ORDINANCE NO. 2025-4489

AN ORDINANCE ACCEPTING A TRANSFER AND ASSIGNMENT FROM M/I HOMES OF CHICAGO TO THE VILLAGE OF BARRINGTON, TITLE TO AND DEDICATION TO THE VILLAGE OF BARRINGTON OF CERTAIN IMPROVEMENTS LOCATED WITHIN THE BRENTWOOD SUBDIVISION

WHEREAS, the Village of Barrington, Cook and Lake Counties, Illinois (the "Village") adopted Ordinance No. 17-3961 ("Ordinance No. 17-3961") and thereby approved a special use for a planned unit development known as the Brentwood Residential Planned Development for the real property which is now legally described on that certain Final Plat of Subdivision recorded with the Cook County Recording Division on October 26, 2017 as Document No. 1729929050 (sometimes hereinafter referred to as "Brentwood"), as follows:

BRENTWOOD SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

; and

WHEREAS, the Brentwood Residential Planned Development was developed by M/I Homes of Chicago LLC ("Developer") pursuant to said Ordinance No. 17-3961; and

WHEREAS, pursuant to said Ordinance No. 17-3961 the Developer was required to construct the improvements and facilities within and/or to serve the Brentwood Residential Planned Development, certain of which are intended to be accepted for dedication by the Village, consisting of such water mains and sanitary sewer mains located within public Village rights-of-way and/or within any Village easements and that certain storm sewer catch basin located in the Grove Avenue right-of-way, all of which Subject Improvements are depicted on the attached "As-Builts" which are attached hereto and thereby made a part hereof as Group Exhibit B (the "Subject Improvements"), but specifically excluding all private water and sanitary sewer services and also excluding any other storm sewers or any other stormwater management facilities.

WHEREAS, the Developer has constructed and completed the improvements and facilities it was required to construct in substantial compliance with the approved plans and specifications relating thereto and the condition of said improvements has been approved by the Village Engineer and by the Director of Public Works of the Village; and

WHEREAS, the Village desires to accept the assignment and transfer by the Developer of title to and dedication of the Subject Improvements as described herein in their respective as-built condition of the Subject Improvements as depicted on Group Exhibit B.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, as follows that:

SECTION 1: The recitations hereinabove contained in the preamble to this Ordinance are true and correct and the same are incorporated herein by reference as the findings of the Corporate Authorities of the Village of Barrington to the same extent as if each had been set forth herein in its entirety as such findings.

SECTION 2: The Corporate Authorities of the Village, on behalf of the Village, hereby accept title to and dedication of each water main and sanitary sewer main constructed by M/I Homes of Chicago, LLC to serve Brentwood located within a Village right-of-way and/or within any Village easement, as well as that certain storm sewer catch basin constructed by the Developer in Grove Avenue (collectively, the "Subject Improvements"), which Subject Improvements are hereby assigned and transferred to the Village by M/I Homes of Chicago, LLC, and dedication of such Subject Improvements is hereby accepted by the Village in their as-built conditions as depicted on Group Exhibit B, but excluding all private water and/or sanitary sewer services, and also excluding all other storm sewers and all other stormwater management facilities which are part of the Brentwood Residential Planned Development.

SECTION 3: The Village hereby accepts from M/I Homes of Chicago, LLC the assignment and transfer to the Village of any and all rights the Developer may have in and to the Subject Improvements installed and constructed as part of the Brentwood Residential Planned Development and substantially as set forth in the Bill of Sale attached hereto and expressly made a part hereof as Exhibit A. The Village President and Village Clerk of the Village of Barrington, or their respective duly authorized designees are hereby authorized and directed to take the appropriate and necessary action to implement the acceptance of the Bill of Sale and the assignment and transfer of rights set forth therein.

SECTION 4: The Village President and/or the Village Manager of the Village of Barrington, or their respective designee shall be and are hereby each authorized and empowered to execute and the Village Clerk is authorized to attest such other instruments of transfer as are necessary to implement the matters approved herein.

SECTION 5: This Ordinance shall take effect from and after its passage and approval as provided by law.

PASSED THIS 27 DAY OF January, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sholeen, Wondrasek, Moran, Prigge and President Darch

NAYS: None

ABSENT: Trustee Duncan

ABSTAIN: None

APPROVED THIS 27 DAY OF January, 2025

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED THIS
27 DAY OF January, 2025.

Tony Ciganek

Tony Ciganek, Village Clerk

Exhibit A

BILL OF SALE

RE: BRENTWOOD SUBDIVISION

LEGAL DESCRIPTION: BRENTWOOD SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BARRINGTON, COOK COUNTY, ILLINOIS

Permanent Index Numbers: 01-12-407-019, 01-12-407-020, 01-12-407-021, 01-12-407-022, 01-12-407-023, and 01-12-407-024

KNOW ALL MEN BY THESE PRESENTS, that M/I Homes of Chicago, LLC (hereinafter referred to as the "Developer") in consideration of Ten Dollars ($10.00) and other good and valuable consideration does hereby grant, sell, transfer, assign, convey, deliver, and dedicate unto the Village of Barrington, (the "Village") an Illinois municipal corporation in Cook and Lake Counties, Illinois, the following improvements to real estate and/or items of personal property, to wit:

1. Each water main and sanitary sewer main constructed by M/I Homes of Chicago, LLC to serve Brentwood located within a Village right-of-way and/or within a Village easement as well as that certain storm sewer catch basin constructed by the Developer in Grove Avenue which was installed and constructed as part of the Brentwood Residential Planned Development (the "Subject Improvements"), as the as-built condition of the Subject Improvements is depicted on Exhibit A attached hereto and thereby made a part hereof, but excluding all private water services and/or sanitary sewer services, and also excluding all other storm sewers and all other stormwater management facilities which are part of the Brentwood Residential Planned Development.

2. Notwithstanding the foregoing, each and every part and item of the private improvements and facilities including but not limited to the roadways, sidewalks, storm sewer system, parkway landscaping, common space landscaping and street lighting installed and constructed as part of Ordinance No. 17-3961 which are not part of the Subject Improvements are not granted, sold, transferred, assigned, conveyed, or dedicated to the Village inasmuch as such improvements are private and shall remain privately owned and maintained by the Brentwood Homeowners Association or other homeowners association entity established for the Brentwood Residential Planned Development approved by Ordinance No. 17-3961.

3. The intent and purpose of this Bill of Sale is to dedicate, grant, sell, transfer, assign, convey and deliver to the Village the ownership and title to the Subject Improvements as set forth in Section 1 hereof installed and constructed as part of Ordinance No. 17-3961, as the as-built condition of which Subject Improvements are depicted in Exhibit A. The Developer does hereby covenant that it is the lawful owner of the aforedescribed Subject Improvements; that such items are free from all encumbrances; that the Developer has the right to grant, sell, transfer, assign, convey, deliver, and dedicate the same as aforesaid; and that the Developer warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of the Developer.

4. For purposes of this Bill of Sale any reference herein to the "Brentwood Subdivision" or phrases of similar import shall mean and refer to the Final Plat of Subdivision of the Brentwood Subdivision which was recorded in the Office of the Recorder of Cook County, Illinois on the 26th day of October, 2017 as document number 1729929050, and/or the Brentwood Residential Planned Development as authorized by Village of Barrington Ordinance No. 17-3961.

Executed at _____, Illinois, this _____day of _____, 2025.

M/I Homes of Chicago, LLC

By: _____
Its Manager, and duly authorized agent

Attest: _____
Its _____, and duly authorized agent

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the Manager of M/I HOMES OF CHICAGO, LLC, and _____ personally known to me to be the _____ of said Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and _____, they signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Managers of said Limited Liability Company as their free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____ 2025.

_____
Notary Public
Commission Expires: _____

Group Exhibit B

As-Built Brentwood Subdivision Dated April 19, 2024

RECORD DRAWINGS
FINAL ENGINEERING PLANS FOR
BRENTWOOD SUBDIVISION
VILLAGE OF BARRINGTON, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	⊙	⊙
CATCH BASIN	○	▪
INLET	▭	▪
CLEANOUT	●	●
WATER MAIN	W	8" W
VALVE VAULT	⊙	⊙
VALVE BOX	○	⊠
FIRE HYDRANT	⋎	⋎
FLARED END SECTION	▵	▵
COMBINED SEWER	CS	CS
STREET LIGHT/PARKING LOT LIGHT	⌑	⌑
POWER POLE	□	⊸
STREET SIGN	⊤	⊤
FENCE		
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CTV	CTV
HIGH WATER LEVEL	HW. XXX	HW. XXX
NORMAL WATER LEVEL	NW. XXX	NW. XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXXXX	FF = XXX.XX
TOP OF FOUNDATION	TF = XXXXX	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXXXX	GF = XXX.XX
HIGH OR LOW POINT		⊙ = ⊛
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		3.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

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*	4	GRADING PLAN - NORTH
*	5	GRADING PLAN - SOUTH
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	14	CONSTRUCTION DETAILS
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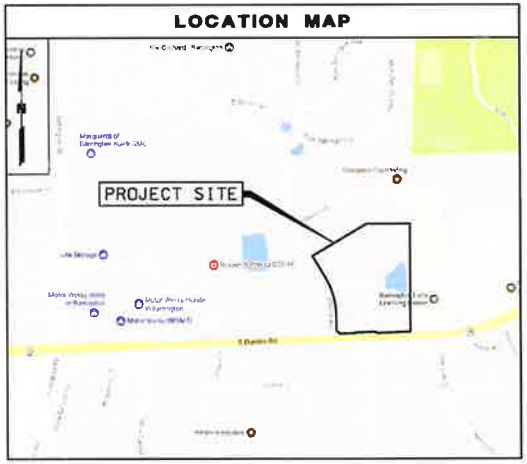
	16	PROJECT SPECIFICATIONS

