

ORDINANCE NUMBER 2022-26

**GRANTING MAJOR AMENDMENTS TO A SPECIAL USE PERMIT GRANTED BY  
ORDINANCE 2019-3 ON PROPERTY LOCATED IN THE 5100 BLOCK OF SCHLAPP ROAD  
ON THE EAST SIDE OF SCHLAPP ROAD APPROXIMATELY 0.48 MILES SOUTH OF  
PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-34-100-  
027 IN OSWEGO TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and amend special use permits and provides the procedure through which special use permits are granted and amended; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 10.0 acres located on the east side of Schlapp Road approximately 0.48 miles south of Plainfield Road (PIN: 03-34-100-027) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on February 19, 2019, the Kendall County Board approved Ordinance 2019-3 which granted a special use permit for a banquet facility with conditions at the subject property; and

WHEREAS, Condition 2.A of Ordinance 2019-3 required the site be developed substantially in conformance to a site plan, landscaping plan, and lighting plan; and

WHEREAS, the subject property is currently owned by Lydia Ramirez and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about July 18, 2022, Petitioner’s representative filed a petition for major amendments to the special use permit granted by Ordinance 2019-3 by removing and replacing the site plan, landscaping plan, and photometric plan with different versions of these documents; and

WHEREAS, following due and proper notice by publication in the Aurora Beacon on August 12, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on August 29, 2022, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested major amendment to an existing special use permit and zero members of the public testified in favor or in opposition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the major amendment to an existing special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 29, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested major amendment to an existing special use permit; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and

Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

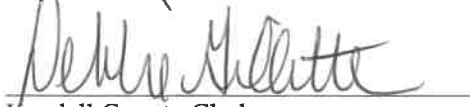
1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for major amendments to an existing special use permit allowing the operation of a banquet facility on the subject property subject to the following conditions:
  - A. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the site plan and landscaping plan attached hereto as Exhibit C, photometric plan attached hereto as Exhibit D, engineering plans attached hereto as Exhibit E, and auto turning exhibit attached hereto as Exhibit F. The wall to wall specs shall be forty-four feet seven inches (44' 7"). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
  - B. Installation of the vegetation shown in the landscaping plan attached hereto as Exhibit C shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.
  - C. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles.
  - D. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
  - E. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.
  - F. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. This major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

State of Illinois  
County of Kendall

Zoning Petition  
#22-16

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20<sup>th</sup> day of September, 2022.

Attest:



Kendall County Clerk  
Debbie Gillette



Kendall County Board Chairman  
Scott R. Gryder



Exhibit A Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03" with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

## Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 29, 2022 by a vote of five (5) in favor and zero (0) in opposition; Member Cherry abstained and Chairman Mohr was absent.

### FINDINGS OF FACT-SPECIAL USE PERMIT

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls are included in the plan to prevent noise from negatively impacting neighboring properties.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the Petitioner plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address utilities, drainage, and points of ingress and egress.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **True, no additional variances are requested.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-3 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."***

### RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the site plan. No outdoor services shall be held at the subject property.
2. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, photometric plan, engineering plans, and auto turning exhibit. The wall to wall specs shall be forty-four feet seven inches (44' 7"). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
3. Installation of the vegetation shown in the landscaping plan (Attachment 4) shall be completed by

June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.

4. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles.
5. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
6. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.







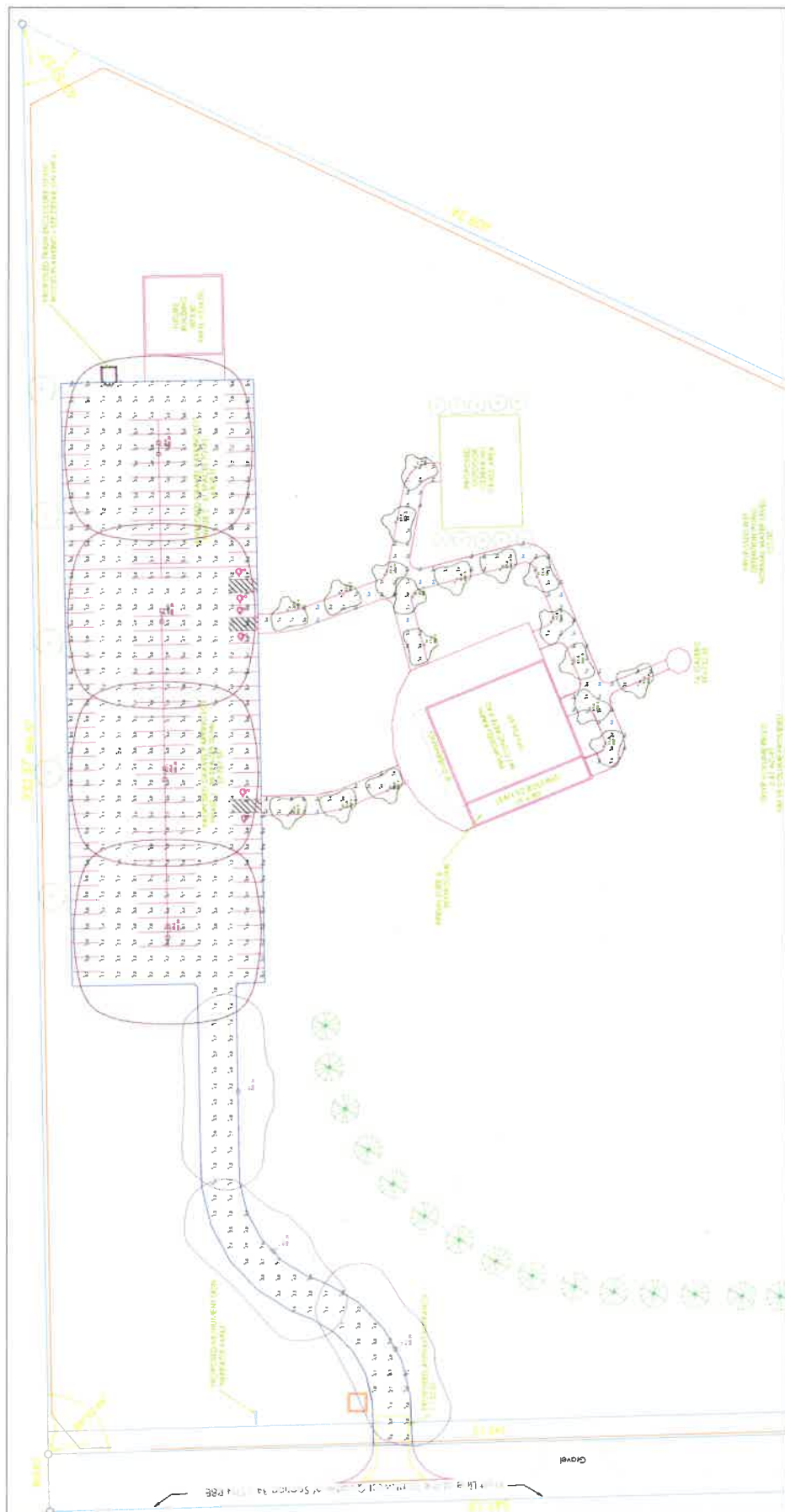
Sheet: Page 1

**Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.**

Symbol	City	Tag	Arrangement	Luminaire Lumens	Ar. Lum. Lumens	Luminaire Waits	Ar. Waits	LUF	Description	Manufacturer
3	A1-3	Single	Single	15655	103	103	103	0.900	ART15-96NMV-NW-3-XX-1-50	Leotek Electronics USA, LLC
4	A2-5	Back-Back	Single	31904	210	210	210	0.900	ART15-96NMV-NW-5-XX-1-50 [20] [80]	Leotek Electronics USA, LLC
18	B1-4	Single	Single	895	10.3	10.3	10.3	0.900	AIMMB1-20D1X10URKCX	A1americ Industrial

**Calculation Summary**

Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PARKING LOT PLANNING	FC	2.34	9.1	0.4	5.85	22.75	READINGS @ GRADE
WALKWAYS PLANNING	FC	1.30	7.9	0.2	39.50	6.50	READINGS @ GRADE



**NOTES**

1. CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED IN THE SPECIFICATIONS AND THE RECOMMENDATIONS DO NOT SUPERSEDE ANY APPLICABLE CODES OR REGULATIONS.

2. ANY VARIANCE FROM RECOMMENDED VALUES, DISTRIBUTIONS, LIGHT LOSS FACTOR OR OTHER PARAMETERS SHALL BE THE RESPONSIBILITY OF THE CLIENT.

3. THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS THE DATA PROVIDED TO THE ANALYST.

4. PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE BEST PRACTICES USED.

5. REVISIONS TO THIS ANALYSIS SHALL BE THE RESPONSIBILITY OF THE CLIENT.

6. FIELD CONDITIONS, THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

7. FIXTURE TYPES AND QUANTITIES BASED ON PROPOSED LAYOUT AND DRAWINGS ARE FOR INFORMATION ONLY. THESE ARE QUANTITIES THAT CHANGE WITH FUTURE PERIODS.

8. CALCULATION GRID VALUES 100' O.C.

Scale 1 Inch=30 Ft.

