

ORDINANCE NO. 17,675

AN ORDINANCE AMENDING AN EXISTING SPECIAL USE ORDINANCE NO. 14,254 AS AMENDED, IN A CLASS C-2 (LARGE SCALE COMMERCIAL) DISTRICT FOR A SHOPPING CENTER TO ADD AN ACCESSORY SOLAR FACILITY FOR THE PROPERTIES LOCATED AT 9000 N LINDBERGH DR, 9025 N LINDBERGH DR, 9106 N LINDBERGH DR, 9118 N LINDBERGH DR, 9126 N LINDBERGH DR, 9128 N LINDBERGH DR, 1021 W BIRD BLVD, 1101 W BIRD BLVD, 1116 W BIRD BLVD, 1200 W BIRD BLVD, 8903 N HALE AVE, 8919 N HALE AVE, AND 9109 N KNOXVILLE AVE, (PARCEL IDENTIFICATION NOS. 14-05-201-016, 09-32-455-006, 09-32-455-003, 09-32-455-002, 14-05-202-017, 14-05-202-021, 14-05-201-004, 14-05-201-009, 14-05-201-005, 14-05-202-013, 09-32-451-019, 09-32-455-001, 09-32-455-005, 14-05-201-006, 14-05-201-007, 14-05-202-012, 14-05-202-019, 14-05-202-020, AND 14-05-251-008), PEORIA IL.

WHEREAS, the property herein described is now zoned in a Class C-2 (Large Scale Commercial) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve an amendment to the Special Use for an Accessory Solar Facility under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on February 7, 2019, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such amendment to the special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That an amendment to the Special Use for an Accessory Solar Facility is hereby approved for the following described property:

BEING A PART OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND INCLUDING KNOXVILLE SQUARE SUBDIVISION; LOT ONE IN LINDBERGH SUBDIVISION SECTION ONE AND MANLEY SUBDIVISION SECTION ONE; ALL IN THE CITY OF PEORIA, COUNTY OF PEORIA, STATE OF ILLINOIS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) BEGINNING AT THE NORTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 40 MINUTES 18 SECONDS WEST 117.14 FEET ALONG THE NORTH LINE OF SAID SECTION 5 ALSO BEING THE SOUTH LINE OF SAID SECTION 32 TO A POINT WHERE THE SOUTH LINE OF SAID SECTION 32 INTERSECTS WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE TRACT RECORDED IN TRACT SURVEY 32 ON PAGE 10 IN THE PEORIA COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, NORTH 05 DEGREES 47 MINUTES 37 SECONDS WEST 422.42 FEET TO THE SOUTHWEST CORNER OF THE TRACT SHOWN IN SAID TRACT SURVEY 32 ON PAGE 10; THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST 625.46 FEET ALONG THE SOUTH LINE OF SAID

TRACT AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LINDBERGH DRIVE AND THE WEST LINE OF LOT 6 IN SAID KNOXVILLE SQUARE SUBDIVISION; THENCE NORTH 00 DEGREES 00 MINUTES 38 SECONDS EAST 92.53 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF LINDBERGH DRIVE AND THE WEST LINE OF SAID LOT 6; THENCE NORTH 33 DEGREES 18 MINUTES 31 SECONDS EAST 33.75 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF LINDBERGH DRIVE AND THE WEST LINE OF SAID LOT 6 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LINDBERGH DRIVE AND THE NORTH LINE OF SAID LOT 6 ALSO BEING THE NORTH LINE OF SAID KNOXVILLE SQUARE SUBDIVISION; THENCE SOUTH 88 DEGREES 16 MINUTES 46 SECONDS EAST 178.88 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINDBERGH DRIVE, THE NORTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID KNOXVILLE SQUARE SUBDIVISION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 40 ALSO KNOWN AS NORTH KNOXVILLE AVENUE; (THE FOLLOWING 5 COURSES ARE ALONG THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 40 ALSO KNOWN AS NORTH KNOXVILLE AVENUE) THENCE SOUTH 24 DEGREES 51 MINUTES 04 SECONDS EAST 120.00 FEET; THENCE SOUTH 25 DEGREES 56 MINUTES 22 SECONDS EAST 470.98 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST 326.01 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 43 SECONDS EAST 30.84 FEET; THENCE SOUTH 24 DEGREES 54 MINUTES 38 SECONDS EAST 373.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BIRD BOULEVARD ALSO BEING THE SOUTH LINE OF SAID KNOXVILLE SQUARE SUBDIVISION; (THE FOLLOWING FIVE COURSES ARE ALONG SAID NORTH RIGHT-OF-WAY LINE OF BIRD BOULEVARD ALSO BEING THE SOUTH LINE OF SAID KNOXVILLE SQUARE SUBDIVISION) THENCE SOUTH 65 DEGREES 04 MINUTES 40 SECONDS WEST 49.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 26 MINUTES 16 SECONDS WEST 87.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 127.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS WEST 257.00 FEET; THENCE SOUTH 03 DEGREES 19 MINUTES 52 SECONDS WEST 50.09 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID MANLEY SUBDIVISION SECTION ONE ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH HALE AVENUE; THENCE SOUTH 00 DEGREES 06 MINUTES 08 SECONDS WEST 806.65 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH HALE AVENUE TO THE SOUTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DOCUMENT NUMBER 2006-151541N THE PEORIA COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89 DEGREES 49 MINUTES 28 SECONDS WEST 300.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 2 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 06 MINUTES 08 SECONDS EAST 207.30 FEET ALONG THE WEST LINE OF SAID PARCEL 2 TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 1993-391061N THE PEORIA COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89 DEGREES 52 MINUTES 27 SECONDS WEST 145.75 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05 DEGREES 59 MINUTES 40 SECONDS WEST 600.93 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, ALSO BEING A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BIRD BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF BIRD BOULEVARD; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST 50.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 2007-380351N THE PEORIA COUNTY RECORDER OF DEEDS OFFICE SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BIRD BOULEVARD; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST 102.08 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 06 DEGREES 52 MINUTES 59 SECONDS WEST 215.88 FEET ALONG THE WEST LINE OF SAID PARCEL TO A POINT ON THE SOUTH LINE OF LOT 1 IN LINDBERG SUBDIVISION SECTION ONE; THENCE NORTH 89 DEGREES 55 MINUTES 47 SECONDS WEST 46.05 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 325.16 ALONG THE WEST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, CONTAINING 31.50 ACRES, MORE OR LESS. EXCEPTING THEREFROM THE 0.062 ACRE PARCEL OWNED BY THE GREATER METROPOLITAN AIRPORT AUTHORITY PER DOCUMENT NUMBER 08-06630 HAVING A TAX ID NUMBER OF 14-05-201-011.

PINS: 14-05-201-016, 09-32-455-006, 09-32-455-003, 09-32-455-002, 14-05-202-017, 14-05-202-021, 14-05-201-004, 14-05-201-009, 14-05-201-005, 14-05-202-013, 09-32-451-019, 09-32-455-001, 09-32-455-005, 14-05-201-006, 14-05-201-007, 14-05-202-012, 14-05-202-019, 14-05-202-020, AND 14-05-251-008

Said Ordinance is hereby approved per the submitted Site Plan Documents (Attachment A), and with the following condition and waivers:

- 1) Obtain the appropriate FAA permit.
- 2) Waiver of additional on-site storm water detention per engineering calculations supplied by the applicant.
- 3) Waiver of installing sidewalk on the south side of Bird Blvd and the west side of Hale Ave for security purposes.
- 4) Waiver to allow a six-foot tall fence along the frontage of Hale Ave.
- 5) Waiver to allow alternative landscaping for front yard along Have Ave.
- 6) Waiver to reduce the side yard setback from 20 feet to 15 feet for the solar facility.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class C-2 (Large Scale Commercial) District shall remain applicable to the above-described premises, with exception to Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

9th DAY April, 2019.

