# 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 ● JULY 7, 2020

**Village Hall - Council Chambers** | **Regular Meeting** | **7:00 PM**

Note: The July 7, 2020, the Plan Commission meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9073) by no later than 3 PM on Tuesday, July 7th to be provided with a call in code.

### I. CALL TO ORDER

### II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jun 16, 2020 7:00 PM

### III. PUBLIC HEARING

1. 491 W. Helen Road

   Preliminary and Final Plat of Subdivision for a new 4-lot single-family residential development; and,
   Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
   Vacation of the Northern 20 Feet of the Dorset Avenue Right-of-Way Adjacent to and Adjoining the Subject Property.

### IV. COMMUNICATIONS

### V. ADJOURNMENT

# VILLAGE OF PALATINE

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## PLAN COMMISSION

## MINUTES ● JUNE 16, 2020

**Village Hall - Council Chambers** | **Regular Meeting** | **7:00 PM**

Note: The June 16, 2020, the Plan Commission meeting will take place in the Village Council Chambers (located at 200 E. Wood Street). The meeting will also be broadcast live on Comcast Channel 6 and streamed live through the Village's 'Agenda & Minutes' section of our website (www.palatine.il.us). Village Hall will be open for any member of the public that would like to provide comment or testimony regarding an agenda item at the meeting, while still adhering to the Governor's Executive Orders. If a member of the public cannot access the meeting through one of the above means, please contact the Department of Planning and Zoning at (847-359-9046) by no later than 3 PM on Tuesday, June 16th to be provided with a call in code.

## I. CALL TO ORDER

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| Conrad Hansen | Plan Commissioner | Late | 7:05 PM |
| Dennis Dwyer | Chairman | Present | |
| Jane Robins | Plan Commissioner | Present | |
| Patrick Noonan | Plan Commissioner | Present | |
| Teri Williams | Plan Commissioner | Present | |
| Eric Friedman | Plan Commissioner | Present | |
| Rodney Bettenhausen | Plan Commissioner | Present | |
| Robert Kolososki | Plan Commissioner | Present | |
| Stephen Fedota | Plan Commissioner | Present | |

**Staff present: Ms. Katie Rivard and Mr. George Ruppert**

## II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 3, 2020 7:00 PM **- Accepted**

   **Mr. Friedman made a motion to approve the minutes of March 3, 2020; seconded by Mr. Kolososki.**

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|---|---|
| **RESULT:** | **ACCEPTED [UNANIMOUS]** |
| **MOVER:** | Eric Friedman, Plan Commissioner |
| **SECONDER:** | Robert Kolososki, Plan Commissioner |
| **AYES:** | Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota |
| **ABSENT:** | Hansen |

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## III. PUBLIC HEARING

1. Vacant Lot North of 724 S. Plum Grove Road **- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 1, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Engineering Plans
5. Old World Plat of Resub division

**Sworn in petitioner Mr. George Swiderski 724 S. Plum Grove Rd**
Mr. Swiderski explained the property was divided into two smaller parcels but came to the conclusion that it would not be convenient for him because he would lose part of the property of his present residence. He explained he would rather keep his whole residence.

**Sworn in staff Ms. Katie Rivard and Mr. Ben Vyverberg**
Ms. Rivard gave a brief overview of request explaining the subject property is a vacant lot approximately 13,700 square feet, is a tax-divided lot with an accessory structure and driveway referring to the Google Earth picture slide. She explained the Petitioners are seeking an amendment to the Old World Planned Development to allow for the development of one new single-family home on W. Michigan Ave. and a Preliminary and Final subdivision to allow a 1-lot single family subdivision. Ms. Rivard stated the property did receive approval for a 3-lot subdivision in 2005 and 2016 but the Petitioners are here to amend that to request a 1-lot subdivision referring to the proposed site plan explaining the existing residence will remain. She stated the existing lot has a depth of 98.7 feet instead of the required 110 feet per the Subdivision Regulations, and the proposed residence would have a rear yard setback of approximately 34 feet instead of the required 40 feet as required by the R-2 zoning. Ms. Rivard pointed out the subject lot is within the Michigan Avenue/ Plum Grove Road Sub-Area Plan, which identifies that rear yard setback reductions and lot depth reductions may be appropriate for this area. She further explained the non-conforming lot depth would not be out of character for the neighborhood as other properties on this block of Michigan Avenue has similar lot depths. Ms. Rivard referred to the past subdivision slide to compare lot depths. Ms. Rivard stated in conjunction of the development of the new residence they would be required to connect to existing sanitary and water services, install a sidewalk across the frontage, plant parkway trees and submit cash in lieu of curb.

**STAFF RECOMMENDATION:**
The requested zoning relief is unique in that the subject lot is a tax-divided lot with an accessory structure and driveway only. In order for a new single-family

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residence to be constructed on this lot, a formal subdivision of the property is required. Per Code, if a principal structure existed upon the tax-divided lot, prior to 2005, it would be consider a buildable lot. The proposed Planned Development Amendment will amend the previously, but since expired, Old World Planned Development which allowed for a 3-lot subdivision. While the subject lot does not meet the requirements for rear yard setback, the subject lot is within the Michigan Avenue/ Plum Grove Road Sub-Area Plan, which identifies that rear yard setback reductions may be appropriate for this area. Additionally, the proposed lot depth is consistent with the adjacent lots on both the north and south sides of Michigan Avenue between Plum Grove Road and Brockway Street. Therefore, Staff recommends approval of the Planned Development Amendment and Preliminary and Final Subdivision for a 1-lot single-family residential subdivision for the subject lot, subject to the following conditions:

1. The Planned Development Amendment and Subdivision shall substantially conform to the Plat of Subdivision of Old World Resubdivision, prepared by Murry and Moody, Ltd., dated 04/29/2020, and the Engineering Plans, prepared by Smith LaSalle, and dated 03/09/2020 and last revised on 06/08/2020, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
3. Review fees shall be submitted in a manner acceptable to the Village Engineer.
4. All required public improvements shall be completed in conjunction with the development of the Subject Property.
5. Recording fees in the amount of $300 shall be submitted.
6. Any future modifications to the property at 724 S. Plum Grove Road shall be subject to the bulk requirements of the Village's R-2 district.
7. Sidewalks shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot.
8. Four (4) parkway trees shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot.
9. Cash-in-lieu of curb shall be submitted in the amount of $3,053, in conjunction with the development of the new lot.

Mr. Friedman asked if the board's focus is on the language of the new residence or does it also address the resulting extension of non-conformity of the existing building to what would be a new property line. He referred to the proposed site plan slide to point out the closeness to the property line.
Ms. Rivard stated the closeness to the property line is included in the Planned Development Amendment.

Mr. Hansen asked the Petitioner if he could and would comply with Staff's recommendations.
Mr. Swiderski explained he is not the developer.

Discussion on whose responsibility is the recommendations.

Chairman Dwyer asked if Mr. Swiderski has any concerns with conditions.
Mr. Swiderski stated he does not understand them but understands there are conditions to comply.

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Discussion on conditions and the Petitioner's responsibility.

Mr. Swiderski agreed to comply with Staff's conditions.

**Sworn in Mr. Dave Albrecht 28 W. Michigan Avenue**
Mr. Albrecht asked if there will be another meeting with the developer to discuss how big the proposed home will be.
Ms. Rivard answered no.

Mr. Albrecht asked if they are able to build as big as they would like.
Ms. Rivard answered no explaining they need to stay within the R-2 zoning district guidelines.
Discussion on what can be built.

Mr. Swiderski explained to Mr. Albrecht the one lot will be better for neighborhood.

Chairman Dwyer clarified this amendment removes the flag lot.
Ms. Rivard answered yes.

Mr. Bettenhausen pointed out the plans look like the proposed driveway will block the storm drainage along the road so may need a culvert or catch basin.

Mr. Vyverberg pointed out the condition that states the submitted engineering plans must be acceptable to the Village Engineer. He stated the concern will be noted for Mr. Ruppert as well.

Mr. Fedota asked if there are any requirements for a walkway to Michigan Avenue from the residence.
Ms. Rivard answered no.
Discussion on sidewalk requirements.

**Mr. Noonan made a motion to close the public hearing; seconded by Ms. Williams.**

**DISCUSSION:**
Chairman Dwyer stated it fits in the neighborhood and the variances are in line with area.

**Mr. Noonan made a motion to approve subject staff's conditions; seconded by Mr. Fedota.**

**Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on June 22, 2020.**

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

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2. 288 W. Aldridge Avenue **- Recommend to Deny**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 1, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. Boundary and Topographic Survey
5. Aerial Site Plan
6. Engineering Plans
7. Final Plat of Subdivision
8. Floodplain map
9. Surrounding area zoning map
10. Vacation Ordinance 0-120-86

**Sworn in the petitioner: Ms. Lori Stone 288 W. Aldridge & Mr. Len Kleinjan Haeger Engineering**

Mr. Kleinjan stated is a .97 acre property located on the west end of Aldridge Ave. He explained they are looking to subdivide into 2 lots and rezone to R-2 zoning. He spoke to the variations stating he understands the concern with the flood plain in the area but explained whatever they do will not make it worse. Mr. Kleinjan stated FEMA, MWRD and the Village all have strict requirements relative to doing work adjacent to the flood plain and they will be meeting those requirements. He explained they are proposing to cut out a portion of flood plain and refilling with more storage than what is presently there. Mr. Kleinjan stated they are not doing any work in the floodway so wont impact on the upstream flooding in the area. He stated they are meeting all requirements for the flood plain including building the pad up over 2 feet above the base elevation, providing 9,000 sq. ft. of area outside of the floodplain, which is typical of a R-2 lot, and adding 10ft of flood protection around the pad. He stated there will be no basement and are compensating for any fil in the area. Mr. Kleinjan spoke to the setback requirements explaining they are meeting all requirements except for the existing house on Lot 1. He explained the existing house is R-1 and non-conforming. He spoke to the impervious surface requirements stating they meet them by 41% on Lot 1. Mr. Kleinjan stated they feel like they have done all they can to meet the Village requirements by satisfying the Village's floodplain requirements along with MWRD and FEMA's flood plain requirements. He stated they have done the best they can with the restricted constraints of the property.

Mr. Friedman asked if Mr. Kleinjan had access to real recorded data on flood elevations from Salt Creek from the last 5 years.
Mr. Kleinjan explained the records used are from FEMA studies for Salt Creek.

Chairman Dwyer asked if Mr. Kleinjan knew what year the study was from

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Mr. Kleinjan answered no.

Mr. Kolososki asked about the grading related to the barrier they are creating.
Mr. Kleinjan explained there will be no changes to the way the water flows stating they are only providing a small amount of cut and fill to square off the flood plain. He further explained the present flooding situation will remain the same explaining the minor improvements equate to buckets full of water.

Mr. Kolososki asked about the 500 year projections.
Mr. Kleinjan explained they follow the guidelines that FEMA, MWRD and the Village publish. He stated these are very strict restrictions they strive to follow.

