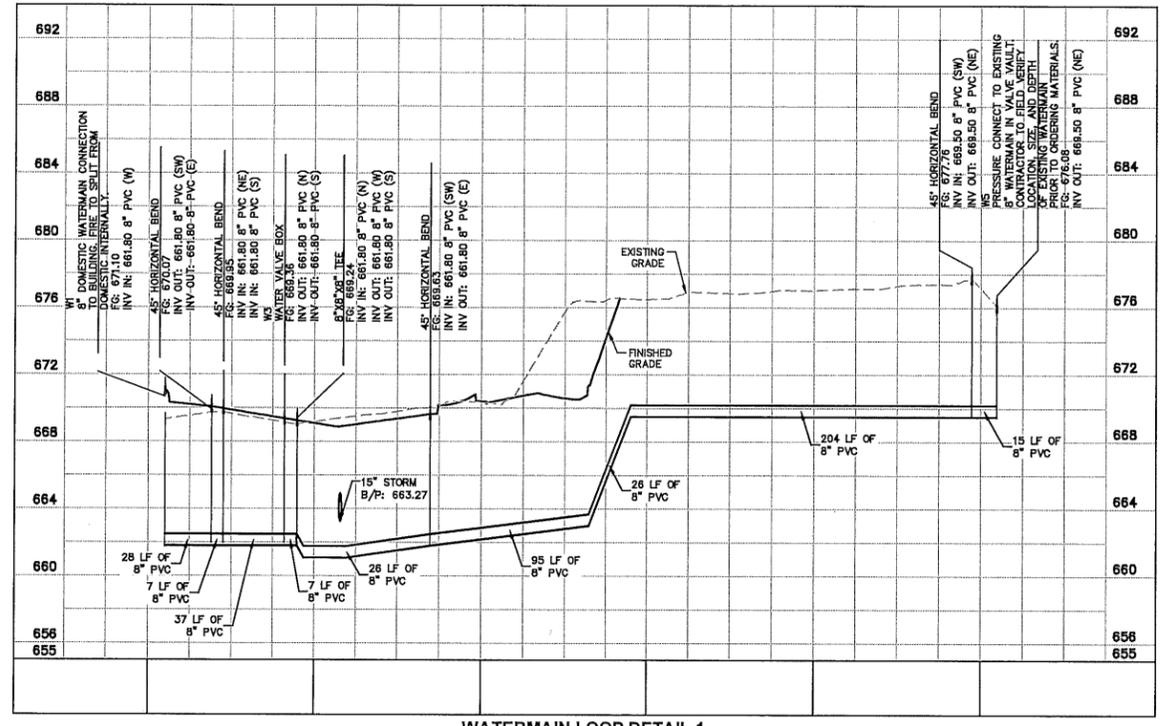
Centennia

HAWTHORN MALL OUTLOTS
SVC MILWAUKEE AVE. & RING DR.
VERNON HILLS, IL

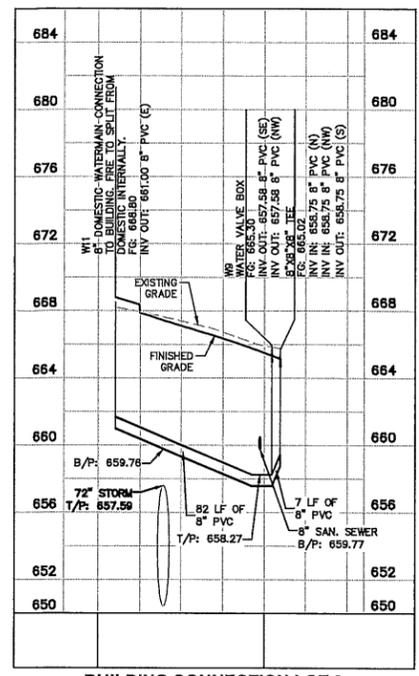
ORIGINAL ISSUE: 03/22/2019
KHA PROJECT NO. 190009000
SHEET NUMBER C8.2

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					DATE
					BY
					MEW
					06/07/19
					MEW
					06/28/19
					MEW
					DATE

