



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION AGENDA • NOVEMBER 2, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Sep 8, 2021 7:00 PM

III. PUBLIC HEARING

1. Architects Corner - Final Planned Development and Reinstatement to allow for the 7-lot single-family residential development of the vacant lots at 1939-1967 N. Northumberland Pass (aka Architects Corner)

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLAN COMMISSION MINUTES • SEPTEMBER 8, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Absent	
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Absent	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jul 20, 2021 7:00 PM - **Accepted**

Minutes accepted with changes to be made as noted

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Kolososki, Fedota
ABSENT:	Hansen, Bettenhausen

Minutes Acceptance: Minutes of Sep 8, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 2019 and 2095 N. Rand Road - 1. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2095 N. Rand Road (Arlington Toyota property); 2. Preliminary and Final Plat of Resubdivision to permit a 2-lot Subdivision for the 2019 N. Rand Road property (proposed Belle Tire property); 3. Rezoning from Planned Development to B-5 - Highway Business District (approximately 13,000 square feet of the Arlington Toyota property would be subdivided and rezoned into the proposed Belle Tire property); 4. Planned Development Amendment and Rezoning from B-5 to Planned Development to incorporate approximately 24,000 square feet of the proposed Lot 2 (2019 N. Rand Road property) into the Arlington Toyota Planned Development (2095 N. Rand Road property) for continued use as a parking lot associated with Arlington Toyota; 5. Special Use to allow for an automobile service and repair store (Belle Tire) at 2019 N. Rand Road, pursuant to Section 11.06 (e) 20 of the Village of Palatine Zoning Ordinance. - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on August 19th, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Final Plat of Subdivision Application
3. Special Use Application
4. Final Plan Development
5. Preliminary Final Plat of Subdivision
6. Combined Plans - Belle Tire
7. Architectural Elevations - Belle Tire
8. Business Plan
9. Dumpster Enclosure
10. Renderings
11. Floor Plan
12. Proof of Ownership
13. Survey

Sworn in Petitioner: Mr. Christopher Enright of Christopher Enright Architects - 628 E. Parent Ave #106, Royal Oak, MI 48067

Mr. Enright provides an overall description of the special use request and explains that Belle Tire is proposing to acquire the property at 2019 N Rand Road, demolish the existing building and construct a new building. The Belle Tire building will be a 10,000 square foot building with 10 service bays and an

auto parts facility. Their plans include new landscaping, lighting and updates to the storm water facilities. He describes the building exterior details and provides details for the customer service area. Mr. Enright explains the usage for the bay areas and the repairs that will be done within the service bays. He states that there will be no service work performed in the exterior areas of the building, there will be no outdoor displays and nothing will be stored outside the building. All service takes place within the bay areas.

Mr. Enright states that there will be approximately 10-12 employees maximum on site at any given time. He also talks about the plan for scrap disposal and explains that a service would be scheduled twice a week to remove the waste.

Chairman Dwyer asks if the Commission has any questions at this time.

Mr. Friedman asks what the rear parking lot will be used for.

Mr. Enright refers to the site plan and explains that the parking lot is being split and will become part of the development and the existing line is being moved approximately 25' to the west to accommodate and improve the detention area.

Mr. Friedman asks if the adjacent property will remain the detail center for the Toyota Facility.

Mr. Enright confirms it will remain as is.

Mr. Fedota asks is the detailing center will be on Belle Tire property or is it being subdivided.

Mr. Enright explains that the building will be on its own property but giving up a portion.

Mr. Fedota asks about the storm water detention pond and how it will be accessed.

Mr. Enright states that the detention basin would be owned by Arlington Toyota and service both properties.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the submitted plans and talks about the grading plan, storm water flowage, dumpster enclosure, floor plans, elevations and site plans. He explains that staff has no specific concerns. Mr. Vyverberg confirms that the rear parking lot is owned by Arlington Toyota and will be used for overflow parking of their vehicles.

Mr. Kolososki asks if there is any other signage planned besides what is currently on the existing building.

Mr. Vyverberg states that petitioner has not proposed any signage but conditions are noted in the recommendation.

Mr. Kolososki asks if there are any triple basin plans for disposal of oil or gas.

Mr. Enright states that specifications for the basin plans are detailed in the plumbing plans.

STAFF RECOMMENDATION:

The Subject Properties are both part of the Rand Road corridor and the collection of auto sales and related repair uses, which are not uncommon in this area. In addition to the proposed Belle Tire use, there is also an existing auto repair use at 2017 N. Rand Road, directly to the south and the proposed maintains the established character of uses in the area.

The bay doors are facing north and directed toward the surrounding commercial uses and additional landscaping would be included within the detention area to further buffer the residential properties to the north. The proposed rezoning will maintain the current zoning for both Arlington Toyota and the underlining B-5 district zoning for 2019 N. Rand Road. Finally, the expansion of the cross access will continue the Village's goal to provide concurrent cross access along IDOT roads in the Village. Therefore, Staff recommends approval of the resubdivision, Special Use for Belle Tire, and the rezoning to P and B-5 for 2095 and 2019 N. Rand Road respectively, subject to the following conditions:

1. The Special Uses shall substantially conform to the Belle Tire business plan, floor plan, architectural plans, and engineering plans submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by CAGE Civil Engineers, last revised on August 12, 2021 and Arlington Toyota narrative, except as such plans may be revised to conform to Village Codes and Ordinances.
3. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by CAGE Civil Engineers
4. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
5. A cross access and parking easement shall be revised in a manner acceptable to the Village Attorney.
6. MWRD and IDOT permits are required and shall remain a condition of approval.
7. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The declarations for shall be revised in a manner acceptable to the Village Attorney to reflect the shared use of the detention basin between both properties.
9. The sign plans shall comply with the Zoning Ordinance B-5 district requirements.

Commissioner Dwyer made a motion to close the public hearing.

Mr. Noonan made a motion to accept case # 21-60 with the (9) Conditions - 2nd by Mr. Fedota; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, September 20th, 2021

Communication:

1113 N Grove was heard by Council and approved

874-920 N Quentin has been withdrawn

Meeting Scheduled for 9/21/21 has been cancelled.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Kolososki, Fedota
ABSENT:	Hansen, Bettenhausen

V. COMMUNICATIONS**VI. ADJOURNMENT**

Minutes Acceptance: Minutes of Sep 8, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 11/02/21 07:00 PM

CASE STAFF STATEMENT (ID # 7193)

**Architects Corner - Final Planned Development and
Reinstatement to allow for the 7-lot single-family residential
development of the vacant lots at 1939-1967 N.
Northumberland Pass (aka Architects Corner)**

CASE NUMBER: 21-80

PETITIONER: Marty Nixon, with Rob Morrison (authorized agent - Coldwell Banker)

LOCATION: 1939-1967 N. Northumberland Pass

PROPOSAL: - Final Planned Development to allow for the reinstatement of the 7-lot single-family residential

ZONING AND LAND USE: Planned Development. Seven vacant lots, platted in 2000, as Dunhaven Woods South - Architects Corner.

SURROUNDING CONDITIONS:

North:	PUD, single-family residential
South:	PUD, single-family residential
East:	Deer Grove Forest Preserve
West:	PUD, single-family residential

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:

The Subject Property is approximately 1.9 acres and contains seven vacant platted single-family residential lot, which are unimproved and zoned Planned Development. These lots are part of Architects Corner and within the Dunhaven Woods South Subdivision. The property is currently zoned Planned Development but the original development approvals have expired. Therefore the Petitioner is seeking;

Final Planned Development (reinstatement) to allow a 7 lot single-family residential development.

ANALYSIS:

History

- The subject property is part of the larger Dunhaven Woods South development and was platted, zoned, and approved in 2000 (Resolution #R-113-00). Although the seven lots in Architects Corner were approved in 2000, there were never built or completed. All of the other lots and residences within Dunhaven Woods South subdivision were completed.
- Per the Zoning Ordinance, Planned Developments expire after 3 years, if a time extension is not requested and approved. The Planned Development for Architects Corner was most recently approved in 2017 (Ordinance #O-101-17), but expired on September 18, 2020. The property was since acquired by the Petitioner, who applied for a new planned development, with updated engineering and architectural plans.

Zoning and Site Design

- As the subdivision was platted in 2000, the right-of-way for the cul-de-sac (Northumberland Pass) was dedicated with Dunhaven Woods South. With the current Planned Development petition, there are no requested changes to the lot configurations for the 7-lots.
- As part of the recorded Plat, a new dedicated street/cul-de-sac was included to be known as Northumberland Pass. All of the new residences are oriented toward the cul-de-sac.
- Pursuant to the original Planned Development Ordinance #O-164-00, all of the new residences would be required to conform to the R-2 single-family residential setbacks and bulk restrictions.
- There is an existing basketball court on the property at 1979 N. Northumberland Pass encroaching upon Lot 7A. The Petitioner is aware of this and will be required to demolish a portion of the court to achieve a minimum of 2' setback from the side lot line.

Engineering

- As part of the engineering design for Dunhaven Wood South, the property grades north (Lots 1A and 7A) to south (Lots 3A and 4A), with the grade lowering by up to 25 feet, through the expanse. The grading plan generally conforms to originally approved engineering plans. The submitted engineering plans incorporate the

engineering design from the original design and also were amended to address the required Watershed Management Ordinance permit, through MWRD. The WMO was not in existence when the original subdivision was approved.

- Some of the required utility infrastructure for Architects Corner was installed when Dunhaven Woods South was constructed. Water and sewer mains were installed in conjunction with the original Dunhaven Woods South Subdivision. These utility lines would need to be extended as part of the required engineering improvements for these lots. Also, from the 2017 Planned Development review, a portion of the sanitary sewer main encroaches into Lot 1. An easement will need to be dedicated and the engineering plans will reflect this. The original detention area design was calculated to accommodate the future development of these homes. The engineering plans for these 7-lots will also require an MWRD review and permit.
- The new cul-de-sac would be constructed to Village standards. New sidewalks will be constructed and will connect to the existing sidewalk system of the Dunhaven Woods South. Per Code, one new street light would be installed.
- Most of the existing vegetation would be removed to accommodate the new homes, but the engineering plans identified the trees to remain. Additionally, parkway trees would be planted pursuant to the requirements of the Subdivision Regulations.

Architecture

- The Petitioner restated the architectural guidelines from the 2017 approval and indicated that the residences will all be custom construction and provided elevations for some of the identified home styles. Per the Petition, the two-story homes will begin at 2,600 square feet up to 4,000 square feet. In consistency with Dunhaven Wood South and the previously approved Architects Corner, all house elevations shall be constructed of 50% brick and no vinyl or aluminum shall be allowed, excepting soffits, gutters, and downspouts. The roofing is to include Architectural shingles. The Petition indicates compliance with the architectural restrictions and guidelines as outlined in the Dunhaven Woods South Homeowner's Association declarations.

RECOMMENDATIONS:

The Subject Property was initially approved as part of the Dunhaven Woods South Subdivision and Planned Development in 2000. After the initial Planned Development expired in 2003, Architect Corner was reinstituted in 2017, but expired again in 2020.

The new owner/developer has submitted updated engineering plans, which were accepted, with conditions by the Village Engineer. Note: many of the conditions noted relate to the engineering plan revision requirements, prior to the issuance a Site Development Permit. Staff is including these conditions as part of the entitlement phase to provide additional clarity for the requirements. The right-of-way dedication and platting for these lots was also approved in 2000. Prior to the issuance of a site development permit, the engineering plans and required Letter of Credit will have to accommodate the mass grading requirements and any required off-site improvements, associated with that requirement. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

- 1. The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 05/05/21 except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the following:**
 - a. The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit, prior to the issuance any building permits for the lots.**
 - b. The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the EEOC and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner**

acceptable to the Village.

- c. Prior to the acceptance by the Village, the developer shall revise the engineering plans and preform/submit all testing required by the Illinois Environmental Protection Agency (IEPA) for Water mains. This shall include flushing, disinfection and any required laboratory testing to meet the IEPA requirements. These revisions should include any necessary replacement or modifications/repairs to the water main, including investigation of existing water mains to ensure functionality and cover requirements, and/or the Fire hydrant for Architects Corner.
3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.
5. A Public Improvement letter of credit in the amount of 115% of the engineer's opinion of probable costs shall be submitted.
6. Review fees in the amount of 1.5% of the engineer's opinion of probable costs shall be submitted.
7. A Planned Development letter of credit in the amount of \$70,000 shall be submitted.
8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.
9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
10. The declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations will also require the residents of Architect Corner are responsible for the
11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.

12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.
13. All offsite grading and engineering work will be broken out separately and the Village will require temporary easements for all work on properties not part of the development. These costs shall be identified, per off site lot and will be included in the EEOC and reflected in the required Letter of Credit. A soils
14. The mass grading plans shall be revised in a manner acceptable to the Village Engineer and shall be completed prior to any home construction. All items identified in 2 b. shall be identified, as part of EEOC and security. For item 2 c., the water main has been shut down for roughly 20 years and will need be brought up to IEPA and Village standards, including the following, which will be required, prior to the issuance of any building permits for the lots:
 - a. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.
 - b. Pressure testing of the current main to 150 PSI for two hours.
 - c. Any repairs that may be required
 - d. Disinfection and sampling of the main as per the IEPA standards.
 - e. If the previous developer installed water service as part of the original work the old services shall be abandon at the water main. No unused copper whips shall be left.
15. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required. The street must be completed, prior to the issuance of any building permit.
16. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the storm sewer, as follows: All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equal. The curb box shall have an opening of 5 inches minimum. Shall not be installed in a driveway apron.
17. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the sanitary Sewer, as follows:
 - a. Contractor shall verify that no existing sanitary services currently exist

on the public main. If this is the case they shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I&I.

b. Sanitary main shall be flooded and CCTV done.

18. Prior to the issuance of a Site Development Permit, the engineering plans shall be revised regarding the water main

- a. No new taping of the existing public water main shall be allowed until all the conditions above are completed.
- b. B-boxes are not lowered under a hard surface (sidewalk, driveways or aprons). They shall be placed in a turf area that is accessible by village staff.
- c. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.

19. EEOC

- a. Storm sewer lists 24" inlet/plans show 48" Catch basin please revise
- b. Please add inlet protection for the proposed CB in the roadway. Or add one for the proposed inlet at the corner of Northumberland and Falkirk.
- c. Add site grading costs for each of the four private lots impacted by offsite grading to the EEOC and will be a component of the required security.
- d. Paving detail shows 2" surface course please adjust the EEOC as this is Village standard.
- e. Paving Detail shows 12" compacted base course and should be adjusted the EOC accordingly.
- f. The Public street light shall be LED and have a color temperature of 4000k.

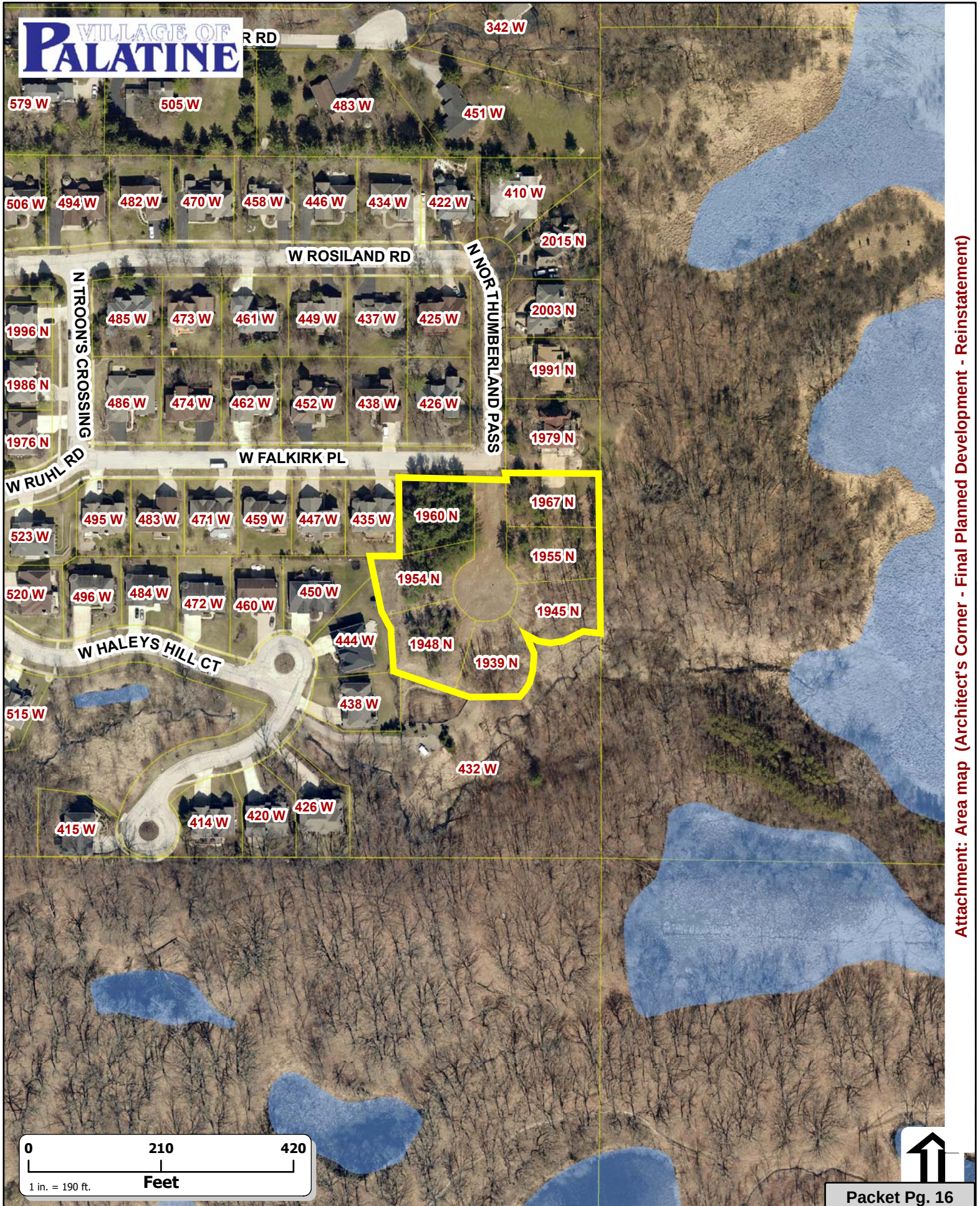
20. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required.