Mr. Kolososki asked if anyone checked on the water levels from the recent bad storms.
Mr. Kleinjan explained they are not making any flooding issues worse.

Mr. Kolososki asked if there will be a crawlspace.
Mr. Kleinjan answered no, slab on grade.

Mr. Bettenhausen asked how the property was affected with the recent high rains.
Mr. Kleinjan stated the area does flood especially in the area of the wetland. He stated it did not flood further up than shown.

**Sworn in Village Engineer Mr. George Ruppert**
Chairman Dwyer asked when the most recent FEMA maps for the area.
Mr. Ruppert stated the exact date is unknown. He explained they are done roughly every 10 years and the data has gotten much more accurate over the years.

Ms. Rivard gave a brief overview of request explaining it is existing 1 lot and proposing 2 lots to build a new single family residence. She referred to the existing conditions slide to show the FEMA line vs. the floodway line. She explained due to a significant amount of the property is in the floodplain it requires special uses for yards in a floodplain. Ms. Rivard stated the new proposed R-2 lot does meet all standards but Lot 1 would now become non-conforming. She spoke to lot coverage referring to the lot and building comparison coverage calculation slide. Ms. Rivard stated as part of the development they will be required to place either an easement or a deed restriction limiting many typical residential improvements on Lot 2. Such things as accessory structures, play equipment, fencing, grading, and other improvements are prohibited through the deed restrictions/easement and subject to review by the Village Attorney and Village Engineer. She stated sanitary and water would be provided by connecting to existing services in the Aldridge Avenue right-of-way, parkway trees will be planted across the frontage of Lot 1 and the petitioner intends to leave most of the existing vegetation across the frontage of Lot 2. She referred to the existing condition slides to show vegetation. Ms. Rivard spoke to the rezoning stating there has only been one recent subdivision in the area

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(Murray's Aldridge RESUB - 1993 - south of the subject property). She stated Lot 1 is the smallest of the 18 properties in this area with of the 18 properties west of Smith Street and north of Bryant Avenue, 13 are zoned R-1 and 5 are zoned R-1 B (Murray's Aldridge Resubdivision 1993). Ms. Rivard stated the proposed lots would exceed the R-2 lot area requirements and would meet the R-2 lot width requirements. She stated there are three lots at the northeast corner of S. Smith Street and Aldridge Avenue, which are zoned R-2 and were rezoned through annexation in 1990. She stated directly northwest of the Subject Property (Birchwood Park South), the Palatine Park District received Special Use approval for fill in a floodplain, with compensatory storage to relocate/reconstruct a bike/walking path. For reference, the Subdivision Ordinance identifies 23 permitted uses in the floodplain. Bike and walking path are permitted uses, as they represent a more passive use and any flooding impact or significant rain event, should not affect their long-term functionality. In response to concerns raised about that proposal, the Park District increased the compensatory storage to 150%. Ms. Rivard explained residential yards in the floodplain require Special Uses review, as the potential for impact is far greater than those permitted uses in the floodplain. She stated in 2015, the property directly south of the Subject Property also sought to similar relief, including a vacation of the right-of-way but Village Council did not approve that Petition. Ms. Rivard referred the area map slide showing the extent of the floodplain and an aerial from March 14, 2019 showing conditions after a significant rainfall.

Mr. Hansen clarified the difference between the floodplain map picture and the photo of the flooding provided by the park district.
Ms. Rivard stated the pictures pretty much mirrors each other.

**Sworn in Mike Keegan 723 Sunny Lane Barrington, IL**
Mr. Keegan stated he has been involved with the property for 20 years. He addressed Mr. Kolososki's question stating the water level has not changed with the increase of rain in May.

**Sworn in Mr. Lee Weir 269 Boardwalk Dr adjoining property to the north**
Mr. Weir stated he has lived there for 30 years and has watched the property in question become the nice home that is there now. He stated they have watched the water from the rain move into the flood plains of the yard. Mr. Weir stated he wished there was a map to show what is being filled in. He expressed concerned with the amount of rain they get and how deep it gets.
Ms. Rivard referred to slides to show existing conditions compared to the proposed site plan slide showing location of home compared to flood plain line.

Chairman Dwyer asked where the compensatory storage will be located.
Mr. Kleinjan explained it will be on the west side of the lot showing on the site plan the location. He spoke to the grading.

Mr. Hansen asked if it will be wet at all times.
Mr. Kleinjan answered no only when it rains.

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Chairman Dwyer asked Mr. Ruppert if he reviewed the plans.
Mr. Ruppert answered yes and it meets the Village requirements. He clarified they are more relocating the flood plain rather than filling in the flood plain.

**Sworn in Mr. Peter Olechowski 268 W Boardwalk Dr.**
Mr. Olechowski spoke to the developer of Plum Grove Estates who said he was going to buy the lots and didn't because he said it was not worth it to make the lots buildable. He asked what has changed. He asked if there will be assurance that the changes to the grade to the lot won't affect the neighboring flood plains. He expressed concern with their insurance prices going up if the flood plain lines move onto their property.

Chairman Dwyer explained the assurance comes from the Village Engineer who has reviewed the plans and finds the flood plain is being relocated somewhat and the amount of storage provided does not change.

Mr. Olechowski clarified the water is going to be put in a pond.
Chairman Dwyer answered no explaining it will be relocated making areas a little deeper elsewhere on the property.

Mr. Olechowski stated the water flows onto the proposed lot from the pond. He expressed concern if the water cannot flow to that property the pond will flow elsewhere.
Chairman Dwyer explained the water will still flow onto that lot.
Mr. Ruppert referred to the site plan slide to show proposed flood elevations explaining rather than cutting through the lot they are squaring it off.

Mr. Olechowski asked how this affects the neighboring properties on the back.
Mr. Ruppert stated it does not explaining that is the point of the flood plain ordinance.

Mr. Olechowski spoke to 100-year rains and how high the water gets referring to the picture from March 14, 2019
Chairman Dwyer restated the Village engineer has reviewed and the plans are not changing the current lines. He stated FEMA could come out and revise the map and move their lines in 10 years.
Mr. Ruppert explained as the elevations become more accurate the flood plain becomes more accurate. He stated he won't say the BFE has changed with that being study based but the outline of the floodplain has gotten more accurate.

Mr. Weir referred to the aerial slide pointing out the area to the north stating they are 4 ft above grade so very difficult for them to flood.

**Sworn in Ms. Shar Cieply 251 W Boardwalk Dr**
Ms. Cieply stated she emailed the Village asking them to look at this request systemically. She stated the whole picture needs to be considered. She spoke to the flooding of the bike path and on Vermont, and is concerned the request will affect it further.

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Chairman Dwyer stated Ms. Cieply's point is valid but explained she needs to speak at the Village Council and email her Councilman. He explained the Plan Commission have to address this petition and the Village Engineer has reviewed and determined it will not cause additional impact

Chairman Dwyer read Ms. Cieply's email into record.
Chairman Dwyer restated the Village Engineer has reviewed and has determined by relocating the floodplain it will not change the existing conditions.

Chairman Dwyer asked staff about the language of the staff statement referring to the text on lot coverage for Lot 1 being 44.6% after removal of the concrete pad and asked if the 8.5-foot setback is existing.
Ms. Rivard answered that is correct.

**STAFF RECOMMENDATION**

The Subject Property includes a portion of Salt Creek on the west side of the lot. Additionally, like many of the surrounding properties, it is significantly encumbered by the floodplain. Therefore, any proposed construction on this lot requires relief to be located in the floodplain. The Subject Lot was platted in 1927, and the existing home was built on the east side of the lot likely to avoid any impact from the existing floodplain limitation. The majority of Lot 2 will still have significant floodplain limitations upon it. Although the Village Engineer has reviewed this proposal and has no further questions, 70% of the proposed lot will remain in the floodplain, with the western portion remaining in the floodway/wetland. Lot 1 creates a lot at the maximum allowable lot coverage. If not for the significantly restricted floodplain/floodway areas, the 4,100 square feet of impervious area would exceed the maximum lot coverage allowed in the R-2 district - 45.5 % vs 45% allowed. Therefore, Staff recommends denial of the proposed Special Uses, subdivision, and rezoning. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the Engineering Plans prepared by Haeger Engineering dated 11/26/2019, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. The Final Plat of Subdivision shall be submitted in a manner acceptable to the Village Engineer.
4. A Public Improvement Letter of Credit for 115% of the full amount of the engineer's estimate of probably cost of such public improvements shall be submitted in a manner acceptable to the Village Engineer.
5. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of $300 shall be submitted.
7. The EOC shall be revised in a manner acceptable to the Village Engineer.
8. Cash-in-lieu of sidewalks shall be submitted in the amount of $1,700.
9. At the direction of the Village Engineer and in a manner acceptable to the Village Attorney, an easement or deed restriction shall be recorded against the property

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indicating the presence of a floodplain and no grading alterations or placement of sheds, playground equipment, etc.

10. 6 parkway trees shall remain across the frontage of proposed Lot 2, or new parkway trees shall be installed totaling a minimum of 6 trees.
11. Soil borings shall be submitted as part of the building permit.
12. A Conditional Letter of Map Revision (CLOMR) for the approval to build the foundation and fill in land shall be submitted.
13. A Letter of Credit in the amount of $5,000 shall be submitted to ensure the FEMA approved plan is properly executed. This would be released upon issuance of a LOMR.
14. A Letter of Map Revision (LOMR) from FEMA shall be submitted after filling prior to the issuance of a building permit.
15. MWRD-WMO, IDNR, OWR permits are required.

Ms. Rivard added a condition that should be added is a final plat of subdivision shall be submitted on Mylar with the required signatures.

Mr. Hansen clarified there are 16 staff conditions.
Ms. Rivard answered yes.

Chairman Dwyer clarified in the recommendation the impervious surface is at 45.5% but in the other portion it was 44.6%.
Ms. Rivard clarified referring to the slide to show the lot and building coverage calculations.

Chairman Dwyer asked if this is the typical way to measure lots in the floodplain.
Ms. Rivard answered yes explaining staff is just showing comparison.

Chairman Dwyer asked if the primary objection of the proposal is how many special uses and it being built in the floodplain.
Ms. Rivard answered correct.

Mr. Kleinjan stated he feels the calculations are incorrect.
Chairman Dwyer spoke to the possibility of adding a condition that the potential buyer must sign a document understanding most of the lot is in flood plain and cannot be touched in any way.
Mr. Ruppert pointed out some of the deed restrictions would cover this but is open to adding a condition.

Mr. Hansen asked if staff thinks the lot could ever be built upon.
Ms. Rivard stated she cannot answered that.

Mr. Fedota clarified even with the removal of the structures, Lot 1 falls under the required permeability standards.
Ms. Rivard answered yes.

Mr. Kolososki asked Mr. Kleinjan if any soil barring testing was done.
Mr. Kleinjan explained they agreed to do as part of the building permit due to the

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cost associated.

Discussion on possible additional foundation requirements pending the soil testing and how this will be affected by the floodplain.

Chairman Dwyer could recommend approval and then deemed unbuildable but that is on the buyer.