APPROVED:

Jim Andia
Mayor

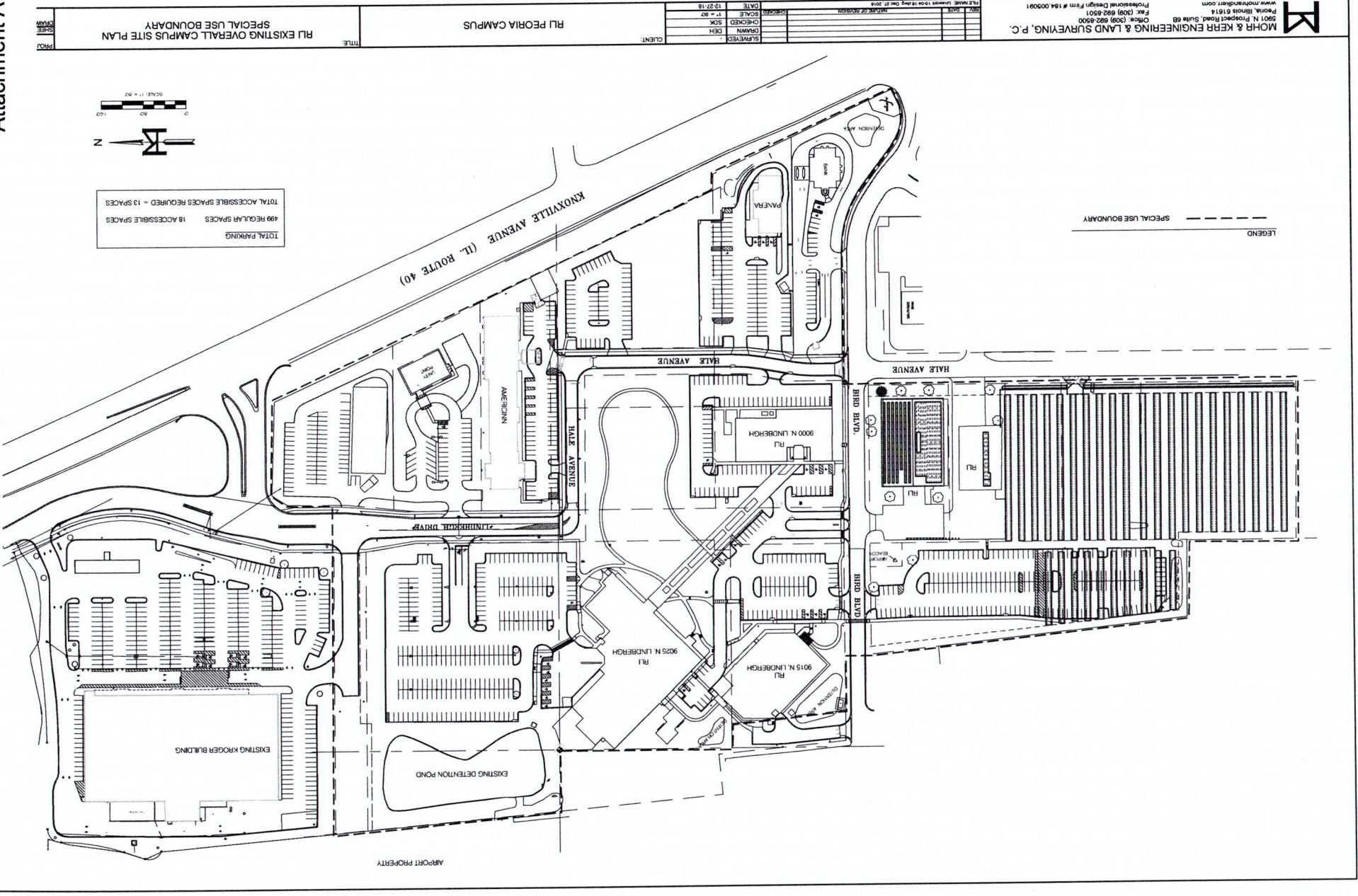
Steve Law
Chairman Pro Tem

ATTEST:

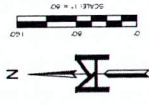
Beth Bull
City Clerk

EXAMINED AND APPROVED:

Donald B. Leist
Corporation Counsel



TOTAL PARKING
 499 REGULAR SPACES 18 ACCESSIBLE SPACES
 TOTAL ACCESSIBLE SPACES REQUIRED = 13 SPACES



LEGEND
 --- SPECIAL USE BOUNDARY

<p>PROJECT: RI EXISTING OVERALL CAMPUS SITE PLAN SPECIAL USE BOUNDARY</p>	<p>CLIENT: RI PEORIA CAMPUS</p>	<p>DATE: 12-27-18</p> <p>SCALE: 1" = 80'</p> <p>CHECKED: SKM</p> <p>DRAWN: DEH</p> <p>SUPERSEDED: _____</p>	<p>DATE: 12-27-18</p> <p>SCALE: 1" = 80'</p> <p>CHECKED: SKM</p> <p>DRAWN: DEH</p> <p>SUPERSEDED: _____</p>	<p>DATE: 12-27-18</p> <p>SCALE: 1" = 80'</p> <p>CHECKED: SKM</p> <p>DRAWN: DEH</p> <p>SUPERSEDED: _____</p>	<p>DATE: 12-27-18</p> <p>SCALE: 1" = 80'</p> <p>CHECKED: SKM</p> <p>DRAWN: DEH</p> <p>SUPERSEDED: _____</p>
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MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. PROSPECT BLVD., SUITE 88
 PEORIA, ILLINOIS 61614
 OFFICE: (309) 692-8300
 FAX: (309) 692-8501
 PROFESSIONAL DESIGN FIRM # 184,000021
 www.mohr-kerr.com

