VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● JUNE 25, 2024

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

I. CALL TO ORDER

II. MEETING MINUTES OF JUNE 11, 2024

1. Planning and Zoning Commission - Regular Meeting - Jun 11, 2024 7:00 PM

III. PUBLIC HEARING

1. 1855 N. Hicks Road - a. Final Planned Development, b. Special Use for Fill in a Floodplain c. Preliminary and Final Plat of Subdivision (Plat Consolidation); and d. Rezoning to Planned Development.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

MINUTES ● JUNE 11, 2024

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Absent	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - May 14, 2024 7:00 PM - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Noonan, Schubert

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

III. PUBLIC HEARING

1. 1227 W. Kenilworth Avenue **- Recommend To Approve**

SU-000111-2024 - 1227 W. Kenilworth Avenue

Notice was published in the Journal & Topics on May 23th,2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **Public Notice**

Background: The Subject Property is zoned R-1A single-family residential and is part of the Cambridge of Palatine Subdivision. The property contains a single-family residence, with a deck and a frame shed in the rear yard. The subject property is a corner lot with the required front yard abutting W. Kenilworth Avenue to the north. The rear yard of the property directly abuts the front yard of the adjacent property to the south, 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.

Sworn in petitioner: Nicholas Wiskirchen - 1227 W. Kenilworth Ave. (owner)
Mr. Wiskirchen explains his proposal to install a fence around the property line. He states that he intends to extend the fence 22 feet off the east end of the house to just behind the shrubbery. The purpose of the fence is to contain his dog and children, thereby providing a safe environment for them.

Commissioner Bettenhausen asks for clarification on the triangular area shown on the drawing.
Mr. Wiskirchen states that the electrical boxes are in that area. The area gets wet due to drainage from sump pumps. He states that the fence company recommended installing the fence in a way that allows access to the utility boxes.

Chairman Wood asks if he is aware of any similar corner lot properties with fences.
Mr. Wiskirchen replies that he is not aware of any similar properties in the

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

vicinity, although there are corner lots with similar fences. He mentions that he chose a 5-foot wrought iron fence with a flat top to avoid impeding sight lines.
Chairman Wood acknowledges that the fence selection was based on enclosing the property without affecting the line of sight.
Mr. Wiskirchen confirms this, adding that he aims to keep the fence open and aesthetically pleasing.

Commissioner Friedman states the site plan shows the fence at a specific location. What is the reason for this location?
Mr. Wiskirchen explains that he initially considered extending the fence up to 30 feet from the corner but decided against it to avoid obstructing the sight line. By placing the fence 22 feet out, the neighbor will still have a clear view of the neighborhood.

Commissioner Cavanaugh questions if neighbors are aware and approve of the project.
Mr. Wiskirchen states they have talked to the neighbors and have positive input.

Mr. Vyverberg states this is a unique property that is on an angle. He describes the setback situation, noting the presence of an unimproved parkway. He added that there are no future plans for roadway improvement in this area.

Commissioner Fedota asks if there are sidewalks in the area or are contemplated for sidewalks.
Mr. Vyverberg states that this area is not contemplated for sidewalks.

Mr. Friedman asks if there was intended sidewalks would there be an issue with the fence.
Mr. Vyverberg states that there is usually a minimum of a 5' parkway and a 5' sidewalk. The 30' setback would be diminished to 20'setback. But since there is no intentions for a sidewalk staff does not have any issues.

Mr. Friedman further clarifies that the documents show the house is on a 30' minimum setback - actual positioning at 32' but zoning ordinance has the fence at 35' in the same area that the building is allowed at 30'.
Mr. Vyverberg states that is correct and there are areas of non-conformity. There may be some nuance with regard to placement. The current zoning R-1A would require a 35' setback. The house was built substandard and non-conforming and he is not sure if there was relief granted for the subdivision.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an open-style fence that encroaches into the required side yard abutting the street. Although the subject property's rear side yard abuts the front yard of the adjacent property to the south, Staff notes that the driveway of said adjacent property is approximately 45 feet from the shared property line with the subject property, and with the proposed fence being

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

an open-style, no issues with line-of-sight were identified.

Additionally, there is substantial parkway of approximately 20 feet, between the subject side property line and the back of the curb along S. Hampton Court, which further decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Nicholas Wiskirchen, except as such plans may be changed to conform to the Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

Discussion:
Commissioner Cavanaugh commends the petitioner for effectively addressing the standards and congratulates him on the upcoming new addition to his family. He acknowledges that the property is unique and highlights the absence of sidewalks as a distinguishing factor from normal requests. He concludes that the request meets the standards, and he expresses his support for it.

Commissioner Kolososki states the fence style is perfect for the neighborhood. In favor of the request.

Commissioner Roth-Wurster praises the fence style chosen by the petitioner, noting its appropriateness for the property. She acknowledges the concern regarding sightlines on corner lots but expresses confidence that the proposed fence will effectively serve its purpose of containing the petitioner's dog and children within the property. Additionally, she asserts that the fence will not have any adverse effects on the neighborhood.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, June 17th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Noonan, Schubert

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

2. 916 E. Northwest Highway **- Recommend To Approve**

SU-000103-2024 - 916 E. Northwest Highway

Notice was published in the Journal & Topics on May 23th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **Public Notice**

Mr. Vyverberg provides background and states the petitioner is seeking a special use for medical use for a Physical Therapy clinic at the subject property

Sworn in petitioner: Emil Guintu - 415 W. Golf Rd - Suite 512, Arlington Heights, IL - one of the owners of RehabMaxx.
Mr. Guintu introduces his company, stating that they specialize in providing home physical therapy services for home health agencies. He explains that their primary practice involves visiting patients at their homes or at assisted living facilities. Additionally, they establish partnerships with facilities and set up clinics within them.
The new clinic would serve patients from The Grand, a neighboring senior living facility, as well as the surrounding community. Mr. Guintu mentions that they currently have space within The Grand facility, and the new location is connected to it. This setup allows residents to access the clinic through the facility, providing them with a safe and convenient access to their services.
Chairman Wood confirms with Mr. Guintu that their company is currently located within The Grand, to which Mr. Guintu confirms the accuracy of this statement.
Chairman Wood asks if there are any additional services offered.
Mr. Guintu states it would be primarily physical and speech therapy.

Commissioner Roth-Wurster asks if he has other locations or mostly home health.
Mr. Guintu states it has been mostly home health. He explains they have partnered with 3 other assisted care locations and next steps would be the clinics to provide therapy for the community and the assisted living patients.

Commissioner Roth-Wurster asks how many employees would be at this location.
Mr. Guintu states there would be a (1) Director of Rehab, (2) Physical Therapist, (1) PT Assistant, (1) Occupational Therapist with (1) assistant, and (1) speech

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

therapist.

Commissioner Fedota notes the footprint of the space and states the space seems to be limited.
Mr. Guintu responds by stating that they plan to maximize the utilization of the space through scheduling. He reassures that they do not anticipate having all patients present at the clinic simultaneously. Additionally, they will continue to provide services to patients within their homes or assisted living spaces as needed.
Chairman Wood expresses concern about the potential volume of patients, noting that 25 to 30 patients a day seems like a lot for this location, and asks how they would accommodate this demand.
Mr. Guintu responds by explaining that the location would be equipped with necessary equipment and primarily utilized for physical therapy services. He anticipates that they would be able to manage the therapy and patient needs effectively through their scheduling process, ensuring that there is enough room to accommodate the expected volume of patients.

Chairman Fedota asks if the existing waiting area would remain.
Mr. Guintu states it may be used for therapy equipment.

Commissioner Roth-Wurster asks if the assisted living facility, The Grand, has any therapy equipment.
Mr. Guintu states they do and also have a pool.

Commissioner Freidman inquires if the door on the floor plan is the door the patients would use.
Mr. Guintu states that is correct.

Commissioner Friedman asks if the door would be ADA accessibility. Not sure if the existing door would have to be addressed.
Mr. Vyverberg states that there is an architectural plan submitted as part of the building permit and is in review.

Commissioner Friedman asks if there will be a proposed layout submitted and will it be available for the upcoming Village Council meeting.
Mr. Guintu explains what the intent will be but unsure as to whether there will be proposed layout drawings with all equipment.

Mr. Vyverberg provides further information and explains the property is part of the Willow Creek planned development approved in 1966 and follow the B-2 guidelines. Petitioner has the opportunity to take upon a new tenant space. It was previously a medical office approved in 2011. Parking requirements do not change with the subject use. Hours will be M-F 8am - 6pm and will provide services to The Grand and community.
The previous use of the space as a medical facility and the proposed use as a

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

physical therapy clinic are considered similar uses.
Chairman Wood notes that the previous medical office has been vacant for over 6 months. She asks if it had been vacant for less than 6 months, would it have been required to be replaced with the same type of medical office.
Mr. Vyverberg responds that it would be at the discretion of the Village. He explains that if there were changes to the floor plan, the Village would likely request to go through the process again. He mentions that it could have been possible to transfer the special use from Party A to Party B, but this was not feasible due to the tenant space being vacant for more than 6 months.
Commissioner Fedota asks what other operations are in the plaza.
Mr. Vyverberg states there is a pharmacy and 6500 square feet of accessory commercial space for The Grand and an vacant tenant space.

STAFF RECOMMENDATION:
The proposed medical office will operate within a retail space most recently occupied by another medical office, which received a Special Use to in 2017. As the business has already operated within The Grand, as an accessory use, the use should continue to be compatible with the surrounding uses. The medical therapy clinic will not increase the parking requirement and Staff does not have any operational concerns with the proposed use. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Emil Guintu, Rehab Maxx LLC, except as such plans may be changed to conform to the Village Code and Ordinances

Chairman Wood asks if the floor plan is being changed.
Mr. Vyverberg states that there will be a wall removed but the overall space is not changing. If the detailed site plan was submitted with the building permit, they will be provided at the Village Council meeting.
Chairman Wood encourages the petitioner to provide a more detailed floor plan.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

Discussion:
Commissioner Cavanaugh expresses his support for the proposal, deeming it a logical use of the space. He notes that the space was formerly a medical clinic and believes it would be ideal for the residents of The Grand. Additionally, he highlights that the proposal is cost-effective for the petitioner and meets the standards necessary for their operations.

Commissioner Fedota states that the expansion of the practice into the community serves as a valuable community service, benefiting both the

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

community at large and the residents of The Grand.

Chairman Wood states it is a positive move.

Commissioner Roth-Wurster states that offering the service to the residents of The Grand and the public is a beneficial use of the space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, June 17th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Noonan, Schubert

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

3. Amendment to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area - **Recommend To Approve**

2011 Comprehensive Plan and Future Land Use for Dundee Road Sub Area

Notice was published in the Journal & Topics on May 23th, 2024

Petitioner's Exhibits:

1. **Comp Plan Related Amendment**
2. **Public Notice**

Mr. Vyverberg explains that this proposal involves an amendment to the current comprehensive plan, which was approved by the Village Council in 2011. He notes that the Village Council has initiated the process of considering a new Tax Increment Finance (TIF) district along the Dundee Road corridor. Staff and consultants are reviewing some of the land use recommendations in the comprehensive plan to ensure both currency and flexibility. He highlights that the 2011 plan, which did not consider the possibility of a TIF district, which will now allow staff to review the current land use recommendations.

Mr. Vyverberg explains that there are two key components to the amendment: Future Land Use Map and the Dundee Road Sub Area recommendations. The existing land use designates the northern portion for continued business use and the southern portion for office use, with a retention pond, serving as open space. The proposal suggests changing the land use to a mixed-use designation that includes commercial office, light industrial, and distribution. He clarifies that the land use map serves as a guide and does not eliminate any of the required steps for zoning approval. The underlying zoning district will determine what is appropriate and any required process of review and approval will still go before the Planning and Zoning commission and the Village Council.

Mr. Vyverberg continues to explain that the 2011 comprehensive plan outlines several sub-areas, including the Dundee Road corridor stretching from Hicks Road to the west and Route 53 to the east. The comprehensive plan for this sub-area recommends commercial and retail uses along the Dundee Road corridor. Additionally, properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity due to their combined size. With this in mind, a potential mix of commercial, office, light industrial, and/or distribution uses could be appropriate.
He notes that the northern parcel was not included in the Dundee Road Sub Area plan, as it does not front on Dundee Road. Mr. Vyverberg highlights the boundaries for the proposed TIF district, which were initiated by the Village in 2023. This proposal will be reviewed before the Village Council in a July meeting. Staff sees this as an opportunity to provide more flexibility for review in the current recommendations.

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

Mr. Vyverberg explains that the term "light industrial" generally refers to uses that involve light assembly, manufacturing, or processing operations that are conducted on a smaller scale. He emphasizes that the Village does not own any of the properties in question.
He further clarifies that the amendment is aimed at providing flexibility in land use, allowing for a broader range of potential developments that could come before the Village for consideration. For instance, if a proposal for a light assembly facility were presented, this designation would enable the Village to contemplate and review such a use.
Commissioner Fedota asks about the utility of reclassifying the retention basin into the mixed-use category, questioning if it's due to the availability of underground storage and whether this reclassification would make the entire property more flexible.
Mr. Vyverberg responds by clarifying that no specific engineering studies were conducted for this review. He explains that the property was initially developed in unincorporated Cook County and later annexed into the village. The stormwater management was mandated by the Metropolitan Water Reclamation District (MWRD). If a potential developer were to propose an alternative solution to the retention basin, it could be considered. This reclassification provides the flexibility to explore such alternatives and potentially enhance the utility of the property for various uses.
Commissioner Fedota notes that recreational or park use is not contemplated.
Mr. Vyverberg states that is correct - it is not contemplated for that type of use and was only classified as open space because of the existing of the detention pond.
Commissioner Fedota asks who owns that property.
Mr. Vyverberg states it is privately owned.
Commissioner Roth-Wurster wonders if the property could be considered for housing.
Mr. Vyverberg responds that commercial and retail would be the first recommended uses for this property, as these uses are consistent the current recommendations with what surrounds it. He explains that if someone were to contemplate a residential use, it would be inconsistent with the previous comprehensive plan and the proposed amendments. The current business land use is not being changed, but expanded
Chairman Wood notes that the only residential use indicated in the current comprehensive plan is on Hicks Road, and this is not the area being discussed. The focus remains on commercial, office, light industrial, and distribution uses for the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53.

Commissioner Friedman clarifies that "mixed use" encompasses multiple potential uses. He asks if the comprehensive plan's designation of mixed use provides a broader opportunity for various types of uses to potentially occupy the property or if it intentionally recommends multiple specific uses for the property.
Mr. Vyverberg confirms that the Future Land Use Map’s purpose is to consider the overall land use for the lots. The recommendation is for a mix of light

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

industrial, commercial, and/or distribution uses, providing flexibility for future development while aligning with the village's goals and policies.

STAFF RECOMMENDATION:

Staff is recommending amendments to the 2011 Comprehensive Plan to provide additional flexibility in coordination with the consideration of a new TIF District along the Dundee Road corridor. Therefore, Staff recommends approval of the Amendments to the Comprehensive Plan, as identified, and further outlined on the attached exhibit.

There were no further questions. The public hearing was closed.

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

Discussion:

Commissioner Kolososki supports the staff's approach, noting that designating the area as a TIF district is a positive step. He believes that providing a little incentive through the TIF could encourage development and attract interest in the area.

Chairman Wood emphasizes that the designated area for the TIF district represents a substantial piece of land. She highlights the potential benefits of creating more development opportunities, particularly given its proximity to major expressways. She also underscores the current need for development in the area

Commissioner Roth-Wurster expresses her view that the area has experienced a decline in recent years. She sees expanding the TIF district in this location as a positive incentive to encourage new development and revitalization.

Commissioner Friedman asks if the motion should be amended and remove the condition, as there are no conditions to the recommendation.

Commissioners Kavanaugh and Kolososki accepted that amendment and motioned and seconded to approve staff recommendation regarding the amendment.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 17, 2024.

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota
ABSENT:	Noonan, Schubert

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Jun 11, 2024 7:00 PM (Meeting Minutes of June 11, 2024)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/25/24 07:00 PM

STAFF REPORT (ID # 9217)

1855 N. Hicks Road - a. Final Planned Development, b. Special Use for Fill in a Floodplain c. Preliminary and Final Plat of Subdivision (Plat Consolidation); and d. Rezoning to Planned Development.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

Surrounding Zoning/Uses:

North:	single-family residential - Meeting Place of the Church of Palatine
South:	single-family residential
East:	Planned Development (parking lot for Fox Cove condominiums and apartments)
West:	Deer Grove (Cook County) Forest Preserve and Planned Development (Midtown Athletic Club)

The Petitioners - Housing Opportunity Development Corporation and Shelter, INC, initially received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. Shelter Inc. would provide housing for young women aged 12-18 who experienced commercial sexual exploitation and domestic trafficking. As Shelter Inc. noted in the Final Planned Development narrative, the proposed home would be the first such in Illinois, with the current population being sent out of state to receive the necessary services.

The Subject Property (3 platted lots) encompasses 2.9249 acres and was previously improved and occupied as a single-family home, with a detached garage. After receiving preliminary Planned Development approval, HODC acquired the property and the home and garage were subsequently demolished. Since the initial approval, the Petitioners have completed the necessary architectural and engineering plan information and have applied for the required final approvals for the twelve bedroom residential facility. Therefore, the Petitioners are requesting:

a. **Final Planned Development,**
b. **Special Use for Fill in a Floodplain**
c. **Preliminary and Final Plat of Subdivision (Plat Consolidation); and**
d. **Rezoning to Planned Development.**

KEY ISSUES:

- Through the completion of the Final Engineering Plans, the proposed building was moved to avoid any additional impact to the floodplain or wetland on the property. The building size remains the same square footage (6,080) floorplan and layout, with 12 individual bedrooms and 6 bathrooms. There are also 4 offices for Shelter Inc. to appropriately staff the residence on a 24 hour basis, with a 3:1 ratio and 4 Shelter Inc. staff members when all rooms are occupied.
- The Final Planned development plans locate the building on the eastern portion of the lot, within the southern half of the property. The following details the approved and revised bulk standards and parking for the building:

	Setbacks	**Building square footage**
PPD approval	FY=123 ft.; SY - N = 80; SY-S = 189.67'; & RY = 110.67'	PPD = 6,080 SF;
FPD revised	**FY=184.9;SY-N=205.51; SY-S=65.68; RY=51.00**	**FPD = 6,080 SF**
Parking provided	PPD= 15 spaces; **FPD = 19**	Elevations= Container built building, with James Hardie siding. This is consistent with the PPD.

Architecture:

- The main entrance and covered porch to the building also shifted from a western orientation to a northern orientation. By shifting the building, the parking lot also transitioned the north side of the building, with 19 spaces provided in the parking lot. The site is accessed through one curb cut and driveway leading to the parking lot and building.
- The floorplan continues to include a community space area for the residents, full-service kitchen, dining area, and approximately 300 square foot study hall to allow the residents to continue their schooling, while living at the residence.
- The exterior of the building will be of a Hardie Board cement fiber board cladding, with shipping containers used as the underlying construction for the interior construction foundation. The Petitioners and the shipping container general contractor have already met with the Building Inspections division to better understand the various Code requirements and overall construction process.

- The exterior materials would comply with the monotony code requirements of the building code and Staff and the Petitioners discussed adding additional window openings and elements on the west side of the building to further accommodate the transition of the building. This is reflected in the submitted architectural plans.
- All of the other Shelter Inc. programming and proposed processes remain consistent with the Preliminary Planned Development approval and are consistent with the meetings with the Petitioners and Police Department as part of that process.
- The proposed landscaping plans preserve many of the existing trees and plantings north, east, and southwest of the building and also proposed additional trees, shrubs, and perennials and groundcover around the building. There is also a courtyard sitting area on the west side of the building, which contains additional landscaping and materials.

Analysis:

Engineering:

- The final engineering plans are consistent with the preliminary plans and have been conditionally recommended by the Village Engineer. As part of the engineering plans, there is a limited amount of fill in the floodplain required to install the access drive. The Village Code requires that any fill in the floodplain requires both a Special Use and compensatory storage to allow fill in the floodplain. The proposed fill is only to accommodate the driveway and the proposed compensatory storage exceeds the minimum 1:1.1 ratio for filling the floodplain:

Compensatory Storage Summary:

Increment	Floodplain Fill		Req'd Comp. Storage	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet

The existing 0.20 acres of existing wetland that will not be impacted by the proposed development will be preserved and maintained.

- As the fill is only to accommodate the access drive and the compensatory storage exceeds the minimum requirements, the Village Engineer is satisfied with the proposed. Staff also notes that the Code allows driveways in the floodplain, but it is the fill which requires Special Use review.

- A storm water detention basin is planned for the southwest corner of the property and would utilize the existing contours on the property to manage stormwater, as required by MWRD and Village Code. With the exception of the fill and detention basin, the building and parking lot are being constructed upon the more stable contours of the property.

- Utilities exist proximate to the site, with the watermain connection coming from the west side of Hicks Road and the necessary sanitary connection coming through easement from southeast.

PLANNED DEVELOPMENT STANDARDS:

13.03. Standards. (a) Standards for all planned developments. All planned developments shall comply with the following general standards.

(1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

(2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.

(3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Final Planned Development conforms to the Preliminary Planned Development requirements. Shelter Inc. and HODC have established operational histories for existing projects in the Village. Additionally, Shelter Inc. has identified an unmet need in the State to serve a supportive housing need. With the existing encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan recommendations for a multi-family use of this section of Hicks Road. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision (Plat of Consolidation), Special Use for Fill in a Floodplain, and Rezoning to Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the required Preliminary Planned Development conditions, and the engineering plans by V3, last revised as part of the Final Planned Development submission, the architectural plans by Town Studios, last revised on 5/2/24, and submitted elevations, and the landscaping plans by IRG, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall include cash in lieu of sidewalks along the Hicks Road frontage.**

3. **The final landscaping and plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**

4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**

5. **In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.**

6. **A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.**

7. **The Public Improvement Letter of Credit in an amount of 115% of the require public improvements shall be submitted in a manner acceptable to**

the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.

8. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

9. **The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**

10. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

11. **In addition to ongoing meeting and discussion with Shelter Inc. and the Police Department, the Village and Police Department shall conduct a 6-month and 9-month operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

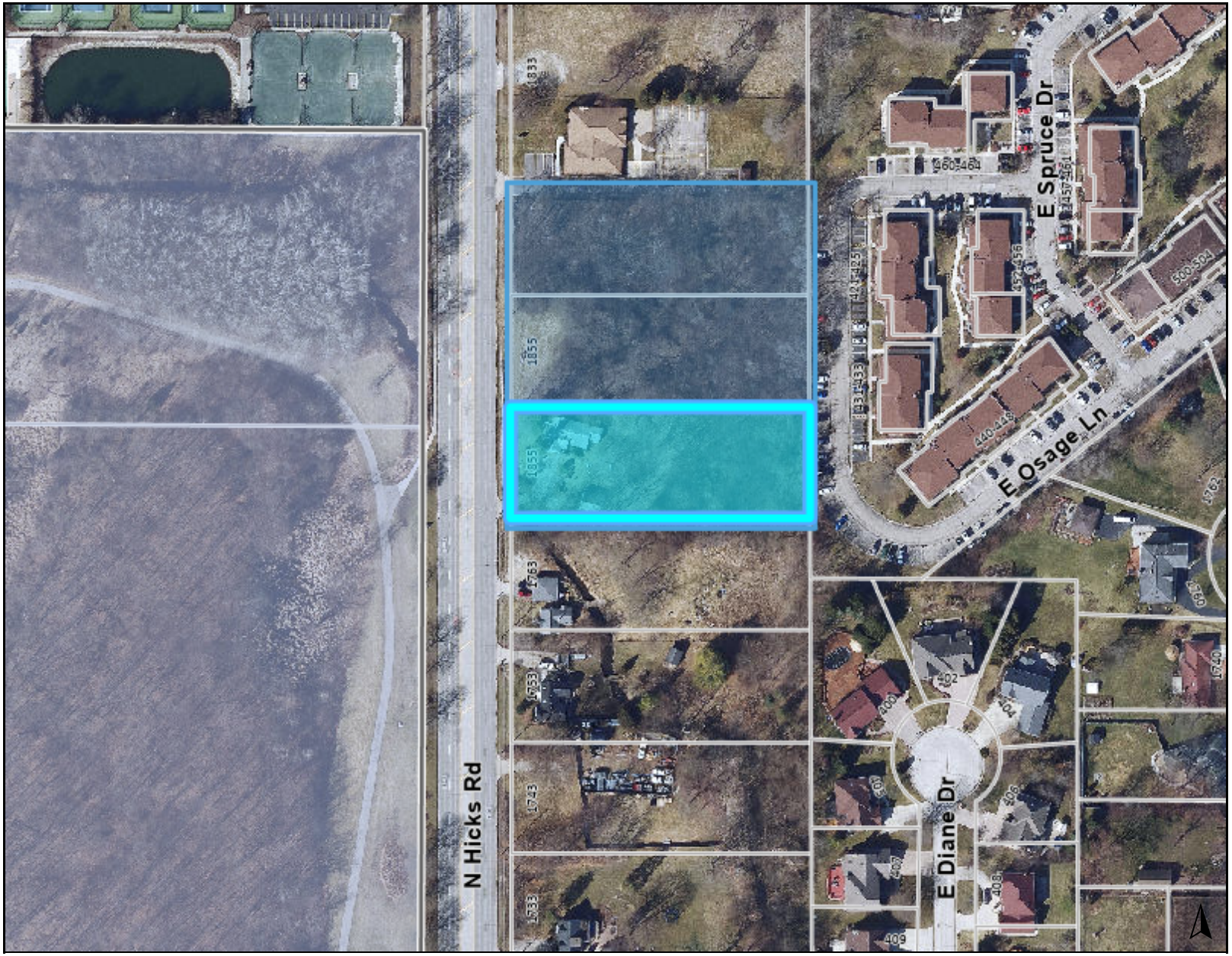
ATTACHMENTS:

- AERIAL MAP
- CSEC Narrative for PUD Application Process Final_v1 (2)
- Final Engineering Plans_v1 (1) (1)
- Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1)
- 1855 Hicks Road Rendering 4.3_v1Origin
- Plat of Subdivsion - Consolidation - 1855 N. Hicks Road
- PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1)
- 230953 - Photometric Plan

- 1855 N Hicks Road - Stormwater Management Report 2024 0612
- Proposed Impervious Area Exhibit_v1 (1)
- ALTTOPO1855Hicks._v1
- PPD conditions
- 2023 Preliminary Planned Development Site Plan
- Zoning Application - signed_v1 (1)
- FEMA - local map, with Legend
- Staff generated Shelter, Inc. policies & protocals through the FInal Planned Development application process
- Public Notice

GISConsortium

1855 N Hicks Road & vacant lots



Legend

0 300 600 ft

Print Date: 6/2/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: AERIAL MAP (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to

CSEC Narrative for PUD Application Process

Shelter, Inc., a non-profit social service organization focused on child welfare, is proposing a twelve-bed residential facility at 1855 N. Hicks in Palatine for girls and young women ages 12-18 in who have experienced commercial sexual exploitation and domestic trafficking. The proposed 6,080-square-foot group home will house and support twelve DCFS clients on a regular basis with periodic turnover as clients get placed into foster care or move into their own housing. Currently, there are no DCFS-licensed homes in the State of Illinois to serve Commercially Sexually Exploited Children (CSEC) and this population is often sent out of state to receive services.

The subject site is roughly three acres and was chosen for its natural beauty, which allows residents to grow up surrounded by the restorative qualities of a wooded lot and small riverine. The site was owned for many decades by woman who had raised her now adult children there. Both she and her children are supportive of the intended purpose of the site.

The home will have 12 individual fully furnished bedrooms with each pair sharing a bathroom. The interior will be decorated to be homey and welcoming for the residents. There will be 3 offices for onsite staff and a study hall for clients. The centerpiece of the home will be a large living room with comfy furniture, a tv, gaming console, and activity center. While most meals will be brought in, there will be a full-size kitchen for cooking. Outside will be a large open area for sitting out, grilling, and enjoying the weather.

Shelter, Inc. will be the long-term owner and service provider of the CSEC shelter. They have a proven track record with providing quality care to children and adolescents through transitional living programs, clinical care, foster care, and aiding youths experiencing homelessness. Through their extensive work in aiding children, they have seen an ever-increasing need for a group home that provides a sense of security and warmth to girl who have experience sex trafficking. Shelter, Inc. spearheaded conversations with DCFS, local leaders, developers, and contractors to come up with a housing solution that will fill this need and become the first CSEC shelter for girls in Illinois.

To help with the construction process, Shelter, Inc. has engaged with Housing Opportunity Development Corporation (HODC), a non-profit housing developer that builds and manages affordable housing primarily in the northern suburbs of the greater Chicagoland area. HODC has completed 31 buildings (over 500 total units) with a variety of funding sources and is currently managing over 400 units, providing much needed senior, low-income, and special needs housing for residents and families.

The general contractor on this project will be SI Container Builds, a company based in Buffalo Grove that specializes in modular construction using freight containers. The used shipping containers are structurally strong, modularly constructed in a factory and assembled onsite, decreasing construction time and carrying costs. The building will be clad with Hardie board siding with a shingled and pitched roof to blend into the neighborhood.

Shelter Inc. will provide staffing around the clock at a 3:1 ratio for a total of four full-time professionals onsite at all times. Staff will work with the clients to welcome them and provide therapeutic support as they transition to permanent housing.

Sitework and construction will take about 12 months and it is anticipated that the home will be occupied in the Summer of 2025.

Attachment: CSEC Narrative for PUD Application Process Final_v1 (2) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

FINAL ENGINEERING PLANS

FOR

1855 N. HICKS ROAD

PALATINE, ILLINOIS

PROJECT TEAM

OWNER

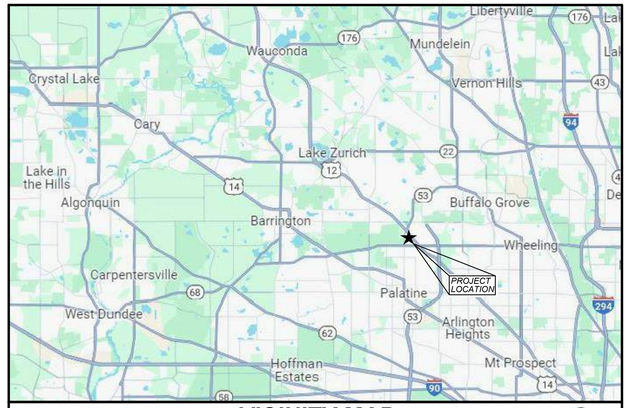
Shelter, Inc.
1616 N. Arlington Heights Road
Arlington Heights, Illinois 60004
847 595 0135
Contact: Carina Santa Maria

DEVELOPER

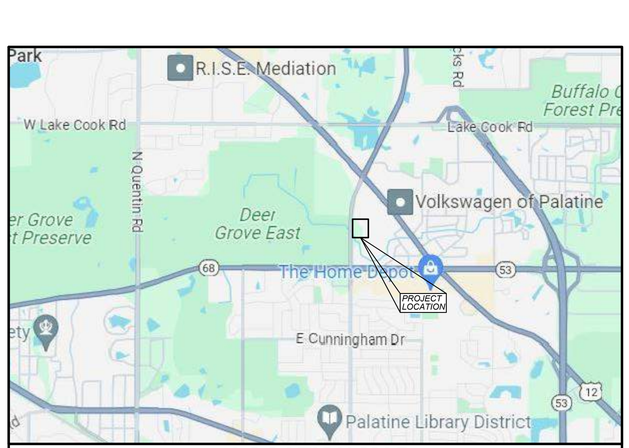
Housing Opportunity Development Corp.
5340 Lincoln Avenue
Skokie, Illinois 60077
224 307 8329
Contact: Beth Demes

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com
Project Engineer: Thomas Kunschke, P.E.
tkunschke@v3co.com



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	GENERAL NOTES , LEGEND, AND ABBREVIATIONS
C1.1	SPECIFICATIONS
C1.2	MWRD NOTES AND ROUTING MAPS
C2.0	DEMOLITION PLAN
C3.0	LAYOUT PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	DETENTION BASIN PLANTING PLAN
C4.4	DETENTION BASIN PLANTING SPECIFICATIONS
C4.5	NATIVE SEED MIXES
C5.0	UTILITY PLAN
C5.1	SANITARY PROFILES AND STRUCTURES TABLE
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
C6.3	MWRD DETAILS
C6.4	IDOT DETAILS
C6.5	IDOT DETAILS

SUPPORTING DOCUMENTS

EX 1	STORMWATER MANAGEMENT EXHIBIT
EXR	EXHIBIT R
1 of 1	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68. STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF SHELTER, INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-068598
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

TITLE SHEET
1855 N. HICKS ROAD
PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C0.0

Attachment: Final Engineering Plans_v1 (3) (1) (1855 N. Hicks Road - HODC Shelter Inc: FPD, PFPS, SU fill; and Rezoning to PD)

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   V3 COMPANIES, LTD.
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.

   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.

   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF PALATINE.

   e. THE NATIONAL ELECTRIC CODE.

   f. THE ILLINOIS ACCESSIBILITY CODE.

   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE VILLAGE OF PALATINE OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE VILLAGE OF PALATINE AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

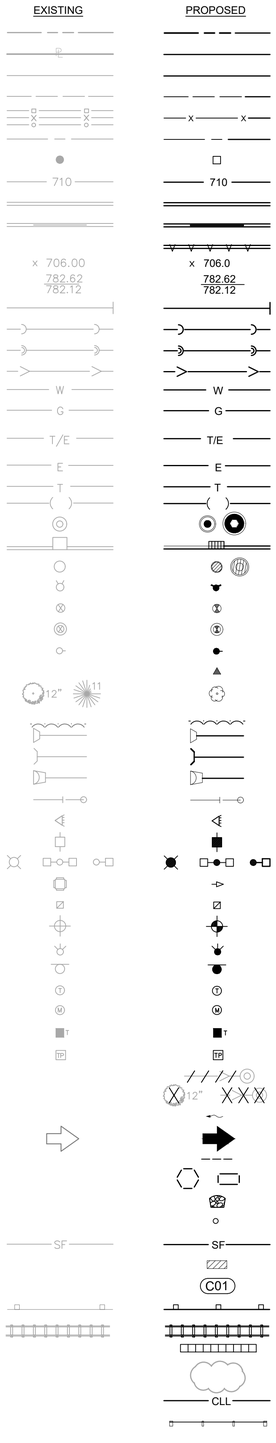
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



ABBREVIATIONS

DESCRIPTION		
RIGHT-OF-WAY LINE	A	ARC LENGTH
PROPERTY LINE (EXTERIOR)	B-B	BACK TO BACK OF CURB
LOT LINE (INTERIOR)	B/C	BACK OF CURB
EASEMENT LINE	BLDG	BUILDING
FENCE LINE	BM	BENCHMARK
CENTERLINE	B/P	BOTTOM OF PIPE
PROPERTY CORNER	BV/VV	BUTTERFLY VALVE IN VALVE VAULT
CONTOUR	C & G	CURB AND GUTTER
CURB & GUTTER	CB	CATCH BASIN
DEPRESSED CURB & GUTTER	℄	CENTERLINE
REVERSE PITCHED CURB	CL	CLOSED LID
SPOT ELEVATION	CO	CLEAN OUT
TOP OF CURB ELEVATION	DIP	DUCTILE IRON PIPE
EDGE OF PAVEMENT ELEVATION	DIA	DIAMETER
UTILITY STUB	DIWM	DUCTILE IRON WATER MAIN
SANITARY SEWER	DWG	DRAWING
SANITARY FORCE MAIN	E	EAST OR ELECTRIC OR EDGE
STORM SEWER	EJ	EXPANSION JOINT
WATER MAIN	ELEV	ELEVATION
GAS MAIN	E/P	EDGE OF PAVEMENT
UNDERGROUND TELEPHONE	EX.	EXISTING
& ELECTRIC DUCT BANK	F & CL	FRAME & CLOSED LID
BURIED CABLE-ELECTRIC	F & G	FRAME & GRATE
BURIED CABLE-TELEPHONE	F & OL	FRAME & OPEN LID
ATLAS LOCATED UTILITY	FES	FLARED END SECTION
UTILITY STRUCTURE WITH CLOSED LID	F-F	FACE TO FACE OF CURB
CURB INLET	FF	FINISHED FLOOR
DRAINAGE STRUCTURE WITH OPEN LID	F/G	FINISHED GRADE
FIRE HYDRANT	FH	FIRE HYDRANT
VALVE IN VALVE BOX	F/L	FLOW LINE
GATE VALVE IN VALVE VAULT	G	GAS LINE
POST INDICATOR VALVE	GV/VB	GATE VALVE IN VALVE BOX
THRUST BLOCK	GV/VV	GATE VALVE IN VALVE VAULT
TREE	HDCP	HANDICAP
TREE LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CONCRETE HEADWALL	HDW	HEADWALL
SUBMERGED HEADWALL	HOR	HORIZONTAL
FLARED END SECTION (F.E.S.)	HP	HIGH POINT
GUY WIRES	HWL	HIGH WATER LEVEL
FLOOD LIGHT	IE	INVERT ELEVATION
UTILITY POLE	IN	INLET
LIGHT STANDARD	LF	LINEAL FEET
TRAFFIC SIGNAL POLE	LP	LOW POINT OR LIGHT POLE
HAND HOLE	L	LEFT
SOIL BORING	ME	MATCH EXISTING
IRRIGATION HEADS	MH	MANHOLE
SIGN	MW	MONITORING WELL
TELEPHONE MANHOLE	N	NORTH
MONITORING WELL	NIC	NOT IN CONTRACT / NOT INCLUDED
TELEPHONE PEDESTAL	NWL	NORMAL WATER LEVEL
TRANSFORMER PAD	OC	ON CENTER
UTILITY TO BE ABANDONED	OL	OPEN LID
FEATURE TO BE REMOVED	PC	POINT OF CURVATURE
STORMWATER FLOW DIRECTION	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
STORMWATER OVERFLOW ROUTE	PGL	PROFILE GRADE LINE
DITCH CHECK	PI	POINT OF INTERSECTION
INLET FILTER BASKET	PL	PROPERTY LINE
RIP RAP	PP	POWER POLE
BOLLARD	PRC	POINT OF REVERSE CURVATURE
SILT FENCE	PT	POINT OF TANGENCY
WATER MAIN PROTECTION	PUE	PUBLIC UTILITY EASEMENT
UTILITY CROSSING LABEL	PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
GUARDRAIL	PVI	POINT OF VERTICAL INTERSECTION
RAILROAD TRACKS	PVT	POINT OF VERTICAL TANGENCY
RETAINING WALL	R	RADIUS OR RIGHT
REVISION DELINEATION	RCP	REINFORCED CONCRETE PIPE
CONSTRUCTION LIMIT LINE	ROW	RIGHT OF WAY
TREE PROTECTION FENCE	S	SLOPE OR SOUTH
	SAN	SANITARY
	SF	SILTATION FENCE
	SFM	SANITARY FORCE MAIN
	SHT	SHEET
	SHW	SUBMERGED HEADWALL
	SMH	SANITARY MANHOLE
	STA	STATION
	ST	STORM STRUCTURE OR STORM SEWER
	STMH	STORM MANHOLE
	T	TANGENT LENGTH OR TELEPHONE
	T/C	TOP OF CURB
	T/P	TOP OF PIPE
	T/W	TOP OF WALL
	TY	TYPE
	TYP	TYPICAL
	UP	UTILITY POLE
	VC	VERTICAL CURVE
	VERT	VERTICAL
	VCP	VITRIFIED CLAY PIPE
	W	WEST
	WM	WATER MAIN

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C1.0

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

SPECIFICATIONS

EARTHWORK

1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTORS REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.

2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.

3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.

4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.

5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.

6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.

7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.

8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".

3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.

5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.

   B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO ASTM C-900, WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.

   C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.

2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.

3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.

5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.

   B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.

   C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.

   D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).

2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".

IEPA CROSSING REQUIREMENTS

1. HORIZONTAL SEPARATION:

   A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.

   B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2. VERTICAL SEPARATION:

   A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:

      I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
      II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.

   C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

   D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.

4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.

5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.

6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.

8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.

9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C1.1

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

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 PALATINE HEIGHTS 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE 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 0.00 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 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) 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.

11. 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.

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

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

14. 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.

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

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

17. 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.

18. 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.

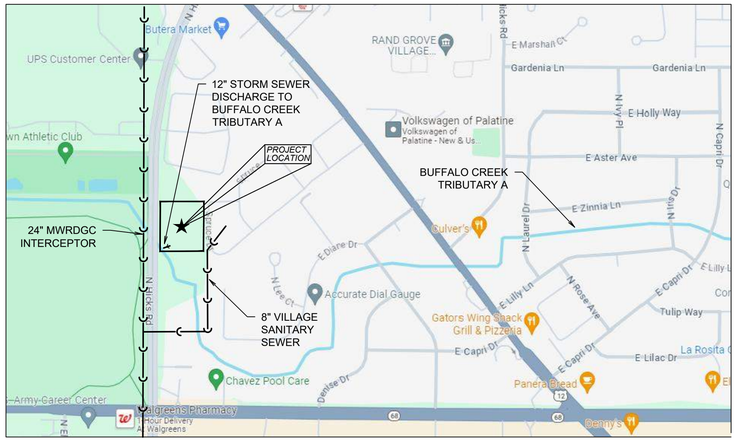
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE 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.