**Sworn in Ms. Andrea Metzger 272 W Boardwalk Drive**
Ms. Metzger stated she is in the home for 19 years and has not taken in one drop of water. She asked if this proposal is approved, who guarantees her home won't take in water.
Chairman Dwyer explained no one can guarantee but all documents show this will not change the flood plain characteristics
Discussion on guarantee.

Mr. Ruppert noted all data needs to go through FEMA so they will not get any building permits until the letter of map amendment is approved by FEMA. He stated they also need to get a CLOMA and apply for the LOMA after that.

Mr. Fedota spoke to the original 3 ponds designed in the area asking if the pond that has disappeared still remains the floodplain.
Mr. Ruppert explained it basically has become wetland instead of a pond. He stated any pond that silts up becomes the floodplain it is Mother Nature.

Mr. Hansen asked the petitioner if she can and will comply with staff conditions.
Ms. Stone answered yes.

**Ms. Williams made a motion to close the public hearing; seconded by Mr. Noonan.**

**DISCUSSION:**
Mr. Kolososki expressed concern having been involved in similar projects. He spoke to other areas where issues eventually resulted in the homes being torn down by the city. He expressed concern that this may cause years of aggravation for the potential buyer. He spoke to the possibility of the 500-year flood and thinks it would be better to avoid the possible problem rather than cope with it.
Chairman Dwyer asked if that is for the board to decide or is it on the buyer.
Mr. Kolososki answered definitely on the buyer.

Mr. Fedota spoke to reported flood damaged costs that local governments had to take responsibility for. He asked if they permit building in the area does the Village inherit a problem. He spoke to the 100-year flood plan and how often it occurs. He stated the current structure on Lot 1 fits nicely in the R-1 designation and thinks by making it R-2 it is squeezed in and inconstant with surrounding properties.
Chairman Dwyer pointed out the setback variance already exist.

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Mr. Fedota expressed concern this is exacerbating the situation by making it R-2. Chairman Dwyer disagreed with the terminology. He stated the Village allows these situations by allowing Special Uses so the request is not completely out of line rather it just needs approval.

Mr. Bettenhausen expressed concern that a potential buyer would look at the approval from the Village deeming it to be safe and years later, they flood. He stated the board has an opportunity to protect future buyers.

Chairman Dwyer stated it is unknown if it will flood in the future. He stated his opinion is since the Village provides for this type of relief request and the variances are already there he is inclined to recommend approval with staff conditions and added buyer beware.

Ms. Robins stated she thinks it is wrong to condone since we already know the plat of land has a problem. She stated she hopes the buyer beware instead of coming back to the Village asking what they will do for them.
Chairman Dwyer stated that is why a condition should be added for the buyer to acknowledge and accept all the limitations.

Discussion on the buyer beware.

**Mr. Hansen made a motion to approve subject staffs' 16 conditions with the added 17th condition stating any buyer has to sign a statement recognizing the risks of the floodplain and limitations of the deed restrictions; seconded by Ms. Robins.**

**AYES: Williams, Friedman, Dwyer**
**NAYS: Hansen, Fedota, Robins, Noonan, Bettenhausen, Kolososki**
**Motion failed 3-6**

**Mr. Noonan made a motion to deny; seconded by Mr. Hansen.**

**Chairman Dwyer summarized that this request has not met the standards and was denied by a vote of 6-3. This item will tentatively go to the Community and Economic Development Committee of the Village Council on July 13, 2020.**

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|---|---|
| **RESULT:** | **RECOMMEND TO DENY [6 TO 3]** |
| **MOVER:** | Patrick Noonan, Plan Commissioner |
| **SECONDER:** | Conrad Hansen, Plan Commissioner |
| **AYES:** | Hansen, Robins, Noonan, Bettenhausen, Kolososki, Fedota |
| **NAYS:** | Dwyer, Williams, Friedman |

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## IV. COMMUNICATIONS

## V. ADJOURNMENT

1. Motion **- Motion Carried by Voice Vote**

**Mr. Friedman made a motion to adjourn; seconded by Mr. Noonan.**

| | |
|---|---|
| **RESULT:** | **MOTION CARRIED BY VOICE VOTE [UNANIMOUS]** |
| **MOVER:** | Eric Friedman, Plan Commissioner |
| **SECONDER:** | Patrick Noonan, Plan Commissioner |
| **AYES:** | Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota |

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VILLAGE OF PALATINE

**VILLAGE OF PALATINE**
**Plan Commission**

**SCHEDULED 07/07/20 07:00 PM**

**CASE STAFF STATEMENT (ID # 6126)**

# 491 W. Helen Road

CASE NUMBER: 20-21

PETITIONER: Patrose, LLC (Greg Rose)

LOCATION: 491 W. Helen Road

PROPOSAL:

1. Preliminary and Final Plat of Subdivision for a new 4-lot single-family residential development; and,
3. Vacation of the Northern 20 Feet of the Dorset Avenue Right-of-Way Adjacent to and Adjoining the Subject Property, and
3. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential.

ZONING AND LAND USE: Single-Family Residential

SURROUNDING CONDITIONS:

| | |
|---|---|
| North: | R-1 Single-Family Residential |
| South: | R-2 Single-Family Residential |
| East: | R-2 Single-Family Residential |
| West: | R-2 Single-Family Residential |

COMPREHENSIVE PLAN: Single-Family Residential

BACKGROUND:

The Subject Property, approximately 1.36 acres, was previously improved with a single-family residence, which was demolished earlier this year. The Petitioner, owner of the Subject Property, is seeking to subdivide the two lots in order to create four lots (2 lots fronting Helen Road and 2 lots fronting Dorset Avenue). Therefore, the Petitioner is seeking approval of the following:

1. **Preliminary and Final Plat of Subdivision for a new 4-lot single-family residential development; and,**
2. **Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,**
3. **Vacation of the Northern 20 Feet of the Dorset Avenue Right-of-Way**

**Adjacent to and Adjoining the Subject Property.**

ANALYSIS:

- The Subject Property was originally platted as A.T. McIntosh's Northwest Acres in 1950 and was annexed into the Village in 1994. These lots previously contained one single-family residence, facing Helen Road and an adjoining vacant parcel to the east. The single-family residence was demolished earlier this year.

- The proposed lots meet all of the bulk and setback requirements for the R-2 district. The following table provides an analysis of the proposed lots:

| | **Proposed Lot Size** (9,000 sq. ft. required) | **Lot Width** (75' required) | **Lot Depth** (110' required) |
|---|---|---|---|
| **Lot 1** | 15,480 sq. ft. | 99.8' | 154' |
| **Lot 2** | 14,515 sq. ft. | 100' | 144' |
| **Lot 3** | 14,708 sq. ft. | 100' | 147' (167' with 20' vacation) |
| **Lot 4** | 14,670 sq. ft. | 99.75' | 147' (167' with 20' vacation) |

- The northern 20 feet of Dorset Avenue right-of-way would be vacated as part of the proposed subdivision. The Dorset Avenue right-of-way is currently 80 feet wide. The Village requires a 60-foot right-of-way and has approved right-of-way vacations down to the 60-foot standard, in conjunction with other surrounding subdivisions (Schoffstall Estates - 2008 and Vowel Subdivision - 2017; which is directly east of the Subject Property). The proposed lots comply with the minimum required R-2 standards and lot depth requirements, without the vacation.

- Approximately 375 LF of storm sewer will be installed to connect to the existing storm sewer at the southwest corner of Dorset Avenue and Stuart Lane. The sump pump connections for all four lots will provide a direct connection to the storm sewer lines. This required engineering improvement is also consistent with other recent subdivisions in the area.
- Approximately 249 LF of sanitary will be installed to connect to the existing sanitary on the south side of Dorset Avenue.
- Water service for Lots 1 & 2 will connect to the existing water service on the north side of Helen Road, and Lots 3 & 4 will connect to the existing water

service on the south side of Dorset Avenue.

- As required by MWRD (Watershed Management Ordinance), volume control for the Subdivision is proposed in the eastern side yard of Lot 3.
- Sidewalks and parkway trees would be installed as part of this proposal in accordance with the Subdivision Regulations.
- Overhead wires currently exist on the property along Dorset Avenue. As part of the engineering improvements for the subdivision, the Petitioner will bury the above-ground power lines located across the frontages of proposed Lots 3 & 4 as well as across the rear of 501 W. Helen Road.

RECOMMENDATIONS:

The subdivision and rezoning from R-1 to R-2 are consistent with the surrounding residential redevelopment patterns in the area. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with both the Vorel Subdivision (directly east) and Schoffstall Estates Subdivision (west of Subject Property). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the Engineering Plans prepared by Spies and Associated dated 06/03/2020 last revised 06/29/2020, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates, Inc. and attached hereto.

3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Vacation prepared by Spies and Associates, Inc. and attached hereto.

4. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.

5. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.

6. Cash-in-lieu of detention in the amount of $14,843.25 shall be submitted.

7. Sidewalks shall be installed in a manner acceptable to the Village Engineer.

8. Parkway trees shall be planted across the frontages at a spacing no greater than 40’ on center in a manner acceptable to the Director of Planning and Zoning.

9. Recapture fees in the amount of $7,918.61 shall be submitted.

10. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

11. Recording fees in the amount of $300 shall be submitted.

12. A Subdivision Improvement Agreement shall be submitted.

13. The elevations shall comply with the architectural design guidelines outlines in the Village’s monotony code.

14. In conjunction with the development of Lots 3 and 4, the Petitioner shall bury the aboveground power lines associated with the proposed lot and the adjacent property at 501 W. Helen Road in a manner acceptable to the Village Engineer and in compliance with the Code.

15. As finally determined by the Village Attorney and Village Engineer, deed restrictions outlining and identifying the required ongoing and long-term maintenance agreement for the volume control easement area, shall be provided in a manner acceptable to the Village.

16. MWRD and NPDES permits are required.

**ATTACHMENTS:**

- Aerial map - 491 W. Helen Road
- Pre/Final SUB and Rezoning Applications - 491 W. Helen Road
- Plat of Subdivision Fontaine Hill
- Engineering Plans Fontaine Hill
- Plat of Vacation Fontaine Hill
- Public Notice

# 491 W. Helen Road

Attachment: Aerial map - 491 W. Helen Road (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

VILLAGE OF PALATINE

# PRELIMINARY & FINAL PLAT OF SUBDIVISION

**Department of Planning & Zoning**
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us

| Office Use Only | | |
|---|---|---|
| | Project Planner: KR | Zoning Case #: 20-21 |
| | Filing Fee: | Notification Deadline: |
| | PC Public Hearing Date: 7/7/20 | Village Council Date: |

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Patrosc LLC
2. Authorized Agent of Petitioner (if different):
   - Name: _____
   - Address: _____
   - Telephone No. _____ Business No. _____
   - Email: _____
   - Relationship to Petitioner: _____
3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   491 W Helen
5. All existing land use(s) on the property are: Residential
6. The proposed use(s) on the property, if this petition isapproved is (are): Residential
7. Current zoning of property: R-1 Size of the property: 1.2 acres
8. State the specific action requested: Re zoning of subject property to R-2 zoning. A new 4 lot SUBDIVISION is proposed.