* INCLUDED AS PART OF THIS PLAN SET

LOCATION MAP



ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

BENCHMARKS

SOURCE BENCHMARK:
NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF BARRINGTON ROAD AND ASPHALT ENTRANCE DRIVEWAY TO MOTOR WERKS SALES CENTER AT 1475 BARRINGTON ROAD, FIRE HYDRANT IS 211 FEET NORTH OF CENTERLINE OF BEFORE DRIVEWAY.
ELEVATION = 877.49

SITE BENCHMARK 1:
CUT CROSS IN CURB ON THE WEST SIDE OF GROVE AVENUE, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF DUNDEE ROAD.
ELEVATION = 881.35

SITE BENCHMARK 2:
CUT CROSS IN CURB ON THE WEST SIDE OF GROVE AVENUE, APPROXIMATELY 60 FEET NORTH OF THE CENTERLINE OF ENTRANCE DRIVE TO 24 EAST DUNDEE ROAD.
ELEVATION = 877.76

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig Excluding Sat, Sun, & Holidays!
1-800-892-0123

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

KEVIN J. MATRAY 062-036360 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ENGINEER'S SIGNATURE

ENGINEER'S SEAL

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
M/I HOMES
MOVE UP
400 East Diehl Road, Suite 230
Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
04/19/24	RECORD DRAWINGS	RMB
02/01/24	RECORD DRAWINGS	KJM
09/13/23	RECORD DRAWINGS	JJD
02/28/23	RECORD DRAWINGS	GTC
06/18/18	RECORD DRAWINGS	SSS
01/03/18	REVISED FOR LIGHT FIXTURE	KJM
12/21/17	REVISED FOR STORM SERVICES	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	06/16/17
SCALE	N.T.S.

COVER SHEET
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 1 OF 16
PROJECT NUMBER 3182
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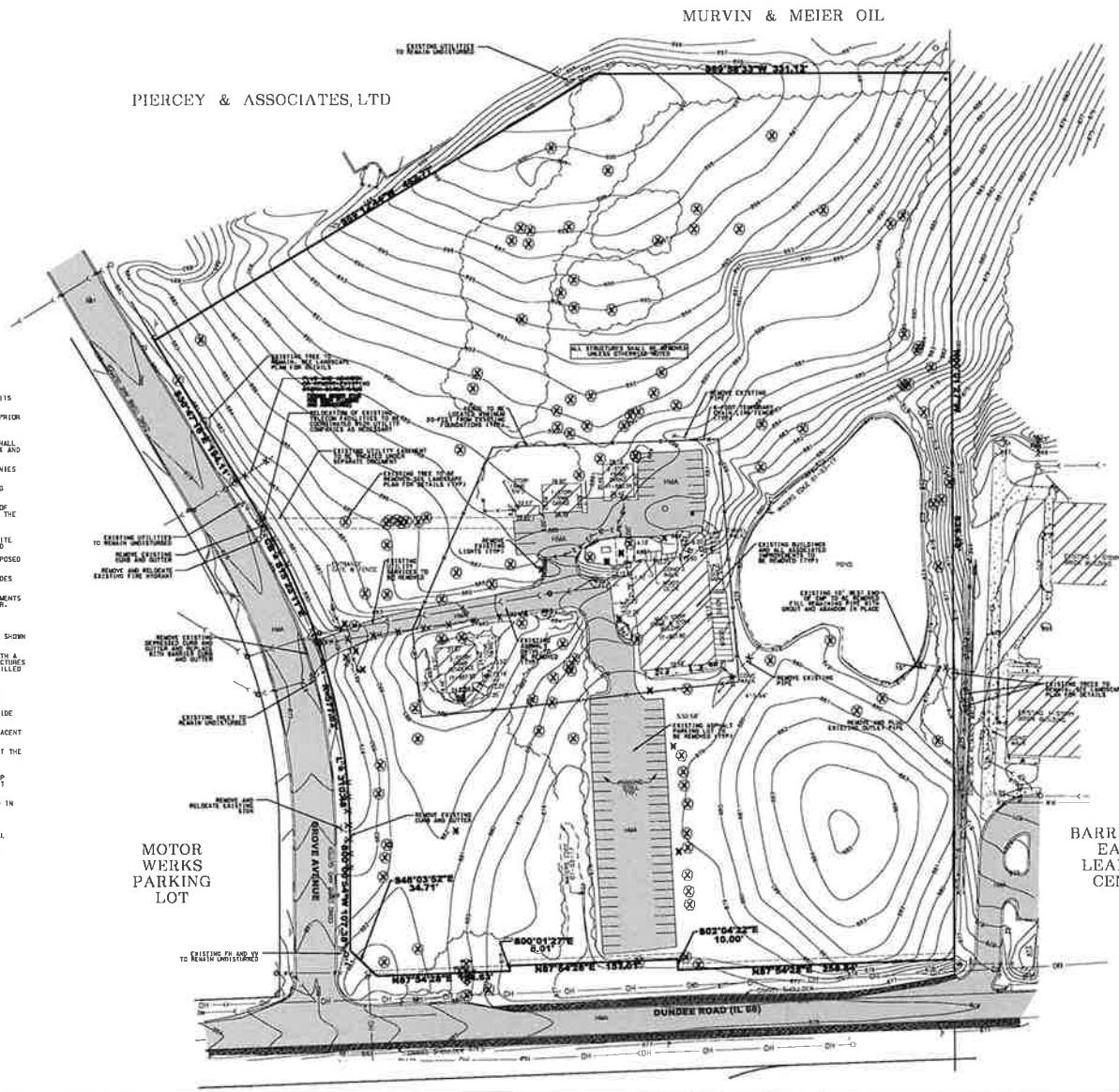
ILLINOIS FIRM LICENSE 184-002644

RECORD DRAWINGS - 04/19/24

MURVIN & MEIER OIL

PIERCEY & ASSOCIATES, LTD



N

SCALE 1" = 50'
0 50 100

AREA:
PROPERTY CONTAINS 493,403.85 SQUARE FEET OR 11.33 ACRES, MORE OR LESS

P.I.N.'S:
PARCEL 1 PIN: 01-12-400-005
PARCEL 2 PIN: 01-12-400-006

PROPERTY DESCRIPTION:

PARCEL 1 LEGAL DESCRIPTION:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES, 01 MINUTES, 27 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 447.72 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 58 MINUTES, 33 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 331.12 FEET; THENCE SOUTH 01 DEGREES, 01 MINUTES, 27 SECONDS EAST ALONG A LINE THAT IS PERPENDICULAR TO AN EASTERLY LINE OF GRAND SUBDIVISION RECORDED FEBRUARY 15, 1974 AS DOCUMENT 22818530, RECORDED FEBRUARY 15, 1974, A DISTANCE OF 482.77 FEET TO SAID EASTERLY LINE; THENCE SOUTH 27 DEGREES, 47 MINUTES, 16 SECONDS EAST ALONG SAID EASTERLY LINE, PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 184.51 FEET TO A POINT OF CURVATURE THEREIN; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID EASTERLY LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 577.52 FEET FOR AN ARC DISTANCE OF 310.48 FEET AND A CHORD BEARING SOUTH 13 DEGREES, 33 MINUTES, 11 SECONDS EAST TO A POINT OF TANGENCY THEREIN; THENCE SOUTH 00 DEGREES, 00 MINUTES, 54 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 107.38 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS DESCRIBED AS PARCEL 2FA00004 IN DOCUMENT 551474449638, RECORDED MAY 27, 2005; THENCE SOUTH 48 DEGREES, 03 MINUTES, 52 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND A DISTANCE OF 34.71 FEET; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL AND ITS EASTERLY EXTENSION A DISTANCE OF 9.83 FEET TO THE WEST LINE OF THE EAST 330.78 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES, 01 MINUTE 27 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 365.24 FEET TO 2ND NORTH LINE OF THE SOUTH 413.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 114.91 FEET TO THE WEST LINE OF THE EAST 215.84 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES, 01 MINUTE, 27 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 360.22 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION AS DESCRIBED AS PARCEL 2FA00009 IN DOCUMENT 551474449638, RECORDED MAY 27, 2005; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT A DISTANCE OF 151.01 FEET TO A NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 02 DEGREES, 04 MINUTES, 22 SECONDS EAST ALONG AN EASTERLY LINE OF SAID PARCEL A DISTANCE OF 10.00 FEET; THENCE NORTH 87 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG A NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 334.44 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES, 01 MINUTE, 27 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 838.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND CONTAINING 10.368 ACRES MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION:
THE NORTH 385.00 FEET OF THE SOUTH 413.00 FEET OF THE WEST 114.64 FEET OF THE EAST 330.78 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND CONTAINING 0.981 ACRES MORE OR LESS.