PROJECT

RU EXISTING OVERALL CAMPUS SITE PLAN
SPECIAL USE BOUNDARY

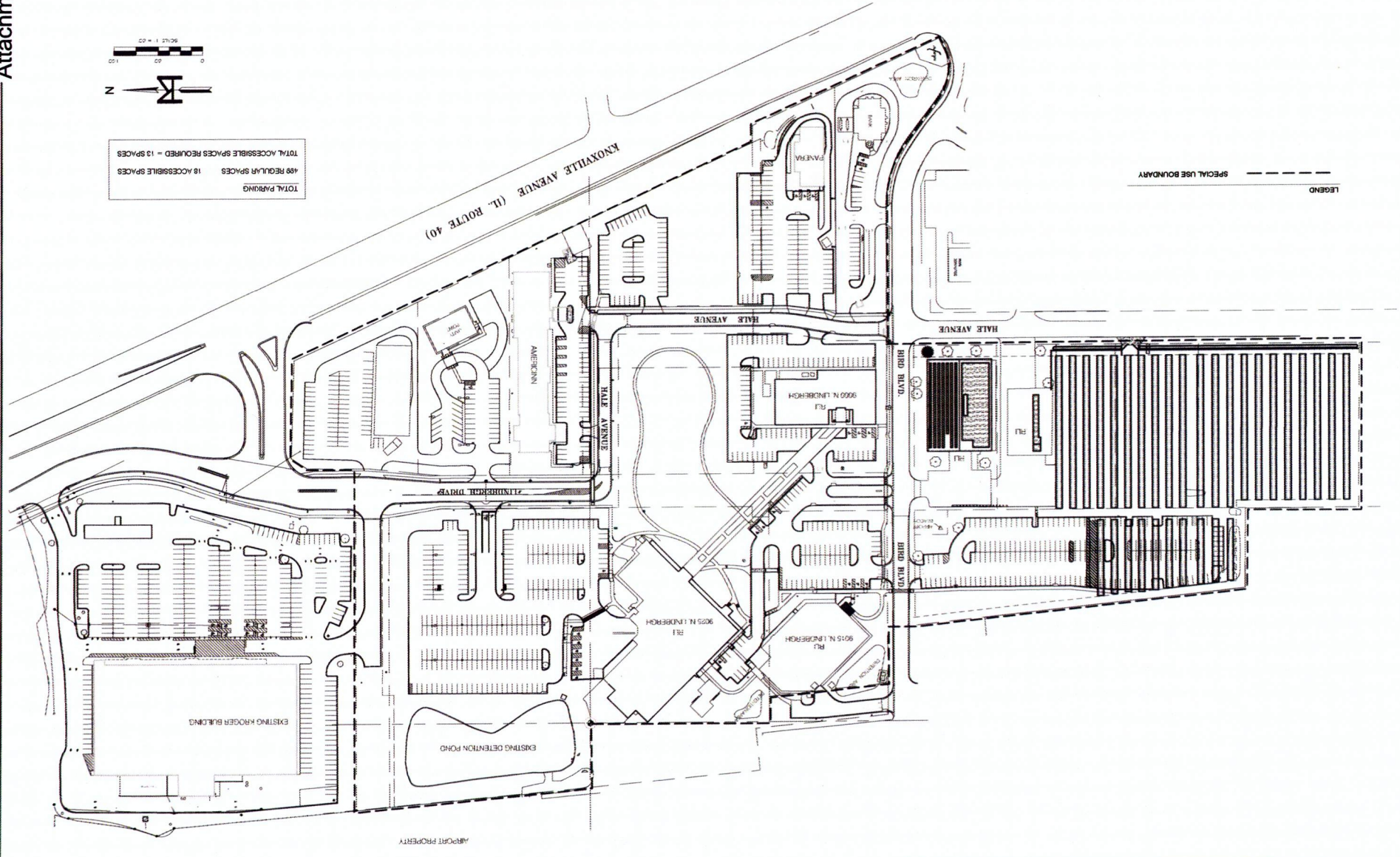
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RU PEORIA CAMPUS

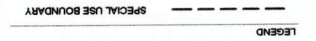
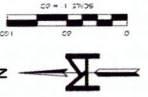
CLIENT

DATE	12-27-18
SCALE	1" = 60'
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MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5001 N. Prosper Road, Suite 85
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www.mohrpkerr.com
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Office: (309) 692-8500
Fax: (309) 692-8501



TOTAL PARKING
488 REGULAR SPACES
18 ACCESSIBLE SPACES
TOTAL ACCESSIBLE SPACES REQUIRED = 13 SPACES



AIRPORT PROPERTY

EXISTING KROGER BUILDING

EXISTING DETENTION POND

AMERICAN

9025 N. LINDBERGH

9015 N. LINDBERGH

9005 N. LINDBERGH

HALE AVENUE

HALE AVENUE

HALE AVENUE

BIRO BLVD.

BIRO BLVD.

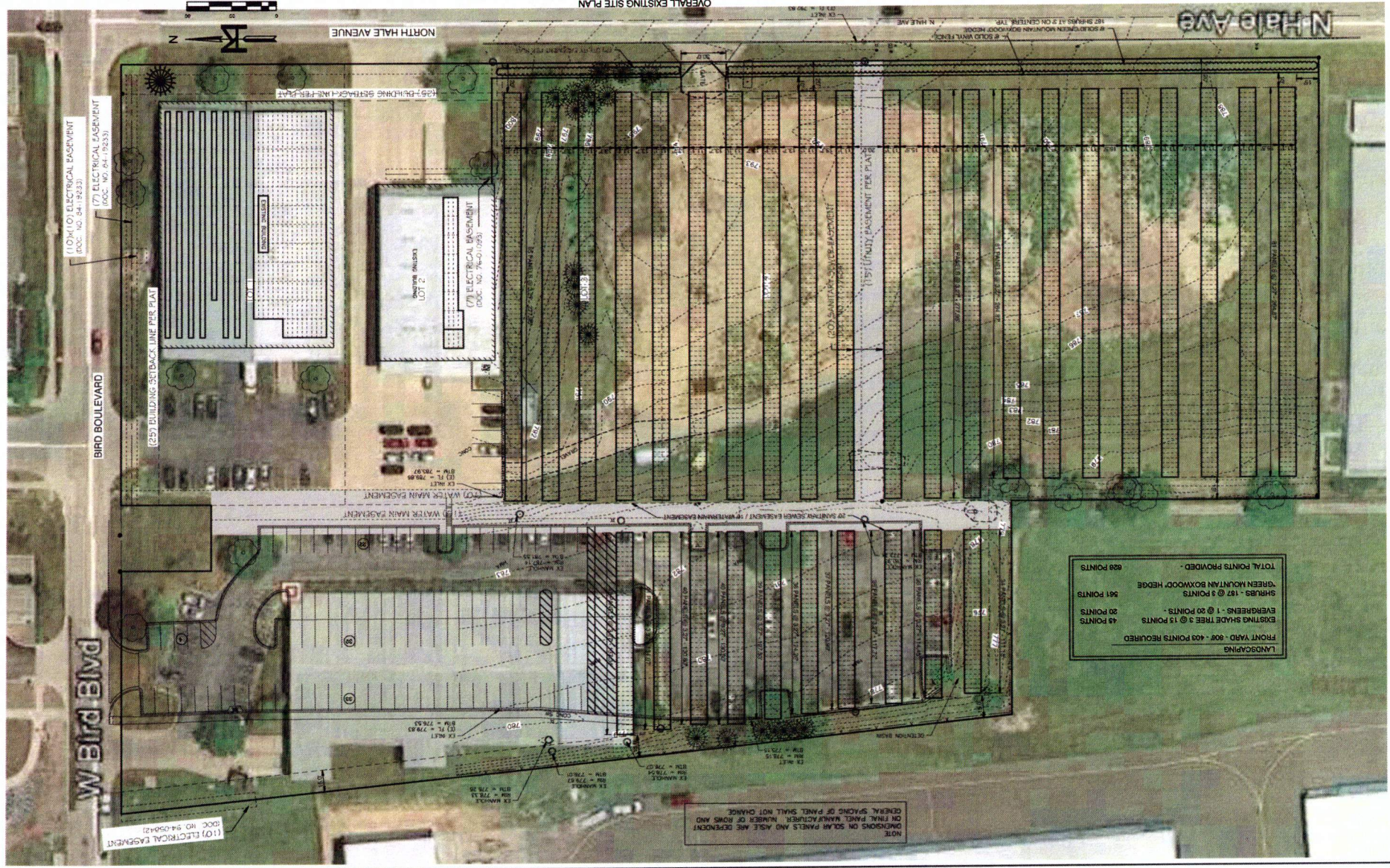
KNOXVILLE AVENUE (IL ROUTE 40)

LEGEND

SPECIAL USE BOUNDARY

PROJECT NO. 18-090	DATE 12-27-18	SCALE 1" = 20'	CLIENT
SHEET 3 OF 3	DRAWN M.C./D.H.	CHECKED B.M.	RU PEORIA CAMPUS
CD 0	SOLAR FARM SPECIAL USE EXHIBIT		

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 3001 N. PROJECT ROAD, SUITE 88
 PEORIA, ILLINOIS 61614
 www.mohrandkerr.com
 Office: (309) 682-8500
 Fax: (309) 682-8501
 Professional Design Firm #184.000091