ATTACHMENTS:

- Area map

Case Staff Statement (ID # 7193)
Meeting of November 2, 2021

- ARCH Corner ENG and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021)
- ARCH - elevations Palatine Development part 1
- ARCH elevations - Palatine Development part 2
- Architects Corner - Mass grading schedule
- Architects Corner narrative
- Landscaping plan
- Architect Corner Petitioner response Ltr to Ben Vyverberg - 10-22-2021
- ARCH Corner existing utilities
- ARCH Corner - existing grading
- Plat of SURVEY
- O-101-17 - 1939-1967 N. Northumberland Final Planned Development
- Dunhaven Wood South PLAT - INCL. ARCH Corner
- Legal Notice



6/21/2021 2:37 PM - z:\projects\2021\758.10-IL\312 - engineering cad files\FINAL SHEETSET\3-1 COVER SHEET.dwg THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
REVIEWED: BDJ
DESIGNED: KML
DRAFTED: DKT

Attachment: ARCH Corner Eng and Subdivision Plans - 758.10-IL Permit Submittal (06-21-2021) (Architect's Corner - Final Planned Development - Reinstatement)

COVER SHEET
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ENGINEERING IMPROVEMENT PLANS
FOR
**ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION**
PALATINE, ILLINOIS
PLANS PREPARED
FOR
MIDWEST LIFESTYLE HOMES

393 GENEVA LANE
CARY, ILLINOIS 60013
(847) 302-9486

CONTACTS

MIDWEST LIFESTYLE HOMES

MR. DARRIN ZIMMERMAN
393 GENEVA LANE
CARY, ILLINOIS 60013
(847) 302-9486

PINNACLE ENGINEERING GROUP, LLC

BRIAN JOHNSON, P.E., CPESC
1051 E. MAIN ST, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5301

VILLAGE OF PALATINE

ENGINEERING DEPARTMENT - VILLAGE ENGINEER
GEORGE RUPPERT, P.E.
148 WEST ILLINOIS AVENUE
PALATINE, IL 60067
(847) 202-6963

UTILITY CONTACTS

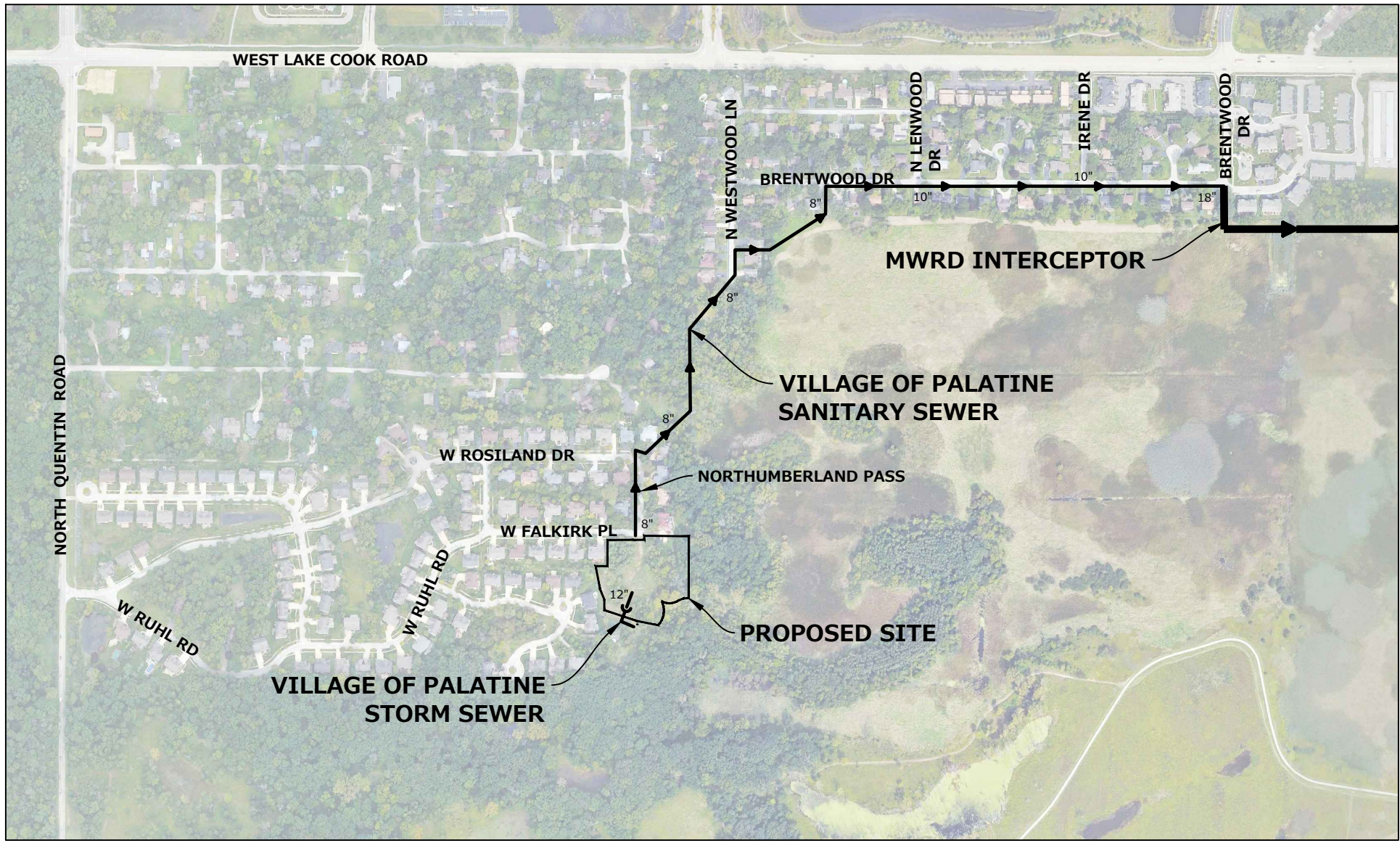
ELECTRIC
COMED (800) 334-7661

NATURAL GAS
NICOR GAS (888) 642-6748
GASMAPS@NICOR.COM

WATER/SANITARY/STORM
VILLAGE OF PALATINE (847) 359-9082

VILLAGE OF PALATINE
DIRECTOR OF PUBLIC WORKS DEPARTMENT
MATT BARRY (847) 705-5200

WATER & SEWER DIVISION COORDINATOR
JOE PETYKOWSKI (847) 202-6966



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

- THE VILLAGE OF PALATINE BUILDING DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (847) 359-9042.
- ALL UTILITY COMPANIES, INCLUDING THE VILLAGE OF PALATINE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
 - THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF ELK GROVE VILLAGE. (CHAPTER 8 OF THE MUNICIPAL CODE)
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
 - "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES " (M.U.T.C.D.) LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
 - OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS" AS PUBLISHED BY THE I.E.P.A.
 - "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL. ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
 - THE METROPOLITAN WATER RECLAMATION DISTRICT (M.W.R.D.) TECHNICAL GUIDANCE MANUAL FOR THE IMPLEMENTATION OF THE WATERSHED MANAGEMENT ORDINANCE.
 - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
- ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
- UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (DIGITAL CAD AND PDF FILES, PLUS 1 MYLAR SEPIA REPRODUCIBLE, SIGNED AND SEALED BY THE ENGINEER) OF ALL INFORMATION NECESSARY FOR PERMIT CONSENT AND MUNICIPAL ACCEPTANCE. THIS MAY INCLUDE (BUT NOT LIMITED TOO) UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING (INCLUDE ADA AREAS), STORMWATER FACILITIES, STREET LIGHTS, CURBS AND MONUMENTS. FINAL DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	△	▲
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	■	■
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
GRANULAR TRENCH BACKFILL	—	—
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
GUY WIRE	—	—
STREET SIGN	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—
PROPERTY LINE	—	—

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

BENCHMARKS

REFERENCE BENCHMARK:

CHISELED SQUARE ON TOP CENTER OF HEADWALL
NORTH OF R.O.W. OF ROSILAND DRIVE,
ELEVATION = 765.67

EXISTING CONDITIONS

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP ON MAY 6, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

—	—	—
—	—	—
—	—	—
—	—	—

COVER SHEET

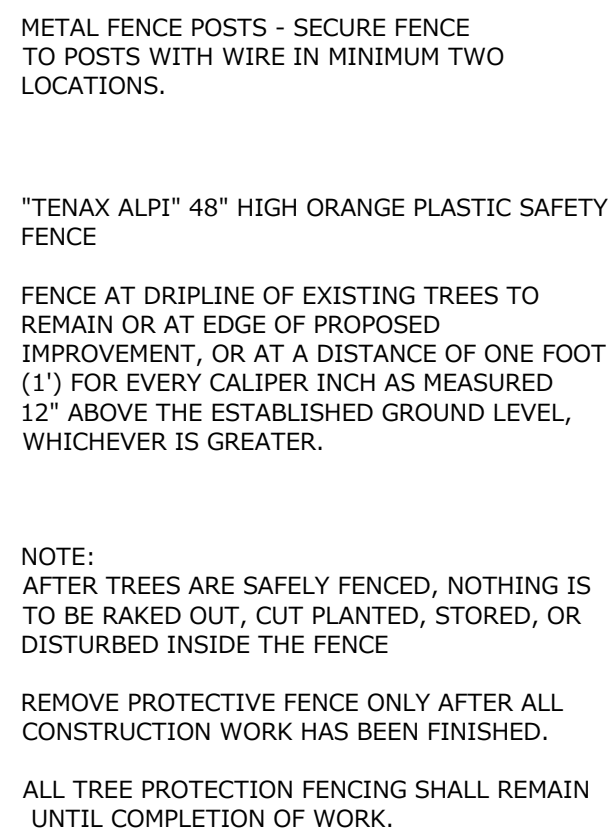
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PER JOB NO. 758.10-IL
DATE
REV. NO.
SCALE
NONE

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CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.82'	50.00'	298°52'19"	S79°28'41"E	50.85'
C2	74.37'	50.00'	085°13'49"	S27°20'35"W	67.71'
C3	50.00'	50.00'	057°17'45"	S43°55'12"E	47.94'
C4	50.76'	50.00'	058°10'00"	N78°20'55"E	48.61'
C5	50.00'	50.00'	057°17'45"	N20°37'03"E	47.94'
C6	35.69'	50.00'	040°53'01"	N28°28'20"W	34.93'
C7	116.88'	80.00'	083°42'44"	N1°04'16"E	106.78'
C8	78.27'	60.00'	074°44'32"	S78°16'58"E	72.84'

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES, UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING IRRIGATION SYSTEM IF FOUND IN AREAS OF PROPOSED IMPROVEMENTS. THE EXISTING IRRIGATION SYSTEM TO REMAIN SHALL BE CAPPED OR MODIFIED SO IT CAN CONTINUE TO OPERATE AS ORIGINALLY INTENDED.
6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
7. ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
8. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
9. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION CONTROL PRACTICES SHALL BE INSTALLED.
11. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE PLAN DOCUMENTS.
12. CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.

	FULL DEPTH PAVEMENT REMOVAL
	TREE / BRUSH / VEGETATION REMOVAL
	TREE TO BE REMOVED
	SITE FEATURE TO BE REMOVED
	SILT FENCE
	TREE PROTECTION FENCE

NOTE:
EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE
CONDITIONS AS PREPARED BY PINNACLE
ENGINEERING GROUP ON MAY 6, 2021.
CONTRACTOR SHALL FIELD CHECK EXISTING
HORIZONTAL AND VERTICAL SITE FEATURES AND
CONDITIONS PRIOR TO CONSTRUCTION AND
NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR
TO STARTING CONSTRUCTION.

NOTE:
CLEAR & GRUB ALL EXISTING TREES & SHRUBS
WITHIN THE IMPROVEMENT AREA. WITH THE
EXCEPTION OF THOSE TREES INDICATED TO BE
PROTECTED WITH FENCE FOR PRESERVATION.



0 1" = 30' 60'



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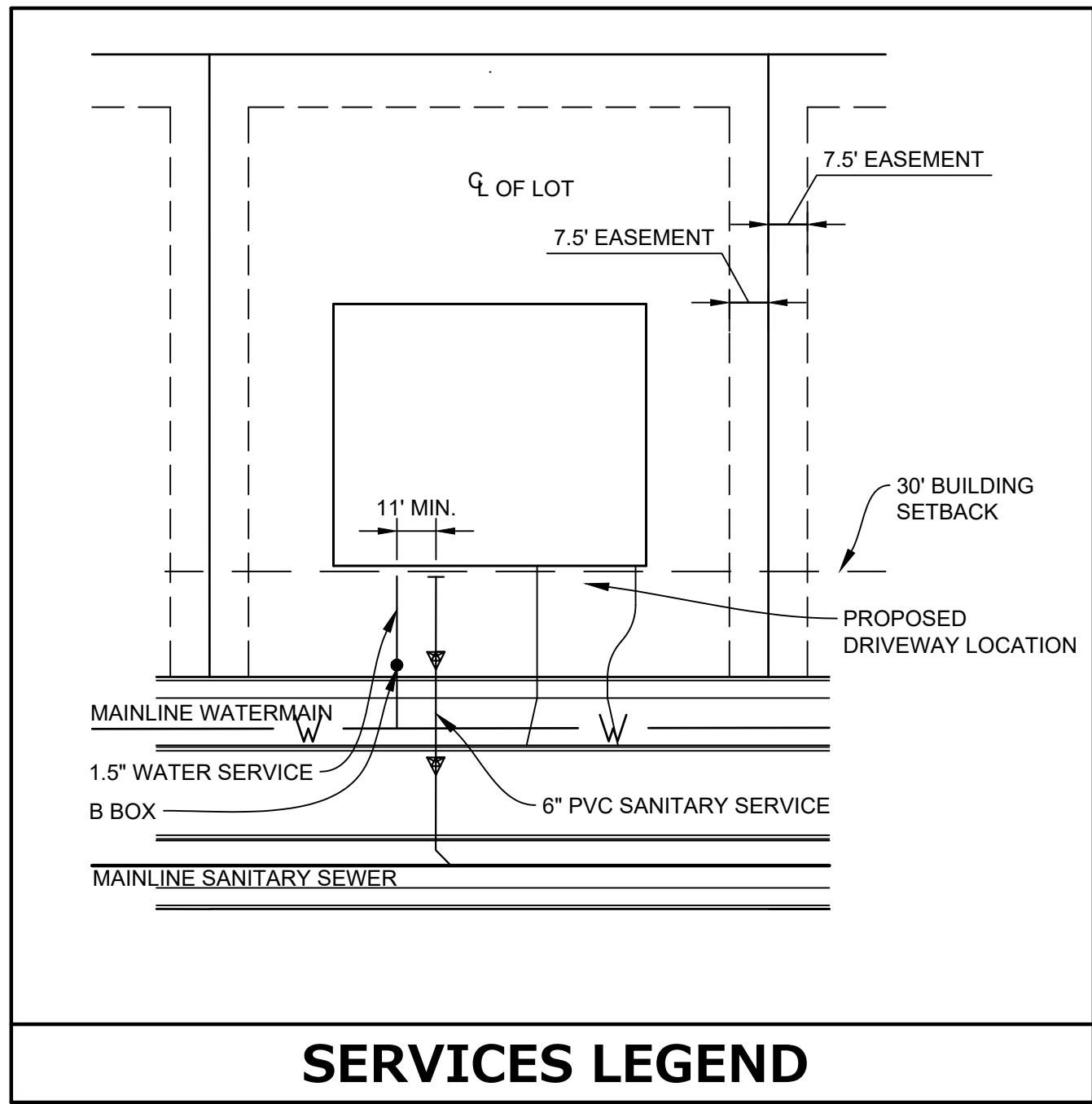
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EXISTING CONDITIONS & DEMOLITION PLAN

EG JOB No. 758.10-IL
EG PM DAT
START DATE 05/05/21
SCALE 1"=30'

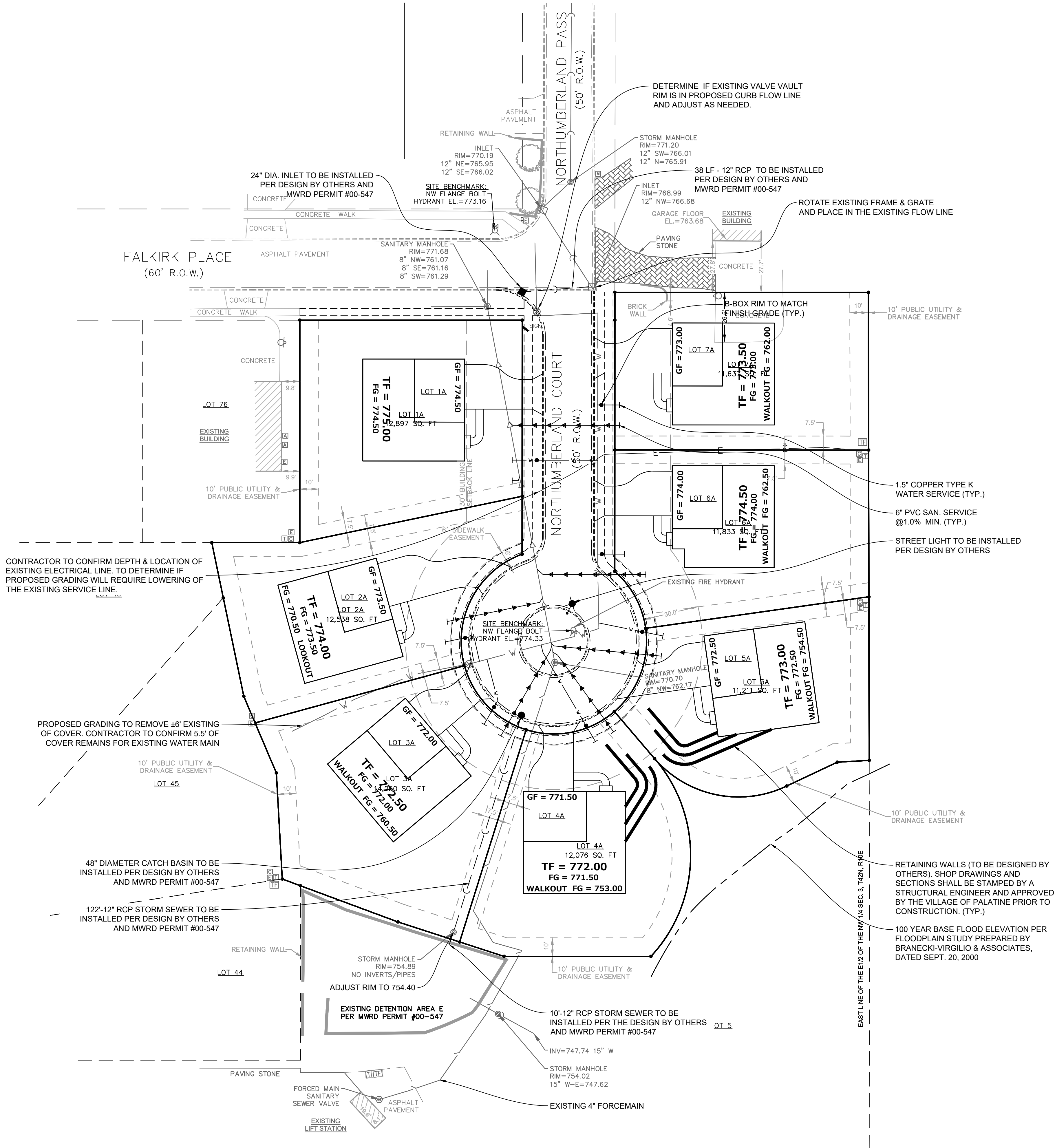
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6/21/2021 2:38 PM - z:\projects\2021\758.10-11\312 - engineering cad files\final\sheet\c-5 utility plan.dwg THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
REVIEWED: BDJ
DESIGNED: KML
DRAFTED: DKT



SERVICES LEGEND

LEGEND		
EXISTING	PROPOSED	
⊙	⊙	SANITARY MANHOLE
⊙	⊙	STORM MANHOLE
○	●	CATCH BASIN/RISER
□	■	INLET
▽	▶	PRECAST FLARED END SECTION
⌒	⌒	CONCRETE HEADWALL
⊗	⊗	VALVE VAULT
⊗	⊗	VALVE BOX
⊗	⊗	FIRE HYDRANT
⊗	⊗	BUFFALO BOX
⊗	⊗	CLEANOUT
—	—	SANITARY SEWER
—	—	FORCEMAIN
—	—	STORM SEWER
—	—	WATERMAIN
⊙	⊙	STREET LIGHT
⊙	⊙	STREET SIGN
⊙	⊙	LABELED UTILITY CROSSING

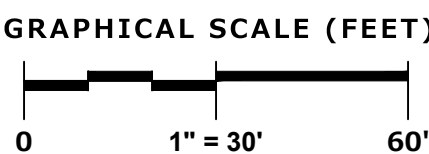


UTILITY & GRADING NOTES

- CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND 811 AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY CONSTRUCTION.
- ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
- ALL UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- ALL MANHOLES AND VALVE VAULTS SHALL BE PER LOCAL MUNICIPALITY AND "WATER," "STORM SEWER," OR "SANITARY SEWER" CAST INTO THE LID. ALL OPEN LIDS OR GRATES SHALL HAVE THE WORDS "DRAINS TO RIVER, DUMP NO WASTE" PERMANENTLY INSCRIBED.
- CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL BUILDING SERVICES WITH ARCHITECTURAL AND MEP PLANS.
- CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICES PRIOR TO START OF CONSTRUCTION. ALL UTILITY SLEEVES AND PIPE SHALL BE INCLUDED IN BID.
- CONTRACTOR SHALL LOCATE ALL EXISTING SEWER AND WATERMAIN LOCATION, SIZE, ELEVATION, AND CONDITION AT POINTS OF CONNECTION AND WHERE PROPOSED UTILITIES SHALL CROSS OR POTENTIALLY COME IN CONFLICT WITH EXISTING LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEERING OF ANY DISCREPANCIES OR CONFLICTS.
- UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE VILLAGE, (INCLUDING THE PRESENCE OF A VILLAGE INSPECTOR DURING THE PRESSURE TESTING AND CHLORINATION OF THE WATER LINE) THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IDOT. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.
- PRIOR TO BACKFILLING, ALL UTILITIES SHALL BE INSPECTED BY OF LOCAL MUNICIPALITY ENGINEERING DIVISION.
- ALL STORM SEWER MANHOLES SHALL INCORPORATE WATERSTOP GASKETS AT ALL PIPE PENETRATIONS.
- ALL DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND SOD.
- BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
- CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
- CONTRACTOR SHALL NOT BLOCK DRAINAGE.
- CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
- UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

NOTES:

- NORTHUMBERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
- EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES AND MWRD PERMIT #00-547
- DRY UTILITIES SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION.



