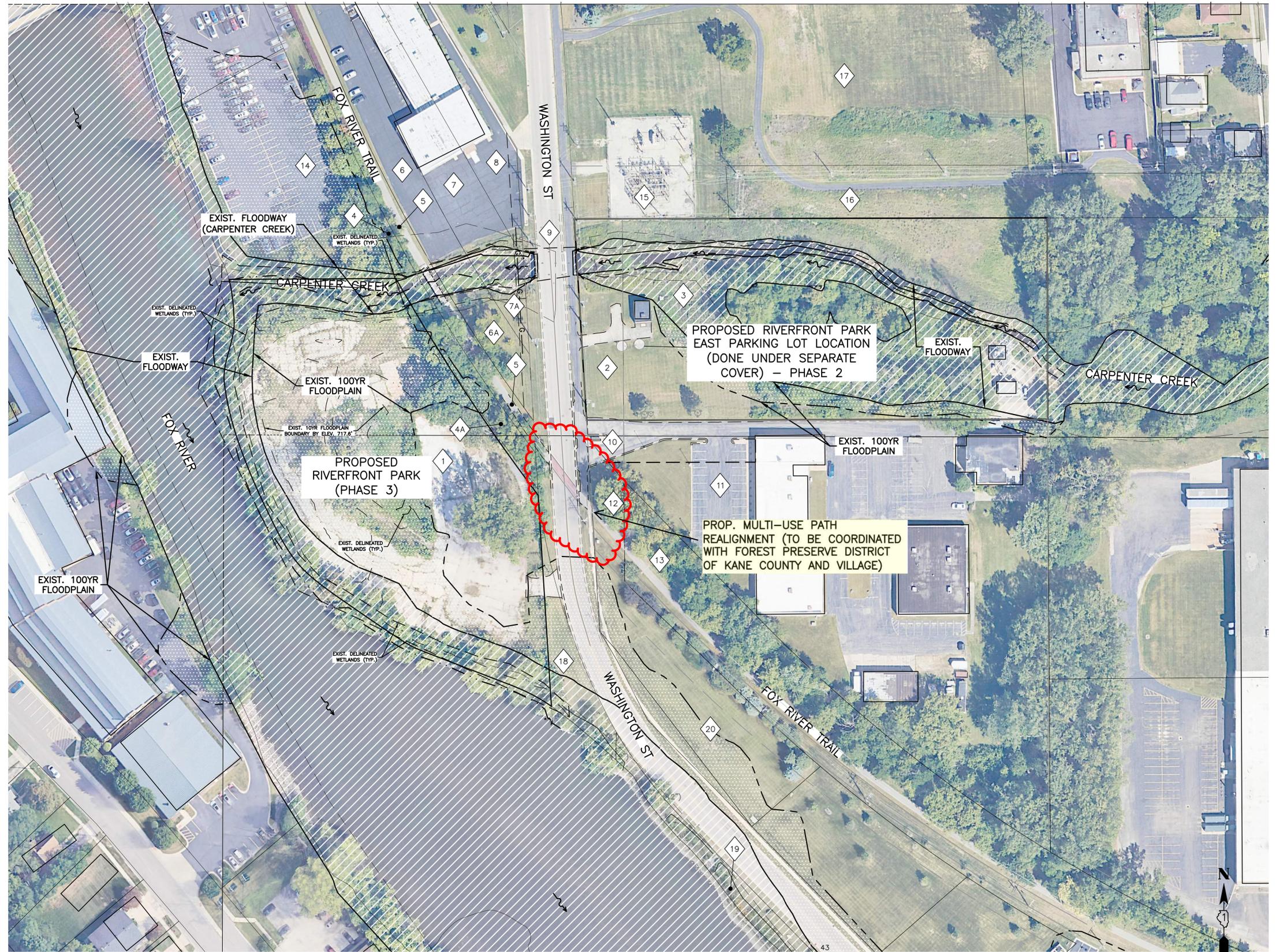


LEGEND:

-  INDICATES FLOODWAY PER FEMA MAP DATA (TYP)
-  INDICATES 100YR FLOODPLAIN (ZONE AE) PER FEMA MAP DATA (TYP)

