VILLAGE OF PALATINE

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

PLAN COMMISSION

AGENDA ● JUNE 15, 2021

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

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

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue (Regency Plaza)

   Preliminary and Final Plat of Subdivision to permit a 3-lot commercial subdivision.
   Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision.

2. 1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION

MINUTES ● JUNE 1, 2021

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 18, 2021 7:00 PM **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

III. PUBLIC HEARING

1. 700-790 W. Euclid Avenue **- Continued**

RESULT:	**CONTINUED [UNANIMOUS]**
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota
ABSENT:	Robins

2. 3 E. Slade Street **- Recommended to Approve**

PUBLIC HEARING

3 E. Slade Street Case #21-33

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Petitioner Justification
3. Plat of Survey/ Site Plan
4. Floor Plan
5. Pictures
6. Pictures
7. Village of Palatine Ordinance
8. Letter from Previous Owner
9. Public Notice

Sworn in Staff: Katie Rivard

Sworn in petitioner: Patrick Driscoll - 3 E. Slade St. (owner)

Mr. Driscoll states that the property he recently purchased was permitted approximately 38-39 years ago for multi-housing usage. The goal is to have the location zoned with an apartment usage and to permit a non-conforming multi-family dwelling.

Mr. Kolososki asks if the building is sprinkled?
Mr. Driscoll states that it is not.

Mr. Kolososki inquires if there is a 2nd entrance/exit?
Mr. Driscoll states there is only one.

Mr. Kolososki asks what kind of heating system is used in the house.
Mr. Driscoll states it is a boiler/radiator system.

Mr. Bettenhausen asks if there is any kind of fire escape.
Mr. Driscoll states that there is not.

Discussion regarding similar structures in the area with comparable conditions. Petitioner states he did some door knocking and found that homes in the area built within the same time-frame have no sprinkler systems or escape routes.

Mr. Dwyer confirms it would be difficult to retrofit.

Mr. Friedman inquires if any of the buildings had a fire separation between levels?
Mr. Driscoll states that it is unlikely and it is possible that some may have cinder block between the levels.

Mr. Kolososki asks if the ceiling on the 1st floor is plastered.
Mr. Driscoll confirms it is plaster and one main wall is also plaster. All other walls are drywall.

Ms. Rivard provides background information on the property. The existing family residence has been used for some time as a 2-unit dwelling with a studio apartment. There is no historical information as to when it was constructed. The previous owners confirm that a studio apartment has been in use since 2003. The physical layout of the home and separation of the two units appear as though the home was constructed in its current configuration. The studio is approximately 540 sq. ft. It has separate bathroom, kitchen, living area and bedroom. There are also separate private entrances.
Ms. Rivard states that prior to 1960, the Village did not maintain historical building information. A zoning map of the area is presented and confirms that there are two other units in the immediate are that are zoned as R-2 and used as multi-unit residences.
Pictures submitted by the petitioner are presented showing the floor plan and existing conditions. Ms. Rivard also states that the driveway accommodates enough parking spaces for 2 units and meets Code.

Mr. Hansen asks if the Village has any requirements for chain fences out of window trap as an alternative escape route.
Ms. Rivard is not aware of any ordinances.

Mr. Bettenhausen asks if there has been a recent inspection of the building and did it include the electrical wiring?
Ms. Rivard states that it passed inspection in November of 2020 and moves to Staff Recommendation.

STAFF RECOMMENDATION:

While the proposal does not follow the recommendations of the future comprehensive plan, which identifies the future of this property as a single-family residential use, the Petitioner and previous owner have indicated the studio has been used as a separate residence since at least 2003. The 1997 text amendment was approved to specifically address existing non-conforming multi-family residential dwellings as a Special Use in the single-family residential districts. Due to the existing configuration of the home, its proximity to other adjacent existing non-conforming multi-family dwellings, (single-family residential properties), downtown corridor, and the Union Pacific Northwest railroad to the south, Staff recommends action at the discretion of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation request shall substantially conform to the floor plans prepared by the Petitioner dated 02/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A rental license shall be obtained.
3. If required, the dumpster location and enclosure shall be installed in a manner acceptable to the Village of Palatine.
4. Prior to the issuance of a rental license, the Petitioner shall confirm with the Fire Prevention Department if the proposed smoke alarms and carbon monoxide alarms are present for both units. Units with multiple smoke alarms required shall have them interconnected.
5. Verification from a licensed architect that each dwelling unit in this building are separated from each other by wall and floor assemblies not less than 1-hour resistance shall be submitted, in a manner acceptable to the Village of Palatine.
6. A building permit shall be obtained for any life safety or other building improvements, which require a building permit.

Mr. Hansen mad a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:
Mr. Fedota reviews Condition #4 and clarifies that the verbiage stating the smoke alarms required for units with multiple smoke alarms shall have them interconnected. Is there any interconnections since its two separate units?
Mr. Driscoll confirms that they are interconnected.
Mr. Fedota suggests the condition is clarified and re-worded to state that the interconnection is between the units.

Mr. Friedman reviews Condition #5 and asks for verification of the 1-hour resistance between units. Can the language be adjusted to state that "Improvements will be allowed to accommodate the 1-hour resistance requirements?"

Mr. Bettenhausen suggests that Condition #6 may address that request.

Mr. Kolososki states that the staircase should also be a 1-hour resistance. The wall between the staircase and first floor should also be fire rated.

Mr. Friedman explains that typically one layer of drywall on each side of stud is adequate for 1-hour rating.

Mr. Hansen asks Petitioner, Mr. Driscoll, if he can and will comply with the conditions?
Mr. Driscoll confirm that he can and will.

Mr. Dwyer requests that the Motion should include the clarification of the

conditions. He also requests to correct Exhibit #7 titled Village of Palatine Ordinance #O-32-97.
The Comprehensive Plan should be reviewed and state that this area should be zoned as Multi-Family.

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

Mr. Fedota made a motion to approve Case #21-33 subject to Staff's conditions to approve the non-Conforming multi-family dwelling subject to six conditions with modification to Condition #5.
Condition #5 to be amended to add verbiage to allow owner the ability to retrofit property to meet building requirements to separate walls and floors for 1-hour fire rating and should apply to living spaces and stairwell walls.
Seconded by Mr. Friedman.

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021.

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

3. 828 W. Hillside Street **- Recommended to Approve**

PUBLIC HEARING

828 W Hillside St. Case #20-70

Notice was published in the Daily Herald on 5/17/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Plat of Survey
3. Plat of Subdivision
4. Engineering Plans
5. Public Notice

Sworn in Staff: Katie Rivard

Sworn in petitioner: Mr. Ronald Vik

Mr. Vik states their request is to subdivide into two parcels. The property is currently one single-family residence on one lot. The current lot is approximately 24,420 sq. ft. and would like to divide into two 92.5' lots.

Ms. Rivard states the lot would be rezoned from R-1 Single-Family to R-2 Single-Family. The Special Use is for the set back to go from the allowed 30' to 23' from the front of the property line. Building and lot coverage for proposed Lot 2 would meet Code. Ms. Rivard reviews the zoning of surrounding properties and notes that properties to the south and southwest have been rezoned to R-2 with lot sizes that generally range from 9,000-11,000 square feet. She also discusses recent developments in the area. Engineering plans are discussed and noted that 93 LF of storm sewer will be installed to connect to an existing catch basin located between 849 and 825 W. Glencoe Road. Sanitary would connect to existing on the south side of Hillside Street and water service will connect to existing water service on the north side of Hillside Street. Sidewalks would be constructed along the frontage of each lot and parkway trees would be planted according to code. Ms. Rivard also discussed the Village's residential drainage program and Mr. Dwyer corrects an address location on the submitted document from 125 W. Glencoe Street to 825 W. Glencoe Street.

Mr. Bettenhausen inquires whether the new sewer installation to the existing catch basin would be bored under the fence or would a section need to be removed.
Mr. Vic states that they would do whatever needs to be done to comply.

Cathy Anderson of 825 W. Glencoe Street sworn in.

Ms. Anderson states her concerns regarding the special request. Her main concern is flooding and the removal of any of her fencing for the installation of the sewer. She explains that the new properties that were recently built were built up and now they are low. The new sewage system is to address the flood issues but is unable to confirm if the solution is a working solution since we have not had enough rain to validate.

Mr. Dwyer stated the extension of the public sewers should address this issue and confirms that her concerns have been noted.

Mr. Hansen wonders how it might be resolved if the public sewer does not address the issue.

Mr. Noonan states that it would be determined by a Village Engineer.

Ms. Rivard moves to Staff Recommendations.

STAFF RECOMMENDATION:

While several of the immediately adjacent properties remain R-1 zoning with larger lots, the proposal is consistent with recent developments in the area. Additionally, the Subject Properties are located within Sub-Area “A”, which recommends that new subdivisions be designed with lot sizes of at least 9,000 square feet for interior lots. With that being said, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision by Norman J. Toberman & Associates, LLC and the Engineering Plans by Norman J. Toberman & Associates, LLC, dated 2/12/2021 last revised 04/14/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC.
5. A Subdivision Improvement Agreement shall be submitted.
6. Recording fees in the amount of $300 shall be submitted.
7. The Final Engineering Plans and Final Engineer’s Cost Estimate shall be revised in a manner acceptable to the Village Engineer.

8. Cash-in-lieu of detention shall be submitted in a manner acceptable to the Village Engineer.
9. The existing shed on the proposed Lot 1 shall be removed.
10. A building permit for sanitary connection for proposed Lot 2 is required. The existing well can remain as is. A building permit is required for water connection.
11. The new home shall be sprinkled.
12. Water recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
13. Sanitary recapture fees shall be paid in a manner acceptable to the Village Engineer. This amount is subject to change up to the date of the Village Council approval.
14. Given the proximity to Quentin Road, a construction schedule and parking plan for contractors and material haulers shall be submitted in a manner acceptable to the Village of Palatine prior to the issuance of a building permit.

Mr. Dwyer made a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved.

Discussion:

Mr. Kolososki states that the plans submitted from the design firm has an expiration date of 4/30/21 and should be updated prior to acceptance.

Mr. Hansen asks Mr. Vik is he can and will comply with the conditions.
Mr. Vick states that he will comply.

Mr. Friedman asks if the shed that is mentioned in Condition #9 will be removed and reinstalled.
Mr. Vic states that it will be disassembled only and disposed.

Mr. Dwyer confirms that Condition #11 is new and Ms. Rivard confirms that it is a new
building code for new construction.

Mr. Noonan made a motion to accept Case #20-70 with an amendment to Condition #11 to read: "New Home to have a Fire Suppression System" and remove "sprinkled"; 2nd by Mr. Friedman

Mr. Dwyer summarized that this request has met the standards, subject to conditions and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday June 21, 2021

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

IV. COMMUNICATIONS

The next Plan Commission hearing is Tuesday, June 15, and there are two items on the agenda.

V. ADJOURNMENT

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/15/21 07:00 PM

CASE STAFF STATEMENT (ID # 6852)

700-790 W. Euclid Avenue (Regency Plaza)

CASE NUMBER: 21-49

PETITIONER: Regency Retail, LLC C/O Heitman LLC (Kristofer Ames)

LOCATION: 700-790 W. Euclid Road (Regency Plaza Shopping Center)

PROPOSAL: Preliminary & Final Plat of Subdivision for a 3-lot commercial subdivision

Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision

ZONING AND LAND USE: Planned Development - commercial shopping center

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential (Plum Grove Hills Unit 1)
South:	P Planned Development (Wexford Unit 1)
East:	P Planned Development (The Parkhomes of Parkside on the Green)
West:	P Planned Development (East Peregrine Lake Estates) and R-1B Single-Family Residential (Hunting Ridge Unit No. 3)

COMPREHENSIVE PLAN: Retail (current and future)

BACKGROUND:

- The Subject Property, Regency Plaza shopping center, is located at the northeast corner of Quentin Road and Euclid Avenue and is zoned Planned Development.

- Regency Plaza is 15.2 acres (663,121 sq. ft.) and currently contains a 122,823 sq. ft. shopping center, and two outlots with a Fifth Third Bank and a vacant building formerly used as a restaurant. Regency Plaza was approved a SU for a PD in 1986 (#O-24-86).
- Currently, the Subject Property is one parcel. The Petitioner is requesting to subdivide the property into three separate parcels. Lot 1 (existing shopping center) would be 12.87 acres; Lot 2 (vacant restaurant building) would be 1.78 acres; and, Lot 3 (bank) would be 0.57 acres.
- The total number of parking spaces available is 578.
- The bank is approximately 5,000 sq. ft. Per the site plan, 17 parking spaces would be allocated to the bank. 17 parking spaces are required per Code.
- The vacant restaurant building is approximately 10,494 sq. ft. Per the site plan, 106 parking spaces would be allocated for the future use of this building. The former restaurant had 365 seats, which required 146 parking spaces. The maximum number of seats for 106 parking spaces is 265 seats using 1 space per 2.5 seats. 105 parking spaces would be required for the restaurant using the 1 space per 100 sq. ft. of gross floor area. A retail use would require 35 parking spaces.
- The overall shopping center has 578 parking spaces, with 637 spaces being required. There is an existing parking variation in place to accommodate the current tenant mix for the center. The existing variation is unaffected by the proposed subdivision.

- If the remainder of the property were ever approved for redevelopment, access for both of these lots would require additional review, concurrent with any proposed redevelopment. Also, the existing bank's use and drive through orientation will require entrance access from the north or east to remain.

- The remaining lot is approximately 560,923 square feet, with 122,823 sq. ft. of gross floor area. Per the site plan, 455 parking spaces would be allocated for this lot.
- A cross access and parking easement between the three lots would be required as a condition of approval.

RECOMMENDATIONS:

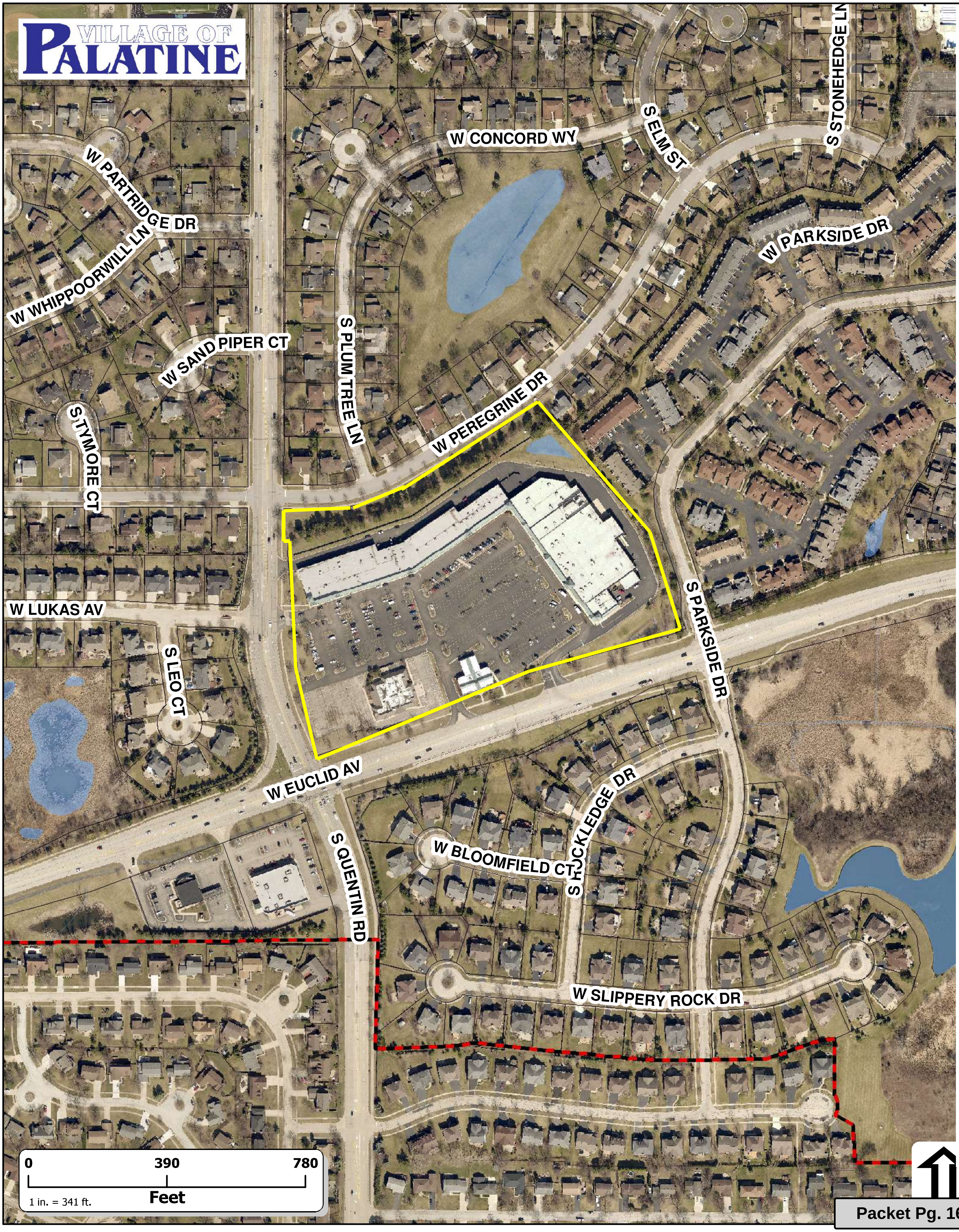
The Petitioner has indicated the request to subdivide the shopping center and outlots from one parcel to three separate parcels is to have the ability to sell individual lots in the future. While the shopping center has had previous parking Variations, a cross access and parking easement would keep the shopping center in compliance for the current required number of parking spaces. Additionally, the existing shopping center and outlots will remain as is with no proposed changes to building footprints or existing number of parking spaces. Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision and Planned Development Amendment, subject to the following conditions:

1. The Subdivision and Planned Development Amendment shall substantially conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd. dated 05/13/2021 and the Site Plan prepared by Manhard Consulting, Ltd., dated 05/10/2021, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar and significantly conform to the Plat of Subdivision prepared by Manhard Consulting, Ltd.
3. If required by the Village Attorney, a Subdivision Improvement Agreement shall be submitted.
4. A cross access and parking easement shall be submitted in a manner acceptable to the Village Attorney.

ATTACHMENTS:

- Aerial Map - Regency Plaza
- Applications
- ALTA Survey
- Topographic Survey
- Final Plat of Subdivision
- Site Plan
- Legal notice

Regency Plaza - 700-790 W. Euclid Avenue


VILLAGE OF PALATINE
W CONCORD WY
S ELM ST
S STONEHEDGE LN
W PARTRIDGE DR
W WHIPPOORWILL LN
W PARKSIDE DR
W SAND PIPER CT
S PLUM TREE LN
W PEREGRINE DR
S TYMORE CT
W LUKAS AV
S LEO CT
S PARKSIDE DR
W EUCLID AV
S ROCKLEDGE DR
W BLOOMFIELD CT
S QUENTIN RD
W SLIPPERY ROCK DR
0
390
780
Feet
1 in. = 341 ft.

Attachment: Aerial Map - Regency Plaza (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner KR	Zoning Case # 21-49
	Filing Fee	Notification Deadline
	PC Public Hearing Date 6/15/21	Village Council Date

RECEIVED
MAR 02 2021
PLANNING & ZONING DEPT.
date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): REGENCY RETAIL, LLC c/o HEITMAN
2. Authorized Agent of Petitioner (if different):

   Name:

   Address:

   Telephone No. Business No.

   Email:

   Relationship to Petitioner:

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

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

   720 W. EUCLID, PALATINE, IL 60067

5. All existing land use(s) on the property are: COMMERCIAL/RETAIL

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

7. Current zoning of property: PD- PLANED DEVELOPMENT Size of the property: 15.22 acres

8. State the specific action requested: THE PROPOSED SUB-DIVISION WOULD CREATE THREE LOTS FROM THE CURRENT LOT. LOT 1 WOULD REMAIN THE MAJORITY LOT AT 12.776 ACRES. LOT 2 WOULD BE DEDICATED FOR THE CURRENT RESTAURANT OR FUTURE RETAIL AT 1.748 ACRES.

LOT 3 WOULD BE DEDICATED FOR THE CURRENT
AND REQUIRENED PARKING, AT 0.704 ACRES. THE SUB-DIVISIONS
WILL ALL BE ABLE TO SELF PARK PER LOCAL CODE
AND PUD AMENDMENTS.

9. 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: Mar 18 2021

State of Illinois

County of Cook

This instrument was acknowledged before me on March 18, 2021 by

Thomas D McCarthy

JENNIFER ESCOBARETE
My Commission Expires Feb 11, 2023

Notary Public

(Seal)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

Department of Planning & Zoning

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

Office Use Only	Project Planner KR	Zoning Case # 21-49
	Filing Fee	Notification Deadline

RECEIVED
MAR 24 2021
PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): REGENCY RETAIL, LLC C/O HEITMAN, L
2. Authorized Agent of Petitioner (if different):
   Name: ______
   Address: ______
   Telephone No. ______ Business No. ______
   Relationship to Petitioner: ______
3. Property Interest of Petitioner(s): OWNER
   Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
   720 W. EUCLID, PALATINE, IL 60067
5. All existing land use(s) on the property are: Commercial/Retail
6. The proposed use(s) on the property, if this petition is approved is (are): RETAIL, Possible Multi-Family
7. Current zoning of property: PD - PLANNED DEVELOPMENT

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

Sub-divide one current parcel/lot into three parcels/lots to have the ability to sell individual lots in the future. Lot 1 would remain the majority retail center at 12.776 Acres. Lot 2 would be dedicated for current restaurant or future retail at 1,743ac

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

The 3rd lot would be the current bank at 0.704 acres
All lots will self park.

10. 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.

11. 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.

Date: 3/18/21

Signature

SUBSCRIBED AND SWORN to before me this 18 day of March 2021.

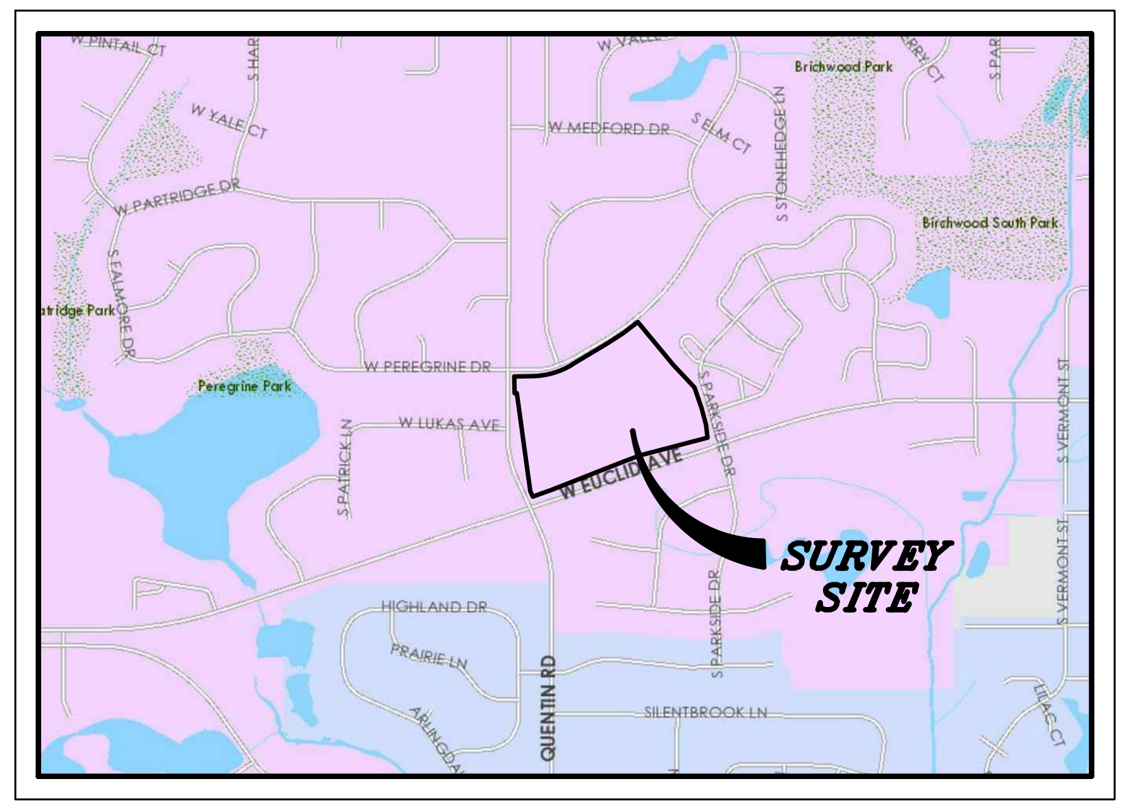
JENNIFER ESCOBARETE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Feb 11, 2023

Jennifer Escobarete
Notary Public

ALTA/NSPS LAND TITLE SURVEY

SURVEY PREPARED FOR

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PARKING SUMMARY

REGULAR SPACES = 552
HANDICAPPED SPACES = 15
TOTAL SPACES = 567

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS	UNKNOWN	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR PROPERLY EXECUTED ALTA STATEMENT	UNKNOWN	NOT ADDRESSED BY SURVEY
7	N/A	NOTE REGARDING MATTERS THAT MAY APPEAR IN PUBLIC RECORDS BETWEEN THE COMMITMENT DATE AND THE DATE THE REQUIREMENTS ARE MET	UNKNOWN	NOT ADDRESSED BY SURVEY
8	N/A	NOTE REGARDING POLICY INSURANCE RELATING TO SCHEDULE A AND INCLUDED EXCEPTIONS	UNKNOWN	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR 2020, 2021 AND THEREAFTER (02-27-301-006)	NO	NOT ADDRESSED BY SURVEY
10	87252158	DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS	YES	SHOWN AND NOTED ON SURVEY
11	87252155	EASEMENT AND INDEMNITY AGREEMENT	BLANKET	NOTED ON SURVEY
12	25401562	QUENTIN ROAD RIGHT-OF-WAY VACATION	YES	SHOWN ON THE SURVEY
13	N/A	WATERMAIN WITHIN VACATED QUENTIN ROAD	YES	IMPROVEMENTS SHOWN ON SURVEY
14	N/A	SIGN ALONG SOUTH PROPERTY LINE	YES	IMPROVEMENTS SHOWN ON SURVEY
15	86581711	ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT	NO	NOTED ON SURVEY
15	90508290	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	95013825	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	0435727024	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
15	0516855143	AMENDMENT - ORDINANCE NO.	NO	NOTED ON SURVEY
16	87130735	LEASE	NO	NOTED ON SURVEY
16	90181869	LEASE MODIFICATION	NO	NOTED ON SURVEY
17	90549339	COMMON WEALTH EDISON COMPANY EASEMENT	YES	SHOWN AND NOTED ON SURVEY
18	90601757	NORTHERN ILLINOIS GAS COMPANY EASEMENT	YES	NOTED ON SURVEY
18	91192635	NORTHERN ILLINOIS GAS COMPANY EASEMENT	YES	SHOWN AND NOTED ON SURVEY
19	91608060	COMMON WEALTH EDISON COMPANY EASEMENT	UNKNOWN	DOCUMENT NOT PROVIDED FOR REVIEW
20	96511255	COMMON WEALTH EDISON COMPANY EASEMENT	YES	SHOWN ON THE SURVEY
21	96438809	LEASE	NO	NO EASEMENT GRANTED
22	96562132	LEASE	NO	NOTED ON SURVEY
23	97775370	LEASE	NO	NO EASEMENT GRANTED
24	N/A	WOOF FENCE ALONG NORTH AND EAST PROPERTY LINES	YES	IMPROVEMENTS SHOWN ON SURVEY
25	0533503033	NO FURTHER REMEDIATION LETTER	YES	SHOWN AND NOTED ON SURVEY
26	0712349189	ORDINANCE NO. 0-38-07 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, 0-2258-04 AND 0-105-05	NO	NOTED ON SURVEY
27	1006249034	ORDINANCE NO. 0-148-09 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, AS AMENDED	NO	NOTED ON SURVEY
28	1035449017	ORDINANCE NO. 0-147-10 ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. 0-24-86, AS AMENDED	NO	NOTED ON SURVEY
29	1109734044	FINANCING STATEMENT	NO	NO EASEMENT GRANTED
29	1608215010	UCC FINANCING STATEMENT	NO	NO EASEMENT GRANTED
30	1116146024	UTILITY EASEMENT	YES	SHOWN ON SURVEY
31	N/A	EXISTING UNRECORDED LEASES	UNKNOWN	NOT ADDRESSED BY SURVEY

TITLE NOTES

PROPER TITLE INSURANCE COMPANY COMMITMENT NO. PT21-68176 WITH AN EFFECTIVE DATE OF JANUARY 13, 2021 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 10) THE SURVEYED PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA RECORDED AS DOCUMENT NUMBER 87252158. SAID DOCUMENTS CONTAINS PLOTTABLE AND NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT LOT LIMITED TO THE FOLLOWING:

1. NO OWNER SHALL BUILD ANY RESIDENCE, DWELLING UNIT OR OTHER STRUCTURE OF THE SUBJECT PROPERTY
2. THERE SHALL BE EARTH BERM CONSTRUCTED ALONG THE NORTH END OF THE SUBJECT PROPERTY, THE APPROXIMATE LOCATION OF SAID BERM HAS BEEN SHOWN HEREON. HOWEVER, THE LEGAL DESCRIPTION APPEARS TO BE MISSING PARTS AND DESCRIBES LAND WITHIN THE REAR ACCESS DRIVE.

(EXCEPTION 11) THE SURVEYED PROPERTY IS SUBJECT TO EASEMENT AND INDEMNITY AGREEMENT RECORDED AS DOCUMENT NUMBER 87525155 WHICH GRANTS A BLANKET EASEMENT FOR WATER, SANITARY AND STORM SEWER FACILITIES WITHIN THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE GRANTING SPECIAL USE FOR PLANNED DEVELOPMENT RECORDED AS DOCUMENT NUMBER 86581711 AND FURTHER AMENDED BY DOCUMENT NUMBER 90508290, 95013825, 0435727024 AND 0516855143. SAID DOCUMENT GRANT NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTIONS
2. LANDSCAPE BERM REQUIREMENTS.
3. SIGN RESTRICTIONS
4. CONSTRUCTION RESTRICTIONS
5. DEVELOPMENT REQUIREMENTS

(EXCEPTION 16) THE SURVEYED PROPERTY IS SUBJECT TO MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 87130735 AND 90181869 WHICH GRANTS NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTION
2. PARKING RESTRICTION
3. THERE MUST BE AT LEAST 525 AUTOMOBILE SPACES
4. BUILDING SIZE RESTRICTIONS/REQUIREMENTS
5. BUILDING HEIGHT RESTRICTIONS/REQUIREMENTS

(EXCEPTION 17) THE SURVEYED PROPERTY IS SUBJECT TO COMED EASEMENT RECORDED AS DOCUMENT NUMBER 90549339. THE APPROXIMATE LOCATION OF THE SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON EXHIBIT DEPICTING THE EASEMENT LOCATION IN SAID DOCUMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY SAID DOCUMENT THEREFORE THE TRUE LOCATION OF THE EASEMENT MIGHT VERY FROM WHAT HAS BEEN SHOWN HEREON. THE EXISTING COMED LINE WAS IN AND OUT OF THE EASEMENT. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 18) THE SURVEYED PROPERTY IS SUBJECT TO GAS EASEMENT RECORDED AS DOCUMENT NUMBER 91192635 WHICH HAS BEEN SHOWN HEREON. THIS DOCUMENT ALSO REPLACES GAS EASEMENT GRANTED BY DOCUMENT NUMBER 90601757. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 22) THE SURVEYED PROPERTY MAY BE SUBJECT TO LEASE AGREEMENT RECORDED AS DOCUMENT NUMBER 96562132. AMONG OTHER THINGS THIS DOCUMENTS GRANTS RIGHT FOR TENANT TO USE THE THE COMMON AREA. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 25) THE SURVEYED PROPERTY IS SUBJECT TO NO FURTHER REMEDIATION LETTER RECORDED AS DOCUMENT NUMBER 0533503033. AMONG OTHER THINGS THIS DOCUMENTS INDICATES THAT LAND USE MAYBE COMMERCIAL OR INDUSTRIAL WITH PROPER BARRIER CONTROL IN PLACE. THE REMEDIATION AND BARRIER HAVE BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 26, 27 AND 28) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCES RECORDED AS DOCUMENT NUMBER 0712349189, 1006249034 AND 1035449017. SAID DOCUMENTS GRANT NON-PLOTTABLE RESTRICTIONS WHICH INCLUDE BUT ARE LOT LIMITED TO THE FOLLOWING ITEMS: SEE DOCUMENT FOR PARTICULARS

1. USE RESTRICTIONS
2. LANDSCAPE BERM REQUIREMENTS.
3. SIGN RESTRICTIONS
4. CONSTRUCTION RESTRICTIONS
5. DEVELOPMENT REQUIREMENTS
6. SIGN RESTRICTIONS/REQUIREMENTS

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

663,121 SQUARE FEET (15.223 ACRES)

PIN

02-27-301-006

PROPERTY ADDRESS

720 W EUCLID AVENUE
PER COOK COUNTY GIS DATA

SHEET INDEX

SHEET 1:	LEGAL DESCRIPTION, TITLE NOTES AND INDEX SURVEYORS NOTES AND CERTIFICATE
SHEET 2:	EXISTING LOT AND EASEMENT DETAILS
SHEET 3-6:	EXISTING IMPROVEMENTS AND TIES

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. 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 ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS COVERED BY APPROXIMATELY 12" OF SNOW AND HAD SEVERAL LARGE SNOW PILES THROUGHOUT THE SITE. ADDITIONALLY A PORTION OF THE PARKING LOT HAS NOT BEEN PLOWED AND WAS NOT ACCESSIBLE AT THE TIME OF THE FIELD WORK. THE PARKING STRIPING WITHIN THIS AREA COULD NOT BE VERIFIED AND HAS BEEN SHOWN HEREON BASED ON AERIAL IMAGERY. FURTHER THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN. (PERTAINS TO TABLE A ITEM 15)

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0179J AND PANEL NUMBER 17031C0183J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: PROPER TITLE INSURANCE COMPANY
AND: REGENCY RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 14 AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2021.

DATED THIS 12TH DAY OF FEBRUARY, A.D., 2021.

Eric Vesely

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
EMAIL ADDRESS: EVESELY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021.

ERIC R. VESELY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LINCOLNSHIRE, ILLINOIS

DRAWN BY	REVISIONS	DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: NA

SHEET
1 OF 6
RRLPAIL01

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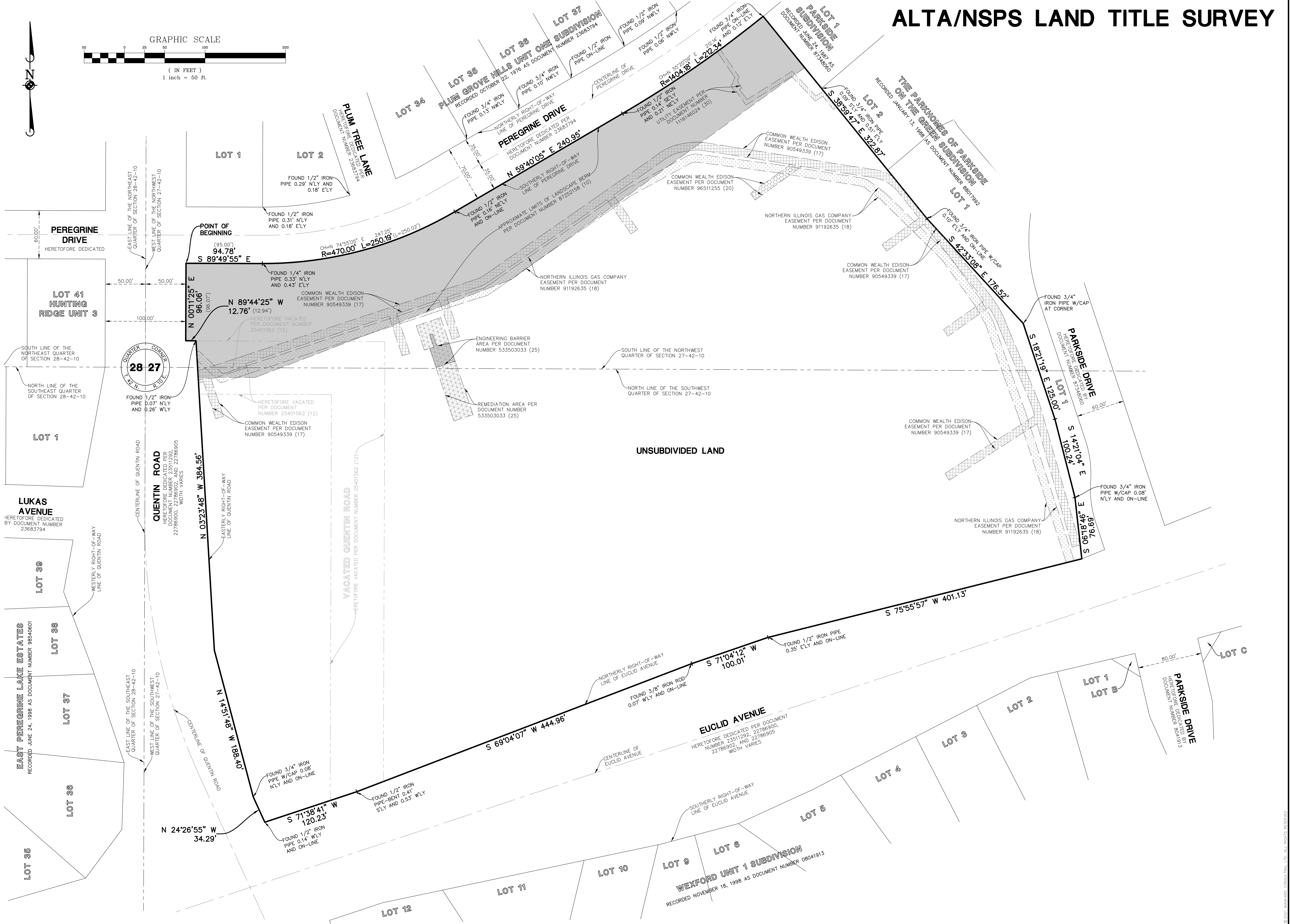
February 12, 2021 - 10:45 Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Alta Survey\01-RRLPAIL01-SA.dwg Updated By: EVesely

ALTA/NSPS LAND TITLE SURVEY


GRAPHIC SCALE
50
0
25
50
100
200
(IN FEET)
1 inch = 50 ft.
N
LOT 37
LOT 36
LOT 35
LOT 34
PLUM GROVE HILLS UNIT ONE SUBDIVISION
RECORDED OCTOBER 22, 1976 AS DOCUMENT NUMBER 23683794
FOUND 1/2" IRON PIPE 0.09' NW'LY
FOUND 1/2" IRON PIPE 0.06' NW'LY
FOUND 1/2" IRON PIPE ON-LINE
FOUND 3/4" IRON PIPE 0.10' NW'LY
FOUND 3/4" IRON PIPE 0.13' NW'LY
FOUND 3/4" IRON PIPE ON-LINE AND 0.12' E'LY
LOT 1
PARKSIDE SUBDIVISION
RECORDED JUNE 24, 1987 AS DOCUMENT NUMBER 87348060
CENTERLINE OF PEREGRINE DRIVE
NORTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
PEREGRINE DRIVE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23683794
PLUM TREE LANE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23683794
LOT 1
LOT 2
FOUND 1/2" IRON PIPE 0.29' N'LY AND 0.18' E'LY
FOUND 1/2" IRON PIPE 0.31' N'LY AND 0.18' E'LY
35.00'
70.00'
35.00'
CH=N 55°20'09" E 212.14'
R=1404.18' L=212.34'
FOUND 1/2" IRON PIPE 0.14' SE'LY AND 0.21' NE'LY
UTILITY EASEMENT PER DOCUMENT NUMBER 1116146024 (30)
N 59°40'05" E 240.95'
SOUTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
FOUND 1/2" IRON PIPE 0.16' NE'LY AND ON-LINE
APPROXIMATE LIMITS OF LANDSCAPE BERM PER DOCUMENT NUMBER 87252158 (10)
CH=N 74°55'05" E 247.25'
R=470.00' L=250.19' (L=250.02')
POINT OF BEGINNING
(95.00')
94.78'
S 89°49'55" E
FOUND 1/4" IRON PIPE 0.33' N'LY AND 0.43' E'LY
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 96511255 (20)
PEREGRINE DRIVE
HERETOFORE DEDICATED
60.00'
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
50.00'
50.00'
100.00'
LOT 41 HUNTING RIDGE UNIT 3
N 00°11'25" E 96.06' (96.07')
N 89°44'25" W 12.76' (12.94')
HERETOFORE VACATED PER DOCUMENT NUMBER 25401562 (12)
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
QUARTER CORNER
28 27
T. 42 N. R. 10 E.
FOUND 1/2" IRON PIPE 0.07' N'LY AND 0.26' W'LY
HERETOFORE VACATED PER DOCUMENT NUMBER 25401562 (12)
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
ENGINEERING BARRIER AREA PER DOCUMENT NUMBER 533503033 (25)
REMEDIATION AREA PER DOCUMENT NUMBER 533503033 (25)
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
LOT 1
UNSUBDIVIDED LAND
LOT 2
FOUND 3/4" IRON PIPE 0.09' S'LY AND 0.51' E'LY
S 38°59'47" E 322.87'
THE PARKHOMES OF PARKSIDE ON THE GREEN SUBDIVISION
RECORDED JANUARY 13, 1988 AS DOCUMENT NUMBER 88017992
LOT 1
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
FOUND 3/4" IRON PIPE W/CAP 0.10' E'LY AND ON-LINE
S 42°33'08" E 176.52'
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
FOUND 3/4" IRON PIPE W/CAP AT CORNER
S 18°21'19" E 125.00'
PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 87348060
LOT 1
60.00'
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
S 14°21'04" E 100.24'
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
S 06°18'46" E 76.69'
LUKAS AVENUE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 23683794
CENTERLINE OF QUENTIN ROAD
QUENTIN ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786900, 22786902, AND 22786905 WIDTH VARIES
N 03°23'48" W 384.56'
EASTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
VACATED QUENTIN ROAD
HERETOFORE VACATED PER DOCUMENT NUMBER 25401562 (12)
LOT 39
WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
LOT 38
EAST PEREGRINE LAKE ESTATES
RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601
LOT 37
LOT 36
LOT 35
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
CENTERLINE OF QUENTIN ROAD
N 14°51'48" W 188.40'
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
N 24°26'55" W 34.29'
S 71°38'41" W 120.23'
FOUND 1/2" IRON PIPE 0.14' W'LY AND ON-LINE
FOUND 1/2" IRON PIPE-BENT 0.41' S'LY AND 0.53' W'LY
S 69°04'07" W 444.96'
NORTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
FOUND 3/8" IRON ROD 0.07' W'LY AND ON-LINE
S 71°04'12" W 100.01'
FOUND 1/2" IRON PIPE 0.35' E'LY AND ON-LINE
S 75°55'57" W 401.13'
EUCLID AVENUE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786900, 22786902, AND 22786905 WIDTH VARIES
CENTERLINE OF EUCLID AVENUE
SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
LOT C
80.00'
LOT 1
LOT B
PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 8041913
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 9
LOT 10
LOT 11
LOT 12
WEXFORD UNIT 1 SUBDIVISION
RECORDED NOVEMBER 18, 1998 AS DOCUMENT NUMBER 08041913

February 12, 2021 – 11:03 Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Alta Survey\02-RRLPAIL01-SA.dwg Updated By: EVesely

DATE	REVISIONS	DRAWN BY

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=50'

SHEET
2 OF 6
RRLPAIL01

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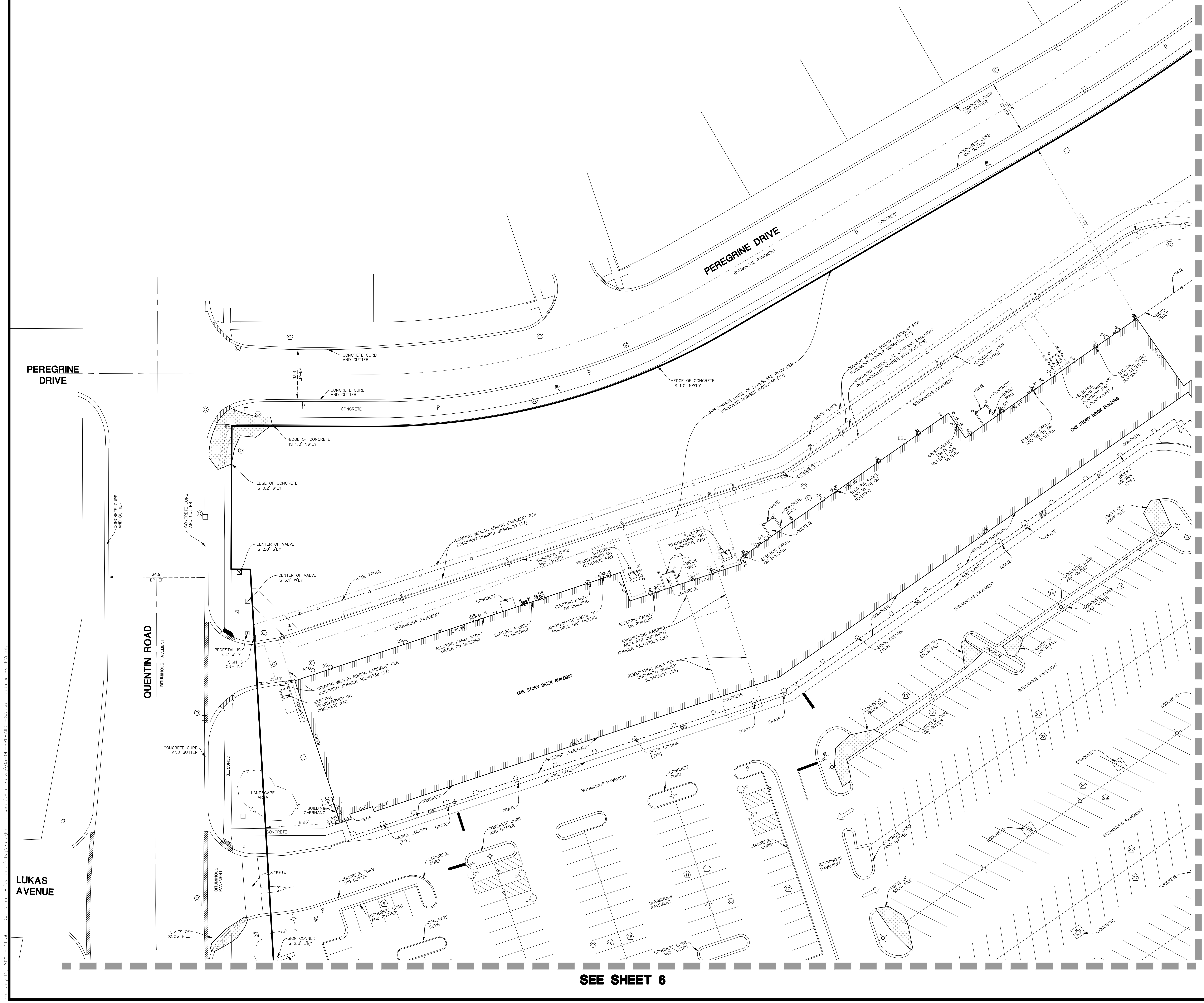
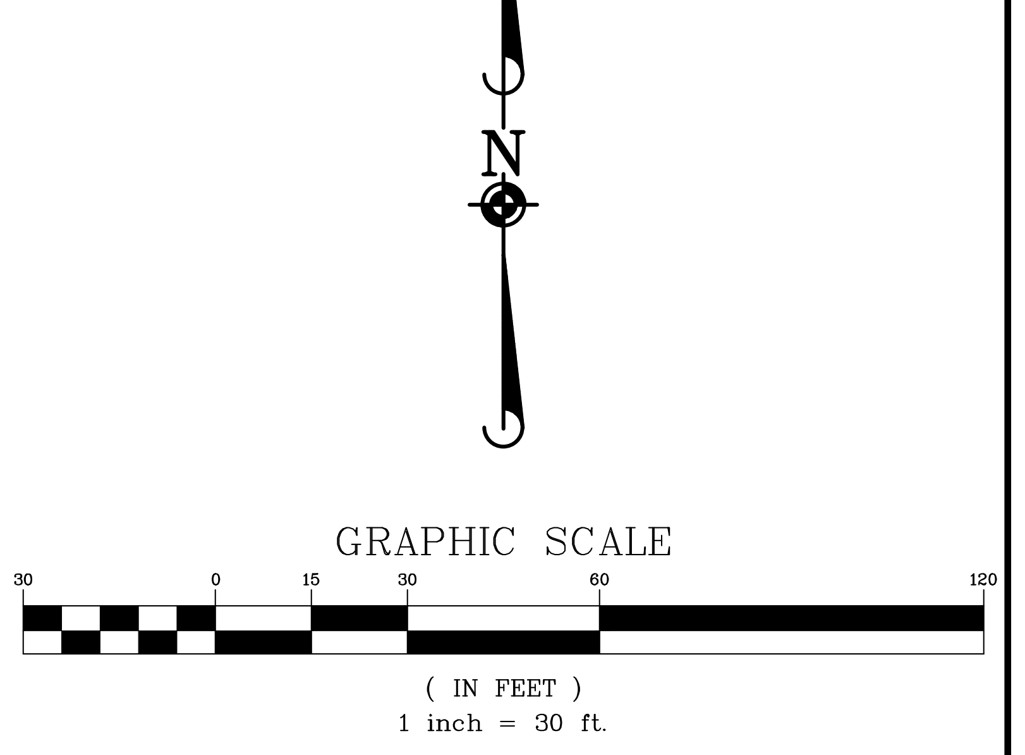
Attachment: ALTA Survey (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

ALTA/NSPS LAND TITLE SURVEY


PEREGRINE DRIVE
PEREGRINE DRIVE
BITUMINOUS PAVEMENT
QUENTIN ROAD
LUKAS AVENUE
ONE STORY BRICK BUILDING
ONE STORY BRICK BUILDING
CONCRETE CURB AND GUTTER
EDGE OF CONCRETE IS 1.0' NW'LY
EDGE OF CONCRETE IS 0.2' W'LY
CENTER OF VALVE IS 2.0' S'LY
CENTER OF VALVE IS 3.1' W'LY
PEDESTAL IS 4.4' W'LY
SIGN IS ON-LINE
SIGN CORNER IS 2.3' E'LY
64.9' EP-EP
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192835 (18)
APPROXIMATE LIMITS OF LANDSCAPE BERM PER DOCUMENT NUMBER 87252158 (10)
ENGINEERING BARRIER AREA PER DOCUMENT NUMBER 533503033 (25)
REMEDIATION AREA PER DOCUMENT NUMBER 533503033 (25)
APPROXIMATE LIMITS OF MULTIPLE GAS METERS
ELECTRIC TRANSFORMER ON CONCRETE PAD
ELECTRIC PANEL ON BUILDING
ELECTRIC PANEL WITH METER ON BUILDING
WOOD FENCE
GATE
BRICK WALL
CONCRETE WALL
BUILDING OVERHANG
BRICK COLUMN (TYP)
FIRE LANE
GRATE
LIMITS OF SNOW PILE
LANDSCAPE AREA
CONCRETE
DS
SEE SHEET 4
SEE SHEET 6


N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. OVERHEAD WIRES
- = EX. GUARD RAIL
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. DRAIN
- DS = EX. DOWN SPOUT
- STCO = EX. STORM CLEANOUT
- = EX. SANITARY MANHOLE (SMH)
- SS = EX. SANITARY SERVICE POST
- SCO = EX. SANITARY CLEANOUT
- = EX. GREASE TRAP
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. TRAFFIC SIGNAL MANHOLE
- = EX. TRAFFIC SIGNAL HANDHOLE
- = EX. TRAFFIC SIGNAL CONTROL BOX
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- = EX. HANDHOLE
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MARKER
- = EX. CABLE HANDHOLE
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. HANDICAPPED PARKING
- EP = EDGE OF PAVEMENT
- ▨ = SNOW PILE AREA

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET
3 OF 6
RRLPAIL01

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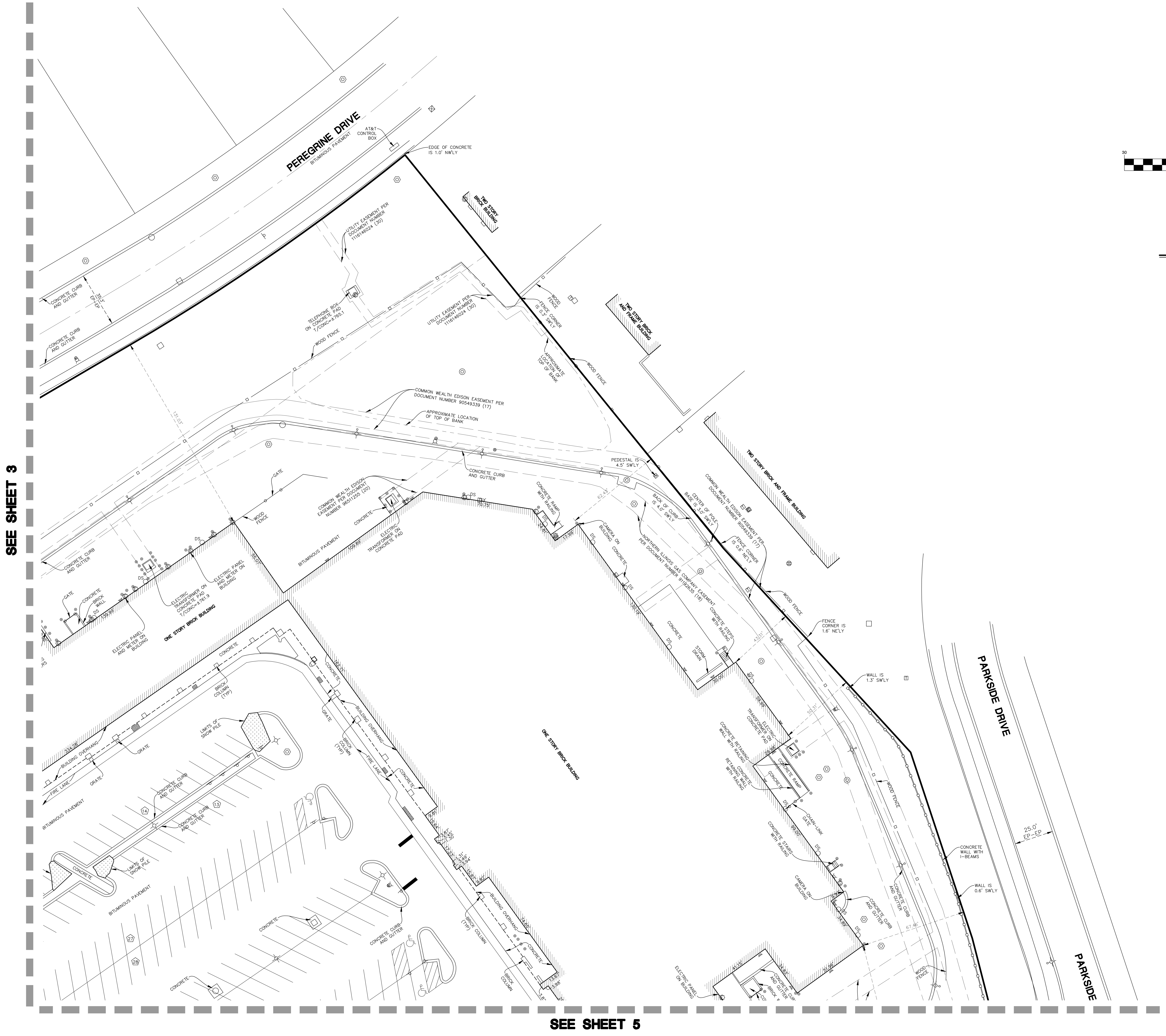
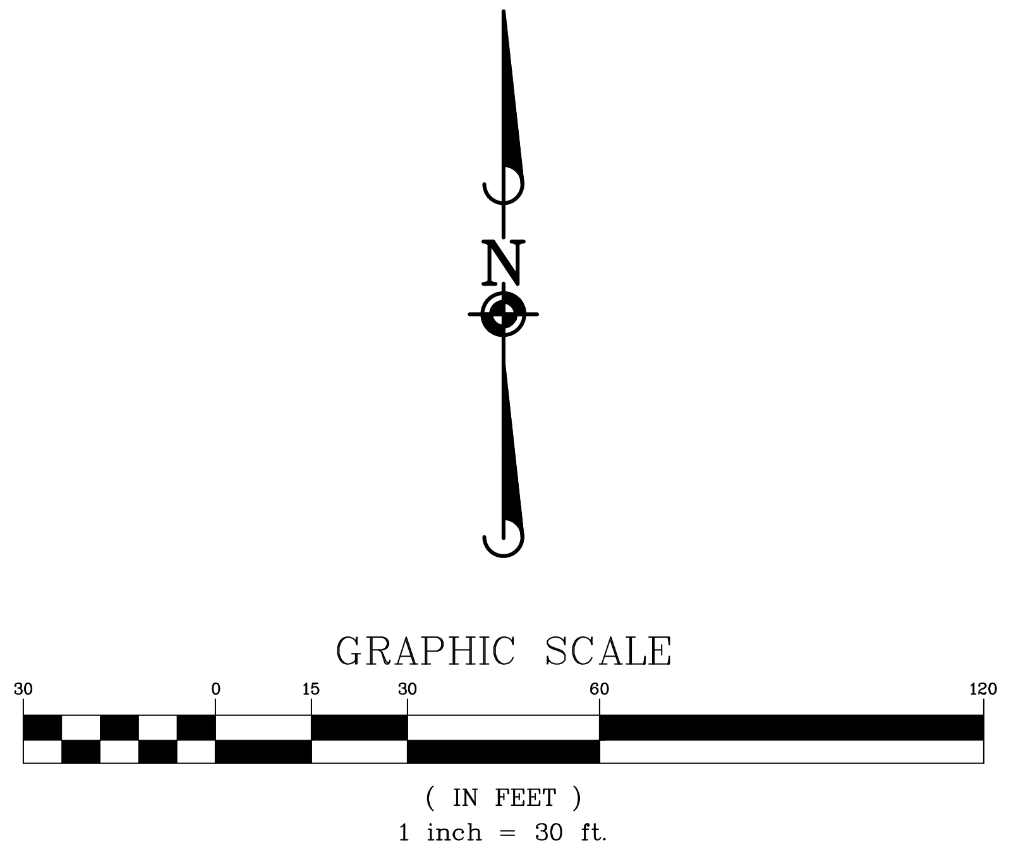
ALTA/NSPS LAND TITLE SURVEY


SEE SHEET 3
PEREGRINE DRIVE
BITUMINOUS PAVEMENT
AT&T CONTROL BOX
EDGE OF CONCRETE IS 1.0' NW'LY
TWO STORY BRICK BUILDING
CONCRETE CURB AND GUTTER
35.3' EP-EP
CONCRETE CURB AND GUTTER
UTILITY EASEMENT PER DOCUMENT NUMBER 1116146024 (30)
TELEPHONE BOX ON CONCRETE PAD T/CONC=±765.1
UTILITY EASEMENT PER DOCUMENT NUMBER 1116146024 (30)
WOOD FENCE
WOOD FENCE
FENCE CORNER IS 0.3' SW'LY
TWO STORY BRICK AND FRAME BUILDING
APPROXIMATE LOCATION OF TOP OF BANK
WOOD FENCE
131.03'
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
APPROXIMATE LOCATION OF TOP OF BANK
CONCRETE CURB AND GUTTER
PEDESTAL IS 4.5' SW'LY
TWO STORY BRICK AND FRAME BUILDING
GATE
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 96511255 (20)
CONCRETE
ELECTRIC TRANSFORMER ON CONCRETE PAD
DS
70.75'
CONCRETE RAMP WITH RAILING
DS
24.81'
17.99'
62.43'
CAMERA ON BUILDING
DS
CONCRETE
BACK OF CURB IS 4.0' SW'LY
CENTER OF POLE BASE IS 3.0' SW'LY
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
FENCE CORNER IS 0.6' NE'LY
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
WOOD FENCE
FENCE CORNER IS 1.6' NE'LY
130.19'
CONCRETE
DS
CONCRETE STEPS WITH RAILING
STORM DRAIN
30.00'
43.31'
CONCRETE CURB AND GUTTER
WOOD FENCE
BITUMINOUS PAVEMENT
109.89'
55.07'
DS
ELECTRIC PANEL AND METER ON BUILDING
ELECTRIC TRANSFORMER ON CONCRETE PAD T/CONC=±761.9
GATE
CONCRETE
BRICK WALL
DS
139.99'
ELECTRIC PANEL AND METER ON BUILDING
ONE STORY BRICK BUILDING
CONCRETE
162.71'
BRICK COLUMN (TYP)
CONCRETE
GRATE
BUILDING OVERHANG
BRICK COLUMN (TYP)
FIRE LANE
CONCRETE
334.28'
BUILDING OVERHANG
GRATE
FIRE LANE
GRATE
LIMITS OF SNOW PILE
BITUMINOUS PAVEMENT
CONCRETE CURB AND GUTTER
14
13
CONCRETE CURB AND GUTTER
CONCRETE
LIMITS OF SNOW PILE
BITUMINOUS PAVEMENT
27
28
CONCRETE
CONCRETE
CONCRETE CURB AND GUTTER
9.81'
15.64'
3.87'
3.45'
1.30'
17.23'
1.31'
3.49'
3.94'
15.87'
9.82'
BUILDING OVERHANG
74.65'
CONCRETE
BRICK COLUMN (TYP)
BRICK COLUMN
13.67'
3.88'
ONE STORY BRICK BUILDING
WALL IS 1.3' SW'LY
59.99'
50.31'
ELECTRIC TRANSFORMER ON CONCRETE PAD
CONCRETE RETAINING WALL WITH RAILING
CONCRETE RETAINING WALL WITH RAILING
29.98'
CONCRETE RAMP
CONCRETE
DS
CHAIN-LINK GATE
99.00'
CONCRETE STAIRS WITH RAILING
DS
WOOD FENCE
PARKSIDE DRIVE
25.0' EP-EP
CONCRETE WALL WITH I-BEAMS
CONCRETE CURB AND GUTTER
CAMERA ON BUILDING
CONCRETE CURB AND GUTTER
WALL IS 0.6' SW'LY
DS
34.89'
DS
67.46'
41.15'
34.83'
51.96'
ELECTRIC PANEL ON BUILDING
CONCRETE CURB AND GUTTER
BRICK
WOOD FENCE
PARKSIDE
SEE SHEET 5


N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.

LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SIDEWALK
= EX. CONCRETE CURB & GUTTER
= EX. DEPRESSED CURB
= EX. CHAIN-LINK FENCE
= EX. WOOD FENCE
= EX. WROUGHT IRON FENCE
OH = EX. OVERHEAD WIRES
= EX. GUARD RAIL
Ⓜ = EX. MISCELLANEOUS MANHOLE (MH)
◎ = EX. STORM MANHOLE (MH)
○ = EX. STORM CATCH BASIN (CB)
□ = EX. STORM INLET (INL)
= EX. FLARED END SECTION (FES)
⊕ = EX. DRAIN
DS ● = EX. DOWN SPOUT
STCO = EX. STORM CLEANOUT
◎ = EX. SANITARY MANHOLE (SMH)
SS = EX. SANITARY SERVICE POST
SCO = EX. SANITARY CLEANOUT
= EX. GREASE TRAP
= EX. FIRE HYDRANT/AUX. VALVE
⊗ = EX. VALVE BOX
☒ = EX. VALVE VAULT (V.V.)
= EX. WATER METER
= EX. BUFFALO BOX
= EX. GAS VALVE
= EX. GAS METER
G◎ = EX. GAS MANHOLE
= EX. ELECTRICAL METER
E◎ = EX. ELECTRICAL MANHOLE
= EX. ELECTRIC HANDHOLE
= EX. ELECTRIC PEDESTAL/BOX
= EX. ELECTRICAL OUTLET
TS◎ = EX. TRAFFIC SIGNAL MANHOLE
= EX. TRAFFIC SIGNAL HANDHOLE
= EX. TRAFFIC SIGNAL CONTROL BOX
= EX. TRAFFIC SIGNAL
= EX. TRAFFIC SIGNAL WITH ARM
= EX. HANDHOLE
T◎ = EX. TELEPHONE MANHOLE
= EX. TELEPHONE HANDHOLE
= EX. TELEPHONE PEDESTAL
= EX. TELEPHONE MARKER
TV◎ = EX. TELEVISION MANHOLE
= EX. TELEVISION PEDESTAL
= EX. TELEVISION LINE MARKER
= EX. CABLE HANDHOLE
= EX. UTILITY POLE
= EX. UTILITY POLE WITH LIGHT
= EX. GUY WIRE
= EX. LIGHT STANDARD
= EX. STREET LIGHT
= EX. GROUND LIGHT
= EX. BOLLARD LIGHT
= EX. SIGN
= EX. MAILBOX
= EX. BOLLARD
= EX. FIRE SIAMESE/ALARM BOX
= EX. AIR CONDITIONING UNIT
♿ = EX. HANDICAPPED PARKING
EP = EDGE OF PAVEMENT
▨ = SNOW PILE AREA

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET
4 OF **6**
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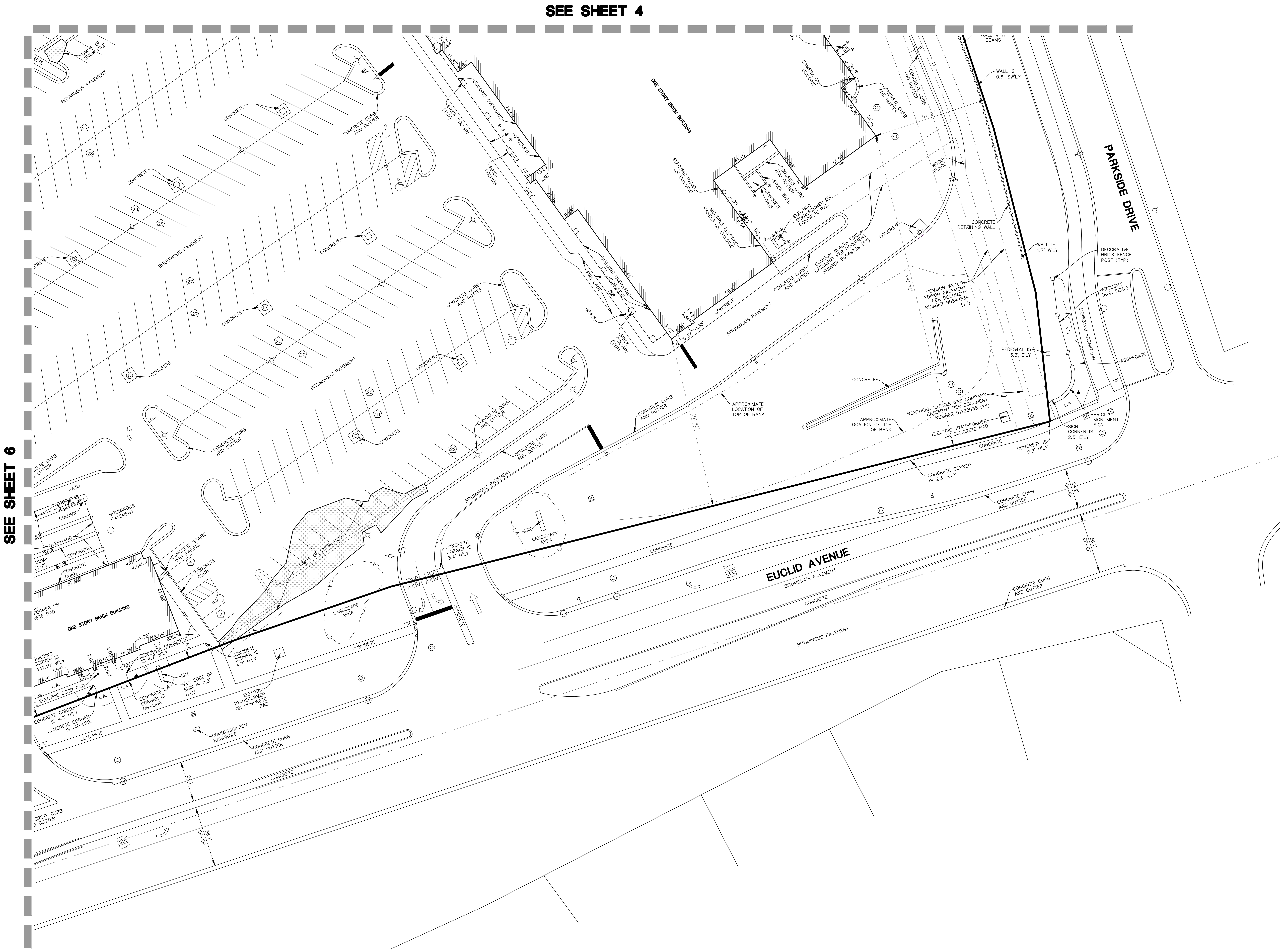
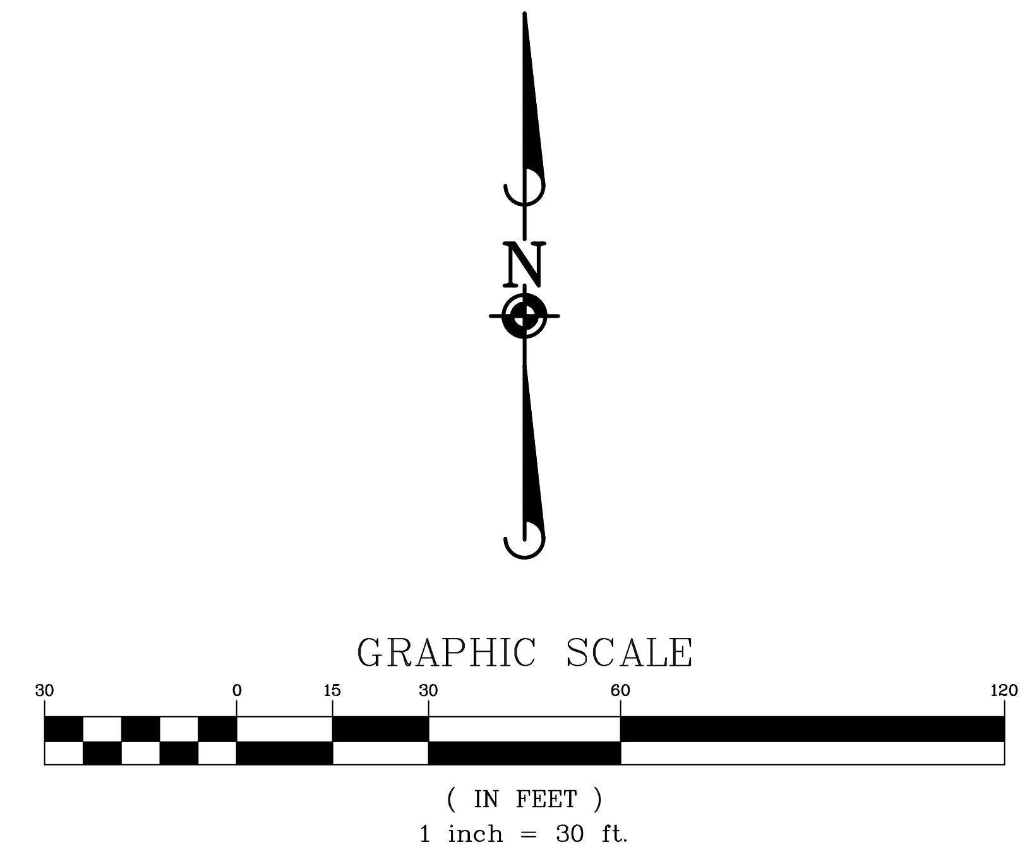
ALTA/NSPS LAND TITLE SURVEY


SEE SHEET 4
SEE SHEET 6
EUCLID AVENUE
PARKSIDE DRIVE
ONE STORY BRICK BUILDING
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
CONCRETE
CONCRETE CURB AND GUTTER
LIMITS OF SNOW PILE
LANDSCAPE AREA
APPROXIMATE LOCATION OF TOP OF BANK
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339 (17)
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635 (18)
ELECTRIC TRANSFORMER ON CONCRETE PAD
CONCRETE RETAINING WALL
WALL IS 0.6' SW'LY
WALL IS 1.7' W'LY
DECORATIVE BRICK FENCE POST (TYP)
WROUGHT IRON FENCE
AGGREGATE
WOOD FENCE
PEDESTAL IS 3.3' E'LY
SIGN CORNER IS 2.5' E'LY
BRICK MONUMENT SIGN
CONCRETE IS 0.2' N'LY
CONCRETE CORNER IS 2.3' S'LY
CONCRETE CORNER IS 3.4' N'LY
CONCRETE CORNER IS 4.7' N'LY
CONCRETE CORNER IS 4.9' N'LY
CONCRETE CORNER IS ON-LINE
SIGN S'LY EDGE OF SIGN IS 0.3' N'LY
BUILDING CORNER IS 442.10' W'LY
CONCRETE STAIRS WITH RAILING
ELECTRIC DOOR PAD
COMMUNICATION HANDHOLE
ELECTRIC TRANSFORMER ON CONCRETE PAD
BUILDING OVERHANG
BRICK COLUMN (TYP)
FIRE LANE
GRATE
CAMERA ON BUILDING
ELECTRIC PANEL ON BUILDING
MULTIPLE ELECTRIC PANELS ON BUILDING
WALL WITH I-BEAMS
SIGN
ONLY


N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.

LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
= EX. SIDEWALK
= EX. CONCRETE CURB & GUTTER
= EX. DEPRESSED CURB
= EX. CHAIN-LINK FENCE
= EX. WOOD FENCE
= EX. WROUGHT IRON FENCE
OH = EX. OVERHEAD WIRES
= EX. GUARD RAIL
Ⓜ = EX. MISCELLANEOUS MANHOLE (MH)
◎ = EX. STORM MANHOLE (MH)
○ = EX. STORM CATCH BASIN (CB)
□ = EX. STORM INLET (INL)
= EX. FLARED END SECTION (FES)
= EX. DRAIN
DS ● = EX. DOWN SPOUT
STCO ○ = EX. STORM CLEANOUT
= EX. SANITARY MANHOLE (SMH)
SS ○ = EX. SANITARY SERVICE POST
SCO ○ = EX. SANITARY CLEANOUT
= EX. GREASE TRAP
= EX. FIRE HYDRANT/AUX. VALVE
⊗ = EX. VALVE BOX
☒ = EX. VALVE VAULT (V.V.)
W = EX. WATER METER
= EX. BUFFALO BOX
G = EX. GAS VALVE
G = EX. GAS METER
G ◎ = EX. GAS MANHOLE
E = EX. ELECTRICAL METER
E ◎ = EX. ELECTRICAL MANHOLE
EH = EX. ELECTRIC HANDHOLE
E = EX. ELECTRIC PEDESTAL/BOX
= EX. ELECTRICAL OUTLET
TS ◎ = EX. TRAFFIC SIGNAL MANHOLE
TS = EX. TRAFFIC SIGNAL HANDHOLE
TC = EX. TRAFFIC SIGNAL CONTROL BOX
= EX. TRAFFIC SIGNAL
= EX. TRAFFIC SIGNAL WITH ARM
H = EX. HANDHOLE
T ◎ = EX. TELEPHONE MANHOLE
TH = EX. TELEPHONE HANDHOLE
T = EX. TELEPHONE PEDESTAL
T = EX. TELEPHONE MARKER
TV ◎ = EX. TELEVISION MANHOLE
T.V. = EX. TELEVISION PEDESTAL
TV = EX. TELEVISION LINE MARKER
CH = EX. CABLE HANDHOLE
= EX. UTILITY POLE
= EX. UTILITY POLE WITH LIGHT
= EX. GUY WIRE
= EX. LIGHT STANDARD
= EX. STREET LIGHT
= EX. GROUND LIGHT
= EX. BOLLARD LIGHT
= EX. SIGN
= EX. MAILBOX
⊙ = EX. BOLLARD
= EX. FIRE SIAMESE/ALARM BOX
AC = EX. AIR CONDITIONING UNIT
♿ = EX. HANDICAPPED PARKING
EP = EDGE OF PAVEMENT
▨ = SNOW PILE AREA

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET
5 OF 6
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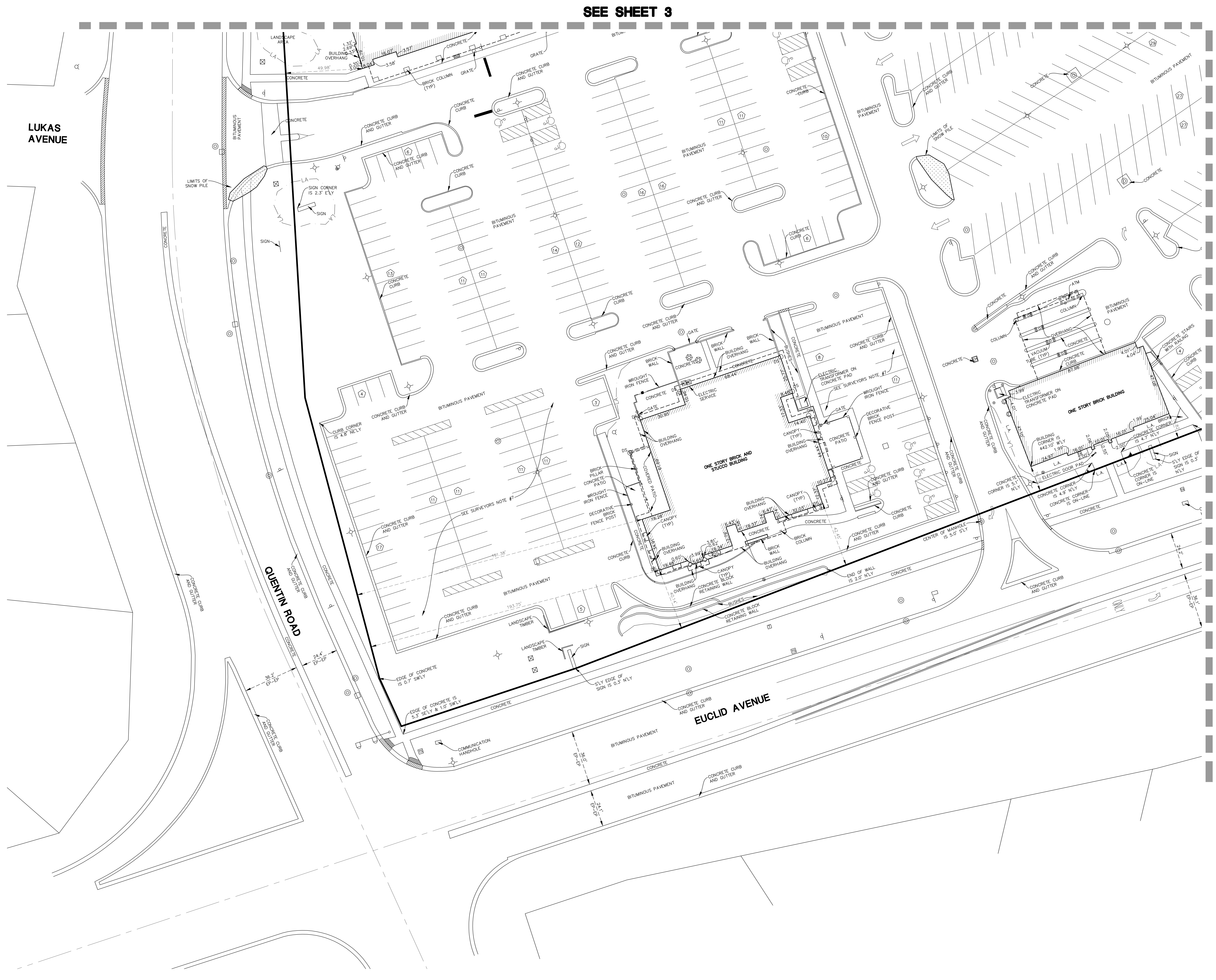
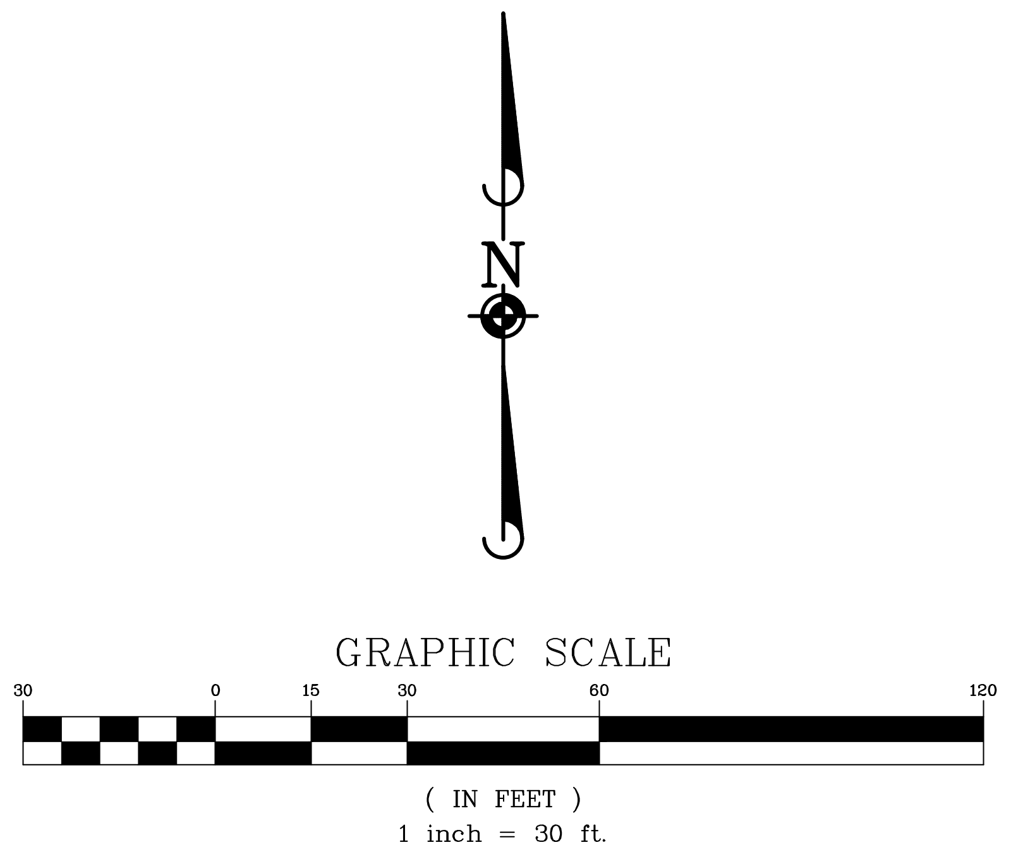
Attachment: ALTA Survey (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

ALTA/NSPS LAND TITLE SURVEY


SEE SHEET 3
SEE SHEET 5
LUKAS AVENUE
QUENTIN ROAD
EUCLID AVENUE
ONE STORY BRICK AND STUCCO BUILDING
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
CONCRETE CURB AND GUTTER
CONCRETE
LIMITS OF SNOW PILE
SEE SURVEYORS NOTE #7
ELECTRIC TRANSFORMER ON CONCRETE PAD
CANOPY (TYP)
BUILDING OVERHANG
COVERED PATIO
WROUGHT IRON FENCE
CONCRETE BLOCK RETAINING WALL
CENTER OF MANHOLE IS 5.0' S'LY
END OF WALL IS 2.0' N'LY
EDGE OF CONCRETE IS 0.7' SW'LY
EDGE OF CONCRETE IS 3.3' SE'LY & 1.0' SW'LY
S'LY EDGE OF SIGN IS 0.3' N'LY
CURB CORNER IS 4.8' NE'LY
SIGN CORNER IS 2.3' E'LY
COMMUNICATION HANDHOLE
LANDSCAPE TIMBER
36.2' EP-EP
24.4' EP-EP
36.0' EP-EP
24.1' EP-EP


N
GRAPHIC SCALE
30
0
15
30
60
120

(IN FEET)
1 inch = 30 ft.

LEGEND

▬	= EX. PROPERTY LINE
— — —	= EX. EASEMENT LINE
═	= EX. SIDEWALK
☰	= EX. CONCRETE CURB & GUTTER
▨	= EX. DEPRESSED CURB
—o—o—	= EX. CHAIN-LINK FENCE
—□—□—	= EX. WOOD FENCE
—■—■—	= EX. WROUGHT IRON FENCE
— OH —	= EX. OVERHEAD WIRES
o—o—o	= EX. GUARD RAIL
Ⓜ	= EX. MISCELLANEOUS MANHOLE (MH)
◎	= EX. STORM MANHOLE (MH)
○	= EX. STORM CATCH BASIN (CB)
□	= EX. STORM INLET (INL)
(	= EX. FLARED END SECTION (FES)
⊕	= EX. DRAIN
DS ●	= EX. DOWN SPOUT
STCO ○	= EX. STORM CLEANOUT
◎	= EX. SANITARY MANHOLE (SMH)
SS ○	= EX. SANITARY SERVICE POST
SCO ○	= EX. SANITARY CLEANOUT
⊛	= EX. GREASE TRAP
¤	= EX. FIRE HYDRANT/AUX. VALVE
⊗	= EX. VALVE BOX
⊠	= EX. VALVE VAULT (V.V.)
Ⓦ	= EX. WATER METER
⦶	= EX. BUFFALO BOX
Ⓖ	= EX. GAS VALVE
Ⓖ	= EX. GAS METER
G ◎	= EX. GAS MANHOLE
Ⓔ	= EX. ELECTRICAL METER
E ◎	= EX. ELECTRICAL MANHOLE
EH	= EX. ELECTRIC HANDHOLE
E	= EX. ELECTRIC PEDESTAL/BOX
⏀	= EX. ELECTRICAL OUTLET
TS ◎	= EX. TRAFFIC SIGNAL MANHOLE
TS	= EX. TRAFFIC SIGNAL HANDHOLE
TC	= EX. TRAFFIC SIGNAL CONTROL BOX
⊕	= EX. TRAFFIC SIGNAL
⊔—⊔—o	= EX. TRAFFIC SIGNAL WITH ARM
H	= EX. HANDHOLE
T ◎	= EX. TELEPHONE MANHOLE
TH	= EX. TELEPHONE HANDHOLE
T	= EX. TELEPHONE PEDESTAL
△T	= EX. TELEPHONE MARKER
TV ◎	= EX. TELEVISION MANHOLE
T.V.	= EX. TELEVISION PEDESTAL
△TV	= EX. TELEVISION LINE MARKER
CH	= EX. CABLE HANDHOLE
—○—	= EX. UTILITY POLE
—☼—	= EX. UTILITY POLE WITH LIGHT
⊸	= EX. GUY WIRE
—○—	= EX. LIGHT STANDARD
o—○—	= EX. STREET LIGHT
◥	= EX. GROUND LIGHT
⊚	= EX. BOLLARD LIGHT
⫞	= EX. SIGN
⊏	= EX. MAILBOX
⊙	= EX. BOLLARD
◁	= EX. FIRE SIAMESE/ALARM BOX
AC	= EX. AIR CONDITIONING UNIT
♿	= EX. HANDICAPPED PARKING
EP	= EDGE OF PAVEMENT
⁘	= SNOW PILE AREA

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET
6 OF 6
RRLPAIL01

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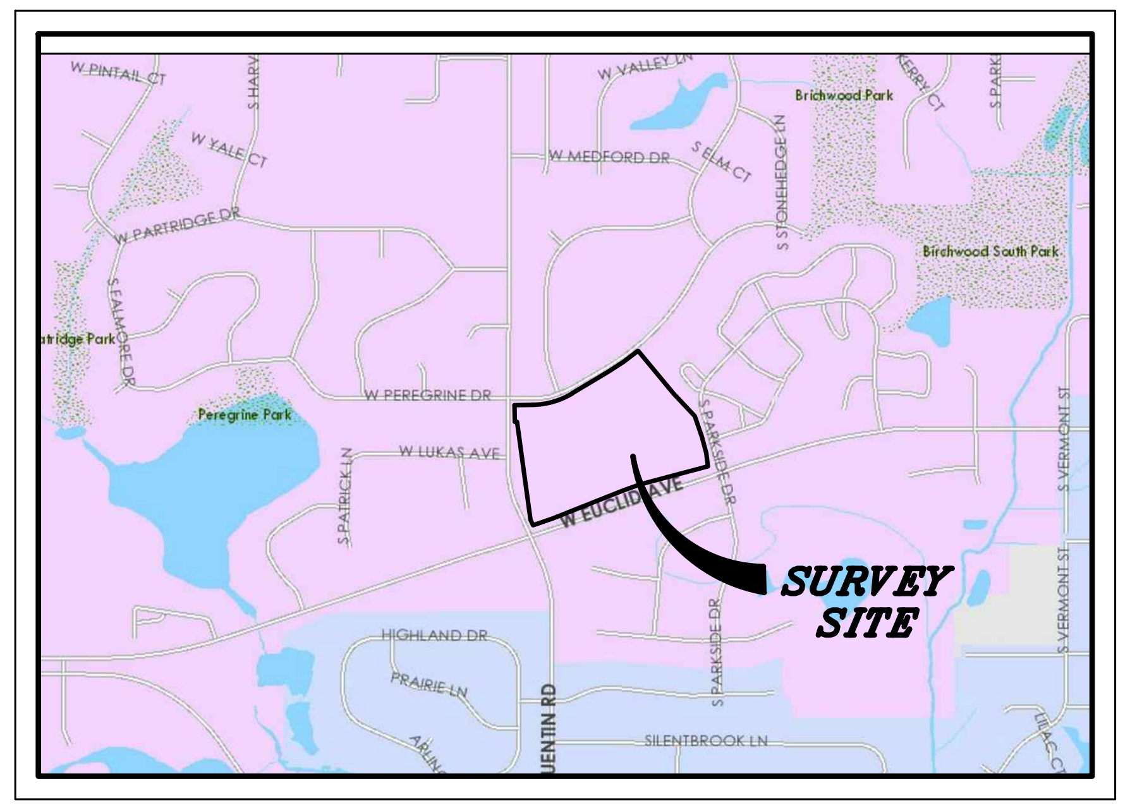
Attachment: ALTA Survey (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

TOPOGRAPHIC SURVEY

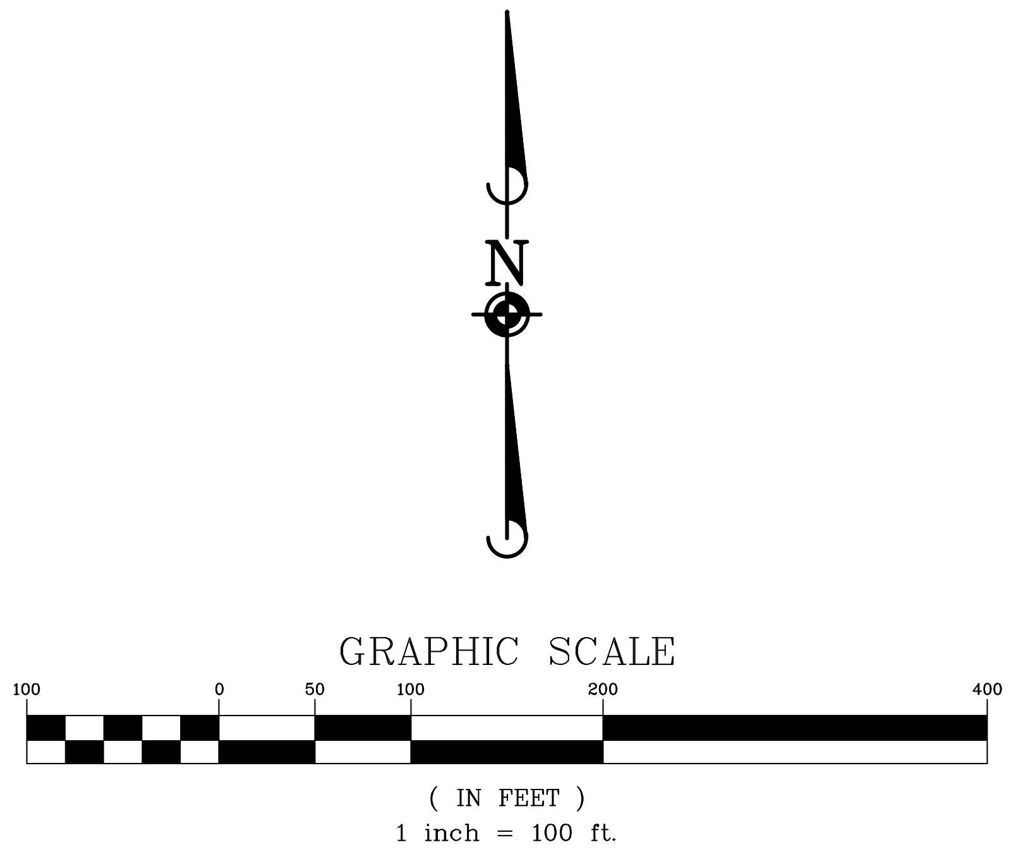


LOCATION MAP

NOT TO SCALE

SURVEY PREPARED FOR

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS



BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: AJ2838)
STAINLESS STEEL ROD IN SLEEVE LOCATED APPROXIMATELY 36 FEET NORTH OF THE CENTERLINE OF WESTBOUND CENTRAL ROAD AND APPROXIMATELY 1850 FEET WEST OF ROSELLE ROAD.

ELEVATION=771.08 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #1:
EAST NORTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 62 FEET WESTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 46 FEET NORTHERLY OF THE CENTERLINE OF LUKAS AVENUE.

ELEVATION=773.23 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #2:
WEST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 757 FEET EASTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 386 FEET NORTHERLY OF THE CENTERLINE OF EUCLID AVENUE.

ELEVATION=760.07 DATUM=NAVD88–GEOID 18

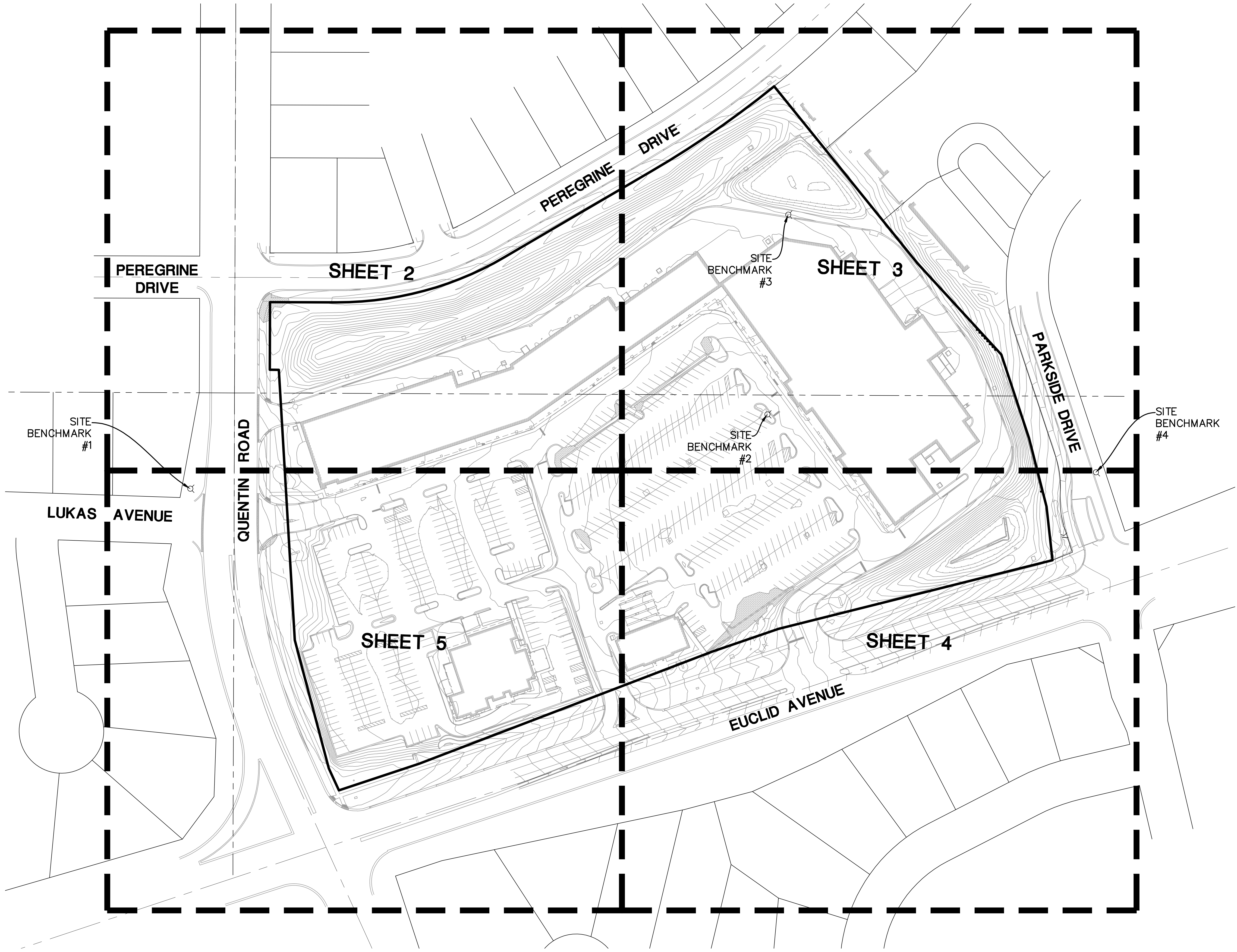
SITE BENCHMARK #3:
SOUTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 785 FEET EASTERLY OF THE CENTERLINE OF QUENTIN ROAD AND APPROXIMATELY 192 FEET SOUTHERLY OF THE CENTERLINE OF PEREGRINE DRIVE.

ELEVATION=762.58 DATUM=NAVD88–GEOID 18

SITE BENCHMARK #4:
NORTHWEST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 17 FEET EASTERLY OF THE CENTERLINE OF PARKSIDE DRIVE AND APPROXIMATELY 161 FEET NORTHERLY OF THE CENTERLINE OF EUCLID AVENUE.

ELEVATION=737.75 DATUM=NAVD88–GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 02/02/2021



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND

━━━	= EX. PROPERTY LINE
───	= EX. EASEMENT LINE
═══	= EX. SIDEWALK
═══	= EX. CONCRETE CURB & GUTTER
▨	= EX. DEPRESSED CURB
—o—o—	= EX. CHAIN–LINK FENCE
—□—□—	= EX. WOOD FENCE
—■—■—	= EX. WROUGHT IRON FENCE
— —< — —	= EX. STORM LINE
— —(— —	= EX. SANITARY LINE
— —FM— —	= EX. FORCEMAIN LINE
— —W— —	= EX. WATERMAIN LINE
—·— E —·—	= EX. UNDERGROUND ELECTRIC
—·— FO —·—	= EX. UNDERGROUND FIBER OPTIC
—·— TV —·—	= EX. UNDERGROUND CABLE TELEVISION
—·— T —·—	= EX. UNDERGROUND TELEPHONE
—·— G —·—	= EX. UNDERGROUND GAS
—·— OH —·—	= EX. OVERHEAD WIRES
︶︶︶	= EX. TREE/BRUSH LINE
—780—	= EX. 1 FOOT CONTOURS
—·—LA—·—	= EX. LANDSCAPE AREA
o—o—o—o	= EX. GUARD RAIL
~ ~ ➤	= EX. DITCH/SWALE
Ⓜ	= EX. MISCELLANEOUS MANHOLE (MH)
◎	= EX. STORM MANHOLE (MH)
○	= EX. STORM CATCH BASIN (CB)
□	= EX. STORM INLET (INL)
〈	= EX. FLARED END SECTION (FES)
⊕	= EX. DRAIN
DS ●	= EX. DOWN SPOUT
STCO ○	= EX. STORM CLEANOUT
△ST	= EX. STORM SEWER MARKER
⬡	= EX. SANITARY MANHOLE (SMH)
SS ○	= EX. SANITARY SERVICE POST
SCO ○	= EX. SANITARY CLEANOUT
△S	= EX. SANITARY SEWER MARKER
⬡	= EX. GREASE TRAP
☌	= EX. FIRE HYDRANT/AUX. VALVE
⊗	= EX. VALVE BOX
☒	= EX. VALVE VAULT (V.V.)
Ⓦ	= EX. WATER METER
⦶	= EX. BUFFALO BOX
△W	= EX. WATER MARKER
Ⓖ	= EX. GAS VALVE
Ⓖ	= EX. GAS METER
G ◎	= EX. GAS MANHOLE
△G	= EX. JULIE GAS MARKER
Ⓔ	= EX. ELECTRICAL METER
E ◎	= EX. ELECTRICAL MANHOLE
EH	= EX. ELECTRIC HANDHOLE
E	= EX. ELECTRIC PEDESTAL/BOX
⏀	= EX. ELECTRICAL OUTLET
△E	= EX. JULIE ELECTRIC MARKER
TS ◎	= EX. TRAFFIC SIGNAL MANHOLE
TS	= EX. TRAFFIC SIGNAL HANDHOLE
TC	= EX. TRAFFIC SIGNAL CONTROL BOX
⊕	= EX. TRAFFIC SIGNAL
⊔—⊔—o	= EX. TRAFFIC SIGNAL WITH ARM
H	= EX. HANDHOLE
T ◎	= EX. TELEPHONE MANHOLE
TH	= EX. TELEPHONE HANDHOLE
T	= EX. TELEPHONE PEDESTAL
△T	= EX. TELEPHONE MARKER
TV ◎	= EX. TELEVISION MANHOLE
T.V.	= EX. TELEVISION PEDESTAL
△TV	= EX. TELEVISION LINE MARKER
CH	= EX. CABLE HANDHOLE
—○—	= EX. UTILITY POLE
☼	= EX. UTILITY POLE WITH LIGHT
⦶	= EX. GUY WIRE
⌖	= EX. LIGHT STANDARD
o⌖	= EX. STREET LIGHT
▼	= EX. GROUND LIGHT
⊡	= EX. BOLLARD LIGHT
⫞	= EX. SIGN
▭	= EX. MAILBOX
⊙	= EX. BOLLARD
⊲	= EX. FIRE SIAMESE/ALARM BOX
AC	= EX. AIR CONDITIONING UNIT
♿	= EX. HANDICAPPED PARKING
+ 700.00	= EX. SPOT ELEVATION
☁	= EX. BUSHES
8" ✺	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
16' ✳	= EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
756.00 / 754.00	= EX. RIM ELEVATION EX. INVERT ELEVATION
⁘	= SNOW PILE AREA

ABBREVIATIONS

RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITREOUS CLAY PIPE
DIP = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
CNO = COULD NOT OPEN
CNS = COULD NOT SEE
CNA = COULD NOT ACCESS
FOW = FULL OF WATER
CES = CONCRETE END SECTION
TP = TOP OF PIPE
FL = FLOWLINE
FF = FINISHED FLOOR
TF = TOP OF FOUNDATION

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF THE SURVEY THE SITE WAS COVERED BY APPROXIMATELY 12" OF SNOW AND HAD SEVERAL LARGE SNOW PILES THROUGHOUT THE SITE. ADDITIONALLY A PORTION OF THE PARKING LOT HAS NOT BEEN PLOWED AND WAS NOT ACCESSIBLE AT THE TIME OF THE FIELD WORK. THE PARKING STRIPING WITHIN THIS AREA COULD NOT BE VERIFIED AND HAS BEEN SHOWN HEREON BASED ON AERIAL IMAGERY. FURTHER THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES HAVE BEEN SHOWN HEREON BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE, UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES AND A PRIVATE UTILITY LOCATE COMPLETED BY THE UNDERGROUND DETECTIVE ON OCTOBER 26, 2017. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. UNDERGROUND DRY UTILITIES WERE MARKED IN THE FIELD BY THE UNDERGROUND DETECTIVE. THE UTILITIES WERE MARKED WITH FLAGS AND PAINT MARKS UTILIZING ELECTROMAGNETIC EQUIPMENT AND METHODS. SOME OF THE UTILITIES WERE MARKED UTILIZING GROUND PENETRATING RADAR EQUIPMENT AND METHODS. HOWEVER, HIGH GRADE GROUND PENETRATING RADAR EQUIPMENT WITH THE CAPABILITY OF DATA STORAGE AND GEO PHYSICAL POST PROCESSING WAS NOT UTILIZED TO LOCATE THE UTILITIES.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1–800–892–0123.

9. THIS SURVEY WAS PREPARED FOR HEITMAN BASED ON A FIELD SURVEY COMPLETED ON FEBRUARY 2, 2021. BOUNDARY LINES SHOWN HEREON ARE BASED ON AN ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD. DATED FEBRUARY 12, 2021.

10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

ERIC R. VESELY
NO. 3555
DATE: FEBRUARY 12, 2021
EXPIRES: 11/30/22

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY
REVISIONS
DATE

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=100'

SHEET
1 OF 5
RRLPAIL01

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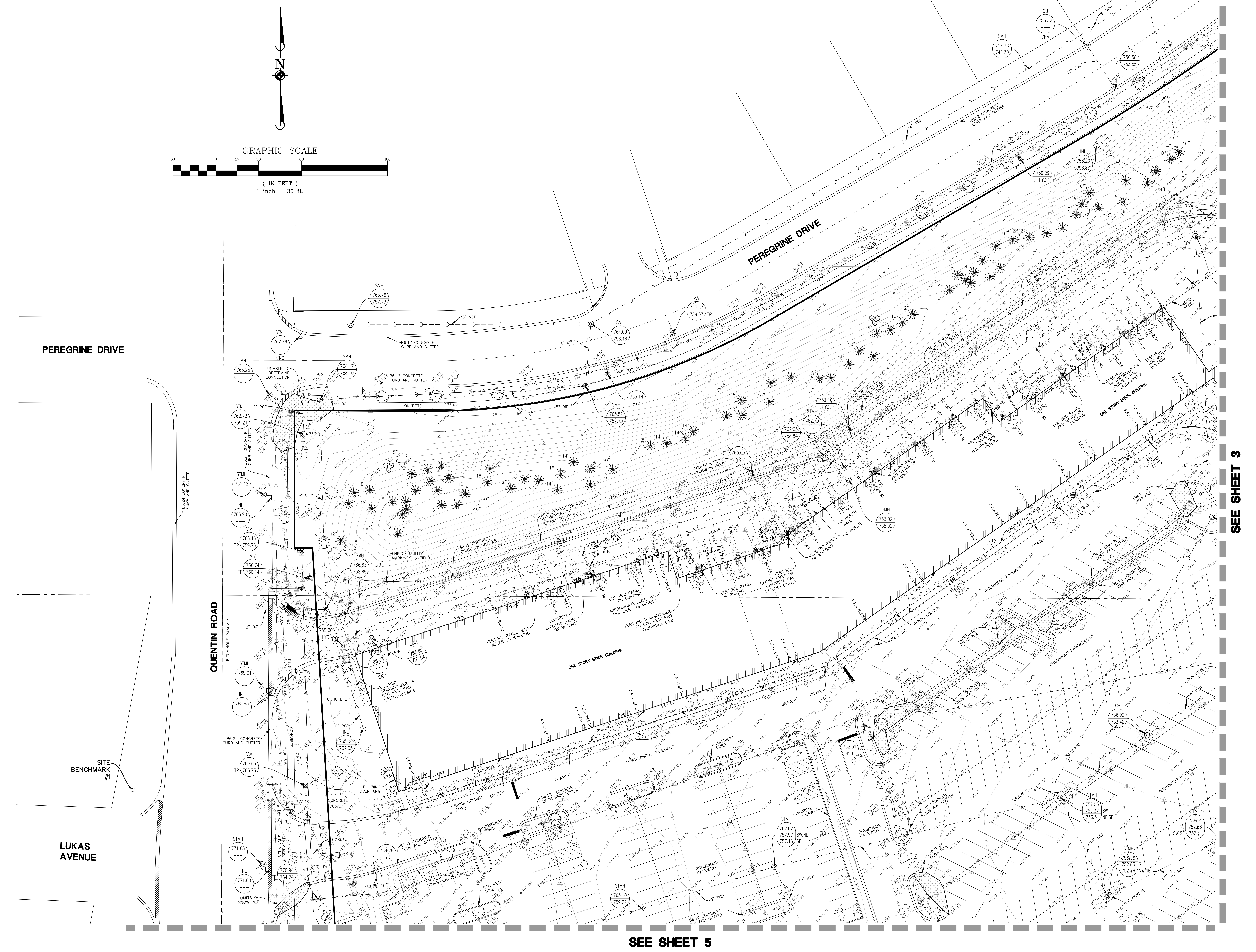
TOPOGRAPHIC SURVEY


N
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
PEREGRINE DRIVE
PEREGRINE DRIVE
QUENTIN ROAD
LUKAS AVENUE
SITE BENCHMARK #1
ONE STORY BRICK BUILDING
ONE STORY BRICK BUILDING
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
B6.12 CONCRETE CURB AND GUTTER
B6.24 CONCRETE CURB AND GUTTER
FIRE LANE
LIMITS OF SNOW PILE
ELECTRIC TRANSFORMER ON CONCRETE PAD
APPROXIMATE LOCATION OF WATERMAIN AS SHOWN ON ATLAS
END OF UTILITY MARKINGS IN FIELD
WOOD FENCE
SEE SHEET 3
SEE SHEET 5

Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Topography\02-05-RRLPAIL01-T.dwg Updated By: AShaver
February 12, 2021 – 11:12

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DATE	REVISIONS	DRAWN BY

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD
PALATINE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	02/02/21
SCALE:	1"=30'

SHEET
2 OF **5**
RRLPAIL01

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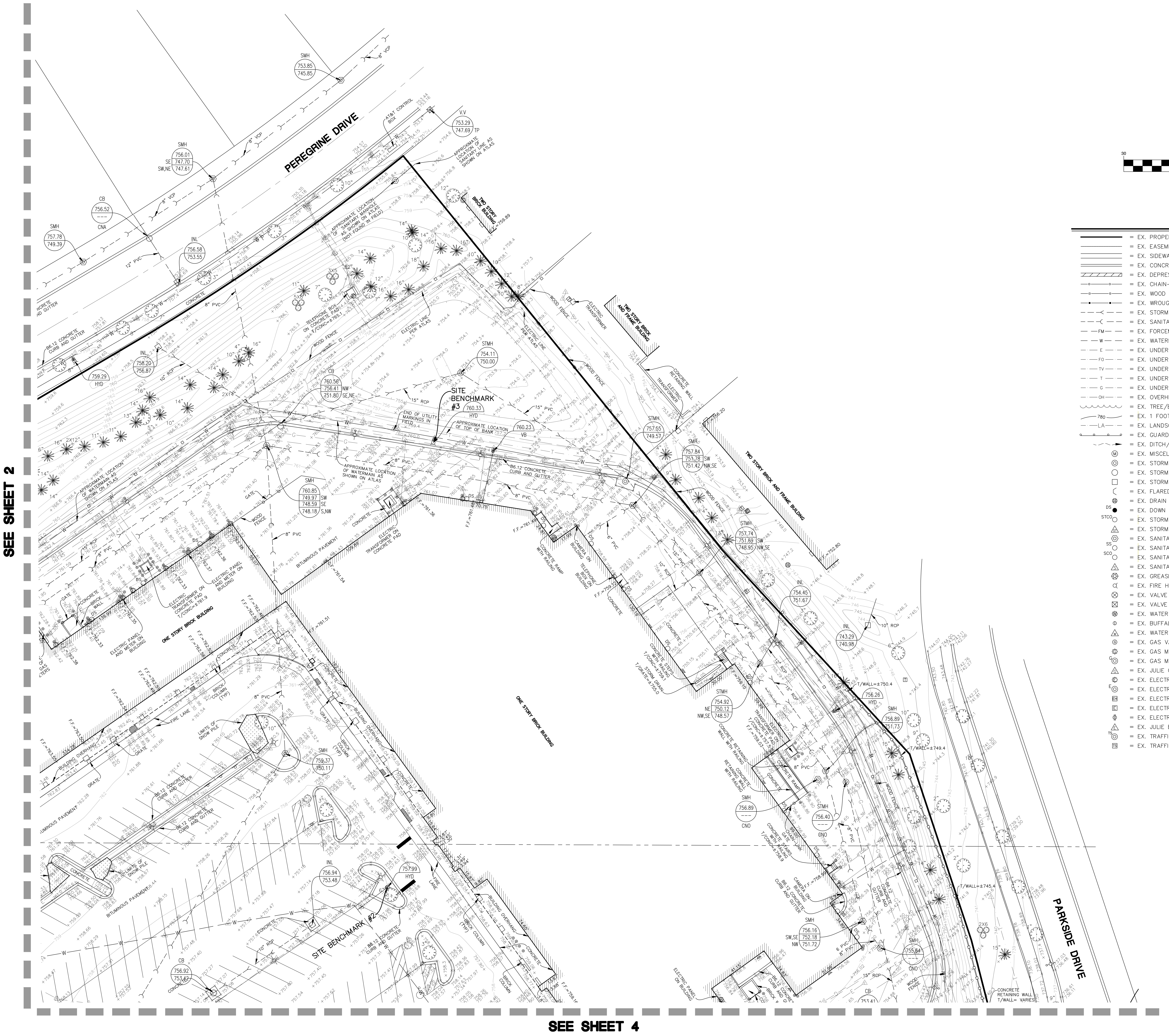
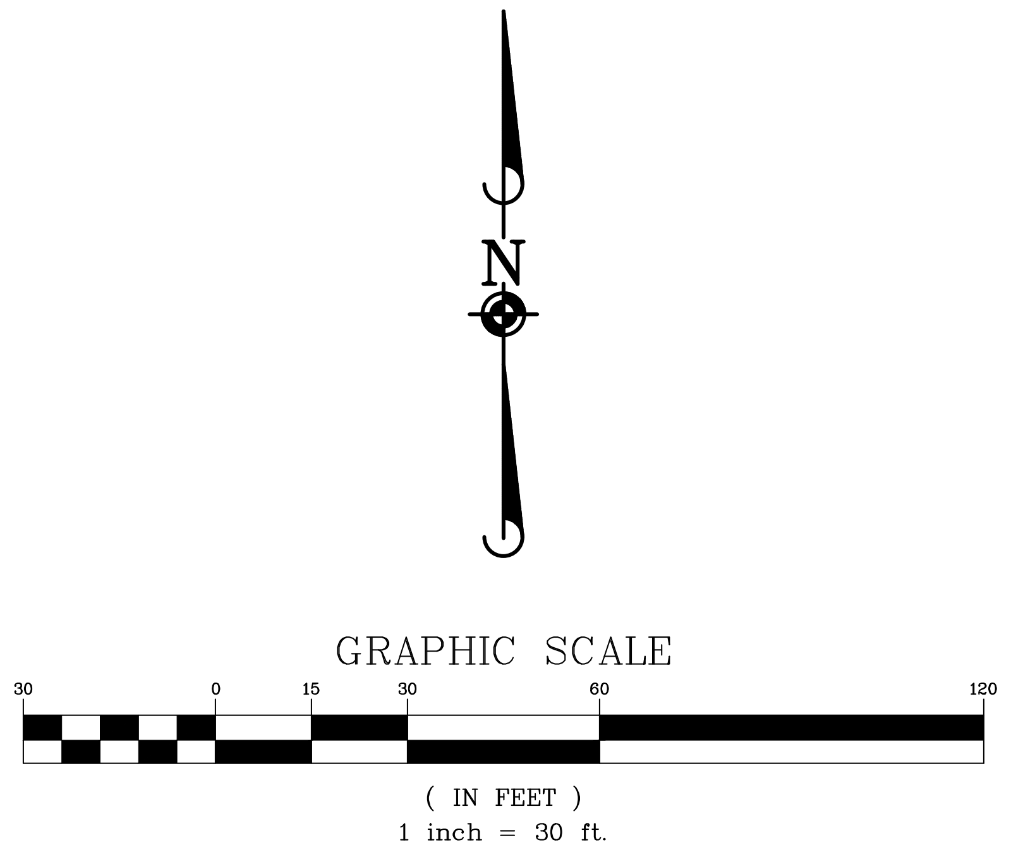
Attachment: Topographic Survey (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

TOPOGRAPHIC SURVEY


SEE SHEET 2
SEE SHEET 4
PEREGRINE DRIVE
PARKSIDE DRIVE
SITE BENCHMARK #3
SITE BENCHMARK #2
ONE STORY BRICK BUILDING
TWO STORY BRICK BUILDING
TWO STORY BRICK AND FRAME BUILDING
BITUMINOUS PAVEMENT
B6.12 CONCRETE CURB AND GUTTER
LIMITS OF SNOW PILE
APPROXIMATE LOCATION OF WATERMAIN AS SHOWN ON ATLAS
APPROXIMATE LOCATION OF TOP OF BANK
END OF UTILITY MARKINGS IN FIELD
WOOD FENCE
SMH
STMH
INL
CB
HYD


N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.

LEGEND

= EX. PROPERTY LINE
= EX. EASEMENT LINE
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= EX. UTILITY POLE
= EX. UTILITY POLE WITH LIGHT
= EX. GUY WIRE
= EX. LIGHT STANDARD
= EX. STREET LIGHT
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DATE	REVISIONS	DRAWN BY

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NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 02/02/21
SCALE: 1"=30'

SHEET
3 OF 5
RRLPAIL01

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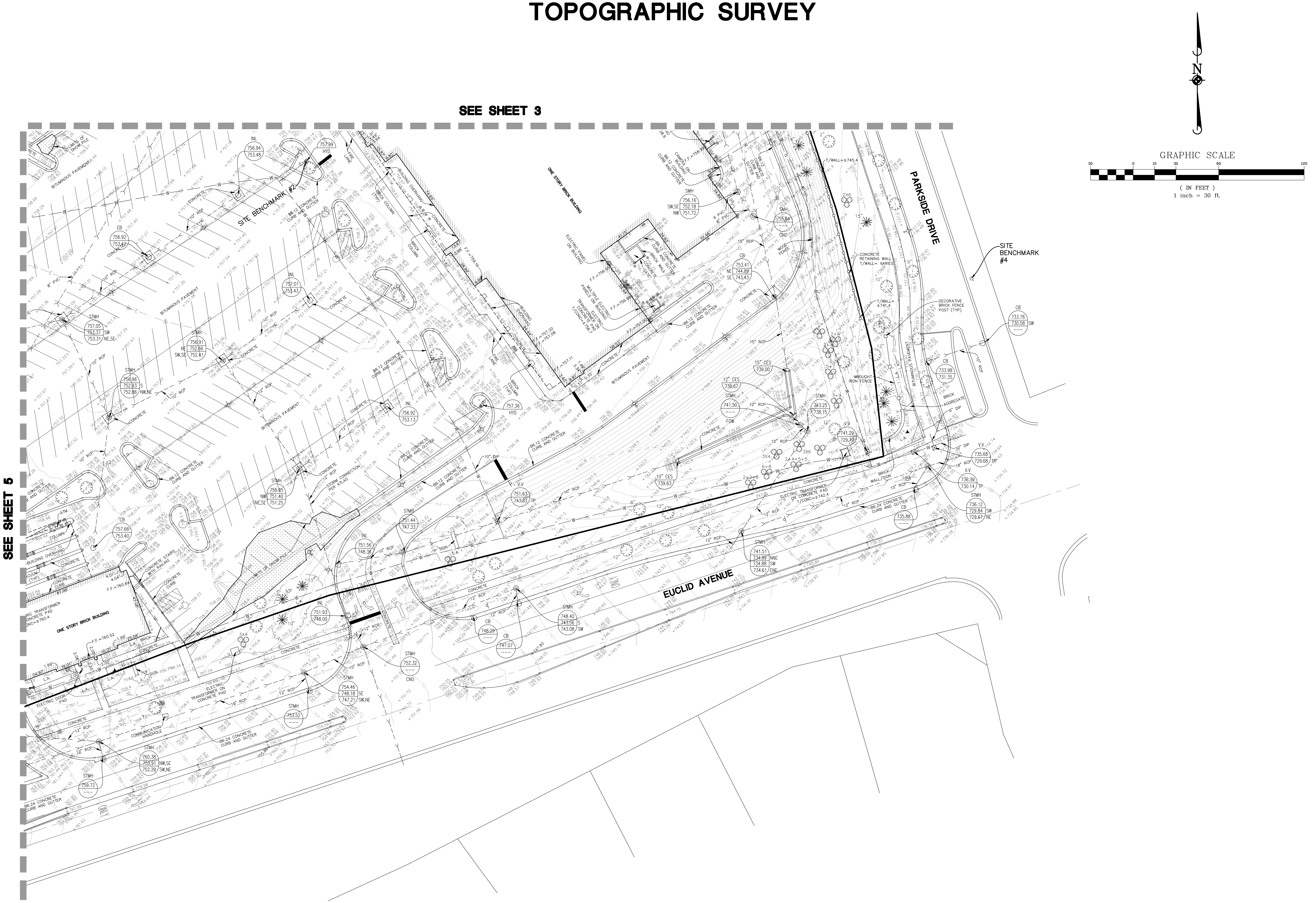
February 12, 2021 – 11:12 Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Topography\02-05-RRLPAIL01-T.dwg Updated By: AShaver

Attachment: Topographic Survey (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

TOPOGRAPHIC SURVEY


SEE SHEET 3
SEE SHEET 5
N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.
PARKSIDE DRIVE
EUCLID AVENUE
SITE BENCHMARK #2
SITE BENCHMARK #4
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
CONCRETE
B6.12 CONCRETE CURB AND GUTTER
B6.24 CONCRETE CURB AND GUTTER
CONCRETE RETAINING WALL T/WALL= VARIES
DECORATIVE BRICK FENCE POST (TYP)
WROUGHT IRON FENCE
ELECTRIC TRANSFORMER ON CONCRETE PAD
COMMUNICATION HANDHOLE
STORM CONNECTION PER ATLAS
LIMITS OF SNOW PILE
CONCRETE STAIRS WITH RAILING
BUILDING OVERHANG
STMH
SMH
CB
INL
HYD
V.V
12" CES
15" CES
10" CES
12" RCP
15" RCP
10" RCP

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY

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REVISIONS

DATE

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SCALE: 1"=30'

SHEET
4 OF 5
RRLPAIL01

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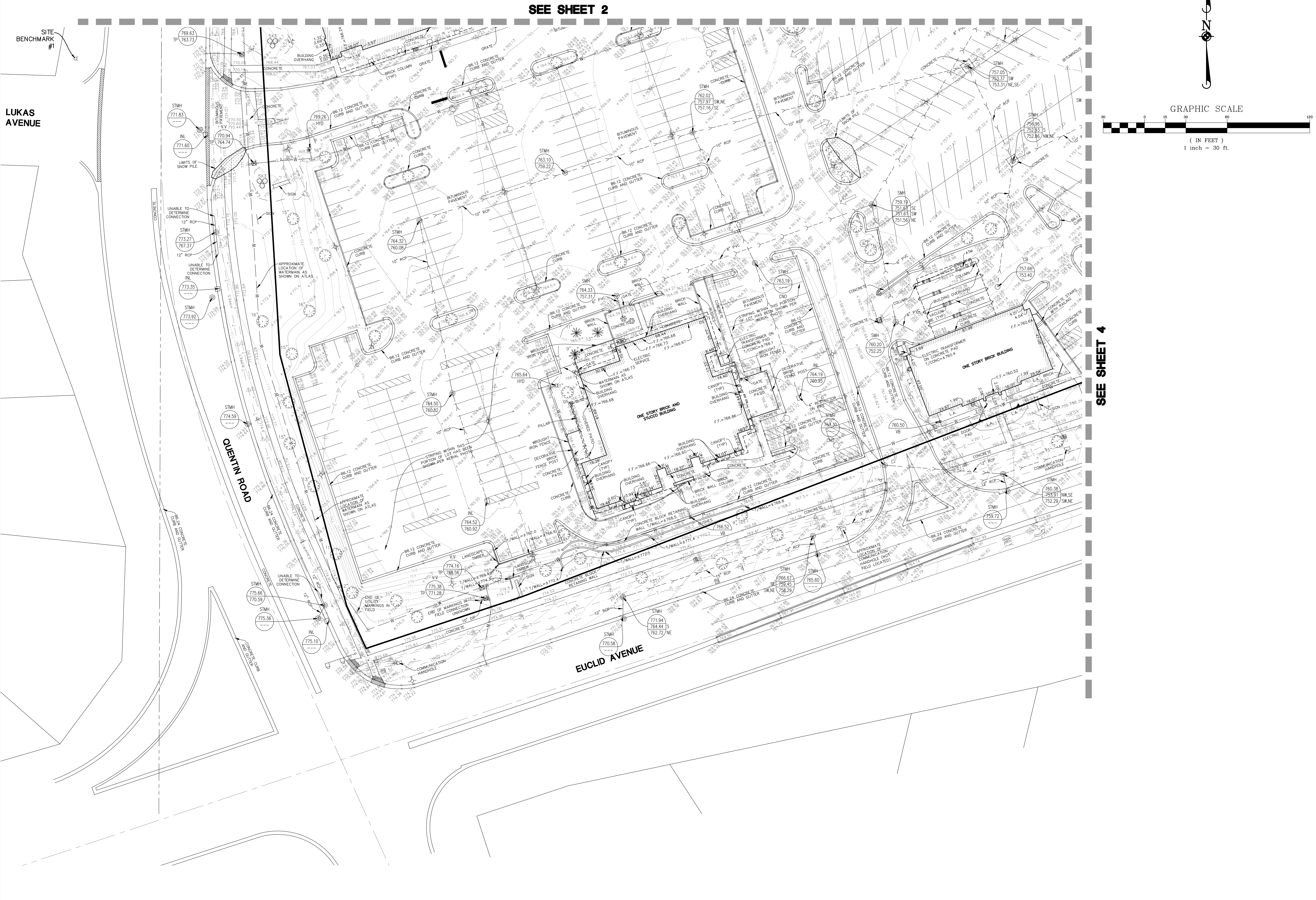
SEE SHEET 2
SEE SHEET 4
SITE BENCHMARK #1
LUKAS AVENUE
QUENTIN ROAD
EUCLID AVENUE
ONE STORY BRICK AND STUCCO BUILDING
ONE STORY BRICK BUILDING
BITUMINOUS PAVEMENT
N
GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.

NORTHEAST CORNER OF EUCLID AVENUE AND QUENTIN ROAD

PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY

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PROJ. MGR.: KJC
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SHEET
5 OF 5
RRLPAIL01

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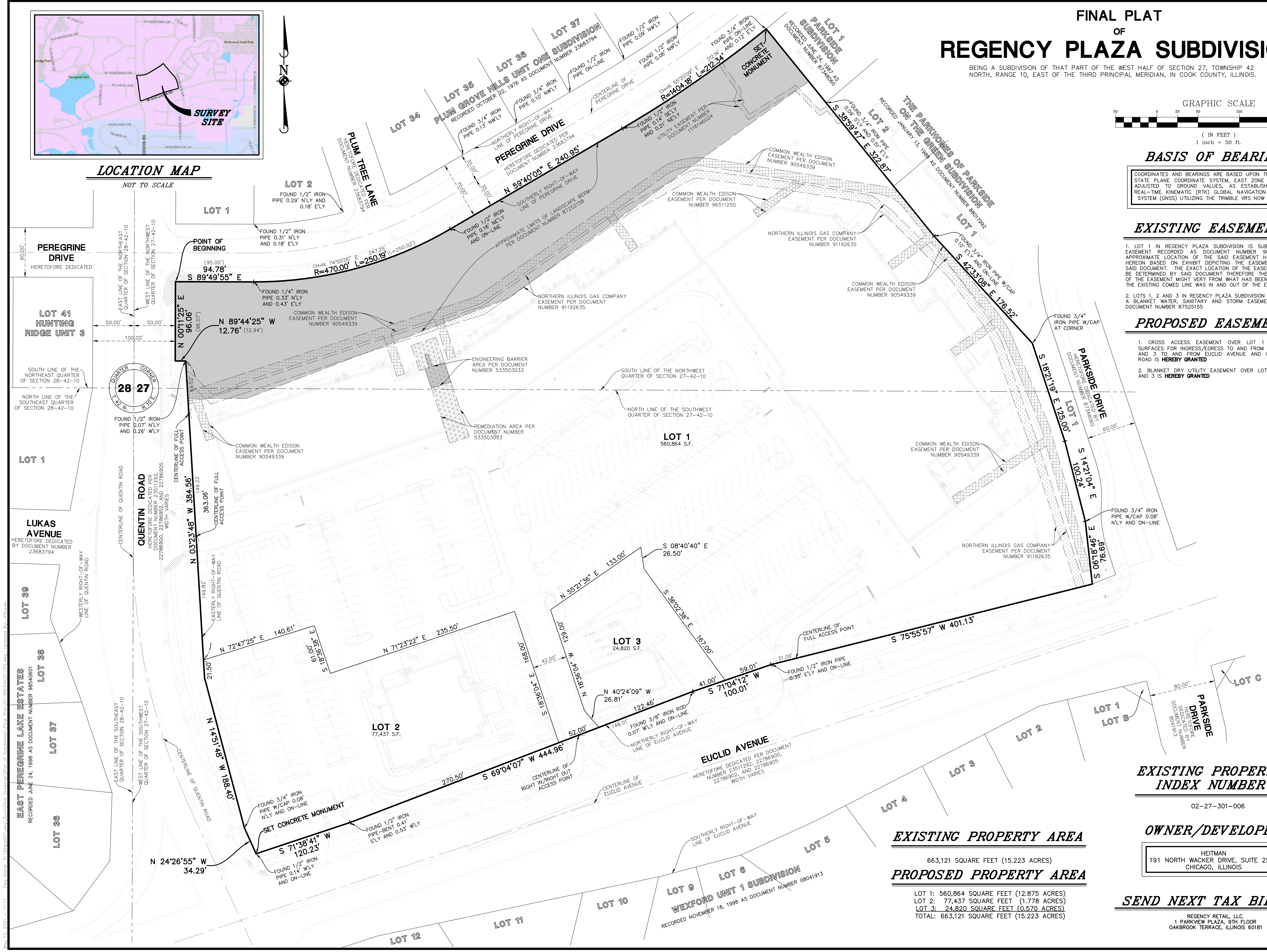
FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


W MEDFORD DR
S ELM CT
S STONEHEDGE DR
Birchwood South Park
W PARTRIDGE DR
Peregrine Park
W LUKAS AVE
W EUCLID AVE
S PARKSIDE DR
S VERMONT ST
HIGHLAND DR
PRAIRIE LN
SILENTBROOK LN
QUENTIN RD
SURVEY SITE
LOCATION MAP
NOT TO SCALE
N
LOT 34
LOT 35
LOT 36
LOT 37
PLUM GROVE HILLS UNIT ONE SUBDIVISION
RECORDED OCTOBER 22, 1976 AS DOCUMENT NUMBER 23683794
LOT 1
PARKSIDE SUBDIVISION
RECORDED JUNE 24, 1987 AS DOCUMENT NUMBER 87348060
PLUM TREE LANE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23683794
LOT 2
FOUND 1/2" IRON PIPE 0.29' N'LY AND 0.18' E'LY
LOT 1
FOUND 1/2" IRON PIPE 0.31' N'LY AND 0.18' E'LY
FOUND 3/4" IRON PIPE 0.13' NW'LY
FOUND 3/4" IRON PIPE 0.10' NW'LY
FOUND 1/2" IRON PIPE ON-LINE
FOUND 1/2" IRON PIPE 0.09' NW'LY
FOUND 1/2" IRON PIPE 0.06' NW'LY
FOUND 3/4" IRON PIPE ON-LINE AND 0.12' E'LY
NORTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
CENTERLINE OF PEREGRINE DRIVE
PEREGRINE DRIVE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23683794
35.00'
35.00'
70.00'
N 59°40'05" E 240.95'
SOUTHERLY RIGHT-OF-WAY LINE OF PEREGRINE DRIVE
FOUND 1/2" IRON PIPE 0.16' NE'LY AND ON-LINE
APPROXIMATE LIMITS OF LANDSCAPE BERM PER DOCUMENT NUMBER 87252158
CH=N 55°20'09" E 212.14'
R=1404.18' L=212.34'
FOUND 1/2" IRON PIPE 0.14' SE'LY AND 0.21' NE'LY
UTILITY EASEMENT PER DOCUMENT NUMBER 1116146024
SET CONCRETE MONUMENT
POINT OF BEGINNING
(95.00')
94.78'
S 89°49'55" E
CH=N 74°55'05" E 247.25'
R=470.00' L=250.19' (L=250.02')
FOUND 1/4" IRON PIPE 0.33' N'LY AND 0.43' E'LY
N 00°11'25" E 96.06' (96.07')
N 89°44'25" W 12.76' (12.94')
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 90549339
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT NUMBER 91192635
COMMON WEALTH EDISON EASEMENT PER DOCUMENT NUMBER 96511255
ENGINEERING BARRIER AREA PER DOCUMENT NUMBER 533503033
REMEDIATION AREA PER DOCUMENT NUMBER 533503033
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
PEREGRINE DRIVE
HERETOFORE DEDICATED
60.00'
LOT 41
HUNTING RIDGE UNIT 3
50.00'
50.00'
100.00'
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27-42-10
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28-42-10
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
QUARTER CORNER
28 27
T. 42 N. R. 10 E.
64.02'
FOUND 1/2" IRON PIPE 0.07' N'LY AND 0.26' W'LY
LOT 1
LUKAS AVENUE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 23683794
CENTERLINE OF QUENTIN ROAD
QUENTIN ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786900, 22786902, AND 22786905 WIDTH VARIES
CENTERLINE OF FULL ACCESS POINT
N 03°23'48" W 384.56'
149.22'
363.06'
CENTERLINE OF FULL ACCESS POINT
149.82'
EASTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD
LOT 39
LOT 38
LOT 37
LOT 36
EAST PEREGRINE LAKE ESTATES
RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-42-10
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-42-10
CENTERLINE OF QUENTIN ROAD
LOT 2
THE PARKHOMES OF PARKSIDE ON THE GREEN SUBDIVISION
RECORDED JANUARY 13, 1988 AS DOCUMENT NUMBER 88017992
LOT 1
FOUND 3/4" IRON PIPE 0.09' S'LY AND 0.51' E'LY
S 38°59'47" E 322.87'
FOUND 3/4" IRON PIPE W/CAP 0.10' E'LY AND ON-LINE
S 42°33'08" E 176.52'
FOUND 3/4" IRON PIPE W/CAP AT CORNER
S 18°21'19" E 125.00'
PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 87348060
LOT 1
60.00'
S 14°21'04" E 100.24'
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
S 06°18'46" E 76.99'
LOT 1
560,864 S.F.
S 08°40'40" E 26.50'
N 55°21'36" E 133.00'
S 36°02'38" E 167.00'
LOT 3
24,820 S.F.
N 18°36'04" W 129.00'
42.00'
S 18°36'04" E 168.00'
N 72°47'25" E 140.61'
61.00'
S 18°36'38" E
N 71°23'22" E 235.50'
21.50'
LOT 2
77,437 S.F.
N 40°24'09" W 26.81'
S 75°55'57" W 401.13'
CENTERLINE OF FULL ACCESS POINT
31.09'
FOUND 1/2" IRON PIPE 0.35' E'LY AND ON-LINE
59.01'
S 71°04'12" W 100.01'
41.00'
122.46'
148.01'
FOUND 3/8" IRON ROD 0.07' W'LY AND ON-LINE
NORTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
52.00'
S 69°04'07" W 444.96'
270.50'
CENTERLINE OF RIGHT IN/RIGHT OUT ACCESS POINT
N 14°51'48" W 188.40'
FOUND 3/4" IRON PIPE W/CAP 0.08' N'LY AND ON-LINE
SET CONCRETE MONUMENT
FOUND 1/2" IRON PIPE-BENT 0.41' S'LY AND 0.53' W'LY
S 71°38'41" W 120.23'
N 24°26'55" W 34.29'
FOUND 1/2" IRON PIPE 0.14' W'LY AND ON-LINE
EUCLID AVENUE
HERETOFORE DEDICATED PER DOCUMENT NUMBER 23511292, 22786900, 22786902, AND 22786905 WIDTH VARIES
CENTERLINE OF EUCLID AVENUE
SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE
LOT 12
LOT 11
LOT 10
LOT 9
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT B
WEXFORD UNIT 1 SUBDIVISION
RECORDED NOVEMBER 18, 1998 AS DOCUMENT NUMBER 08041913
80.00'
PARKSIDE DRIVE
HERETOFORE DEDICATED BY DOCUMENT NUMBER 8041913
LOT C

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING EASEMENTS

1. LOT 1 IN REGENCY PLAZA SUBDIVISION IS SUBJECT TO COMED EASEMENT RECORDED AS DOCUMENT NUMBER 90549339. THE APPROXIMATE LOCATION OF THE SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON EXHIBIT DEPICTING THE EASEMENT LOCATION IN SAID DOCUMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED BY SAID DOCUMENT THEREFORE THE TRUE LOCATION OF THE EASEMENT MIGHT VERY FROM WHAT HAS BEEN SHOWN HEREON. THE EXISTING COMED LINE WAS IN AND OUT OF THE EASEMENT.

2. LOTS 1, 2 AND 3 IN REGENCY PLAZA SUBDIVISION ARE SUBJECT TO A BLANKET WATER, SANITARY AND STORM EASEMENT GRANTED BY DOCUMENT NUMBER 87525155

PROPOSED EASEMENTS

1. CROSS ACCESS EASEMENT OVER LOT 1 PAVED SURFACES FOR INGRESS/EGRESS TO AND FROM LOTS 2 AND 3 TO AND FROM EUCLID AVENUE AND QUENTIN ROAD IS **HEREBY GRANTED**

2. BLANKET DRY UTILITY EASEMENT OVER LOTS 1, 2 AND 3 IS **HEREBY GRANTED**

EXISTING PROPERTY INDEX NUMBER

02-27-301-006

OWNER/DEVELOPER

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

EXISTING PROPERTY AREA

663,121 SQUARE FEET (15.223 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 560,864 SQUARE FEET (12.875 ACRES)
LOT 2: 77,437 SQUARE FEET (1.778 ACRES)
LOT 3: 24,820 SQUARE FEET (0.570 ACRES)
TOTAL: 663,121 SQUARE FEET (15.223 ACRES)

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

May 13, 2021 – 11:17 Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\01-RRLPAIL01-PS.dwg Updated By: AShaver

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DRAWN BY	REVISIONS	DATE

Manhard CONSULTING LTD™
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REGENCY PLAZA SUBDIVISION
PALATINE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	KJC
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	05/13/21
SCALE:	1"=50'

SHEET
1 OF 2
RRLPAIL01

FINAL PLAT
OF
REGENCY PLAZA SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBMITTED BY/RETURN TO:

HEITMAN
191 NORTH WACKER DRIVE, SUITE 2500
CHICAGO, ILLINOIS

PROPERTY INDEX NUMBER

02-27-301-006

SEND NEXT TAX BILL TO:

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

SCHOOL DISTRICT CERTIFICATE

ELEMENTARY SCHOOL DISTRICT # 15

HIGH SCHOOL DISTRICT # 211

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT REGENCY CENTER, LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE REGENCY PLAZA SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

DATED THIS ______ DAY OF ______________________, A.D., 20__.

BY: ____

____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

REGENCY RETAIL, LLC.
1 PARKVIEW PLAZA, 9TH FLOOR
OAKBROOK TERRACE, ILLINOIS 60181

NOTARY PUBLIC

STATE OF _______________)
) SS
COUNTY OF ______________)

I, __________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT ____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ____________, A.D., 20__.

____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _______________)
) SS
COUNTY OF ______________)

THIS IS TO CERTIFY THAT ________________________ HEREBY CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS ____________ DAY OF ______________, A.D., 20__.

BY: _________________________ TITLE: _______________________

ATTEST: ______________________ TITLE: _______________________

MORTGAGEE'S NAME AND ADDRESS

____
____
____
____

MORTGAGEE NOTARY PUBLIC

STATE OF _______________)
) SS
COUNTY OF ______________)

I, ______________________________ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT ______________________________ OF

_____________________ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT SUCH OFFICERS, 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 OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID

____________________ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF ____________, A.D. 20__.

______________________________ MY COMMISSION EXPIRES ON: ____________________
NOTARY PUBLIC

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS __________ DAY OF ______________, 2____.

SIGNED: ____
CHAIRMAN

ATTEST: ____
SECRETARY

VILLAGE COUNCIL

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS __________ DAY OF ______________, 2____.

SIGNED: ____
MAYOR

ATTEST: ____
VILLAGE CLERK

VILLAGE ENGINEER

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__.

SIGNED: ______________________________________
VILLAGE ENGINEER

VILLAGE COLLECTOR

I DO HEREBY CERTIFY THAT THERE ARE NO 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 COOK)

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.

BY: ____ DATED: __________
OWNER

BY: ____ DATED: MAY 13, 2021
ILLINOIS PROFESSIONAL ENGINEER

ZACHARY A. GRABIJAS
062-070623
LICENSED PROFESSIONAL ENGINEER
EXP. 11-30-21

ACCESS NOTES

1. LOT 1 HAS TWO FULL ACCESS TO/FROM QUENTIN ROAD, ONE FULL ACCESS TO/FROM EUCLID AVENUE AND ONE RIGHT IN/RIGHT OUT ACCESS TO EUCLID AVENUE.

2. LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

3. LOT 3 SHALL HAVE NO DIRECT ACCESS TO EUCLID AVENUE. ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS. (RESTRICTED ACCESS)

____ ____________________
COOK COUNTY, ILLINOIS SUPERINTENDENT OF HIGHWAYS DATE

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS OVER ROADS, PARKING LOTS AND ALL PAVED SURFACES AS THEY EXIST OR MAY EXIST IN THE FUTURE INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY TO AND FROM QUENTIN ROAD AND EUCLID AVENUE. THIS EASEMENT IS FOR CROSS ACCESS, INGRESS AND EGRESS PURPOSES ONLY AND DOES NOT GRANT VEHICULAR PARKING RIGHTS OR PRIVILEGES ON OR WITHIN ANY OF THE LOTS AND FUTURE LOTS WITHIN THIS SUBDIVISION. ADDITIONALLY, THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT. THE OWNER OF LOT 1 MAY REVISE THE LOCATION OF ROADS, PARKING LOTS AND PAVED SURFACES AS LONG AS ACCESS TO AND FROM LOT 2 AND 3 IS PROVIDED

DRY UTILITY EASEMENT PROVISIONS

A BLANKET EASEMENT FOR THE BENEFIT OF ALL LOTS AND FUTURE LOTS FOR EXISTING COMED AND COMMUNICATION WIRES, CABLES, CONDUIT, MANHOLES, TRANSFORMERS AND EQUIPMENT LOCATED ON LOTS WHICH MAY BENEFIT OTHER LOTS.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THE SURVEYED PROPERTY IS FURTHER SUBJECT TO ORDINANCES AND DECLARATION WHICH INCLUDE BY ARE NOTED LIMITED TO THE FOLLOWING:
   a. ORDINANCE GRANTING SPECIAL USE FOR PLANNED DEVELOPMENT RECORDED AS DOCUMENT NUMBER 86581711 AND FURTHER AMENDED BY DOCUMENT NUMBER 90508290, 95013825, 0435727024 AND 0516855143.
   b. MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 87130735 AND 90181869
   c. LEASE AGREEMENT RECORDED AS DOCUMENT NUMBER 96562132
   d. ORDINANCES RECORDED AS DOCUMENT NUMBER 0712349189, 1006249034 AND 1035449017.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ERIC R. VESELY AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 30, 2021 THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY
____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

ERIC R. VESELY
NO. 3855

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF QUENTIN ROAD AS PER DOCUMENT NUMBERS 23511292, 22786900, 22786902 AND 22786905 AND THE SOUTH LINE OF PEREGRINE DRIVE AS PER DOCUMENT NUMBER 23683794, THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SOUTH LINE OF SAID PEREGRINE DRIVE, 95 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470 FEET AND ARC DISTANCE OF 250.02 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PEREGRINE DRIVE, 240.95 FEET; THENCE CONTINUING ALONG SOUTH LINE OF SAID PEREGRINE DRIVE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING RADIUS OF 1404.18 FEET AN ARC DISTANCE OF 212.34 FEET; THENCE SOUTH 39 DEGREES 09 MINUTES 52 SECONDS EAST 322.87 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 13 SECONDS EAST, 176.52 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 24 SECONDS EAST 125 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 09 SECONDS EAST 100.24 FEET; THENCE SOUTH 6 DEGREES 28 MINUTES 51 SECONDS EAST 76.69 FEET TO THE NORTHERLY LINE OF EUCLID AVENUE AS PER DOCUMENT NUMBER 23511292, 22786900, 22786902 AND 22786905; THENCE SOUTH 75 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 401.13 FEET; THENCE SOUTH 70 DEGREES 54 MINUTES 07 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 100.01 FEET; THENCE SOUTH 68 DEGREES 54 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 444.96 FEET; THENCE SOUTH 71 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE OF EUCLID AVENUE, 120.23 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID QUENTIN ROAD; THENCE NORTH 24 DEGREES 37 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 34.29 FEET; THENCE NORTH 15 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 188.40 FEET; THENCE NORTH 3 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE EASTERLY LINE QUENTIN ROAD, 384.56 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 12.94 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST ALONG THE EASTERLY LINE OF SAID QUENTIN ROAD, 96.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 15.223 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0179J AND PANEL NUMBER 17031C0183J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, A.D. 2021.

FOR REVIEW ONLY
____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: NOVEMBER 9, 2020

ERIC R. VESELY
NO. 3855

DRAWN BY	REVISIONS	DATE

Manhard CONSULTING LTD™

One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REGENCY PLAZA SUBDIVISION

PALATINE, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: KJC
PROJ. ASSOC.: ERV
DRAWN BY: AAS
DATE: 05/13/21
SCALE: NTS

SHEET
2 OF 2
RRLPAIL01

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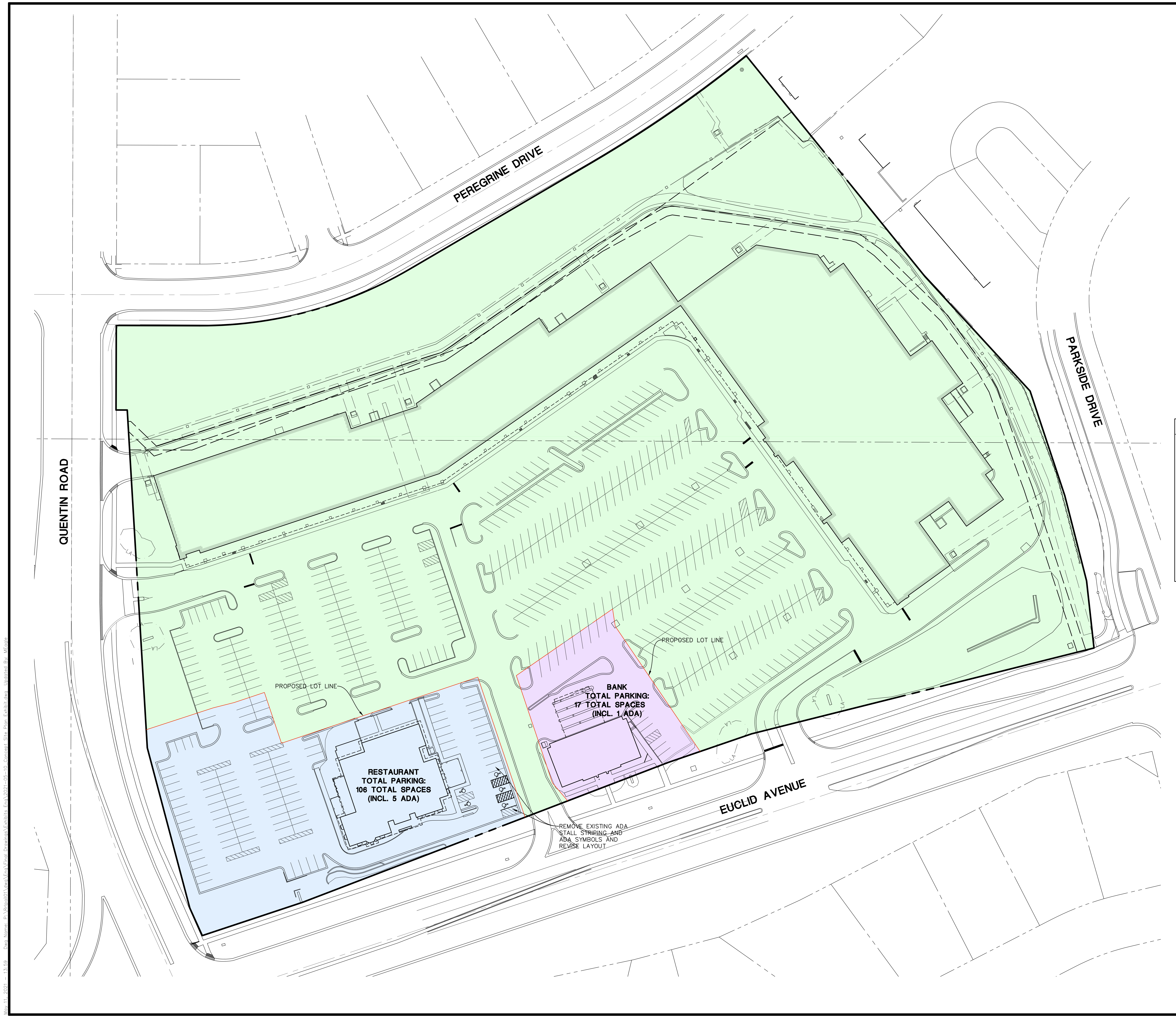
May 13, 2021 - 11:23 Dwg Name: P:\Rrlpail01\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\02-RRLPAIL01-PS.dwg Updated By: AShaver


PEREGRINE DRIVE
PARKSIDE DRIVE
QUENTIN ROAD
EUCLID AVENUE
PROPOSED LOT LINE
PROPOSED LOT LINE
BANK
TOTAL PARKING:
17 TOTAL SPACES
(INCL. 1 ADA)
RESTAURANT
TOTAL PARKING:
106 TOTAL SPACES
(INCL. 5 ADA)
REMOVE EXISTING ADA
STALL STRIPING AND
ADA SYMBOLS AND
REVISE LAYOUT

May 11, 2021 – 13:59 Dwg Name: P:\Rrlpail01\dwg\Eng\Final Drawings\Exhibits Eng\2021-05-10_Concept Site Plan Exhibit.dwg Updated By: MEagle

N

0 25 50 100

SCALE: 1"=50'

HATCH LEGEND

🟦	RESTAURANT OUTLOT
🟪	BANK OUTLOT
🟩	REMAINING LOT

SITE DATA

TOTAL SITE AREA	663,121 S.F. (15.22 ACRES)
RESTAURANT OUTLOT	77,395 S.F. (1.78 ACRES)
BANK OUTLOT	24,803 S.F. (0.57 ACRES)
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
RESTAURANT OUTLOT	
GROSS FLOOR AREA	10,540 S.F.
PARKING REQUIRED	106 TOTAL SPACES (1 PER 100 S.F.)
PARKING PROVIDED	106 TOTAL SPACES (101 STD, 5 ADA)
BANK OUTLOT	
GROSS FLOOR AREA	4,977 S.F.
PARKING REQUIRED	17 TOTAL SPACES (1 PER 300 S.F.)
PARKING PROVIDED	17 TOTAL SPACES (16 STD, 1 ADA)
REMAINING LOT	
REMAINING PARCEL	560,923 S.F. (12.87 ACRES)
GROSS FLOOR AREA	122,823 S.F.
PARKING PROVIDED	455 TOTAL SPACES

DRAWN BY	REVISIONS	DATE

Manhard™ CONSULTING LTD

116 West Illinois, 7th Floor, Chicago, IL 80654 ph:312.824.3801 fx:847.634.0095 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

REGENCY PLAZA DEVELOPMENT
VILLAGE OF PALATINE, ILLINOIS
CONCEPT SITE PLAN

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PROJ. MGR.:	KJC
PROJ. ASSOC.:	MDE
DRAWN BY:	MDE
DATE:	05-10-21
SCALE:	1"=50'

SHEET
1 OF 1
RRL.PAIL01

CONCEPTUAL - NOT FOR CONSTRUCTION

Attachment: Site Plan (700-790 W. Euclid Avenue - PFS & PDA for 3-lot commercial subdivision)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 15, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. **Preliminary and Final Plat of Subdivision to permit a 3-lot commercial subdivision; and,**
2. **Planned Development Amendment to the Regency Plaza Planned Development allow a 3-lot commercial subdivision**

The property is commonly known as Regency Plaza - 700-790 W. Euclid Avenue (PIN #: 02-27-301-006-0000)

The Petitioner is requesting to subdivide the existing Regency Plaza shopping center, which is currently one lot, into three separate commercial lots. All buildings will remain as is. Proposed Lot 1 will include the existing multi-tenant shopping center (710-790 W. Euclid Avenue). Proposed Lot 2 will include the vacant, former restaurant (702-704 W. Euclid Avenue) and its associated parking lot. Proposed Lot 3 will include the existing Fifth Third Bank (700 W. Euclid Avenue) and its associated parking lot. The proposed lots all meet the minimum required commercial lot sizes and bulk standards and the minimum required parking standards.