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OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

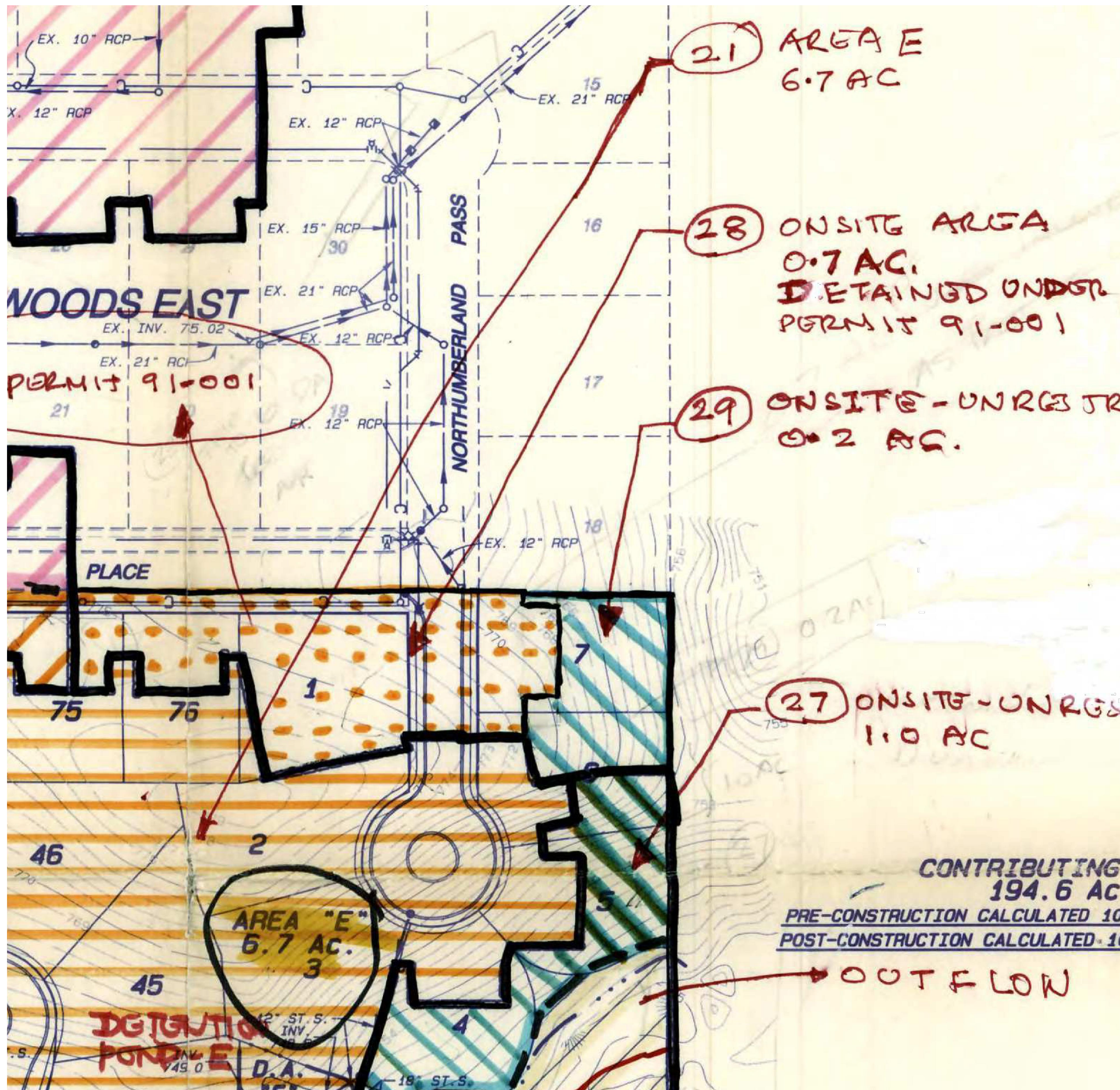
REVISIONS

UTILITY PLAN

PES JOB No. 758.10-11
DESIGN DATE 05/05/21
SCALE 1"=30'

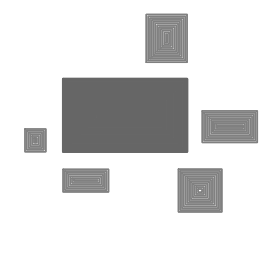
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DETENTION AREA SERVICE PLAN FROM MWRD PERMIT #00-541

SCALE: 1"=60'



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**ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION**
PALATINE, IL

REVISIONS	

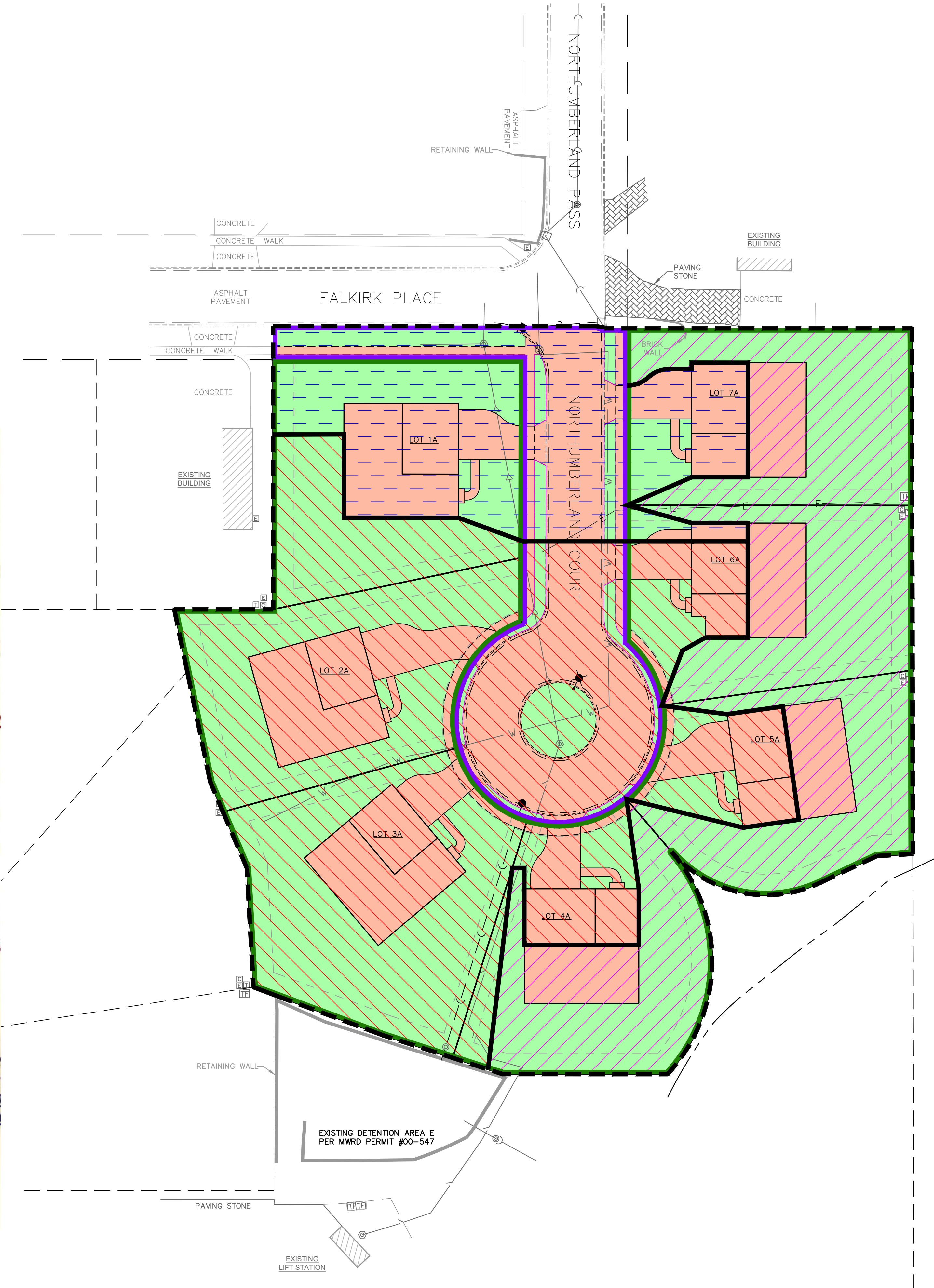
MWRD DRAINAGE EXHIBIT

REG JOB NO. 758-10-1L
DATE 05/05/21
START DATE 05/05/21
SCALE 1"=30'

SHEET
DA-1
OF
DA-1

LEGEND

- TOTAL PROPERTY OWNERSHIP = 1.984 AC.
- TOTAL PUBLIC RIGHT OF WAY = 0.388 AC.
- PROPOSED DEVELOPMENT AREA = 2.372 AC.
- IMPERVIOUS AREA = 0.923 AC.
- PERVIOUS AREA = 1.449 AC.
- UNRESTRICTED AREA = 0.737 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY PERMITTED WITH DUNHAVEN WOODS EAST MWRD PERMIT #91-001 = 0.430 AC
- ONSITE AREA TRIBUTARY TO STORMWATER FACILITY E ??? WITH DUNHAVEN WOODS SOUTH MWRD PERMIT #00-541 = 1.200 AC





NORTH

GRAPHICAL SCALE (FEET)

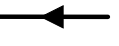
0 1" = 30' 60'

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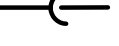
DESIGNED: DKT REVIEWED: KML BLD

DRAFTED: KML

LEGEND



QUALIFIED SEWER CONSTRUCTION



STORM SEWER



PROPERTY LINE

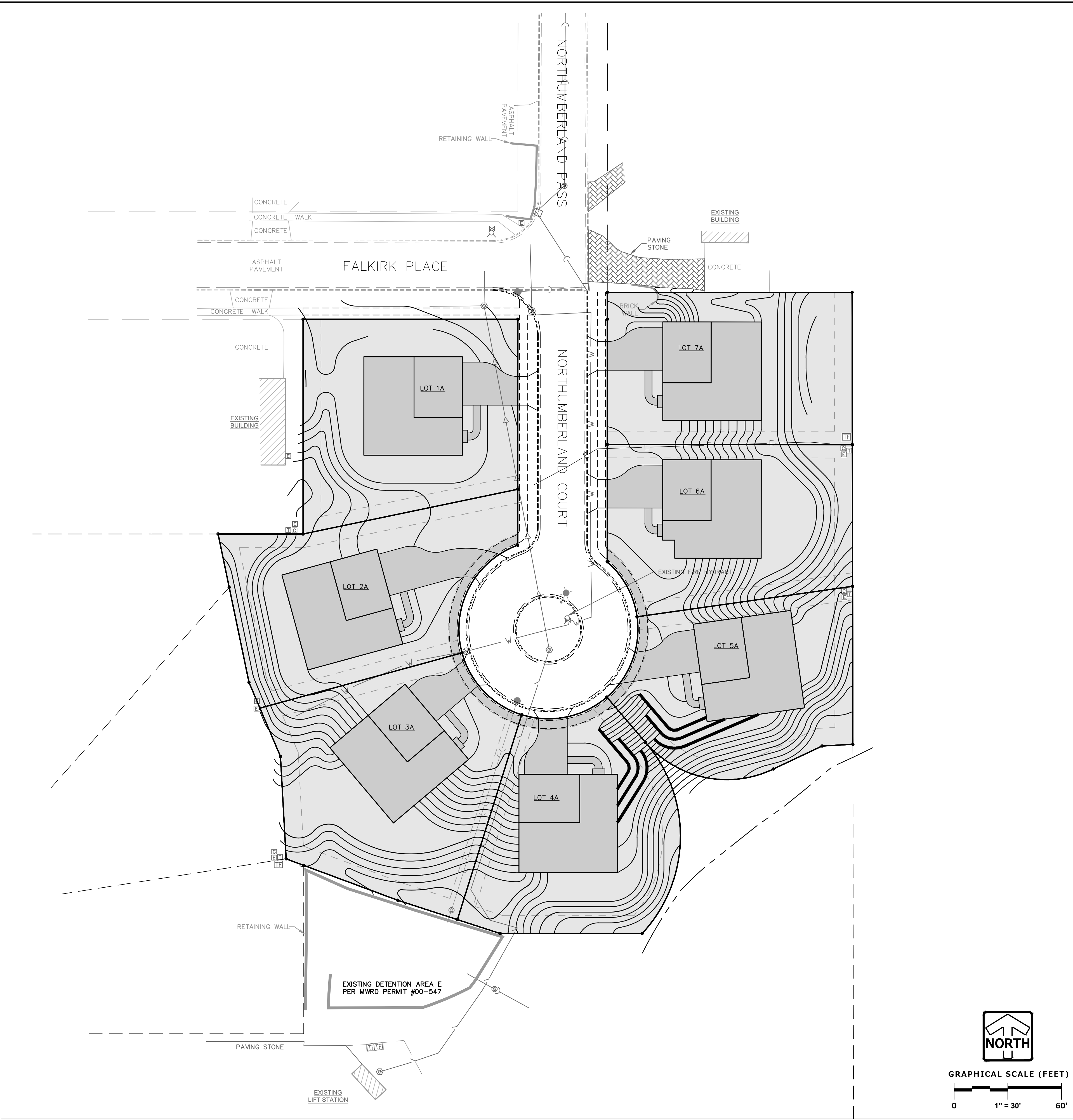
PROJECT SITE SUMMARY

LOTS 1A THROUGH 7A CORNER OF DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS

CONTAINING 1.984 ACRES, MORE OR LESS.
TOTAL CONTIGUOUS OWNERSHIP: 1.984 ACRES
PROJECT AREA: 2.372 ACRES

	REQUIRED (AC-FT.)	PROVIDED (AC-FT.)
STORMWATER / SUMMARY		
VOLUME CONTROL	0.75	0.00
*DETENTION VOLUME	0.43	0.45

*PER MWRD PERMIT #00-547



MAINTENANCE PLAN FOR ARCHITECTS CORNER
AT DUNHAVEN WOODS SUBDIVISION

THE OWNER OF THE ARCHITECTS CORNER AT DUNHAVEN WOODS SUBDIVISION, WITH FACILITIES AS SHOWN ON THE EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. General

- Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- ☒ Litter and debris shall be controlled
 - ☒ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
 - ☒ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
 - ☒ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
 - ☒ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities

All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure

- ☒ Inspect embankments for settlement and erosion
- ☒ Remove woody growth from the embankment
- ☒ Any breaks, hire Registered Professional Engineer for design resolution
- ☒ Seed and sod any eroded areas
- ☒ Signs of piping (leakage) or seepage, repair
- ☒ Stabilize emergency overflow structure if erosion observed
- ☒ Remove obstructions blocking emergency overflow spillway

Vegetated Areas

- ☒ Regular mowing to control vegetation, no cutting of native vegetation
- ☒ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- ☒ Evidence of grazing, motorbikes or other vehicles, repair
- ☒ Check for invasive vegetation, remove where possible
- ☒ All vegetation must be maintained per the approved planting plan

Outlet Control Structure

- ☒ Inspect restrictor and remove debris if clogged or discharge reduced
- ☒ Remove accumulated sediment at outlet
- ☒ Scour and erosion at outlet, repair and reseed
- ☒ Any ice damage to outlet of pipe, repair if necessary
- ☒ Condition of trash tracks, remove debris
- ☒ Outlet channel conditions downstream

Access for Maintenance Equipment

- ☒ Remove any obstructions placed in maintenance easements

Safety Features

- ☐ Access controls to hazardous areas
- ☐ Fences
- ☐ Loose or damaged posts
- ☐ Loose or broken wires
- ☐ Condition of gates
- ☐ Signs

Detention Volume

- ☒ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

- ☐ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- ☐ Surface of permeable pavement shall be cleaned with low-pressure power washer.
- ☐ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- ☐ Appropriate signage shall be repaired if damaged or illegible.

4. Stormwater Collection System

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes

- ☒ Remove accumulated leaves and other debris from grates
- ☒ Reset covers/lids on as-needed basis
- ☒ Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts

- ☒ Visually inspect pipes by removing manhole lids, make repairs as necessary
- ☒ Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- ☒ Restore riprap at outfalls if erosion observed
- ☒ Restore riprap at outfalls
- ☒ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)

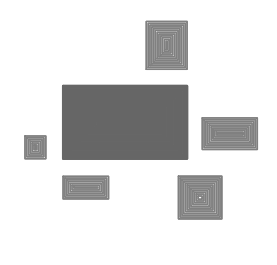
- ☒ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- ☒ Remove any obstructions that have been placed in the drainage path
- ☒ Seed and sod any eroded areas
- ☒ Restore riprap as necessary
- ☒ Regrade to provide positive drainage as necessary
- ☒ Regular mowing to control vegetation

5. Vegetated Areas

- ☒ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- ☒ Evidence of grazing, motorbikes, or other vehicles, repair.
- ☒ Check for invasive vegetation, remove when possible.
- ☒ Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
- ☒ Dead or damaged non-native grassy areas -- repair with seeding with fertilization or seeding with mulch.
- ☐ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction

- ☒ Perform manhole inspections once every five years, make repairs as necessary.
- ☒ Perform sewer inspections once every five years, make repairs as necessary.
- ☒ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- ☒ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.