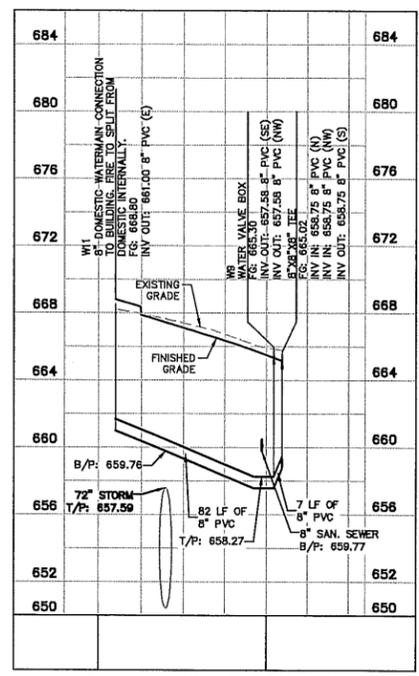
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 This drawing is a preliminary design and is intended only for the specific purpose and client for which it was prepared. Review of and approval of this drawing is required before construction. Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



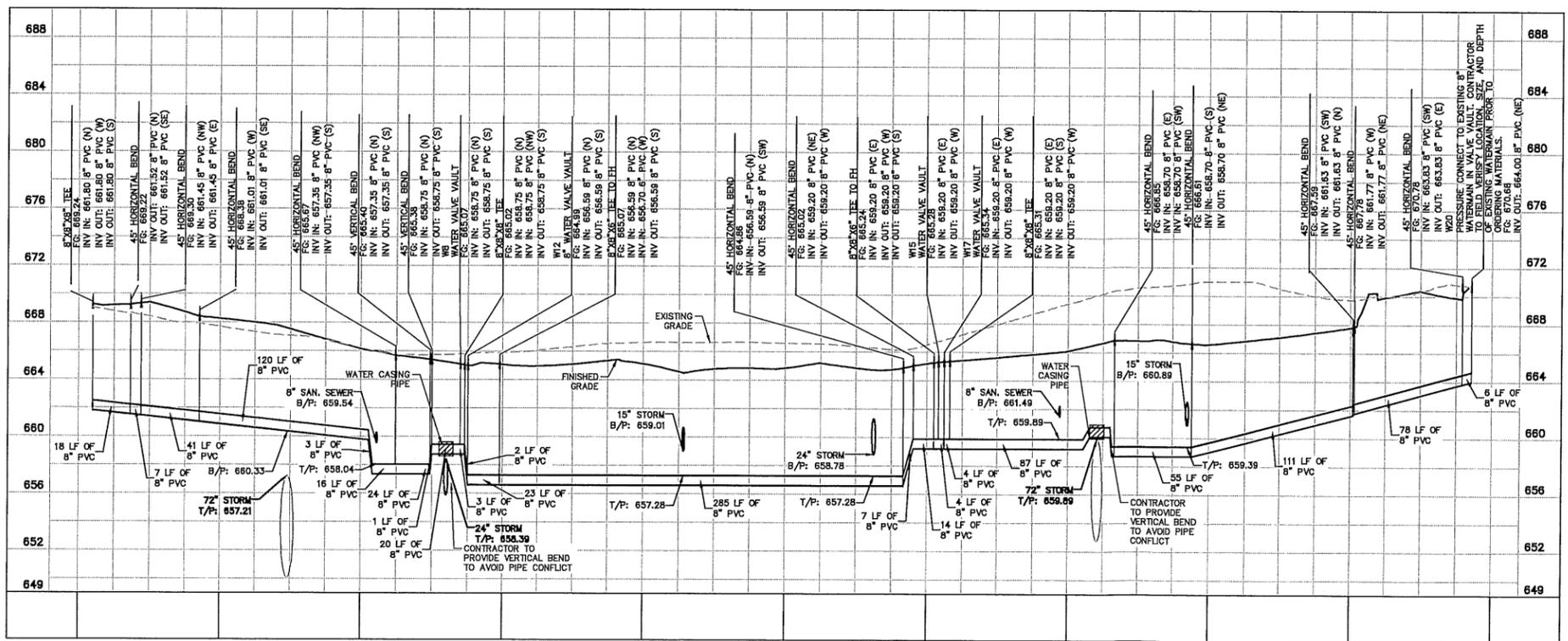
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H: 1"=50' V: 1"=5'



