



## 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 • APRIL 5, 2022

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Village Hall - Council Chambers

Regular Meeting

7:00 PM

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#### I. CALL TO ORDER

#### II. PUBLIC HEARING

1. 780 W. Dundee Road

Annexation into the Village of Palatine.

Preliminary Plat of Subdivision to permit a 4-lot single-family residential development.

#### III. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 2, 2021 7:00 PM
2. Plan Commission - Regular Meeting - Mar 15, 2022 7:00 PM

#### IV. COMMUNICATIONS

#### V. ADJOURNMENT

VILLAGE OF PALATINE  
Plan Commission

SCHEDULED 04/05/22 07:00 PM

**CASE STAFF STATEMENT (ID # 7428)**

**780 W. Dundee Road**

CASE NUMBER: 21-95

PETITIONER: Yang Xu

LOCATION: 780 W. Dundee Road

PROPOSAL: Annexation into the Village of Palatine.  
Preliminary Plat of Subdivision to permit a 4-lot single-family residential development.

ZONING AND LAND USE: The Subject Property is located in unincorporated Cook County, but contiguous to the corporate boundary of the Village on the west and east sides of the property. Its Cook County zoning designation is R-4 Single-Family Residential, with a minimum lot size of 20,000 square feet. There is an existing vacant single-family home on the property, which would be demolished, as part of the subdivision development.

SURROUNDING CONDITIONS:

North:	Planned Development - Vacant, two undeveloped single-family lots - North Haven Estates Subdivision
South:	Unincorporated Cook County - Restaurant and Vacant Land
East:	Planned Development - Single Family Residential - Mark's Landing Subdivision
West:	Planned Development - Quentin Corner Shopping Plaza and Misty Drive townhouses

**COMPREHENSIVE PLAN:** The comprehensive plan included this unincorporated property in the land use plan identifying it as Single-Family Residential.

**BACKGROUND:**

The Subject Property consists of one lot, which is currently zoned R-4 residential in unincorporated Cook County. The Petitioner is proposing to annex into the Village of Palatine and requesting preliminary plat approval to ultimately subdivide the property into four residential lots. Therefore, the Petitioner is requesting the following:

- 1. Annexation into the Village of Palatine; and**
- 2. Preliminary Plat of Subdivision to permit a 4 lot Subdivision.**

**ANALYSIS:**

***Background***

- The properties to the east were annexed in 1997, developed as a 7-lot subdivision (“Mark’s Landing”), and are zoned Planned Development. The property to the west was annexed in 1989 and developed as an approximately 10,000 square foot shopping plaza and a 14-unit town house development (“Quentin Court”). Quentin Court also maintains a Planned Development zoning designation.
- All of the surrounding properties and right-of-ways are incorporated, with the exception of the right-of-way to the south of the Subject Property and property located directly to the south across Dundee Road (restaurant and vacant land). The right-of-way to the south is a component of the Plat of Annexation and Petition.

***Zoning and Site Design***

- The Petitioner is proposing to annex into the Village and requesting preliminary plat of subdivision to ultimately subdivide the property into four parcels. Per Code, at time of annexation, the lot will be zoned R-1, however is the Petitioner’s intention to eventually rezone the property to R-2, through the final subdivision process. The proposed lots would conform to all restrictions of both the R-2 zoning district and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

	<b>Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)</b>	<b>Lot Width (75' required for interior lot; 85' for corner lot)</b>	<b>Lot Depth (110' required)</b>
<b>Lot 1</b>	22,240 sq. ft.	85'	208.15'
<b>Lot 2</b>	15,722 sq. ft.	77'	197.4'
<b>Lot 3</b>	14,612 sq. ft.	77'	182.13'
<b>Lot 4</b>	15, 286 sq. ft.	79.19'	163.86'

- The proposed residences would conform to all setbacks and bulk restrictions of the R-2 zoning district. As the Petitioner is only requesting Preliminary Plat of Subdivision, the four lots will not be created until Final Plat of Subdivision is petitioned. This will require another Public Hearing before the Plan Commission and Village Council review.

### **Engineering**

- Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right-of-way.
- Stormwater runoff from the rear yards will flow via sheet flow, directly into the proposed detention pond and volume control area. It could also flow into the proposed rear yard swale, which drains from north to south and discharges into the proposed detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.
- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code.

### **RECOMMENDATION:**

The annexation and preliminary plat subdivision is consistent with the Comprehensive Plan and existing subdivision to the east. The application and submitted plans indicate the intention of ultimately rezoning the property to R-2 through the Final Subdivision process. The proposed lots would exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 7/26/21 last revised 12/22/21 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.

2. The final engineering plans, Haeger Engineering dated 7/26/21 last revised 12/22/2 and engineer's estimate of probable cost shall be revised in a manner acceptable to the Village Engineer
3. A Public Improvement letter of credit will be a required condition at Final Subdivision approval.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) will be a required condition at Final Subdivision approval.
5. Cash-in-lieu of detention shall be paid at Final Subdivision approval and shall be submitted in a manner acceptable to the Village Engineer.
6. The Final Plat of Annexation shall be submitted on Mylar with all required signatures and shall significantly conform to the Plat of Annexation prepared by Haeger Engineering and attached hereto.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees shall be a required condition of Final Subdivision approval
9. A construction management schedule (including a contactor parking plan and material hauling route plan) will be a required condition of Final Plat of Subdivision.
10. Extra agency permits will be required for the development and will also be a required condition of Final Plat of Subdivision. As a condition of Final Plat of Subdivision, if required by the Village,
11. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

**ATTACHMENTS:**

- Aerial Map
- Plat of Survey
- Petition to Annex
- PSUB Application
- Plat of Annexation
- Plat of Subdivision
- Site Plan
- Engineering Plans
- Tree Preservation Plan
- Stormwater Report

Case Staff Statement (ID # 7428)  
Meeting of April 5, 2022

- Public Notice

VILLAGE OF  
**PALATINE**



Attachment: Aerial Map (780 W Dundee Road - Annex PSUB)

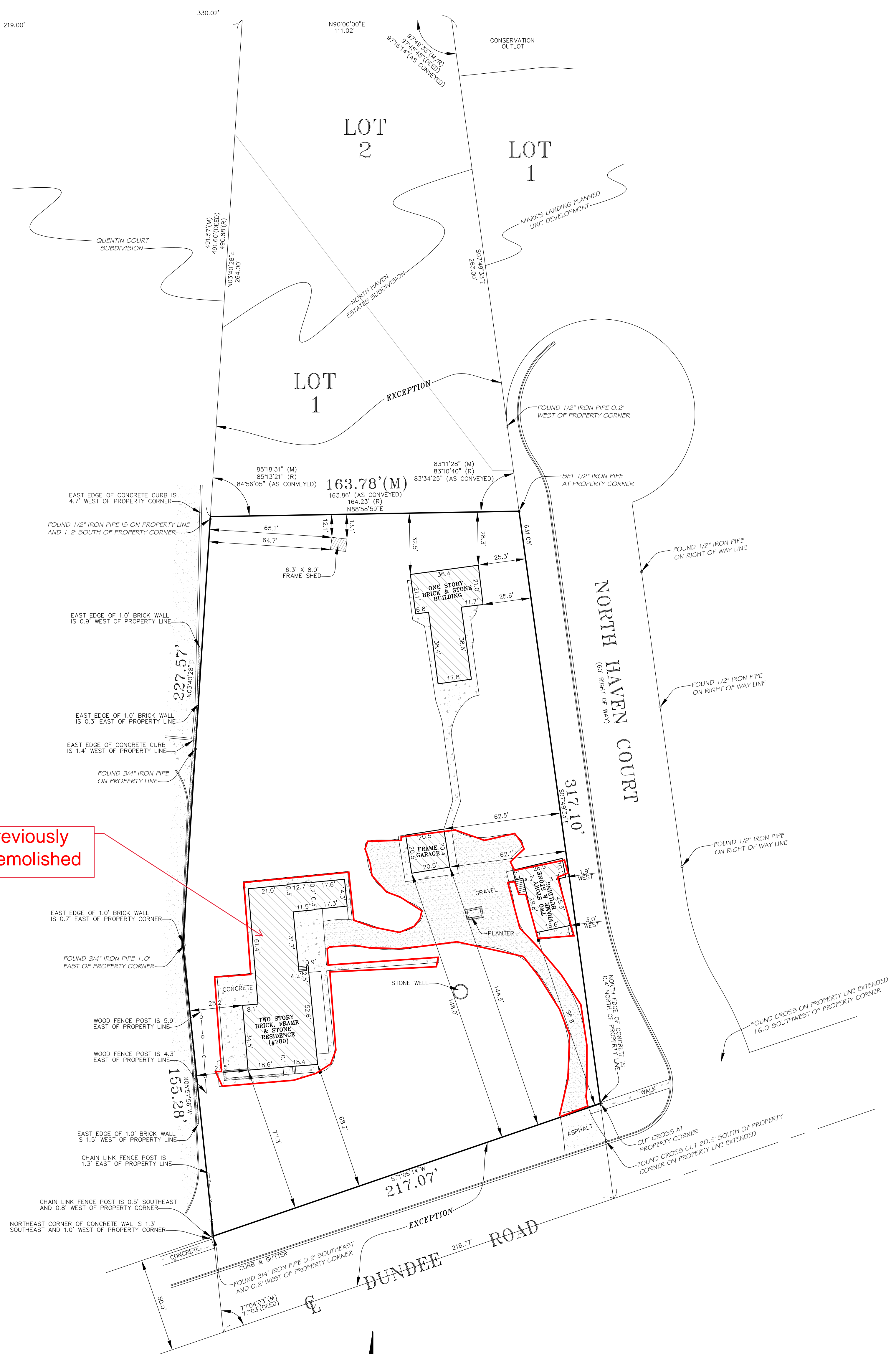
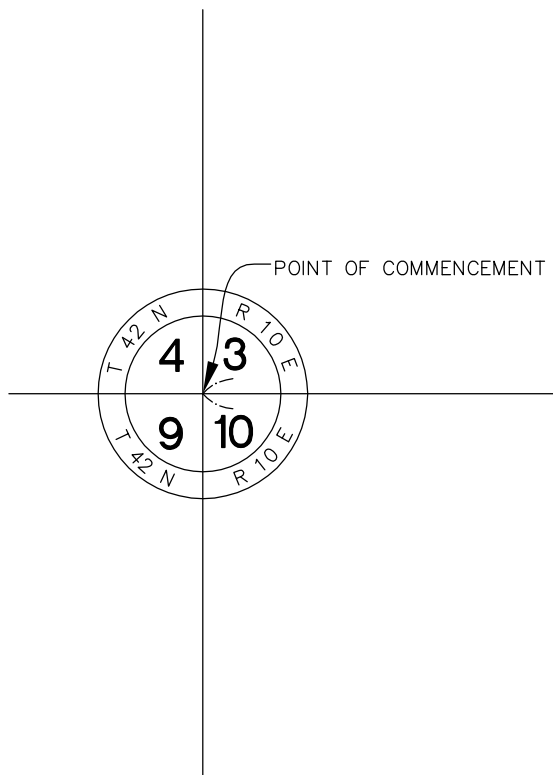
# PLAT OF SURVEY

OF

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 264 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS



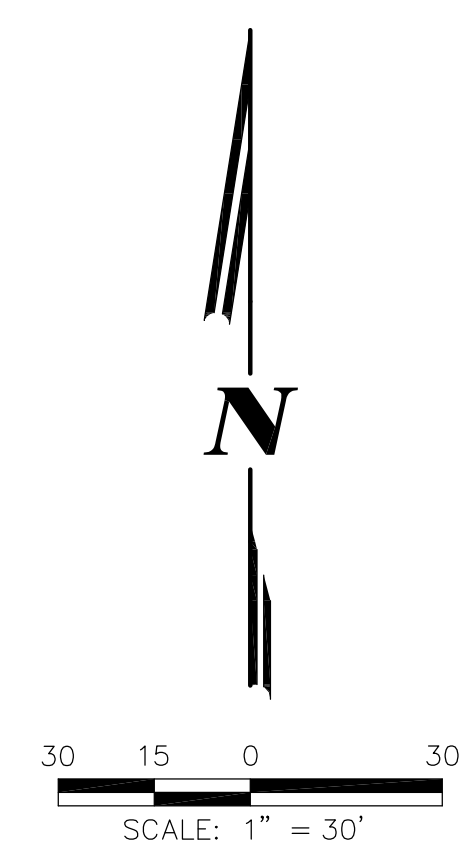
Previously Demolished

**LEGEND**  
 (R/M) - RECORD / MEASURED  
 L - ARC LENGTH  
 R - RADIUS  
 CH - CHORD

AREA = 67,976 SQ. FT. MORE OR LESS

PREPARED FOR: DAVID BELCONIS (ATTORNEY AT LAW)  
 JOB ADDRESS: 780 DUNDEE RD., PALATINE, IL  
 SELLER/BUYER: STEERBO  
 JOB NO.: 14-12-0043R

**NEKOLA SURVEY, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 WWW.NEKOLASURVEY.COM  
 400 N. SCHMIDT RD., STE. 203  
 BOLINGBROOK, ILLINOIS 60440  
 (630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 15TH DAY OF DECEMBER, 2014.  
 (STATE OF ILLINOIS)  
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 18TH DAY OF DECEMBER, 2014.

IPLS No. 2923  
 LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

TO: The Mayor and Village Council  
Village of Palatine, Illinois

VERIFIED PETITION TO ANNEX TERRITORY UNDER ILLINOIS REVISED STATUTES,  
CHAPTER 24, SECTION 7-1-8

The undersigned petitioner(s) having been first duly placed under oath, states under penalty of perjury as follows:

1. That the undersigned petitioner(s) is/are the owner(s) of record of all of the following legally described property:

(See Exhibit "A")

2. That there are no electors residing on the above described territory, or at least 51% of the electors residing on the above described territory join in this petition.

3. That the above described territory is not within the corporate limits of any municipality but is or will at the time of annexation be contiguous to the Village of Palatine, a municipal corporation in the State of Illinois, as shown by the attached plat.

4. Wherefore, the undersigned petitioners request that the above described territory be annexed to the Village of Palatine.



## 780 West Dundee Road PIN 02-10-100-46-0000

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PRELIMINARY 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

Table with 2 columns and 3 rows. Column 1: Office Use Only. Row 1: Project Planner, Zoning Case #. Row 2: Filing Fee, Notification Deadline. Row 3: PC Public Hearing Date, Village Council Date.

Empty box with 'date received' text at the bottom right.

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): YANG Xu

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:
780 w. Dundee Rd

5. All existing land use(s) on the property are: Single

6. Current zoning of property: R1 Size of the property: 1.53 acres

7. State the specific action requested.
Annexation and preliminary subdivision

Attachment: PSUB Application (780 W Dundee Road - Annex PSUB)

8. 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: [Handwritten Signature]

Date: 11/12/21

State of Illinois County  
of Cook

This instrument was acknowledged before me on November 12, 20 21 by  
Lisa Janisch

[Handwritten Signature]  
Notary Public



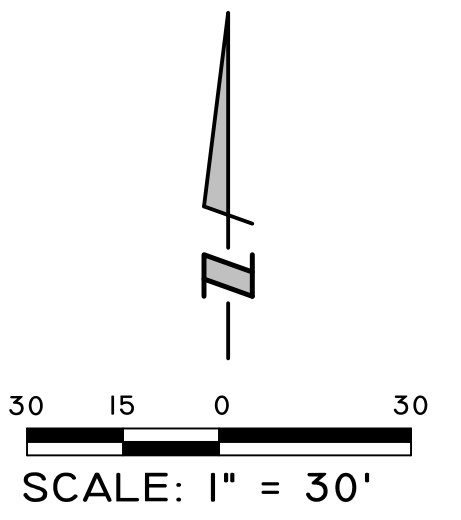
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P.I.N. No. 02-10-100-046

# PLAT OF ANNEXATION TO THE VILLAGE OF PALATINE

SHEET 1 OF 1

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

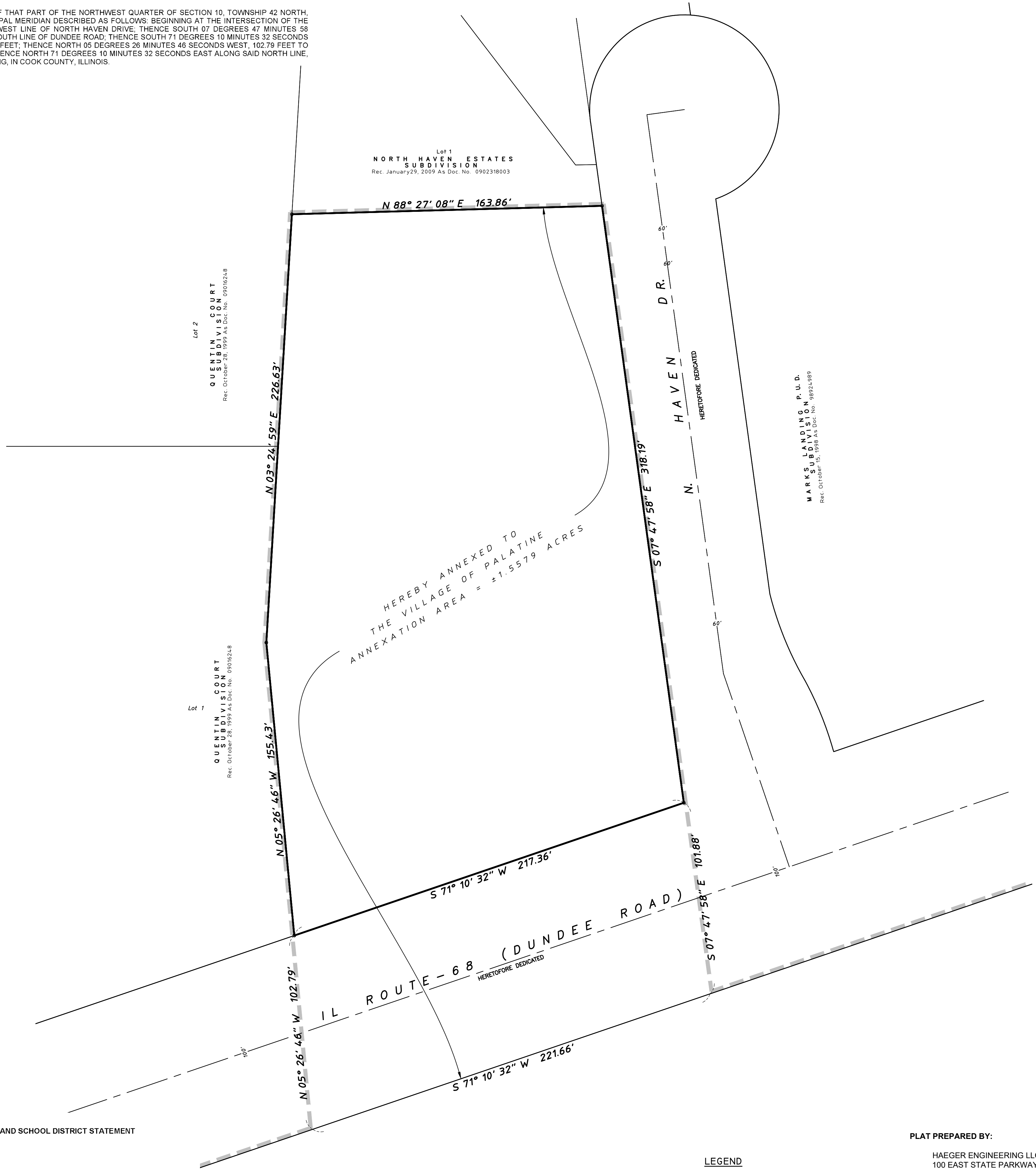


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### OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

DUNDEE NORTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS 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 NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRINT NAME \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

SIGNED: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ VILLAGE CLERK

### LEGEND

- Village of Palatine Corporate Limits
- Boundary Line
- Right Of Way Line
- Center Line

### PLAT PREPARED BY:

HAEGER ENGINEERING LLC  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

### PLAT PREPARED FOR:

DUNDEE NORTH LLC  
2118 PLUM GROVE ROAD, SUITE 185  
SCHAUMBURG, IL 60008

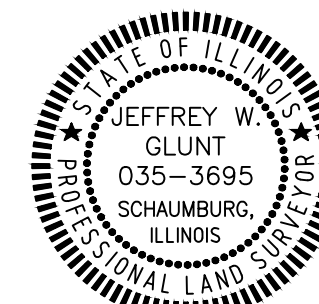
### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY.

SCHAUMBURG, ILLINOIS \_\_\_\_\_ JULY 16, 2021

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-22

Originally Prepared: 07/16/2021 Order No. 15-152

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

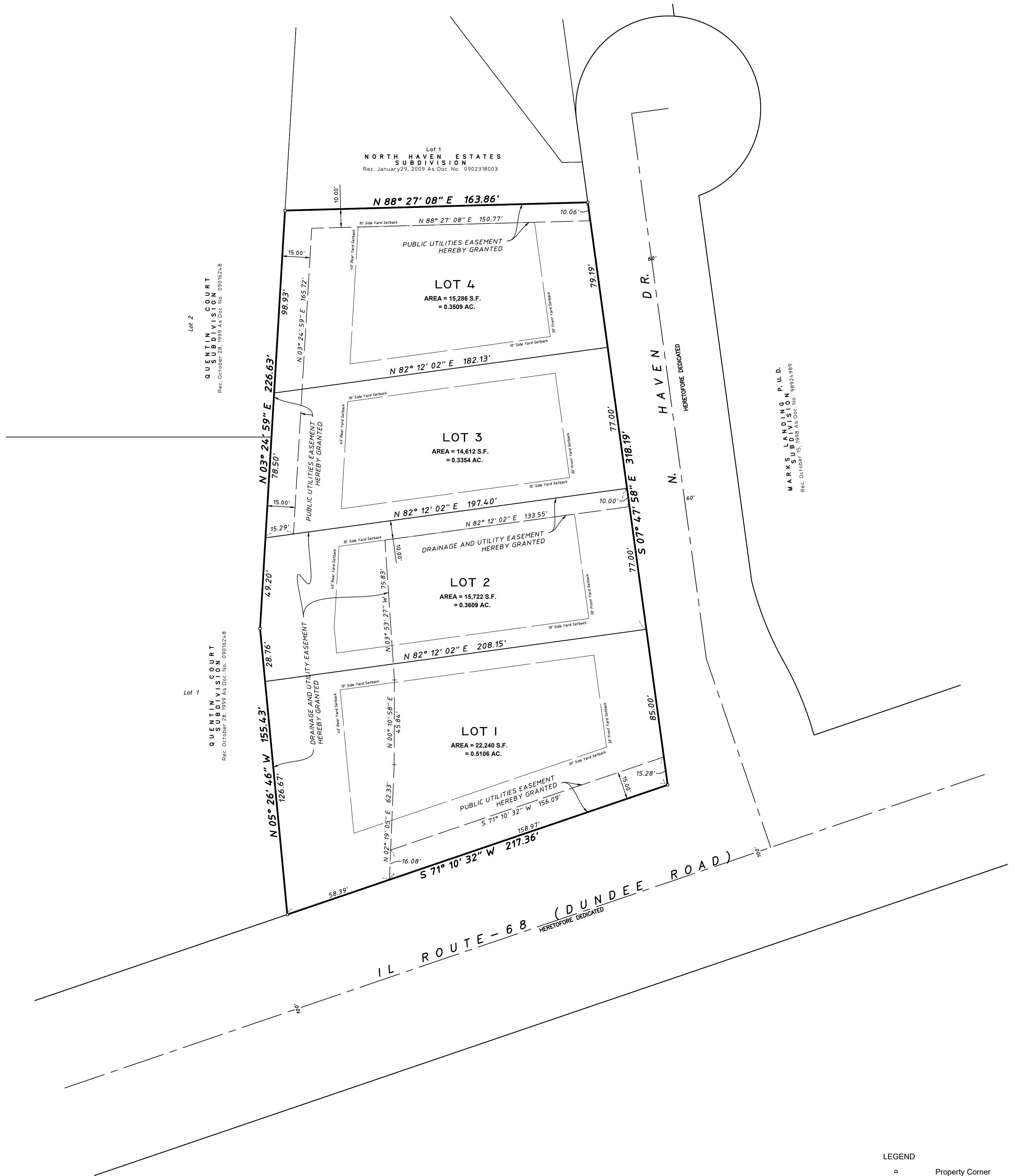
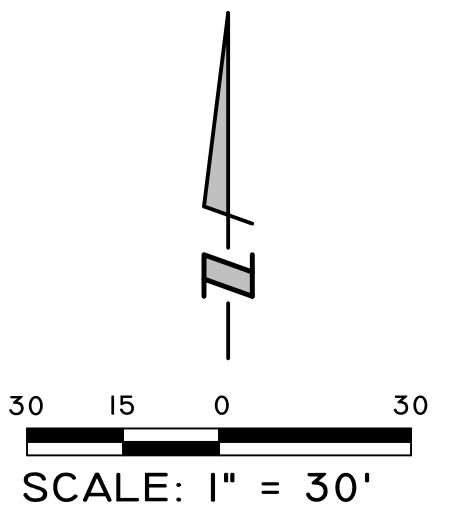
100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

No.	Date	Revision
1	2021-12-22	Revised per Preliminary Village Review Comments

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

# FINAL PLAT OF DUNDEE PARK

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS



Lot 2  
QUENTIN COURT  
SUBDIVISION  
Rec. October 28, 1999 As Doc. No. 09016248

Lot 1  
QUENTIN COURT  
SUBDIVISION  
Rec. October 28, 1999 As Doc. No. 09016248

MARKS LAND CO. P. U. D.  
SUBDIVISION  
Rec. October 28, 1998 As Doc. No. 98124589

- LEGEND**
- Property Corner
  - Concrete Monument
  - LOT 1 New Subdivision Lot No.
  - Building Setback Line
  - Easement Line
  - New Lot Line
  - Boundary Line
  - - - Road Center Line

**Surveyor's Notes:**

- Field work was completed on March 10, 2021.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.

**ACCESS NOTES:**

- There shall be no direct vehicular access from Lot 1 to IL-Route 68 (Dundee Road).

No.	Date	Revision
2	2022-02-21	Revised per Preliminary Village Review Comments
1	2021-12-22	Revised per Preliminary Village Review Comments

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

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Project No. 15-152

# FINAL PLAT OF DUNDEE PARK

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

**OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

DUNDEE NORTH LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN GRADE SCHOOL DISTRICT 15, HIGH SCHOOL DISTRICT 211, AND JUNIOR COLLEGE DISTRICT 512.

SIGNED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS 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 NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

**MORTGAGEE'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED \_\_\_\_\_, A.D. 20\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
ITS: \_\_\_\_\_ ITS: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ OF \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID \_\_\_\_\_ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT PREPARED FOR:**

**DUNDEE NORTH LLC**  
2118 PLUM GROVE ROAD, SUITE 185  
ROLLING MEADOWS, IL 60008

**SEND NEW TAX BILL TO:**

**DUNDEE NORTH LLC**  
2118 PLUM GROVE ROAD, SUITE 185  
ROLLING MEADOWS, IL 60008

**THIS PLAT SUBMITTED FOR RECORDING BY:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VILLAGE COLLECTOR CERTIFICATE**

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\_\_\_\_.

BY: \_\_\_\_\_  
VILLAGE COLLECTOR

**VILLAGE ENGINEER CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
VILLAGE ENGINEER

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

**VILLAGE COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED BY THE COUNCIL MEMBERS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

**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 \_\_\_\_\_  
ILLINOIS PROFESSIONAL ENGINEER  
NO. \_\_\_\_\_

**I.D.O.T. CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §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: \_\_\_\_\_  
JOSE RIOS, P.E.  
REGION ONE ENGINEER

**EASEMENT PROVISIONS**

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

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTION RECORDED HERewith AS DOCUMENT NUMBER \_\_\_\_\_.