**PARKING LOT DESIGN GUIDE**

APPLICATION AND TYPE	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	MAXIMUM
PARKING (UNCOVERED) (ZONE 1 SUBURBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4.1	1.81	
PARKING (UNCOVERED) (ZONE 2 SUBURBAN)	1	0.5 - 2	0.4	0.3 - 1.2	4.1	1.81	
SAFETY BARRIERS (EXTROROI)	1	0.5 - 0	--	--	--	--	FOR SECURITY BARRIERS, SEE AVG. TO 3

RECOMMENDATIONS BASED ON THE USING HANDBOOK. THE HANDBOOK IS THE MOST RECENT HANDBOOK FOR A GIVEN APPLICATIONS WILL DETERMINE PRECISE RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERSEDE ANY APPLICABLE CODES.

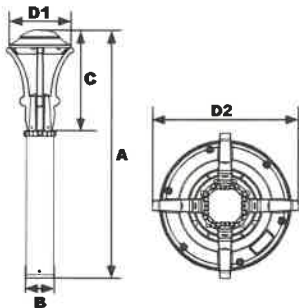
# AIWMB12Q

## LED Small Monarch Bollard

**L70**  
25°C **187,000 Hours**



AIWMB12Q with Clear Polycarbonate Optical Lens



Dimensions	
<b>Diameter 1 (D1)</b>	10 1/4" (264mm)
<b>Diameter 2 (D2)</b>	11 1/2" (294mm)
<b>Height 1 (A)</b>	43" (1093mm)
<b>Height 2 (C)</b>	17 3/4" (441mm)
<b>Base (B)</b>	4 3/4" (120mm)

The Atlantic AIWMB12Q LED Small Monarch Bollard with Sealed UV-stabilized clear polycarbonate optical lens are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

### Specifications and Features:

#### Housing:

Extruded and Die Cast with Flush Mounting Base & Vandal-Resistant Screws, Internal Driver Tray for Easy Maintenance.

#### Listing & Ratings:

CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

#### Finish:

Textured Architectural Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

#### Lens:

Full Cutoff IP66 Sealed UV-Stabilized Clear Polycarbonate Optical Vandal-Resistant Lens..

#### Mounting Options:

Mounting Kit with 8" Zinc-Plated Anchor Bolts, Included.

#### LED:

Aluminum Boards with Conformal Coating

#### Wattage:

Array: 10w, System: 10.3w (up to 35w HID equivalent)

Array: 19w, System: 20.5w (up to 50w HID equivalent)

Array: 28w, System: 30.8w (up to 70w HID equivalent)

#### Driver:

Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

#### Controls:

Fixtures are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available. Please Consult Factory. Fixtures are Tested with Atlantic Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

#### Warranty:

5-Year Warranty for -20°C to +40°C Environment.

See Page 4 for Projected Lumen Maintenance Table.

### Project Information:

Project Name:	Fixture Type:
Complete Catalog #:	Date:
Comments:	

### Certification & Listings:



**Order Information Example:** AIWMB12QF1X28U5KCBSF

AIWMB12Q			U		C		
Model	Optic	Wattage	Driver	CCT	Lens	Color	Options
AIWMB12Q=LED Small Monarch Bollard	B=Type II C=Type III D=Type IV F=Type V	1X10=10w 1X19=19w 1X28=28w	U=120-277V	3K=3000K 4K=4000K 5K=5000K	C=Clear UV-Stabilized Polycarbonate Vandal-Resistant Optical Lens	B=Black C=Custom (Consult Factory)	<b>SF</b> =Single Fuse* <b>DF</b> =Double Fuse* <b>SP</b> =Surge Protection <b>GF1</b> =GFCI Outlet, 15A, 120V <b>S3</b> =Microwave Sensor with Dimming & Remote Programming* (See AIP17121 Spec Page for Details.) <b>BU</b> =Battery Backup, 90 Minutes* <b>BUC</b> =Cold Start Battery Backup, -20°C, 90 Minutes* *120-277V Models Only.

**Accessories & Replacement Parts:**

**Mounting Accessories**  
(Order Separately, Field Installed)

AIBREBASE\* Bollard Retrofit Base Kit Adapts New Bollards to Most Existing Bolt Patterns. Fits all Atlantic Bollards. Die Cast with Powdercoat Finish. Hardware Included. 1 1/2" Dia. x 1 1/2" H

\*Specify Color. Z=Bronze, B=Black, C=Custom (Consult Factory)



**AIBREBASE\***  
\*Shown Mounted

**Accessories**  
(Order Separately, Field Installed)

AIP17122 Remote Programming Tool for AIP17121



**AIP17122**

**Replacement Parts**  
(Order Separately, Field Installed)

AIP17121 Internal Microwave Sensor with Dimming & Remote Programming, 120-277V Only. See AIP17121 Spec. Page for Details.

AIBOADP1 Adapter Plate with Gaskets for Outlet Boxes. Fits Atlantic Round Bollards. Die Cast with Bronze Powdercoat Finish

For Replacement Battery Backup, see the Atlantic LED Battery Backup Specification Sheet.