BUILDING CONNECTION LOT 3
H: 1"=50' V: 1"=5'



BUILDING CONNECTION LOT 2
H: 1"=50' V: 1"=5'



WATERMAIN LOOP DETAIL 2
H: 1"=50' V: 1"=5'



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 1001 WARENSVILLE ROAD, SUITE 300,
 LISLE, IL 60532
 PHONE: 630-469-6500
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: LAC
 DRAWN BY: LAC
 CHECKED BY: MEY



WATERMAIN PROFILES

HAWTHORN MALL OUTLOTS
 SWC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

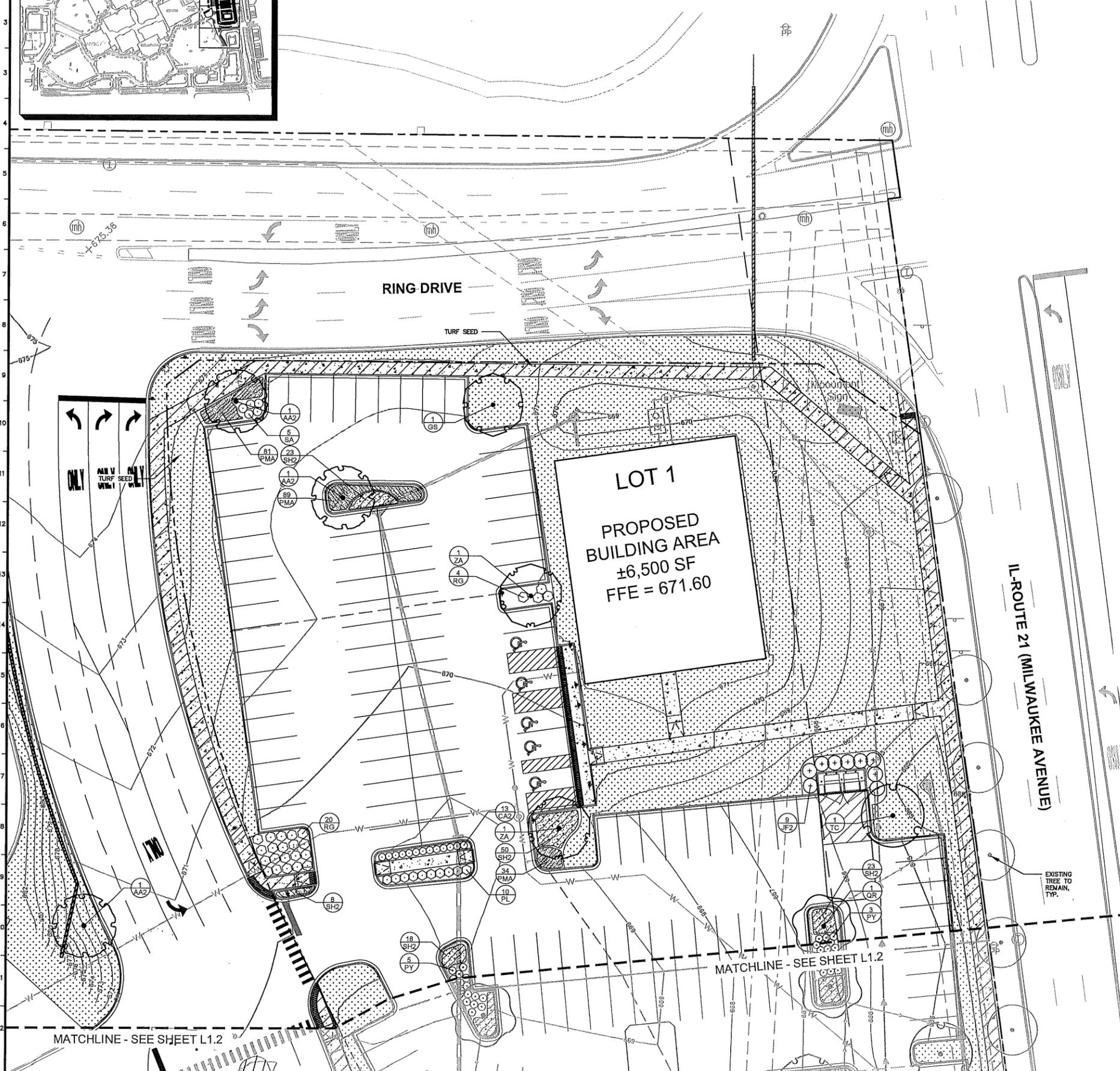
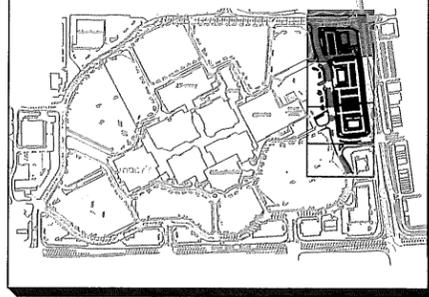
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 03/22/2019
 KHA PROJECT NO.
 190009000
 SHEET NUMBER