PARCEL MAP LEGEND

PARCEL #	PIN NUMBER	OWNER
PARCEL 1	03-22-132-008,	VILLAGE OF CARPENTERSVILLE
PARCEL 2	03-22-133-001,	VILLAGE OF CARPENTERSVILLE
PARCEL 3	03-22-251-001,	VILLAGE OF CARPENTERSVILLE
PARCEL 4	03-22-130-008,	OTTO ENGINEERING INC.
PARCEL 4A	03-22-130-008,	VILLAGE OF CARPENTERSVILLE
PARCEL 5	03-22-130-009,	FOREST PRESERVE DISTRICT OF KANE COUNTY
PARCEL 6	03-22-130-007,	QUILTMASTER, INC.
PARCEL 6A	03-22-130-007,	VILLAGE OF CARPENTERSVILLE
PARCEL 7	03-22-130-006,	QUILTMASTER, INC.
PARCEL 7A	03-22-130-006,	VILLAGE OF CARPENTERSVILLE
PARCEL 8	03-22-130-005,	QUILTMASTER, INC.
PARCEL 9	VILLAGE R.O.W.,	VILLAGE OF CARPENTERSVILLE
PARCEL 10	03-22-133-002,	NASATIR & NASATIR #14 LLC,
PARCEL 11	03-22-251-002,	NASATIR & NASATIR #14 LLC,
PARCEL 12	03-22-251-037,	FOREST PRESERVE DISTRICT OF KANE COUNTY
PARCEL 13	03-22-251-037,	FOREST PRESERVE DISTRICT OF KANE COUNTY
PARCEL 14	03-22-132-009,	OTTO ENGINEERING INC.
PARCEL 15	03-22-208-002,	COMMONWEALTH EDISON CO
PARCEL 16	VILLAGE R.O.W.,	VILLAGE OF CARPENTERSVILLE
PARCEL 17	03-22-209-002,	VILLAGE OF CARPENTERSVILLE
PARCEL 18	03-22-132-004,	VILLAGE OF CARPENTERSVILLE
PARCEL 19	03-22-252-004,	VILLAGE OF CARPENTERSVILLE
PARCEL 20	03-22-251-042,	OTTO ENGINEERING INC.



COMPANY NAME: HRGreen.com
 PROJECT CONTACT: HRGreen.com
 DATE PLOTTED: 9/23/2025 10:20 AM
 FILE NAME: 2202656.01-Ex-Conditions-Plan-Overall
 PLOT DRIVER: DWG To PDF.pc3
 PEN TABLE: ILDOT-Standard.ctb