The above petition has been filed by Regency Retail c/o Heitman, LLC is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-49
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 31st day of May of 2021
Published in Daily Herald May 31, 2021 (4564399)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to noti as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/31/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Balt
Designee of the Publisher and Officer of the Daily Herald

Control # 4564399

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 06/15/21 07:00 PM

CASE STAFF STATEMENT (ID # 6849)

1979 N. Rand Road - Planned Development Amendment to allow a new car dealership on Lot 1 of the Napleton Planned Development

CASE NUMBER: 21-53

PETITIONER: Charles Weck - Northwestern Motors Holding INC.

LOCATION: 1979 N. Rand Road - Lot 1 Napleton Subdivision

PROPOSAL: Planned Development Amendment to allow for new Volkswagen dealership on Lot 1 of Napleton Subdivision

ZONING AND LAND USE: Planned Development - Napleton Subdivision

SURROUNDING ZONING AND LAND USES:

North	Planned Development - Windy City Center shopping center and Rand Grove Village apartments
South:	Planned Development - Napleton Subaru and Mazda dealerships
East:	Planned Development - Lot 5 Napleton Subdivision
West:	Planned Development - Palatine Route 12 Subdivision

COMPREHENSIVE PLAN:

The Comprehensive Plan identifies this area as the Rand Road Sub Area. It continues to recommend commercial redevelopment along the corridor and encourages property assembly into larger parcel redevelopment sites. Also, the legislative intent of the B-5 business district, specific only to properties along the Rand Road corridor, indicates that "…it should provide for intensive retail or wholesale sales on a regional basis."

BACKGROUND:

The Subject Property is Lot 1 of the 5-lot Napleton Subdivision and is zoned Planned Development. It was historically the location of Knupper's nursery and was acquired as part of the Napleton Planned Development and has continued its seasonal operation (approximately April through July), under the Napleton ownership.

The Petitioner, Northwestern Motors Holdings INC. - Charles Weck - is proposing to open a new approximately 16,000 square foot Volkswagen full service auto dealership and would be the third auto dealer operating within the Napleton Planned Development.

ANALYSIS:

Zoning and Site Design

The subject property is 3.539-acre triangularly shaped lot and is Lot 1 in Napleton Subdivision. It is presently improved with a paved parking lot, pergolas, fencing and an approximately 9,000 square foot metal building in the northeast corner of the property. The remaining improvements date to the nursey use, which was acquired and continued its seasonal operations, under the Napleton ownership.

The proposed development in the Napleton Planned Development includes an approximately 16,000 square foot Volkswagen dealership and an associated customer, employee, and inventory parking lot.

Access to the Subject Property maintains both the existing full access curb cut to Rand Road and the previously designated cross access within Napleton Subdivision.

The building provides a 161 front yard (Rand Road) setback and 60-foot side yard setback (north) and is set back 100-feet from rear property line (northeast). The proposed building setbacks all exceed the underlying B-5 (Route 12) district requirements.

The building is 16,386 square feet and requires 52 parking space. Overall, there are 273 parking spaces provided for Lot 1.

In addition to the required parkway trees, the proposed landscaping and screening plans include parking lot islands, with the tree plantings to satisfy the required parking requirements.

Also, there is 476 feet of 8-foot board on board wooden fencing proposed to further screen the apartments to the north. This would be a continuation of the 8-foot fencing and screening on a portion of the Lot 5 parking lot addition of Napleton Subdivision, east of Lot 1. The Rand Grove apartments maintains a Planned Development zoning classification and its parking lot would abut the vehicle parking lot for the Subject Property. The closest apartment building is 150 feet away from the shared property line.

The proposed attached signs conform to the B-5 sign district requirements and the freestanding sign would also have to conform to these requirements.

Business operations

The Petitioner has over forty years of dealership experience and has operated multiple dealerships over the years. The Volkswagen dealership would employ 35, with employment positions in auto sales, technicians, and management positions. The proposed hours of operation would be 8 AM - 8 PM, Monday through Thursday and 8 AM to 7 PM on Friday and 8 AM to 6 PM on Saturdays.

Architecture

The floorplan for the Volkswagen dealership building includes a vehicle showroom along Rand Road, interior sales' offices, and full vehicle service and parts departments. The vehicle service areas are in the rear of the building, with two garage doors providing access to the service areas from the parking lot on the north side of the building.

The building height is 21 feet 9 inches and conforms to the B-5 height limitations. The proposed architectural materials include a glassed wall fronting along Rand Road, EIFS, and metal coping and glazing for accents in the elevations.

Engineering

The existing Lot 1 is improved with an existing paved parking lot and sections of impervious surfaces. The property grades from north to south and north to northeast, with an approximately 10-foot grade differential in that direction. The engineering plans maintain the grading direction and provide the necessary volume control and required detention.

The engineering plans include a combination of an underground detention vault to the (west and south of the building) and access and use of detention basin 1A in Napleton Subdivision. All of the required utilities are either within the right of way or through Napleton Subdivision, through easement. Any required storm sewer and sanitary sewer extensions would accommodate the third dealership. There is also 271 feet of 18 inch storm sewer proposed to connect the underground vault to the larger detention basin to south. The proposed 183 foot 8 inch water line extension would connect through the IDOT right of way and into the building site.

RECOMMENDATIONS:

Auto-related uses are typical uses along the Rand Road corridor. There have been several such new developments over the last 10 years. Also, the proposed use would be the third and final dealership in Napleton Subdivision. The uses are appropriate for the Rand Road corridor and continue the commercial uses in this area, with a regional draw.

The proposed site plan accommodates the geometry of the site and further completes the redevelopment of this property. It also maintains the commercial use of this property, which has existing since it and the former Menard’s property were annexed into the Village in 1992. The landscaping and screening plan also completes the last component of Napleton Subdivision. Therefore, Staff recommends approval, subject to the following conditions:

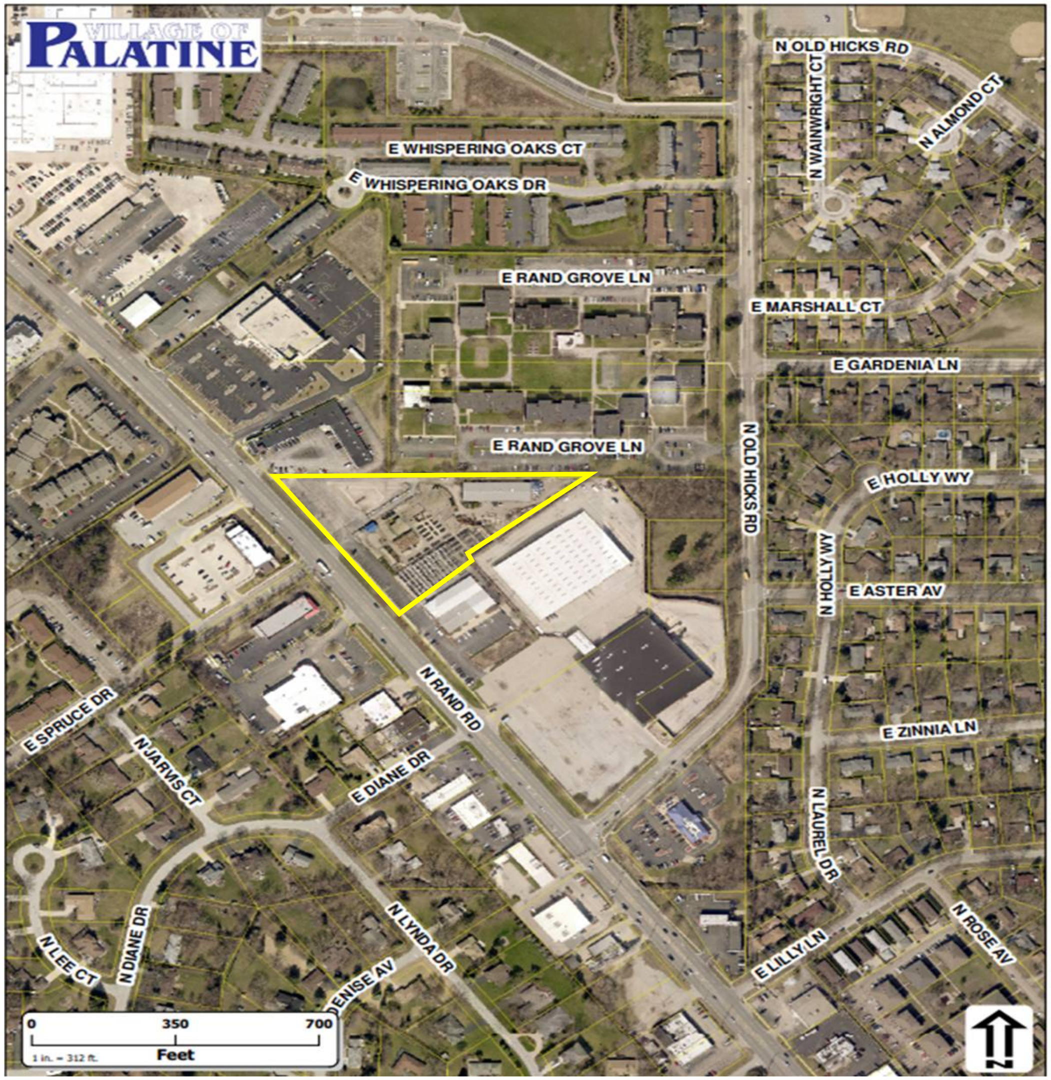
1. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
2. The final signs plans shall be submitted in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain shall be revised in a manner acceptable to the Village Engineer.
3. All future uses shall follow the B-5 district use lists.
4. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. The final engineering plans, prepared by SPACECO, initially dated 05/13/21, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineer's Estimate of Probable Cost. If required, the declarations shall be revised in a manner acceptable to the Village Attorney to accommodate both access to the detention basin or to reflect the development of Lot 1.
6. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.

7. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
8. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
9. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.
10. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
11. A Planned Development letter of credit shall be submitted in a manner acceptable to the Village of Palatine.
12. Plan review fees based upon 1.5% of the total improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village.

ATTACHMENTS:

- 1979 N. Rand Road - aerial map
- VW Engineering Plans
- VW Architectural Plans _210512
- Business plan -Notrthwest Motors Holding INC
- Planned Development - zoning application
- Napleton Planned Development
- 2019 Final Plat - Napleton Subdivsion - 2019
- Legal Notice

Village of Palatine GIS Viewer


VILLAGE OF PALATINE
N OLD HICKS RD
N WAINWRIGHT CT
N ALMOND CT
E WHISPERING OAKS CT
E WHISPERING OAKS DR
E RAND GROVE LN
E MARSHALL CT
E GARDENIA LN
E RAND GROVE LN
N OLD HICKS RD
E HOLLY WY
N HOLLY WY
E ASTER AV
N RAND RD
E SPRUCE DR
N JARVIS CT
E DIANE DR
E ZINNIA LN
N LAUREL DR
N LEE CT
N DIANE DR
N LYNDA DR
DENSE AV
E LILLY LN
N ROSE AV
0
350
700
1 in. = 312 ft.
Feet
N

SITE IMPROVEMENT PLANS
for
VW DEALERSHIP

1979 N. RAND ROAD
PALATINE, ILLINOIS
PROJECT NO:8524.04

ARCHITECT

SIMON DESIGN GROUP
500 LAKE COOK ROAD, SUITE 350
DEERFIELD, IL 60015

OWNER

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, IL 60195

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE, T42N, R10E
SEC. & ¼ SEC. NO. SE 1/4, SEC. 2
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

ELEVATION:

DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

ORIGINAL PLAN DATE: APRIL 30, 2021

#	SHEET #	REMARKS	DATE
1	5	PER CLIENT	05/13/21

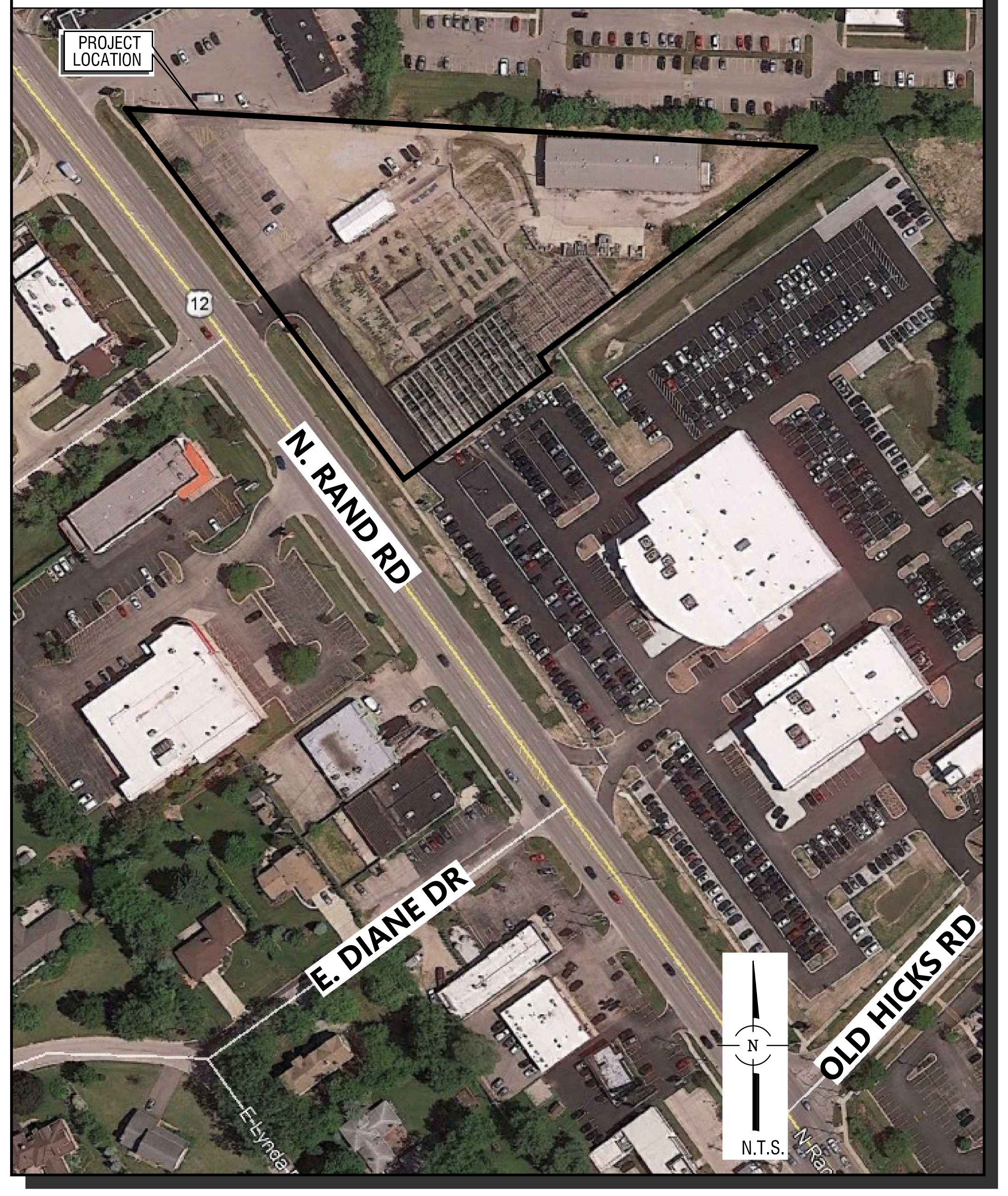
CIVIL PLAN INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS AND GENERAL NOTES
3	ET	EXISTING CONDITIONS PLAN
4	DEMO	DEMOLITION PLAN
5	GM	GEOMETRIC PLAN
6	GR	GRADING PLAN
7	UT	UTILITY PLAN
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
11	S1	SPECIFICATIONS
12-14	D1-D3	DETAILS

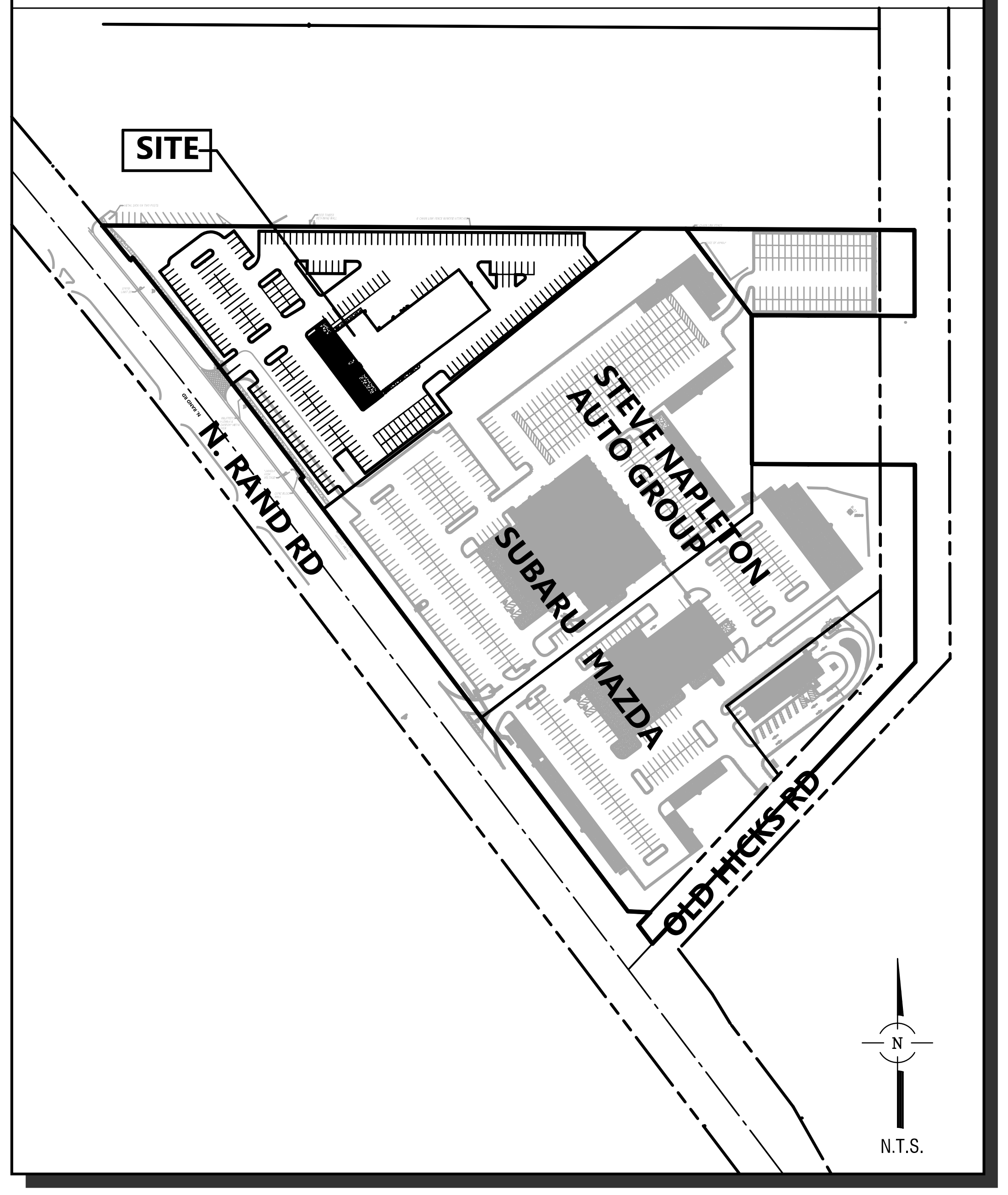
LANDSCAPE PLAN INDEX

	L1.1	OVERALL LANDSCAPE PLAN

LOCATION MAP



KEY MAP



VW DEALERSHIP
1979 N. RAND ROAD

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8524.04TITLE
DATE: 04/30/21
JOB NO. 8524.04
SHEET C1
1 OF 14

N:\Projects\8524\8524.04\ENG\8524.04TITLE.dgn Default User=dfalda

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

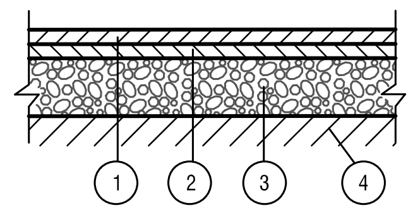
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



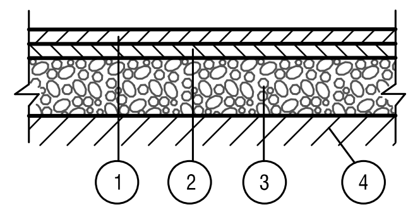
TYPICAL ASPHALT PAVEMENT SECTION
(LIGHT DUTY)
N.T.S.

① 1.5" HMA SURFACE COURSE, MIX "C", N50
② 2.25" HMA BINDER COURSE, IL 19.0, N50
③ 10" AGGREGATE BASE COURSE, TYPE B
④ COMPACTED AND STABLE SUBGRADE

STRUCTURAL NUMBER

1.5″ × 0.40=0.60
2.25″× 0.33=0.74
10″ × 0.11=1.11

SN=2.45



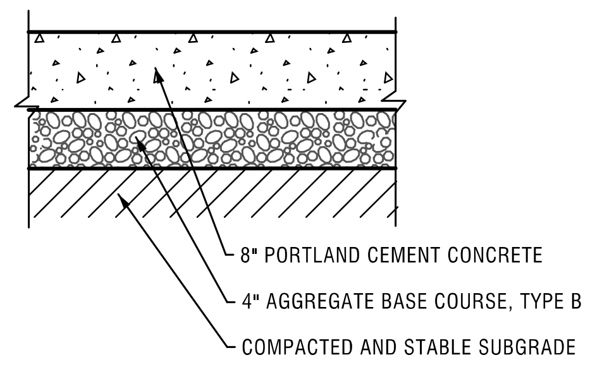
TYPICAL ASPHALT PAVEMENT SECTION
(HEAVY DUTY)
N.T.S.

① 1.5" HMA SURFACE COURSE, MIX "C", N50
② 2.5" HMA BINDER COURSE, IL 19.0, N50
③ 12" AGGREGATE BASE COURSE, TYPE B
④ COMPACTED AND STABLE SUBGRADE

STRUCTURAL NUMBER

1.5″ × 0.40=0.60
2.5″ × 0.33=0.83
12″ × 0.11=1.33

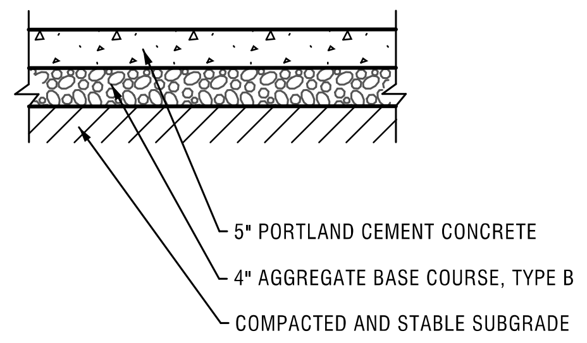
SN=2.76



8" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE, TYPE B
COMPACTED AND STABLE SUBGRADE

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE, TYPE B
COMPACTED AND STABLE SUBGRADE

TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
─▷──▷─	DRAIN TILE	
─)──)─	STORM SEWER	━)━━)━
─>──>─	SANITARY SEWER	━>━━>━
─≫──≫─	SANITARY TRUNK SEWER	━≫━━≫━
-W—— 8" —	WATER MAIN (WITH SIZE)	━W━━ 8"━
	PIPE TRENCH BACKFILL	░
—G——G—	GAS MAIN	━G━━G━
—T——T—	TELEPHONE LINES	━T━━T━
—E——E—	ELECTRIC LINE	━E━━E━
——×——	FENCE	━━×━━
——— — — ———	RIGHT-OF-WAY	━━━ ━ ━ ━━━
- - - - - - - -	EASEMENT	- - - - - - - -
————	PROPERTY LINE	━━━━
—— —— ——	SETBACK LINE	━━ ━━ ━━
——— - ——— -	CENTERLINE	━━━ - ━━━ -
-------680--------	CONTOUR	——680——
⬡	SANITARY MANHOLE	⦿
◎	STORM MANHOLE	◉
▨	CATCH BASIN	●
☰	INLET	■
ɑ	FIRE HYDRANT	◖
	PRESSURE CONNECTION	▣
	PIPE REDUCER	▶
⊖ Ⓦ	VALVE AND VAULT, VALVE	◓
◁	FLARED END SECTION	◀
¤	STREET LIGHT	✖
-○-	UTILITY POLE	-●-
△	CONTROL POINT	
ɋ	SIGN	◖
XXX.XX	SPOT ELEVATION	XXX.XX
⊕	SOIL BORING	◆
	OVERLAND FLOW ROUTE	➡
	DRAINAGE SLOPE	~➤ OR —▶—
—□——□—	GUARDRAIL	━□━━□━
~ . . . ~	WATER'S EDGE	~ . . . ~
▭	CONCRETE	▨
	REVERSE PITCH CURB	IIIIIIIIIIIIIIIIIIII
✿ ✿ ✿	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	⊠

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)

I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE

T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			
IEPA WATER			
IEPA SANITARY			

CONTACT INFORMATION

VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL. 60067-5339
(847) 358-7500

AT&T
688 INDUSTRIAL DRIVE
ELMHURST, IL. 60126
(630) 600-6347

COMMONWEALTH EDISON
201 W. ARTHUR AVE.
MT. PROSPECT , IL. 60056-2295
(847) 870-2124

NICOR GAS
1011 WILEY ROAD
SCHAUMBURG , IL. 60195
(847) 843-0627 EXT. 335

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04GN

DATE:
04/30/21

JOB NO.
8524.04

SHEET
GN
2 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwestern Motors Holding INC.)

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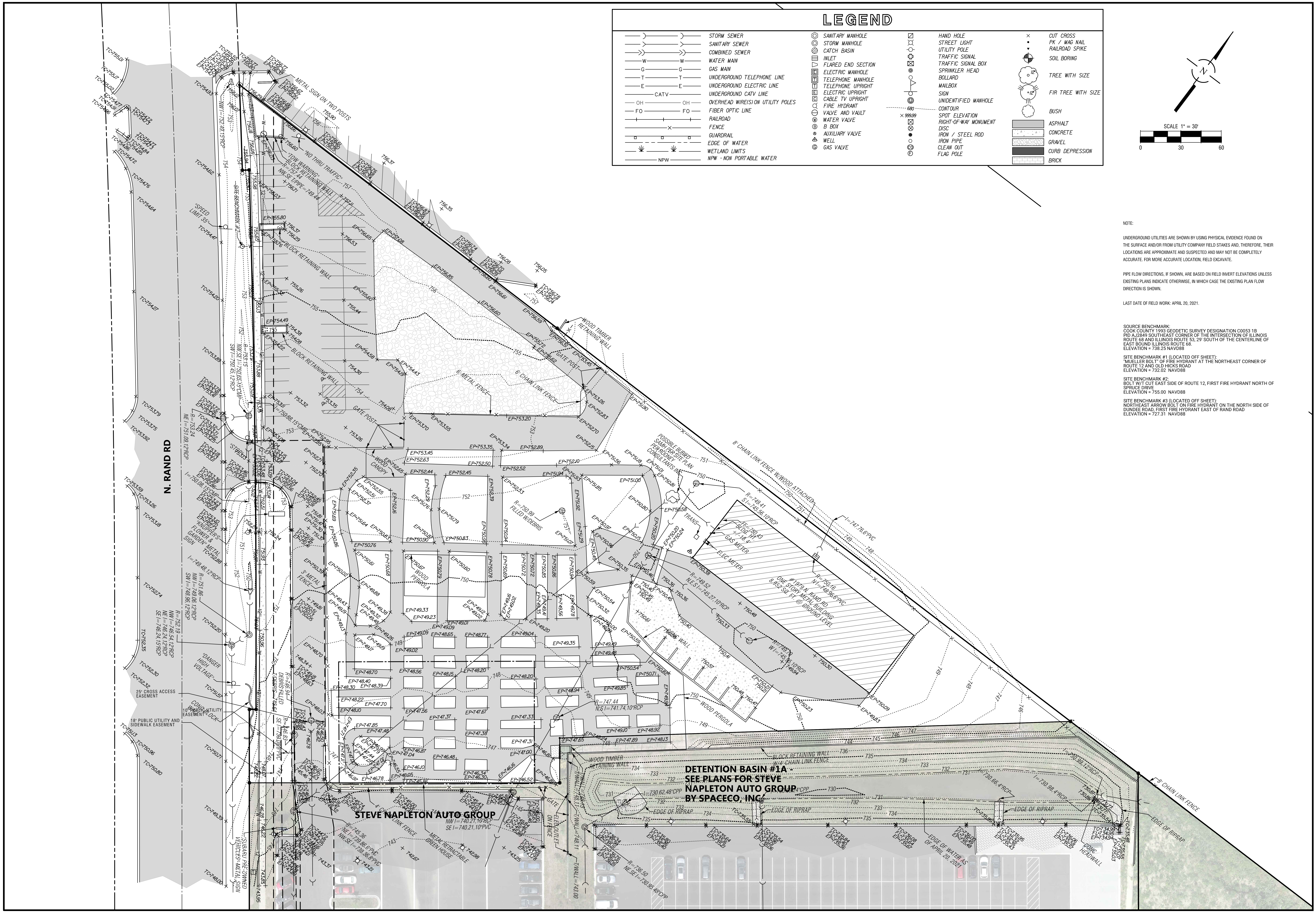
N. RAND RD
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP
#1979 N. RAND RD
ONE STORY METAL BUILDING
8,952 SQ. FT. @ GROUND LEVEL
8' CHAIN LINK FENCE W/WOOD ATTACHED
BLOCK RETAINING WALL
WOOD TIMBER RETAINING WALL
6' CHAIN LINK FENCE
6' METAL FENCE
WOOD PERGOLA
EDGE OF RIPRAP
25' CROSS ACCESS EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
10' PUBLIC UTILITY EASEMENT
"SPEED LIMIT 35"
"DANGER HIGH VOLTAGE"
N
SCALE 1" = 30'
0
30
60

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
NPW - NON PORTABLE WATER

SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILIARY VALVE
WELL
GAS VALVE

HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
680 CONTOUR
× 999.99 SPOT ELEVATION
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CLEAN OUT
FLAG POLE

CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL
CURB DEPRESSION
BRICK

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: APRIL 20, 2021.

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 1B
PID AJ2849 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.
ELEVATION = 738.25 NAVD88

SITE BENCHMARK #1 (LOCATED OFF SHEET):
"MUELLER BOLT" OF FIRE HYDRANT AT THE NORTHEAST CORNER OF ROUTE 12 AND OLD HICKS ROAD
ELEVATION = 732.02 NAVD88

SITE BENCHMARK #2:
BOLT W/T CUT EAST SIDE OF ROUTE 12, FIRST FIRE HYDRANT NORTH OF SPRUCE DRIVE
ELEVATION = 755.00 NAVD88

SITE BENCHMARK #3 (LOCATED OFF SHEET):
NORTHEAST ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF DUNDEE ROAD, FIRST FIRE HYDRANT EAST OF RAND ROAD
ELEVATION = 727.31 NAVD88

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04ET

DATE:
04/30/21

JOB NO.
8524.04

SHEET
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3 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

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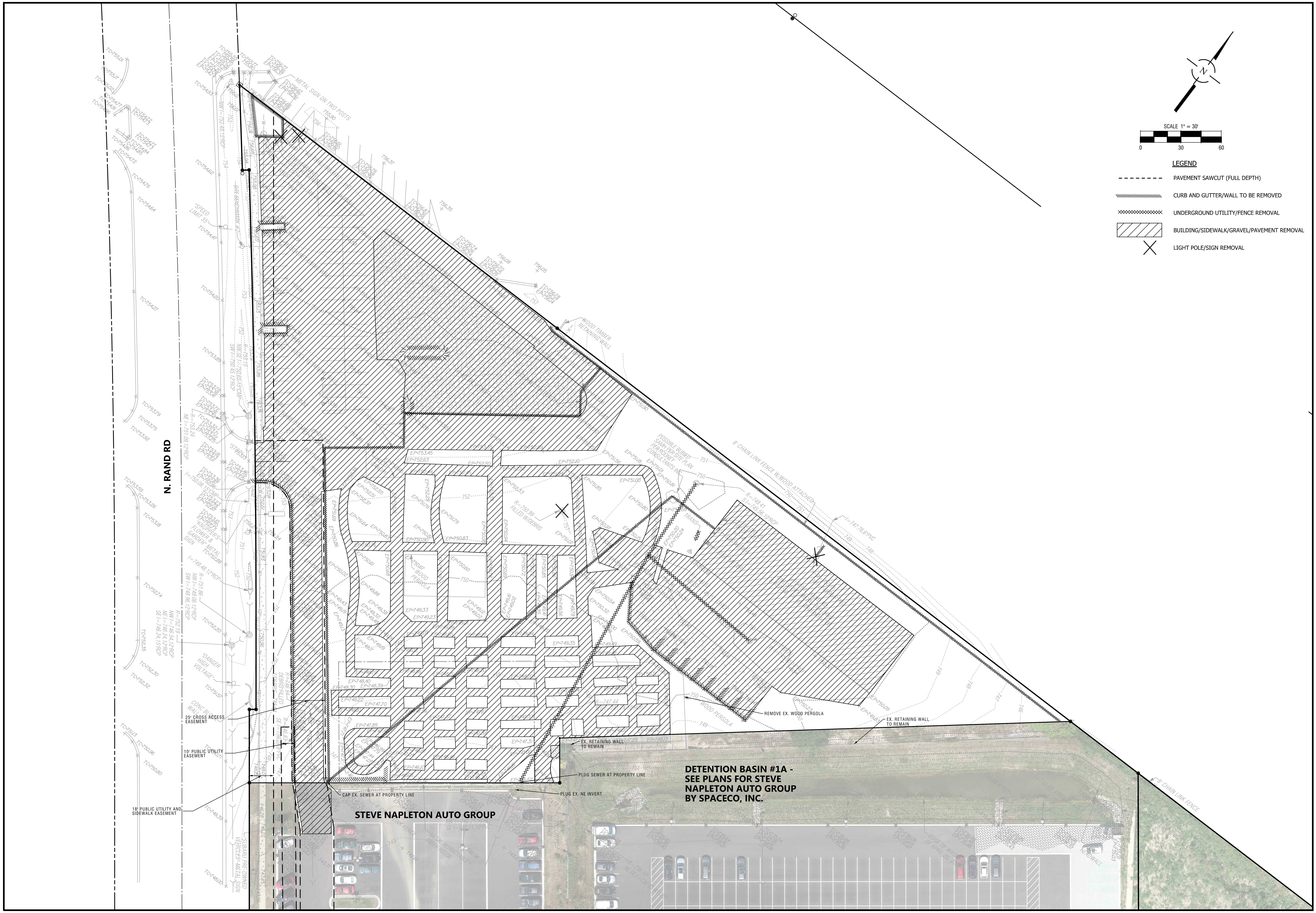
N. RAND RD
SCALE 1" = 30'
0
30
60
METAL SIGN ON TWO POSTS
WOOD TIMBER RETAINING WALL
POSSIBLE BURIED SAMPLING SITE PLAN CONSULTANTS
8' CHAIN LINK FENCE W/WOOD ATTACHED
FILLED W/DEBRIS
WOOD PERGOLA
REMOVE EX. WOOD PERGOLA
EX. RETAINING WALL TO REMAIN
EX. RETAINING WALL TO REMAIN
PLUG SEWER AT PROPERTY LINE
PLUG EX. NE INVERT
CAP EX. SEWER AT PROPERTY LINE
25' CROSS ACCESS EASEMENT
10' PUBLIC UTILITY EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
"SPEED LIMIT 35"
"DANGER HIGH VOLTAGE"
FLOWER & GARDEN METAL SIGN
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP
8' CHAIN LINK FENCE

LEGEND

- - - -	PAVEMENT SAWCUT (FULL DEPTH)
▨	CURB AND GUTTER/WALL TO BE REMOVED
×××××	UNDERGROUND UTILITY/FENCE REMOVAL
▨	BUILDING/SIDEWALK/GRAVEL/PAVEMENT REMOVAL
╳	LIGHT POLE/SIGN REMOVAL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04DEMO

DATE:
04/30/21

JOB NO.
8524.04

SHEET
DEMO
4 OF 14

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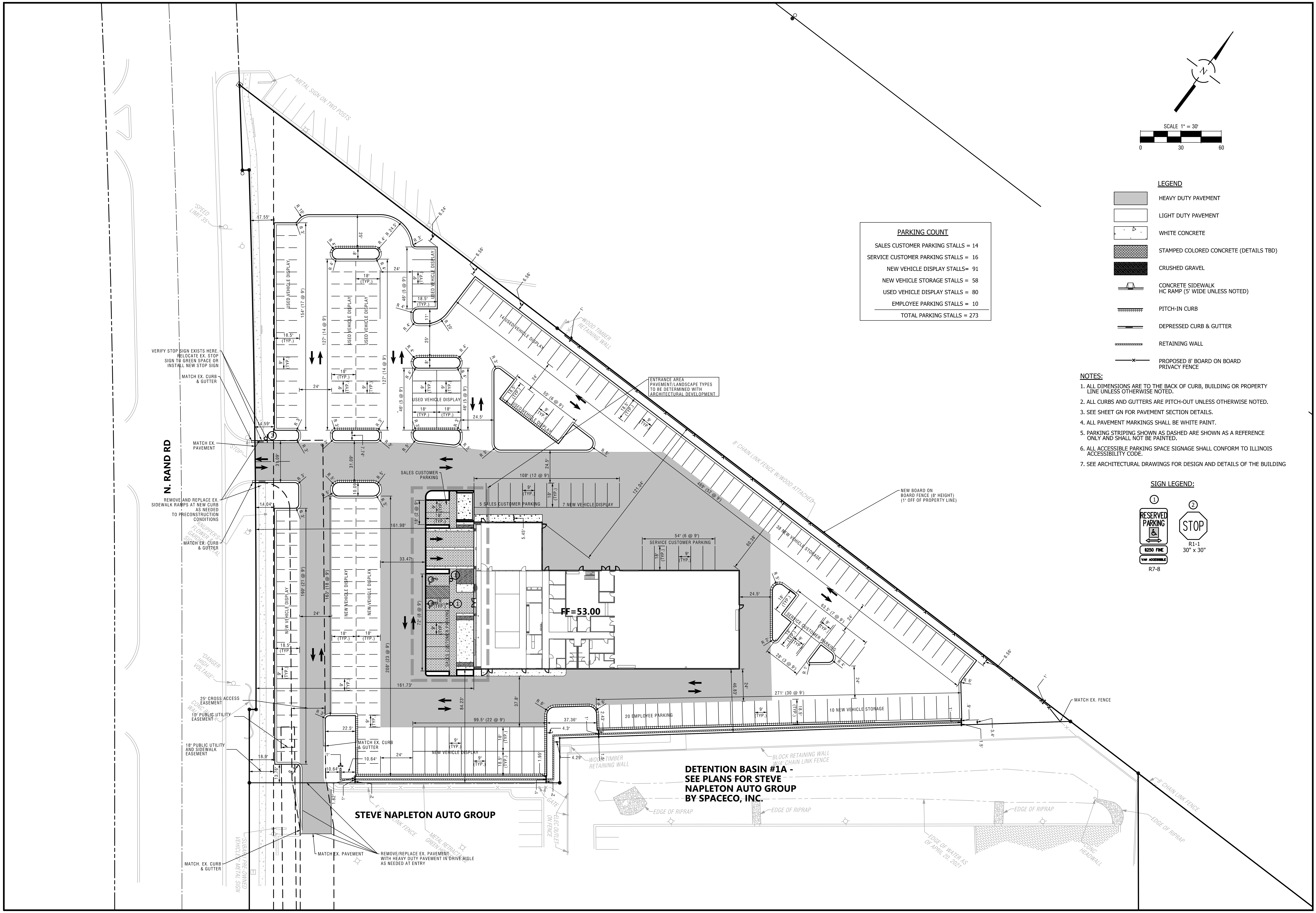

SCALE 1" = 30'
0
30
60
N
N. RAND RD
METAL SIGN ON TWO POSTS
'SPEED LIMIT 35'
VERIFY STOP SIGN EXISTS HERE. RELOCATE EX. STOP SIGN TO GREEN SPACE OR INSTALL NEW STOP SIGN
MATCH EX. CURB & GUTTER
MATCH EX. PAVEMENT
REMOVE AND REPLACE EX. SIDEWALK RAMPS AT NEW CURB AS NEEDED TO PRECONSTRUCTION CONDITIONS
25' CROSS ACCESS EASEMENT
10' PUBLIC UTILITY EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
'DANGER HIGH VOLTAGE'
USED VEHICLE DISPLAY
NEW VEHICLE DISPLAY
SALES CUSTOMER PARKING
5 SALES CUSTOMER PARKING
7 NEW VEHICLE DISPLAY
SERVICE CUSTOMER PARKING
14 USED VEHICLE DISPLAY
38 NEW VEHICLE STORAGE
10 NEW VEHICLE STORAGE
20 EMPLOYEE PARKING
ENTRANCE AREA PAVEMENT/LANDSCAPE TYPES TO BE DETERMINED WITH ARCHITECTURAL DEVELOPMENT
NEW BOARD ON BOARD FENCE (8' HEIGHT) (1' OFF OF PROPERTY LINE)
WOOD TIMBER RETAINING WALL
8' CHAIN LINK FENCE W/WOOD ATTACHED
MATCH EX. FENCE
FF=53.00
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP
BLOCK RETAINING WALL W/4' CHAIN LINK FENCE
EDGE OF RIPRAP
EDGE OF WATER AS OF APRIL 20, 2021
CONC. HEADWALL
MATCH EX. PAVEMENT
REMOVE/REPLACE EX. PAVEMENT WITH HEAVY DUTY PAVEMENT IN DRIVE AISLE AS NEEDED AT ENTRY
MATCH. EX. CURB & GUTTER

PARKING COUNT

SALES CUSTOMER PARKING STALLS =	14
SERVICE CUSTOMER PARKING STALLS =	16
NEW VEHICLE DISPLAY STALLS=	91
NEW VEHICLE STORAGE STALLS =	58
USED VEHICLE DISPLAY STALLS =	80
EMPLOYEE PARKING STALLS =	10
TOTAL PARKING STALLS =	273

LEGEND

▨	HEAVY DUTY PAVEMENT
☐	LIGHT DUTY PAVEMENT
☐	WHITE CONCRETE
▦	STAMPED COLORED CONCRETE (DETAILS TBD)
■	CRUSHED GRAVEL
	CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
	PITCH-IN CURB
	DEPRESSED CURB & GUTTER
	RETAINING WALL
—×—	PROPOSED 8' BOARD ON BOARD PRIVACY FENCE

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE PITCH-OUT UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT.
5. PARKING STRIPING SHOWN AS DASHED ARE SHOWN AS A REFERENCE ONLY AND SHALL NOT BE PAINTED.
6. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
7. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING

SIGN LEGEND:

① RESERVED PARKING $250 FINE VAN ACCESSIBLE R7-8

② STOP R1-1 30" x 30"

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	05/13/21	PER CLIENT

GEOMETRIC PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04GM

DATE: 04/30/21

JOB NO. 8524.04

SHEET GM
5 OF 14

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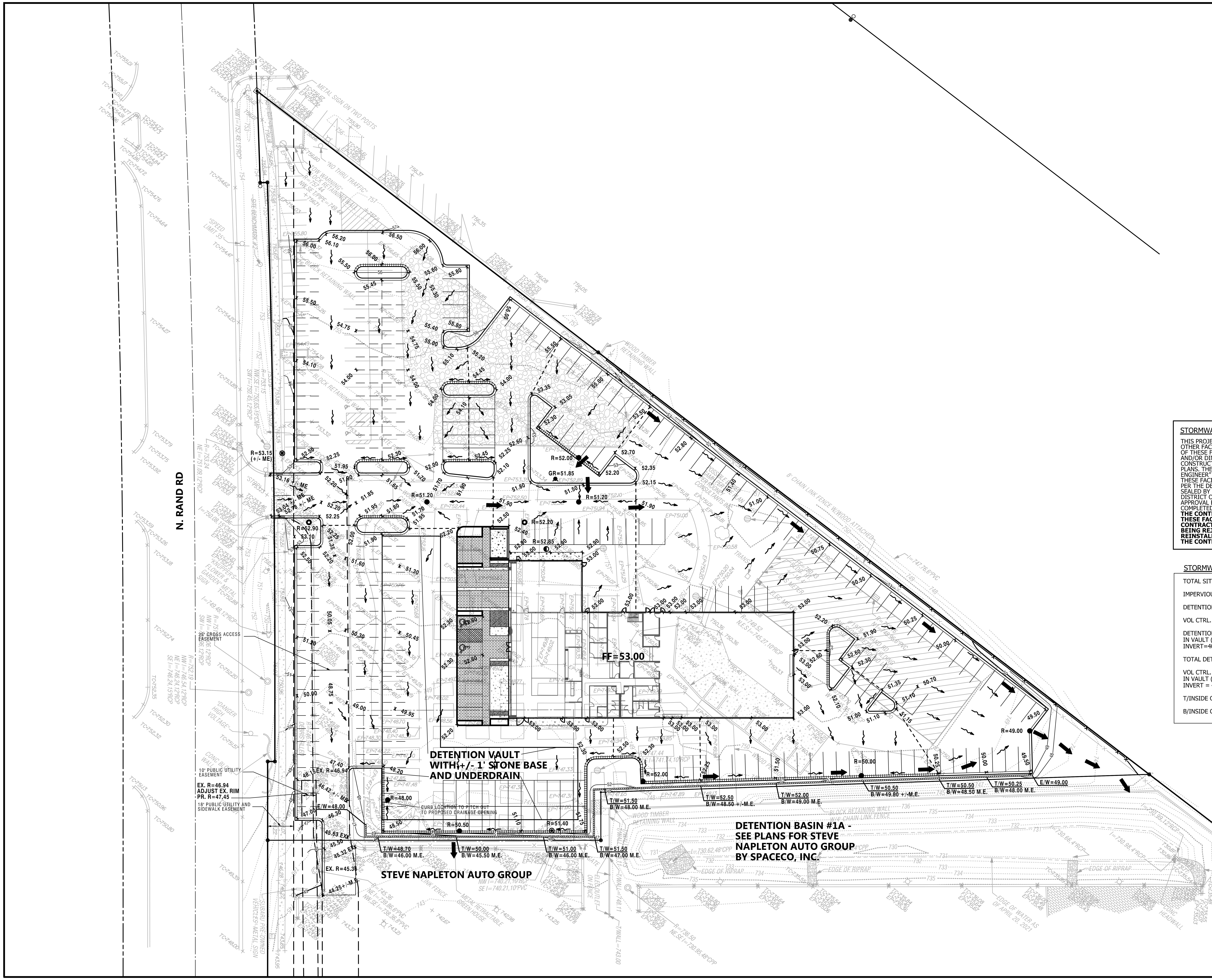
Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)


N. RAND RD
FF=53.00
DETENTION VAULT WITH +/- 1' STONE BASE AND UNDERDRAIN
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP
25' CROSS ACCESS EASEMENT
10' PUBLIC UTILITY EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
EX. R=46.94
ADJUST EX. RIM
PR. R=47.45
CURB LOCATION TO PITCH OUT TO PROPOSED DRAINAGE OPENING
R=53.15 (+/- ME)
R=52.90
R=51.20
R=52.00
GR=51.85
R=52.20
R=52.85
R=49.00
R=50.00
R=52.00
R=48.00
R=50.50
R=51.40
EX. R=45.36
T/W=52.50 B/W=48.50 +/-M.E.
T/W=52.00 B/W=49.00 M.E.
T/W=50.50 B/W=49.80 +/-M.E.
T/W=50.50 B/W=48.50 M.E.
T/W=50.25 B/W=48.00 M.E.
E/W=49.00
T/W=51.50 B/W=48.00 M.E.
T/W=48.70 B/W=46.00 M.E.
T/W=50.00 B/W=45.50 M.E.
T/W=51.00 B/W=46.00 M.E.
T/W=51.50 B/W=47.00 M.E.
E/W=48.00
WOOD TIMBER RETAINING WALL
BLOCK RETAINING WALL
6' CHAIN LINK FENCE
EDGE OF RIPRAP
METAL SIGN ON TWO POSTS
NO THRU TRAFFIC
SPEED LIMIT 35
DANGER HIGH VOLTAGE

SCALE 1" = 30'
0 30 60

LEGEND

FF	FINISHED FLOOR
⤳	LOCAL DRAINAGE
➡	100-YEAR OVERLAND FLOW ROUTE
- - - -	LOCAL DRAINAGE DIVIDE
┼┼┼┼┼	PITCH-IN CURB AND GUTTER

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ADD 0.5' TO ALL SPOT GRADES ALONG CURB LINE FOR TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.

STORMWATER VOLUME CONTROL NOTIFICATION REQUIREMENTS

THIS PROJECT INCLUDES THE DESIGN OF VOLUME CONTROL FEATURES AND OTHER FACILITIES IDENTIFIED ON THE MWRDGC PERMIT SCHEDULE R. SOME OF THESE FACILITIES MAY BE INSTALLED UNDERGROUND WHOSE FEATURES AND/OR DIMENSIONS WILL NOT BE VISIBLE OR VERIFIABLE AFTER CONSTRUCTION OR DURING PREPARATION OF REQUIRED AS-CONSTRUCTED PLANS. THE MWRDGC REQUIRES THAT SPACECO, INC., AS "INSPECTION ENGINEER" PER THE MWRDGC PERMIT, OBSERVE THE INSTALLATION OF THESE FACILITIES DURING CONSTRUCTION AND CERTIFY THEIR COMPLETION PER THE DESIGN PLANS. A SET OF AS-CONSTRUCTED PLANS, SIGNED AND SEALED BY SAID "INSPECTION ENGINEER", IS TO BE FURNISHED TO THE DISTRICT OR AN AUTHORIZED MUNICIPALITY BEFORE TESTING AND APPROVAL BY THE DISTRICT OR AUTHORIZED MUNICIPALITY OF THE COMPLETED WORK. THEREFORE, **SPACECO, INC., SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO (2) BUSINESS DAYS PRIOR TO WHEN THESE FACILITIES ARE BEING INSTALLED. FAILURE OF THE CONTRACTOR TO NOTIFY SPACECO, INC., MAY RESULT IN THE WORK BEING REJECTED AND MAY REQUIRE THE REMOVAL AND REINSTALLATION OF SUCH FACILITIES AT THE SOLE EXPENSE OF THE CONTRACTOR.**

STORMWATER SUMMARY

TOTAL SITE AREA -	3.539 AC
IMPERVIOUS AREA -	2.992 AC
DETENTION REQ'D -	1.393 AC-FT
VOL CTRL. REQ'D -	2.992 AC * (1"/12") = 0.249 AC-FT
DETENTION PROV'D - IN VAULT (ABOVE OUTGOING INVERT=40.40)	12,640 SF * 5' DEPTH = 1.451 AC-FT
TOTAL DET. PROV'D -	0.142 AC-FT + 1.309 AC-FT = 1.451 AC-FT
VOL CTRL. PROV'D - IN VAULT (BELOW OUTGOING INVERT = 40.40)	12,640 SF * 1' DEPTH = 0.290 AC-FT
T/INSIDE OF VAULT -	45.40
B/INSIDE OF VAULT -	39.40

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME:
8524.04GR

DATE:
04/30/21

JOB NO.
8524.04

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GR
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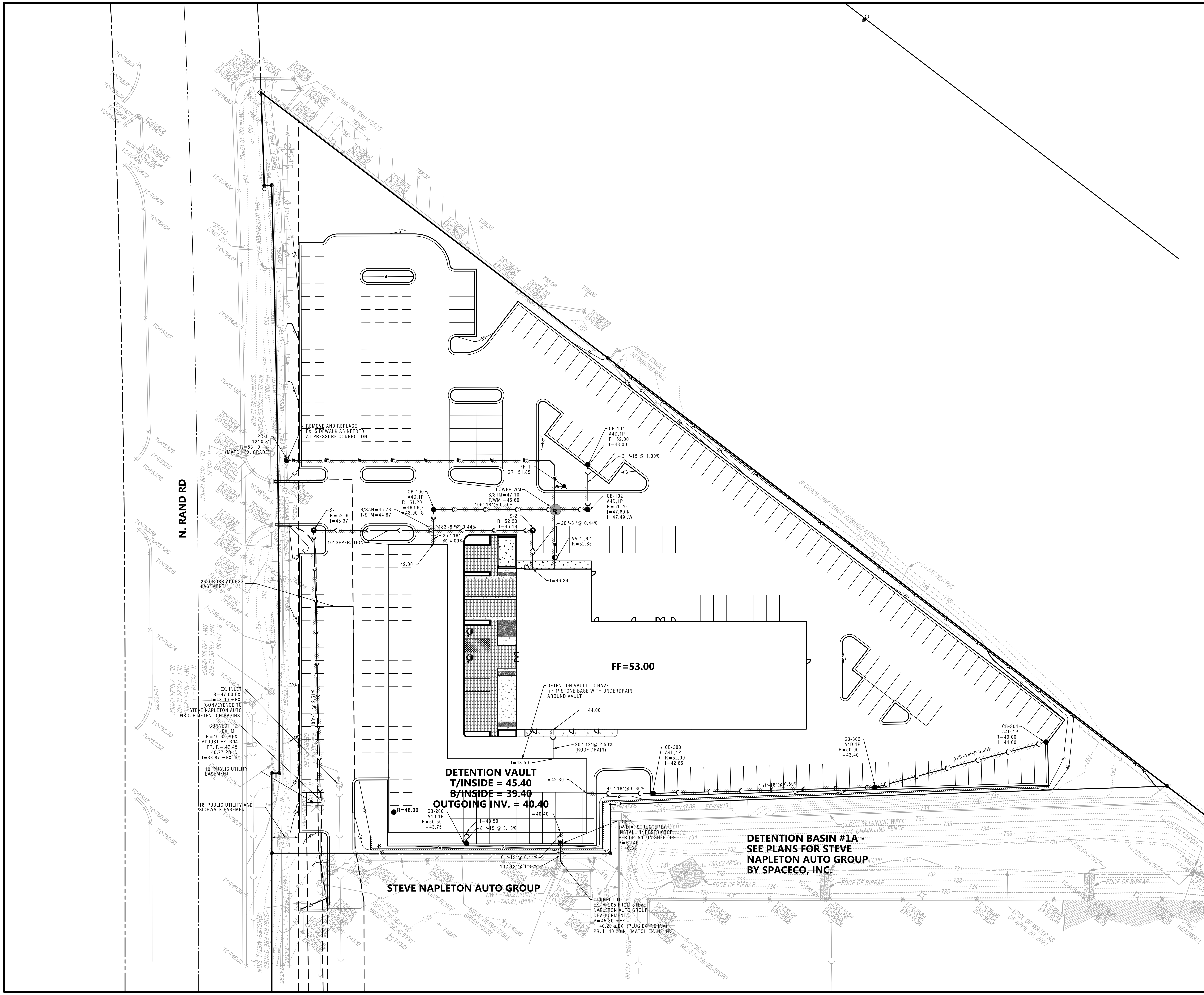
N. RAND RD
SCALE 1" = 30'
0
30
60
N
REMOVE AND REPLACE
EX. SIDEWALK AS NEEDED
AT PRESSURE CONNECTION
PC-1
12" X 8"
R=53.10 +/-
(MATCH EX. GRADE)
CB-104
A4D,1P
R=52.00
I=48.00
31 '-15"@ 1.00%
FH-1
GR=51.85
LOWER WM
B/STM=47.10
T/WM =45.60
105'-18"@ 0.50%
CB-100
A4D,1P
R=51.20
I=46.96,E
I=43.00 ,S
CB-102
A4D,1P
R=51.20
I=47.69,N
I=47.49 ,W
S-1
R=52.90
I=45.37
B/SAN=45.73
T/STM=44.87
183'-8 "@ 0.44%
S-2
R=52.20
I=46.18
26 '-8 "@ 0.44%
25 '-18"
@ 4.00%
10' SEPERATION
VV-1 ,8 "
R=52.85
I=42.00
I=46.29
25' CROSS ACCESS
EASEMENT
WOOD TIMBER
RETAINING WALL
FF=53.00
DETENTION VAULT TO HAVE
+/-1' STONE BASE WITH UNDERDRAIN
AROUND VAULT
I=44.00
EX. INLET
R=47.00 EX.
I=43.00 ±EX.
(CONVEYENCE TO
STEVE NAPLETON AUTO
GROUP DETENTION BASINS)
183'-8 "@ 2.51%
CONNECT TO
EX. MH
R=46.83 ±EX
ADJUST EX. RIM
PR. R= 47.45
I=40.77 PR. N
I=38.87 ±EX. S
10' PUBLIC UTILITY
EASEMENT
18' PUBLIC UTILITY AND
SIDEWALK EASEMENT
20 '-12"@ 2.50%
(ROOF DRAIN)
I=43.50
DETENTION VAULT
T/INSIDE = 45.40
B/INSIDE = 39.40
OUTGOING INV. = 40.40
R=48.00
CB-200
A4D,1P
R=50.50
I=43.75
I=43.50
8 '-15"@ 3.13%
I=42.30
I=40.40
44 '-18"@ 0.80%
CB-300
A4D,1P
R=52.00
I=42.65
OCS-1
(4' DIA. STRUCTURE)
INSTALL 4" RESTRICTOR
PER DETAIL ON SHEET D2
R=51.40
I=40.38
6 '-12"@ 0.44%
13 '-12"@ 1.38%
CONNECT TO
EX. M-205 FROM STEVE
NAPLETON AUTO GROUP
DEVELOPMENT.
R=45.80 ±EX.
I=40.20 ±EX. (PLUG EX. NE INV)
PR. I=40.20,N (MATCH EX. NE INV)
STEVE NAPLETON AUTO GROUP
151'-18"@ 0.50%
CB-302
A4D,1P
R=50.00
I=43.40
120'-18"@ 0.50%
CB-304
A4D,1P
R=49.00
I=44.00
BLOCK RETAINING WALL
W/4' CHAIN LINK FENCE
DETENTION BASIN #1A -
SEE PLANS FOR STEVE
NAPLETON AUTO GROUP
BY SPACECO, INC.
EDGE OF RIPRAP
6' CHAIN LINK FENCE W/WOOD ATTACHED
METAL SIGN ON TWO POSTS
METAL RETRACTABLE GREEN HOUSE

STORM STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

CB = CATCH BASIN
M = MANHOLE
○ UTILITY CROSSING
● UTILITY CONFLICT

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. ▨ INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
7. ALL STORM SEWERS ARE SIZED FOR THE 100 YR STORM.
8. WHERE WATERMAIN QUALITY SANITARY SEWER IS NOTED, PIPE SHALL BE PVC SDR 26 ASTM-2241 PRESSURE RATED PIPE OR AWWA C900. SEE SEWER/WATERMAIN CROSSSING DETAIL ON SHEET D1.
9. WHERE WATERMAIN QUALITY STORM SEWER IS NOTED, PIPE SHALL HAVE O-RING GASKET JOINTS CONFORMING TO ASTM C-361. SEE SEWER/WATERMAIN CROSSSING DETAIL ON SHEET D1.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04UT

DATE:
04/30/21

JOB NO.
8524.04

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10______.The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of dealership building, parking lot, and associated utilites.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Complete site demolition and clear and grub site.
3) Grade site
4) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
5) Temporarily stabilize all areas including lots that have reached mass grade
6) Install pavement
7) Install building
8) Permanently stabilize lots
9) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 3.539 acres. Construction activity will disturb approximately 3.539 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90.
   2) Existing data describing the soil or quality of any discharge from the site is included in ______________.

E. Refer to Sheets GR, SE1-SE3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): Buffalo Creek.
   2) The name of the ultimate receiving water is: Des Plaines River.
   3) The extent of wetland acreage at the site is 0.00 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Palatine
- Cook County
- IEPA
- MWRD

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- inlet protection
- storm sewers

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from

concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose. Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activites are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

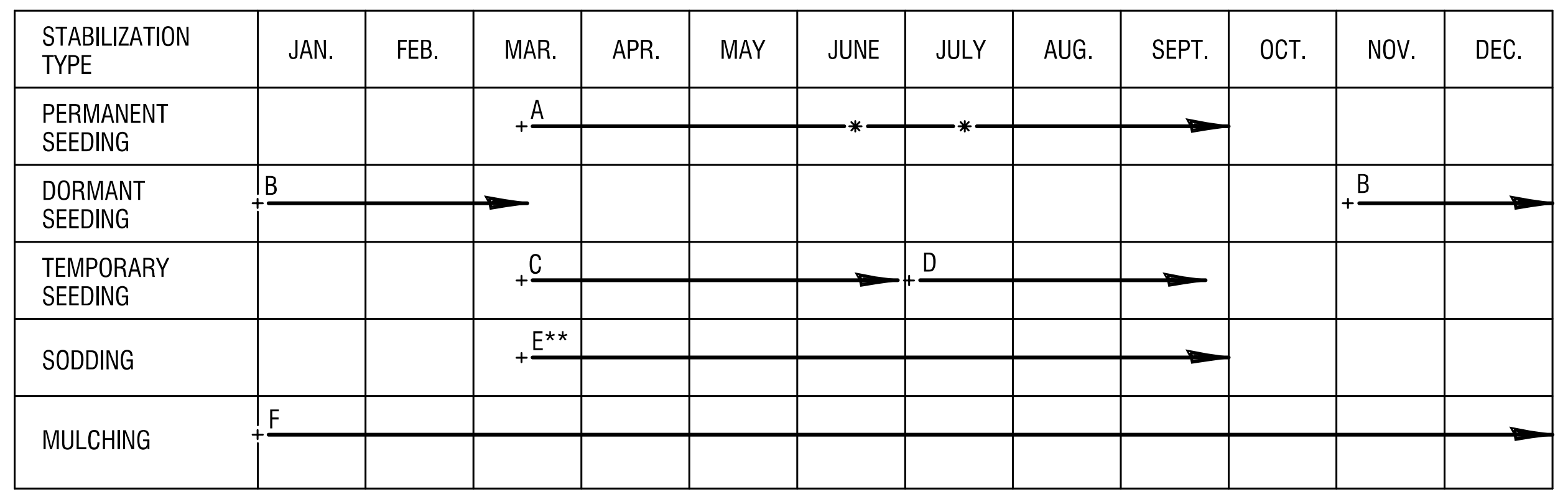
Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.



A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C	SPRING OATS 100 LBS/ACRE
D	WHEAT OR CEREAL RYE 150 LBS/ACRE.
E	SOD
F	STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: VW DEALERSHIP

PERMIT #: ILR10____________

CONTRACTOR SIGNATURE ____________ DATE ____________

TELEPHONE NUMBER ____________

PRINTED NAME & TITLE ____________

NAME OF CONTRACTING FIRM ____________

STREET ADDRESS ____________

CITY, STATE, ZIP CODE ____________

TRADE/ RESPONSIBILITIES: ____________

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: VW DEALERSHIP

PERMIT #: ILR10____________

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER ____________ DATE ____________

PRINTED NAME OF OWNER ____________

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 1

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.04SE01

DATE: 04/30/21

JOB NO. 8524.04

SHEET SE1
8 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwestern Motors Holding INC.)

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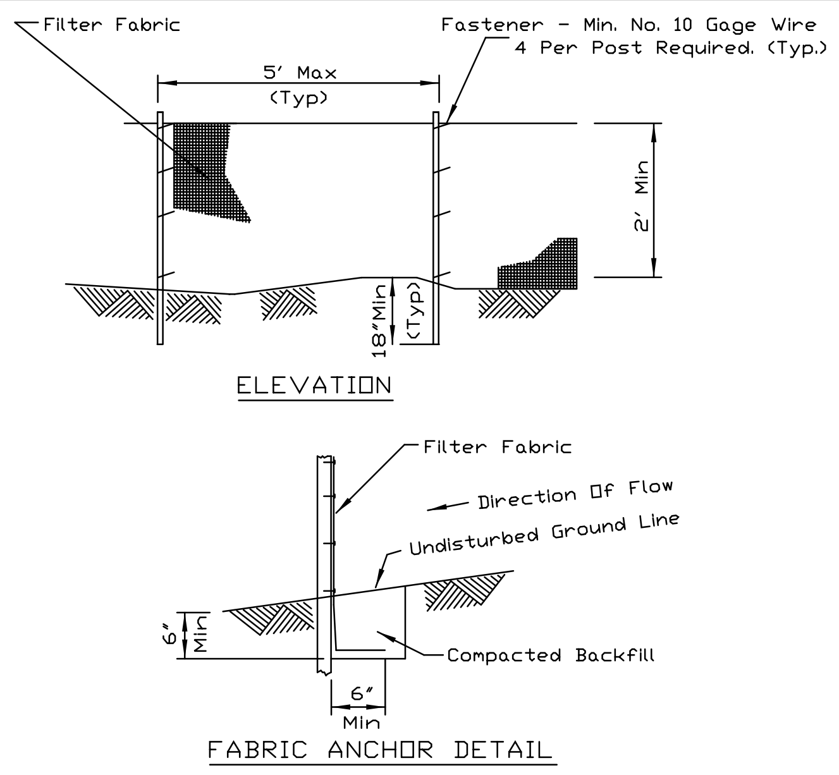
SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL


Filter Fabric
Fastener - Min. No. 10 Gage Wire 4 Per Post Required. (Typ.)
5' Max (Typ)
2' Min
18" Min (Typ)
ELEVATION
Filter Fabric
Direction Of Flow
Undisturbed Ground Line
6" Min
Compacted Backfill
6" Min
FABRIC ANCHOR DETAIL

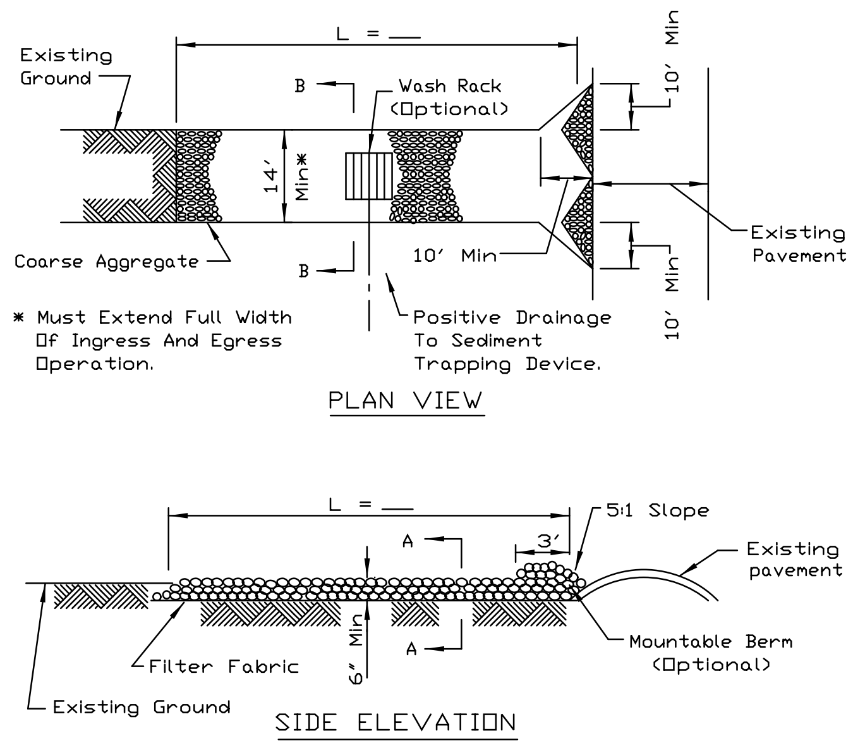
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 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.

PLAN CODE: ——xx——

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

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

STABILIZED CONSTRUCTION ENTRANCE PLAN


L = __
Existing Ground
B
Wash Rack (Optional)
14' Min*
10' Min
10' Min
10' Min
Existing Pavement
Coarse Aggregate
B
Positive Drainage To Sediment Trapping Device.
PLAN VIEW
L = __
5:1 Slope
A
3'
Existing pavement
6" Min
A
Filter Fabric
Mountable Berm (Optional)
Existing Ground
SIDE ELEVATION

* Must Extend Full Width Of Ingress And Egress Operation.

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.

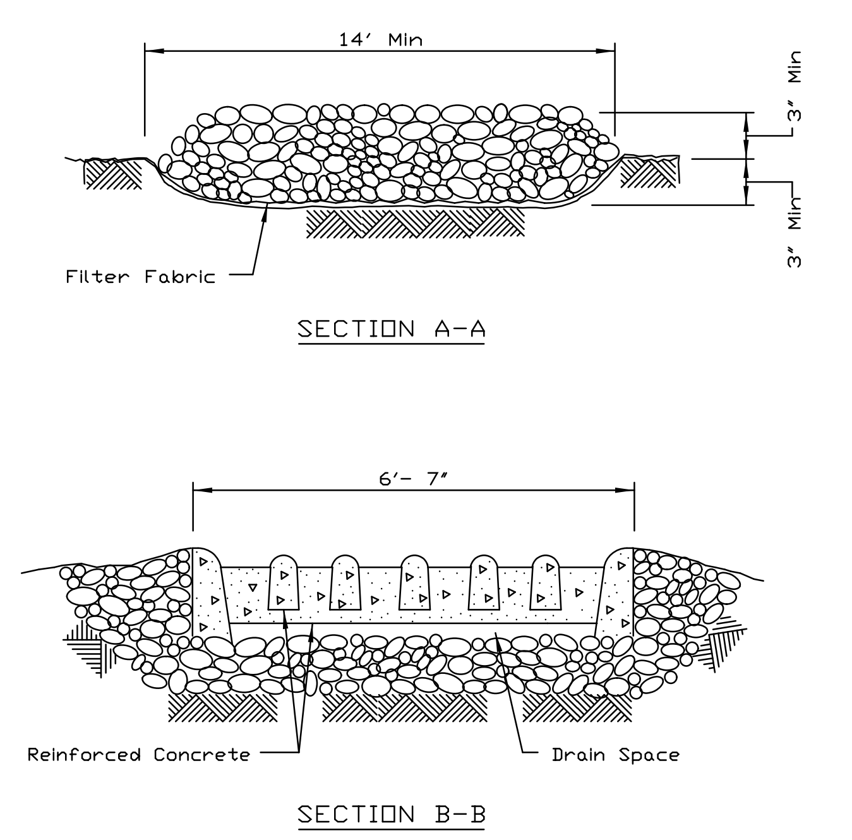
PLAN CODE: (SE)

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-630
SHEET 1 OF 2
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN


14' Min
3" Min
3" Min
Existing Pavement
Filter Fabric
SECTION A-A
6'- 7"
Reinforced Concrete
Drain Space
SECTION B-B

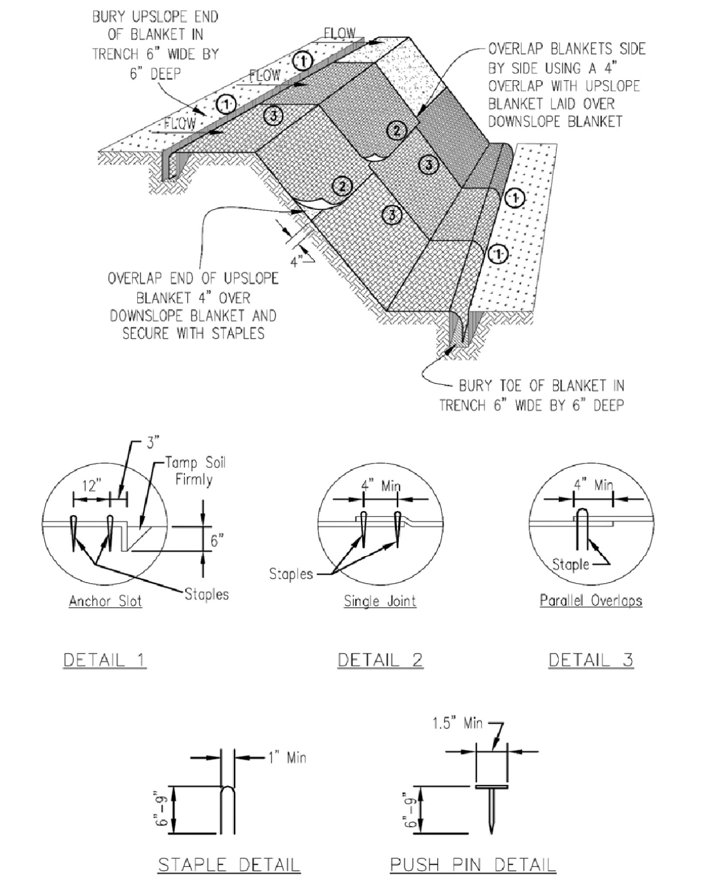
PLAN CODE: (SE)

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-630
SHEET 2 OF 2
DATE 8-18-94

AUTOCAD2006


BURY UPSLOPE END OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP
FLOW
FLOW
FLOW
①
②
③
OVERLAP BLANKETS SIDE BY SIDE USING A 4" OVERLAP WITH UPSLOPE BLANKET LAID OVER DOWNSLOPE BLANKET
4"
OVERLAP END OF UPSLOPE BLANKET 4" OVER DOWNSLOPE BLANKET AND SECURE WITH STAPLES
BURY TOE OF BLANKET IN TRENCH 6" WIDE BY 6" DEEP
3"
12"
Tamp Soil Firmly
6"
Staples
Anchor Slot
DETAIL 1
4" Min
Staples
Single Joint
DETAIL 2
4" Min
Staple
Parallel Overlaps
DETAIL 3
1" Min
6"-9"
STAPLE DETAIL
1.5" Min
6"-9"
PUSH PIN DETAIL

NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

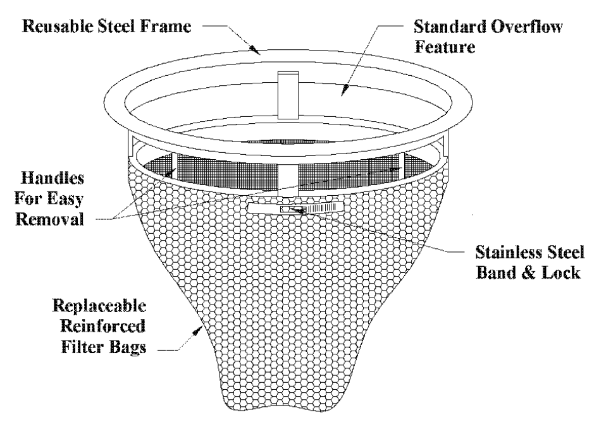
PLAN CODE: (EB)

Sheet 1 of 1
File No. Drawing No. IUM-530

EROSION CONTROL
BLANKET INSTALLATION DETAILS

		Date
Designed		
Drawn	B. JOHNSON	11/08
Checked		
Approved		

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.