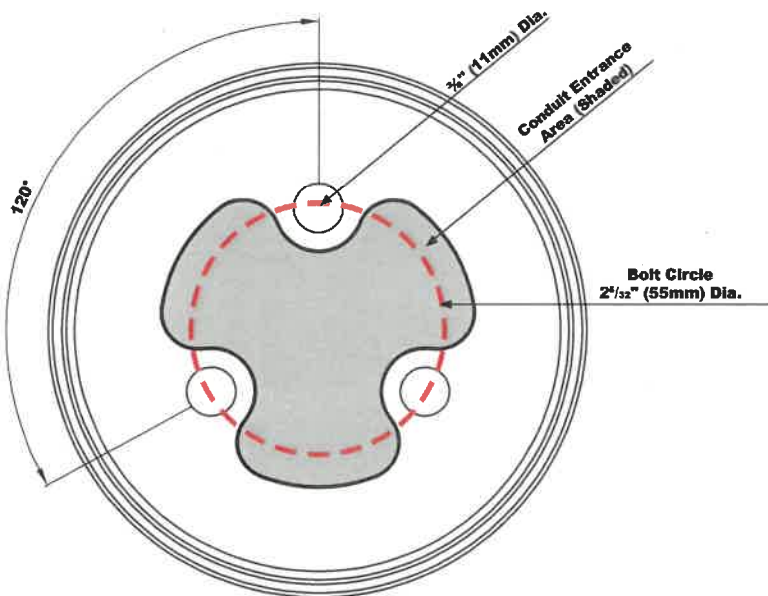


**AIP17121**

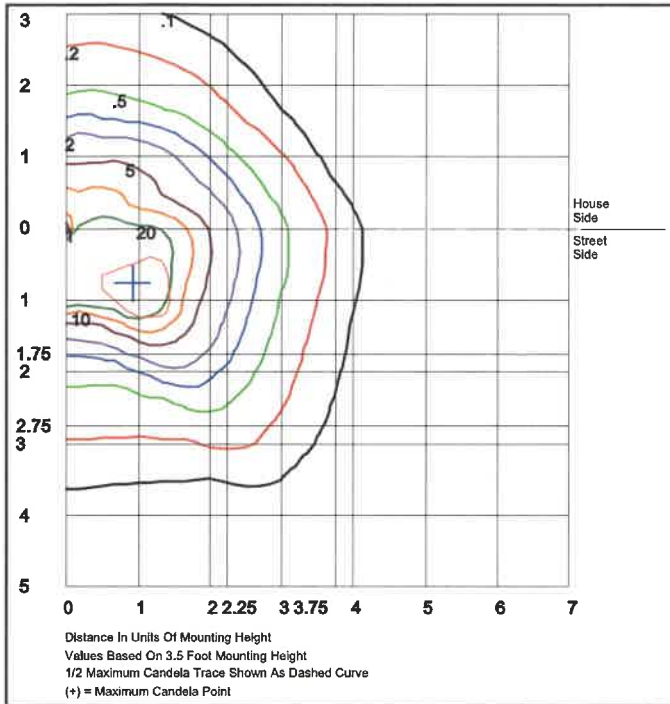


**AIBOADP1**

**Base Dimensions**



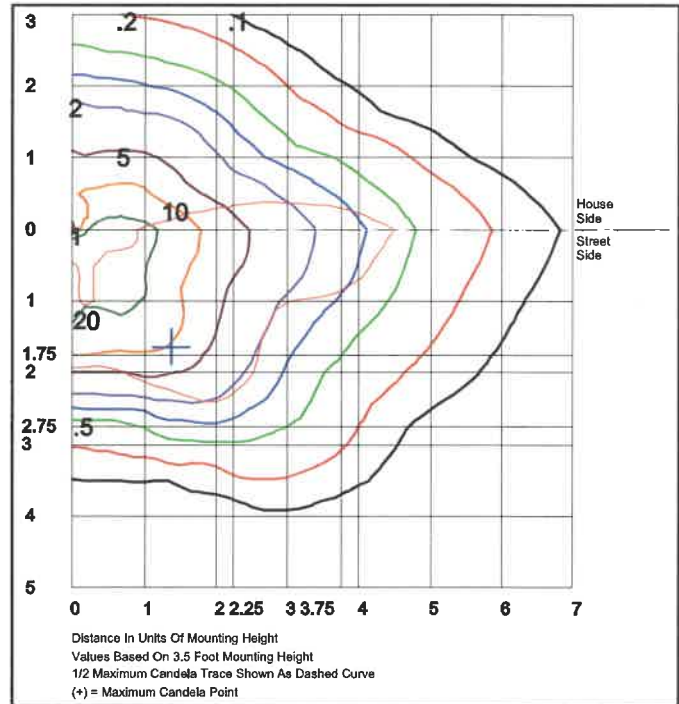
**Photometric Data**



**AIWMB12QB1X28U5K**

Type II

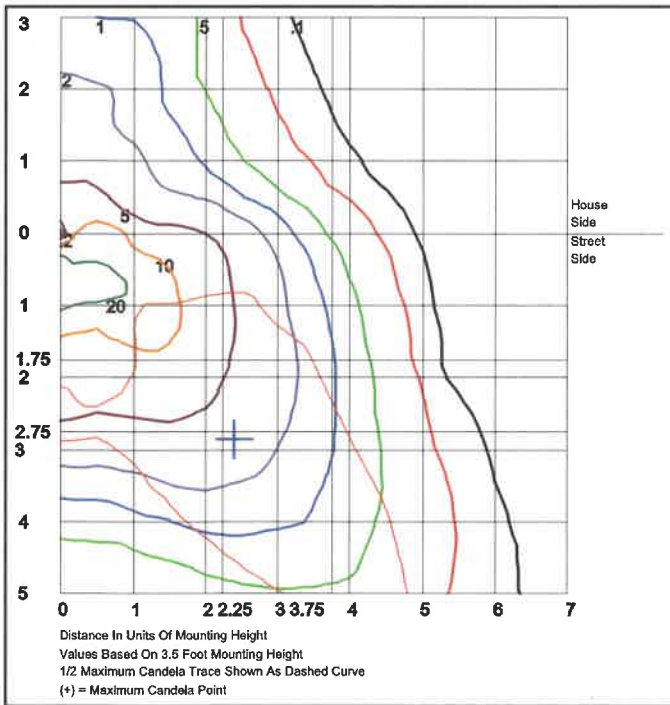
Grid in feet, Mounting Height = 3.5 ft.



**AIWMB12QC1X28U5K**

Type III

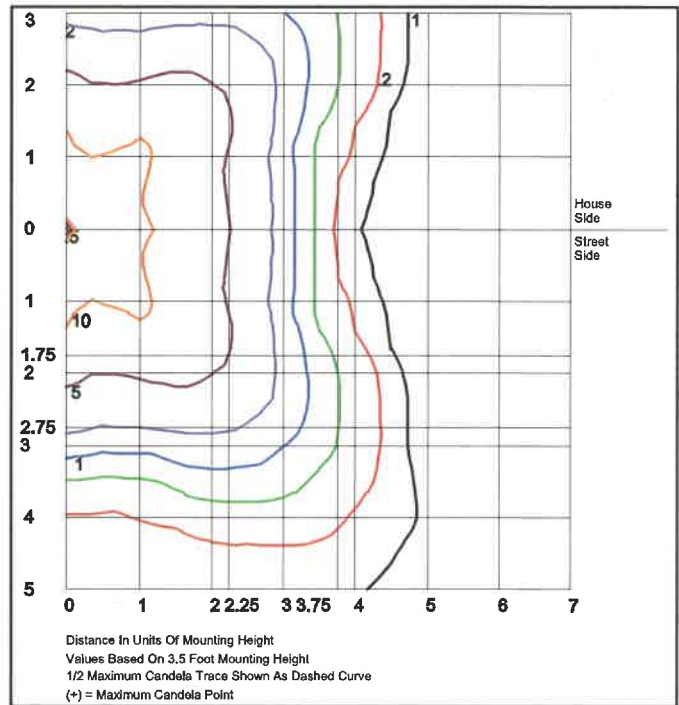
Grid in feet, Mounting Height = 3.5 ft.



**AIWMB12QD1X28U5K**

Type IV

Grid in feet, Mounting Height = 3.5 ft.



**AIWMB12QF1X28U5K**

Type V

Grid in feet, Mounting Height = 3.5 ft.

Specifications subject to change without notice. Rev. 120921



**Photometric Performance**

Optic	Wattage (Catalog Logic)	10W (1X10)	19W (1X19)	28W (1X28)
	Input Watts	10.3W	20.5W	30.8W
	CCT	Delivered Lumens		
<b>AIWMB12Q with Clear Polycarbonate Optical Lens B=Type II</b>	3000K	833	1,666	2,499
	4000K	860	1,720	2,579
	5000K	893	1,787	2,680
	BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1
<b>AIWMB12Q with Clear Polycarbonate Optical Lens C=Type III</b>	3000K	876	1,752	2,628
	4000K	904	1,809	2,712
	5000K	939	1,879	2,818
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1
<b>AIWMB12Q with Clear Polycarbonate Optical Lens D=Type IV</b>	3000K	867	1,735	2,602
	4000K	895	1,790	2,686
	5000K	930	1,860	2,790
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2
<b>AIWMB12Q with Clear Polycarbonate Optical Lens F=Type V</b>	3000K	918	1,836	2,753
	4000K	947	1,894	2,841
	5000K	984	1,968	2,952
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1

**Projected Lumen Maintenance**

Data shown for 5000 CCT	Input Watts	Compare to MH				Calculated LED Life
		TM-21-11	Initial	25,000 Hrs	50,000 Hrs	
<b>L70 Lumen Maintenance @ 25°C / 77°F</b>	All wattages up to and including 31w	1.00	0.96	0.92	0.84	187,000
<b>L70 Lumen Maintenance @ 50°C / 122°F</b>		1.00	0.93	0.87	0.73	113,000
<b>L80 Lumen Maintenance @ 40°C / 104°F</b>		1.00	0.97	0.93	0.86	144,000

**NOTES:**

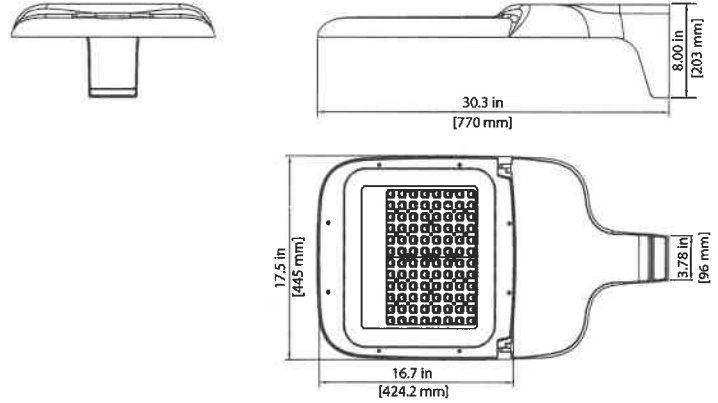
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

# ARIETA® 18 Architectural LED Area Luminaire

## AR18 N-Series Specification Data Sheet

### Luminaire Data

**Weight** 24 lbs [10.9 kg]  
**EPA** 0.55 ft<sup>2</sup>



### Ordering Information

Sample Catalog No. AR18 96N MV NW 3 DB 400 BLS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish <sup>1</sup>	Output Code <sup>2</sup>	Options
AR18	96N	MV 120-277V HV 347-480V	WW 3000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5 AFR Auto Front Row	BK Black DB Dark Bronze (RAL6022) DB1 Dark Bronze (RAL8019) WH White GY Gray NA Natural Aluminum	WW - 3000K	BLS <sup>3</sup> Back Light Shield (Factory Installed)
						140	FOC <sup>4</sup> Fixed Output Code
						180	PCR NEMA Photocontrol Receptacle
						210	PCR <sup>7</sup> ANSI 7-wire Photocontrol Receptacle
						240	PCR <sup>7</sup> Control Ready 7-wire Photocontrol Receptacle
						270	MSL <sup>7</sup> Motion Sensor with L7 Lens
		300	MSL <sup>3</sup> Motion Sensor with L3 Lens				
		340	SP2 20kV/10kA Surge Protector				
		380	PND1 <sup>8</sup> Part-Night Dimming				
		NW - 4000K CW - 5000K	PND2 <sup>8</sup> Part-Night Dimming				
		150	PND3 <sup>8</sup> Part-Night Dimming				
		190	ORR Optics Rotated Right				
220	ORL Optics Rotated Left						
250	ORR Optics Rotated Right						
290	ORL Optics Rotated Left						
330	WL Utility Wattage Label						
380	DS <sup>11</sup> Dual Switching						
400							

- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. DB (RAL6022) is our original dark bronze. DB1 (RAL8019) is a new dark bronze option. Consult factory for other finishes. See page 2 for specifications.
- Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.
- Flush mounted enhanced back light shield, factory installed.
- No field adjustable output. Specified output code set at the factory.
- Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).
- Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.
- See L7 or L3 Lens coverage details on page 4. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- For PND profile options see page 5. Only available with MV (120-277V).
- Specify Color (GY, DB, DB1, BK, WH, NA)
- Specify MV (120-277V) or HV (347V-480V)
- Provides 50/50 fixture operation via two independent drivers. Requires two separately switched circuits. Not available with PCR3 or PCR7.