Attachment: Pre/Final SUB and Rezoning Applications - 491 W. Helen Road (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF

# VILLAGE OF PALATINE

## REZONING

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247
www.palatine.il.us

| Office Use Only | Project Planner | Zoning Case # |
|---|---|---|
| | KR | 20-21 |
| | Filing Fee | Notification Deadline |
| | | |

RECEIVED
MAY 14 2020
PLANNING & ZONING DEPARTMENT
Date received

**PLEASE TYPE OR PRINT IN INK:**

1. Name of Petitioner(s): Patrose LLC

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No. _____ Business No. _____

   Relationship to Petitioner: _____

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
   491 W Helen

5. This petition is for: (check one)

   ✓ Rezoning of currently incorporated property (within Village limits)

   _____ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: Residential

7. The proposed use(s) on the property, if this petition is approved is (are): Residential

8. Current zoning of property: R-1 Size of the Property: 1.2 acres

9. Proposed new zoning classification: R-2



Attachment: Pre/Final SUB and Rezoning Applications - 491 W. Helen Road (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

Properties both east and west of the subject have received the same R-1 to R-2 zoning change.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No



Attachment: Pre/Final SUB and Rezoning Applications - 491 W. Helen Road (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF

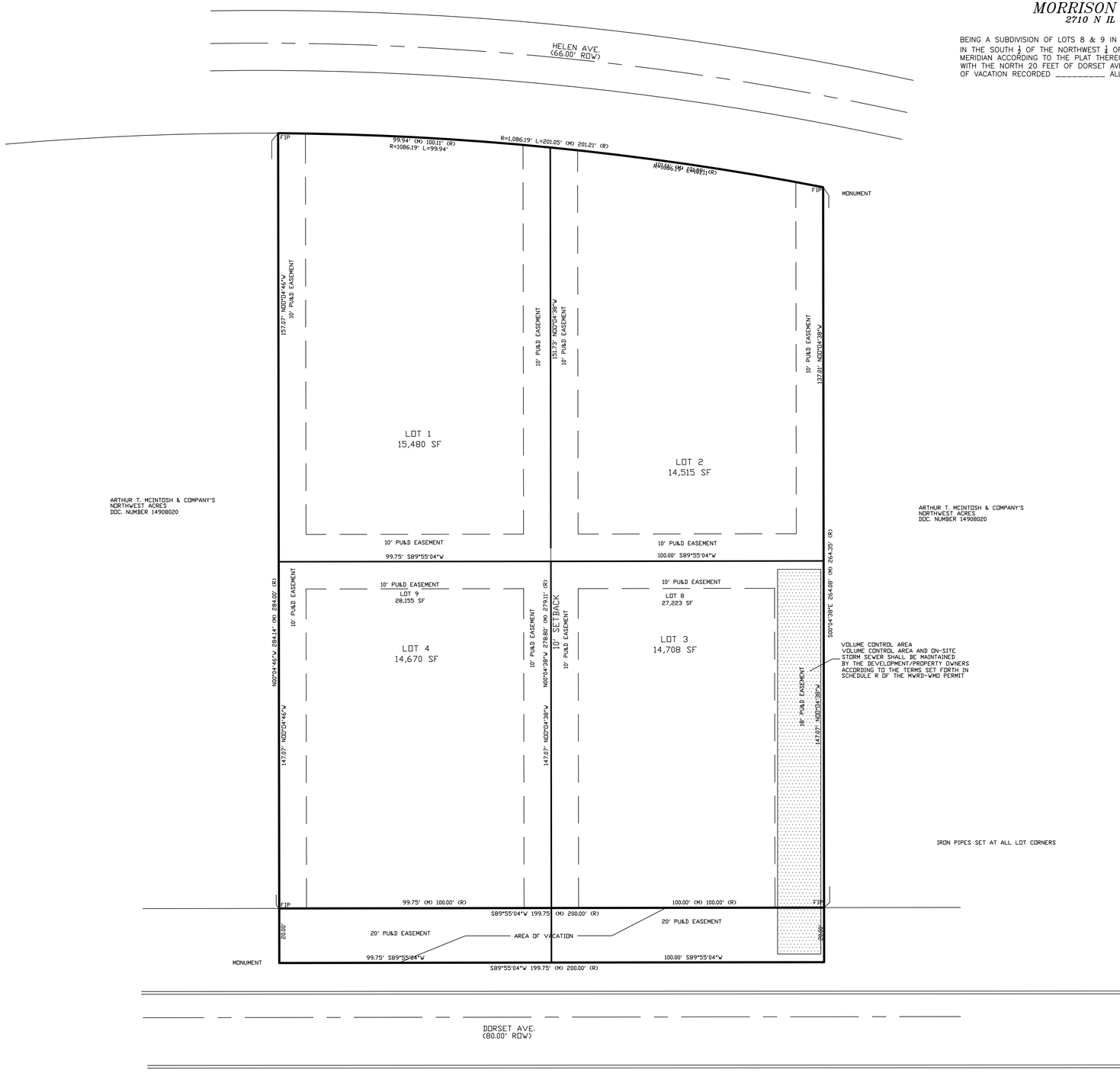
# FINAL PLAT OF SUBDIVISION OF FONTAINE HILL SUBDIVISION

*MORRISON SURVEYING CO., INC.*
*2710 N IL Rt 47, Morris, Illinois 60450*

BEING A SUBDIVISION OF LOTS 8 & 9 IN ARTHUR T. MCINTOSH & COMPANY'S NORTHWEST ACRES, A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NUMBER 14908020, TOGETHER WITH THE NORTH 20 FEET OF DORSET AVENUE ADJACENT TO SAID LOT 8 & 9 ACCORDING TO THE PLAT OF VACATION RECORDED _____ ALL IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
0 20 40 80
( IN FEET )
1 inch = 40 ft.




ARTHUR T. MCINTOSH & COMPANY'S
NORTHWEST ACRES
DOC. NUMBER 14908020

IRON PIPES SET AT ALL LOT CORNERS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

| | |
|---|---|
| DRAWN BY: TJS | JOB NO. 5207 |
| DESIGNED BY: TJS | SCALE: 1"=20' |
| CHECKED BY: TJS | DATE: 02-27-20 |

PLAT OF SUBDIVISION
FONTAINE HILL SUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: Plat of Subdivision Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

# FINAL PLAT OF SUBDIVISION OF FONTAINE HILL SUBDIVISION

*MORRISON SURVEYING CO., INC.*
*2710 N IL Rt 47, Morris, Illinois 60450*

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-117-004-0000
02-21-117-005-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E"(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees'facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E"(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements"shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas"is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking"and "common area". The term "common area or areas", and "Common Elements"include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

This is to certify that _____are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois )
County of Cook ) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequete provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By _____ Dated _____
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

PLAN COMMISION

State of Illinois)
County of Cook) S.S.

Approved by the plan commision of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

LOTS 8 & 9 IN ARTHUR T. MCINTOSH & COMPANY'S NORTHWEST ACRES, A SUBDIVISION IN THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NUMBER 14908020, TOGETHER WITH THE NORTH 20 FEET OF DORSET AVENUE ADJACENT TO SAID LOTS 8 & 9 ACCORDING TO THE PLAT OF VACATION RECORDED_____, ALL IN COOK COUNTY, ILLINOIS.

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 2008, it is our opinion that a portion of said property does not fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 28th day of February, A.D., 2020

_____
I.P.L.S. No. 35-3735

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 06-03-20

| | | | |
|---|---|---|---|
| DRAWN BY: | TJS | JOB NO. | 5207 |
| DESIGNED BY: | TJS | SCALE: | 1"=20' |
| CHECKED BY: | TJS | DATE: | 02-27-20 |

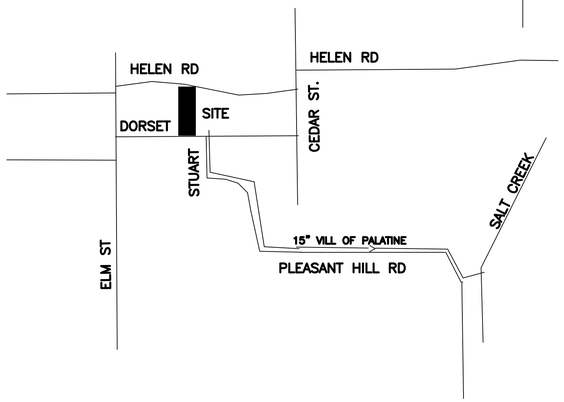
PLAT OF SUBDIVISION
FONTAINE HILL SUBDIVISION

SHEET NO. 2 OF 2 SHEETS

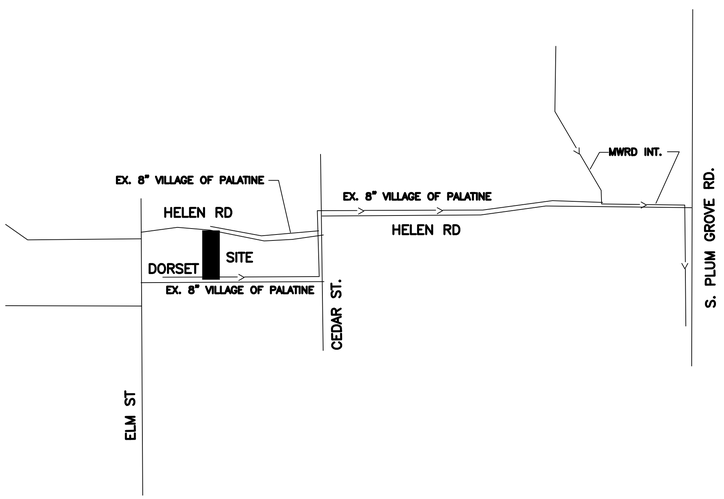
Attachment: Plat of Subdivision Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

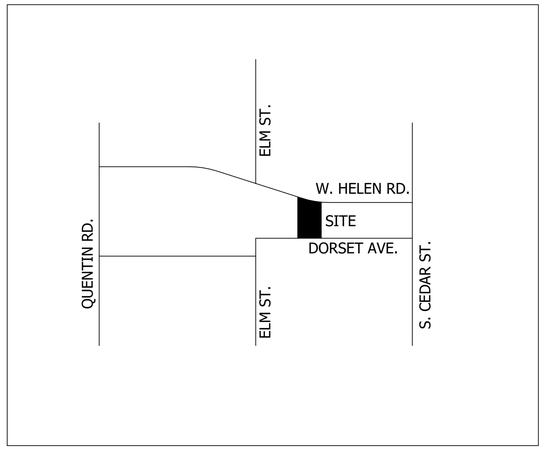
# PUBLIC IMPROVEMENT PLANS
FOR
# FONTAINE HILL SUBDIVISION
PALATINE, IL
BY
PATROSE, LLC