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

21. 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.

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

23. 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.



MWRD ROUTING MAP

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

MWRD NOTES AND ROUTING MAPS

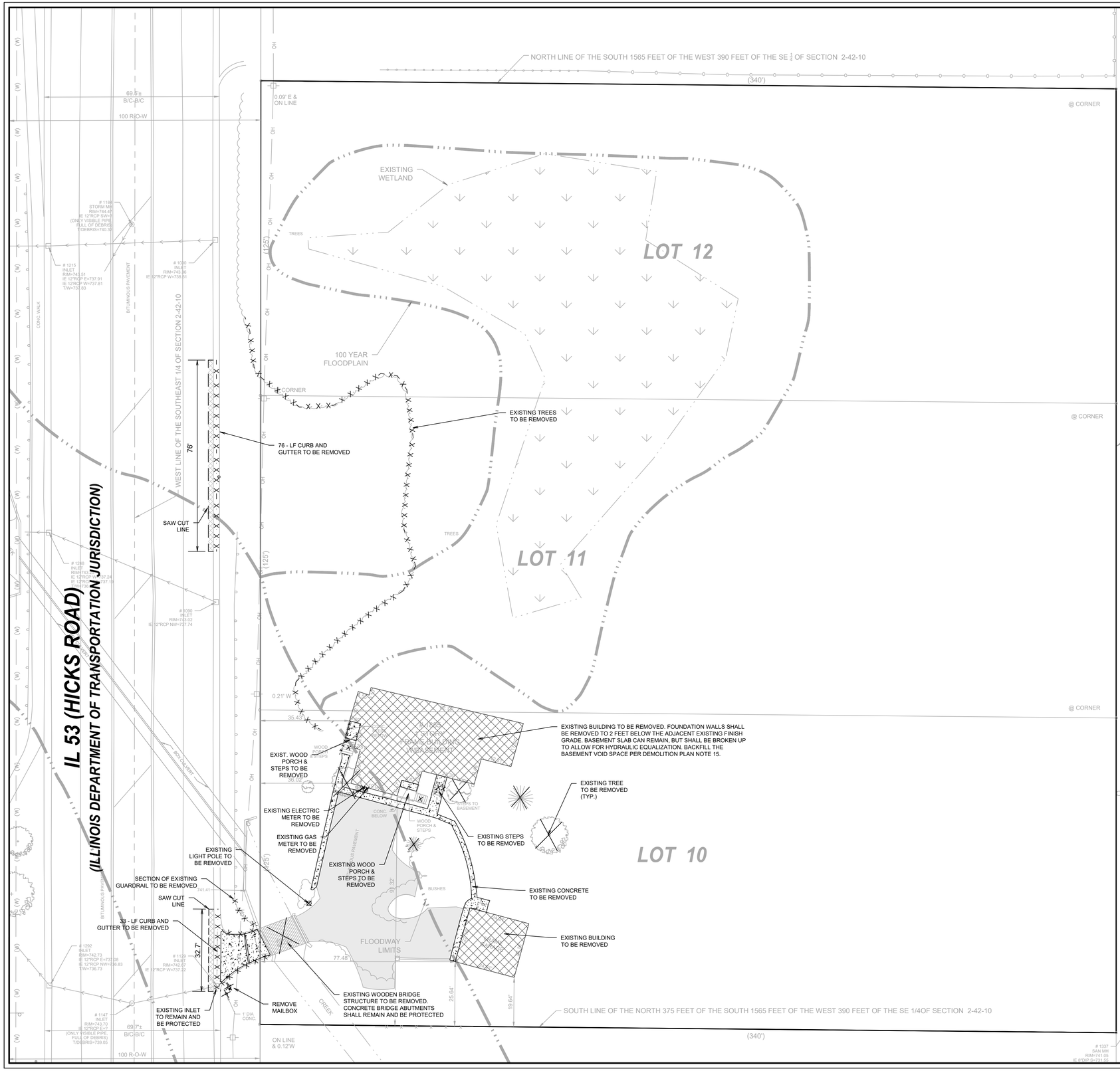
1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C1.2

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc: FPD, PFPS, SU fill; and Rezoning to PD)



DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
   - SIDEWALK AND ON-SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- EXISTING BUILDING TO BE REMOVED, ASSOCIATED FOUNDATION SHALL ALSO BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED FULL DEPTH
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH
- IDOT PAVEMENT RESTORATION
  MILL 1.5" ASPHALT SURFACE COURSE
- MISCELLANEOUS EXISTING ITEM TO BE REMOVED
- MISCELLANEOUS ITEM TO BE REMOVED
- SAWCUT LINE

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DEMOLITION PLAN
1855 N. HICKS ROAD
PHASE
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C2.0

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
3" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
10" AGGREGATE BASE COURSE, CA-6

REGULAR DUTY HMA PAVEMENT

1.5" BITUMINOUS SURFACE COURSE, HMA MIX "D", N50
2.25" BITUMINOUS BINDER COURSE HMA IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL/SY
8" AGGREGATE BASE COURSE, CA-6

IDOT PAVEMENT RESTORATION

1.5" EXISTING ASPHALT TO BE MILLED & PROPERLY DISPOSED OF BY CONTRACTOR
1.5" HOT MIX ASPHALT SURFACE COURSE, MIX D, N90

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9XW2.9) W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE
4" AGGREGATE BASE COURSE - CA-6

PARKING SUMMARY

REGULAR SPACES	=	18
ACCESSIBLE SPACES	=	1
TOTAL SPACES	=	19

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

LAYOUT AND PAVING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C3.0

GRAPHIC SCALE
20 10 0 20
1" = 20'

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%. (REVISE FOR CITY OF CHICAGO PROJECTS)

STORMWATER SUMMARY

DETENTION VOLUME REQUIRED	0.856 AC.-FT.
DETENTION VOLUME PROVIDED @ HWL	0.900 AC.-FT.
VOLUME CONTROL VOLUME REQUIRED	0.058 AC.-FT.
VOLUME CONTROL VOLUME PROVIDED	0.068 AC.-FT.

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

LOT 12

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

REC. JUNE 28, 2078
AS DOC NO. 24507142

02-02-400-056
OWNER: 420 SPRUCE DR
420 SPRUCE DR
PALATINE, IL 60074

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

GRADING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.0

Attachment: Final Engineering Plans_v1 (3) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

EROSION CONTROL PLAN:

1. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY AS REQUIRED BY THE IEPA PHASE II PERMIT PROGRAM REQUIREMENTS.

EROSION CONTROL LEGEND

- INLET FILTER BASKET
- RIP RAP
- SF — SILT FENCE
- EROSION CONTROL BLANKET FOR OVERFLOW ROUTE. N.A.G. P300 OR APPROVED EQUAL.

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2-42-10

LOT 12

PROPOSED BUILDING
FF=744.0
(TF=743.5)

EXISTING WETLAND

100 YEAR FLOODPLAIN

FLOODWAY LIMITS

STABILIZED CONSTRUCTION ENTRANCE
SEE DETAIL ON SHEET C4.2

DOUBLE ROW OF SILT FENCE

INLET FILTER BASKET (TYP.)
SEE DETAIL.

APPROXIMATE LOCATION OF TEMPORARY CONCRETE WASHOUT. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR.

FLARED END SECTION
SEDIMENT TRAP
739.30± M.E.

HWL 740.25
NWL 737.33
BOTTOM = 737.00
DETENTION VOLUME = 0.90 AC-FT
VOLUME CONTROL = 0.068 AC-FT

RIP RAP (TYP.)
SEE DETAIL ON SHEET C4.2

DOUBLE ROW
OF SILT FENCE

743.54± M.E.
743.52± M.E.
743.84± M.E.
743.24± M.E.

24" IE = 737.78
24" IE = 737.55

T/C 743.00
T/C 742.10
T/C 742.80
E/P 742.30
T/STOOP 743.90
PG 742.50
LP 741.73
R 741.50
R 741.12
R 741.00
R 741.70
R 740.40
T/C 742.20

SPRUCE DR

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

69.5'± B/C-B/C
100 R/O-W
69.7'± B/C-B/C
100 R-O-W

02-02-400-066
OWNER: TAXPAYER OF
1220 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

PROPOSED BUILDING
FF=744.0
(TF=743.5)

REVISIONS			
NO.	DATE	DESCRIPTION	
		ORIGINAL ISSUE DATE: 03-28-2024	
NO.	DATE	DESCRIPTION	

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL PLAN

1855 N. HICKS ROAD

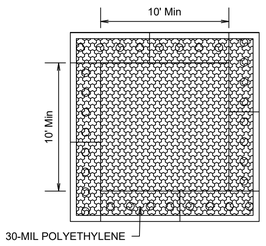
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

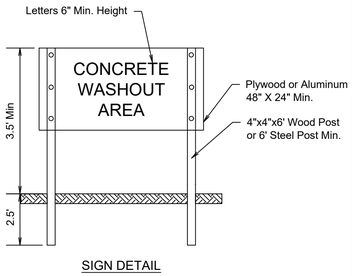
GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C4.1

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



PLAN VIEW

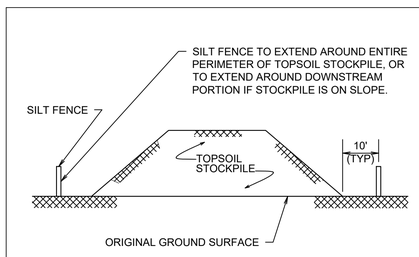


SIGN DETAIL

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.
3. CONCRETE COLLECTION AREA SECURED IN PLACE LINED WITH 30-MIL POLYETHYLENE OR APPROVED EQUIVALENT.

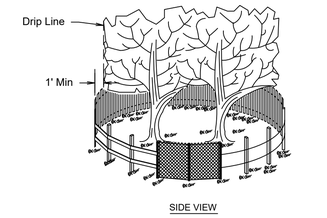
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL



NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. SEE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2 ". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE VILLAGE.

TEMPORARY TOPSOIL STOCKPILE



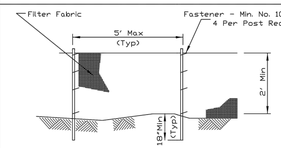
POST AND FENCE DETAIL

NOTES:

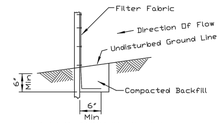
1. The fence shall be located a minimum of 1 foot outside the drip line 1. of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with 2. a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing 3. or any other material as approved by the engineer/inspector.

TREE PROTECTION - FENCING

SILT FENCE PLAN



ELEVATION



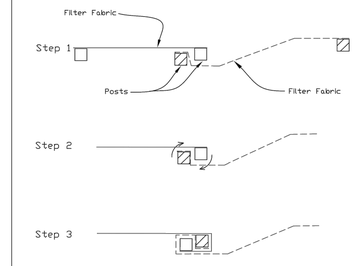
FABRIC ANCHOR DETAIL

NOTES:
1. 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 and site stabilization.
2. 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 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



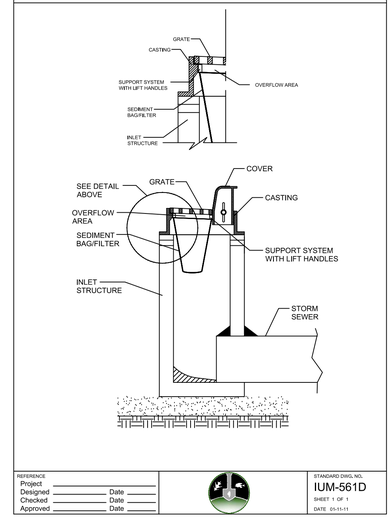
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

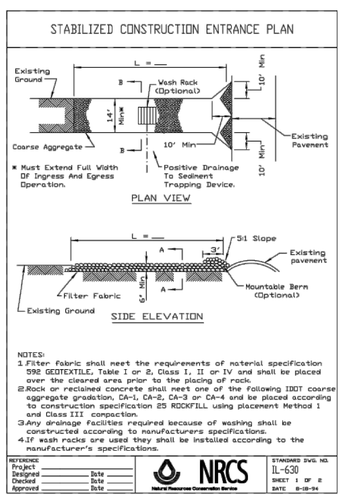
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 01-11-11

STABILIZED CONSTRUCTION ENTRANCE PLAN



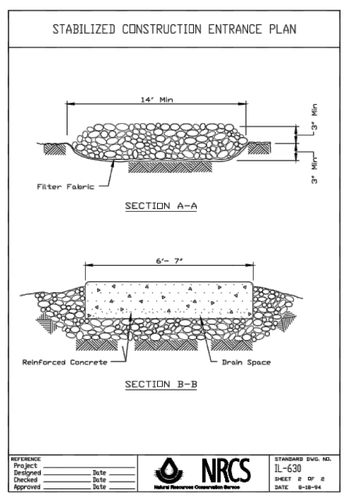
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, 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 manufacturer's specifications.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-19-94

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-19-94

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

EROSION CONTROL DETAILS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.2

Attachment: Final Engineering Plans_v1 (3) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

PLANTING LEGEND

SHORELINE PLUGS

LENGTH = 633 LF

EMERGENT PLUG MIX

AREA = 0.22 AC

MESIC PRAIRIE SEED MIX

AREA = 0.41 AC

SEDGE MEADOW SEED MIX

AREA = 0.12 AC

WET PRAIRIE SEED MIX

AREA = 0.04 AC

LOT 12

EXISTING WETLAND

100 YEAR FLOODPLAIN

PROPOSED BUILDING
FF=744.0
(TF=743.5)

HWL 740.25
NWL 737.00
BOTTOM = 737.00
DETENTION VOLUME = 0.68 AC-FT
STORAGE CONTROL = 0.068 AC-FT

HWL 740.25

NORTH LINE OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

SOUTH LINE OF THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 390 FEET OF THE SE ¼ OF SECTION 2-42-10

EAST LINE OF THE WEST 390 FEET OF THE SE 1/4 OF SECTION 2-42-10 AS MONUMENTED AND OCCUPIED

WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 2-42-10

IL 53 (HICKS ROAD)
(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

SPRUCE DR

02-02-400-056
OWNER: TAXPAYER OF
420 SPRUCE DR
PALATINE, IL 60074

REC. JUNE 28, 2078
AS DOC. NO. 24507142

GRAPHIC SCALE
20 10 0 20
1" = 20'

REVISIONS			
NO.	DATE	DESCRIPTION	
		ORIGINAL ISSUE DATE:	03-28-2024
NO.	DATE	DESCRIPTION	

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING PLAN

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.3

Attachment: Final Engineering Plans_v1 (3) (3) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

CONSTRUCTION AND REVEGETATION

This section of the plan details construction and revegetation of the naturalized stormwater facilities.

CONSTRUCTION, SOILS AND TOPDRESSING SPECIFICATIONS

Grading and excavation of the stormwater facilities shall be completed in accordance with the engineering plans in order to achieve the requisite storage volumes.

The following specifications shall be followed to minimize impacts to the stormwater facilities and provide a suitable medium for vegetation establishment:

1. All areas to be planted or seeded with native vegetation shall be over-excavated a minimum of 1 foot below final grade to allow for the placement of topdress material, unless a one-foot thick topsoil layer is present following excavation to proposed final grade.
2. Topdress material for the proposed naturalized vegetation areas can originate from on-site. These soils are adequate to promote native vegetation establishment. If additional topdress material is needed, the topdress material shall contain an organic matter content of 3% or more and a clay content of 27% or less.
3. Wheel-based vehicles (scrapers, endloaders, etc.) shall not be used for topdressing work. Only low ground pressure wide-track equipment (quadtrack tractor, wide track dozer, backhoe, or approved by Engineer) shall haul, move and spread topdress material.
4. Following the 1-foot of topdress placement, the surface shall be thoroughly disked using a small farm type disc (not a large construction disc) and/or Harley rake for all native seeding areas. Topdress material shall not be handled or the surface disked when wet.
5. No wheeled traffic shall occur in the naturalized seeding areas after the final disking is complete, with the exception of a small farm type tractor if used for seeding.
6. All construction activities in the naturalized areas must be done under dry conditions.

PRE-SEEDING AND PLANTING WEED CONTROL

If any areas identified on the Plan are not disturbed as a result of grading or lie fallow long enough following final grading to allow non-native/invasive species to germinate a pre seeding/plug planting weed control event shall take place using a non-selective aquatic safe herbicide. All herbicide shall be applied according to manufacturer's specifications to ensure that the treatment is successful. All treated areas shall allow 14 days to pass after treatment to allow the chemicals to work and break down prior to seeding or planting.

SEEDING SPECIFICATIONS

1. The seeding contractor shall furnish, transport, and install the native seed mixes as specified for the respective areas shown on the Plan.
2. Seeding activities of the permanent matrices shall be performed after the seed bed has been properly prepared, as applicable, between November 1 after the first frost and ending when snow cover exceeds 2-inches in depth or areas are covered with ice and June 15th of the following year.
3. If construction activities are finished outside the permanent seeding window, the area can be stabilized with a temporary cover crop or permanent seeded with a supplemental seeding during the prescribed window the following year if needed to achieve standards.
4. Seed shall be surface sown with a broadcast seeder and lightly raked in or with a native drop seeder.
5. All seed sources shall be within a 200-mile radius of the project site and be true to name and variety.
6. Seeding shall only occur in areas that will receive erosion blanket installation within 48 hours (see section below).

WETLAND PLANTING SPECIFICATIONS

1. The planting contractor shall furnish, transport and install all container grown plants for all planting zones as specified on plans.
2. Herbaceous planting activities shall be performed no earlier than May 15th and no later than July 1st under favorable conditions (i.e., proper hydrology).
3. All plugs shall be container grown in open bottom pots with the following minimum dimensions: 2 3/8 inches square by 3-inches deep or a minimum root area of 11 cubic inches. At time of planting, all plant plugs shall have minimum shoot heights of 14-inches and well-developed root systems that hold planting soil together when removed from the container. Soil saturation shall be maintained for all container plants until installation.
4. Plant material shall not be provided as dormant (i.e., sprouted tubers, sprouted rhizomes or bare root) unless specified in the plans.

PLANTING ZONES

Selection of the plant species in the stormwater facilities are based on their suitability to the anticipated soil and hydrologic conditions following construction. The hydrographs (Appendix III) indicate a quick drawdown to the Normal Water Line (NWL) with all events modeled to take 50 hours or less. As the plan indicates the stormwater basin has an underdrain system running below the basin bottom to promote ground water infiltration to provide additional water quality benefits before being discharged to the tributary to Buffalo Creek. The basin bottom is approximately four inches below the outlet elevation which may result in shallow inundation during periods of frequent precipitation in the wetter spring and fall months and saturated soil conditions during the summer months when frequency is less allowing greater time for groundwater infiltration to the underdrains.

A variety of native wetland plant plugs tolerant of large hydraulic fluctuations shall be installed in the shallow emergent bottom area of the stormwater basin. Plug installations shall be conducted only under suitable hydrologic conditions. If suitable hydrologic conditions are not established during the plant installation window, plant installation may be postponed until the subsequent growing season when appropriate hydrology is established.

A broad-spectrum mesic prairie, wet prairie and sedge meadow seed mixes comprised of native grasses, sedges and forbs will be installed on the stormwater basin slopes and comp storage areas. See Appendix II for the seed and plug mixes. These mixes are described below.

Mesic Prairie Seed Mix (0.44 acres). A broad-spectrum native seed mix, a mix that contains native grasses, sedges and forbs, shall be installed on the slopes of the stormwater basin. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Wet Prairie Seed Mix (0.21 acres). A wet prairie seed mix, a mix that contains native grasses, sedges and forbs, shall be installed along the slopes of the comp storage area and within the floodway/floodplain associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Sedge Meadow Seed Mix (0.12 acres). A sedge meadow seed mix, a mix that contains native grasses, sedges, rushes and forbs shall be installed in the bottom of the comp storage area to provide a seed mix tolerant of wetter soils and flooding associated with the tributary to Buffalo Creek. Following seeding activities, a biodegradable erosion blanket (i.e. North American Green S75BN) shall be installed to stabilize the seed prior to cover crop germination and establishment of the permanent plant species. Blanket shall be secured with staples according to the manufacture's specifications.

Shoreline Plug Zone (633LF). Wetland plugs (Shoreline Plug Mix) shall also be installed around the shoreline of the stormwater basin to provide additional shoreline stabilization and help tolerate the hydrologic bounce of the basins. Plant plugs in the Shoreline Plug Mix shall be installed after the prairie has been seeded and blanket has been installed. Plant plugs for the Shoreline Plug Mix shall be established on the toe slope in two rows parallel to the entire shoreline into the erosion control blanket. Plugs in the "Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center at the NWL elevation. Plugs in the "Upper Shoreline Row" shall be established in one row parallel with the shoreline with plugs ~2-foot on center on the slope 1.0 vertical foot above the "Shoreline Row".

Emergent Plug Mix (0.18 acres). The emergent plug mix shall be installed in the areas shown on the Plan. The emergent zone is designed 4-inches below the normal water level and will likely be inundated throughout the growing season and have saturated soils during the summer months due to ground water infiltration resulting from the underdrains. A total of 5,000 emergent plant plugs shall be installed per acre within this zone under suitable hydrologic conditions.

EROSION CONTROL BLANKET INSTALLATION SPECIFICATIONS

North American Green (NAG) S75 BioNet shall be installed over all seeding areas (mesic prairie, wet prairie and sedge meadow) as shown on the Plan. The blanket shall be installed within 48 hours and/or prior to forecasted rain, so no seeded area remains unprotected. Therefore, the area seeded shall be based on whatever can be blanketed within 48 hours. Installation of all erosion control materials shall be in accordance with the manufacturer's specifications

PREDATOR CONTROL

A predator control system shall be installed to help achieve the site goals and performance standards by discouraging herbivores such as but not limited to geese, ducks and muskrats from consuming and uprooting newly planted native plugs.

1. The materials shall include: 1-inch X 1-inch X 4-foot wood stakes with one end pointed, chicken wire fencing fabric or wire hardware cloth with mesh openings not to exceed 2-inches, 6-inch wire landscape staples, masons string and UV rated zip ties.
2. All areas receiving native plant plugs shall be protected by predator control fence. The fence, consisting of three-foot-high chicken wire fence mounted securely on 1-inch X 1-inch X 4-foot wood stakes in such a manner that one foot of wood stake with pointed end will extend below the fence fabric. The wood stakes will be no greater than 6 feet apart and installed approximately one foot deep into the soil so that the bottom of the fence fabric rests firmly on the soil surface. This fence shall be installed in conjunction with site seeding and native plug installation.
3. Fencing shall be installed above the NWL of all areas receiving plugs to make a protective perimeter. Wooden stakes shall be installed within the basin bottoms in a manner to allow masons twin to be strung across the top of the planted surface to deter geese and ducks from landing in the newly planted areas.
4. It is the responsibility of the contractor to remove the predator control fencing once the vegetation is established or the performance standards are met/sign off is achieved.

IRRIGATION

It is the responsibility of the restoration contractor to monitor the site during and after the wetland plant plugs are installed. Due to the unpredictable nature of precipitation events and underdrains drawing down the water level in the stormwater basin the contractor shall monitor site hydrology and implement an irrigation schedule if necessary to ensure proper hydrology during the first growing season to ensure the plants establish.

MANAGEMENT & MONITORING PLAN

This BMP Plan Summary and Management & Monitoring Plan (MMP) for the 1855 N. Hicks Road development establishes a means by which the stormwater facilities may be evaluated relative to pre-established goals and performance standards.

The duration of the monitoring program is three years, beginning with the completion of grading and planting. The three-year management and monitoring program will be the responsibility Shelter, Inc.

STORMWATER BASIN AND BMP MANAGEMENT

Proper management is critical for successful establishment of the proposed plant communities. Irrigation, periodic mowing, selective herbicide application and prescribed burning are commonly used as management techniques for natural plant communities.

The invasive species that require control include, but are not limited to, the following species provided in Table 1.

Table 1: Non-Native and Invasive Species

American Silver-Berry (*Elaeagnus commutata)*
Asian Bittersweet (*Celastrus orbiculatus*)
Garden Bird's-Foot-Trefoil (*Lotus corniculatus*)
Black Locust (*Robinia pseudoacacia*)
Bull Thistle *(Cirsium vulgare)*
Lesser Burrdock (*Arctium minus*)
Canadian Goldenrod (*Solidago canadensis*)
Canadian Thistle (*Cirsium arvense*)
Cat-Tail (*Typha* spp.)
Chinese Yam (*Discorea oppositifolia*)
Common Reed (*Phragmites australis)*
Crack Willow (*Salix fragilis*)
Creeping-Jenny (*Lysimachia nummularia*)
Crownvetch (*Securigera varia)*
Curly Pondweed (*Potamageton crispus*)
Dames Rocket (*Hesperis matronalis*)
Eurasian-Buttercup (*Ficaria verna*)
Eurasian Water-Milfoil (*Myriophyllum spicatum*)
European Barberry (*Berberis vulgaris*)
European Buckthorn (*Rhamnus cathartica*)
Garlic-Mustard (*Alliaria petiolata*)
Giant Hogweed (*Heracleum mantegazzianum*)
Glossy False Buckthorn (*Frangula alnus*)
Greater Flowering-Rush (*Butomus umbellatus*)
Japanese Barberry (*Berberis thunbergii*)
Japanese Bristle Grass (*Setaria faberi*)
Japanese Honeysuckle (*Lonicera japonica*)
Japanese Hop (*Humulus japonica*)
Japanese-Knotweed (*Reynoutria japonica*)
Japanese Stilt Grass (*Microstegium vimineum*)
Jetbead (*Rhodotypos scandens*)
Leafy Spurge (*Euphorbia esula*)
Littleleaf Linden (*Tilia cordata*)
Morrow's Honeysuckle (*Lonicera morrowii*)
Nodding Plumeless-Thistle (*Carduus nutans)*
Privet *(Ligustrum* spp.)
Purple Loosestrife (*Lythrum salicaria*)
Ragweed (*Ambrosia* spp.)
Rambler Rose (*Rosa multiflora*)
Red/White Clover (*Trifollium* spp.)
Reed Canary Grass *(Phalaris arundinacea*)
Russian Olive (*Elaeagnus angustifolia)*
Sandbar Willow (*Salix interior*)
Seaside Goldenrod (*Solidago sempevirens*)
Showy Fly-Honeysuckle (*Lonicera* x *bella*)
Spotted knapweed (*Centaurea stoebe* subsp. *micranthos*)
Tall Goldenrod (*Solidago altissima*)
Teasel (*Dipsacus* spp.)
Twinsisters (*Lonicera tatarica*)
Watercress (*Nasturtium officinale*)
Wild Parsnip (*Pastinaca sativa*)
Yellow Sweet-Clover (*Melilotus officinalis*)

First and Second Year Mowing. During the first two growing seasons after seeding, mowing or selective weed whipping the vegetation on the prairie slopes should occur as needed to maintain a plant height of no greater than 18 to 20 inches. To accomplish this, high-mowing the vegetation to a height of 6 to 9 inches several times during the growing season will be needed. Mowing will aid new plant growth as to allow more sunlight to reach young prairie seedlings. Mowing will aid in the control of annual weeds, which can undermine seeding efforts.

Herbicide Application. Management of the vegetation in all areas should include selective application of herbicide to control aggressive plant species, such as, but not limited to, reed canary grass (*Phalaris arundinacea*), cattails (*Typha spp*), purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), thistles (*Cirsium spp.*), teasel (*Dipsacus spp.*), and sweet clover (*Melilotus spp.*). These species, including others, can displace desirable species, thereby reducing floristic diversity in the naturalized areas. Controlling these species will be required to achieve the performance standards for the project.

Natural regeneration of cattails, common reed and reed canary grass in the stormwater basin and comp storage area may likely occur following construction. A pre-planting control shall be conducted if any of these species or other weeds are present. Hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Cattail and common reed coverage can be no greater than 5% in aggregate prior to plant installation. Aggressive control of these species will be required after planting and throughout the management period to ensure plant establishment. After planting, the hand-wick/bar-wick application method to control these species will likely be required.

A determination regarding the type of herbicide to be used should be made when it is known which nuisance species are present on the site. Depending on the target weed species, a selective herbicide may be available. The choice of herbicide and timing of herbicide application shall be made by a trained, experienced professional based on the target weed species and conditions. Care should be taken to monitor site weather conditions to limit herbicide drift, overspray, and ensure it is rainfast.

It is recommended that a minimum of four annual weed control application events are conducted throughout the three-year period. Below is a general guideline on the suggested schedule and target species for the application periods:

- Application Period One (early spring - April/May): problematic species such as, but not limited to, reed canary grass, red/white clover, cool season adventive grasses.
- Application Period Two (late spring to early summer - May/June): problematic species such as, but not limited to, teasel, white/yellow sweet clover, thistle.
- Application Period Three (mid to late summer - July/August): problematic species such as, but not limited to, tall goldenrod, hairy aster, ragweed, cattails, purple loosestrife.
- Application Period Four (late summer and fall - September/October): problematic species such as, but not limited to, reed canary grass, thistle, common reed, red/white clover, cool season grasses.

Prescribed Burning. One prescribed burn may be conducted in the naturalized area during the three-year period. If deemed safe by the contractor and owner, the prescribed burn should be scheduled in the spring or fall of the third full growing season. Prescribed burning can reduce exotic weed species that may establish from seeds or rootstock material in the topsoil that is in situ or placed in these areas. Additionally, burning encourages the growth of native plant species from the established mixes and inhibits the growth of certain non-native vegetation.

Long-Term Mowing in Lieu of Prescribed Burning. If burning is deemed unsafe, end of growing season mowing can be conducted instead. Mowing the vegetation at the end of the growing season around November would be conducted annually after the vegetation has established (after year 2). This end of growing season mowing will partially replace some of the benefits provided by fire, in an area where prescribed burning is not feasible, mowing will be to a height of 6-9 inches. The mowing will only occur under dry or frozen ground conditions, so that soil disturbance from wheel ruts is avoided.

PERFORMANCE STANDARDS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success may be evaluated. If the performance standards are not achieved by the end of the three-year management and monitoring program, the permittee is responsible for correction of any deficiencies through further management activities, which may include replanting.

1. Within 3 months of seed installation (or three months into the growing season if dormant seeded), at least 90% of the seeded areas (mesic prairie, wet prairie and sedge meadow), as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be achieved in the second year and maintained throughout, and at the end of the three-year period for this area.
2. At the end of the second growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 50%. As such, relative coverage of natives shall be 50% or greater at the end of the second growing season. At the end of the third growing season, relative coverage of non-native species in the mesic prairie, wet prairie and sedge meadow area cannot exceed 20%. As such, relative coverage of natives shall be 80% or greater at the end of the third growing season.
3. At the end of the third growing season, the top three most dominant species based on relative coverage in the naturalized area (mesic prairie, wet prairie, sedge meadow and emergent) shall not be non-native. These species shall include, but not be limited to, the following: reed canary grass (*Phalaris arundinacea*); common reed (*Phragmites australis*); field thistle (*Cirsium arvense*); buckthorn (*Rhamnus spp.*); cattails (*Typha spp.*); teasel (*Dipsacus spp.*); purple loosestrife (*Lythrum salicaria*); clover (*Trifolium spp.*); and sweet clover (*Melilotus spp.*).
4. Relative coverage of cattails shall be less than 15% throughout, and at the end of, the three-year period.
5. At the end of the third growing season the emergent planting zone shall achieve 70% or greater native relative cover.

MONITORING

Vegetation Monitoring. Annual vegetation monitoring in the naturalized areas shall be conducted during the three-year period beginning immediately following planting/seeding. Vegetative transects/quadrats shall be added following seeding and plant installation in a manner that represents the site and different plant communities. The vegetation monitoring inspections shall be conducted twice per year (May/June and August/September).

Annual Monitoring Report. An annual monitoring report will be submitted to the Metropolitan Water Reclamation District of Greater Chicago by January 31 of each year during the three-year period or until performance standards are met and signoff is achieved.

The annual report must include a review of site progression towards meeting the performance standards and propose any necessary remedial actions. More specifically, the monitoring report must contain the following information, which will be based on data collected during the monitoring inspections.

1. A summary of management activities conducted during the year.
2. Representative photographs depicting general site conditions.
3. Provide the top three dominant species and relative vegetative coverage as needed to evaluate the performance standards.
4. Evaluate the status of the areas relative to the performance standards.
5. Recommend management activities for the following year to address any issues related to site success.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

DETENTION BASIN PLANTING SPECIFICATIONS

1855 N. HICKS ROAD

PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

C4.4

Attachment: Final Engineering Plans_v1 (3) (3) (1855 N. Hicks Road - HODC Shelter Inc: FPD, PFPS, SU fill; and Rezoning to PD)

MESIC PRAIRIE SEED MIX (0.44 acres)			
Type	Species	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias tuberosa*	Butterfly Weed	0.3125
	Aster laevis	Smooth Blue Aster	0.0625
	Aster novae-angliae	New England Aster	0.0625
	Astragalus canadensis	Canadian Milk Vetch	0.2500
	Baptisia leucantha	White Wild Indigo	0.5000
	Cassia fasciculata	Partridge Pea	0.2500
	Coreopsis lanceolata	Sand Coreopsis	0.1250
	Coreopsis palmata	Prairie Coreopsis	0.1250
	Coreopsis tripteris	Tall Coreopsis	0.1250
	Dalea candidum	White Prairie Clover	0.0630
	Dalea purpureum	Purple Prairie Clover	0.1250
	Desmodium illinoense	Illinois Tick-Trefoil	0.2500
	Echinacea pallida	Pale Purple Coneflower	0.2500
	Echinacea purpurea	Broad-leaved Pur. Coneflower	0.3125
	Eryngium yuccifolium	Rattlesnake Master	0.1875
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.0625
	Lespedeza capitata	Round-Headed Bush Clover	0.1875
	Monarda fistulosa	Wild Bergamot	0.1250
	Penstemon digitalis	Foxglove Beard Tongue	0.1250
	Potentilla arguta	Prairie Cinquifoil	0.0625
	Pycnanthemum virginianum	Mountain Mint	0.0625
	Ratibida pinnata	Yellow Coneflower	0.2500
	Rudbeckia hirta	Black-eyed Susan	0.2500
	Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.2500
	Silphium integrifolium	Rosin Weed	0.3125
	Solidago speciosa	Showy Goldenrod	0.0625
	Tradescantia ohiensis	Ohio Spiderwort	0.1875
	Verbena stricta	Hoary Vervain	0.1250
	Zizia aurea	Golden Alexanders	0.1875
		sub total	5.2505
Grasses & Sedges	*Andropogon gerardii*	Big Bluestem	1.000
	Bouteloua curtipendula	Side-oats Grama	6.000
	Carex bicknellii	Bicknells Sedge	0.125
	Carex brevior	Shorter Sedge	0.125
	Carex molesta	Field Oval Sedge	0.125
	Carex vulpinoidea	Fox Sedge	0.125
	Elymus canadensis	Canada Wild Rye	3.000
	Elymus virginicus	Virginia Wild Rye	2.000
	Panicum virgatum	Switch Grass	1.000
	Schizachyrium scoparius	Little Bluestem	6.000
		sub total	19.500
		Total Permanent Species:	24.751
Cover	*Avena sativa*	Seed Oats	32.000

WET PRAIRIE SEED MIX (0.21 acres)			
Type	Species	Common Name	Seeding Rate
Forbs	*Asclepias incarnata*	Swamp Milkweed	0.31250
	Bidens cernua	Nodding Bur Marigold	0.12500
	Boltonia asteroides	False Aster	0.06250
	Epilobium coloratum	Cinnamon Willow Herb	0.06250
	Euthamia graminifolia	Grass-Leaved Goldenrod	0.03125
	Eutrochium maculatum	Joe Pye Weed	0.12500
	Helenium autumnale	Sneezeweed	0.12500
	Liatris pycnostachya	Prairie Blazing Star	0.25000
	Lobelia cardinalis	Cardinal Flower	0.06250
	Lobelia siphilitica	Blue Lobelia	0.03125
	Lythrum alatum	Winged Loosetrife	0.00500
	Mimulus ringens	Monkey Flower	0.01563
	Oligoneuron riddellii	Riddell's Goldenrod	0.12500
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Mountain Mint	0.06250
	Senna hebecarpa	Wild Senna	0.50000
	Symphyotrichum novae-angliae	New Endland Aster	0.12500
	Verbena hastata	Blue Vervain	0.18750
	Veronia fasciculata	Common Ironweed	0.12500
	Veronicastrum virginicum	Culvers Root	0.03125
		sub total	2.61438
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex scoparia	Lance-Fruited Oval Sedge	0.12500
	Carex tribuloided	Awl-Fruited Oval Sedge	0.12500
	Elymus riparius	Riverbank Rye	2.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Manna Grass	0.12500
	Leersia oryziodes	Rice Cut Grass	0.50000
	Panicum virgatum	Switch Grass	1.50000
	Scirpus atrovirens	Dark-Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.03125
	Scirpus pendulus	Rufous Bulrush	0.12500
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.21875
		Total Permanent Species:	10.83313
Cover	*Avena sativa*	Seed Oats	32.000

SEDGE MEADOW SEED MIX (0.12 acres)			
Type	Scientific Name	Common Name	Seeding Rate (lbs/ac)
Forbs	*Asclepias incarnata*	Marsh Milkweed	0.35000
	Boltonia asteriodes recognita	False Aster	0.06250
	Coreopsis tripteris	Tall Coreopsis	0.37500
	Eupatorium perfoliatum	Common Boneset	0.06250
	Euthania graminifolia	Grass-leaved Goldenrod	0.06250
	Eutrochium maculatum	Spotted Joe-Pye Weed	0.06250
	Helenium autumnale	Sneezeweed	0.18750
	Iris virginica shrevei	Blue Flag Iris	1.00000
	Lobelia siphilitica	Great Blue Lobelia	0.06250
	Lycopus americanus	Water Horehound	0.06250
	Mentha arvensis	Wild Mint	0.06250
	Mimulus ringens	Monkey Flower	0.01563
	Penstemon digitalis	Foxglove Beard Tongue	0.12500
	Penthorum sedoides	Ditch Stonecrop	0.01563
	Physostegia virginiana	Obedient Plant	0.25000
	Pycnanthemum virginianum	Common Mountain Mint	0.06250
	Silphium perfoliatum	Cup Plant	0.50000
	Solidago gigantea	Late Goldenrod	0.06250
	Symphyotrichum lanceolatum	Panicled Aster	0.12500
	Symphyotrichum novae-angliae	New England Aster	0.12500
	Thalictrum dasycarpum	Purple Meadow Rue	0.18750
	Verbena hastata	Blue Vervain	0.25000
	Vernonia fasciculata	Iron Weed	0.25000
	Zizia aurea	Golden Alexanders	0.50000
		sub total	4.81875
Grasses & Sedges	*Calamagrostis canadensis*	Blue Joint Grass	0.12500
	Carex annectans xanthocarpa	Yellow Fox Sedge	0.06250
	Carex cristatella	Crested Oval Sedge	0.12500
	Carex frankii	Bristly Cattail Sedge	0.50000
	Carex hystericina	Porcupine Sedge	0.18750
	Carex molesta	Troublesome Sedge	0.25000
	Carex scoparia	Lance Fruited Oval Sedge	0.06250
	Carex stipata	Common Fox Sedge	0.25000
	Carex tribuloides	Awl-Fruited Sedge	0.06250
	Carex vulpinoidea	Brown Fox Sedge	0.12500
	Eleocharis erythropoda	Red-Rooted Spike Rush	0.12500
	Elymus canadensis	Canada Wild Rye	1.00000
	Elymus virginicus	Virginia Wild Rye	3.00000
	Glyceria striata	Fowl Mana Grass	0.12500
	Juncus dudleyi	Dudley's Rush	0.01563
	Juncus torreyi	Torrey's Rush	0.01563
	Leersia oryzoides	Rice Cut Grass	0.25000
	Panicum virgatum	Switch Grass	1.25000
	Scirpus atrovirens	Dark Green Bulrush	0.06250
	Scirpus cyperinus	Wool Grass	0.01563
	Scirpus pendulus	Red Bulrush	0.06250
	Spartina pectinata	Prairie Cord Grass	0.50000
		sub total	8.17188
		Total Permanent Species:	12.99063
Cove	*Avena sativa*	Seed Oats	32.000