### Accessories\*

<b>BLS</b>	Enhanced Back Light Shield
<b>RPA<sup>9</sup></b>	Round Pole Adapter
<b>PTF1<sup>9</sup></b>	Square Pole Top Fitter Single
<b>PTF2<sup>9</sup></b>	Square Pole Top Fitter Twin at 180°
<b>PTF4<sup>9</sup></b>	Square Pole Top Fitter Quad
<b>WM<sup>9</sup></b>	Wall Mount
<b>BSK</b>	Bird Deterrent Spider Kit
<b>LLPC<sup>10</sup></b>	Long-Life Twist Lock Photocontrol
<b>SC</b>	Twist Lock Shorting Cap
<b>FSIR100</b>	Motion Sensor Configuration Tool

**Luminaire Specifications**

**Housing**

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

**Light Emitting Diodes**

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K, 4000K, or 5000K and 70 CRI minimum. LEDs are 100% mercury and lead free.

**Field Adjustability**

An output selector is supplied to adjust light output for local conditions (not available with PCR7-CR option). The specified output code will be factory set.

**Quality Control**

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

**Optical Systems**

Micro-lens optical systems are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Auto Front Row (AFR) optics are designed to enhance light levels at site perimeter while minimizing wattage and backlight. Optional enhanced Back Light Shield (BLS) is designed to meet strict light trespass and LEED requirements. Optics may be rotated right or left with options ORR/ORL, respectively.

**Electrical**

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Standard surge protection complies with IEEE/ANSI C62.41 and ANSI C136.2-2015, Enhanced (10kV/5kA). SP2 option provides Extreme level (20kV/10kA).

**Controls**

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

**Finish**

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

**Listings/Ratings/Labels**

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ Premium Classification qualified product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

**Photometry**

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

**Warranty**

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

**Standards**

Luminaire complies with:  
ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77  
Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

**Color Specifications**

Order Code	Color	RAL #	Pantone Equivalent
<b>GY</b>	Gray	7040	429C
<b>BK</b>	Black	9004	426C
<b>DB</b>	Dark Bronze	6022	BLACK 2C
<b>DB1</b>	Dark Bronze	8019	412
<b>WH</b>	White	9003	11-0601
<b>NA</b>	Natural Aluminum	9006	N/A

**Performance Data 3000K**

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) <sup>1</sup>	Efficacy (Lm/W)	Field Adjustable Output Range <sup>2</sup>
96N	140	350	103	14600	142	↕
	180	450	129	18170	141	
	210	540	150	20940	140	
	240	600	170	23620	139	
	270	750	207	27400	132	↕
	300	820	234	30300	129	
	340	930	268	34010	127	
	380	1050	299	37780	126	

**Performance Data 4000K & 5000K**

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) <sup>1</sup>	Efficacy (Lm/W)	Field Adjustable Output Range <sup>2</sup>
96N	150	350	104	15650	150	↕
	190	450	130	19330	149	
	220	540	152	22900	151	
	250	600	170	25670	151	
	290	750	206	29770	145	↕
	330	820	235	33830	144	
	380	930	272	38070	140	
	400	1050	297	40990	138	

Notes:

1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

2 Performance codes available in two ranges for adjustable output as shown in performance data tables. Output set at factory to specified performance code.



**Motion Sensor (Optional) Specifications**

**Description**

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection. Available with both MV or HV input voltage options.

**Operation**

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: [www.wattstopper.com](http://www.wattstopper.com).

**Optical System**

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

**Finish**

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

**Listings/Ratings**

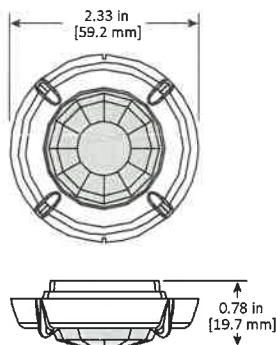
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

**Warranty**

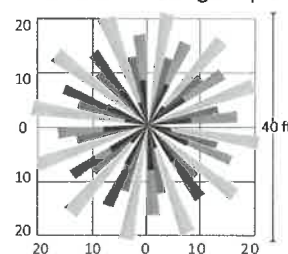
5-year limited warranty on luminaires and components with a motion sensor.

**Motion Sensor (Optional) Data**

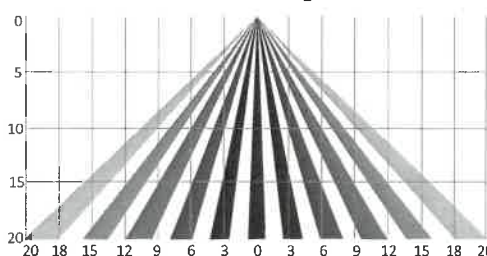
**MSL3 Lens Dimensions**



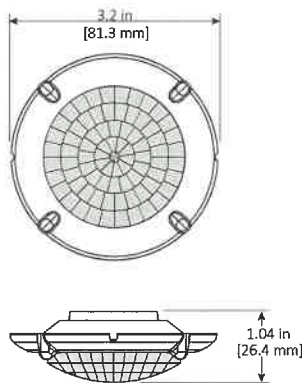
MSL3 Lens Coverage Top View



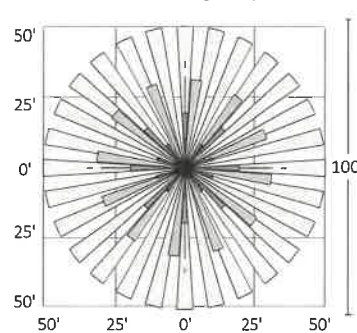
MSL3 Lens Coverage Side View



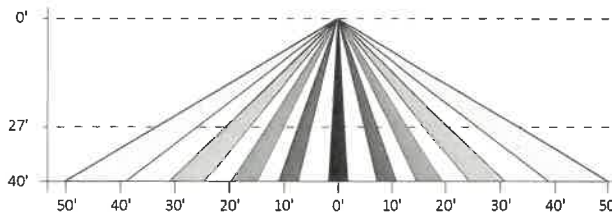
**MSL7 Lens Dimensions**



L7 Lens Coverage Top View



L7 Lens Coverage Side View



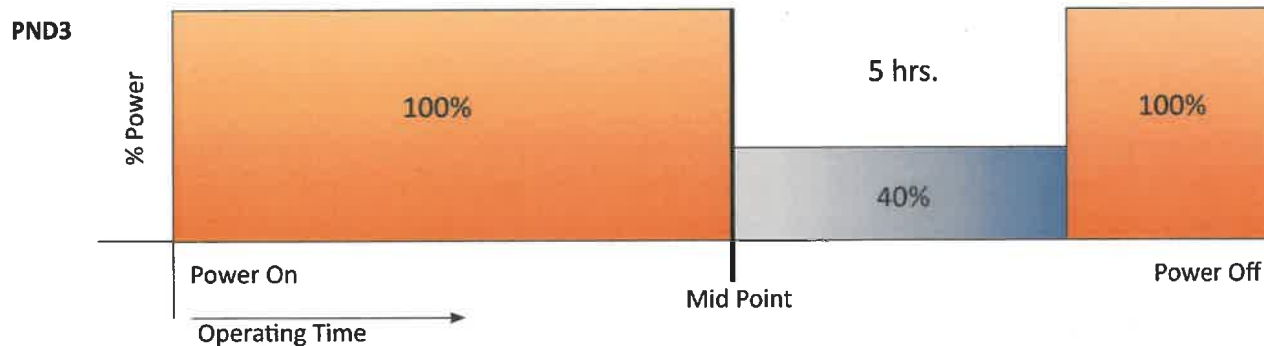
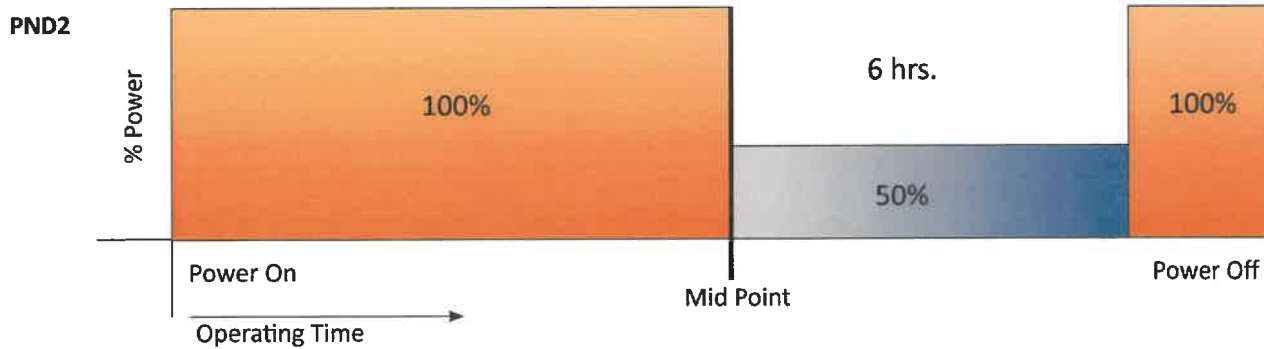
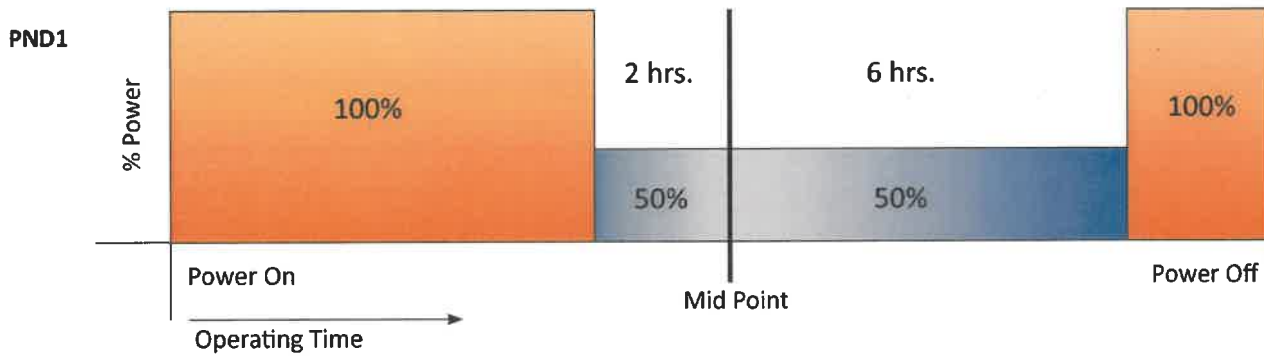
**Part-Night Dimming Specifications**