C8.6

NO.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	08/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/29/19	MEW

drawing name: K:\GIS_LDW\1900000000\centennial_wmhills_L1.2 Design\DWG\centennial_wmhills_L1.2.dwg - Detailed Landscape Plan - Oct 22, 2019 11:24am by: kha
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KEY MAP



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AA2	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
	AM	ACER MIYABEI 'MORTON' TM	MIYABEI MAPLE
	AU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
	GS	GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
	PE	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM	EXCLAMATION LONDON PLANE TREE
	QR	QUERCUS RUBRA	RED OAK
	TC	TILIA CORDATA	LITTLELEAF LINDEN
	UM	ULMUS X 'MORTON ACCOLADE' TM	ELM
	ZA	ZELKOVA SERRATA 'AUTUMN GLOW'	AUTUMN GLOW JAPANESE ZELKOVA
EXISTING TREES TO REMAIN	CODE	BOTANICAL NAME	COMMON NAME
	EX	EXISTING TREE	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CA2	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	IL	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETSPIRE
	JF2	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER
	PL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK
	PY	POTENTILLA FRUTICOSA 'YELLOW GEM'	YELLOW GEM POTENTILLA
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	SA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
PERENNIALS AND GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	PMA	PERENNIAL MIX A	50% HEMEROCALLIS & 50% ECHINACEA
	SH2	SPOROBOLUS HETEROLEPIS 'TARA'	DWARF PRAIRIE DROPSEED
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	TD	TURF SEED	TURF SEED