LANDSCAPING
 FRONT YARD - 80' - 403 POINTS REQUIRED
 48 POINTS
 EXISTING SHADE TREE 3 @ 13 POINTS
 561 POINTS
 SHRUBS - 187 @ 3 POINTS
 GREEN MOUNTAIN BOXWOOD HEDGE
 620 POINTS

NOTE
 DIMENSIONS ON SOLAR PANELS AND AISLE ARE DEPENDENT
 ON FINAL PANEL MANUFACTURER NUMBER OF ROWS AND
 GENERAL SPACING OF PANELS SHALL NOT CHANGE

PROJECT NO. 16-208
 SHEET 3 OF 3
 DRAWING NO. C2.1

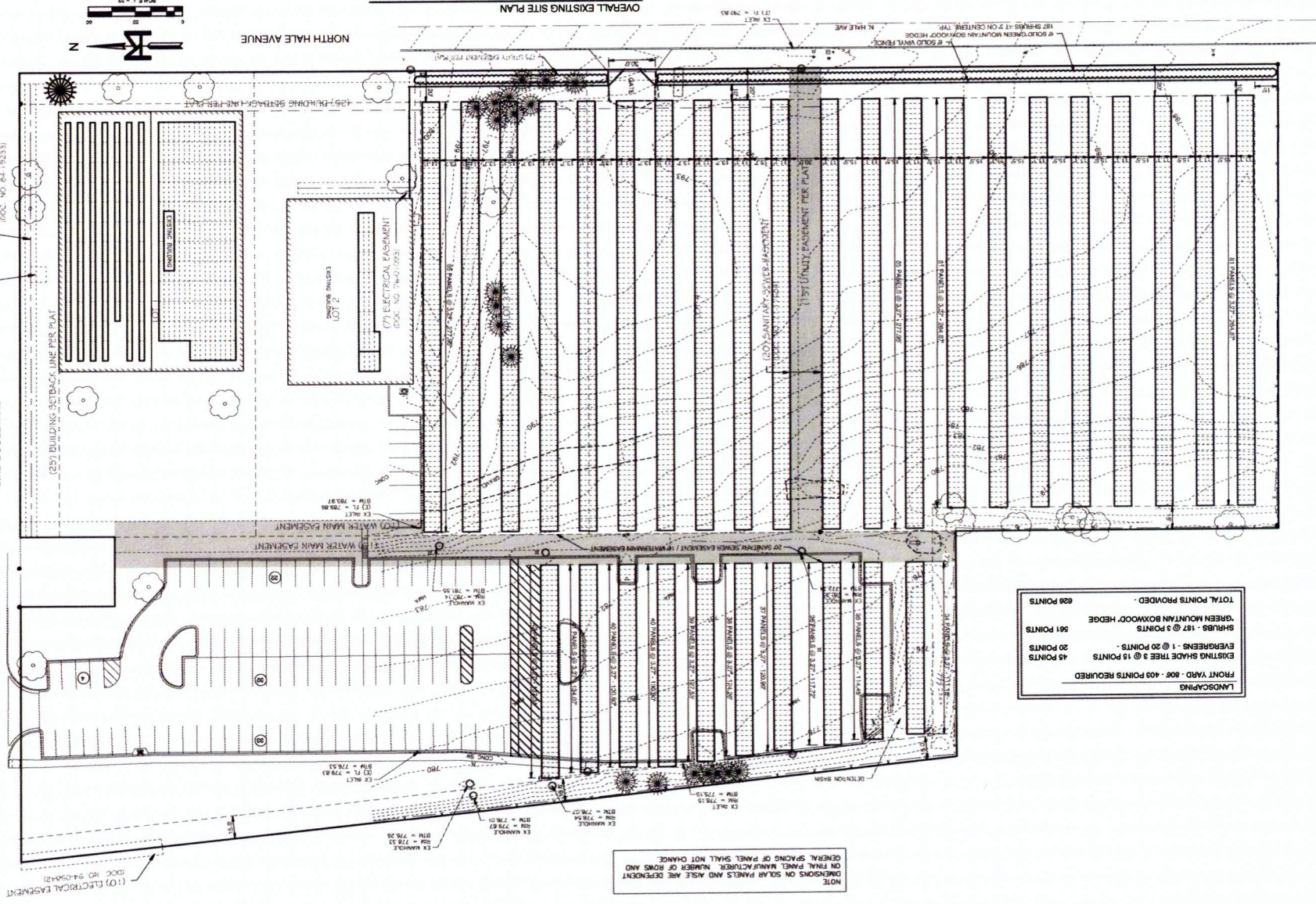
SOLAR FARM
 SPECIAL USE EXHIBIT

RIU PEORIA CAMPUS

CLIENT

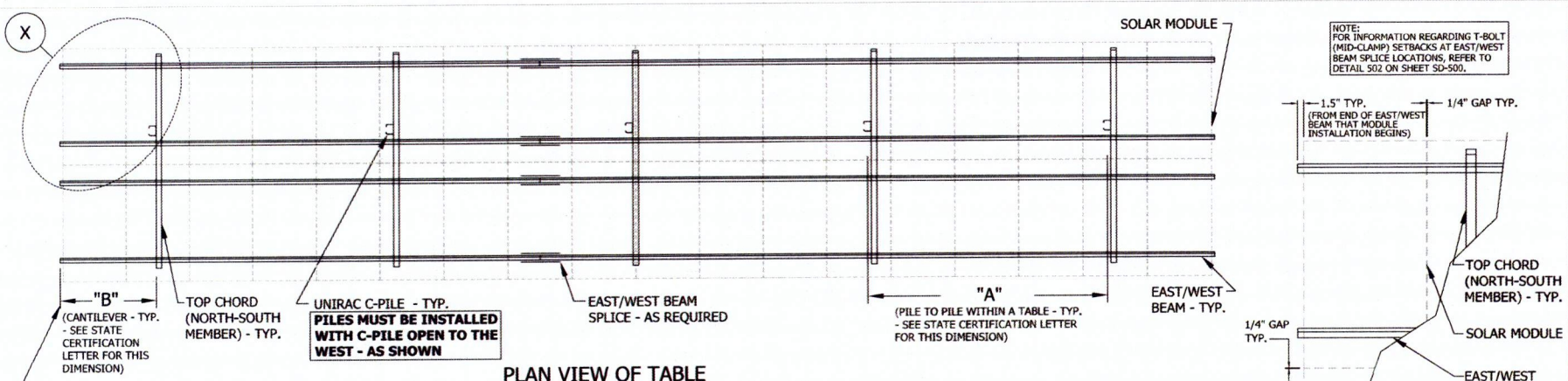
SLURBER	DRAWN	NO/DH
DATE	CHECKED	SKK
12-27-15	12-27-15	
SCALE	1" = 20'	
DATE	12-27-15	
REV	DATE	DESCRIPTION
1	12-27-15	ISSUE FOR PERMITS

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 Professional Design Firm #184-000691
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 Phone: (309) 692-8500
 Fax: (309) 692-8501
 www.mohrland.com