SHORELINE PLUG ROWS Plants installed at toe of slope ~2' on center in two rows parallel with the shoreline (633LF)			
Row	Species	Common Name	Quantity
Shoreline Row	*Carex lacustris*	Lake Sedge	108
	Hibiscus laevis	Halberd Leaved Rose Mallow	36
	Iris virginica shrevei	Blue Flag	36
	Physostegia virginiana	Obedient Plant	72
	Scirpus atrovirens	Dark Green Bulrush	72
		Sub Total Plugs:	324
Upper Shoreline Row	*Asclepias incarnata*	Swamp Milkweed	36
	Carex emoryi	Riverbank Sedge	72
	Carex pellita	Woolly Sedge	72
	Liatris pycnostachya	Prairie Blazing Star	36
	Panicum virgatum	Switch Grass	108
		Sub Total Plugs:	324
		Total Plugs:	648

SHALLOW EMERGENT PLUG MIX (0.18 acres) (5,000 plugs per acre)		
Species	Common Name	Quantity
Acorus americanus	Sweet Flag	108
Iris virginica shrevei	Blue Flag	72
Juncus effusus	Soft Rush	108
Sagittaria latifolia	Common Arrowhead	72
Schoenoplectus fluviatilis	River Bulrush	108
Scirpus acutus	Hardstem bulrush	108
Scirpus pungens	Chairmaker's Rush	108
Scirpus validus creber	Great Bulrush	108
Sparganium eurycarpum	Bur Reed	108
	Total:	**900**

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

NATIVE SEED MIXES

1855 N. HICKS ROAD
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.5

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
   FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

UTILITY CROSSINGS

C01 24" STM B/P 737.31 *
6" WM T/P 734.90

C02 12" STM B/P 737.86 *
6" WM T/P 735.40

C03 12" STM B/P 736.88
8" SAN T/P 736.06

C04 8" SAN T/P 733.53
EX. 15" STM B/P UNKNOWN
VERIFY IN THE FIELD

*DENOTES WM PROTECTION
SEE DETAIL ON C6.1

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

UTILITY PLAN

1855 N. HICKS ROAD

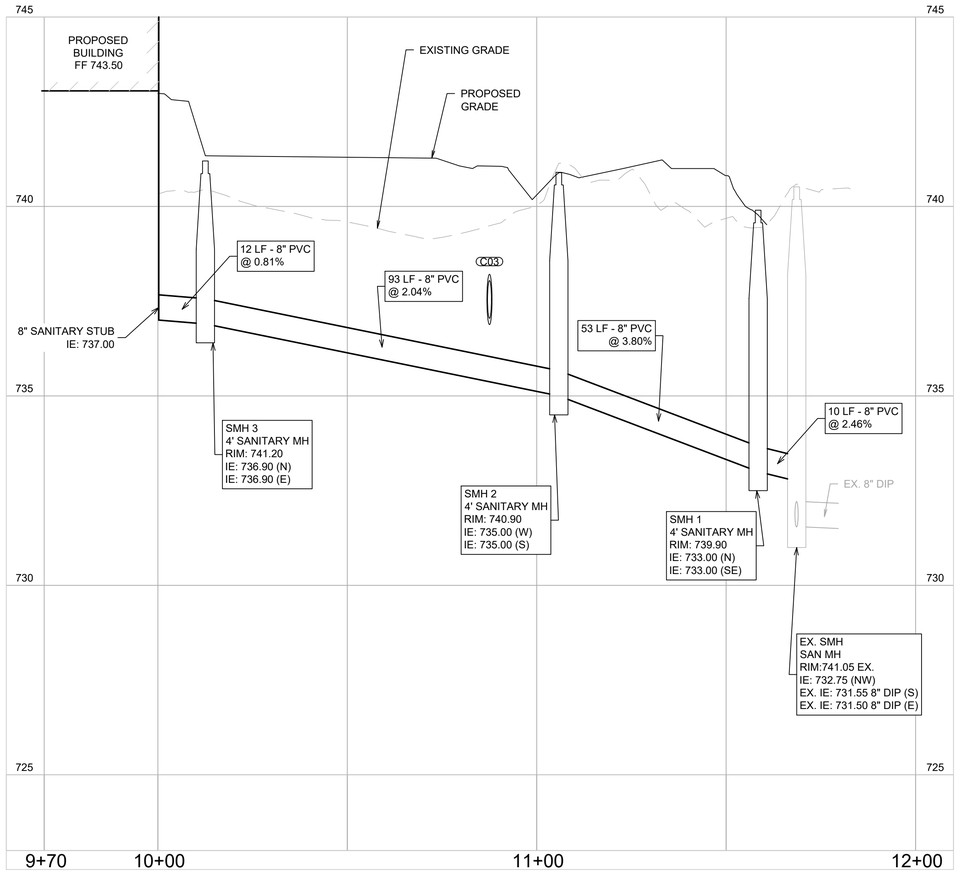
PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

GRAPHIC SCALE
20 10 0 20
1" = 20'

DRAWING NO.
C5.0

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



SANITARY PROFILE
SCALE: HORIZ: 1"= 20'
VERT: 1" =2'

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	INVERT
FES 1-1	12" FES	737.00 (12" N)
FES 2-1	12" FES	737.00 (12" NE)
FES 3-1	24" FES	737.53 (24" NE)
FES 3-2	24" FES	737.78 (24" SW)
FES 4-1	12" FES	735.70 (12" NE)
FES 4-2	12" FES	737.33 (12" SW)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
OW 1	OBSERVATION WELL	RIM: 741.02		736.00 (4" W)
OW 2	OBSERVATION WELL	RIM: 739.91		736.00 (4" S)
ST 1-1	4' MH (Open)	RIM: 740.40	737.25 (12" N)	737.25 (12" S)
ST 1-2	4' MH (Open)	RIM: 741.70	737.50 (12" NW)	737.50 (12" S)
ST 1-3	2' Inlet	RIM: 741.00		738.00 (12" SE)
ST 2-1	4' MH (Open)	RIM: 741.12	738.20 (12" N)	738.20 (12" SW)
ST 2-2	2' Inlet	RIM: 741.50		738.50 (12" S)
ST 4-1	4' MH (Closed) RESTRICTOR MANHOLE WITH 2.79" DIA. PLATE RESTRICTOR AND BACKFLOW PREVENTER	RIM: 741.50	737.20 (12" NE) 736.00 (4" SE)	736.00 (12" SW)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FIRE HYDRANT	FG=742.20

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VV 1	6" PRESSURE CONNECTION TO EXISTING 10" WATERMAIN	RIM=744.20

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

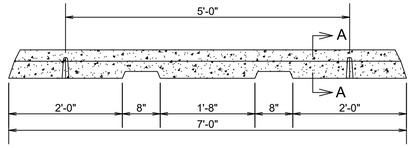
SANITARY PROFILES AND STRUCTURES TABLE

1855 N. HICKS ROAD
PHASE
PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C5.1

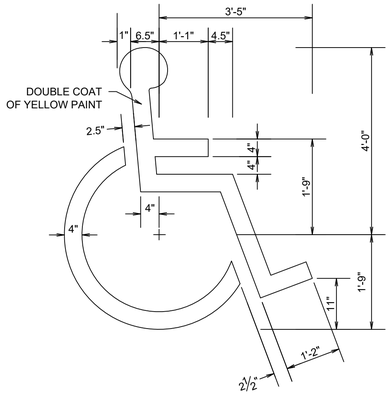
Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



NOTES:

1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. STEEL PINS TO BE PROVIDED AS REQUIRED TO SECURE WHEEL STOPS.
3. WHEEL STOPS TO BE PLACED 1' OFFSET OF E/P

CONCRETE WHEEL STOP



NOTE: SYMBOL TO BE CENTERED IN PARKING STALL.

PAINTED ACCESSIBLE STALL SYMBOL



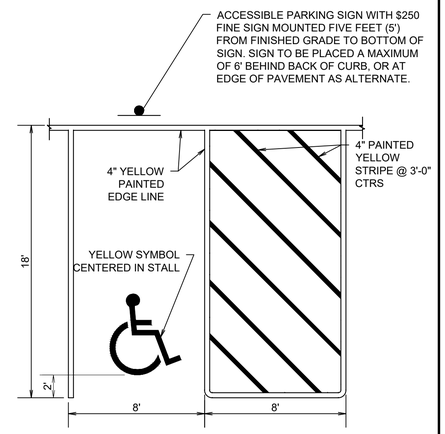
ACCESSIBLE PARKING SIGN

WITH $250 FINE SIGN

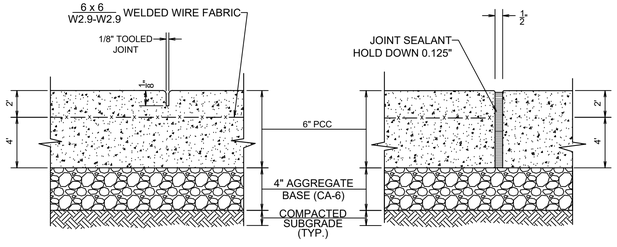
MUTCD R7-8, 12"x18"

MUTCD R7-8a, 12"x6"

ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL



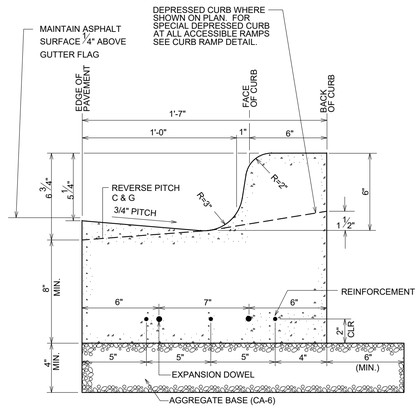
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

(NOT APPROPRIATE
FOR LARGE SLABS)

NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. & EXPANSION JOINTS TO BE 40'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

CONCRETE PAD W/ REINFORCEMENT

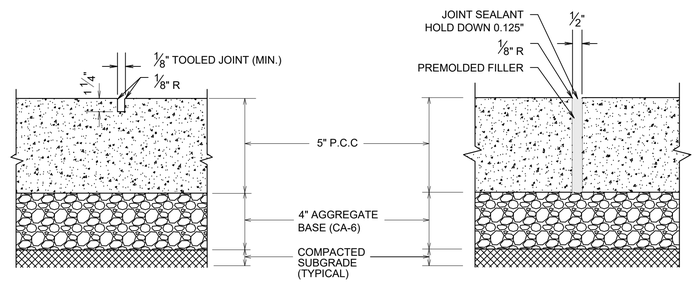


RELATIVE ELEVATIONS		
	STANDARD PITCH	REVERSE PITCH
E/P	0.00	0.00
GUTTER FLAG	-1/4" (-0.021)	+1/4" (+0.021)
FLOW LINE	-1" (-0.083)	+1" (+0.083)
T/C	+5" (+0.417)	+7" (+0.583)

NOTES:

1. REINFORCEMENT: PROVIDE 3 No.5 STEEL BARS, 10' LONG, CENTERED OVER ALL TRENCH CROSSINGS.
2. EXPANSION JOINT: PLACE AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURB & GUTTER. PROVIDE No. 6x18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLER MATERIAL).
3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 15' INTERVALS.
4. 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
5. PROVIDE 2 NO. 6x2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.

B6.12 CURB AND GUTTER



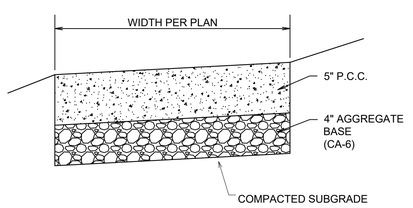
CONTRACTION JOINT DETAIL

EXPANSION JOINT DETAIL

NOTE:

UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40' O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.

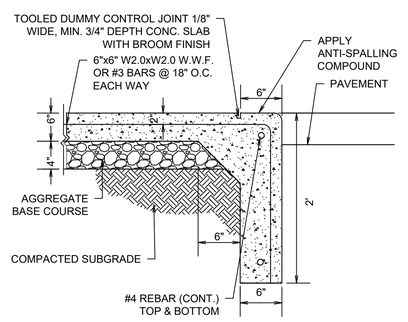
CONCRETE SIDEWALK



NOTES:

MINIMUM 1.0% SLOPE IN AT LEAST ONE DIRECTION. CONSTRUCTED CROSS SLOPE NOT TO EXCEED 2% AND LONGITUDINAL SLOPE NOT TO EXCEED 5%

CONCRETE SIDEWALK



NOTES:

1. SEE LAYOUT PLAN FOR CONCRETE SIDEWALK AND PAVEMENT SECTION DETAILS.

TURN - DOWN CURB AND SIDEWALK

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

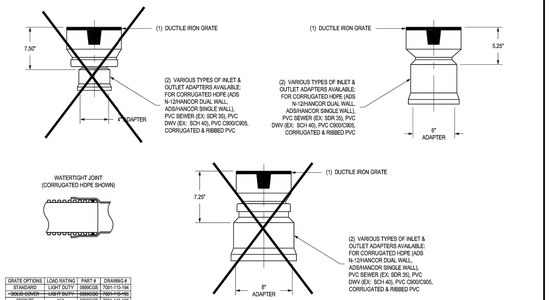
PALATINE, ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.0

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-104
GRATE ONLY	LIGHT DUTY	0899CGO	7001-110-105
BRONZE	N/A	0899CGB	7001-110-106
DOME	N/A	0899DGS	7001-110-107

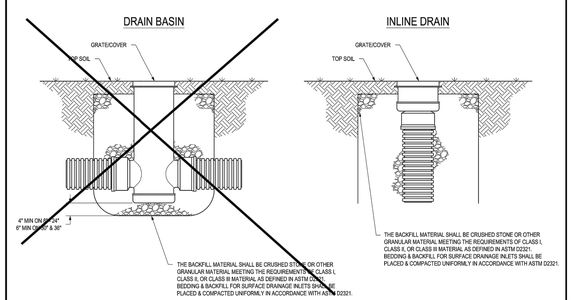
1 - GRATES/SUD COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY ANY TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2021 NYLOPLAST

DRAWN BY	CJA
DATE	06-25-08
REVISED BY	CCA
PROJECT NO./NAME	
DATE	07-19-13
DWG SIZE	A
SCALE	NTS
SHEET	1 OF 1
DWG NO.	7003-110-000
REV	G
MATERIAL	
TITLE	8 IN INLINE DRAIN DESIGN DETAILS

Nyloplast
3128 VERONA AVE.
BUFORD, GA 30519
(770) 932-2811
FAX (770) 932-2490
www.nyloplast-us.com

NON TRAFFIC INSTALLATION

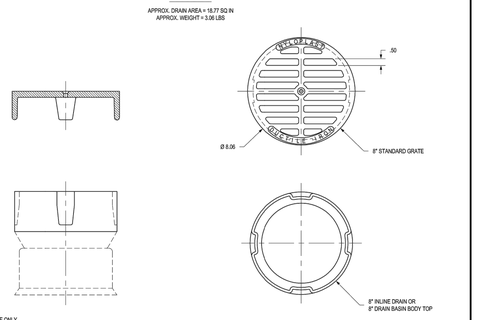


THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY ANY TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2021 NYLOPLAST

DRAWN BY	CJA
DATE	9-30-09
REVISED BY	NMH
PROJECT NO./NAME	
DATE	03-11-16
DWG SIZE	A
SCALE	1:25
SHEET	1 OF 1
DWG NO.	7001-110-111
REV	F
MATERIAL	
TITLE	DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

Nyloplast
3128 VERONA AVE.
BUFORD, GA 30519
(770) 932-2811
FAX (770) 932-2490
www.nyloplast-us.com

0899CGS



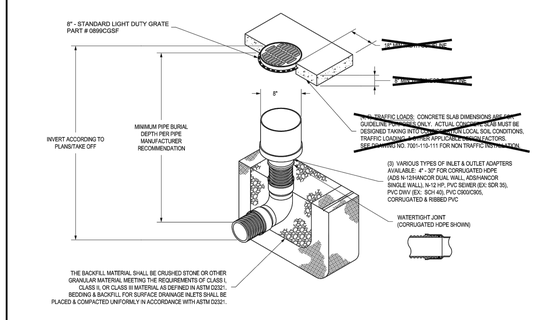
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY ANY TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2021 NYLOPLAST

DRAWN BY	EBC
DATE	03-03-06
REVISED BY	CCA
PROJECT NO./NAME	
DATE	09-27-13
DWG SIZE	A
SCALE	1:4
SHEET	1 OF 1
DWG NO.	7001-110-104
REV	C
MATERIAL	DUCTILE IRON
TITLE	0 IN STANDARD GRATE ASSEMBLY

ADS Nyloplast
3128 VERONA AVE.
BUFORD, GA 30519
(770) 932-2811
FAX (770) 932-2490
www.nyloplast-us.com

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE

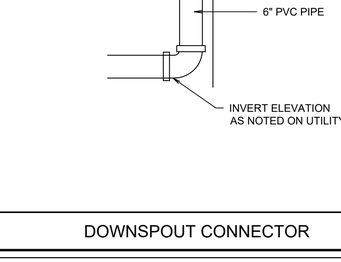


1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY, NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY ANY TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2021 NYLOPLAST

DRAWN BY	EBC
DATE	1-23-08
REVISED BY	NMH
PROJECT NO./NAME	
DATE	03-15-16
DWG SIZE	A
SCALE	1:40
SHEET	1 OF 1
DWG NO.	7003-110-022
REV	J
MATERIAL	
TITLE	INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

ADS Nyloplast
3128 VERONA AVE.
BUFORD, GA 30519
(770) 932-2811
FAX (770) 932-2490
www.nyloplast-us.com

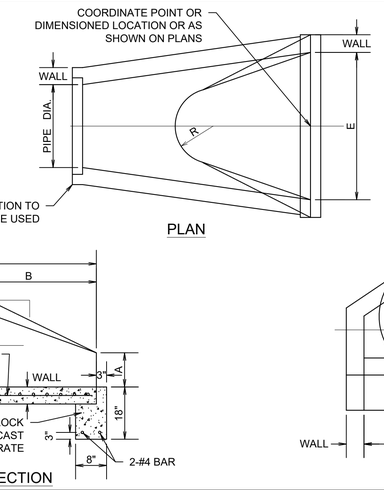


NOTES:

1. BARS AND PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES AND PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

	APRON SIZE	V-BAR SIZE	H-BAR SIZE	NO. OF H-BARS REQ'D	BOLT DIA	"A" DIM
	INCHES				INCHES	
ROUND PIPE APRONS	12	1/2 DIA	5/8 DIA	3	1/2	4
	15	1/2 DIA	5/8 DIA	3	1/2	4 1/2
	18	1/2 DIA	5/8 DIA	4	1/2	4 1/2
	21	1/2 DIA	5/8 DIA	4	1/2	5
	24	5/8 DIA	3/4 DIA	4	1/2	5
	27	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	30	5/8 DIA	3/4 DIA	4	1/2	5 1/2
	36	3/4 DIA	1 DIA	4	3/4	8
	42	3/4 DIA	1 DIA	4	3/4	8
	48	3/4 DIA	1 DIA	5	3/4	8
	54	3/4 DIA	1 1/2PIPE	5	3/4	8
	60	3/4 DIA	1 1/2PIPE	5	3/4	8
	66	3/4 DIA	1 1/2PIPE	6	3/4	8
	72	3/4 DIA	1 1/2PIPE	6	3/4	9
	84	3/4 DIA	1 1/2PIPE	7	3/4	10
	90	3/4 DIA	1 1/2PIPE	7	3/4	14

GRATE FOR FLARED END SECTION



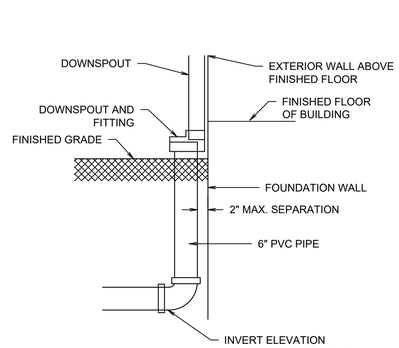
PIPE DIA.	WALL	A	B	C	D	E	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	13"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	14"	3:1
27"	3 1/4"	10 1/2"	4'-0"	25 1/2"	6'-1 1/2"	4'-6"	14 1/2"	3:1
30"	3 1/2"	12"	4'-6"	19 3/4"	6'-1 3/4"	5'-0"	15"	3:1
33"	3 3/4"	13 1/2"	4'-10 1/2"	39 1/4"	8'-1 3/4"	5'-6"	17 1/2"	3:1
36"	4"	15"	5'-3"	34 1/4"	8'-1 3/4"	6'-0"	20"	3:1
42"	4 1/2"	21"	5'-3"	35"	8'-2"	6'-6"	22"	3:1
48"	5"	24"	6'-0"	26"	8'-2"	7'-0"	22"	3:1
54"	5 1/2"	27"	5'-5"	35"	8'-4"	7'-6"	24"	2.4:1
60"	6"	35"	5'-0"	39"	8'-3"	8'-0"	*	2:1
66"	6 1/2"	30"	6'-0"	27"	8'-3"	8'-6"	*	2:1
72"	7"	36"	6'-6"	21"	8'-3"	9'-0"	*	2.26:1
78"	7 1/2"	36"	7'-6"	21"	9'-3"	9'-6"	*	2.12:1
84"	8"	36"	7'-6 1/2"	21"	9'-3 1/2"	10'-0"	*	1.94:1

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

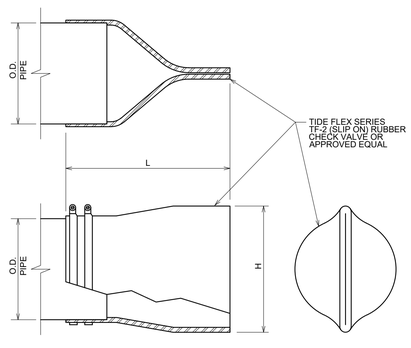
1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. LENGTHS OF PIPE WHICH TERMINATE WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION.

PRECAST REINFORCED CONCRETE FLARED END SECTION



DOWNSPOUT CONNECTOR

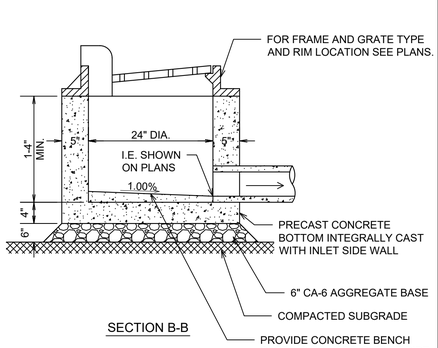
TO BE INSTALLED ON DOWNSTREAM PIPE WITHIN STRUCTURE ST 4-1



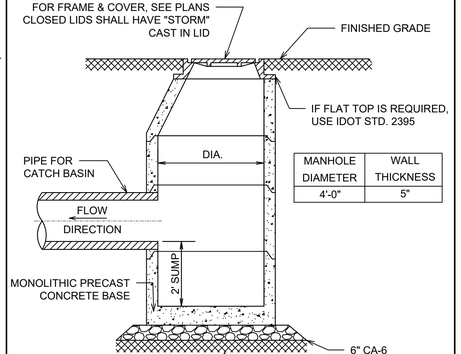
SIZE (NOM.)	PIPE OUTSIDE DIAMETER	LENGTH L	MAXIMUM HEIGHT H
12"	16"	26"	20"

DIMENSIONAL INFORMATION TO BE VERIFIED BY THE MANUFACTURER.

CHECK VALVE DETAIL (RUBBER SLIP ON TYPE)

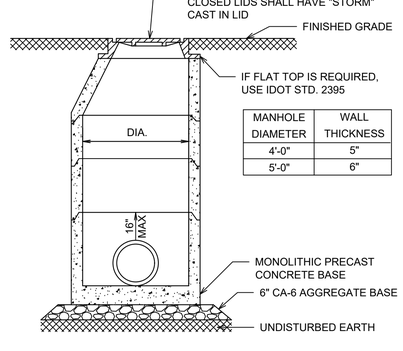


2' DIAMETER INLET



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"

CATCH BASIN



MANHOLE DIAMETER	WALL THICKNESS
4'-0"	5"
5'-0"	6"

NOTES:

1. STRUCTURES ARE TO COMPLY WITH THE SECTION 32 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND IDOT HIGHWAY STANDARDS.

STORM MANHOLE

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

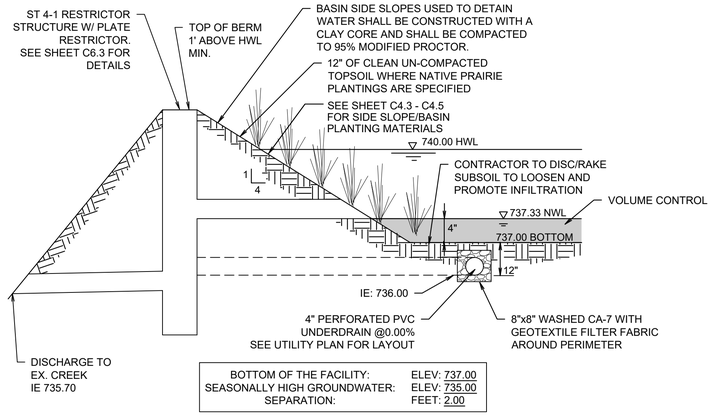
CONSTRUCTION DETAILS

1855 N. HICKS ROAD
PALATINE ILLINOIS
PHASE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

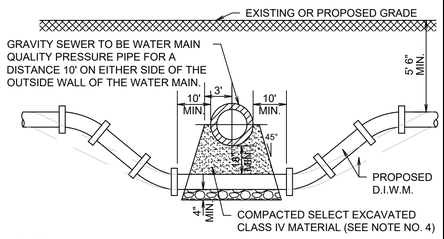
DRAWING NO.
C6.1

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HOD



BOTTOM OF THE FACILITY:	ELEV: 737.00	
SEASONALLY HIGH GROUNDWATER:	ELEV: 735.00	
SEPARATION:	FEET: 2.00	

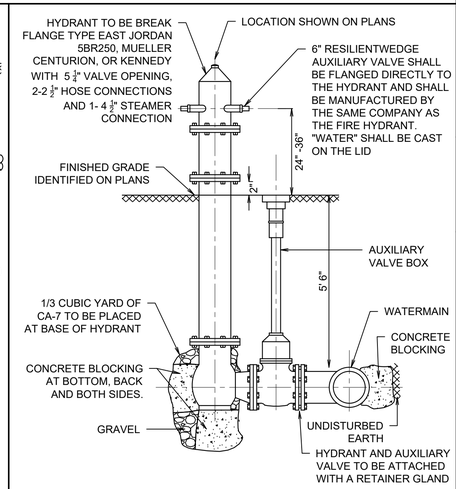
TYPICAL SECTION - STORMWATER MANAGEMENT FACILITY



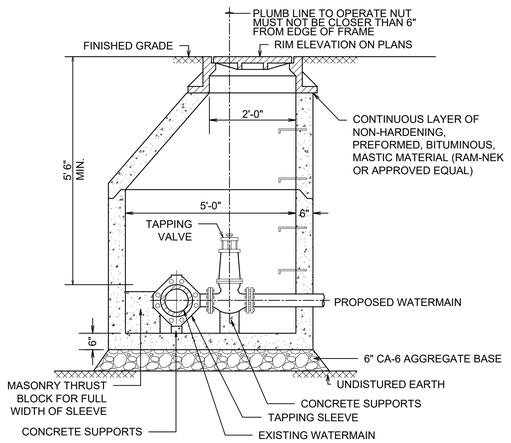
NOTES:

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN SIZE AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN SIZE. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATER MAIN DEPTH ARE REQUIRED OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW NO. F-1058, OR APPROVED EQUAL.
2. COMPACTED MATERIAL BELOW SEWER SHALL CONFORM TO STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS STD. DWG. NO. 20. AND 23
3. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWERS SHALL COMPLY WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR SEWERS AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATER MAIN CROSSING



HYDRANT ASSEMBLY



NOTES:

1. CONCRETE TO BE MINIMUM 4500 PSI AT 28 DAYS.
2. VAULTS TO BE MANUFACTURED WITH WELDED WIRE STEEL FABRIC CONFORMING TO ASTM A-185.
3. VAULTS TO BE MANUFACTURED TO COMPLY WITH ASTM DESIGNATION C-478 AND IDOT STANDARDS.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH RUBBER GASKET O-RINGS PER ASTM C443.
5. SEE PLANS FOR FRAME AND GRATE INFORMATION.
6. CAST IRON STEPS TO BE PROVIDED AT 16" C-C WHEN REQUIRED.

PRESSURE CONNECTION

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

CONSTRUCTION DETAILS

1855 N. HICKS ROAD

PHASE

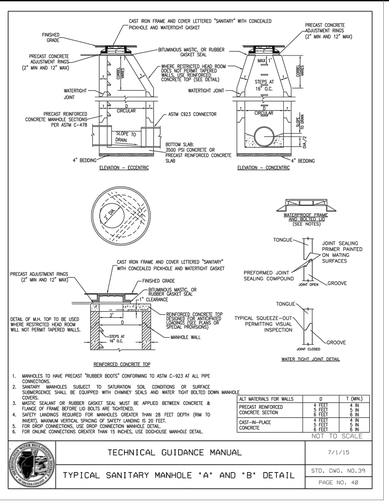
PALATINE ILLINOIS

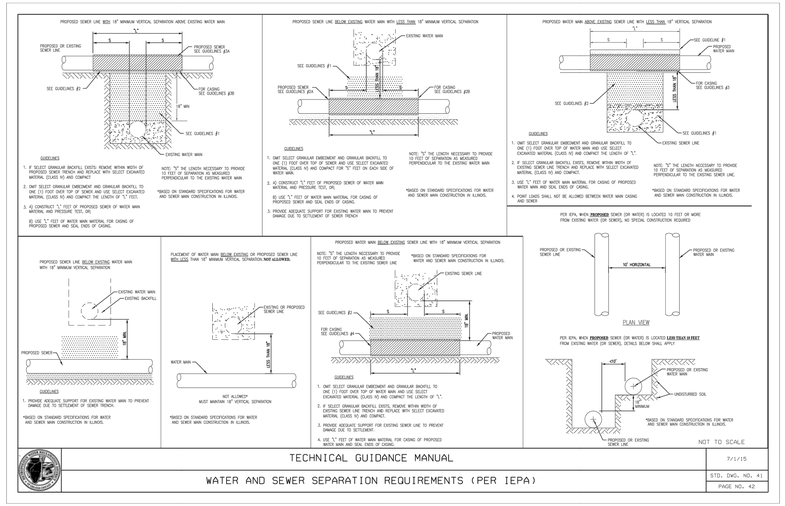
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

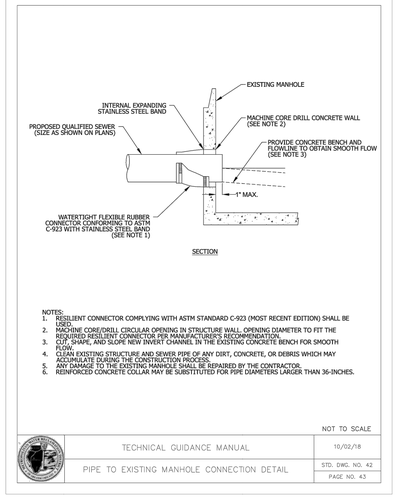
DRAWING NO.

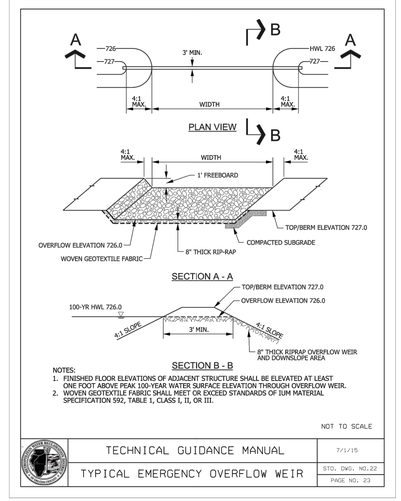
C6.2

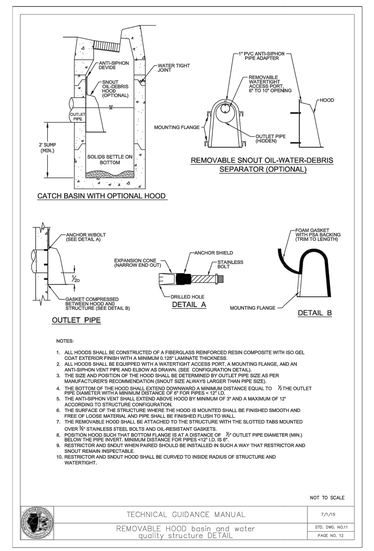
Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)











NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024 DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

ILLINOIS

MWRD DETAILS

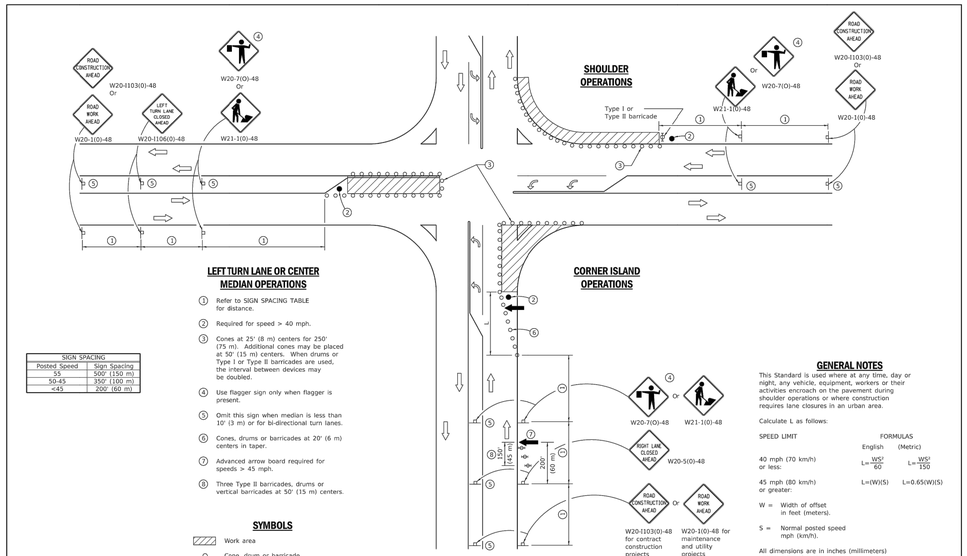
1855 N. HICKS ROAD

PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.3

Attachment: Final Engineering Plans_v1 (1) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT — FORMULAS

	English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

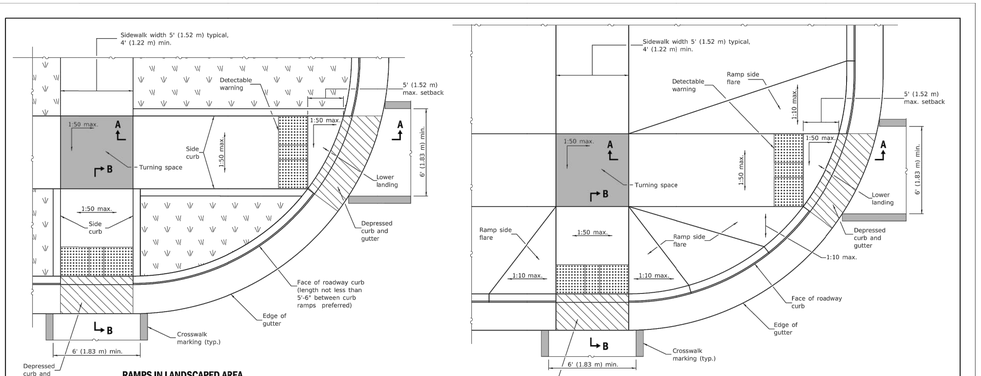
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2016 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-16)

DATE	REVISIONS
4-1-16	Corrected sign number for
	LEFT TURN LANE CLOSED
	AHEAD.
1-1-14	Added devices at arrow
	board upstream from taper.
	Rev. workers sign number.

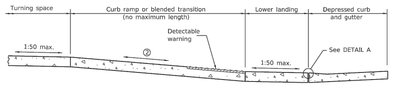
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10



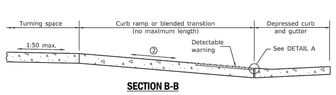
RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'



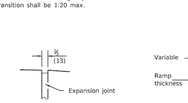
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

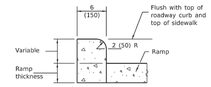


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:26 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

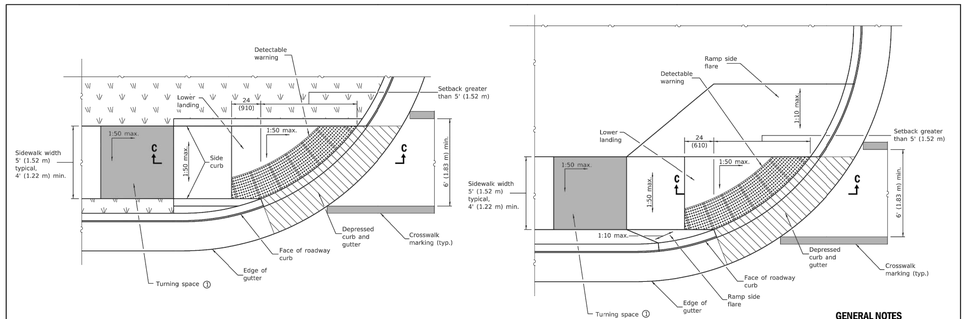
Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added
	"Blended transitions" and placement
	tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at
	turning spaces and lower
	landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

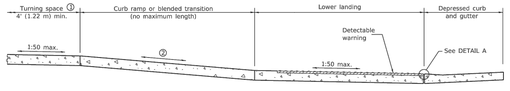
(Sheet 1 of 2)

STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

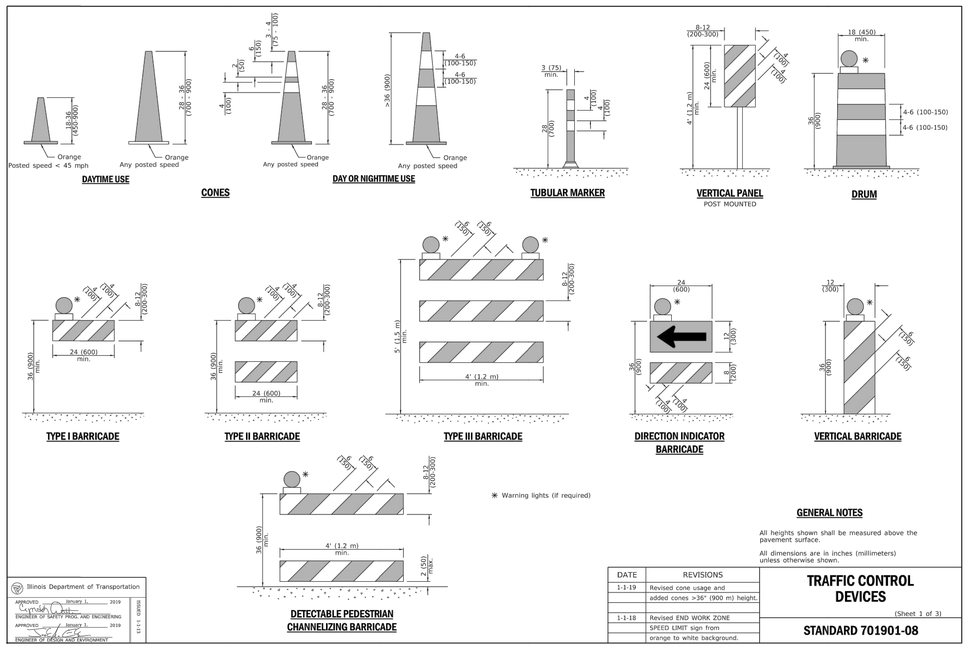
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

REVISIONS		
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

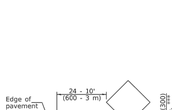
DRAWING NO.
C6.4

Attachment: Final Engineering Plans_v1 (3) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



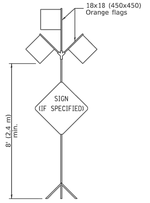
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.



SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



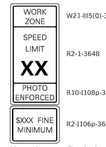
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.



This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

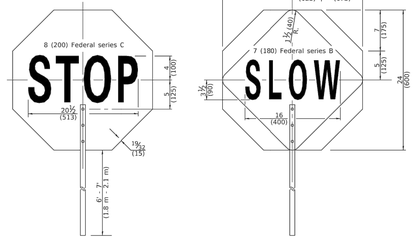
**** R10-1108p shall only be used along roadways under the jurisdiction of the State.