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 01/03/17 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS ON GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY AND/OR GRADING PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THIS CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
12. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES, LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
13. ANY EXISTING PAVEMENT TO REMAIN SHALL BE BROKEN UP IN PLACE TO PROVIDE ADEQUATE DRAINAGE.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
17. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
18. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
19. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
M/I HOMES
MOVE UP
400 East Diehl Road, Suite 230
Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
02/28/23	RECORD DRAWINGS	GTG
09/22/17	REVISED PER VILLAGE AND SD220 COMMENTS	KJM
08/28/17	REVISED PER INTERNAL REVIEW	KJM

DESIGNED	KJM
DRAWN	DWF
APPROVED	KJM
DATE	08/15/17
SCALE	1" = 50'

EXISTING CONDITIONS & DEMOLITION PLAN

BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 2 OF 16

PROJECT NUMBER: 3182
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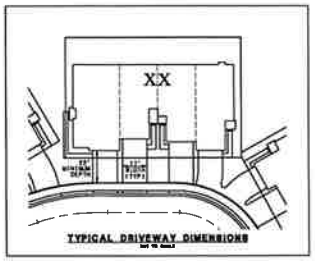
ILLINOIS PRN LICENSE 184-002984

RECORD DRAWINGS - 04/19/24



MURVIN & MEIER OIL

PIERCEY & ASSOCIATES, LTD

BARRINGTON
MIDDLE SCHOOL

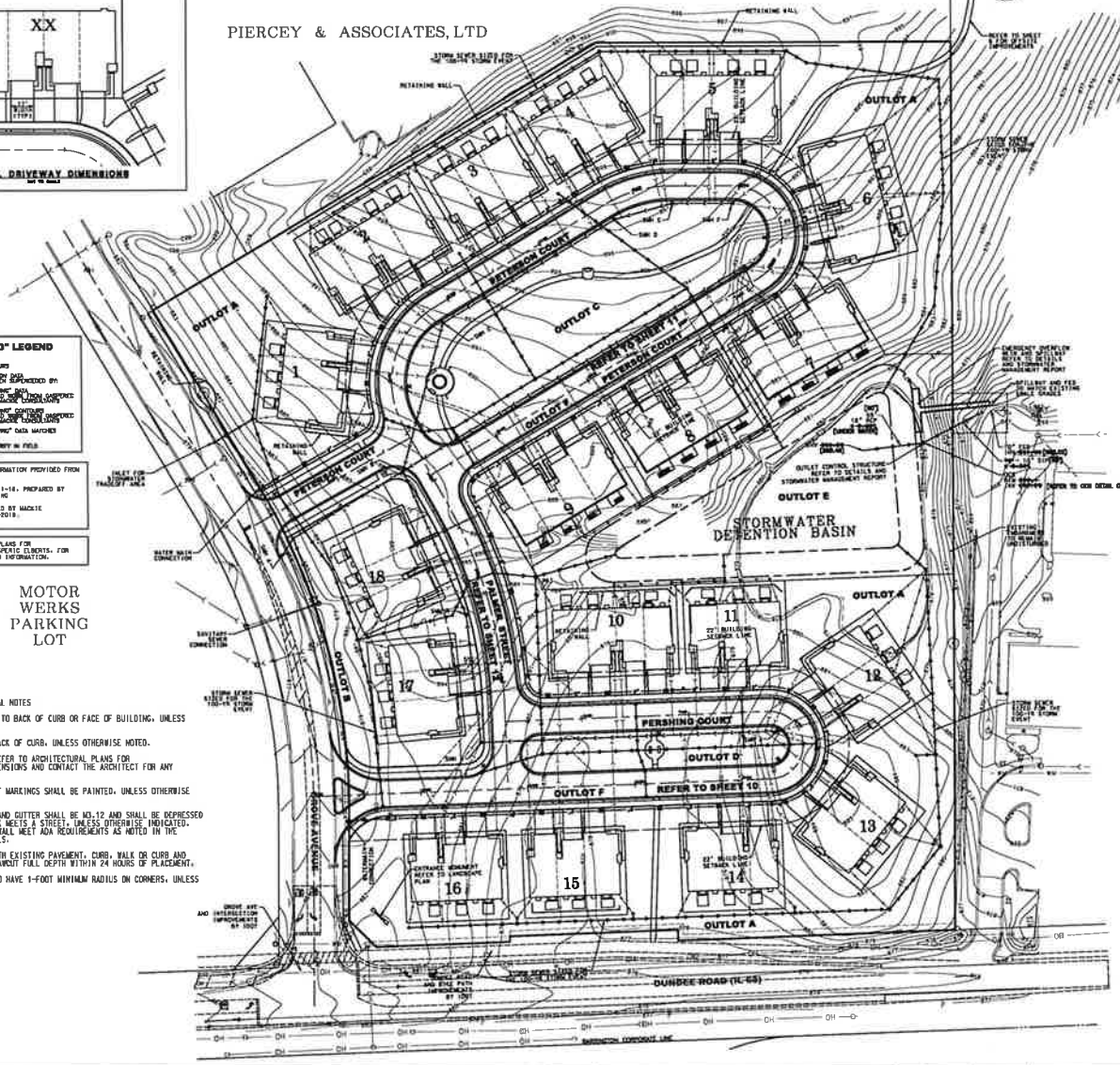
NOTE: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:

-RECORD GRADING FOR LOTS 1-16, PREPARED BY GESPERIC ELEMENTS CONSULTING

-RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 08-18-2016.

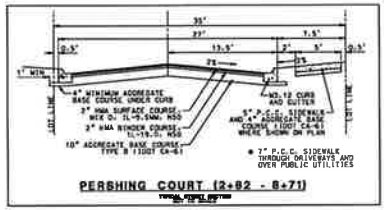
REFER TO RECORD GRADING PLANS FOR LOT 1-16, PREPARED BY GESPERIC ELEMENTS, FOR ADDITIONAL RECORD GRADING INFORMATION.

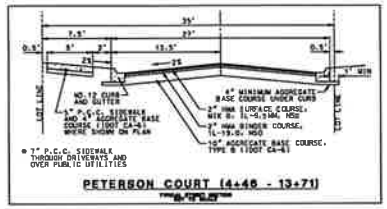
MOTOR
WERKS
PARKING
LOT

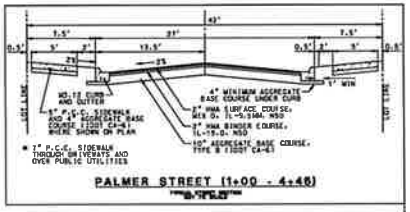


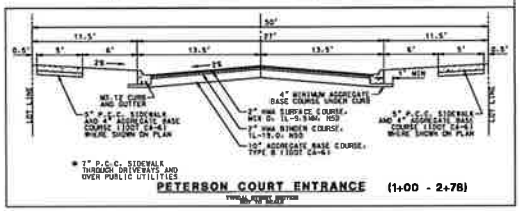
BARRINGTON
EARLY
LEARNING
CENTER

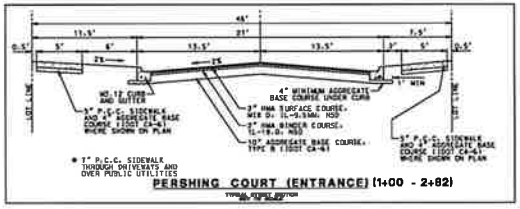
REFER TO SHEET 6 FOR TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS











OVERALL SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
7. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

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MOVE UP
400 East Diehl Road, Suite 230
Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
02/28/23	RECORD DRAWINGS	QTC
06/18/18	RECORD DRAWINGS	BDS
12/21/17	REVISED FOR STORM SERVICES	KJM
12/01/17	REVISED FOR WATER SERVICES	KJM
09/22/17	REVISED PER VILLAGE AND SD220 COMMENTS	KJM
08/23/17	REVISED PER INTERNAL REVIEW	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/18/17
SCALE	1" = 50'

OVERALL SITE PLAN
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 3 OF 16

PROJECT NUMBER: 3162

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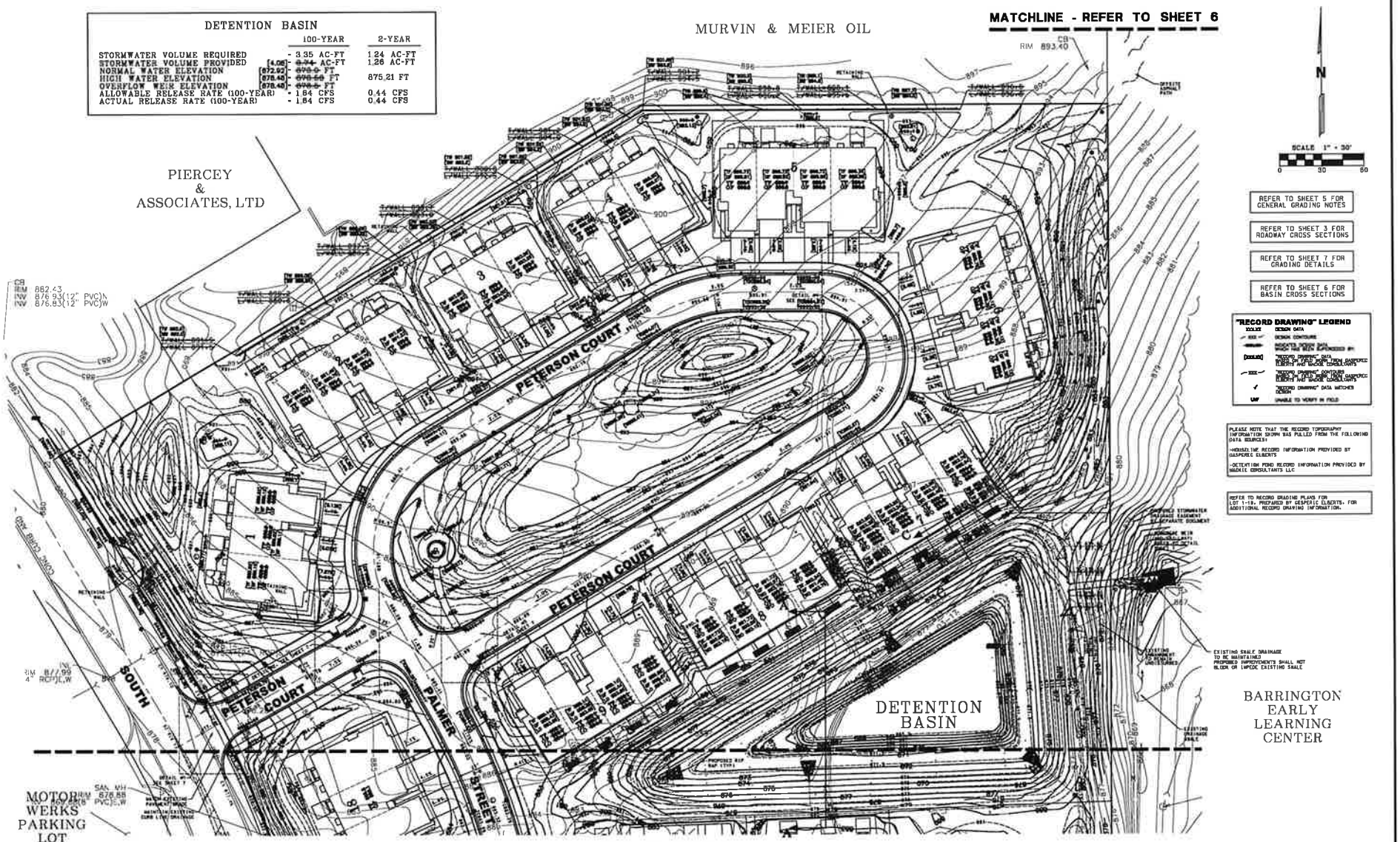
ILLINOIS FIRM LICENSE 184-009884