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ARCHITECTS CORNER
OF DUNHAVEN WOODS SUBDIVISION
PALATINE, IL

REVISIONS

MAINTENANCE PLAN
EXHIBIT R

REC JOB No. 788-10-11

REG PM

DATE 05/05/21

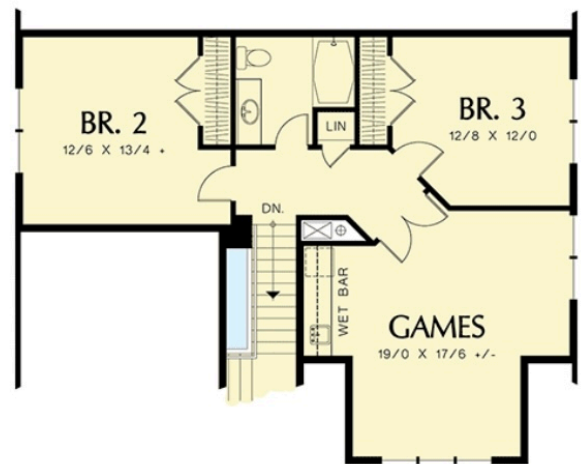
START DATE 05/05/21

SCALE 1"=30'

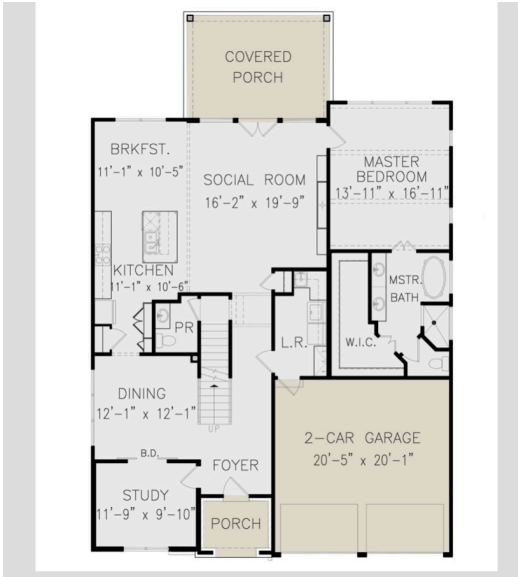
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New American Cottage

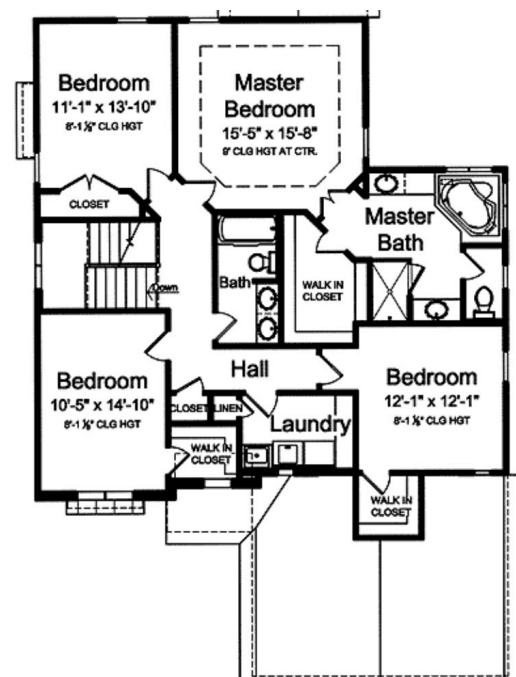


Transitional European Farmhouse

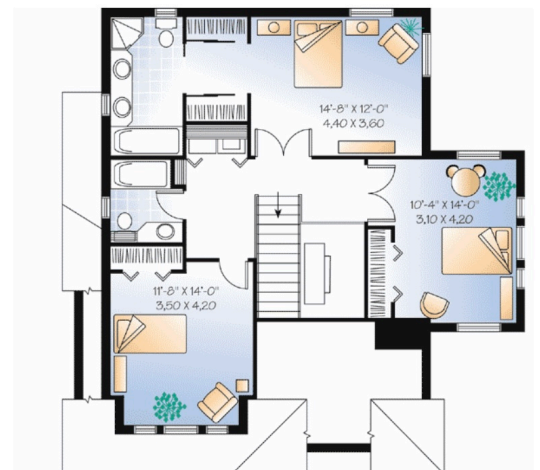
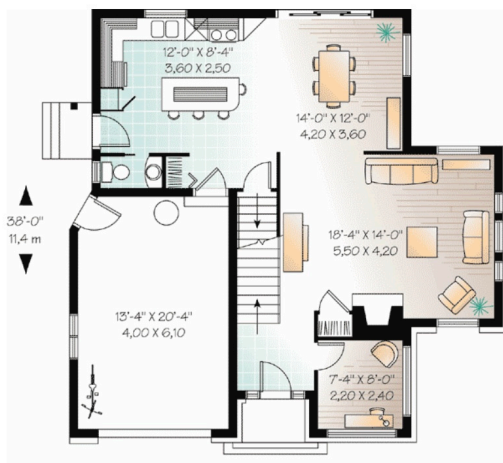


Attachment: ARCH - elevations Palatine Development part 1 (Architect's Corner - Final Planned Development - Reinstatement)

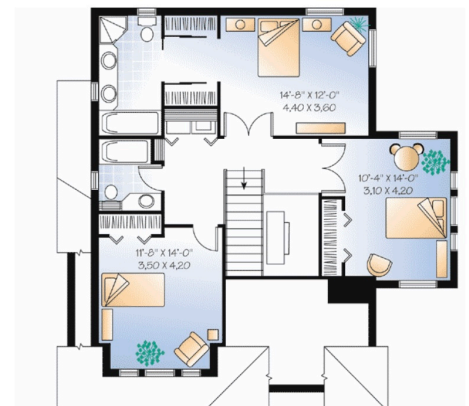
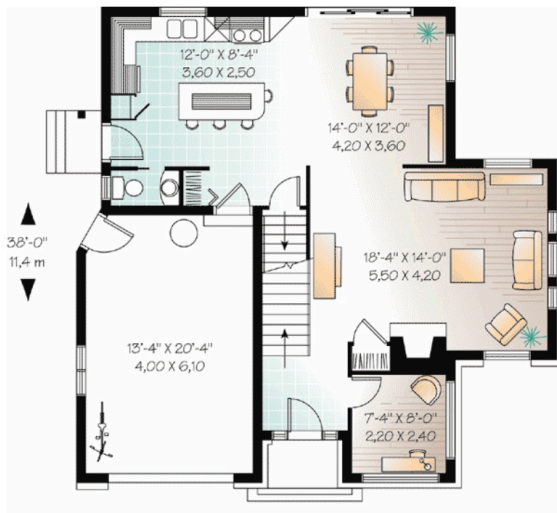
American Traditional



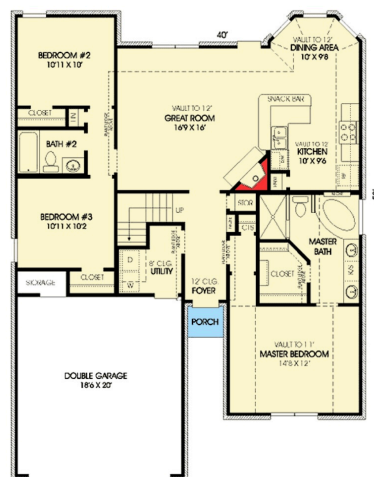
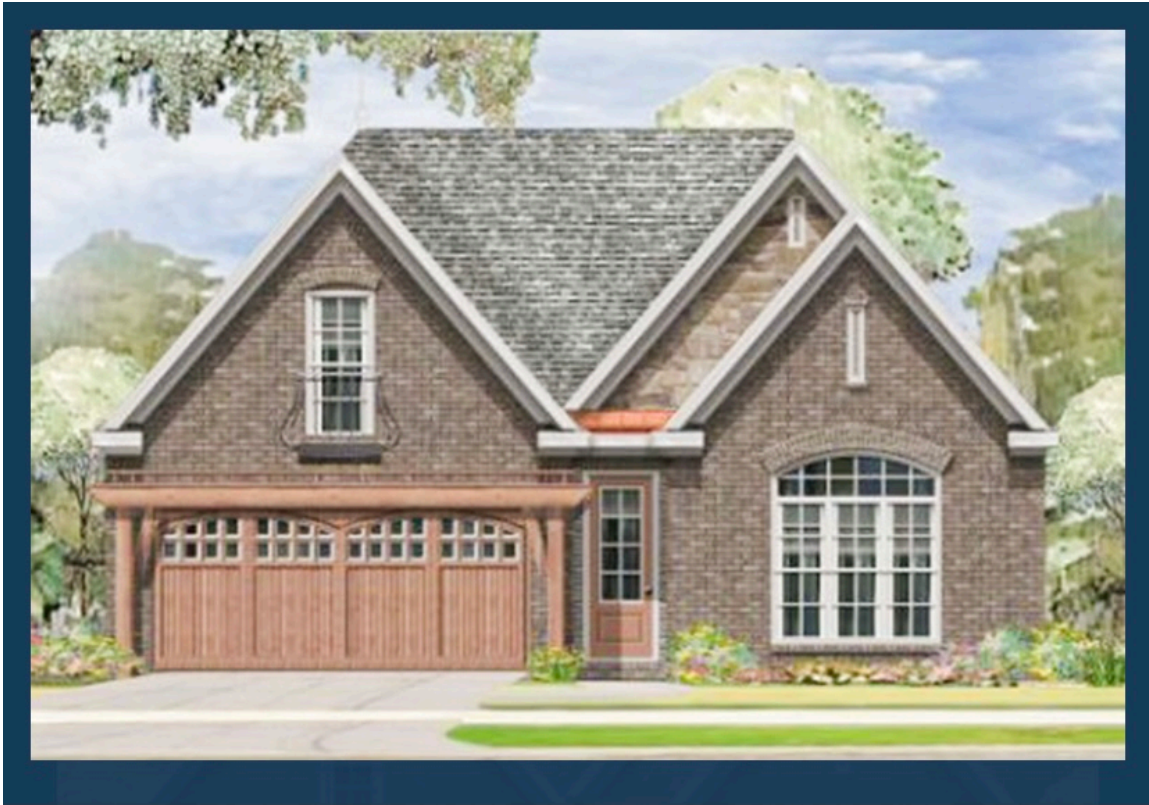
Modern Craftsman Style



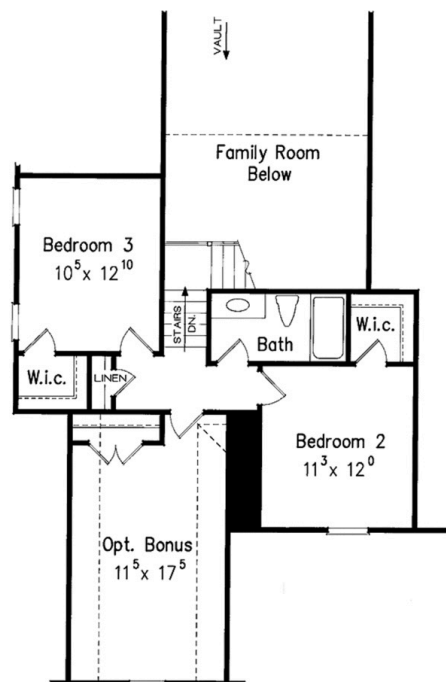
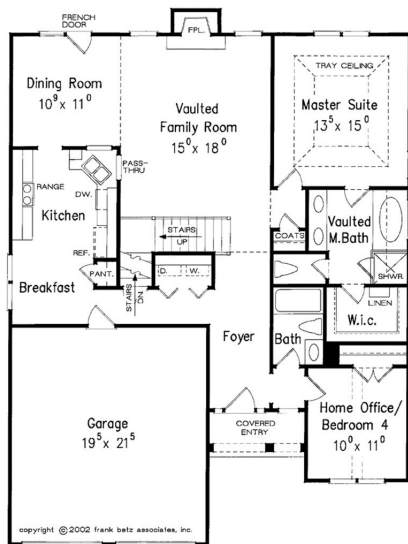
Modern Craftsman Style



Craftsman Style Ranch



American Cottage



Proposed Homes for Dunhaven Woods South

General Architectural Guidelines and Development Schedule:

1. Stories: One and Two-story homes designed to fit on building pads as determined by lot predominately 50' wide and 50' deep).
2. Square Footage: Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 4000 sq ft available for customization.
3. Building Materials: All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.
4. Landscaping: Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.
5. Driveways: Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/ or pavers available.
6. Elevations/ Monotony Code: The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).
7. Village Submission: Builder will submit individual lot plans for staff review for conformance of above criteria.
8. Developer/ Builder Plan Design: Midwest Lifestyle Homes is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

Developer/Builder approval - October 2021
 Tree/Site clearing November 2021
 Land Improvement Process November 2021
 Home Sales/ Construction/ Final Spring 2022

All homes shall be customized and unique.

GRADING NOTES

1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
2. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
3. CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
4. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
6. REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
7. ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
8. CONTRACTOR SHALL NOT BLOCK DRAINAGE.
9. CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
10. CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
11. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL CAUSE TO BE FURNISHED FOUR PAPER SETS OF "AS CONSTRUCTED" PLANS AS WELL AS A CD WITH CAD AND PDF FILES TO THE VILLAGE ENGINEER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES
 - a) SILT FENCE INSTALLATION.
 - b) STABILIZED CONSTRUCTION ENTRANCE.
 - c) INSTALL INLET PROTECTION ON EXISTING OPEN GRATES.
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. DEMOLITION OF EXISTING BUILDING & PARKING LOT.
4. CONSTRUCT SEDIMENT TRAPPING DEVICES.
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
6. TEMPORARY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
7. CONSTRUCT PROPOSED BUILDING.
8. INSTALL STORM SEWER, WATER MAIN, AND ASSOCIATED INLET & OUTLET PROTECTION.
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE.
10. INSTALL STRUCTURES AND FINAL GRADE OPEN SPACE.
11. PERMANENTLY STABILIZE OPEN SPACE.

LEGEND

EXISTING	PROPOSED	
		STORM MANHOLE
		CATCH BASIN/RISER
		INLET
		PRECAST FLARED END SECTION
		CONTOUR
		SPOT ELEVATION
		DIRECTION OF SURFACE FLOW
		SURVEYED TREE
		OVERFLOW RELIEF ROUTING
		SOIL BORING
		PROPOSED RIDGELINE
		TYPICAL SLOPE

* NOTE

CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNERS. ADJACENT LOTS WILL BE GRADED AS REQUIRED TO CREATE POSITIVE DRAINAGE IN GENERAL CONFORMANCE WITH THE INTENT OF THE APPROVED PLANS FOR DUNHAVEN WOODS SOUTH SUBDIVISION. REFERENCE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES

NOTES:

1. NORTHERLAND COURT PAVING AND UTILITIES DESIGNED BY OTHERS. SEE PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES.
2. EXISTING STORMWATER DETENTION AREA E WAS PREVIOUSLY CONSTRUCTED PER PLANS PREPARED BY BRANECKI-VIRGILIO & ASSOCIATES AND MWRD PERMIT #00-547
3. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE VILLAGE OF PALATINE.
4. EXCAVATION OF THE HOUSE FOUNDATIONS UP TO A 70% DEPTH CAN BE USED AS BORROW MATERIAL FOR LOW AREAS WITH THE RECOMMENDATION OF SOIL AND MATERIAL CONSULTANTS.

EROSION CONTROL LEGEND

	SEED AND BLANKET NORTH AMERICAN GREEN S-75BN SEED & BLANKET
	TOPSOIL AND SOD
	INLET PROTECTION
	SILT FENCE
	TREE PROTECTION FENCE

NOTE:
NO FILL SHALL BE PLACED WITHIN THE LIMITS OF THE FLOODPLAIN.

MASS GRADE SCHEDULE

1. INSTALL ALL EROSION CONTROL FENCE AND OTHER SOIL AND SEDIMENT CONTROL MEASURES PER PLAN
2. PROTECT ALL DESIGNATED TREES, THEN REMOVE ALL OTHER TREES
3. ROUGH GRADE ALL LOTS PER GRADING PLAN, GARAGES AT DESIGN SUBGRADE, HOUSE PAD AREAS WILL BE TERRACED. GRADE ADJACENT LOTS AND STABILIZE REFER TO NOTE *
4. STOCKPILE DIRT ON LOT 4A, POSSIBLY 5A IF NEEDED AND INSTALL EROSION CONTROL MEASURES
5. INSTALL EROSION CONTROL ON ALL MASS GRADED AREAS
6. INSTALL ALL STORM SEWER AND SANITARY AND WATER SERVICES
7. ROUGH GRADE ROADWAY
8. INSTALL CONCRETE CURB AND GUTTER WITH DEPRESSIONS AT DRIVEWAY LOCATIONS
9. PAVE ROADWAY THROUGH BINDER / BINDER REPAIR AND FINAL SURFACE WILL BE PLACED UPON COMPLETION OF THE LAST HOUSE
10. BUILDING TO TAKE PLACE WORKING FROM FRONT TO BACK WITH LOT 1A AND 7A FIRST, LOT 2A AND 6A NEXT, AND THEN LOTS 3A, 5A, AND 4A LAST
11. INSTALL SIDEWALKS, PARKWAY TREES AND INDIVIDUAL LOT FOUNDATION PLANTING AS RESIDENCES ARE COMPLETED

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS	TEMP. EROSION
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATION COVER TO CONTROL EROSION. FUELS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.	X
NON-VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.	X
DIVERSIONS	DIVERSION DITCH / DOWNE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.	X
ENCLOSURE DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LOADED WATER TO A SEDIMENT BASIN.	X
OUTLETS	APRON ENDWALL OR RIPRAP STRUCTURE	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.	X
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILT ON FLOW RUNOFF FROM SITE DIVERSION BERMS/WALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.	X
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.	X
	INLET PROTECTION	INITIATED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.	X
	STREET SWEEPINGS	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.	X
MUD AND DUST CONTROL	DUST CONTROL	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.	X

ELEVATIONS

1. CONTOURS ARE SHOWN AS FINISHED GRADE.
2. SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSEWHERE UNLESS SPECIFIED AS BELOW:
EP = EDGE OF PAVEMENT
TC = TOP OF CURB
(636.17) = EXISTING SPOT GRADE
(636.17) = PROPOSED SPOT GRADE MATCHING EXISTING

EROSION CONTROL NOTES

1. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM OR BODY OF WATER.
2. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. ROADS SHALL BE KEPT CLEAN AT ALL TIMES OR THE VILLAGE WILL SWEEP AND CHARGE \$400 PER HOUR WITH A 4 HOUR MINIMUM.