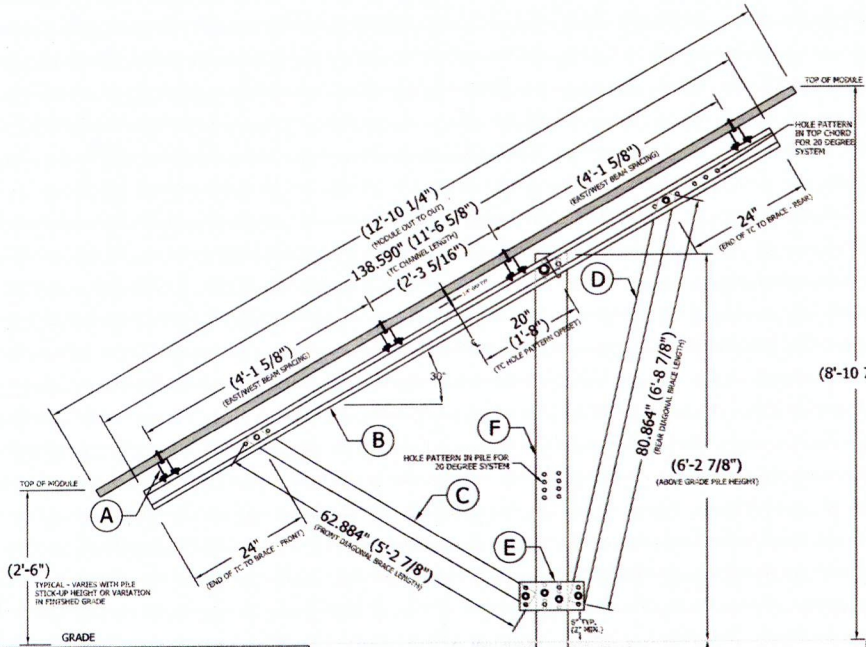
NOTE
 DIMENSIONS ON SOLAR PANELS AND AISLE ARE DEPENDENT
 ON FINAL PANEL MANUFACTURER. NUMBER OF ROWS AND
 GENERAL SPACING OF PANELS SHALL NOT CHANGE.

LANDSCAPING	FRONT YARD - 800' - 409 POINTS REQUIRED
EXISTING SHADE TREE 3 @ 20 POINTS	45 POINTS
SHRUBS - 187 @ 3 POINTS	561 POINTS
TOTAL POINTS PROVIDED	628 POINTS



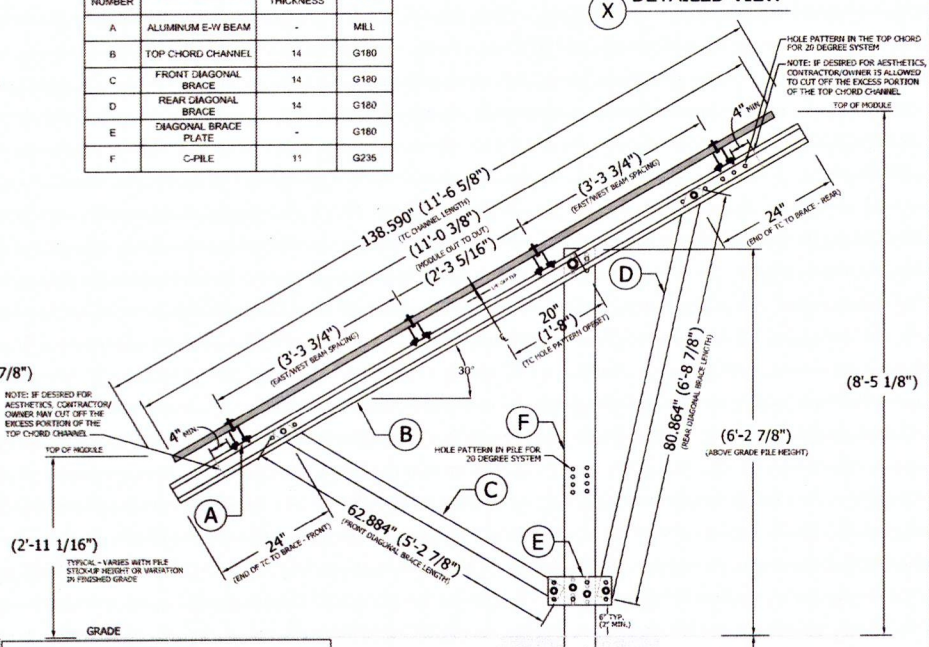
GFT PARTS LIST

REF NUMBER	PART DESCRIPTION	GUAGE/ THICKNESS	FINISH
A	ALUMINUM E-W BEAM	-	MILL
B	TOP CHORD CHANNEL	14	G160
C	FRONT DIAGONAL BRACE	14	G160
D	REAR DIAGONAL BRACE	14	G160
E	DIAGONAL BRACE PLATE	-	G160
F	C-PILE	11	G235



RACKING DIMENSION NOTES:

- THIS CROSS SECTION AND DIMENSIONS SHOWN ARE SPECIFIC TO A SOLAR WORLD SUNMODULE XL-72 CELL SOLAR MODULE. ACTUAL DIMENSIONS WILL VARY SLIGHTLY BASED ON THE ACTUAL SOLAR MODULE SELECTED. REFER TO STATE SPECIFIC CERTIFICATION LETTER FOR MORE INFORMATION ON THE LIMITS OF THIS REGION SPECIFIC DGFT RACKING DESIGN. (SEE DIMENSION AND WEIGHT LIMITS)
- EAST/WEST BEAM SPACING IS BASED ON A COMBINATION OF CLAMPING RANGES SPECIFIED IN THE INSTALLATION MANUALS FOR THE SOLARWORLD XL-72 CELL SOLAR MODULES. FINE TUNE ADJUSTMENTS IN THE EAST/WEST BEAM TO TOP CHORD CHANNEL CONNECTIONS EXIST. SEE SHEET SD-500 FOR ALL RACKING CONNECTION DETAILS. REFER TO THE DGFT INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.



RACKING DIMENSION NOTES:

- THIS CROSS SECTION AND DIMENSIONS SHOWN ARE SPECIFIC TO A SOLARWORLD SUNMODULE PLUS-60 CELL SOLAR MODULE. ACTUAL DIMENSIONS WILL VARY SLIGHTLY BASED ON THE ACTUAL SOLAR MODULE SELECTED. REFER TO STATE SPECIFIC CERTIFICATION LETTER FOR MORE INFORMATION ON THE LIMITS OF THIS REGION SPECIFIC DGFT RACKING DESIGN. (SEE DIMENSION AND WEIGHT LIMITS)
- EAST/WEST BEAM SPACING IS BASED ON A COMBINATION OF CLAMPING RANGES SPECIFIED IN THE INSTALLATION MANUALS FOR THE SOLARWORLD SUNMODULE PLUS AND TREKA PLUS-60 CELL SOLAR MODULES. FINE TUNE ADJUSTMENTS IN THE EAST/WEST BEAM TO TOP CHORD CHANNEL CONNECTIONS EXIST. SEE SHEET SD-500 FOR ALL RACKING CONNECTION DETAILS. REFER TO THE DGFT INSTALLATION GUIDE FOR ADDITIONAL INFORMATION.