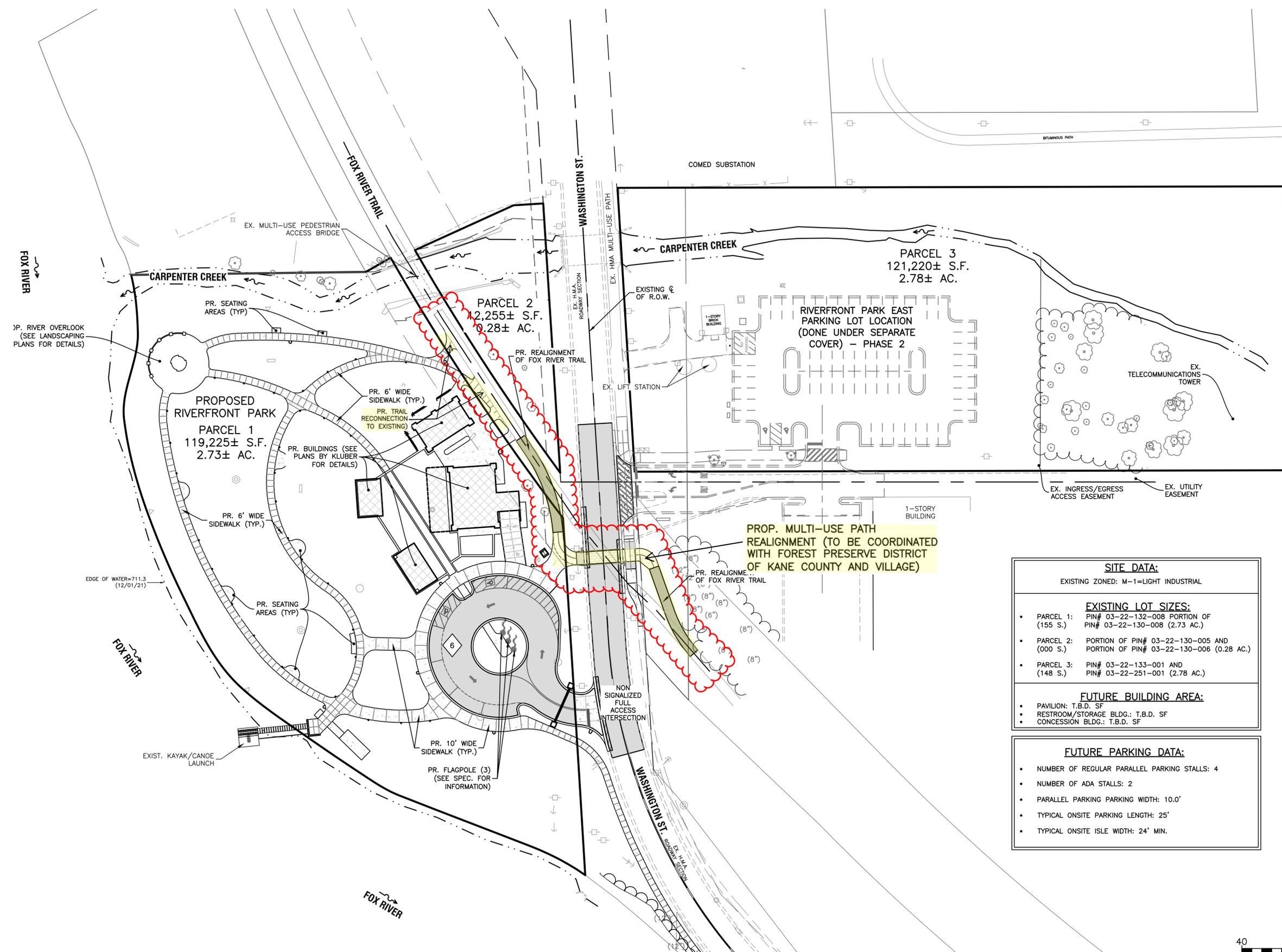
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PLOT SCALE = 1"=40'	CHECKED - AJ/DS	REVISED -
PLOT DATE = 9/23/2025	DATE - 09/23/2025	REVISED -

**VILLAGE OF CARPENTERSVILLE
 RIVERFRONT PARK
 PARK AMENITIES & HARDSCAPE IMPROVEMENTS (PHASE 3)**

EXISTING OVERALL FEMA IMPACT AND PROPERTY OWNERS MAP
 SCALE: 1"=40' SHEET NO. 01 OF 01 SHEETS STA. TO STA.

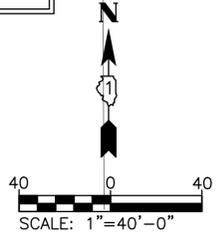
F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KANE	53	C-07
CONTRACT NO.				
FED. ROAD DIST. NO. ILLINOIS FED. AID PROJECT				





SITE DATA:	
EXISTING ZONED: M-1-LIGHT INDUSTRIAL	
EXISTING LOT SIZES:	
• PARCEL 1:	PIN# 03-22-132-008 PORTION OF (155 S.) PIN# 03-22-130-008 (2.73 AC.)
• PARCEL 2:	PORTION OF PIN# 03-22-130-005 AND (000 S.) PORTION OF PIN# 03-22-130-006 (0.28 AC.)
• PARCEL 3:	PIN# 03-22-133-001 AND (148 S.) PIN# 03-22-251-001 (2.78 AC.)
FUTURE BUILDING AREA:	
• PAVILION:	T.B.D. SF
• RESTROOM/STORAGE BLDG.:	T.B.D. SF
• CONCESSION BLDG.:	T.B.D. SF

FUTURE PARKING DATA:	
• NUMBER OF REGULAR PARALLEL PARKING STALLS:	4
• NUMBER OF ADA STALLS:	2
• PARALLEL PARKING PARKING WIDTH:	10.0'
• TYPICAL ONSITE PARKING LENGTH:	25'
• TYPICAL ONSITE ISLE WIDTH:	24' MIN.