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

INSPECTION AND MAINTENANCE SCHEDULE

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURATION OF CONSTRUCTION
STABILIZATION DURING CONSTRUCTION - OBSERVATION	INSPECTOR/ENGINEER	WEEKLY OR AFTER EACH SIGNIFICANT RAINFALL
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE	CONTRACTOR	ONGOING FROM CONSTRUCTION COMPLETION

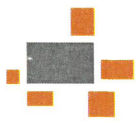
STABILIZATION EFFECTIVENESS TIME OF YEAR

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING												
DOYMAN SEEDING												
TEMPORARY SEEDING												
BODDING												

ARCHITECTS CORNER OF DUNHAVEN WOODS SUBDIVISION PALATINE, IL

REVISIONS

GRADING & SITE STABILIZATION PLAN

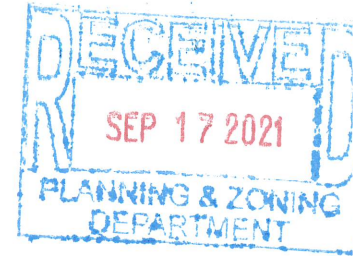


September 17, 2021

DEVELOPMENT NARRATIVE

FOR

Architects Corner of Dunhaven Woods South Subdivision
 Village Ordinance No. O-101-17
 An Ordinance Granting Preliminary and Final Planned Development Approval
 for 1939-1967 N. Northumberland Court



On March 29, 2021, Marty Nixon finalized the purchase of the lots that were subject to the Village Ordinance referenced above from the Cornerstone National Bank & Trust Company. The property is legally described as follows:

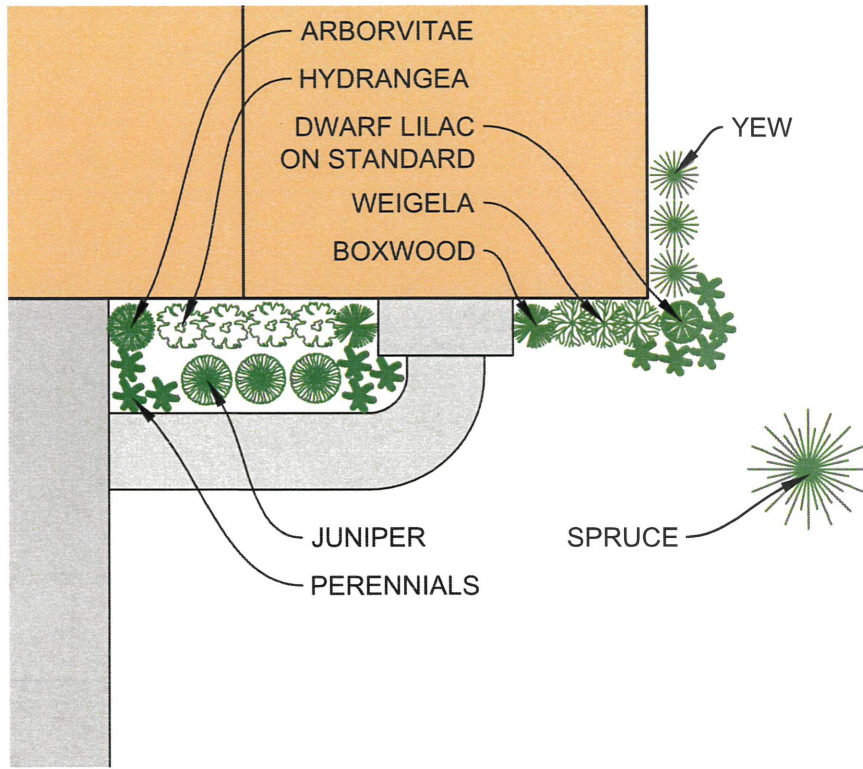
Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a Subdivision of part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Marty's intention is to complete the civil engineering improvements for N. Northumberland Court and then complete the construction of 7 custom built residences however, the Planned Development expired in 2020 and needs to be reinstated. Marty and his home builder, Midwest Lifestyle Homes, intend to abide by all of the Planned Development requirements and will not be materially changing any of the required improvements. This would include conditions 1 thru 12 of the attached and referenced Ordinance. These conditions include items relative to mass grading, a construction schedule, letter of credit and plan review fees, as well as all other items listed in the ordinance.

The engineering Improvement Plans for the Dunhaven Woods South Subdivision, which include the design for Northumberland Court, were originally prepared by Branecki – Virgilio & Associates (BV&A) in 2000. The engineering for the residential lot areas, excluding the cul-de-sac and utilities (which were to be installed per the original design by BV&A, were re-designed by Pinnacle Engineering Group (PEG) in 2017. The PEG plans were included as an attachment to the ordinance approved in 2017. Those plans were prepared for a different developer and were not included as part of the sale of the property. PEG has been engaged to redesign the lot areas and those plans will have a different date than shown on the 2017 ordinance. However, since the plans were redesigned and will have a new date, the redesign has maintained the original intent of the previous design and they still reference the BV&A design for the cul-de-sac and utilities. These plans have been submitted to the Village of Palatine Engineering Staff and will be reviewed and approved.

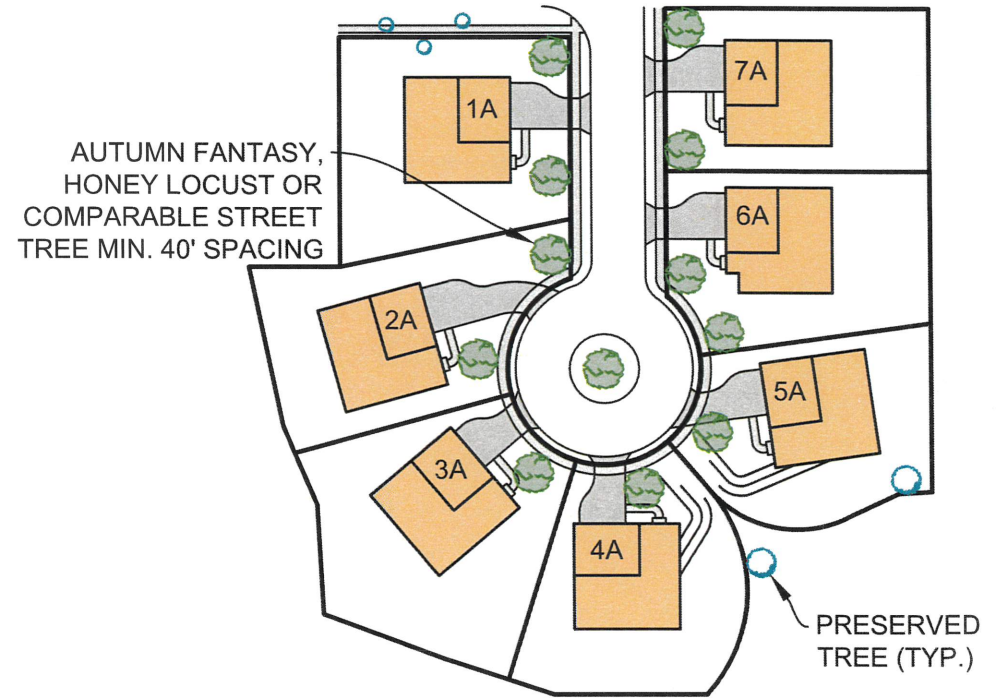
PEG has also inquired with the Metropolitan Water Reclamation District (MWRD) in reference their approval of the most recent edition of the plans and it was determined that the MWRD will require a Watershed Management Ordinance (WMO) Permit as part of this work as their ordinance was amended in May of 2020. This review could possibly require additional revisions to the submitted engineering improvement plans, but any revisions will be coordinated with the Village's Engineering Department.

Attachment: Architects Corner narrative (Architect's Corner - Final Planned Development - Reinstatement)



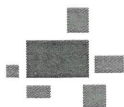
TYPICAL FOUNDATION PLANTING PLAN

SCALE: 1"=10'



NORTH NORTHUMBERLAND COURT PARKWAY PLANTINGS

SCALE: 1"=100'



ARCHIECTS CORNER CONCEPTUAL LANDSCAPE PLAN

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET

SUITE 217

EAST DUNDEE, IL 60118

WWW.PINNACLE-ENGR.COM

JOB NO. 758.10-IL 09/17/21

PLAN|DESIGN|DELIVER

847-551-5300

CHICAGO @PINNACLE-ENGR.COM



October 22, 2021

Ben Vyverberg

Director of Planning and Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: Architects Corner of Dunhaven Woods South Subdivision
Palatine, Illinois
PEG Job No.: 758.10-IL

Dear Ben,

Per your email transmission on Tuesday October 12, 2021, please find your comments below with responses to address your concerns prior to the Plan Commission Meeting that we are scheduled for a public hearing.

Engineering Comments:

- A. Yes the offsite work shall be broken out separately and will need temporary easements completed for all work on properties not part of the development. All costs shall be broken out per off site lot and added to the EEOC. The costs shall be part of the LOC.

RESPONSE: Following a favorable vote from the Plan Commission and Village Board, the development team will coordinate a meeting with the owners of Lot 44 - 438 Haleys Hill Court, Lot 45 - 444 Haleys Hill Court, Lot 46 - 450 Haleys Hill Court, & Lot 76 - 435 W. Falkirk Place, to discuss their concerns and answer any questions regarding the proposed development of the lots in Architects Corner. There will be a separate line item added to the Engineer's Opinion of Probable Construction Cost, for the grading to be completed on these lots, and this amount will be included in the calculation of the Letter of Credit to be posted with the Village upon approval of the development and the EOPCC.

- B. As was discussed in 2017 the mass grading shall be completed prior to any home construction. Per the 2017 ordinance item 2 b. all items listed shall be required to be called out as part of EEOC

RESPONSE: This item is understood and has been noted.

- C. Per the 2017 ordinance item 2 c. This water main has been shut down for roughly 20 years. The water main shall be brought up to IEPA and Village standards. This shall require;

- a. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply.
- b. Pressure testing of the current main to 150 PSI for two hours.
- c. Any repairs that may be required
- d. Disinfection and sampling of the main as per the IEPA standards.
- e. If the previous developer installed water service as part of the original work the old services shall be abandon at the water main. No unused copper whips shall be left.

RESPONSE: The notes above have been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans, per your request.

- D. Is there no way to have ROW dedicated to allow the sidewalk to be in public ROW?

RESPONSE: As the Northumberland Pass cul-de-sac is currently recorded, the sidewalk does exist within the dedicated ROW through the "throat" of the cul-de-sac but shifts onto private property in the Cul-De-Sac

“bulb”. However, the sidewalk is encompassed within a 6’ wide sidewalk easement which will allow access for maintenance purposes. This location will also maintain a constant parkway width for the entirety of Northumberland Pass.

- E. This shall be required prior to the issuance of any Building permits.

RESPONSE: This item relates to item 11 of the 12 conditions in the 2017 Ordinance, Item C. of the Planning and Zoning comments later in this email, and Item C. of the “Notes Regarding the Site Plans”, also later in this email, in reference to the existing basketball court. The note on the engineering plans has been revised to indicate that the developer will be responsible to remove the basketball hoop and the portion of the court, that encroaches on Lot 7, at the time of the cul-de-sac construction and that a building permit for lot 7A will not be issued until the removal has been completed.

- F. I concur and shall be part of the HOA documents. I also thought they needed to be part of the Dunhaven woods HOA am I correct on this.

RESPONSE: This item relates to Item B of the Planning and Zoning comments later in this email, regarding the proposed plantings in the cul-de-sac to be maintained by the HOA. This will be included in the maintenance agreements of the HOA.

Notes Regarding the Site Plans:

- A. A site development permit shall be required.

RESPONSE: A site development permit will be completed for this development. Please direct me to the location where I can download a copy of the permit to complete.

- B. MWRD Permit shall be required (this is in the works).

RESPONSE: The project has been submitted to the MWRD and we are awaiting their first review.

- C. LOC shall be required.

RESPONSE: A Letter of Credit in the amount of 115% of the approved EOPC will be provided to the Village.

- D. No work will be allowed to start until the issuance of the MWRD permit

RESPONSE: This item is understood and has been noted.

- E. All off site work indicated on the plans as “by others shall be a requirement of the site development permit to be completed prior to building permits.

RESPONSE: Refer to the response above in reference to the basketball court.

- F. Mass grading shall be completed prior to building permits.

RESPONSE: This item is understood and has been noted.

- G. The Roadway shall be installed to the binder course prior to building permits.

RESPONSE: This item is understood and has been noted.

- H. Storm sewer

- a. All storm sewer work is called out by others – who is to do this if not under this permit

RESPONSE: To clarify, the storm sewer work will be completed by the same underground contractor that will complete all the underground utility work for this development. The note indicates that the engineering design for the underground and the cul-de-sac grading design will be completed per the originally permitted plans by Branecki – Virgilio & Associates. That engineering design was not

altered nor was it shown upon the engineering improvement plans that were recently prepared by PEG and is to be constructed from the originally approved plans.

- b. All Curb inlet frames and grates shall be Neenah R-3278-AR with "open curb box" or an approved equal. The curb box shall have an opening of 5 inches minimum. Shall not be installed in a driveway apron.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

I. Sanitary Sewer

- a. Contractor shall verify that NO existing sanitary services currently exist on the public main. If this is the case they shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I&I.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

- b. Sanitary main shall be flooded and CCTV done.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

J. Water main

- a. No new tapping of the existing public water main shall be allowed until all the conditions above are completed.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

- b. B-boxes are not lowered under a hard surface (sidewalk, driveways or aprons). They shall be placed in a turf area that is accessible by village staff.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

- c. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

K. EOC

RESPONSE:

- a. Storm sewer lists 24" inlet/plans show 48" Catch basin please revise

RESPONSE: The EOPC has been revised to reflect a 48" Catch Basin.

- b. Please add inlet protection for the proposed CB in the roadway. Or add one for the proposed inlet at the corner of Northumberland and Falkirk.

RESPONSE: Additional quantity of inlet protection has been added to the EOPC.

- c. Add site grading costs for each of the four private lots impacted by offsite grading.

RESPONSE: Site grading costs for the four private lots has been added to the EOPC.

- d. Paving detail shows 2" surface course please adjust the EOC as this is Village standard.

RESPONSE: The EOPC has been revised to reflect 2" bituminous surface course as requested.

- e. Paving Detail shows 12" compacted base course please adjust the EOC accordingly.

RESPONSE: The EOPC has been revised to reflect 12" compacted CA-6 base course as requested.

- L. Public streetlight shall be LED and have a color temperature of 4000k.

RESPONSE: A note has been added to Sheet C-5, Utility Plan, of the Engineering Improvements Plans.

- M. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required.

RESPONSE: This item is understood and has been noted.

Planning and Zoning Comments:

- A. The proposed home elevations due not comply with the submitted architectural guidelines. Staff is recommending that the architectural quality of the home elevations is improved and must comply with the previously approved architectural elements for the subdivision. The appearance and quality of the elevations should be reviewed, with an intention to improve the materials proposed. The architectural elements in Dunhaven Woods and Architect's Corner were discussion points at the previous Plan Commission and Village Council meetings.

RESPONSE: Revised architectural home elevations have been attached to this submittal that will address the concerns with the previously submitted architectural elevations.

- B. The proposed cul de sac and any plantings therein (proposed within the landscaping plans) will be maintained by the HOA.

RESPONSE: Refer to the item above regarding the planting in the cul-de-sac.

- C. The existing basketball court ("removed by others" on ENG plans) on lot 7 A should be removed during the construction of the street and prior to the issuance of a building permit or CO.

RESPONSE: Refer to the item above regarding the basketball court.

- D. The transitional grades between the Architect's lots and the lots to the west should be revisited to insure the slopes and property transitions, adequate stormwater runoff, and vegetation.

RESPONSE: Refer to the item above regarding the grading on the adjacent residential lots.

Fire Prevention:

- A. The appropriate addresses are Northumberland Pass and not Court.

RESPONSE: All references to Northumberland Court have been revised to Northumberland Pass on the revised Engineering Improvement Plans, per your direction and the Fire Department's wishes.

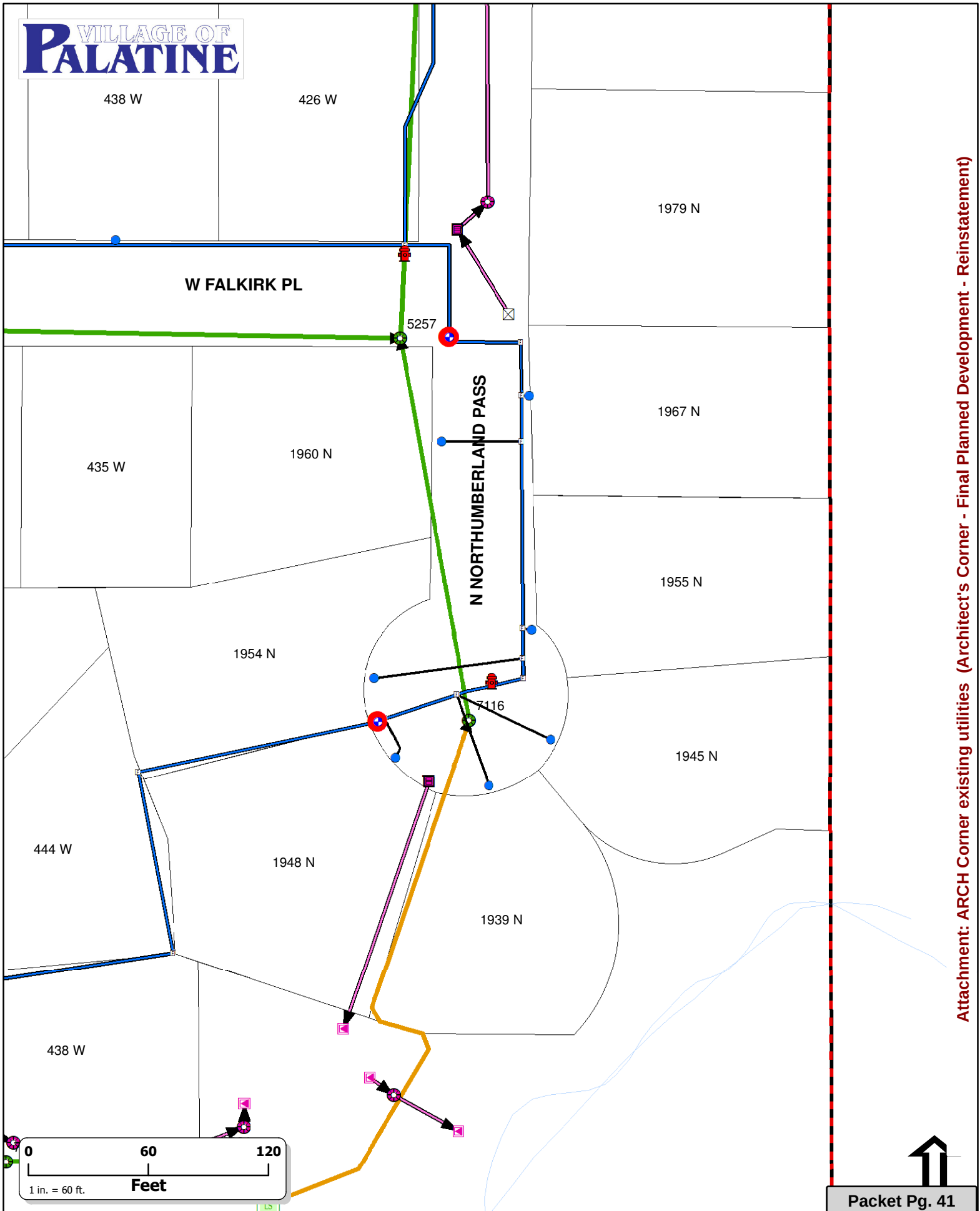
We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (224) 802-2723 or datrostle@pinnacle-engr.com.