**Description**

Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. PND does not provide power on/off control which is provided by external controls (example: time clock) or a photocontrol using PCR3 or PCR7 option. Dimming profile of PND option is not field adjustable.

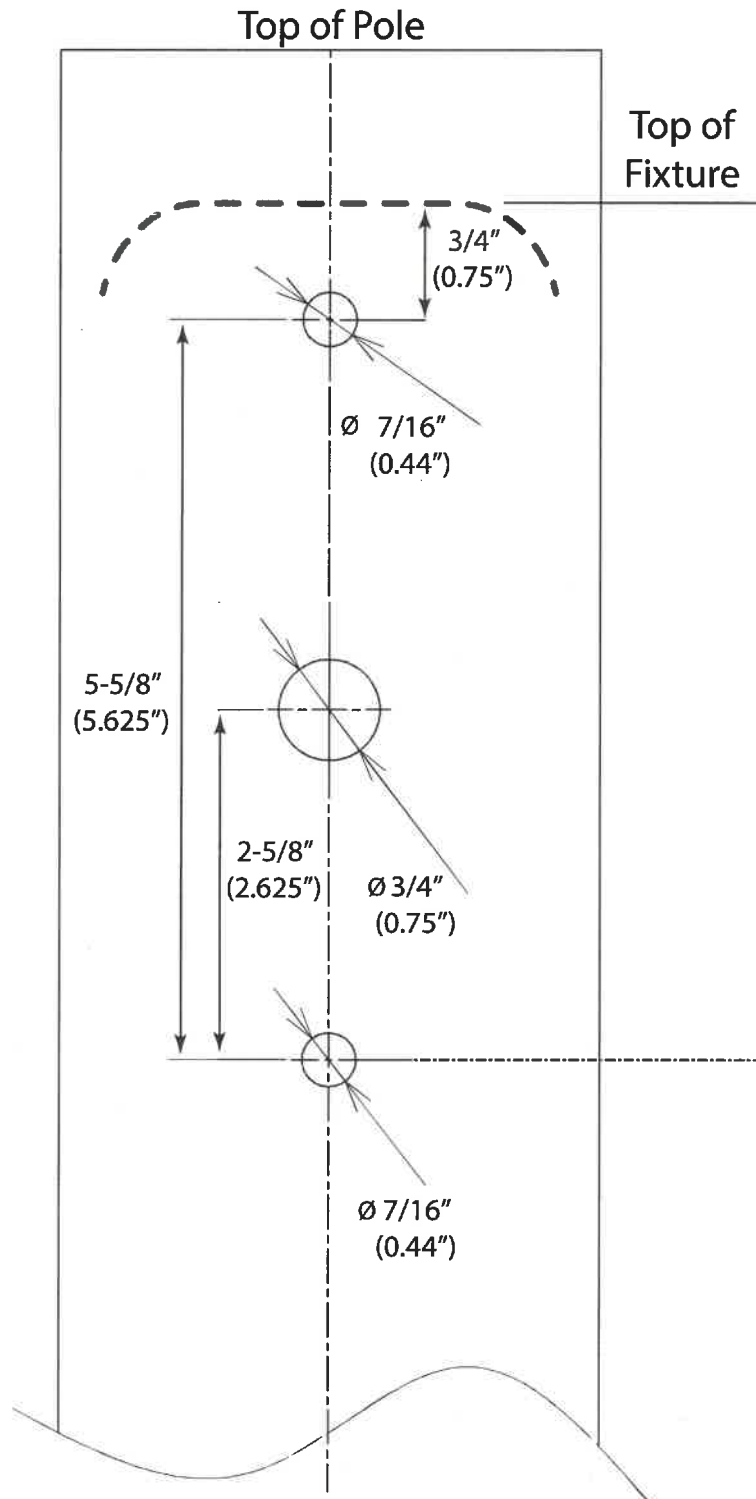
**Operation**

Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the nighttime mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. A motion sensor (MSL3 or MSL7) can be used with PND to temporarily override the dimming profile when motion is detected. Three factory programmed PND profiles are available for selection:



**Pole Mount Drilling Dimensions for New Construction**

For more details, consult the Arieta Installation Guide



**Mounting Pole Drilling Dimensions for New Construction**

# ENGINEERING PLANS FOR HERITAGE FARM - BANQUET CENTER

SECTION 34, TOWNSHIP 37 NORTH, RANGE 8 EAST  
5139-5199 S SCHLAPP ROAD  
OSWEGO, IL 60543  
KENDALL COUNTY  
AUGUST, 2022

LEGEND	
---	PROPERTY BOUNDARY
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GREASE SERVICE LINE
---	PROPOSED WWT LINE
---	EXISTING FENCELINE
---	PROPOSED BELT FENCE
---	EXISTING SPOT SHOT
---	PROPOSED SPOT GRADE
---	PROP
---	WATER
---	HYDRANT
---	VALVE
---	VALVE VAULT
---	INLET-ORIG
---	INLET OR MANHOLE
---	FLARED END SECTION
---	CLEANOUT
---	MANHOLE
---	UTILITY POLE
---	UTILITY POLE
---	UTL. CABINET
---	UTL. RUSTIC
---	UTL. POLE
---	UTL. POLE
---	TRAFFIC SIGNAL
---	ELECTRIC SIGNAL
---	GAS VALVE
---	PROP
---	BLANK MONUMENT
---	PROPERTY PIN
---	CHEELED MARK
---	BENCHMARK
---	BAR & TACK
---	SOIL BORING
---	OVERHEAD RELIEF
---	FLOW DIRECTION

PROJECT  
LOCATION



**BENCHMARKS:**  
BM#1 - SURVEY SPIRE AT SOUTHWEST CORNER OF SUBJECT PROPERTY.  
ELEVATION = 723.43  
BM#2 - MAGNAIL AT EDGE OF PAVEMENT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.  
ELEVATION = 730.63

**PLANS PREPARED FOR:**  
LYDIA RAMIREZ  
1132 STATE ROUTE 126  
SAUNDERSVILLE, IL 62456  
LYMIA729@GMAIL.COM

**CIVIL ENGINEER:**  
TEBRACCE ENGINEERING  
410 E CHURCH ST., SUITE A  
SAUNDERSVILLE, IL 62456  
(815) 746-0195  
INFO@TEBRACCEENGINEERING.COM  
WWW.TEBRACCEENGINEERING.COM

**INDEX TO SHEETS**

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLANS
6. GENERAL NOTES & DETAILS

PROFESSIONAL ENGINEERS CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL

JOHN J. TEBRACCE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Illinois. I AM NOT PROVIDING ANY DESIGN OR CALCULATION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

COVER UNDER MY HAND & SEAL THIS 8th DAY OF AUGUST, 2022.

*John J. Tebracce*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
No. 0031041881 LICENSE NO. 15, 1521



ANY PROJECT IN WHICH I AM PROVIDING ENGINEERING PLANS MAY BE APPROVED, DENIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN PERMISSION BY TEBRACCE ENGINEERING.