COMPANY NAME: HRGreen
 PROJECT CONTACT: HRGreen
 DATE PLOTTED: 9/23/2025 10:20 AM
 FILE NAME: 2202656.01-Site-Plan-Overall
 PLOT DRIVER: DWG To PDF.pc3
 PEN TABLE: ILDOT-Standard.ctb

HRGreen.com
 Illinois Professional Design Firm
 #184.001322

USER NAME = MLEWIS	DESIGNED - MPL	REVISED -
FILE NAME = 2202656.01-Site-Plan-Overall	DRAWN - MPL	REVISED -
PLOT SCALE = 1"=40'	CHECKED - AJ/DS	REVISED -
PLOT DATE = 9/23/2025	DATE - 09/23/2025	REVISED -

**VILLAGE OF CARPENTERSVILLE
 RIVERFRONT PARK
 PARK AMENITIES & HARDSCAPE IMPROVEMENTS (PHASE 3)**

OVERALL SITE LAYOUT PLAN	
SCALE: 1"=40'	SHEET NO. 01 OF 01 SHEETS
STA. _____	TO STA. _____

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KANE	53	C-12
CONTRACT NO. _____				
FED. ROAD DIST. NO. - ILLINOIS FED. AID PROJECT				

PROJECT NOTES:

- ALL CONSTRUCTION FOR UTILITIES AND STREET/PARKING LOTS SHOULD BE DONE IN ACCORDANCE WITH VILLAGE OF CARPENTERSVILLE'S STANDARD SPECIFICATION.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- SEE LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND ORDERING SUPPLIES.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE VILLAGE TO OBTAIN APPLICABLE VILLAGE PERMITS.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
- SEE PHOTOMETRICS PLANS FOR LIGHT POLE LOCATIONS AND ADDITIONAL ELECTRICAL DETAILS (BY OTHERS)
- ALL CONCRETE CURB SHALL BE 18" (B6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADI ARE 5.0' RADIUS MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.
- ALL INTERIOR PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED YELLOW LINES AS INDICATED. ALL ADA PARKING STRIPING SHALL BE PAINTED YELLOW.
- CONTRACTOR TO KEEP ALL ADJACENT STREETS OPEN AT ALL TIMES WITH ONE LANE CLOSURES ALLOWED FOR CONSTRUCTION ACTIVITIES.

LEGEND

- INDICATES PROPOSED NEW STANDARD HMA PAVEMENT (SEE SHEET C-33 FOR PAVEMENT THICKNESS)
- INDICATES CONCRETE PAD SECTION (SEE SHEET C-34 FOR PAVEMENT THICKNESS)
- INDICATES STONE PAVERS (SEE LANDSCAPING PLANS FOR DETAILED INFORMATION)
- DENOTES PROPOSED CONCRETE SIDEWALK (SEE SHEET C-33 FOR THICKNESS)
- DESIGNATES AREA OF DEPRESSED SIDEWALK
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.

SIGN LEGEND:

- SIGN LOCATION AS NOTED ON PLAN
- 1 STOP DENOTES "STOP SIGN" R1-1 30" x 30" (TYP.)
 - 2 RESERVED PARKING DENOTES "RESERVED PARKING" R7-8, 12" x 18" (TYP.)
 - 3 DO NOT ENTER DENOTES "DO NOT ENTER" R5-1, 24" x 24" (TYP.)
 - 4 ONE WAY DENOTES "ONE WAY" R6-1R, 8" x 24" (TYP.)
 - 5 TEMPORARY KAYAK DROP-OFF PARKING ONLY DENOTES "TEMPORARY KAYAK DROP-OFF PARKING ONLY" 12" x 18"
 - 6 15 MINUTE PARKING DENOTES "15 MINUTE PARKING ONLY" "NO PARKING 8PM-6AM" R7-1, 12" x 18"
 - 7 NO PARKING DENOTES "NO PARKING" R7-2, 12" x 18"