STORM SEWER ROUTING




SANITARY SEWER ROUTING




LOCATION MAP

INDEX OF SHHETS

1. TITLE SHEET
2. GENERAL NOTES
3. MWRDGC GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE DEVELOPMENT PLAN
6. SEWER EXTENSION PROFILE
7. EROSION CONTROL PLAN
8. EXHIBIT R
9. DETAILS

LEGEND

| DESCRIPTION | EXISTING | PROPOSED |
|---|---|---|
| SANITARY SEWER | | |
| STORM SEWER | | |
| UNDERDRAIN | | |
| WATERMAIN | W | W |
| GAS | G | G |
| IBT | I | I |
| CABLE | C | C |
| ELECTRIC | E | E |
| MANHOLE, INLET, CB FIRE HYDRANT, VALVE | | |
| ELEVATIONS | (XXX.XX) | XXX.XX |
| TOP OF CURB EDGE OF PAVEMENT | XXX.XX XXX.XX | XXX.XX XXX.XX |
| GEOMETRIC COORDINATE | (XXXX) | (XXXX) |
| LIGHT POLES | | |
| DRAINAGE ARROWS | | |
| SEWER CLEANOUT | | |
| WATER METER VAULT | M | M |
| UTILITY POLE | | |
| SOIL BORINGS | N/A | B |
| TRAFFIC SIGN | | |
| TRAFFIC ARROW | | |
| PARKING STALL COUNT | | |
| TREE | | |
| RELOCATE TREE | | |
| ITEM REMOVAL | | N/A |
| PAVEMENT REMOVAL | | N/A |
| P.C.C | | |
| MARSH | | N/A |

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

PROJECT BENCHMARK:
CROSS CUT IN THE TOP OF CURB ON THE SOUTH SIDE OF DORSET AVE. APPROXIMATELY 50' WEST OF S. STUART LN.

NGVD29 ELEVATION 759.47

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
PATROSE, LLC
21 S. BROCKWAY STE 201
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

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1(800)892-0123
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|---|---|---|---|
| DRAWN BY: | L.T.S. | JOB NO. | 5207 |
| DESIGNED BY: | TJS | | |
| CHECKED BY: | T.J.S. | DATE: | 02-27-20 |

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

## A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF NORTHFIELD MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

## B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF NORTHFIELD ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

## C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

## D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

| PIPE MATERIAL | PIPE SPECIFICATIONS | JOINT SPECIFICATIONS |
|---|---|---|
| VITRIFIED CLAY PIPE | ASTM C-700 | ASTM C-425 |
| REINFORCED CONCRETE SEWER PIPE | ASTM C-76 | ASTM C-443 |
| CAST IRON SOIL PIPE | ASTM A-74 | ASTM C-564 |
| DUCTILE IRON PIPE | ANSI A21.51 | ANSI A21.11 |
| POLYVINYL CHLORIDE (PVC) PIPE | | |
| 6-INCH TO 15-INCH DIAMETER SDR 26 | ASTM D-3034 | ASTM D-3212 |
| 18-INCH TO 27-INCH DIAMETER F/DY=46 | ASTM F-679 | ASTM D-3212 |
| HIGH DENSITY POLYETHYLENE (HDPE) | ASTM D-3350<br>ASTM D-3035 | ASTM D-3261,F-2620 (HEAT FUSION)<br>ASTM D-3212,F-477 (GASKETED) |
| WATER MAIN QUALITY PVC | | |
| 4-INCH TO 36-INCH | ASTM D-2241 | ASTM D-3139 |
| 4-INCH TO 12-INCH | AWWA C900 | ASTM D-3139 |
| 14-INCH TO 48-INCH | AWWA C905 | ASTM D-3139 |

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

| PIPE MATERIAL | PIPE SPECIFICATIONS | JOINT SPECIFICATIONS |
|---|---|---|
| POLYPROPYLENE (PP) PIPE | | |
| 12-INCH TO 24-INCH DOUBLE WALL | ASTM F-2736 | D-3212, F-477 |
| 30-INCH TO 60-INCH TRIPLE WALL | ASTM F-2764 | D3212, F-477 |

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

## E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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REVISIONS
PER VILLAGE 06-03-20
PER VILLAGE 06-29-20

DRAWN BY: TJS | JOB NO. 5207
DESIGNED BY: TJS | SCALE:
CHECKED BY: TJS | DATE: 02-27-20

# MWRDGC GENERAL NOTES
# FONTAINE HILL SUBDIVISION

SHEET NO. 2 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

## GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE. REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

## SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.

4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.

6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.

7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

## STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.

5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

## WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.

2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

## SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER. WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

## EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

## NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

## NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:
ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATLY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

### SCHEDULE OF CASTINGS

| | GRASS AREA | PAVEMENT AREA | IMPRINT |
|---|---|---|---|
| VALVE VAULTS | R-1712-C | R-1712-C | "WATER" |
| CATCHBASIN TYPE A | R-4340-B | R-3501-P<br>R-3010 IN B-6.18 CURB<br>R-3170 IN B-6.12 CURB<br>R-3501-P IN M-3.12 CURB | NONE |
| STORM MANHOLE TYPE A | R-1712-C | R-1712-C | "STORM" |
| SANITARY MANHOLE TYPE A | R-1712-C | R-1712-C | "SANITARY" |
| SANITARY MANHOLE STEPS | PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL | PS-I PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL | NONE |

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL GRATES SHALL BE BICYCLE-SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.

### TABLE OF PIPE & JOINT SPECIFICATIONS

| USE | MATERIAL | GRADE SPEC. | JOINT SPEC. |
|---|---|---|---|
| STORM | R.C.P. | IV C-76 | O-RING JOINT C-443 |
| SANITARY SERVICE | P.V.C. | SDR-26 ASTM D-3034 | JOINT ASTM D-3212 GASKET F-477 |
| SANITARY SEWER | P.V.C. | SDR-26 ASTM D-3034 | JOINT ASTM D-3212 GASKET F-477 |
| | | | |
| WATER MAIN | D.I.P. | CL.52 ANSI/AWWA C151/A21.4 | ANSI/AWWA F477 ASTM D-3139 |

NOTE:
AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

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REVISIONS
PER VILLAGE 06-03-20
PER VILLAGE 06-29-20

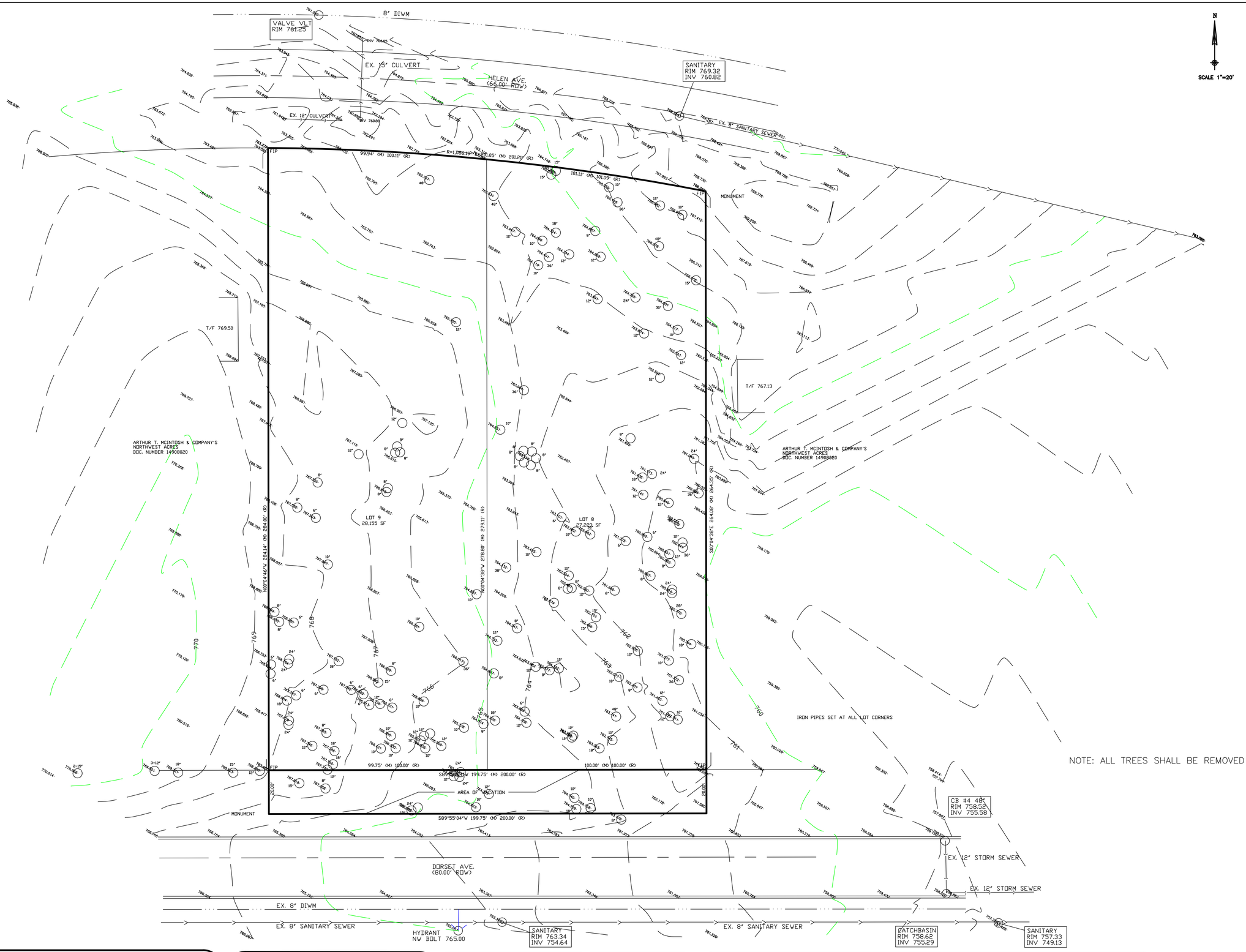
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5207
SCALE:
DATE: 02-27-20