SURVEY COMPLETED BY:  
**Phillip D Young**  
ASSOCIATES, INC.  
LAND SURVEYING - TOPOGRAPHIC MAPPING  
16-#184-002775  
11078 SOUTH BRIDGE STREET, YORKVILLE, IL 60550  
PHONE 815-533-1590 EMAIL PHIL@YOUNGDCONSTRUCT.NET

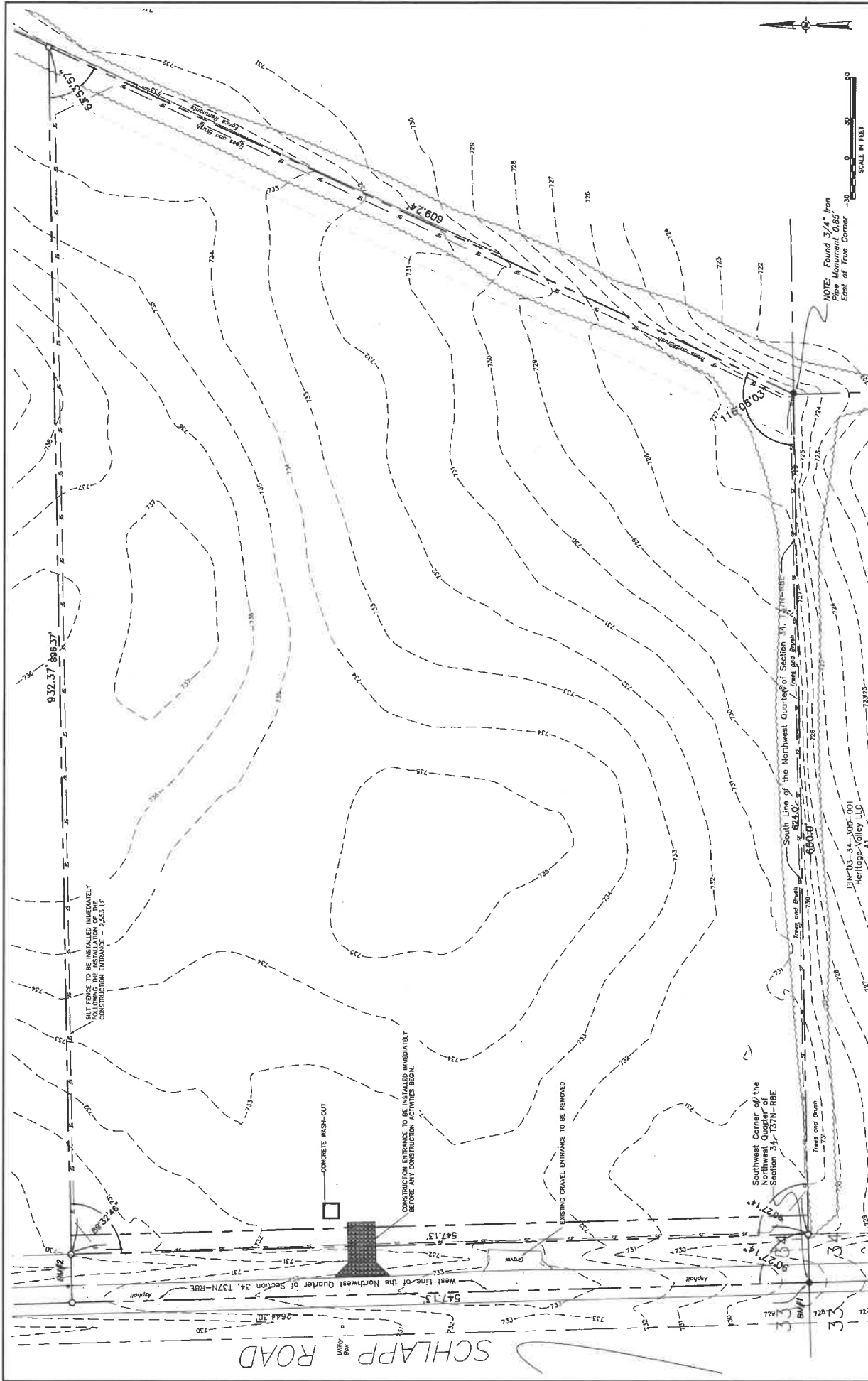



**Know what's below.  
Call before you dig.**

Connecticut and other states have similar laws. Inquiries of all underground utilities prior to digging. Contact 811 (IL) or 1-800-487-4871. Locating for (Illinois) at 1-800-882-0129 or call 811.

**UTILITY STATEMENT**  
THE UNDERSIGNED HAS BEEN ADVISED THAT THE LOCATION OF ALL UTILITIES HAS BEEN LOCATED BY THE UTILITY COMPANIES AND THE LOCATION OF ALL UTILITIES HAS BEEN MARKED ON THE PLANS. THE UTILITY COMPANIES HAVE BEEN ADVISED OF THE LOCATION OF ALL UTILITIES AND THE LOCATION OF ALL UTILITIES HAS BEEN MARKED ON THE PLANS. THE UTILITY COMPANIES HAVE BEEN ADVISED OF THE LOCATION OF ALL UTILITIES AND THE LOCATION OF ALL UTILITIES HAS BEEN MARKED ON THE PLANS.

NO.	DATE	REVISION
1	8/1/22	ISSUE FOR PERMIT



 <b>TEBURGE ENGINEERING</b> 418 E. MAIN ST. SUITE 200 • BANNOCK, IL 60408 PHONE (815) 780-0100 • <a href="http://TEBURGEENGINEERING.COM">TEBURGEENGINEERING.COM</a>	PREPARED FOR: <b>LYDIA RAMIREZ</b> 1152 STATE ROUTE 126, PLAINFIELD, IL	PROJECT NO. 21.003.01 SCALE: 1" = 30' DATE: JUNE 14, 2022	SHEET NO. <b>2</b> OF 6 SHEETS
	<b>HERITAGE FARM - BANQUET CENTER</b> <b>EXISTING CONDITIONS &amp; DEMOLITION PLAN</b>		

### TYPICAL SOIL PROTECTION CHART

ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
1. Earthwork - 100% Erosion Control																					
2. Earthwork - 50% Erosion Control																					
3. Earthwork - 25% Erosion Control																					
4. Earthwork - 10% Erosion Control																					
5. Earthwork - 5% Erosion Control																					
6. Earthwork - 0% Erosion Control																					
7. Final Grading																					
8. Final Stabilization																					
9. Final Landscaping																					
10. Final Planting																					
11. Final Inspection																					
12. Final Approval																					
13. Final Completion																					
14. Final Handover																					
15. Final Closeout																					

1 - Earthwork - 100% Erosion Control  
 2 - Earthwork - 50% Erosion Control  
 3 - Earthwork - 25% Erosion Control  
 4 - Earthwork - 10% Erosion Control  
 5 - Earthwork - 5% Erosion Control  
 6 - Earthwork - 0% Erosion Control  
 7 - Final Grading  
 8 - Final Stabilization  
 9 - Final Landscaping  
 10 - Final Planting  
 11 - Final Inspection  
 12 - Final Approval  
 13 - Final Completion  
 14 - Final Handover  
 15 - Final Closeout

### SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SCHEDULE	SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE
TEMPORARY CONSTRUCTION SITES	
PERMANENT CONSTRUCTION SITES	
FOUNDATION / BUILDING CONSTRUCTION	
LANDSCAPING / SITE / FINAL STABILIZATION	

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHOWING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.  
 2) THE SCHEDULE MUST COMPLY WITH REQUIREMENTS OF CONSTRUCTION.

#### BEST MANAGEMENT PRACTICE NOTES

1. SEE FINALIZED CONSTRUCTION SCHEDULE. THE CONSTRUCTION MUST BE A MINIMUM OF 14 IN NORTH AND 10 IN WEST OF ALL EXISTING PERMANENT BARRIERS. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET CLEARANCE FROM ALL EXISTING PERMANENT BARRIERS. ALL TEMPORARY BARRIERS SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET CLEARANCE FROM ALL EXISTING PERMANENT BARRIERS. ALL TEMPORARY BARRIERS SHALL BE MAINTAINED AT ALL TIMES.
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#### GENERAL CONTRACTOR / OWNER SHALL COORDINATE WITH CONTRACTORS WILL BE

ALL OTHER SHIPY SERVICES AND HAVE THIS WITH THE CONTRACTORS CERTIFICATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET CLEARANCE FROM ALL EXISTING PERMANENT BARRIERS. ALL TEMPORARY BARRIERS SHALL BE MAINTAINED AT ALL TIMES.