RECORD DRAWINGS - 04/19/24



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400 East Diehl Road, Suite 230
Naperville, IL 60563
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Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
04/19/24	RECORD DRAWINGS	KMB
02/01/24	RECORD DRAWINGS	KJM
09/13/23	RECORD DRAWINGS	JJC
01/23/23	RECORD DRAWINGS	DTC
06/16/18	RECORD DRAWINGS	SGS
11/20/17	REVISED PER IDNR COMMENTS	KJM
06/22/17	REVISED PER VILLAGE AND SD220 COMMENTS	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	06/16/17
SCALE	1" = 30'

GRADING PLAN - NORTH

BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 4 OF 16

PROJECT NUMBER: 3162

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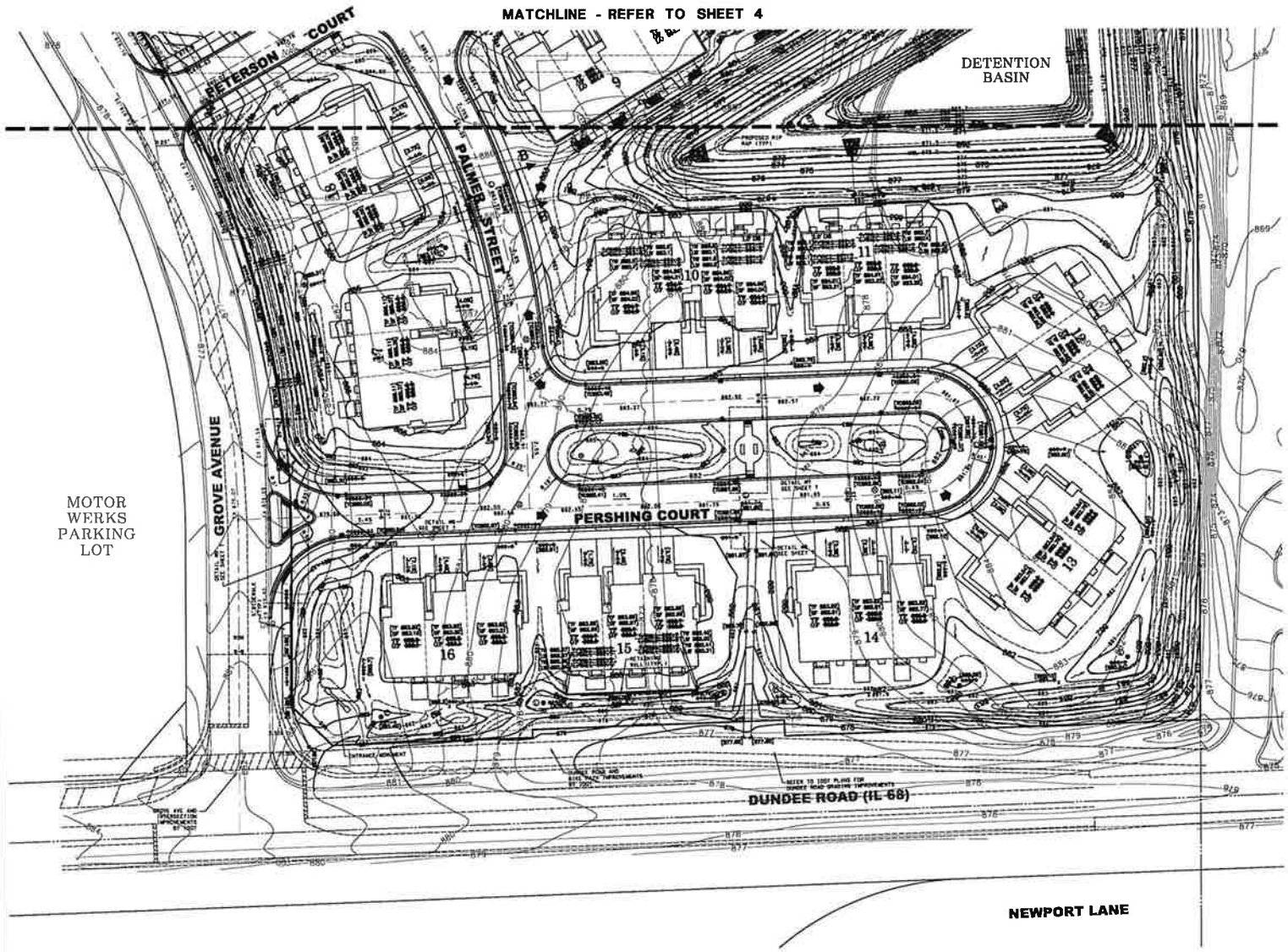
ILLINOIS FIRM LICENSE 184-003984

RECORD DRAWINGS - 04/19/24



REAR YARD TRANSITIONAL GRADING SHALL PROVIDE FLAT LANDINGS FOR ALL STOOPS AND STAIRS

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON JANUARY 3, 2017. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.

3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION.

4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.25' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.

5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.

6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.

7. BUILDING AREA INDICATED IS APPROXIMATE AND SHALL BE CONFIRMED WITH FINAL ARCHITECTURAL PLANS. GRADING MAY NEED TO BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS.

8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED. TO BE INCLUDED IN RECORD DRAWINGS.

9. WINDOW WELLS SHALL NOT BE ALLOWED ON EITHER SIDE OF OVERLAND FLOOD ROUTES WHEN THEY OCCUR BETWEEN HOUSES.

10. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.

11. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.

12. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

"RECORD DRAWING" LEGEND

ICON	DESIGN DATA
XXX	DESIGN CONTOURS
[illegible]	INDICATES PROPOSED SPOT ELEVATIONS AS PROVIDED BY
[illegible]	PROPOSED STORM SEWER AND STRUCTURE WITH RIM AND INVERT DATA
[illegible]	PROPOSED OVERLAND FLOW ROUTE WITH DIRECTION ARROWS AND RIDGE LINES
✓	"RECORD DRAWING" DATA MATCHES DESIGN
UNF	UNABLE TO VERIFY IN FIELD

NOTES: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:

- RECORD GRADING FOR LOTS 1-16, PREPARED BY HEMPENIC ELBERTS CONSULTING
- RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 08-19-2016.

REFER TO RECORD GRADING PLANS FOR LOT 1-16, PREPARED BY HEMPENIC ELBERTS, FOR ADDITIONAL RECORD DRAWING INFORMATION.

REFER TO SHEET 3 FOR ROADWAY CROSS SECTIONS

REFER TO SHEET 7 FOR GRADING DETAILS

REFER TO SHEET 6 FOR BASIN CROSS SECTIONS

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400 East Diehl Road, Suite 230
Naperville, IL 60563
Phone 630-577-5200
Fax 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
02/01/24	RECORD DRAWINGS	RJM
08/13/23	RECORD DRAWINGS	JJD
02/28/23	RECORD DRAWINGS	QTG
08/18/16	RECORD DRAWINGS	SGS
08/22/17	REVISED PER VILLAGE AND SCI220 COMMENTS	KJM
08/25/17	REVISED PER INTERNAL REVIEW	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/18/17
SCALE	1" = 30'

GRADING PLAN - SOUTH

BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 5 OF 16

PROJECT NUMBER 3182

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ILLINOIS FIRM LICENSE 184-002884

RECORD DRAWINGS - 04/19/24

REFER TO SHEET 5 FOR GENERAL GRADING NOTES

REFER TO SHEET 5 FOR ROADWAY CROSS SECTIONS

REFER TO SHEET 7 FOR GRADING DETAILS

SERVICE NOTES:

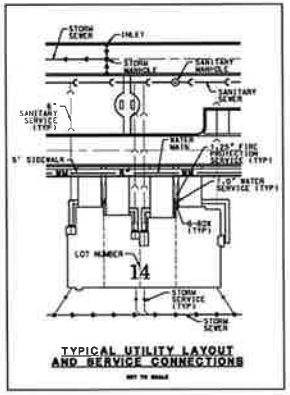
DOMESTIC WATER SERVICE SHALL BE 1" TYPE 'K' COPPER TUBING INCLUDING MUELLER H-15000 CORPORATION STOP, MUELLER H-15153 CURB STOP WITH ICE WING, AND MUELLER H-10360 SERVICE BOX

DOMESTIC WATER SERVICE TO SPLIT FOR FIRE PROTECTION SERVICE OUTSIDE BUILDING WITH SEPARATE C-900.

FIRE PROTECTION WATER SERVICE FOR MULTI-FAMILY SHALL BE 1.25" TYPE 'K' COPPER TUBING INCLUDING MUELLER H-15000 CORPORATION STOP, MUELLER H-15154 CURB STOP WITH ICE WING AND MUELLER H-10360 SERVICE BOX

WATER SERVICE C-900 TO TYPICALLY BE WITHIN PRIVATE EASEMENT FROM STREET TO BUILDING LOCATED WITHIN APPROVED AREAS WHERE POSSIBLE.

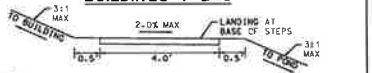
SANITARY SERVICES SHALL BE 6" PVC AT MINIMUM SLOPE OF 1.00%



TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS

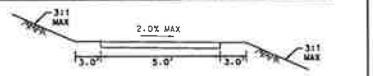
NOT TO SCALE

SECTION C-C
TYPICAL WALKOUT GRADING
BUILDINGS 7 & 9



N.T.S.

SECTION D-D
TYPICAL OFFSITE PATH CROSS-SECTION



N.T.S.