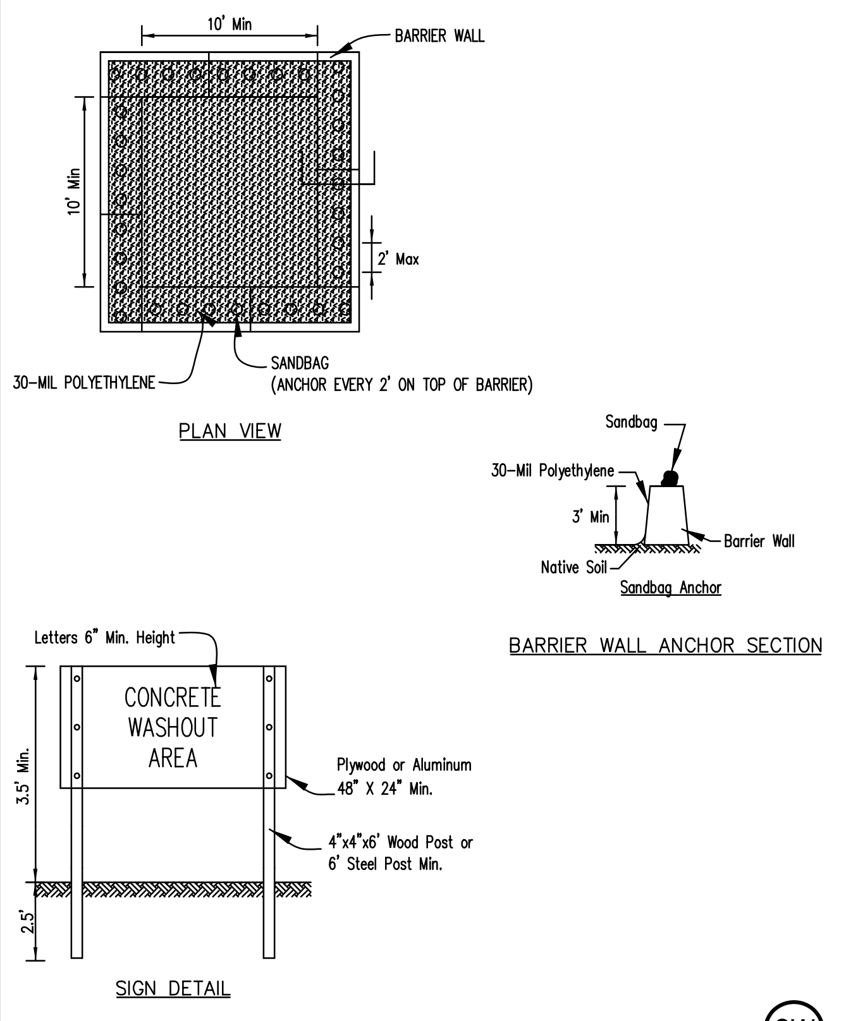

Reusable Steel Frame
Standard Overflow Feature
Handles For Easy Removal
Stainless Steel Band & Lock
Replaceable Reinforced Filter Bags

Catch-All HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits
1. Pollution Prevention
    - Sediment Control
2. Pollution Removal
    - Hydrocarbons (Catch-All HR)
    - Total Suspended Sediment
    - Phosphorus*
    - Nitrogen*
    - Heavy Metals*
    - * *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
    - Inlet Protection / Sediment Control
2. Permanent BMP
    - Maintenance Yards
    - Wash Bays
    - Parking Lots & Garages
    - Airports – Tarmac, Cab/Limo Stands, Rental Returns
    - Bank/Fast Food Drive-Ups
    - Reduce Maintenance of Underground Detention Systems
    - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: (FF)


10' Min
BARRIER WALL
10' Min
2' Max
30-MIL POLYETHYLENE
SANDBAG (ANCHOR EVERY 2' ON TOP OF BARRIER)
PLAN VIEW
Sandbag
30-Mil Polyethylene
3' Min
Barrier Wall
Native Soil
Sandbag Anchor
BARRIER WALL ANCHOR SECTION
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

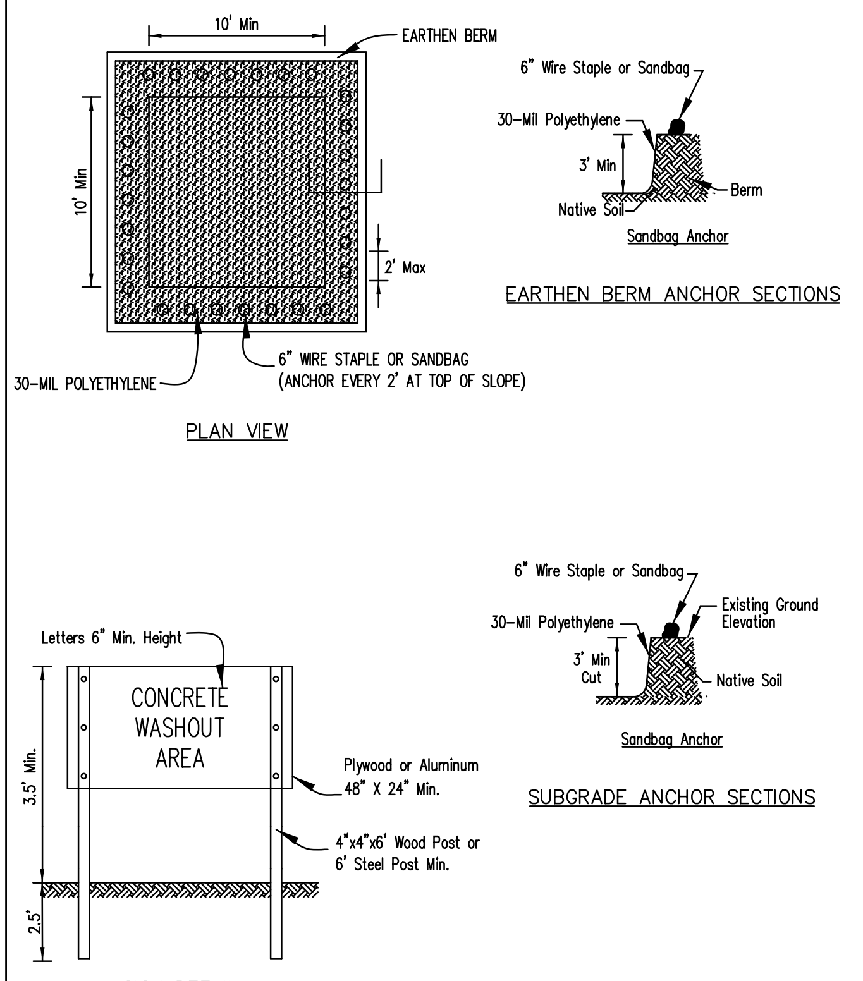
PLAN CODE: (CW)

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

Sheet 3 of 3
File No. Drawing No. IUM-654BW

TEMPORARY CONCRETE
WASHOUT FACILITY – BARRIER WALL

		Date
Designed		
Drawn	B. JOHNSON	6/08
Checked		
Approved		


10' Min
EARTHEN BERM
10' Min
2' Max
30-MIL POLYETHYLENE
6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2' AT TOP OF SLOPE)
PLAN VIEW
6" Wire Staple or Sandbag
30-Mil Polyethylene
3' Min
Berm
Native Soil
Sandbag Anchor
EARTHEN BERM ANCHOR SECTIONS
6" Wire Staple or Sandbag
30-Mil Polyethylene
Existing Ground Elevation
3' Min Cut
Native Soil
Sandbag Anchor
SUBGRADE ANCHOR SECTIONS
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

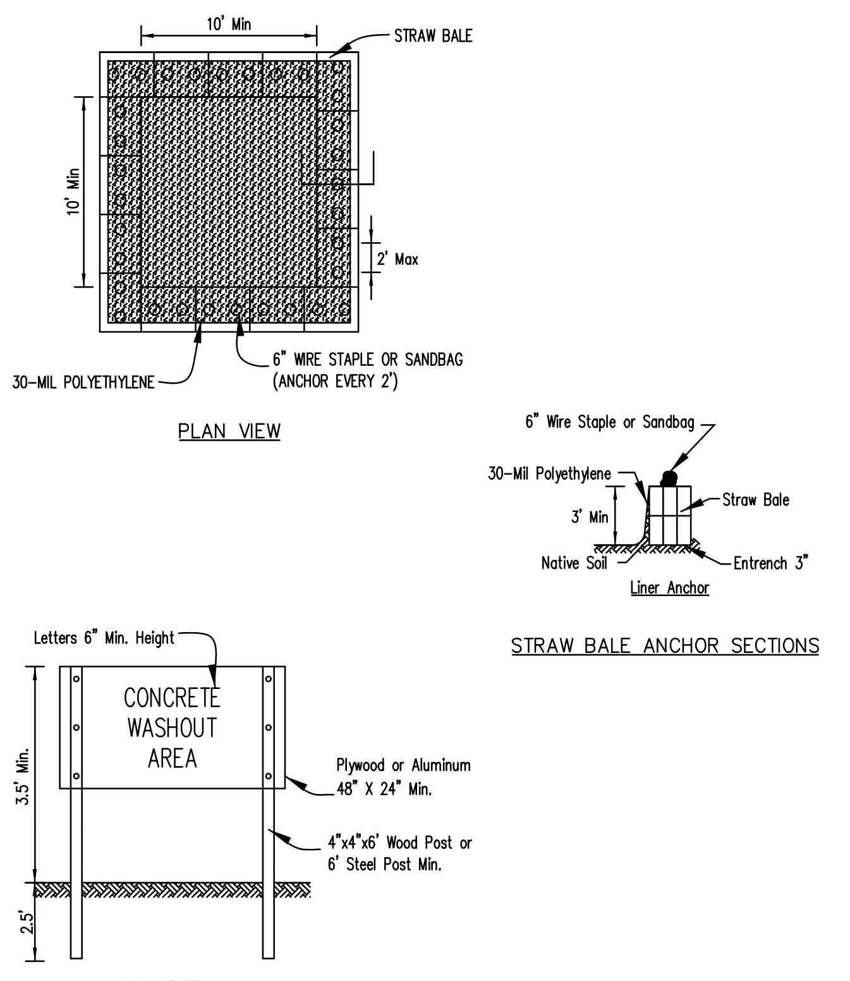
PLAN CODE: (CW)

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

Sheet 2 of 3
File No. Drawing No. IUM-654ET

TEMPORARY CONCRETE
WASHOUT FACILITY – EARTHEN TYPE

		Date
Designed		
Drawn	B. JOHNSON	6/08
Checked		
Approved		


10' Min
STRAW BALE
10' Min
2' Max
30-MIL POLYETHYLENE
6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2')
PLAN VIEW
6" Wire Staple or Sandbag
30-Mil Polyethylene
Straw Bale
3' Min
Native Soil
Entrench 3"
Liner Anchor
STRAW BALE ANCHOR SECTIONS
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

Sheet 1 of 3
File No. Drawing No. IUM-654SB

TEMPORARY CONCRETE
WASHOUT FACILITY – STRAW BALE

		Date
Designed		
Drawn	B. JOHNSON	6/08
Checked		
Approved		

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04SE02

DATE:
04/30/21

JOB NO.
8524.04

SHEET
SE2
9 OF 14

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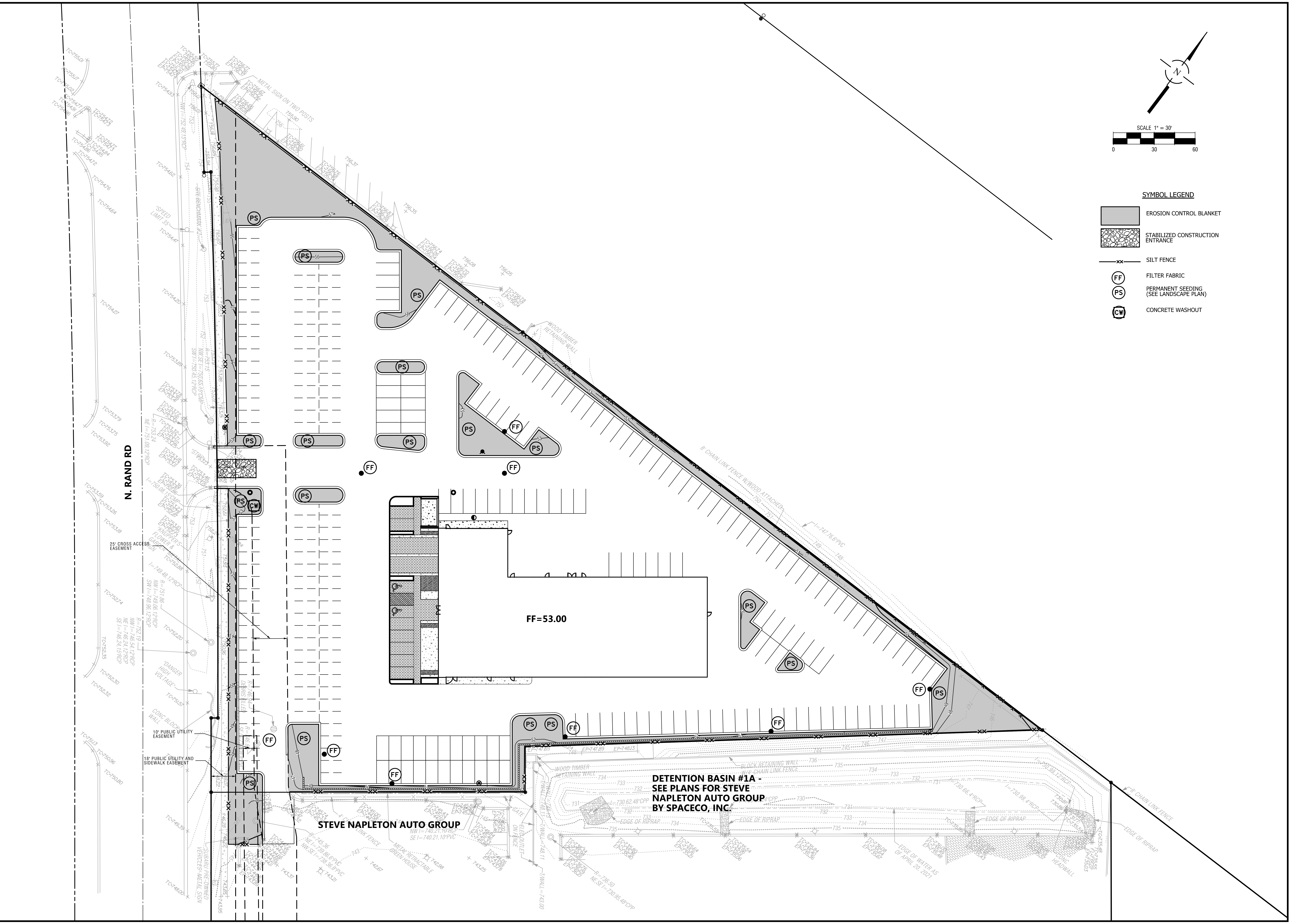
Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwestern Motors Holding INC.)


N. RAND RD
SCALE 1" = 30'
0
30
60
N
PS
FF
CW
FF=53.00
25' CROSS ACCESS EASEMENT
10' PUBLIC UTILITY EASEMENT
18' PUBLIC UTILITY AND SIDEWALK EASEMENT
WOOD TIMBER RETAINING WALL
9' CHAIN LINK FENCE W/WOOD ATTACHED
BLOCK RETAINING WALL W/4' CHAIN LINK FENCE
EDGE OF RIPRAP
EDGE OF WATER AS OF APRIL 20, 2021
CONC HEADWALL
METAL SIGN ON TWO POSTS
SPEED LIMIT 35
DETENTION BASIN #1A - SEE PLANS FOR STEVE NAPLETON AUTO GROUP BY SPACECO, INC.
STEVE NAPLETON AUTO GROUP

SYMBOL LEGEND

▨	EROSION CONTROL BLANKET
▨	STABILIZED CONSTRUCTION ENTRANCE
—××—	SILT FENCE
FF	FILTER FABRIC
PS	PERMANENT SEEDING (SEE LANDSCAPE PLAN)
CW	CONCRETE WASHOUT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04SE03

DATE:
04/30/21

JOB NO.
8524.04

SHEET
SE3
10 OF 14

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALkS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

10. CERTIFICATION:

A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

11. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. GENERAL:

A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE: MATERIAL
RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH: OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

WATERMAIN NOTES

1. PIPE MATERIALS:

A. WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

2. FITTINGS:

A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.

3. WATER SERVICES:

A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.

4. VALVES:

A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS:

A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS:

A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

7. CORPORATION STOPS:

A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUCTION WITH THE CORPORATION STOP.

8. SERVICE BOX:

A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY.

B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING:

A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

C. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS.

D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC.

10. IEPA WATERMAIN PROTECTION:

A. HORIZONTAL SEPARATION

a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
  1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
  2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
  3) 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.
c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION 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.

B. 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 OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
  1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR
  2) THE WATERMAIN PASSES UNDER A SEWER OR 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 SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. TESTING:

A. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04SPEC

DATE:
04/30/21

JOB NO.
8524.04

SHEET
S1
11 OF 14

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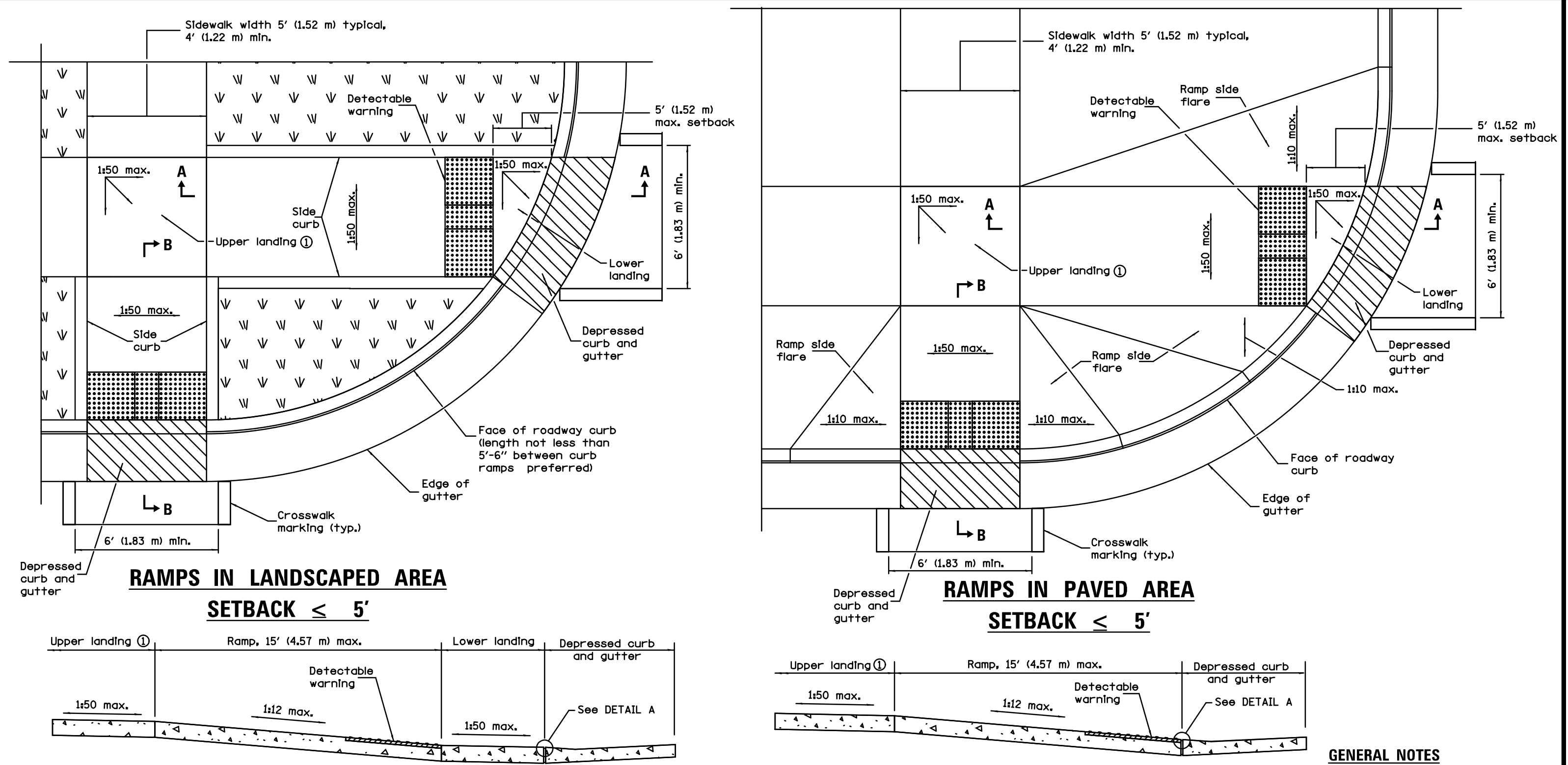
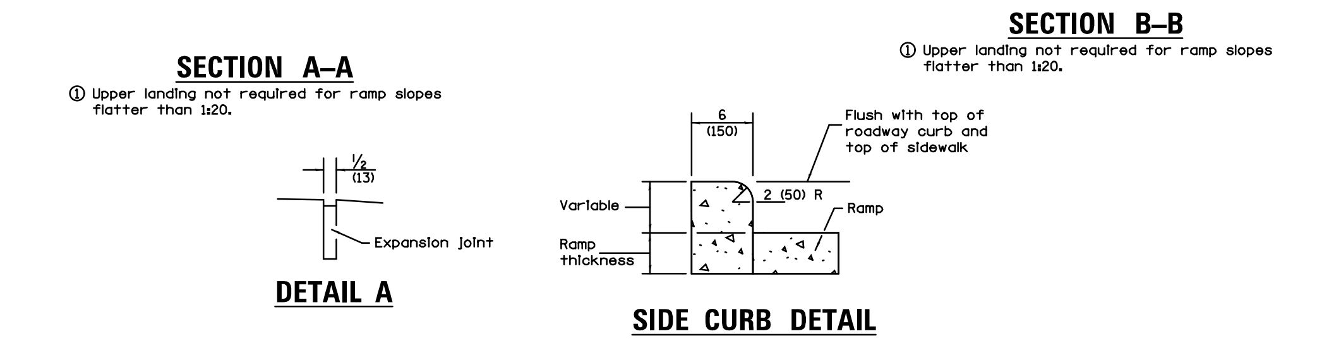

RAMPS IN LANDSCAPED AREA
SETBACK < 5'
RAMPS IN PAVED AREA
SETBACK < 5'
SECTION A–A
SECTION B–B
Detectable warning
Upper landing ①
Lower landing
Depressed curb and gutter
Crosswalk marking (typ.)
Face of roadway curb
Edge of gutter
See DETAIL A


① Upper landing not required for ramp slopes flatter than 1:20.
DETAIL A
SIDE CURB DETAIL
Expansion joint
Flush with top of roadway curb and top of sidewalk
Ramp
Variable
Ramp thickness

GENERAL NOTES

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

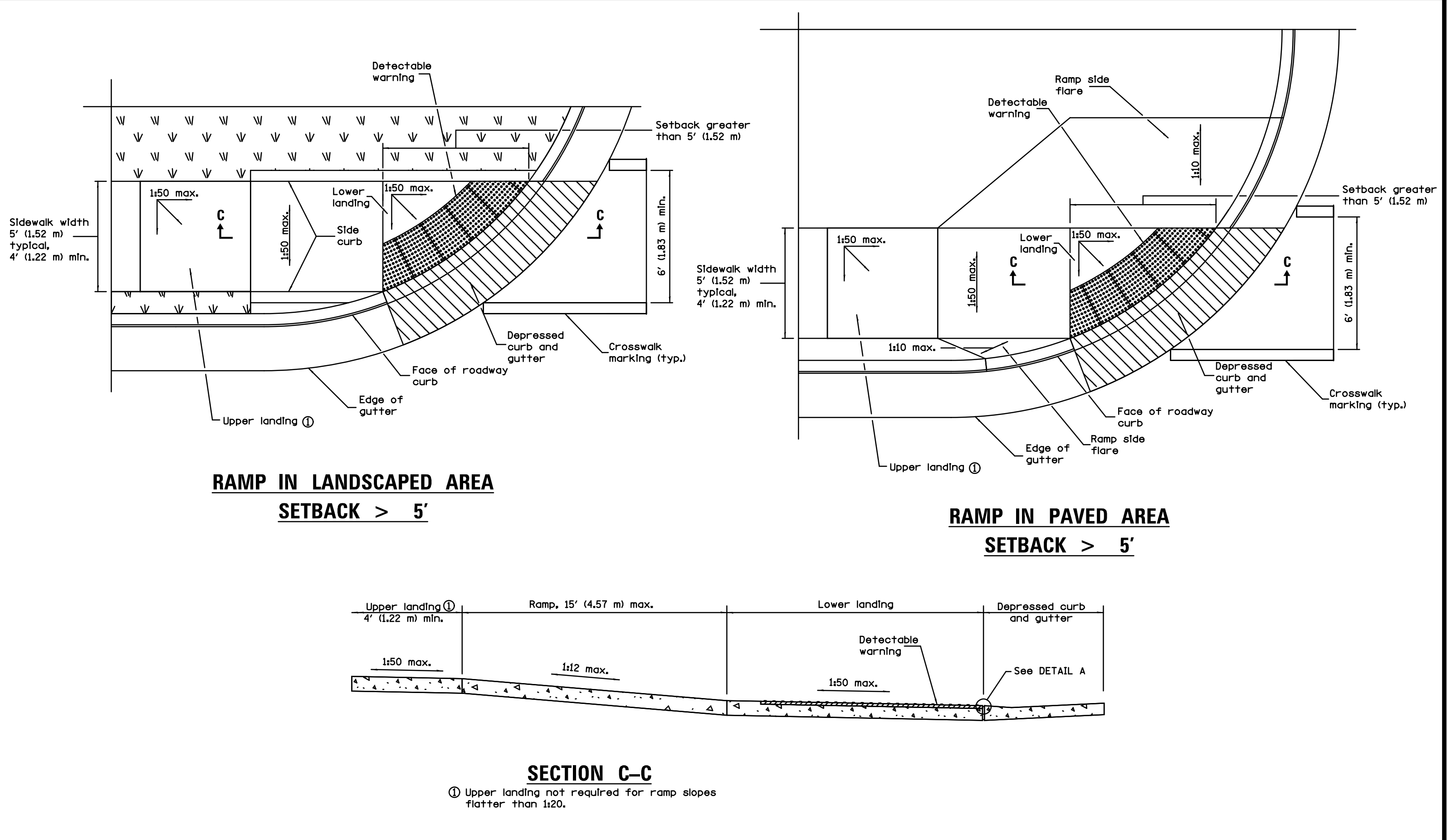
Where 1:50 maximum slope is shown, 1:64 is preferred.

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

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

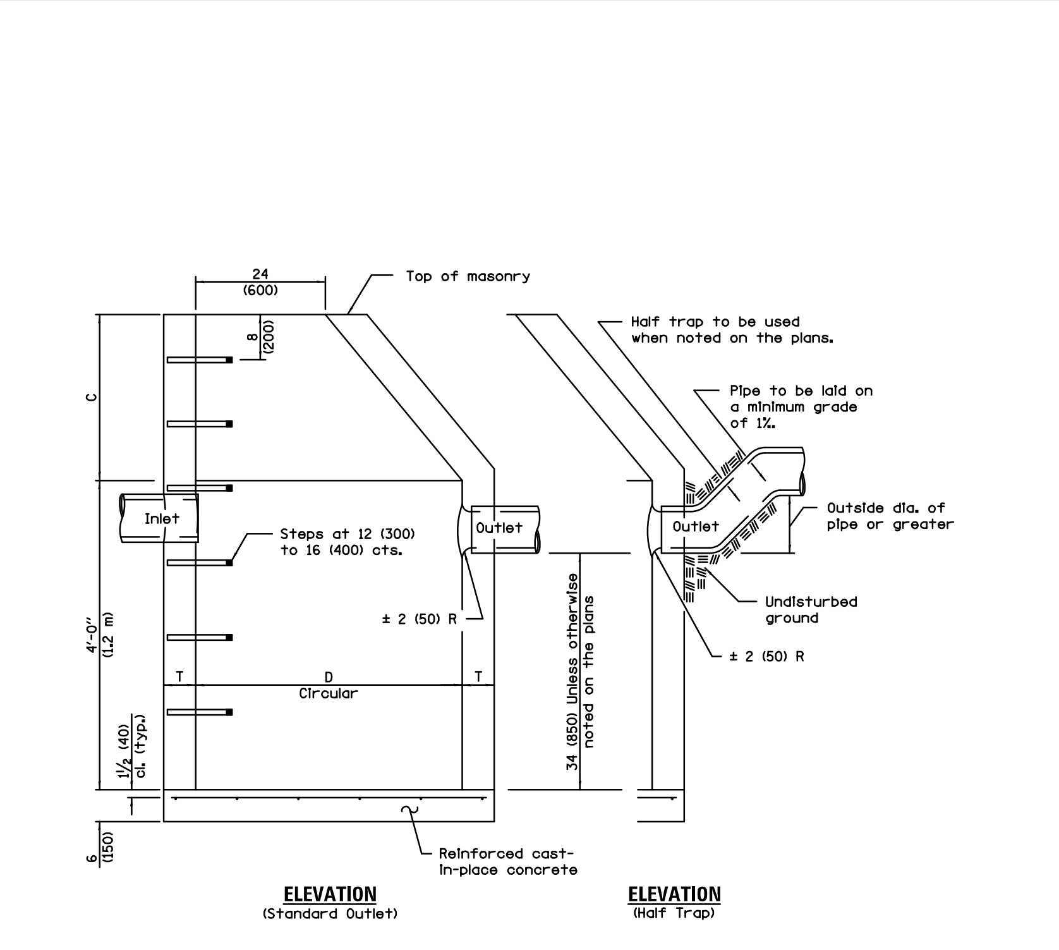
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)

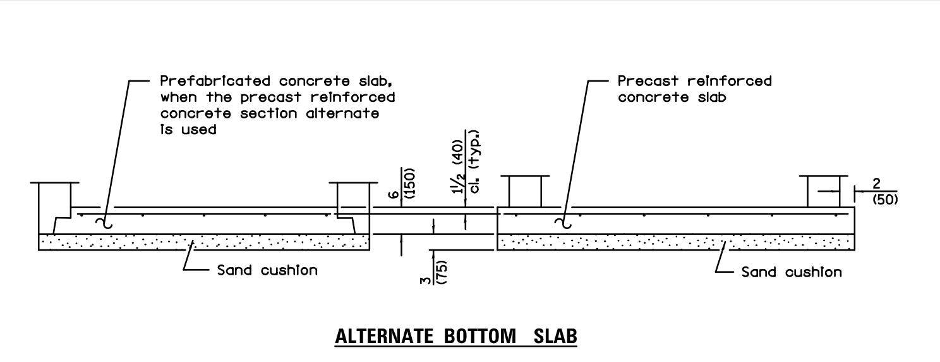
STANDARD 424001–07


RAMP IN LANDSCAPED AREA
SETBACK > 5'
RAMP IN PAVED AREA
SETBACK > 5'
SECTION C–C
① Upper landing not required for ramp slopes flatter than 1:20.
Setback greater than 5' (1.52 m)
Detectable warning
Crosswalk marking (typ.)

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)

STANDARD 424001–07


ELEVATION
(Standard Outlet)
ELEVATION
(Half Trap)
Top of masonry
Half trap to be used when noted on the plans.
Pipe to be laid on a minimum grade of 1%.
Steps at 12 (300) to 16 (400) cts.
Reinforced cast-in-place concrete
Undisturbed ground
Inlet
Outlet
Circular


Prefabricated concrete slab, when the precast reinforced concrete section alternate is used
Precast reinforced concrete slab
Sand cushion

ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

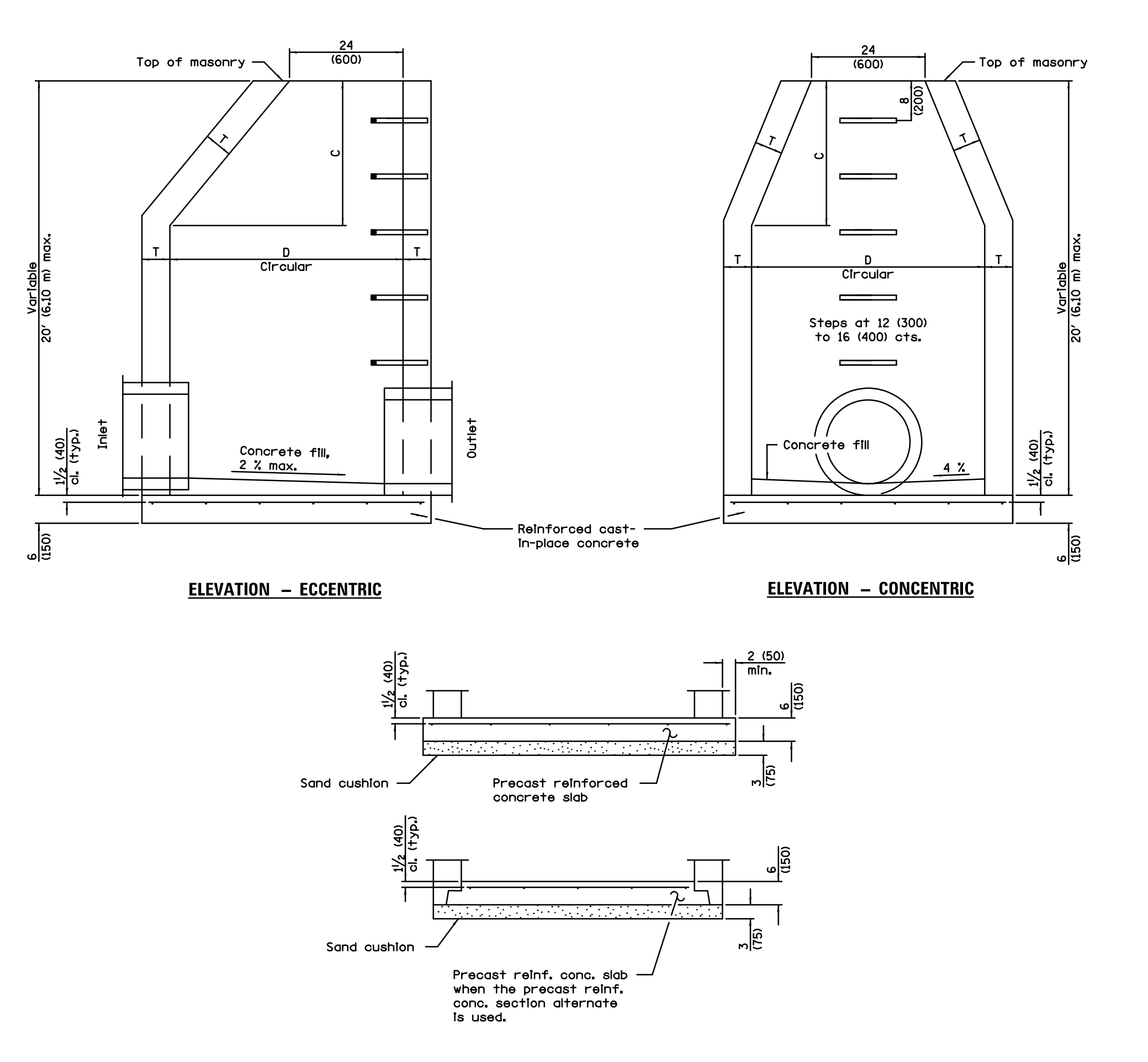
See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

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

CATCH BASIN TYPE A

STANDARD 602001–02


ELEVATION – ECCENTRIC
ELEVATION – CONCENTRIC
ALTERNATE BOTTOM SLAB
Top of masonry
Steps at 12 (300) to 16 (400) cts.
Concrete fill
Reinforced cast-in-place concrete
Sand cushion
Precast reinforced concrete slab
Precast reinf. conc. slab when the precast reinf. conc. section alternate is used.
Variable 20' (6.10 m) max.
Circular
Inlet
Outlet

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

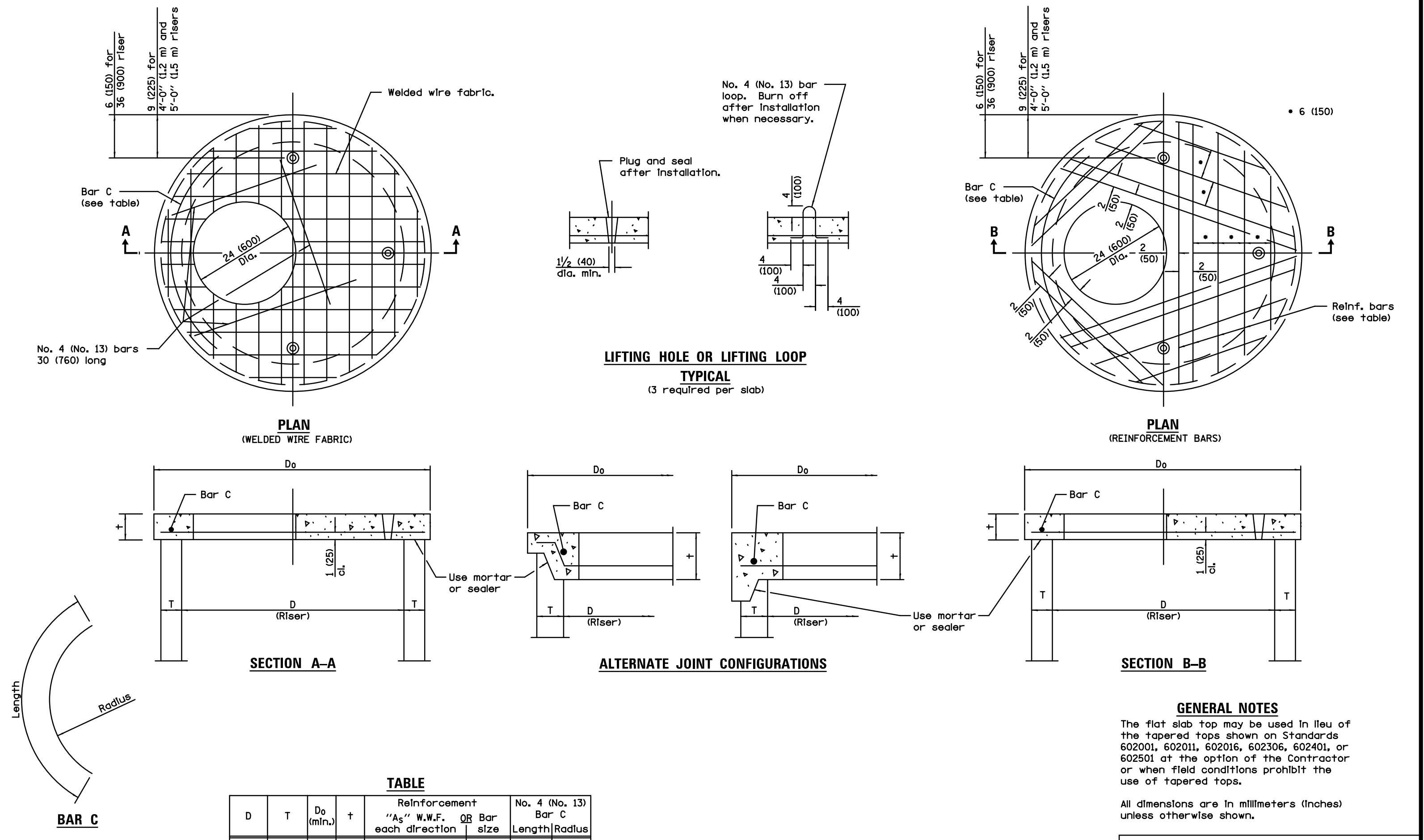
See Standard 602701 for details of steps.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

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

MANHOLE TYPE A

STANDARD 602401–03


PLAN
(WELDED WIRE FABRIC)
PLAN
(REINFORCEMENT BARS)
LIFTING HOLE OR LIFTING LOOP
TYPICAL
(3 required per slab)
SECTION A–A
ALTERNATE JOINT CONFIGURATIONS
SECTION B–B
BAR C
Welded wire fabric.
No. 4 (No. 13) bar loop. Burn off after installation when necessary.
Plug and seal after installation.
Bar C (see table)
No. 4 (No. 13) bars 30 (760) long
Reinf. bars (see table)
Use mortar or sealer
* 6 (150)
Length
Radius

TABLE

D	T	D_o (min.)	t	Reinforcement "A_s" W.W.F. each direction	OR Bar size	No. 4 (No. 13) Bar C Length	Radius
36 (900)	See applicable Standards	D + 2T	6 (150)	0.20 sq. in./ft. (425 sq. mm/m)	No. 4 (No. 13)	4'-0" (1.2 m)	19 (480)
4'-0" (1.2 m)			6 (150)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	4'-6" (1.35 m)	26 (660)
5'-0" (1.5 m)			8 (200)	0.35 sq. in./ft. (740 sq. mm/m)	No. 5 (No. 16)	5'-0" (1.5 m)	32 (810)

ALTERNATE BOTTOM SLAB

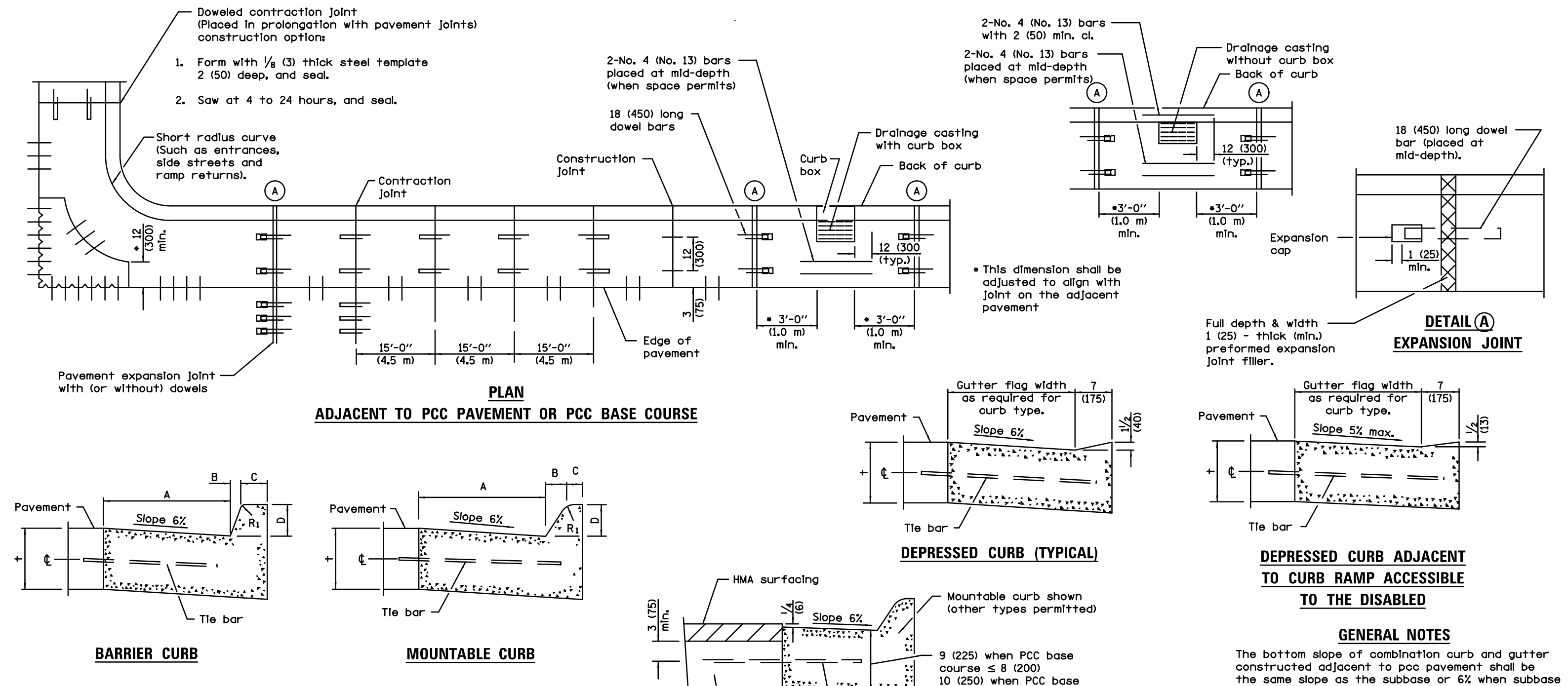
GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602001, 602011, 602016, 602306, 602401, or 602501 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

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

PRECAST REINFORCED CONCRETE FLAT SLAB TOP

STANDARD 602601–02


PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE
BARRIER CURB
MOUNTABLE CURB
DEPRESSED CURB (TYPICAL)
DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED
DETAIL A
EXPANSION JOINT
Doweled contraction joint (Placed in prolongation with pavement joints) construction options
1. Form with 1/8 (3) thick steel template 2 (50) deep, and seal.
2. Saw at 4 to 24 hours, and seal.
Short radius curve (Such as entrances, side streets and ramp returns).
Pavement expansion joint with (or without) dowels
Construction joint
Contraction joint
Edge of pavement
2-No. 4 (No. 13) bars placed at mid-depth (when space permits)
18 (450) long dowel bars
Drainage casting with curb box
Back of curb
Drainage casting without curb box
* This dimension shall be adjusted to align with joint on the adjacent pavement
Full depth & width 1 (25) thick preformed expansion joint filler.
Expansion cap
Slope 6%
Tie bar
Pavement

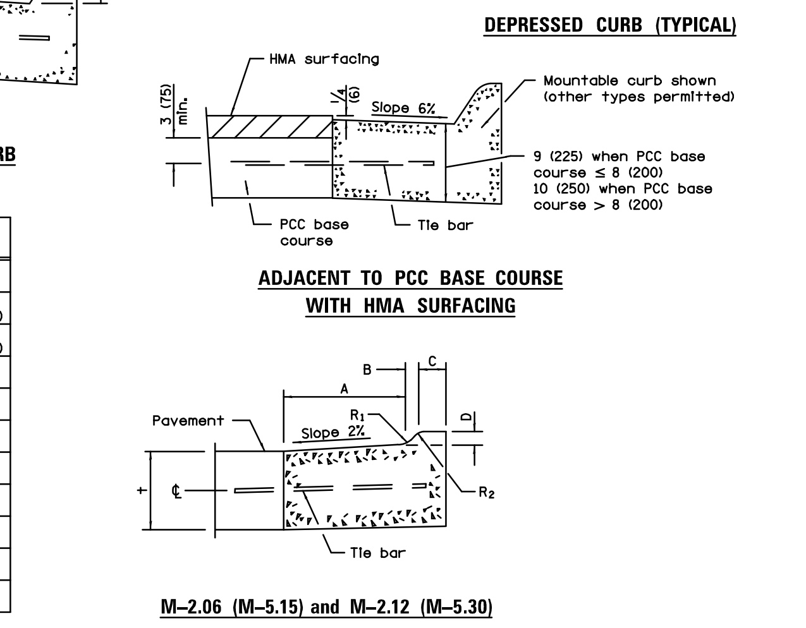

ADJACENT TO PCC BASE COURSE
WITH HMA SURFACING
M–2.06 (M–5.15) and M–2.12 (M–5.30)
HMA surfacing
Mountable curb shown (other types permitted)
PCC base course
Tie bar
9 (225) when PCC base course ≤ 8 (200)
10 (250) when PCC base course > 8 (200)
Pavement
Slope 2%

TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R1
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R1	R2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

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 = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 24 (600) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

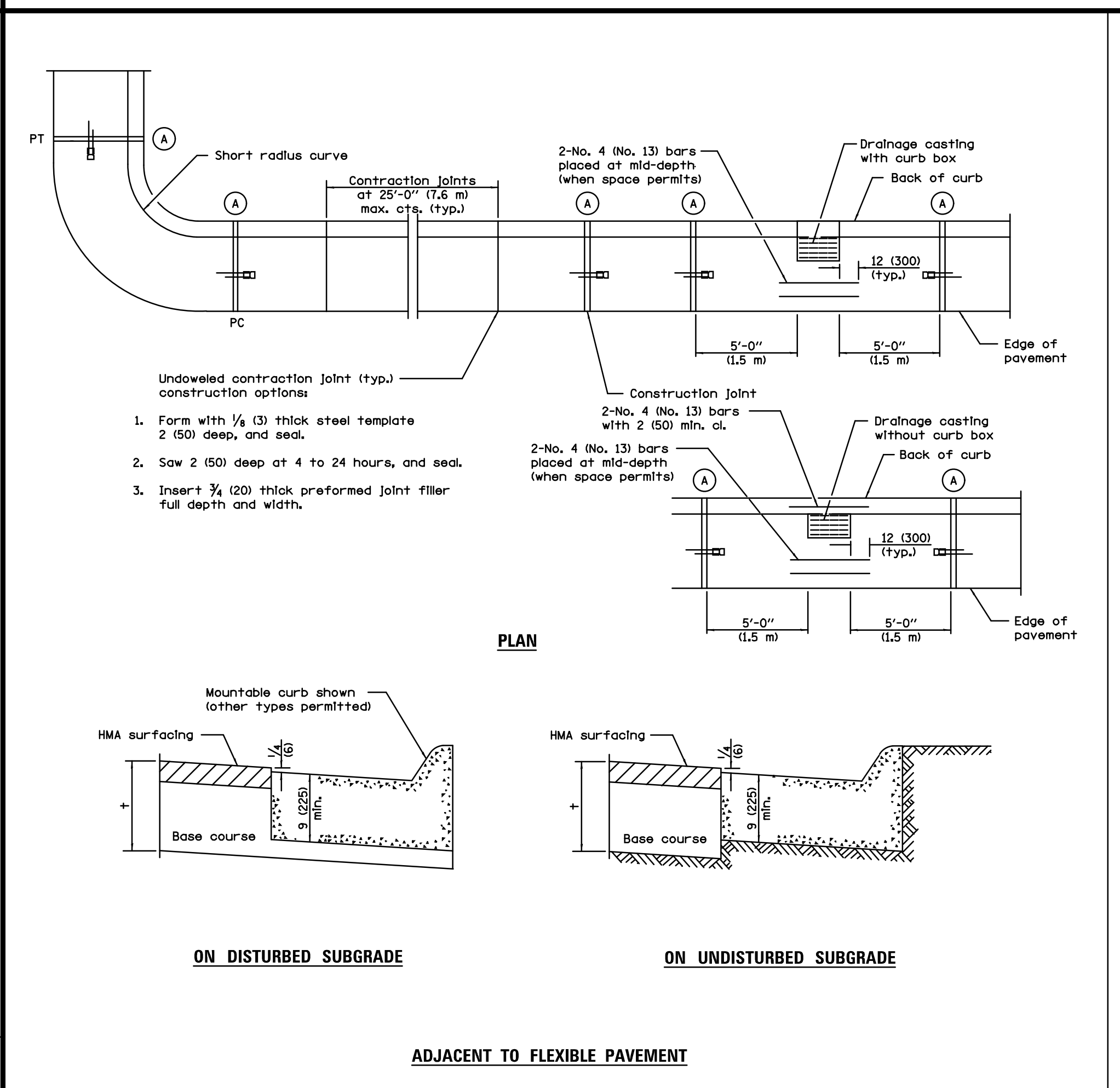
A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

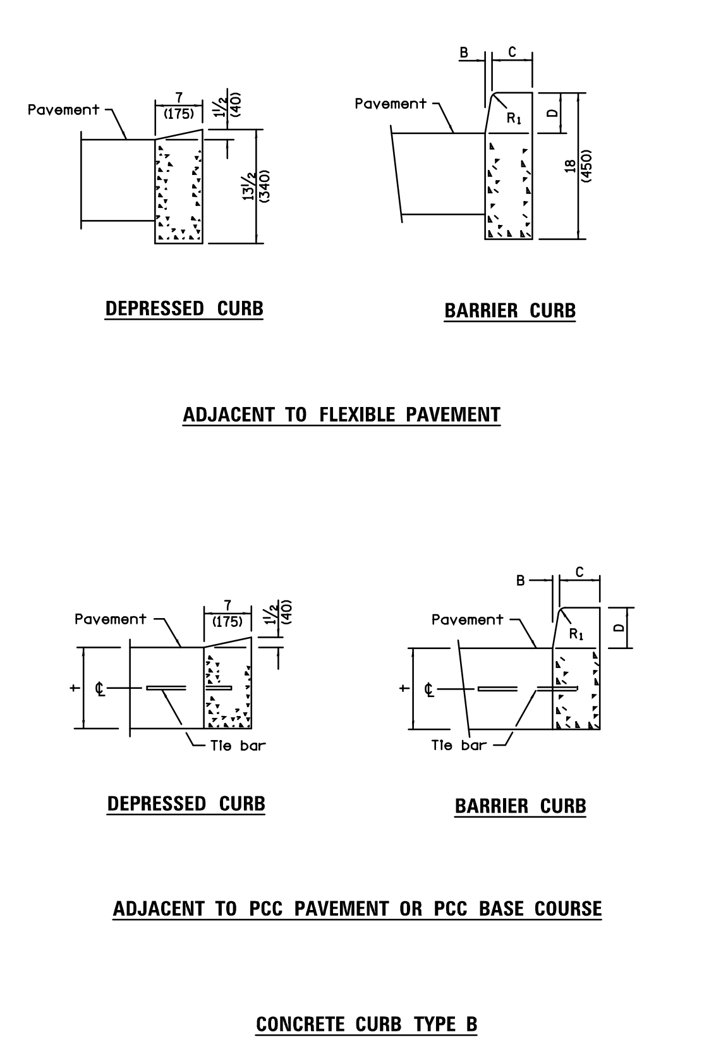
The dowel bars shown in contraction joints will only be required for monolithic construction.

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

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

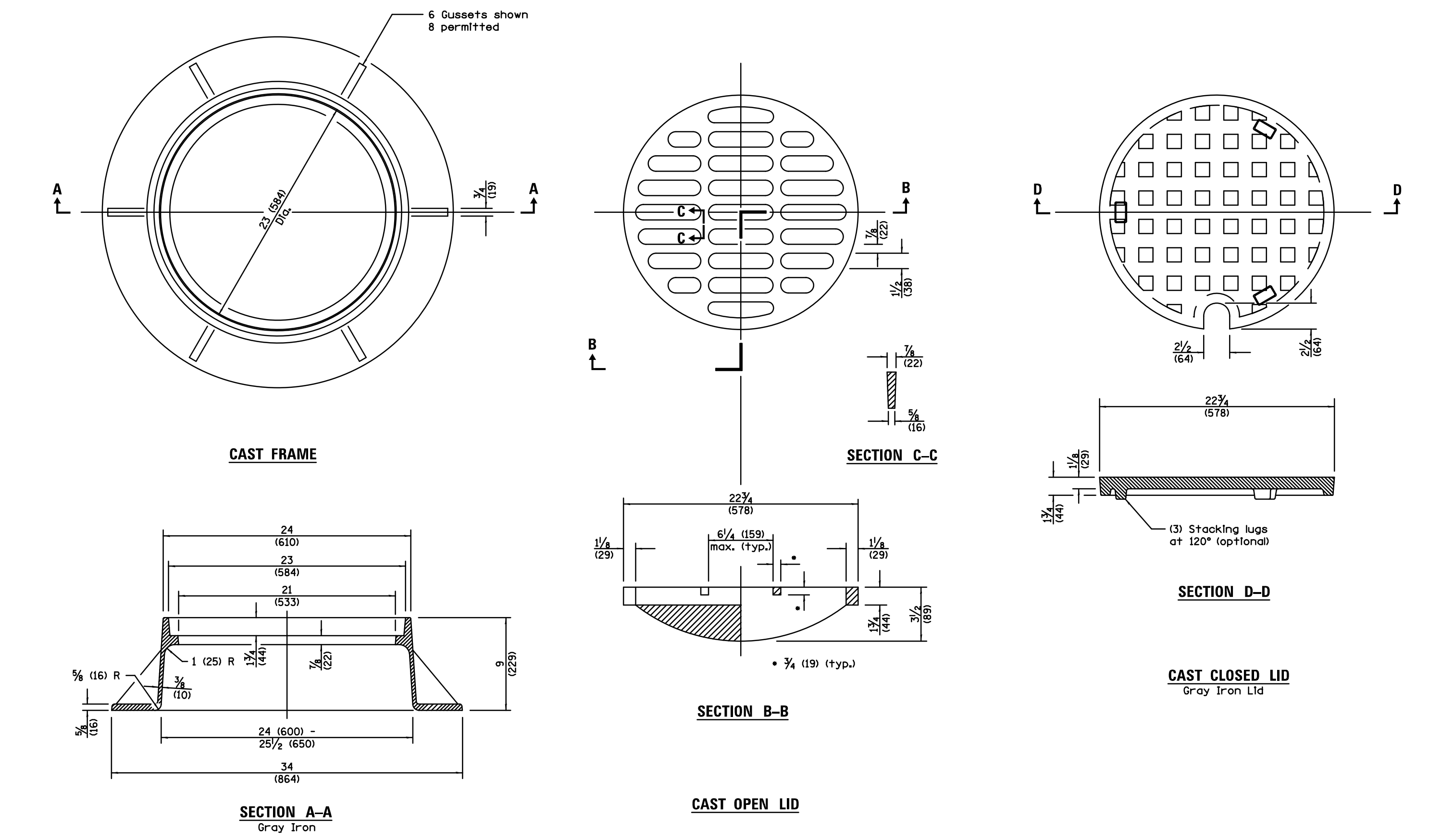
STANDARD 606001–05


PLAN
ON DISTURBED SUBGRADE
ON UNDISTURBED SUBGRADE
ADJACENT TO FLEXIBLE PAVEMENT
Short radius curve
Contraction joints at 25'-0" (7.6 m) max. cts. (typ.)
Undoweled contraction joint (typ.) construction options:
1. Form with 1/8 (3) thick steel template 2 (50) deep, and seal.
2. Saw 2 (50) deep at 4 to 24 hours, and seal.
3. Insert 3/4 (20) thick preformed joint filler full depth and width.
Construction joint
2-No. 4 (No. 13) bars placed at mid-depth (when space permits)
Drainage casting with curb box
Drainage casting without curb box
Back of curb
Edge of pavement
Mountable curb shown (other types permitted)
HMA surfacing
Base course


DEPRESSED CURB
BARRIER CURB
ADJACENT TO FLEXIBLE PAVEMENT
DEPRESSED CURB
BARRIER CURB
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE
CONCRETE CURB TYPE B
Pavement
Tie bar

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

STANDARD 606001–05


CAST FRAME
SECTION C–C
SECTION D–D
SECTION A–A
Gray Iron
SECTION B–B
CAST OPEN LID
CAST CLOSED LID
Gray Iron Lid
6 Gussets shown
8 permitted
(3) Stacking lugs at 120° (optional)

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

FRAME AND LIDS TYPE 1

STANDARD 604001–03

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAIL 1
VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8524.04DET01
DATE: 04/30/21
JOB NO. 8524.04
SHEET D1
12 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwestern Motors Holding INC.)

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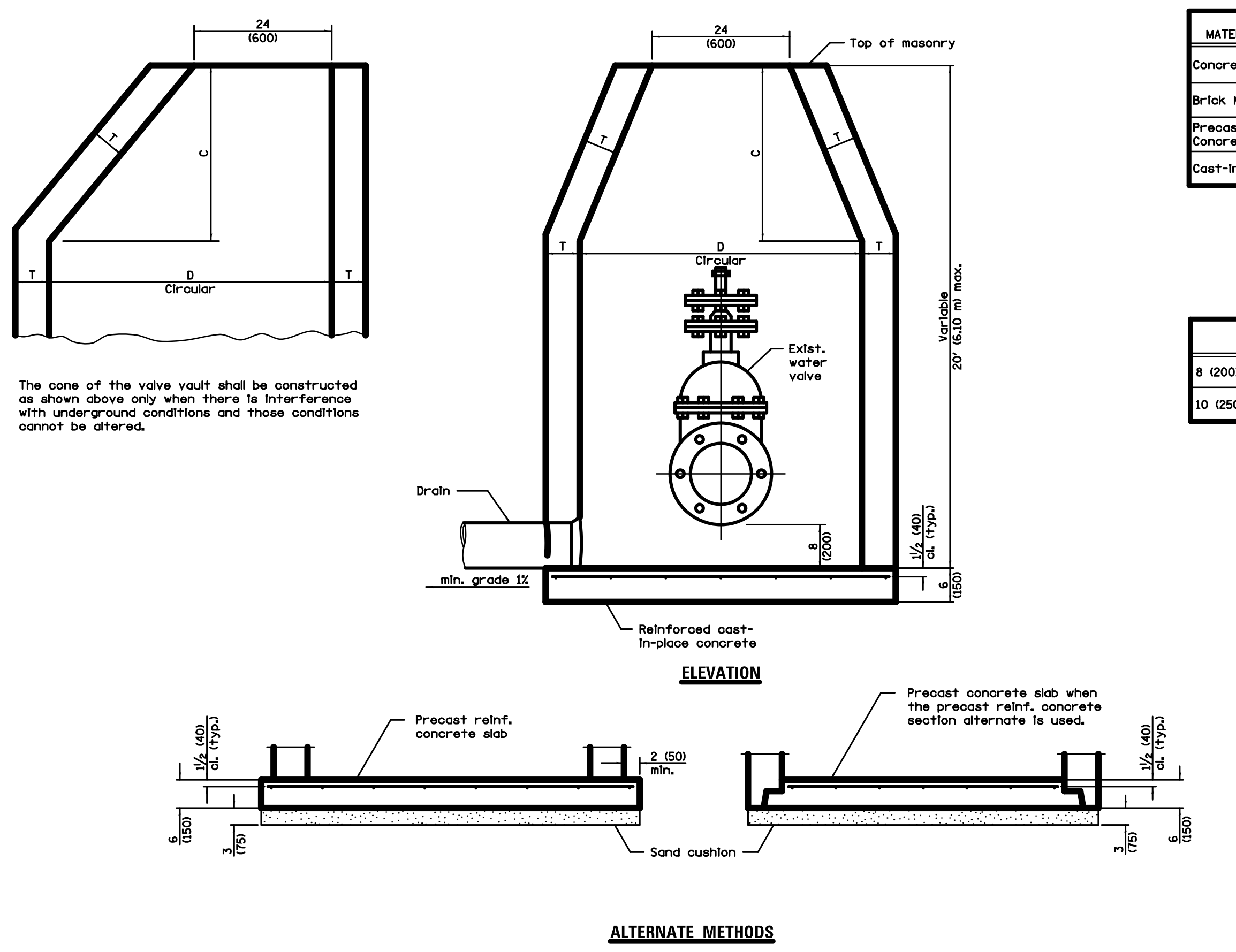

24
(600)
T
C
D
Circular
T
24
(600)
Top of masonry
C
T
D
Circular
Exist. water valve
Variable
20' (6.10 m) max.
Drain
min. grade 1%
8
(200)
1½ (40)
cl. (typ.)
6
(150)
Reinforced cast-in-place concrete
ELEVATION
Precast reinf. concrete slab
2 (50) min.
Sand cushion
Precast concrete slab when the precast reinf. concrete section alternate is used.
ALTERNATE METHODS

The cone of the valve vault shall be constructed as shown above only when there is interference with underground conditions and those conditions cannot be altered.

ALTERNATE MATERIALS FOR WALLS	D	C •	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-In-Place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

• For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

DIAMETER OF WATER MAIN	D
8 (200) and under	4'-0" (1.2 m)
10 (250) and over	5'-0" (1.5 m)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.31 sq. in./ft. (660 sq. mm/m) in both directions with a maximum spacing of 12 (300).

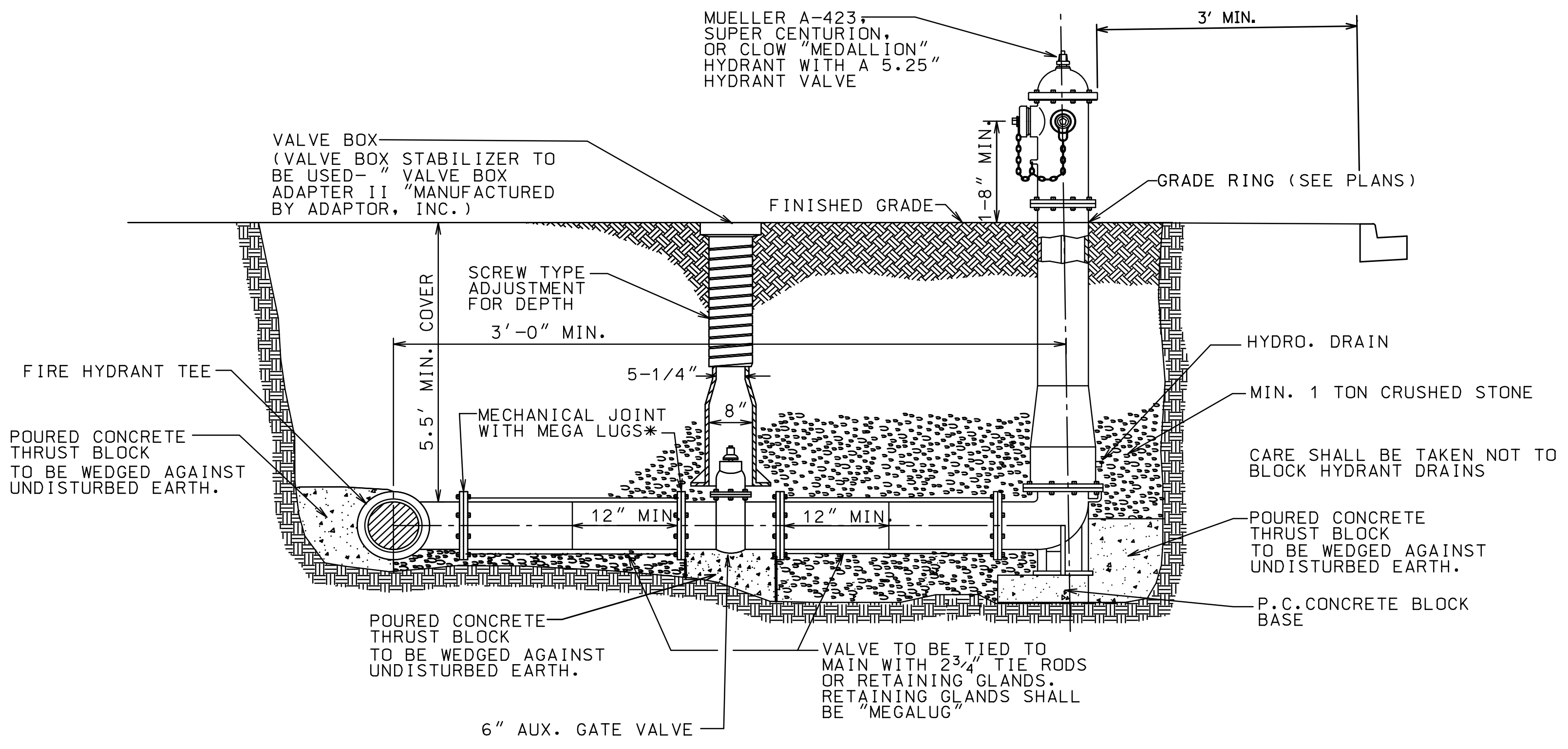
Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional Precast Reinforced Concrete Flat Top Slab.

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

VALVE VAULT TYPE A

STANDARD 602501-02


MUELLER A-423, SUPER CENTURION, OR CLOW "MEDALLION" HYDRANT WITH A 5.25" HYDRANT VALVE
3' MIN.
VALVE BOX (VALVE BOX STABILIZER TO BE USED- " VALVE BOX ADAPTER II "MANUFACTURED BY ADAPTOR, INC.)
FINISHED GRADE
1'-8" MIN.
GRADE RING (SEE PLANS)
SCREW TYPE ADJUSTMENT FOR DEPTH
5.5' MIN. COVER
3'-0" MIN.
HYDRO. DRAIN
FIRE HYDRANT TEE
5-1/4"
MIN. 1 TON CRUSHED STONE
8"
MECHANICAL JOINT WITH MEGA LUGS*
POURED CONCRETE THRUST BLOCK TO BE WEDGED AGAINST UNDISTURBED EARTH.
CARE SHALL BE TAKEN NOT TO BLOCK HYDRANT DRAINS
12" MIN
12" MIN.
POURED CONCRETE THRUST BLOCK TO BE WEDGED AGAINST UNDISTURBED EARTH.
P.C.CONCRETE BLOCK BASE
POURED CONCRETE THRUST BLOCK TO BE WEDGED AGAINST UNDISTURBED EARTH.
VALVE TO BE TIED TO MAIN WITH 2¾" TIE RODS OR RETAINING GLANDS. RETAINING GLANDS SHALL BE "MEGALUG"
6" AUX. GATE VALVE

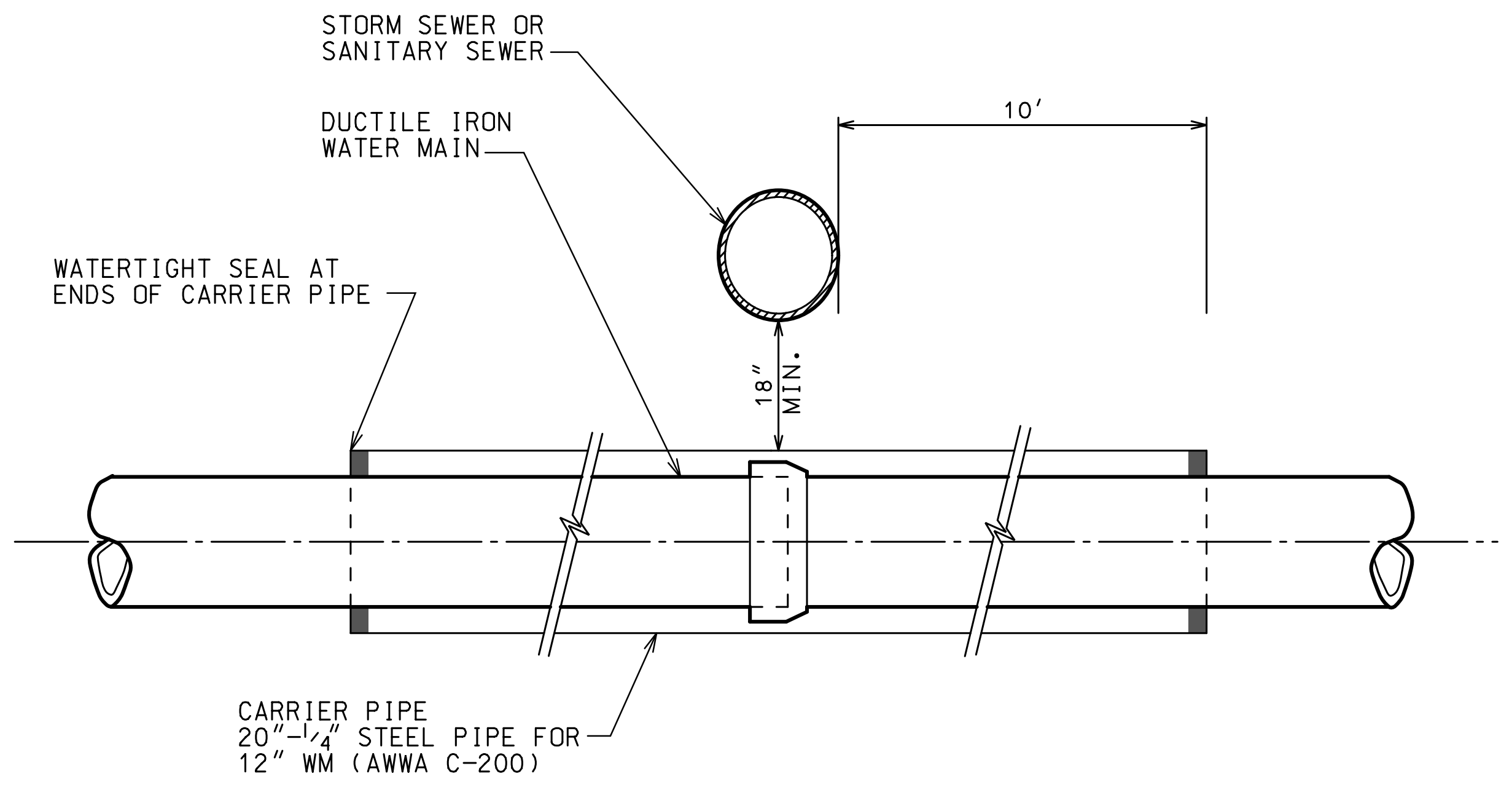
ALL TEE JOINTS TO BE RESTRAINED.

MINIMUM DISTANCE BETWEEN FIRE HYDRANT TEE AND NEXT JOINT IS 10'.

* ALL JOINTS FROM AND INCLUDING THE FIRE HYDRANT TEE SHALL BE RESTRAINED

FIRE HYDRANT & AUXILIARY VALVE

NOT TO SCALE

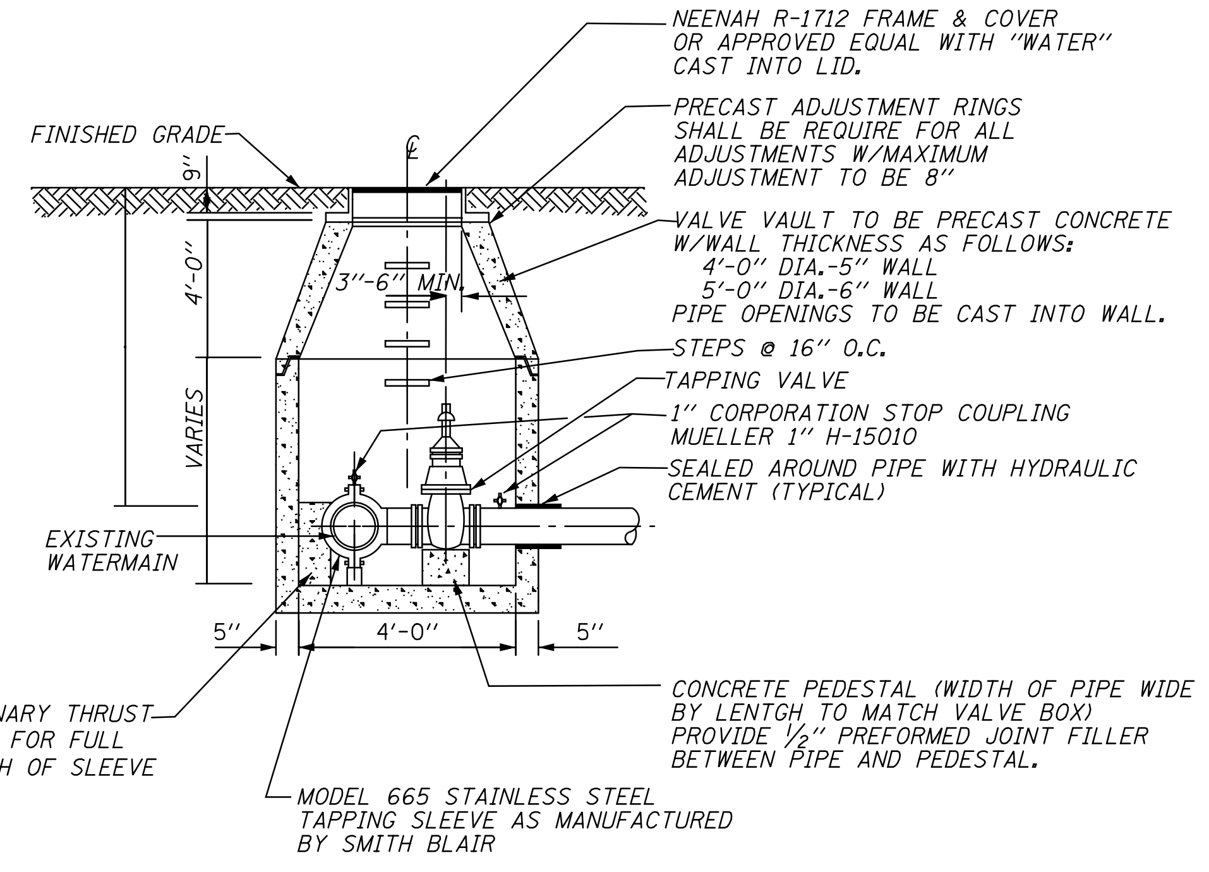

STORM SEWER OR SANITARY SEWER
DUCTILE IRON WATER MAIN
10'
WATERTIGHT SEAL AT ENDS OF CARRIER PIPE
18" MIN.
CARRIER PIPE 20"-1/4" STEEL PIPE FOR 12" WM (AWWA C-200)

NOTE:

THE BACKFILL MATERIAL BETWEEN PIPES SHALL BE CLASS IV CONFORMING TO ASTM D2321 SPECIFICATIONS.