**COMMONWEALTH EDISON COMPANY**

APPROVED BY: \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

**AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH),**

APPROVED BY: \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

**NORTHERN ILLINOIS GAS COMPANY (NICOR)**

APPROVED BY: \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

**COMCAST**

APPROVED BY: \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

**PROFESSIONAL AUTHORIZATION**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS \_\_\_\_\_

JEFFREY W. GLUNT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695  
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 263 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.86 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 56 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 284 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT, AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17031 C0043 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

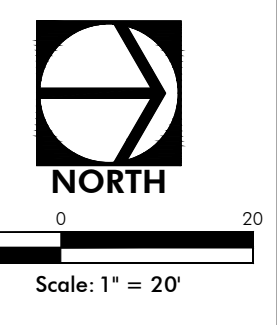
SCHAUMBURG, ILLINOIS \_\_\_\_\_ July 16, 2021

BY: \_\_\_\_\_ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-22

No.	Date	Revision
2	2022-02-21	Revised per Preliminary Village Review Comments



**Site Area Summary**

	Area (SF)	Area (Ac.)	%
Total Site Area	67,860	1.558	100%
Building & Pavement Cover*	30,537	0.701	45%
Open Space	37,323	0.857	55%

\*Note: Building & Pavement Cover Assumes 45% Impervious Coverage over Total Lot Area

# of Proposed Lots:	4	Lots
# of Proposed Single Family Homes:	4	Single-Family Homes
Gross Density:	0.39	Single Family Homes per Acre

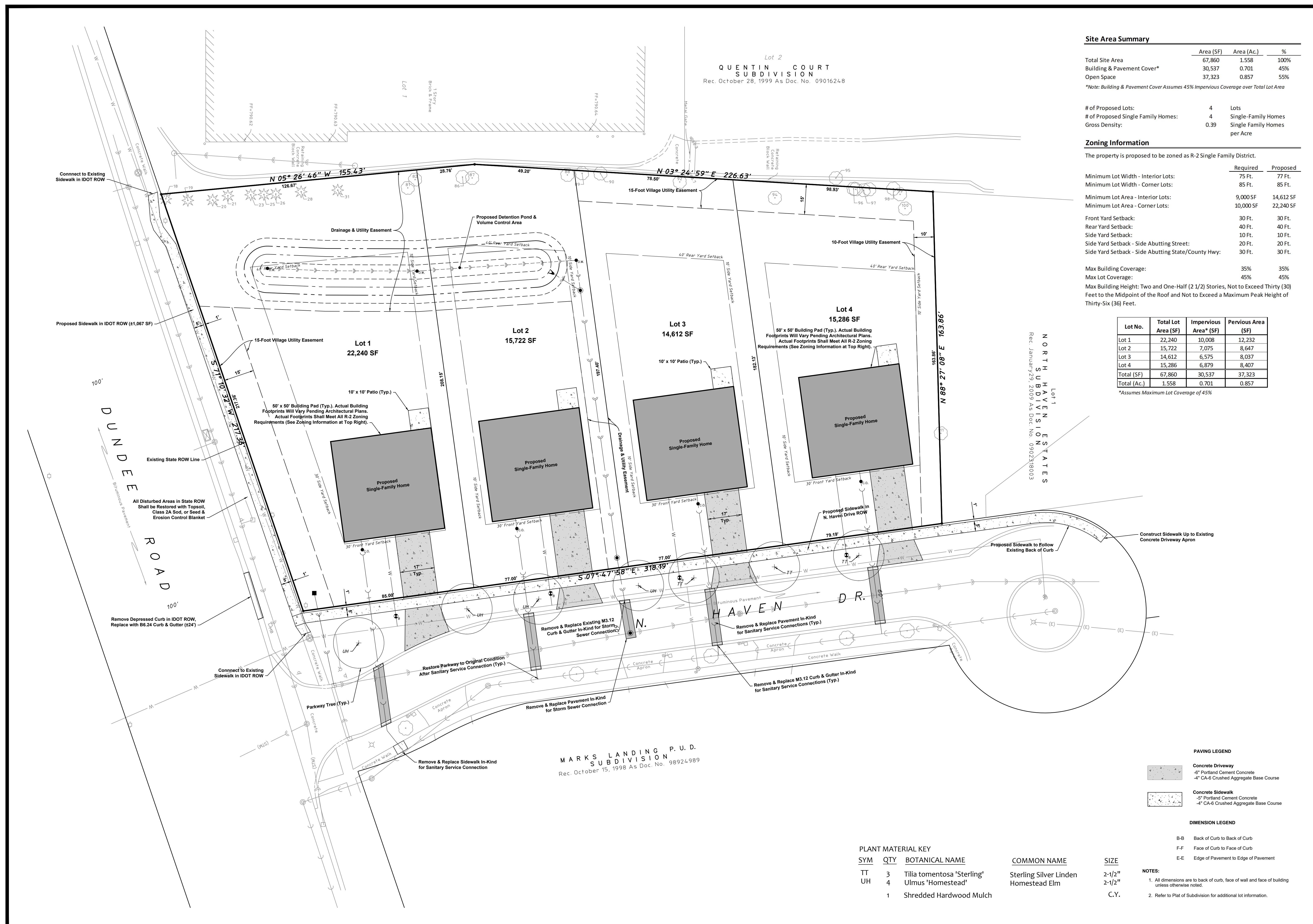
**Zoning Information**

The property is proposed to be zoned as R-2 Single Family District.

	Required	Proposed
Minimum Lot Width - Interior Lots:	75 Ft.	77 Ft.
Minimum Lot Width - Corner Lots:	85 Ft.	85 Ft.
Minimum Lot Area - Interior Lots:	9,000 SF	14,612 SF
Minimum Lot Area - Corner Lots:	10,000 SF	22,240 SF
Front Yard Setback:	30 Ft.	30 Ft.
Rear Yard Setback:	40 Ft.	40 Ft.
Side Yard Setback:	10 Ft.	10 Ft.
Side Yard Setback - Side Abutting Street:	20 Ft.	20 Ft.
Side Yard Setback - Side Abutting State/County Hwy:	30 Ft.	30 Ft.
Max Building Coverage:	35%	35%
Max Lot Coverage:	45%	45%
Max Building Height: Two and One-Half (2 1/2) Stories, Not to Exceed Thirty (30) Feet to the Midpoint of the Roof and Not to Exceed a Maximum Peak Height of Thirty-Six (36) Feet.		

Lot No.	Total Lot Area (SF)	Impervious Area* (SF)	Pervious Area (SF)
Lot 1	22,240	10,008	12,232
Lot 2	15,722	7,075	8,647
Lot 3	14,612	6,575	8,037
Lot 4	15,286	6,879	8,407
Total (SF)	67,860	30,537	37,323
Total (Ac.)	1.558	0.701	0.857

\*Assumes Maximum Lot Coverage of 45%



**PAVING LEGEND**

	Concrete Driveway
	-6" Portland Cement Concrete
	-4" CA-6 Crushed Aggregate Base Course
	Concrete Sidewalk
	-5" Portland Cement Concrete
	-4" CA-6 Crushed Aggregate Base Course

**DIMENSION LEGEND**

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

**PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

- NOTES:**
- All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
  - Refer to Plat of Subdivision for additional lot information.

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003142  
www.haegerengineering.com

**SITE PLAN EXHIBIT**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **SP 1**

# 780 W DUNDEE ROAD SITE IMPROVEMENT PLANS DUNDEE NORTH LLC

SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST  
PALATINE, ILLINOIS  
COOK COUNTY



EXPIRES 11-30-23

**OWNER / DEVELOPER**

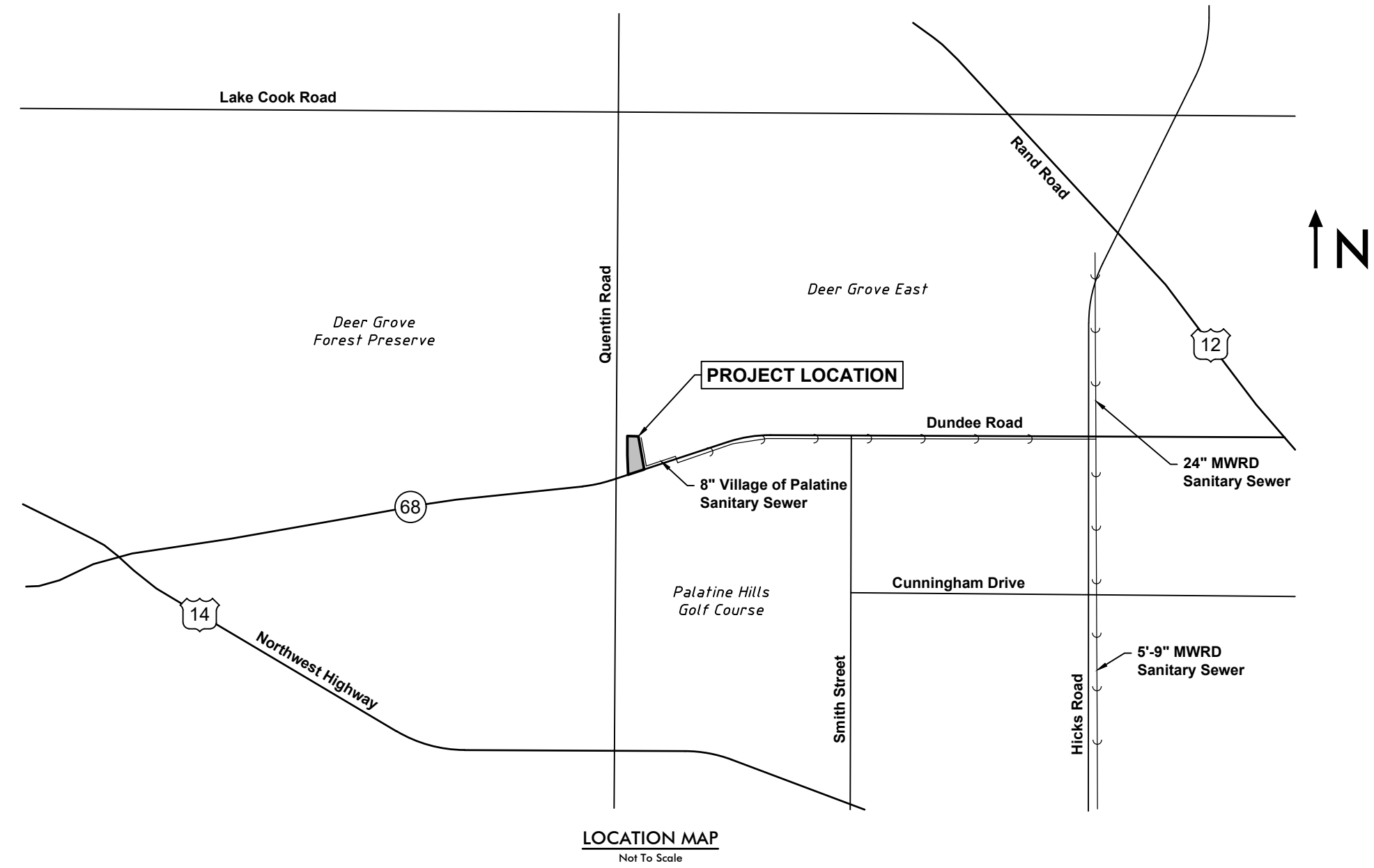
Dundee North LLC  
2118 Plum Grove Road  
Suite 185  
Rolling Meadows, IL 60008  
Tel: (847) 398-3636

**PREPARED BY:**

Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 E. State Parkway  
Schaumburg, IL 60173  
Tel: (847) 394-6600  
Fax: (847) 394-6608  
www.haegerengineering.com

**VILLAGE OF PALATINE**

200 E. Wood Street  
Palatine, IL 60067  
Tel: (847) 358-7500



Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Garage Floor	
	Finish Grade	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY & PAVING PLAN
C5.0	UTILITY PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	CROSS SECTIONS
C8.0	TYPICAL DETAILS
C8.1	TYPICAL DETAILS

INDEX TO EXHIBITS	
NO.	DESCRIPTION
EX1.0	MWRD DRAINAGE EXHIBIT
EX2.0	MWRD VOLUME CONTROL EXHIBIT

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS

**BENCHMARKS:**

**Site Benchmarks**

CP # 1071 (See Survey)  
Description: Bolt on Hydrant  
Elevation: 785.01 NAVD 88 (Geoid 12A)

CP # 608 (See Survey)  
Description: Cross Notch  
Elevation: 787.53 NAVD 88 (Geoid 12A)

CP # 602 (See Survey)  
Description: Cross Notch  
Elevation: 787.60 NAVD 88 (Geoid 12A)

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

Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com

**TITLE SHEET**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Project Manager:	J D T
Engineer:	M D M
Date:	2021-07-26
Project No.:	15-152
Sheet:	C1.0 / C8

## GENERAL NOTES

1. Definition of Terms:
- "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted to prepare the Plans and Specifications.
  - "Engineer" shall mean Haeger Engineering, LLC.
  - "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Specifications and for providing all materials, labor, and equipment, but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
  - "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
  - "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other authority having jurisdiction over some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
- All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
  - Standard and Engineering Constants from the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
  - Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
  - Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
  - Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Manual Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
  - All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
  - General Notes and Specifications contained herein or elsewhere as a separate document.
- If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
- The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
  - All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
  - Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for the result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
  - The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by the dated to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property shall be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
  - Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
  - Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
  - The base plan/drawing for Engineering Plans (existing conditions site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:
 

Haeger Engineering, LLC  
100 East State Parkway, Schaumburg, IL 60173  
(847) 394-6800  
Job No.: 15-152  
Date: March 10, 2021
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
- Village of Palatine
  - Metropolitan Water Reclamation District of Greater Chicago (MWRD)
  - Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
  - Illinois Department of Transportation (IDOT)
  - Illinois Department of Natural Resources - Ecological Compliance (IDNR-EcoCAT)
  - Illinois Historic Preservation Association (IHPA)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all applicable codes, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work which is performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to be supervised by the Owner prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locations at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of J.U.L.I.E. or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locations at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates by Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities in advance to avoid all conflicts between existing utilities and proposed improvements and the Engineer aware of any conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for the relocation or otherwise maintaining or protecting such utility service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary, specifically as follows:
- No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of all utility lines and related appurtenances, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
  - Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
  - The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar unenclosed or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
  - Prior to commencement of construction, the Contractor shall be notified of the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit IRLR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
  - No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient measures to protect these natural resources from disturbance, whether on-site, on or adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall control and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savanna habitat where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
  - The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written consent of the respective Owner. All existing utility easements shall be protected caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage was a result of Contractor action, or lack thereof.
  - The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction conditions, including but not limited to: All existing utility easements shall be returned to pre-construction conditions, including but not limited to: sidewalks, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
  - All construction shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as neatly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to return any and all materials and debris which results from their construction operations at no additional expense to the Owner.
  - All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
  - Construction staging/layout shall be provided by the Contractor and shall be included in the Contract Plans unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
  - All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
  - The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
  - All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
  - The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
  - During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
  - The Contractor shall have appropriate equipment and material including street sweepers and end loaders to be used to clean the site when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, reeds, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the contract.
  - The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
  - Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree of the same or similar size and species in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designated for removal, and any penalties associated with the unapproved removal of trees.
  - Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
  - The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and traffic management devices in accordance with the Plans and applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to be interrupted in any form, the conditions of traffic flow that existed prior to the commencement of any work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
  - Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois Licensed Structural Engineer.
  - The Contractor shall be responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All drawings, specifications, and other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
41. The Contractor shall coordinate and pay for final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.
- DEMOLITION AND CLEARING**
- The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
  - Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition or clearing.
  - The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
  - Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
  - All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
  - Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
  - All items marked to be abandoned or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savanna habitat where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
  - All voids left by any item removed under any proposed building, pavement walk, or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
  - The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
  - All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
  - All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
  - All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the State or Federal rules and regulations. All existing utility easements shall be removed from the structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
  - Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
  - All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
  - It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.
- EARTHWORK AND GRADING**
- All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roads, stockpiling and disposal of surplus materials and adequate disposal of surplus materials and replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
  - Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and prepare themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances, and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
  - The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
  - The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
  - All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other removal of soil shall be performed without the explicit approval and authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
  - A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
  - Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
  - Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of the Contractor's completion of the work.
  - The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
5. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments including related appurtenances (sanitary, storm, water, service stubs, gas) shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
12. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared by Others for additional information on the landscaping and grading requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.
- SEWER AND WATER MAIN GENERAL NOTES**
- All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
  - Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
  - Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains and their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
  - When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material. The bedding material shall be installed and compacted as noted on the Plans.
  - The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
  - Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterproof gasket/boot (resilient connector) conforming to ASTM C923.
  - When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
    - Coring saw-cut into existing sewer main by use of tools ("shever-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
    - Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
    - With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper compacted bedding material and suitable pipe couplings to hold it firmly in place.
    - Other method approved by Jurisdictional Agency.
  - "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
  - The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet below the ground surface. A minimum of two (2) posts shall be painted green for sanitary, wye for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
  - All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
  - All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
  - The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdictional Agency.
  - The cost of cleaning, televising, and testing shall be considered incidental to the Contract.
  - All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and the further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
  - Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.
- SANITARY SEWER**
- Refer to Sewer and Water Main General Notes for additional requirements.
  - Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
    - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
    - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
  - Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
    - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
    - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
  - All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manholes are cement-mortar lined in accordance with ANSI A21.4 and AWWA C104, the exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. Benches and defined channel invert flow lines shall at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe connections. Manhole structures shall have concentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
  - Existing chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
  - Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved shell, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
  - Manhole structures shall be furnished and installed in sanitary areas in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
- All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
  - All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
  - All sanitary manholes shall be tested for water-tightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
  - The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

Revision

Date

No.

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

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**GENERAL NOTES & SPECIFICATIONS**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **C2.0** / 8

STORM SEWER

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joint conforming to ASTM C443...
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
4. Non-concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
5. All storm structures shall be precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478...
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction"...

WATER MAIN

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
3. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gaskets conforming to ANSI A21.11 and AWWA C111...
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches...
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves...
6. Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251...
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet...
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be constructed in accordance with the minimum cover cost of the watermain...
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
a. Ductile Iron Pipe (DIP) - AWWA C600.
b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- 10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/2 degrees or greater, etc. per the "Standard Specifications for Water and Sewer Construction", latest edition...
11. All ends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Luk retaining glands or Field Lok gasket in casings, between fittings and at grade changes...
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains...
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid...
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or other applicable Jurisdictional Agency Requirements and shall coordinate all required testing with the testing firm...
16. Valves shall be non-rising stem type and shall close by turning clockwise...
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection...
18. Water Main and related appurtenances shall be tested in accordance with the following:
a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction"...

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, combined sewer force mains, and sewer service lines... previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- 1. Horizontal Separation:
a. Whenever possible, an existing or proposed water main shall be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service...
b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main shall be closer than ten (10) feet to sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer...
2. Vertical Separation:
a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer...
b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer...
c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer...
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines...
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures...
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet...
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings...
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line...
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet water main protection requirements...
9. All curb and gutter shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches...
10. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications...
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications...
13. All concrete work shall be finished with a broom finish unless specifically otherwise in the Plans...
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material...
15. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications...
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance...
17. Extreme erosion control measures shall be implemented by the Contractor to prevent erosion and siltation during construction...
18. The Contractor shall fence the site to prevent siltation of all drainage structures...
19. Erosion Control Maintenance and Replacement Notes:
a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired...
b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall...
c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly...
d. Sediment deposits should be removed after each storm event...
e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day...
20. The sediment and erosion control measures indicated on the plans are the minimum requirements...
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction...
22. The work shall generally follow the following typical Construction Sequencing:
a. Installation of their soil erosion and sediment control (SE/SC) measures:
1. Selective vegetation removal for silt fence installation
2. Silt fence installation
3. Construction of fencing around areas not to be disturbed
4. Staked construction entrance
b. Install tree protection fencing and tree removal where necessary (clear & grub)
c. Construct sediment trapping devices (sediment traps, basins, etc.)
d. Construct deflection devices and outlet control structure with restrictor.
e. Strip and stockpile topsoil and mass grade the site
f. Establish a silt fence at the location and at the same time as the silt fence around toe of slope
g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
h. Permanently stabilize detention basins with seed and erosion control blanket
i. Temporarily stabilize all areas including lots that have reached temporary grade
j. Install roadways, parking areas, etc.
k. Final grade and permanently stabilize all outlet areas with topsoil and seed
l. Install structures and grade individual lots
m. Permanently stabilize site with topsoil and seed
n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- 1. All soil erosion and sedimentation control (SE/SC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and the Illinois Department of Transportation's (IDOT) "Standard Specifications for Water and Sewer Construction", latest edition, and shall be followed as directed by the Village/City and Engineer...
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner...
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance...
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along all areas that are to be disturbed during construction, entrance, and sediment traps or other inlet protection method at each inlet or catch basin...
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities...
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways...
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device...
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance...
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion...
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site...
11. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications...
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization...
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County...
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion...
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance...
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance...
17. Extreme erosion control measures shall be implemented by the Contractor to prevent erosion and siltation during construction...
18. The Contractor shall fence the site to prevent siltation of all drainage structures...
19. Erosion Control Maintenance and Replacement Notes:
a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired...
b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall...
c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly...
d. Sediment deposits should be removed after each storm event...
e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day...
20. The sediment and erosion control measures indicated on the plans are the minimum requirements...
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction...
22. The work shall generally follow the following typical Construction Sequencing:
a. Installation of their soil erosion and sediment control (SE/SC) measures:
1. Selective vegetation removal for silt fence installation
2. Silt fence installation
3. Construction of fencing around areas not to be disturbed
4. Staked construction entrance
b. Install tree protection fencing and tree removal where necessary (clear & grub)
c. Construct sediment trapping devices (sediment traps, basins, etc.)
d. Construct deflection devices and outlet control structure with restrictor.
e. Strip and stockpile topsoil and mass grade the site
f. Establish a silt fence at the location and at the same time as the silt fence around toe of slope
g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
h. Permanently stabilize detention basins with seed and erosion control blanket
i. Temporarily stabilize all areas including lots that have reached temporary grade
j. Install roadways, parking areas, etc.
k. Final grade and permanently stabilize all outlet areas with topsoil and seed
l. Install structures and grade individual lots
m. Permanently stabilize site with topsoil and seed
n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

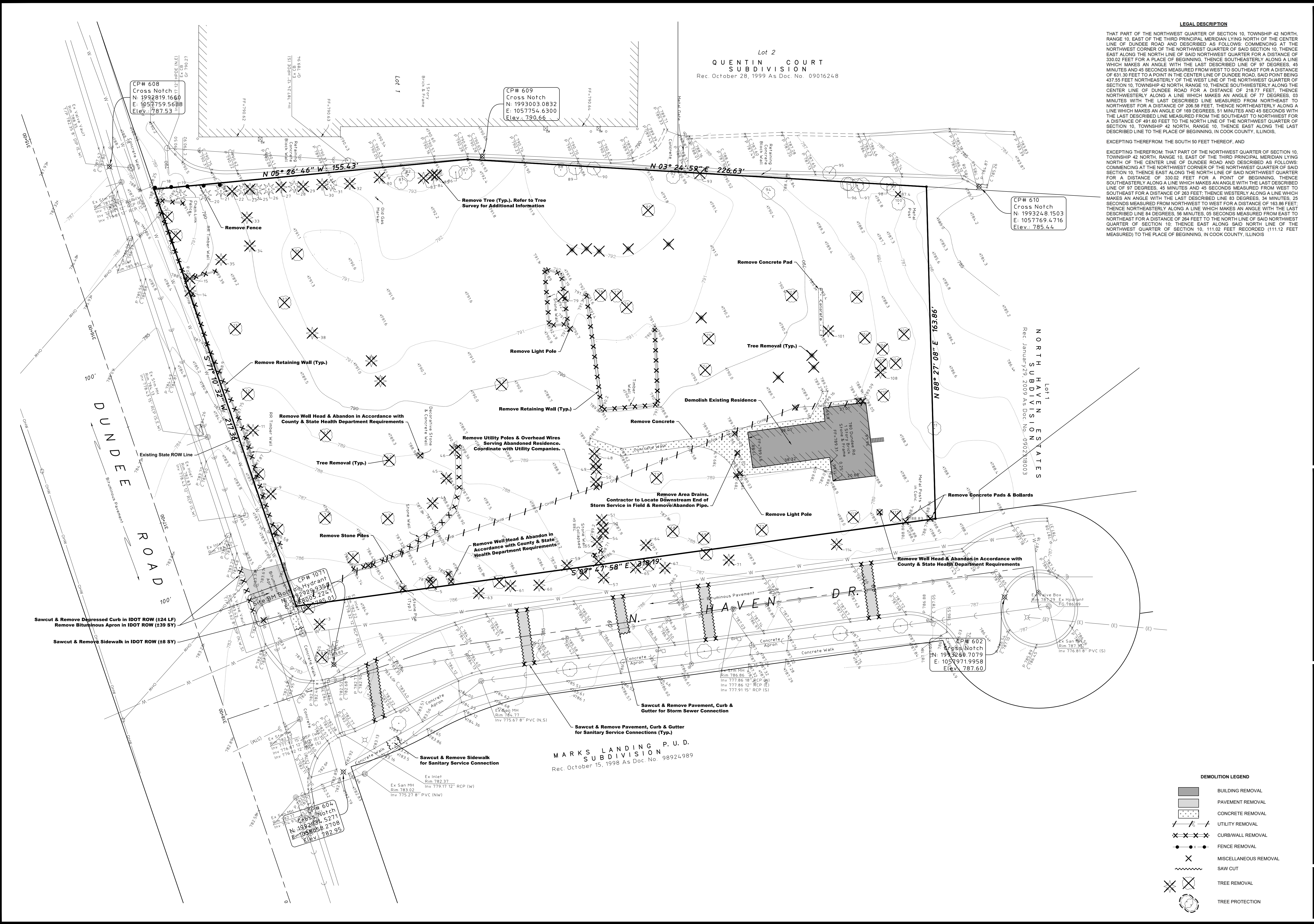
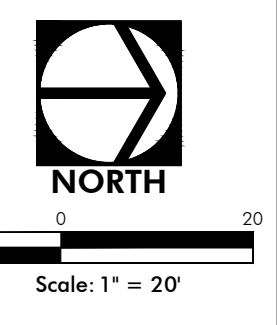
- A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
• Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
• Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
• Village/City of Palatine Municipal Code.
• The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
In case of a 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 708-588-0555)
2. The Village/City of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work...
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...
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer...
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...
11. All fire hydrant shall be protected with erosion control blanket or mat in addition to existing erosion control blanket...
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...
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:

Table with 3 columns: Pipe Material, Pipe Specifications, Joint Specifications. Rows include Reinforced Concrete Sewer Pipe, Cast Iron Soil Pipe, Ductile Iron Pipe, Polyvinyl Chloride (PVC) Pipe, High Density Polyethylene (HDPE), and Water Main Quality PVC SDR 26.

The following materials are allowed on a qualified basis subject to district review and approval prior to permit installation. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

- 12-inch to 24-inch Double Wall ASTM F-2736 ASTM D-3212, F-477
30-inch to 60-inch Triple Wall ASTM F-2764 ASTM D-3212, F-477
8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4' to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches...
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials...
10. All manholes shall be provided with bolted, watertight covers...
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 ("Sheaver" machine or similar) and proper installation of hubwye saddle or hub-tee saddle...
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...
13. All existing septic systems shall be abandoned...
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 conforming to ASTM C-922 for all pipe connections...
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug...
17. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan...
18. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site...
19. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual...
20. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times...
21. Inspections and documentation shall be performed, at a minimum:
a. Upon completion of initial erosion and sediment control measures...
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...
22. Soil disturbance shall be conducted in such a manner as to minimize erosion...
23. Erosion and sedimentation control measures shall be installed at any point where traffic will be entering or leaving a construction site...
24. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual...
25. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin...
26. Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin...
27. 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...
28. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent)...
29. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls...
30. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket...
31. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures...
32. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development...
33. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances...
34. 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...
35. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization...
36. 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.