REFER TO RECORD GRADING PLANS FOR LOT THIS PREPARED BY DESPAIRE ELBERTS FOR ADDITIONAL RECORD DRAWING INFORMATION.

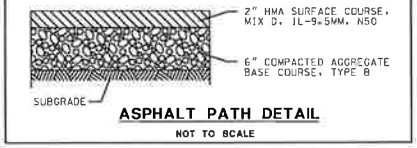
PLEASE NOTE THAT THE RECORD TOPOGRAPHY INFORMATION SHOWN WAS PULLED FROM THE FOLLOWING DATA SOURCES:

-ROADWAY RECORD INFORMATION PROVIDED BY DESPAIRE ELBERTS

-DETENTION POND RECORD INFORMATION PROVIDED BY MACKIE CONSULTANTS LLC

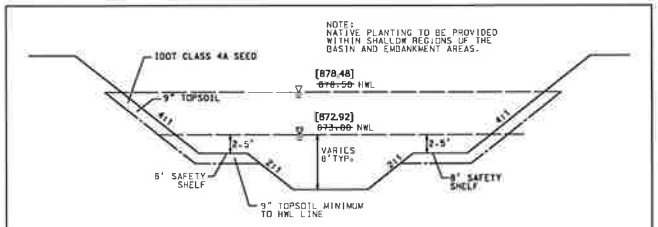
"RECORD DRAWING" LEGEND

XXXLOW	DESIGN DATA
XXX	DESIGN CONTOURS
[XXXLOW]	"AS-BUILT" DATA AS SURVEYED BY DESPAIRE ELBERTS AND MACKIE CONSULTANTS
XXX	"AS-BUILT" CONTOURS AS SURVEYED BY DESPAIRE ELBERTS AND MACKIE CONSULTANTS
✓	"RECORD DRAWING" DATA MATCHES DESIGN
UNV	UNABLE TO VERIFY IN FIELD



ASPHALT PATH DETAIL

NOT TO SCALE



TYPICAL WET BOTTOM DETENTION POND CROSS-SECTION A-A

NOT TO SCALE

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Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
06/13/23	RECORD DRAWINGS	JJD
02/26/23	RECORD DRAWINGS	GTC
08/18/18	RECORD DRAWINGS	SGS
12/21/17	REVISED FOR STORM SERVICES	KJM
12/01/17	REVISED FOR WATER SERVICES	KJM
09/22/17	REVISED PER VILLAGE AND 50220 COMMENTS	KJM
08/28/17	REVISED PER INTERNAL REVIEW	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/18/17
SCALE	1" = 30'

GRADING PLAN - OFFSITE
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 6 OF 16

PROJECT NUMBER: 3182

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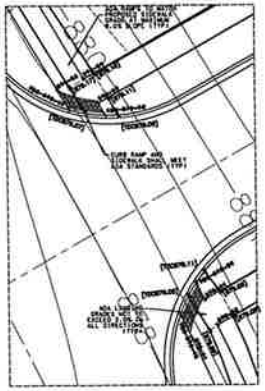
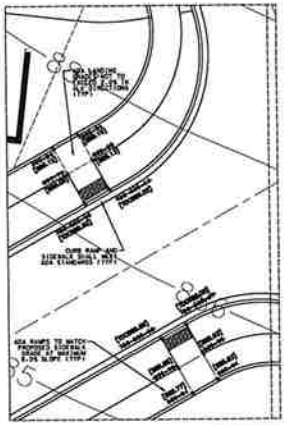
ILLINOIS FIRM LICENSE 184-005694

RECORD DRAWINGS - 04/19/24

DETAIL 1
1" = 10'

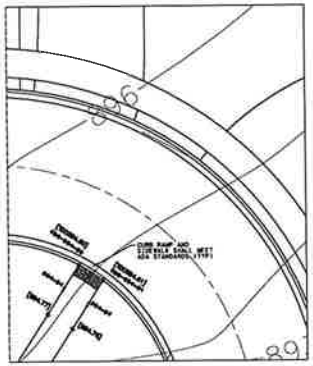


DETAIL 2
1" = 10'



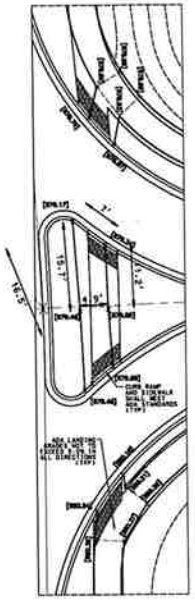
DETAIL 3
1" = 10'

DETAIL 4
1" = 10'

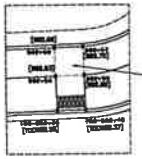


NOTE:
THE VILLAGE REQUIRES THAT ALL ACCESSIBLE DETECTABLE WARNINGS SHALL BE NEENAH 4984-30Q OR APPROVED EQUAL

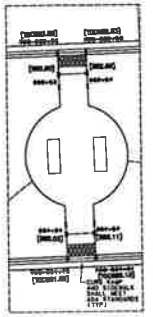
DETAIL 5
1" = 10'



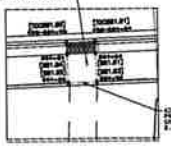
DETAIL 6
1" = 10'

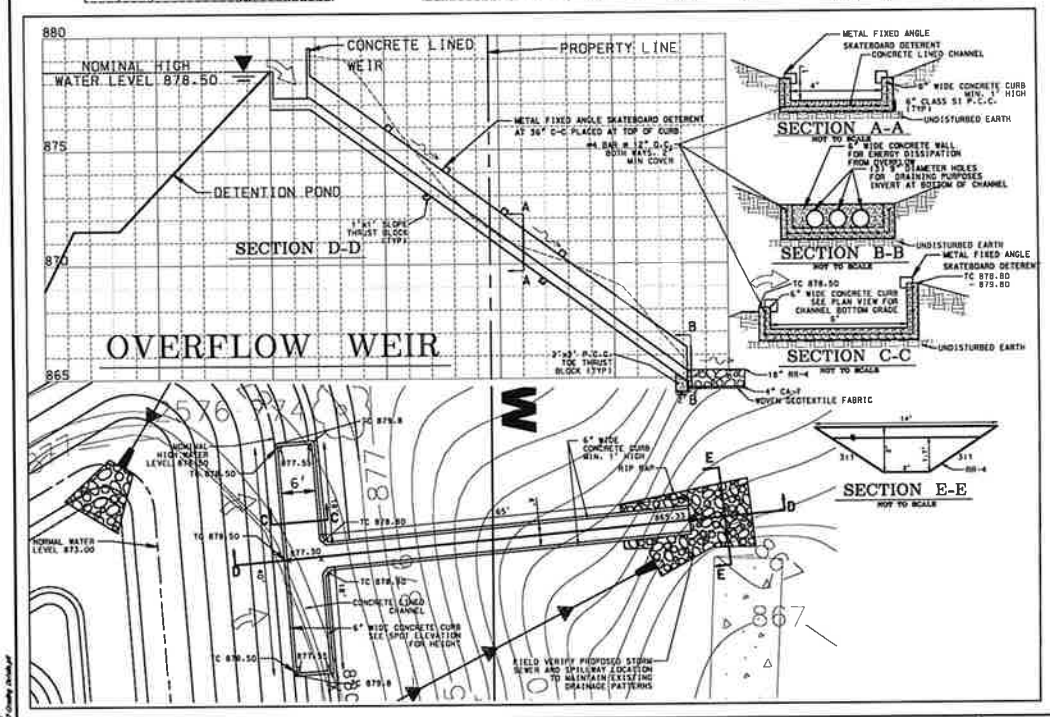


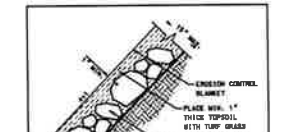
DETAIL 7
1" = 10'



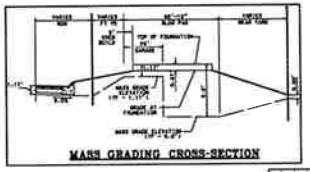
DETAIL 8
1" = 10'







RIPRAP ON UPSTREAM FACE OF RENOVATED DAM



MASS GRADING CROSS-SECTION

"RECORD DRAWING" LEGEND

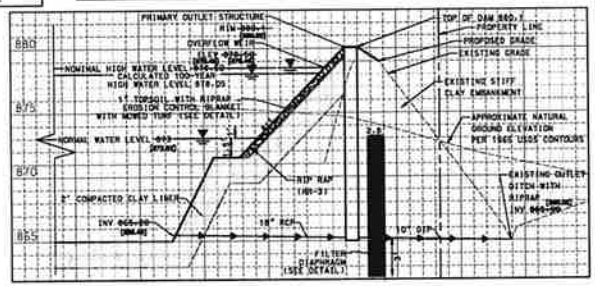
NOTE: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:

-RECORD GRADING FOR LOTS 1-16, PREPARED BY DESPECHE ELBERTS CONSULTING

-RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 08-16-2019.

REFER TO RECORD GRADING PLANS FOR LOT 1-16, PREPARED BY DESPECHE ELBERTS, FOR ADDITIONAL RECORD DRAWING INFORMATION.

RENOVATED DAM CROSS SECTION



07/01/24	RECORD DRAWINGS	RJM	DESIGNED	KJM
09/13/23	RECORD DRAWINGS	JJD		
02/28/23	RECORD DRAWINGS	GTC	DRAWN	DWP
06/15/18	RECORD DRAWINGS	SGS	APPROVED	KJM
11/20/17	REVISED PER IDNR COMMENTS	KJM		
10/09/17	REVISED PER VILLAGE COMMENTS	KJM	DATE	09/15/17
09/22/17	REVISED PER VILLAGE AND SD320 COMMENTS	KJM	SCALE	N.T.S.
DATE	DESCRIPTION OF REVISION	BY		

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CLIENT:
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Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

GRADING DETAILS
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 7 OF 16

PROJECT NUMBER: 3183

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ILLINOIS FIRM LICENSE 184-002694

RECORD DRAWINGS - 04/19/24

PLAN AND PROFILE GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE SAID WORK WITH MUNICIPALITY/SANITARY DISTRICT AND CLIENT.

2. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER WITH ANY CONFLICTS OR DISCREPANCIES WITH THE PLAN PRIOR TO THE START OF CONSTRUCTION.

3. CONTRACTOR SHALL ENSURE THAT DRIVE AVENUE AND DUNDEE ROAD REMAINS CLEAN AND FREE OF DEBRIS AT ALL TIMES.

4. ALL MANHOLES OR CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.

5. ALL SANITARY SEWERS SHALL BE PVC; SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212, UNLESS OTHERWISE INDICATED.

6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE; CLASS 52 IN ACCORDANCE WITH ANSI A21.52, SEAL COATED OR CEMENT LINED PER ANSI A21.4 WITH MECHANICAL OR RUBBER RING JOINT OR OR PUSH ON) JOINTS.

7. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, CLASS III UNLESS OTHERWISE INDICATED. ALL UNDERDRAINS SHALL BE 8-INCH PERFORATED PVC UNLESS OTHERWISE INDICATED. SUMP PUMP CONNECTIONS SHALL BE PVC. SDR 26. UNLESS OTHERWISE INDICATED.

8. HANDICAP RAMPS SHALL BE PROVIDED FOR ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER.

9. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB, UNLESS OTHERWISE INDICATED.

10. PROPERTY MAY HAVE EXISTING DRAIN TILE SYSTEM IN PLACE WHICH SHALL BE RESPECTED OR ADJUSTED DURING THE CONSTRUCTION. DRAIN TILES SERVING OFF-SITE PROPERTIES SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.

11. DUE TO TIGHT CONSTRAINTS OF THE SITE PLAN, CARE SHALL BE TAKEN TO MINIMIZE CONFLICTS BETWEEN UTILITY TRENCHES AND FOUNDATION EXCAVATION. UTILITIES INSTALLED BETWEEN FOUNDATIONS SHALL HAVE CLAY COLLARS INSTALLED AT BOTH ENDS OF THE TRENCH LOCATED BETWEEN FOUNDATIONS.

12. PROPOSED SANITARY SEWER AND/OR STORM SEWER SHALL BE PRESSURE RATED PIPE (WATER MAIN QUALITY), IN ACCORDANCE WITH ASTM D2241 AND PVC PIPE JOINTS SHALL BE SOLVENT WELDED JOINTS PER ASTM D 2672 OR ELASTOMERIC JOINTS PER ASTM D3139 AND F477 OF LOCATED CLOSER THAN 10-FEET HORIZONTALLY FROM PROPOSED OR EXISTING WATER MAIN.

MOTOR WERKS PARKING LOT

BARRINGTON EARLY LEARNING CENTER

STORM SEWER SIZED FOR 100-YR FLOOD

STORM SEWER INSTALLED BETWEEN FOUNDATIONS SHALL HAVE CLAY COLLARS AND CLAY COLLARS TWO FEET AT BOTH ENDS OF TRENCH BETWEEN FOUNDATIONS.

CROSSING	RIM OF PIPE	TOP OF PIPE	SEPARATION
C1	STA 0+00.00 [879.07]	SAG 0+00.00 [879.00]	0.00' [1.07]
C2	STA 0+00.00 [878.68]	SAG 0+00.00 [878.37]	0.00' [1.31]

* PROPOSED WEIR TYPE RIM TO BE CONSTRUCTED TO PROVIDE A MINIMUM 1.00-FOOT SEPARATION BETWEEN TOP OF PIPE AT SAG AND WEIR ELEVATION (WEIR PRIOR TO START OF CONSTRUCTION).

SCALE 1" = 50'

0 50 100

REFER TO TYPICAL UTILITY LAYOUT AND SERVICE CONNECTION DETAIL ON SHEET 6.

ALL UTILITIES WITHIN A 10-FOOT RADIUS OF THE WATER MAIN SHALL BE WATER MAIN QUALITY PIPE.

"RECORD DRAWING" LEGEND

XXX.XX	DESIGN DATA
~~XXX.XX~~	INDICATES ITEMS WHICH HAS BEEN SUPERSEDED BY:
[XXX.XX]	"RECORD DRAWING" DATA, WHERE NO FIELD WORK COMPLETED BY SHORE CONSULTANTS
✓	"RECORD DRAWING" DATA MATCHES DESIGN
UNV	UNABLE TO VERIFY IN FIELD

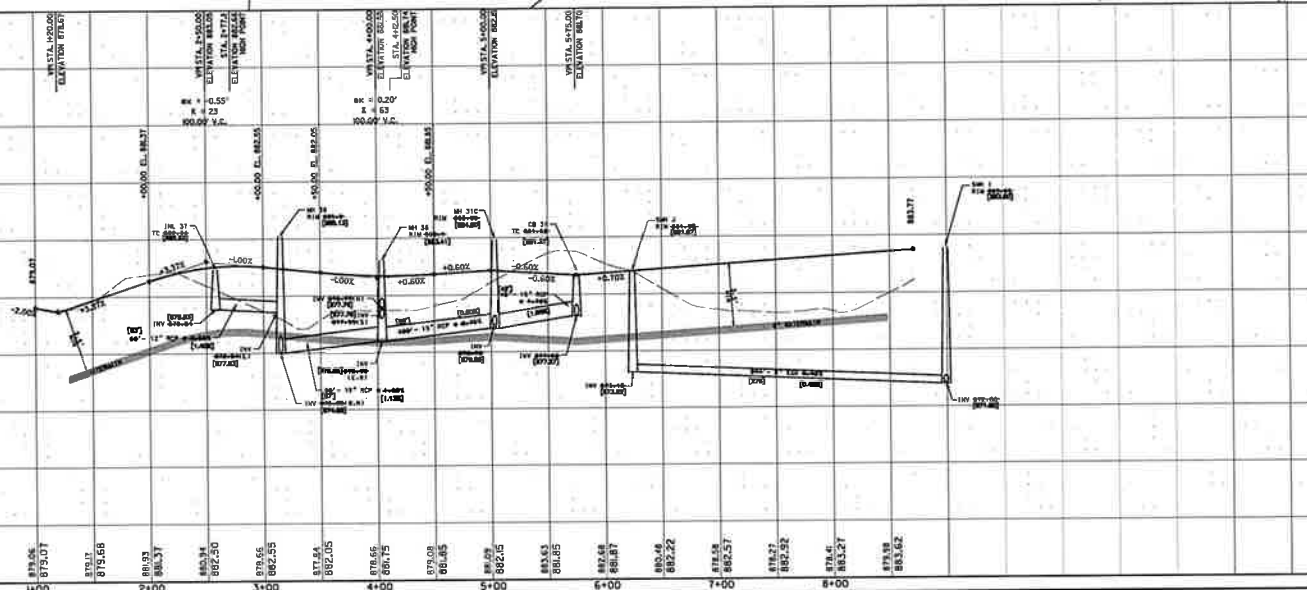
NOTE: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:

-RECORD GRADING FOR LOTS 1-18, PREPARED BY GEOPERTIC ELBERTS CONSULTING

-RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 06-14-2018.

REFER TO RECORD GRADING PLANS FOR LOT 1-18, PREPARED BY GEOPERTIC ELBERTS FOR ADDITIONAL RECORD GRADING INFORMATION.