# GENERAL NOTES
# FONTAINE HILL SUBDIVISION

SHEET NO. 3 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

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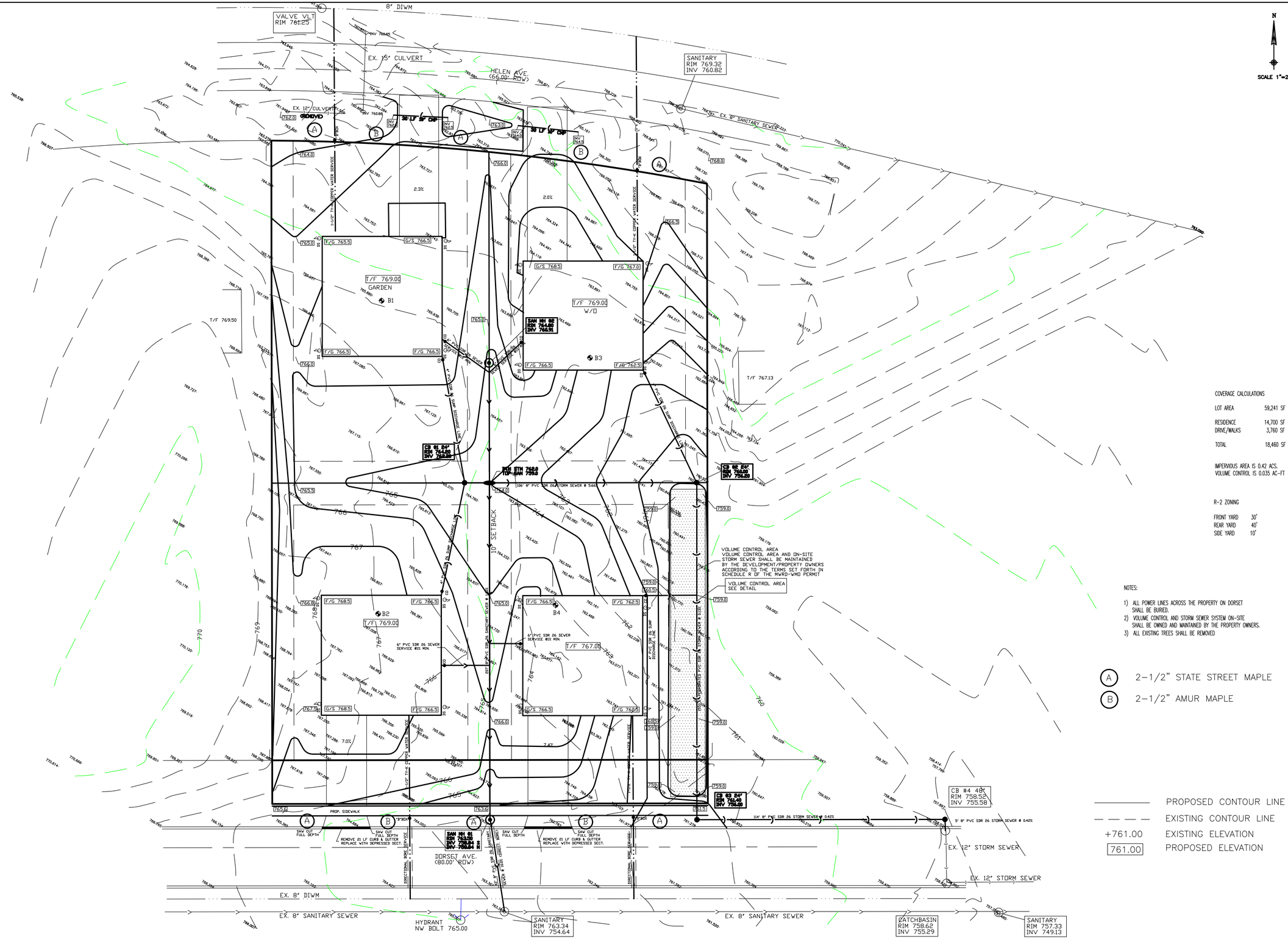
| DRAWN BY: TJS | JOB NO. 5207 |
| DESIGNED BY: TJS | SCALE: 1"=20' |
| CHECKED BY: TJS | DATE: 02-27-20 |

# EXISTING CONDITIONS
# FONTAINE HILL SUBDIVISION

SHEET NO. 4 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)




COVERAGE CALCULATIONS

| | | |
|---|---|---|
| LOT AREA | 59,241 SF | |
| RESIDENCE | 14,700 SF | |
| DRIVE/WALKS | 3,760 SF | |
| TOTAL | 18,460 SF | 31% |

IMPERVIOUS AREA IS 0.42 ACS.
VOLUME CONTROL IS 0.035 AC-FT

R-2 ZONING

| | |
|---|---|
| FRONT YARD | 30' |
| REAR YARD | 40' |
| SIDE YARD | 10' |

VOLUME CONTROL AREA
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SHALL BE MAINTAINED BY THE DEVELOPMENT/PROPERTY OWNERS ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-VMO PERMIT

VOLUME CONTROL AREA
SEE DETAIL

NOTES:

1) ALL POWER LINES ACROSS THE PROPERTY ON DORSET SHALL BE BURIED.
2) VOLUME CONTROL AND STORM SEWER SYSTEM ON-SITE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
3) ALL EXISTING TREES SHALL BE REMOVED

(A) 2-1/2" STATE STREET MAPLE

(B) 2-1/2" AMUR MAPLE

PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

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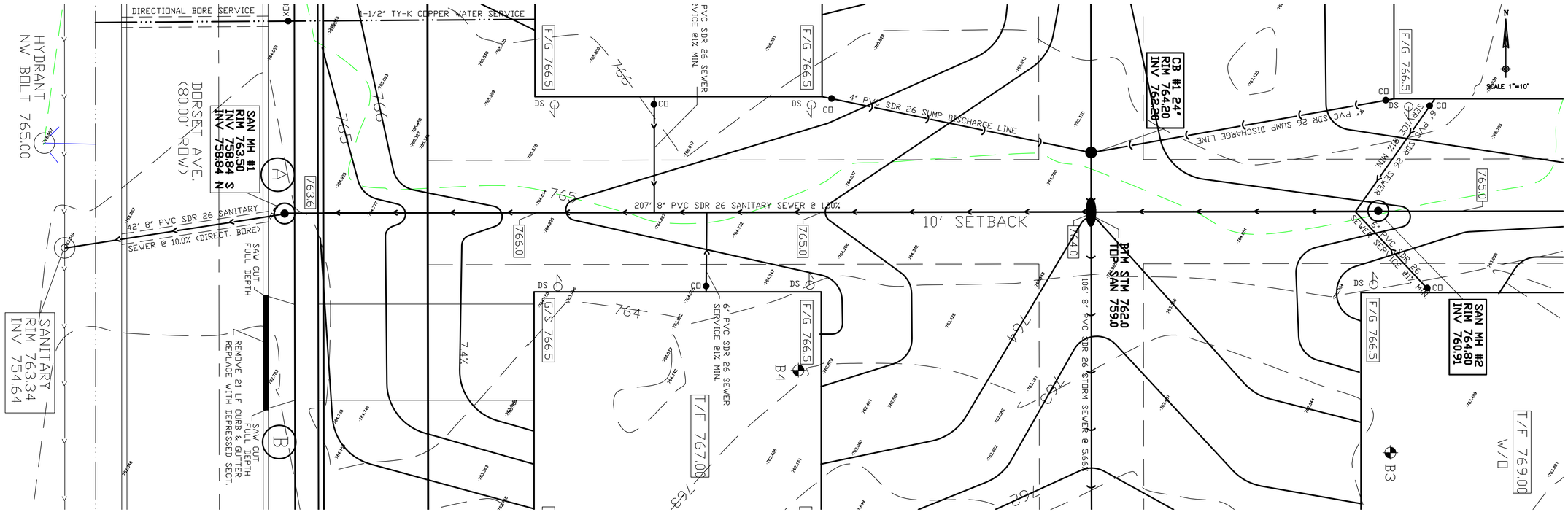
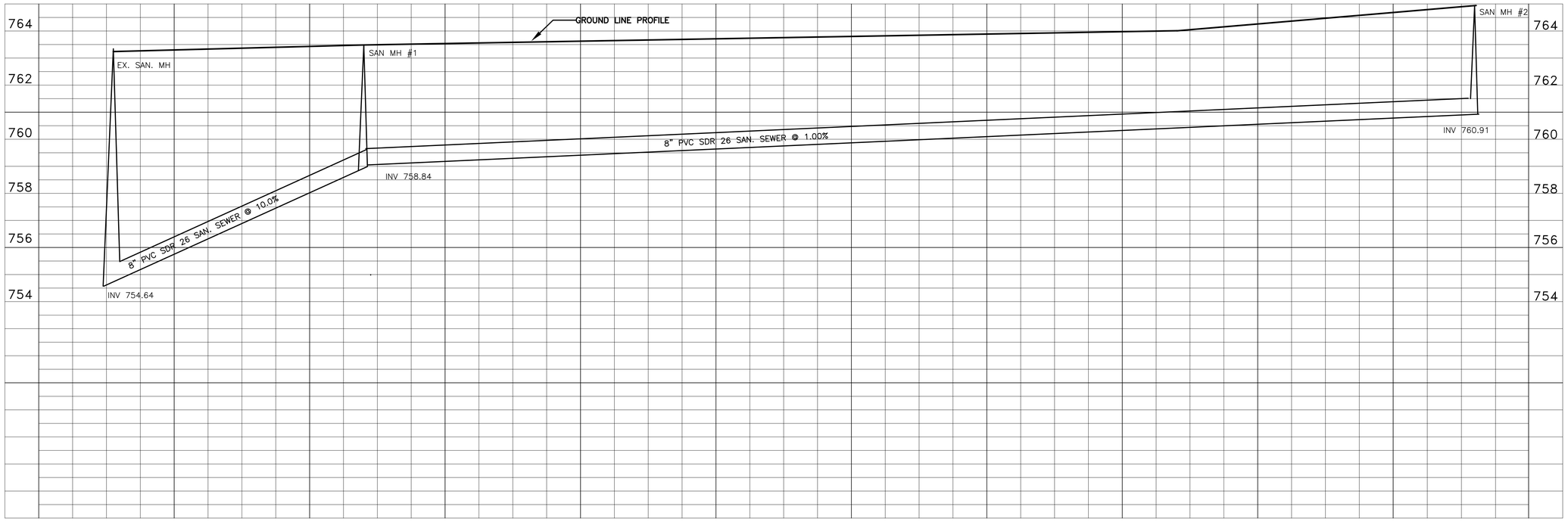
# SITE DEVELOPMENT PLAN
# FONTAINE HILL SUBDIVISION