Attachment: Engineering Plans (780 W Dundee Road - Annex P(SUB))
GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS
Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No.: 15-152
Sheet C2.1 / 8



**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD, SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET, THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 206.58 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 283 FEET, THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.88 FEET, THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 58 MINUTES, 05 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 284 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

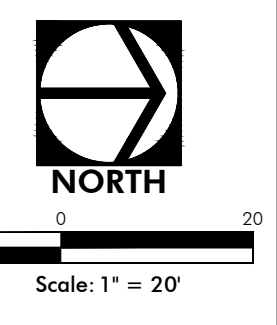
**DEMOLITION LEGEND**

	BUILDING REMOVAL
	PAVEMENT REMOVAL
	CONCRETE REMOVAL
	UTILITY REMOVAL
	CURBS/WALL REMOVAL
	FENCE REMOVAL
	MISCELLANEOUS REMOVAL
	SAW CUT
	TREE REMOVAL
	TREE PROTECTION

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**EXISTING CONDITIONS & DEMOLITION PLAN**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **C3.0** / C8



**Site Area Summary**

	Area (SF)	Area (Ac.)	%
Total Site Area	67,860	1.558	100%
Building & Pavement Cover*	30,537	0.701	45%
Open Space	37,323	0.857	55%

\*Note: Building & Pavement Cover Assumes 45% Impervious Coverage over Total Lot Area

# of Proposed Lots: 4 Lots  
 # of Proposed Single Family Homes: 4 Single-Family Homes  
 Gross Density: 0.39 Single Family Homes per Acre

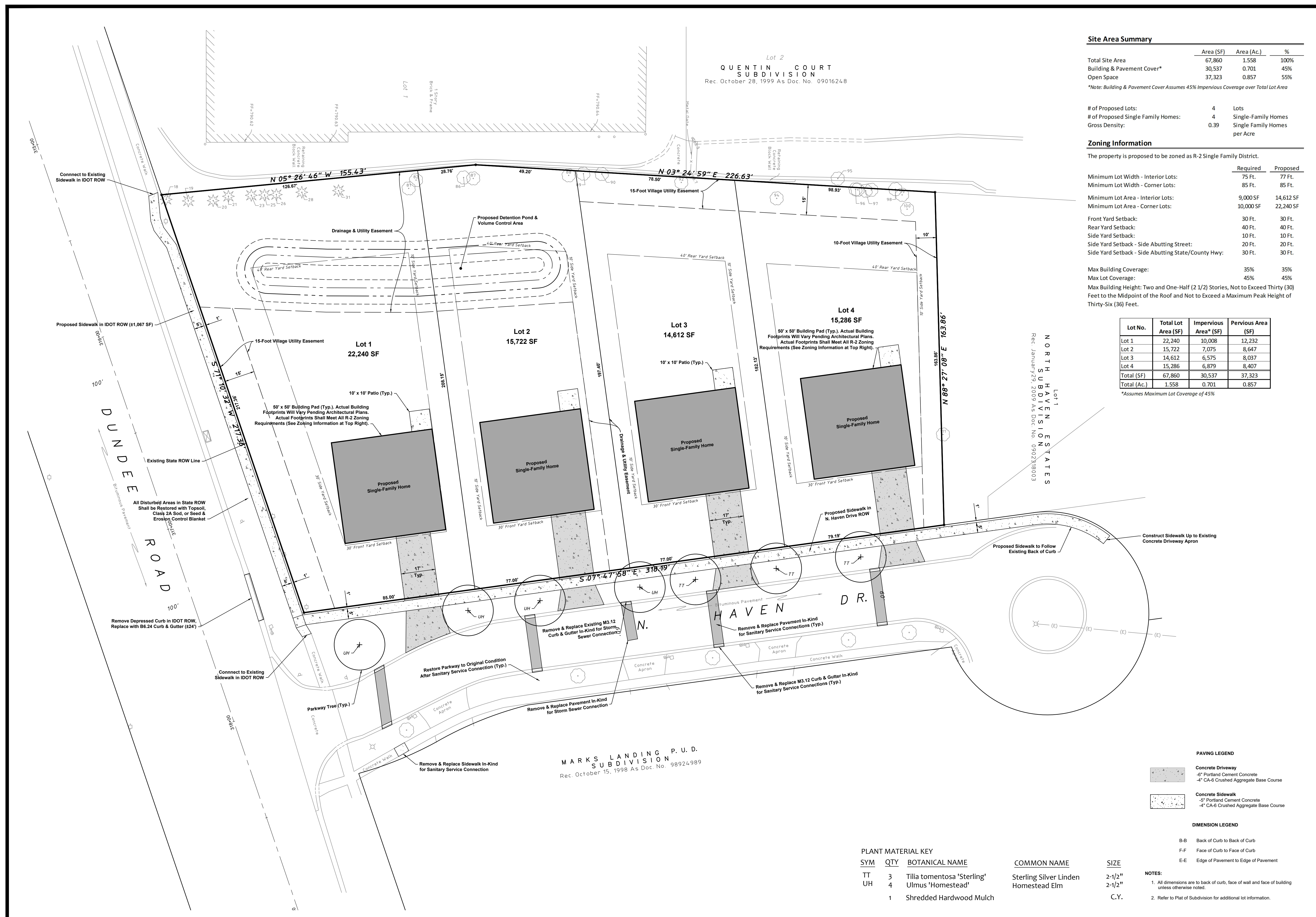
**Zoning Information**

The property is proposed to be zoned as R-2 Single Family District.

	Required	Proposed
Minimum Lot Width - Interior Lots:	75 Ft.	77 Ft.
Minimum Lot Width - Corner Lots:	85 Ft.	85 Ft.
Minimum Lot Area - Interior Lots:	9,000 SF	14,612 SF
Minimum Lot Area - Corner Lots:	10,000 SF	22,240 SF
Front Yard Setback:	30 Ft.	30 Ft.
Rear Yard Setback:	40 Ft.	40 Ft.
Side Yard Setback:	10 Ft.	10 Ft.
Side Yard Setback - Side Abutting Street:	20 Ft.	20 Ft.
Side Yard Setback - Side Abutting State/County Hwy:	30 Ft.	30 Ft.
Max Building Coverage:	35%	35%
Max Lot Coverage:	45%	45%
Max Building Height: Two and One-Half (2 1/2) Stories, Not to Exceed Thirty (30) Feet to the Midpoint of the Roof and Not to Exceed a Maximum Peak Height of Thirty-Six (36) Feet.		

Lot No.	Total Lot Area (SF)	Impervious Area* (SF)	Pervious Area (SF)
Lot 1	22,240	10,008	12,232
Lot 2	15,722	7,075	8,647
Lot 3	14,612	6,575	8,037
Lot 4	15,286	6,879	8,407
Total (SF)	67,860	30,537	37,323
Total (Ac.)	1.558	0.701	0.857

\*Assumes Maximum Lot Coverage of 45%



**PAVING LEGEND**

	Concrete Driveway
	-6" Portland Cement Concrete
	-4" CA-6 Crushed Aggregate Base Course
	Concrete Sidewalk
	-5" Portland Cement Concrete
	-4" CA-6 Crushed Aggregate Base Course

**DIMENSION LEGEND**

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
E-E	Edge of Pavement to Edge of Pavement

**PLANT MATERIAL KEY**

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

**NOTES:**

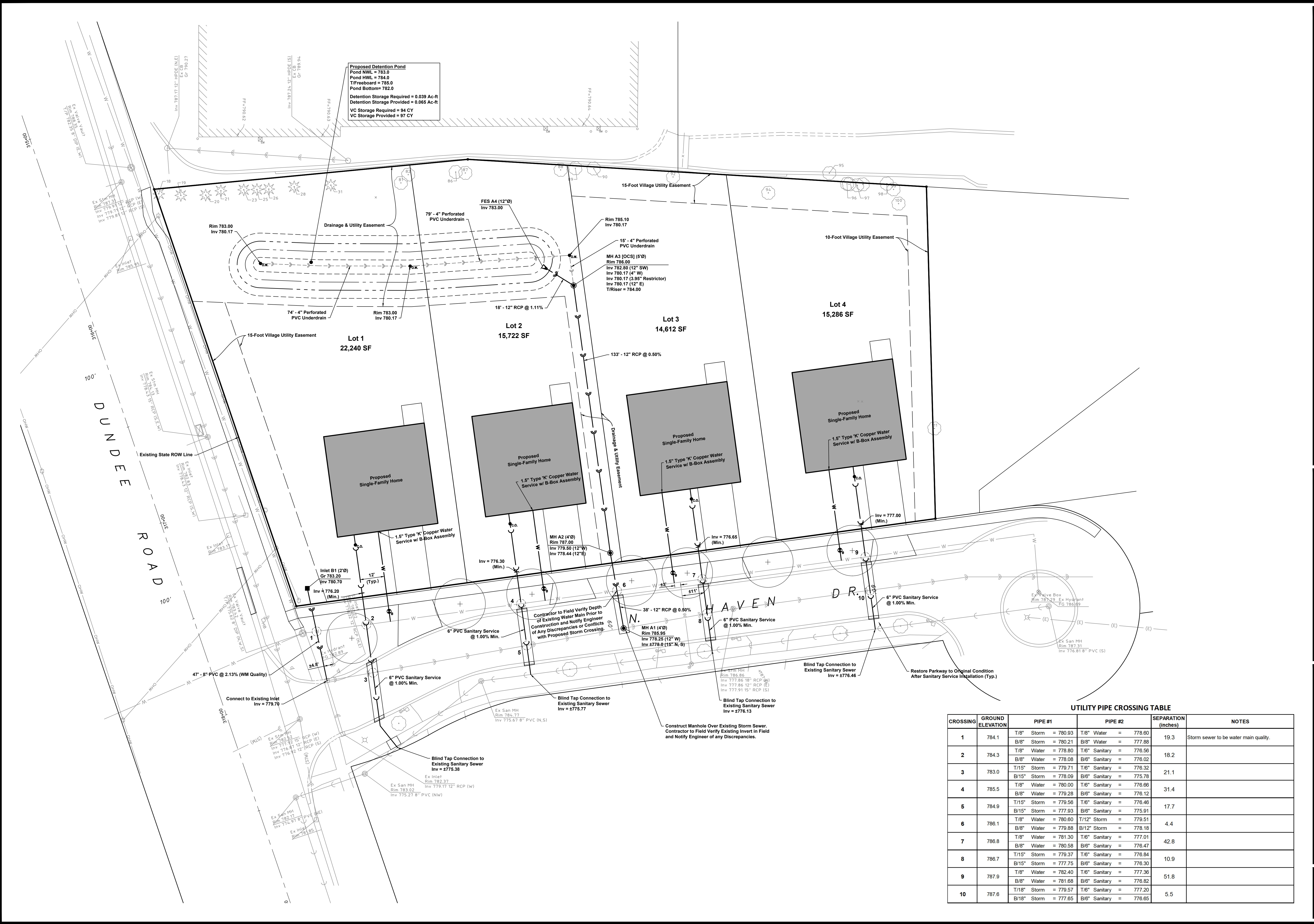
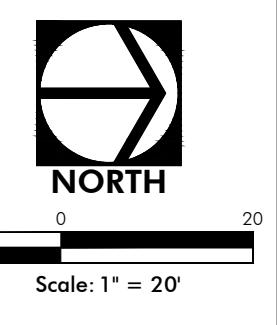
- All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
- Refer to Plat of Subdivision for additional lot information.

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**GEOMETRY & PAVING PLAN**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **C4.0** / C8



**Proposed Detention Pond**  
 Pond NWL = 783.0  
 Pond HWL = 784.0  
 T/Freesboard = 785.0  
 Pond Bottom = 782.0  
 Detention Storage Required = 0.039 Ac-ft  
 Detention Storage Provided = 0.065 Ac-ft  
 VC Storage Required = 94 CY  
 VC Storage Provided = 97 CY

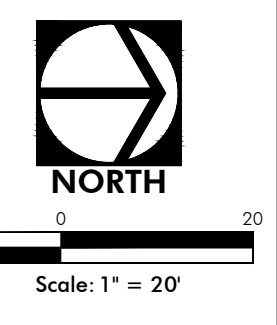
**UTILITY PIPE CROSSING TABLE**

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (Inches)	NOTES
1	784.1	T/8" Storm = 780.93	T/8" Water = 778.60	19.3	Storm sewer to be water main quality.
		B/8" Storm = 780.21	B/8" Water = 777.88		
2	784.3	T/8" Water = 778.80	T/8" Sanitary = 776.56	18.2	
		B/8" Water = 778.08	B/6" Sanitary = 776.02		
3	783.0	T/15" Storm = 779.71	T/6" Sanitary = 776.32	21.1	
		B/15" Storm = 778.09	B/6" Sanitary = 775.78		
4	785.5	T/8" Water = 780.00	T/6" Sanitary = 776.66	31.4	
		B/8" Water = 779.28	B/6" Sanitary = 776.12		
5	784.9	T/15" Storm = 779.58	T/6" Sanitary = 776.46	17.7	
		B/15" Storm = 777.93	B/6" Sanitary = 775.91		
6	786.1	T/8" Water = 780.60	T/12" Storm = 779.51	4.4	
		B/8" Water = 779.88	B/12" Storm = 778.18		
7	786.8	T/8" Water = 781.30	T/6" Sanitary = 777.01	42.8	
		B/8" Water = 780.58	B/6" Sanitary = 776.47		
8	786.7	T/15" Storm = 779.37	T/6" Sanitary = 776.84	10.9	
		B/15" Storm = 777.75	B/6" Sanitary = 776.30		
9	787.9	T/8" Water = 782.40	T/6" Sanitary = 777.36	51.8	
		B/8" Water = 781.68	B/6" Sanitary = 776.82		
10	787.6	T/18" Storm = 779.57	T/6" Sanitary = 777.20	5.5	
		B/18" Storm = 777.65	B/6" Sanitary = 776.65		

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**UTILITY PLAN**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **C5.0** / C8



**Proposed Detention Pond**  
 Pond NWL = 783.0  
 Pond HWL = 784.0  
 T/Freesboard = 785.0  
 Pond Bottom = 782.0  
 Detention Storage Required = 0.039 Ac-ft  
 Detention Storage Provided = 0.065 Ac-ft  
 VC Storage Required = 94 CY  
 VC Storage Provided = 97 CY

DUNDEE ROAD

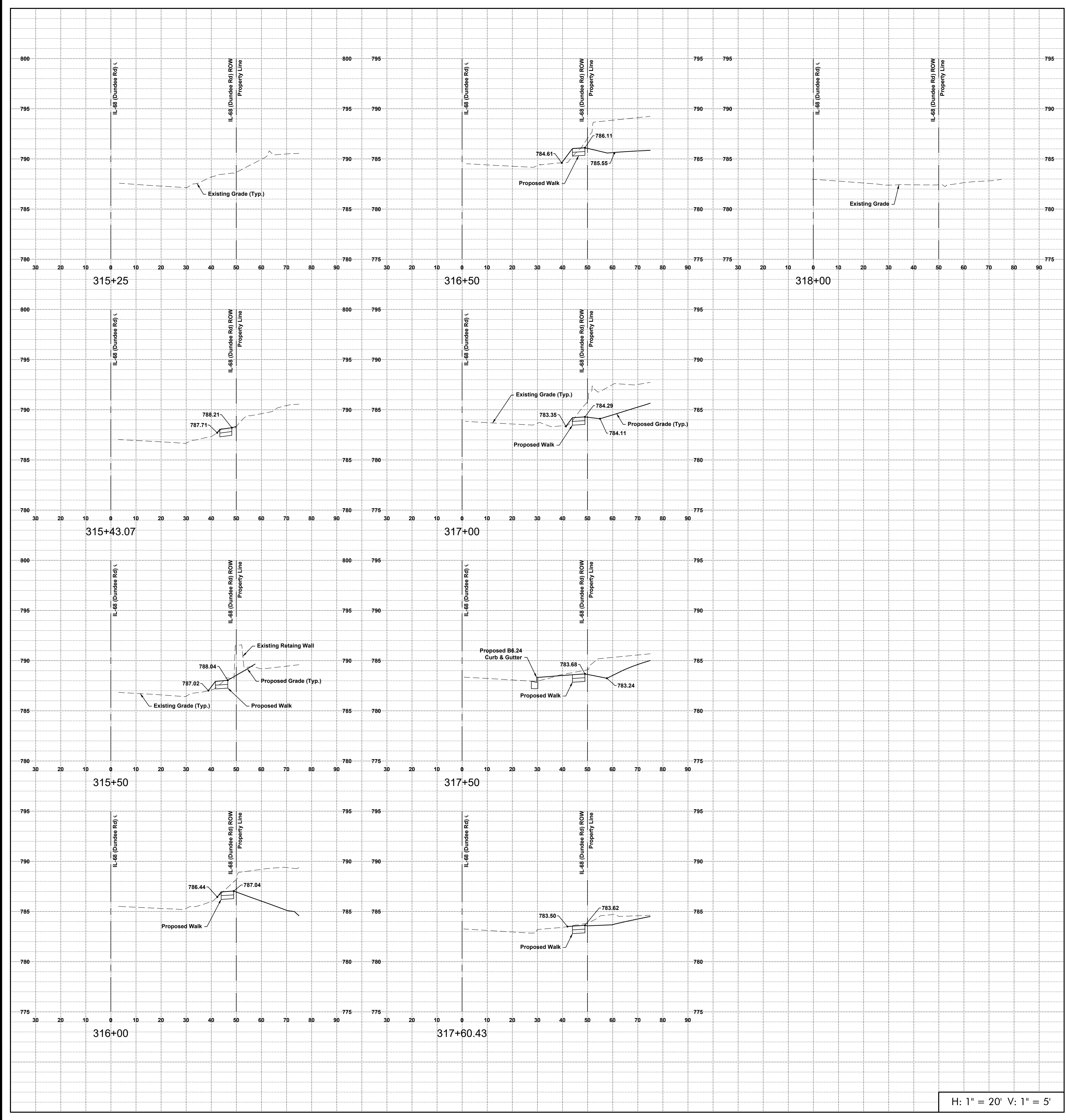
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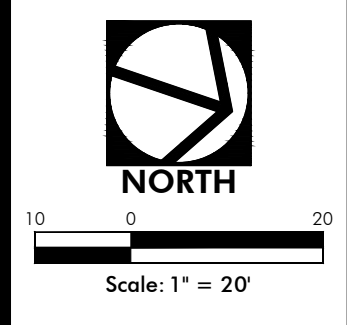
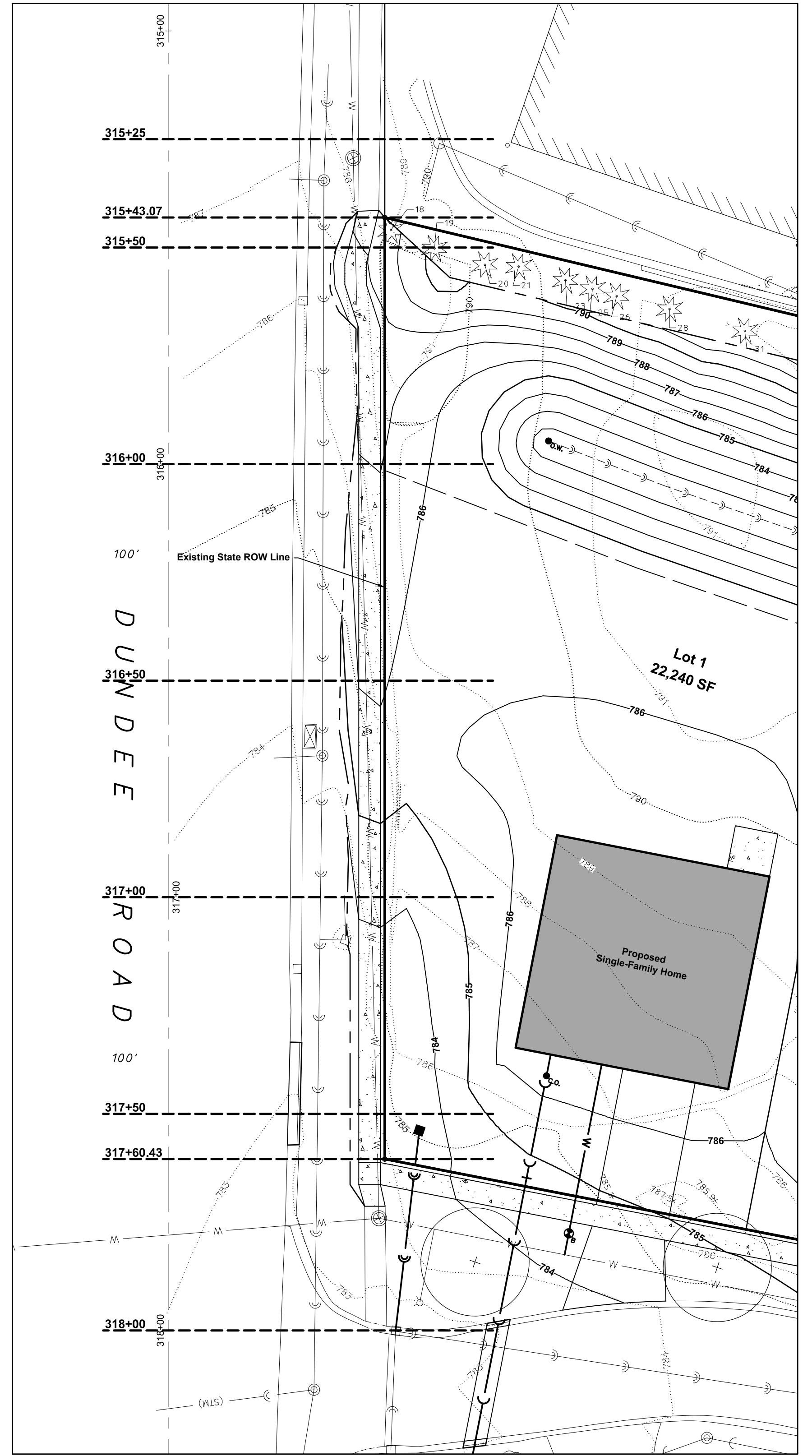
**GRADING & DRAINAGE PLAN**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **C6.0** / C8

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)



H: 1" = 20' V: 1" = 5'