HOLD THIS FOR QUARTER-QUARTER LINE


VPI STA. 1+20.00
ELEVATION 878.67
VPI STA. 2+50.00
ELEVATION 883.05
STA. 1+77.4
ELEVATION 879.45
NON PONT
VPI STA. 4+00.00
ELEVATION 882.55
STA. 4+16.50
ELEVATION 882.14
HIGH POINT
VPI STA. 5+75.00
ELEVATION 882.2
VPI STA. 6+75.00
ELEVATION 883.70
sta = -0.55'
K = 23
100.00' V.C.
sta = 0.20'
K = 63
100.00' V.C.
+00.00 EL. 881.37
+00.00 EL. 882.55
+00.00 EL. 882.05
+00.00 EL. 882.85
MH 38
RIM 886.16
MH 36
RIM 886.44
MH 31C
RIM 884.29
CB 31
TC 885.68
INV 881.29
JHL 37
TC 886.26
INV 878.80
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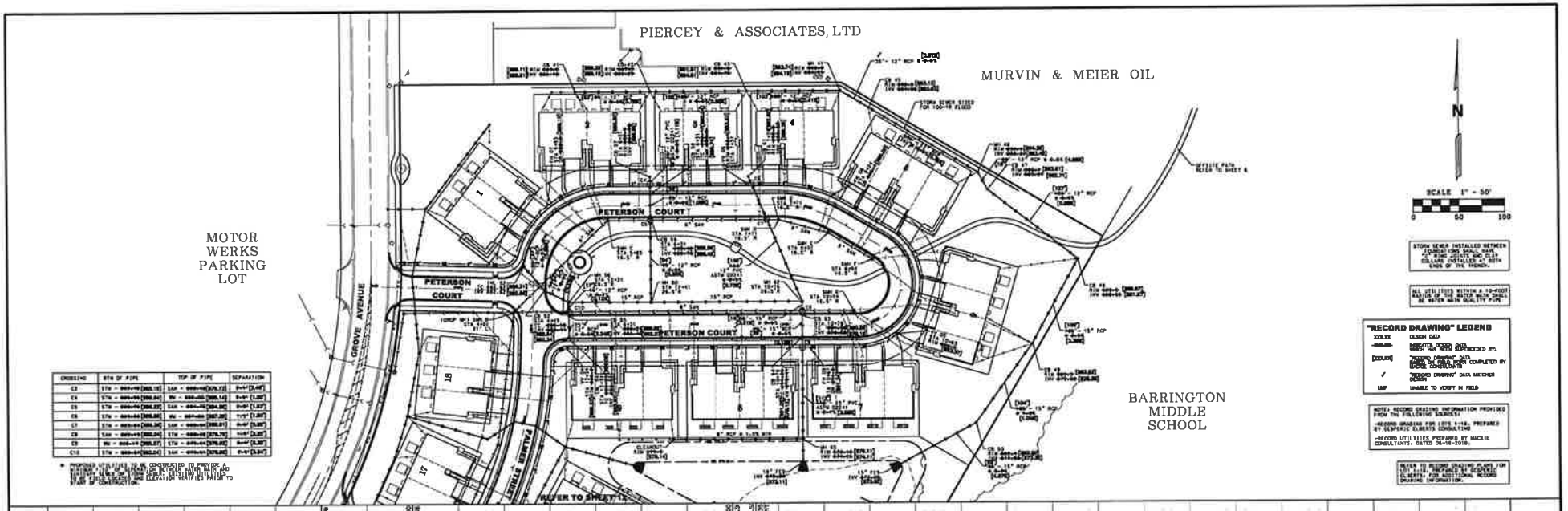
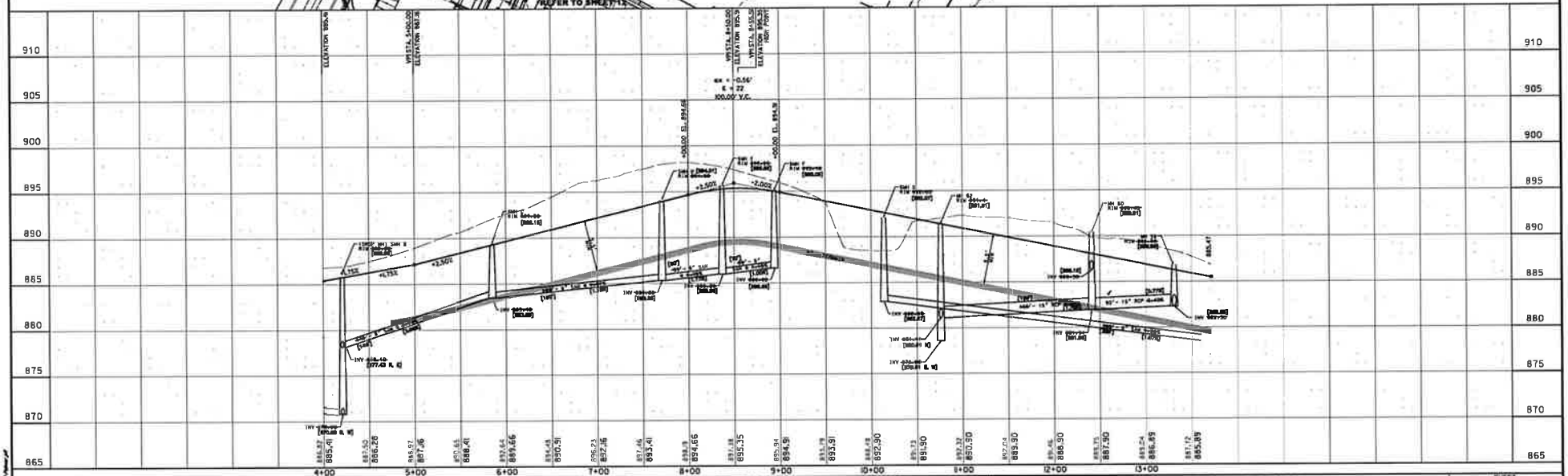


CROSSING	STA OF PIPE	TOP OF PIPE	SEPARATION
C3	STA = 9+69+98 [969.13]	SAN = 9+69+98 [976.72]	9+41 [3.59']
C4	STA = 9+69+98 [968.84]	W = 9+69+98 [968.14]	9+41 [1.30']
C5	STA = 9+69+98 [968.55]	SAN = 9+69+98 [964.86]	9+41 [1.69']
C6	STA = 9+69+98 [968.26]	W = 9+69+98 [967.26]	11+57 [1.00']
C7	STA = 9+69+98 [968.26]	SAN = 9+69+98 [968.01]	9+41 [0.25']
C8	SAN = 9+69+98 [968.04]	STA = 9+69+98 [976.79]	9+41 [8.75']
C9	W = 9+69+98 [968.27]	STA = 9+69+98 [976.80]	9+41 [8.53']
C10	STA = 9+69+98 [968.04]	SAN = 9+69+98 [976.80]	9+41 [8.76']

* PROPOSED STA/OFF SET TO BE CONSTRUCTED TO PROVIDE A MINIMUM 12'0 SEPARATION FROM EXISTING WATER MAIN AND MINIMUM 18" VERTICAL SEPARATION FROM EXISTING UTILITIES. ALL UTILITY LOCATES AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

NOTE: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:
-RECORD GRADING FOR LOTS 1-16, PREPARED BY GEOPERIC ELEMENTS CONSULTING
-RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 08-16-2016.

REFER TO RECORD GRADING PLANS FOR LOT 1-16, PREPARED BY GEOPERIC ELEMENTS FOR ADDITIONAL RECORD DRAWING INFORMATION.



STORM SEWER INSTALLED BETWEEN STRUCTURES SHALL HAVE A MINIMUM OF 1.5' CLEAR BETWEEN THE OUTSIDE OF THE PIPES.

ALL UTILITIES WITHIN A 10'-0" RADIUS OF THE WATER MAIN SHALL BE WATER MAIN QUALITY PIPE.

NOTE: RECORD GRADING INFORMATION PROVIDED FROM THE FOLLOWING SOURCES:
-RECORD GRADING FOR LOTS 1-16, PREPARED BY GEOPERIC ELEMENTS CONSULTING
-RECORD UTILITIES PREPARED BY MACKIE CONSULTANTS, DATED 08-16-2016.

REFER TO RECORD GRADING PLANS FOR LOT 1-16, PREPARED BY GEOPERIC ELEMENTS FOR ADDITIONAL RECORD DRAWING INFORMATION.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
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(847)696-1400
www.mackieconsult.com

CLIENT:
M/I HOMES
Move Up

400 East Diehl Road, Suite 230
Naperville, IL 60563
Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
02/01/24	RECORD DRAWINGS	RJM
02/28/23	RECORD DRAWINGS	DTC
08/16/18	RECORD DRAWINGS	SDS
12/21/17	REVISED FOR STORM SERVICES	KJM
12/01/17	REVISED FOR WATER SERVICES	KJM
10/31/17	REVISED PER VILLAGE COMMENTS	KJM
10/20/17	REVISED PER VILLAGE COMMENTS	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/15/17
SCALE	H: 1"=50' V: 1"=10'

PETERSON COURT
PLAN AND PROFILE - STA 4+45 TO 13+71
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 11 OF 16

PROJECT NUMBER: 3162

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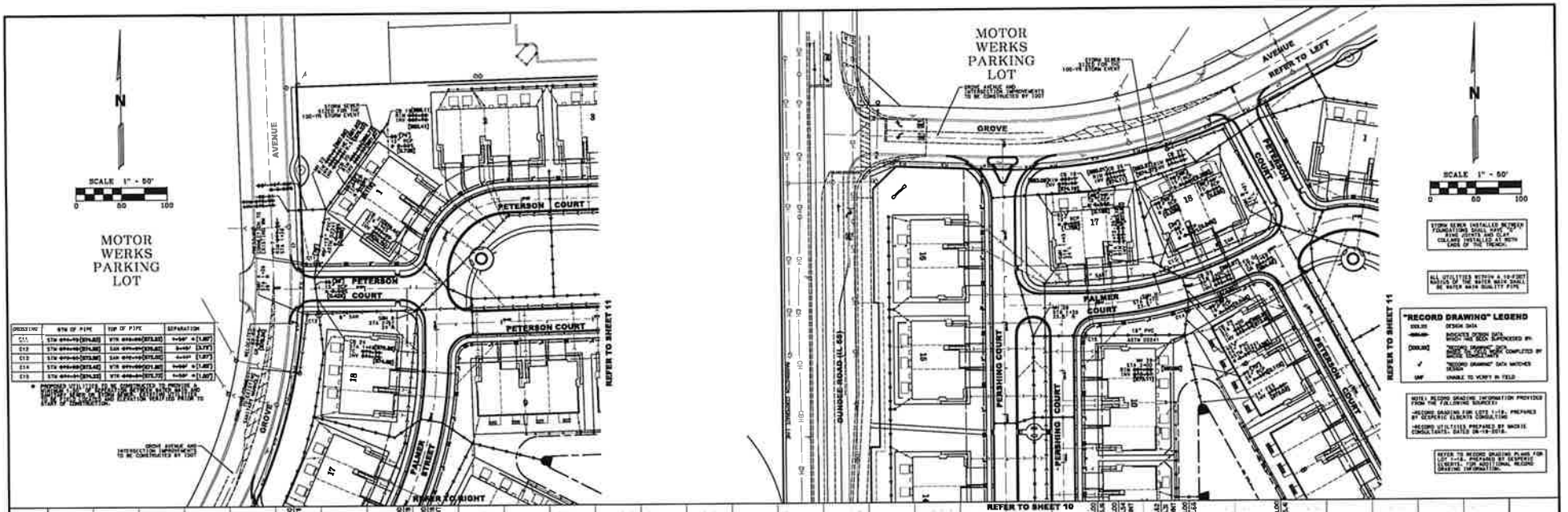
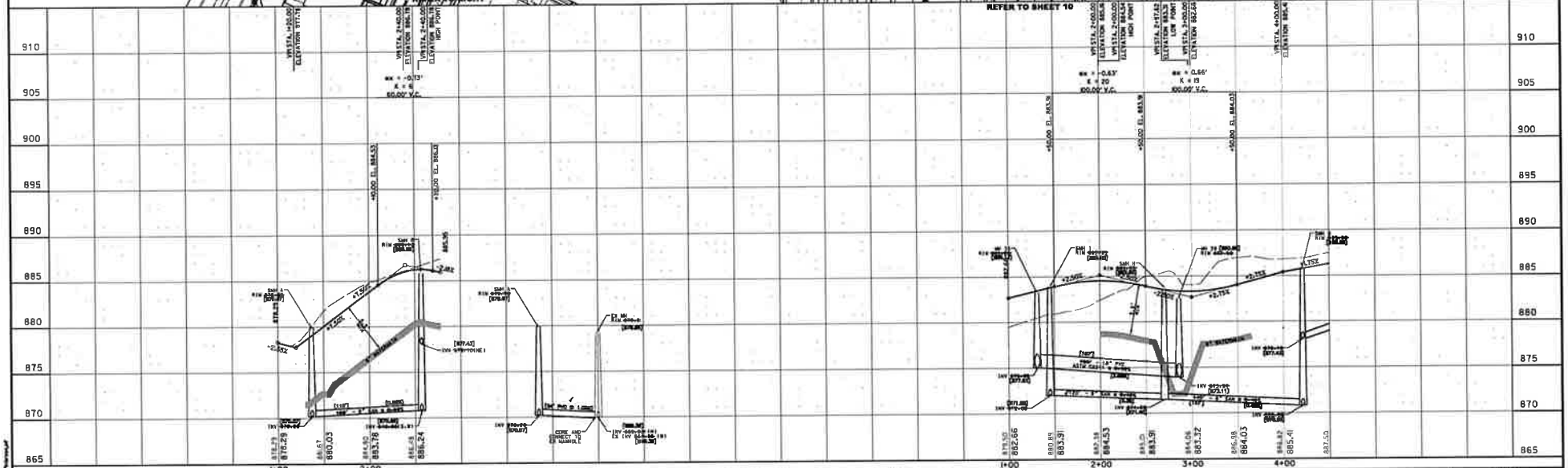
ILLINOIS FIRM LICENSE 184-002884