W12-1103-4848

WIDTH RESTRICTION SIGN

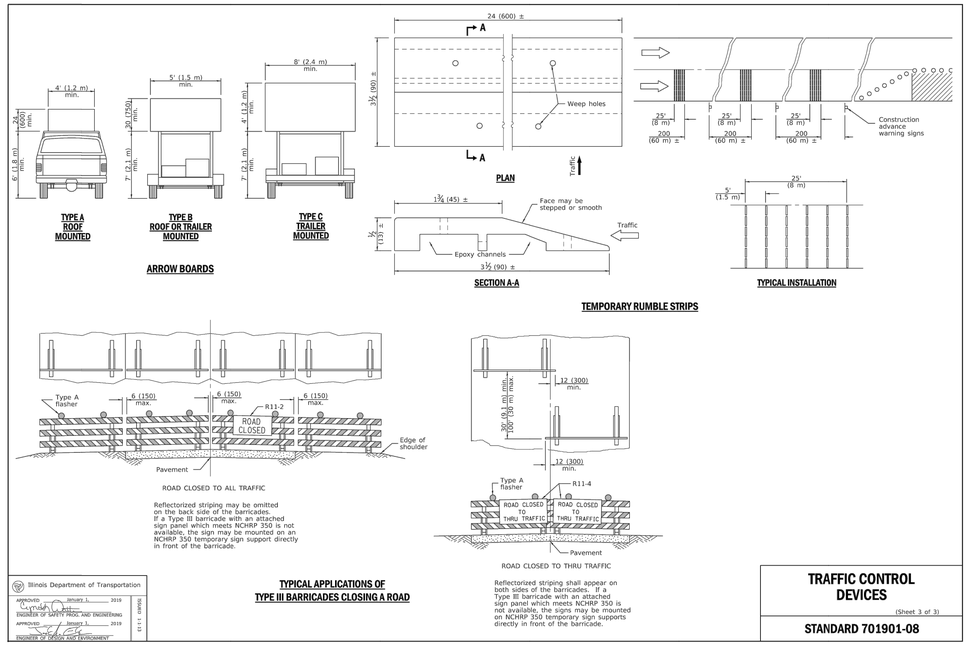
XX-XX' width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF TOLLWAY AND ENVIRONMENT
BDE/ISTP 1-1-19

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08



TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

TEMPORARY RUMBLE STRIPS

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019
ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019
ENGINEER OF TOLLWAY AND ENVIRONMENT
BDE/ISTP 1-1-19

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08

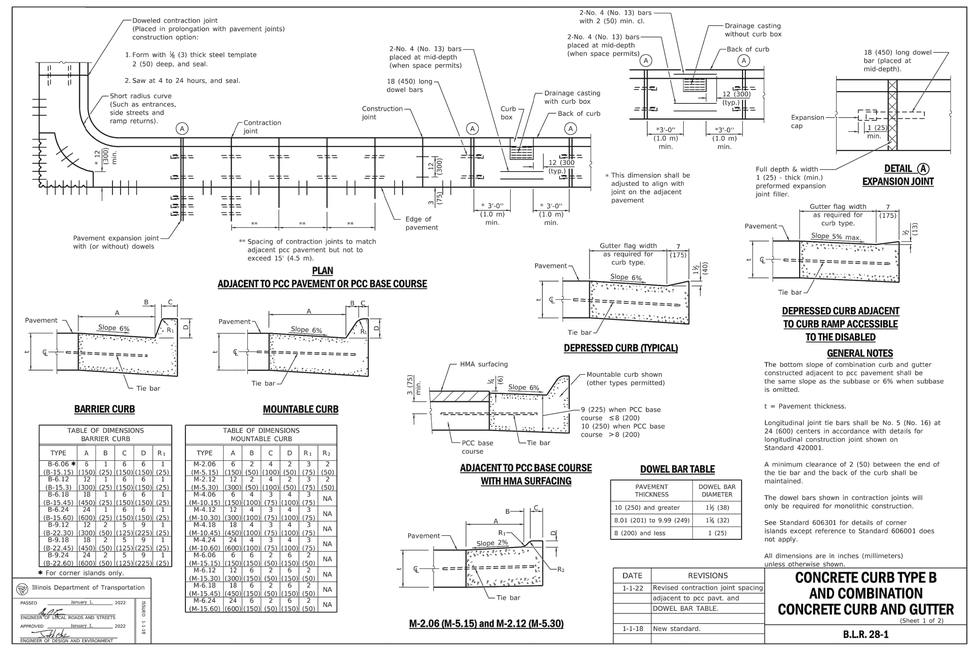


TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 ★	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	9	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	9	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	9	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

★ For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-3.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	3	4	3	3	NA
(M-10.15)	(150)	(75)	(100)	(75)	(100)	(75)
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	(75)
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	(75)
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	(75)
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	

DOWEL BAR TABLE

PAVEMENT THICKNESS	DOWEL BAR DIAMETER
10 (250) and greater	1½ (38)
8.01 (201) to 9.99 (249)	1¼ (32)
8 (200) and less	1 (25)

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavt. and DOWEL BAR TABLE.
1-1-18	New standard.

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Pavement thickness.

Longitudinal joint tie bars shall be No. 5 (No. 16) at 24 (600) centers in accordance with details for longitudinal construction joint shown on standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

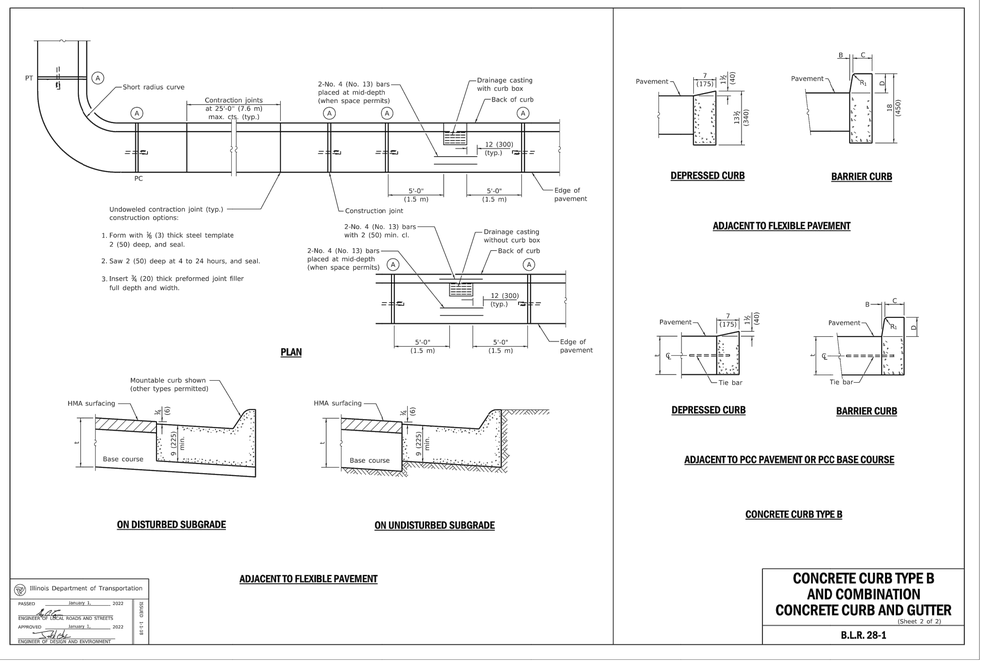
The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands except reference to Standard 606001 does not apply.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTP 1-1-22

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
B.L.R. 28-1



Illinois Department of Transportation
PASSED January 1, 2022
ENGINEER OF LOCAL ROADS AND STREETS
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTP 1-1-22

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
B.L.R. 28-1

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: 03-28-2024

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: TJK
DRAWN BY: NRS

IDOT DETAILS

1855 N. HICKS ROAD

PALATINE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C6.4

Attachment: Final Engineering Plans_v1 (3) (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

DRAWING INDEX

A1 SITE PLAN
BUILDING INFORMATION

A2 FLOOR PLAN
TRASH ENCLOSURE DETAILS

A3 CONTAINER PLAN

A4 ROOF PLAN

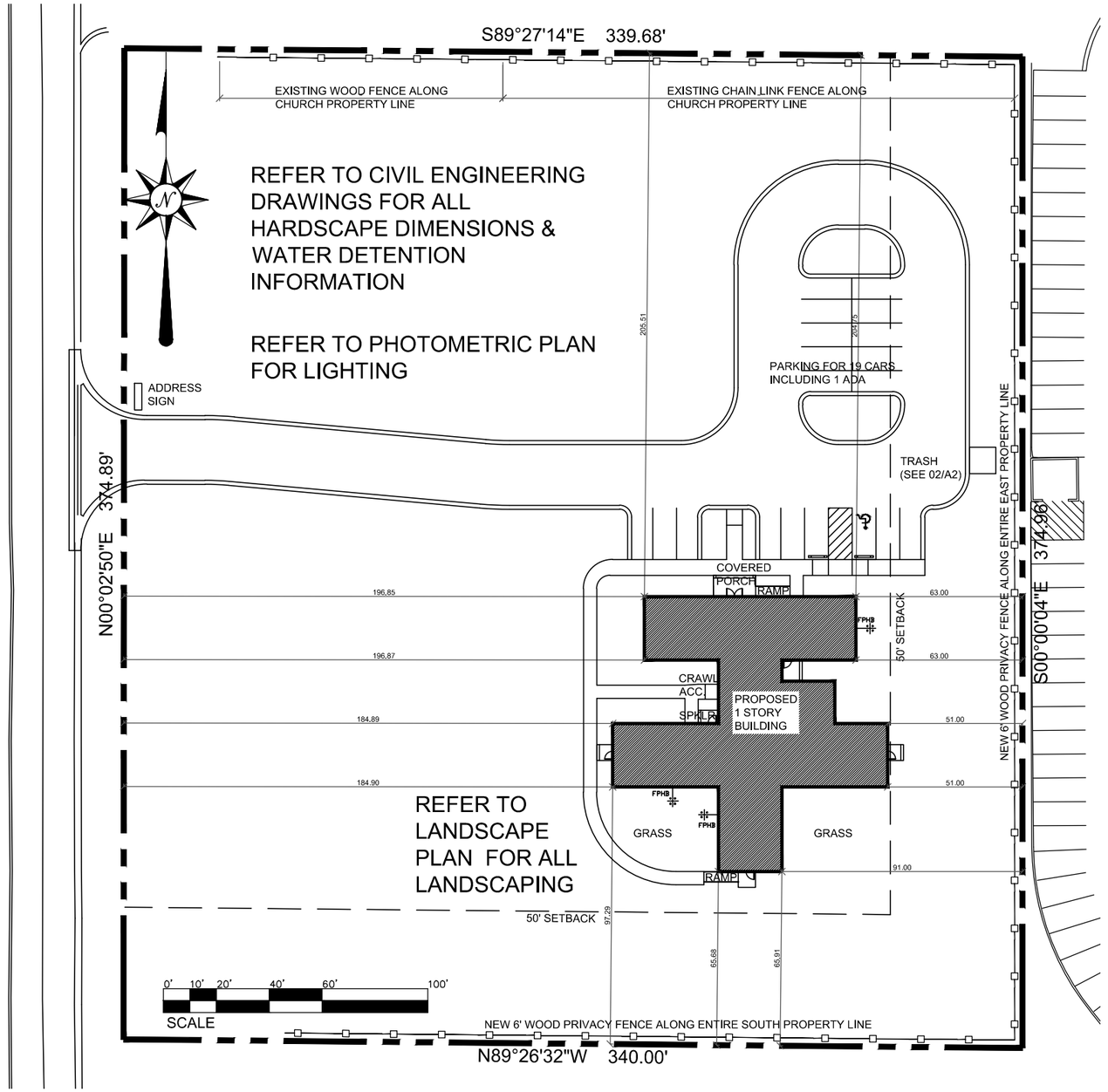
A5 NORTH ELEVATION
WEST ELEVATION

A6 SOUTH ELEVATION
EAST ELEVATION

BUILDING INFORMATION

CONSTRUCTION TYPE VB
RESIDENTIAL GROUP R-2 OCCUPANCY
OCCUPANT LOAD
- OFFICE AREAS = 428 SF @ 1:150 = 3 PERSONS
- RESIDENTIAL AREAS = 2005 SF @ 1:200 = 11 PERSONS
- SLEEPING ROOMS = 1 PER ROOM = 12 PERSONS
- TOTAL LOAD = 26 PERSONS

SPRINKLER SYSTEM: YES
BUILDING AREA = 6080 SF



01 SITE PLAN
SCALE: 1" = 50'-0"

TOWN STUDIOS, INC.
1707 SHERMER ROAD
PHONE: 847-498-0900

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

DATE:	SHEET NO.
03.29.24 V3	A-1
04.09.24	
04.12.24	
05.02.24	

3.1.d

Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

COVERED PORCH
16'-0" X 8'-0"

ADA RAMP 1

OFFICE 2
9'-0" X 12'-5"

OFFICE 1
15'-11" X 8'-0"

VESTIBULE
11'-2" X 7'-6"

EXIT 1

HALL
4'-0" WIDE

COMMUNITY SPACE
39'-4" X 23'-0"

FPHB

CLOSET

CONFERENCE
ROOM
18'-7" X 10'-3"

ADA
RESTROOM
8'-6" X 6'-0"

EXIT 5

STOOP 5
6'-8" X 8'-0"

DINING
23'-0" X 20'-2"

STUDY HALL
19'-2" X 15'-2"

STOOP 6
6'-8" X 5'-0"

BEDROOM 3
10'-0" X 7'-2"

BEDROOM 4
10'-0" X 7'-2"

BATH 2
11'-9" X 7'-0"

SPRINKLER
6'-2" X 7'-2"

KITCHEN
17'-8" X 14'-0"

HALL
5'-0" WIDE

LAUNDRY
7'-1" X 7'-2"

BATH 4
11'-9" X 7'-0"

BEDROOM 7
9'-7" X 7'-2"

BEDROOM 8
9'-7" X 7'-2"

STOOP 2
5'-0" X 6'-0"

EXIT 2

WEST HALL
7'-4" WIDE

EAST HALL
7'-4" WIDE

EXIT 4

STOOP 4
5'-0" X 6'-0"

BEDROOM 1
7'-2" X 10'-0"

BEDROOM 2
7'-2" X 10'-0"

BATH 1
11'-9" X 7'-0"

STORAGE
6'-4" X 7'-2"

OFFICE 3
7'-2" X 6'-2"

OFFICE 4
7'-2" X 6'-2"

UTILITY
6'-4" X 7'-2"

BATH 3
11'-9" X 7'-0"

BEDROOM 5
10'-0" X 7'-2"

BEDROOM 6
10'-0" X 7'-2"

FPHB

ADA
BATH 3
7'-0" X 11'-11"

BATH 4

FPHB

SOUTH HALL
7'-4" WIDE

ADA
BEDROOM 9
10'-0" X 7'-2"

BEDROOM 11
7'-2" X 10'-0"

ADA
BEDROOM 10
10'-0" X 7'-2"

BEDROOM 12
7'-2" X 10'-0"

ADA
EXIT 3

ADA RAMP 2

STOOP 3
6'-6" X 6'-0"

01 FLOOR PLAN

0' 2' 4' 8' 12' 20'

SCALE

CEDAR
PLANKS

CONCRETE
PAD

8'

10'

10'

PLAN

0' 2' 4' 8'

SCALE

6'

CEDAR
PLANKS

6'

FRONT ELEVATION

TYPICAL BACK & SIDE ELEVATION

02 TRASH ENCLOSURE DETAILS

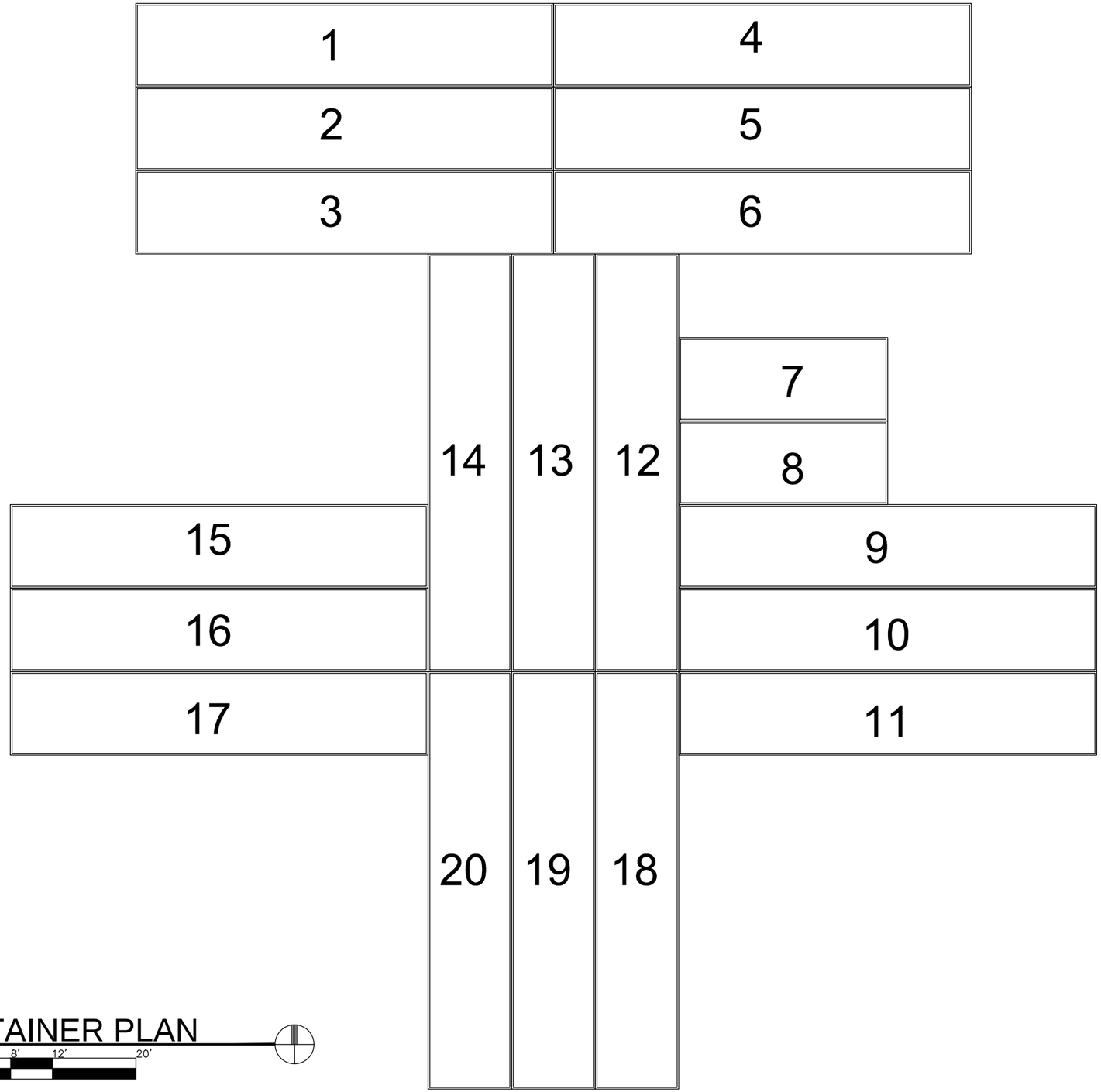
GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

SHEET NO.
A-2

TOWN STUDIOS, INC.
1707 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



01 CONTAINER PLAN

SCALE 0' 2' 4' 8' 12' 20'

3.1.d

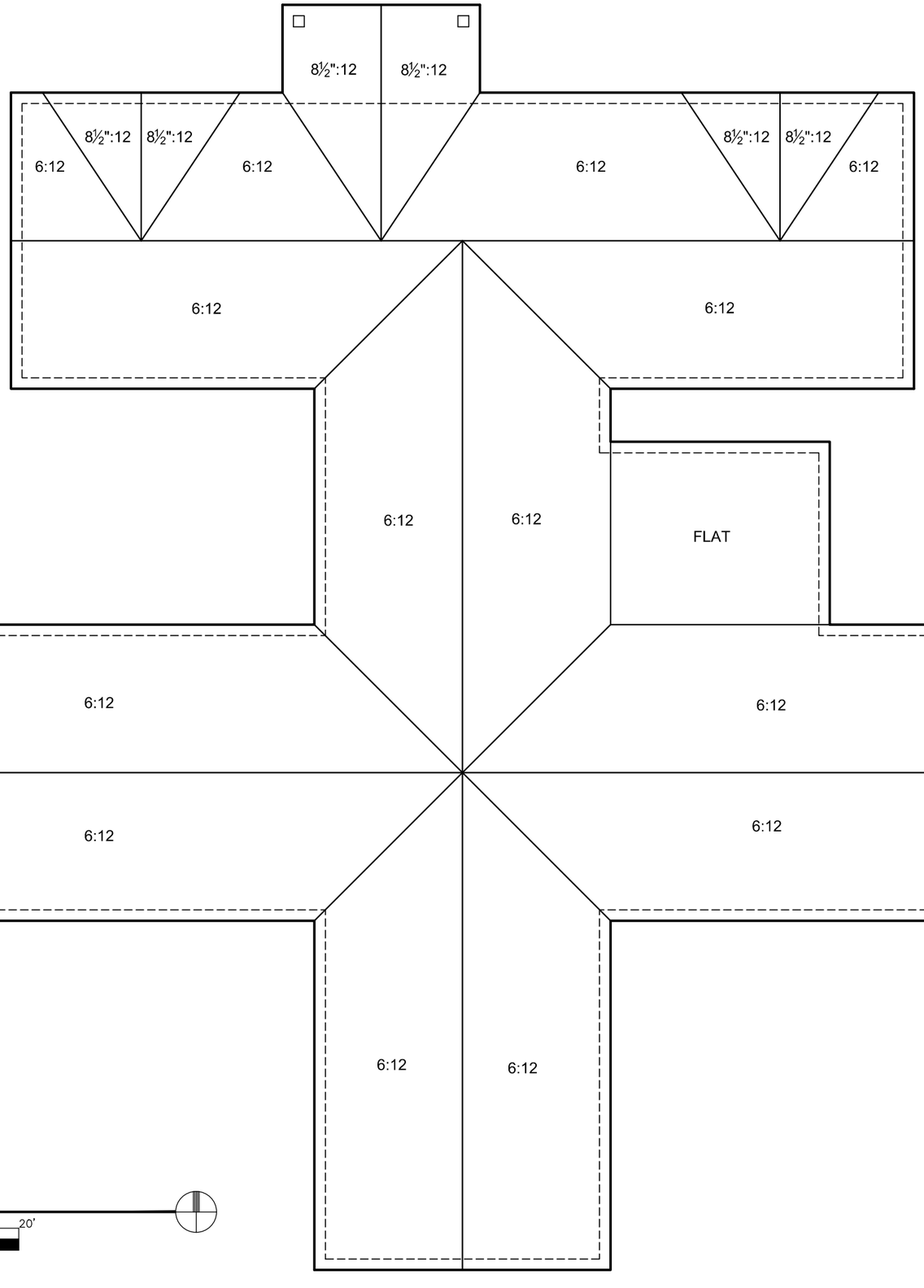
SHEET NO. A-3

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1707 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



01 ROOF PLAN

SCALE 0' 2' 4' 8' 12' 20'

3.1.d

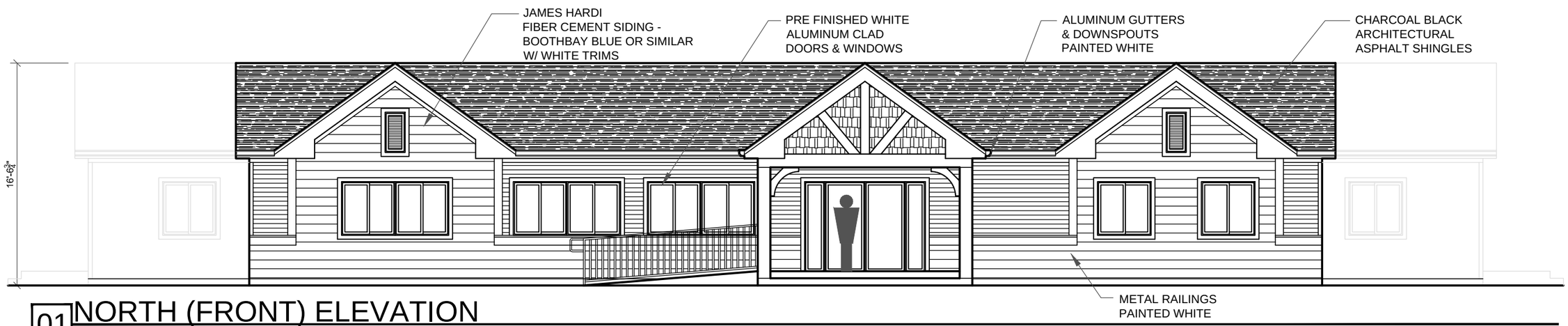
SHEET NO. A-4

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

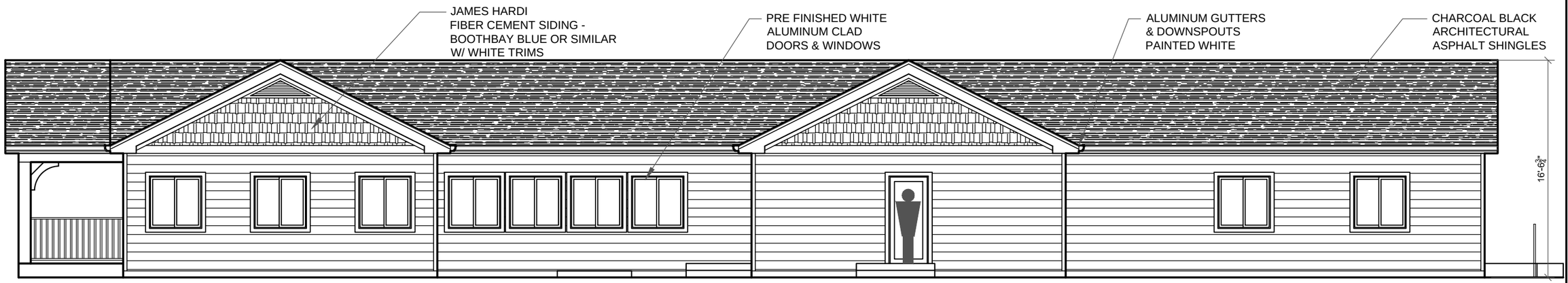
Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



01 NORTH (FRONT) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 WEST (RIGHT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

3.1.d

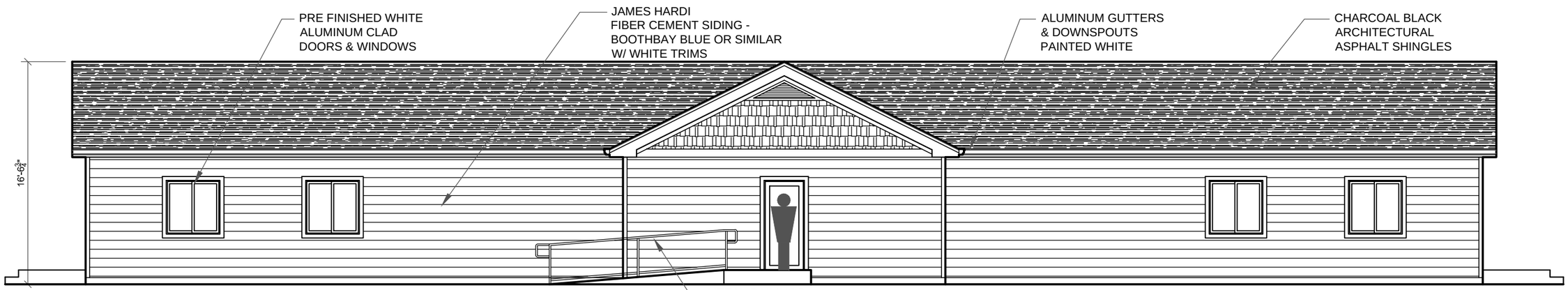
SHEET NO. A-5

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

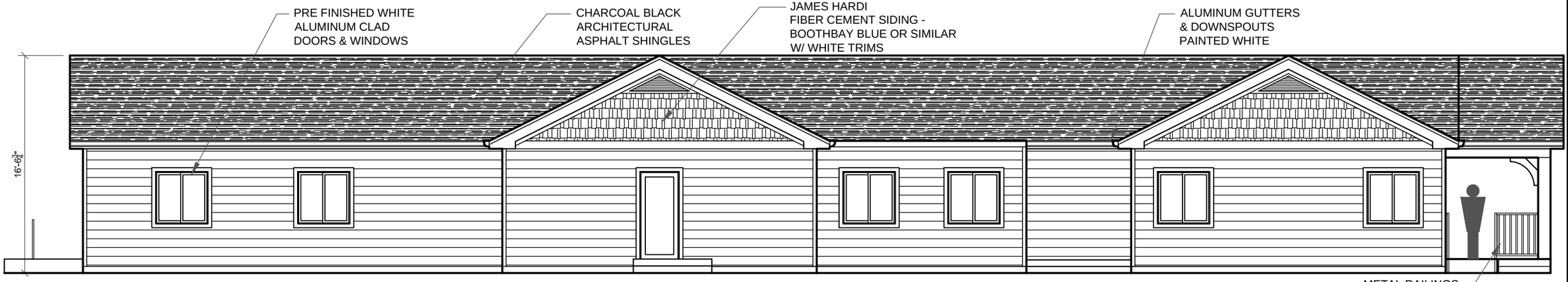
Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



01 SOUTH (REAR) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE



02 EAST (LEFT SIDE) ELEVATION

0' 2' 4' 8' 12' 20'

SCALE

SHEET NO. A-6

DATE:
03.29.24 V3
04.09.24
04.12.24
05.02.24

GROUP HOME
FOR FOSTER CHILDREN
1855 HICKS ROAD

TOWN STUDIOS, INC.
1207 SHERMER ROAD
PHONE: 847-498-0900

Attachment: Final Architectural 1855 Hicks Road PUD 5.2.24 v2_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

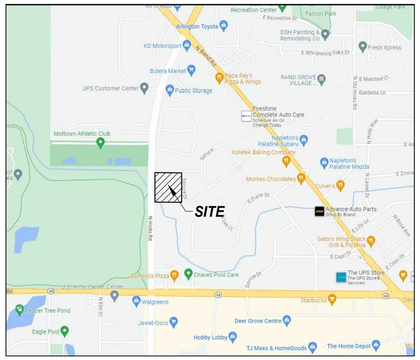


Attachment: 1855 Hicks Road Rendering 4.3_v1Origin (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

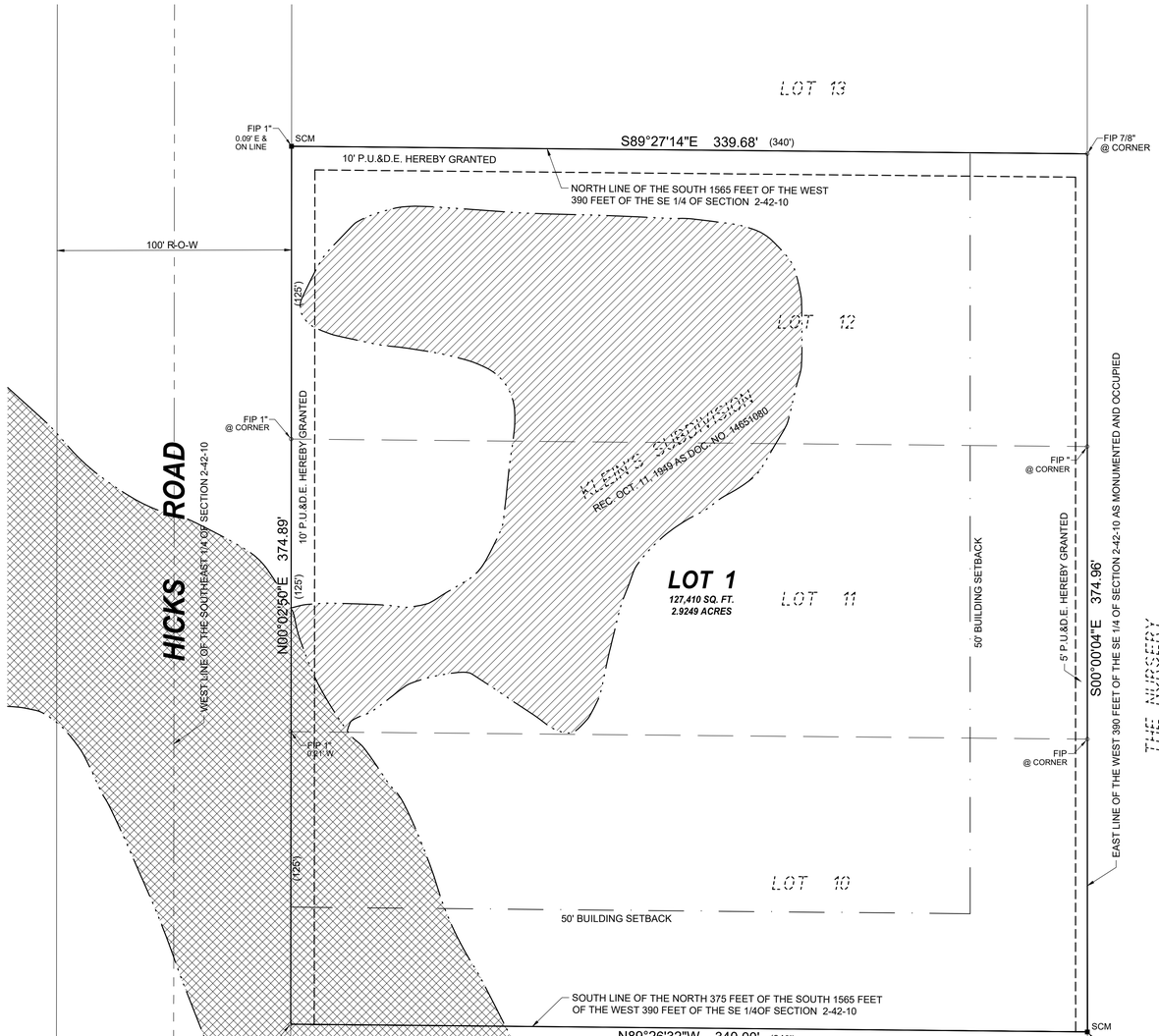
P.I.N.: 02-02-400-010
02-02-400-011
02-02-400-012



VICINITY MAP
NOT TO SCALE

AREA

127,410 SQ. FT.
2.9249 ACRES





GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

N	NORTH
S	SOUTH
E	EAST
W	WEST
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM ■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT

OWNER / DEVELOPER

Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
847-564-2992

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SEND NEXT TAX BILL TO:
NAME:
HOUSING OPPORTUNITY DEVELOPMENT CORP
ADDRESS: 5340 LINCOLN AVENUE
SKOKIE, IL 60077

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: PALATINE VILLAGE CLERK
ADDRESS: 137 W WOODS ST
PALATINE, IL 60067

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'

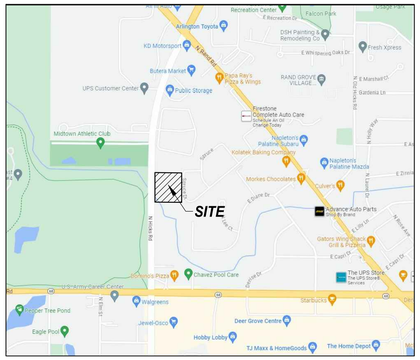
Project No: 230953.1
Group No: VP04.1
SHEET NO. 1 of 2

Attachment: Plat of Subdivision - Consolidation - 1855 N. Hicks Road (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)
C:\2023\230953\Drawings\ACAD\SWV\VP04\1PN\230953.dwg, 6/5/2024 10:58:18 AM, DWG To PDF.pc3

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

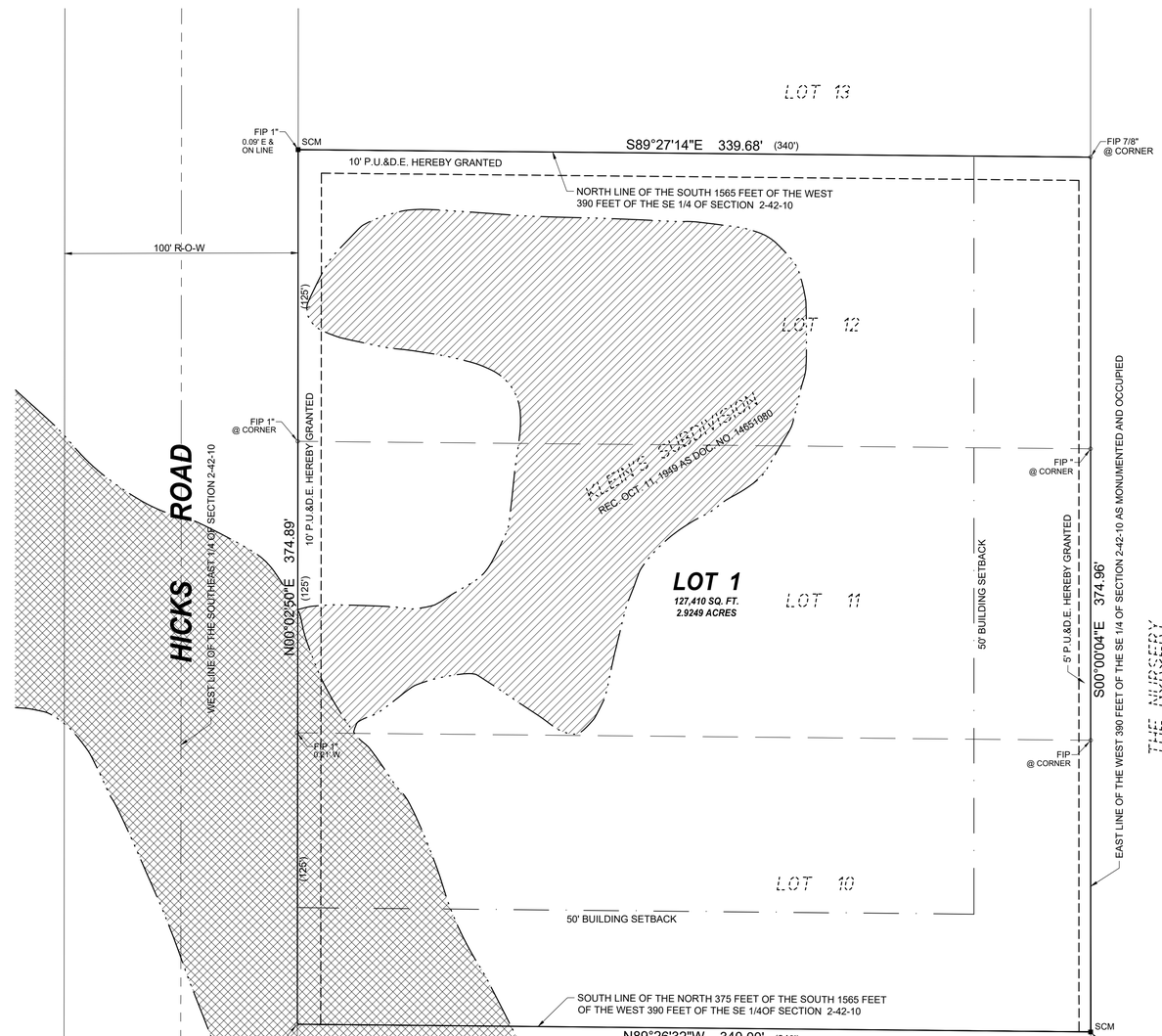
P.I.N.: 02-02-400-010
02-02-400-011
02-02-400-012



VICINITY MAP
NOT TO SCALE

AREA

127,410 SQ. FT.
2.9249 ACRES





GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

N	NORTH
S	SOUTH
E	EAST
W	WEST
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
SCM ■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT

OWNER / DEVELOPER

Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
847-564-2992

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SEND NEXT TAX BILL TO:
NAME:
HOUSING OPPORTUNITY DEVELOPMENT CORP
ADDRESS: 5340 LINCOLN AVENUE
SKOKIE, IL 60077

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: PALATINE VILLAGE CLERK
ADDRESS: 137 W WOODS ST
PALATINE, IL 60067

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 30'

Project No: 230953.1
Group No: VP04.1
SHEET NO. 1 of 2

Attachment: Plat of Subdivision - Consolidation - 1855 N. Hicks Road (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)
C:\2023\230953\Drawings\ACAD\SWV\VP04\1PN\230953.dwg, 6/5/2024 10:58:18 AM, DWG To PDF.pc3

FINAL PLAT OF SUBDIVISION
OF
1855 N. HICKS ROAD

PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ ARE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED 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., 20 ___.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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 SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT _____, COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY CLERK

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY WHICH WILL BE KNOWN AS 1855 N. HICKS ROAD IS LOCATED WITHIN THE BOUNDARIES OF:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
HIGH SCHOOL DISTRICT NO.. 211

IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20 ___.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , 20___.

_____
NOTARY PUBLIC

IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS", WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
DISTRICT ENGINEER DATE

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
CHAIRMAN

ATTEST:_____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS DATED THIS _____ DAY OF _____, 20___.

SIGNED: _____
MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 20___.

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER 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.

DATED THIS _____ DAY OF _____, 20___.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF PALATINE, GRANTEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY,

FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMAINS, STORM SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON AND UNDER THE SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.), 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.

OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED (P.U. & D.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. 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.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE CLERK OF THE VILLAGE OF PALATINE TO RECORD THIS PLAT OF SUBDIVISION OF 1855 N. HICKS ROAD WITH THE COOK COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10, 11 AND 12 AND THE EAST 1/2 OF THE STREET WEST AND ADJOINING SAID LOTS IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NUMBER 14651080, ALSO DESCRIBED AS BEING THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 380 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS DETERMINED TO BE IN REGULATORY FLOODWAY (ZONE AE), PART IN SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE) AND PART IS IN AREA OF MINIMAL FLOODING (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, PANEL NUMBER 17031 C0587J, EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF PALATINE OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS THIS 20TH DAY OF MARCH , A.D., 2024 .

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004
847-595-0135

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	06/05/2024	ADDED PROPOSED EASEMENT DATA			

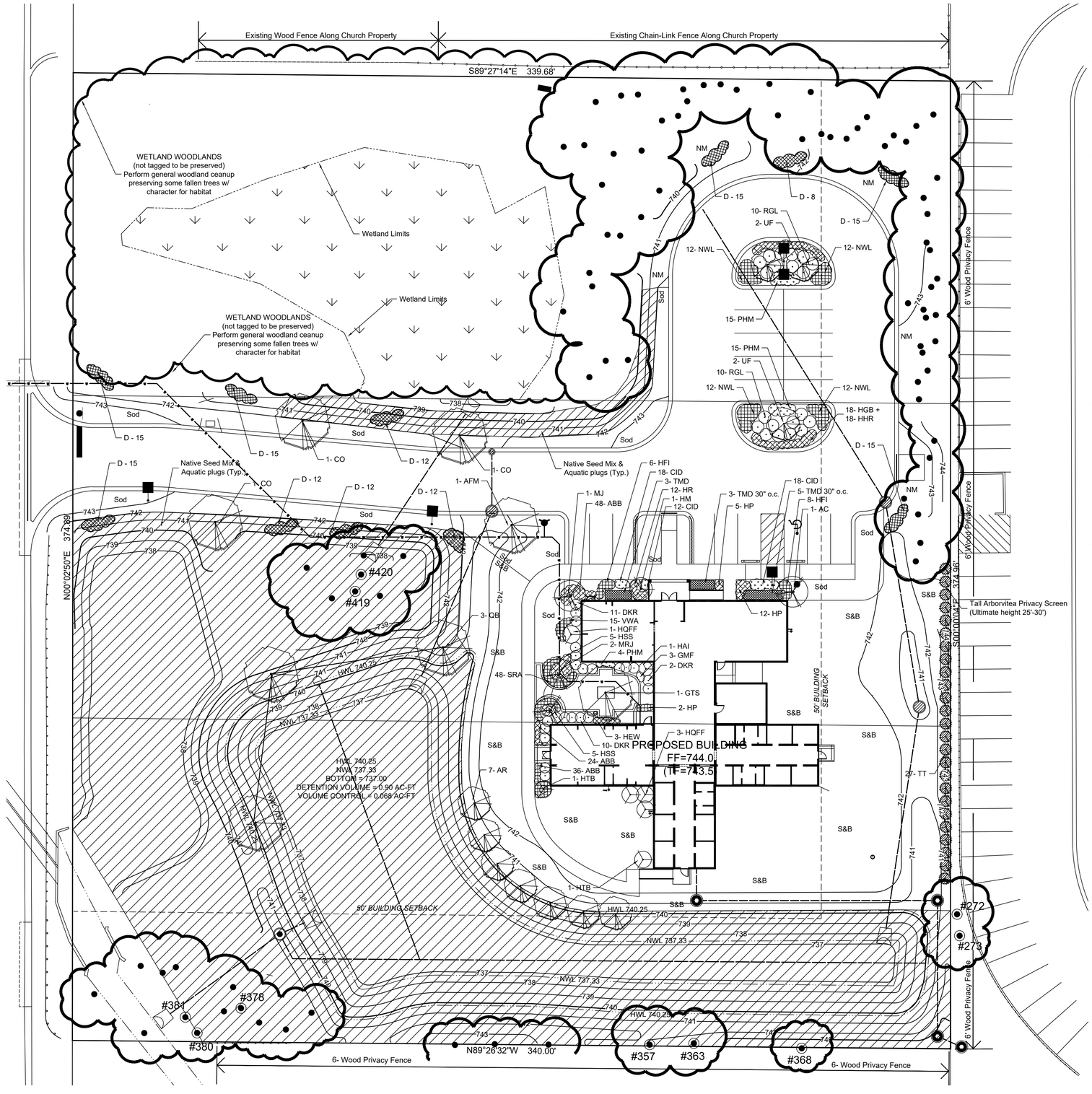
FINAL PLAT OF SUBDIVISION
1855 N. HICKS ROAD, PLAYTIME, IL

DRAFTING COMPLETED:	03-20-24	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = N/A

Project No: 230953.1
Group No: VP04.1
SHEET NO. 2 of 2

Attachment: Plat of Subdivision - Consolidation - 1855 N. Hicks Road (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

M:\2023\23095\3\Drawings\ACAD\SVYVR4 1\PN\230953.dwg, 6/5/2024 10:57:52 AM, DWG To PDF.pc3



PLANT LIST : PALATINE GROUP HOME, Palatine, IL (rev 5/24 for submission)

OVERALL SITE, PARKING LOT & BUILDING FOUNDATION

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	1	Acer f. 'Marmo'	Marmo Freeman Maple	2.5"BB
CO	3	Celtis occidentalis	Hackberry	2.5"BB
GTS	1	Gleditsis t.i.'Skyline'	Skyline Honeylocust	2.5" BB
QB	3	Quercus bicolor	Swamp White Oak	2.5"BB
UF	3	Ulmus minor x parv.'Frontier'	Frontier Elm	2.5"BB
DECIDUOUS ORNAMENTAL TREES				
AC	1	Amelanchier canadensis	Shadblow Serviceberry	6'BB-clump
AR	7	Alnus incana rugosa	Speckled Alder	6'BB-clump
HM	1	Heptacodium miconioides	Seven Son Flower	6'BB-clump
MJ	1	Magnolia 'Jane'	Jane Magnolia	6'BB-clump
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	6'BB-clump
EVERGREEN SHRUBS				
TMD	11	Taxus m.'Densiformis'	Dense Yew	30"
TT	27	Thuja o. 'Mission'	Techny Arborvitae	5'BB
DECIDUOUS SHRUBS				
DKR	23	Diervilla 'G2X885411'	Red Kodiak Diervilla	#3
HTB	1	Heptacodium m.'SMHMRF'	Temple of Bloom Seven Son Fl.	#5
HAI	1	Hydrangea a.'Incrediball'	Incrediball Hydrangea	#5
HQFF	4	Hydrangea p.'SMNHPM'	Quick Fire Fab Hydrangea	#5
RGL	20	Rhus a.'Gro-Low'	Gro-Low Sumac	#3
ORNAMENTAL GRASSES				
CID	48	Carex m. 'Ice Dance'	Ice Dance Sedge	#1(12"OC)
PHM	34	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#1(18"OC)
PERENNIALS & GROUNDCOVERS				
ABB	120pl	Ajuga r.'Bronze Beauty'	Bronze Beauty Ajuga(5-flat@24)	(12"OC)
GMF	3	Geranium s. 'Max Frei'	Max Frei Bloody Crainsbill	#1(18"OC)
HGB	36	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1(18"OC)
HRR	36	Hemerocallis 'Rosey Returns'	Rosey Returns Daylily	#1(18"OC)
HEW	3	Hosta 'Empress Wu'	Empress Wu Hosta	#1(42"OC)
HFI	14	Hosta 'Fire & Ice'	Fire & Ice Hosta	#1(24"OC)
HFB	2	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1(30"OC)
HP	39	Hosta 'Patriot'	Patriot Hosta	#1(18"OC)
HSS	15	Hosta 'Sum & Substance'	Sum & Substance Hosta	#1(30"OC)
NJW	48	Nepeta x f.'Novanepjun'	Junior Walker Catmint	#1(24"OC)
PQ	2	Parthenocissus quinquefolia	Virginia Creeper	#2
SRA	48pl	Sedum r.'Angelina' Crooked Yellow Stonecrop (2flats@24/fl)		(18"OC)
VWA	15	Veronica 'Wizard of Ahhs'	Wizard of Ahhs Speedwell	#1(18"OC)
SPRING BULBS (mix @ 6" OC)				
D	100	Narcissi 'King Alfred'	King Alfred Daffodil	
D	70	Narcissi 'Flower Record'	Flower Record Daffodil	

MATERIALS LIST:

440	SY	Sod (Kentucky Bluegrass Blend-mineral base-per Specs)
1280	SY	Seed & Blanket (See Specs)
100	SY	No Mow Fescue Seed Mix & Blanket (See L-1 & Specs)
27	CY	Mulch (Shredded non-dyed Hardwood)
27	CY	Compost (Mushroom or Yard Waste)
PATIO		
500	SF	Geometric Faux Slate Pavers (Silver Creek by Rochester Conc. Products) Color:Bluestine, Dry set See Sheet L-4
100	SF	Concrete Brick Pavers (Copthorne by Unilock) Color: Burgandy Dry set See Sheet L-4
26	LF	Concrete Curb (6")
1		Tree Grate (#TSB55 5'x5' plastic by PolyGrate) See Sheet L-4
1		Tree Grate Frame (5' Frame by PolyGrate) See Sheet L-4
2		Benches by Barco Products (6' on conc.pad) See Products Sheet L-5
1		Bench by Barco Products (4' on conc.pad) See Products Sheet L-5
2		Trash Receptacles by Barco Products with ground mount See L-5
1		Picnic Table by Barco Products (4'x4') #KBM1210 Sheet L-5
1		Picnic Table by Barco Products(4'x4'-wheelchair accessible#KBM1225

LEGEND

- Existing Shade Trees (Tagged) To Be Preserved
- #368 — Existing Shade Trees (Tagged) To Be Preserved (Quality Species)
- Proposed Shade Trees (Native Species)
- Proposed Ornamental Trees (Native Species)
- Large Deciduous Shrubs
- Dwarf Deciduous Shrubs
- Evergreen Hedge
- Upright Evergreen Shrubs
- Ornamental Grasses
- Perennials & Groundcovers
- Native Seed Mixes & Aquatic Plugs (See V3 Sheet C4.3)
- Sod — Sod = Kentucky Bluegrass Blend Mineral Base
- S&B — S&B = Kentucky Bluegrass/ Perennial Rye W/ Straw Blanket
- NM — NM = No-Mow Fescue Seed Mix W/ Straw Blanket

QUALITY SPECIES TREES TO BE PRESERVED

TAG #	COMMON NAME & SIZE
272	Black Walnut – 4.0"
273	Black Walnut – 6.0"
357	Hackberry – 6.0"
363	Hackberry – 4.0"
368	Hackberry - 7.0"
378	Black Walnut – 4.0"
380	Hackberry – 8.0'
381	Red Oak – 26.0"
419	Hackberry – 5.0"
420	Hackberry – 5.0"

NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINAT
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaidis Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

©2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

JOHN M. RYAN no. 157-000129 LICENSED LANDSCAPE ARCHITECT STATE OF ILLINOIS

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

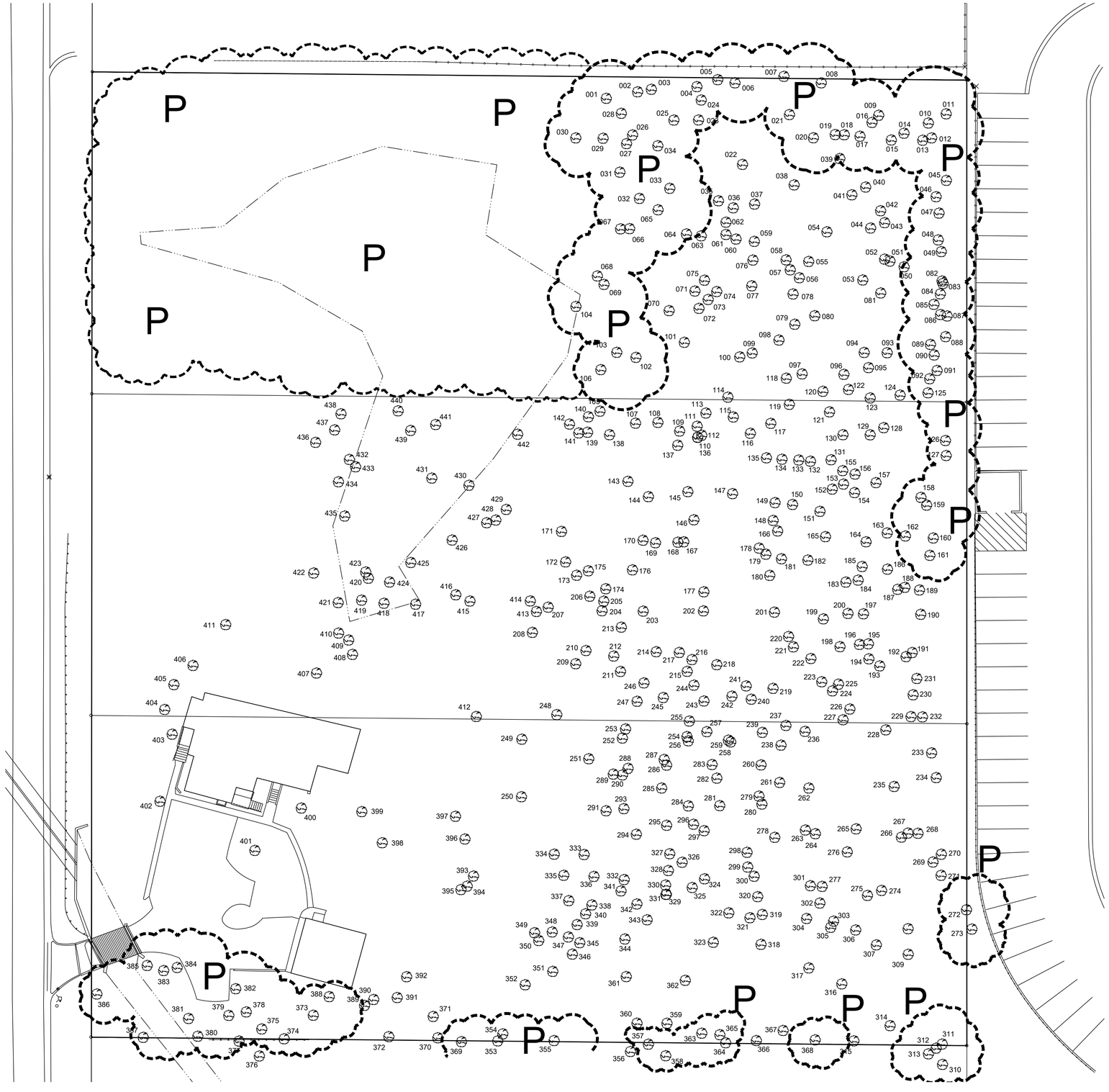
MASTER LANDSCAPE & AMENITIES PLAN

PROJECT NO.: 1823 - 9398 JOB NO.:

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-1

Attachment: PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU III; and Rezoning to PD)


P
P
P

92	092	6x4	Malus pumila	Apple	4
93	093	3x4	Malus pumila	Apple	4
94	094	4	Malus pumila	Apple	3
95	095	10	Prunus serotina	Black Cherry	3
96	096	4	Malus pumila	Apple	3
97	097	12	Prunus serotina	Black Cherry	3
98	098	7	Malus pumila	Apple	3
99	099	4	Malus pumila	Apple	5
100	100	2x7	Malus pumila	Apple	3
101	101	3x4	Malus pumila	Apple	4
102	102	6	Fraxinus pennsylvanica	Green Ash	6
103	103	13	Acer negundo	Ash-Leaf Maple	3
104	104	6	Acer negundo	Ash-Leaf Maple	3
105	105	6	Morus alba	White Mulberry	3
106	106	4x5	Malus pumila	Apple	3
107	107	4	Malus pumila	Apple	3
108	108	7	Malus pumila	Apple	3
109	109	4	Malus pumila	Apple	3
110	110	4	Malus pumila	Apple	3
111	111	2x4	Malus pumila	Apple	3
112	112	4	Malus pumila	Apple	3
113	113	2x5	Malus pumila	Apple	3
114	114	16	Prunus serotina	Black Cherry	2
115	115	4	Malus pumila	Apple	4
116	116	4	Malus pumila	Apple	4
117	117	6	Malus pumila	Apple	4
118	118	4	Malus pumila	Apple	3
119	119	5	Malus pumila	Apple	4
120	120	5	Malus pumila	Apple	3
121	121	4	Malus pumila	Apple	5
122	122	4	Malus pumila	Apple	5
123	123	3x4	Malus pumila	Apple	4
124	124	5	Malus pumila	Apple	5
125	125	16	Acer negundo	Ash-Leaf Maple	3
126	126	2x12	Acer negundo	Ash-Leaf Maple	3
127	127	20	Acer negundo	Ash-Leaf Maple	4
128	128	2x4	Malus pumila	Apple	4
129	129	4	Malus pumila	Apple	4
130	130	4	Malus pumila	Apple	3
131	131	4	Malus pumila	Apple	3
132	132	12	Malus pumila	Apple	3
133	133	5	Malus pumila	Apple	4
134	134	7	Malus pumila	Apple	3
135	135	6	Malus pumila	Apple	4
136	136	3x4	Malus pumila	Apple	4
137	137	8	Malus pumila	Apple	3
138	138	4	Morus alba	White Mulberry	3
139	139	4	Morus alba	White Mulberry	3
140	140	4	Morus alba	White Mulberry	3
141	141	4	Morus alba	White Mulberry	3
142	142	5	Morus alba	White Mulberry	3
143	143	5	Malus pumila	Apple	4
144	144	3x5	Malus pumila	Apple	3
145	145	3x6	Malus pumila	Apple	4
146	146	13	Malus pumila	Apple	3
147	147	2x5	Malus pumila	Apple	3
148	148	4	Malus pumila	Apple	4
149	149	6	Malus pumila	Apple	3
150	150	3x4	Malus pumila	Apple	4
151	151	2x4	Malus pumila	Apple	5
152	152	3x4	Malus pumila	Apple	4
153	153	5	Malus pumila	Apple	3
154	154	4	Malus pumila	Apple	3
155	155	2x5	Malus pumila	Apple	4
156	156	6	Malus pumila	Apple	3
157	157	2x5	Malus pumila	Apple	3
158	158	2x11	Ulmus pumila	Siberian Elm	3
159	159	2x13	Ulmus pumila	Siberian Elm	4
160	160	2x5	Malus pumila	Apple	4
161	161	13	Ulmus pumila	Siberian Elm	4
162	162	6	Malus pumila	Apple	3
163	163	6	Malus pumila	Apple	3
164	164	2x6	Malus pumila	Apple	3
165	165	4	Malus pumila	Apple	3
166	166	4	Malus pumila	Apple	4
167	167	4	Malus pumila	Apple	4
168	168	2x6	Malus pumila	Apple	3
169	169	3x4	Malus pumila	Apple	5
170	170	10	Morus alba	White Mulberry	3
171	171	2x4	Malus pumila	Apple	3
172	172	2x6	Malus pumila	Apple	4
173	173	5	Malus pumila	Apple	3
174	174	4	Malus pumila	Apple	3
175	175	2x5	Malus pumila	Apple	4
176	176	3x9	Malus pumila	Apple	4
177	177	4	Malus pumila	Apple	3
178	178	2x6	Malus pumila	Apple	3
179	179	2x5	Malus pumila	Apple	3
180	180	4	Malus pumila	Apple	4
181	181	2x6	Morus alba	White Mulberry	3
182	182	4	Malus pumila	Apple	4
183	183	5	Malus pumila	Apple	3
184	184	10	Malus pumila	Apple	3
185	185	2x4	Malus pumila	Apple	3
186	186	19	Malus pumila	Apple	3
187	187	2x10	Ulmus americana	American Elm	6
188	188	5	Malus pumila	Apple	4
189	189	5	Morus alba	White Mulberry	3
190	190	6	Malus pumila	Apple	3
191	191	4	Malus pumila	Apple	5
192	192	2x5	Malus pumila	Apple	3
193	193	5	Malus pumila	Apple	3
194	194	5	Malus pumila	Apple	6
195	195	6	Malus pumila	Apple	4
196	196	4	Malus pumila	Apple	4
197	197	2x4	Malus pumila	Apple	3
198	198	12	Prunus serotina	Black Cherry	3
199	199	2x5	Malus pumila	Apple	4
200	200	2x4	Malus pumila	Apple	4
201	201	12	Fraxinus pennsylvanica	Green Ash	6
202	202	2x5	Malus pumila	Apple	3
203	203	2x4	Malus pumila	Apple	3
204	204	6	Rhus hirta	Staghorn Sumac	5
205	205	6	Rhus hirta	Staghorn Sumac	5
206	206	5	Rhus hirta	Staghorn Sumac	5
207	207	6	Rhus hirta	Staghorn Sumac	5
208	208	6	Rhus hirta	Staghorn Sumac	5
209	209	5	Rhus hirta	Staghorn Sumac	6
210	210	6	Rhus hirta	Staghorn Sumac	6
211	211	6	Rhus hirta	Staghorn Sumac	5
212	212	6	Rhus hirta	Staghorn Sumac	5
213	213	4	Malus pumila	Apple	4
214	214	6	Malus pumila	Apple	3
215	215	6	Rhus hirta	Staghorn Sumac	5
216	216	5	Rhus hirta	Staghorn Sumac	5
217	217	4	Malus pumila	Apple	3
218	218	6	Malus pumila	Apple	3
219	219	8	Prunus serotina	Black Cherry	2
220	220	2x5	Malus pumila	Apple	4
221	221	2x4	Malus pumila	Apple	3
222	222	5	Malus pumila	Apple	3
223	223	4	Malus pumila	Apple	4
224	224	4	Malus pumila	Apple	5
225	225	11	Morus alba	White Mulberry	4
226	226	2x14	Morus alba	White Mulberry	4
227	227	4	Malus pumila	Apple	3
228	228	2x4	Malus pumila	Apple	3
229	229	2x4	Malus pumila	Apple	5
230	230	6	Malus pumila	Apple	3
231	231	4	Malus pumila	Apple	4
232	232	5	Malus pumila	Apple	4
233	233	5	Fraxinus pennsylvanica	Green Ash	6
234	234	22	Acer negundo	Ash-Leaf Maple	3
235	235	19	Acer negundo	Ash-Leaf Maple	4
236	236	2x4	Malus pumila	Apple	4
237	237	6	Prunus serotina	Black Cherry	3
238	238	8	Prunus serotina	Black Cherry	3
239	239	6	Prunus serotina	Black Cherry	3
240	240	2x4	Malus pumila	Apple	3
241	241	7	Prunus serotina	Black Cherry	2
242	242	2x5	Malus pumila	Apple	3
243	243	5	Malus pumila	Apple	5
244	244	5	Malus pumila	Apple	4
245	245	6	Rhus hirta	Staghorn Sumac	5
246	246	5	Rhus hirta	Staghorn Sumac	5
247	247	2x4	Rhus hirta	Staghorn Sumac	5
248	248	22	Acer negundo	Ash-Leaf Maple	3
249	249	16	Acer negundo	Ash-Leaf Maple	4
250	250	30	Acer saccharinum	Silver Maple	3
251	251	5	Rhus hirta	Staghorn Sumac	5
252	252	4	Rhus hirta	Staghorn Sumac	5
253	253	5	Rhus hirta	Staghorn Sumac	5
254	254	4	Rhus hirta	Staghorn Sumac	5
255	255	5	Malus pumila	Apple	4
256	256	6	Malus pumila	Apple	3
257	257	5	Malus pumila	Apple	3
258	258	2x6	Malus pumila	Apple	3
259	259	2x4	Malus pumila	Apple	4
260	260	2x5	Malus pumila	Apple	4
261	261	3x6	Malus pumila	Apple	3
262	262	8	Malus pumila	Apple	3
263	263	2x5	Malus pumila	Apple	3
264	264	2x6	Malus pumila	Apple	3
265	265	7	Prunus serotina	Black Cherry	3
266	266	6	Acer negundo	Ash-Leaf Maple	4
267	267	23	Morus alba	White Mulberry	4
268	268	10	Acer negundo	Ash-Leaf Maple	4
269	269	10	Acer negundo	Ash-Leaf Maple	4
270	270	5	Malus pumila	Apple	3
271	271	2x18	Acer negundo	Ash-Leaf Maple	4
272	272	4	Juglans nigra	Black Walnut	4
273	273	6	Juglans nigra	Black Walnut	3
274	274	4	Acer negundo	Ash-Leaf Maple	4
275	275	8	Acer negundo	Ash-Leaf Maple	3
276	276	6	Acer negundo	Ash-Leaf Maple	3
277	277	8	Malus pumila	Apple	4
278	278	6	Prunus serotina	Black Cherry	3
279	279	4	Malus pumila	Apple	4
280	280	7	Prunus serotina	Black Cherry	3
281	281	8	Prunus serotina	Black Cherry	3
282	282	4	Rhus hirta	Staghorn Sumac	3
283	283	4	Rhus hirta	Staghorn Sumac	5
284	284	4	Malus pumila	Apple	4
285	285	6	Malus pumila	Apple	3
286	286	5	Rhus hirta	Staghorn Sumac	5
287	287	5	Malus pumila	Apple	3
288	288	4	Rhus hirta	Staghorn Sumac	5
289	289	5	Rhus hirta	Staghorn Sumac	6
290	290	5	Rhus hirta	Staghorn Sumac	6
291	291	5	Rhus hirta	Staghorn Sumac	5
292	292	5	Rhus hirta	Staghorn Sumac	5
293	293	5	Rhus hirta	Staghorn Sumac	5
294	294	5	Rhus hirta	Staghorn Sumac	5
295	295	6	Morus alba	White Mulberry	4
296	296	6	Malus pumila	Apple	4
297	297	6	Prunus serotina	Black Cherry	3
298	298	2x4	Malus pumila	Apple	3
299	299	8	Prunus serotina	Black Cherry	3
300	300	7	Prunus serotina	Black Cherry	3
301	301	2x4	Malus pumila	Apple	3
302	302	2x6	Malus pumila	Apple	3
303	303	4x5	Malus pumila	Apple	3
304	304	3x4	Malus pumila	Apple	4
305	305	2x6	Malus pumila	Apple	4
306	306	6	Malus pumila	Apple	3
307	307	3x6	Malus pumila	Apple	3
308	308	5	Acer negundo	Ash-Leaf Maple	4
309	309	2x5	Malus pumila	Apple	3
310	310	2x16	Prunus serotina	Black Cherry	6
311	311	6	Acer negundo	Ash-Leaf Maple	5
312	312	19	Acer negundo	Ash-Leaf Maple	5
313	313	2x25	Morus alba	White Mulberry	5
314	314	17	Acer negundo	Ash-Leaf Maple	3
315	315	21	Prunus serotina	Black Cherry	6
316	316	5	Malus pumila	Apple	3
317	317	7	Acer negundo	Ash-Leaf Maple	3
318	318	4x5	Malus pumila	Apple	4
319	319	7	Malus pumila	Apple	3
320	320	5	Malus pumila	Apple	3
321	321	4x4	Malus pumila	Apple	3
322	322	2x5	Malus pumila	Apple	3
323	323	5	Acer negundo	Ash-Leaf Maple	4
324	324	6	Rhus hirta	Staghorn Sumac	5
325	325	5	Rhus hirta	Staghorn Sumac	5
326	326	4	Rhus hirta	Staghorn Sumac	5
327	327	4	Rhus hirta	Staghorn Sumac	5
328	328	4	Rhus hirta	Staghorn Sumac	5
329	329	4	Rhus hirta	Staghorn Sumac	5
330	330	4	Rhus hirta	Staghorn Sumac	5
331	331	4	Rhus hirta	Staghorn Sumac	5
332	332	4	Rhus hirta	Staghorn Sumac	5
333	333	4	Rhus hirta	Staghorn Sumac	5
334	334	4	Rhus hirta	Staghorn Sumac	5
335	335	6	Rhus hirta	Staghorn Sumac	5
336	336	5	Rhus hirta	Staghorn Sumac	5
337	337	6	Rhus hirta	Staghorn Sumac	5
338	338	5	Rhus hirta	Staghorn Sumac	5
339	339	4	Malus pumila	Apple	4
340	340	3x6	Malus pumila	Apple	3
341	341	6	Rhus hirta	Staghorn Sumac	5
342	342	5	Rhus hirta	Staghorn Sumac	5
343	343	2x4	Rhus hirta	Staghorn Sumac	5
344	344	4x5	Malus pumila	Apple	4
345	345	2x4	Malus pumila	Apple	4
346	346	12	Morus alba	White Mulberry	3
347	347	4	Malus pumila	Apple	4
348	348	7	Rhus hirta	Staghorn Sumac	5
349	349	4	Rhus hirta	Staghorn Sumac	5
350	350	5	Rhus hirta	Staghorn Sumac	5
351	351	5	Rhus hirta	Staghorn Sumac	5
352	352	6	Juniperus virginiana	Eastern Red-Cedar	3
353	353	18	Prunus serotina	Black Cherry	6
354	354	2x25	Morus alba	White Mulberry	4
355	355	2x12	Prunus serotina	Black Cherry	5
356	356	8	Prunus serotina	Black Cherry	5
357	357	6	Celtis occidentalis	Common Hackberry	3
358	358	29	Prunus serotina	Black Cherry	5
359	359	8	Acer negundo	Ash-Leaf Maple	3
360	360	5	Acer negundo	Ash-Leaf Maple	4
361	361	2x6	Malus pumila	Apple	3
362	362	9	Acer negundo	Ash-Leaf Maple	3
363	363	4	Celtis occidentalis	Common Hackberry	3
364	364	20	Prunus serotina	Black Cherry	5
365	365	14	Morus alba	White Mulberry	3
366	366	24	Acer negundo	Ash-Leaf Maple	5
367	367	20	Prunus serotina	Black Cherry	6
368	368	7	Celtis occidentalis	Common Hackberry	2
369	369	2x16	Prunus serotina	Black Cherry	3
370	370	8	Acer negundo	Ash-Leaf Maple	3
371	371	5	Acer negundo	Ash-Leaf Maple	4
372	372	18	Acer negundo	Ash-Leaf Maple	3
373	373	16	Acer negundo	Ash-Leaf Maple	4
374	374	10	Acer negundo	Ash-Leaf Maple	3
375	375	6	Morus alba	White Mulberry	3
376	376	4	Morus alba	White Mulberry	3
377	377	15	Acer negundo	Ash-Leaf Maple	3
378	378	4	Juglans nigra	Black Walnut	3
379	379	18	Acer saccharinum	Silver Maple	2
380	380	8	Celtis occidentalis	Common Hackberry	2
381	381	26	Quercus rubra	Northern Red Oak	3
382	382	19	Acer saccharinum	Silver Maple	3
383	383	11	Morus alba	White Mulberry	3
384	384	4	Acer negundo	Ash-Leaf Maple	4
385	385	10	Acer negundo	Ash-Leaf Maple	3
386	386	2x6	Acer negundo	Ash-Leaf Maple	4
387	387	23	Morus alba	White Mulberry	4
388	388	16	Acer negundo	Ash-Leaf Maple	4
389	389	26	Acer saccharinum	Silver Maple	4
390	390	6	Acer negundo	Ash-Leaf Maple	3
391	391	17	Ulmus pumila	Siberian Elm	4
392	392	26	Ulmus pumila	Siberian Elm	4
393	393	5	Rhus hirta	Staghorn Sumac	4
394	394	5	Rhus hirta	Staghorn Sumac	4
395	395	5	Rhus hirta	Staghorn Sumac	4
396	396	5	Rhus hirta	Staghorn Sumac	4
397	397	3x14	Acer saccharinum	Silver Maple	3
398	398	24	Tilia americana	American Basswood	2
399	399	9	Picea pungens	Colorado Blue Spruce	6
400	400	8	Taxus canadensis	American Yew	2
401	401	5	Picea pungens	Colorado Blue Spruce	3
402	402	12	Picea pungens	Colorado Blue Spruce	3
403	403	10	Picea pungens	Colorado Blue Spruce	4
404	404	15	Acer negundo	Ash-Leaf Maple	3
405	405	12	Picea pungens	Colorado Blue Spruce	3
406	406	9	Picea pungens	Colorado Blue Spruce	4
407	407	7	Morus alba	White Mulberry	3
408	408	11	Acer saccharinum	Silver Maple	4
409	409	37	Fraxinus pennsylvanica	Green Ash	6
410	410	2x8	Acer negundo	Ash-Leaf Maple	3
411	411	42	Acer saccharinum	Silver Maple	3
412	412	28	Acer negundo	Ash-Leaf Maple	5
413	413	4	Rhus hirta	Staghorn Sumac	5
414	414	6	Rhus hirta	Staghorn Sumac	5
415	415	3x6	Acer negundo	Ash-Leaf Maple	5
416	416	2x18	Morus alba	White Mulberry	3
417	417	3x6	Fraxinus pennsylvanica	Green Ash	6
418	418	7	Acer negundo	Ash-Leaf Maple	4
419	419	5	Celtis occidentalis	Common Hackberry	3
420	420	5	Celtis occidentalis	Common Hackberry	3
421	421	2x6	Acer negundo	Ash-Leaf Maple	4
422	422	6	Acer negundo	Ash-Leaf Maple	4
423	423	2x9	Acer saccharinum	Silver Maple	3
424	424	2x8	Acer negundo	Ash-Leaf Maple	4
425	425	7	Acer negundo	Ash-Leaf Maple	3
426	426	8	Acer negundo	Ash-Leaf Maple	3
427	427	6	Acer negundo	Ash-Leaf Maple	4
428	428	12	Acer negundo	Ash-Leaf Maple	4
429	429	2x6	Acer negundo	Ash-Leaf Maple	3
430	430	27	Acer saccharinum	Silver Maple	3
431	431	18	Ulmus americana	American Elm	6
432	432	10	Acer negundo	Ash-Leaf Maple	3
433	433	16	Morus alba	White Mulberry	5
434	434	10	Morus alba	White Mulberry	4
435	435	8	Morus alba	White Mulberry	5
436	436	14	Morus alba	White Mulberry	4
437	437	6	Acer negundo	Ash-Leaf Maple	4
438	438	10	Acer negundo	Ash-Leaf Maple	3
439	439	4	Morus alba	White Mulberry	3
440	440	6	Acer negundo	Ash-Leaf Maple	3
441	441	10	Acer negundo	Ash-Leaf Maple	3
442	442	11	Acer saccharinum	Silver Maple	3
443	443	2x4	Acer negundo	Ash-Leaf Maple	5

©2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

1 - Village Submission 2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

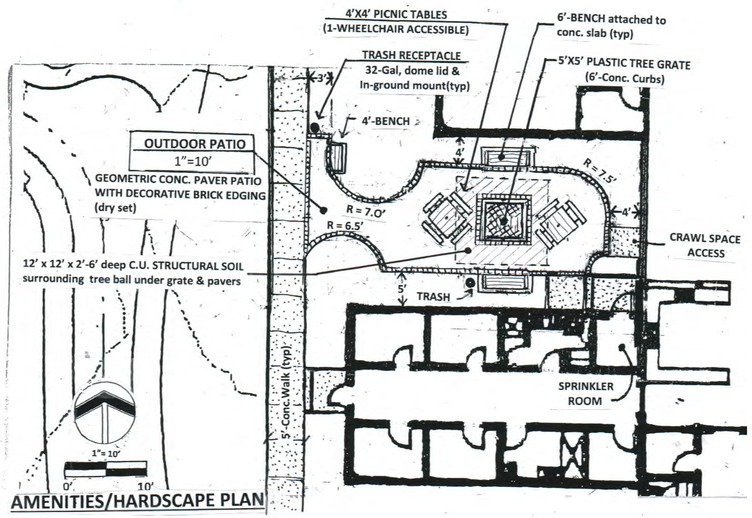
TREE SURVEY DATA

PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE: 1"=20'
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-3

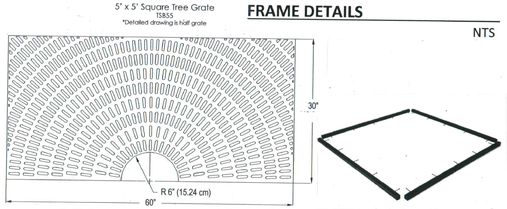
Attachment: PalatineGrHm LandsplanSUBMISSION SET 2024-05-06_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU III; and Rezoning to PD)



AMENITIES/HARDSCAPE PLAN

RECYCLED PLASTIC TREE GRATE & FRAME DETAILS

NTS



5' Square PolyGrate™ Tree Grate

The 5-foot Square is an excellent solution for larger trees that require additional space near the planting surface. The center opening can be easily expanded with a standard saw to accommodate for larger tree trunk diameters.

Provide safe and easy passage to pedestrians with our all-plastic tree grate made from post-consumer recycled plastic. At only 58-pounds, the 5-foot Square is a lightweight option that can ship via UPS or FedEx, is easy to install, and will cost less than a third of comparable iron tree grates. Featuring a radial design with openings less than ½" W x 2 ¼" L, this tree grate will meet ADA compliance while maintaining a beautiful appearance for years to come.

- 60" L x 60" W x 2" H
- 12" diameter tree opening

5' PolyGrate™ Frame

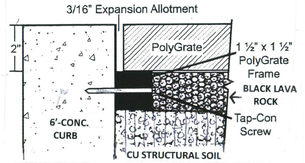
$82.24

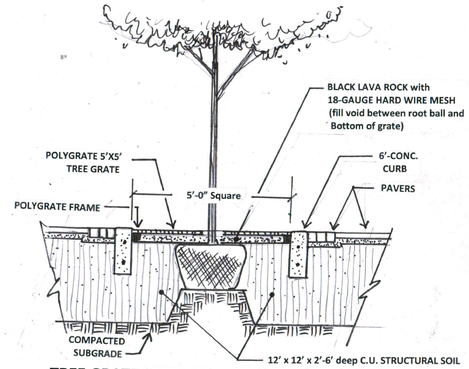
The 5-foot PolyGrate Frame is for use with the 5-foot Square (TSB55) tree grate. It's the ideal solution for installations without an existing concrete ledge for the tree grate to rest on.