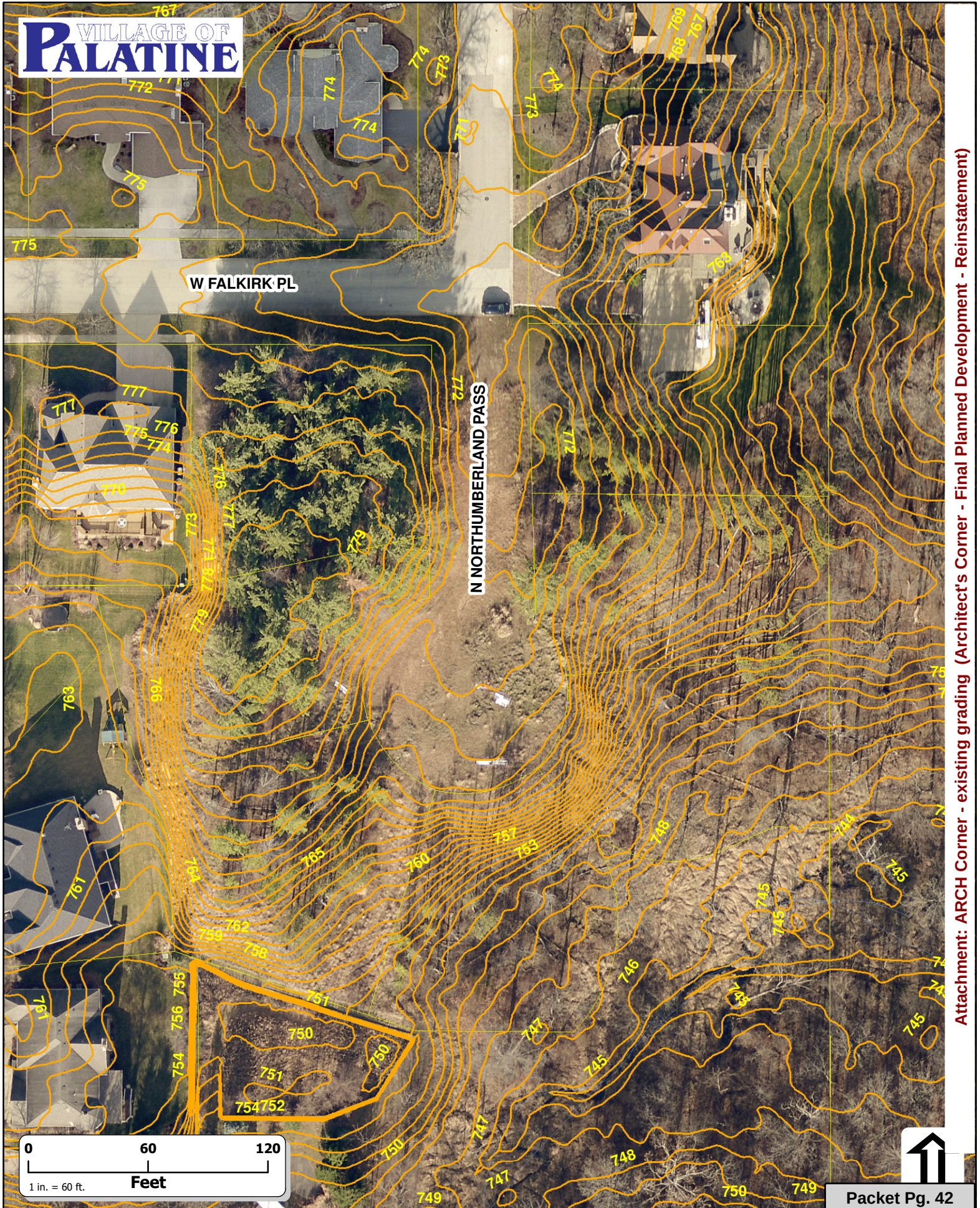
Best Regards,

PINNACLE ENGINEERING GROUP, LLC



Dwight A. Trostle, PE
Senior Project Manager





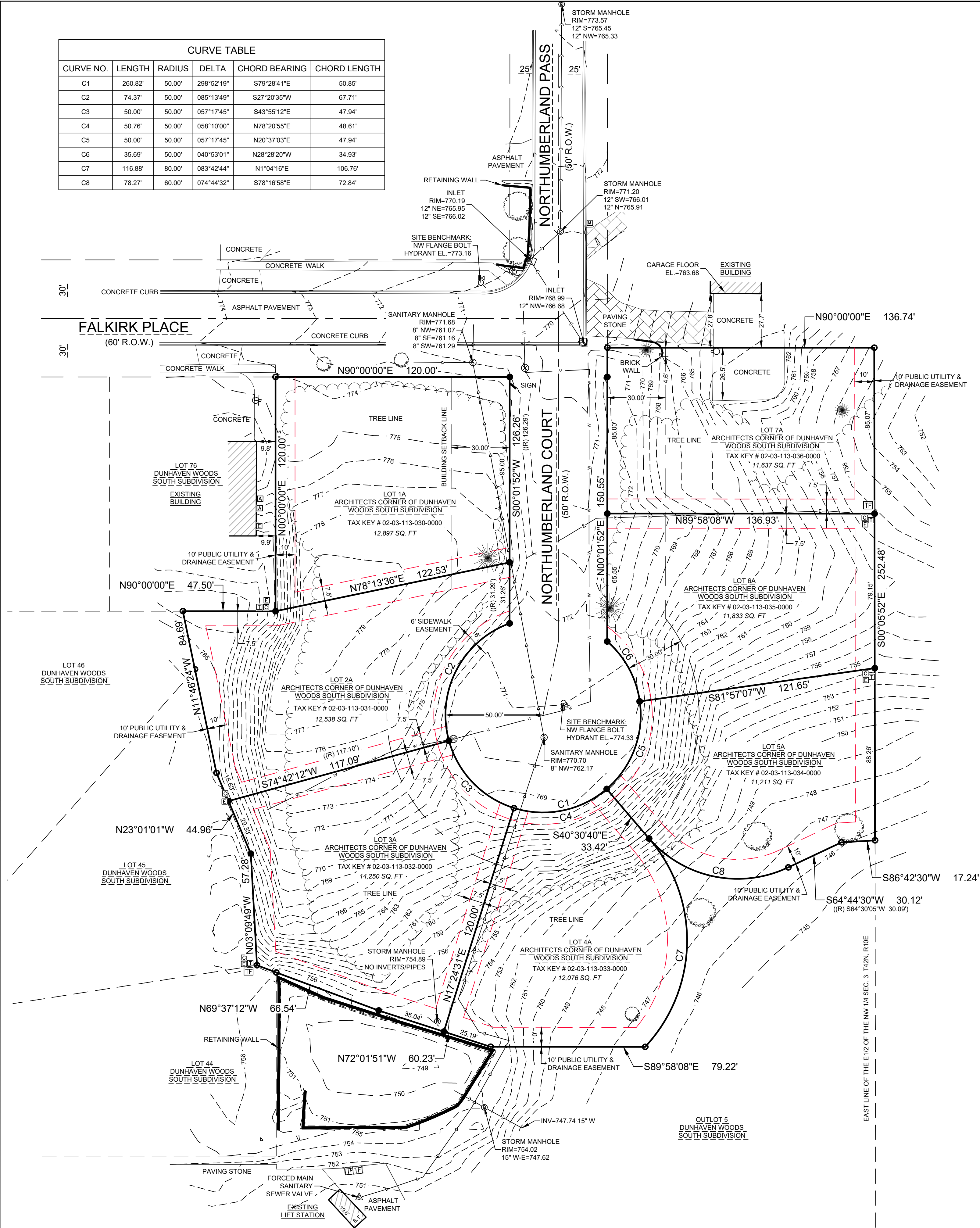
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: JPK

DESIGNED: ST

DRAFTED: ST

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	260.82'	50.00'	298°52'19"	S79°28'41"E	50.85'
C2	74.37'	50.00'	085°13'49"	S27°20'35"W	67.71'
C3	50.00'	50.00'	057°17'45"	S43°55'12"E	47.94'
C4	50.76'	50.00'	058°10'00"	N78°20'55"E	48.61'
C5	50.00'	50.00'	057°17'45"	N20°37'03"E	47.94'
C6	35.69'	50.00'	040°53'01"	N28°28'20"W	34.93'
C7	116.88'	80.00'	083°42'44"	N1°04'16"E	106.76'
C8	78.27'	60.00'	074°44'32"	S78°16'58"E	72.84'



LEGAL DESCRIPTION:

Lots 1A through 7A Architects Corner of Dunhaven Woods South Subdivision, being a subdivision part of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

GENERAL NOTES

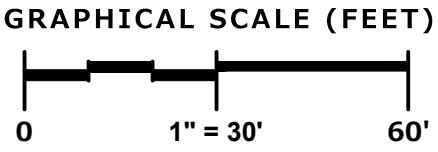
- 1. Field work completed on MAY 6, 2021.
- 2. Vertical Datum: North American Vertical Datum 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Chiseled square on top center of headwall north of R.O.W. of Rosiland Drive, Elevation = 765.67.

I, Paul A. Kubicek, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey" and that the PLAT OF SURVEY hereon drawn is a correct representation to the best of my knowledge and belief with the information provided.

SIGNED *Paul A. Kubicek*
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023

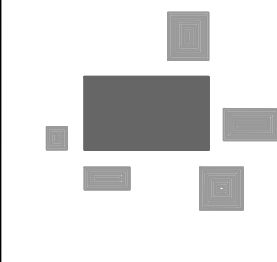


Bearings referenced to the west line of Lot 1A in Architects Corner of Dunhaven Woods South Subdivision. The west line is assumed to bear N00°00'00"E.



LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC VAULT		SIGN
	SANITARY VENT		FIBER OPTIC MANHOLE		MAIL BOX
	STORM MANHOLE		TELEPHONE PEDESTAL		FLAG POLE
	STORM INLET		TELEPHONE MANHOLE		BASKETBALL HOOP
	CLEANOUT		TELEPHONE VAULT		BOLLARD
	CATCH BASIN		TRANSFORMER		CROSS CUT
	LATERAL		ELECTRIC METER		FOUND 3/4" X 18" IRON PIPE
	UNKNOWN MANHOLE		ELECTRIC MANHOLE		MAG NAIL
	WELL		CABLE TV RISER/BOX		SECTION MONUMENT
	HYDRANT		CABLE TV MANHOLE		BENCH MARK
	WATER VALVE		GAS VALVE		CONIFER TREE
	DOWN SPOUT		GAS METER		DECIDUOUS TREE
	SPRINKLER VALVE		GAS MARKER		BUSH
	WATER MANHOLE		AIR CONDITIONING UNIT		WETLAND SYMBOL
	STANDPIPE		VENT		CL = CENTERLINE
	FLOOD LIGHT		DIRECTIONAL ARROW		CONC. = CONCRETE
	LIGHT POLE		DUMPSTER		EL. = ELEVATION
	TRAFFIC SIGNAL		HANDICAP STALL		EXT. = EXISTING
	UTILITY POLE		SPOT ELEVATION		INV. = INVERT
	GUY WIRE				MON. = MONUMENT
UNDERGROUND UTILITY LINES			SANITARY SEWER		P.O.B. = POINT OF BEGINNING
	SANITARY SEWER		WATER MAIN		P.O.C. = POINT OF COMMENCEMENT
	STORM SEWER		FIBER OPTIC		R.O.W. = RIGHT OF WAY
	WATER MAIN		TELEPHONE		SEC. = SECTION
	FIBER OPTIC		OVERHEAD WIRES		SQ. FT. = SQUARE FEET
	TELEPHONE		CABLE TELEVISION		W/ = WITH
	ELECTRICAL		GAS MAIN		(R) = RECORDED AS
	OVERHEAD WIRES		WETLANDS		
	CABLE TELEVISION				
	GAS MAIN				
	WETLANDS				



PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

ARCHITECTS CORNER OF DUNHAVEN
WOODS SOUTH SUBDIVISION
PART OF THE E1/2 OF THE NW 1/4 SEC. 3,
T42N, R10E, COOK COUNTY, ILLINOIS

PLAT OF SURVEY

REVISIONS

REG. JOB No.	758.10
REG. PM.	DAI
DATE	5/12/2021
SCALE	1"=30'

SHEET
1
9
1

SURVEY

ORDINANCE NO. O-101-17

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
1939 – 1967 N. NORTHUMBERLAND CT.**

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 18, 2017

ORDINANCE NO. O-101-17

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR 1939 – 1967 N. NORTHUMBERLAND CT.

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on September 6, 2017 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit a reinstatement of a 7 lot single-family residential development, on the following legally described property:

LOTS 1A – 7A IN DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A SUBDIVISION OF THE LOTS 2 – 5, PART OF 6 AND 10, ALL OF 11 AND 12 IN DUNHAVEN WOODS IN TOWNSHIP 42, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS

PINs: #. 02-03-113-030, -031, -032, -033, -034, -035, -036

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Preliminary and Final Planned Development approval to permit a 7 -lot single-family residential development, is hereby granted, subject to the following conditions:

- 1. The development shall significantly conform to the engineering plans prepared by Pinnacle Engineering Group dated 8/10/17 except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. The engineering plans shall be revised in a manner acceptable to the Village Engineer and Director of Public Works and shall include the**

following:

- a. The submission of a mass grading plan and schedule, in a manner acceptable to the Village. Upon Village approval of the mass grading plan and schedule, the mass grading plan for the 7 lots shall be completed and accepted by the Village, prior to the issuance of a building permit for any new home. The mass grading shall be completed by the approved developer and secured by the required letter of credit.
 - b. The grading plan and schedule shall be revised to include any required amendments, including any additional required storm sewer work to accommodate proper drainage, to restore the original approved subdivision grades for the adjacent offsite lots on Falkirk Place and Hayleys Hill Court, in a manner acceptable to the Village Engineer. These revisions shall also be included in the EEOC and the final letter of credit amount submission to the Village. Once the mass grading plan and schedule is approved, the development shall coordinate notice and approval of the proposed schedule with the other property owners, in a manner acceptable to the Village.
 - c. Prior to the acceptance by the Village, the developer shall revise the engineering plans and preform/submit all testing required by the Illinois Environmental Protection Agency (IEPA) for Water mains. This shall include flushing, disinfection and any required laboratory testing to meet the IEPA requirements. These revisions should include any necessary replacement or modifications/repairs to the water main, including investigation of existing water mains to ensure functionality and cover requirements, and/or the Fire hydrant for Architects Corner.
3. Any home not constructed by the Petitioner shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.
5. A Public Improvement letter of credit in the amount of 115% of the engineer's opinion of probable costs shall be submitted.
6. Review fees in the amount of 1.5% of the engineer's opinion of probable costs shall be submitted.
7. A Planned Development letter of credit in the amount of \$70,000 shall be submitted.

8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.
9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
10. The declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials.
11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.
12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.

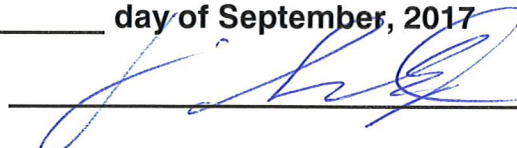
SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 18th day of September, 2017

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this _____ day of September, 2017



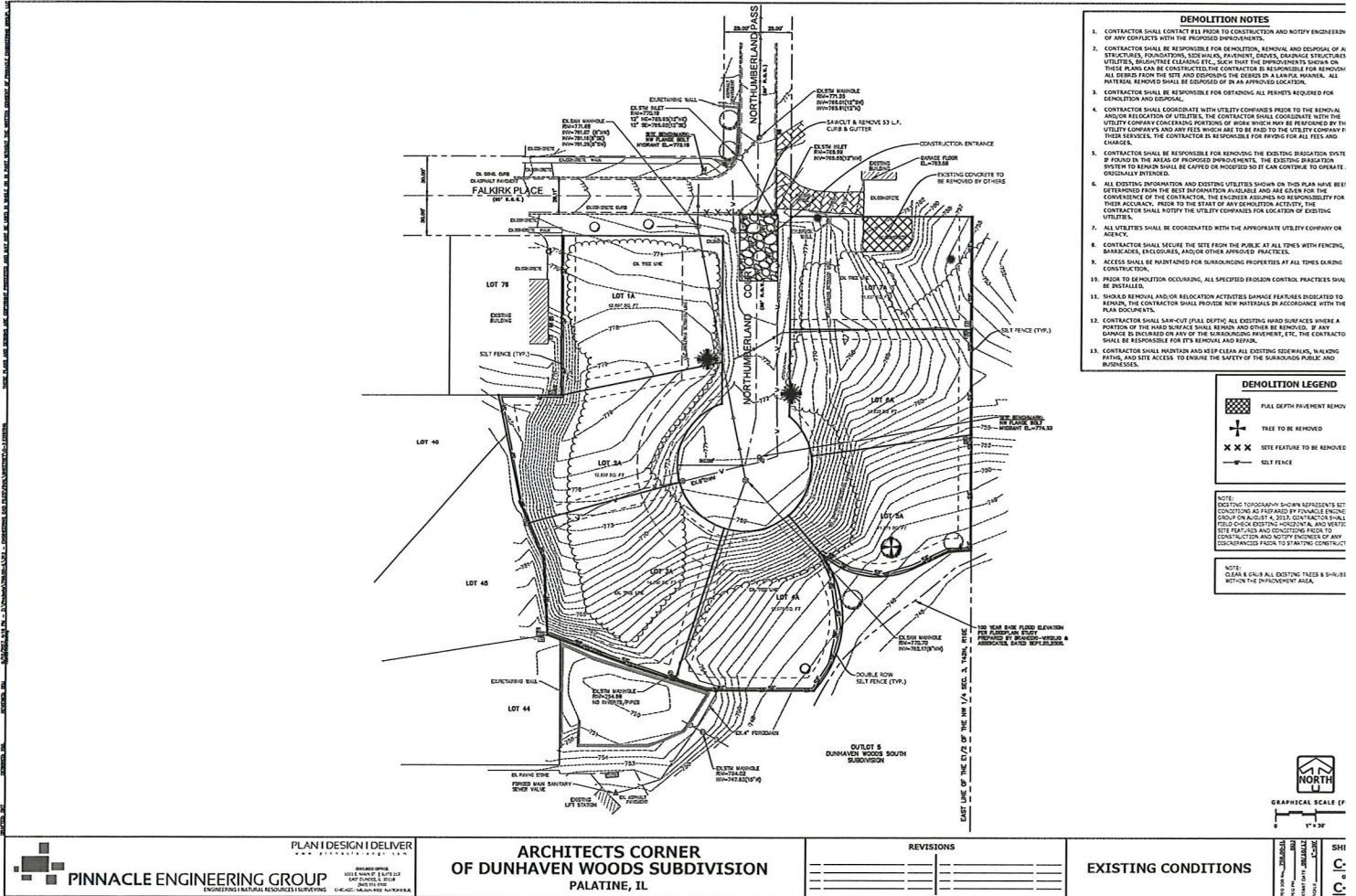
Mayor of the Village of Palatine

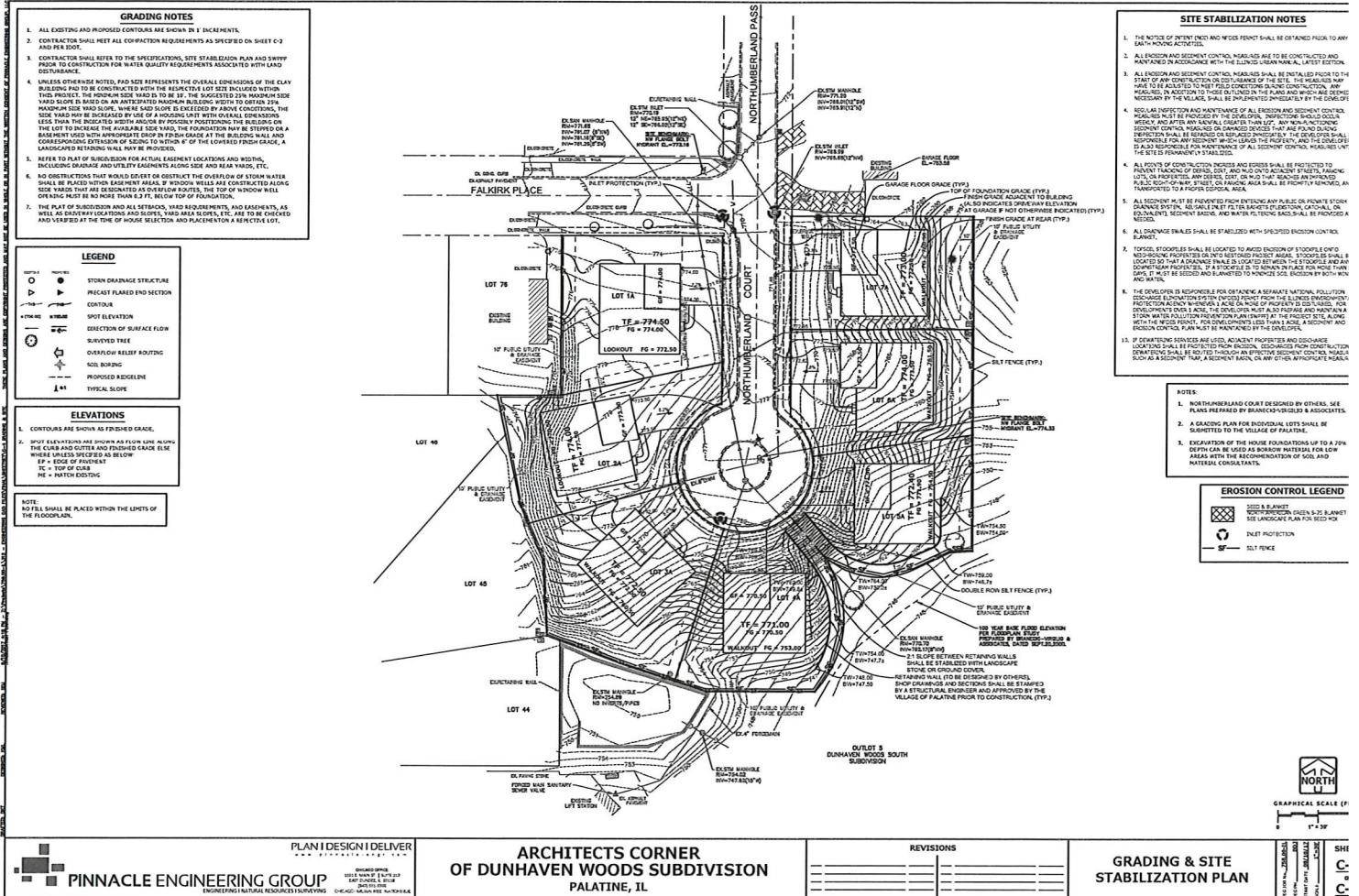
ATTESTED and FILED in the office of the Village Clerk this 18th day of September, 2017