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10/19/14	NOTE & BRACE REVISIONS
2	1/10/2015	OWNER
3	2/16/2015	REVISED NOTES
4	2/18/2015	REVISED NOTES & SD-300
5	2/18/2015	UPDATED LINE TYPES

OWNER/CLIENT:

ENGINEERING CONSULTANT:
Design Optimization Technologies
484 Jefferson Street
St. Charles, Mo 63301
Phone: (636) 754-9972
www.DOTecEngineering.com

PROFESSIONAL SEAL

SEE STATE SPECIFIC STAMPED & SIGNED GFT CERTIFICATION LETTER

UNIRAC'S DGFT
DISTRIBUTION GROUND FIXED TILT
STRUCTURAL RACKING DRAWINGS

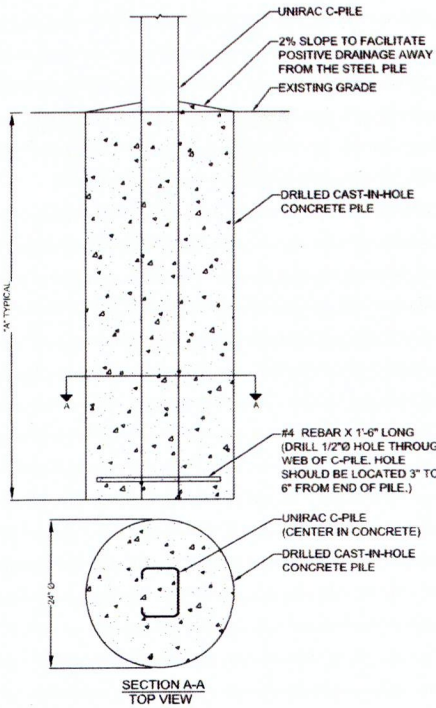
UNIRAC

1411 Bessmer Road, Suite 100
Atlanta, GA 30341
Phone: (404) 842-4411
Fax: (404) 842-4411
www.unirac.com

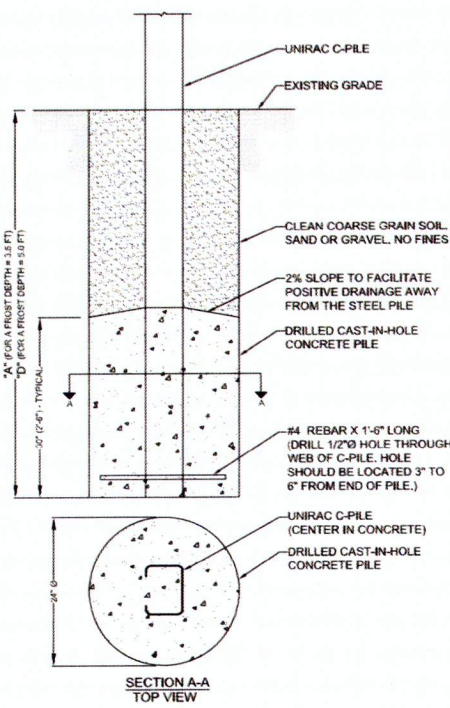
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ENGINEERED BY: [Signature]
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
ORIGINAL RELEASE DATE: 10/19/14
DRAWING REVISION:

DRY TITLE
DGFT TABLE CROSS-SECTION AND PARTS LIST (30 DEGREE TILT)

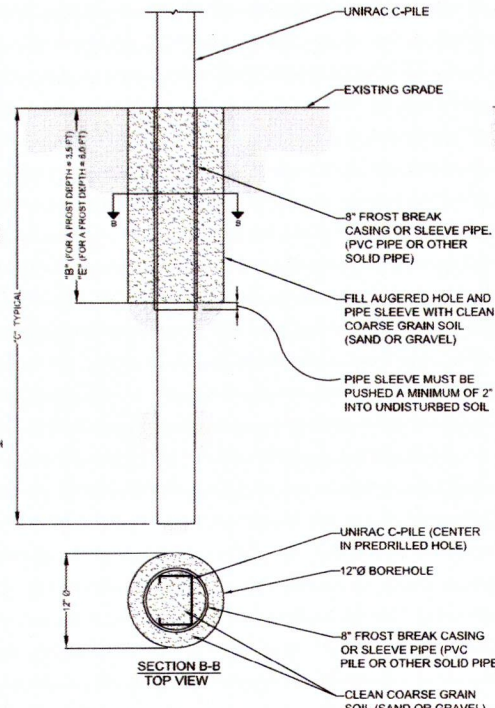
SHEET NUMBER
SD-300



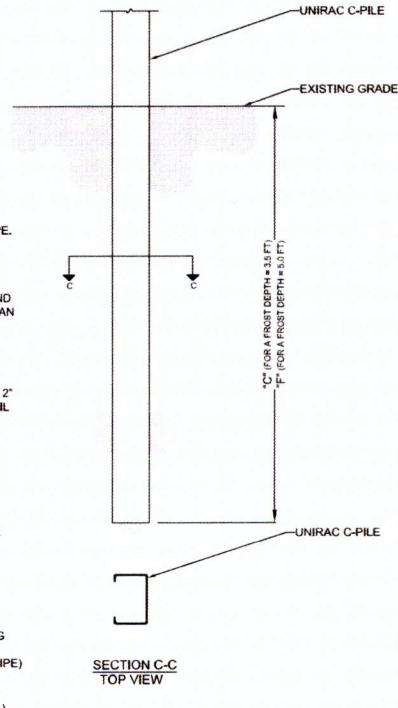
400 DRILLED CAST-IN-HOLE CONCRETE PILE FOUNDATION (ALTERNATE OPTION) NOT TO SCALE



401 DRILLED "PARTIAL" CAST-IN-HOLE CONCRETE PILE FOUNDATION (ALTERNATE OPTION) NOT TO SCALE



402 PARTIAL DRIVEN PILE WITH CLEAN COARSE BACKFILL (ALTERNATE OPTION) NOT TO SCALE



403 FULLY DRIVEN PILE (ALTERNATE OPTION) NOT TO SCALE

- FOUNDATION 400: DRILLED CAST-IN-HOLE CONCRETE PILE FOUNDATION**
1. THE FOUNDATION MUST BE EXCAVATED WITH LITTLE TO NO LOOSE MATERIAL IN THE BOTTOM.
 2. IF THE FOUNDATION IS BELOW THE GROUND WATER LEVEL, THERE MUST BE A TEMPORARY CASING IN PLACE TO STABILIZE THE EXCAVATION.
 3. THE PILE SHALL HAVE A #4 REBAR PLACED THROUGH THE BOTTOM OF THE PILE.
 4. THE PILE MUST BE CENTERED IN THE HOLE WITH EQUAL AMOUNTS OF CONCRETE AROUND THE CASING.
 5. CONCRETE SHALL CONFORM TO THE CONCRETE SPECIFICATIONS LISTED ON DR-100.
 6. CONCRETE DEPTH SHALL CONFIRM TO THE DEPTHS LISTED IN THE TABLE ON THIS SHEET.
 7. THE TOP OF THE CONCRETE MUST BE ABOVE GARDE.
 8. THE CORE OF THE CONCRETE CAST-IN-DRILLED HOLE PILE WILL CONSIST OF THE UNIRAC C-PILES AS DEPICTED IN THE FIGURE.
 9. THE BACKFILL MATERIAL MUST CONSIST OF MEDIUM TO COARSE SAND OR GRAVEL. NO CLAY OR ORGANICS MAY BE USED IN THE BACKFILL.

- FOUNDATION 401: DRILLED "PARTIAL" CAST-IN-HOLE CONCRETE PILE FOUNDATION**
1. THE FOUNDATION MUST BE EXCAVATED WITH LITTLE TO NO LOOSE MATERIAL IN THE BOTTOM.
 2. IF THE FOUNDATION IS BELOW THE GROUND WATER LEVEL, THERE MUST BE A TEMPORARY CASING IN PLACE TO STABILIZE THE EXCAVATION.
 3. THE PILE SHALL HAVE A #4 REBAR PLACED THROUGH THE BOTTOM OF THE PILE.
 4. THE PILE MUST BE CENTERED IN THE HOLE WITH EQUAL AMOUNTS OF CONCRETE AROUND THE CASING.
 5. CONCRETE SHALL CONFORM TO THE CONCRETE SPECIFICATIONS LISTED ON DR-100.
 6. CONCRETE DEPTH SHALL CONFIRM TO THE DEPTHS LISTED IN THE TABLE ON THIS SHEET.
 7. THE TOP OF THE CONCRETE MUST BE BELOW THE DEPTH OF THE FROST ZONE.
 8. THE CORE OF THE CONCRETE CAST-IN-DRILLED HOLE PILE WILL CONSIST OF THE UNIRAC C-PILES AS DEPICTED IN THE FIGURE.
 9. THE BACKFILL MATERIAL MUST CONSIST OF MEDIUM TO COARSE SAND OR GRAVEL. NO CLAY OR ORGANICS MAY BE USED IN THE BACKFILL.