- Includes: (4) 54" L pre-drilled support bars, (20) Tap-Con screws
- Quick solution for retrofit installations
- Lightweight, all-plastic material
- Tree Grate Compatibility: TSB55 (https://polygrate.com/product/5-square-tree-grate/)

PolyGrate
RECYCLED PLASTIC TREE GRATES

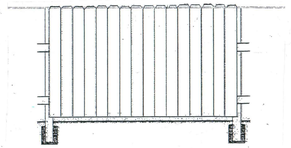
INSTALLATION WITH POLYGRATE FRAME (3.3A2)





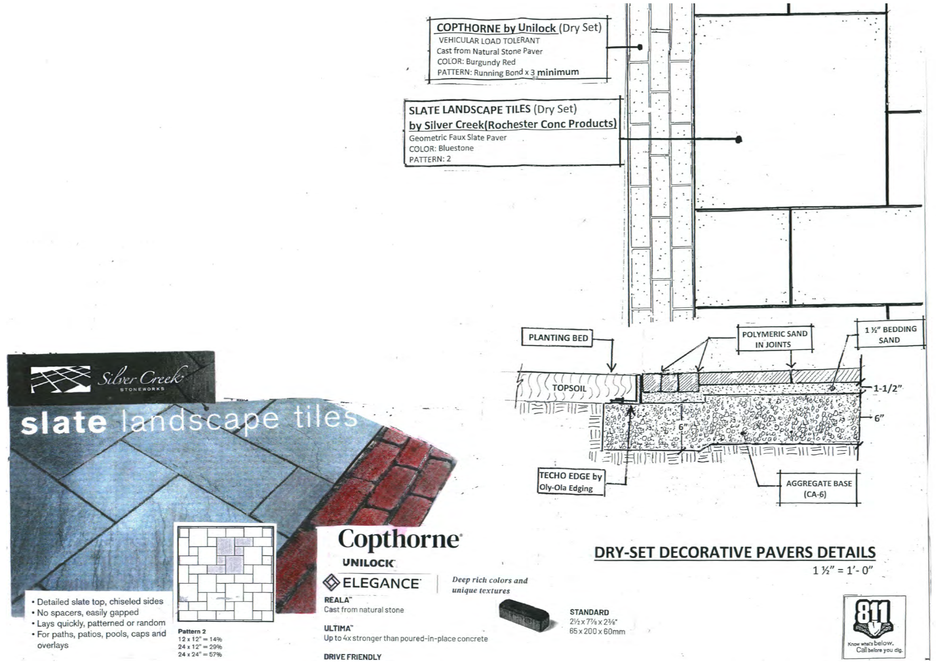
TREE GRATE SECTION

1/2 "= 1'-0"



Dog Ear Solid Board

6'- SOLID WOOD PRIVACY FENCING



DRY-SET DECORATIVE PAVERS DETAILS

1 ½" = 1'- 0"

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

© 2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
LICENSED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

PATIO DETAILS & NOTES

PROJECT NO.: JOB NO.: 1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-4

Attachment: PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU fill; and Rezoning to PD)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

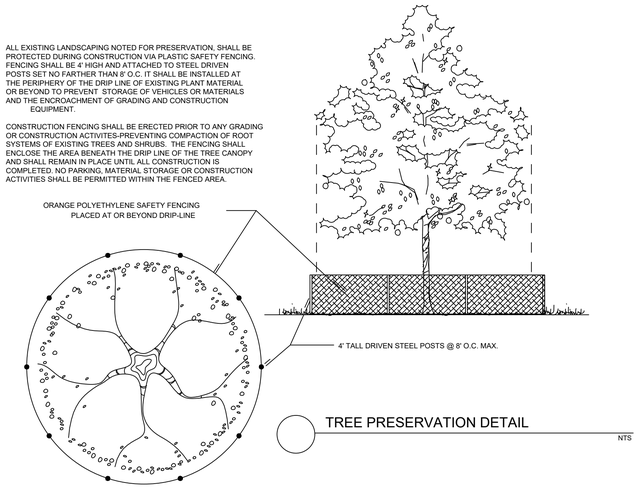
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

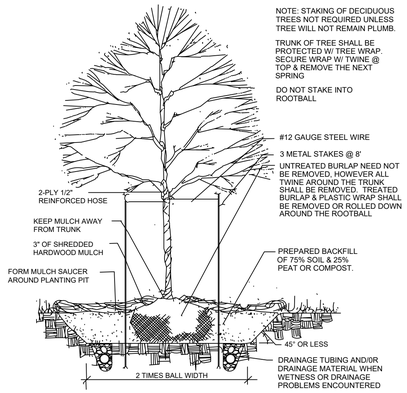
All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



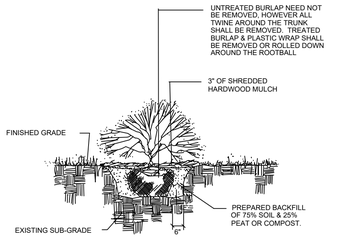
TREE PRESERVATION DETAIL

NTS



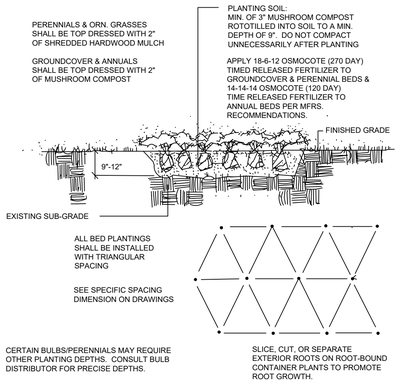
DECIDUOUS TREE

NTS



SHRUBS

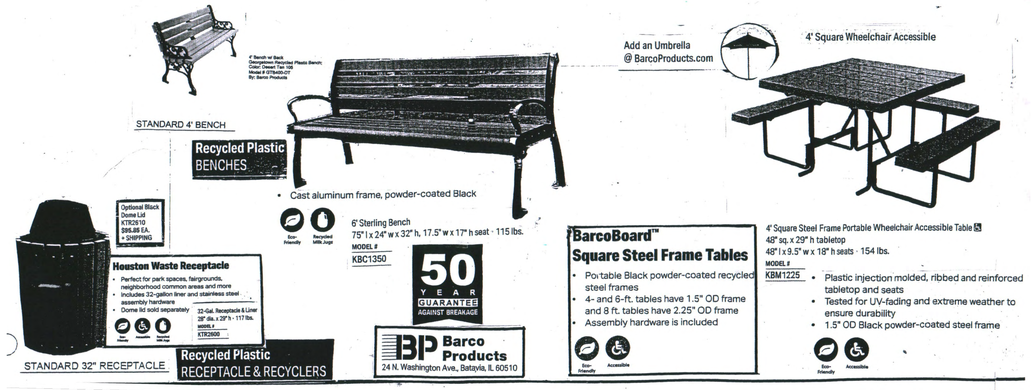
NTS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



© 2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS — JOHN M. RYAN — no. 157-000129 — REGISTERED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

DETAILS, SITE FURNISHINGS & NOTES

PROJECT NO.: JOB NO.:
1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET
L-5

Attachment: PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU fill; and Rezoning to PD)

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)	
2. SALT TOLERANT MIX (if specified)	
40%	'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)	

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a heightof four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options "

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low -growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow' lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re -grow to its normal height.

Fall Mowing: This as a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seadhead s when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de -thatcher or power rack, or by hand using a de -thatching rake. Set mechanical de -thatchers to a depth where they lift the tha tch without digging up the soil. If the thatch is particularly thick, the de -thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be racked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

©2024 Ives/Ryan Group, Inc.
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

1 - Village Submission	2024-05-06

GROUP HOME FOR FOSTER CHILDREN

Palatine, IL

Housing Opportunity Development Corporation

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
REGISTERED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municipal Consulting

www.ivesryangroup.com

LANDSCAPE SPECIFICATIONS

PROJECT NO.: JOB NO.: 1823 - 9398

DATE: 2024-04-19
SCALE:
PLANNER: JMR
DRAWN BY: RP
CHECKED:

SHEET L-6

Attachment: PalatineGrHm LandscplanSUBMISSION SET 2024-05-06_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU III; and Rezoning to PD)

PROPERTY LINE

SL-1

SL-2

IL 53 (HICKS ROAD)

(ILLINOIS DEPARTMENT OF TRANSPORTATION JURISDICTION)

HICKS ROAD

SPRUCE DR



D-Series Size 0
LED Area Luminaire

dsx series

Catalog Number

Notes

Type

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by the color background.

Specifications

EPA: 0.44 ft² (0.04 m²)

Length: 26.18" (66.5 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (5.7 cm)

Height H2: 7.46" (18.9 cm)

Weight: 23 lbs (10.4 kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended leaf times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4VS Type IV very short T4VW Type IV wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	T5M Type V medium T5LG Type V low-glare T5W Type V wide BLC5 Type V backlight control 120 [1.2] 208 [2.0] 240 [2.4] 277 [2.7] 347 [3.4] 480 [4.8]	**Shipped included** SPA Square pole-mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole-mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole-mounting (4ft drilling, 3" min. SQ pole)[4] RPA5 Round pole-mounting (4ft drilling, 3" min. RND pole)[4] SPA8N Square narrow pole-mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket[5] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc[6,7,8] PIR High/low, motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 25 fc[6,7,8] PER NEMA twist-lock receptacle only (control ordered separately)[9] PERS Five-pin receptacle only (control ordered separately)[9,10]	PE87 Seven-pin receptacle only (control ordered separately)[9,10] FAO Field adjustable output[11,12] BL30 Bi-level switched dimming, 30%[11,12] BL50 Bi-level switched dimming, 50%[11,12] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[11]	**Shipped installed** DDB Bronze (Matches black finish standard)[13] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[14] HA 50°C ambient operation[15] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[16] DF Double fuse (208, 240, 480V)[16] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLBD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 03/26/24
Page 1 of 9

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]	Options	Finish
SSS	10'-39' (See 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" Sq (0.120") 4G 4" Sq (0.179") 5C 5" Sq (0.120") 5G 5" Sq (0.179") 6G 6" Sq (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSC/KSE/KVH/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28.PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/TSX/POWERS[4]/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	**Shipped installed** VD Vibration dampers[5] HAmp Horizontal arm bracket (1 fixture)[6,7] FBEqy Fixture in leveling kit[8] CPL12/xy 1/2" coupling[9] CPL34/xy 3/4" coupling[9] CPL1/xy 1" coupling[9] NPL12/xy 1/2" threaded nipple[9] NPL34/xy 3/4" threaded nipple[9] NPL1/xy 1" threaded nipple[9] EHHxy Extra handhole[6,9] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTLPC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] LJAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VHA(original order)# Match pole to prior order or project[12]	**Super durable paint colors** DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white **Other finishes** GALV Galvanized finish **Architectural colors and special finishes[13]** [PAINT] GALV Paint over galvanizing XP30 3 year warranty extension XP35 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7 Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT tenon top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. For 3 and 7 poles, YOU cannot be installed if provisions (DM4, ESX, MPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 39 = 1 and 2ft! 39 = 3ft 3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 8' 6", orientation C = CPL12/8-6C
6. Horizontal arm is 36" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arms at the same height, specify with HAmp.
   Example: HA2360.
7. FBX does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Must be ordered with fixture for factory installation.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VHA is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VHD10-36784
13. Must be quoted through ADD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

LITHONIA LIGHTING

POLE-SSS

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

©1994-2023 Acuity Brands Lighting, Inc. All rights reserved.

Rev. 09/18/23

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	LLF	COLOR	MOUNTING	CONFIG.	CATALOG NO. & NOTES
SL-1	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	4	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	1 FIXTURE	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM19AS-DBLXD
SL-2	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LIGHT, LUMINAIRE POWER PACKAGE P2, 45W, TYPE FORWARD THROW MEDIUM DISTRIBUTION WITH HOUSESIDE SHIELD	1	0.90	4000K	25'-0" POLE, 4" EXPOSED FOUNDATION, 6" CURB, 25'-10" MOUNTING HEIGHT	2 FIXTURE @ 180 DEG.	DSX0-LED-P2-40K-70CRI-TFTM-MVOLT-HS SSS-25-4G-DM28AS-DBLXD

CALCULATED LIGHTING LEVELS (FOOT CANDLES)

	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
RESIDENTIAL PARKING LOT AREA	0.70	1.1	0.2	3.50	5.50

NOTES:

1. THE LIGHT POLE LOCATIONS ON THIS PLAN SHOW THE RECOMMENDED PLACEMENT. ADJUSTMENTS TO THESE LOCATIONS MAY BE REQUIRED TO ACCOMMODATE SITE CONDITIONS.
2. PAVEMENT CALCULATION AREAS ARE TAKEN WITHIN THE LIMITS OF PAVEMENT AREAS IDENTIFIED ON THIS PLAN.
3. THE PHOTOMETRIC PLAN WAS PREPARED CONSIDERING THE FIXTURES IN THE SCHEDULE ON THIS SHEET.

GRAPHIC SCALE

20 10 0 20

1" = 20'

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL ISSUE DATE: DESCRIPTION

PROJECT NO: 230953 S04
PROJECT MANAGER: SAK
DESIGNED BY: AM
DRAWN BY: AM

ILLINOIS

PHOTOMETRIC PLAN

1855 N. HICKS ROAD

PALATINE

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX 1.0

Attachment: 230953 - Photometric Plan (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

STORMWATER MANAGEMENT REPORT

PROJECT SITE:

1855 N. HICKS ROAD - PALATINE
THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

PREPARED FOR:

SHELTER, INC.
1616 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60004

PREPARED BY:

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, ILLINOIS 60517
630.724.9200

MARCH 28, 2024
REVISED JUNE 12, 2024

V3 Companies Project No. 230953.1

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Table of Contents

1855 N. Hicks Road – Palatine
Village of Palatine, Cook County, Illinois

Section 1: Narrative

- Storm Water Management Narrative

Section 2: General Site Exhibits

- Project Location Map
- Aerial Map
- USGS Topographic Map
- National Wetlands Inventory Map
- USGS Hydrologic Map
- Flood Zones of Cook County Map
- FEMA Flood Insurance Rate Map
- Soil Survey Map of Cook County, Illinois

Section 3: Proposed Calculations/Exhibits

- Proposed Pervious Impervious Exhibit
- Proposed Conditions Stormwater Management Exhibit
- Curve Number (CN) Calculations
- Adjusted Composite Runoff Curve Number (CN_{adj}) Calculation
- Nomograph Bulletin 75 Detention Storage Calculation
- Stage Storage Volume Calculation
- Orifice Discharge Calculation – Free Flow
- Orifice Discharge Calculation – Tailwater
- Runoff Coefficient Calculations
- Proposed Drainage Area Exhibit
- Storm Sewer Calculations

Section 4: Compensatory Storage

- Compensatory Storage Calculations
- Compensatory Storage Exhibits

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Section 1

Stormwater Management Narrative

1855 N. Hicks Road - Palatine
Palatine, Cook County, Illinois
Prepared by: V3 Companies, Ltd.

Introduction

The proposed 1855 N. Hicks Road development is located along N. Hicks Road in the Village of Palatine. The existing site has a total property area of 2.92+/- acres. The site currently developed with a single family home that will be demolished as part of the proposed redevelopment. The site is bound to the by an existing church to the north, single family residential to the south, multi-family residential to the east, and N. Hicks Road with Forest Preserve District of Cook County land to the west. The site Location and Aerial exhibits are included in Section 2. The proposed development will consist of a new group home building, parking lot, utilities, and stormwater management facilities.

Existing Conditions

The existing property is generally sloped from east to west and is ultimately tributary to the existing creek located at the southwest corner of the property. An isolated wetland measuring 0.28 acres was delineated at the northwest corner of the site. The wetland was confirmed to be isolated by the US Army Corps of Engineers based on the Jurisdictional Determination Dated March 13, 2024. Stormwater runoff from the onsite wetland currently discharges to the existing creek. As part of the proposed development, 0.08 acres of the existing wetland will be impacted. Impacts to the existing isolated wetland are to be reviewed and approved by the Metropolitan Water Reclamation District (MWRD).

According to the effective FEMA Flood Insurance Rate Map the project site contains a Zone AE Special Flood Hazard Area associated with the back water from Buffalo Creek Tributary A. The site Base Flood Elevation (BFE) is 739.70. This property also contains regulatory floodway at the southwest corner.

The soils on the project site are predominantly silt loam per the Soil Survey of Cook County. The map in Section 2 was prepared based on an NRCS Soil Survey Map of Cook County.

Proposed Conditions

The proposed project will include the construction of a group housing building with parking and a play area to the southeast of the building. The project will also include the development of a detention basin and compensatory storage area at the southern end of the property. The project will also include new underground utilities to service the proposed development to meet the stormwater management requirements of the MWRD Watershed Management Ordinance and Village requirements.

The proposed development will fill a portion of the existing the floodplain volume on the site, and compensatory storage volume is being provided at the southwest corner of the property at a 1:1.1 ratio as required by MWRD. Section 4 includes compensatory storage calculations and cross section exhibits demonstrating the appropriate compensatory storage has been provided.

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Compensatory Storage Summary:

Increment	Floodplain Fill		Req'd Comp. Storage	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet

The existing 0.20 acres of existing wetland that will not be impacted by the proposed development will be preserved and maintained.

Proposed Stormwater Management

Due to the size of the redevelopment, site runoff, stormwater detention, and volume control requirements must be met as specified in the WMO. The solution for providing both detention and volume control is the development of a new naturalized detention basin to the south of the property.

Runoff

The proposed development is located in the Upper Salt Creek Watershed which requires a maximum allowable release rate of 0.20 cfs/acre per the MWRD Watershed Management Ordinance. Table 1 below summarizes the allowable release for the 100-year, 24-hour storm event.

Table 1: Proposed Site Flowrates & Design Runoff Rate

Total Allowable (0.20 cfs/acre)	0.20 cfs/acre x 2.09 acres = 0.42 cfs

Detention

The detention system has been designed to the net allowable restricted flow listed in the table above for the 100-year, 24-hour storm event. Since volume control is below the invert of the overall detention system, a reduced CN value has been used for the detention calculations. Site runoff is captured in inlets throughout the site and is tributary to the detention system. Downspouts from the proposed building are to discharge at grade, and the flow will be routed to the detention basin before discharging offsite. The outlet structure for the detention system contains a steel plate restrictor with an orifice sized to release the net allowable rate at the design high water line. However, due the adjacent floodplain, the basin volume was sized assuming a tailwater condition based on the BFE associated with the adjacent creek. The outlet control structure will contain a backflow preventer, and will discharge directly to the existing creek.

The emergency overflow for the detention system are overland flow routes located throughout the property. The overland stormwater overflow is routed to the basin where it then flows to the adjacent creek which is consistent with the existing condition. In Table 2 below the information regarding the

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

overall detention system is provided. The calculations for these proposed conditions can be found in Section 3.

Table 2: Proposed Detention System Volumes, Restrictor Sizing, & Release Rate

Detention Volume		***Restrictor Size***	***Design Release Rate***
Required	*Provided*	*Plate Restrictor w/ Orifice*	*100-year Peak*
0.859 ac-ft	0.90 ac-ft	2.79 in	0.42 cfs

Volume Control

In order to meet the volume control requirement per the WMO, the detention basin has been designed to retain stormwater below the gravity outfall of the basin. 4" of water will be retained at the bottom of the basin which will provide 0.068 ac-ft of volume control. For this development, the required volume control storage volume is 0.058 ac-ft. The basin will contain underdrains and native vegetation to allow the stormwater to infiltrate into the native soils below.

Storm Sewer & Overflow Design

The proposed onsite storm sewer system has been designed to convey runoff from storms up to and including the 10-year event in accordance with the MWRD Watershed Management Ordinance. Inlet spacing, minimum pipe cover, ponding depths, and overland flood routing are in accordance with MWRD requirements. Storm sewer calculations and exhibits can be found in Section 3.

Overland overflow routes have been provided throughout the site to allow stormwater to flow from the site to the detention basin for storm events which exceed the design requirements of the storm sewer system.

Erosion and Sedimentation Control

The Final Engineering Plans include the necessary erosion control measures to effectively manage erosion and sediment on the project site during construction. A Stormwater Pollution Prevention Plan will be provided under separate cover consistent with the IEPA NPDES requirements for ILR10 permitting.

Conclusion

It is our opinion that the proposed stormwater management design conforms to the requirements of Watershed Management Ordinance and that the proposed improvements do not negatively impact the downstream properties or increase stormwater discharges from the site as compared to the existing conditions.

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Section 2



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	ESRI World Street Map
TITLE:	**PROJECT LOCATION**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	1

J:\2023\230953\NRI\FIG1loc230953.mxd

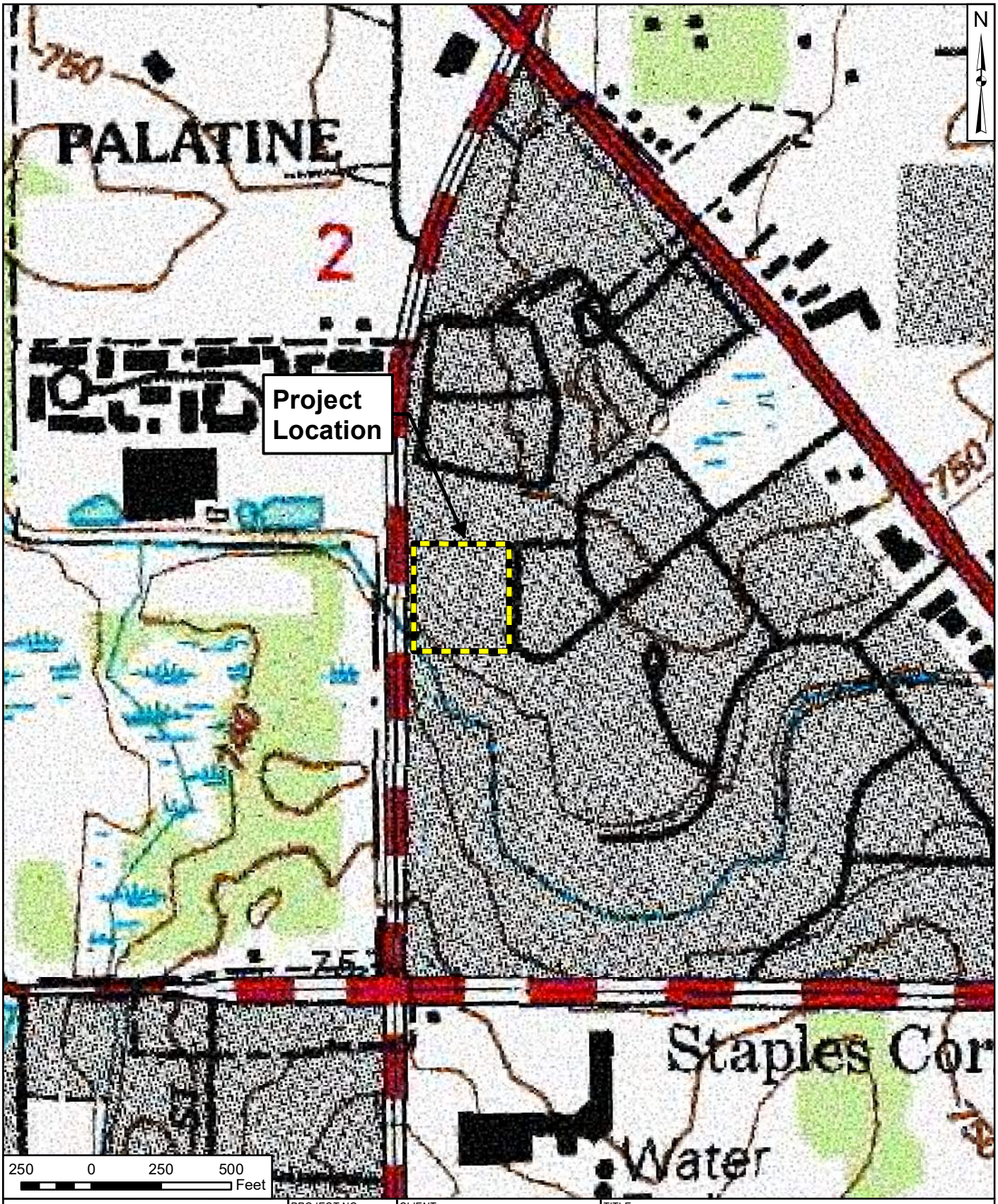
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **AERIAL MAP**	
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	DATE: 09/05/2023 SCALE: See Scale Bar	BASE LAYER: Cook County Aerial Imagery 2021	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois	FIGURE: 2

J:\2023\230953\NBF\FIG1loc230953.mxd

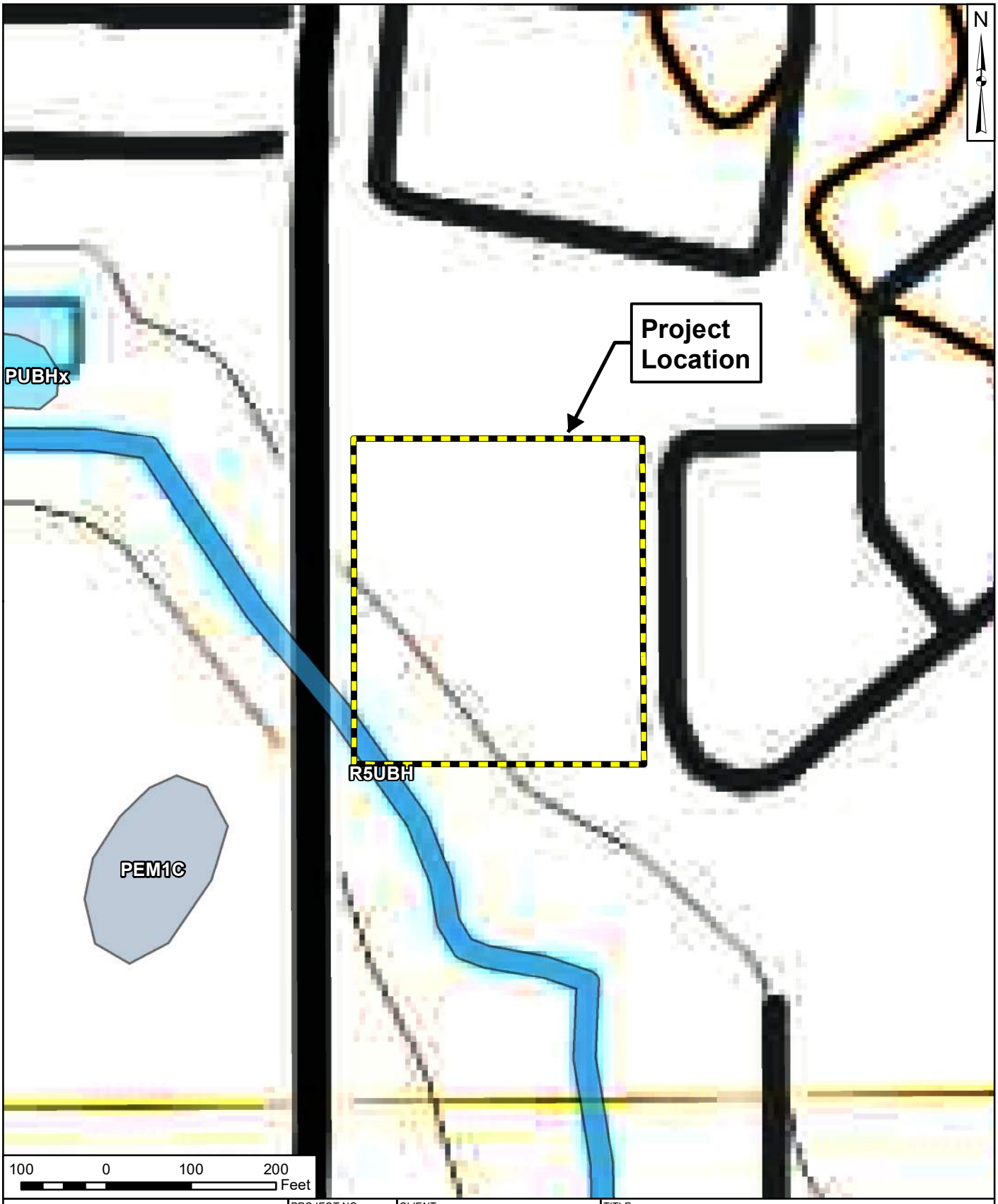
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 230953 CREATED BY: AMM	CLIENT: Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082	TITLE: **USGS TOPOGRAPHIC MAP**
	DATE: 02/13/2024	BASE LAYER: USGS Topographic Map Lake Zurich Quadrangle (2021)	SITE: 1855 N. Hicks Road Palatine, Cook County, Illinois FIGURE: 3
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	SCALE: See Scale Bar		

J:\2023\230953\LD\2024-02-13\FIG3topo230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



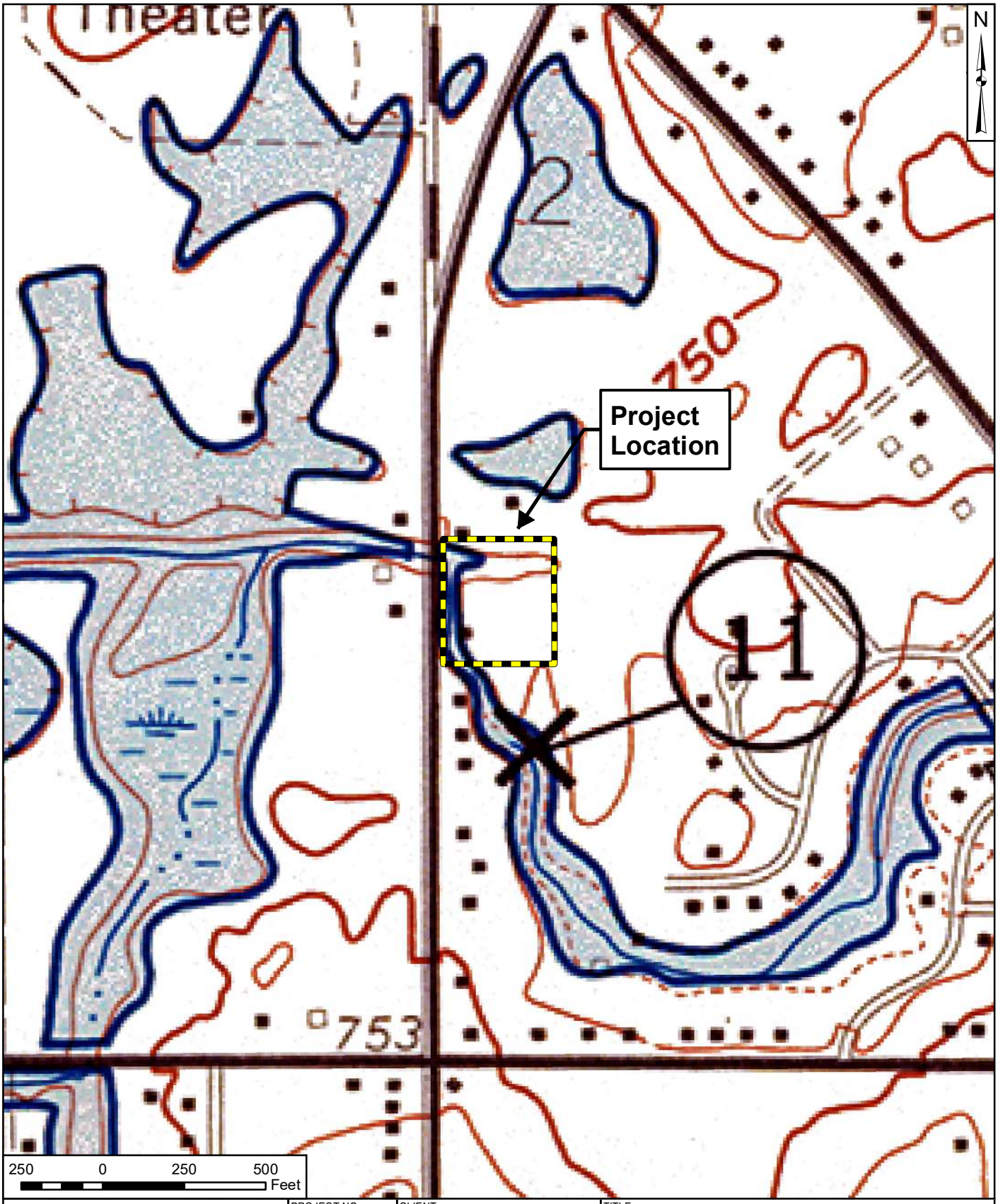
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	USGS Topographic Map Lake Zurich Quadrangle (2021)
TITLE:	**NATIONAL WETLANDS INVENTORY (NWI)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	4

J:\2023\230953\LD\2024-02-13\FIG4nwi230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



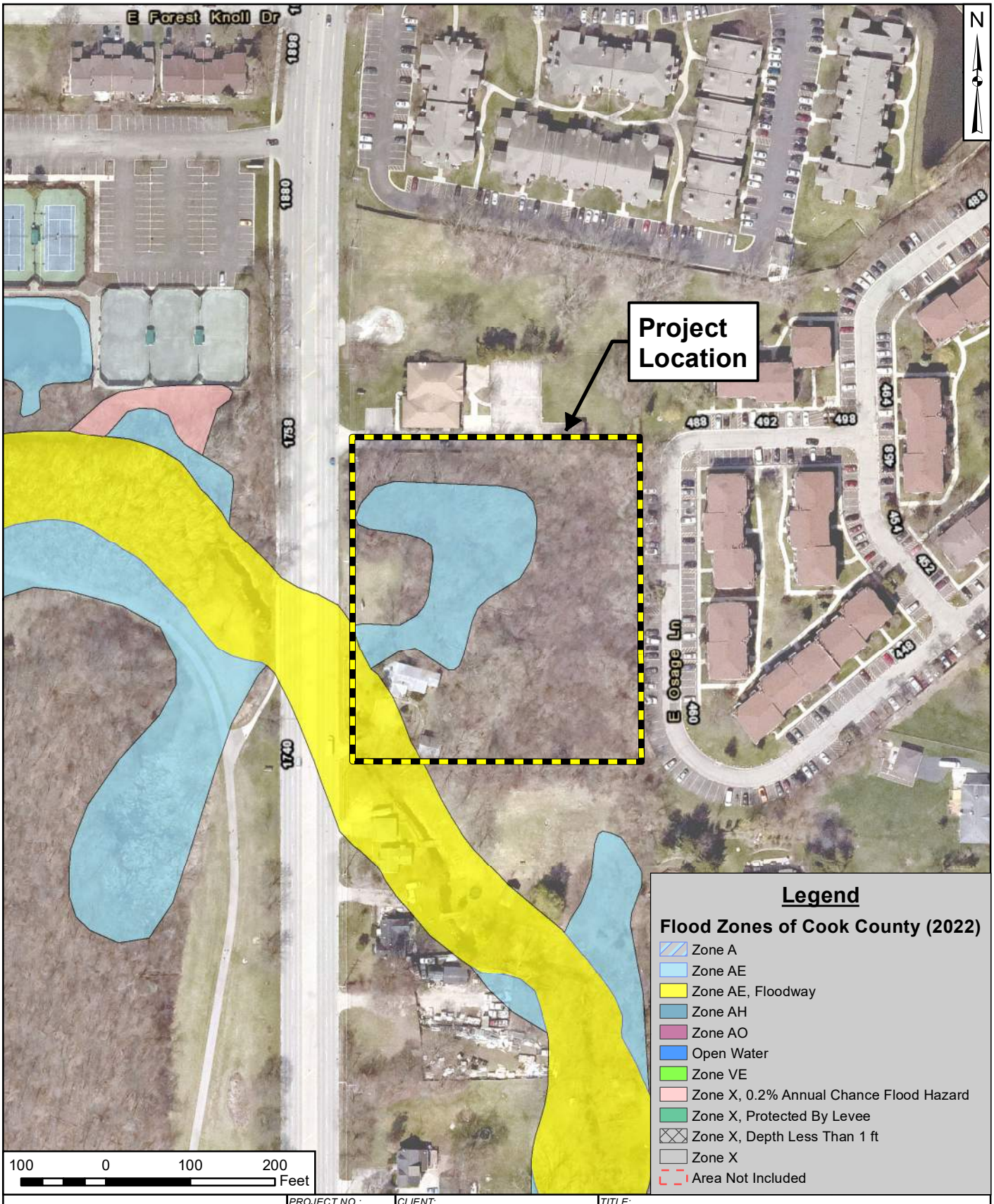
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	USGS Hydrologic Atlas Lake Zurich Quadrangle (1965)
TITLE:	**USGS HYDROLOGIC ATLAS**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	5

J:\2023\230953\LD\2024-02-13\FIG5hydro230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



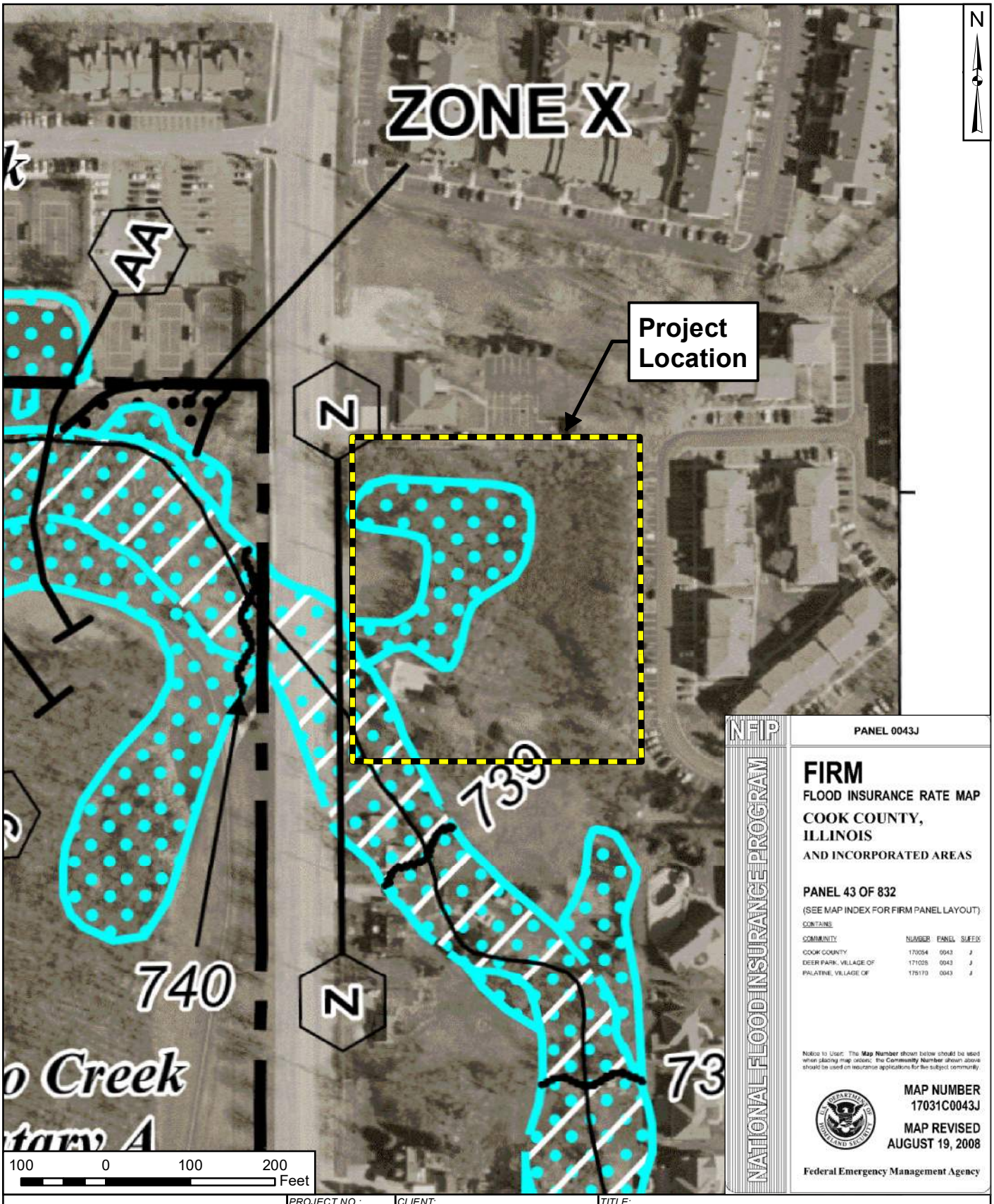
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	09/05/2023
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**FLOOD ZONES OF COOK COUNTY, ILLINOIS (2022)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	6

J:\2023\230953\NPDES\GeoPak\230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



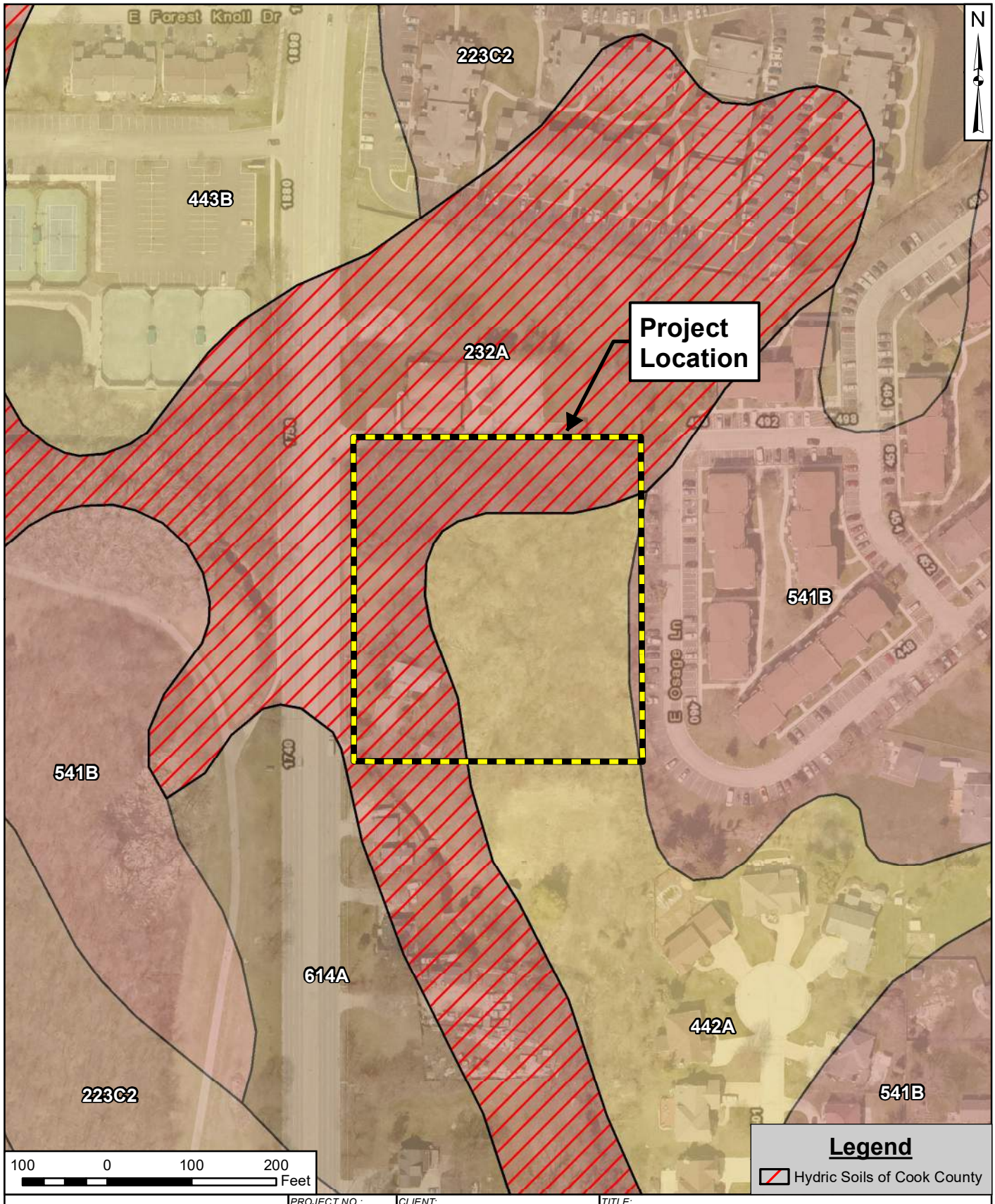
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	FEMA FIRM Panel 17031C0043J Effective 08/19/2008
TITLE:	**FEMA FLOOD INSURANCE RATE MAP (FIRM)**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	7