Village Clerk

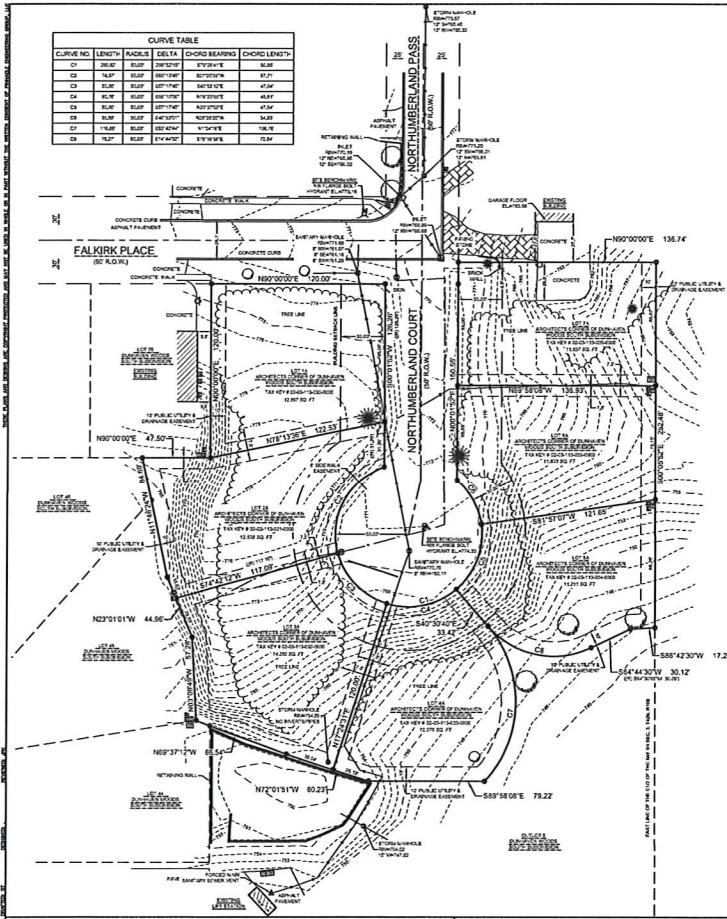
Packet Pg. 49







Packet Pg. 53



CURVE TABLE				
CURVE NO.	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.87	82.52°	S79°52'14\"	52.88
C2	14.37	82.52°	S87°14'40\"	27.21
C3	12.38	82.52°	S87°14'40\"	24.24
C4	12.38	82.52°	S87°14'40\"	24.24
C5	12.38	82.52°	S87°14'40\"	24.24
C6	12.38	82.52°	S87°14'40\"	24.24
C7	12.38	82.52°	S87°14'40\"	24.24
C8	12.38	82.52°	S87°14'40\"	24.24
C9	12.38	82.52°	S87°14'40\"	24.24

LEGAL DESCRIPTION
AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1754868048/FE DATED MAY 21, 2017.
LESS 1/4 BEING 1/4 ARCHITECTS CORNER OF DUNHAVEN WOODS SOUTH SUBDIVISION, BEING A FINDER'S PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL NOTES

- Field work completed on AUGUST 2, 2017.
- Boundaries based on Chicago Title Insurance Company Commitment No. 1754868048/FE dated May 21, 2017.
- Verified Curves: North American Vertical Datum 1988 (NAVD83). Curves are shown as a 1/2 degree based on actual ground survey of the current ground level. (SEE LEGEND). Chained points on the center of marked point of B.C.M. or Historic Curve, Section 10.17.
- Underground utility locations are shown as based on field location markings by A.S.E. Dig Note A21-2014, A21-2015, A21-2016, A21-2017, A21-2018 and A21-2019 with a date of AUGUST 2, 2017. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Consult A.S.E. prior to the start of any activity.

1. Paul A. Kuczek, an Illinois Professional Land Surveyor, do hereby certify that this professional survey conforms to the current Illinois professional standards for a surveyor, and that the PLAT OF SURVEY herein drawn is a correct representation to the best of my knowledge and belief of the information provided.

Paul A. Kuczek
PAUL A. KUCZEK, LICENSED PROFESSIONAL LAND SURVEYOR 035-00026
EXPIRES 11/30/2018
PINNACLE ENGINEERING GROUP, LLC #18406269-0010
EXPIRES 04/30/2018



LEGEND OF SYMBOLS & ABBREVIATIONS

1. SURVEY MONUMENT	2. SURVEY MONUMENT	3. SURVEY MONUMENT	4. SURVEY MONUMENT	5. SURVEY MONUMENT	6. SURVEY MONUMENT	7. SURVEY MONUMENT	8. SURVEY MONUMENT	9. SURVEY MONUMENT	10. SURVEY MONUMENT
11. SURVEY MONUMENT	12. SURVEY MONUMENT	13. SURVEY MONUMENT	14. SURVEY MONUMENT	15. SURVEY MONUMENT	16. SURVEY MONUMENT	17. SURVEY MONUMENT	18. SURVEY MONUMENT	19. SURVEY MONUMENT	20. SURVEY MONUMENT
21. SURVEY MONUMENT	22. SURVEY MONUMENT	23. SURVEY MONUMENT	24. SURVEY MONUMENT	25. SURVEY MONUMENT	26. SURVEY MONUMENT	27. SURVEY MONUMENT	28. SURVEY MONUMENT	29. SURVEY MONUMENT	30. SURVEY MONUMENT
31. SURVEY MONUMENT	32. SURVEY MONUMENT	33. SURVEY MONUMENT	34. SURVEY MONUMENT	35. SURVEY MONUMENT	36. SURVEY MONUMENT	37. SURVEY MONUMENT	38. SURVEY MONUMENT	39. SURVEY MONUMENT	40. SURVEY MONUMENT
41. SURVEY MONUMENT	42. SURVEY MONUMENT	43. SURVEY MONUMENT	44. SURVEY MONUMENT	45. SURVEY MONUMENT	46. SURVEY MONUMENT	47. SURVEY MONUMENT	48. SURVEY MONUMENT	49. SURVEY MONUMENT	50. SURVEY MONUMENT
51. SURVEY MONUMENT	52. SURVEY MONUMENT	53. SURVEY MONUMENT	54. SURVEY MONUMENT	55. SURVEY MONUMENT	56. SURVEY MONUMENT	57. SURVEY MONUMENT	58. SURVEY MONUMENT	59. SURVEY MONUMENT	60. SURVEY MONUMENT
61. SURVEY MONUMENT	62. SURVEY MONUMENT	63. SURVEY MONUMENT	64. SURVEY MONUMENT	65. SURVEY MONUMENT	66. SURVEY MONUMENT	67. SURVEY MONUMENT	68. SURVEY MONUMENT	69. SURVEY MONUMENT	70. SURVEY MONUMENT
71. SURVEY MONUMENT	72. SURVEY MONUMENT	73. SURVEY MONUMENT	74. SURVEY MONUMENT	75. SURVEY MONUMENT	76. SURVEY MONUMENT	77. SURVEY MONUMENT	78. SURVEY MONUMENT	79. SURVEY MONUMENT	80. SURVEY MONUMENT
81. SURVEY MONUMENT	82. SURVEY MONUMENT	83. SURVEY MONUMENT	84. SURVEY MONUMENT	85. SURVEY MONUMENT	86. SURVEY MONUMENT	87. SURVEY MONUMENT	88. SURVEY MONUMENT	89. SURVEY MONUMENT	90. SURVEY MONUMENT
91. SURVEY MONUMENT	92. SURVEY MONUMENT	93. SURVEY MONUMENT	94. SURVEY MONUMENT	95. SURVEY MONUMENT	96. SURVEY MONUMENT	97. SURVEY MONUMENT	98. SURVEY MONUMENT	99. SURVEY MONUMENT	100. SURVEY MONUMENT

PLAN DESIGN DELIVER
WWW.PINNACLE-ENG.COM

PINNACLE ENGINEERING GROUP
ENGINEERING • NATURAL RESOURCES • SURVEYING CHICAGO • AUSTIN • LOS ANGELES

ARCHITECTS CORNER OF DUNHAVEN
WOODS SOUTH SUBDIVISION
PART OF THE E1/2 OF THE NW 1/4 SEC. 3,
T42N, R10E, COOK COUNTY, ILLINOIS

PLAT OF SURVEY

REVISIONS	
1	1

SHEET
1 of 1

Architects Corner of Dunhaven Woods South

Inverland Russell Architectural Guidelines and General Development Schedule

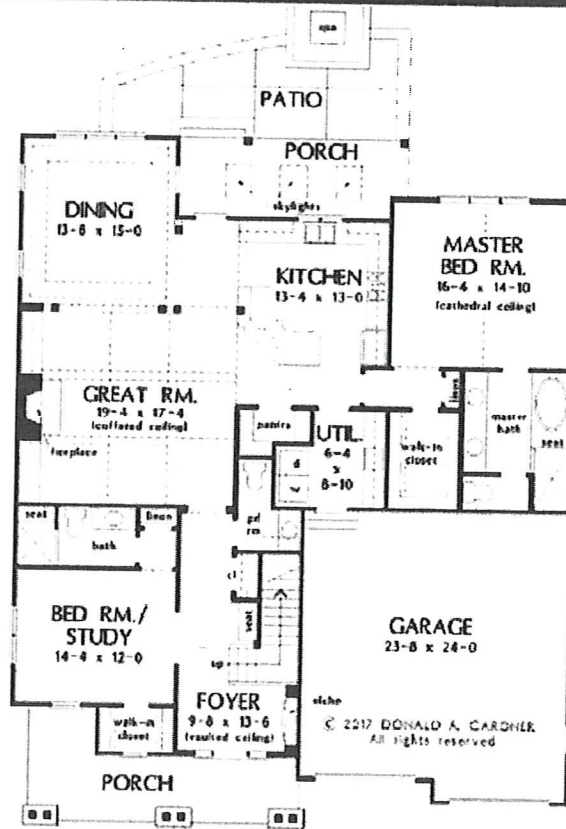
1. **Stories:** One and Two-story homes designed to fit on building pads as determined by lot (predominately 65' wide and 50' deep).
2. **Square Footage:** Ranch plans available for customization starting at approximately 2000 square feet; Two-story homes starting at approximately 2600 square feet up to approximately 5000 sq ft available for customization.
3. **Building Materials:** All house elevations shall be constructed with at least 50% brick; no vinyl or aluminum siding shall be permitted except at eaves, soffits, gutters and downspouts. Roofing to include architectural shingles.
4. **Landscaping:** Landscaping packages will be offered to individual home buyers as an upgrade including decks, paver patios, grill and fire pit areas.
5. **Driveways:** Driveways shall be constructed of asphalt or concrete with upgrade to concrete and/or pavers available.
6. **Elevations/Monotony Code:** The builder shall develop plans for individual buyers and maintain the Village of Palatine requirements as outlined in Chapter 6, Article IV (Detached Single Family Development).
7. **Village Submission:** Builder will submit individual lot plans for staff review for conformance of above criteria.
8. **Developer/Builder Plan Design:** Inverland Russell is including in the submission a typical plan as reference to above requirements; builder will work with individual buyers to provide for plan customization as requested to meet or exceed minimum standards as listed.

General Development Schedule:

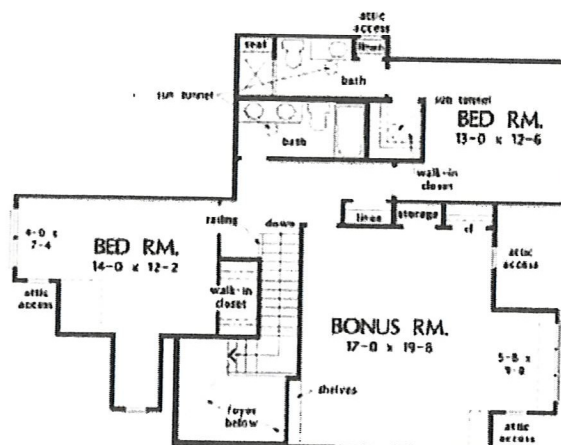
- Developer/Builder approval - September 2017
- Tree/Site clearing Sept 2017
- Land Improvement Process Sept 2017
- Home Sales/Construction/Final 2017

All homes shall be customized and unique. All builders participating in this project are identified in subsequent documents.

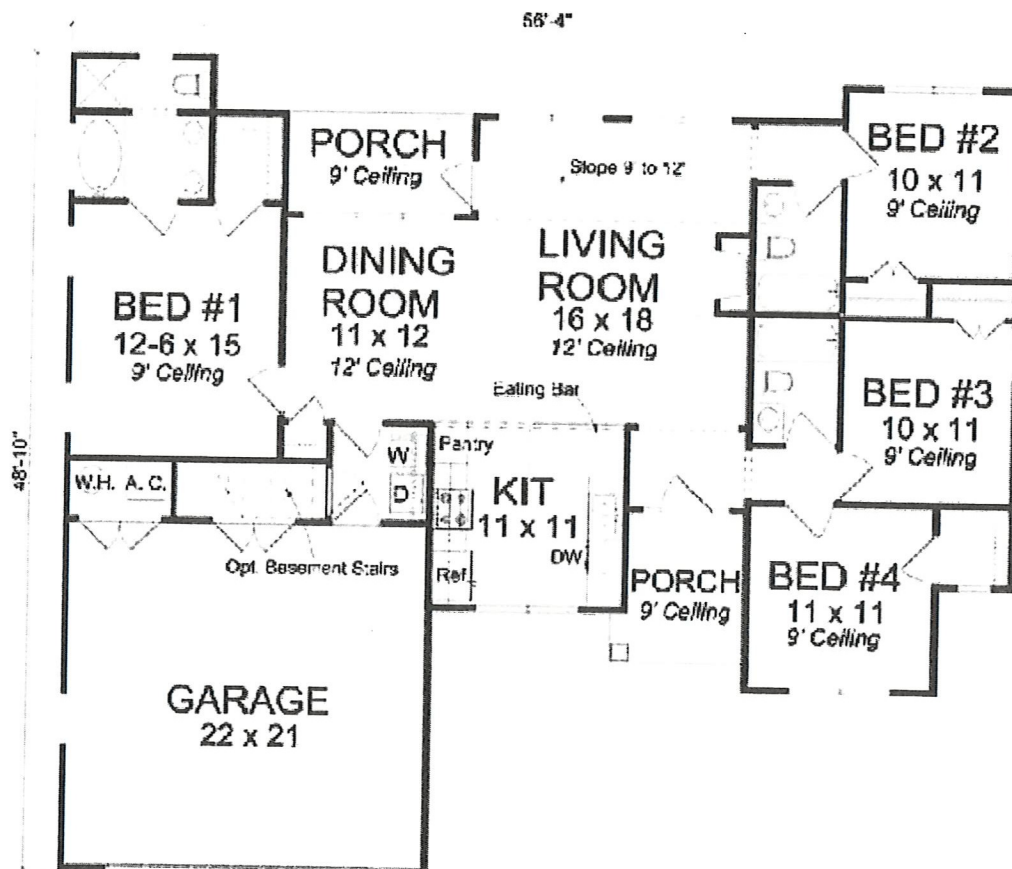
Architects Corner Craftsman Style Home



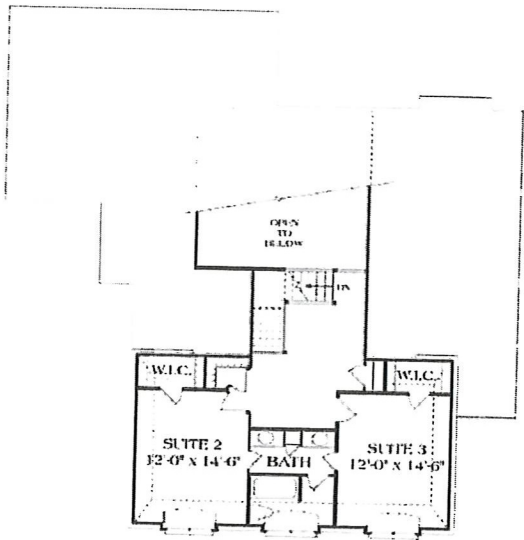
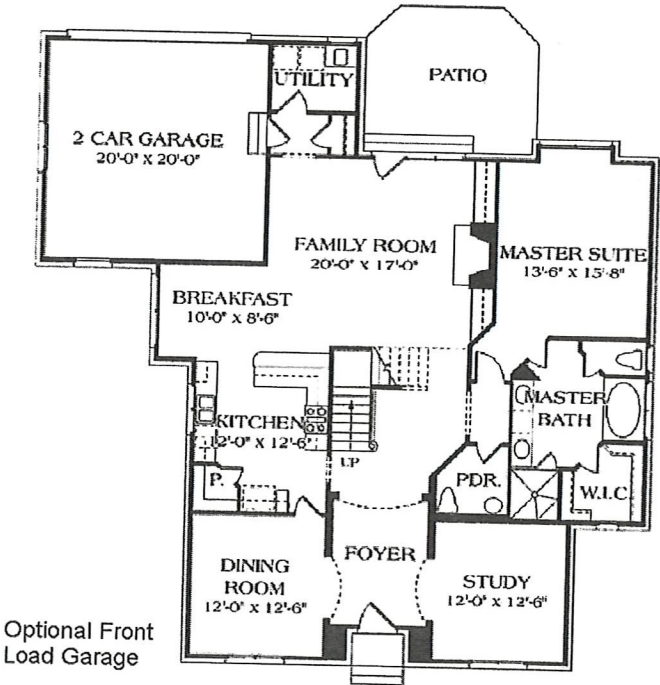
FIRST FLOOR PLAN
PLAN NO. 1451