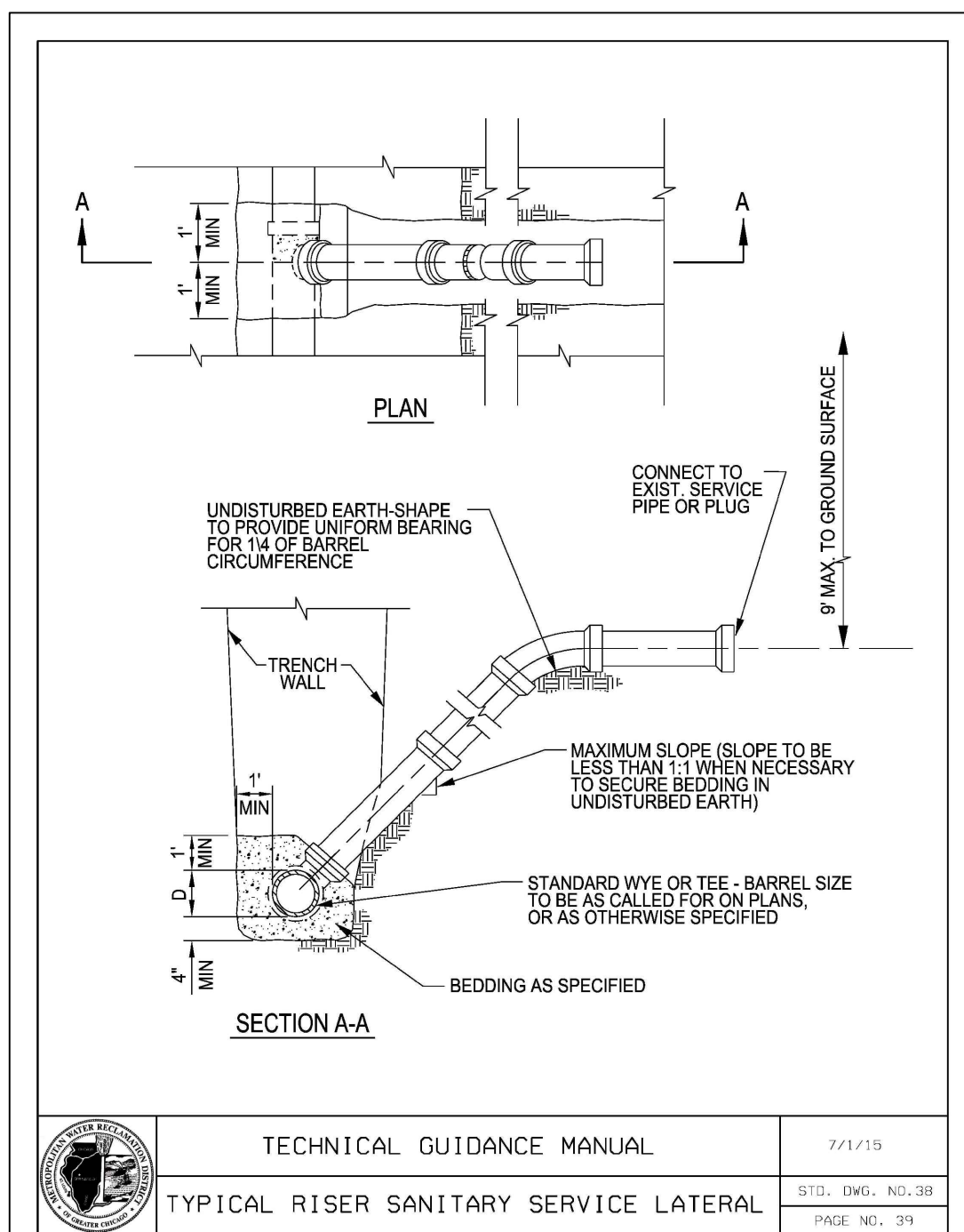
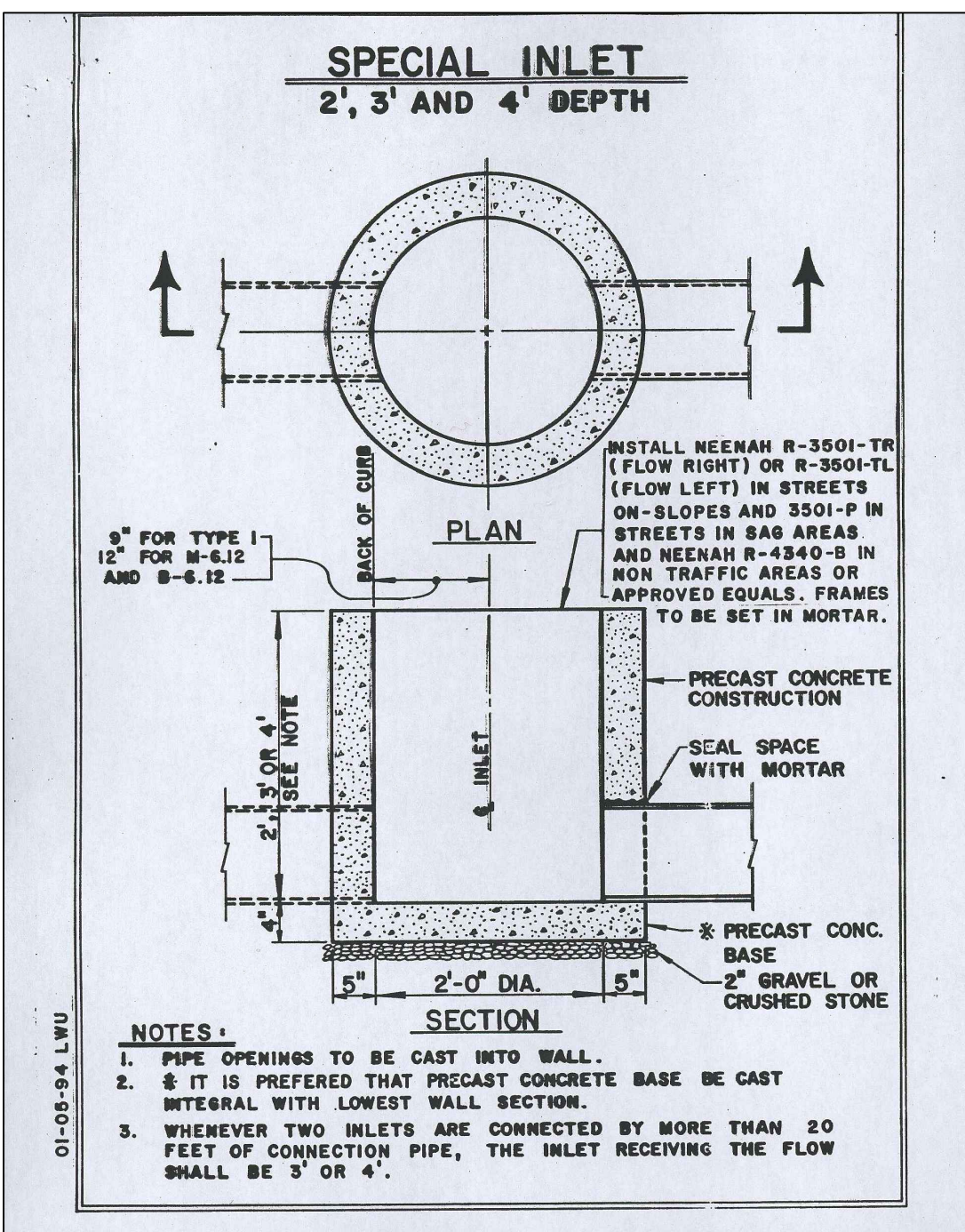
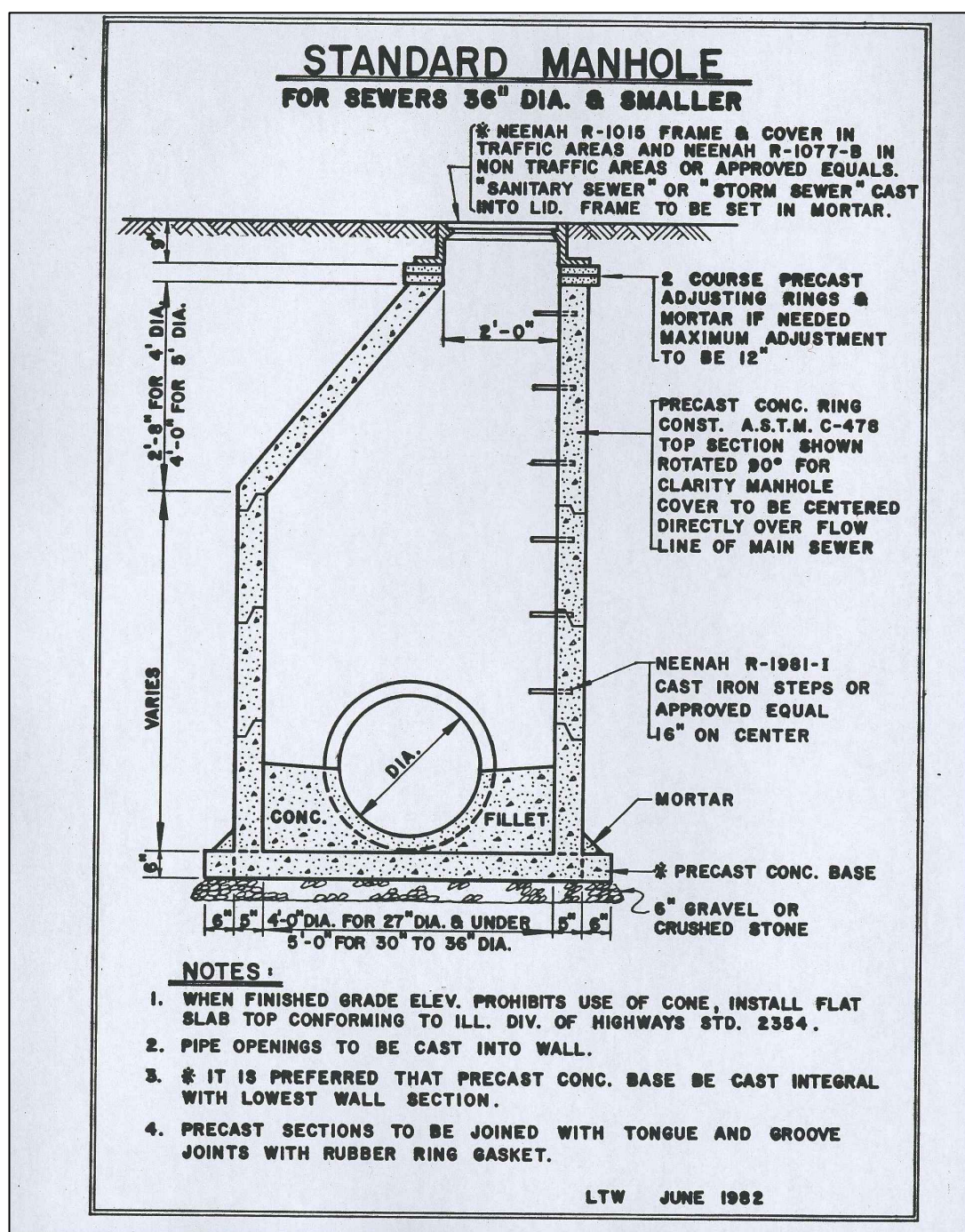
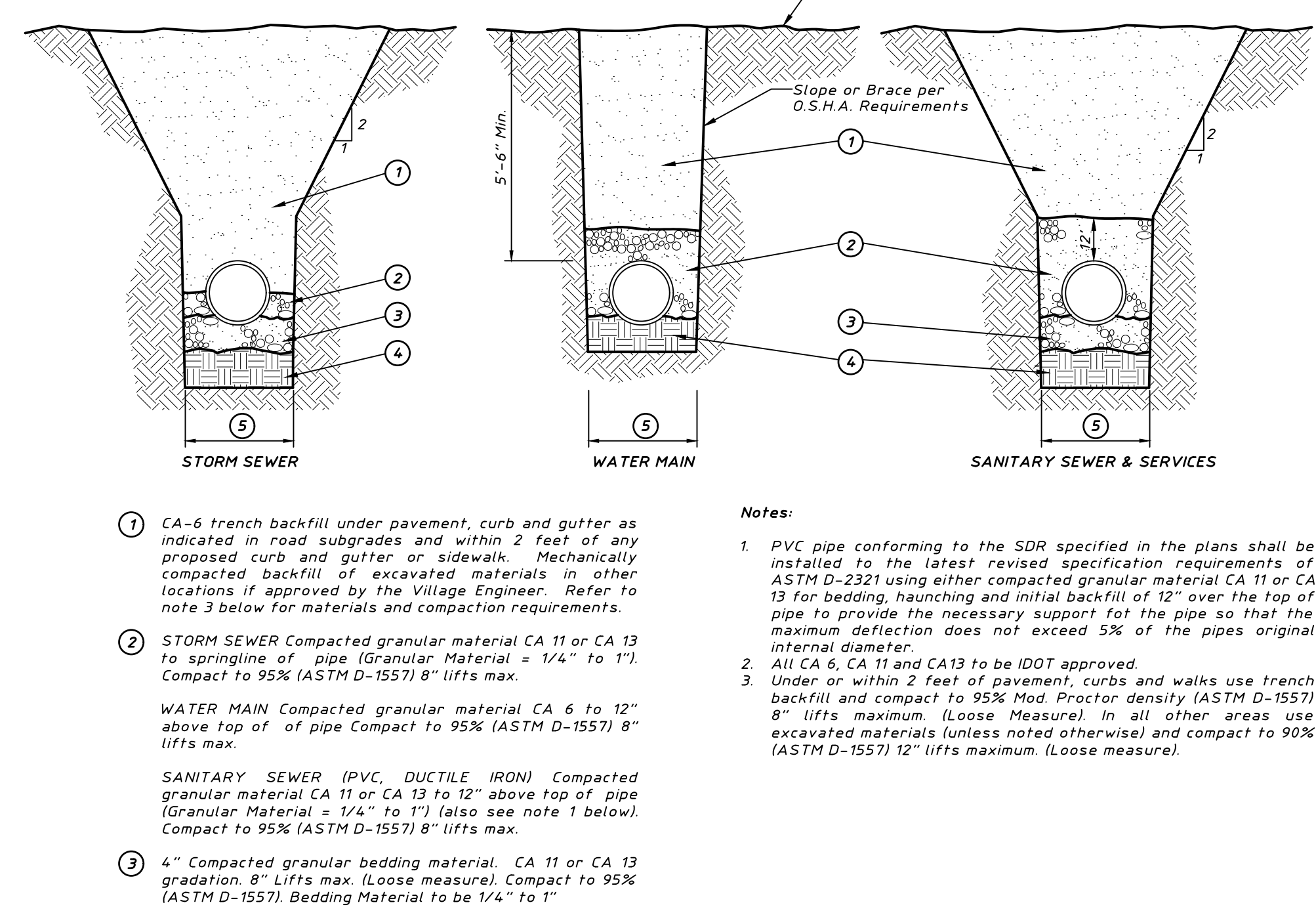
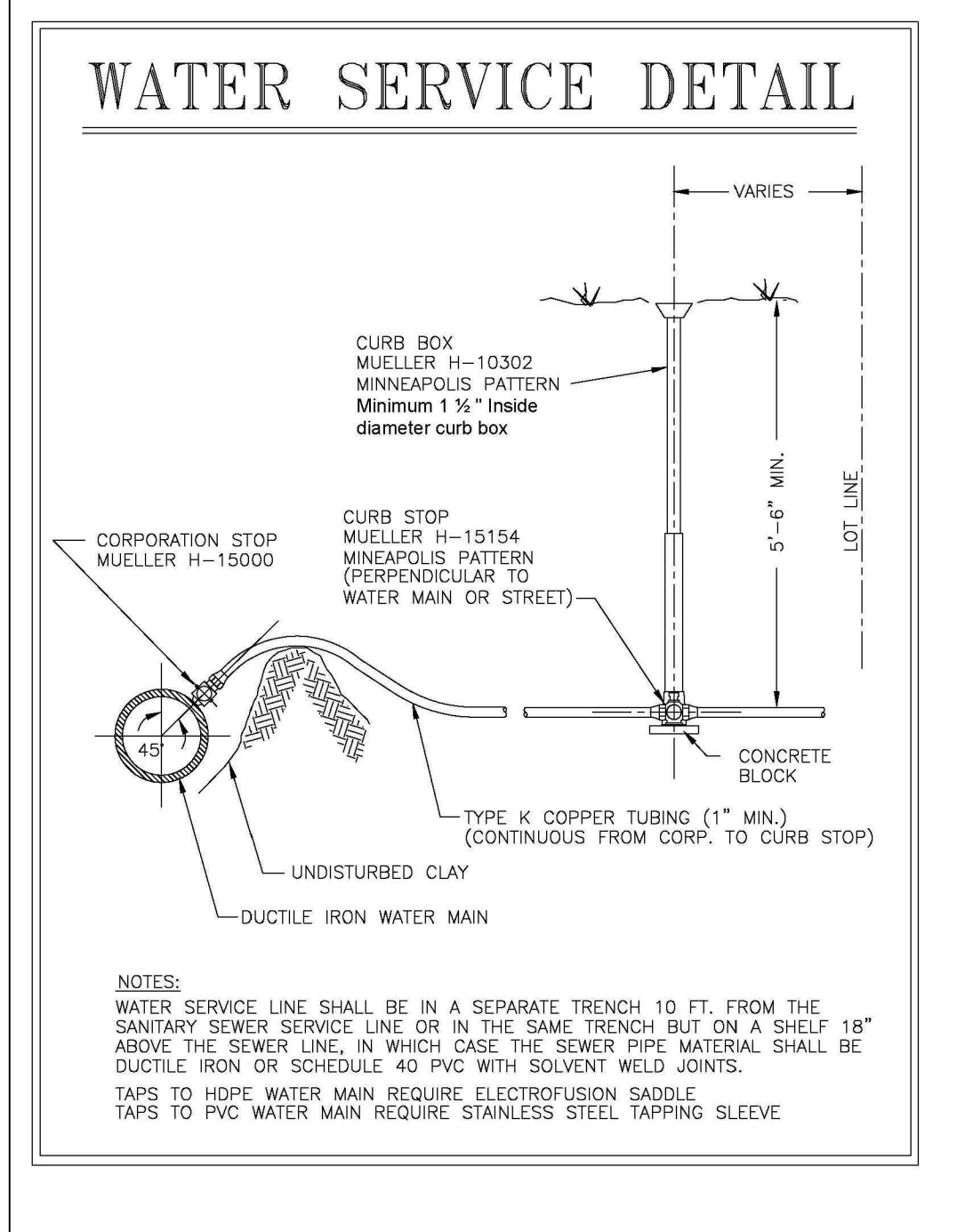
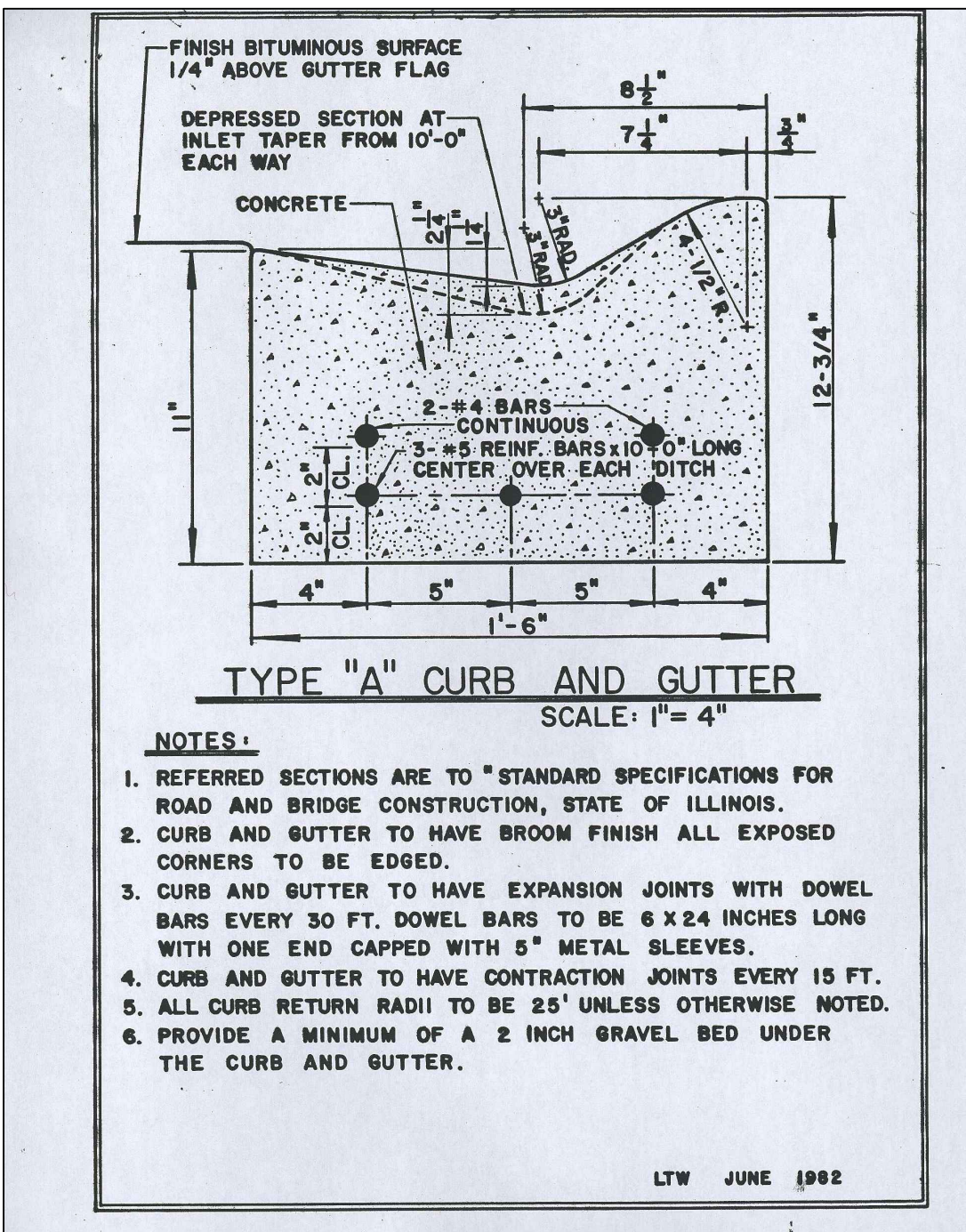
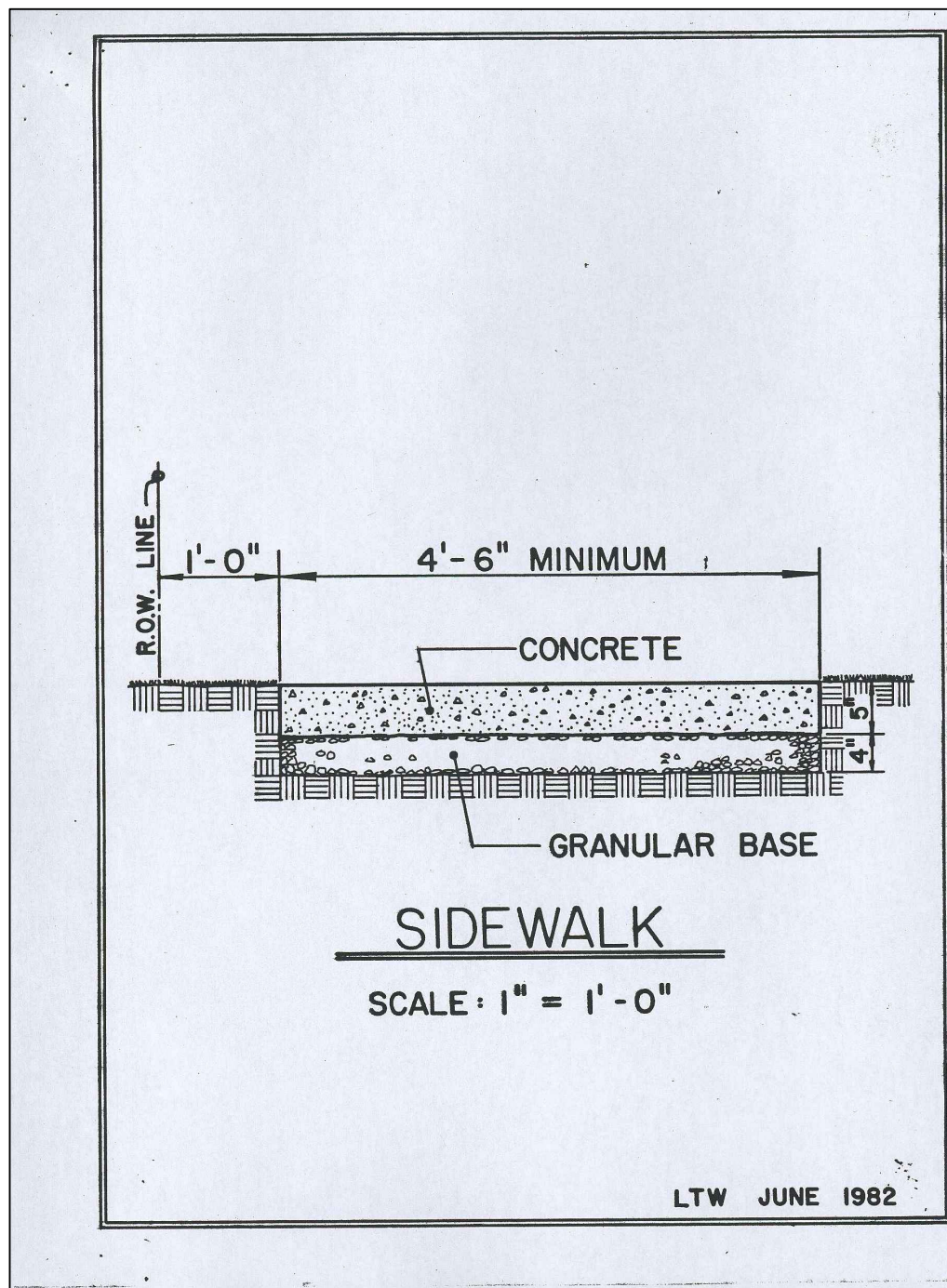


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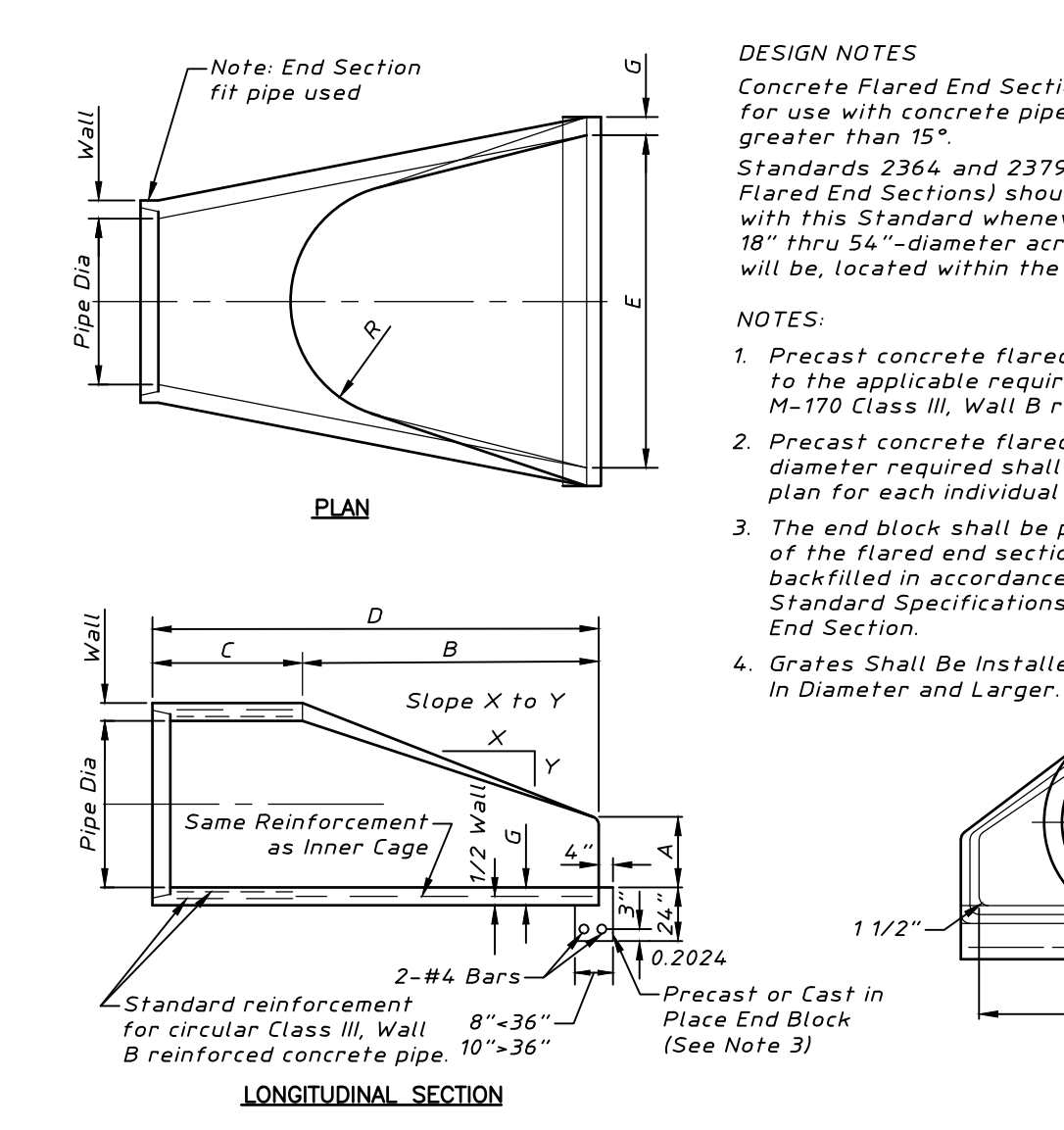
**CROSS SECTIONS**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **C7.0** / C8

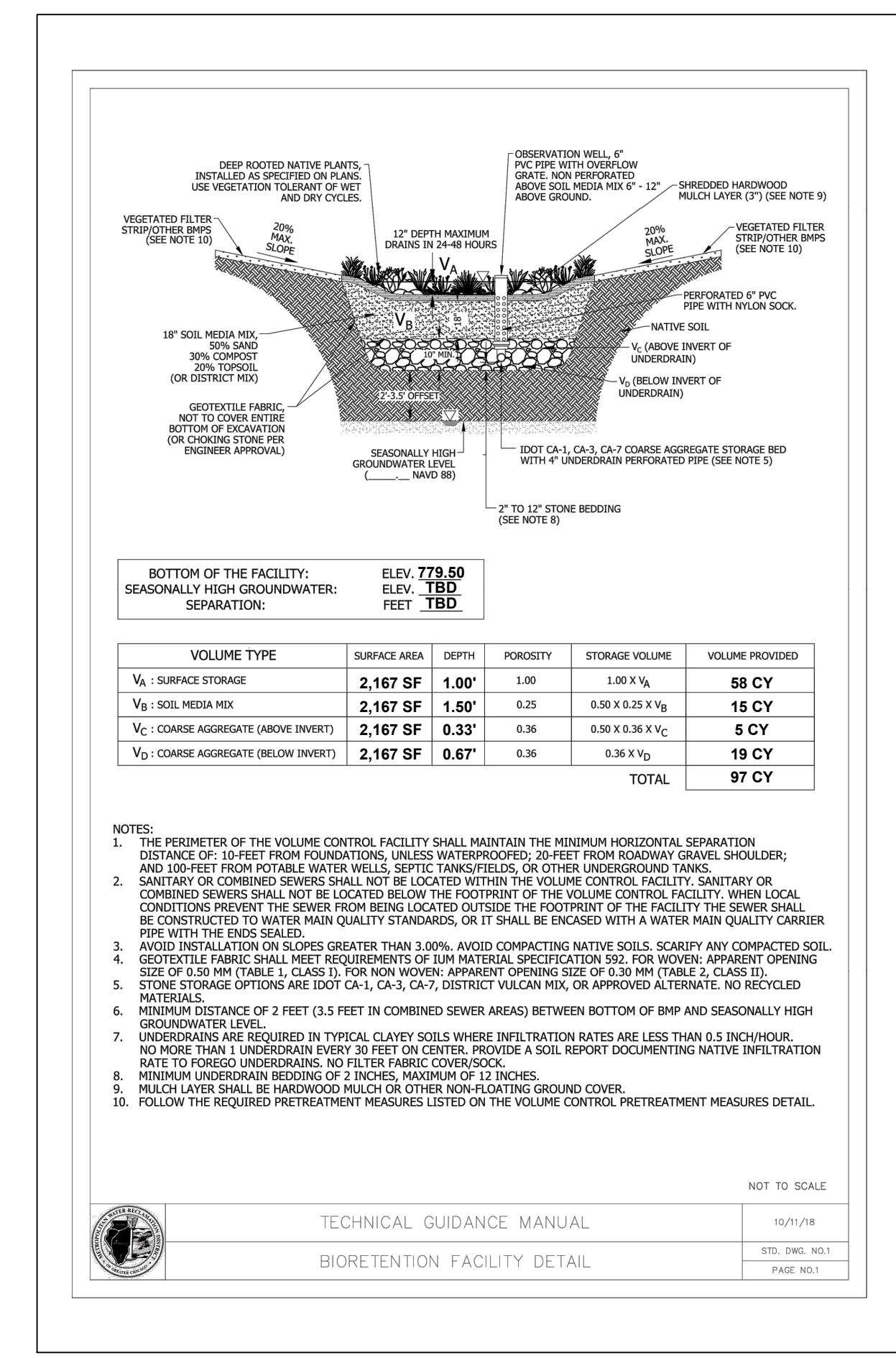
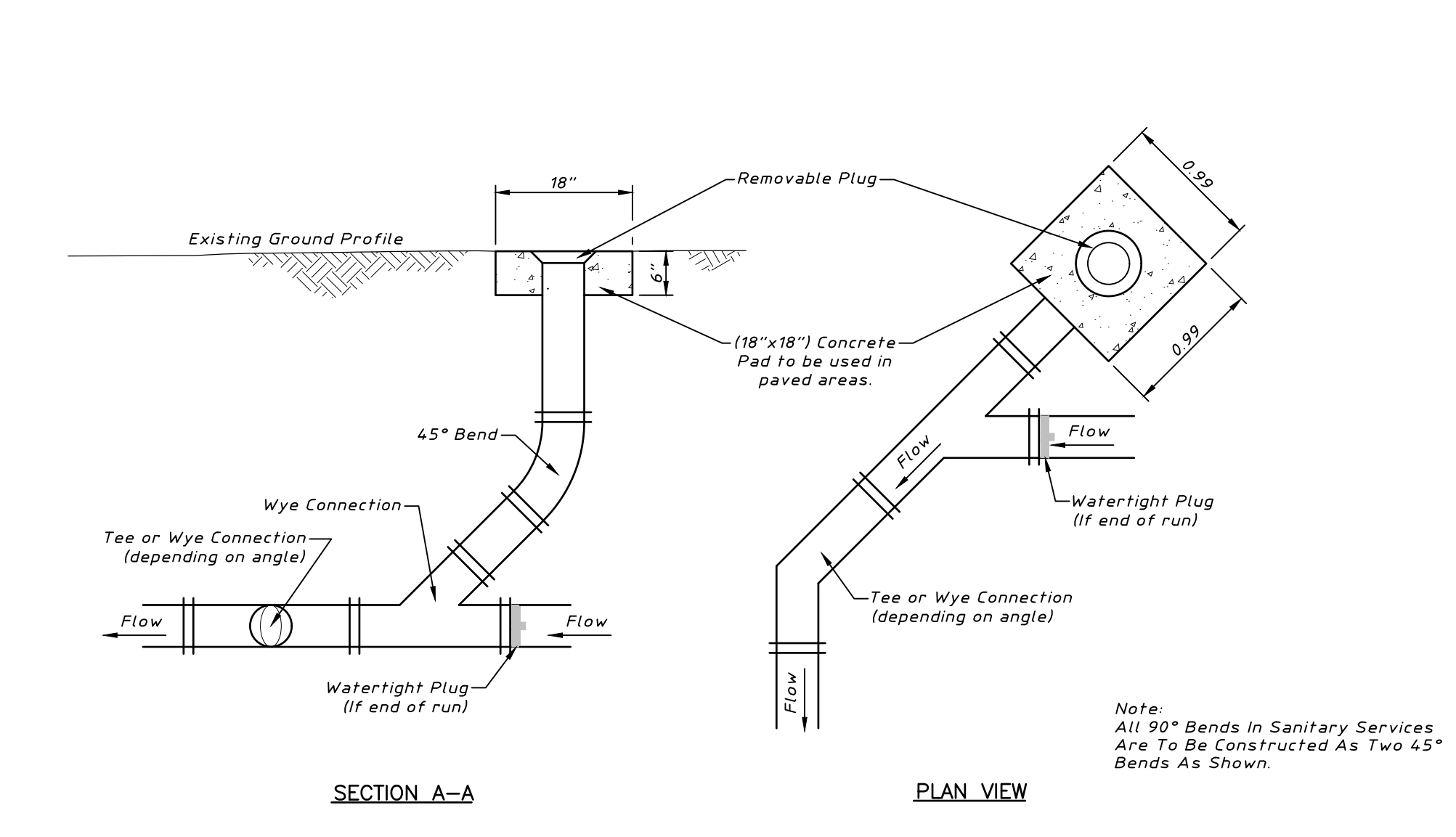
Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)