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LANDSCAPE PLAN

HAWTHORN MALL OUTLOTS
 SVC MILWAUKEE AVE. & RING DR.,
 VERNON HILLS, IL

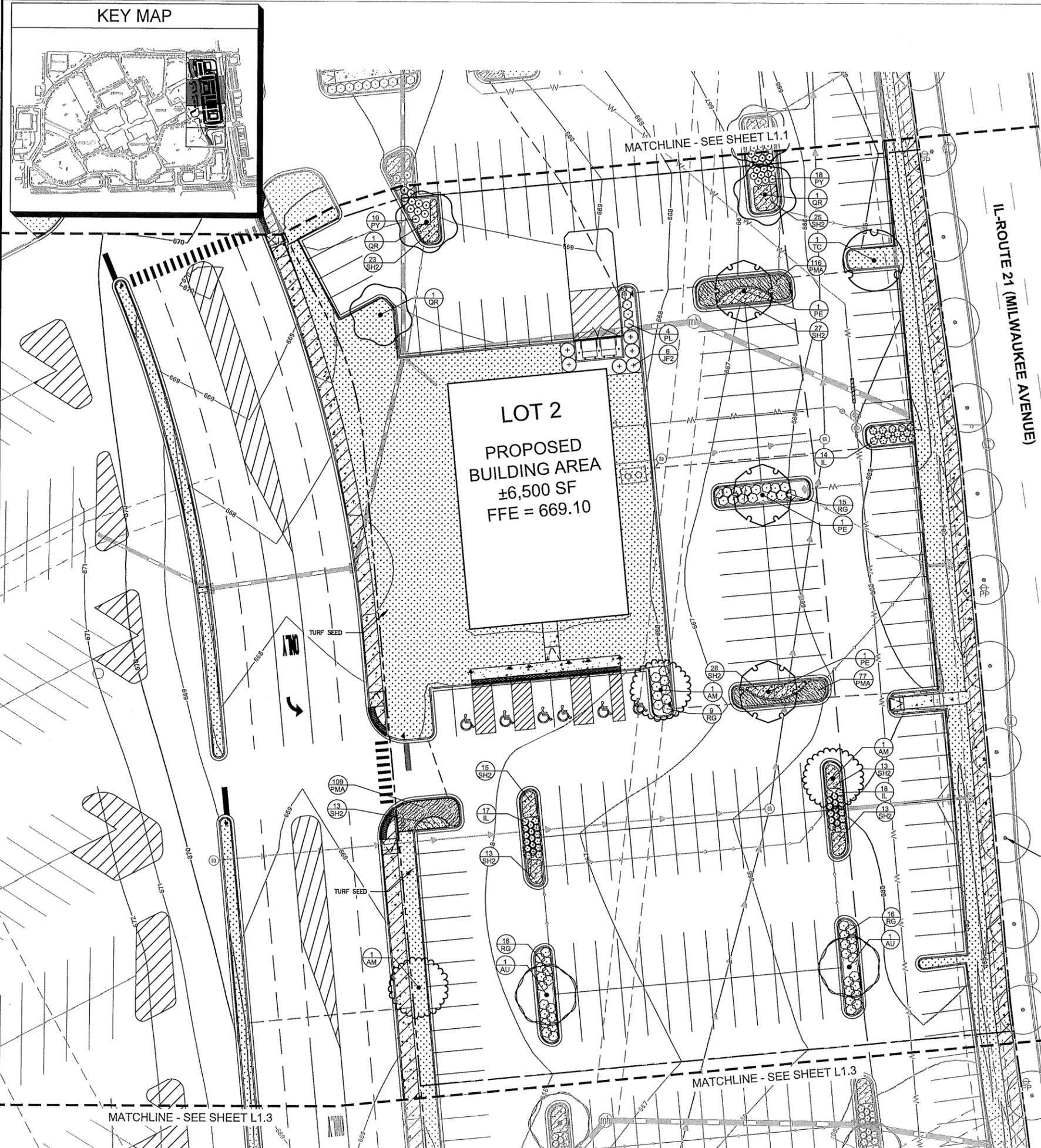
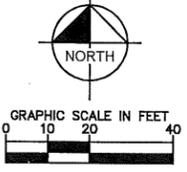
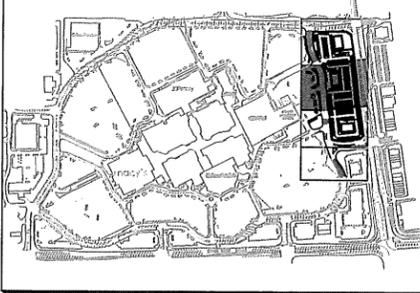
ORIGINAL ISSUE: 03/22/2019
 KHA PROJECT NO. 190009000
 SHEET NUMBER **L1.1**

NO.	REVISIONS	DATE	BY
1	VILLAGE TECHNICAL REVIEW #3	10/22/19	MEW
2	VILLAGE TECHNICAL REVIEW #2	08/07/19	MEW
3	VILLAGE TECHNICAL REVIEW #1	06/28/19	MEW
4	NSC		

SCALE: AS NOTED
 DESIGNED BY: LAC
 DRAWN BY: LAC
 CHECKED BY: MEW

drawing name: K:\VHS_DRAWING\1900000000\centennial\vernonthills\12 Design\CAD\plan\outlots\landscape\l1.1-l1.4 - Detailed Landscape Plan.dwg
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 User: jh
 Plot: 1
 Scale: 1/8" = 1'-0"
 This drawing is a preliminary design and is not to be used for construction without written authorization and adaptation by Kimley-Horn and Associates, Inc.