Architects Corner Craftsman Style Home



Architects Corner
 French Style Two Story

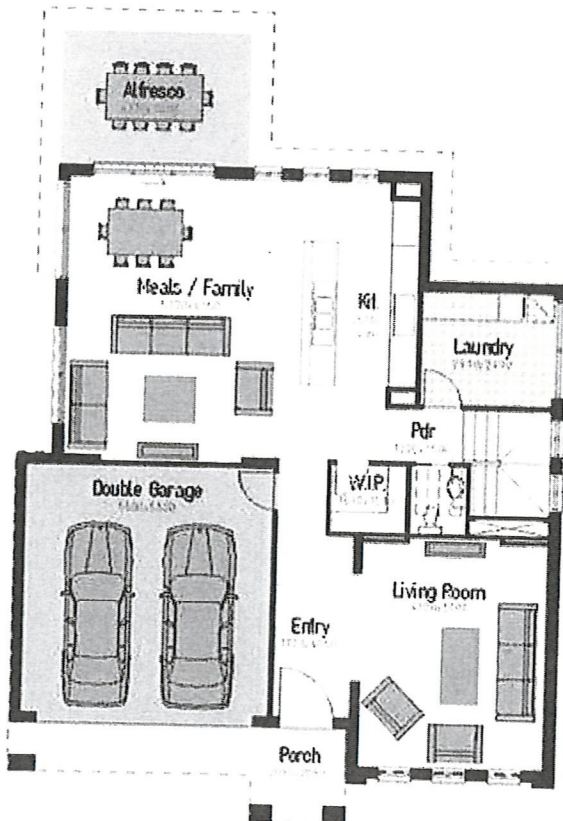


Architects Corner Modern Traditional Two Story

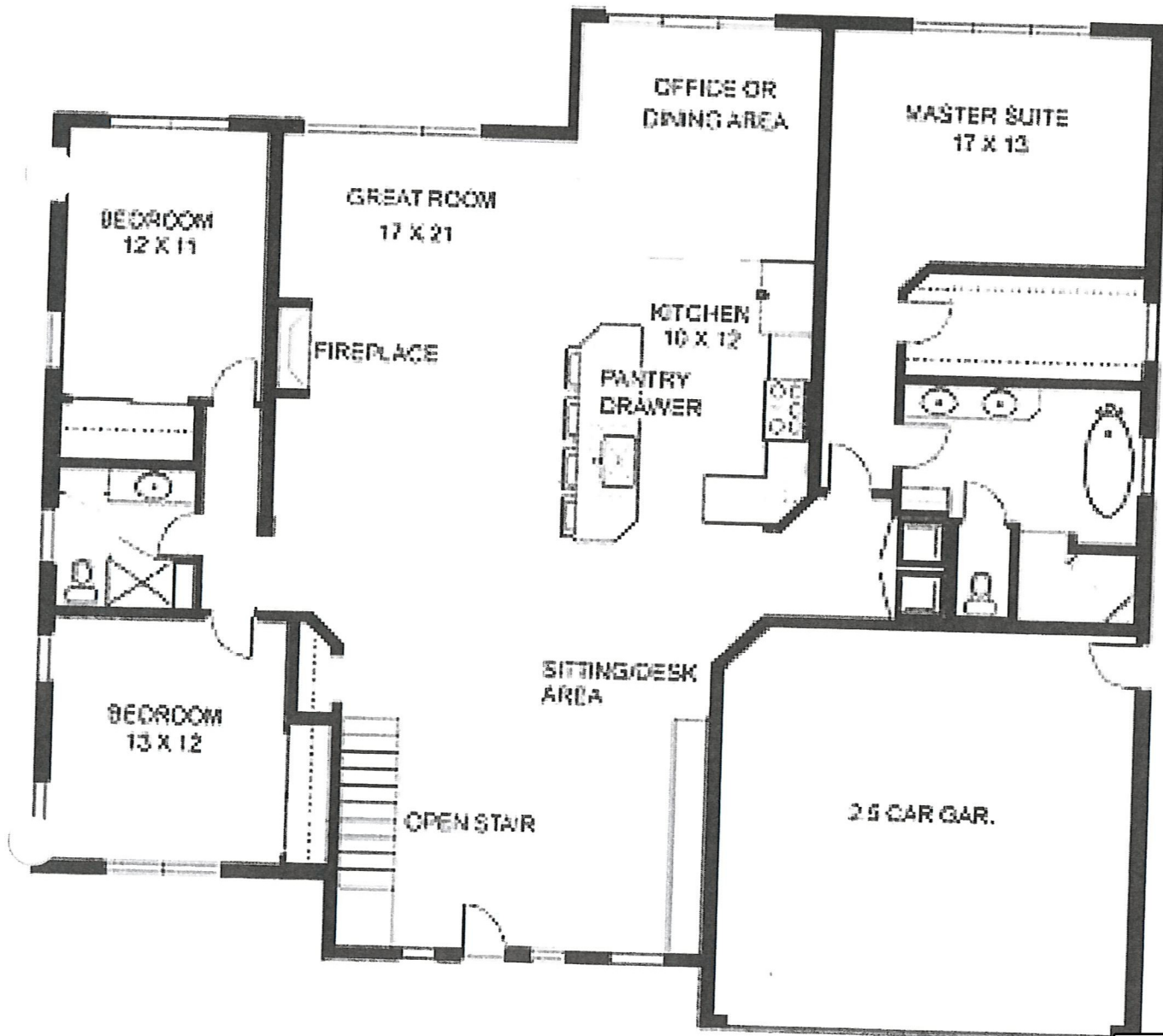
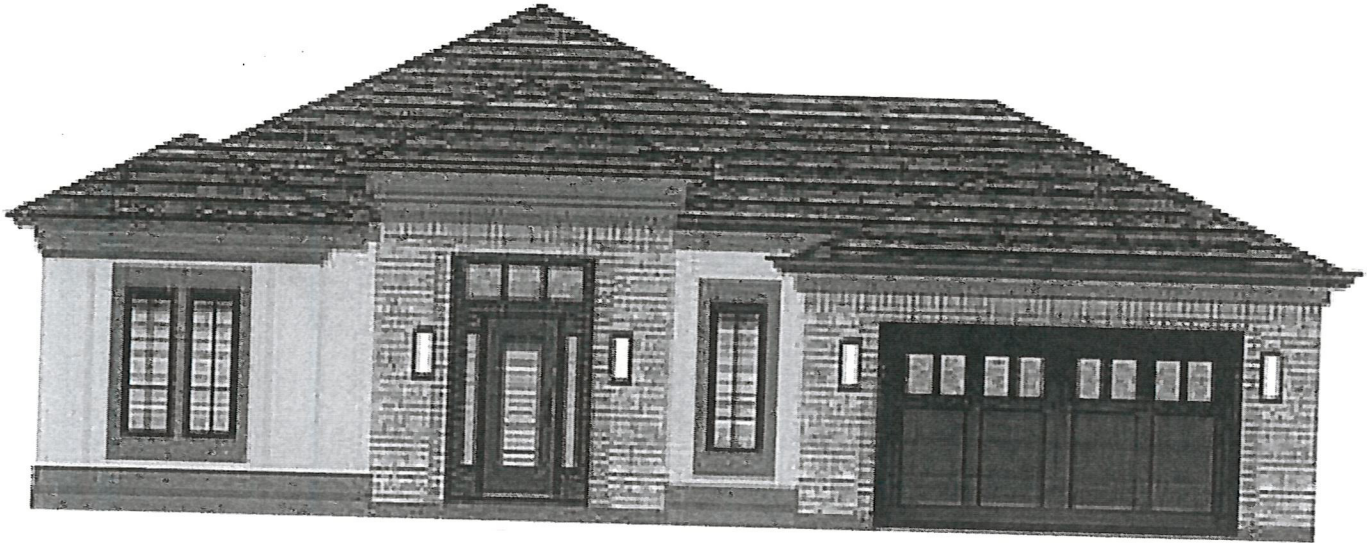


Ground Floor

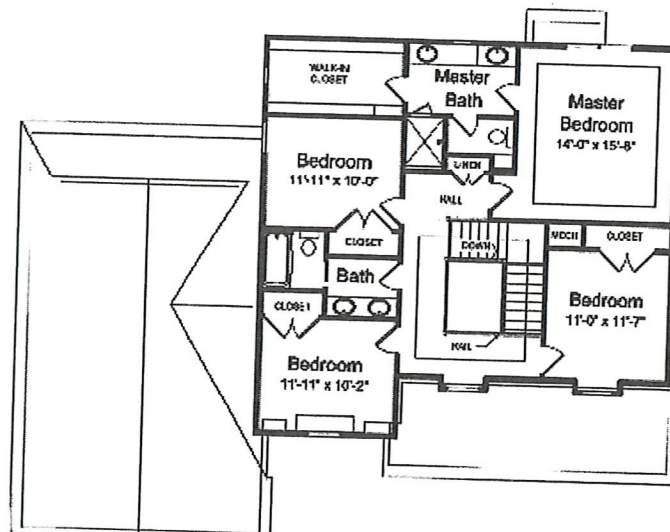
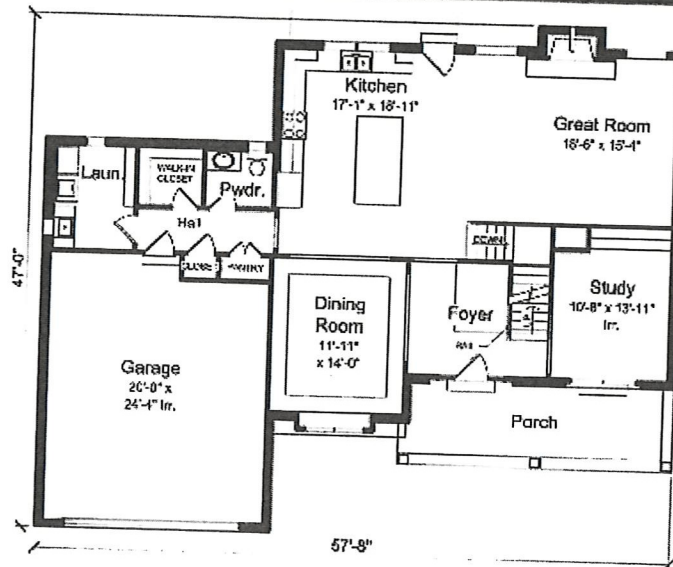
First Floor



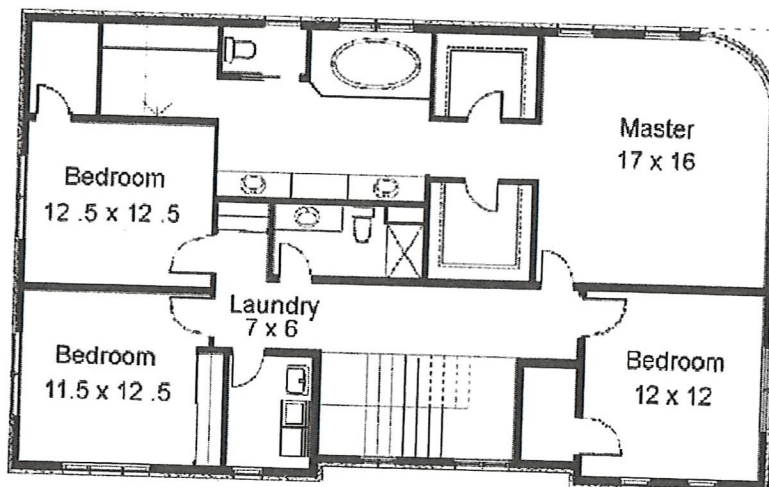
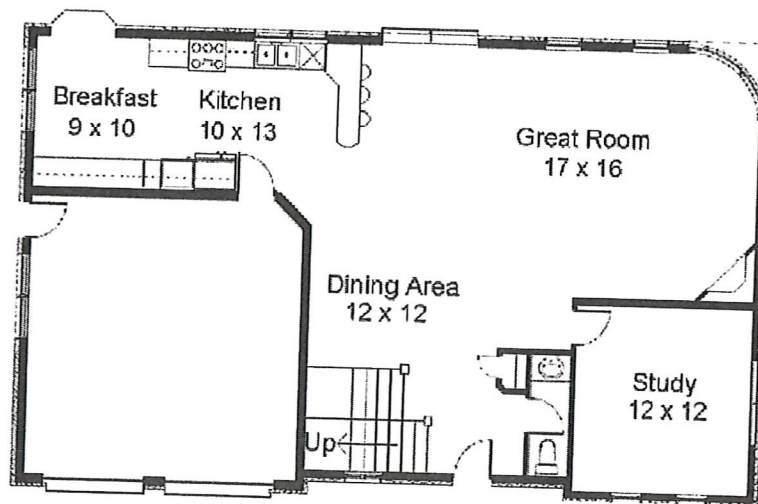
Architects Corner Ranch Plan



Architects Corner Traditional Colonial Home



Architects Corner
Traditional Style Home





August 30, 2017

Kevin Anderson
Village of Palatine
Department of Planning & Zoning
200 E Wood Street
Palatine, IL 60067-5339

RE: File No 17-36 Architect Corner Subdivision within Dunhaven Woods

Dear Kevin,

I live at 435 W Falkirk Pl, next to 2 lots of the proposed subdivision in file 17-36. I ask for 2 considerations affecting my property.

- 1) The proposed subdivision has eroded onto my property since 2004, raising my lot boundaries to a higher elevation than my home, causing storm water to run toward my foundation rather than away from it. Please examine the attached erosion pictures. I would like my lot boundaries impacted by this erosion to be restored to their original elevations, so that storm water runs away from my foundation.

Together with the properties at 450 W and 444 W Haleys Hill Ct, we have a temporary lake in our adjoining yards due to storm water. An improved drainage plan would be appreciated by all.

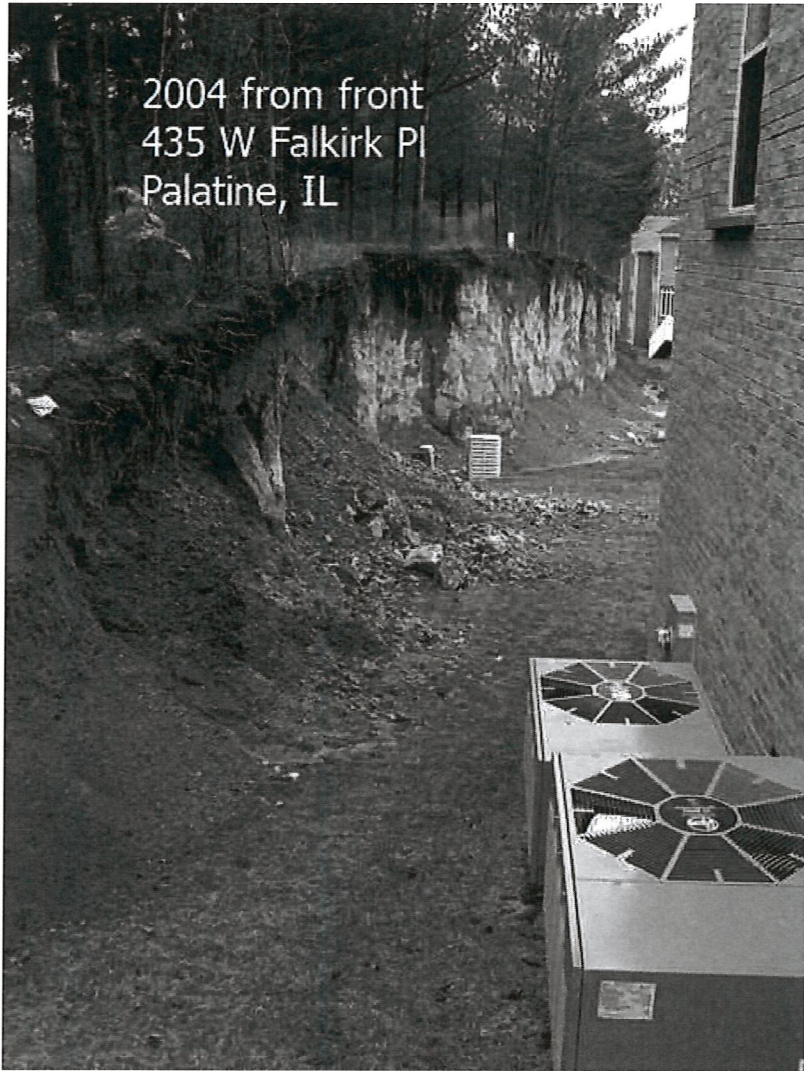
- 2) We enjoy the trees in the proposed subdivision, and ask that the proposed subdivision try to save existing trees and plant new trees.

Please confirm that you received this, and let me know if you want to discuss.

Thank you,

Kevin Kloker
435 W Falkirk Pl
Palatine, IL











PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Wednesday, September 6, 2017, at 7:00 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:

1. Preliminary and Final Planned Development (re-insistence) to allow a 7 lot single-family residential development.

The property is commonly known as 1939 - 1970 N. Northumberland Ct. (aka Architect Corner Subdivision within Dunhaven Woods)

The above petition has been filed by Russell McElwain and is available for examination in the office of the Village Clerk, 200 E. Wood St.

FILE #: 17-36 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of August, 2017
Published in Daily Herald
Aug. 21, 2017 (4480492)

CERTIFICATE OF PUBLICATION**Paddock Publications, Inc.****Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora, Glenview

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 21, 2017 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baetz*
Authorized Agent

Control # 4480492

Attachment: O-101-17 - 1939-1967 N. Northumberland Final Planned Development (Architect's Corner - Final Planned Development -

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Plan Commission on Tuesday, November 2, 2021, at 7 PM, in the Palatine Village Council Chambers, 200 E. Wood St., relative to a request for the following:
 1. Final Planned Development (reinstatement) to allow a 7-lot single-family residential development, for the vacant residential lots, south of the intersection of W. Falkirk Place and N. Northumberland Pass.
 The property is commonly known as 1939 - 1967 N. Northumberland Pass (aka Architects Corner Subdivision) within Dunhaven Woods. The proposed Final Planned Development would reinstate the Architects Corner Planned Development, which was most recently approved in 2017, but expired in 2020.
 The above petition has been filed by Marty Nixon, with Rob Morrison (Coldwell Banker), as the authorized agent and is available for examination in the office of the Village Clerk, 200 E. Wood St.
 FILE #: 21-80
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 18th day of October, 2021
 Published in Daily Herald
 October 18, 2021 (4571958)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 10/18/2021 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4571958

Attachment: Legal Notice (Architect's Corner - Final Planned Development - Reinstatement)