TYPICAL TRENCH CROSS SECTION



Pipe Dia.	Approx Wt (lbs)	Wall	A	B	C	D	E	G	R	Slope
12"	530	2"	4"	2'-0"	4'-0 1/2"	6'-0 1/2"	2'-0"	2"	9"	3:1
15"	740	2 1/2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/2"	11"	3:1
18"	920	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	12"	3:1
21"	1280	2 1/2"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2 1/2"	13"	3:1
24"	1520	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	14"	3:1
27"	1930	3 1/2"	10 1/2"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	3 1/2"	14 1/2"	3:1
30"	2190	3 1/2"	11'-0"	4'-6"	1'-7 1/2"	6'-1 1/2"	5'-0"	3 1/2"	15"	3:1
33"	2200	3 1/2"	11'-1 1/2"	4'-10 1/2"	3'-3 1/2"	6'-1 1/2"	5'-6"	3 1/2"	17 1/2"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10 1/2"	8'-1 1/2"	6'-0"	4"	20"	3:1
42"	5380	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4 1/2"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5 1/2"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5 1/2"	24"	2.4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	×	2:1
66"	10710	6 1/2"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5 1/2"	×	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	×	1.86:1
78"	14770	7 1/2"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6 1/2"	×	1.82:1
84"	18160	8"	3'-0"	7'-6 1/2"	1'-9"	9'-3"	10'-0"	6 1/2"	×	1.5:1

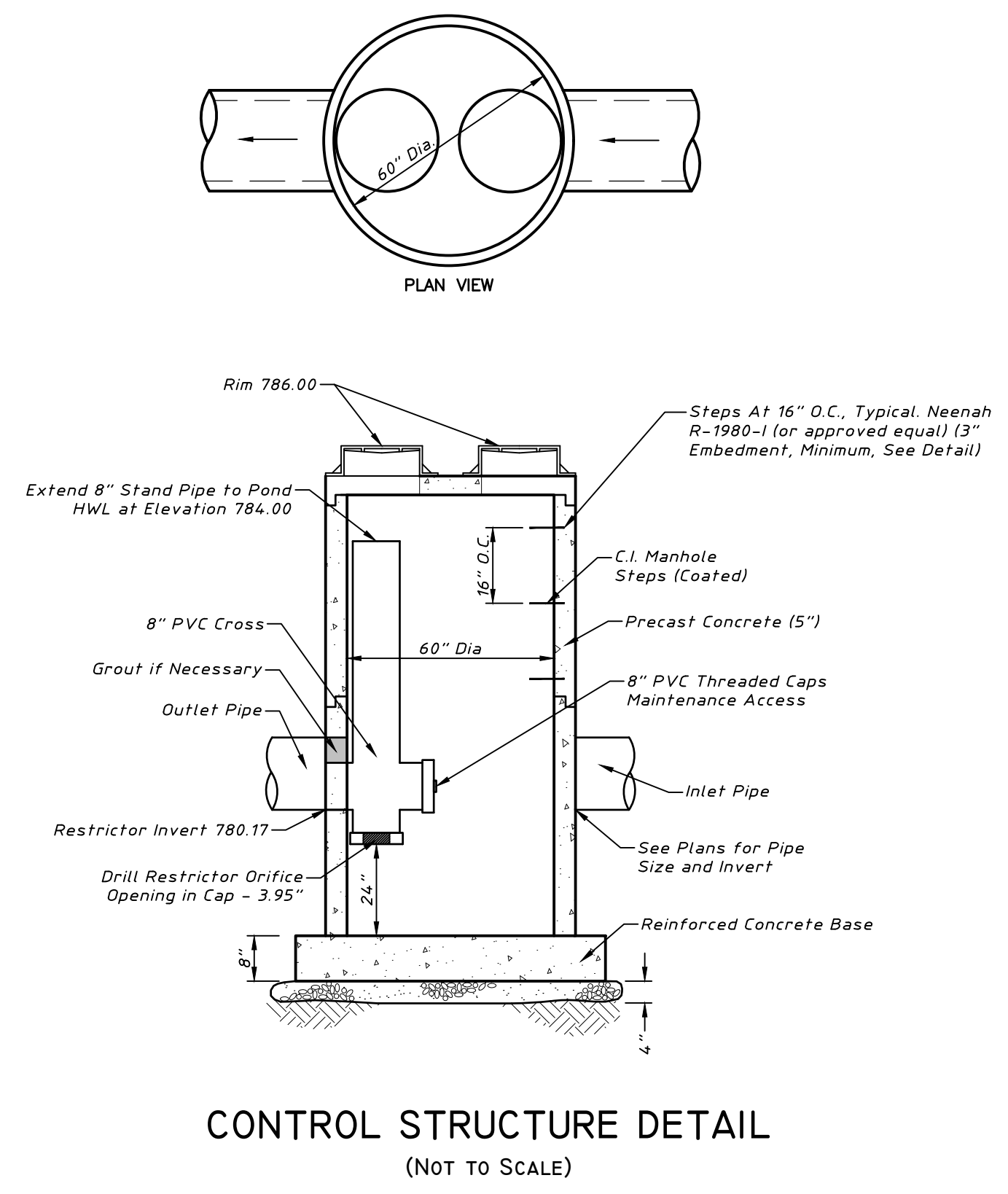
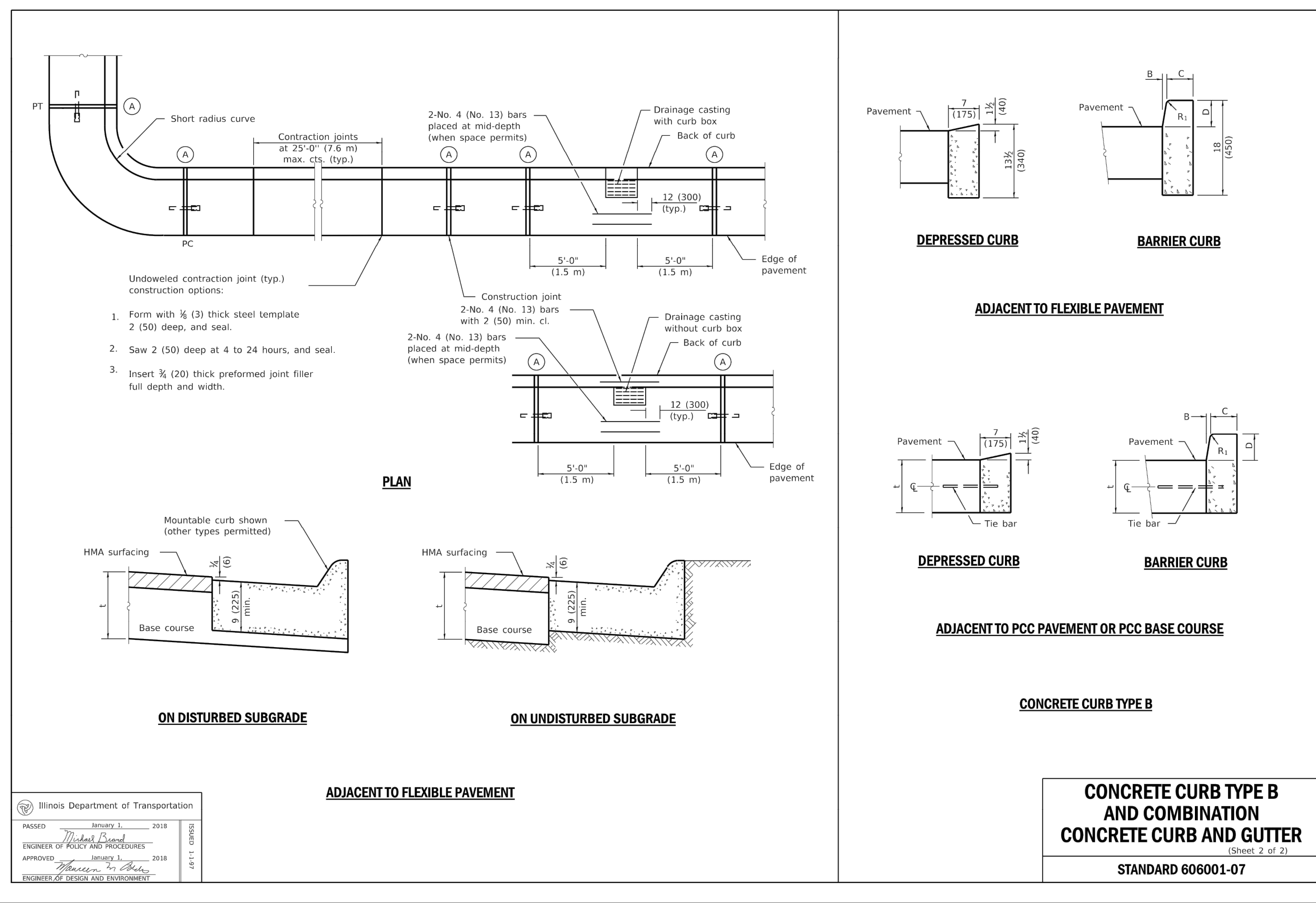
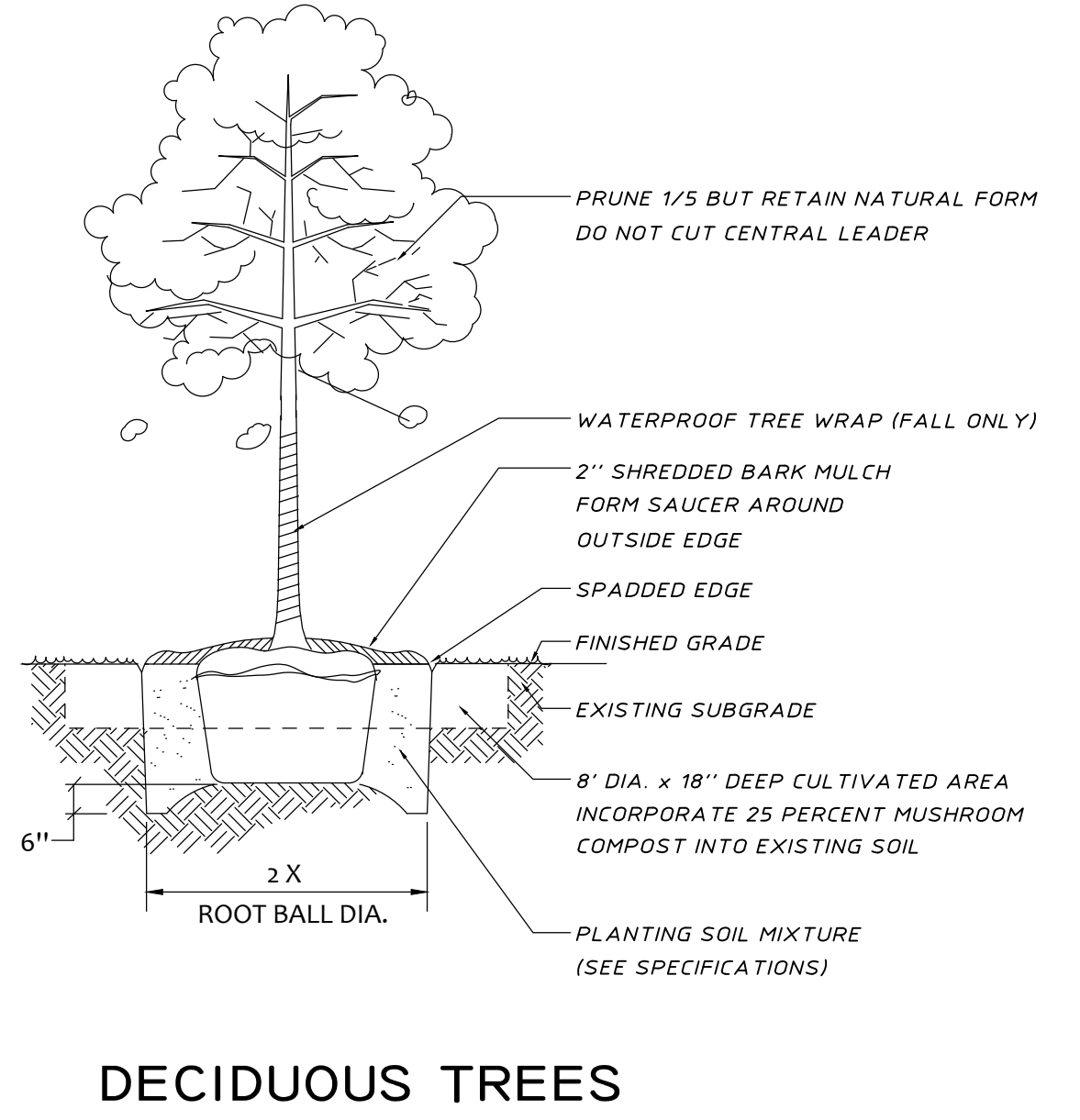
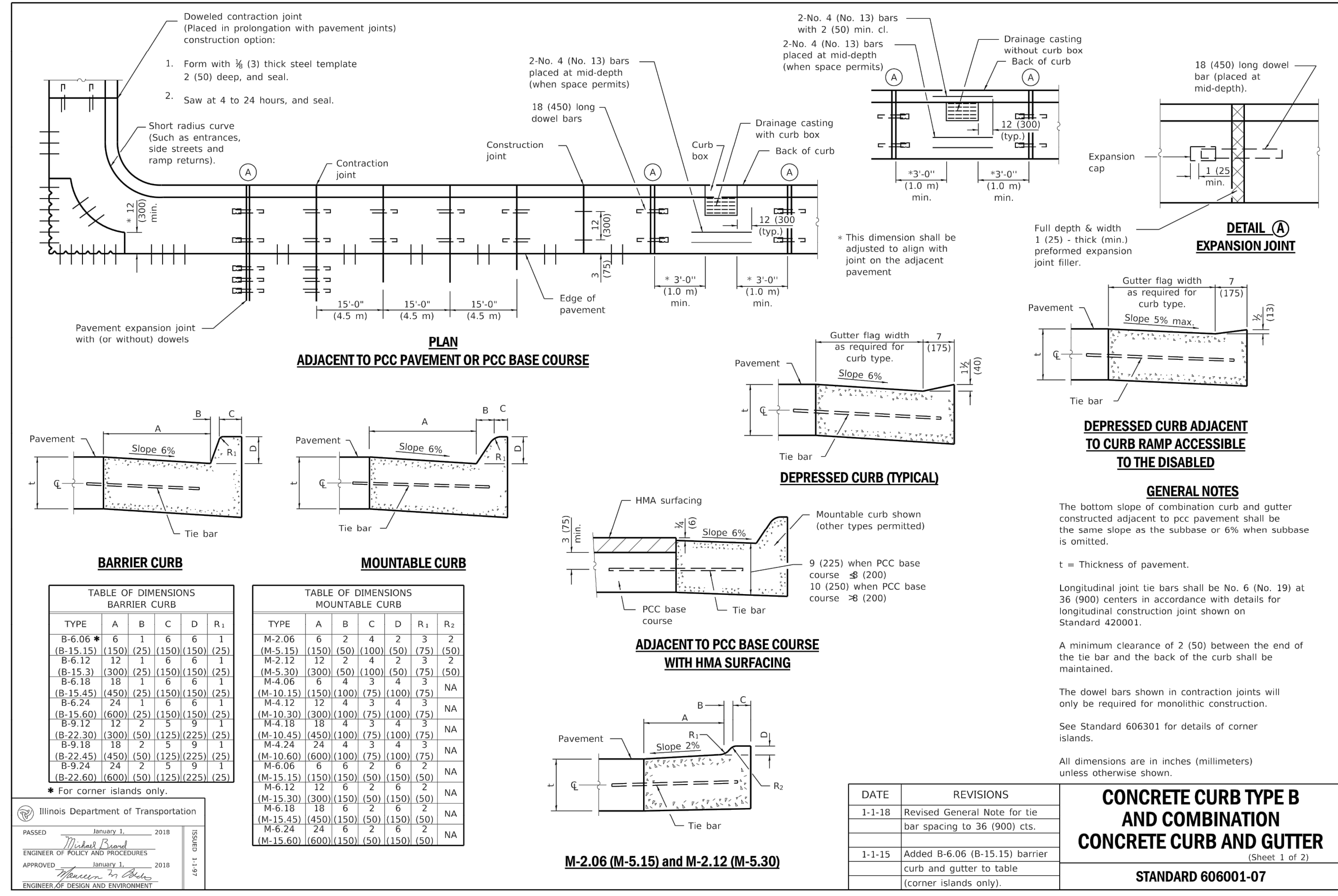


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**TYPICAL DETAILS**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No: 15-152  
 Sheet **C8.0** / C8

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

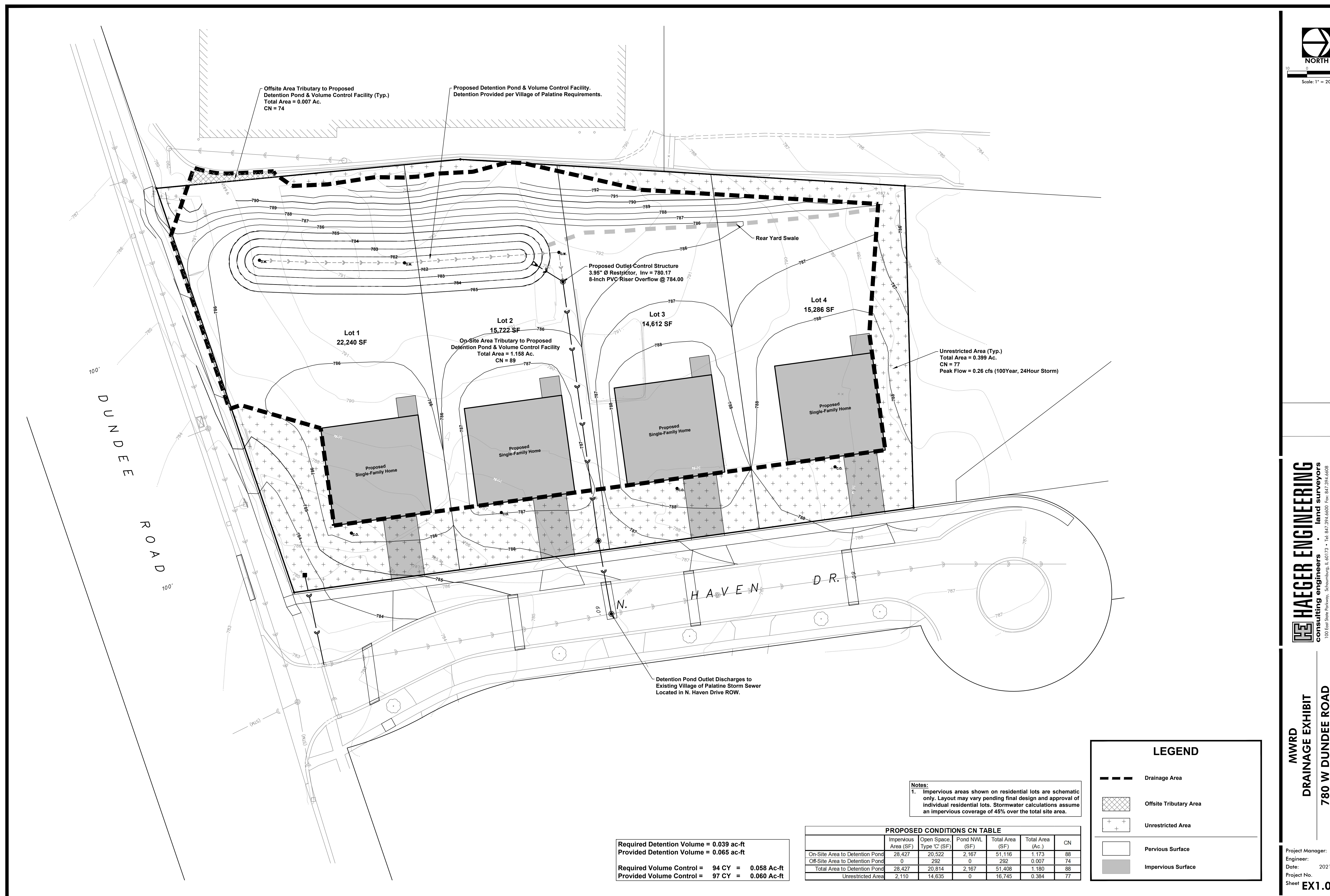
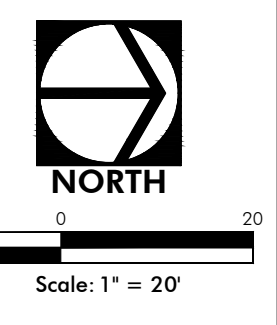


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**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **C8.1** / C8



Offsite Area Tributary to Proposed Detention Pond & Volume Control Facility (Typ.)  
Total Area = 0.007 Ac.  
CN = 74

Proposed Detention Pond & Volume Control Facility.  
Detention Provided per Village of Palatine Requirements.

Proposed Outlet Control Structure  
3.95" Ø Restrictor, Inv = 780.17  
8-Inch PVC Riser Overflow @ 784.00

Lot 1  
22,240 SF

Lot 2  
15,722 SF

Lot 3  
14,612 SF

Lot 4  
15,286 SF

Unrestricted Area (Typ.)  
Total Area = 0.399 Ac.  
CN = 77  
Peak Flow = 0.26 cfs (100Year, 24Hour Storm)

100' DUNDEE ROAD 100'

N. HAVEN DR.

Detention Pond Outlet Discharges to Existing Village of Palatine Storm Sewer Located in N. Haven Drive ROW.

Notes:  
1. Impervious areas shown on residential lots are schematic only. Layout may vary pending final design and approval of individual residential lots. Stormwater calculations assume an impervious coverage of 45% over the total site area.

Required Detention Volume = 0.039 ac-ft  
Provided Detention Volume = 0.065 ac-ft  
Required Volume Control = 94 CY = 0.058 Ac-ft  
Provided Volume Control = 97 CY = 0.060 Ac-ft

	Impervious Area (SF)	Open Space, Type 'C' (SF)	Pond NWL (SF)	Total Area (SF)	Total Area (Ac.)	CN
On-Site Area to Detention Pond	28,427	20,522	2,167	51,116	1.173	88
Off-Site Area to Detention Pond	0	292	0	292	0.007	74
Total Area to Detention Pond	28,427	20,814	2,167	51,408	1.180	88
Unrestricted Area	2,110	14,635	0	16,745	0.384	77

**LEGEND**

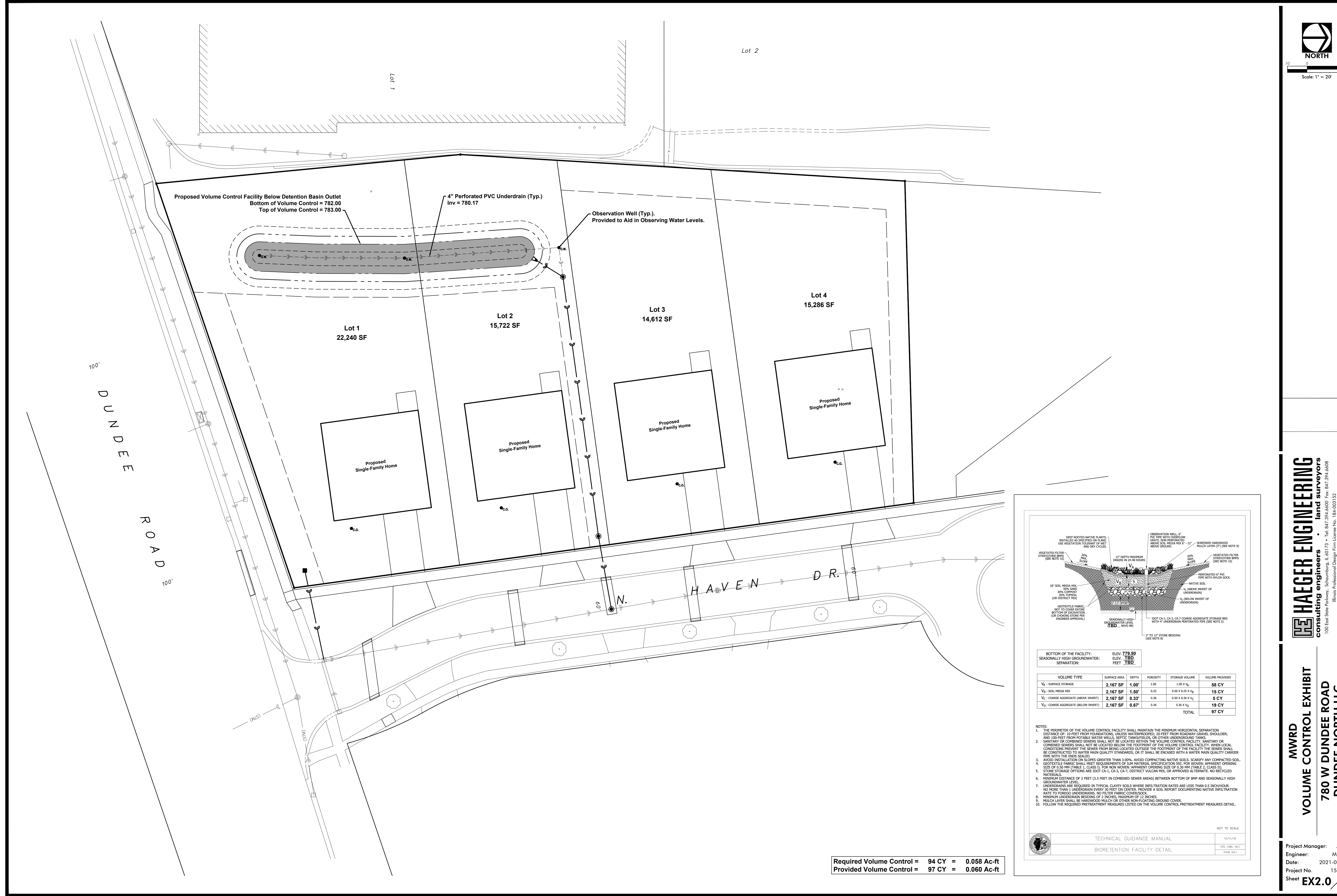
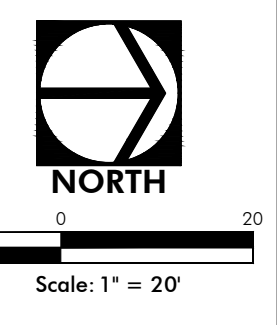
- Drainage Area
- Offsite Tributary Area
- Unrestricted Area
- Pervious Surface
- Impervious Surface

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MWRD  
DRAINAGE EXHIBIT  
780 W DUNDEE ROAD  
DUNDEE NORTH LLC  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet EX1.0

Attachment: Engineering Plans (780 W Dundee Road - Annex PSU)



Required Volume Control = 94 CY = 0.058 Ac-ft  
Provided Volume Control = 97 CY = 0.060 Ac-ft

NOT TO SCALE

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V <sub>1</sub> - SURFACE STORAGE	2,167 SF	1.00'	1.00	1.26 x V <sub>1</sub>	59 CY
V <sub>2</sub> - SOIL MEDIA	2,167 SF	1.50'	0.25	0.50 x 0.25 x V <sub>2</sub>	15 CY
V <sub>3</sub> - COARSE AGGREGATE (ABOVE INVERT)	2,167 SF	0.33'	0.36	0.50 x 0.36 x V <sub>3</sub>	5 CY
V <sub>4</sub> - COARSE AGGREGATE (BELOW INVERT)	2,167 SF	0.67'	0.36	0.50 x V <sub>4</sub>	19 CY
<b>TOTAL</b>					<b>97 CY</b>