#### ACREAGE SUMMARY

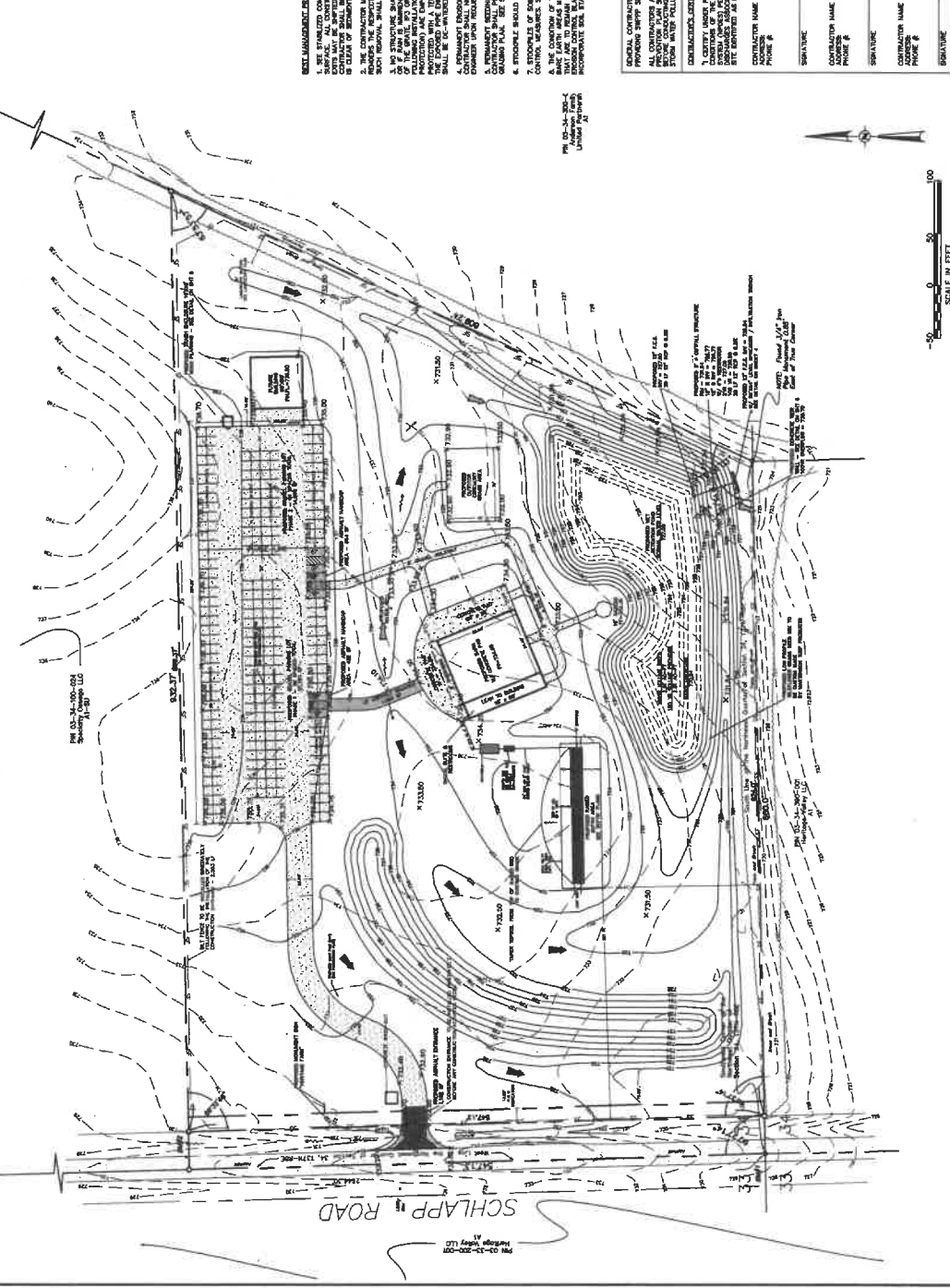
TOTAL SITE AREA	8.37 AC
TOTAL IMPROVED AREA	8.37 AC
PROPOSED IMPROVED AREA	1.72 AC
LANDSCAPED AREA	3.68 AC
PROPOSED OPEN SPACE	7.2

NAME OF ARCHITECT (FIRM)	DATE
NAME OF ARCHITECT (INDIVIDUAL)	DATE
NAME OF GENERAL CONTRACTOR (FIRM)	DATE
NAME OF GENERAL CONTRACTOR (INDIVIDUAL)	DATE

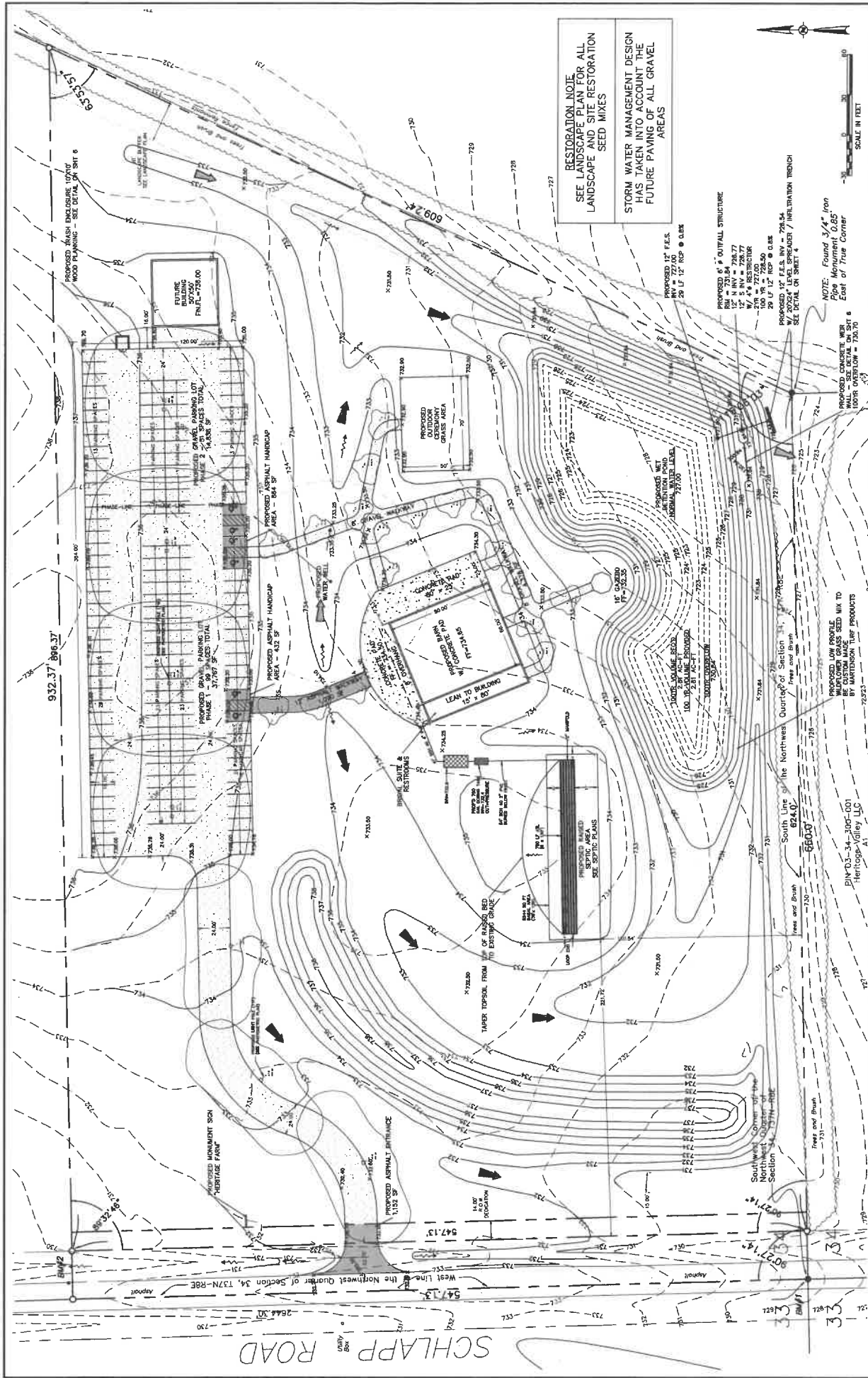
STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

MAP SHEET - 8.37 AC

BY EXISTING WATERS - EXISTING DRAIN







**RESTORATION NOTE**  
SEE LANDSCAPE PLAN FOR ALL LANDSCAPE AND SITE RESTORATION SEED MIXES

**STORM WATER MANAGEMENT DESIGN**  
HAS TAKEN INTO ACCOUNT THE FUTURE PAVING OF ALL GRAVEL AREAS

PROPOSED 12" P.E.C.S.  
R/W = 727.00  
12" 5 R/W = 728.77  
20" 12" RCP @ CURB  
20" 12" RCP @ CURB

PROPOSED 6" 6" OUTFALL STRUCTURE  
R/W = 727.54  
12" 5 R/W = 728.77  
20" 12" RCP @ CURB  
20" 12" RCP @ CURB  
100% W/ 2022A LEVEL SPREADER / INFILTRATION TRENCH  
SEE DETAIL ON SHEET 4