CARRIER PIPE DETAIL

NOT TO SCALE

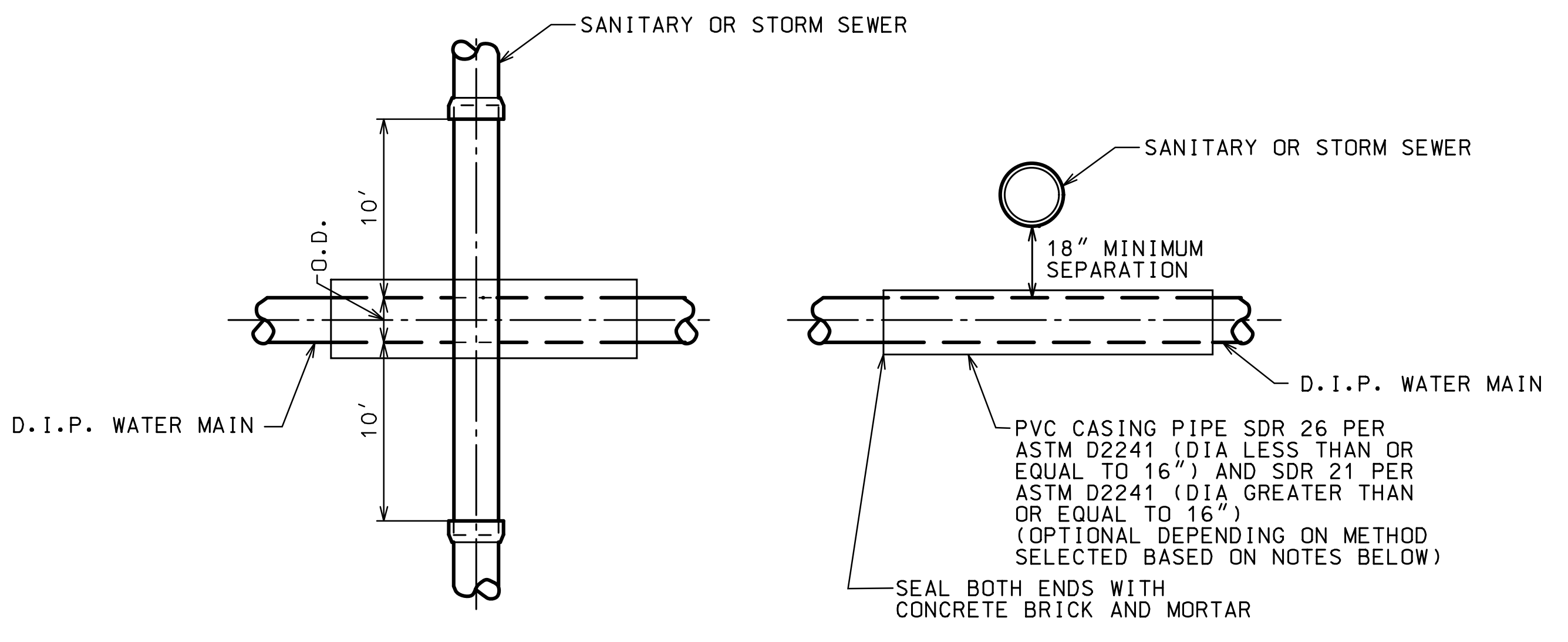

NEENAH R-1712 FRAME & COVER OR APPROVED EQUAL WITH "WATER" CAST INTO LID.
FINISHED GRADE
℄
9"
PRECAST ADJUSTMENT RINGS SHALL BE REQUIRE FOR ALL ADJUSTMENTS W/MAXIMUM ADJUSTMENT TO BE 8"
4'-0"
3"-6" MIN.
VALVE VAULT TO BE PRECAST CONCRETE W/WALL THICKNESS AS FOLLOWS: 4'-0" DIA.-5" WALL 5'-0" DIA.-6" WALL PIPE OPENINGS TO BE CAST INTO WALL.
STEPS @ 16" O.C.
TAPPING VALVE
VARIES
1" CORPORATION STOP COUPLING MUELLER 1" H-15010
SEALED AROUND PIPE WITH HYDRAULIC CEMENT (TYPICAL)
EXISTING WATERMAIN
5"
4'-0"
5"
MASONARY THRUST BLOCK FOR FULL LENGTH OF SLEEVE
CONCRETE PEDESTAL (WIDTH OF PIPE WIDE BY LENTGH TO MATCH VALVE BOX) PROVIDE ½" PREFORMED JOINT FILLER BETWEEN PIPE AND PEDESTAL.
MODEL 665 STAINLESS STEEL TAPPING SLEEVE AS MANUFACTURED BY SMITH BLAIR

NOTE:

1. *IT IS PREFERED THAT PRECAST CONCRETE BASE OF THE VALVE VAULT OF CAST INTEGRAL WITH LOWEST WALL SECTION.*
2. *ALL JOINTS BETWEEN PRE-CAST ELEMENTS ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES SHALL BE SET IN PLACE WITH EZ STIK ST8 OR APPROVED EQUAL, AS APPROVED BY THE VILLAGE ENGINEER*
3. *ALL JOINTS ARE TO BE TUCKPOINT WITH HYDRAULIC CEMENT.*

TYPICAL PRESSURE CONNECTION IN VALVE VAULT

NOT TO SCALE


SANITARY OR STORM SEWER
O.D.
10'
10'
D.I.P. WATER MAIN
PLAN
SANITARY OR STORM SEWER
18" MINIMUM SEPARATION
D.I.P. WATER MAIN
PVC CASING PIPE SDR 26 PER ASTM D2241 (DIA LESS THAN OR EQUAL TO 16") AND SDR 21 PER ASTM D2241 (DIA GREATER THAN OR EQUAL TO 16") (OPTIONAL DEPENDING ON METHOD SELECTED BASED ON NOTES BELOW)
SEAL BOTH ENDS WITH CONCRETE BRICK AND MORTAR
SECTION

WATERMAIN DIA.	CASING PIPE DIA.
6"	12"
8"	16"
10"	18"
12"	18"

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 26 PER ASTM D2241) AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE WATERMAIN EQUIVALENT PIPE AND THE STANDARD PIPE, OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

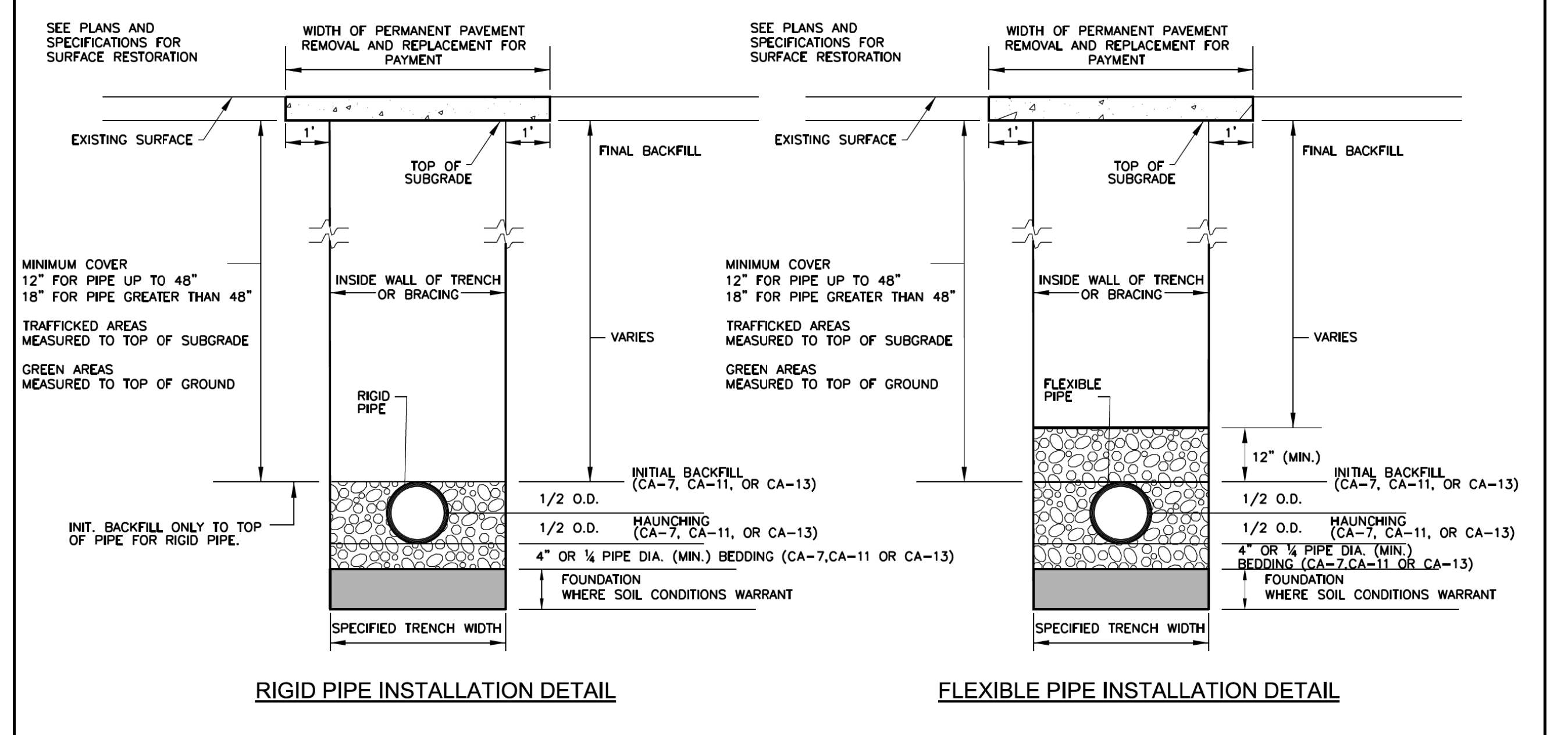
STORM SEWER CONFLICTS

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM C-361 FOR 10 FT EITHER SIDE OF WATERMAIN CONFLICTS OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

CAD-DTLS/WATER/E010.DTL

SEWER/WATER MAIN CROSSING

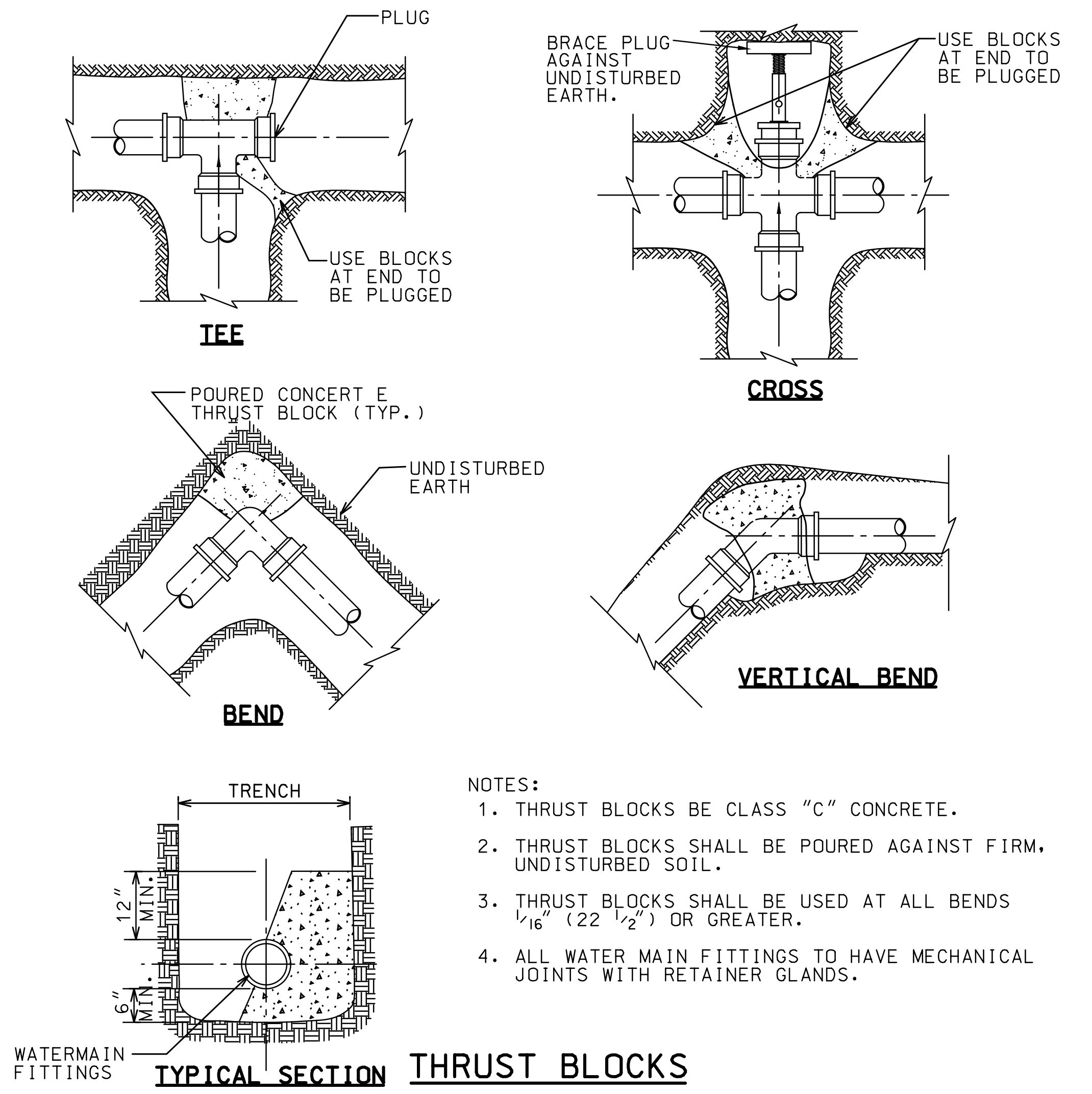
NOT TO SCALE NOT TO SCALE


SEE PLANS AND SPECIFICATIONS FOR SURFACE RESTORATION
WIDTH OF PERMANENT PAVEMENT REMOVAL AND REPLACEMENT FOR PAYMENT
EXISTING SURFACE
1'
1'
TOP OF SUBGRADE
FINAL BACKFILL
MINIMUM COVER 12" FOR PIPE UP TO 48" 18" FOR PIPE GREATER THAN 48"
TRAFFICKED AREAS MEASURED TO TOP OF SUBGRADE
GREEN AREAS MEASURED TO TOP OF GROUND
INSIDE WALL OF TRENCH OR BRACING
VARIES
RIGID PIPE
INITIAL BACKFILL (CA-7, CA-11, OR CA-13)
1/2 O.D.
1/2 O.D.
HAUNCHING (CA-7, CA-11, OR CA-13)
INIT. BACKFILL ONLY TO TOP OF PIPE FOR RIGID PIPE.
4" OR ¼ PIPE DIA. (MIN.) BEDDING (CA-7,CA-11 OR CA-13)
FOUNDATION WHERE SOIL CONDITIONS WARRANT
SPECIFIED TRENCH WIDTH
RIGID PIPE INSTALLATION DETAIL
SEE PLANS AND SPECIFICATIONS FOR SURFACE RESTORATION
WIDTH OF PERMANENT PAVEMENT REMOVAL AND REPLACEMENT FOR PAYMENT
EXISTING SURFACE
1'
1'
TOP OF SUBGRADE
FINAL BACKFILL
MINIMUM COVER 12" FOR PIPE UP TO 48" 18" FOR PIPE GREATER THAN 48"
TRAFFICKED AREAS MEASURED TO TOP OF SUBGRADE
GREEN AREAS MEASURED TO TOP OF GROUND
INSIDE WALL OF TRENCH OR BRACING
VARIES
FLEXIBLE PIPE
12" (MIN.)
INITIAL BACKFILL (CA-7, CA-11, OR CA-13)
1/2 O.D.
1/2 O.D.
HAUNCHING (CA-7, CA-11, OR CA-13)
4" OR ¼ PIPE DIA. (MIN.) BEDDING (CA-7,CA-11 OR CA-13)
FOUNDATION WHERE SOIL CONDITIONS WARRANT
SPECIFIED TRENCH WIDTH
FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

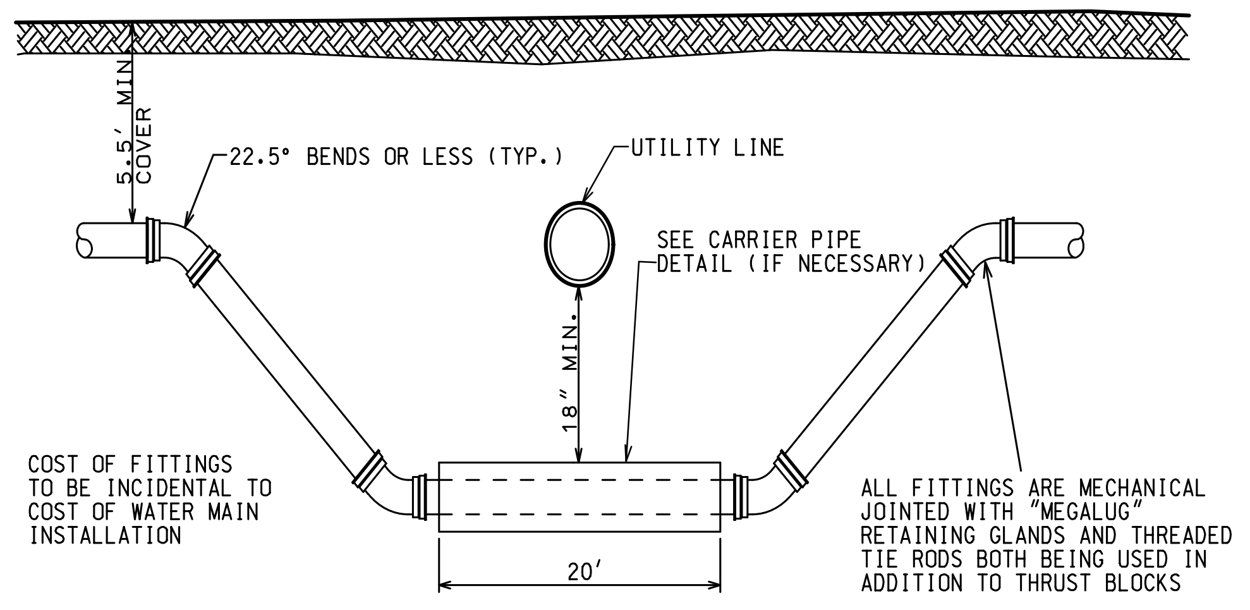
TECHNICAL GUIDANCE MANUAL	7/1/15
RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34 PAGE NO. 35


PLUG
USE BLOCKS AT END TO BE PLUGGED
TEE
BRACE PLUG AGAINST UNDISTURBED EARTH.
USE BLOCKS AT END TO BE PLUGGED
CROSS
POURED CONCERT E THRUST BLOCK (TYP.)
UNDISTURBED EARTH
BEND
VERTICAL BEND
TRENCH
12" MIN.
6" MIN.
WATERMAIN FITTINGS
TYPICAL SECTION

NOTES:
1. THRUST BLOCKS BE CLASS "C" CONCRETE.
2. THRUST BLOCKS SHALL BE POURED AGAINST FIRM, UNDISTURBED SOIL.
3. THRUST BLOCKS SHALL BE USED AT ALL BENDS $^{1}/_{16}$" (22 $^{1}/_{2}$") OR GREATER.
4. ALL WATER MAIN FITTINGS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.

THRUST BLOCKS

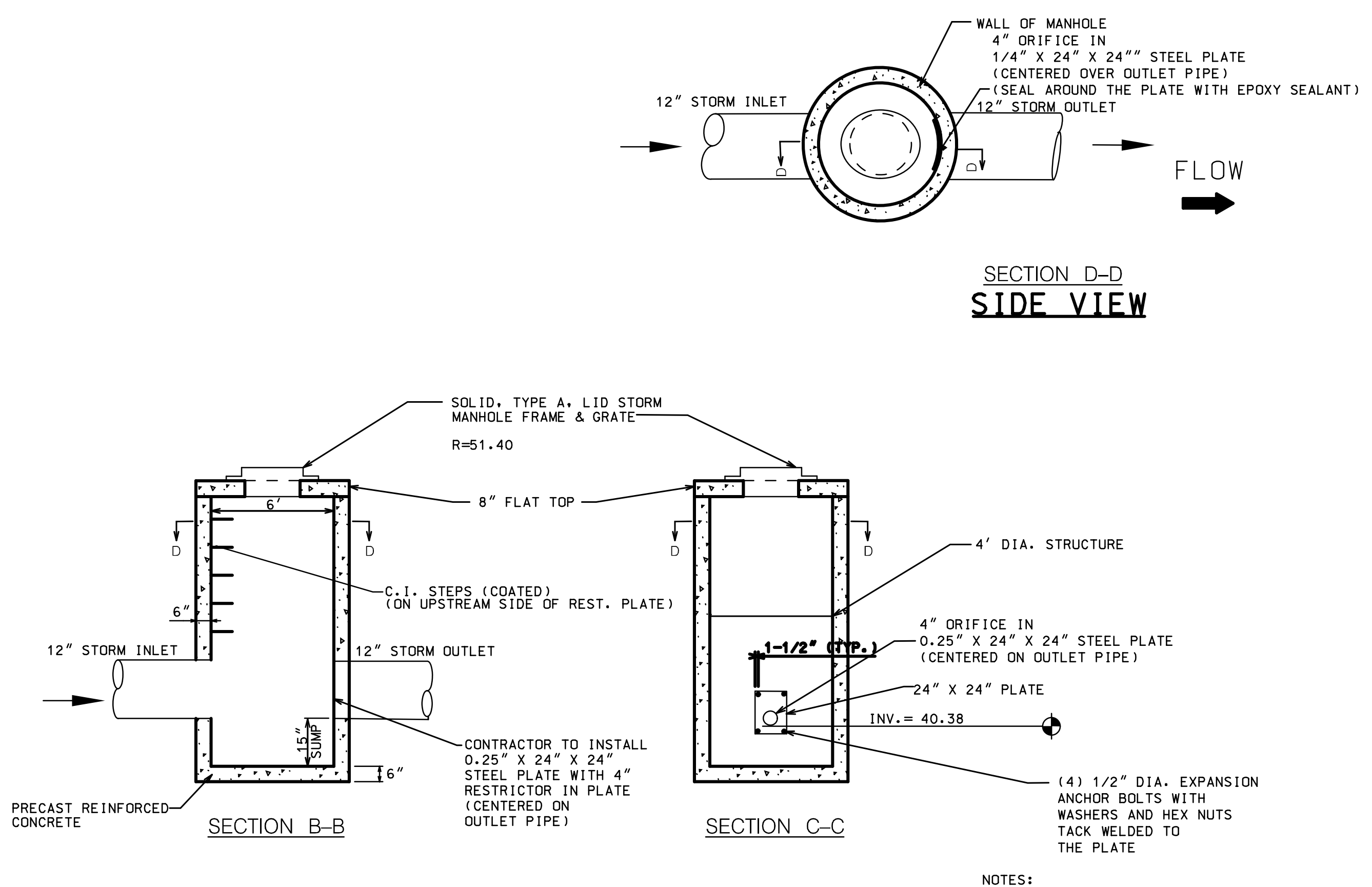
NOT TO SCALE


5.5' MIN. COVER
22.5° BENDS OR LESS (TYP.)
UTILITY LINE
SEE CARRIER PIPE DETAIL (IF NECESSARY)
18" MIN.
COST OF FITTINGS TO BE INCIDENTAL TO COST OF WATER MAIN INSTALLATION
ALL FITTINGS ARE MECHANICAL JOINTED WITH "MEGALUG" RETAINING GLANDS AND THREADED TIE RODS BOTH BEING USED IN ADDITION TO THRUST BLOCKS
20'

TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.

WATER MAIN OFF-SET DETAIL

NOT TO SCALE


WALL OF MANHOLE
4" ORIFICE IN 1/4" X 24" X 24"" STEEL PLATE (CENTERED OVER OUTLET PIPE)
(SEAL AROUND THE PLATE WITH EPOXY SEALANT)
12" STORM INLET
12" STORM OUTLET
D
D
FLOW
SECTION D-D
SIDE VIEW
SOLID, TYPE A, LID STORM MANHOLE FRAME & GRATE
R=51.40
8" FLAT TOP
6'
D
D
C.I. STEPS (COATED) (ON UPSTREAM SIDE OF REST. PLATE)
6"
12" STORM INLET
12" STORM OUTLET
15" SUMP
6"
CONTRACTOR TO INSTALL 0.25" X 24" X 24" STEEL PLATE WITH 4" RESTRICTOR IN PLATE (CENTERED ON OUTLET PIPE)
PRECAST REINFORCED CONCRETE
SECTION B-B
D
D
4' DIA. STRUCTURE
1-1/2" (TYP.)
4" ORIFICE IN 0.25" X 24" X 24" STEEL PLATE (CENTERED ON OUTLET PIPE)
24" X 24" PLATE
INV.= 40.38
(4) 1/2" DIA. EXPANSION ANCHOR BOLTS WITH WASHERS AND HEX NUTS TACK WELDED TO THE PLATE
SECTION C-C

OUTLET CONTROL STRUCTURE - OCS-1

NOT TO SCALE

NOTES:
1. RESTRICTOR PLATES AND FASTENERS SHALL BE FABRICATED IN STAINLESS STEEL OR DUCTILE IRON.
2. RESTRICTOR PLATE SHALL BE CURVED TO MATCH THE INSIDE RADIUS OF THE MANHOLE/CATCH BASIN.
3. THE DEPTH OF THE ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 3" INTO THE STRUCTURE WALL.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAIL 2

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04DET02

DATE:
04/30/21

JOB NO.
8524.04

SHEET
D2
13 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

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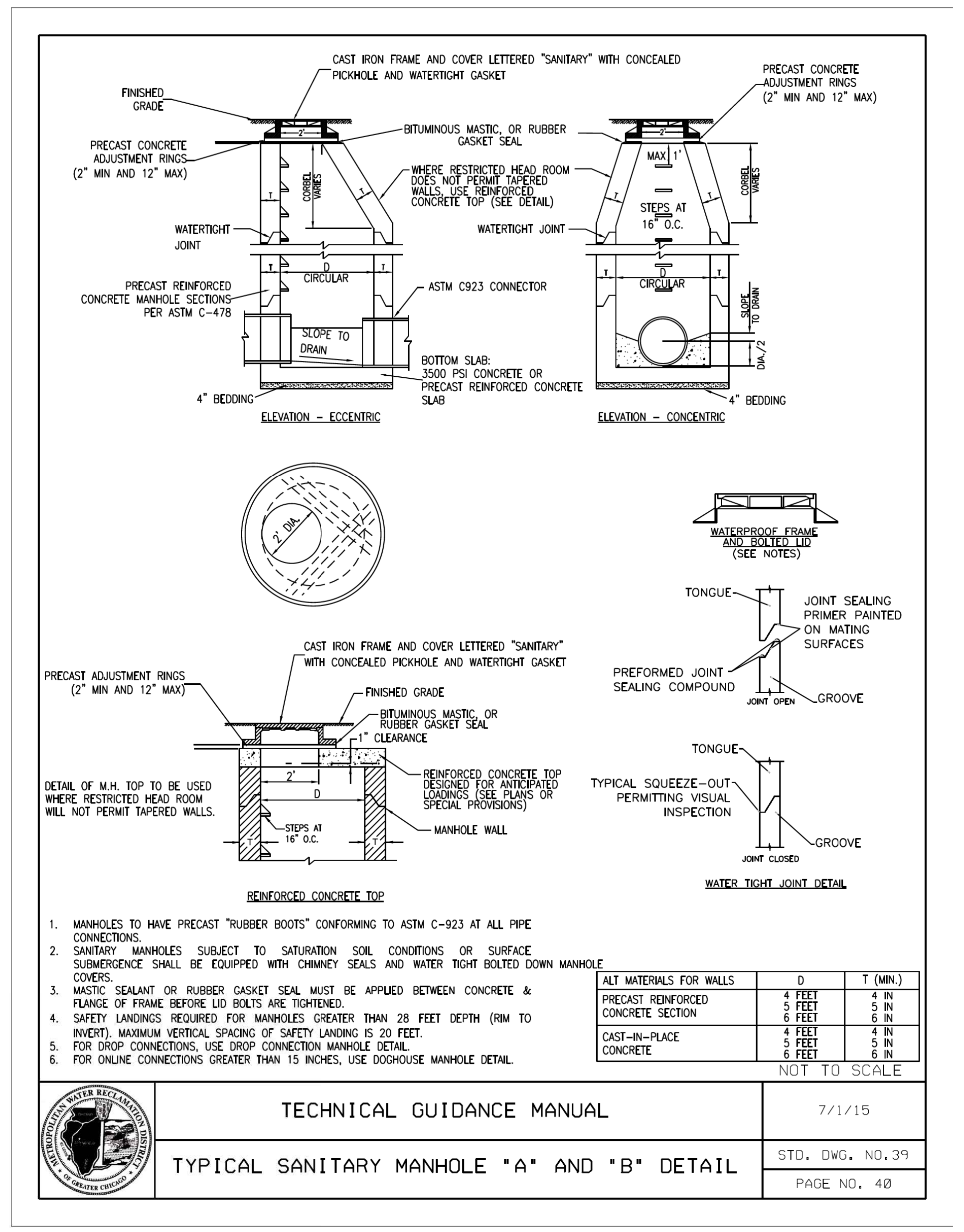
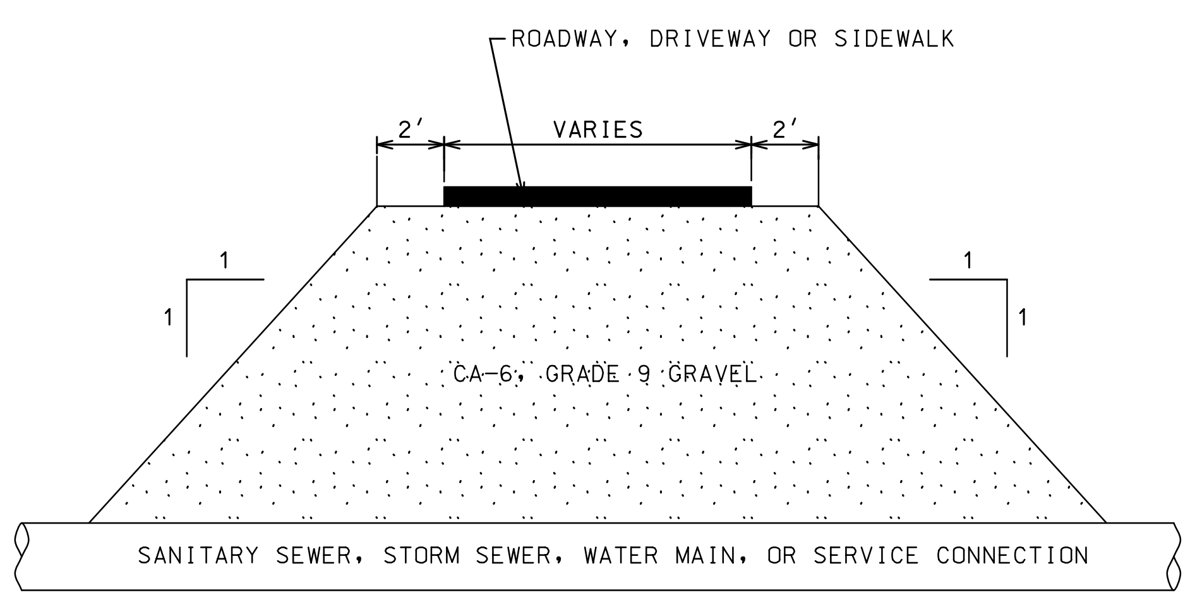

FINISHED GRADE
CAST IRON FRAME AND COVER LETTERED "SANITARY" WITH CONCEALED PICKHOLE AND WATERTIGHT GASKET
PRECAST CONCRETE ADJUSTMENT RINGS (2" MIN AND 12" MAX)
BITUMINOUS MASTIC, OR RUBBER GASKET SEAL
WHERE RESTRICTED HEAD ROOM DOES NOT PERMIT TAPERED WALLS, USE REINFORCED CONCRETE TOP (SEE DETAIL)
WATERTIGHT JOINT
STEPS AT 16" O.C.
CIRCULAR
ASTM C923 CONNECTOR
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C-478
SLOPE TO DRAIN
BOTTOM SLAB: 3500 PSI CONCRETE OR PRECAST REINFORCED CONCRETE SLAB
4" BEDDING
ELEVATION – ECCENTRIC
ELEVATION – CONCENTRIC
WATERPROOF FRAME AND BOLTED LID (SEE NOTES)
TONGUE
JOINT SEALING PRIMER PAINTED ON MATING SURFACES
PREFORMED JOINT SEALING COMPOUND
JOINT OPEN
GROOVE
PRECAST ADJUSTMENT RINGS (2" MIN AND 12" MAX)
FINISHED GRADE
BITUMINOUS MASTIC, OR RUBBER GASKET SEAL
1" CLEARANCE
2'
D
T
DETAIL OF M.H. TOP TO BE USED WHERE RESTRICTED HEAD ROOM WILL NOT PERMIT TAPERED WALLS.
REINFORCED CONCRETE TOP DESIGNED FOR ANTICIPATED LOADINGS (SEE PLANS OR SPECIAL PROVISIONS)
MANHOLE WALL
STEPS AT 16" O.C.
REINFORCED CONCRETE TOP
TYPICAL SQUEEZE–OUT PERMITTING VISUAL INSPECTION
JOINT CLOSED
WATER TIGHT JOINT DETAIL

1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT). MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN
CAST–IN–PLACE CONCRETE	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN

NOT TO SCALE

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO	TECHNICAL GUIDANCE MANUAL	7/1/15
	TYPICAL SANITARY MANHOLE "A" AND "B" DETAIL	STD. DWG. NO.39 PAGE NO. 40


ROADWAY, DRIVEWAY OR SIDEWALK
2'
VARIES
2'
1
1
1
1
CA-6, GRADE 9 GRAVEL
SANITARY SEWER, STORM SEWER, WATER MAIN, OR SERVICE CONNECTION

TRENCH BACKFILL LIMITS

NOT TO SCALE

UNDERGROUND STORM VAULT DETAILS TO GO HERE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS – 3

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.04DET03

DATE:
04/30/21

JOB NO.
8524.04

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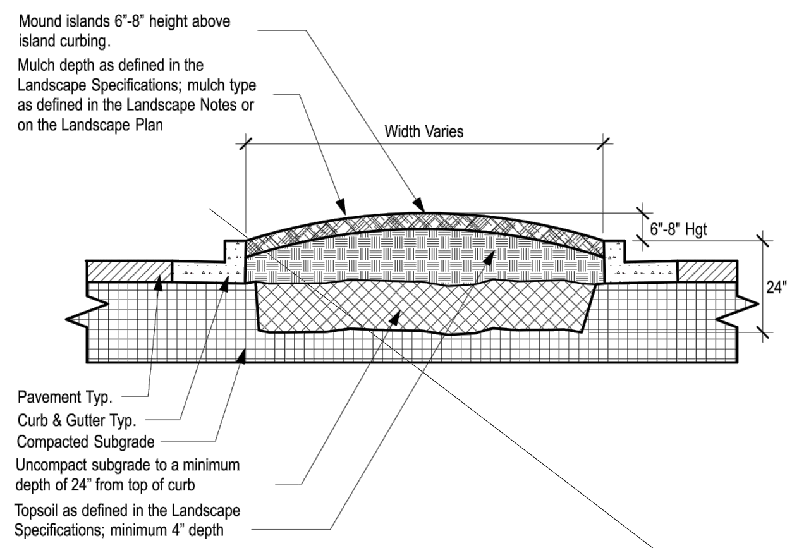
D3
14 OF 14

Attachment: VW Engineering Plans (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

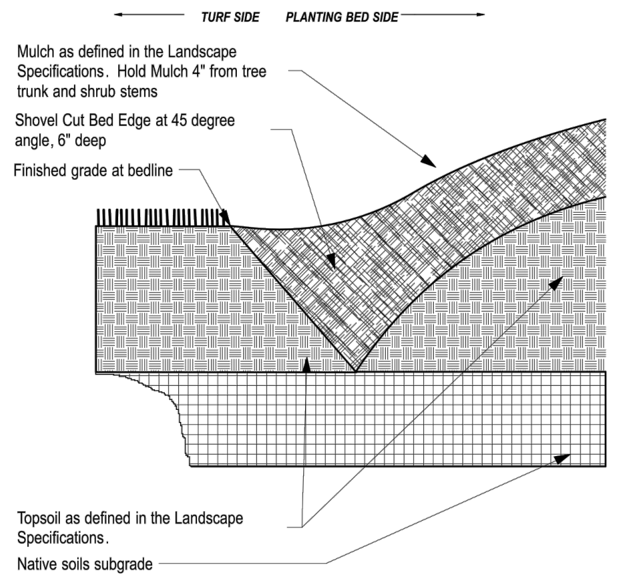

Mound islands 6"-8" height above island curbing.
Mulch depth as defined in the Landscape Specifications; mulch type as defined in the Landscape Notes or on the Landscape Plan
Width Varies
6"-8" Hgt
24" Depth
Pavement Typ.
Curb & Gutter Typ.
Compacted Subgrade
Uncompact subgrade to a minimum depth of 24" from top of curb
Topsoil as defined in the Landscape Specifications; minimum 4" depth

NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

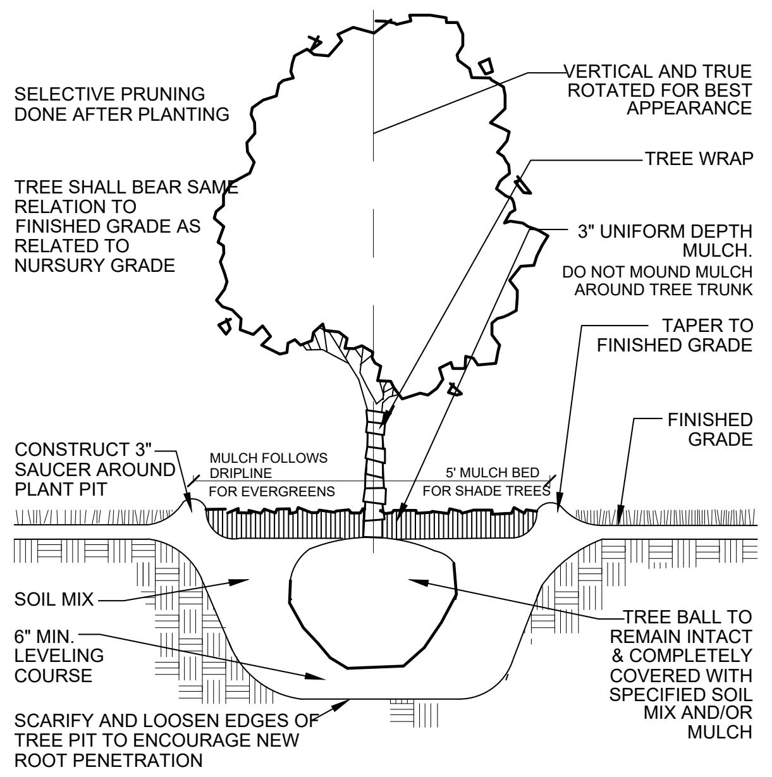
PARKING LOT ISLAND

SCALE:


TURF SIDE
PLANTING BED SIDE
Mulch as defined in the Landscape Specifications. Hold Mulch 4" from tree trunk and shrub stems
Shovel Cut Bed Edge at 45 degree angle, 6" deep
Finished grade at bedline
Topsoil as defined in the Landscape Specifications.
Native soils subgrade

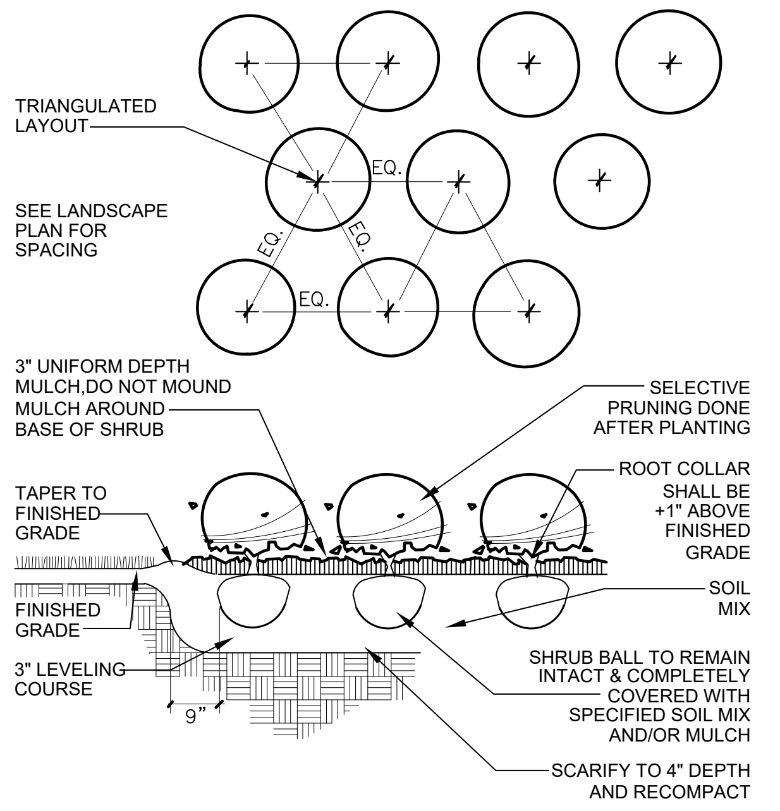
SPADED PLANTING BED EDGE

SCALE:


SELECTIVE PRUNING DONE AFTER PLANTING
VERTICAL AND TRUE ROTATED FOR BEST APPEARANCE
TREE WRAP
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS RELATED TO NURSURY GRADE
3" UNIFORM DEPTH MULCH.
DO NOT MOUND MULCH AROUND TREE TRUNK
TAPER TO FINISHED GRADE
FINISHED GRADE
CONSTRUCT 3" SAUCER AROUND PLANT PIT
MULCH FOLLOWS DRIPLINE FOR EVERGREENS
5' MULCH BED FOR SHADE TREES
SOIL MIX
6" MIN. LEVELING COURSE
TREE BALL TO REMAIN INTACT & COMPLETELY COVERED WITH SPECIFIED SOIL MIX AND/OR MULCH
SCARIFY AND LOOSEN EDGES OF TREE PIT TO ENCOURAGE NEW ROOT PENETRATION

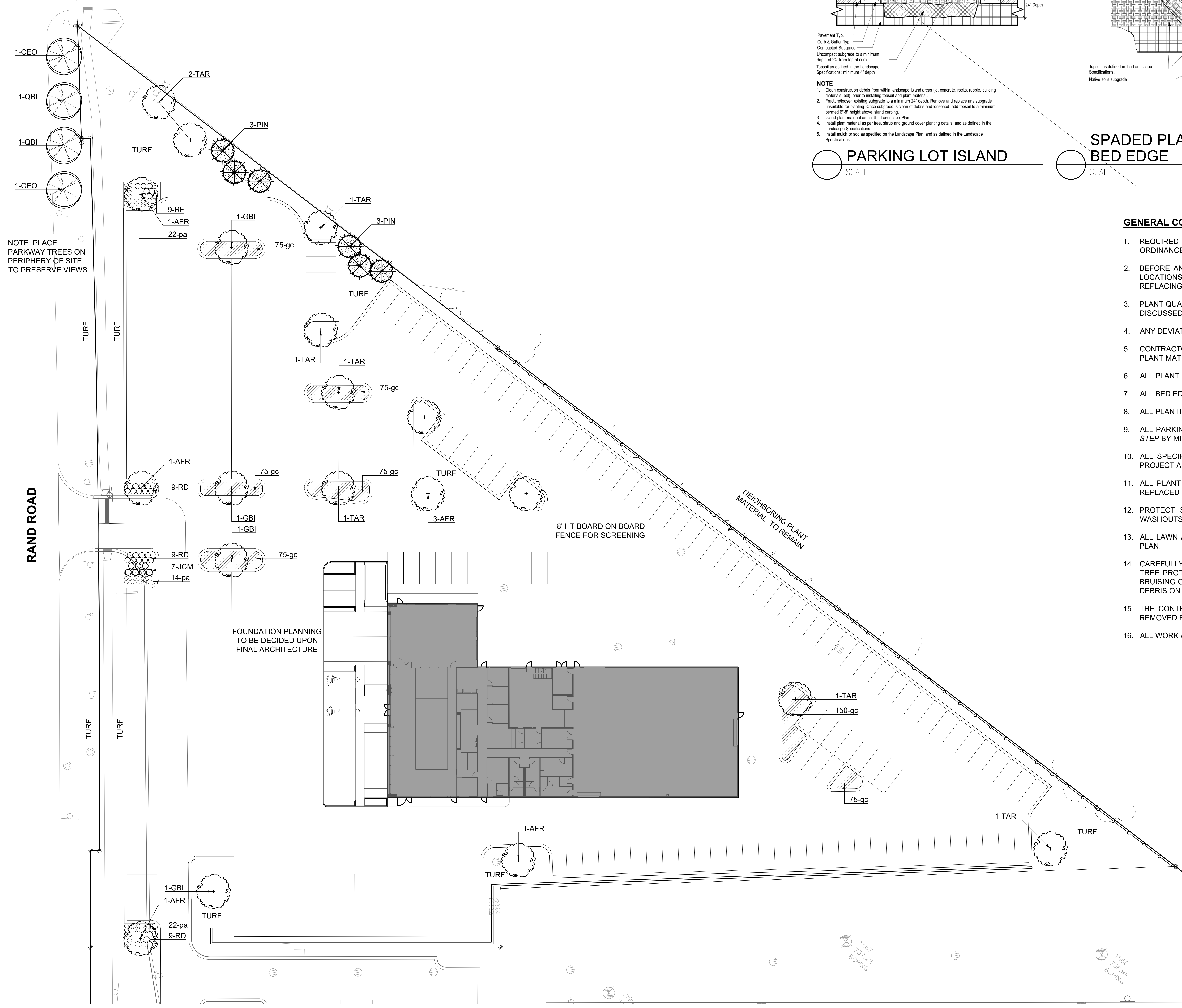
TREE PLANTING DETAIL

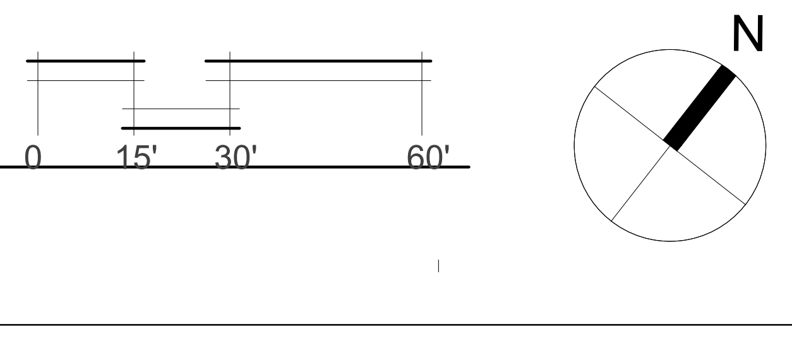
SCALE:


TRIANGULATED LAYOUT
EQ.
EQ.
EQ.
EQ.
SEE LANDSCAPE PLAN FOR SPACING
3" UNIFORM DEPTH MULCH,DO NOT MOUND MULCH AROUND BASE OF SHRUB
SELECTIVE PRUNING DONE AFTER PLANTING
ROOT COLLAR SHALL BE +1" ABOVE FINISHED GRADE
TAPER TO FINISHED GRADE
SOIL MIX
FINISHED GRADE
3" LEVELING COURSE
9"
SHRUB BALL TO REMAIN INTACT & COMPLETELY COVERED WITH SPECIFIED SOIL MIX AND/OR MULCH
SCARIFY TO 4" DEPTH AND RECOMPACT

SHRUB PLANTING DETAIL

SCALE:


1-CEO
1-QBI
1-QBI
1-CEO
2-TAR
3-PIN
TURF
9-RF
1-AFR
22-pa
1-GBI
75-gc
1-TAR
3-PIN
NOTE: PLACE PARKWAY TREES ON PERIPHERY OF SITE TO PRESERVE VIEWS
TURF
TURF
TURF
1-TAR
1-TAR
75-gc
TURF
1-AFR
9-RD
75-gc
75-gc
1-GBI
1-TAR
3-AFR
RAND ROAD
1-GBI
75-gc
8' HT BOARD ON BOARD FENCE FOR SCREENING
NEIGHBORING PLANT MATERIAL TO REMAIN
9-RD
7-JCM
14-pa
FOUNDATION PLANNING TO BE DECIDED UPON FINAL ARCHITECTURE
1-TAR
150-gc
TURF
TURF
75-gc
1-TAR
TURF
1-AFR
TURF
1-GBI
1-AFR
TURF
22-pa
9-RD
1567 737.22 BORING
1566 738.94 BORING



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
4. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
6. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
7. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
8. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
9. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
10. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
11. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
12. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
13. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
14. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
15. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
16. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Master Plant List

Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size**	**Notes**
		Shade Trees			
AFR		ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
CEO		CELTUS OCCIDENTALIS	HACKBERRY	3" BB	
GBI		GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
TAR		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
		Evergreen Trees			
PIN		PINUS STROBUS	EASTERN WHITE PINE	8' BB	
		Evergreen Shrubs			
JCM		JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	
		Deciduous Shrubs			
RD		ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL	PINK
		Groundcover			
gc		EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
		Grasses			
pa		PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

KATHRYN MAXWELL TALTY

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Winnetka, Illinois 60093
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no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	04.30.21

VW DEALERSHIP
1979 N RAND ROAD
PALATINE, IL

PRELIMINARY LANDSCAPE PLAN
PLANTING DETAILS
PLANT LIST

date 04.30.21
drawn KMT
checked KMT

job no. 21180

sheet no. L1.1

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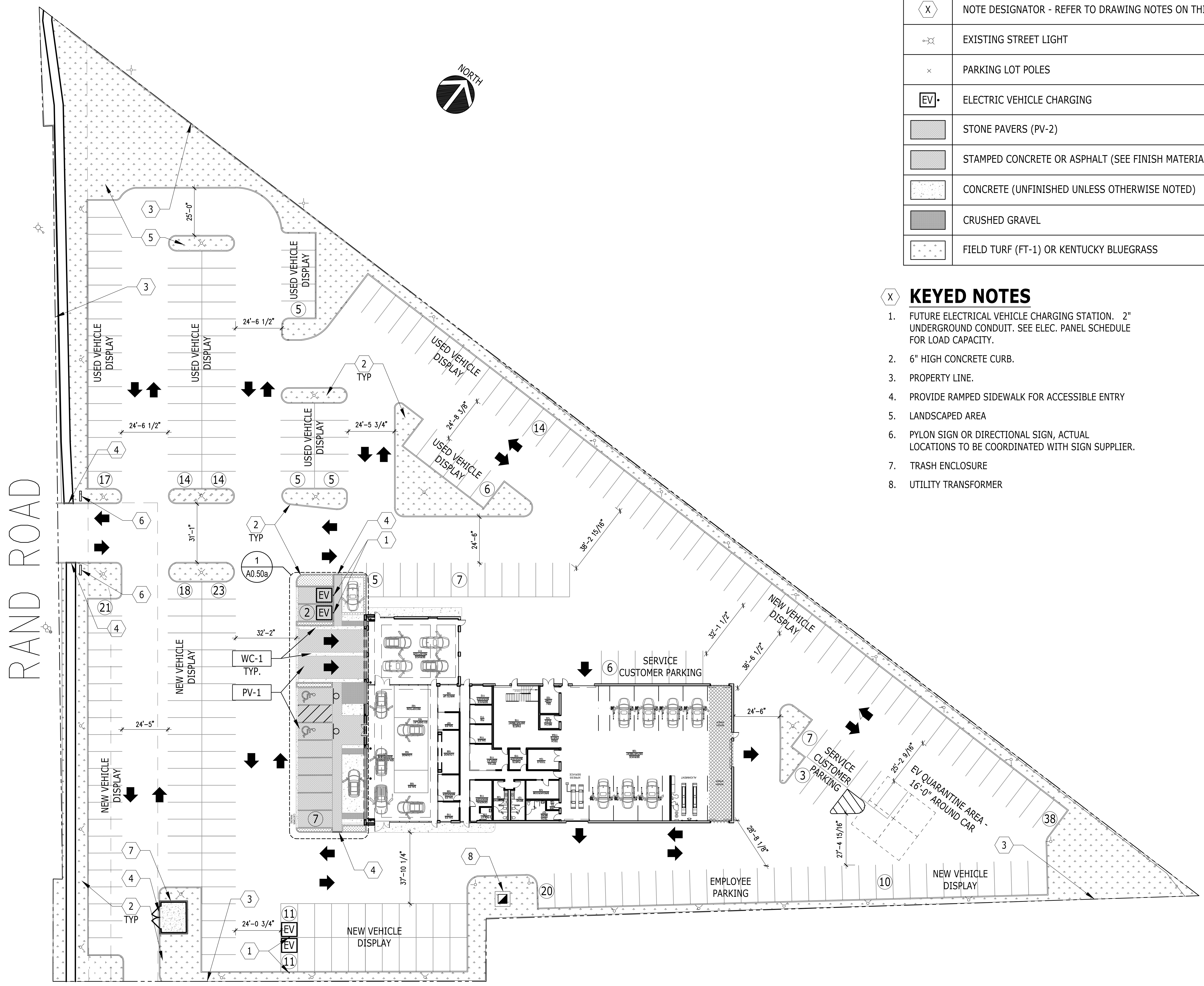

NORTH
RAND ROAD
USED VEHICLE DISPLAY
USED VEHICLE DISPLAY
USED VEHICLE DISPLAY
USED VEHICLE DISPLAY
USED VEHICLE DISPLAY
USED VEHICLE DISPLAY
NEW VEHICLE DISPLAY
NEW VEHICLE DISPLAY
NEW VEHICLE DISPLAY
NEW VEHICLE DISPLAY
NEW VEHICLE DISPLAY
SERVICE CUSTOMER PARKING
SERVICE CUSTOMER PARKING
EMPLOYEE PARKING
EV QUARANTINE AREA - 16'-0" AROUND CAR
25'-0"
24'-6 1/2"
24'-6 1/2"
24'-5 3/4"
24'-8 3/8"
24'-6"
38'-2 15/16"
31'-1"
32'-2"
24'-5"
32'-1 1/2"
36'-6 1/2"
24'-6"
25'-2 9/16"
27'-4 15/16"
28'-8 1/8"
37'-10 1/4"
24'-0 3/4"
2 TYP
WC-1 TYP.
PV-1
1 A0.50a
EV
17
14
14
14
5
5
18
23
21
7
6
20
10
38
11
11

SITE PLAN

SCALE: 1" = 30'-0"

1

LEGEND

X	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
⊸¤	EXISTING STREET LIGHT
×	PARKING LOT POLES
EV	ELECTRIC VEHICLE CHARGING
▨	STONE PAVERS (PV-2)
▨	STAMPED CONCRETE OR ASPHALT (SEE FINISH MATERIALS SCHEDULE)
░	CONCRETE (UNFINISHED UNLESS OTHERWISE NOTED)
▩	CRUSHED GRAVEL
░	FIELD TURF (FT-1) OR KENTUCKY BLUEGRASS

X KEYED NOTES

1. FUTURE ELECTRICAL VEHICLE CHARGING STATION. 2" UNDERGROUND CONDUIT. SEE ELEC. PANEL SCHEDULE FOR LOAD CAPACITY.
2. 6" HIGH CONCRETE CURB.
3. PROPERTY LINE.
4. PROVIDE RAMPED SIDEWALK FOR ACCESSIBLE ENTRY
5. LANDSCAPED AREA
6. PYLON SIGN OR DIRECTIONAL SIGN, ACTUAL LOCATIONS TO BE COORDINATED WITH SIGN SUPPLIER.
7. TRASH ENCLOSURE
8. UTILITY TRANSFORMER

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

500 Lake Cook Road,
Suite 350 Deerfield, IL
60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

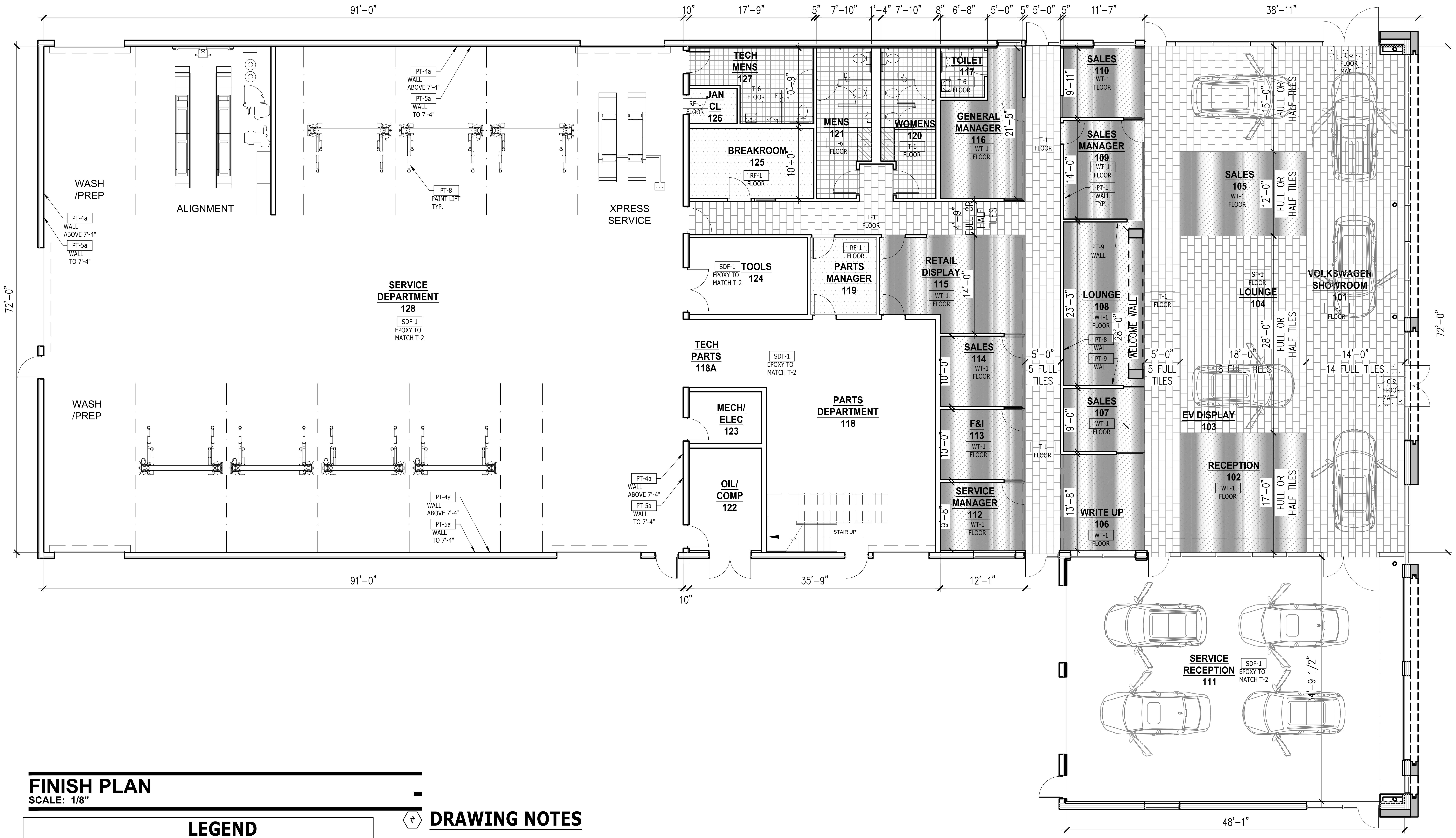
MECH/PLUMB:

May 12, 2021 – 30% Review

Site Plan

A0.50

Attachment: VW Architectural Plans _210512 (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

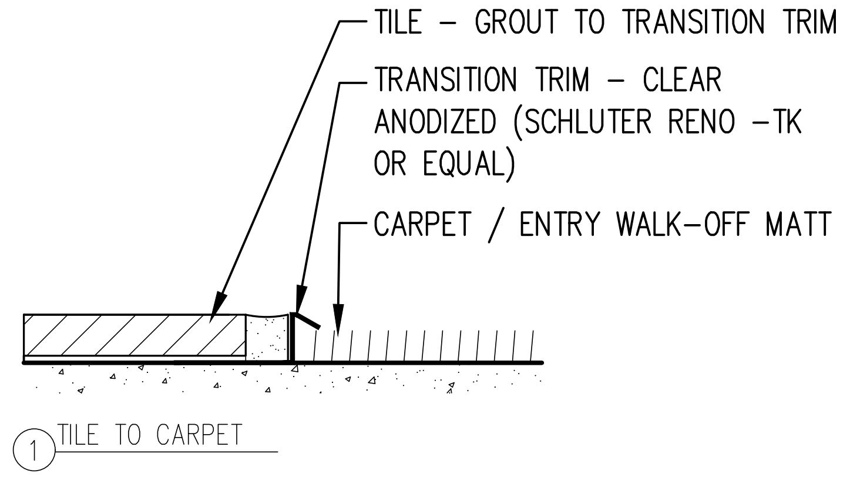

91'-0"
10"
17'-9"
5"
7'-10"
1'-4"
7'-10"
8"
6'-8"
5'-0"
5"
5'-0"
5"
11'-7"
38'-11"
WASH /PREP
ALIGNMENT
XPRESS SERVICE
PT-4a WALL ABOVE 7'-4"
PT-5a WALL TO 7'-4"
PT-8 PAINT LIFT TYP.
SERVICE DEPARTMENT 128
SDF-1 EPOXY TO MATCH T-2
WASH /PREP
72'-0"
TECH MENS 127
T-6 FLOOR
10'-9"
JAN CL 126
RF-1 FLOOR
BREAKROOM 125
RF-1 FLOOR
10'-0"
MENS 121
T-6 FLOOR
WOMENS 120
T-6 FLOOR
TOILET 117
T-6 FLOOR
GENERAL MANAGER 116
WT-1 FLOOR
21'-5"
T-1 FLOOR
4'-9" FULL OR HALF TILES
TOOLS 124
SDF-1 EPOXY TO MATCH T-2
PARTS MANAGER 119
RF-1 FLOOR
RETAIL DISPLAY 115
WT-1 FLOOR
14'-0"
TECH PARTS 118A
SDF-1 EPOXY TO MATCH T-2
PARTS DEPARTMENT 118
MECH/ ELEC 123
OIL/ COMP 122
STAIR UP
SALES 114
WT-1 FLOOR
F&I 113
WT-1 FLOOR
SERVICE MANAGER 112
WT-1 FLOOR
10'-0"
10'-0"
9'-8"
5'-0"
5 FULL TILES
SALES 110
WT-1 FLOOR
9'-11"
SALES MANAGER 109
WT-1 FLOOR
PT-1 WALL TYP.
14'-0"
LOUNGE 108
WT-1 FLOOR
PT-8 WALL
PT-9 WALL
23'-3"
28'-0"
WELCOME WALL
SALES 107
WT-1 FLOOR
9'-0"
WRITE UP 106
WT-1 FLOOR
13'-8"
C-2 FLOOR MAT
15'-0" FULL OR HALF TILES
SALES 105
WT-1 FLOOR
12'-0" FULL OR HALF TILES
SF-1 FLOOR
LOUNGE 104
VOLKSWAGEN SHOWROOM 101
T-1 FLOOR
28'-0" FULL OR HALF TILES
18'-0"
18 FULL TILES
14'-0"
14 FULL TILES
EV DISPLAY 103
RECEPTION 102
WT-1 FLOOR
17'-0" FULL OR HALF TILES
72'-0"
91'-0"
10"
35'-9"
12'-1"
SERVICE RECEPTION 111
SDF-1 EPOXY TO MATCH T-2
34'-9 1/2"
48'-1"

FINISH PLAN
SCALE: 1/8"

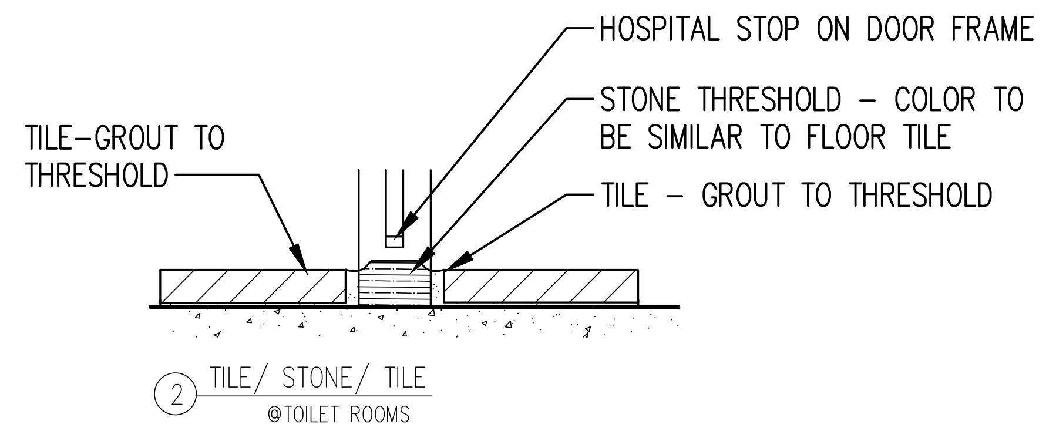
LEGEND	
#	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
XX-X	FINISH DESIGNATOR - REFER TO FINISH SCHEDULE

DRAWING NOTES

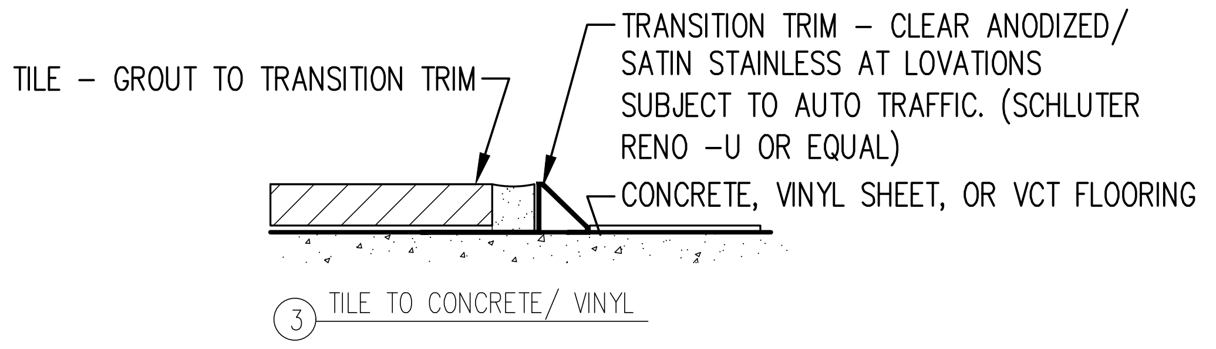
1. ALL WALLS TO PT-X U.O.N.
2. REFER TO INTERIOR WALL FINISH INFORMATION ON SHEETS A2.22 & A4.XX
3. REFER TO SHEET A3.01 FOR CEILING FINISHES.
4. PROVIDE THRESHOLDS AT ALL EXTERIOR MAN DOORS.
5. FOR OTHER WALL FINISHES ON ELEVATIONS, REFER TO A8.XX-A8.XX
6. SYSTEM FURNITURE TO BE INSTALLED AFTER FLOORING WITH PENETRATION FOR INFEED POWER
7. WELCOME WALL INSTALLED WITH PAINTED WOOD BASE TRIM OVER FLOOR FINISH WITH CLEAR SILICONE SEALANT AT THE TRIM/FLOOR FINISH SEAM. SEE DETAIL X/AX.XX FOR DETAILS OF CONDITION
8. FLOOR TILE PATTERN TO START WITH FULL TILE ALONG FRONT CURTAIN WALL.


TILE – GROUT TO TRANSITION TRIM
TRANSITION TRIM – CLEAR ANODIZED (SCHLUTER RENO –TK OR EQUAL)
CARPET / ENTRY WALK-OFF MATT

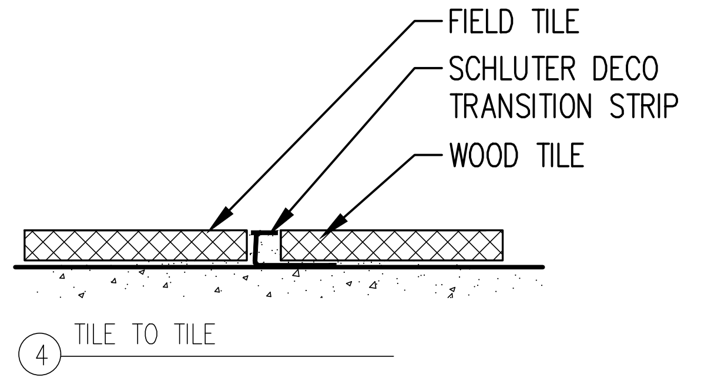
① TILE TO CARPET


HOSPITAL STOP ON DOOR FRAME
STONE THRESHOLD – COLOR TO BE SIMILAR TO FLOOR TILE
TILE – GROUT TO THRESHOLD
TILE-GROUT TO THRESHOLD

② TILE/ STONE/ TILE
@TOILET ROOMS


TRANSITION TRIM – CLEAR ANODIZED/ SATIN STAINLESS AT LOVATIONS SUBJECT TO AUTO TRAFFIC. (SCHLUTER RENO –U OR EQUAL)
TILE – GROUT TO TRANSITION TRIM
CONCRETE, VINYL SHEET, OR VCT FLOORING

③ TILE TO CONCRETE/ VINYL


FIELD TILE
SCHLUTER DECO TRANSITION STRIP
WOOD TILE

④ TILE TO TILE

FLOOR TRANSITION DETAILS
SCALE: 3"

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

500 Lake Cook Road,
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60015

Tel: 847-571-3814
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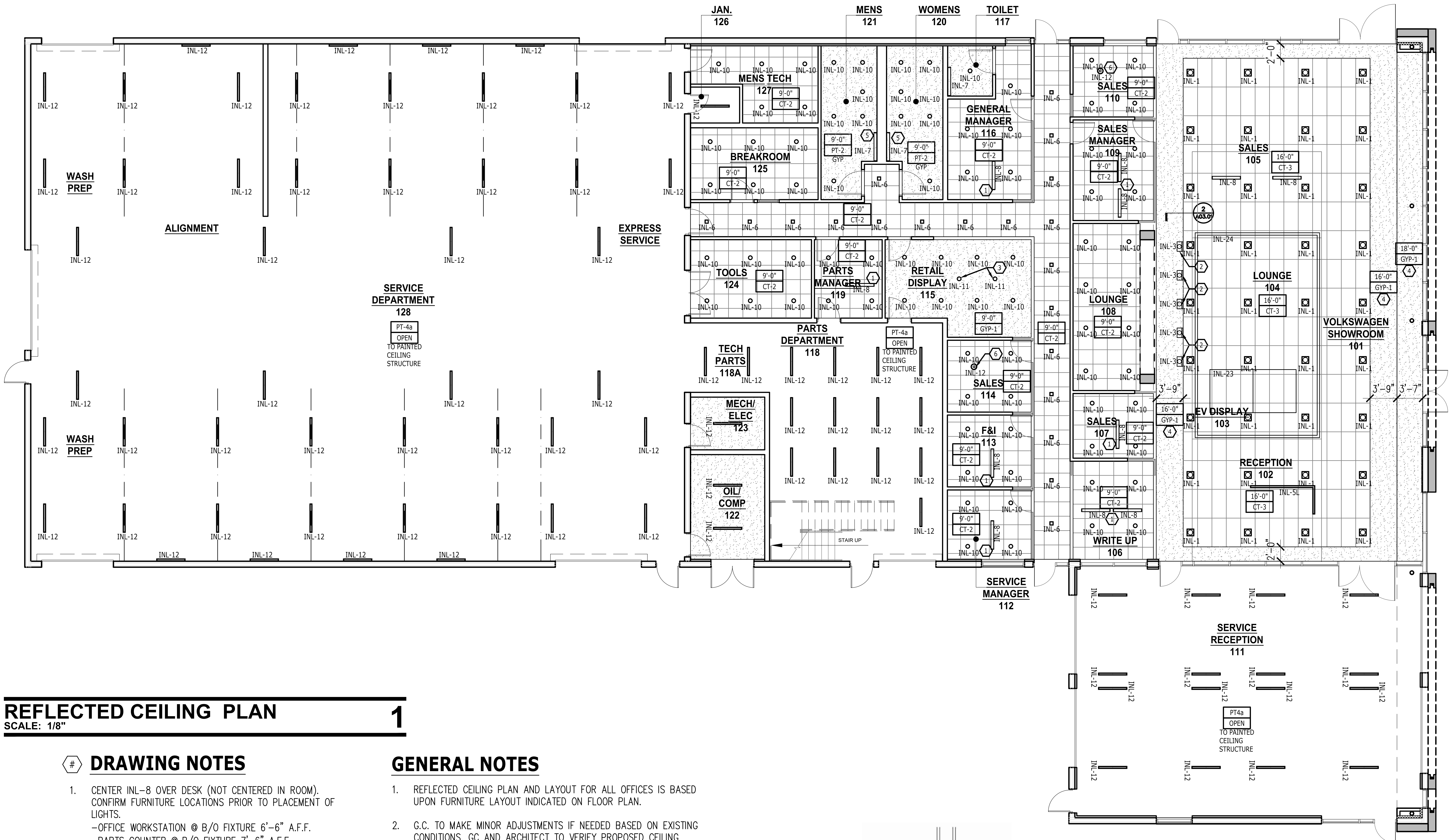
STRUCTURAL:

MECH/PLUMB:

May 12, 2021 – 30% Review

FINISH PLAN

A2.21


JAN.
126
MENS
121
WOMENS
120
TOILET
117
MENS TECH
127
BREAKROOM
125
GENERAL MANAGER
116
SALES
110
SALES MANAGER
109
SALES
105
WASH PREP
ALIGNMENT
EXPRESS SERVICE
SERVICE DEPARTMENT
128
PT-4a
OPEN
TO PAINTED CEILING STRUCTURE
TOOLS
124
PARTS MANAGER
119
RETAIL DISPLAY
115
LOUNGE
108
LOUNGE
104
VOLKSWAGEN SHOWROOM
101
TECH PARTS
118A
PARTS DEPARTMENT
118
SALES
114
EV DISPLAY
103
SALES
107
MECH/ ELEC
123
F&I
113
RECEPTION
102
OIL/ COMP
122
WRITE UP
106
STAIR UP
SERVICE MANAGER
112
SERVICE RECEPTION
111
INL-12
INL-10
INL-6
INL-1
9'-0"
CT-2
16'-0"
CT-3
18'-0"
GYP-1

REFLECTED CEILING PLAN
SCALE: 1/8"

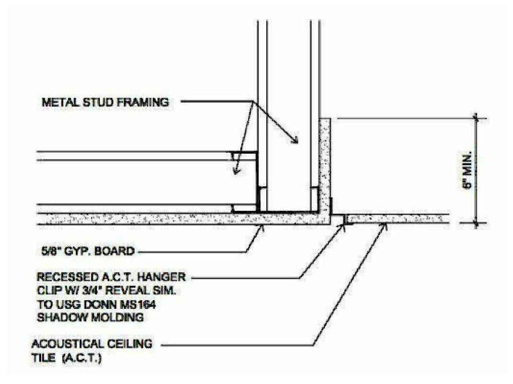
1

⟨#⟩ DRAWING NOTES

1. CENTER INL–8 OVER DESK (NOT CENTERED IN ROOM). CONFIRM FURNITURE LOCATIONS PRIOR TO PLACEMENT OF LIGHTS.
   –OFFICE WORKSTATION @ B/O FIXTURE 6'–6" A.F.F.
   –PARTS COUNTER @ B/O FIXTURE 7'–6" A.F.F.
2. AIM INL–3 FIXTURES AT FACE OF WELCOME WALL. MOUNT 2'–0" to 3'–0" AWAY FROM WELCOME WALL.
3. INL–11 LOCATIONS CAN BE ADJUSTED, ADDED, OR OMITTED AS REQUIRED TO HIGHLIGHT RETAIL FIXTURES FROM CURRENT INDICATED PLAN LOCATIONS. AIM AT WALL GRAPHIC.
4. DRYWALL SOFFIT
5. CENTER LIGHT BETWEEN T/O MIRROR AND CEILING IN RESTROOM
6. INL–12 AND INL–12B TO BE MOUNTED 14'–0" A.F.F. MIN.