SIDEWALK ALIGNMENT LAYOUT 01

Number	Station Start	Station Stop	Length	Radius	Line/Chord Direction	Northing Start Point	Easting Start Point	Northing End Point	Easting End Point
C1000	1000+00.00	1000+35.01	35.01	314.45	N24° 03' 18.55"W	1981333.7998	996826.0195	1981365.7562	996811.7547
C1001	1000+35.01	1000+73.65	38.64	524.78	N19° 58' 31.32"W	1981365.7562	996811.7547	1981402.0639	996798.5575
C1002	1000+73.65	1001+11.95	38.30	45.00	N42° 14' 52.95"W	1981402.0639	996798.5575	1981429.5666	996773.5775
C1003	1001+11.95	1001+59.78	47.82	70.47	N77° 18' 44.36"W	1981429.5666	996773.5775	1981439.8700	996727.8116
C1004	1001+59.78	1002+07.45	47.67	68.50	N80° 59' 40.19"W	1981439.8700	996727.8116	1981447.1822	996681.6732
C1005	1002+07.45	1002+21.68	14.23	20.00	N81° 26' 48.95"W	1981447.1822	996681.6732	1981449.2548	996667.8925
C1006	1002+21.68	1002+97.99	76.30	155.00	N87° 43' 58.95"W	1981449.2548	996667.8925	1981452.2426	996592.4157
L1000	1002+97.99	1003+21.17	23.18		N64° 23' 39.50"W	1981452.2426	996592.4157	1981462.2607	996571.5117
C1007	1003+21.17	1003+83.41	62.24	153.00	N53° 22' 32.34"W	1981462.2607	996571.5117	1981499.1360	996521.9032
C1008	1003+83.41	1005+90.80	207.39	360.81	N23° 28' 23.45"W	1981499.1360	996521.9032	1981686.7574	996440.4275
C1009	1005+90.80	1006+94.33	103.53	66.45	N39° 33' 24.57"E	1981686.7574	996440.4275	1981758.7465	996499.8908
C1010	1006+94.33	1008+47.47	153.14	427.51	S83° 01' 05.75"E	1981758.7465	996499.8908	1981740.2310	996651.0864
C1011	1008+47.47	1009+04.85	57.18	103.50	S62° 16' 43.30"E	1981740.2310	996651.0864	1981713.9706	996701.0599