NOTE: Found 3/4" Iron Pipe Monument 0.65' from East of True Corner

PROJECT NO. 22-833-01  
SHEET NO. **5**  
SCALE: 1" = 30'  
DATE: JUNE 14, 2022  
OF 8 SHEETS

HERITAGE FARM - BANQUET CENTER  
CIVIL SITE PLAN

PREPARED FOR:  
**LYDIA RAMIREZ**  
1152 STATE ROUTE 126, PLAINFIELD, IL

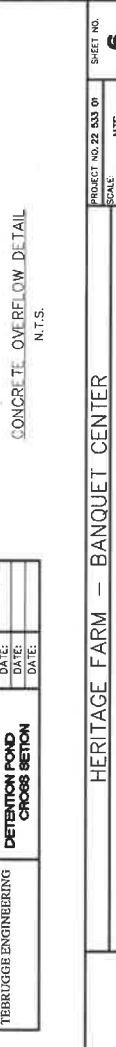
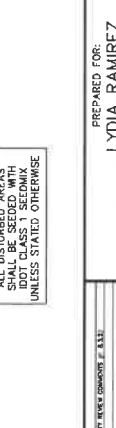
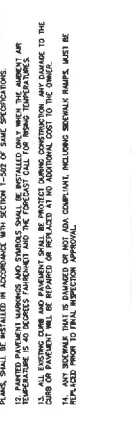
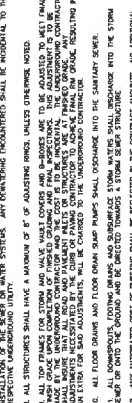
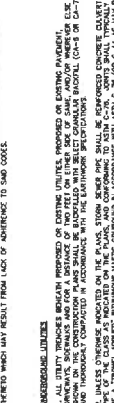
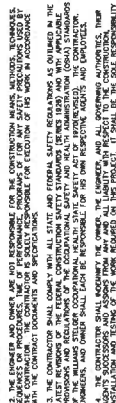
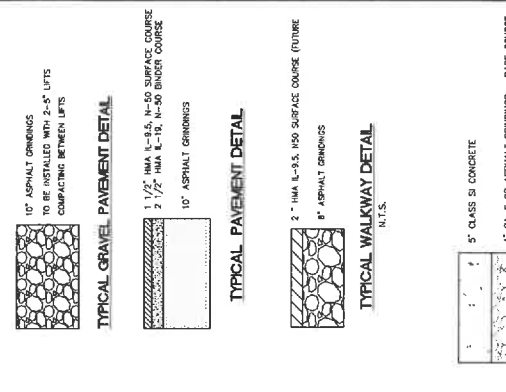
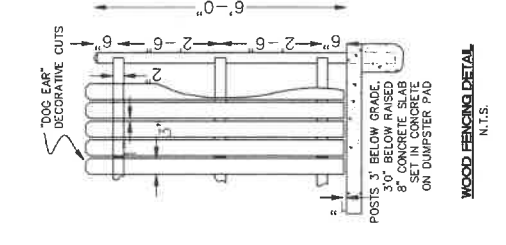
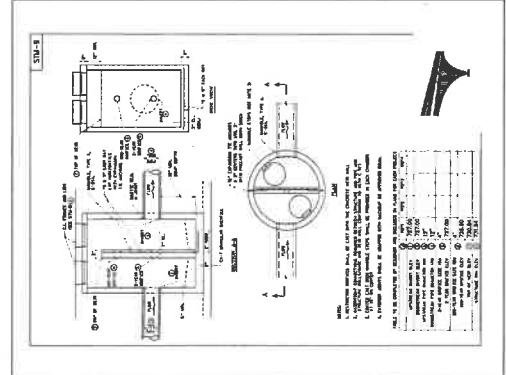
TEBRUGGE ENGINEERING  
100 E. FRONT STREET - SUITE A - BANGORVILLE, IL 62424  
PHONE: 618-786-0105    TEBRUGGE@TEBRUGGEENGINEERING.COM





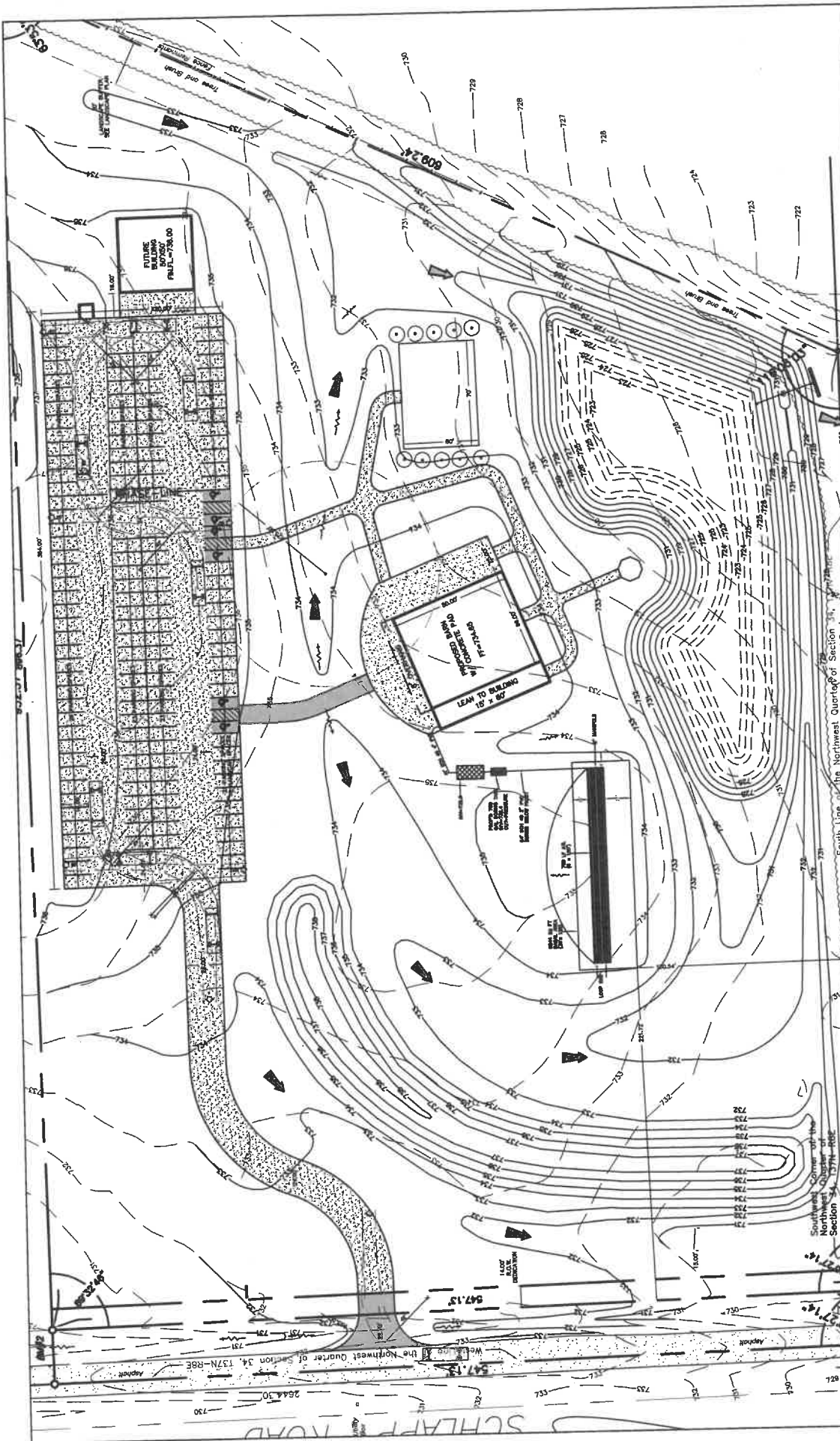
**GENERAL CONDITIONS**

1. ALL CONTRACTOR WORK SHALL BE IN ACCORDANCE WITH SECTION 010 OF THE L.O.C. SPECIFICATIONS WHICH ARE OBTAINED BY THE ARCHITECT FROM THE ARCHITECT'S OFFICE AND SHALL BE KEPT ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL PROVIDE ALL PROTECTIVE AND SAFETY MEASURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
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<p>ALL DISTURBED AREAS SHALL BE SEEDED WITH BEST CLASS 1 SEEDMIX UNLESS STATED OTHERWISE</p>		<p>TITLE: <b>DETENTION POND CROSS SECTION</b></p>	<p>DATE: 10/01/08</p>
<p>TEBRUGGE ENGINEERING</p>		<p>DATE: 10/01/08</p>	<p>DATE: 10/01/08</p>
<p>1152 STATE ROUTE 126, PLAINFIELD, IL</p>		<p>PREPARED FOR: <b>HERITAGE FARM - BANQUET CENTER</b></p>	<p>PROJECT NO. 23 03 00</p>
<p>ARCHITECT: <b>LYDIA RAMIREZ</b></p>		<p>GENERAL NOTES &amp; DETAILS</p>	<p>SCALE: N.T.S.</p>
<p>TEBRUGGE ENGINEERING</p>		<p>DATE: 10/01/08</p>	<p>SHEET NO. <b>6</b></p>
<p>PHONE: 815-284-9159</p>		<p>TEBRUGGEENGINEERING.COM</p>	<p>OF 6 SHEETS</p>
<p>DATE: 10/01/08</p>		<p>DATE: 10/01/08</p>	<p>DATE: 10/01/08</p>

Exhibit F



PROJECT NO. 22 888 88		SHEET NO. <b>1</b>
SCALE: 1" = 40'		
DATE: 08/20/20		OF 1 SHEETS

**HERITAGE FARM BANQUET CENTER  
FIRE PLAN**

PREPARED FOR:  
**LYDIA RAMIREZ**  
1152 ROUTE 126, PLAINFIELD, IL

NO.	DATE	NOTES
1		ISSUED FOR PERMITS

**TEBRUGGE ENGINEERING**  
100 E. CHURCH STREET, SUITE # 9  
PHONE: 618-246-2222    EMAIL: TEBRUGGE@TEBRUGGE.COM