SHEET NO. 5 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

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|---|---|
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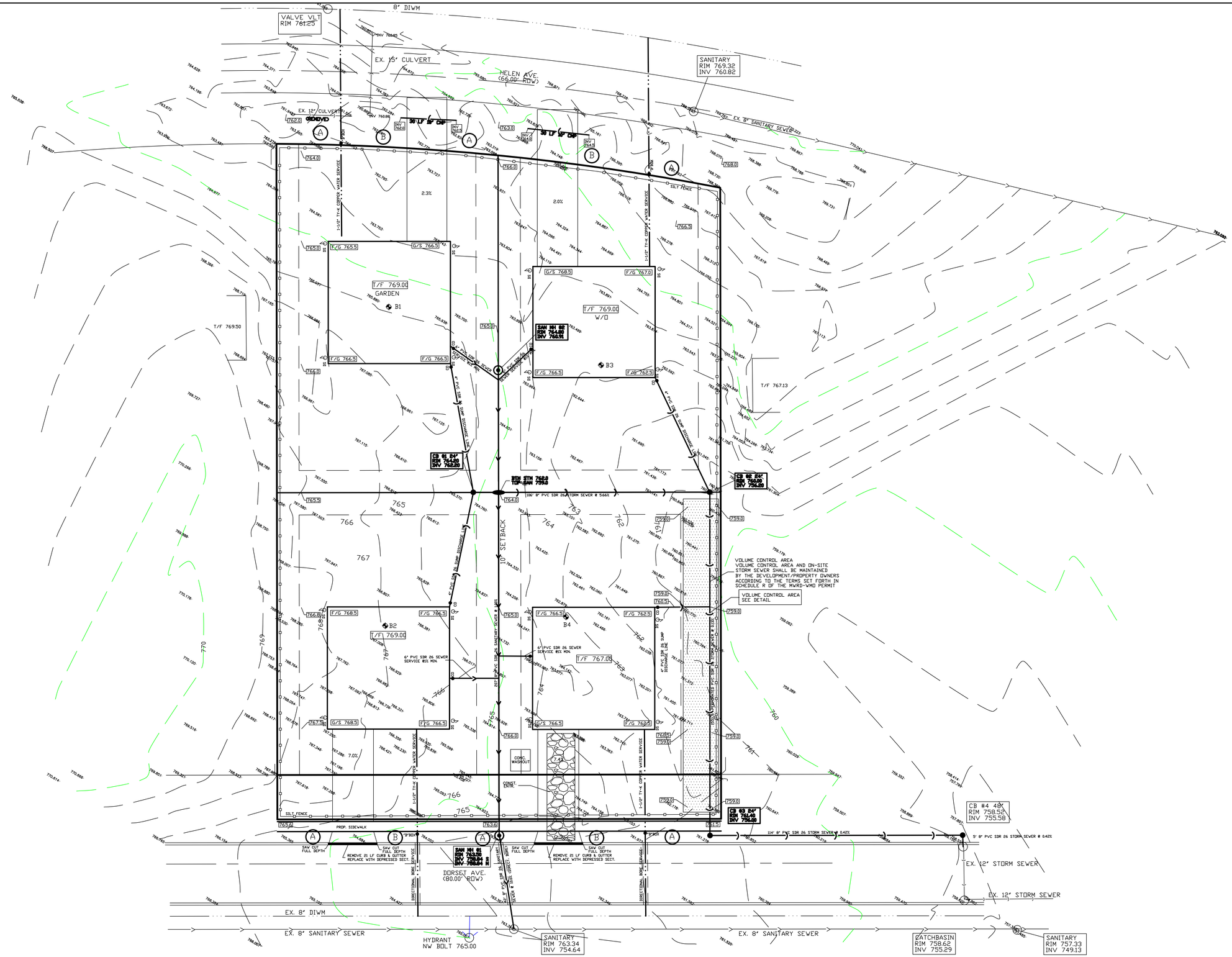
| CHECKED BY: TJS | DATE: 02-20-20 |

# SEWER EXTENSION PROFILE
# FONTAINE HILL SUBDIVISION

SHEET NO. 6 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

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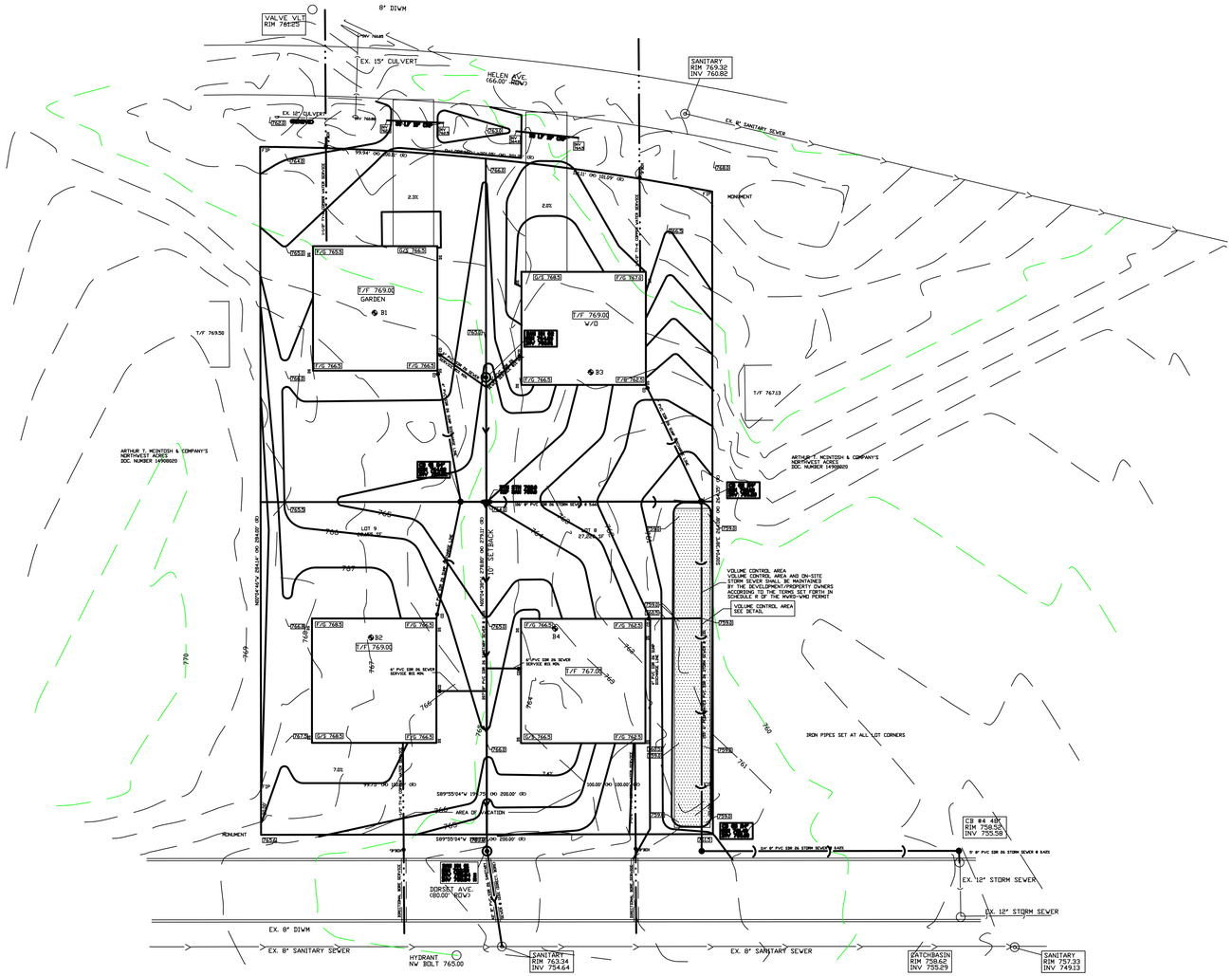
# EROSION CONTROL
# FONTAINE HILL SUBDIVISION

SHEET NO. 7 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)







MAINTENANCE PLAN FOR FONTAINE HILL SUBDIVISION

THE OWNER OF FONTAINE HILL SUBDIVISION, WITH FACILITIES SHOWN ON THIS EXHIBIT (EXHIBIT R) SHALL ASSUME RESPONSIBILITIES FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED
- LANDSCAPE 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 ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE.

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 SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF 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 RACK, 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 THE 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 OF THE 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 FUNCTIONING PROPERLY.
- SURFACE OF PERMEABLE PAVEMENT SHALL BE CLEANED WITH A 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 AN 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, OULETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
-
- RESTORE RIPRAP AT OUTLETS 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 ROUTE 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 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 APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
- PERFORM MANHOLE INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM SEWER INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
- REMOVE ANY OBSTRUCTIONS PLACED IN THE MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

PROJECT SITE SUMMARY

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF LOTS 8 & 9 IN ARTHUR T. MCINTOSH & COMPANY'S NORTHWEST ACRES, A SUBDIVISION IN THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NUMBER 14908020, TOGETHER WITH THE NORTH 20 FEET OF DORSET AVENUE ADJACENT TO SAID LOT 8 & 9 ACCORDING TO THE PLAT OF VACATION RECORDED _____ ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: WEST HELEN RD. E/O ELM ST., PALATINE, IL.
PROPERTY INDEX NUMBER: 02-22-117-004-0000
02-22-117-005-0000

PROJECT AREA: 1.36 ACRES
TOTAL CONTIGUOUS AREA: 1.36 ACRES

STORMWATER MANAGEMENT SUMMARY

VOLUME CONTROL 0.035 AC-FT REQ'D 0.0.37 AC-FT PRV'D

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

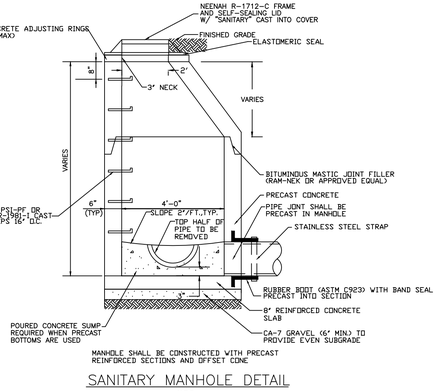
REVISIONS
PER VILLAGE 06-03-20
PER VILLAGE 06-29-20

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5207
SCALE: 1"=30'
DATE: 02-20-20

# EXHIBIT R
# FONTAINE HILL SUBDIVISION

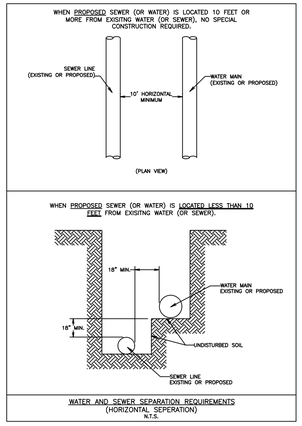
SHEET NO. 8 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)




SANITARY MANHOLE DETAIL

N.T.S.

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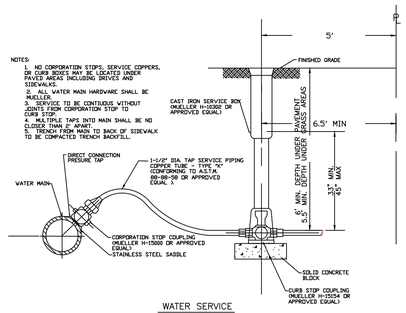
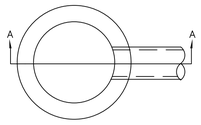
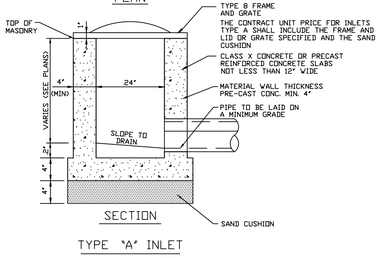



WATER SERVICE

N.T.S.



