

**LEGEND**

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY LEASE LINE
- EXISTING VEGETATION LINE
- PROPOSED FENCE
- PROPOSED SETBACK LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND FIBEROPTICS
- PROPOSED GRAVEL ACCESS DRIVE SEE DETAIL SHEET C-600

**SITE DATA**

PIN: 0419100012 SITE AREA: 39.26 ACRES

JURISDICTION: PEORIA COUNTY ZONING DISTRICT: A-1 (AGRICULTURAL DISTRICT)

FLOOD HAZARD: ZONE X PER FIRM MAP NUMBER: 1705330050B, DATED JUNE 1ST, 1983 CURRENT LAND USE: AGRICULTURAL

**REQUIRED LOT SIZE**

MAX LOT COVERAGE: 10%

MAX HEIGHT: 36'

**REQUIRED ZONING SETBACKS**

FRONT: 165' (EAST) \*FROM CENTER OF ROW

SIDE: 30' (NORTH/SOUTH)

REAR: 30' (WEST)

**GENERAL NOTES**

- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- EXISTING TREES AND SHRUBS OUTSIDE THE FENCE LINE SHALL NOT BE CLEARED, UNLESS OTHERWISE NOTED. ALL EXISTING VEGETATION INSIDE FENCE LINE SHALL BE CLEARED AND GRUBBED.
- FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

**ZONING DISTRICT:**

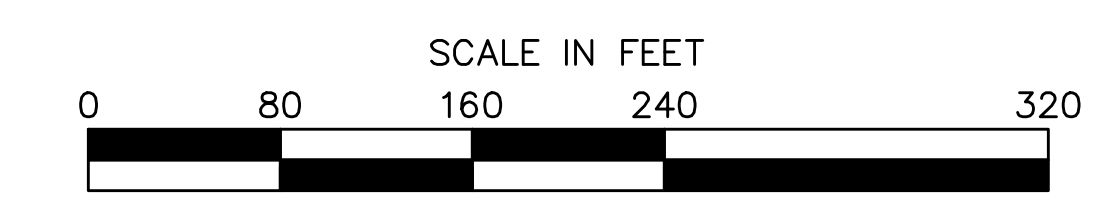
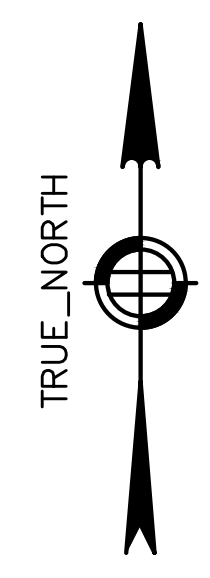
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE PEORIA COUNTY PLANNING DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING, SECURING AND COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE STATE ENVIRONMENTAL PROTECTION AGENCY.

**LAYOUT AND MATERIALS NOTES:**

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

**SPECIAL USE CONDITIONS:**

- SECURITY FENCING: FACILITY EQUIPMENT AND STRUCTURES SHALL BE FULLY ENCLOSED AND SECURED BY A PERIMETER FENCE WITH A HEIGHT OF SIX (6) TO EIGHT (8) FEET. LOCK BOXES AND KEYS SHALL BE PROVIDED AT LOCKED ENTRANCES FOR EMERGENCY PERSONNEL.
- SOLAR COLLECTORS SHALL BE DESIGNED AND LOCATED TO AVOID GLARE OR REFLECTION TOWARD ANY INHABITED BUILDINGS ON ADJACENT PARCELS. SOLAR COLLECTORS SHALL BE DESIGNED AND LOCATED TO AVOID GLARE OR REFLECTION TOWARD ANY ADJACENT ROADWAYS AND SHALL NOT INTERFERE WITH TRAFFIC OR CREATE A TRAFFIC SAFETY HAZARD.
- A VISIBLE WARNING SIGN OF "HIGH VOLTAGE" SHALL BE POSTED AT ALL POINTS OF SITE INGRESS AND EGRESS AND ALONG THE PERIMETER FENCE OF THE FACILITY, AT A MAXIMUM OF THREE HUNDRED (300) FEET APART. A SIGN THAT INCLUDES THE FACILITY'S 911 ADDRESS AND 24-HOUR EMERGENCY CONTACT NUMBER SHALL BE POSTED NEAR ALL ENTRANCES TO THE FACILITY.



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**ATWELL**

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1245 EAST DEHL ROAD, SUITE 100  
DESIGN FIRM #14-008976

Rev	Issued For	Date
A	CONSTRUCTION	3/20/20

PE Seal Consultant:

**IL WEST HALLOCK PROJECT, LLC**  
CONSTRUCTION PLANS

19505 N. ROUTE 40  
EDELSTEIN, IL 61526

**SITE LAYOUT PLAN**

Scale: As Noted Approved by: MBK

Drawn by: LEH

Dwg No: **C-300** Size: D Sheet Rev: **A**

**811**  
Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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