GENERAL NOTES

1. REFLECTED CEILING PLAN AND LAYOUT FOR ALL OFFICES IS BASED UPON FURNITURE LAYOUT INDICATED ON FLOOR PLAN.
2. G.C. TO MAKE MINOR ADJUSTMENTS IF NEEDED BASED ON EXISTING CONDITIONS. GC AND ARCHITECT TO VERIFY PROPOSED CEILING HEIGHT IN SHOWROOM WITH EXISTING STRUCTURE AND CLEARANCES PRIOR TO CONSTRUCTION DRAWINGS.
3. REFER TO EXTERIOR FINISH SHEETS FOR MATERIAL SCHEDULE ON SHEET AX.XX.
4. REFER TO LIGHTING SCHEDULE ON SHEET AX.XX
5. CEILING GRID CENTERED IN ROOM U.O.N., ALL LIGHTS CENTERED IN CEILING TILE U.O.N.


METAL STUD FRAMING
6" MIN.
5/8" GYP. BOARD
RECESSED A.C.T. HANGER CLIP W/ 3/4" REVEAL SIM. TO USG DONN MS164 SHADOW MOLDING
ACOUSTICAL CEILING TILE (A.C.T.)

CEILING REVEAL DETAIL
SCALE: N.T.S.

2

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

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Suite 350 Deerfield, IL
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Tel: 847–571–3814
design@simon–arch.com

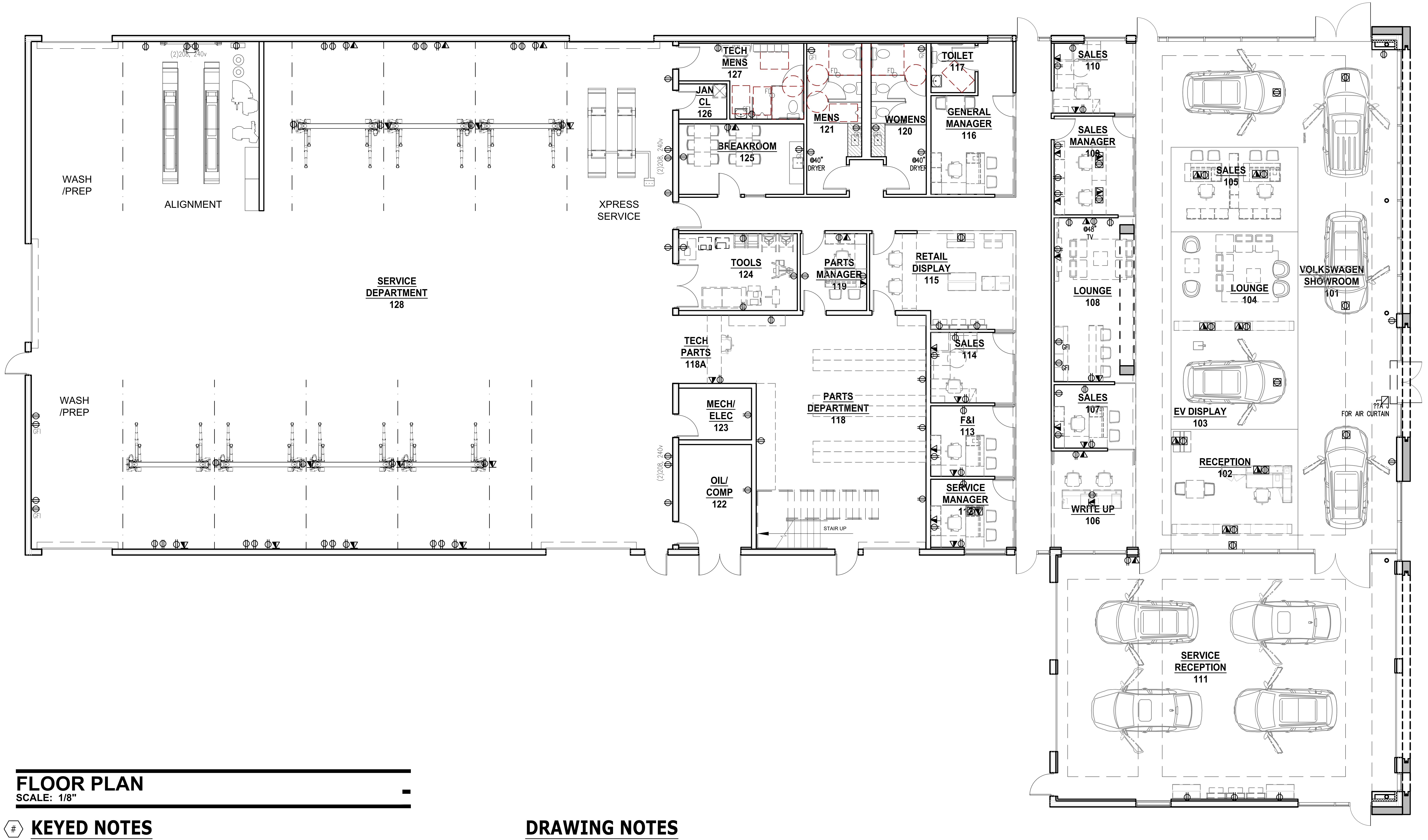
STRUCTURAL:

MECH/PLUMB:

May 12, 2021 – 30% Review

REFLECTED
CEILING PLAN

A3.01


WASH /PREP
ALIGNMENT
(2)208, 240v
XPRESS SERVICE
SERVICE DEPARTMENT 128
WASH /PREP
TECH MENS 127
JAN CL 126
BREAKROOM 125
MENS 121
WOMENS 120
Φ40" DRYER
Φ40" DRYER
GFI
FD
TOILET 117
GENERAL MANAGER 116
SALES 110
SALES MANAGER 109
TOOLS 124
PARTS MANAGER 119
RETAIL DISPLAY 115
Φ48" TV
LOUNGE 108
TECH PARTS 118A
PARTS DEPARTMENT 118
SALES 114
F&I 113
SERVICE MANAGER 112
SALES 107
MECH/ ELEC 123
OIL/ COMP 122
STAIR UP
WRITE UP 106
SALES 105
LOUNGE 104
VOLKSWAGEN SHOWROOM 101
EV DISPLAY 103
RECEPTION 102
FOR AIR CURTAIN
SERVICE RECEPTION 111

FLOOR PLAN

SCALE: 1/8"

KEYED NOTES

1. ACM-1 #2 ENTRY FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM. VW LOGO BOTH SIDES.
2. DEALER NAME PLATE W/ BACKLIT LETTERS BY VWoA SIGN VENDOR. SEE AX.XX
3. CLEAR ANOD. ALUM. CURTAIN WALL (CW-1) W/ CLEAR GLAZING (GL-1)
4. ROUND COLUMN REQUIRED CENTERLINE TO ALIGN WITH CURTAINWALL MULLION CENTERLINE PAINT PT-5a
5. ACM-1 EXTERIOR HIGHLIGHT FRAME W/ ILLUMINATION TROUGH AT INTERIOR PERIMETER, & CLEAR INSULATED GLAZING SYSTEM W/SSG INTERMEDIATE MULLIONS
6. NEW CAR DELIVERY CANOPY. REFER TO SHEET AX.XX FOR DETAILS
7. ALL EXPOSED COLUMNS IN SHOWROOM AREA TO BE WRAPPED TIGHT TO COLUMN WITH GYP. BD. ENCLOSURE, PAINTED PT-5A.
8. ACM-1 #2 SERVICE FRAME W/ILLUMINATION THROUGH AT INTERIOR PERIMETER

DRAWING NOTES

A. REF A02.XX FOR GENERAL FLOOR PLAN NOTES
B. FIR DIMENSIONS, REFER TO A02.02
C. FOR PARTITION INFORMATION, REFER TO LEGEND ON A02.02
D. SEE SHEETS A2.22 & AX.XX FOR MATERIAL SCHEDULES.
E. SEE A10.XX-A10.XX FOR FIXTURE SCHEDULES.
F. ALL VEHICLES IN SHOWROOM TO HAVE FLUSH
G. FLOOR-MOUNTED POWER SUPPLY BELOW ENGINE COMPARTMENT.
H. SEE DETAILS ON SHEET AX.XX FOR FLOOR TRANSITIONS
I. PROVIDE ROUND COLUMNS AT FRONT FACADE. SIZE COLUMN AS REQ'D. TO ALIGN WITH WINDOW MULLIONS WHERE CONDITIONS ALLOW.

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

500 Lake Cook Road,
Suite 350 Deerfield, IL
60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

MECH/PLUMB:

May 12, 2021 - 30% Review

FLOOR PLAN

A2.01

Attachment: VW Architectural Plans _210512 (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

GENERAL NOTES

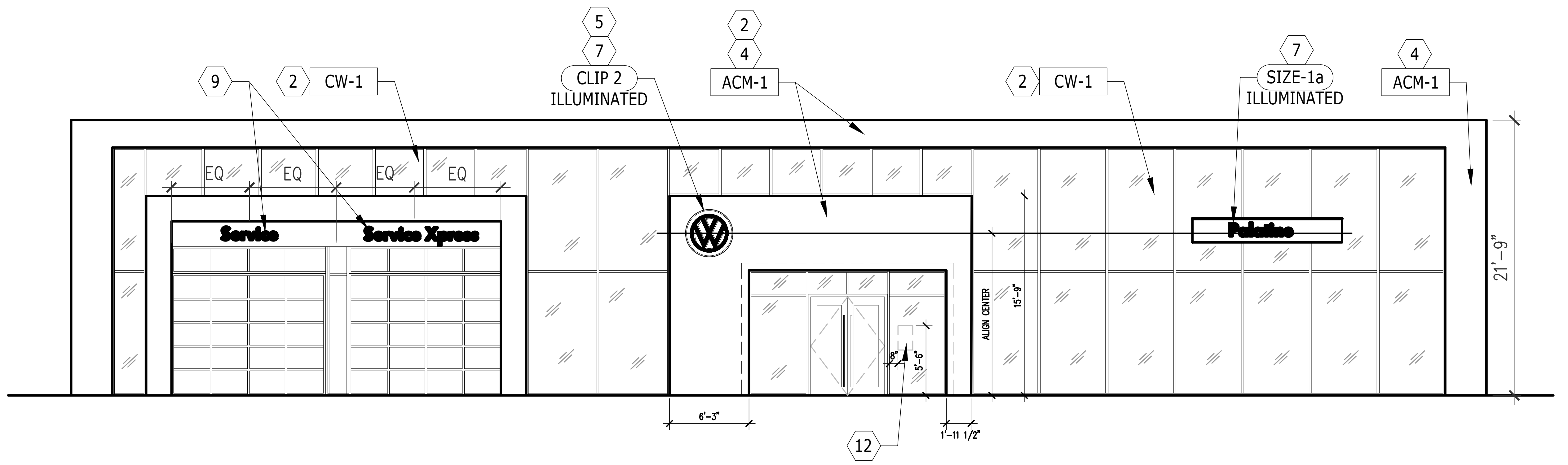
A. REFER TO THIS PAGE AND AX.XX FOR MATERIAL LEGEND
B. REFER TO AX.XX FOR EXTERIOR RENDERINGS
C. ALL SIGNAGE REQUIRES 20AMP DISCONNECT
D. ALL SIGNAGE REQUIRES ACCESS PANELS. CONTRACTOR TO COOR'D LOCATION WITH SIGNAGE VENDOR.
E. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
F. REFER TO CEILING PLAN (AX.XX + AX.XX) FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.
G. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
H. SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR. ALL SIGNAGE TO BE PROVIDED BY AGI.

DRAWING NOTES

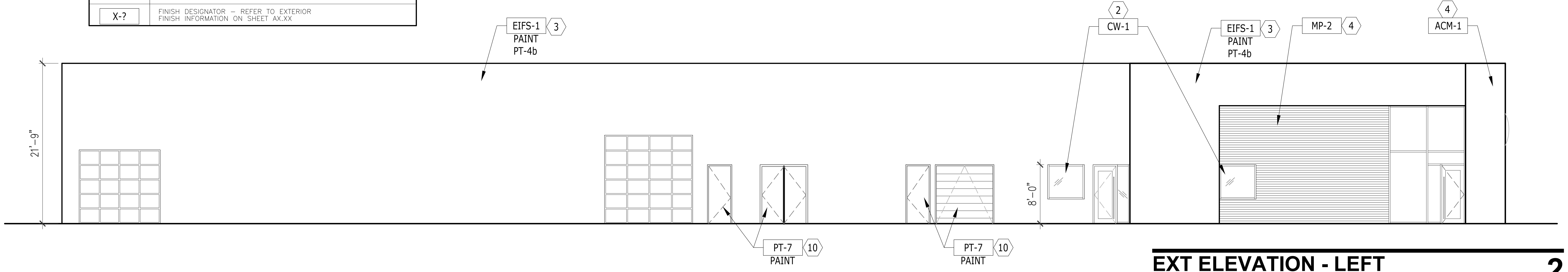
1. CLEAR ANODIZED ALUM. CURTAIN WALL (CW–1) W/ CLEAR GLAZING (GL–1)
2. INSULATED GLAZING SYSTEM W/SSG INTERMEDIATE MULLIONS, CLEAR GLASS (GL–1)
3. METAL COPING TO MATCH ADJACENT MATERIAL COLOR.
4. HIGHLIGHT AND ENTRY FRAMES, ILLUMINATION AT INTERIOR PERIMETER
5. VW LOGO CLIP ON INTERIOR AND EXTERIOR FACES
6. NOT USED
7. C.L. OF DEALER NAME SIGN TO ALIGN WITH C.L. OF VW LOGO AT ENTRY FRAME.
8. GLASS/ALUM. VEHICLE ACCESS DOOR
9. SERVICE SIGN W/VINYL LETTERS BY VWoA APPROVED VENDOR
10. DOOR, PAINT PT–7 (TYP.) IF NO GLAZING
11. ½" BUTT GLAZING JOINT
12. HOURS OF OPERATION SIGNAGE

LEGEND

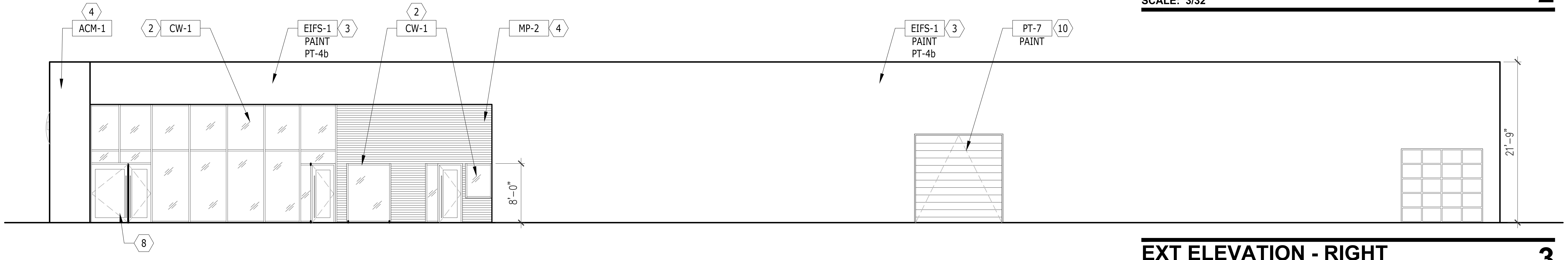
#	NOTE DESIGNATOR – REFER TO DRAWING NOTES ON THIS SHEET
EG-?	GRAPHICS DESIGNATOR – BY OWNER'S VENDOR REF A2.31–33
X-?	FINISH DESIGNATOR – REFER TO EXTERIOR FINISH INFORMATION ON SHEET AX.XX


5
7
CLIP 2
ILLUMINATED
2
4
ACM-1
9
2
CW-1
2
CW-1
7
SIZE-1a
ILLUMINATED
4
ACM-1
EQ
EQ
EQ
EQ
Service
Service Xpress
Palatine
ALIGN CENTER
15'-9"
8"
5'-6"
21'-9"
6'-3"
1'-11 1/2"
12

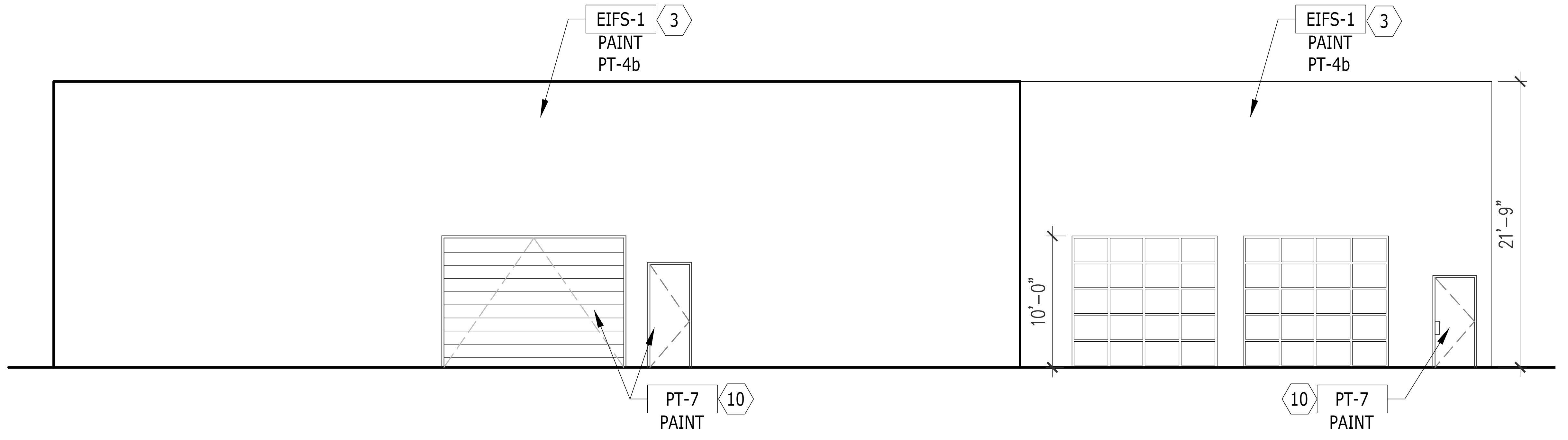
EXT ELEVATION - FRONT
SCALE: 1/8"
1


EIFS-1
3
PAINT
PT-4b
2
CW-1
EIFS-1
3
PAINT
PT-4b
MP-2
4
4
ACM-1
21'-9"
8'-0"
PT-7
10
PAINT
PT-7
10
PAINT

EXT ELEVATION - LEFT
SCALE: 3/32"
2


4
ACM-1
2
CW-1
EIFS-1
3
PAINT
PT-4b
2
CW-1
MP-2
4
EIFS-1
3
PAINT
PT-4b
PT-7
10
PAINT
8'-0"
21'-9"
8

EXT ELEVATION - RIGHT
SCALE: 1/8"
3


EIFS-1
3
PAINT
PT-4b
EIFS-1
3
PAINT
PT-4b
10'-0"
21'-9"
PT-7
10
PAINT
10
PT-7
PAINT

EXT ELEVATION - BACK
SCALE: 1/8"
4

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive
500 Lake Cook Road,
Suite 350 Deerfield, IL
60015
Tel: 847–571–3814
design@simon–arch.com

STRUCTURAL:

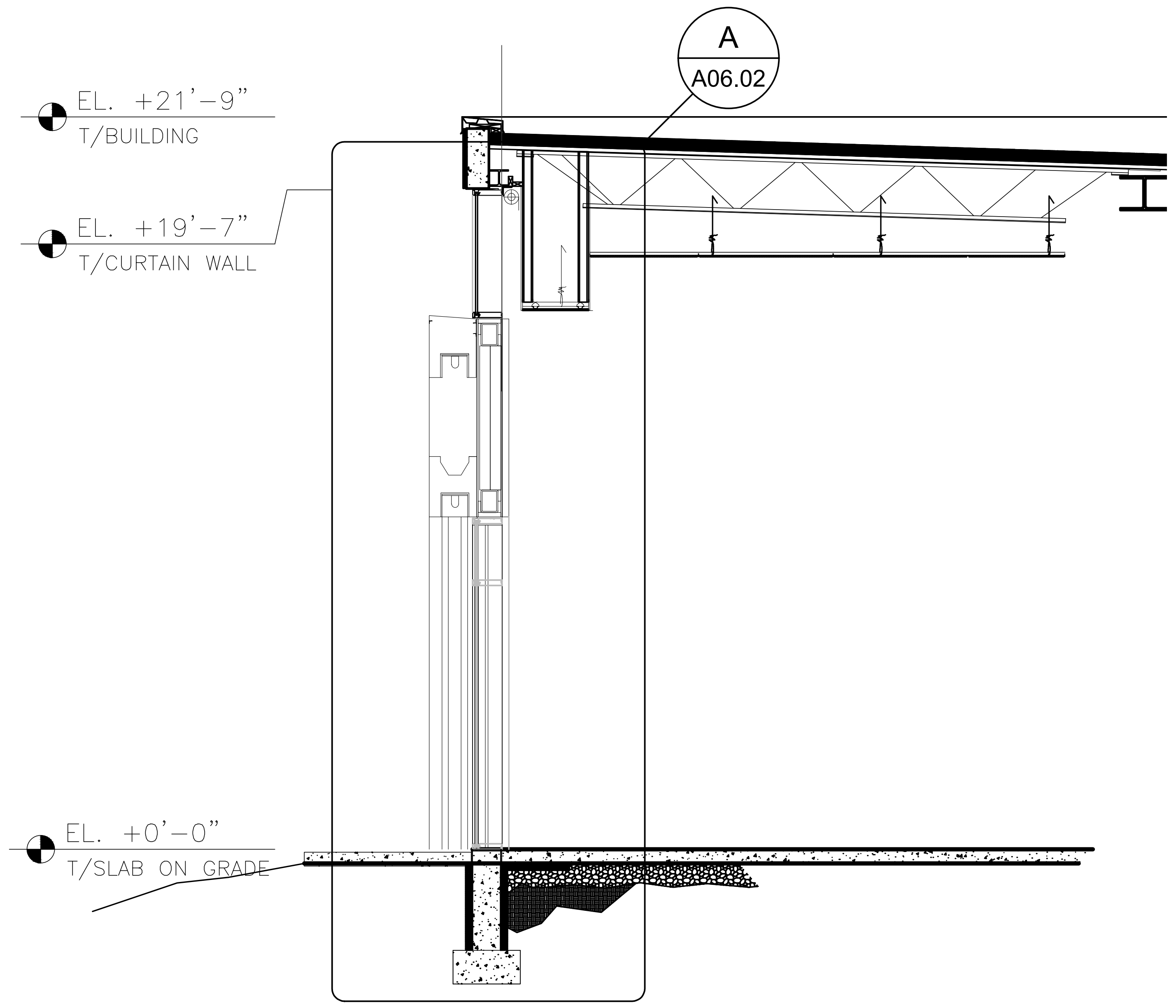
MECH/PLUMB:

May 12, 2021 – 30% Review

Exterior Elevations

A4.01

Attachment: VW Architectural Plans _210512 (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)


A
A06.02
EL. +21'-9"
T/BUILDING
EL. +19'-7"
T/CURTAIN WALL
EL. +0'-0"
T/SLAB ON GRADE

BUILDING CROSS SECTION A
SCALE: 1/4"

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

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DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

500 Lake Cook Road,
Suite 350 Deerfield, IL
60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

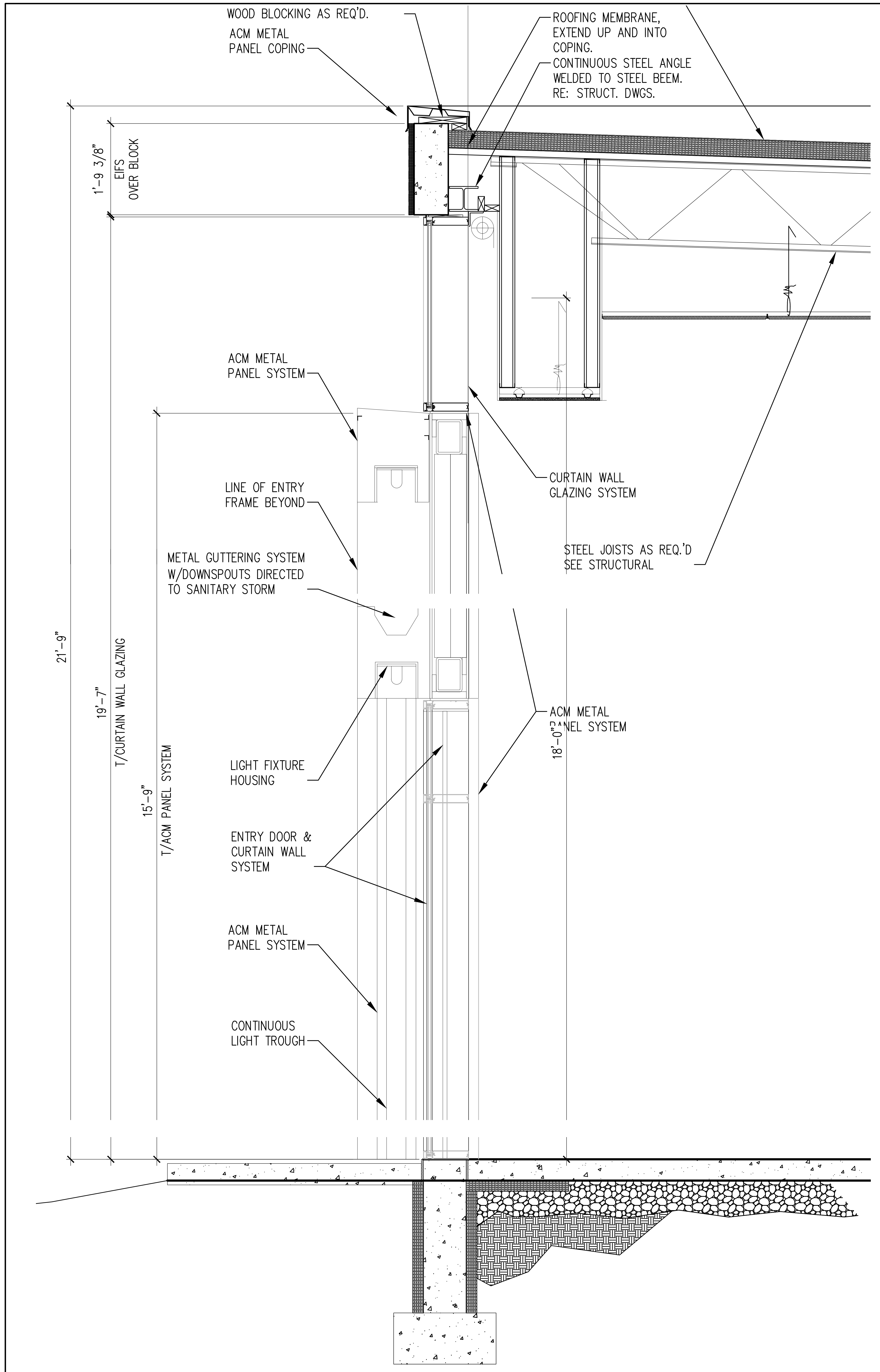
MECH/PLUMB:

May 12, 2021 - 30% Review

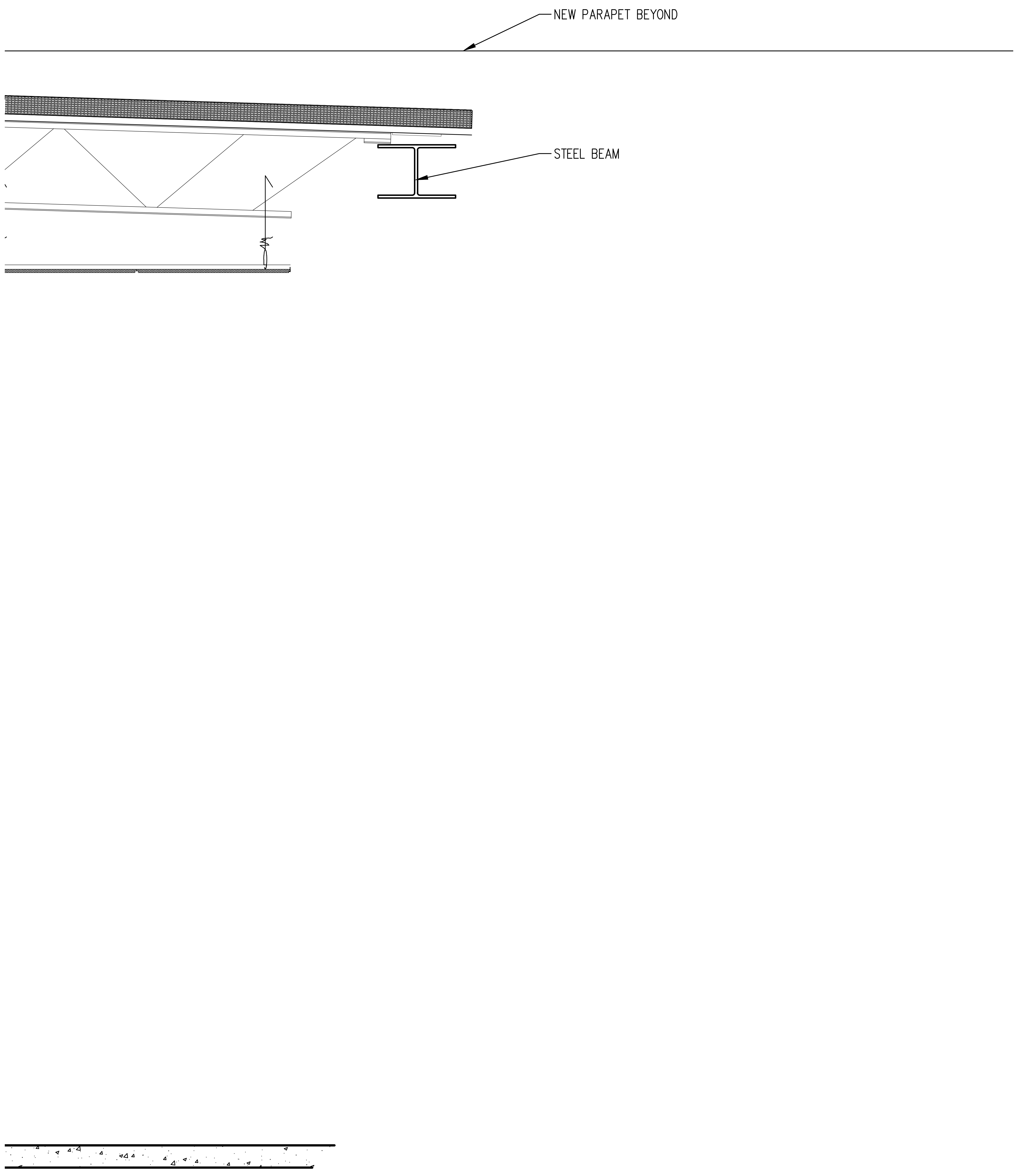
BUILDING SECTIONS

A06.01

Attachment: VW Architectural Plans _210512 (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)


WOOD BLOCKING AS REQ'D.
ACM METAL PANEL COPING
ROOFING MEMBRANE, EXTEND UP AND INTO COPING.
CONTINUOUS STEEL ANGLE WELDED TO STEEL BEEM. RE: STRUCT. DWGS.
1'-9 3/8"
EIFS OVER BLOCK
ACM METAL PANEL SYSTEM
CURTAIN WALL GLAZING SYSTEM
LINE OF ENTRY FRAME BEYOND
STEEL JOISTS AS REQ.'D SEE STRUCTURAL
METAL GUTTERING SYSTEM W/DOWNSPOUTS DIRECTED TO SANITARY STORM
21'-9"
19'-7"
T/CURTAIN WALL GLAZING
15'-9"
T/ACM PANEL SYSTEM
ACM METAL PANEL SYSTEM
18'-0"
LIGHT FIXTURE HOUSING
ENTRY DOOR & CURTAIN WALL SYSTEM
ACM METAL PANEL SYSTEM
CONTINUOUS LIGHT TROUGH

BUILDING SECTION
SCALE: 3/4"
A


NEW PARAPET BEYOND
STEEL BEAM

BUILDING SECTION
SCALE: 3/4"
B

PROJECT:

NAPLETON VOLKSWAGEN
1979 N Rand Rd
Palatine, IL

CONTRACTOR:

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

500 Lake Cook Road,
Suite 350 Deerfield, IL
60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

MECH/PLUMB:

May 12, 2021 – 30% Review

BUILDING SECTIONS

A06.02

Attachment: VW Architectural Plans _210512 (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

Business proposal
WAG auto group
Northwestern Motors Holding Inc
d.b.a. Volkswagen of Palatine (planned)

5/19/2021

background;

currently the 'WAG' auto group operates Elgin Kia and Volkswagen of Mount Prospect, which we are planning to relocate, with the assistance of the Village of Palatine to a location currently operating as Knuppers Landscaping and Supply.

Our group is proudly owned and operated by the Weck family, Chuck Weck as president and chairman, with over 40 years of auto dealership experience and having previous ownership interest and assigned as COO of a 9 store auto group. The Volkswagen store's General Manager is Kyle Weck with over 12 years and he is assisted by his brother, Chris Weck with over 15 years experience.

We purchase the existing Volkswagen dealership under the then current Steve Napleton group in April of 2019 understanding that the poor location current was a large contributing factor in the poor performing and unprofitable operation under prior ownership.

In the subsequent 24 months, we have raised Customer satisfaction, dealership profitability is restored and trending positively and have retained and trained a loyal group of Employees to assist us

Steve Napleton is no longer involved in our dealership operations with his shares having been transferred to Chuck Weck recently in an amicable separation of business agreement, however Steve and Chuck remain partners in the Knuppers property and the existing dealership real estate

Business description;

We operate a new car automobile franchise for Volkswagen including the sale and lease of new, certified and used vehicles, service of these vehicles and sale of parts for Volkswagen vehicles.

- our business plan in Palatine projects an increase in vehicle sales to 600 new Volkswagens annually factoring improvement in VW offerings, the directive of heavy immersion in electric vehicles by VW and the improvement in business of roughly 25% in vehicle sales that relocation will allow. We have prior experience to confirm that increase having previously been involved in successfully relocating the Subaru and Mazda franchises to Palatine along with increase in used sales to 480 units annually

- we will employ approximately 35 Employees in various capacities including auto sales, technicians, and management and have very competitive pay plans that attract and retain quality people and plan to continue to work for the typically low turnover we have seen in stores we operate

- our hours of operation typically will be 8:00 am to 8:00 pm weekly, Fridays to 7:00 pm and Saturdays to 6:00 pm. We do not endorse late night/off hour operational plans and will do business in a respectful manner that does not impede our neighbors

- our all new Volkswagen 'whiteframe' project at close to 16,000 s.f. will be a positive addition to the Rand road business district, conveniently located for our Volkswagen Customers. The site plan has more than sufficient parking for our business and Employees. The new building will house a new vehicle showroom, service facility, parts department and car wash stalls, but will not include a body shop in the plan.

- We are projecting annual sales once established of over 25 million annually

Business operations;

Our family will have an on site presence virtually every day we operate and we enjoy a cadre of very loyal Managers to assist us. As you would expect, the family perspective precludes most negative behaviours that may manifest in other large group dealership operations. The village of Palatine will enjoy a pleasant, family run Volkswagen dealership.

We will operate competitively but will not manifest the 'bam-bam' business style and we insist our managers be engaged in every Customer interaction, not once but multiple engagements each time. Currently a sales customer in our showroom engages over 3 times each transaction with a management member and we are working diligently to get that over 4.

Simply put, we plan to operate a dealership in Palatine that both our family and the Village of Palatine can be proud of

Regards

Chuck Weck
President
Northwestern Motors Holding Inc.
d.b.a. Volkswagen of Mount Prospect

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) CHARLES WECK STEPHEN NAPLETON	**Business Name (If applicable)** VOLKSWAGEN OF MT PROSPECT
Address 333 W RAND RD	City/State/Zip Code M.P. IL 60056
Telephone 847 212 9062	Fax
Email CW @ WAGDEALER.Com, SRN@NAPLETONMAIL.Co	
Subject Property Address 1979 N RAND RD PALATINE IL	
AUTHORIZED AGENT (if applicable) CHARLES WECK	**Business Name (if applicable)**
Address (SEE ABOVE)	City/State/Zip Code
Telephone "	Fax
Email "	

RECEIVED
MAY 19 2021
PLANNING & ZONING DEPARTMENT

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Signature

5/19/21
Date

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): NORTHWESTERN MOTORS HOLDING INC DBA VOLKSWAGEN OF MT PROSPECT

2. Authorized Agent of Petitioner (if different):

Name: CHARLES M WECK

Address: 333 W RAND RD MP 60056

Telephone No. 847 212 9062 Business No. ____________

Email: CW @ WAGDEALER.COM

Relationship to Petitioner: PRESIDENT

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

4. Address of the property for which this application is being filed:
1957 RAND RD PALATINE

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

6. Current zoning of property: ____________ Size of the property: ____________ 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.:
3.2 ACRE, 16000 SF 'WHITEFRAME' VOLKSWAGEN AUTO DEALERSHIP, SALES NEW + USED, SERVICE + PARTS

ORDINANCE NO. O-96-18

ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 20, 2018

ORDINANCE NO. O-96-18

AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR NAPLETON AUTO GROUP AT 1775-1815 N. RAND ROAD

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on August 7, 2018 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit approval of a 5-lot commercial development, with two auto dealerships, and a car wash on the following legally described property:

> PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.
>
> commonly known as 1775-1815 N. RAND ROAD (PIN # 02-02-402-011 & -013)

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

SECTION 1: That a Preliminary and Final Planned Development to permit a 5-lot commercial development, with two auto dealerships and a car wash, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to engineering plans prepared by Spaceco. Inc, initially prepared on 06/01/18, the architectural and sign plans by Simon Design Group, initially prepared on 06/06/18 and last revised on 07/09/18, excepted as may be changed to comply with

Village Codes or Ordinances or otherwise amended by conditions following.

2. An auto-turn plan exhibit shall be submitted in a manner acceptable to the Village of Palatine. This shall include both the Fire Department and truck delivery requirements for the site.
3. The final signs plans shall be revised in a manner acceptable to the Village of Palatine. Any sign encroachment over the watermain or public walk shall be revised to avoid this conflict.
4. All future uses shall follow the B-5 district use lists. A separate business and maintenance plan for the 3.88 acre parcel on the northern edge of the property shall be revised in a manner acceptable to the Village of Palatine. This should include the interim maintenance of the property and future compliance with Village Codes, related to any reuse of the property.
5. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional parkway trees and landscaping.
6. The final engineering plans, prepared by SPACECO, initially dated 06/01/18, shall be revised in a manner acceptable to the Village Engineer. The revisions shall include the Engineers Estimate of Probable Cost. The revised engineering plans should also properly address any required abandonment of the utilities, resulting from the demolished buildings.
7. The final lighting and photometric plans shall be revised in a manner acceptable to the Village Engineer.
8. All outside permits, including MWRD, IDOT, NPDES, and IEPA will be required.
9. All rooftop equipment shall be 100% screened on all sides in a manner acceptable to the Village of Palatine.
10. The final refuse areas shall be submitted in a manner acceptable to the Director of Community Services.

11. Plan review fees shall be submitted in a manner acceptable to the Village.

SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 20 day of August, 2018

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 20 day of August, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this 20 day of August, 2018

Village Clerk

SITE IMPROVEMENT PLANS
for

STEVE NAPLETON AUTO GROUP

PALATINE, ILLINOIS

PROJECT NO:8524.02

OWNER
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, IL 60195

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP PALATINE, T42N, R10E
SEC. & ¼ SEC. NO. SE 1/4, SEC. 2
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

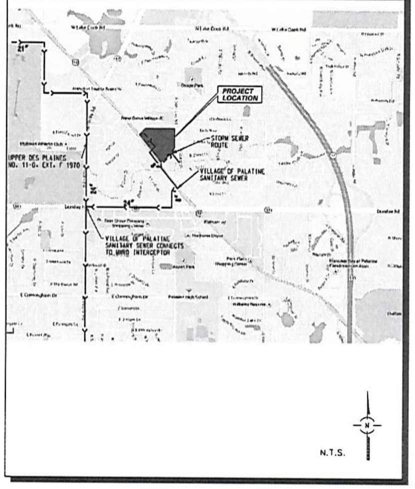
BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET TS1 FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

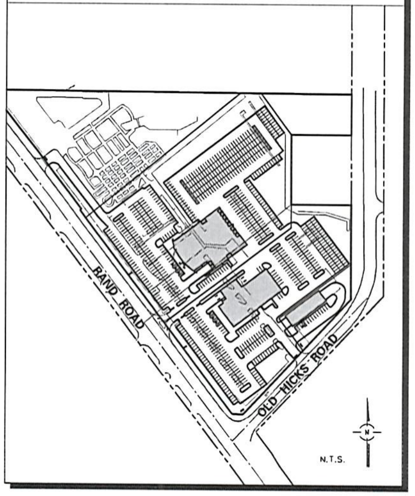
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	TYPICAL SECTIONS AND GENERAL NOTES
3	ET	EXISTING CONDITIONS
4	DEMO	DEMOLITION PLAN
5	GM1	GEOMETRIC PLAN
6	GR1	GRADING PLAN
7	UT1	UTILITY PLANS
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
11	S1	SPECIFICATIONS
12	S2	MWRD GENERAL NOTES
13-15	D1-D3	DETAILS

LOCATION MAP/MWRD ROUTING MAP


PROJECT LOCATION
STORM SEWER ROUTE
VILLAGE OF PALATINE SANITARY SEWER
VILLAGE OF PALATINE SANITARY SEWER CONNECTS TO MWRD INTERCEPTOR
UPPER DES PLAINES NO. 11-G, EXT. F 1970
N
N.T.S.

KEY MAP


RAND ROAD
OLD HICKS ROAD
N
N.T.S.

REVISIONS

ORIGINAL PLAN DATE: JUNE 01, 2018

#	SHEET #	REMARKS	DATE

ENGINEER
MICHAEL MONDUS, P.E.

DATE

ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2019

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2019

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

STEVE NAPLETON AUTO GROUP

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 8524.02TITLE.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET C1
1 OF 15

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

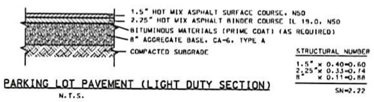
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



1.5" HOT MIX ASPHALT SURFACE COURSE, N50
2.25" HOT MIX ASPHALT BINDER COURSE IL 19.0, N50
BITUMINOUS MATERIALS (PRIME COAT) (AS REQUIRED)
8" AGGREGATE BASE, CA-6, TYPE A
COMPACTED SUBGRADE

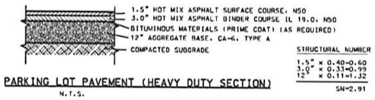
PARKING LOT PAVEMENT (LIGHT DUTY SECTION)

N.T.S.

STRUCTURAL NUMBER

1.5" × 0.40=0.60
2.25"× 0.33=0.74
8" × 0.11=0.88

SN=2.22



1.5" HOT MIX ASPHALT SURFACE COURSE, N50
3.0" HOT MIX ASPHALT BINDER COURSE IL 19.0, N50
BITUMINOUS MATERIALS (PRIME COAT) (AS REQUIRED)
12" AGGREGATE BASE, CA-6, TYPE A
COMPACTED SUBGRADE

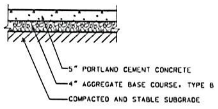
PARKING LOT PAVEMENT (HEAVY DUTY SECTION)

N.T.S.

STRUCTURAL NUMBER

1.5" × 0.40=0.60
3.0" × 0.33=0.99
12" × 0.11=1.32

SN=2.91

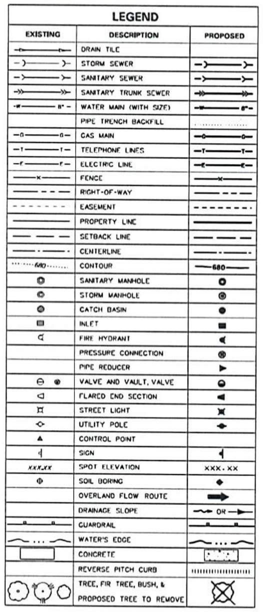


5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE COURSE, TYPE B
COMPACTED AND STABLE SUBGRADE

TYPICAL SIDEWALK SECTION

N.T.S.

LEGEND



EXISTING	DESCRIPTION	PROPOSED
—D———D—	DRAIN TILE	
—)———)—	STORM SEWER	—)———)—
—>———>—	SANITARY SEWER	—>———>—
—>>———>>—	SANITARY TRUNK SEWER	—>>———>>—
-W——— 8" -	WATER MAIN (WITH SIZE)	—W——— 8"—
	PIPE TRENCH BACKFILL	....
—G———G—	GAS MAIN	—G———G—
—T———T—	TELEPHONE LINES	—T———T—
—E———E—	ELECTRIC LINE	—E———E—
———×———	FENCE	———×———
——— - - - ———	RIGHT-OF-WAY	——— - - - ———
- - - - - - - -	EASEMENT	- - - - - - - -
————————	PROPERTY LINE	————————
—— —— ——	SETBACK LINE	—— —— ——
——— · ——— ·	CENTERLINE	——— · ——— ·
······680······	CONTOUR	——680——
◎	SANITARY MANHOLE	●
◎	STORM MANHOLE	◉
◎	CATCH BASIN	●
▣	INLET	■
◁	FIRE HYDRANT	◀
	PRESSURE CONNECTION	⊗
	PIPE REDUCER	▶
⊖ ⊗	VALVE AND VAULT, VALVE	●
◁	FLARED END SECTION	◀
⌑	STREET LIGHT	⌘
◇	UTILITY POLE	◆
▲	CONTROL POINT	
◁	SIGN	◀
XXX.XX	SPOT ELEVATION	XXX.XX
Φ	SOIL BORING	◆
	OVERLAND FLOW ROUTE	➡
	DRAINAGE SLOPE	~~> OR —▶
——□——□——	GUARDRAIL	——□——□——
~~ ... ~~	WATER'S EDGE	~~ ... ~~
▭	CONCRETE	▨
	REVERSE PITCH CURB	IIIIIIIIIIIIIIII
○ ○ ○	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	⊠

ABBREVIATIONS

M - STORM MANHOLE
S - SANITARY MANHOLE
CB - CATCH BASIN
LP - LIGHT POLE
VV - VALVE VAULT
E - END SECTION
FH - FIRE HYDRANT
GR - GRADE RING (HYDRANT)

I - INVERT OR INLET
TF - TOP OF FOUNDATION
GF - GARAGE FLOOR
TC - TOP OF CURB
TD - TOP OF DEPRESSED CURB
TW - TOP OF RETAINING WALL
BW - BOTTOM OF RETAINING WALL
OP - OUTLET OF PIPE

T/P - TOP OF PIPE
B/P - BOTTOM OF PIPE
WM - WATERMAIN
SAN - SANITARY SEWER
STM - STORM SEWER
LO - LOOK OUT
PLO - PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			

BENCH MARK

SOURCE BENCHMARK:
COOK COUNTY 1993 GEODETIC SURVEY DESIGNATION C0053 18
PID AJ2849 SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29' SOUTH OF THE CENTERLINE OF EAST BOUND ILLINOIS ROUTE 68.ELEVATION = 738.25 NAVD88

SITE BENCHMARK #1:
"MUELLER BOLT" OF FIRE HYDRANT AT THE NORTHEAST CORNER OF ROUTE 12 AND OLD HICKS ROAD
ELEVATION = 732.02

SITE BENCHMARK #2:
BOLT W/T CUT EAST SIDE OF ROUTE 12, FIRST FIRE HYDRANT NORTH OF SPRUCE DRIVE
ELEVATION = 755.00

SITE BENCHMARK #3:
NORTHEAST ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF DUNDEE ROAD, FIRST FIRE HYDRANT EAST OF RAND ROAD
ELEVATION = 727.31

CONTACT INFORMATION

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200 EAST WOOD STREET
PALATINE, IL. 60067-5339
(847) 358-7500

AT&T
688 INDUSTRIAL DRIVE
ELMHURST, IL. 60126
(630) 600-6347

COMMONWEALTH EDISON
201 W. ARTHUR AVE.
MT. PROSPECT , IL. 60056-2295
(847) 870-2124

NICOR GAS
1011 WILEY ROAD
SCHAUMBURG , IL. 60195
(847) 843-0627 EXT. 335

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.02GN.DGN

DATE:
06/01/18

JOB NO.
8524.02

SHEET
TS1
2 OF 15

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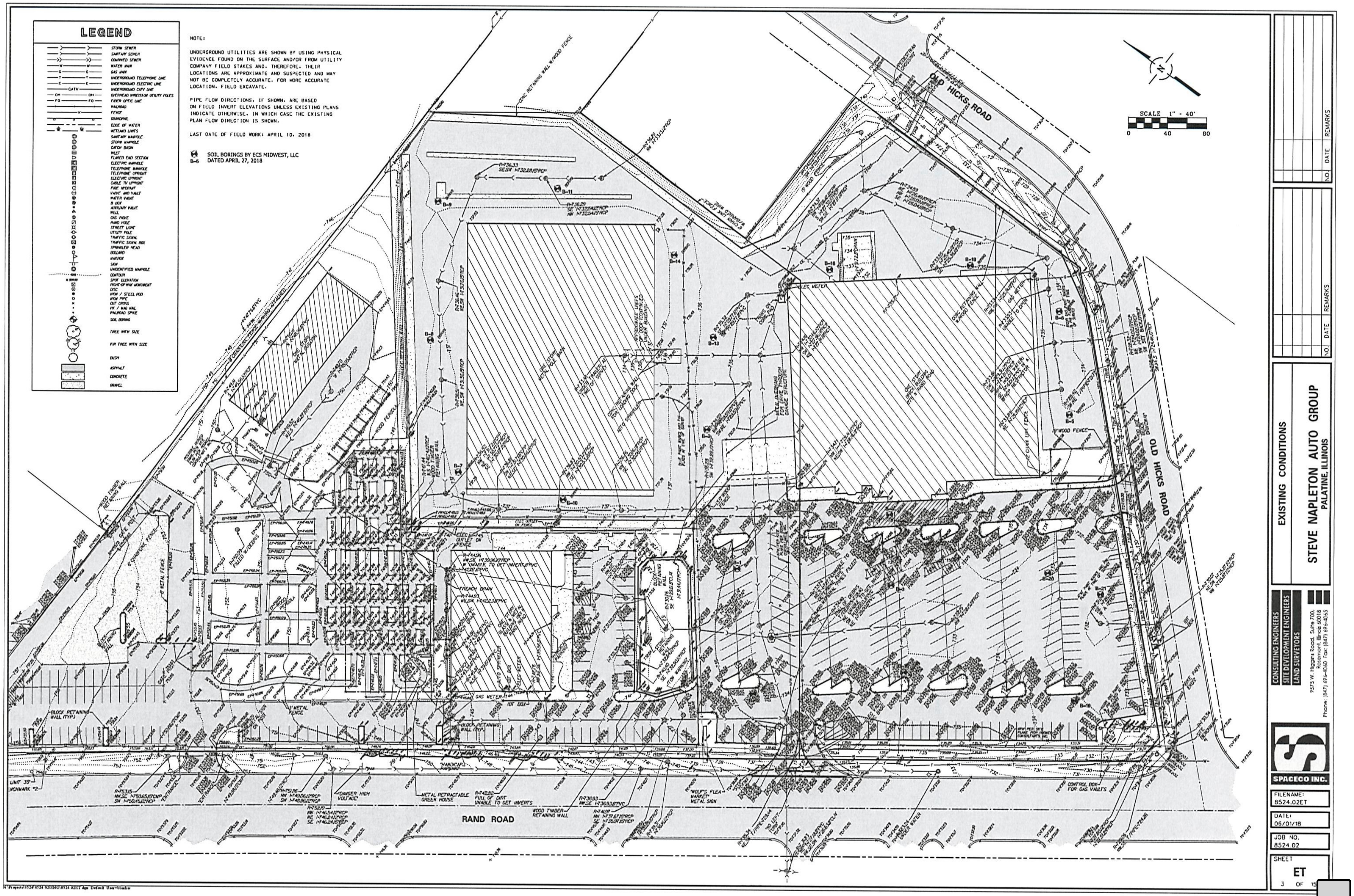

LEGEND
STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRES/ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILIARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
CONTOUR
SPOT ELEVATION
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL
OLD HICKS ROAD
RAND ROAD
SCALE 1" = 40'
0
40
80
N
ONE STORY METAL BUILDING
WOOD FENCE
METAL FENCE
CHAINLINK FENCE
BLOCK RETAINING WALL (TYP.)
WOOD TIMBER RETAINING WALL
METAL RETRACTABLE GREEN HOUSE
DANGER HIGH VOLTAGE
"WOLF'S FLEA MARKET" METAL SIGN
CONTROL BOX FOR GAS VAULTS
TRENCH DRAIN
GAS METER
ELEC METER

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: APRIL 10, 2018

B-6 SOIL BORINGS BY ECS MIDWEST, LLC
DATED APRIL 27, 2018

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS

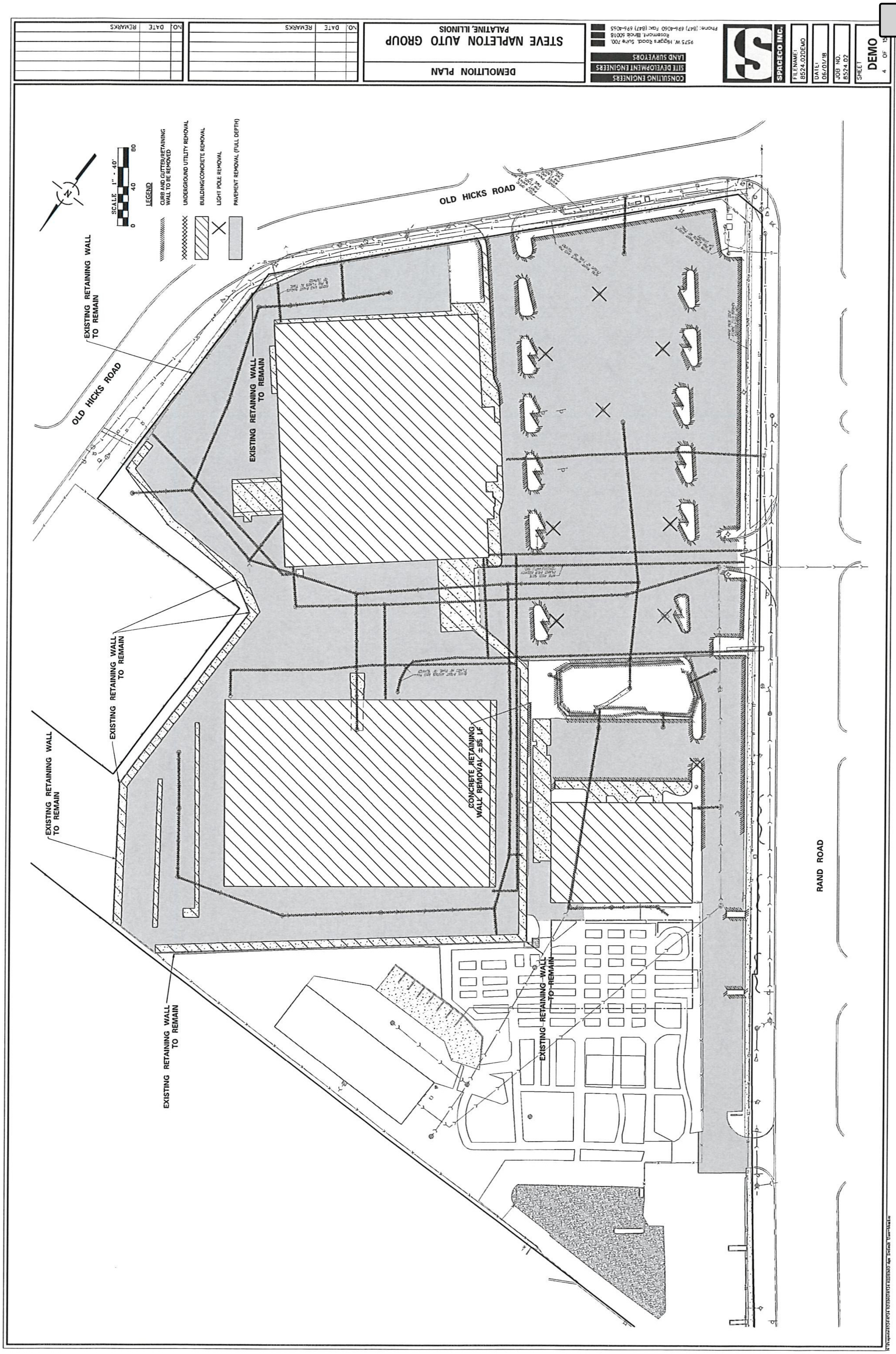
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

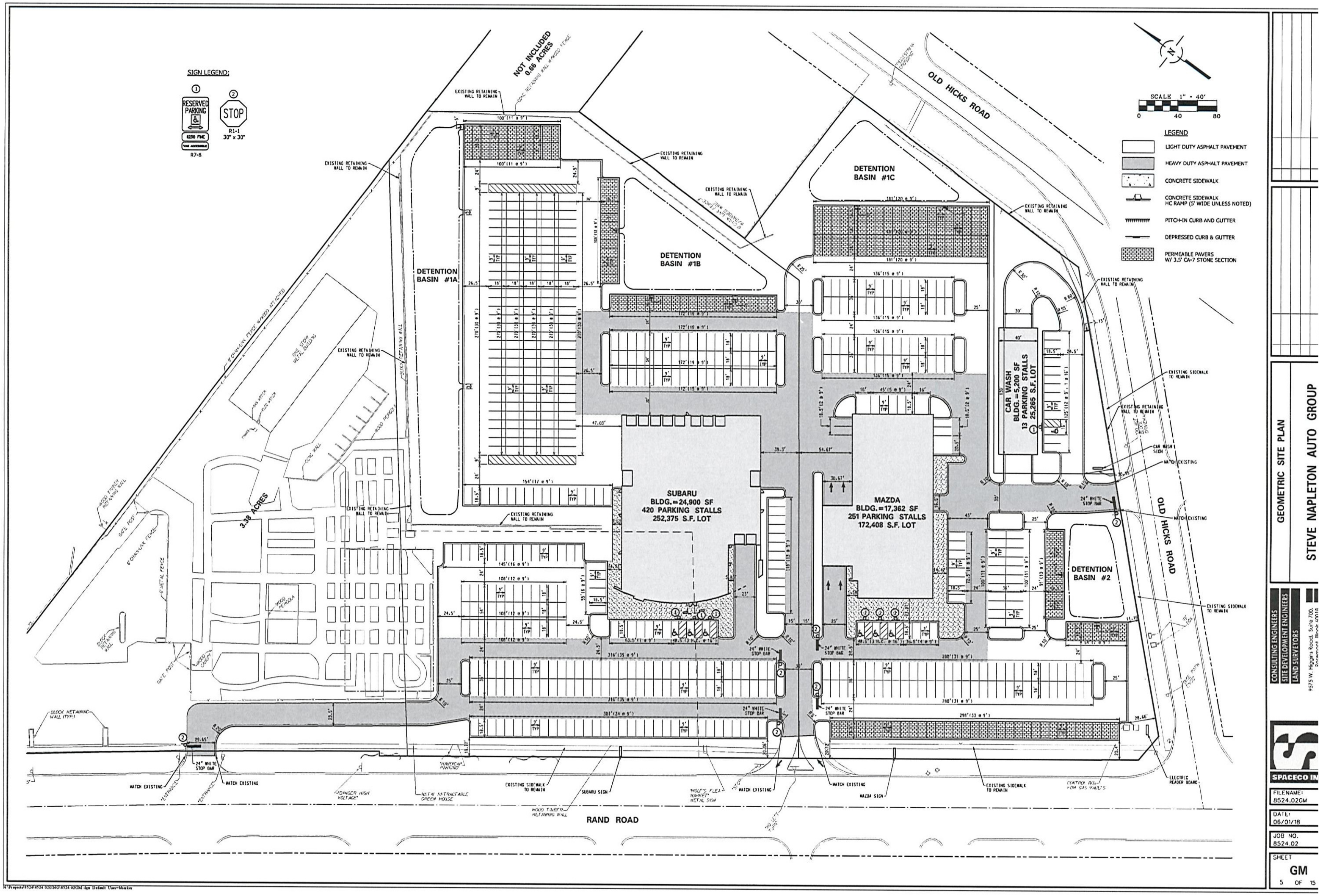
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

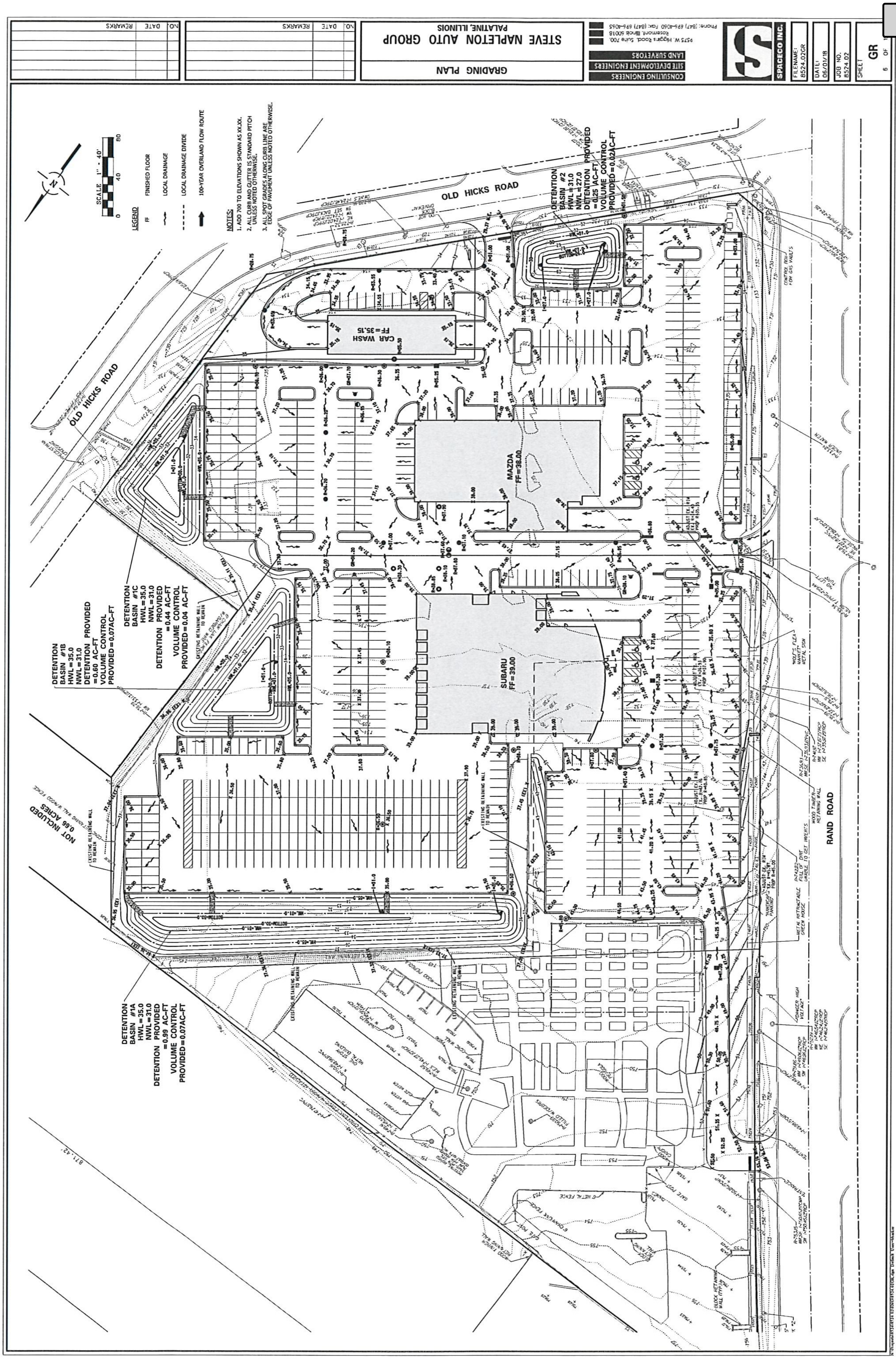
SPACECO INC.

FILENAME: 8524.02ET
DATE: 06/01/18
JOB NO. 8524.02
SHEET ET 3 OF 15


DEMOLITION PLAN
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.
FILENAME: 8524.02DEMO
DATE: 06/01/18
JOB NO. 8524.02
SHEET DEMO 4 OF 15
NO. DATE REMARKS
NO. DATE REMARKS
SCALE 1" = 40'
0 40 80
LEGEND
CURB AND GUTTER/RETAINING WALL TO BE REMOVED
UNDERGROUND UTILITY REMOVAL
BUILDING/CONCRETE REMOVAL
LIGHT POLE REMOVAL
PAVEMENT REMOVAL (FULL DEPTH)
N
OLD HICKS ROAD
OLD HICKS ROAD
RAND ROAD
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
EXISTING RETAINING WALL TO REMAIN
CONCRETE RETAINING WALL REMOVAL ±55 LF

Attachment: Napleton Planned Development (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)


SIGN LEGEND:
①
RESERVED PARKING
R7-8
②
STOP
R1-1
30" x 30"
NOT INCLUDED
0.66 ACRES
3.38 ACRES
EXISTING RETAINING WALL TO REMAIN
DETENTION BASIN #1A
DETENTION BASIN #1B
DETENTION BASIN #1C
DETENTION BASIN #2
SUBARU
BLDG.=24,900 SF
420 PARKING STALLS
252,375 S.F. LOT
MAZDA
BLDG.=17,362 SF
251 PARKING STALLS
172,408 S.F. LOT
CAR WASH
BLDG.=5,200 SF
13 PARKING STALLS
25,265 S.F. LOT
OLD HICKS ROAD
RAND ROAD
24" WHITE STOP BAR
MATCH EXISTING
EXISTING SIDEWALK TO REMAIN
SUBARU SIGN
MAZDA SIGN
CAR WASH SIGN
ELECTRIC READER BOARD
SCALE 1" = 40'
0
40
80
LEGEND
LIGHT DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
PITCH-IN CURB AND GUTTER
DEPRESSED CURB & GUTTER
PERMEABLE PAVERS W/ 3.5' CA-7 STONE SECTION
GEOMETRIC SITE PLAN
STEVE NAPLETON AUTO GROUP
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
SPACECO INC
FILENAME: 8524.02GM
DATE: 06/01/18
JOB NO. 8524.02
SHEET GM 5 OF 15


SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
GRADING PLAN
NO. DATE REMARKS
FILENAME: 8524.02GR
DATE: 06/01/18
JOB NO. 8524.02
SHEET GR
SCALE: 1" = 40'
LEGEND
FF FINISHED FLOOR
LOCAL DRAINAGE
LOCAL DRAINAGE DIVIDE
100-YEAR OVERLAND FLOW ROUTE
NOTES:
1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
OLD HICKS ROAD
OLD HICKS ROAD
RAND ROAD
CAR WASH
FF=35.15
MAZDA
FF=38.00
SUBARU
FF=39.00
DETENTION BASIN #2
HWL=31.0
NWL=27.0
DETENTION PROVIDED =0.25 AC-FT
VOLUME CONTROL PROVIDED=0.02AC-FT
DETENTION BASIN #1C
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.44 AC-FT
VOLUME CONTROL PROVIDED=0.04 AC-FT
DETENTION BASIN #1B
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.60 AC-FT
VOLUME CONTROL PROVIDED=0.07AC-FT
DETENTION BASIN #1A
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.99 AC-FT
VOLUME CONTROL PROVIDED=0.07AC-FT
NOT INCLUDED 0.66 ACRES
EXISTING RETAINING WALL TO REMAIN
METAL INTRACTABLE GREEN HOUSE
WOOD TIMBER RETAINING WALL

Attachment: Napleton Planned Development (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

DETENTION SUMMARY

DETENTION VOLUME REQUIRED=2.46 AC-FT

BASINS 1A-C:
BASIN BOTTOM=730.0
NWL=731.0
HWL=735.0

BASIN 2:
BASIN BOTTOM=726.0
NWL=727.0
HWL=731.0

DETENTION VOLUME PROVIDED= 2.28 AC-FT
VOLUME CONTROL PROVIDED= 0.20 AC-FT

48" STORM SEWER:

DETENTION VOLUME PROVIDED=0.19 AC-FT

TOTAL DETENTION PROVIDED=2.47 AC-FT

VOLUME CONTROL SUMMARY

REQUIRED VOLUME CONTROL = 0.65 AC-FT

VOLUME PROVIDED IN BASINS BELOW NWL = 0.20 AC-FT

VOLUME PROVIDED IN PERMEABLE PAVERS = 0.46 AC-FT
(24,820 S.F W/ 2.5' CA-7 STONE ABOVE UNDERDRAIN
AND 1' CA-7 STONE BELOW UNDERDRAIN)

TOTAL VOLUME CONTROL PROVIDED = 0.66 AC-FT

LEGEND

▦ PERMEABLE PAVERS W/ 3.5' CA-7 STONE SECTION

STORM STRUCTURE LEGEND

M-100
A4D,1P

- M = STRUCTURE ABBREVIATION
- 100 = STRUCTURE NUMBER
- 1P = FRAME AND LID TYPE
- 4D = DIAMETER & SIZE OF STRUCTURE
- A = TYPE OF STRUCTURE

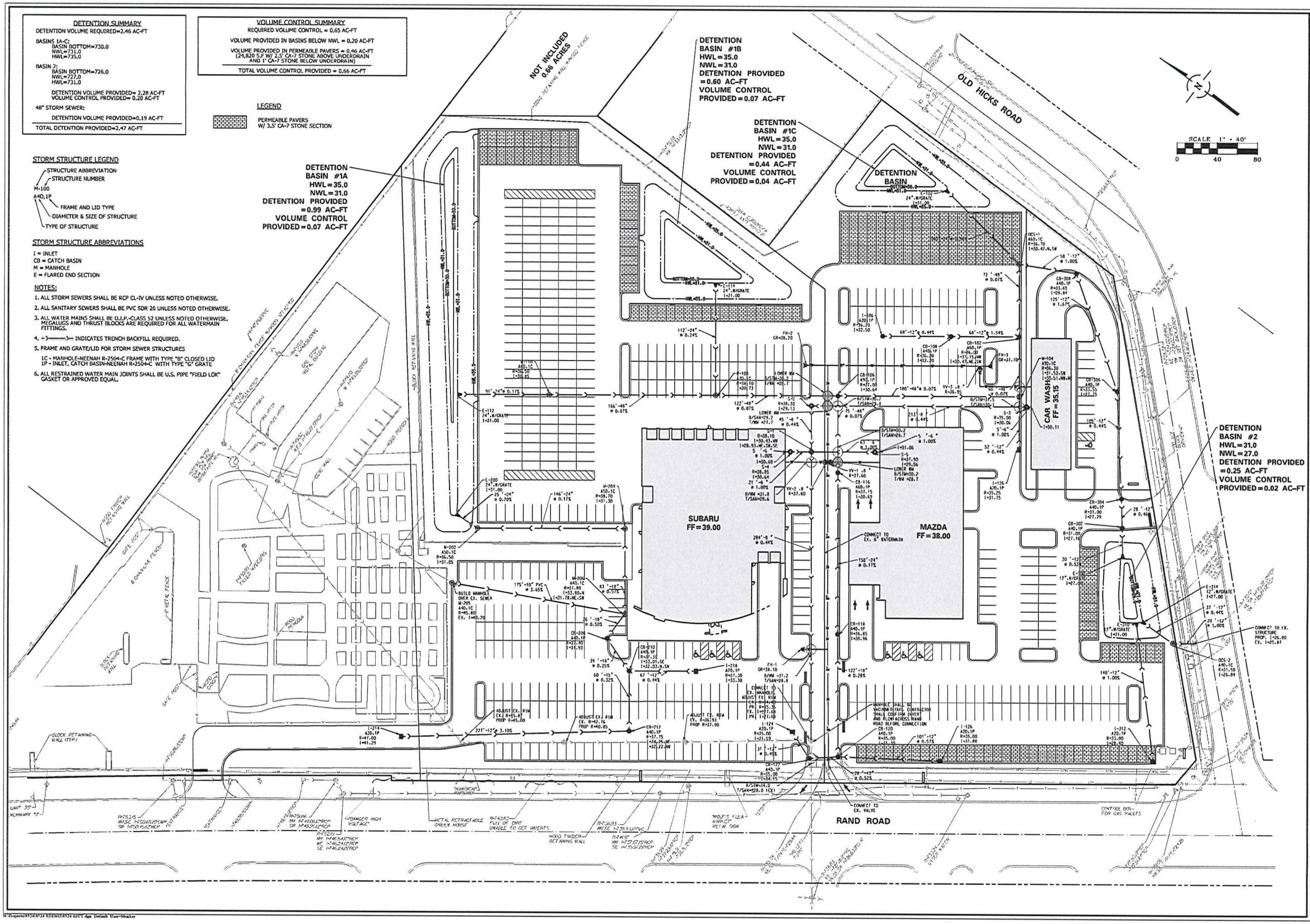
STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. →)———)→ INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.


NOT INCLUDED
0.66 ACRES
DETENTION BASIN #1A
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.99 AC-FT
VOLUME CONTROL PROVIDED=0.07 AC-FT
DETENTION BASIN #1B
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.60 AC-FT
VOLUME CONTROL PROVIDED=0.07 AC-FT
DETENTION BASIN #1C
HWL=35.0
NWL=31.0
DETENTION PROVIDED =0.44 AC-FT
VOLUME CONTROL PROVIDED=0.04 AC-FT
DETENTION BASIN
DETENTION BASIN #2
HWL=31.0
NWL=27.0
DETENTION PROVIDED =0.25 AC-FT
VOLUME CONTROL PROVIDED=0.02 AC-FT
OLD HICKS ROAD
RAND ROAD
N
SCALE 1" = 40'
0
40
80
SUBARU
FF=39.00
MAZDA
FF=38.00
CAR WASH
FF=35.15
CONNECT TO EX. 8" WATERMAIN
CONNECT TO EX. VALVE
CONNECT TO EX. STRUCTURE
BUILD MANHOLE OVER EX. SEWER
BLOCK RETAINING WALL (TYP)
WOOD TIMBER RETAINING WALL
METAL RETRACTABLE GREEN HOUSE
DANGER HIGH VOLTAGE
CONTROL BOX FOR GAS VAULTS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8524.02UT

DATE:
06/01/18

JOB NO.
8524.02

SHEET
UT
7 OF 15

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10________. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of a car dealership with a parking lot and utility improvements.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Complete site demolition and clear and grub site
3) Grade site
4) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
5) Temporarily stabilize all areas including lots that have reached mass grade
6) Install pavement
7) Install buildings
8) Permanently stabilize lot
9) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 10.62 acres. Construction activity will disturb approximately 10.1 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90 .
   2) Existing data describing the soil or quality of any discharge from the site is included in ________

E. Refer to Sheets GR, SE1-3 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): Unnamed Creek .
   2) The name of the ultimate receiving water is: Des Plaines River .
   3) The extent of wetland acreage at the site is 0.00 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Palatine
- Cook County
- IEPA
- MWRD

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- inlet protection
- storm sewers

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb. If the washout area is adjacent to a paved road, A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activites are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

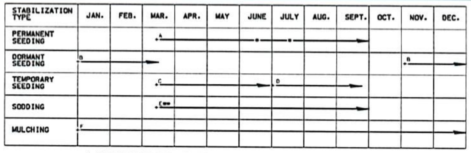
Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.