NOTES:

- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM SIDEWALK, SHOULDER, AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
- SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWERS FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWERS SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
- GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IAWQ NATURAL SPECIFICATION 502. FOR WOVEN APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I), FOR NON-WOVEN APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
- STONE STORAGE OPTIONS ARE EOT CA-1, CA-1.5, CA-2, DISTRICT VALCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVERINGS.
- MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
- MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
- FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

TECHNICAL GUIDANCE MANUAL 10/1/18  
BIORETENTION FACILITY DETAIL STD. DWG. 1031 PAGE 10/1

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**MWRD**  
**VOLUME CONTROL EXHIBIT**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **EX2.0** / EX2

# 780 W DUNDEE ROAD STORMWATER POLLUTION PREVENTION PLAN DUNDEE NORTH LLC

## SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST PALATINE, ILLINOIS COOK COUNTY



EXPIRES 11-30-21

### OWNER / DEVELOPER

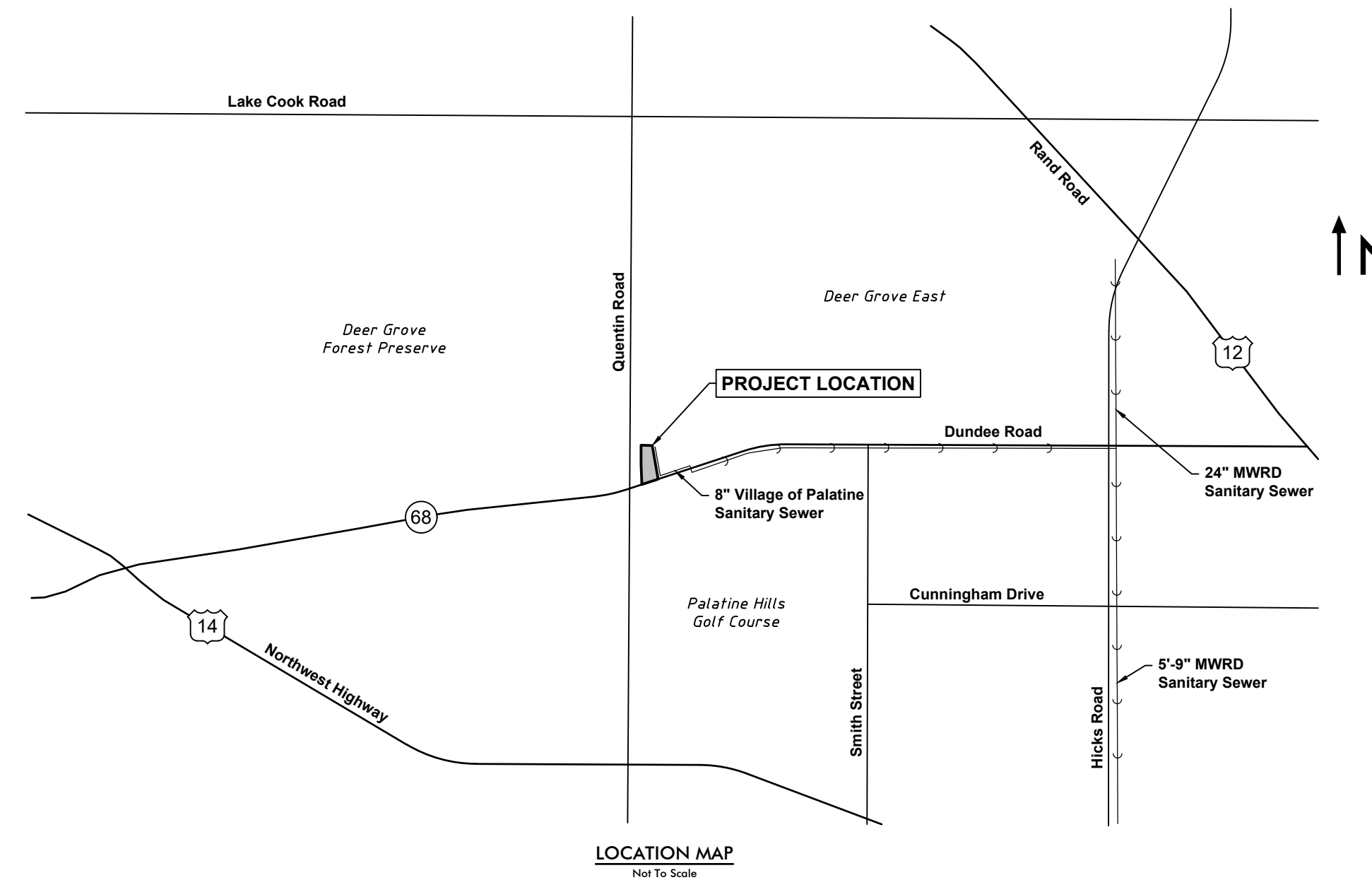
Dundee North LLC  
2118 Plum Grove Road  
Suite 185  
Rolling Meadows, IL 60008  
Tel: (847) 398-3636

### PREPARED BY:

Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 E. State Parkway  
Schaumburg, IL 60173  
Tel: (847) 394-6600  
Fax: (847) 394-6608  
www.haegerengineering.com

### VILLAGE OF PALATINE

200 E. Wood Street  
Palatine, IL 60067  
Tel: (847) 358-7500



LOCATION MAP  
Not To Scale

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Rim	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

BENCHMARKS:	
<b>Site Benchmarks</b>	
CP # 1071 (See Survey)	Description: Bolt on Hydrant
Elevation: 785.01	NAVD 88 (Geoid 12A)
CP # 608 (See Survey)	Description: Cross Notch
Elevation: 787.53	NAVD 88 (Geoid 12A)
CP # 602 (See Survey)	Description: Cross Notch
Elevation: 787.60	NAVD 88 (Geoid 12A)

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES & SPECIFICATIONS
EC3.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4.0	SWPPP TYPICAL DETAILS



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Call before you dig.

Note:  
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

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SWPPP  
TITLE SHEET  
780 W DUNDEE ROAD  
DUNDEE NORTH LLC  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet EC1.0  
EC4

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number \_\_\_\_\_ issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

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 submitted 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.

Owner's Name Signature

Title Date

Name of Firm/Company

I. Site Description:

A. The following is a description of the project location:

The project is located at the northeast corner of IL Route 68 (Dundee Road) and Quentin Road in the Village of Palatine, Cook County Illinois (See Location Map on Title Sheet for additional information).

B. The following is a description of the construction activity which is the subject of this plan:

Redevelopment of the entire site to accommodate a four lot residential subdivision with individual driveways, with related improvements to utilities including storm sewer, sanitary services, and water services.

C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading:

Exact phasing and sequencing has yet to be determined. Generally, pavement and trees will be removed as required, and then clearing and grubbing will occur. Next, mass grading will commence for the building pads and pavement. Then the underground utilities will be constructed. Finally, the buildings, parking lots, etc. will be constructed, followed by the installation of landscaping.

D. The total area of the construction site is estimated to be approximately ± 1.65 acres.

E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:

The weighted runoff coefficient after completion of all construction activities is approximately 0.61.

F. The following is a description of the soil types found at the project site followed by information regarding their erosivity:

G. Per soil maps obtained from the USDA Natural Resources Conservation Service (NRCS), the project site is comprised of soils belonging to Hydrologic Soil Group C which have a slow infiltration rate and a low rate of water transmission.

H. The following is a description of potentially erosive areas associated with this project:

Areas with side slopes exceeding 3:1 slopes. These slope areas on the site shall be stabilized with a turf reinforcement mat and hydroseeded growing media system.

I. The following is a description of soil disturbing activities, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

The soil disturbing activities consist of grading and general infrastructure improvements over the entire site. The Contractor shall be responsible for maintaining all disturbances within the site, and shall protect all off-site areas as needed.

J. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands) and locations where storm water is discharged to surface water including wetlands.

K. The following is a list of receiving water(s) and the ultimate receiving water(s), and aerial extent of wetland acreage at the site. The location of the receiving waters can be found on the erosion and sediment control plans:

The closest receiving water is Arlington Heights Branch Salt Creek.

L. The following pollutants of concern will be associated with this construction project:

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated. The contractor shall provide to the resident engineer a plan for the implementation of the measures indicated. The contractor, and subcontractors, will notify the resident engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the permit. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A. Erosion and Sediment Controls

1. Stabilized Practices: Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(A)(1)(a) and II(A)(3), stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of 14 or more calendar days.

a. Where the initiation of stabilization measures by the 7th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

The following Stabilization Practices will be used for this project: Temporary blanket & seeding, permanent seeding, as shown on the Plans.

Describe how the Stabilization Practices listed above will be utilized: Seed & blanket.

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

2. Structural Practices: Provided below is a description of structural practices that will 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. Such practices may include but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The following Structural Practices will be used for this project: Perimeter erosion control (silt) fence.

Describe how the Structural Practices listed above will be utilized: See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site.

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

Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Chapter 41 (Construction Site Stormwater Pollution Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation or if practices are applied to situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

b. Velocity dissipation devices will 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 water course 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).

Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

4. Other Controls:

a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways.

The contractor will provide the resident engineer with a written plan identifying the location of stabilized entrances and exits and the procedures (s)he will use to construct and maintain them.

b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use:

- All products delivered to the project site must be properly labeled.
Water tight shipping containers and/or semi trailers shall be used to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
A storage/containment facility should be chosen for larger items such as drums and items shipped or stored on pallets. Such material is to be covered by a tin roof or large sheets of plastic to prevent precipitation from coming in contact with the products being stored.
Large items such as light stands, framing materials and lumber shall be stored in the open in a general storage area. Such material shall be elevated with wood blocks to minimize contact with storm water runoff.
Spill clean-up materials, material safety data sheets, an inventory of materials, and emergency contact numbers shall be maintained and stored in one designated area and each Contractor is to inform his/her employees and the resident engineer of this location.

c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and other materials such as but not limited to: potter's cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate. The following BMPs may be considered:

- Perimeter Erosion Barrier
Temporary Seeding
Temporary Mulch
Plastic Covers
Soil Binders
Storm Drain Inlet Protection

The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. Approved State or Local Laws

The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III. Maintenance:

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. The resident engineer will provide maintenance guides to the contractor for the practices associated with this project.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a manner to direct runoff to storm structures with catch-all inlet protection. Contractor shall maintain, replace, clean, and add additional measures as needed during the progression of construction to prevent sediment, debris, etc from leaving the site.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent snowfall.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Discharge locations or points that are accessible, shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 1/2 hour to 1 week based on the urgency of the situation. The resident engineer will notify the contractor of the time required to implement such actions through the weekly inspection report.

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 this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate EPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of the incident. The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

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

V. Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer. The contractor shall notify all of his/her employees on the proper protocol for reporting spills. The contractor shall notify the resident engineer of any spills immediately.

- Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:
Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located.
The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer.
All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately.
Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

- Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project. The contractor shall inform the resident engineer how (s)he will be informing his/her employees of these BMPs (i.e. signs, training, etc.). Below are a few examples of these BMPs:
Containment
Spill Prevention and Control
Use of Drip Pans and Absorbents
Automatic Shut-Off Nozzles
Topping Off Restrictions
Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

SUPPLEMENTARY EROSION CONTROL NOTES

- 1. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
3. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities.
4. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
5. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
6. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
7. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
8. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
9. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
10. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
12. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
14. The work shall generally follow the following typical Construction Sequencing:
a. Installation of the soil erosion and sediment control (SE/SC) measures:
a.1. Selective vegetation removal for silt fence installation
a.2. Silt fence installation
a.3. Stabilized construction entrance
b. Tree removal where necessary
c. Strip and stockpile topsoil and mass grade the site
d. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
e. Construction of storm sewer system and other utilities, along with associated inlet protection
f. Temporary stabilization of areas that have reached temporary grade
g. Building construction
h. Parking lot construction
i. Permanently stabilize site with topsoil, seed and blanket
j. Remove all temporary SE/SC measures after the site is stabilized with vegetation

Owner/Contractor Certification Statement

This certification statement is part of the Storm Water Pollution Prevention Plan for the 780 W Dundee Road project, in accordance with General NPDES Permit No. \_\_\_\_\_ issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project. I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

Name Signature
Title Date
Name of Firm/Company Telephone
Address City/State/Zip

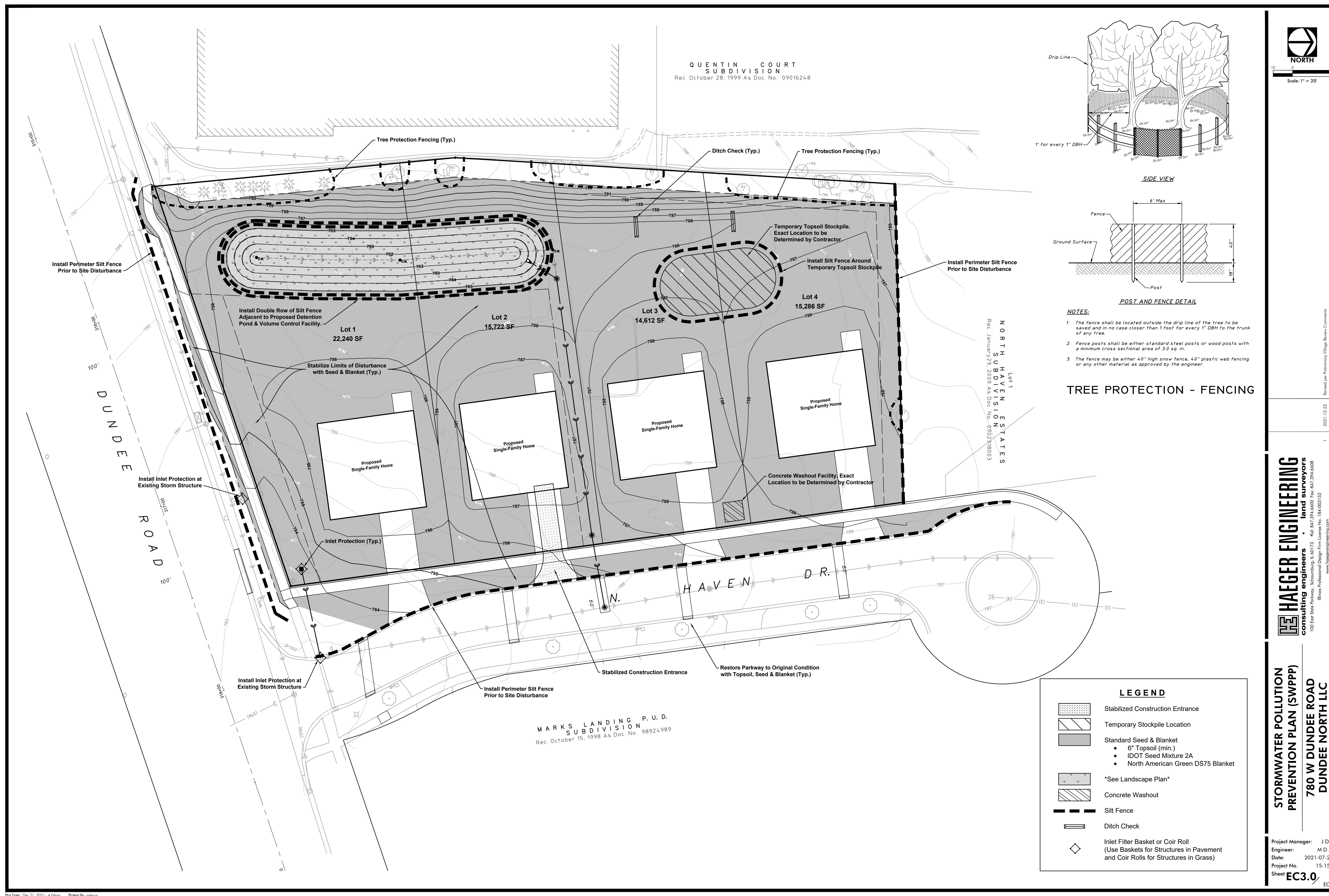
The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certification shall be maintained on the site with the SWPPP.

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SWPPP GENERAL NOTES
& SPECIFICATIONS
780 W DUNDEE ROAD
DUNDEE NORTH LLC
PALATINE, ILLINOIS

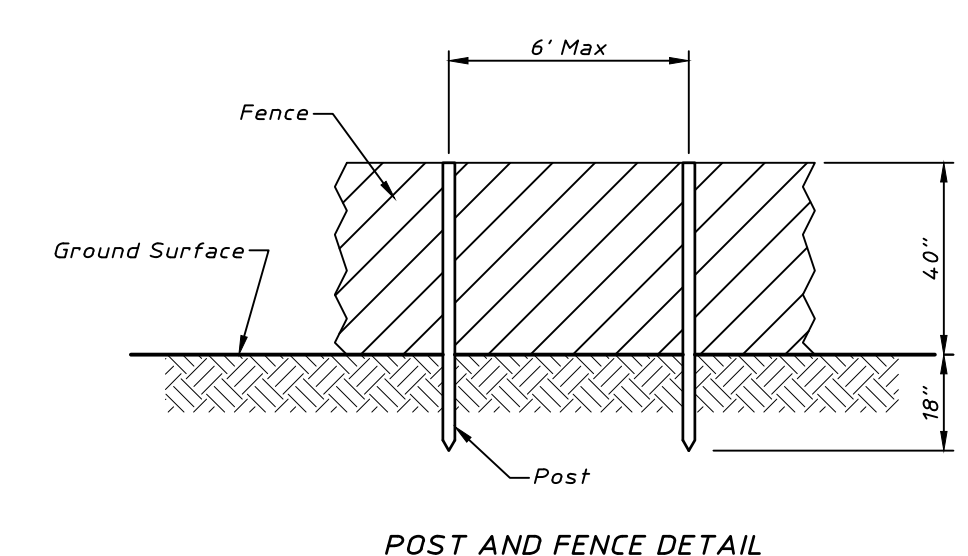
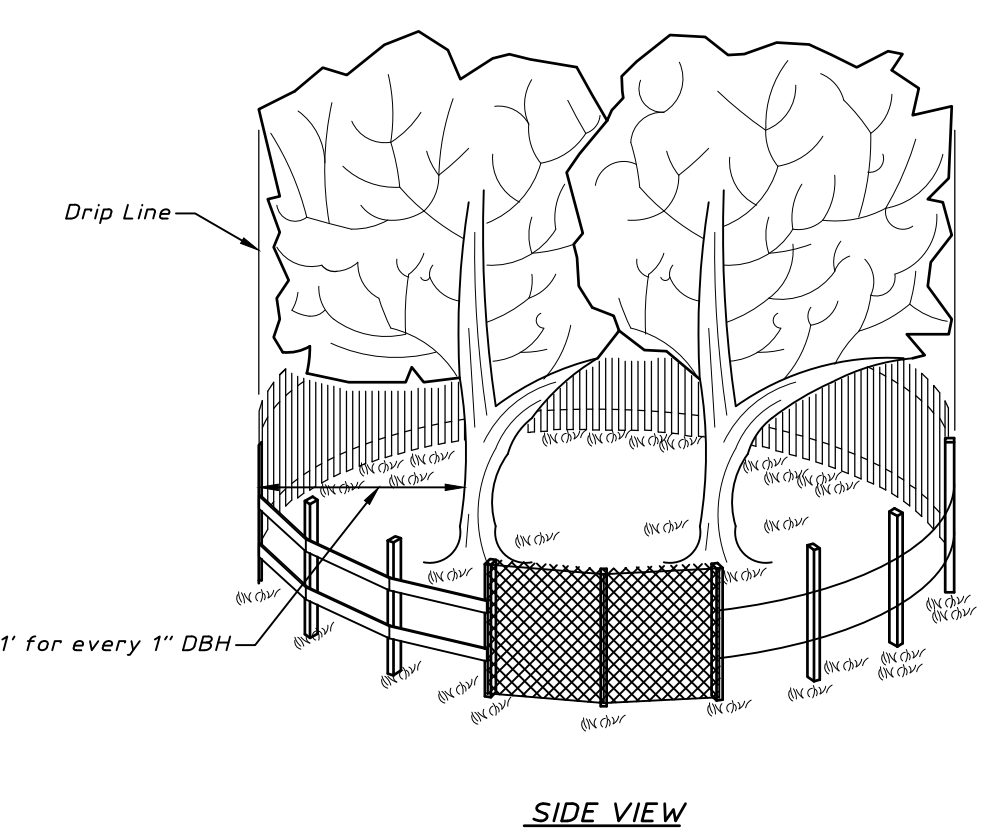
Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet EC2.0
EC4

Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)



QUENTIN COURT  
SUBDIVISION  
Rec. October 28, 1999 As Doc. No. 09016248

MARKS LANDING P. U. D.  
SUBDIVISION  
Rec. October 15, 1998 As Doc. No. 98924989

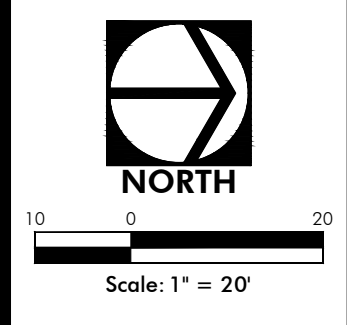


- NOTES:**
1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
  2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
  3. The fence may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

**TREE PROTECTION - FENCING**

**LEGEND**

	Stabilized Construction Entrance
	Temporary Stockpile Location
	Standard Seed & Blanket
	<ul style="list-style-type: none"> <li>• 6" Topsoil (min.)</li> <li>• IDOT Seed Mixture 2A</li> <li>• North American Green DS75 Blanket</li> </ul>
	*See Landscape Plan*
	Concrete Washout
	Silt Fence
	Ditch Check
	Inlet Filter Basket or Coir Roll (Use Baskets for Structures in Pavement and Coir Rolls for Structures in Grass)



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**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **EC3.0**  
EC4