SIDEWALK ALIGNMENT LAYOUT 02

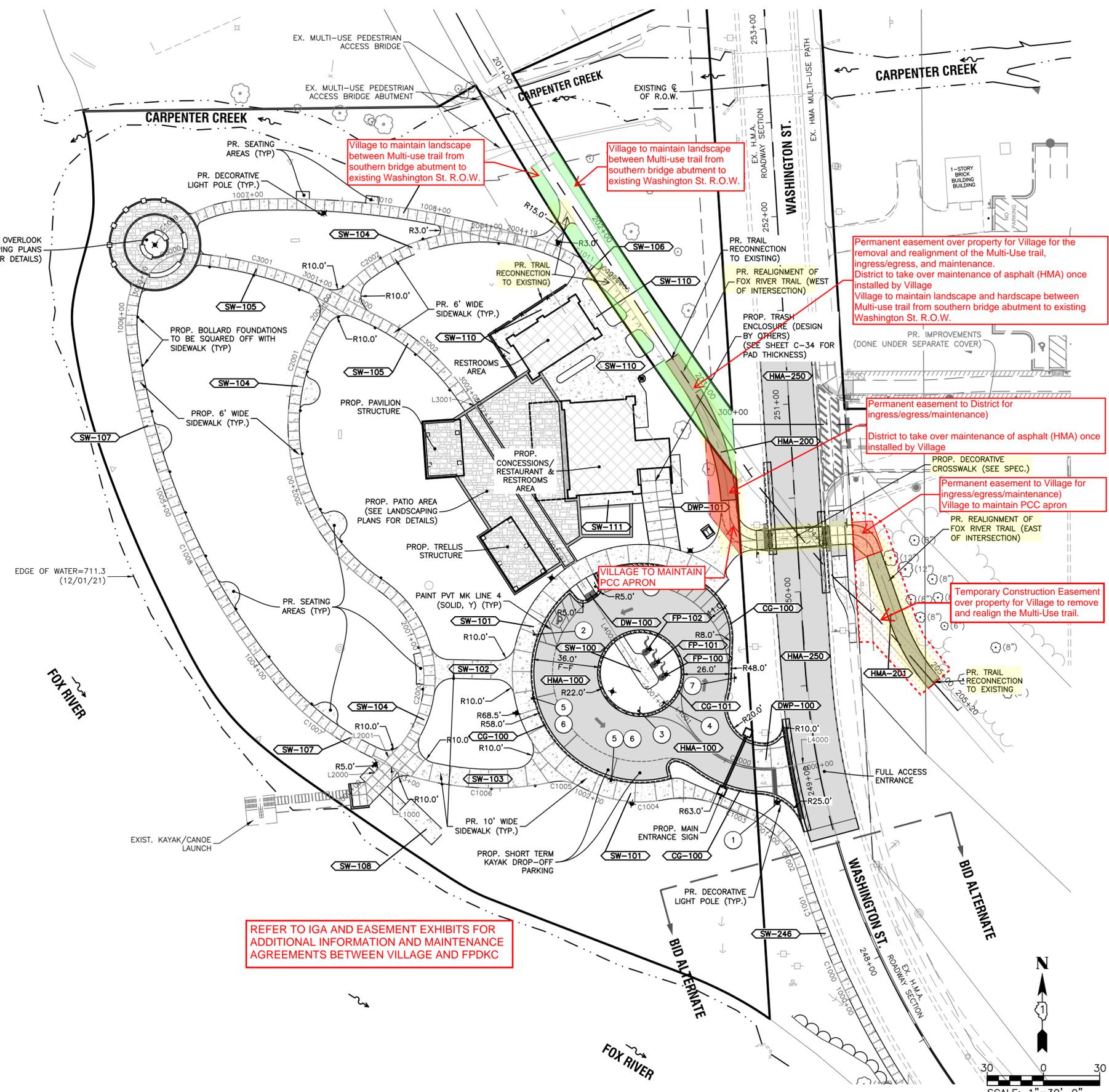
Number	Station Start	Station Stop	Length	Radius	Line/Chord Direction	Northing Start Point	Easting Start Point	Northing End Point	Easting End Point
L2000	2000+00.00	2000+16.98	16.98		N44° 03' 50.67"E	1981442.0482	996561.1835	1981454.2508	996572.9938
L2001	2000+16.98	2000+38.59	21.60		N42° 56' 20.35"E	1981454.2508	996572.9938	1981470.0666	996587.7107
C2000	2000+38.59	2001+31.62	93.04	57.00	N09° 41' 53.75"W	1981470.0666	996587.7107	1981551.9289	996573.7203
C2001	2001+31.62	2002+93.35	161.72	105.00	N12° 20' 04.99"W	1981551.9289	996573.7203	1981694.7601	996542.4874
C2002	2002+93.35	2004+18.57	125.22	103.46	N67° 17' 45.29"E	1981694.7601	996542.4874	1981740.1938	996651.0785

SIDEWALK ALIGNMENT LAYOUT 03

Number	Station Start	Station Stop	Length	Radius	Line/Chord Direction	Northing Start Point	Easting Start Point	Northing End Point	Easting End Point
C3000	3000+00.00	3000+31.90	31.90	25.00	N57° 55' 33.40"E	1981714.6682	996450.3223	1981730.4818	996475.5568
C3001	3000+31.90	3001+06.11	74.21	210.00	S75° 23' 43.95"E	1981730.4818	996475.5568	1981711.8685	996546.9916
L3000	3001+06.11	3001+32.63	26.52		S61° 40' 00.97"E	1981711.8685	996546.9916	1981699.2801	996570.3386
C3002	3001+32.63	3002+03.84	71.21	126.00	S49° 22' 23.98"E	1981699.2801	996570.3386	1981653.5285	996623.6677
L3001	3002+03.84	3002+13.84	10.00		S32° 54' 36.92"E	1981653.5285	996623.6677	1981645.1333	996629.1009