RECORD DRAWINGS - 04/19/24





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DATE	DESCRIPTION OF REVISION	BY
02/01/24	RECORD DRAWINGS	RJM
02/28/23	RECORD DRAWINGS	GTC
08/18/18	RECORD DRAWINGS	SGS
12/21/17	REVISED FOR STORM SERVICES	KJM
12/01/17	REVISED FOR WATER SERVICES	KJM
10/31/17	REVISED PER VILLAGE COMMENTS	KJM
10/09/17	REVISED PER VILLAGE COMMENTS	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/16/17
SCALE	H: 1" = 50' V: 1" = 5'

PETERSON COURT - STA 1+00 TO 2+78
PALMER STREET - STA 1+00 TO 4+45
BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 12 OF 16

PROJECT NUMBER: 3162

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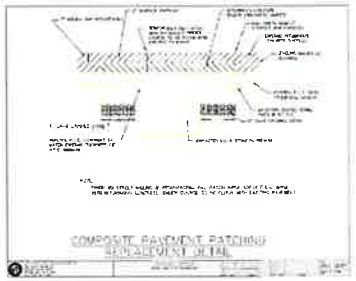
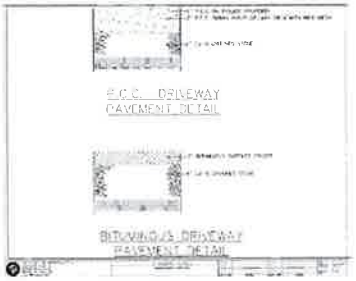
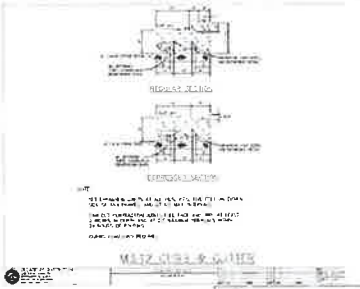
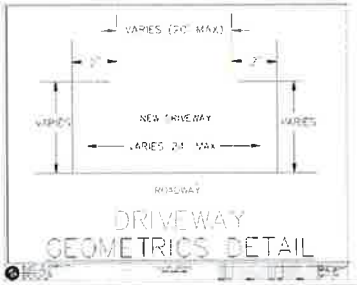
ILLINOIS FIRM LICENSE 184-002694

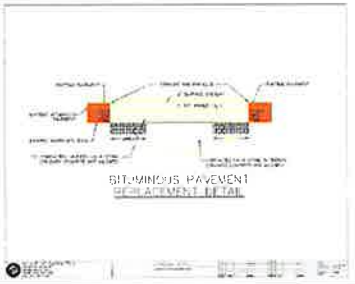
RECORD DRAWINGS - 04/19/24

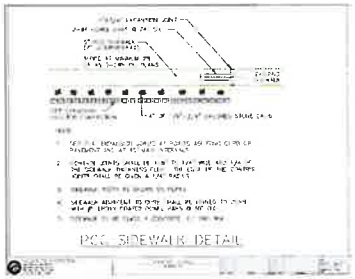


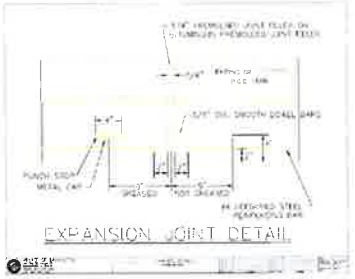


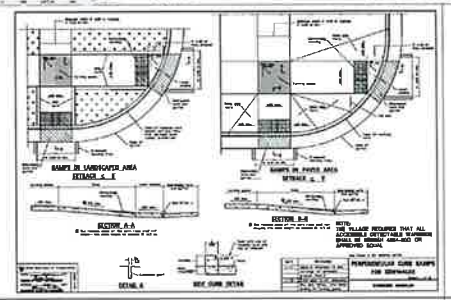


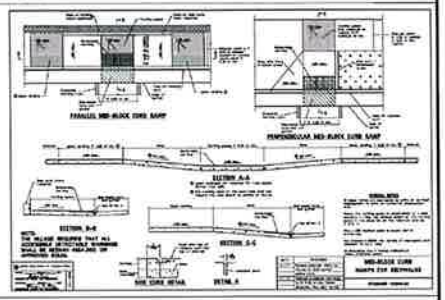


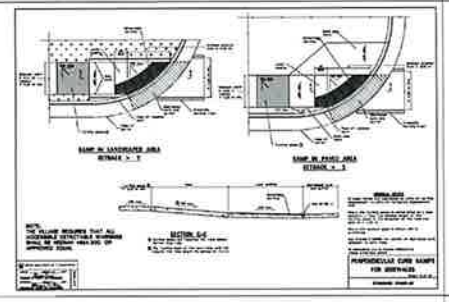


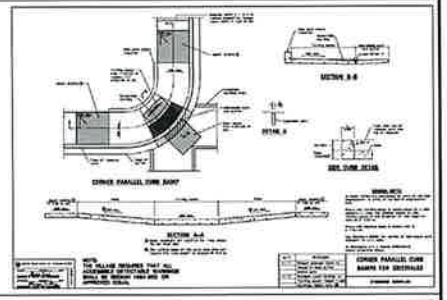


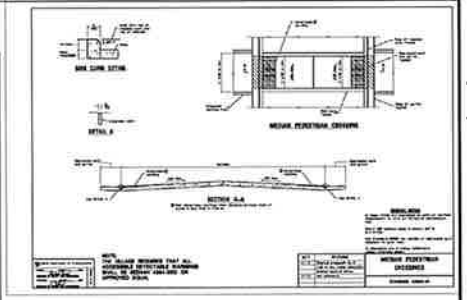


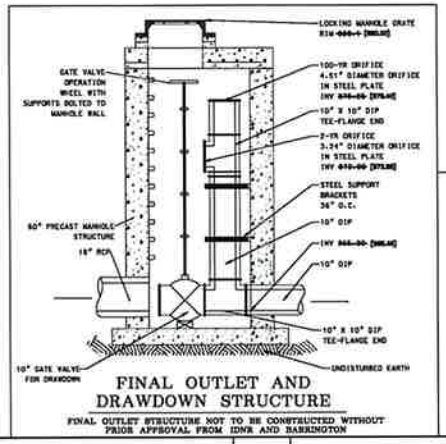






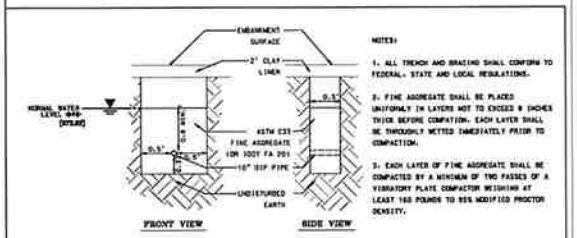






FINAL OUTLET AND DRAWDOWN STRUCTURE

FINAL OUTLET STRUCTURE NOT TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM IDNR AND BARRINGTON



FILTER DIAPHRAGM

"RECORD DRAWING" LEGEND

XXX.XX	DESIGN DATA
———	INDICATES DESIGN DATA WHICH HAS BEEN SUPERSEDED BY
[XXX.XX]	EXISTING PERMANENT DATA ESTABLISHED BY RECORD DRAWINGS OR BY SURVEYS PERFORMED BY RECORD CONSULTANTS OR OTHERS
✓	INDICATES DRAWING DATA MATCHES FIELD CONDITIONS
NF	UNABLE TO VERIFY IN FIELD

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Phone: 630-577-5200
Fax: 630-577-5220

DATE	DESCRIPTION OF REVISION	BY
09/13/23	RECORD DRAWINGS	JJD
03/28/23	RECORD DRAWINGS	OTC
05/15/18	RECORD DRAWINGS	SGS
10/06/17	REVISED PER VILLAGE COMMENTS	KJM
08/23/17	REVISED PER VILLAGE AND SD220 COMMENTS	KJM
08/25/17	REVISED PER INTERNAL REVIEW	KJM

DESIGNED	KJM
DRAWN	DWP
APPROVED	KJM
DATE	08/16/17
SCALE	N.T.S.

CONSTRUCTION DETAILS

BRENTWOOD SUBDIVISION
BARRINGTON, ILLINOIS

SHEET 15 OF 16

PROJECT NUMBER: 3182

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ILLINOIS FIRM LICENSE 184-009884

RECORD DRAWINGS - 04/19/24