A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10________

________ DATE

________ CONTRACTOR SIGNATURE

________ TELEPHONE NUMBER

________ PRINTED NAME & TITLE

________ NAME OF CONTRACTING FIRM

________ STREET ADDRESS

________ CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES: ________

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: STEVE NAPLETON AUTO GROUP

PERMIT #: ILR10________

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

________ SIGNATURE OF OWNER

________ DATE

________ PRINTED NAME OF OWNER

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

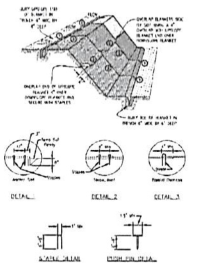
SPACECO INC.

FILENAME: 8524.02SE01.DGN

DATE: 06/01/18

JOB NO. 8524.02

SHEET SE1
8 OF 15

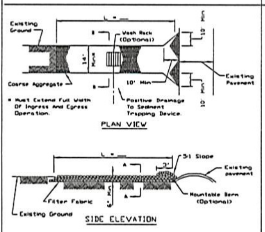

Overlap blankets
DETAIL 1
DETAIL 2
DETAIL 3
STAPLE DETAIL
PUSH PIN DETAIL

NOTES

PLAN CODE: EB

EROSION CONTROL BLANKET INSTALLATION DETAILS

STABILIZED CONSTRUCTION ENTRANCE PLAN


Existing Ground
L = ___
Wash Rack (Optional)
14' Min
10' Min
10' Min
10' Min
Existing Pavement
Coarse Aggregate
* Must Extend Full Width Of Ingress And Egress Operation.
Positive Drainage To Sediment Trapping Device.
PLAN VIEW
L = ___
A
3'
5:1 Slope
Existing pavement
6" Min
Mountable Berm (Optional)
Filter Fabric
Existing Ground
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 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.

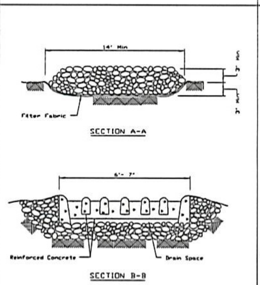
PLAN CODE: (SE)

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 8
DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN


14' Min
3' Min
3' Min
Filter Fabric
SECTION A-A
6'- 7'
Reinforced Concrete
Drain Space
SECTION B-B

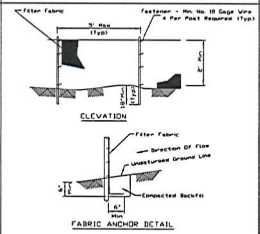
PLAN CODE: (SE)

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 8 OF 8
DATE 8-18-94

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL


Filter Fabric
Fastener - Min. No. 10 Gage Wire 4 Per Post Required (Typ)
5' Max (Typ)
2' Min
18" Min (Typ)
ELEVATION
Filter Fabric
Direction Of Flow
Undisturbed Ground Line
6"
Compacted Backfill
6" Min
FABRIC ANCHOR DETAIL

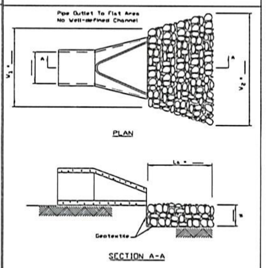
NOTES:
Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 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.

PLAN CODE: ——XX——

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 8
DATE 3-16-10

PIPE OUTLET TO FLAT AREA


Pipe Outlet To Flat Area No Well-defined Channel
W_1 = ___
A
A
W_2 = ___
PLAN
La = ___
d
Geotextile
SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ________, Quality ________.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

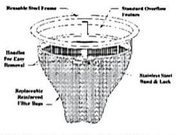
PLAN CODE: (LA)

REFERENCE
Project ____
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO. IL-610
SHEET 1 OF 1
DATE 9-15-93

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.

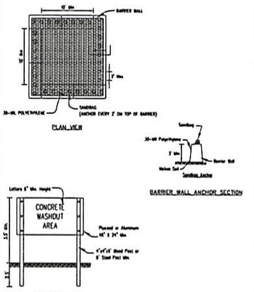

Reusable Steel Frame
Standard Overflow Feature
Handles For Easy Removal
Stainless Steel Band & Lock
Replaceable Reinforced Filter Bags

Catch-All HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

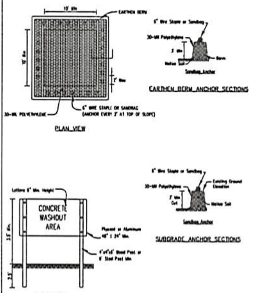
PLAN CODE: (FF)


10' Min
BARRIER WALL
10' Min
3' Min
30-MIL POLYETHYLENE
SANDBAG (ANCHOR EVERY 2' ON TOP OF BARRIER)
PLAN VIEW
Sandbag
30-Mil Polyethylene
3' Min
Barrier Wall
Native Soil
Sandbag Anchor
BARRIER WALL ANCHOR SECTION
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

PLAN CODE: (CW)

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

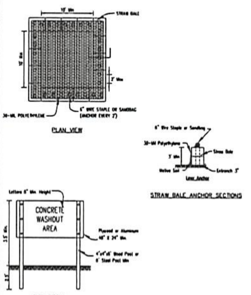
TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL


10' Min
EARTHEN BERM
10' Min
3' Min
30-MIL POLYETHYLENE
6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2' AT TOP OF SLOPE)
PLAN VIEW
6" Wire Staple or Sandbag
30-Mil Polyethylene
3' Min
Berm
Native Soil
Sandbag Anchor
EARTHEN BERM ANCHOR SECTIONS
6" Wire Staple or Sandbag
30-Mil Polyethylene
Existing Ground Elevation
3' Min Cut
Native Soil
Sandbag Anchor
SUBGRADE ANCHOR SECTIONS
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

PLAN CODE: (CW)

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

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE


10' Min
STRAW BALE
10' Min
3' Min
30-MIL POLYETHYLENE
6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2')
PLAN VIEW
6" Wire Staple or Sandbag
30-Mil Polyethylene
3' Min
Straw Bale
Native Soil
Entrench 3"
Liner Anchor
STRAW BALE ANCHOR SECTIONS
Letters 6" Min. Height
CONCRETE WASHOUT AREA
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
3.5' Min.
2.5'
SIGN DETAIL

PLAN CODE: (CW)

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. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN

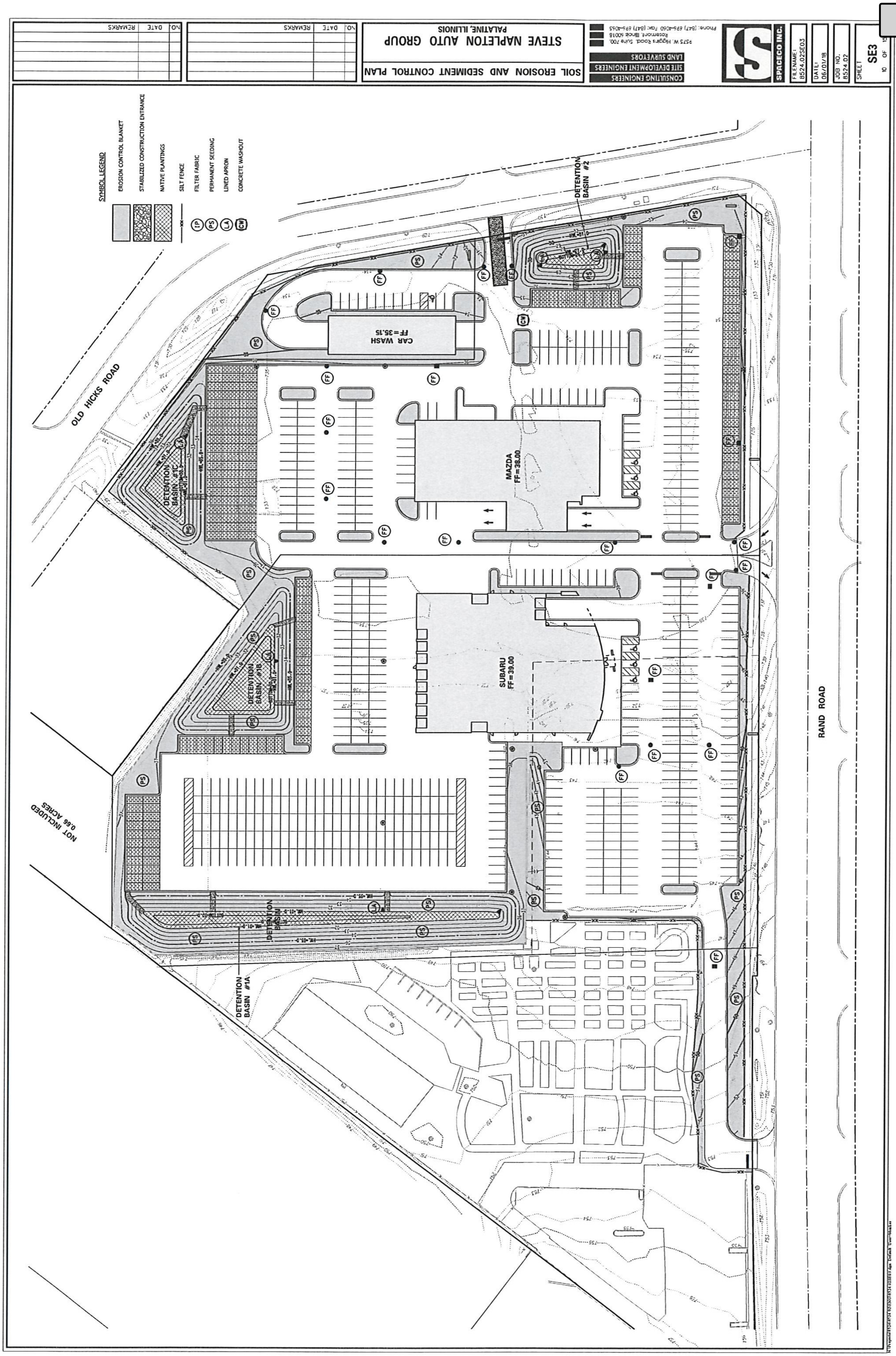
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.02SE02.DGN
DATE: 06/01/18
JOB NO. 8524.02
SHEET SE2
9 OF 15



SOIL EROSION AND SEDIMENT CONTROL PLAN

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8524.02SE03
DATE: 06/01/18
JOB NO. 8524.02
SHEET SE3
10 OF 15

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SYMBOL LEGEND

▩	EROSION CONTROL BLANKET
▩	STABILIZED CONSTRUCTION ENTRANCE
▩	NATIVE PLANTINGS
—XX—	SILT FENCE
(FF)	FILTER FABRIC
(PS)	PERMANENT SEEDING
(LA)	LINED APRON
(CW)	CONCRETE WASHOUT

OLD HICKS ROAD
RAND ROAD
CAR WASH
FF=35.15
MAZDA
FF=38.00
SUBARU
FF=39.00
DETENTION BASIN #1A
DETENTION BASIN #1B
DETENTION BASIN #1C
DETENTION BASIN #1D
DETENTION BASIN #2
NOT INCLUDED
0.66 ACRES
FF
PS
LA
CW

Attachment: Napleton Planned Development (1979 N. Rand Road - Planned Development Amendment -Northwetern Motors Holding INC.)

EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTORS USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE MASS GRADING BEGINS.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET + OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE + TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE VILLAGE ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), VILLAGE OF PALATINE CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS.

7. PAVEMENT MARKINGS ON PARKING LOT STALLS AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55? F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50? F AND RISING.

SOIL EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS

1. GENERAL

A. THIS WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE VILLAGE CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL.

B. SEE ALSO, STORMWATER POLLUTION PREVENTION PLAN, SHEET NO. C13.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

D. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION

A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE VILLAGE ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE NEEDED.

B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

C. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

D. ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND SWEPT WHEN DIRTY AT THE DIRECTION OF THE VILLAGE ENGINEER.

E. STAKED STRAW BALES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS) AS SHOWN ON THE PLAN. THE CONTRACTOR, AT HIS OPTION, MAY USE SILT FENCES INSTEAD OF STRAW BALES.

F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

H. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

3. INSPECTION AND MAINTENANCE

A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION TESTS, (PERFORMED BY THE SAND CONE METHOD ASSHTO T-191 OR WITH AN APPROVED NUCLEAR DENSITY-MOISTURE METER) SHALL BE TAKEN IN EACH FILL SECTION, WITH THE MAXIMUM DISTANCE BETWEEN TESTS OF THREE HUNDRED (300) FEET. DENSITY SHALL BE NINETY-FIVE (95) PERCENT OF THE MAXIMUM DENSITY.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE VILLAGE OF PALATINE CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE VILLAGE ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRTAINMENT OF NOT LESS THAN FOUR (4%) OR MORE THAN SEVEN (7%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH OF TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO NO.6 X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TWENTY (20) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEYCOMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. TWO (2) NO. 5 EPOXY COATED STEEL DOWEL BARS SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET ON EITHER SIDE OF ALL UTILITY TRENCHES.

D. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAILS).

E. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

F. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2" PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

G. CONCRETE APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN ALL APRONS AND RAMPS. PROVIDE 1/2" PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

H. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS PROVIDED BY THE CONTRACTOR TO PREVENT CRACKING.

I. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD A, B, OR C. TWO (2) COATS OF BOILED LINSEED OIL IN CONFORMANCE WITH (SSRBC) SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

J. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVEWAYS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, (OR BAM IF SELECTED BY THE OWNER); BITUMINOUS CONCRETE BINDER COURSE, MIXTURE B; AND BITUMINOUS CONCRETE SURFACE COURSE, CLASS 1, MIXTURE D, TYPE 2; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BAM, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE VILLAGE ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR VILLAGE OF PALATINE.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR VILLAGE OF PALATINE, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR VILLAGE OF PALATINE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY NOTES

1. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND A STANDARD DIMENSION REATIO (SDR) OF 26 EXCEPT WHERE NOTED OTHERWISE..

2. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE — DESCRIPTION

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI 21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI 21.11).

3. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.

4. BEDDING: BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4" - 1" IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

6. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

7. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

8. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

9. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE VILLAGE OF PALATINE AND MWRDGC.

10. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

11. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

A. PERMISSION SHALL BE OBTAINED FROM THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

12. MANHOLES: SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH VILLAGE REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

13. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

14. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

15. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

16. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

17. TESTING: DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES.

18. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

19. TELEVISING: ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

20. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE REPAIR, OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

21. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING". ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

22. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

WATERMAIN NOTES

1. PIPE MATERIALS: WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

2. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C-110).

3. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE POLYETHYLENE TUBE ENCASED. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS.

4. WATER SERVICES: WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.

5. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

6. VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

7. FIRE HYDRANTS: FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE VILLAGE. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

8. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUNCTION WITH THE CORPORATION STOP.

9. SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR 6 (6') FEET OF BURY.

10. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

11. BEDDING: BEDDING SHALL BE COMPACTED STONE CONFORMING TO ASTM D-2321, CLASS II, NON-ANGULAR AGGREGATE EXCEPT THE MAXIMUM SIZE SHALL BE ONE HALF (1/2") INCH.

12. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

13. A MINIMUM DEPTH OF COVER OF 5'6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS.

14. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC. RETAINER GLANDS MAY BE USED WHEN APPROVED BY THE VILLAGE ENGINEER.

15. IEPA WATERMAIN PROTECTION

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 SERVICES CONNECTION.
b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
3) 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.
c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION 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 OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR
2) THE WATERMAIN PASSES UNDER A SEWER OR 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 SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

16. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND VILLAGE OF PALATINE SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE SHALL EITHER RCP OR POLYETHYLENE PIPE, IF APPROVED BY THE VILLAGE ENGINEER, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE — MATERIAL

RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS (ASTM C-443); TYPE 1, CLASS IV PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS.

ADS: ADVANCED DRAINAGE SYSTEMS POLYETHYLENE PIPE: AASHTO M-252 (TYPE S) FOR DIAM. 4"-10", AASHTO M-294 (TYPE S OR D) FOR DIAM. 12"-60". TYPE S-CORRUGATED EXTERIOR AND SMOOTH INTERIOR WALLS. TYPE D-SMOOTH EXTERIOR AND INTERIOR WALLS. WALL MATERIAL SHALL MEET ASTM D3350 RESIN CELL CLASSIFICATION

OF A FACTORY INSTALLED, GASKETED DOUBLE BELL POLYETHYLENE COUPLING, A FACTORY WELDED BELL OR INTEGRAL BELL. THE SPIGOT END OF THE PIPE SHALL BE FURNISHED WITH A FACTORY INSTALLED ELASTOMETRIC PROFILE RUBBER GASKET THAT MEETS ASTM F477. NO "CLEATED BELL" COUPLERS SHALL BE ACCEPTED. PIPE SHALL BE SHIPPED WITH REMOVABLE WRAP TO PROTECT THE GASKET. LUBRICATION SHALL BE PROVIDED TO THE JOINT PRIOR TO PUSHING TOGETHER. AT LEAST TWO (2) CORRUGATIONS OF THE SPIGOT END MUST INSERT INTO THE BELL END.

2. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND UNLESS SHOWN OTHERWISE ON THE PLANS.

4. BEDDING: ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPES.

5. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

6. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

7. STRUCTURES: MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12") INCHES OF ADJUSTING RINGS SHALL BE USED.

A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

8. FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE VILLAGE OF PALATINE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SPECIFICATIONS

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
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SPACECO INC.

FILENAME: 8524.02SPEC.DGN
DATE: 06/01/18
JOB NO. 8524.02
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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 MUNICIPAL CODE;
   - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF 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).
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.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

07/12/2016
STD. DWG. NO.18
PAGE NO. 19

NO.	DATE	REMARKS

NO.	DATE	REMARKS

MWRD GENERAL NOTES

STEVE NAPLETON AUTO GROUP
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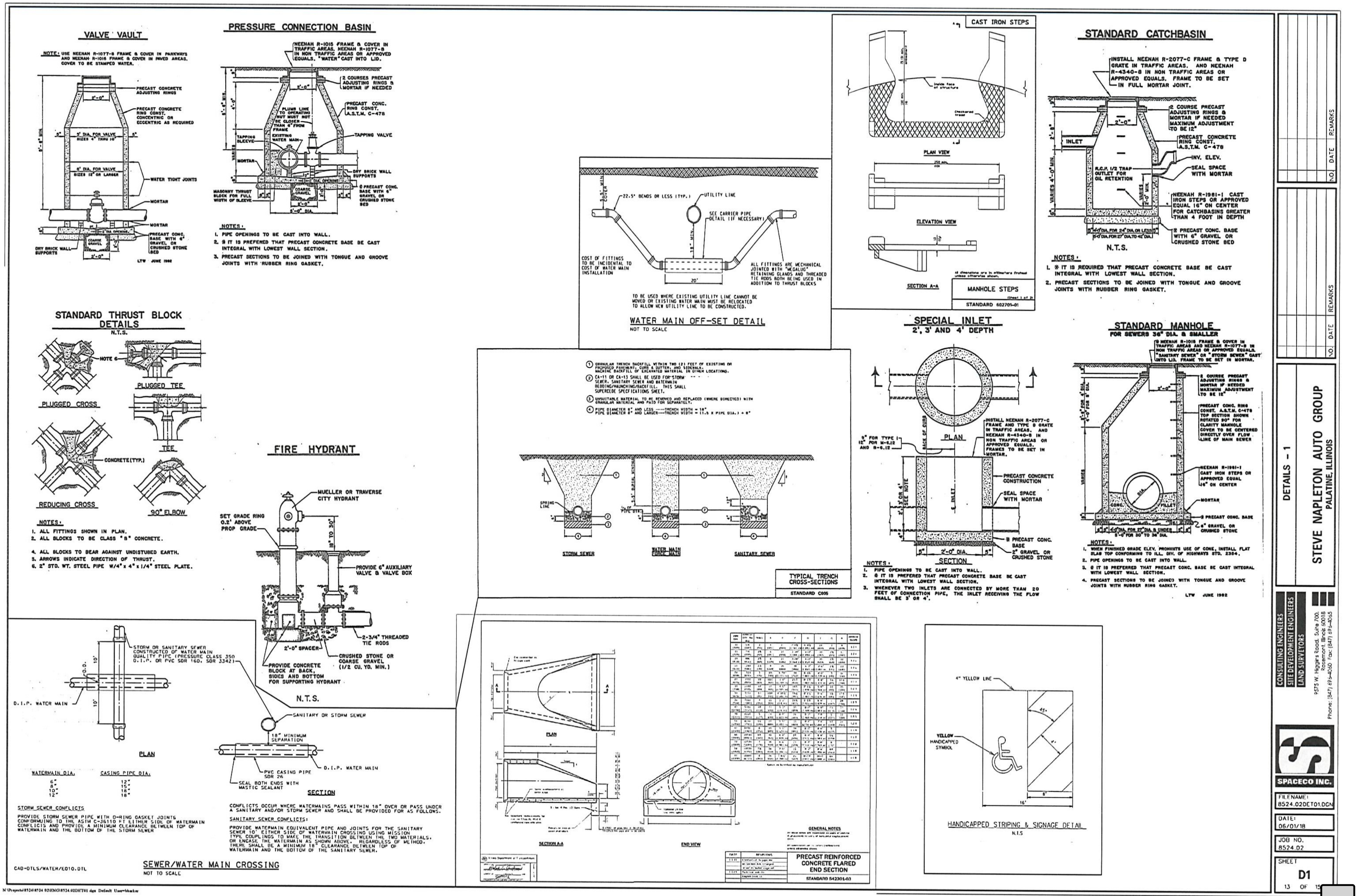
SPACECO INC.

FILENAME: 8524.02MWRDGN.DGN
DATE: 06/07/18
JOB NO. 8524.02
SHEET SP2
12 OF 15


VALVE VAULT
NOTE: USE NEENAH R-1077-B FRAME & COVER IN PARKWAYS AND NEENAH R-1015 FRAME & COVER IN PAVED AREAS. COVER TO BE STAMPED WATER.
PRECAST CONCRETE ADJUSTING RINGS
PRECAST CONCRETE RING CONST. CONCENTRIC OR ECCENTRIC AS REQUIRED
5' DIA. FOR VALVE SIZES 4" THRU 10"
6' DIA. FOR VALVE SIZES 12" OR LARGER
WATER TIGHT JOINTS
MORTAR
PRECAST CONC. BASE WITH 6" GRAVEL OR CRUSHED STONE BED
DRY BRICK WALL SUPPORTS
COARSE GRAVEL
2'-0"
5'-6" MIN.
LTW JUNE 1982
PRESSURE CONNECTION BASIN
NEENAH R-1015 FRAME & COVER IN TRAFFIC AREAS. NEENAH R-1077-B IN NON TRAFFIC AREAS OR APPROVED EQUALS. "WATER" CAST INTO LID.
2 COURSES PRECAST ADJUSTING RINGS & MORTAR IF NEEDED
PRECAST CONC. RING CONST. A.S.T.M. C-478
PLUMB LINE TO OPERATING NUT MUST NOT BE CLOSER THAN 6" FROM FRAME
TAPPING SLEEVE
EXISTING WATER MAIN
TAPPING VALVE
MORTAR
DRY BRICK WALL SUPPORTS
MASONRY THRUST BLOCK FOR FULL WIDTH OF SLEEVE
COARSE GRAVEL
PRECAST CONC. BASE WITH 6" GRAVEL OR CRUSHED STONE BED
5'-0" DIA.
NOTES:
1. PIPE OPENINGS TO BE CAST INTO WALL.
2. IT IS PREFERED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.
STANDARD THRUST BLOCK DETAILS
N.T.S.
NOTE 6
PLUGGED TEE
PLUGGED CROSS
TEE
CONCRETE (TYP.)
REDUCING CROSS
90° ELBOW
NOTES:
1. ALL FITTINGS SHOWN IN PLAN.
2. ALL BLOCKS TO BE CLASS "B" CONCRETE.
4. ALL BLOCKS TO BEAR AGAINST UNDISTUBED EARTH.
5. ARROWS INDICATE DIRECTION OF THRUST.
6. 2" STD. WT. STEEL PIPE W/4" x 4" x 1/4" STEEL PLATE.
FIRE HYDRANT
MUELLER OR TRAVERSE CITY HYDRANT
SET GRADE RING 0.2' ABOVE PROP GRADE
18" TO 30"
PROVIDE 6" AUXILIARY VALVE & VALVE BOX
2-3/4" THREADED TIE RODS
2'-0" SPACER
CRUSHED STONE OR COARSE GRAVEL (1/2 CU. YD. MIN.)
PROVIDE CONCRETE BLOCK AT BACK, SIDES AND BOTTOM FOR SUPPORTING HYDRANT
N.T.S.
WATER MAIN OFF-SET DETAIL
NOT TO SCALE
5.5' MIN COVER
22.5° BENDS OR LESS (TYP.)
UTILITY LINE
SEE CARRIER PIPE DETAIL (IF NECESSARY)
18" MIN.
20'
COST OF FITTINGS TO BE INCIDENTAL TO COST OF WATER MAIN INSTALLATION
ALL FITTINGS ARE MECHANICAL JOINTED WITH "MEGALUG" RETAINING GLANDS AND THREADED TIE RODS BOTH BEING USED IN ADDITION TO THRUST BLOCKS
TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.
① GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
② CA-11 OR CA-13 SHALL BE USED FOR STORM SEWER, SANITARY SEWER AND WATERMAIN BEDDING/HAUNCHING/BACKFILL. THIS SHALL SUPERCEDE SPECFICATIONS SHEET.
③ UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
④ PIPE DIAMETER 8" AND LESS ---TRENCH WIDTH = 18" PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 x PIPE DIA.) + 8"
SPRING LINE
STORM SEWER
WATER MAIN FORCE MAIN
SANITARY SEWER
TYPICAL TRENCH CROSS-SECTIONS
STANDARD C005
CAST IRON STEPS
PLAN VIEW
ELEVATION VIEW
SECTION A-A
All dimensions are in millimeters (inches) unless otherwise shown.
MANHOLE STEPS
(Sheet 1 of 2)
STANDARD 602701-01
SPECIAL INLET
2', 3' AND 4' DEPTH
PLAN
9" FOR TYPE 1 12" FOR M-6.12 AND B-6.12
BACK OF CURB
INSTALL NEENAH R-2077-C FRAME AND TYPE D GRATE IN TRAFFIC AREAS. AND NEENAH R-4340-B IN NON TRAFFIC AREAS OR APPROVED EQUALS. FRAMES TO BE SET IN MORTAR.
PRECAST CONCRETE CONSTRUCTION
SEAL SPACE WITH MORTAR
2', 3' OR 4' SEE NOTE
℄ INLET
PRECAST CONC. BASE
2" GRAVEL OR CRUSHED STONE
5"
2'-0" DIA.
SECTION
NOTES:
1. PIPE OPENINGS TO BE CAST INTO WALL.
2. IT IS PREFERED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. WHENEVER TWO INLETS ARE CONNECTED BY MORE THAN 20 FEET OF CONNECTION PIPE, THE INLET RECEIVING THE FLOW SHALL BE 3' OR 4'.
STANDARD CATCHBASIN
INSTALL NEENAH R-2077-C FRAME & TYPE D GRATE IN TRAFFIC AREAS. AND NEENAH R-4340-B IN NON TRAFFIC AREAS OR APPROVED EQUALS. FRAME TO BE SET IN FULL MORTAR JOINT.
2 COURSE PRECAST ADJUSTING RINGS & MORTAR IF NEEDED MAXIMUM ADJUSTMENT TO BE 12"
PRECAST CONCRETE RING CONST. A.S.T.M. C-478
INLET
INV. ELEV.
SEAL SPACE WITH MORTAR
R.C.P. 1/2 TRAP OUTLET FOR OIL RETENTION
NEENAH R-1981-1 CAST IRON STEPS OR APPROVED EQUAL 16" ON CENTER FOR CATCHBASINS GREATER THAN 4 FOOT IN DEPTH
PRECAST CONC. BASE WITH 6" GRAVEL OR CRUSHED STONE BED
VARIES 4'-0" MIN.
VARIES 2'-0" MIN.
4'-0" DIA. FOR 24" DIA. OR LESS
5'-0" DIA. FOR 27" DIA. TO 42" DIA.
N.T.S.
NOTES:
1. IT IS REQUIRED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.
STANDARD MANHOLE
FOR SEWERS 36" DIA. & SMALLER
NEENAH R-1015 FRAME & COVER IN TRAFFIC AREAS AND NEENAH R-1077-B IN NON TRAFFIC AREAS OR APPROVED EQUALS. "SANITARY SEWER" OR "STORM SEWER" CAST INTO LID. FRAME TO BE SET IN MORTAR.
2 COURSE PRECAST ADJUSTING RINGS & MORTAR IF NEEDED MAXIMUM ADJUSTMENT TO BE 12"
PRECAST CONC. RING CONST. A.S.T.M. C-478 TOP SECTION SHOWN ROTATED 90° FOR CLARITY MANHOLE COVER TO BE CENTERED DIRECTLY OVER FLOW LINE OF MAIN SEWER
NEENAH R-1981-1 CAST IRON STEPS OR APPROVED EQUAL 16" ON CENTER
MORTAR
CONC.
FILLET
DIA.
PRECAST CONC. BASE
6" GRAVEL OR CRUSHED STONE
4'-0" DIA. FOR 27" DIA. & UNDER
5'-0" FOR 30" TO 36" DIA.
NOTES:
1. WHEN FINISHED GRADE ELEV. PROHIBITS USE OF CONE, INSTALL FLAT SLAB TOP CONFORMING TO ILL. DIV. OF HIGHWAYS STD. 2354.
2. PIPE OPENINGS TO BE CAST INTO WALL.
3. IT IS PREFERRED THAT PRECAST CONC. BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.
LTW JUNE 1982
STORM OR SANITARY SEWER CONSTRUCTED OF WATER MAIN QUALITY PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 160, SDR 3342)
O.D.
10'
D.I.P. WATER MAIN
PLAN
WATERMAIN DIA.
CASING PIPE DIA.
6" 12"
8" 15"
10" 18"
12" 18"
SANITARY OR STORM SEWER
18" MINIMUM SEPARATION
D.I.P. WATER MAIN
PVC CASING PIPE SDR 26
SEAL BOTH ENDS WITH MASTIC SEALANT
SECTION
STORM SEWER CONFLICTS
PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMUING TO THE ASTM C-36110 FT EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER
CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.
SANITARY SEWER CONFLICTS:
PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS. OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD. THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.
CAD-DTLS/WATER/E010.DTL
SEWER/WATER MAIN CROSSING
NOT TO SCALE
PLAN
SECTION A-A
END VIEW
GENERAL NOTES
PRECAST REINFORCED CONCRETE FLARED END SECTION
STANDARD 542301-03
4" YELLOW LINE
YELLOW HANDICAPPED SYMBOL
45°
4'
8'
16'
HANDICAPPED STRIPING & SIGNAGE DETAIL
N.T.S
DETAILS - 1
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
NO. DATE REMARKS
NO. DATE REMARKS
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
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SPACECO INC.
FILENAME: 8524.02DET01.DGN
DATE: 06/01/18
JOB NO. 8524.02
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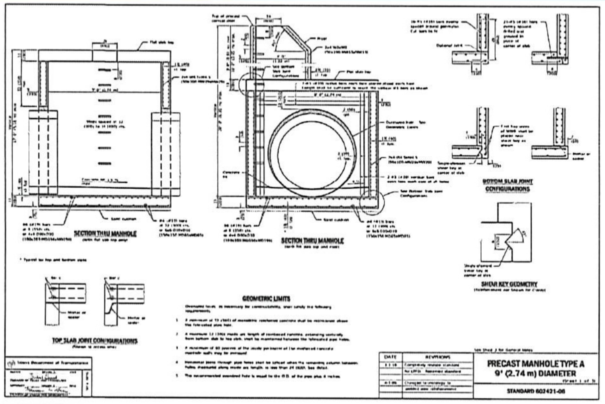
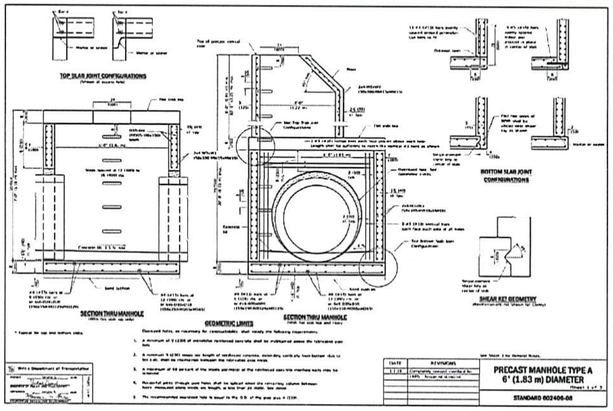
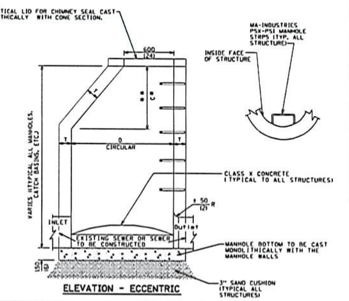

SECTION THRU MANHOLE
SECTION THRU MANHOLE
BOTTOM SLAB JOINT CONFIGURATIONS
SHEAR KEY GEOMETRY
TOP SLAB JOINT CONFIGURATIONS
GEOMETRIC LIMITS
PRECAST MANHOLE TYPE A
9' (2.74 m) DIAMETER
STANDARD 602421-06


TOP SLAB JOINT CONFIGURATIONS
BOTTOM SLAB JOINT CONFIGURATIONS
SHEAR KEY GEOMETRY
SECTION THRU MANHOLE
SECTION THRU MANHOLE
GEOMETRIC LIMITS
PRECAST MANHOLE TYPE A
6' (1.83 m) DIAMETER
STANDARD 602406-08


3" VERTICAL LID FOR CHIMNEY SEAL CAST MONOLITHICALLY WITH CONE SECTION.
600
(24)
MA-INDUSTRIES PSX-PSI MANHOLE STRPS (TYP. ALL STRUCTURE)
INSIDE FACE OF STRUCTURE
C*
**
T
D
CIRCULAR
T
VARIES (TYPICAL ALL MANHOLES, CATCH BASINS, ETC.)
CLASS X CONCRETE (TYPICAL TO ALL STRUCTURES)
50
(2)
R
INLET
Outlet
EXISTING SEWER OR SEWER TO BE CONSTRUCTED
MANHOLE BOTTOM TO BE CAST MONOLITHICALLY WITH THE MANHOLE WALLS
150
(6)
3" SAND CUSHION (TYPICAL ALL STRUCTURES)

ELEVATION - ECCENTRIC

ALTERNATE MATERIALS FOR WALLS	D	C	T (MIN.)
PRECAST REINFORCED CONCRETE SECTIONS	1.2 M (4'-0") 1.5 M (5"-0"	750 (30) 1.15 M (3'-9")	125 (5) 125 (5)

NOTES:

1. SEWER PIPE TO BE CARRIED THROUGH MANHOLE TO 6" OUTSIDE FACE, FOLLOWED BY 2' LONG STUBS ON EITHER END (SANITARY MANHOLE PRECAST ONLY).
2. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" AT ALL PIPE CONNECTIONS. CONFORMING TO ASTM C-923
3. MANHOLES TO HAVE "CRETEX" EXTERNAL MANHOLE CHIMNEY SEAL, OR "SURSEAL" EXTERNAL CHIMNEY SEAL AS MANUFACTURED BY MAR MAC CONSTRUCTION PRODUCTS, INC.
4. "MAC WRAP" EXTERNAL SEAL BANDS AS MANUFACTURED BY MAR MAC MANUFACTURING SHALL BE CENTERED OVER ALL PRECAST MANHOLE SECTION JOINTS. THE MINIMUM WIDTH OF THE EXTERNAL SEAL BANDS SHALL BE (10) INCHES.

NOTE:

WATERTIGHT BOOTS CONFORMING TO ASTM C-923 AT PIPE-STRUCTURE CONNECTIONS SHALL BE USED.

GENERAL NOTES

SEE STANDARD 602701 FOR DETAILS OF STEPS.

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 150 MM (6").

** SEE STANDARD 602601 FOR OPTIONAL PRECAST REINFORCED CONCRETE FLAT SLAB TOP.

ALL DIMENSIONS ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SHOWN.

SANITARY
MANHOLE TYPE A

STANDARD 602401

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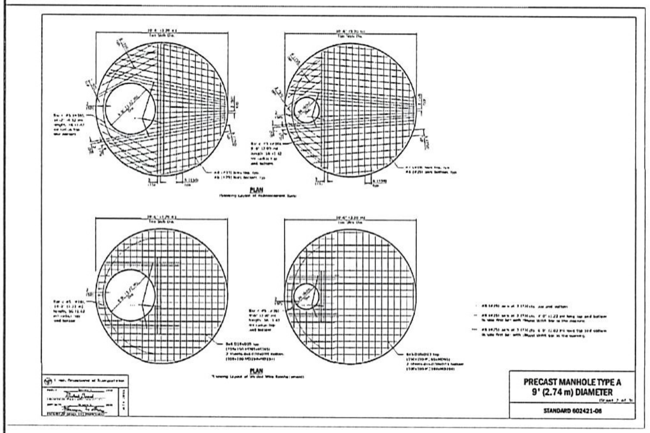
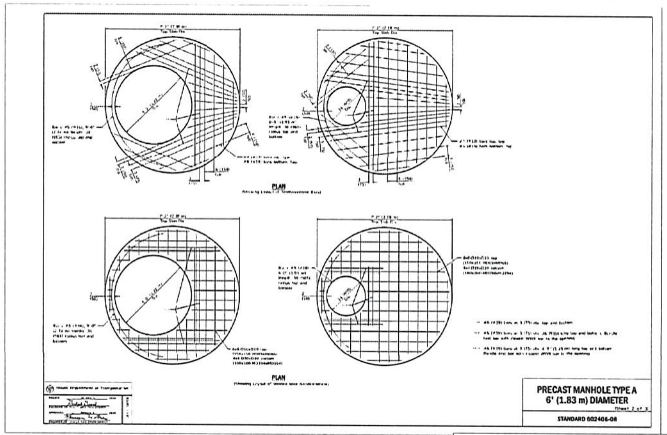
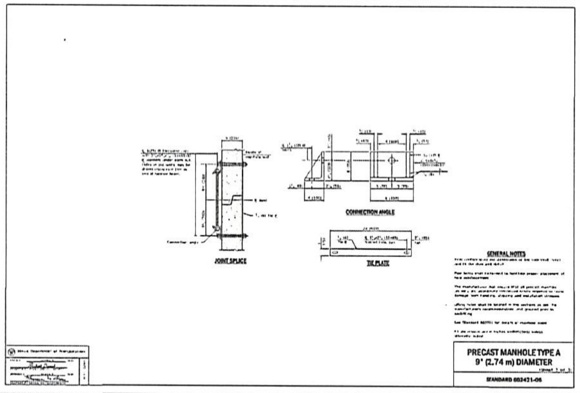
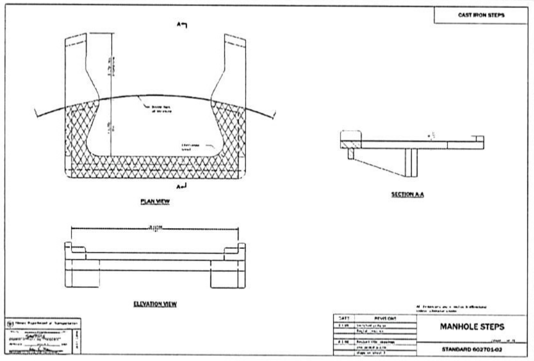
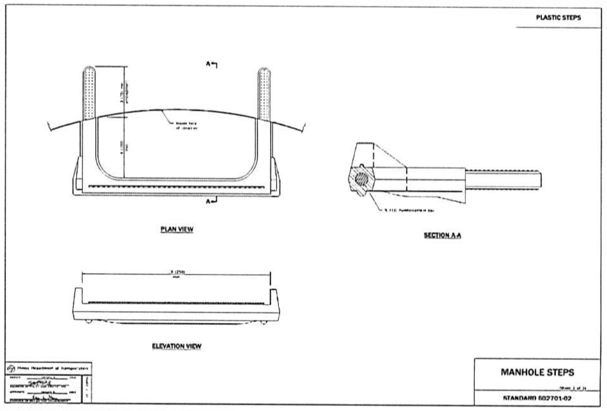

PLAN
PLAN
PRECAST MANHOLE TYPE A
9' (2.74 m) DIAMETER
STANDARD 602421-06


PLAN
PLAN
PRECAST MANHOLE TYPE A
6' (1.83 m) DIAMETER
STANDARD 602406-08


CONNECTION ANGLE
JOINT SPLICE
TIE PLATE
GENERAL NOTES
PRECAST MANHOLE TYPE A
9' (2.74 m) DIAMETER
STANDARD 602421-06


CAST IRON STEPS
A
A
PLAN VIEW
SECTION A-A
ELEVATION VIEW
MANHOLE STEPS
STANDARD 602701-02


PLASTIC STEPS
A
A
PLAN VIEW
SECTION A-A
ELEVATION VIEW
MANHOLE STEPS
STANDARD 602701-02

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS – 2

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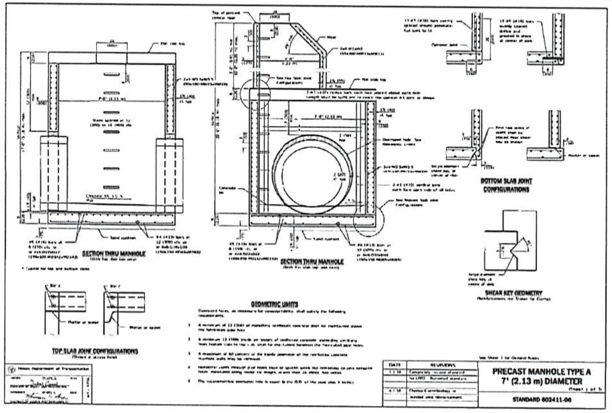
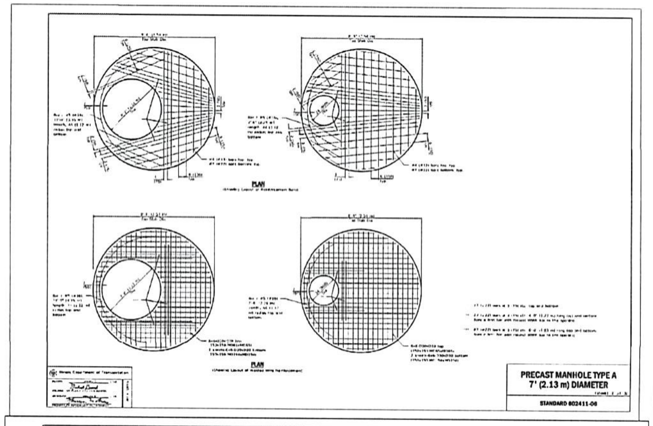
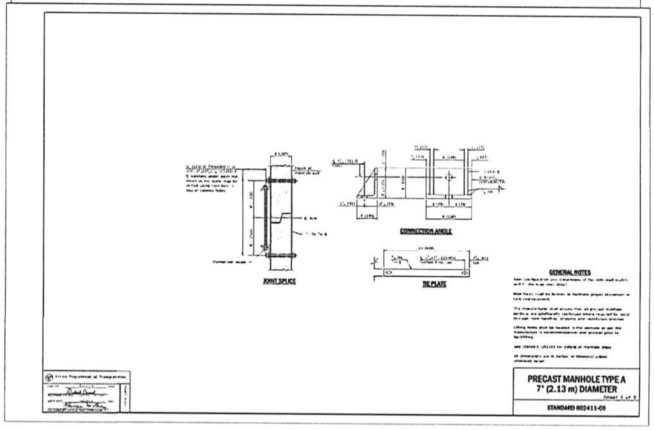

SECTION THRU MANHOLE
SECTION THRU MANHOLE
BOTTOM SLAB JOINT CONFIGURATIONS
SHEAR KEY GEOMETRY
TOP SLAB JOINT CONFIGURATIONS
GEOMETRIC UNITS
DATE
REVISIONS
PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
STANDARD 602411-06


PLAN
PLAN
PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
STANDARD 602411-06


CONNECTION ANGLE
JOINT SPLICE
TIE PLATE
GENERAL NOTES
PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
STANDARD 602411-06

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS – 3

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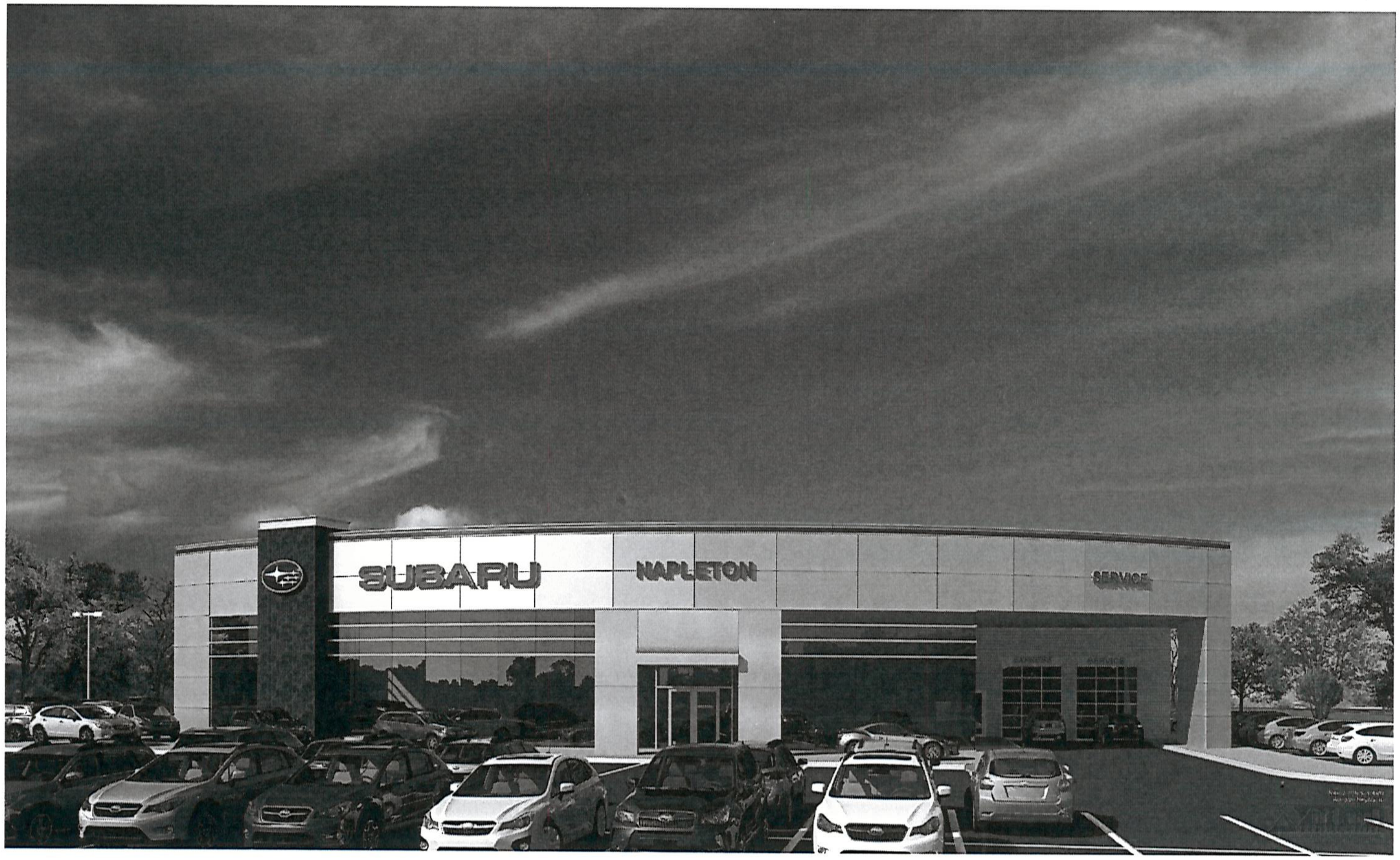

PROJECT:

STEVE NAPLETON
Automotive Group

SUBARU

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Rand + Old Hicks
Palatine, IL

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June 08, 2018 – DESIGN REVIEW
July 09, 2018 – 30% DESIGN REVIEW

EXT. RENDERING

A06.03

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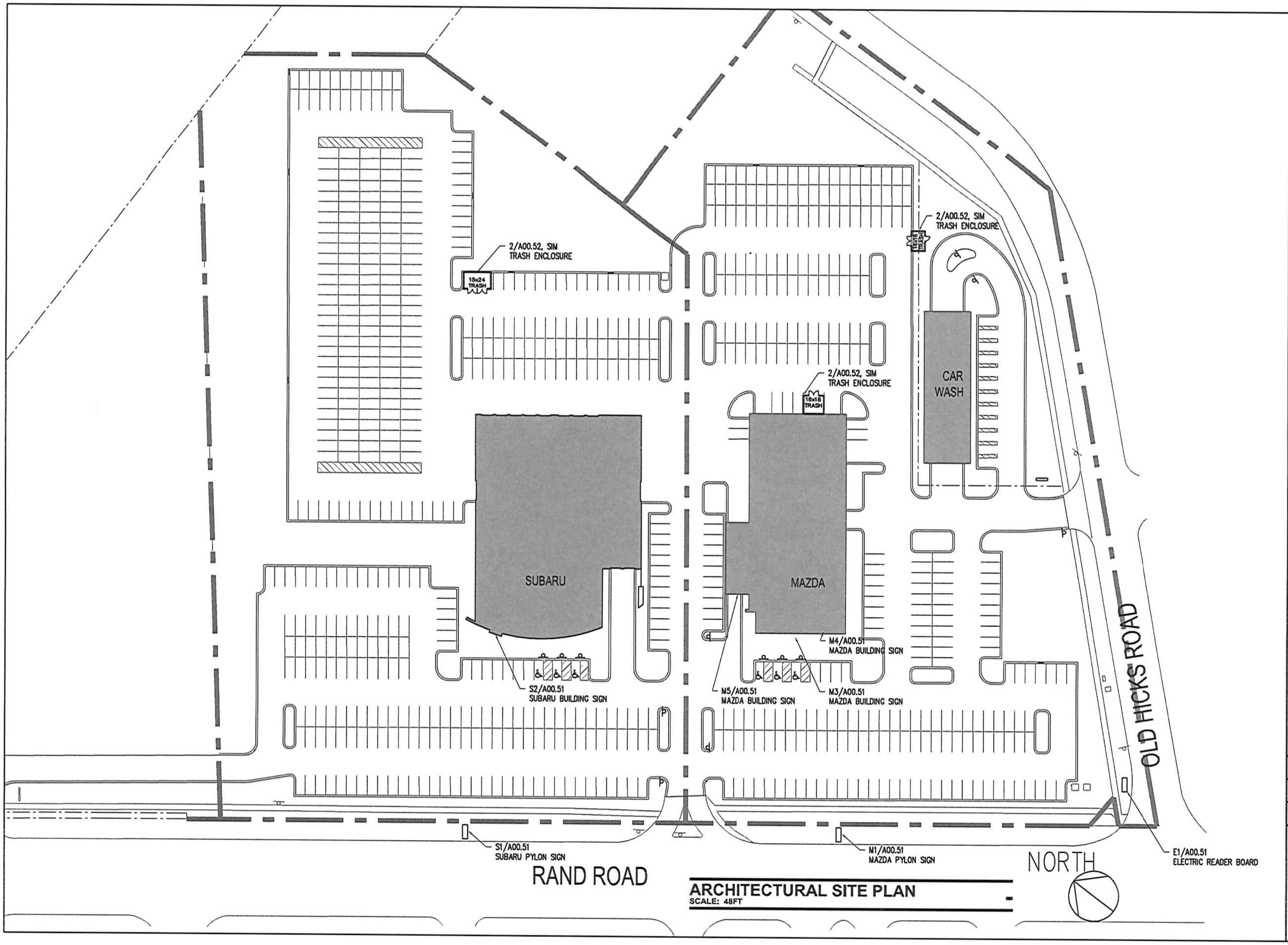

OLD HICKS ROAD
RAND ROAD
NORTH
CAR WASH
MAZDA
SUBARU
2/A00.52, SIM TRASH ENCLOSURE
15x24 TRASH
16x16 TRASH
M4/A00.51 MAZDA BUILDING SIGN
M3/A00.51 MAZDA BUILDING SIGN
M5/A00.51 MAZDA BUILDING SIGN
S2/A00.51 SUBARU BUILDING SIGN
S1/A00.51 SUBARU PYLON SIGN
M1/A00.51 MAZDA PYLON SIGN
E1/A00.51 ELECTRIC READER BOARD

ARCHITECTURAL SITE PLAN

SCALE: 48FT

PROJECT:

STEVE NAPLETON
Automotive Group

mazda

Napleton Mazda of Arlington Hts
Rand + Old Hicks
Palatine, IL

ARCHITECT:

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SITE PLAN

A00.50

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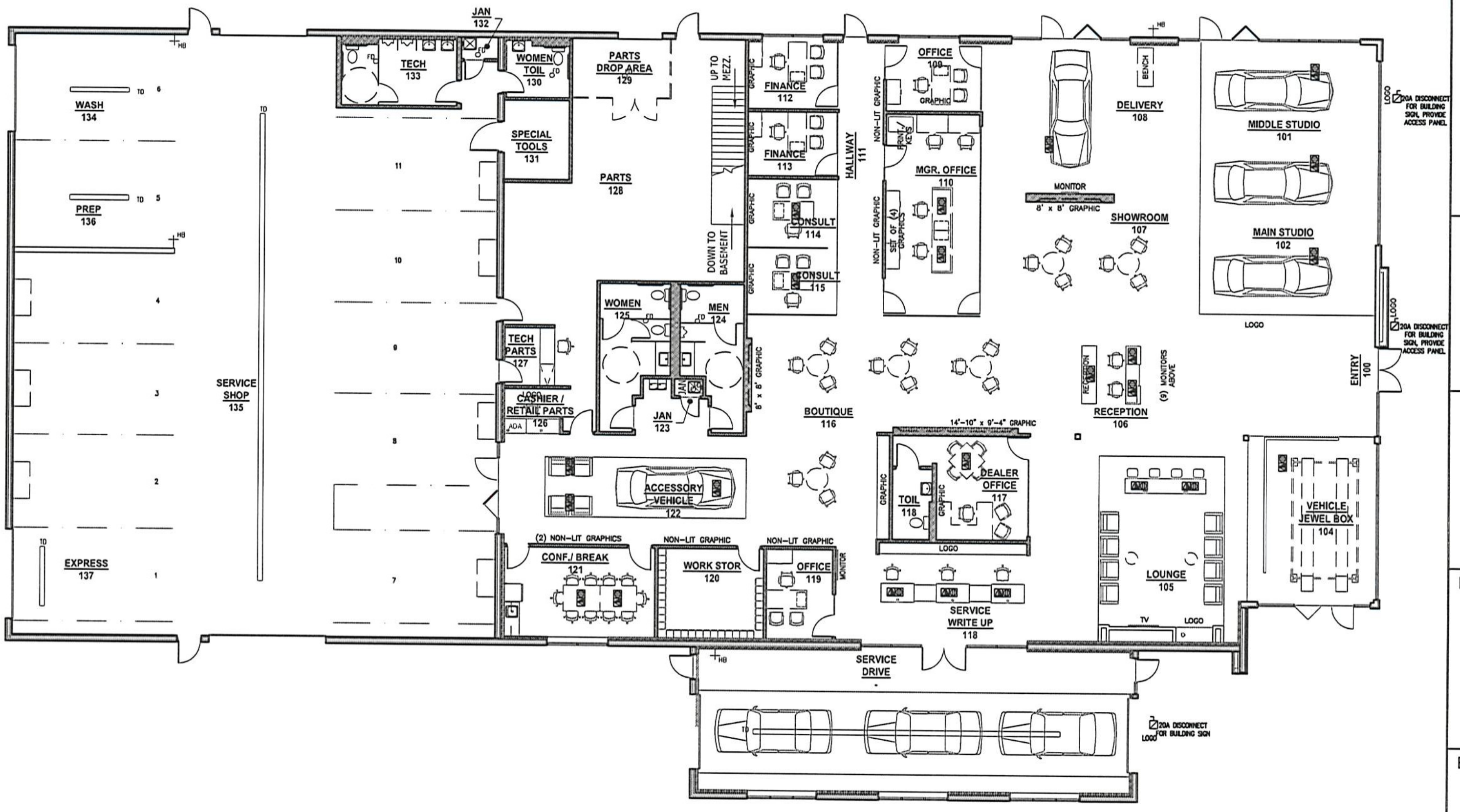
JAN 132
TECH 133
WOMEN TOIL 130
PARTS DROP AREA 129
UP TO MEZZ.
FINANCE 112
FINANCE 113
HALLWAY 111
OFFICE 109
MGR. OFFICE 110
PRINT/KEYS
SET OF (4) GRAPHICS
NON-LIT GRAPHIC
GRAPHIC
DELIVERY 108
BENCH
MIDDLE STUDIO 101
MAIN STUDIO 102
LOGO
20A DISCONNECT FOR BUILDING SIGN, PROVIDE ACCESS PANEL
WASH 134
PREP 136
EXPRESS 137
SERVICE SHOP 135
SPECIAL TOOLS 131
PARTS 128
DOWN TO BASEMENT
CONSULT 114
CONSULT 115
MONITOR
8' x 8' GRAPHIC
SHOWROOM 107
ENTRY 100
(9) MONITORS ABOVE
RECEPTION
RECEPTION 106
WOMEN 125
MEN 124
TECH PARTS 127
CASHIER / RETAIL PARTS 126
ADA
JAN 123
BOUTIQUE 116
14'-10" x 9'-4" GRAPHIC
DEALER OFFICE 117
TOIL 118
VEHICLE JEWEL BOX 104
ACCESSORY VEHICLE 122
LOUNGE 105
TV
(2) NON-LIT GRAPHICS
CONF./ BREAK 121
NON-LIT GRAPHIC
WORK STOR 120
OFFICE 119
SERVICE WRITE UP 118
SERVICE DRIVE
20A DISCONNECT FOR BUILDING SIGN
HB
TD
1
2
3
4
5
6
7
8
9
10
11

FLOOR PLAN
SCALE: 1/8"

PROJECT:

STEVE NAPLETON
Automotive Group

mazda

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FLOOR PLAN - SHOWROOM

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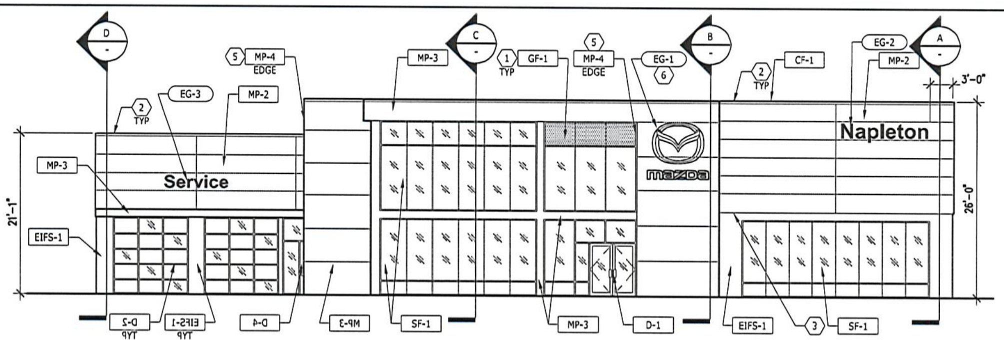
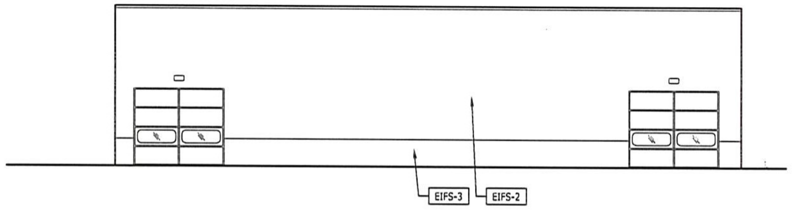


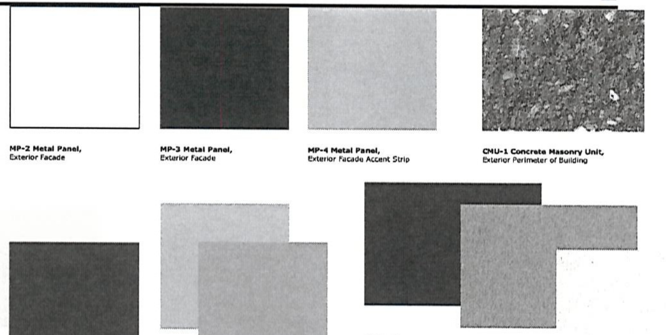
FRONT ELEVATION
SCALE: 1/8"

1



BACK ELEVATION
SCALE: 1/8"

2



MP-2 Metal Panel, Exterior Facade

MP-3 Metal Panel, Exterior Facade

MP-4 Metal Panel, Exterior Facade Accent Strip

CMU-1 Concrete Masonry Unit, Exterior Perimeter of Building

EP-2 Exterior Paint, Exterior Facade

EP-3 Exterior Paint, Exterior Facade

EP-1 Exterior Paint, Exterior Metal Doors

EP-4 Exterior Paint, Exterior Facade

EIFS-1 Exterior Insulating Finishing System, Exterior Facade

EIFS-2 Exterior Insulating Finishing System, Exterior Rear Facade

EIFS-3 Exterior Insulating Finishing System, Exterior Rear Facade

EXTERIOR MATERIALS
SCALE: NTS

-

GENERAL NOTES

A. REFER TO THIS PAGE FOR MATERIAL LEGEND
B. ALL SIGNAGE REQUIRES 20AMP DISCONNECT
C. ALL SIGNAGE REQUIRES ACCESS PANELS. CONTRACTOR TO COOR'D LOCATION WITH SIGNAGE VENDOR.
D. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
E. ELEVATIONS NOT SHOWN SHALL RECEIVE THE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.
F. REFER TO CEILING PLAN (A3.01 + 3.02) FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.
G. EIFS SCORING AND JOINT LAYOUT PER MANUFACTURER REQUIREMENTS.
H. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
I. SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR

LEGEND

#	NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
EG-?	GRAPHICS DESIGNATOR - REFER TO "x" SERIES SHEETS
X-?	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH INFORMATION ON SHEET A3.01

DRAWING NOTES

1. GLASS FILM.
2. METAL FLASHING TO MATCH ADJACENT MATERIAL COLOR. USE SIMILAR DETAIL TO CAPTURE BOTTOM EDGE OF METAL SIDING.
3. ACM PANELS TO MEET EIFS BELOW PER MANUFACTURER REQUIREMENTS.
4. PROVIDE LIGHTING.
5. SEE SHEET A-xx FOR ACCENT PANEL DETAILS.
6. MAZDA LOGO TO ALIGN WITH TOP OF WINDOW.

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Automotive Group

mazda

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EXT. ELEVATION

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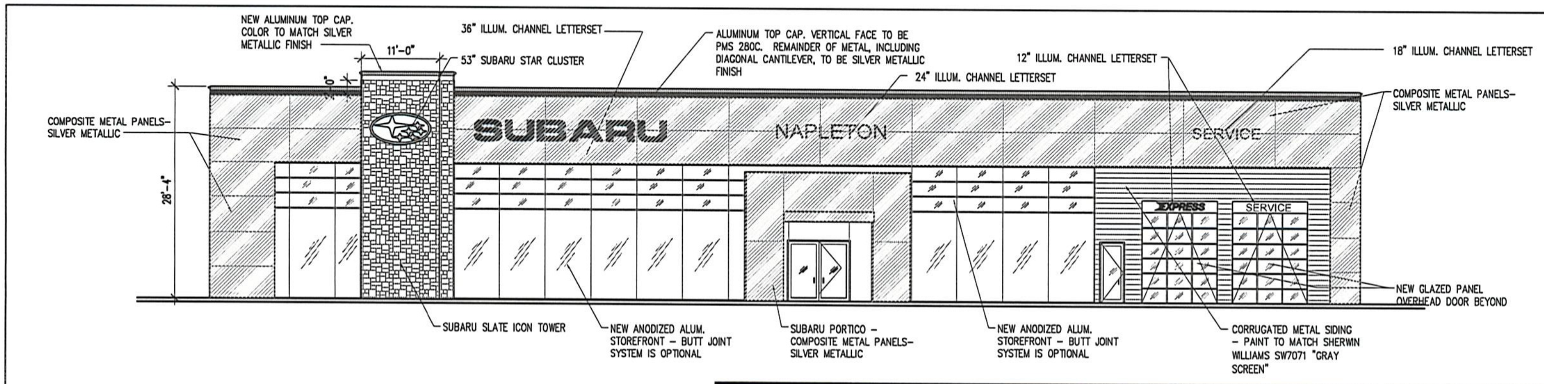
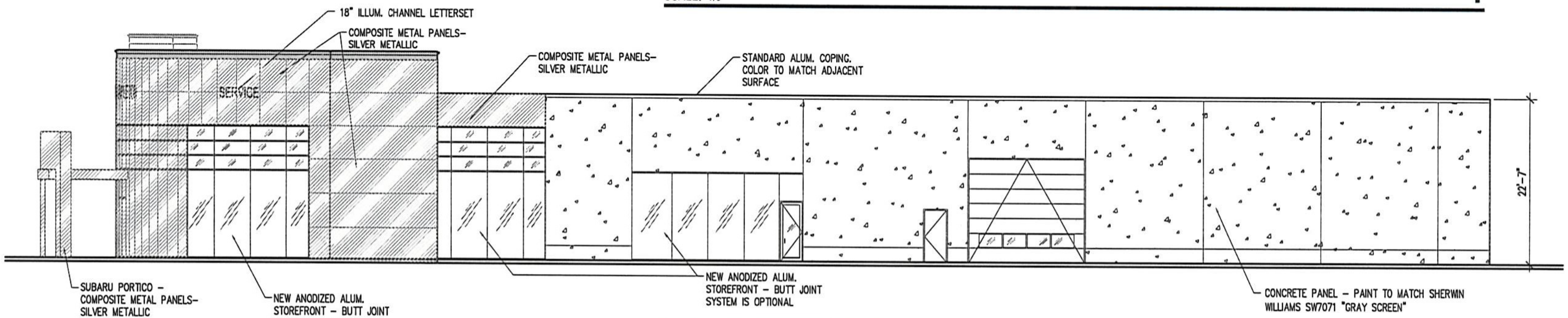

NEW ALUMINUM TOP CAP. COLOR TO MATCH SILVER METALLIC FINISH
11'-0"
2'-0"
36" ILLUM. CHANNEL LETTERSET
53" SUBARU STAR CLUSTER
ALUMINUM TOP CAP. VERTICAL FACE TO BE PMS 280C. REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
24" ILLUM. CHANNEL LETTERSET
12" ILLUM. CHANNEL LETTERSET
18" ILLUM. CHANNEL LETTERSET
COMPOSITE METAL PANELS- SILVER METALLIC
COMPOSITE METAL PANELS- SILVER METALLIC
28'-4"
SUBARU
NAPLETON
SERVICE
EXPRESS
SERVICE
NEW GLAZED PANEL OVERHEAD DOOR BEYOND
SUBARU SLATE ICON TOWER
NEW ANODIZED ALUM. STOREFRONT - BUTT JOINT SYSTEM IS OPTIONAL
SUBARU PORTICO - COMPOSITE METAL PANELS- SILVER METALLIC
NEW ANODIZED ALUM. STOREFRONT - BUTT JOINT SYSTEM IS OPTIONAL
CORRUGATED METAL SIDING - PAINT TO MATCH SHERWIN WILLIAMS SW7071 "GRAY SCREEN"

FRONT ELEVATION

SCALE: 1/8"

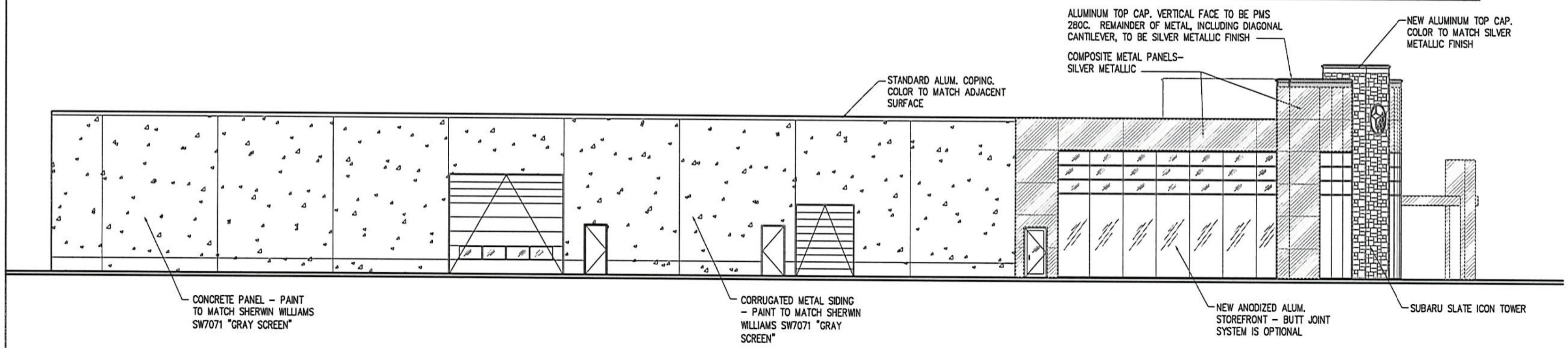
1


18" ILLUM. CHANNEL LETTERSET
COMPOSITE METAL PANELS- SILVER METALLIC
SERVICE
COMPOSITE METAL PANELS- SILVER METALLIC
STANDARD ALUM. COPING. COLOR TO MATCH ADJACENT SURFACE
22'-7"
SUBARU PORTICO - COMPOSITE METAL PANELS- SILVER METALLIC
NEW ANODIZED ALUM. STOREFRONT - BUTT JOINT SYSTEM IS OPTIONAL
NEW ANODIZED ALUM. STOREFRONT - BUTT JOINT SYSTEM IS OPTIONAL
CONCRETE PANEL - PAINT TO MATCH SHERWIN WILLIAMS SW7071 "GRAY SCREEN"

RIGHT ELEVATION

SCALE: 1/8"

2


ALUMINUM TOP CAP. VERTICAL FACE TO BE PMS 280C. REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
COMPOSITE METAL PANELS- SILVER METALLIC
NEW ALUMINUM TOP CAP. COLOR TO MATCH SILVER METALLIC FINISH
STANDARD ALUM. COPING. COLOR TO MATCH ADJACENT SURFACE
CONCRETE PANEL - PAINT TO MATCH SHERWIN WILLIAMS SW7071 "GRAY SCREEN"
CORRUGATED METAL SIDING - PAINT TO MATCH SHERWIN WILLIAMS SW7071 "GRAY SCREEN"
NEW ANODIZED ALUM. STOREFRONT - BUTT JOINT SYSTEM IS OPTIONAL
SUBARU SLATE ICON TOWER

LEFT ELEVATION

SCALE: 1/8"

3

PROJECT:

STEVE NAPLETON
Automotive Group

SUBARU

Napleton Subaru of Arlington Hts
Rand + Old Hicks
Palatine, IL

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EXT. ELEVATION

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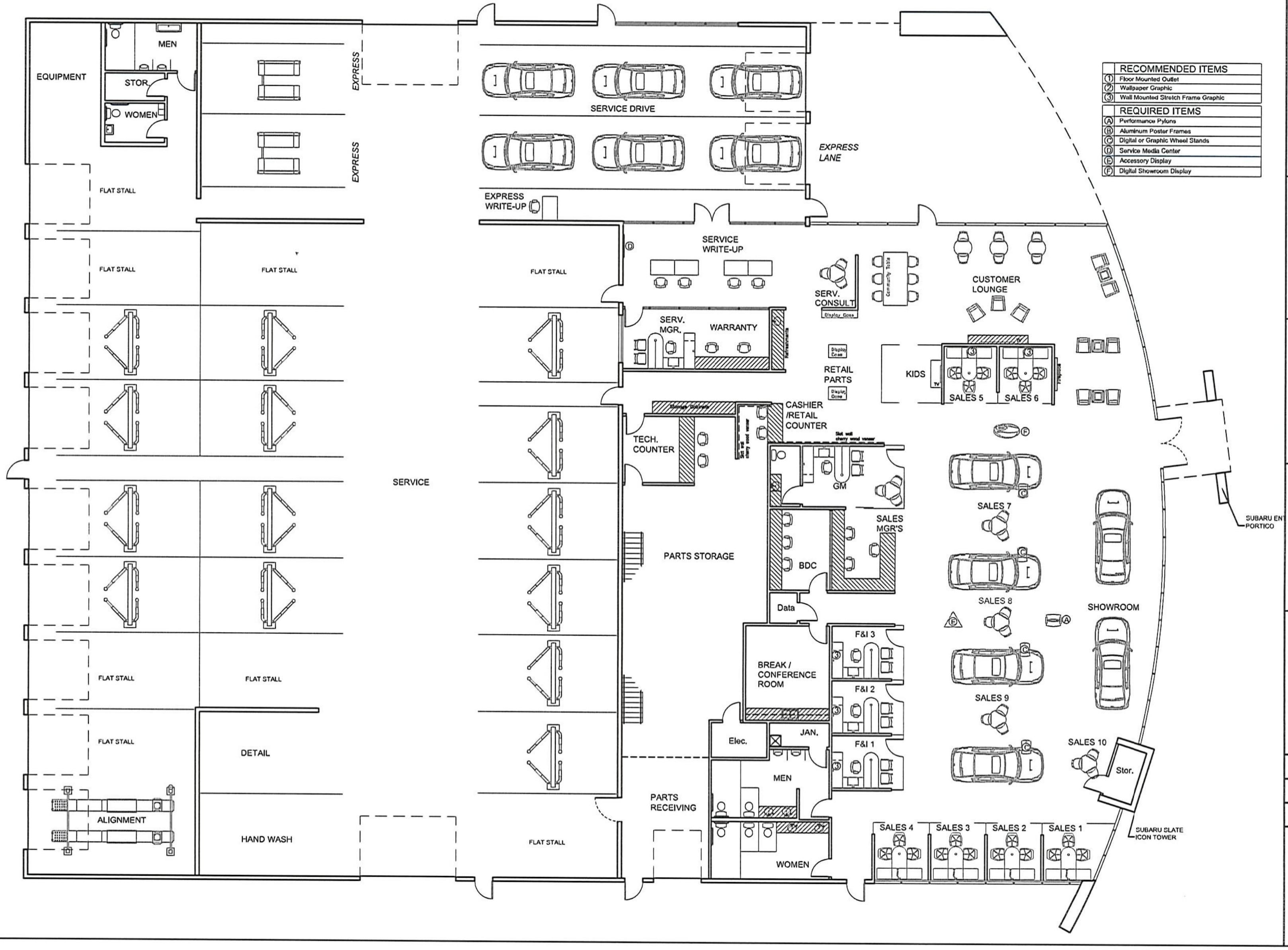
EQUIPMENT
MEN
STOR.
WOMEN
EXPRESS
EXPRESS
SERVICE DRIVE
EXPRESS LANE
EXPRESS WRITE-UP
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
ALIGNMENT
DETAIL
HAND WASH
SERVICE
SERVICE WRITE-UP
SERV. MGR.
WARRANTY
SERV. CONSULT
RETAIL PARTS
CUSTOMER LOUNGE
KIDS
SALES 5
SALES 6
TECH. COUNTER
CASHIER /RETAIL COUNTER
GM
SALES MGR'S
BDC
PARTS STORAGE
Data
BREAK / CONFERENCE ROOM
F&I 3
F&I 2
F&I 1
Elec.
JAN.
MEN
WOMEN
PARTS RECEIVING
SALES 7
SALES 8
SALES 9
SALES 10
Stor.
SHOWROOM
SALES 4
SALES 3
SALES 2
SALES 1
SUBARU ENT PORTICO
SUBARU SLATE ICON TOWER