ACCESS DRIVE ENTRANCE ALIGNMENT LAYOUT 01

Number	Station Start	Station Stop	Length	Radius	Line/Chord Direction	Northing Start Point	Easting Start Point	Northing End Point	Easting End Point
L4000	4000+00.00	4000+15.30	15.30		S79° 23' 31.40"W	1981460.4755	996808.8846	1981457.6594	996793.8480
C4000	4000+15.30	4000+70.62	55.32	50.00	N72° 25' 38.11"W	1981457.6594	996793.8480	1981473.5225	996743.7585
L4001	4000+70.62	4001+14.96	44.35		N40° 43' 52.16"W	1981473.5225	996743.7585	1981507.1272	996714.8221
L4002	4001+14.96	4001+94.23	79.27		N32° 54' 15.87"W	1981507.1272	996714.8221	1981573.6800	996671.7599



REFER TO IGA AND EASEMENT EXHIBITS FOR ADDITIONAL INFORMATION AND MAINTENANCE AGREEMENTS BETWEEN VILLAGE AND FPDKC

COMPANY NAME: HRGreen.com
 PROJECT CONTACT: HRGreen
 DATE PLOTTED: 9/23/2025 10:21 AM
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 PLOT TABLE: ILDT-Standard.ctb



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PLOT DATE = 9/23/2025	DATE - 09/23/2025	REVISED -

VILLAGE OF CARPENTERSVILLE RIVERFRONT PARK PARK AMENITIES & HARDSCAPE IMPROVEMENTS (PHASE 3)

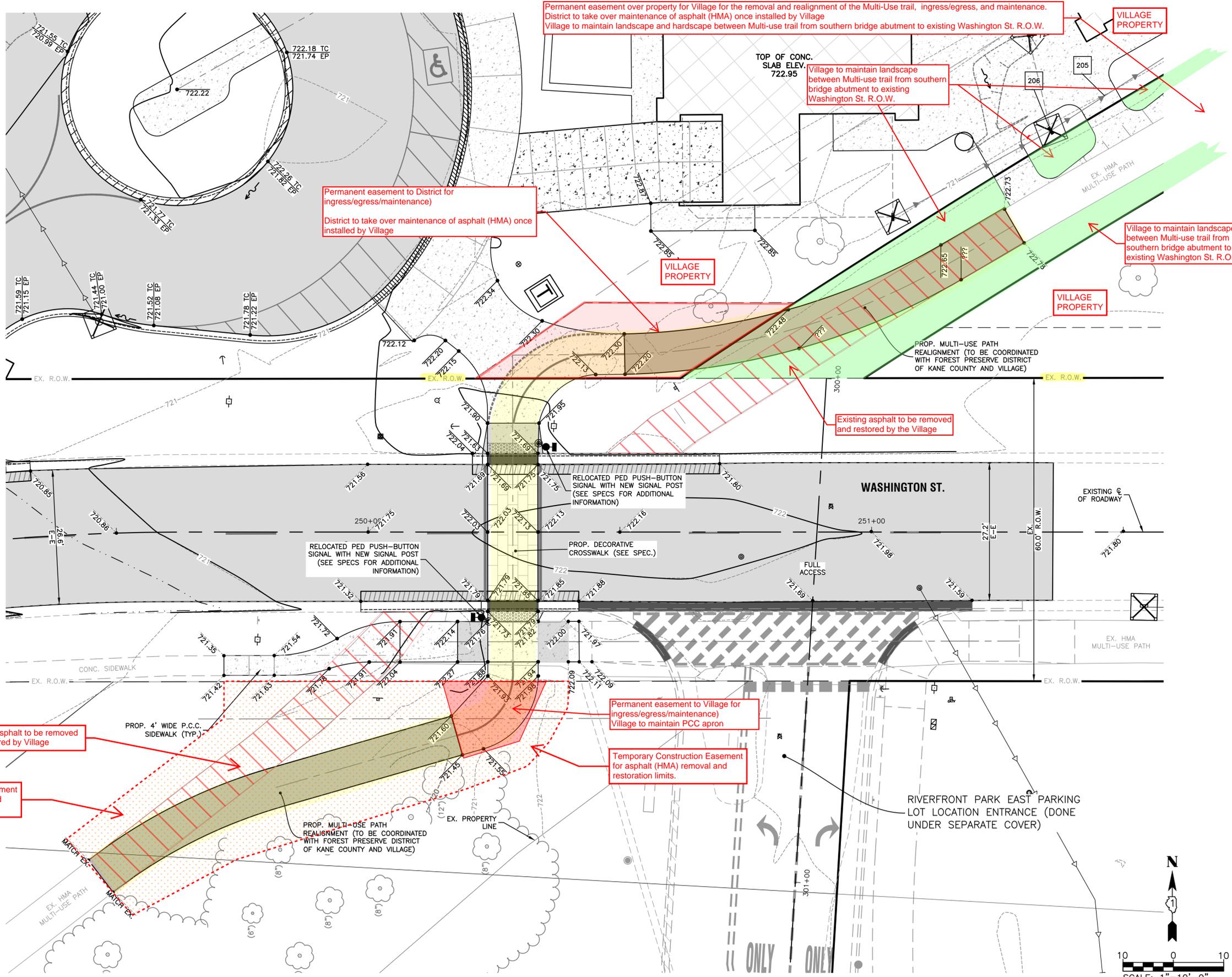
DETAILED SITE LAYOUT PLAN - RIVERFRONT PARK