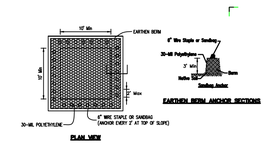

PLAN




SECTION

TYPE 'A' INLET

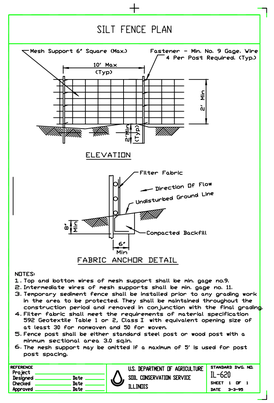
NTS




NOTES:

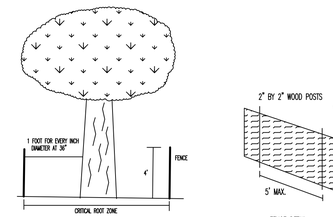
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE




NOTES:
1. Top and bottom wires of mesh support shall be min. gage no.9.
2. Intermediate wires of mesh supports shall be min. gage no. 11.
3. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading.
4. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
5. Fence post shall be either standard steel post or wood post with a minimum sectional area 3.0 sqin.
6. The mesh support may be omitted if a maximum of 5' is used for post post spacing.

| REFERENCE | | | U.S. DEPARTMENT OF AGRICULTURE | STANDARD DWG. NO. |
|---|---|---|---|---|
| Project | | | SOIL CONSERVATION SERVICE | IL-620 |
| Designed | | Date | | SHEET 1 OF 1 |
| Checked | | Date | ILLINOIS | DATE 3-2-98 |
| Approved | | Date | | |

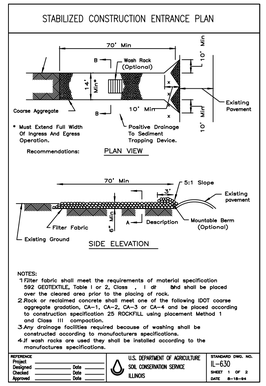



FENCE DETAIL

INSTALL AND MAINTAIN A 4' TALL HIGH VISIBILITY MESH, SNOW OR CHAIN LINK FENCE. MESH OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 INCH FOR EVERY INCH DIAMETER MEASURED AT 36" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MINIMUM OF 4 WIRE TIES. CHAIN LINK FENCE TO HAVE TEMPORARY POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION.

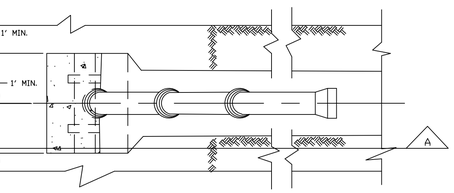
FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL



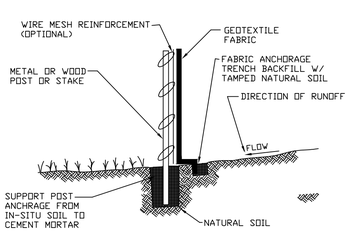

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class ___ I or ___ Wht and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturers specifications.

| REFERENCE | | | U.S. DEPARTMENT OF AGRICULTURE | STANDARD DWG. NO. |
|---|---|---|---|---|
| Project | | | SOIL CONSERVATION SERVICE | IL-630 |
| Designed | | Date | | SHEET 1 OF 2 |
| Checked | | Date | ILLINOIS | DATE 8-18-94 |
| Approved | | Date | | |




SEWER PIPE BEDDING DETAIL

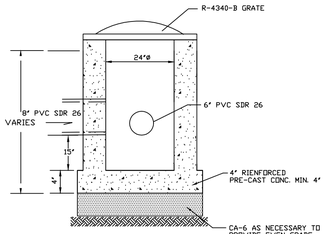
N.T.S.



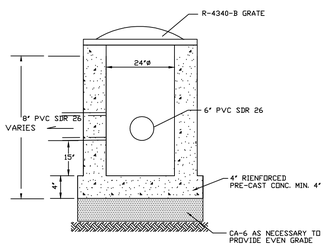

NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

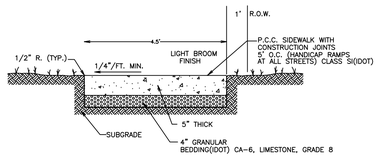
TYPICAL DETAIL FOR SILT FENCE CONTROL




CB #2




CB #3




CONCRETE SIDEWALK SECTION

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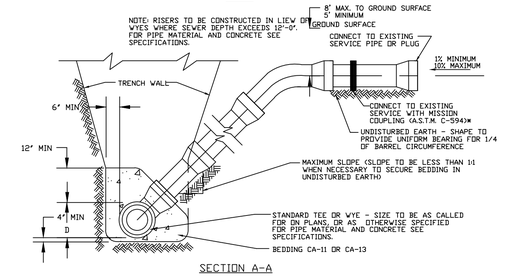


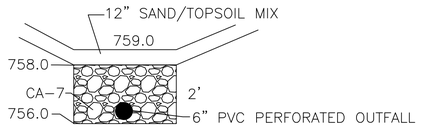

PLAN



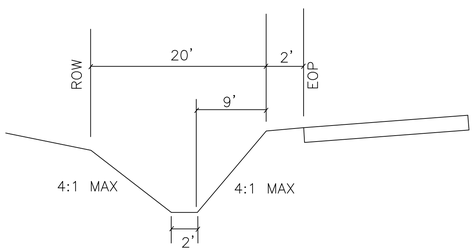

SECTION A-A

SANITARY SERVICE RISER

N.T.S.




VOLUME CONTROL




HELEN RD. SWALE

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 06-03-20
PER VILLAGE 06-29-20

| | | | |
|---|---|---|---|
| DRAWN BY: | TJS | JOB NO. | 5207 |
| DESIGNED BY: | TJS | SCALE: | |
| CHECKED BY: | TJS | DATE: | 02-20-20 |

# DETAIL SHEET
# FONTAINE HILL SUBDIVISION

SHEET NO. 9 OF 9 SHEETS

Attachment: Engineering Plans Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

# PLAT OF VACATION

*MORRISON SURVEYING CO., INC.*
*2710 N IL Rt 47, Morris, Illinois 60450*

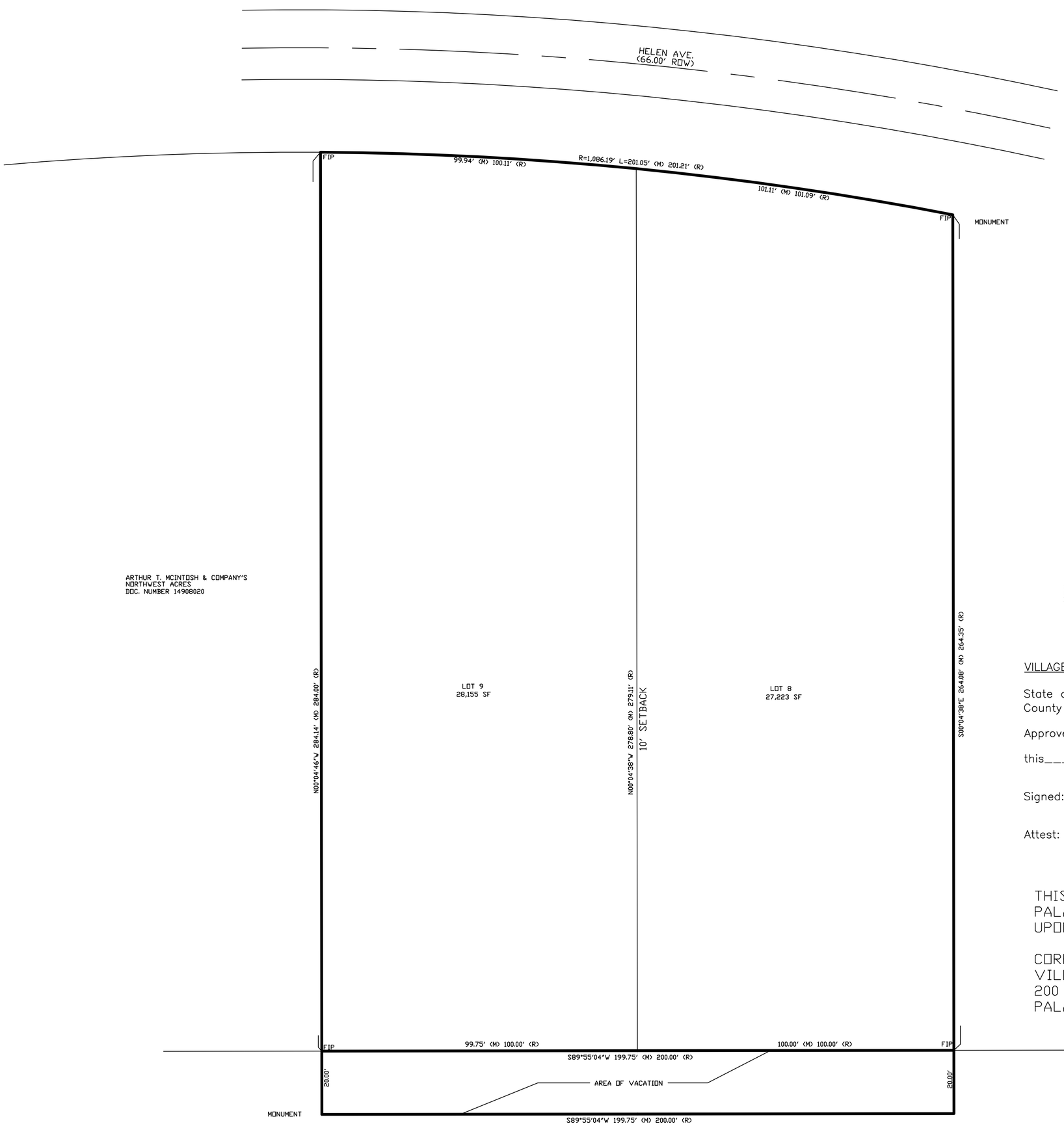
THE NORTHERLY 20 FEET OF DORSET AVENUE ALONG THE SOUTH LINE OF LOTS 8 & 9 IN ARTHUR T. MCINTOSH & COMPANY'S NORTHWEST ACRES, A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NUMBER 4908020, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE

30 0 7.5 15 30 60

( IN FEET )
1 inch = 30 ft.




VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illino

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS FOR THE UNDERSIGNED.
UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077

IRON PIPES SET AT ALL LOT CORNERS

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

*State of Illinois*
*County of Grundy* } S.S.

*We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.*
*Given under my hand and seal at Morris, Illinois.* *Date:* 02-27-20

*ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/20*

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229



Attachment: Plat of Vacation Fontaine Hill (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, July 7, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
1. Preliminary and Final Plat of Subdivision for a new 4-lot single-family residential development; and,
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and,
3. Vacation of the Northern 20 Feet of the Dorset Avenue Right-of-Way Adjacent to and Adjoining the Subject Property.
The property is commonly known as 491 W. Helen Road and the Vacant Lot directly to the east (PIN # 02-22-117-004 and 02-22-117-005)
The Petitioner is seeking to subdivide the Subject Property into 4 single-family residential lots (2 lots fronting Helen Road and 2 lots fronting Dorset Avenue).
The above petition was filed by Patrose, LLC (Greg Rose) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 20-21
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 22nd day of June 2020.
Published in Daily Herald June 22, 2020 (4546709)

# 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,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomer Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlal Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Ho St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
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 06/22/2020 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 Paula Baetzman
Authorized Agent

Control # 4546709

Attachment: Public Notice (491 W. Helen Road - PFS, Rezoning, Plat of Vacation for 4-lot SF subdivision)