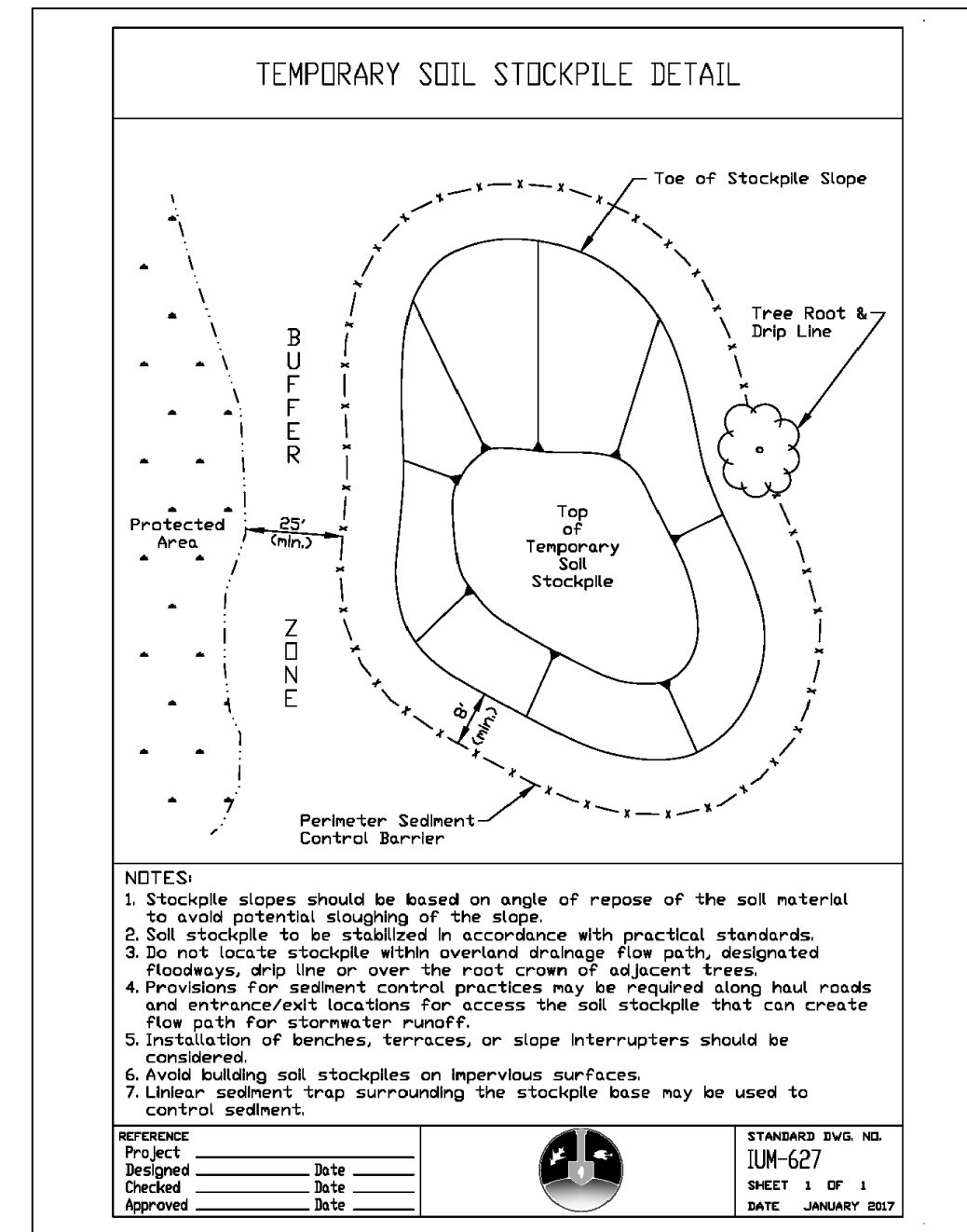
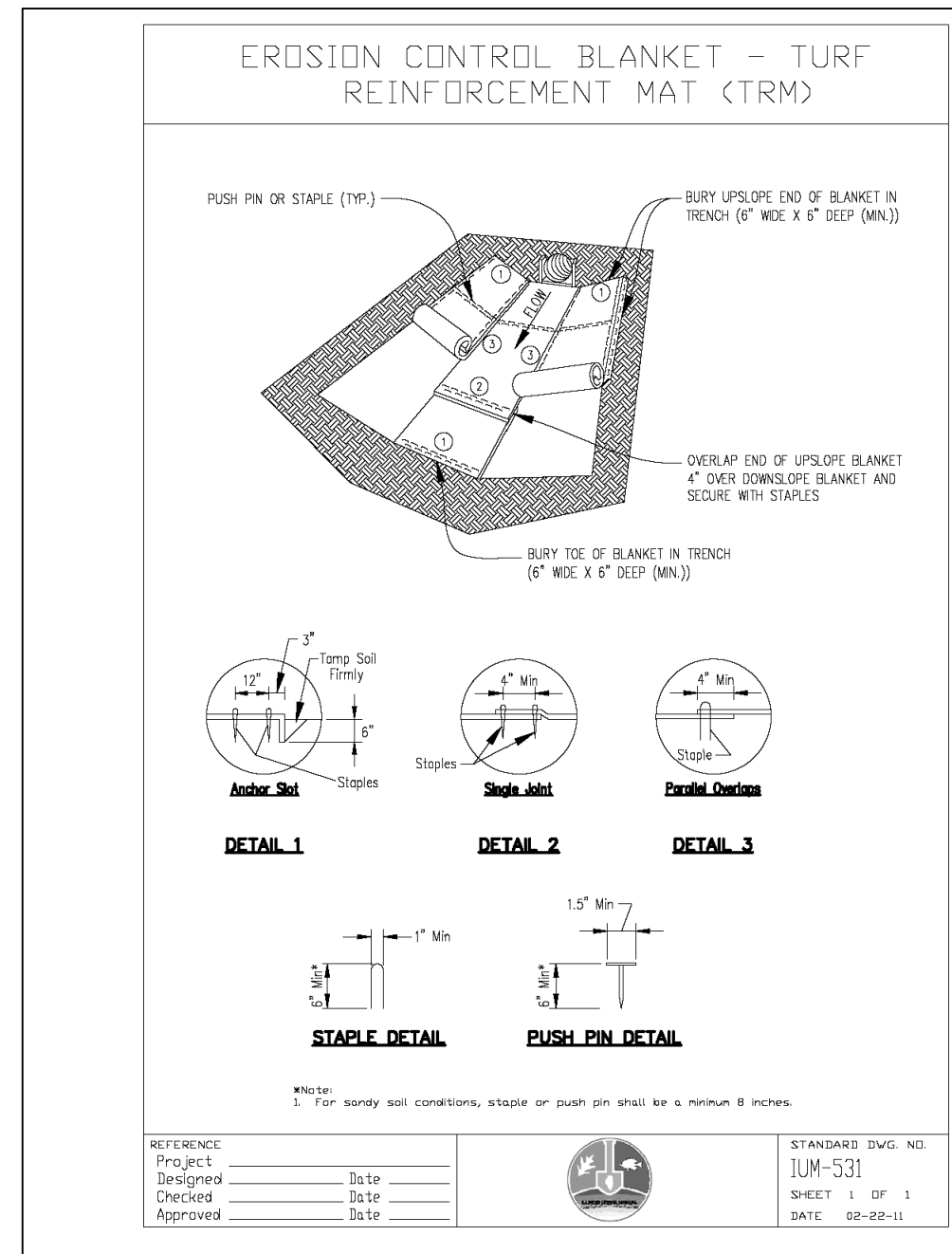
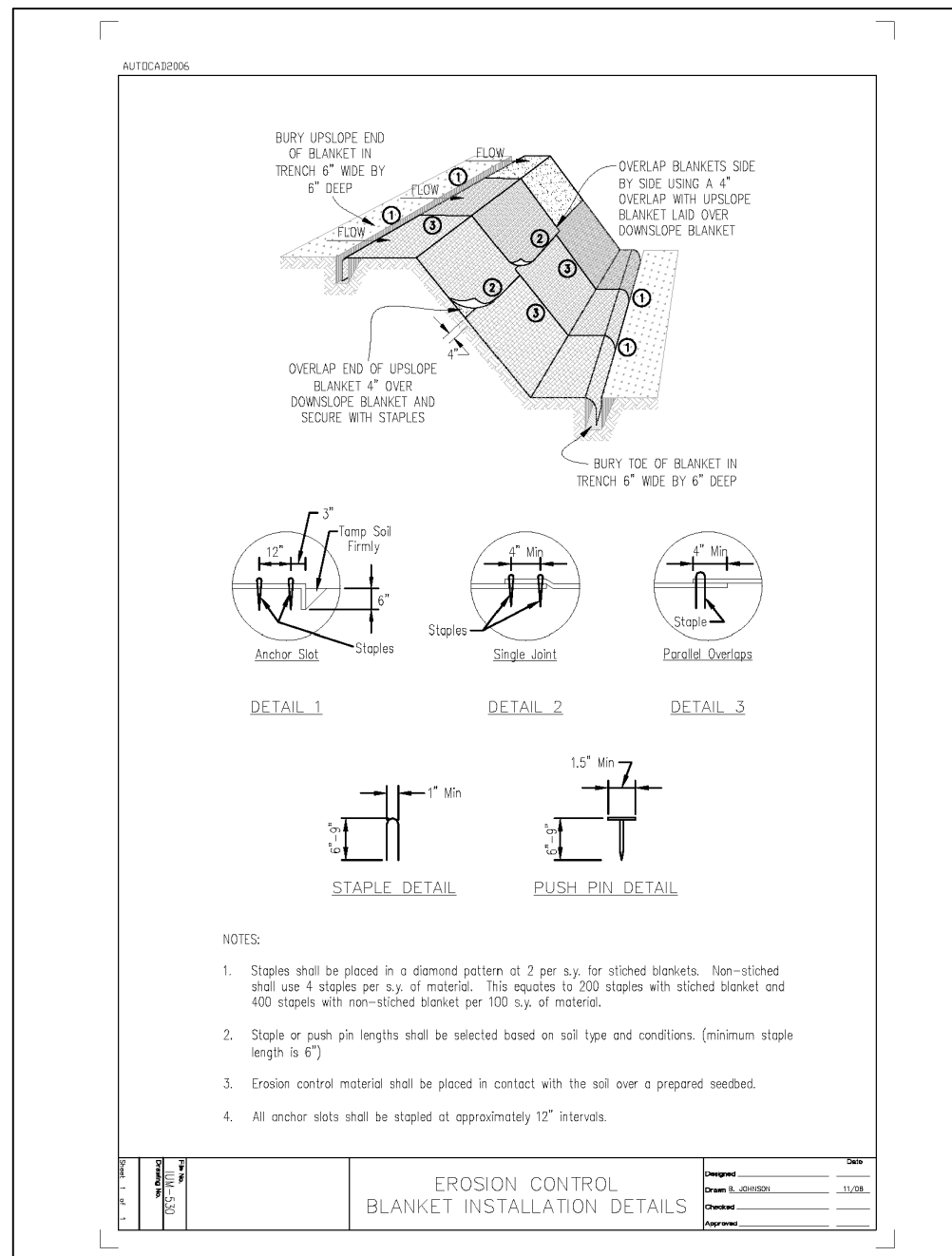
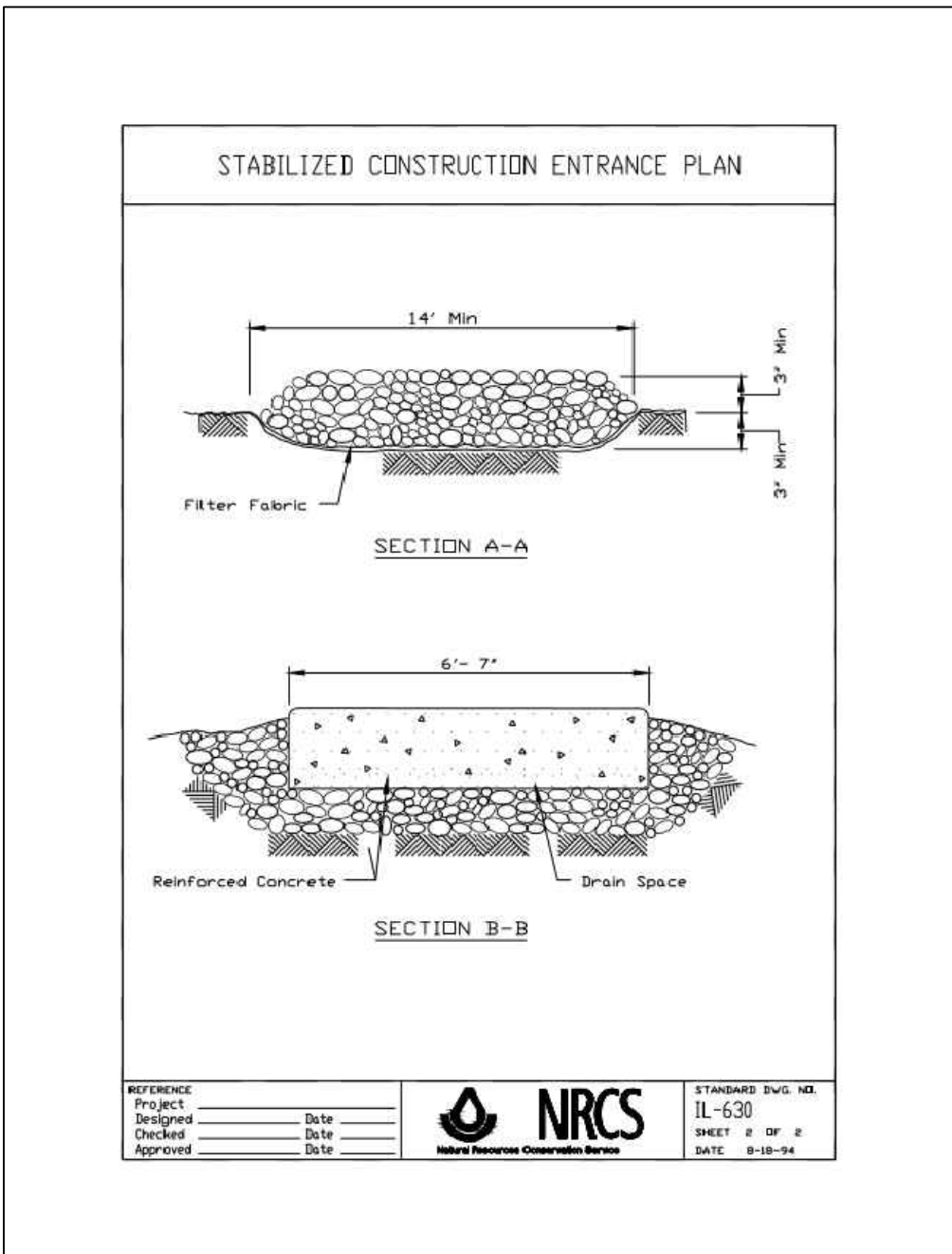
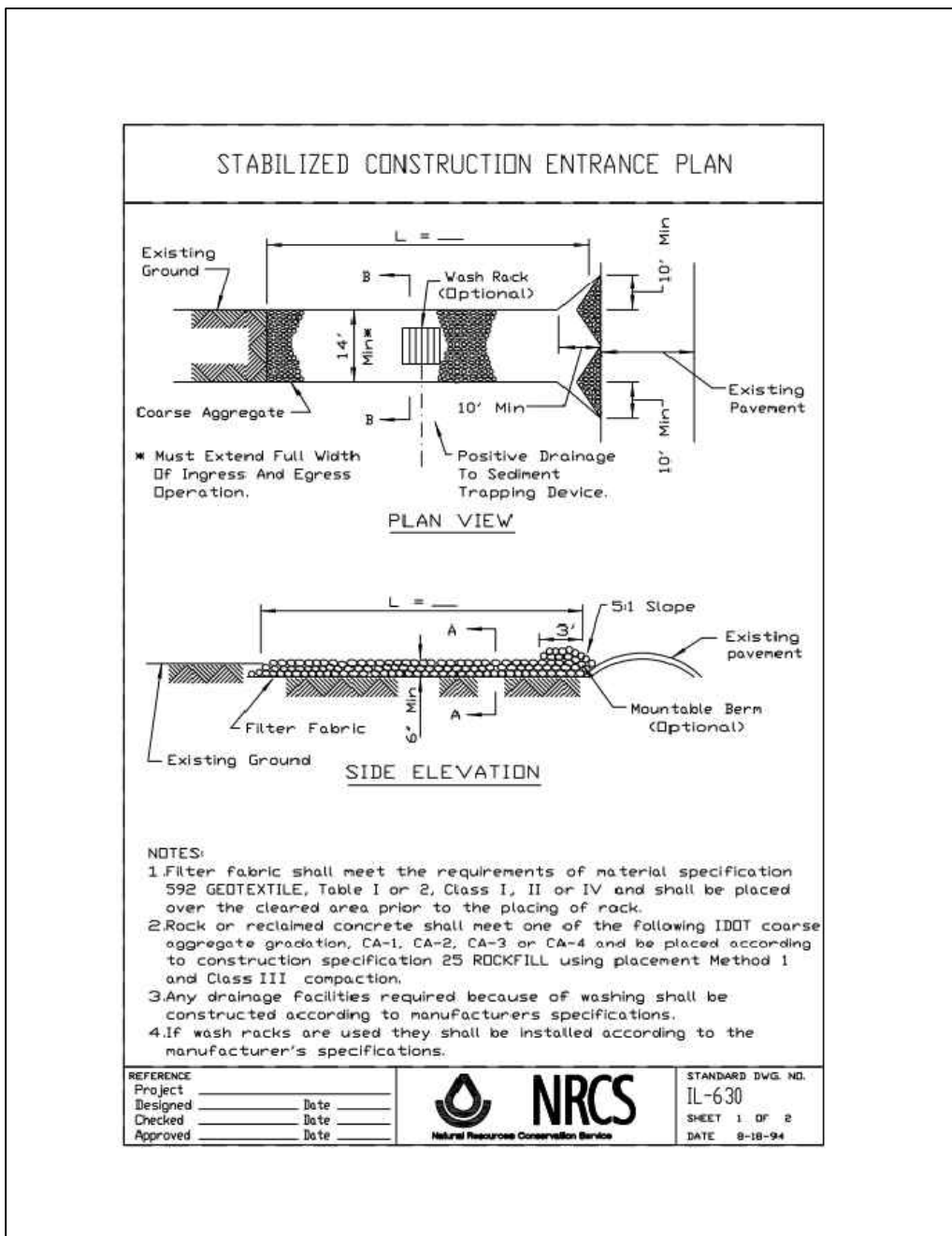
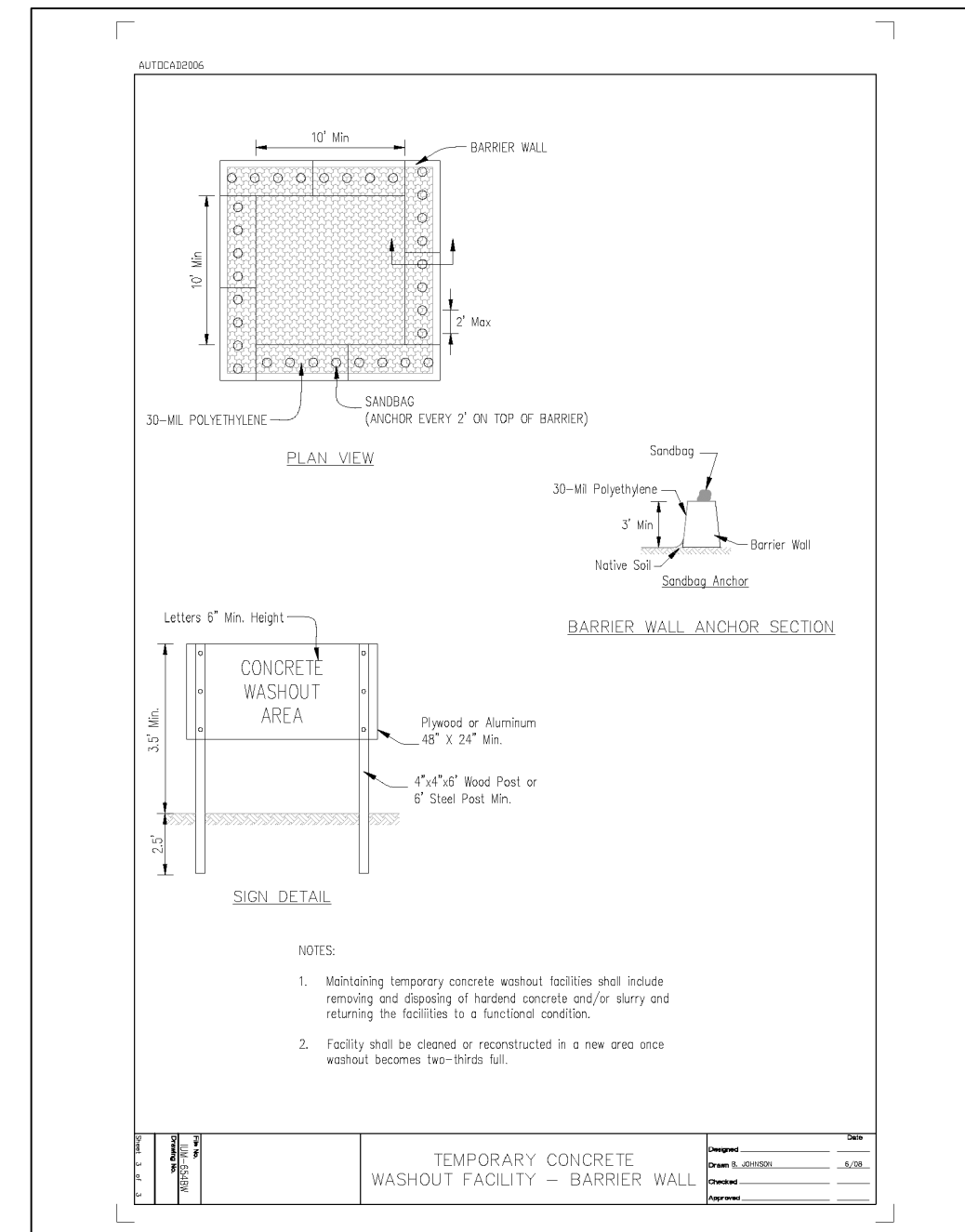
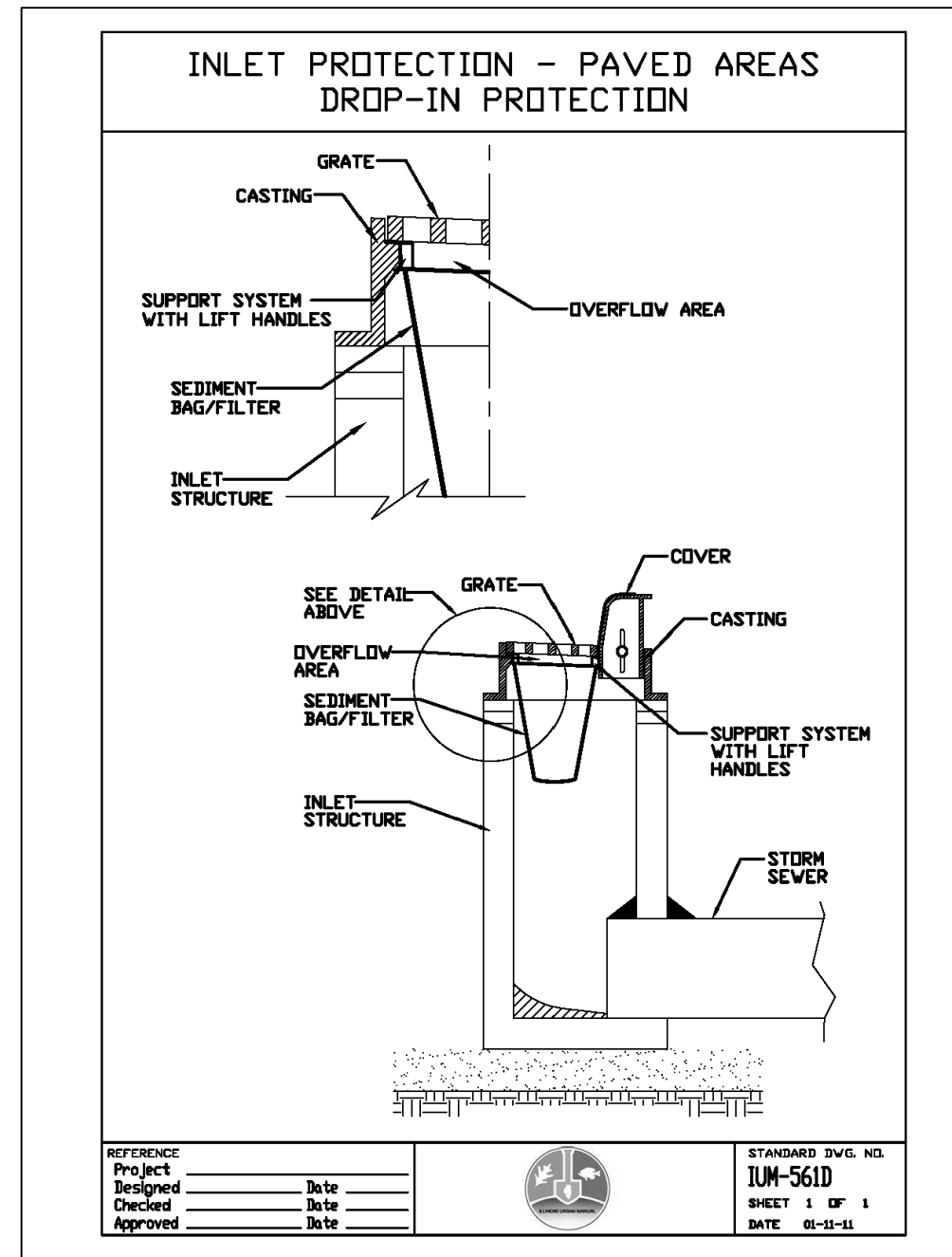
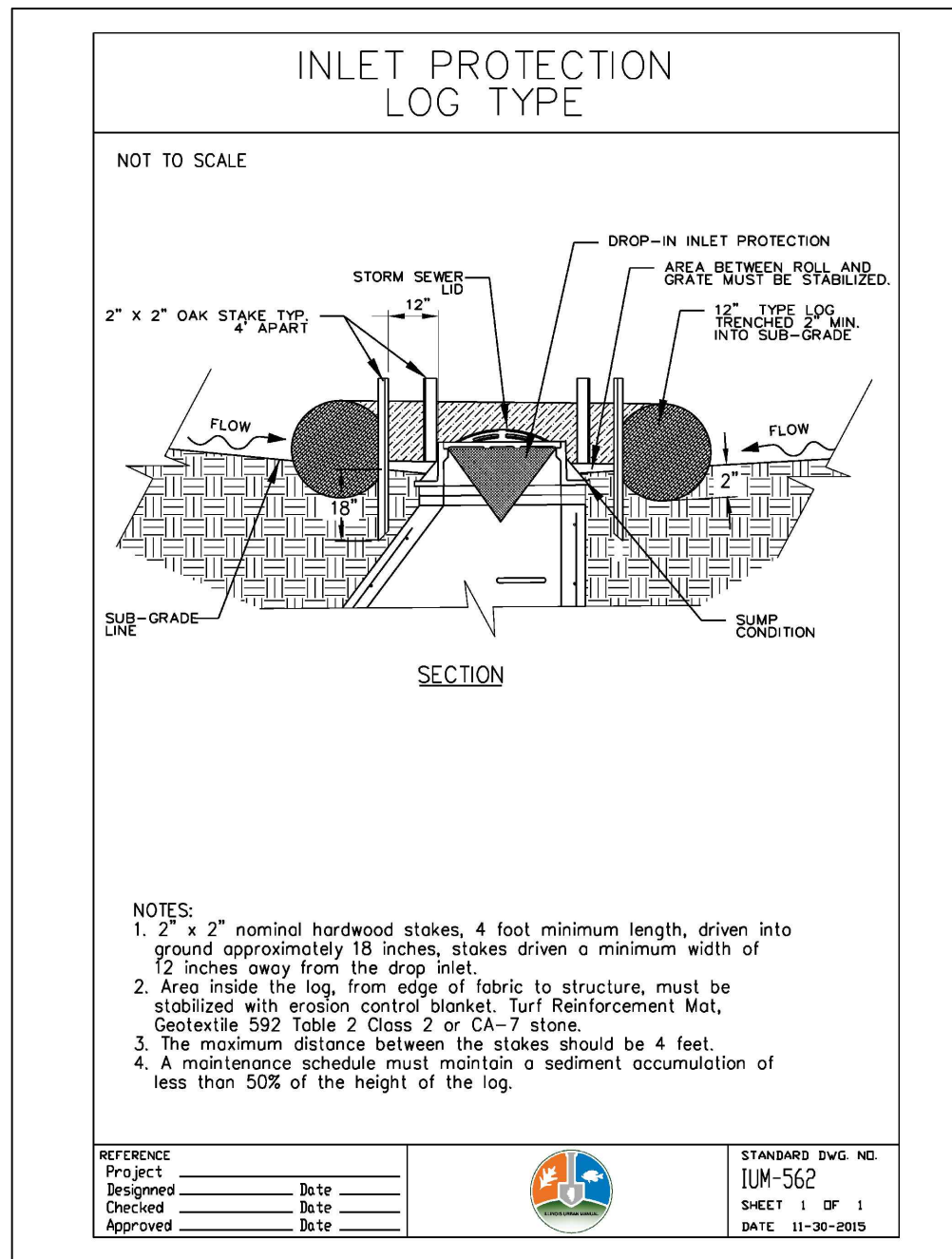
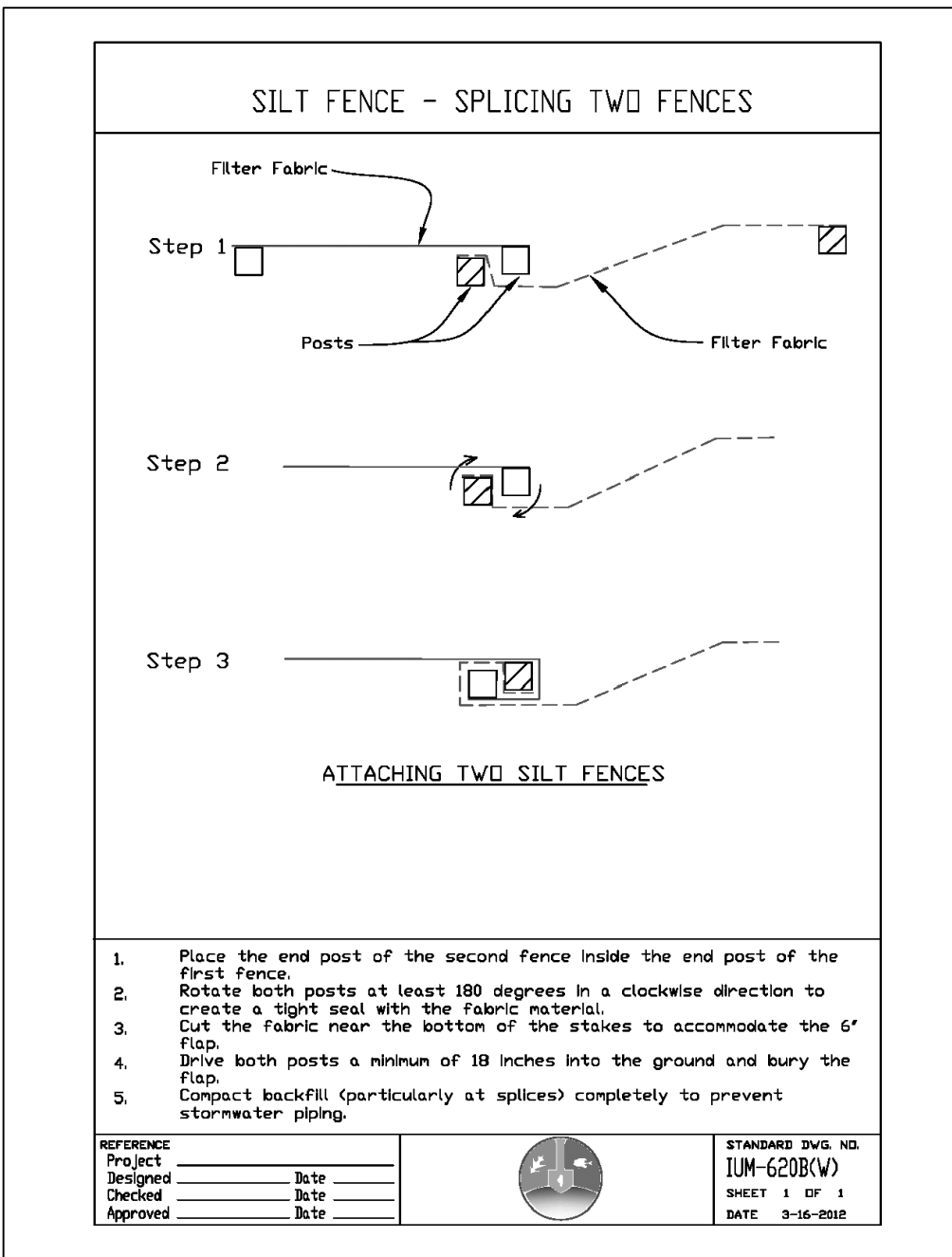
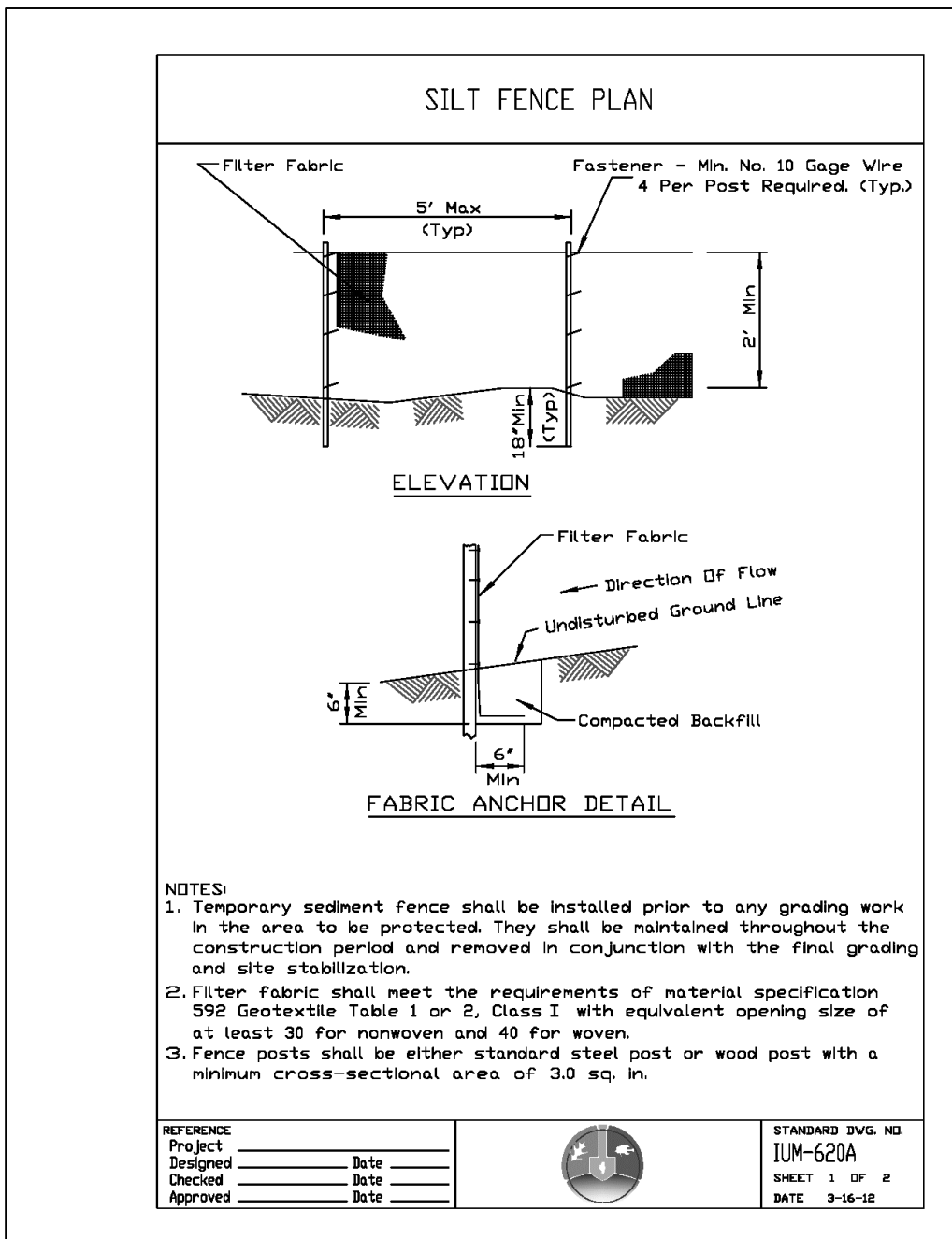
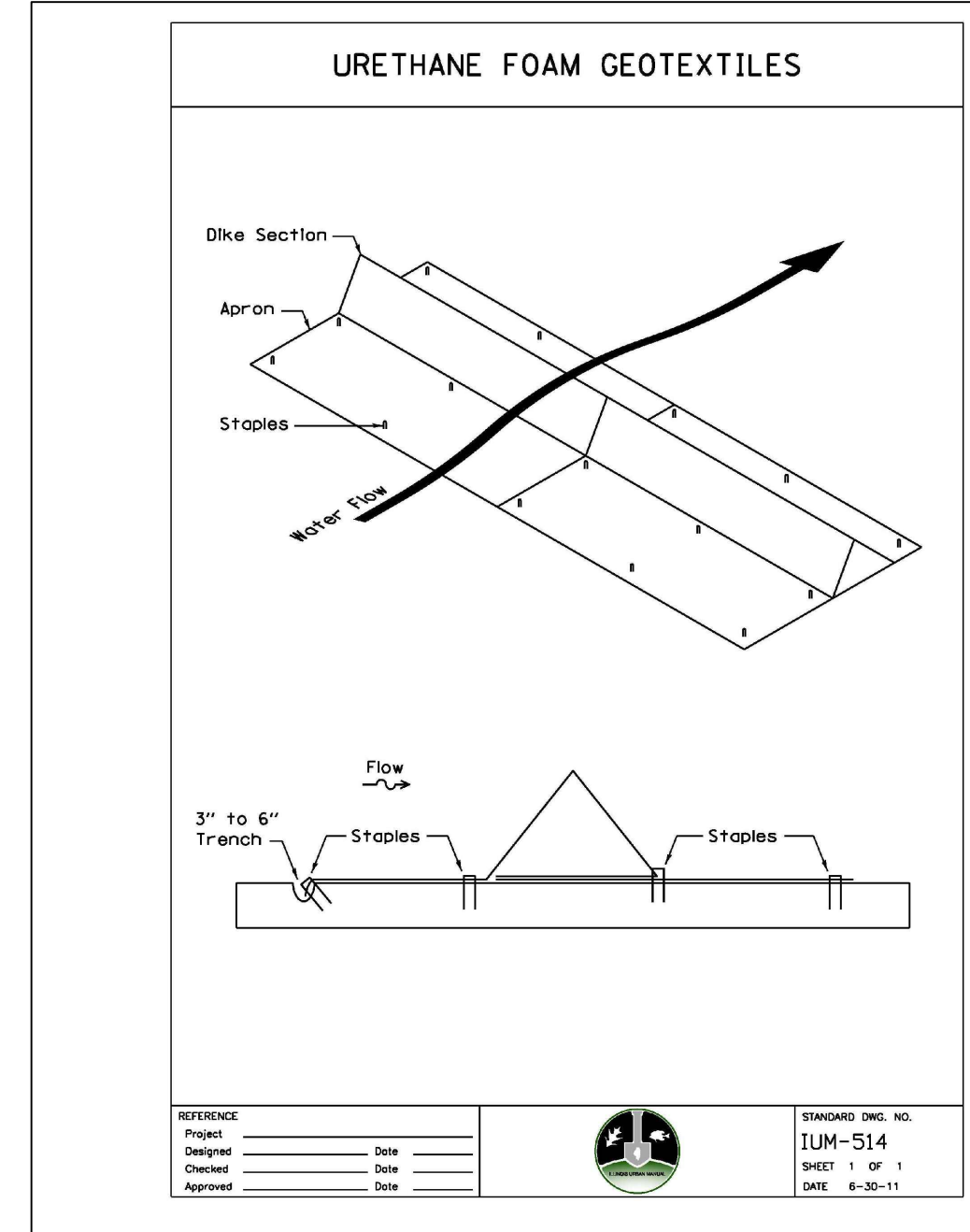
Attachment: Engineering Plans (780 W Dundee Road - Annex PSUB)