SCALE: 1"=30' SHEET NO. 01 OF 01 SHEETS STA. TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KANE	53	C-14
CONTRACT NO.				
FED. ROAD DIST. NO. - ILLINOIS FED. AID PROJECT				

LEGEND:

- XXX.XX INDICATES EXISTING SPOT ELEVATIONS.
- XXX.XX INDICATES PROPOSED SPOT ELEVATIONS.
- INDICATES PROPOSED DRAINAGE DIRECTION ARROW.
- ← INDICATES OVERLAND OVERFLOW ROUTE
- - - - - INDICATES RIDGE LINES
- INDICATES CONCRETE CURB & GUTTER (CATCHING)
- INDICATES REVERSE (SPILLING) CURB & GUTTER
- INDICATES AREA OF DEPRESSED CURB AND GUTTER.
- ▨▨▨▨ INDICATES PROPOSED CONCRETE SIDEWALK (SEE SHEET #### FOR THICKNESS)
- ▨▨▨▨ INDICATES ADA SIDEWALK RAMP
 - AT ALL LANDING LOCATIONS, CROSS SLOPE SHALL BE NO MORE THAN 2.0% MAX. IN ALL DIRECTIONS.
 - AT ALL RAMP LOCATIONS, RUNNING SLOPE SHALL BE NO MORE THAN 8.33% MAX. FOR LONGITUDINAL RAMP (6' MAX) AND 2.0% MAX ON CROSS SLOPE. (SEE SIDEWALK CURB RAMP DETAILS)
- ▨▨▨▨ INDICATES AREA TO UTILIZE DETECTABLE WARNING PLATES — BRICK RED COLOR



REFER TO IGA AND EASEMENT EXHIBITS FOR ADDITIONAL INFORMATION AND MAINTENANCE AGREEMENTS BETWEEN VILLAGE AND FPKC

COMPANY NAME: HRGreen
 PROJECT CONTACT: HRGreen.com
 DATE PLOTTED: 9/23/2025 10:22 AM
 FILE NAME: 2202656.01-Grading-Plan-ADA
 PLOT DRIVER: DWG To PDF.pc3
 PEN TABLE: ILDOT-Standard.ctb



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PLOT DATE = 9/23/2025	DATE - 09/23/2025	REVISED -

DESIGNED - MPL	REVISED -
DRAWN - MPL	REVISED -
CHECKED - AJ/DS	REVISED -
DATE - 09/23/2025	REVISED -

**VILLAGE OF CARPENTERSVILLE
 RIVERFRONT PARK
 PARK AMENITIES & HARDSCAPE IMPROVEMENTS (PHASE 3)**

DETAILED INTERSECTION GRADING PLAN - FOX RIVER TRAIL	
SCALE: 1"=10'	SHEET NO. 01 OF 01 SHEETS
STA. _____	TO STA. _____

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KANE	53	C-21
CONTRACT NO. _____				
FED. ROAD DIST. NO. - ILLINOIS FED. AID PROJECT				