- FOUNDATION 402: PARTIAL DRIVEN PILE WITH CLEAN COARSE BACKFILL.**
1. EACH PILE LOCATION MUST BE EXCAVATED TO A MINIMUM OF THE DIMENSION SHOWN.
 2. THE PILE MUST BE CENTERED IN THE HOLE WITH THE FROST BREAK CASING PLACED AROUND THE PILE PRIOR TO BACKFILLING THE EXCAVATION.
 3. THE FROST BREAK CASING MUST NOT HAVE ANY CRACKS OR HOLES THAT MAY ALLOW WATER TO SEEP IN. THE CASING MUST BE SET A MINIMUM OF 2 INCHES INTO THE NATIVE SOIL IN THE BOTTOM OF THE EXCAVATION. THE CASING TOP MUST EXTEND TO THE GROUND SURFACE.
 4. THE FILL MATERIAL MUST CONSIST OF MEDIUM TO COARSE SAND OR GRAVEL WITH LITTLE SILT CONTENT. NO CLAY OR ORGANICS MAY BE USED IN THE BACKFILL MATERIAL.
 5. THE PILE MUST BE INSTALLED TO THE FULL DEPTH INDICATED. PILES NOT DRIVEN TO THE FULL DEPTH ARE CONSIDERED FAILED AND THE CONCRETE OPTION MUST BE UTILIZED.
 6. THE CASING MUST BE FILLED WITH THE SAME FILL MATERIAL AFTER THE PILE IS INSTALLED TO THE CORRECT DEPTH.
 7. THE FILL SHALL BE FORMED IN A WAY TO DIRECT WATER AWAY FROM THE FOUNDATION.
 8. IF THE CASING IS AFFECTED BY FROST HEAVE, THE CASING SHALL BE ATTEMPTED TO BE RE-EMBEDDED TO THE PROPER DEPTH IN ORDER TO PROTECT THE C-PILE FROM FUTURE FROST HEAVE.

- FOUNDATION 403: FULLY DRIVEN PILE:**
1. DRIVEN PILE FOUNDATIONS MAY ONLY BE USED IN SOILS THAT ARE NOT FROST SUSCEPTIBLE OR WHERE GROUND WATER IS NOT WITHIN 12 FEET OF THE SURFACE UNLESS APPROVED BY A GEOTECHNICAL ENGINEER. FROST SUSCEPTIBLE SOILS CONSIST OF ANY SOIL THAT IS NOT MEDIUM TO COARSE GRAIN SAND OR GRAVEL. DRIVEN PILE FOUNDATIONS ABSOLUTELY MAY NOT BE USED IN SOILS THAT CONTAIN SILT OR CLAY OR GROUNDWATER WITHIN 12 FEET OF THE SURFACE UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
 2. PILES MUST BE INSTALLED TO THE FULL DEPTH. PILES NOT DRIVEN TO FULL DEPTH ARE CONSIDERED FAILED PILES AND A DIFFERENT FOUNDATION MUST BE UTILIZED.

NOTE: FOR PILE QUANTITY BASED ON TABLE SIZE, SEE TABLES ON THE STATE SPECIFIC CERTIFICATION LETTER. ALSO FOR PILE EMBEDMENT DEPTH AND TOTAL PILE LENGTH, SEE TABLES ON STATE SPECIFIC CERTIFICATION LETTER.

FOUNDATION TYPE	DETAIL NUMBER	FROST DEPTH = 3.5 FT OR LESS				FROST DEPTH = 5.0 FT			
		DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIMENSION "E"	DIMENSION "F"	DIMENSION "G"	
		FULL CAST-IN-PLACE CONCRETE	400	8'-0"	---	---	9'-0"	---	---
CAST-IN-PLACE CONCRETE	401	9'-0"	---	---	9'-0"	---	---	---	
PARTIAL DRIVEN PILE WITH FROST BREAK	402	---	3'-6"	16'-4"	---	9'-0"	---	---	
FULLY DRIVEN PILE	403	---	---	16'-4"	---	---	10'-0"	---	

*SHALLOWER PILE EMBEDMENT MAY BE USED IF APPROVED BY A GEOTECHNICAL ENGINEER.

FOUNDATION TYPE	DETAIL NUMBER	FROST DEPTH = 3.5 FT OR LESS				FROST DEPTH = 5.0 FT			
		DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIMENSION "E"	DIMENSION "F"	DIMENSION "G"	
		FULL CAST-IN-PLACE CONCRETE	400	6'-0"	---	---	6'-0"	---	---
CAST-IN-PLACE CONCRETE	401	6'-0"	---	---	7'-0"	---	---	---	
PARTIAL DRIVEN PILE WITH FROST BREAK	402	---	3'-0"	9'-4"	---	3'-0"	---	---	
FULLY DRIVEN PILE	403	---	---	9'-4"	---	---	8'-0"	---	

*SHALLOWER PILE EMBEDMENT MAY BE USED IF APPROVED BY A GEOTECHNICAL ENGINEER.

MARK	DATE	DESCRIPTION
1	10/10/10	PILES & BRACE REVISIONS
2	1/28/2011	ADDED DR-100
3	2/24/2011	REVISED NOTES
4	2/13/2011	REVISED NOTES & DR-100
5	2/16/2011	UPDATED LINE TYPES

OWNER/CLIENT:

ENGINEERING CONSULTANT:
Design Optimization Technologies
434 Jefferson Street
St. Charles, Mo 63301
Phone: (636) 724-9072
www.DOTecEngineering.com

PROFESSIONAL SEAL

SEE STATE SPECIFIC STAMPED & SIGNED GFT CERTIFICATION LETTER

UNIRAC'S DGFT DISTRIBUTION GROUND FIXED TILT STRUCTURAL RACKING DRAWINGS

UNIRAC
1411 Broadway Business NE
Albuquerque, New Mexico 87110
Phone: (505) 442-8418
www.unirac.com

PROJECT NUMBER	4001
DESIGNED BY	4001
REVISIONS BY	4001
ORIGINAL RELEASE DATE	10/10/10
ISSUING SHEET SIZE	3'-0" X 3'-0"

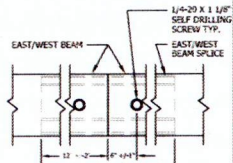
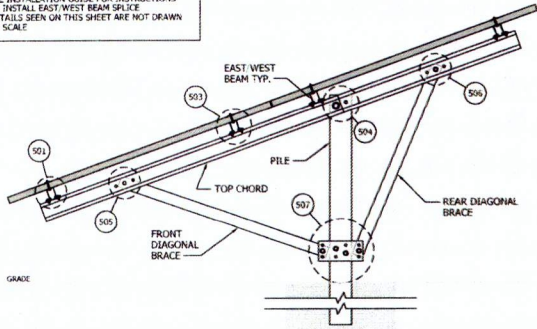
SHEET TITLE
FOUNDATION EMBEDMENT AND FOUNDATION DETAILS

SHEET NUMBER
SD-400

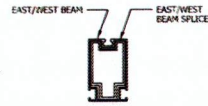
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RACKING DETAIL NOTES:

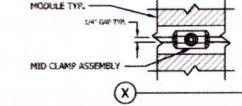
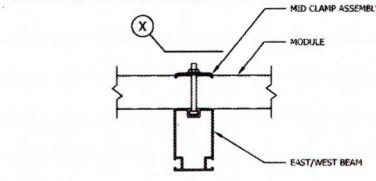
1. SEE INSTALLATION GUIDE FOR PILE TOLERANCES
2. SEE INSTALLATION GUIDE FOR CONNECTION ADJUSTMENT INSTRUCTIONS
3. SEE INSTALLATION GUIDE FOR INSTRUCTIONS TO INSTALL EAST/WEST BEAM SPLICE
4. DETAILS SHOWN ON THIS SHEET ARE NOT DRAWN TO SCALE



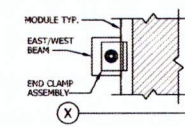
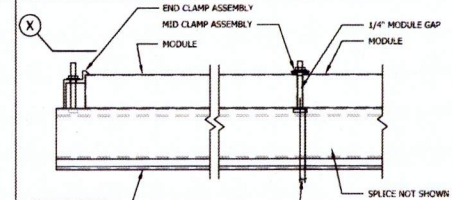
EAST/WEST BEAM WITH SPLICE
(TYPICAL ELEVATION)



EAST/WEST BEAM WITH SPLICE
(TYPICAL SECTION)

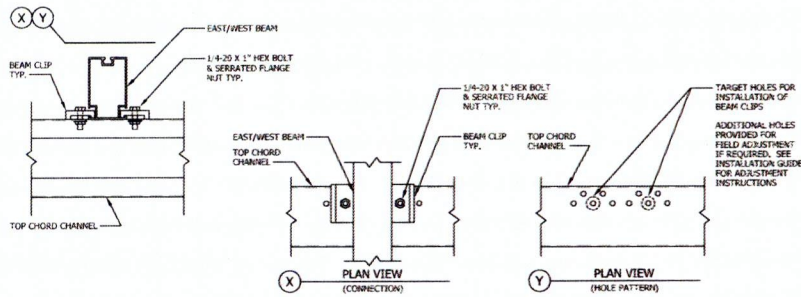


501 MODULE TO EAST/WEST BEAM CONNECTION
(BONDING MID CLAMP)

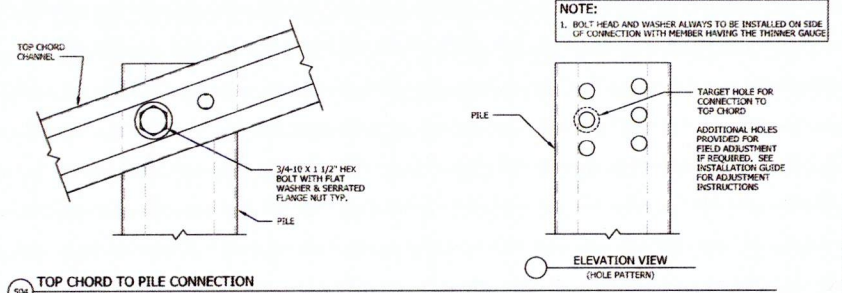


502 MODULE TO EAST/WEST BEAM CONNECTION
(END CLAMP)

NOTE:
CENTERLINE OF T-BOLT SHALL NOT BE CLOSER THAN 1/4" FROM AN EAST/WEST BEAM SPLICE. SHIFT FIRST MODULE LOCATION ON EAST/WEST BEAM AS REQ'D TO AVOID THIS SPLICE CONFLICT.

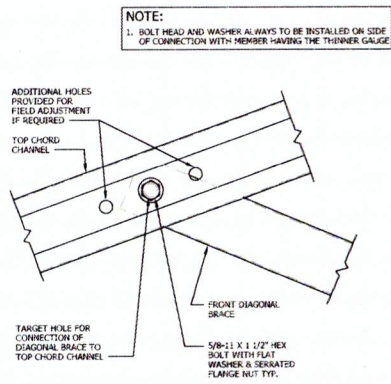
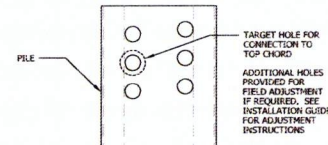


503 EAST/WEST BEAM TO TOP CHORD CONNECTION

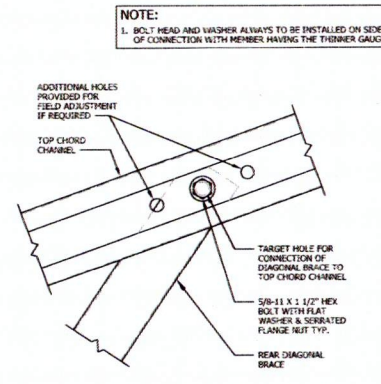


504 TOP CHORD TO PILE CONNECTION

NOTE:
1. BOLT HEAD AND WASHER ALWAYS TO BE INSTALLED ON SIDE OF CONNECTION WITH MEMBER HAVING THE THINNER GAUGE

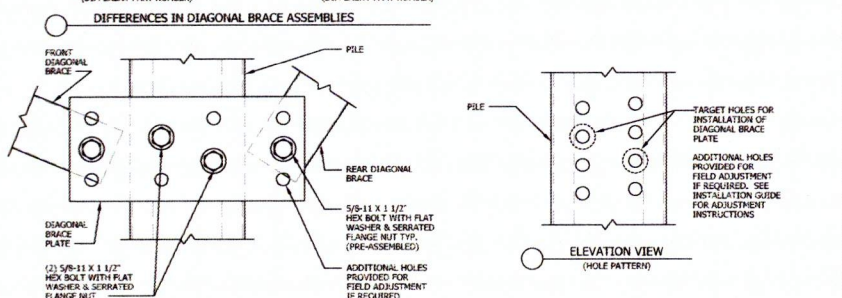
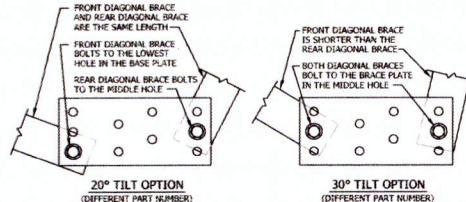


505 TOP CHORD TO DIAGONAL BRACE CONNECTION
(FRONT BRACE)



506 TOP CHORD TO DIAGONAL BRACE CONNECTION
(REAR BRACE)

NOTE:
1. BOLT HEAD AND WASHER ALWAYS TO BE INSTALLED ON SIDE OF CONNECTION WITH MEMBER HAVING THE THINNER GAUGE



507 DIAGONAL BRACE TO PILE CONNECTION

NOTE:
1. BOLT HEAD AND WASHER ALWAYS TO BE INSTALLED ON SIDE OF CONNECTION WITH MEMBER HAVING THE THINNER GAUGE



REVISION BLOCK	
NO.	DESCRIPTION
1	10/19/10 PILE & BRACE RETURN
2	1/25/2011 REVISED
3	2/16/2011 REVISED NOTES
4	4/13/2011 REVISED NOTES & SD-500
5	8/14/2011 UPDATED LINE TYPES

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SEE STATE SPECIFIC STAMPED & SIGNED GFT CERTIFICATION LETTER

UNIRAC'S DGFT DISTRIBUTION GROUND FIXED TILT STRUCTURAL RACKING DRAWINGS

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Albuquerque, New Mexico 87106
Phone: (505) 424-4411
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PROJECT NUMBER:	507
ENGINEERING NO.:	62-1
DRAWING NO.:	507
DESIGNED BY:	507
CHECKED BY:	507
ORIGINAL RELEASE DATE:	8/26/2011
DRAWING SHEET NO.:	10-1

SHEET TITLE
RACKING DETAILS

SHEET NUMBER	SD-500
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