J:\2023\230953\LD\2024-02-13\FIG7firm230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Visio, Vertere, Virtute...
"The Vision To Transform with Excellence"

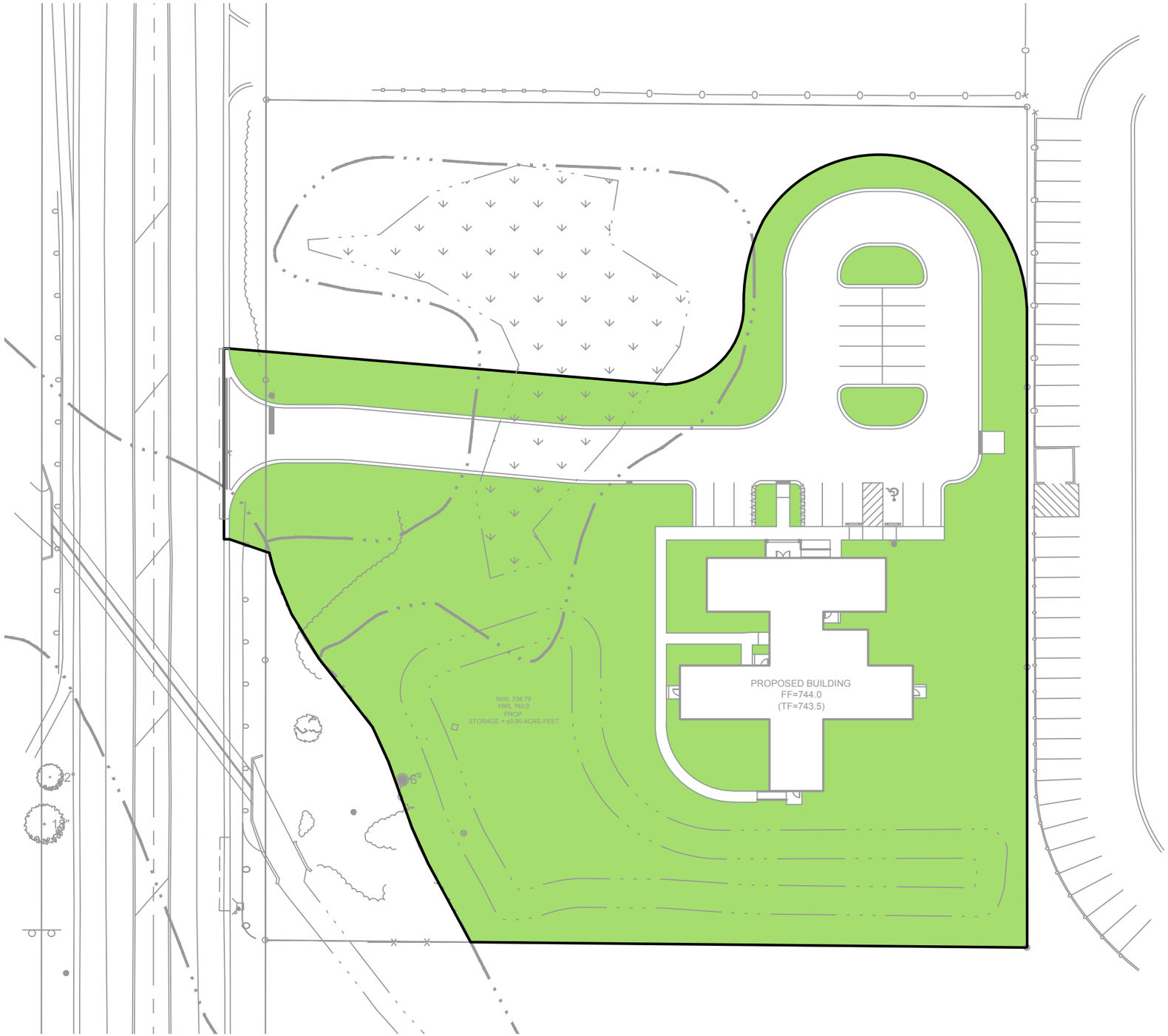
PROJECT NO.:	230953
CREATED BY:	AMM
DATE:	02/13/2024
SCALE:	See Scale Bar
CLIENT:	Housing Opportunity Development Corporation 2001 Waukegan Rd, PO Box #480 Techny, IL 60082
BASE LAYER:	Cook County Aerial Imagery (2022)
TITLE:	**SOIL SURVEY OF COOK COUNTY, ILLINOIS**
SITE:	1855 N. Hicks Road Palatine, Cook County, Illinois
FIGURE:	8

J:\2023\230953\LD\2024-02-13\EIC8soil230953.mxd

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Section 3



LEGEND

IMPERVIOUS AREA = 0.63 AC (30%)

PERVIOUS AREA = 1.46 AC (70%)

TOTAL AREA = 2.09 AC

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

PERVIOUS/IMPERVIOUS EXHIBIT

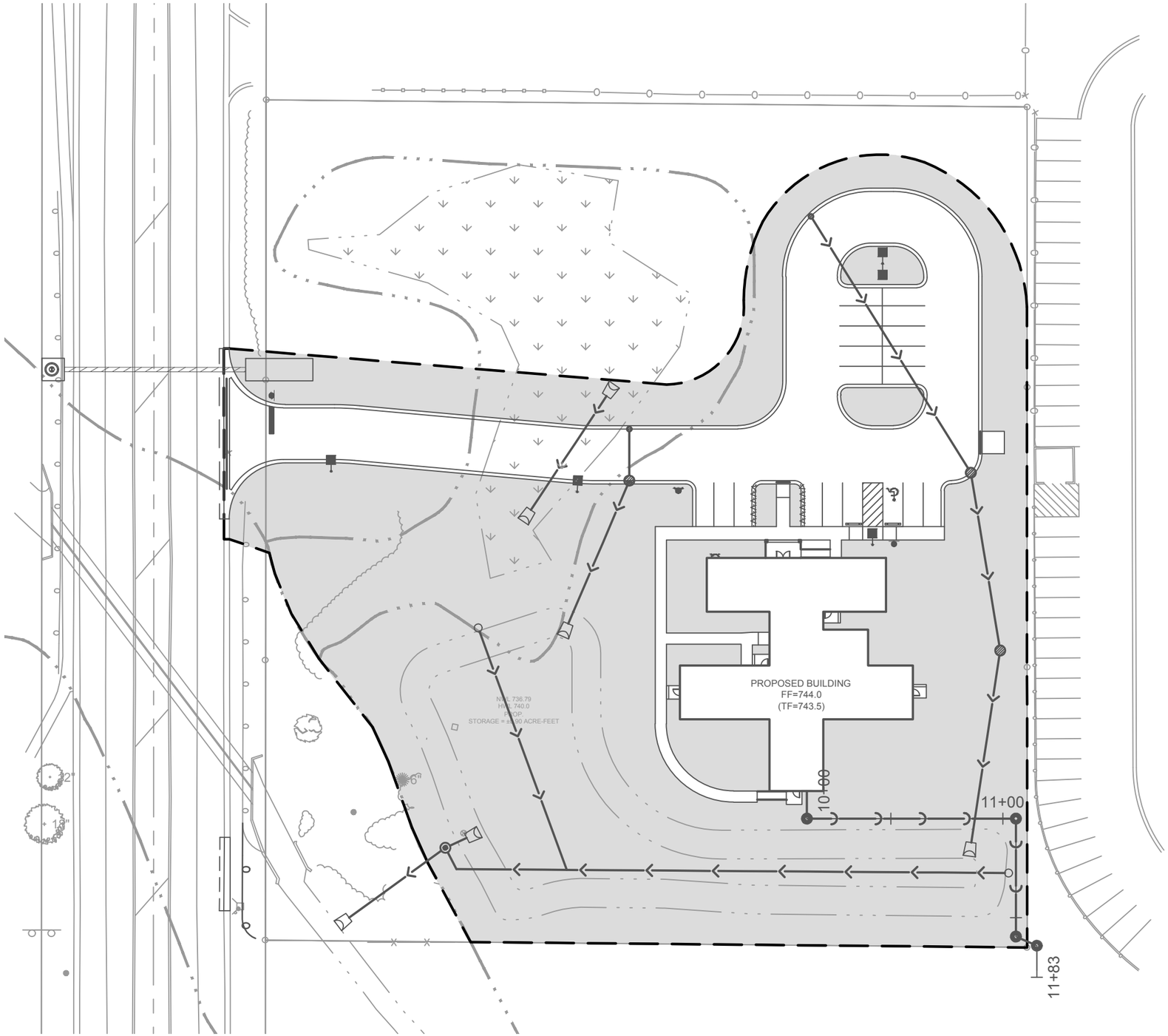
DATE: 03-25-24

0 25 50

SCALE

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Pervious - Impervious Exhib

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



LEGEND

- OVERALL DEVELOPMENT BOUNDARY
- STANDARD STORM SEWER PIPE
- IMPERVIOUS AREA TRIBUTARY TO STORMWATER SYSTEM (0.69 AC)
- GREENSPACE TRIBUTARY TO STORMWATER SYSTEM (1.40 AC)

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

STORMWATER MANAGEMENT EXHIBIT

DATE: 03-25-24

0 25 50

SCALE

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Stormwater Management Exhibit

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: 1855 N. Hicks Road **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Building and Parking	C	98	0.63	61.74
Pervious	C	74	0.67	49.58
Native Plantings	C	70	0.79	55.30
TOTALS:			2.09	166.62

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{166.62}{2.09} \rightarrow \textbf{Composite CN} = \textbf{79.72}$$

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	2.090	acres
2.	Total Impervious Area	0.630	acres
3.	Composite CN	79.72	
4.	Volume Control Storage Provided, VC_P	0.068	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	2.54	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	6.13	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	1.07	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.053	ac-ft
10.	Additional Volume Control Storage Provided	0.016	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.999	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		5.74	inches
13.	Adjusted Maximum Retention, S_{ADJ}		3.08	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**76.48**

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: **DATE:** 3/27/2024

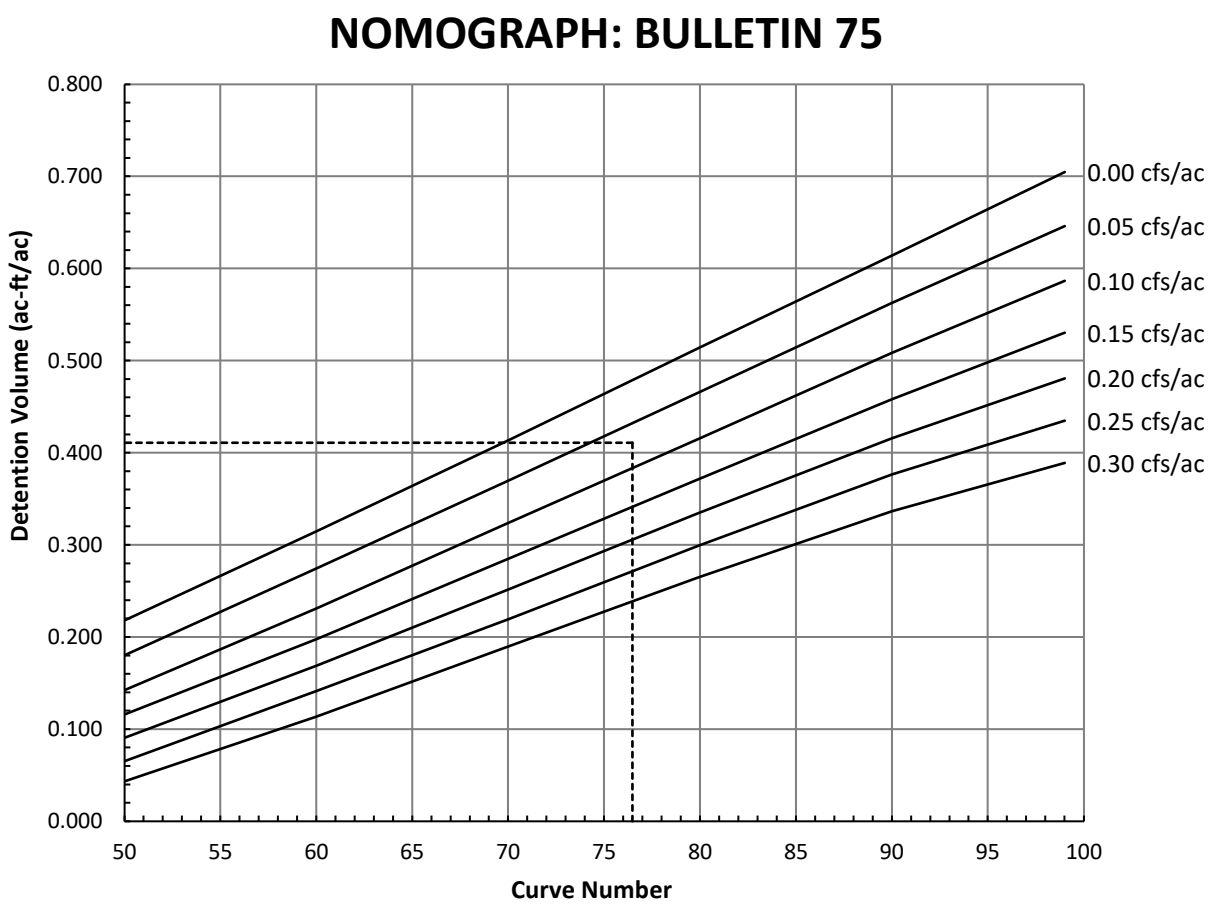
DEVELOPMENT INFORMATION

1.	Detained Area	2.090	acres
2.	Curve Number	76.48	
3.	Actual Release Rate	**0.150**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.859**	ac-ft

NOMOGRAPH



Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

PROPOSED STORAGE BASIN

PROJECT: **1855 N. HICKS ROAD - PALATINE**
V3 FILE NO.: 230953
DATE: 03/28/24
PREPARED BY: JRL
CHECKED BY:

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
737.33	0.216			0.00	*NWL*
		0.236	0.158		
738.0	0.256			0.16	
		0.287	0.287		
739.0	0.319			0.45	
		0.353	0.353		
740.0	0.387			0.80	
		0.395	0.099		
740.25	0.404			0.90	*HWL*

Total Volume Provided = **0.90** ac-ft

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.84	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	736.00	ft	
5.	High Water Elevation, HWL	740.25	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.44**	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
736.00	0.00		0.00
737.00	0.20		0.20
737.33	0.24		0.24
738.00	0.30		0.30
739.00	0.37		0.37
740.00	0.42		0.42
704.50	0.00		0.00

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

ORIFICE DISCHARGE RATE

PROJECT: 1855 N. Hicks Road - Palatine **PERMIT NUMBER:**

LOCATION: Palatine **DATE:** 3/28/2024

RESTRICTOR INFORMTION

1.	Orifice Number	1	
2.	Orifice diameter, *d*	2.79 in	
3.	Discharge Coefficient, C_d	0.61	
4.	Invert Elevation	736.00 ft	
5.	High Water Elevation, HWL	740.25 ft	
6.	Tail Water Elevation	739.70 ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.42** cfs	
7.	Submerged Actual Release Rate at HWL	**0.15** cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Submerged

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)	
736.00	0.00		0.00	
737.00	0.00		0.00	
738.00	0.00		0.00	
739.00	0.00		0.00	
740.00	0.11		0.11	
740.25	0.15		0.15	HWL

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

RUNOFF COEFFICIENT CALCULATION

PROJECT: 1855 N. Hicks Road
V3 FILE NO.: **230953**
DATE: 03/27/24
PREPARED BY: JRL
REVIEWED DATE:
REVIEWED BY:

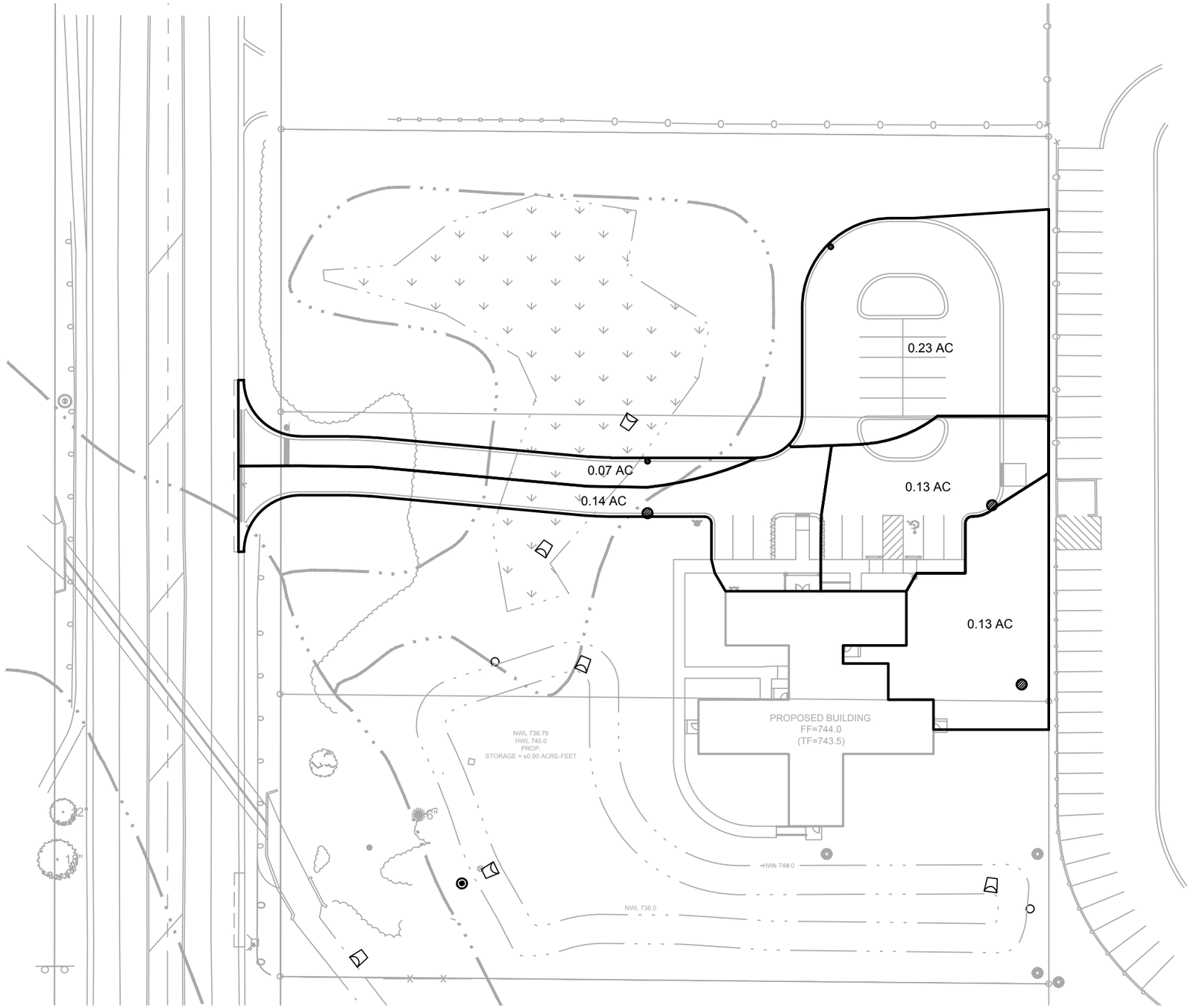
Impervious Area (ACRE)	1.46
Impervious c-factor	0.95
Pervious Area (ACRE)	0.63
Pervious c-factor	0.30
TOTAL AREA (ACRE)	2.09

$$C = \frac{0.95 * (\text{Impervious Area}) + 0.30 * (\text{Pervious Area})}{\text{Total Area}}$$

$$C = \frac{0.95 * 1.46 + 0.30 * 0.63}{2.09}$$

C = 0.75

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

INLET DRAINAGE AREA EXHIBIT

DATE: 03-27-24

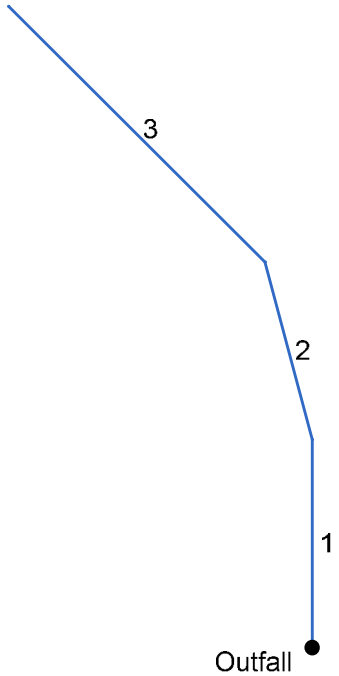
0 25 50

SCALE

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Drainage Area Exhibit

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC

Storm Sewer Tabulation

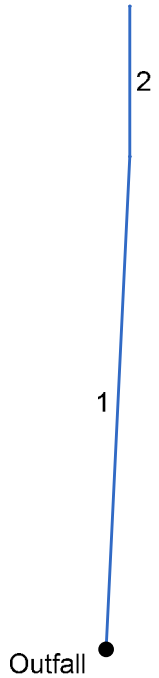
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	92.810	0.13	0.49	0.74	0.10	0.36	15.0	15.0	4.9	1.77	1.85	2.68	12	0.27	737.00	737.25	737.79	738.04	737.00	740.40	ST 1-1 - FES
2	1	80.399	0.13	0.36	0.74	0.10	0.27	10.0	11.8	5.5	1.47	1.99	2.38	12	0.31	737.25	737.50	738.04	738.19	740.40	741.70	ST 1-2 - ST
3	2	134.791	0.23	0.23	0.74	0.17	0.17	10.0	10.0	5.9	1.01	2.17	2.28	12	0.37	737.50	738.00	738.19	738.47	741.70	741.00	ST 1-3 - ST

Project File: Run 1.stm | Number of lines: 3 | Run Date: 3/27/2024

NOTES:Intensity = 54.22 / (Inlet time + 8.00) ^ 0.77; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	75.610	0.14	0.21	0.74	0.10	0.16	10.0	11.0	5.9	0.91	4.49	3.79	12	1.59	737.00	738.20	737.31	738.60	737.00	741.12	ST 2-1 - FES
2	1	23.000	0.07	0.07	0.74	0.05	0.05	10.0	10.0	6.0	0.31	4.07	1.68	12	1.30	738.20	738.50	738.60	738.73	741.12	741.50	ST 2-2 - ST

Project File: Run 2.stm | Number of lines: 2 | Run Date: 3/27/2024

NOTES:Intensity = 88.24 / (Inlet time + 15.50) ^ 0.83; Return period =Yrs. 10 ; c = cir e = ellip b = box

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

Section 4

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.14: Summary

PROJECT: 1855 N. Hicks Road - Palatine
V3 FILE NO.: 230953.10
DATE: 6/12/2024
PREPARED BY: CWH
REVISED:

Increment	Floodplain Fill		Req'd Comp. Storage*	Provided Comp. Storage	Excess Compensatory Storage
0-10	0.024 Acre-feet	× 1.0 =	0.024 Acre-feet	0.059 Acre-feet	0.035 Acre-feet
10-100	0.077 Acre-feet	× 1.0 =	0.077 Acre-feet	0.085 Acre-feet	0.008 Acre-feet
TOTAL =	0.101 Acre-feet	× 1.1 =	0.111 Acre-feet	0.144 Acre-feet	0.033 Acre-feet 53 CY

* Per WMO Compensatory Storage needs to be provided at a minimum ratio of 1:1 in each increment and 1.1:1 overall. The additional 0.1:1 can be provided in either increment.

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Fill

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 6/6/2016 1/22/2019

Incremental Volume - Fill (0-10)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	21.46	10.73	35.0	375.55	375.55	
XS 6	1+50.00	150.0	24.39	22.93	15.0	343.88	719.43	
XS 7	1+75.00	175.0	0.04	12.22	25.0	305.38	1024.80	
XS 8	1+85.00	185.0	0.00	0.02	10.0	0.20	1025.00	
XS 9	2+00.00	200.0	0.12	0.06	15.0	0.90	1025.90	
XS 10	2+25.00	225.0	0.00	0.06	25.0	1.50	1027.40	
XS 11	2+50.00	250.0	0.00	0.00	25.0	0.00	1027.40	
XS 12	2+75.00	275.0	0.02	0.01	25.0	0.25	1027.65	
XS 13	3+00.00	300.0	0.00	0.01	25.0	0.25	1027.90	
XS 14	3+25.00	325.0	0.00	0.00	25.0	0.00	1027.90	
XS 15	3+50.00	350.0	0.00	0.00	25.0	0.00	1027.90	
XS 16	3+60.00	360.0	0.00	0.00	10.0	0.00	1027.90	

TOTAL FILL **1027.90** **cf**
0-25 Increment 0.024 Acre-Feet

Incremental Volume - Fill (10-100)

Cross Section ID	STATION		AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.0	0.00	-	-	-	-	
XS 2	0+10.00	10.0	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	50.0	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	100.0	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	135.0	55.06	27.53	35.0	963.55	963.55	
XS 6	1+50.00	150.0	49.86	52.46	15.0	786.90	1750.45	
XS 7	1+75.00	175.0	3.21	26.54	25.0	663.38	2413.83	
XS 8	1+85.00	185.0	0.00	1.61	10.0	16.05	2429.88	
XS 9	2+00.00	200.0	13.03	6.52	15.0	97.73	2527.60	
XS 10	2+25.00	225.0	0.00	6.52	25.0	162.88	2690.48	
XS 11	2+50.00	250.0	0.12	0.06	25.0	1.50	2691.98	
XS 12	2+75.00	275.0	2.31	1.22	25.0	30.38	2722.35	
XS 13	3+00.00	300.0	3.64	2.98	25.0	74.38	2796.73	
XS 14	3+25.00	325.0	7.78	5.71	25.0	142.75	2939.48	
XS 15	3+50.00	350.0	18.63	13.21	25.0	330.13	3269.60	
XS 16	3+60.00	360.0	0.00	9.32	10.0	93.15	3362.75	

TOTAL FILL **3362.75** **cf**
25-100 Increment 0.077 Acre-feet

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and

COMPENSATORY STORAGE CALCULATIONS WORKSHEET

Table 3.13: Floodplain Excavation

PROJECT: 1900 Spring Road - North
V3 FILE NO.: 16255.WHA
DATE: 3/2/2018
PREPARED BY: CWH
REVISED: 1/22/2019

Incremental Volume - Cut (0-10)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00	-	-	-	-	
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	19.32	9.66	25.0	241.50	241.50	
XS 8	1+85.00	22.04	20.68	10.0	206.80	448.30	
XS 9	2+00.00	22.96	22.50	15.0	337.50	785.80	
XS 10	2+25.00	20.53	21.75	25.0	543.63	1329.43	
XS 11	2+50.00	18.27	19.40	25.0	485.00	1814.43	
XS 12	2+75.00	21.08	19.68	25.0	491.88	2306.30	
XS 13	3+00.00	0.00	10.54	25.0	263.50	2569.80	
XS 14	3+25.00	0.00	0.00	25.0	0.00	2569.80	
XS 15	3+50.00	0.00	0.00	25.0	0.00	2569.80	
XS 16	3+60.00	0.00	0.00	10.0	0.00	2569.80	

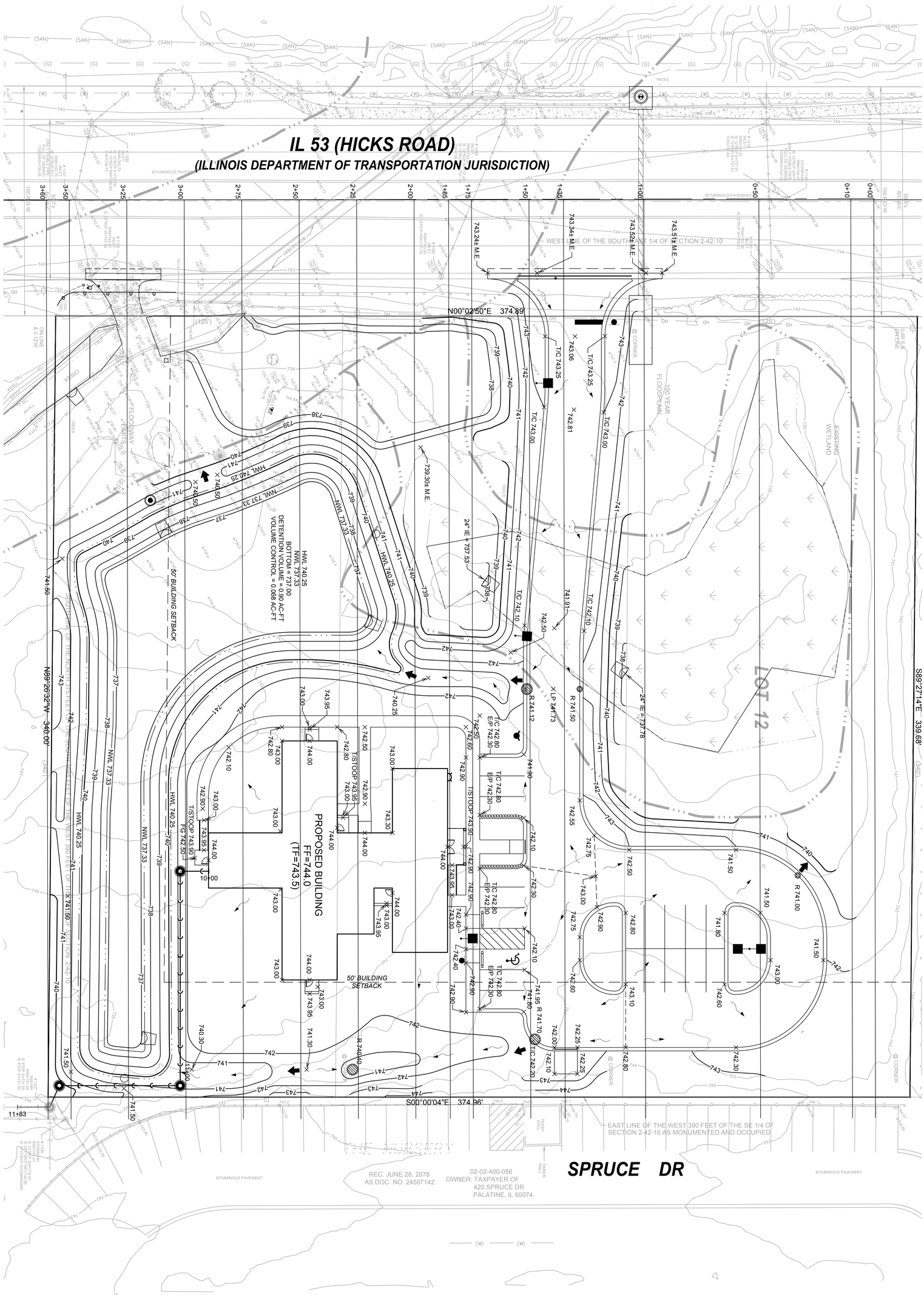
TOTAL CUT **2569.80** **cf**
0-25 Increment 0.059 Acre-Feet

Incremental Volume - Cut (10-100)

Cross Section ID	STATION	AREA (Square Feet)	AVERAGE AREA (Square Feet)	DISTANCE B/W CROSS SECTIONS (Feet)	STAGE VOLUME (cubic feet)	CUMMULATIVE VOLUME (cubic feet)	COMMENT
XS 1	0+00.00	0.00					
XS 2	0+10.00	0.00	0.00	10.0	0.0	0.0	
XS 3	0+50.00	0.00	0.00	40.0	0.00	0.00	
XS 4	1+00.00	0.00	0.00	50.0	0.00	0.00	
XS 5	1+35.00	0.00	0.00	35.0	0.00	0.00	
XS 6	1+50.00	0.00	0.00	15.0	0.00	0.00	
XS 7	1+75.00	38.68	19.34	25.0	483.50	483.50	
XS 8	1+85.00	39.90	39.29	10.0	392.90	876.40	
XS 9	2+00.00	24.63	32.27	15.0	483.98	1360.38	
XS 10	2+25.00	31.40	28.02	25.0	700.38	2060.75	
XS 11	2+50.00	23.62	27.51	25.0	687.75	2748.50	
XS 12	2+75.00	26.10	24.86	25.0	621.50	3370.00	
XS 13	3+00.00	0.00	13.05	25.0	326.25	3696.25	
XS 14	3+25.00	0.00	0.00	25.0	0.00	3696.25	
XS 15	3+50.00	0.00	0.00	25.0	0.00	3696.25	
XS 16	3+60.00	0.00	0.00	10.0	0.00	3696.25	

TOTAL CUT **3696.25** **cf**
25-100 Increment 0.085 Acre-feet

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and



EX4.1

DRAWING NO.

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

PROJECT NO.:	230953.1
PROJECT MANAGER:	SK
DESIGNED BY:	CWH
DRAWN BY:	SAV

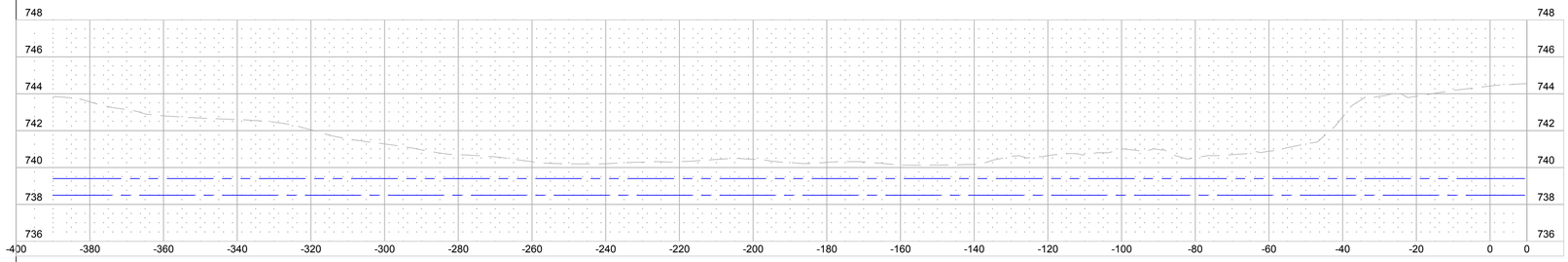
ORIGINAL ISSUE DATE: JUNE 12, 2024

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

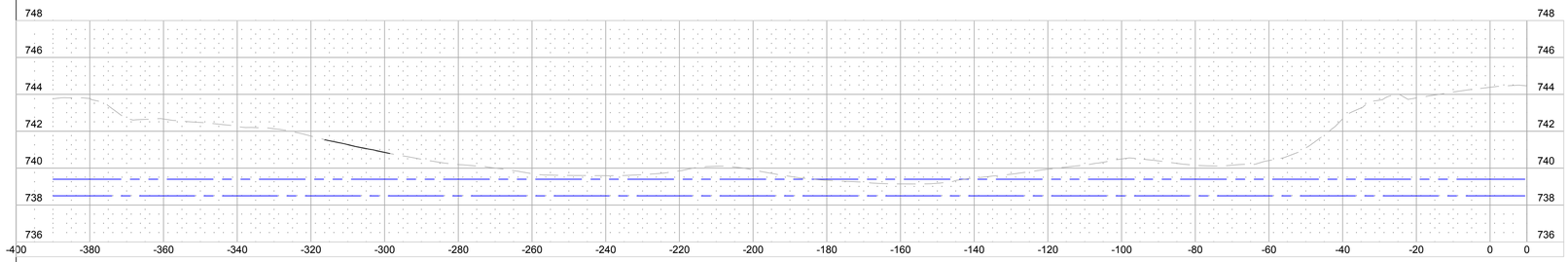
N:\2023\23095\3\Drawings\AC\ADNRE\04\Design Drawings\comp230953.dwg 6/

0+00.00



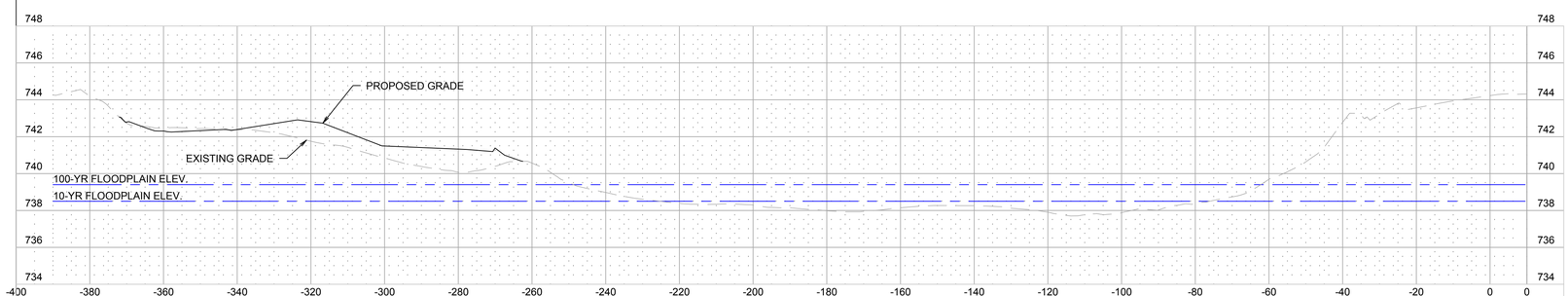
Material(s) at Station 0+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+10.00



Material(s) at Station 0+10.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

0+50.00



Material(s) at Station 0+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

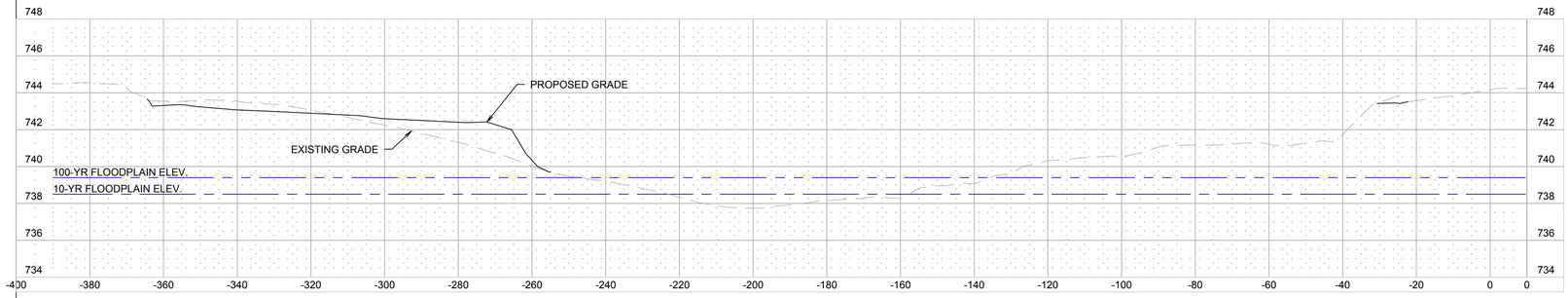
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.2

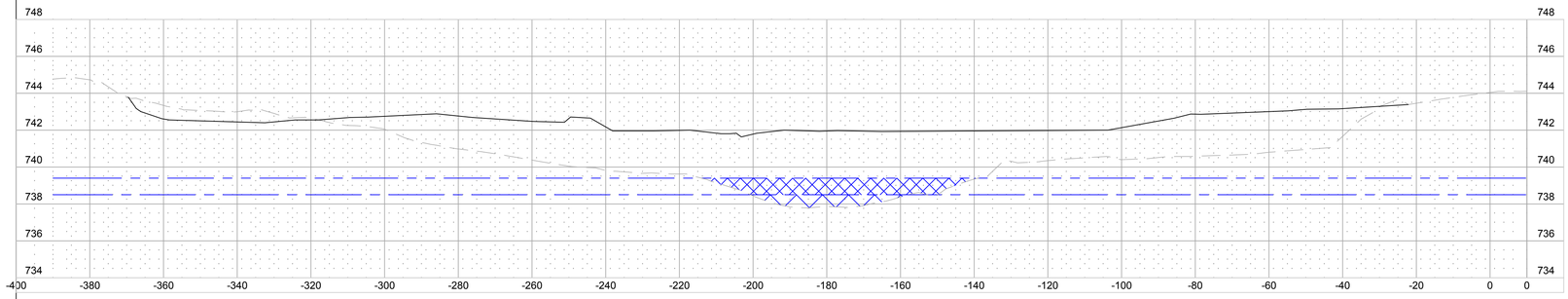
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+00.00