KEY MAP



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AA2	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
	AM	ACER MIYABEI 'MORTON' TM	MIYABEI MAPLE
	AU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
	PE	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM	EXCLAMATION LONDON PLANE TREE
	QR	QUERCUS RUBRA	RED OAK
	TC	TILIA CORDATA	LITTLELEAF LINDEN
	UM	ULMUS X 'MORTON ACCOLADE' TM	ELM
	ZA	ZELKOVA SERRATA 'AUTUMN GLOW'	AUTUMN GLOW JAPANESE ZELKOVA
	EX	EXISTING TREE	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CA2	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	IL	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETSPIRE
	JF2	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER
	PL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK
	PY	POTENTILLA FRUTICOSA 'YELLOW GEM'	YELLOW GEM POTENTILLA
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	SA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
PERENNIALS AND GRASSES	CODE	BOTANICAL NAME	COMMON NAME
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GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	TD		TURF SEED

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VILLAGE TECHNICAL REVIEW #3 10/22/19 MEW
 VILLAGE TECHNICAL REVIEW #2 08/07/19 MEW
 VILLAGE TECHNICAL REVIEW #1 06/28/19 MEW

REVISIONS
 NO. DATE BY

Centennial

LANDSCAPE PLAN

HAWTHORN MALL OUTLOTS

SVC MILWAUKEE AVE. & RING DR.
 VERNON HILLS, IL

ORIGINAL ISSUE: 03/22/2019
 KHA PROJECT NO. 190009000
 SHEET NUMBER

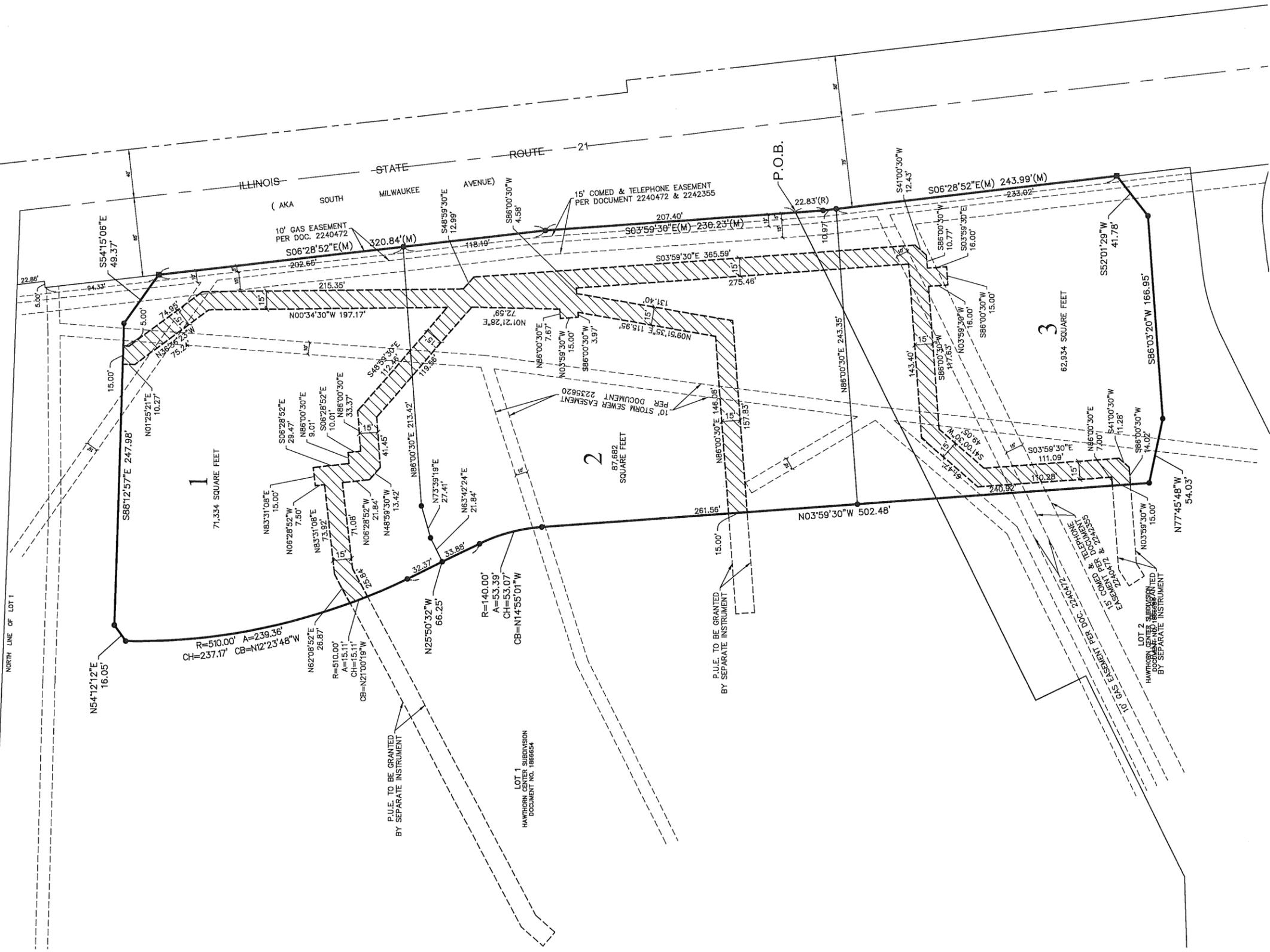
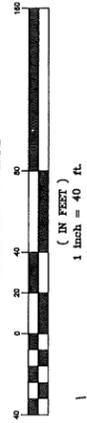
L1.2