	RECOMMENDED ITEMS
①	Floor Mounted Outlet
②	Wallpaper Graphic
③	Wall Mounted Stretch Frame Graphic

	REQUIRED ITEMS
Ⓐ	Performance Pylons
Ⓑ	Aluminum Poster Frames
Ⓒ	Digital or Graphic Wheel Stands
Ⓓ	Service Media Center
Ⓔ	Accessory Display
Ⓕ	Digital Showroom Display

PROJECT:

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FLOOR PLAN

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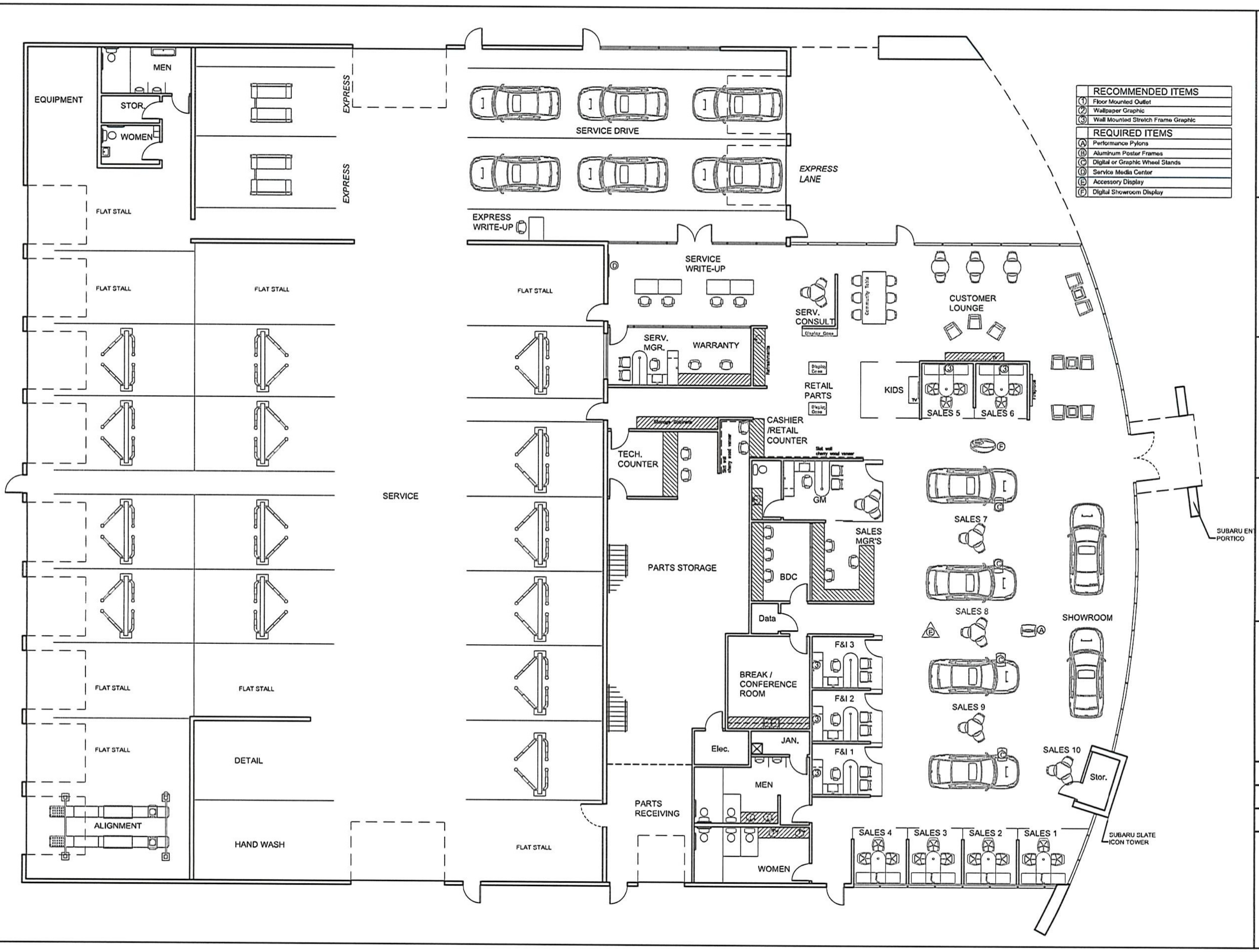
EQUIPMENT
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STOR.
WOMEN
EXPRESS
EXPRESS
SERVICE DRIVE
EXPRESS LANE
EXPRESS WRITE-UP
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
FLAT STALL
SERVICE
DETAIL
HAND WASH
ALIGNMENT
SERVICE WRITE-UP
SERV. CONSULT
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SALES 8
SALES 9
SALES 10
SHOWROOM
Stor.
SALES 4
SALES 3
SALES 2
SALES 1
SUBARU ENT PORTICO
SUBARU SLATE ICON TOWER

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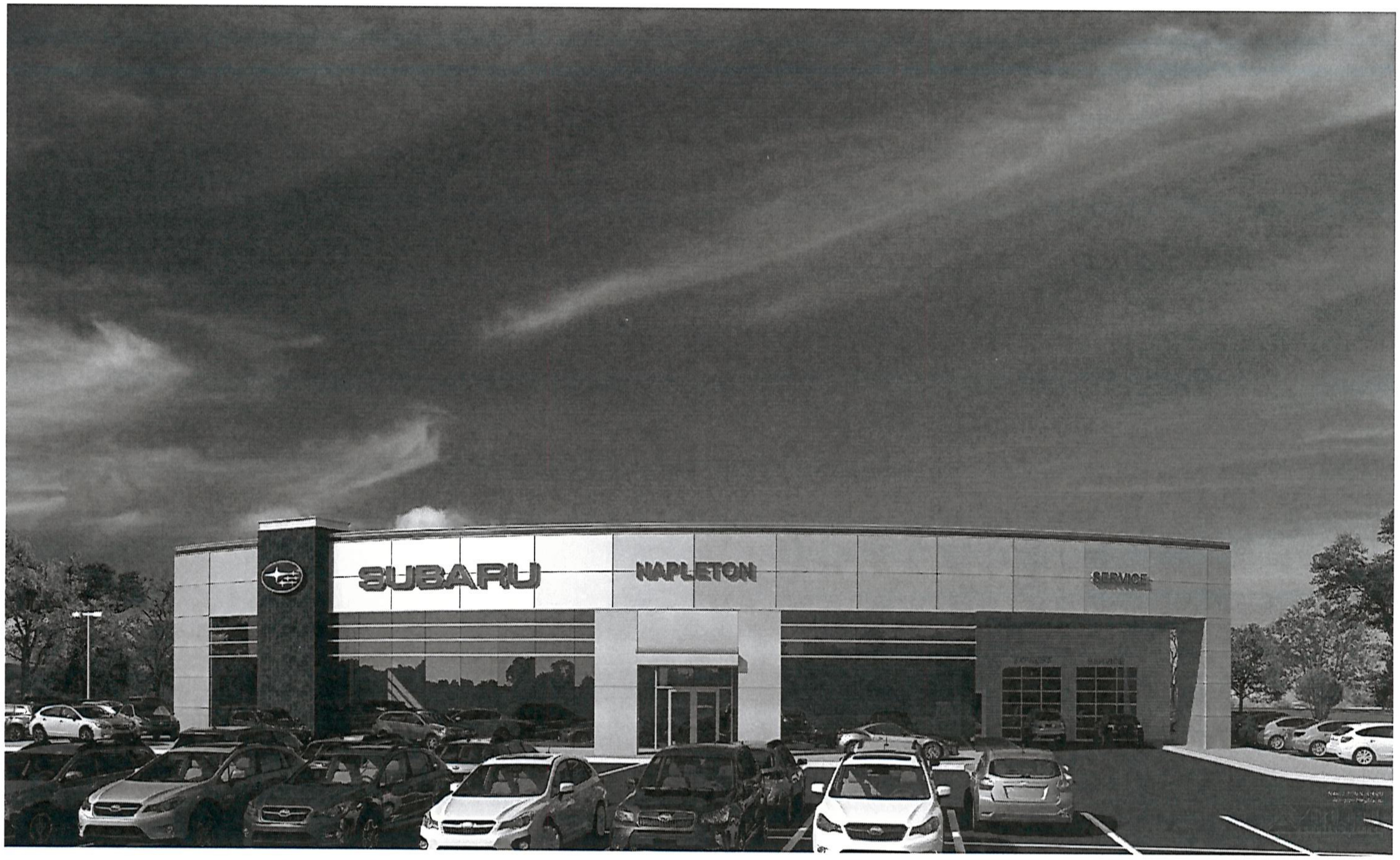

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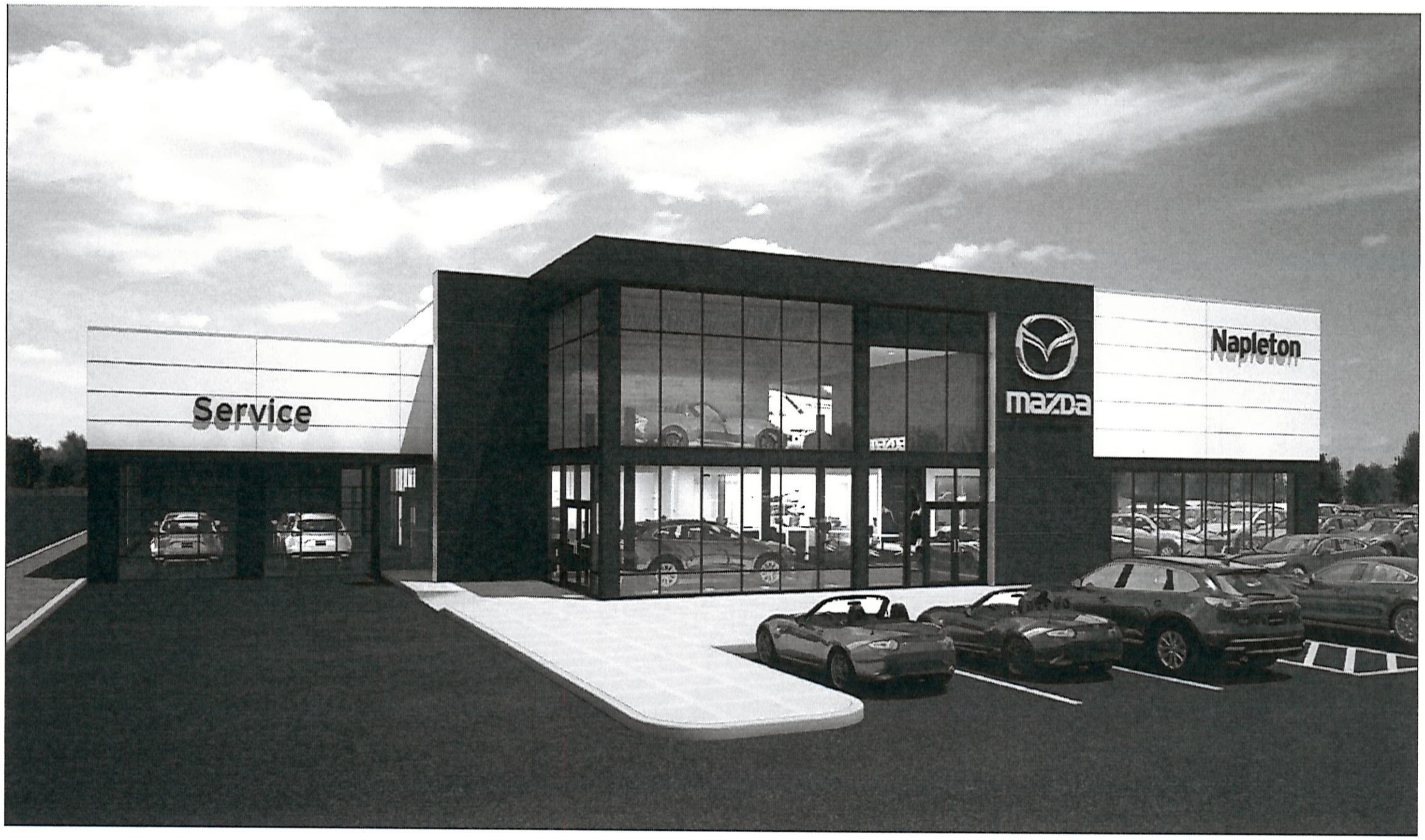

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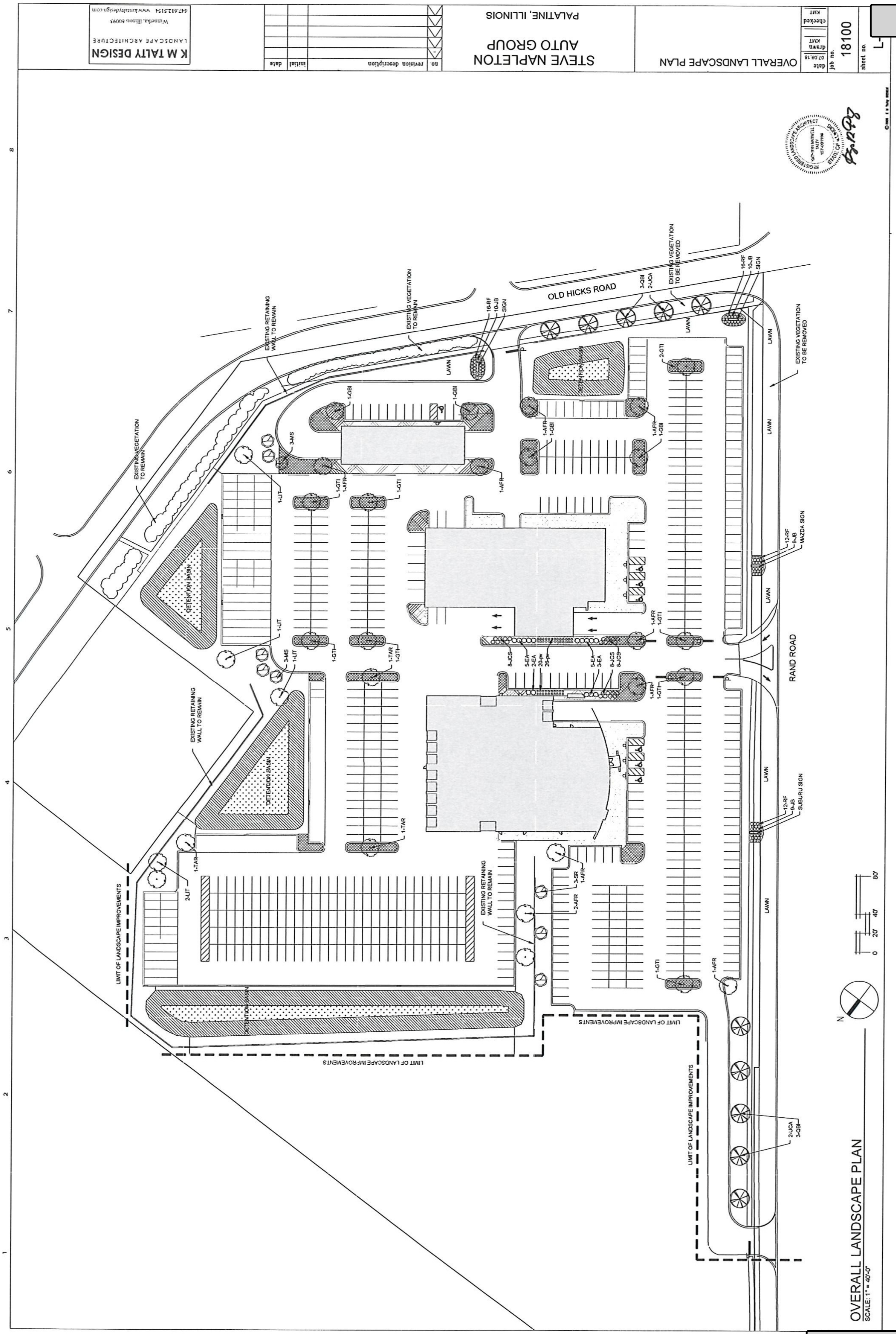
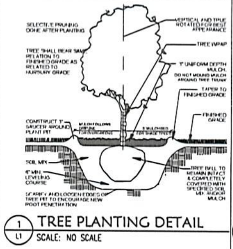

K M TALLY DESIGN
LANDSCAPE ARCHITECTURE
Winnetka, Illinois 60093
847.612.5154 www.kmtallydesign.com
no. revision description initial date
STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS
OVERALL LANDSCAPE PLAN
date 07.09.18
drawn KMT
checked KMT
job no. 18100
sheet no. L-1
OLD HICKS ROAD
RAND ROAD
DETENTION BASIN
EXISTING VEGETATION TO REMAIN
EXISTING VEGETATION TO BE REMOVED
EXISTING RETAINING WALL TO REMAIN
LIMIT OF LANDSCAPE IMPROVEMENTS
LAWN
MAZDA SIGN
SUBURU SIGN
16-RF
10-JB
SIGN
12-RF
9-JB
3-QBI
2-UCA
1-GTI
1-AFR
1-QBI
1-LIT
3-MS
1-TAR
2-LIT
3-SR
2-AFR
2-GTI
8-JCS
5-EA
3-EA
20-PV
N
0 20' 40' 80'
OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

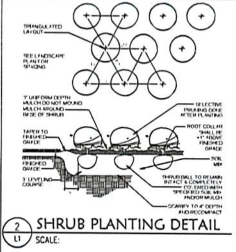
Master Plant List					
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size**	**Notes**
Shade Trees					
AFR	10	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
GBI	4	GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
GTI	8	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	
LIT	5	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	
QBI	6	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
UCA	4	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE SMOOTHLEAF ELM	3" BB	
Ornamental Trees					
MS	6	MALUS SARGENT	SARGENT CRABAPPLE	6' BB	8', GREEN, PINK
SR	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8' BB	
Evergreen Shrubs					
JCS	24	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN SPREADING JUNIPER	5GAL	4'H 6'W
JB	38	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR SPREADING JUNIPER	5GAL	2'H 6'W
Deciduous Shrubs					
EA	15	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
RF	46	ROSA 'FLOWER CARPET'	GROUNDCOVER SHRUB ROSE	2 GAL	DOUBLE PINK
Perennials & Grasses					
pv	46	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	4'

SEED MIX & GROUND TREATMENT KEY

+ + +	**BASE OF DETENTION AREAS BELOW THE NWL** **Areas below NWL to be seeded with "Stormwater Seed Mix" as supplied by Cardno Native Plant Nursery. See below for preferred installation method.**
▨	**DETENTION AREAS BETWEEN THE NWL & HWL** **Area of detention between the NWL & HWL to be seeded with "Eco-Prarie Seed Mix" as supplied by Cardno Native Plant Nursery. See below for preferred installation method.**
☐	**TURF GRASS** **All areas not designated to be planted or mulched are to be seeded with standard turf grass seed and covered with an erosion control blanket.**
▩	**SHREDDED HARDWOOD MULCH**


SELECTIVE PRUNING DONE AFTER PLANTING
TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS RELATED TO NURSERY GRADE
VERTICAL AND TRUE ROTATED FOR BEST APPEARANCE
TREE WRAP
3" UNIFORM DEPTH MULCH. DO NOT MOUND MULCH AROUND TREE TRUNK
TAPER TO FINISHED GRADE
FINISHED GRADE
CONSTRUCT 3" SAUCER AROUND PLANT PIT
MULCH FOLLOWS DRIPLINE FOR EVERGREENS
5' MULCHED FOR SHADE TREES
SOIL MIX
6" MIN. LEVELING COURSE
SCARIFY AND LOOSEN EDGES OF TREE PIT TO ENCOURAGE NEW ROOT PENETRATION
TREE BALL TO REMAIN INTACT & COMPLETELY COVERED WITH SPECIFIED SOIL MIX AND/OR MULCH

1 / L1 TREE PLANTING DETAIL
SCALE: NO SCALE


TRIANGULATED LAYOUT
SEE LANDSCAPE PLAN FOR SPACING
3" UNIFORM DEPTH MULCH DO NOT MOUND MULCH AROUND BASE OF SHRUB
SELECTIVE PRUNING DONE AFTER PLANTING
TAPER TO FINISHED GRADE
ROOT COLLAR SHALL BE +1" ABOVE FINISHED GRADE
FINISHED GRADE
SOIL MIX
3" LEVELING COURSE
SHRUB BALL TO REMAIN INTACT & COMPLETELY COVERED WITH SPECIFIED SOIL MIX AND/OR MULCH
SCARIFY TO 4" DEPTH AND RECOMPACT

2 / L1 SHRUB PLANTING DETAIL
SCALE:

Stormwater Seed Mix				
Botanical Name	**Common Name**	**PLS Ounces/Acre**	**Seeds/Oz**	**Seeds/SQ FT**
Permanent Grasses/Sedges/Rushes:				
Carex crisatella	Crested Oval Sedge	1.00	59000	1.35
Carex lurida	Bottlebrush Sedge	2.00	12000	0.55
Carex vulpinoidea	Brown Fox Sedge	6.00	125000	17.22
Elymus virginicus	Virginia Wild Rye	12.00	4375	1.21
Glyceria striata	Fowl Manna Grass	1.25	125000	3.59
Juncus effusus	Common Rush	1.00	281000	6.45
Juncus torreyi	Torrey's Rush	0.25	1134000	6.51
Leersia oryzoides	Rice Cut Grass	1.00	94500	2.17
Panicum virgatum	Switch Grass	8.00	28356	5.21
Scirpus atrovirens	Dark Green Rush	1.00	187500	4.30
Scirpus cyperinus	Wool Grass	0.50	562500	6.46
Scirpus fluviatilis	River Bulrush	0.25	27500	0.16
Scirpus validus	Great Bulrush	6.00	37813	5.21
	Total	**40.25**		**60.38**
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
	Total	**460.00**		**99.72**
Forbs & Shrubs:				
Alisma spp.	Water Plantain (Vario	4.25	70175	6.85
Asclepias incarnata	Swamp Milkweed	1.50	4540	0.16
Bidens spp.	Bidens (Various Mix)	2.00	14175	0.65
Helenium autumnale	Sneezeweed	2.00	141750	6.51
Lycopus americanus	Common Water Hore	0.25	235000	1.35
Mimulus ringens	Monkey Flower	1.00	283500	6.51
Penthorum sedoides	Ditch Stonecrop	0.50	36063	0.41
Polygonum pensylvanicu	Pinkweed	4.00	4063	0.37
Rudbeckia subtomentos	Sweet Black-Eyed Su	1.00	46000	1.06
Sagittaria latifolia	Common Arrowhead	1.00	56700	1.30
Senna hebecarpa	Wild Senna	1.00	1400	0.03
Thalictrum dasycarpum	Purple Meadow Rue	2.00	13500	0.62
	Total	**20.50**		**25.82**

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.28	1,124,537	25.82	29.95%
Grasses	2.52	2,630,101	60.38	70.05%
Total Natives	3.80	3,754,638	86.19	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.55	8,098,438	185.91	

Economy Prairie Seed Mix				
Botanical Name	**Common Name**	**PLS Ounces/Acre**	**Seeds Oz**	**Seed SQ FT**
Permanent Grasses:				
Andropogon gerardii	Big Bluestem	12.00	8188	2.26
Bouteloua curtipendula	Side Oats Grama	16.00	9375	3.44
Carex spp.	Prairie Sedge Mix	3.00	33422	2.30
Elymus canadensis	Canada Wild Rye	24.00	4258	2.35
Panicum virgatum	Switch Grass	2.50	28356	1.63
Schizachyrium scoparium	Little Bluestem	28.00	8800	5.66
Sorghastrum nutans	Indian Grass	12.00	8516	2.35
	Total	**97.50**		**19.98**
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
	Total	**460.00**		**99.72**
Forbs:				
Asclepias syriaca	Common Milkweed	1.00	4000	0.09
Asclepias tuberosa	Butterfly Weed	1.00	3500	0.08
Chamaecrista fasciculata	Partridge Pea	9.00	3800	0.79
Coreopsis lanceolata	Sand Coreopsis	5.00	12500	1.43
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50	6600	1.14
Heliopsis helianthoides	False Sunflower	0.25	6500	0.04
Lupinus perennis	Wild Lupine	1.00	1000	0.02
Monarda fistulosa	Wild Bergamot	0.50	78000	0.90
Penstemon digitalis	Foxglove Beard Tongue	1.00	115000	2.64
Pycnanthemum virginianum	Common Mountain Mint	0.50	331250	3.80
Ratibida pinnata	Yellow Coneflower	3.50	25250	2.03
Rudbeckia hirta	Black-Eyed Susan	8.00	110000	20.20
Solidago speciosa	Showy Goldenrod	1.00	105000	2.41
Symphyotrichum laeve	Smooth Blue Aster	0.50	48000	0.55
Symphyotrichum novae-angliae	New England Aster	0.75	76000	1.31
	Total	**40.50**		**37.43**

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	2.53	1,630,325	37.43	65.20%
Grasses	6.09	870,196	19.98	34.80%
Total Natives	8.63	2,500,521	57.40	100.00%
Cover	28.75	4,343,800	99.72	
Totals	37.38	6,844,321	157.12	

CONSTRUCTION METHOD FOR DETENTION AREAS PLANTED WITH NATIVE SEED
REFER TO CARDNO NATIVE PLANT NURSERY FOR MORE INFORMATION

Broadcasting: For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting.

- To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite.
- Mix the material evenly into the filler material, which should be slightly damp so that the seed sticks to it.
- If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and become established, especially in highly-erodible areas.
  - Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
- Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. This approach helps prevent running out of seed, a common occurrence.
- After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead.
- Do not cover seed more than 1/4-inch deep.

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE
Winnetka, Illinois 60093
847.612.5154 www.kmtaltydesign.com

no.	revision description	initial	date
-			

STEVE NAPLETON
AUTO GROUP

PALATINE, ILLINOIS

PLANT SPECIFICATIONS
PLANTING DETAILS
NOTES

date 07.09.18
drawn KMT
checked KMT
job no. 18100
sheet no. L-

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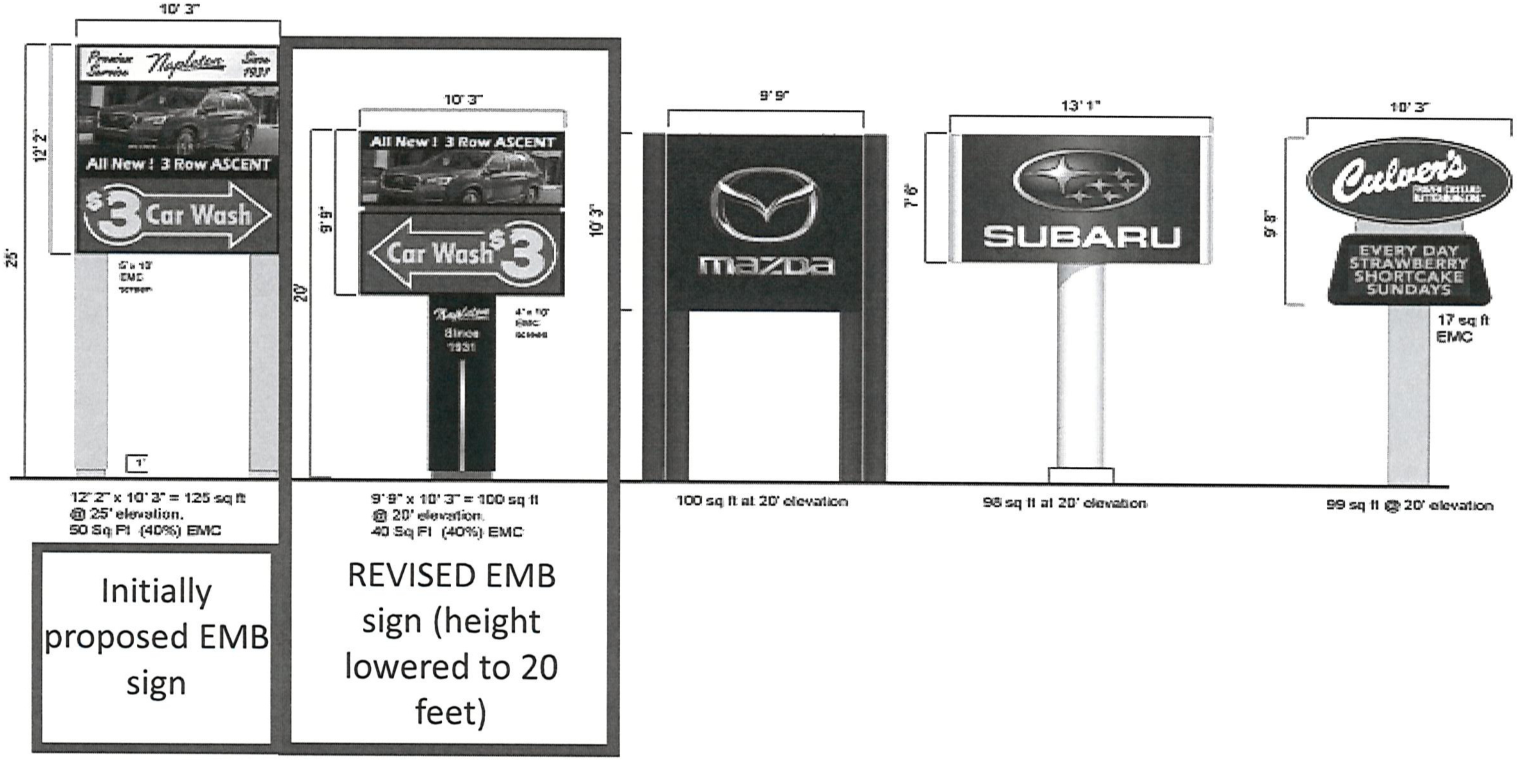
CHICAGO SIGN®
Chicago Sign®and Light Company
26w 535 St Charles Road, Unit A
Carol Stream, IL 60188
630-407-0802 ChicagoSigns@aol.com

08.09.2018 #3
Steve Napleton Automotive Group
Rand and Old Hicks Road
Palatine, IL

Option.

Napleton Since 1931


10' 3"
12' 2"
25'
Premier Service Napleton Since 1931
All New ! 3 Row ASCENT
$3 Car Wash
5' x 10' EMC screen
1'
10' 3"
9' 9"
20'
10' 3"
All New ! 3 Row ASCENT
Car Wash $3
Napleton Since 1931
4' x 10' EMC screen
9' 9"
mazda
13' 1"
7' 6"
SUBARU
10' 3"
9' 8"
Culver's
EVERY DAY STRAWBERRY SHORTCAKE SUNDAYS
17 sq ft EMC

12' 2" x 10' 3" = 125 sq ft
@ 25' elevation.
50 Sq Ft (40%) EMC

9' 9" x 10' 3" = 100 sq ft
@ 20' elevation.
40 Sq Ft (40%) EMC

100 sq ft at 20' elevation

98 sq ft at 20' elevation

99 sq ft @ 20' elevation

Initially proposed EMB sign

REVISED EMB sign (height lowered to 20 feet)

PROJECT NARRATIVE

ROTO SALES, INC d/b/a Napleton's Arlington Heights Mazda Subaru
100 WEST GOLF LLC

Preliminary and Final Planned Development

Project Narrative. ROTO SALES, INC d/b/a Napleton's Arlington Heights Mazda and Subaru (Napleton's Mazda Subaru") and 100 WEST GOLF LLC ("100 West Golf") (Napleton's Mazda Subaru and 100 West Golf are sometimes referred to together as the "Developer") will soon enter into a redevelopment agreement with the Village of Palatine (the "RDA") pursuant to which the Developer will construct and operate two (2) state of the art automobile sales and service facilities, namely Mazda and Subaru; a car wash, and Developer will control and maintain an additional three (3) acres for continuation of a garden center with future development possibilities. Developer is seeking TIF assistance from the Village of Palatine, and is essential to making this project successful.

As part of the proposed Redevelopment Project, Developer will purchase from the Village of Palatine the old Menards property located at 1775 N. Rand Road, which consists of approximately 10 acres; and 1801 – 1815 N. Rand Road from Knupper Garden Center and Co., which consists of approximately 4 acres. The proposed development will utilize the entire 14 acres of property set forth in the RDA.

The Mazda facility will consist of a 17,000 square foot building, designed and constructed to be compliant with the Mazda Facility Standards facility guidelines, occupying four (4) acres of the Redevelopment Project. The Subaru facility will consist of a 25,000 square foot building, designed and constructed to be compliant with the Subaru Facility Standards facility guidelines, occupying five (5) acres of property. The car wash facility will consist of a 5,000 square foot property occupying one (1) acres of property; and the remaining acres will consist of the existing garden center with future development possibilities.

Stephen R. Napleton currently owns and operates six (6) automobile dealerships in the Chicagoland area; and has been in the automotive industry for over 40 years. In May, 2017 Stephen R. Napleton, Charles M. Weck, Daniel Napleton and Matthew Napleton purchased Roto Subaru Mazda in Arlington Heights, Illinois and now wish to move their operations and build two state of the art automobile dealerships in Palatine. The Corporate entity ownership group consists of Stephen R. Napleton, his two sons, Daniel Napleton and Matthew Napleton; and his long-time business partner, Charles M. Weck. The board of directors consists of the same group as ownership. 100 West Golf ownership consists of Stephen R. Napleton, his wife, and his eight children.

The financial, sales and other management positions at Napleton's Mazda Subaru are held by long time executives who are universally excited about the continued growth anticipated upon relocation to Palatine. Napleton Mazda Subaru generated revenue of approximately $54,900,000.00 million annually in 2017. Revenue was generated from sales of approximately 873 new Subaru automobiles, approximately 564 new Mazda automobiles, and approximately 577 used Subaru and Mazda automobiles. Substantial additional revenue is generated by providing collision and other services, and by associated sale of parts. Napleton's Mazda Subaru currently has approximately 57 employees and will increase by moving the dealerships to the Village of Palatine.

Hours of operation for sales will be 9:00 am to 9:00 pm Monday through Friday; 9:00 am to 6:30 pm on Saturday, and closed on Sunday. Hours of operation for the service department will be 7:00 am to 6:00 pm Monday through Friday, 8:00 am to 5:00 pm Saturday, and closed on Sunday.

Revenue and employment is projected to increase significantly upon relocation to Palatine. The Rand Road Corridor location is well within reasonable proximity to retain loyal customers from the region including Arlington Heights and Buffalo Grove and will be even more convenient for business from the communities of Palatine, Deer Park, Long Grove, Inverness and the like.

Embarking on a relocation project of this scale is not undertaken lightly and the team tasked with purchasing, planning and constructing the new facility was chosen with great care. The Developer selected the relocation site in part due to the extremely qualified and diligent people working for the Village of Palatine. In addition to the Village of Palatine, all development details are overseen by Subaru of America, Inc. and Mazda North American Operations, Inc. In additional to Subaru of America, Inc. and Mazda North American Operation, Inc., the Developer will utilize Simon Design Group as their architectural local oversight consultant. Simon Yu has over 20 years of architectural design/construction and has worked with some of the largest automotive names in the industry. Engineering is being provided by Spaceco, Inc., universally recognized for its expertise in complex construction projects.

Both the Village of Palatine and the Developer are making an immense investment in the redevelopment of the Rand Road corridor. The Developer is extremely confident that this team, this location and this business will be extremely successful for the project and the community.

Memo to: Ben Vyverberg, Director of planning for Palatine

From: Steve Napleton

RE: Plans for 3.2 acres of former Knupper's Garden Center

Our contract to purchase Knupper's five-acre parcel include goodwill and fixed assets for a local business that has been in existence for over 80 years. Since we are demolishing the main showroom building to accommodate our Subaru franchise, my plan is to reopen Knupper's in spring of 2019 as a seasonal flower business.

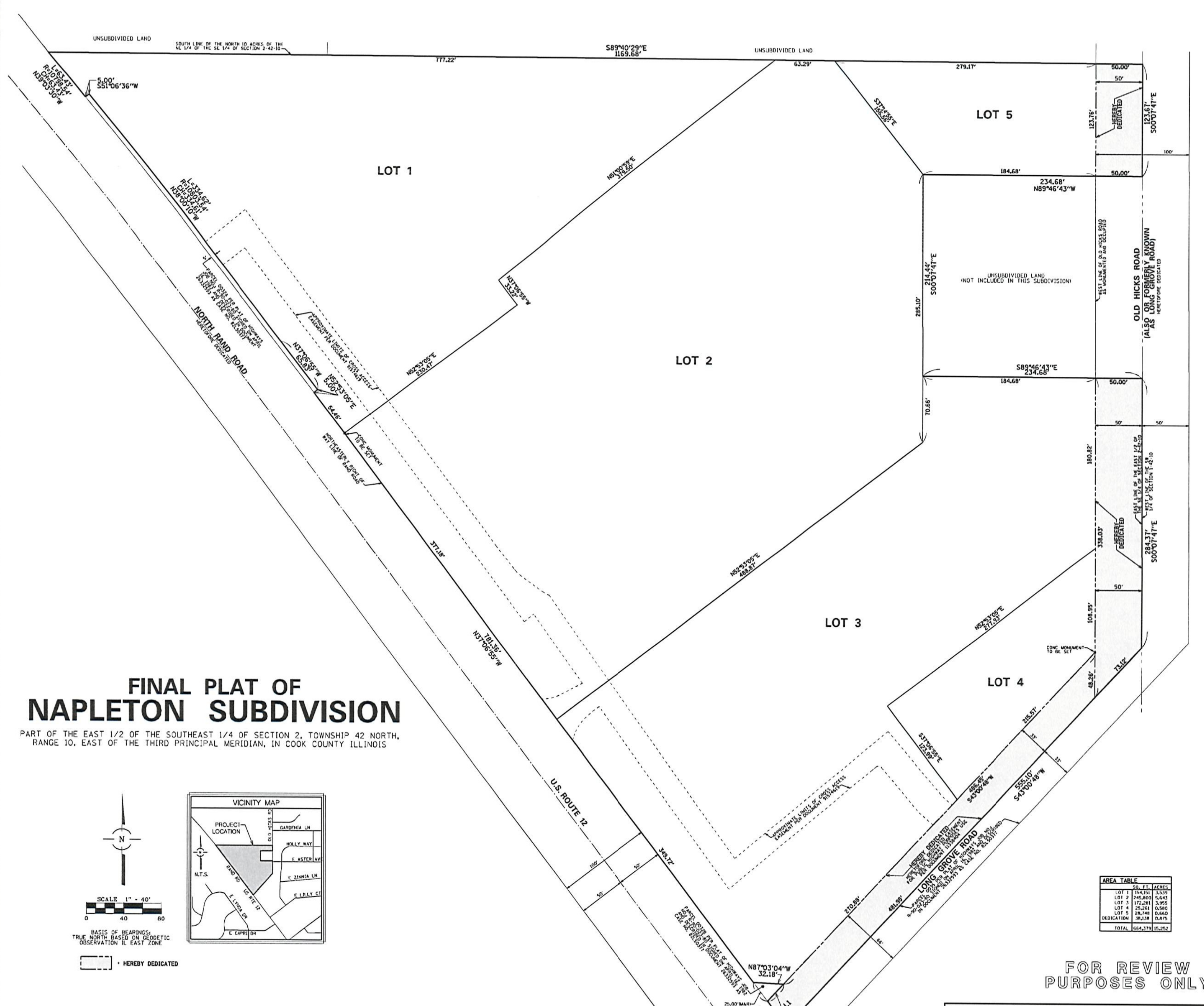
I have hired the former general manager, Alison Johnson to run the business which I recently incorporated as "Knupper's Seasonal Flower Bargains, Inc". She and I will hire supplemental staff in 2019, of approximately 30 cashiers and garden assistants to stock the benches of the retractable roof greenhouse that will be untouched by construction of dealerships. Our product offering will include all popular annuals, perennials, and garden related products. It our plan to construct an approximate 40 by 40 permanent tent for our cashiers and accessory products with concrete floor, electric, phone and internet service. The approximate 8000 sf building in rear will be available to store the tent when it is our off season. Our plan is to prepare the facility to open by April 1st and close July 1st.

After the results of 2019 season, we will evaluate the financial success of this new business model and determine if we will continue it in 2020 and beyond. It is my hope that this investment will provide enough rent and profit to justify the wages, real estate taxes for as many years as necessary to find the 'highest and best' long term use for that property.

Sincerely,

Steve Napleton

P.I.N.:
02-02-402-011-0000
02-02-402-013-8002


UNSUBDIVIDED LAND
SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10
S89°40'29"E 1169.68'
777.22'
63.29'
279.17'
L=63.43' R=10798.54' CH=63.43' N39°03'30"W
5.00' S51°06'36"W
L=334.62' R=10803.54' CH=334.61' N38°00'10"W
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
N81°00'59"E 179.50'
N37°06'55"W 33.22'
N52°53'05"E 230.47'
N37°06'55"W 65.83'
N52°53'05"E 5.00'
54.46'
APPROXIMATE LIMITS OF CROSS ACCESS EASEMENT PER DOCUMENT 91574619
PARCEL 0037A PER PLAT OF HIGHWAYS JOB NO. R-90-003-80 SIGNED ON APRIL 16, 1981 AND DESCRIBED IN DOCUMENT 26338593 AS CASE NO. 81L50377
NORTH RAND ROAD
HERETOFORE DEDICATED
NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD
CONC. MONUMENT TO BE SET
377.18'
781.36' N37°06'55"W
U.S. ROUTE 12
349.72'
100'
50'
N52°53'05"E 488.87'
S37°54'55"E 156.50'
184.68'
234.68' N89°46'43"W
285.10'
214.44' S00°07'41"E
UNSUBDIVIDED LAND (NOT INCLUDED IN THIS SUBDIVISION)
S89°46'43"E 234.68'
70.66'
50.00'
50'
HEREBY DEDICATED
123.76'
123.67' S00°07'47"E
100'
WEST LINE OF OLD HICKS ROAD AS MONUMENTED AND OCCUPIED
OLD HICKS ROAD
(ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
HERETOFORE DEDICATED
180.82'
338.03'
284.37' S00°07'47"E
EAST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 2-42-10
WEST LINE OF THE SW 1/4 OF SECTION 1-42-10
108.95'
N52°53'05"E 277.93'
CONC. MONUMENT TO BE SET
48.26'
73.12'
S37°06'55"E 123.89'
215.57'
33'
486.49' S43°00'48"W
555.10' S43°00'48"W
LONG GROVE ROAD
HEREBY DEDICATED
APPROXIMATE LIMITS OF CROSS ACCESS EASEMENT PER DOCUMENT 91574619
PARCEL 0037B PER PLAT OF HIGHWAYS JOB NO. R-90-003-80
270.88'
481.98'
66'
N87°03'04"W 32.18'
25.00'(MAR)
33.50' N37°06'55"W
L1
VICINITY MAP
PROJECT LOCATION
N.T.S.
OLD HICKS RD
GARDENIA LN
HOLLY WAY
E ASTER AV
E ZINNIA LN
E LILY CT
RAND RD
US RTE 12
E LYNDA DR
E CAPRI DR
N
SCALE 1" = 40'
0
40
80

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 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:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

▨ - HEREBY DEDICATED

AREA TABLE	SQ. FT.	ACRES
LOT 1	154,151	3.539
LOT 2	245,800	5.643
LOT 3	172,281	3.955
LOT 4	25,261	0.580
LOT 5	28,748	0.660
DEDICATION	38,138	0.875
TOTAL	664,379	15.252

FOR REVIEW PURPOSES ONLY

L1 = 25.00'
N43°00'48"E

PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD

PLAT SUBMITTED FOR RECORDING BY:

AFTER RECORDING, RETURN TO:

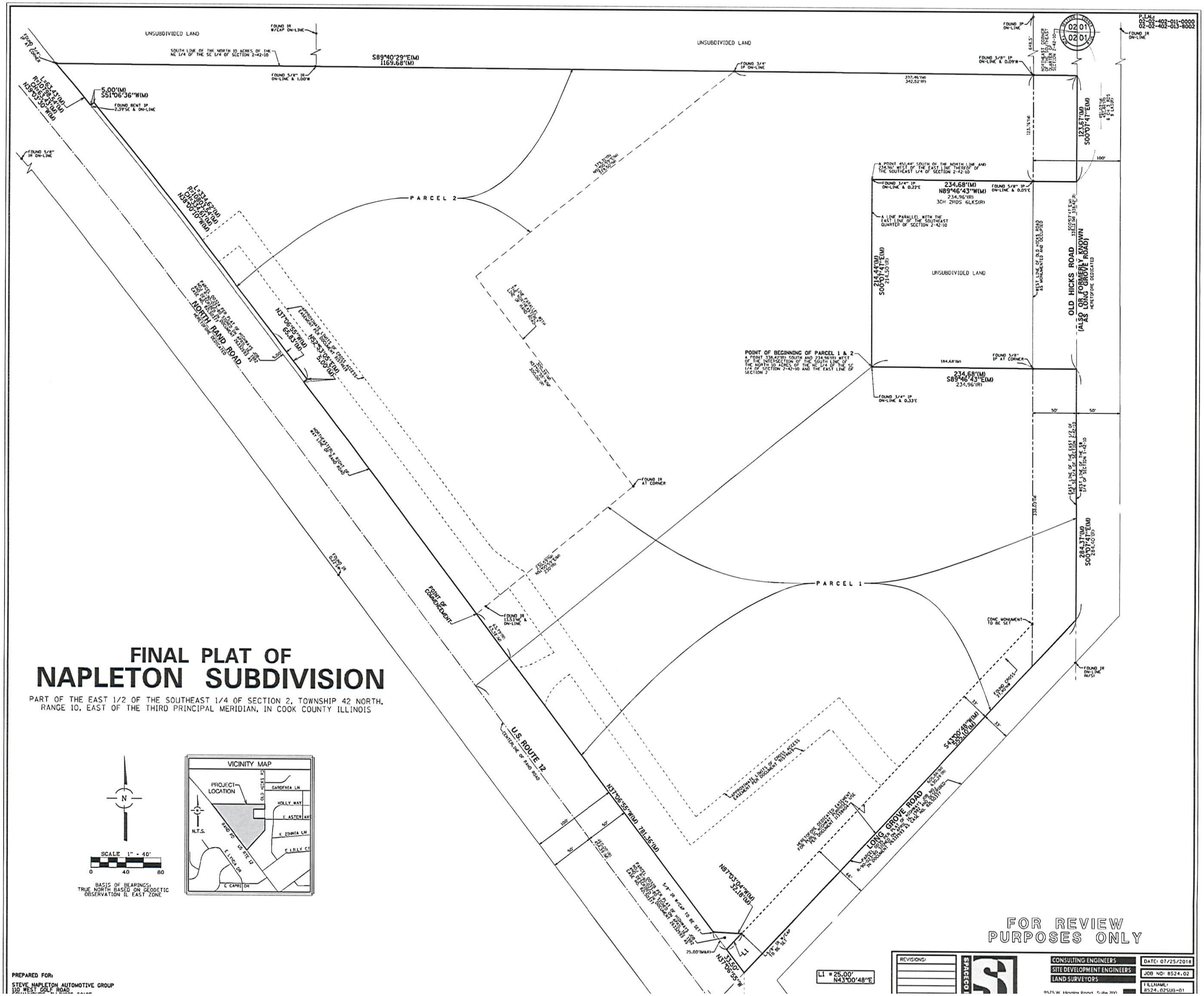
MAIL TAX BILLS TO:

REVISIONS:

SPACECO

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME:
8524.02SUB-01


UNSUBDIVIDED LAND
SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10
S89°40'29"E(M)
1169.68'(M)
FOUND 3/4" IP ON-LINE
FOUND 5/8" IR ON-LINE & 1.00'W
FOUND IR W/CAP ON-LINE
FOUND 5/8" IR ON-LINE & 0.09'W
FOUND IP ON-LINE
P.I.N.:
02-02-402-011-0000
02-02-402-013-8002
FOUND IR ON-LINE
123.67'(M)
S00°07'47"E(M)
100'
A POINT 451.44' SOUTH OF THE NORTH LINE AND 234.96' WEST OF THE EAST LINE THEREOF OF THE SOUTHEAST 1/4 OF SECTION 2-42-10
FOUND 3/4" IP ON-LINE & 0.22'E
234.68'(M)
N89°46'43"W(M)
234.96'(R)
3CH 2RDS 6LKS(R)
FOUND 5/8" IP ON-LINE & 0.05'E
A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2-42-10
214.44'(M)
S00°07'47"E(M)
214.50'(R)
UNSUBDIVIDED LAND
WEST LINE OF OLD HICKS ROAD AS MONUMENTED AND OCCUPIED
OLD HICKS ROAD
(ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
HERETOFORE DEDICATED
POINT OF BEGINNING OF PARCEL 1 & 2
A POINT 338.42'(R) SOUTH AND 234.96'(R) WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10 AND THE EAST LINE OF SECTION 2
184.68'(M)
FOUND 5/8" IP AT CORNER
234.68'(M)
S89°46'43"E(M)
234.96'(R)
FOUND 3/4" IP ON-LINE & 0.33'E
50'
50'
284.37'(M)
S00°07'47"E(M)
284.40'(R)
PARCEL 2
PARCEL 1
FOUND IR AT CORNER
A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD
L=63.43'(M)
R=10798.54'(M)
CH=63.43'(M)
N39°03'30"W(M)
5.00'(M)
S51°06'36"W(M)
FOUND BENT IP
FOUND 5/8" IR ON-LINE
FOUND 3/4" IP AT CORNER
L=334.62'(M)
N38°00'10"W(M)
N37°06'55"W(M)
65.83'(M)
N52°53'05"E(M)
5.00'(M)
APPROXIMATE LIMITS OF CROSS ACCESS EASEMENT PER DOCUMENT
NORTH RAND ROAD
HERETOFORE DEDICATED
NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD
POINT OF COMMENCEMENT
FOUND IR ON-LINE
U.S. ROUTE 12
CENTERLINE OF RAND ROAD
N37°06'55"W(M) 781.36'(M)
100'
50'
50'
N87°03'04"W(M)
32.18'(M)
5/8" IR W/CAP TO BE SET
25.00'(M&R)
33.50'
N37°06'55"W
L1
CONC MONUMENT TO BE SET
FOUND IR ON-LINE
S43°00'48"W(M)
33'
33'
LONG GROVE ROAD
66'
L1 = 25.00'
N43°00'48"E
VICINITY MAP
PROJECT LOCATION
N.T.S.
GARDENIA LN
HOLLY WAY
E ASTER AV
E ZINNIA LN
E LILY CT
RAND RD
US RTE 12
E LYNDA DR
E CAPRI DR
OLD HICKS RD
N
SCALE 1" = 40'
0
40
80

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 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:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700

DATE: 07/25/2018
JOB NO: 8524.02
FILENAME:
8524.02SUB-01

PREPARED FOR:

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD

P.I.N.:
02-02-402-011-0000
02-02-402-013-8002

FINAL PLAT OF
NAPLETON SUBDIVISION

PART OF THE EAST 1/2 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 __________________ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 15
TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

DATED THIS________DAY OF __________, A.D. 20 _____.

SIGNED: ______________________________

____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, ______________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

____________________, TITLE ______________________ AND

____________________, TITLE ______________________

OF ______________________________ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF __________, A.D. 20____.

____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

THE UNDERSIGNED, ______________________________, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF __________ COUNTY, ILLINOIS ON THE ______DAY OF ______________, A.D. 20____.

AS DOCUMENT NUMBER____________________, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF ________________, 20____.

____
BY

____
PRINTED NAME AND TITLE

____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

I, ______________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

____
OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF ________________, 20____.

____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF ____________, A.D. 20 ____ .

____
BY: ILLINOIS PROFESSIONAL ENGINEER

____
BY: OWNER OR ATTORNEY

COOK COUNTY CLERK'S CERTIFICATE

PLAN COMMISSION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS ____DAY OF ______, A.D. 20____.

SIGNED: ______________________________
CHAIRMAN

ATTEST: ______________________________
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS ____DAY OF ______, A.D. 20____.

SIGNED: ______________________________
MAYOR

ATTEST: ______________________________
VILLAGE CLERK

VILLAGE ENGINEER

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 ______, A.D. 20____.

SIGNED: ______________________________
VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS ____DAY OF ______, A.D. 20____.

SIGNED: ______________________________
VILLAGE COLLECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 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.

BY: ______________________________ DATE: ____________________, 20____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, JERRY P. CHRISTOPH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11371869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82L50377; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230.0 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300.0 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF RAND ROAD (U. S. ROUTE 12), SOUTH OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TAKEN AS A TRACT:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING 338.42 FEET SOUTH AND 234.96 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, AFORESAID WITH THE EAST LINE OF SAID SECTION 2; THENCE EAST 234.96 FEET TO THE AFORESAID EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THIS EAST LINE 284.40 FEET; THENCE SOUTHWESTERLY 630.28 FEET TO THE CENTER LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD 460.00 FEET; THENCE NORTHEASTERLY FROM THIS POINT TO THE PLACE OF BEGINNING (EXCEPT THEREFROM ALL THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 6, 1934, AS DOCUMENT NO. 11338404 AND AS CORRECTED BY CERTIFICATE OF SURVEY RECORDED MARCH 13, 1934 AS DOCUMENT NO. 11371869) IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART TAKEN FOR RAND ROAD BY CONDEMNATION CASE NO. 82L50377;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET NORTHWESTERLY OF THE MOST WESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT; THENCE NORTHEASTERLY 230 FEET ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE THEREOF; THENCE NORTHWESTERLY 300 FEET ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF RAND ROAD AFORESAID; THENCE NORTHEASTERLY 379.31 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, 342.52 TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 2 TO A POINT THAT IS 6 CHAINS 3 RODS AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WEST 3 CHAINS 2 RODS AND 6 LINKS TO A POINT THAT IS 451.44 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND 234.96 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 214.50 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF SAID RAND ROAD THAT IS 63.79 FEET SOUTHEASTERLY OF THE PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 63.79 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF LYING SOUTHEAST OF THE CENTER LINE AND CENTER LINE EXTENDED OF LONG GROVE ROAD AFORESAID, IN COOK COUNTY ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 664,379 SQUARE FEET OR 15.252 ACRES, MORE OR LESS.

I FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0044J MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE, A VILLAGE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF ____, 20 ___ IN ROSEMONT, ILLINOIS.

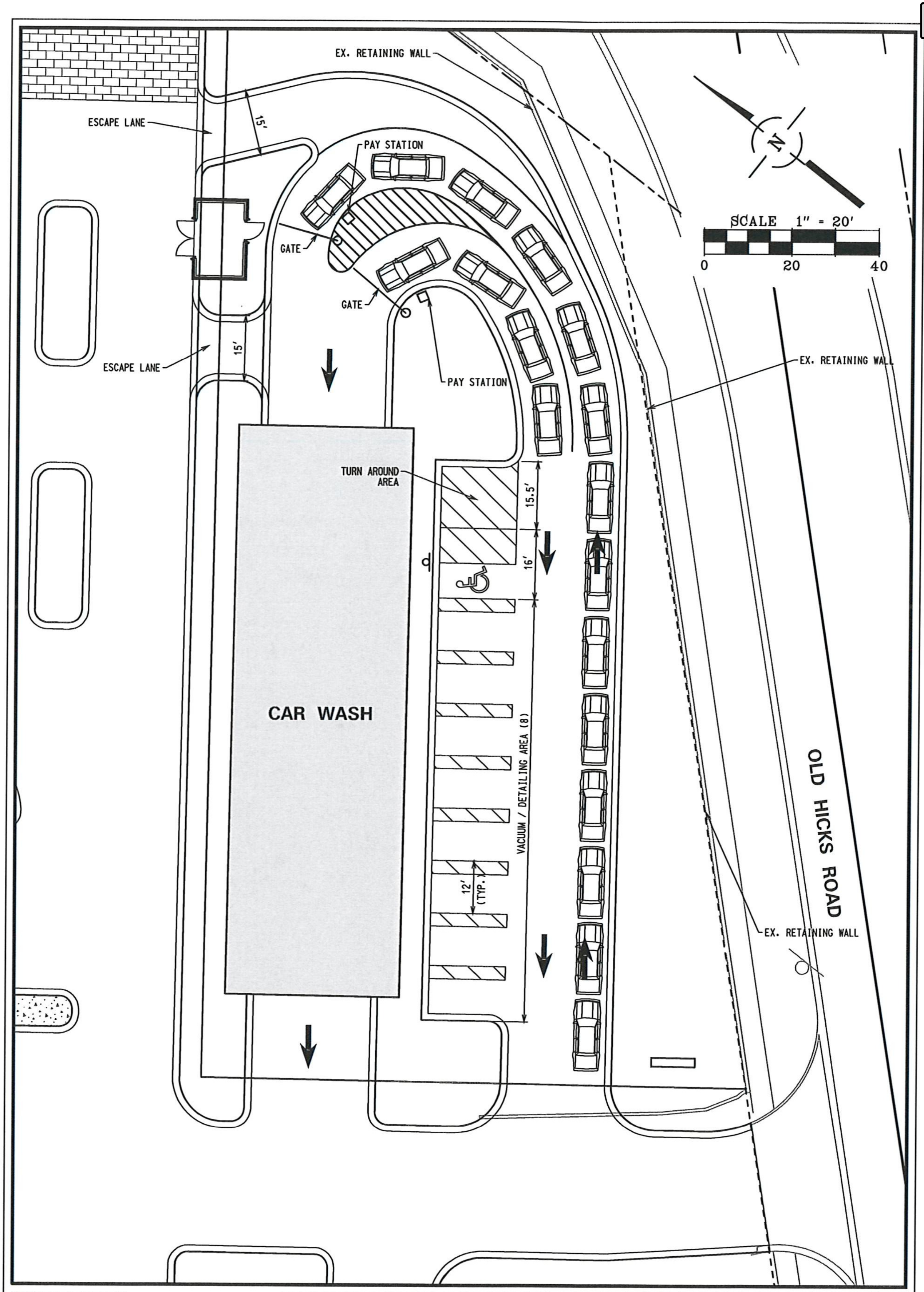
____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2018
jchristoph@spacecoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM,
NUMBER 184-001157

PREPARED FOR:
STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD

FOR REVIEW

REVISIONS:	SPACECO	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 700	DATE: 07/25/2018 JOB NO: 8524.02 FILLNAME: 8524.02SUB-01


EX. RETAINING WALL
ESCAPE LANE
15'
PAY STATION
GATE
GATE
SCALE 1" = 20'
0
20
40
N
ESCAPE LANE
15'
PAY STATION
EX. RETAINING WALL
TURN AROUND AREA
15.5'
16'
CAR WASH
VACUUM / DETAILING AREA (8)
12' (TYP.)
OLD HICKS ROAD
EX. RETAINING WALL

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

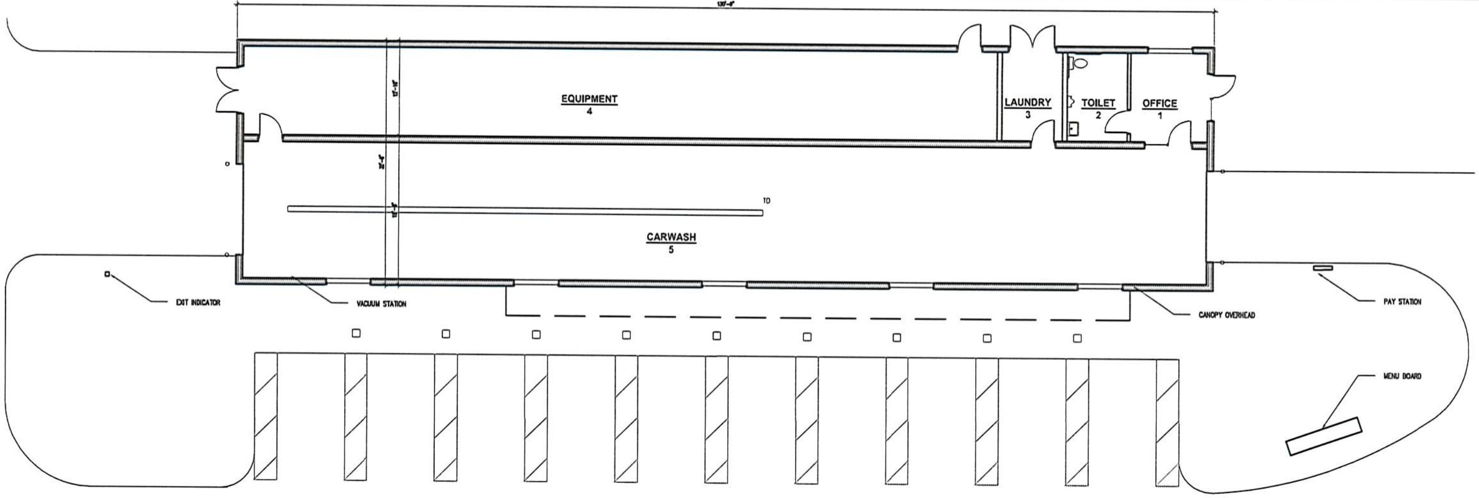
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/14/18
FILENAME: 8524.02-CAR WASH EXH
JOB NO: 8524.02

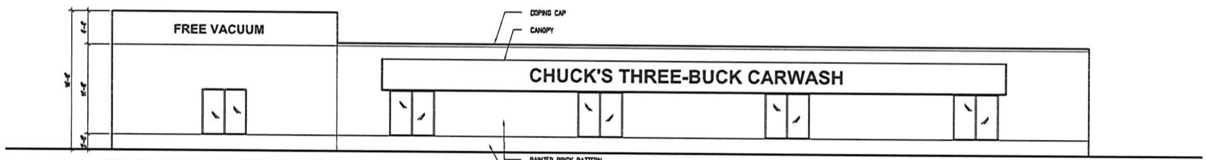
CAR WASH EXHIBIT

STEVE NAPLETON AUTO GROUP
PALATINE, ILLINOIS

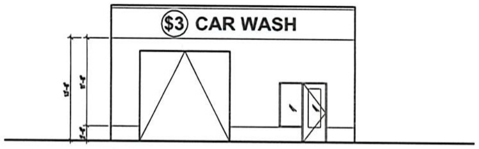
N:\Projects\8524\8524.02\EXHIBITS\8524.02Car Wash EXH-081418.dgn Default User=bbarker


EQUIPMENT
4
LAUNDRY
3
TOILET
2
OFFICE
1
CARWASH
5
TD
EXIT INDICATOR
VACUUM STATION
CANOPY OVERHEAD
PAY STATION
MENU BOARD

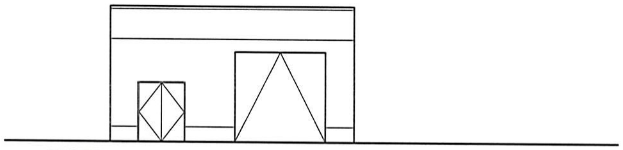
FLOOR PLAN


FREE VACUUM
COPING CAP
CANOPY
CHUCK'S THREE-BUCK CARWASH
PAINTED BRICK PATTERN
GREY CMU PATTERN

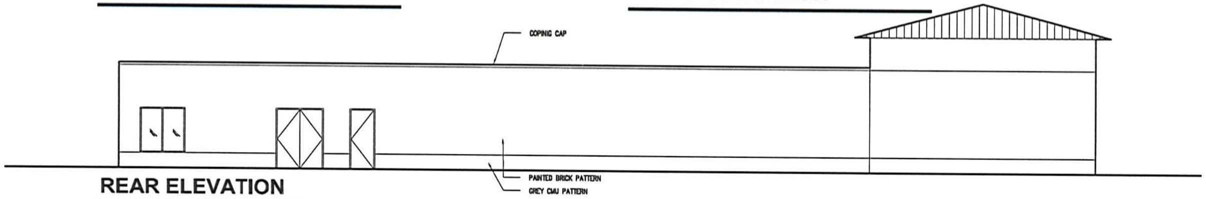
MAIN SIDE ELEVATION



EXIT ELEVATION



ENTRY ELEVATION


COPING CAP
PAINTED BRICK PATTERN
GREY CMU PATTERN

REAR ELEVATION

PROJECT:

STEVE NAPLETON
Automotive Group

Napleton Carwash
Rand + Old Hicks
Palatine, IL

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:
Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550.8411
Fax: 847-307-8324
www.virgilioassoc.com

AttnL Paul Virgilio

MECH/PLUMB:
Sherman Mechanical, Inc.
1075 Alexander Court
Cary, IL 60013

Tel: 847-462-1020
www.shermanmech.com

Attn: Alan Schultz

ELECTRICAL:
RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociatescom

July 23, 2018 – DESIGN REVIEW
July 30 2018 – CITY REVIEW

schematic

A02.01

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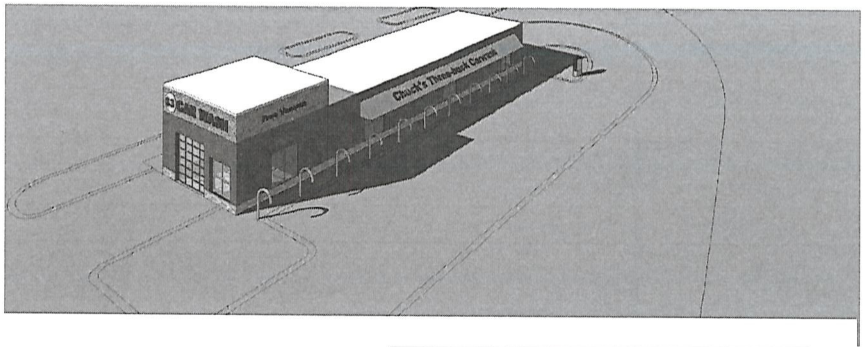
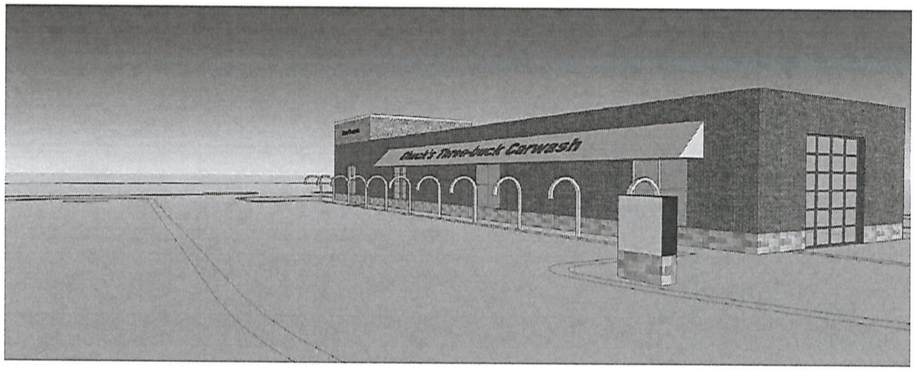


RENERING - AXON
SCALE: NTS



RENERING - ENTRANCE AND MAIN
SCALE: NTS

PROJECT:

Napleton Carwash
Rand + Old Hicks
Palatine, IL

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN

500 Lake Cook Road, Suite 350
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-arch.com

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

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1075 Alexander Court
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www.shermanmech.com

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RTM Engineering
650 E. Algonquin, Ste 250
Schaumburg, IL 60173

Tel: 847-713-1023

Attn: Timothy J. Hedrick
email: tim.hedrick@rtmassociatescom

July 23, 2018 – DESIGN REVIEW
July 30 2018 – CITY REVIEW

EXT. RENDERING

A06.03

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PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, August 7, 2018 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision to permit a 4-lot commercial development;
2. Preliminary and Final Planned Development to permit 2 new car dealerships, with related vehicle parking;
3. Special Use to permit a car wash; and
4. Special Use to permit an EMB sign, and a Variation for being within 500 feet of an existing EMB sign.

The property is commonly known as 1775, 1791, 1801, and 1815 N. Rand Road. (PIN #s 02-02-402-011 and 02-02-402-013).

This proposal would allow for the construction of two new automobile dealerships, a separate car wash, and an electronic message board sign.

The above petition has been filed by Megan Roche, representing ROTO Sales, Inc. (d/b/a Napleton Subaru and Mazda) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-58

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 23rd day of July 2018.

Published in Daily Herald July 23, 2018 (4505483)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 23, 2018 in said DAILY HERALD.

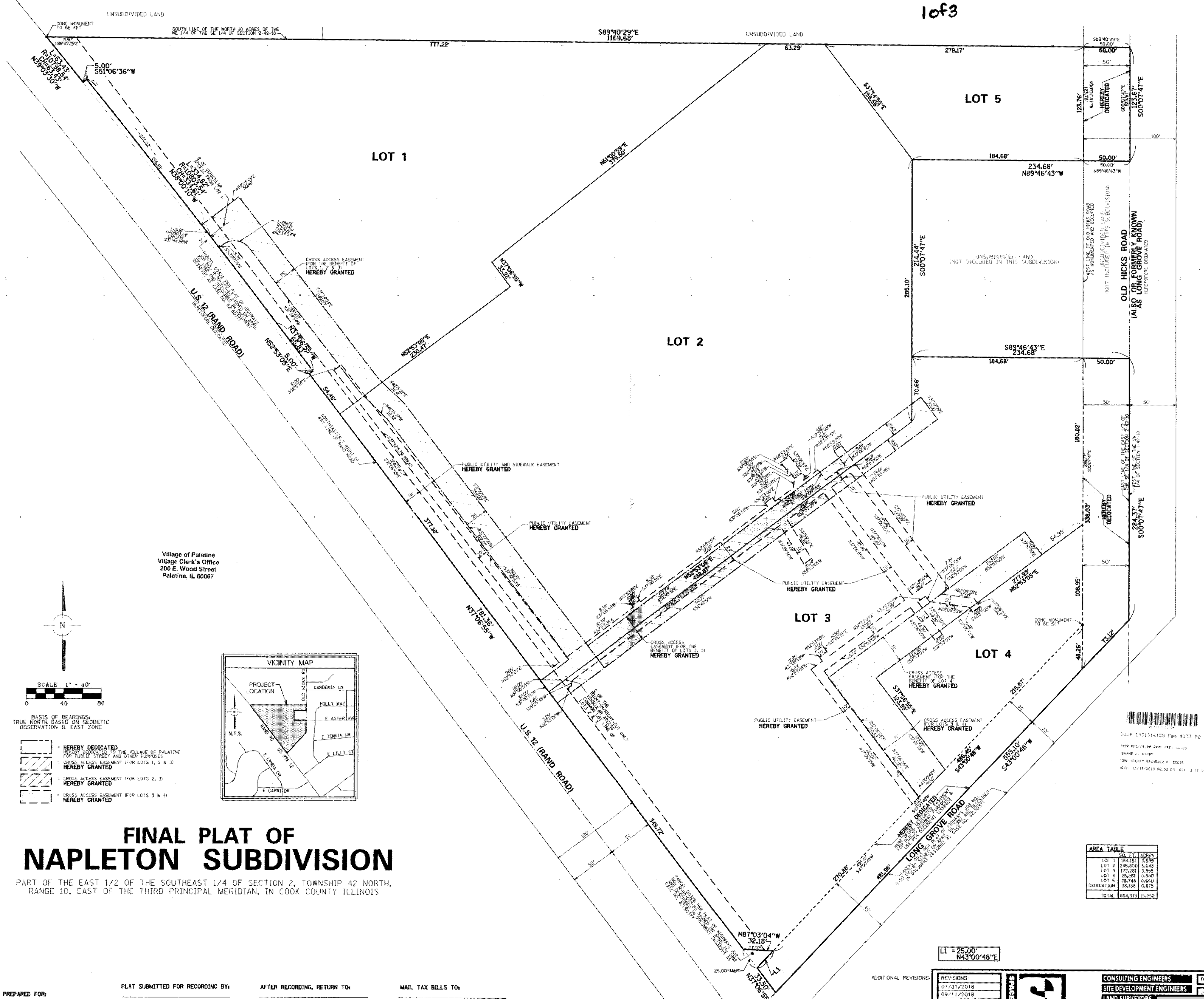
IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4505483

1931916158
1of3


UNSUBDIVIDED LAND
SOUTH LINE OF THE NORTH 10 ACRES OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2-42-10
S89°40'29"E
1169.68'
777.22'
63.29'
279.17'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
U.S. 12 (RAND ROAD)
OLD HICKS ROAD (ALSO OR FORMERLY KNOWN AS LONG GROVE ROAD)
UNSUBDIVIDED LAND (NOT INCLUDED IN THIS SUBDIVISION)
LONG GROVE ROAD
HEREBY DEDICATED
CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOTS 1, 2 & 3) HEREBY GRANTED
PUBLIC UTILITY AND SIDEWALK EASEMENT HEREBY GRANTED
PUBLIC UTILITY EASEMENT HEREBY GRANTED
CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOTS 2, 3) HEREBY GRANTED
CROSS ACCESS EASEMENT (FOR THE BENEFIT OF LOT 4) HEREBY GRANTED
CROSS ACCESS EASEMENT (FOR LOTS 3 & 4) HEREBY GRANTED
CONC MONUMENT TO BE SET
N37°06'55"W
781.36'
N52°53'05"E
488.87'
277.93'
S43°00'48"W
486.45'
555.10'
N87°03'04"W
32.18'
234.68'
N89°46'43"W
S89°46'43"E
S00°07'47"E
214.44'
284.37'
VICINITY MAP
PROJECT LOCATION
OLD HICKS RD
GARDENIA LN
HOLLY WAY
E ASTER AVE
E ZINNIA LN
E LILLY CT
RAND RD
US RTE 12
E LYNDA DR
E CAPRI DR
N.T.S.
N

Village of Palatine
Village Clerk's Office
200 E. Wood Street
Palatine, IL 60067

SCALE 1" = 40'
0 40 80

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

- ▭ = **HEREBY DEDICATED**
HEREBY DEDICATED TO THE VILLAGE OF PALATINE FOR PUBLIC STREET AND OTHER PURPOSES
- ▨ = CROSS ACCESS EASEMENT (FOR LOTS 1, 2 & 3) **HEREBY GRANTED**
- ▨ = CROSS ACCESS EASEMENT (FOR LOTS 2, 3) **HEREBY GRANTED**
- ▭ = CROSS ACCESS EASEMENT (FOR LOTS 3 & 4) **HEREBY GRANTED**

FINAL PLAT OF
NAPLETON SUBDIVISION

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

AREA TABLE

	SQ. FT.	ACRES
LOT 1	154,151	3.539
LOT 2	245,800	5.643
LOT 3	172,281	3.955
LOT 4	25,261	0.580
LOT 5	28,748	0.660
DEDICATION	38,138	0.875
TOTAL	664,379	15.252

L1 = 25.00'
N43°00'48"E

Doc# 1931916158 Fee $123.00
RHSP FEE:$9.00 RPRF FEE: $1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 11/15/2019 [illegible]

PREPARED FOR:

STEVE NAPLETON AUTOMOTIVE GROUP
110 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60195

PLAT SUBMITTED FOR RECORDING BY:

AFTER RECORDING, RETURN TO:

MAIL TAX BILLS TO:

ADDITIONAL REVISIONS:
08/05/2019 MYLAR
06/13/2019

REVISIONS:
07/31/2018
09/12/2018
11/28/2018
01/15/2019 IDOT
03/04/2019 IDOT
05/28/2019 EAS.

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Su
Rosemont, Illino
Phone: (847) 696-4060 Fax: (847) 6

DATE: 07/25/2018
JOB NO: 8524.02

N:\Projects\8524\SURVEY\8524.02SUB-01.dgn Default User=jchristoph

Attachment: 2019 Final Plat - Napleton Subdivsion - 2019 (1979 N. Rand Road - Planned Development

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, June 15, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to the Napleton Planned Development to allow for the development of a new Volkswagen dealership on Lot 3 of Napleton Subdivision.

The property is commonly known as Napleton Subdivision and the address in 1979 N. Rand Road (PIN #: 02-02-402-014-0000).

The Petitioner is requesting a Planned Development Amendment to develop a new auto dealership on the existing Lot 3 of Napleton Subdivision.

The above petition has been filed by Charles Weck, Northwestern Motors Holding Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-53
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 31st day of May of 2021

Published in Daily Herald May 31, 2021 (4564400)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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

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

I further certify that the Northwest Suburbs DAILY HERALD is a
newspaper as defined in "an Act to revise the law in relation to noti
as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5
Section 1 and 5. That a notice of which the annexed printed slip is
copy, was published 05/31/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4564400

Attachment: Legal Notice (1979 N. Rand Road - Planned Development Amendment -Northwestern Motors Holding INC.)