Material(s) at Station 1+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	0.00	0.00	0.00
10-100 Cut	0.00	0.00	0.00
10-100 Fill	0.00	0.00	0.00

1+35.00



Material(s) at Station 1+35.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	21.46	13.91	13.91
10-100 Cut	0.00	0.00	0.00
10-100 Fill	55.06	35.69	35.69

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ---- ILLINOIS

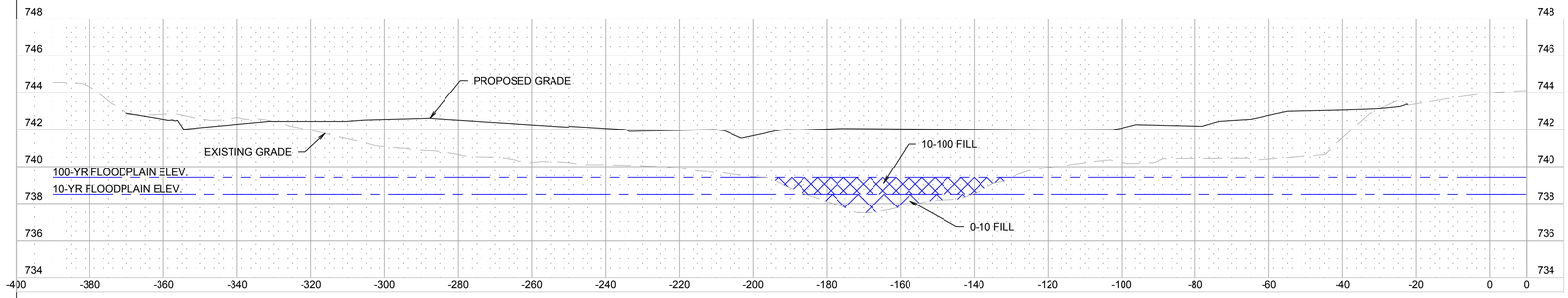
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.3

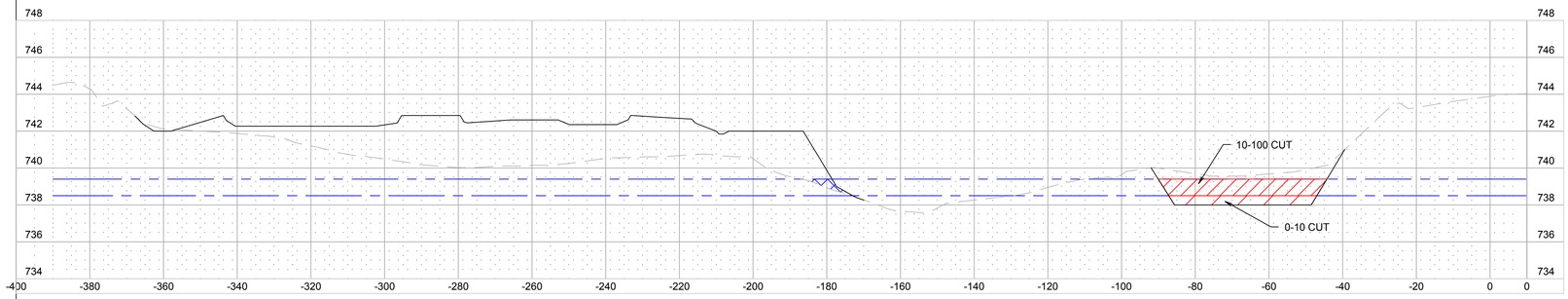
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+50.00



Material(s) at Station 1+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	0.00
0-10 Fill	24.39	12.73	26.64
10-100 Cut	0.00	0.00	0.00
10-100 Fill	49.86	29.15	64.83

1+75.00



Material(s) at Station 1+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	19.32	8.94	8.94
0-10 Fill	0.04	11.31	37.95
10-100 Cut	38.68	17.91	17.91
10-100 Fill	3.21	24.57	89.40

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE ILLINOIS

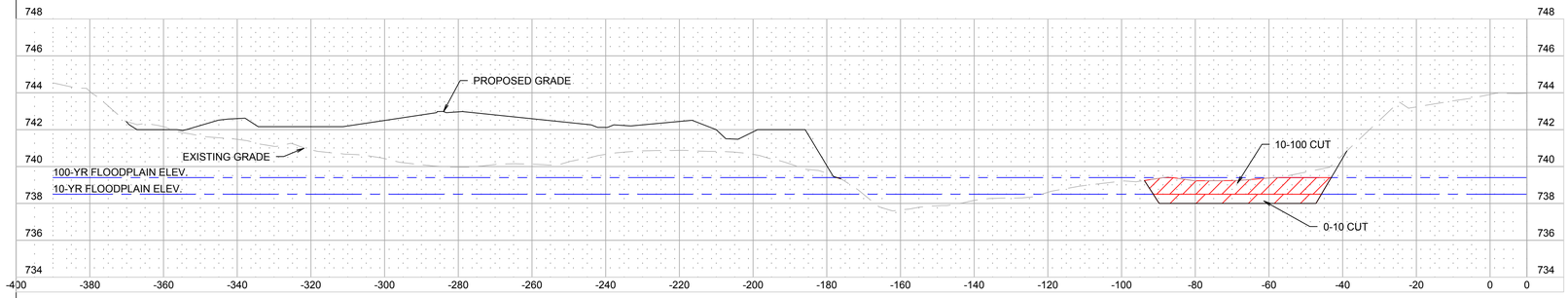
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.4

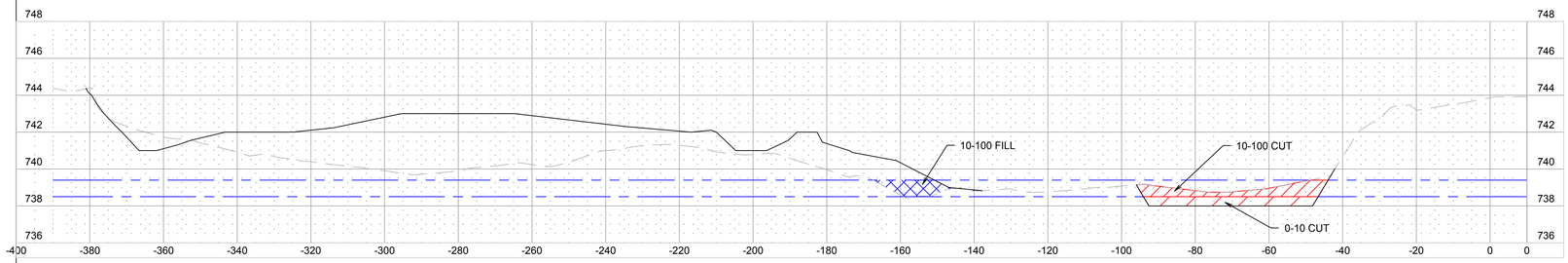
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

1+85.00



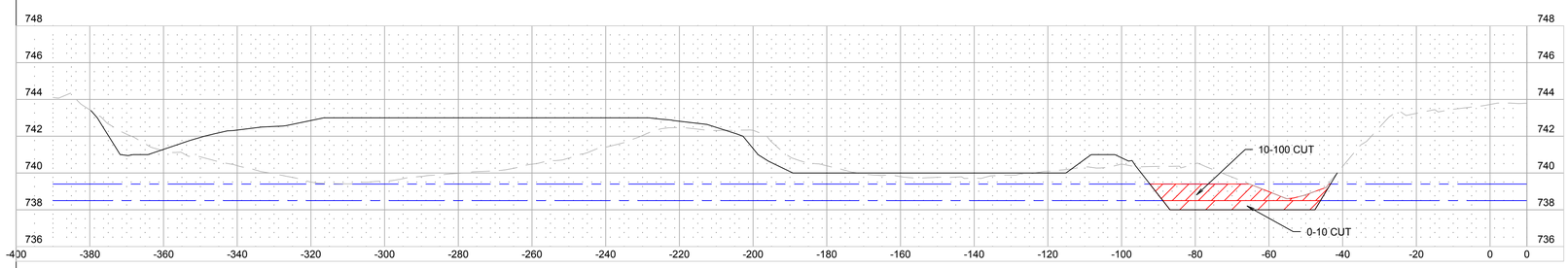
Material(s) at Station 1+85.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.04	7.66	16.60
0-10 Fill	0.00	0.01	37.96
10-100 Cut	39.90	14.55	32.46
10-100 Fill	0.00	0.59	90.00

2+00.00



Material(s) at Station 2+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	22.96	12.50	29.10
0-10 Fill	0.12	0.03	37.99
10-100 Cut	24.63	17.93	50.38
10-100 Fill	13.03	3.62	93.62

2+25.00



Material(s) at Station 2+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	20.53	20.13	49.24
0-10 Fill	0.00	0.05	38.04
10-100 Cut	31.40	25.94	76.32
10-100 Fill	0.00	6.03	99.65

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE — ILLINOIS

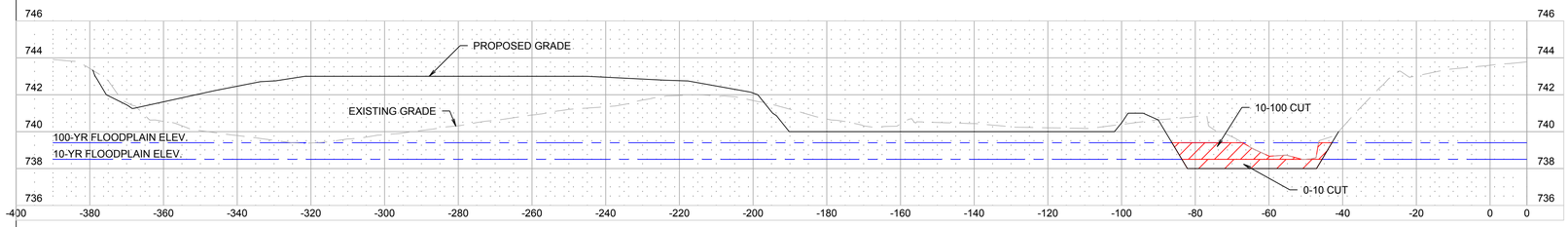
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.5

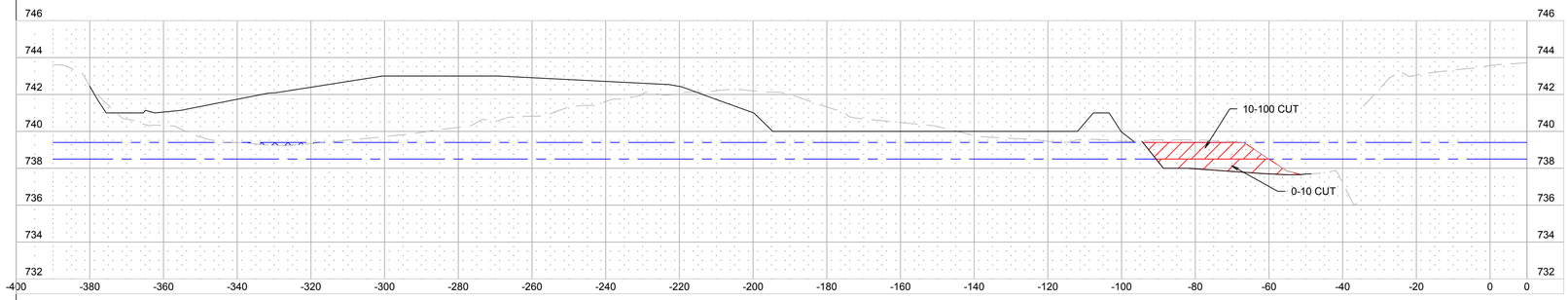
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

2+50.00



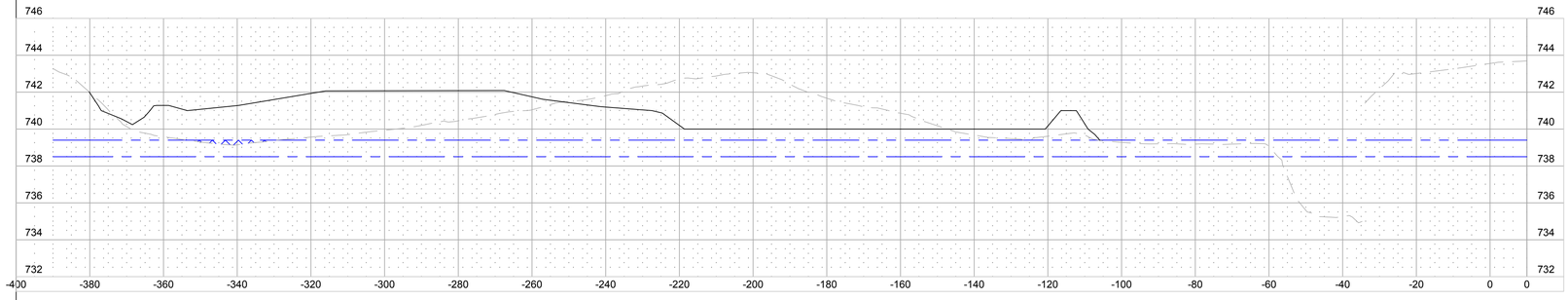
Material(s) at Station 2+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	18.27	17.96	67.20
0-10 Fill	0.00	0.00	38.04
10-100 Cut	23.62	25.47	101.80
10-100 Fill	0.12	0.05	99.70

2+75.00



Material(s) at Station 2+75.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	21.08	18.22	85.42
0-10 Fill	0.02	0.01	38.05
10-100 Cut	26.10	23.02	124.82
10-100 Fill	2.31	1.12	100.83

3+00.00



Material(s) at Station 3+00.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	9.76	95.18
0-10 Fill	0.00	0.01	38.06
10-100 Cut	0.00	12.08	136.90
10-100 Fill	3.64	2.76	103.59

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO.: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

PALATINE — ILLINOIS

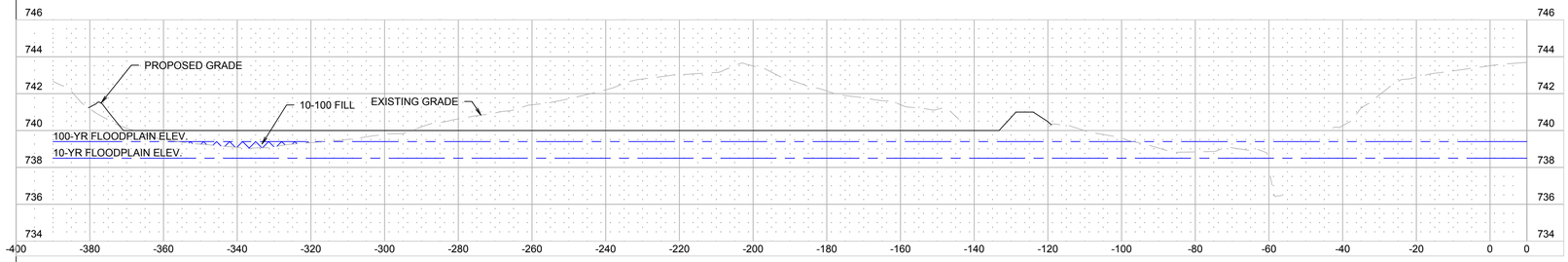
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.6

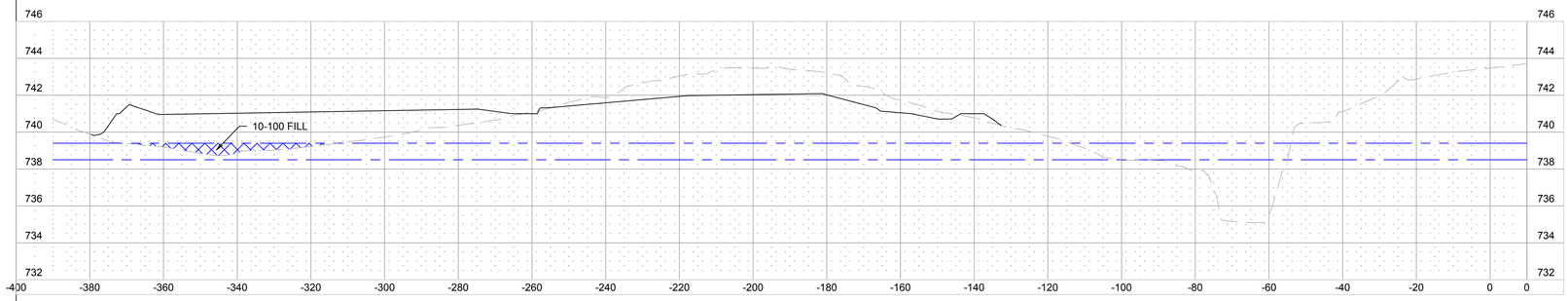
Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

3+25.00



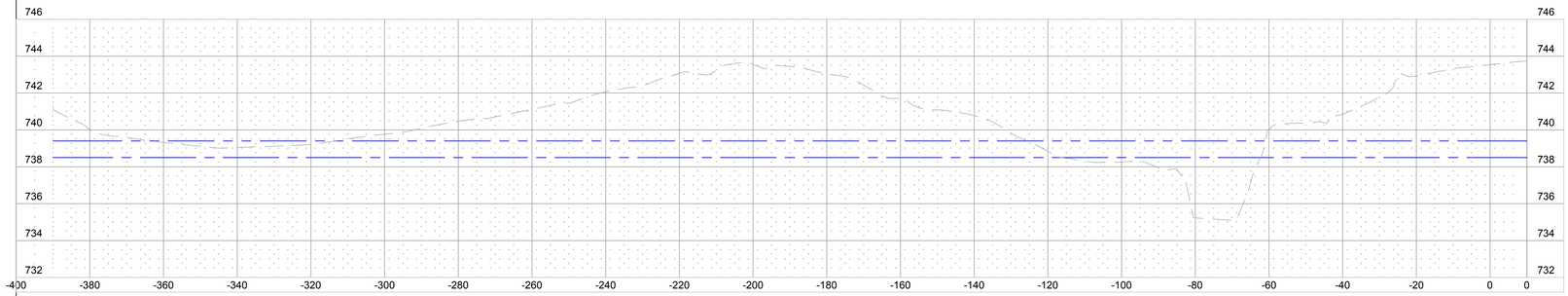
Material(s) at Station 3+25.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	7.78	5.29	108.87

3+50.00



Material(s) at Station 3+50.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	18.63	12.23	121.10

3+60.00



Material(s) at Station 3+60.00			
Material Name	Area	Volume	Cumulative Volume
0-10 Cut	0.00	0.00	95.18
0-10 Fill	0.00	0.00	38.06
10-100 Cut	0.00	0.00	136.90
10-100 Fill	0.00	3.45	134.55

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: JUNE 12, 2024

NO.	DATE	DESCRIPTION

PROJECT NO: 230953.1
PROJECT MANAGER: SK
DESIGNED BY: CWH
DRAWN BY: SAV

COMPENSATORY STORAGE CROSS SECTIONS

1855 N. HICKS ROAD - PALATINE

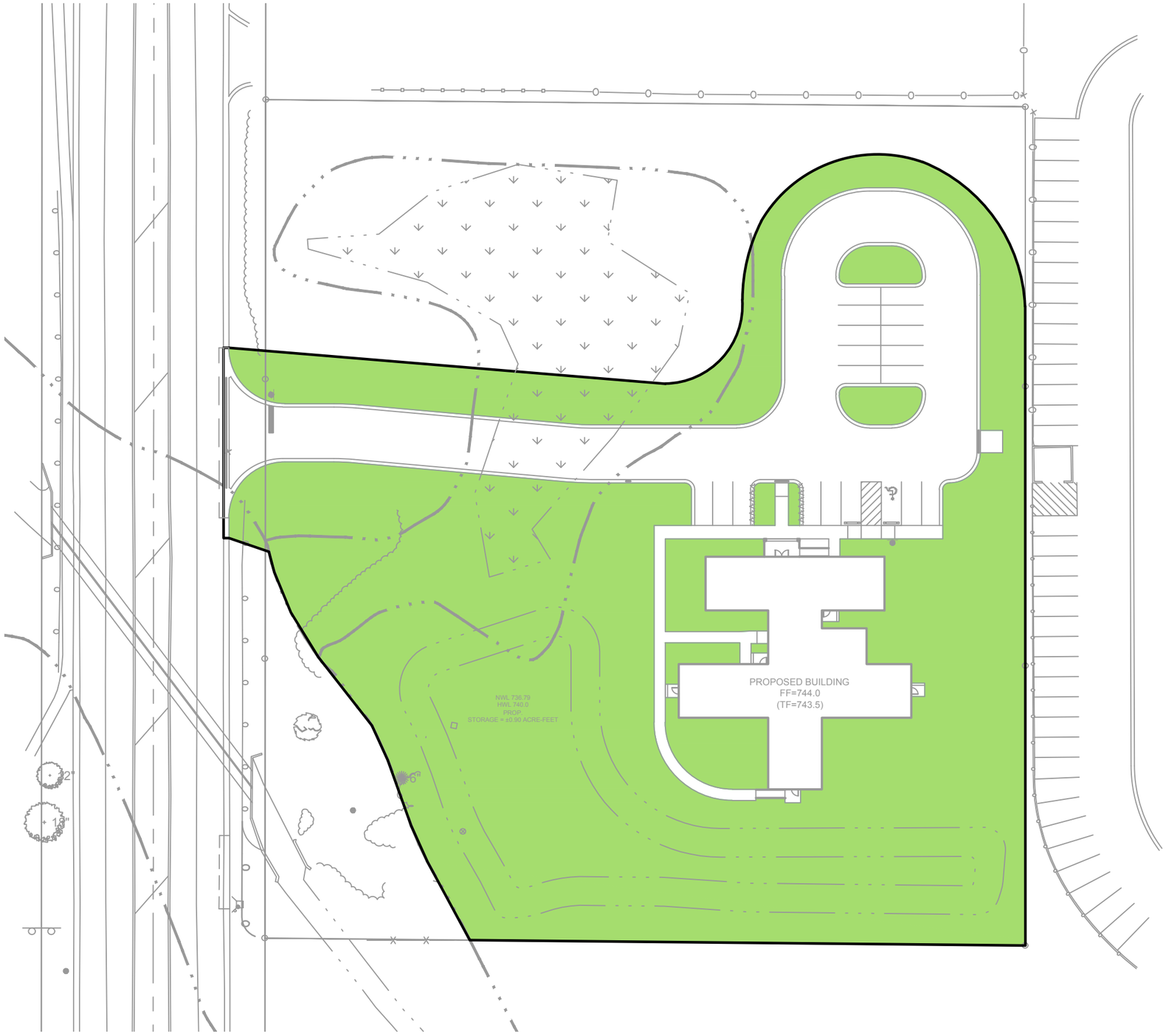
PALATINE ---- ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.

EX4.7

Attachment: 1855 N Hicks Road - Stormwater Management Report 2024 0612 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



LEGEND

IMPERVIOUS AREA = 0.63 AC (30%)

PERVIOUS AREA = 1.46 AC (70%)

TOTAL AREA = 2.09 AC

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

1855 N. HICKS ROAD - PALATINE

PALATINE *ILLINOIS*

PERVIOUS/IMPERVIOUS EXHIBIT

DATE: 03-25-24

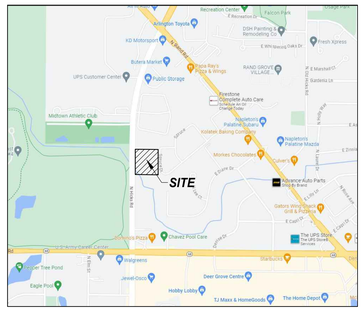
0 25 50

SCAL

E:\2023\230953\Drawings\ACAD\LD\S04\Misc Drawings\Pervious - Impervious Exhib

Attachment: Proposed Impervious Area Exhibit_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF 1855 HICKS ROAD PALATINE, IL



VICINITY MAP
NOT TO SCALE

AREA

127,410 SQ. FT.
2.9249 ACRES

PARKING STALLS

NONE

LEGAL DESCRIPTION

LOTS 10, 11 AND 12 AND THE EAST 1/2 OF THE STREET WEST AND ADJOINING SAID LOTS IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NUMBER 14651080, ALSO DESCRIBED AS BEING THE NORTH 375 FEET OF THE SOUTH 1565 FEET OF THE WEST 380 FEET OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 08' 32.67024" N
LONGITUDE 88° 02' 02.46266" W
ELLIPSOIDAL HEIGHT: 629.023 SFT
GROUND SCALE FACTOR 1.0000474857
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

FLOOD HAZARD NOTE

PART OF THIS PROPERTY IS DETERMINED TO BE IN REGULATORY FLOODWAY (ZONE AE), PART IN SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE) AND PART IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0043J) EFFECTIVE DATE 8/19/2008.

BENCHMARK

SOURCE:

STATION DESIGNATION: C0053 1B (PID AJ2849)
ESTABLISHED BY: NGS
DATE: 06/27/12

ELEVATION: 738.25 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF RT 68 AND IL RT 53, 29 FT SOUTH OF THE CENTERLINE OF EASTBOUND RT 68, STATION IS 180 FT NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 62 FT EAST OF A PK NAIL IN THE PAVMENT LOCATED IN NORTHBOUND RT 53, 40.2 FT NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FT WEST OF THE CONCRETE DITCH, 12 FT SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FT SOUTH OF THE BACK OF CURB OF RT 68, AND 2.0 FT NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.41 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

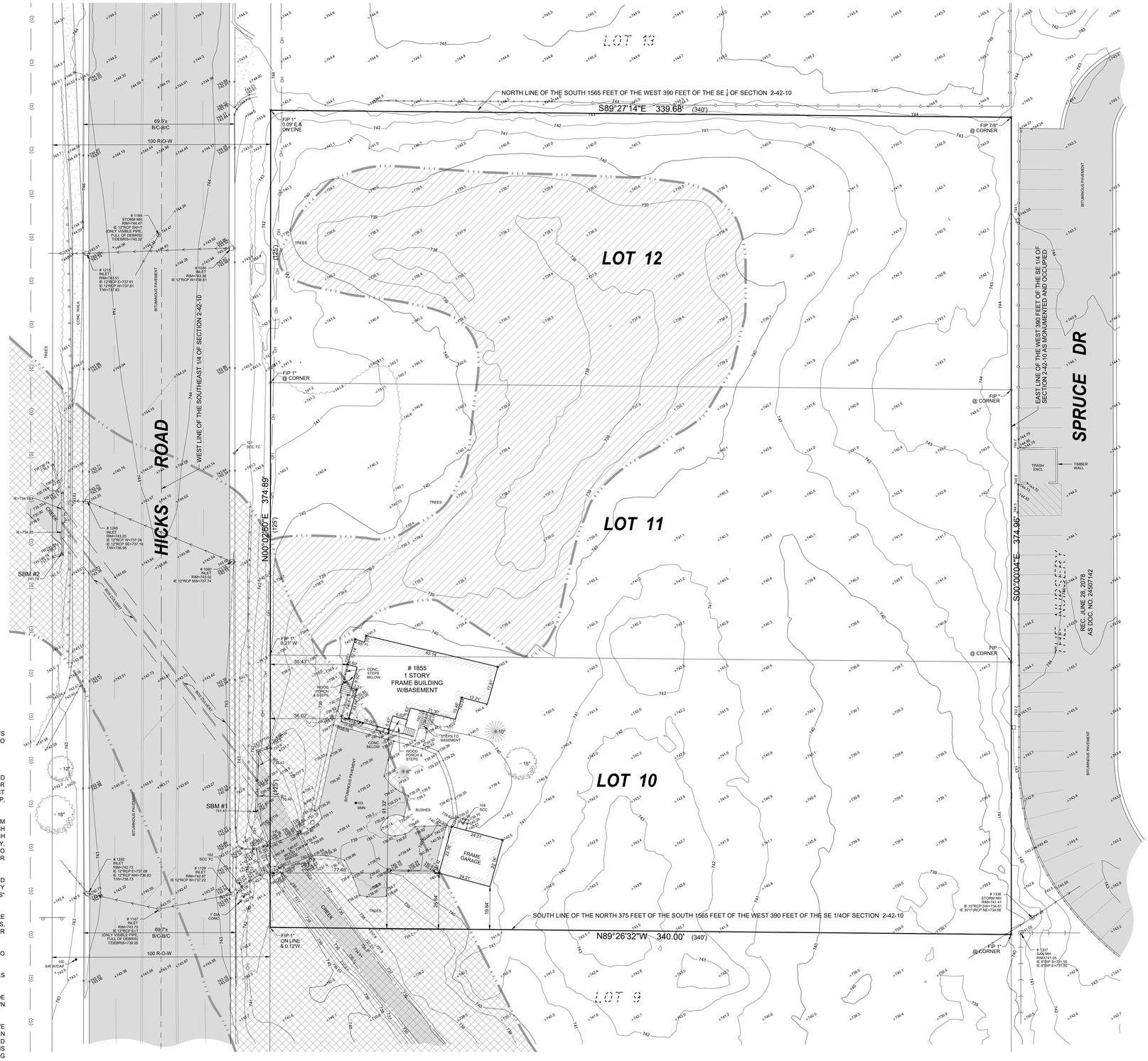
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 10-09-23

ELEVATION: 741.76 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON CONCRETE HEADWALL ON THE EAST SIDE OF N HICKS RD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO VILLAGE OF PALATINE ZONING ORDINANCES AS AMENDED.
11. A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 772819, EFFECTIVE DATE AUGUST 24, 2023, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. ALL TITLE EXCEPTIONS AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

GRAPHIC SCALE

20 0 10 20 40 80

1" = 20'

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET TRAVERSE POINT
- SET CONCRETE MONUMENT
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- (UGTV) UNDERGROUND CABLE TV
- (CATV) UNDERGROUND CABLE TV(ATLAS INFO.)
- (FO) UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- (E) UNDERGROUND ELECTRIC
- (E) UNDERGROUND ELECTRIC(ATLAS INFO.)
- (T) UNDERGROUND TELEPHONE
- (T) UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- (G) GAS MAIN(ATLAS INFO.)
- WATER MAIN
- (W) WATER MAIN (ATLAS INFO.)
- WATER SERVICE (ATLAS INFO.)
- SANITARY SEWER
- (SAN) SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- (STM) STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OH OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD
- FLOOD PLAIN LINE AS SCALED FROM FEMA MAP
- REGULATORY FLOODWAY (ZONE AE)
- SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (ZONE AE)

- 782.62 EXISTING TOP OF CURB ELEVATION
- 782.12 EXISTING FLOW LINE ELEVATION
- 782.62 EXISTING SPOT ELEVATION
- GFE GARAGE FINISHED FLOOR
- FFE FINISHED FLOOR
- TOF TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM. FRAME
- BRK. BRICK
- TC TOP OF CURB
- DEP. DEPRESSED CURB
- GUT. GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TOP TOP OF PIPE
- BW BOTTOM OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N. NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- POT POINT OF TANGENCY
- (RET) RECORDED DATUM
- MEAS) MEASURED DATUM
- (CALC) CALCULATED DATUM
- •DEED• INFORMATION TAKEN FROM DEED
- ETAE EXCEPTION TO BLANKET EASEMENT
- (B) SCHEDULE B EXCEPTION

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A232483940 RECEIVED 09/05/23 .

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 09/05/23.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
COMED	NO RESPONSE
COMCAST	NO RESPONSE
METROPOLITAN WTR REC DIST	
NICOR GAS	RESPONDED WITH ATLAS
PALATINE, VILLAGE OF	NO RESPONSE
USIC LOCATING SERVICES	NO RESPONSE

(*) 24" SANITARY SEWER WEST OF N HICKS RD R-O-W

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: HOUSING OPPORTUNITY DEVELOPMENT CORPORATION;
THERESA MARCIC;
FIRS AMERICA TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9 AND 11(a) OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2023.

DATED THIS 12TH DAY OF OCTOBER, A.D., 2023 .

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Project No:	230953
Group No:	VP01.1
SHEET NO.	1 of 1

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
1855 HICKS ROAD, PALATINE, IL

DRAFTING COMPLETED:	DRAWN BY:	PROJECT MANAGER:	SCALE:
FIELD WORK COMPLETED:	MLP	CDB	1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:
Housing Opportunity Development Corporation
5340 Lincoln Avenue
Skokie, IL 60077
224-307-8329

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

Engineers
Scientists
Surveyors

Attachment: ALTTOPO1855Hicks.. v1 (1855 N. Hicks Road - HODC Shelter Inc. FPD, PPPS, SU fill, and Rezoning to PD)

1. **Shelter INC. is the approved supportive housing operator for the proposed residential use on the Subject Property, with Housing Opportunity Development Corporation (HODC) serving as the developer (or some sort of partnership between HODC and Shelter, Inc. as the developer). The formal relationship between Shelter, Inc. and HODC shall be documented as part of their application for final planned development review.**

2. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

3. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

4. **As a condition of the Final Planned Development, the Village will require an established time frame for an operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

5. **The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.**

6. **A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The sanitary on the west side of Hicks Road is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (an easement may be required).**

7. **The final Shelter, Inc. business and operation plan shall be revised in a manner acceptable to the Village Manager and Police Chief.**

8. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

9. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.

10. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.

11. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.

12. The final fencing plans, including the access gates, shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Fire Marshal.

13. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.

14. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

15. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.

16. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.

17. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Attachment: PPD conditions (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)



TOWN STUDIOS, INC.
1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062
PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

GROUP HOME FOR FOSTER CHILDREN
1855 HICKS ROAD
PALATINE, ILLINOIS

DATE: 03.31.23

SHEET NO. A-1 OF 3 SHEETS

Attachment: 2023 Preliminary Planned Development Site Plan (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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 #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Richard Koenig, Housing Opportunity Development Corporation

2. Authorized Agent of Petitioner (if different):

   Name: Sara Larson Mercer

   Address: 5340 Lincoln Ave.

   Telephone No. 224-645-0082 Business No. 847-564-2900

   Email: slarsonmercer@hodc.org

   Relationship to Petitioner: HODC Community Development Manager

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

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

   1855 N. Hicks Rd.

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

6. Current zoning of property: R1 Size of the property: 2.93 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

This development will provide a 12-bed shelter for girls and young women who have experienced sex trafficking. Each pair of rooms will share a bathroom. The shelter features a large and homey living room, kitchen, therapy rooms, staff offices.

Attachment: Zoning Application - signed_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

None

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

See attached Checklist of Documents submitted for Planned Development review.

Attachment: Zoning Application - signed_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: _____ Date: 4-23-2024

State of Illinois

County of Cook

This instrument was acknowledged before me on APRIL 23, 2024 by Jennifer Lynn Peyer

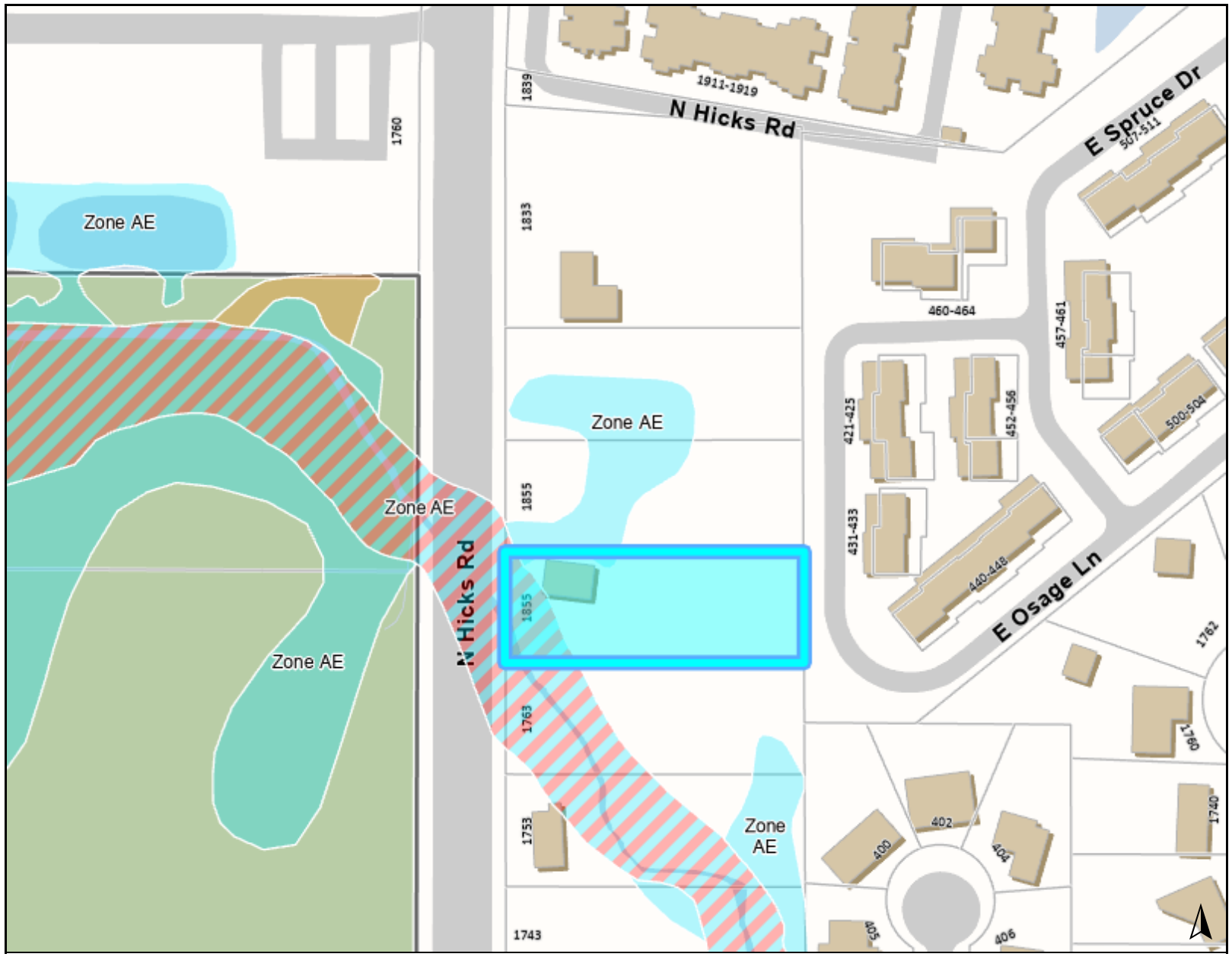
OFFICIAL SEAL
JENNIFER LYNN PEYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/18/2026

Jennifer Lynn Peyer
Notary Public

(Seal)

Attachment: Zoning Application - signed_v1 (1) (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)

GISConsortium | 1855 N Hicks Road



Legend

Federal Emergency Management Agency

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

Flood Hazard Zones

Regulatory Floodway

0.2% Annual Chance Flood Hazard

0 300 600 ft

Print Date: 5/21/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: FEMA - local map, with Legend (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill;

Attachment: Staff generated Shelter, Inc. policies & protocals through the FInal Planned Development application process (1855 N. Hicks Road

1855 N. Hicks Road

Final Planned Development

Village Staff compiled business plan information addendum – Shelter, Inc.

This information was compiled from the initial PPD application materials, transmittal letters, and in-person meetings with Shelter Inc. for the proposed use.

1. The residential facility will be staffed by Shelter Inc. on a 24-hour, 7-day a week schedule at a minimum 3:1 ratio. When 12 residents are occupying the building, there will be four Shelter, Inc. employees present.

2. The residents will be females aged 12-18, who are identified as victims of sexual abuse or human trafficking and are placed in the residence in collaboration with DCFS and Shelter Inc. As outlined in the Shelter, Inc. DCFS Empowerment Grant application, all Shelter Inc. employees will have the DCFS minimum certifications necessary to serve in their employment capacities.

3. There will be no outside visitors permitted at the 1855 N. Hicks Road building, excepting known and scheduled visitors, approved by Shelter, Inc., for social workers, attorneys, specific maintenance personnel, and tutors, etc.

4. While residents will be allowed to enter and exit the building freely, during certain hours, it will be within the supervised knowledge of Shelter, Inc. staff. The facility will be secured, pursuant to DCFS requirements. As part of the proposed security protocols, the building will include interior and exterior security cameras.

5. Residents unauthorized leaving of the building: If a resident were to go missing and were located by the Police Department, Shelter, Inc. will accept the resident, without issue. If a circumstance arises where a resident can no longer best be served at this facility, Shelter, Inc. will work internally and directly with DCFS to resolve that transition.

6. Shelter, Inc. will work to establish a point of contact and liaison with the Palatine Police Department to ensure any necessary communication between Shelter, Inc. and Village of Palatine.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE

◉ ○ ○ ○

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 6TH day of JUNE, A.D. 20 24., and the last publication thereof was made on the 6TH day of JUNE, A.D. 20 24.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JUNE A.D., 20 24.

By Todd Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JUNE A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1855 N. Hicks Road - HODC Shelter Inc. FPD, PFPS, SU fill; and Rezoning to PD)