FINAL PLAT OF SUBDIVISION OF HAWTHORN CENTER RESUBDIVISION NO. 1

PART OF P.I.N. 11-33-401-086
PART OF P.I.N. 11-33-401-087
PART OF P.I.N. 11-33-401-089

PART OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS
& PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE



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

LEGEND
 • SET 7/8" O.D.I.P.
 • UNLESS OTHERWISE NOTED
 ■ SET CONCRETE MONUMENT
 ■ UNLESS OTHERWISE NOTED
 + SET CROSS IN CONCRETE
 + UNLESS OTHERWISE NOTED

LINE LEGEND
 [---] SUBDIVISION BOUNDARY LINE
 [---] ADJACENT LAND PARCEL LINE
 [---] EASEMENT LINE
 [---] CENTERLINE
 [---] BUILDING SETBACK LINE
 [---] SECTION LINE

AREA SUMMARY
 GROSS 221,949 SQUARE FEET OR 5.095 ACRES
 R.O.W. DEDICATION 0 SQUARE FEET OR 0 ACRES
 NET AREA 221,949 SQUARE FEET OR 5.095 ACRES
 (BASED ON MEASURED VALUES)

AFTER RECORDING
 RETURN TO:
 COMPASS SURVEYING LTD.
 2631 GINGER WOODS PARKWAY
 SUITE 100
 AURORA, IL 60502

RESUBDIVISION OF LOTS 5, 8 & 9
 IN HAWTHORN CENTER

DATE: 2-28-19		DRAWN BY: JTS/MRA	CHECKED BY: SK	BOOK	PAGE
NO.	BY	DATE			
1	JTS/MRA	11/15/18			
2	JTS/MRA	11/23/18			
PER CLIENT COMMENTS					
PER CLIENT COMMENTS					
PROJECT					
CLIENT					
KIMBLEY HORN & ASSOCIATES					
1001 W. Van Buren Road, Suite 330 Lisle, Illinois 60532					
PROJECT					
CLIENT					
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING					
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502					
PHONE: (630) 820-9100 FAX: (630) 820-7039 EMAIL: ADMIN@CLSURVEYING.COM					
SCALE: 1" = 40'					
2 OF 3					
PROJ. NO.: 19.0041					



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