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
	1. INSTALL SEDIMENT CONTROL MEASURES -DITCH CHECKS -EROSION CONTROL FENCE -SEDIMENT BASIN -STABILIZED CONSTRUCTION ENTRANCE -TEMPORARY SWALES -SPECIFIED STORM SEWER LINES	=====	=====	
2. GRADE SITE/STOCKPILE TOPSOIL	=====			
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP (INLET PROTECTION) -DITCH/SWALES	=====	=====		
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING				=====
5. INSTALL ROAD SUBGRADE -AGGREGATE COVER			=====	
6. SITE CONSTRUCTION WORK -CURB AND GUTTER -PAVING (WALKS & BIKEPATHS)			=====	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING				=====
8. SURFACE ROADS -PAVING			=====	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING -SODDING				=====
10. INSTALL PERMANENT LANDSCAPING				=====
11. PERFORM CONTINUING MAINTENANCE	=====	=====	=====	=====

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B									B		
Temporary Seeding			C			D						
Sodding			E**									
Mulching	F											

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

\* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER  
 \*\* IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING



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**SWPPP TYPICAL DETAILS**

**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-26  
 Project No. 15-152  
 Sheet **EC4.0** of 4



# STORMWATER REPORT

## Contents:

- 1 Drainage Narrative
- 2 Site Exhibits
- 3 Existing Conditions Drainage Exhibit
- 4 Existing Conditions PondPack Report
- 5 Stormwater Calculations
- 6 Proposed Conditions Drainage Exhibit
- 7 Proposed Conditions PondPack Report

## Project:

780 W Dundee Road

## Location:

Palatine, Illinois

## Prepared For:

Dundee North LLC  
2118 Plum Grove Road  
Suite 185  
Rolling Meadows, IL 60008

## Date:

July 26, 2021

## Revised:

December 22, 2021

Prepared By:

Mike Meenan

Josh Terpstra, P.E.

Haeger Project No.: 15-152

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)



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# DRAINAGE NARRATIVE

## INTRODUCTION & EXISTING CONDITIONS

The subject site contains 1.56 acres and is located at 780 W Dundee Road, northwest of the intersection of Dundee Road and N. Haven Drive in Unincorporated Cook County. The site is bordered to the north by a vacant parcel, to the east by the N. Haven Drive ROW, to the south by the Dundee Road ROW, and to the west by a commercial development. The existing site is comprised of a vacant single-family home, miscellaneous hardscapes, and a significant number of trees. The site previously contained an additional residence, a gravel driveway and multiple accessory structures that were all demolished around 2017. Under existing conditions, the site predominately drains via surface sheet flow from west to east, with portions of the site also discharging to the north and south. There currently are no stormwater management facilities located on-site.

## PROPOSED DEVELOPMENT

The Applicant is proposing to annex the property into the Village of Palatine and subdivide the property into 4 residential lots, with each lot having one (1) single-family home. The existing abandoned residence, hardscapes, and a majority of the trees on-site will be demolished. Site related improvements consist of the construction of four (4) single-family homes, each with a private driveway access to N. Haven Drive, along with related improvements to utility services and stormwater management facilities. A public sidewalk will be constructed in the IL-68 (Dundee Road) and N. Haven Drive ROW. The owner currently intends to subdivide the property and sell off the individual lots for development in the future.

The proposed development is a residential subdivision under 5-acres, therefore detention storage is not required by the MWRD. Local ordinances for the Village of Palatine do require that detention storage be provided, therefore a surface storage detention pond is proposed near the southwest corner of the property. The site is over 1-acre, therefore runoff and volume control requirements must be met per the MWRD WMO. Per FEMA FIRM Panel 17031C0043J, there are no floodplains located on-site. Per US Fish & Wildlife National Wetlands Inventory maps, there are no wetlands located on-site. Please refer to the Site Exhibits included in *Appendix A* for additional information.

Stormwater runoff from the rear yards will flow via sheet flow directly into the proposed detention pond and volume control area, or flow into the proposed rear yard swale that drains from north to south and discharges into the proposed detention pond. The detention pond discharges via restricted release to a proposed storm sewer that ultimately outfalls to the existing storm sewer located beneath the N. Haven Drive roadway pavement. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north which is consistent with existing drainage patterns. Volume control storage is to be provided for the 0.701 acres of assumed impervious area. The required volume control storage for the proposed improvements is 0.058 ac-ft. The plan proposes to provide 0.060 ac-ft of volume control storage via a bio-retention storage facility located below the normal water level (NWL) of the detention pond.

## PROPOSED DETENTION STORAGE FACILITIES

The Village of Palatine requires that detention storage be provided so that the post-development release rate for the property is equal to or less than the pre-development release rate. Existing conditions were modeled using PondPack to determine the pre-development release rate for the property. The stormwater modeling results indicate that the 100-Year, 24-Hour release rate for existing conditions is 1.06 cfs. The existing conditions model analyzes the site conditions prior to the demolition of the buildings and pavement located on site around 2017.

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)



Bulletin-75 rainfall values were used, and the time of concentration ( $T_c$ ) was calculated to be 14-minutes. An “Existing Conditions Drainage Exhibit” is included in *Appendix B*. The Existing Conditions PondPack Report has been included in *Appendix C*.

A surface storage detention pond is proposed near the southwest corner of the property. The pond provides 0.065 ac-ft of detention storage from the proposed normal water level (NWL) at 783.00 to the design high water level (HWL) at 784.00. A proposed outlet control structure (OCS) is located northeast of the detention pond. The OCS has a 3.95” restrictor with an invert elevation of 780.17, and an 8-Inch PVC riser overflow weir at 784.00. The peak flow from the restrictor at the design HWL of 784.00 is 0.80 cfs. There are portions of the property that flow unrestricted offsite under proposed conditions. PondPack modeling results show that the 100-Year, 24-Hour peak flow from the unrestricted areas is 0.25 cfs. The combined release rate from the unrestricted areas and the proposed restrictor in the OCS is 1.05 cfs, which is below the existing conditions release rate. Proposed conditions were modeled using PondPack with Bulletin-75 rainfall depths and an assumed  $T_c$  of 10-minutes for the drainage areas. The required detention for the proposed improvements was calculated to be 0.039 ac-ft, which is less than the provided detention volume of 0.065 ac-ft. Calculations for various components of the stormwater management facilities have been provided in *Appendix D*. Drainage Areas have been delineated on the “MWRD Drainage Exhibit” which has been included in *Appendix E*. The Proposed Conditions PondPack Report can be found in *Appendix F*.

#### **PROPOSED VOLUME CONTROL FACILITIES**

A Bioretention Volume Control Facility located below the normal water level of the detention pond will provide volume control storage for the proposed improvements. This bio-retention facility provides 12” of surface ponding and uses an engineered soil-media mix to promote infiltration. The native soil infiltration rate is assumed to be less than 0.50 inches per hour, therefore a 4” perforated PVC underdrain pipe is proposed through the center of the volume control area. Observation wells will be placed along the underdrain to aid in observing the water levels of the volume control facility. The final developed site condition assumes a total impervious area of 0.701 acres, therefore 0.058 ac-ft (94 CY) of volume control storage is required. The proposed volume control facility provides 0.060 ac-ft (97 CY) of volume control storage. Calculations for the proposed volume control facility have been included in *Appendix D*.

# **APPENDIX A**

# **SITE EXHIBITS**



NORTH

0 100

Scale: 1" = 100'



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

**AERIAL PROPERTY EXHIBIT**

**780 DUNDEE ROAD  
DUNDEE NORTH LLC  
PALATINE, ILLINOIS**



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Project Manager: J  
Engineer: M  
Date: 2021-06-08  
Project No. 15-152

**Packet Pg. 39**



NORTH

0 20'

Scale: 1" = 200'



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

**USGS CONTOURS EXHIBIT**

**780 DUNDEE ROAD  
DUNDEE NORTH LLC  
PALATINE, ILLINOIS**



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Project Manager: J  
Engineer: M  
Date: 2021-06-08  
Project No. 15-152

**Packet Pg. 40**



NORTH

0 100

Scale: 1" = 100'



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Soil Number	Soil Name	Hydrologic Soil Group
530B	Ozaukee Silt Loam	C
530D2	Ozaukee Silt Loam	C

**NRCS SOILS EXHIBIT**  
**780 DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

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Project Manager: J  
 Engineer: M  
 Date: 2021-06-08  
 Project No. 15-152

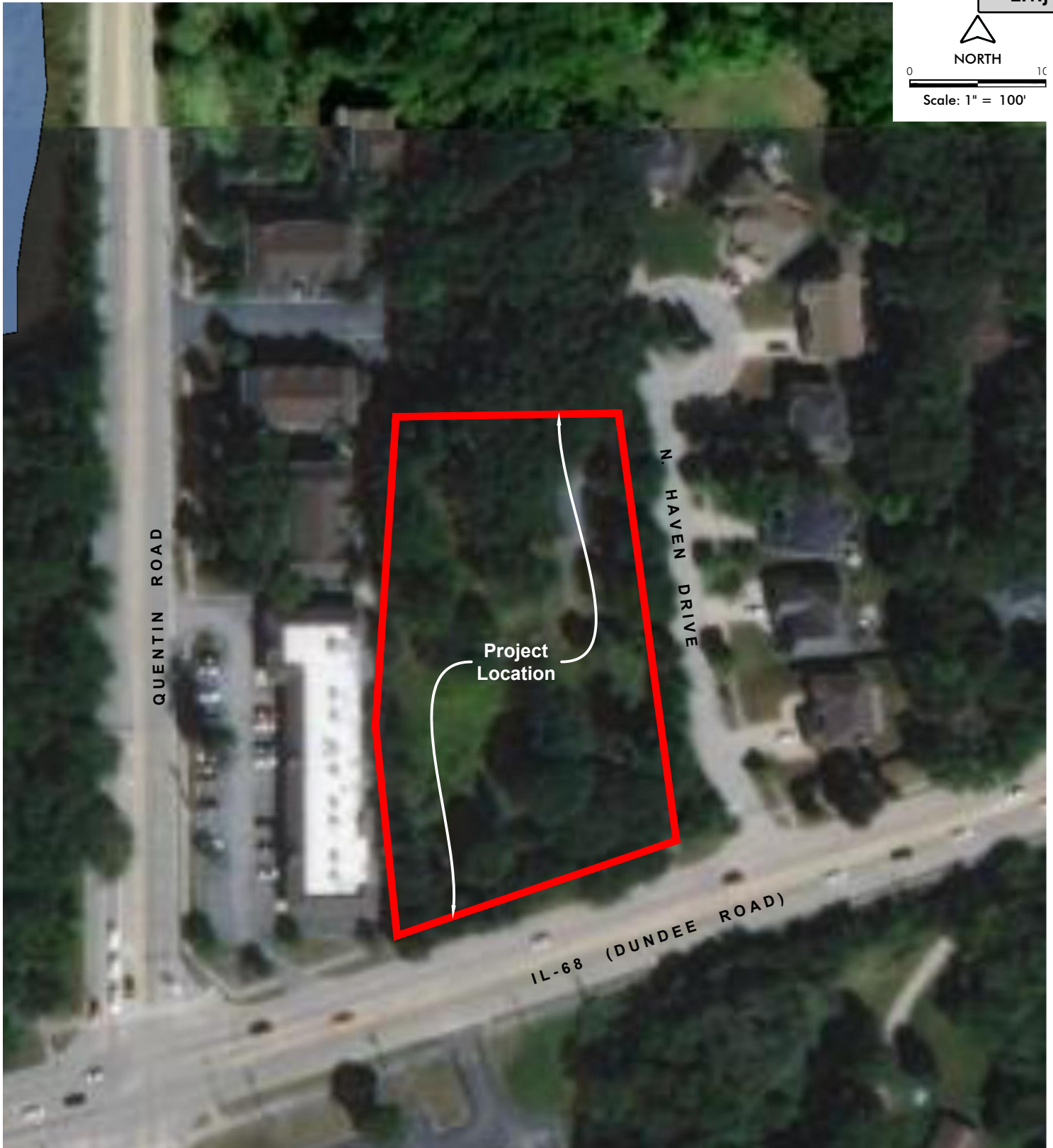
**Packet Pg. 41**



NORTH

0 100

Scale: 1" = 100'



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

\*Per the US Fish & Wildlife Wetlands Map there are no known wetlands located on the subject property.

**WETLANDS EXHIBIT**  
**780 DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

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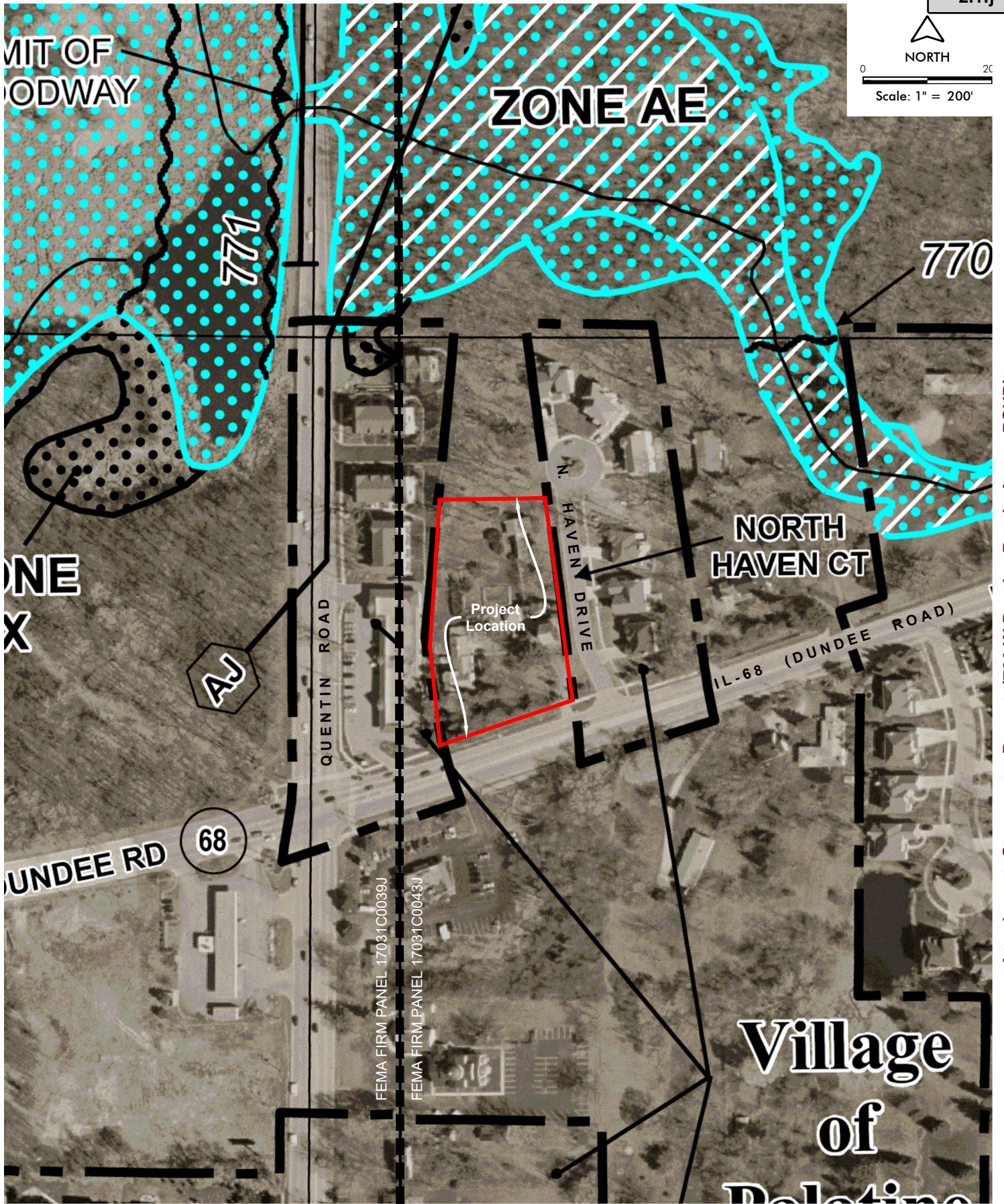
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Project Manager: J  
Engineer: M  
Date: 2021-06-08  
Project No. 15-152

**Packet Pg. 42**



0 20'  
Scale: 1" = 200'



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

**FEMA FLOODPLAIN EXHIBIT**

**780 DUNDEE ROAD  
DUNDEE NORTH LLC  
PALATINE, ILLINOIS**



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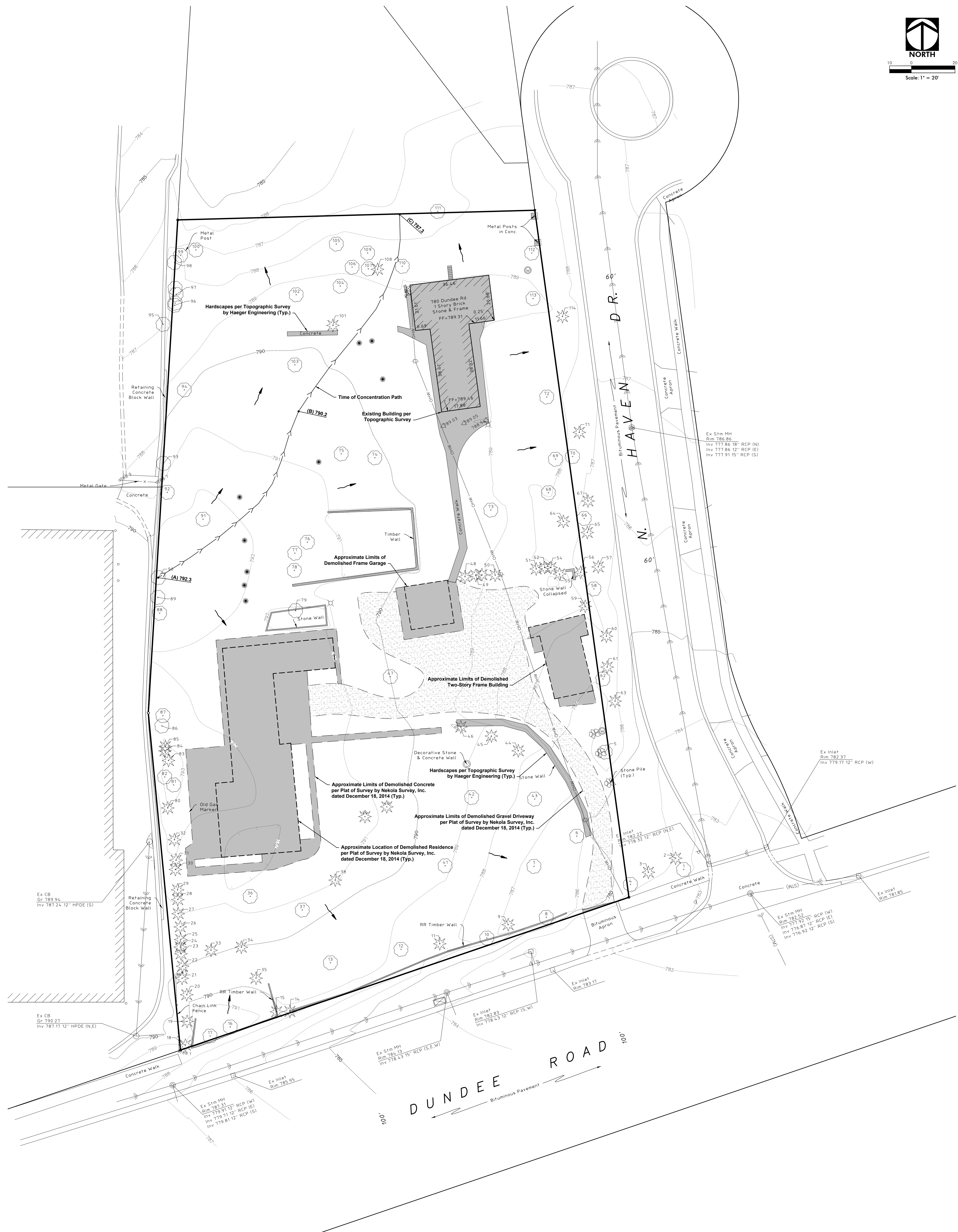
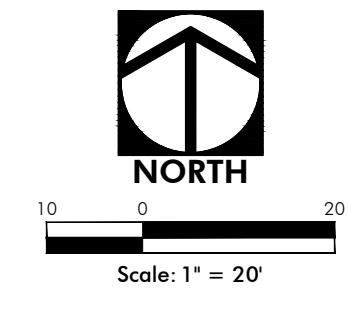
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Project Manager: J  
Engineer: M D  
Date: 2021-06-08  
Project No. 15-152

**Packet Pg. 43**

**APPENDIX B**

**EXISTING CONDITIONS  
DRAINAGE EXHIBIT**



- Notes:**
1. There were multiple standing structures and hardscapes that were previously located on the subject property and were demolished around 2017. The limits of the demolished items are shown on this drainage exhibit per the "Plat of Survey" prepared by Nekola Surveying, dated December 18, 2014. These demolished structures were included in the existing conditions drainage analysis & runoff calculations.
  2. The Time of Concentration (Tc) for the drainage area was calculated to be 14-minutes.

EXISTING CONDITIONS CN TABLE					
Impervious Area (SF)	Gravel Area, Type 'C' (SF)	Open Space, Type 'C' (SF)	Total Area (SF)	Total Area (Ac.)	CN
9,835	4,706	53,319	67,860	1.558	79

No.	Date	Revision

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 www.haegerengineering.com

**EXISTING CONDITIONS DRAINAGE EXHIBIT**  
**780 WEST DUNDEE ROAD DUNDEE NORTH LLC**  
 PALATINE, ILLINOIS

Project Manager: J D T  
 Engineer: M D M  
 Date: 2021-07-13  
 Project No. 15-152  
 Sheet **1** / 1

# APPENDIX C

## EXISTING CONDITIONS PONDPACK REPORT



---

Project Summary

---

Title	15152 - 780 W Dundee - Existing Conditions
Engineer	MDM
Company	Haeger Engineering LLC
Date	7/13/2021

---

---

Notes

---

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

## Table of Contents

	Master Network Summary	2
B75 - 100 Year Critical Storm	Time-Depth Curve, 100.00 years (100 yr 24 hr)	3
On-Site Area	Runoff CN-Area, 100.00 years (100 yr 24 hr)	4
On-Site Area	Unit Hydrograph Summary, 100.00 years (100 yr 24 hr)	5

Subsection: Master Network Summary

### Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
On-Site Area	100 yr 24 hr	100.00	0.784	15.90	1.06

### Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
Offsite Discharge	100 yr 24 hr	100.00	0.784	15.90	1.06

Subsection: Time-Depth Curve  
 Label: B75 - 100 Year Critical Storm  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.24 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Runoff CN-Area  
 Label: On-Site Area  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.226	0.0	0.0	98.000
Impervious Areas - Gravel (w/ right-of-way) - Soil C	89.000	0.108	0.0	0.0	89.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	1.224	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1.558	(N/A)	(N/A)	78.521

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Unit Hydrograph Summary  
 Label: On-Site Area  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.23 hours
Area (User Defined)	1.558 acres
Computational Time Increment	0.03 hours
Time to Peak (Computed)	15.89 hours
Flow (Peak, Computed)	1.06 ft <sup>3</sup> /s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.90 hours
Flow (Peak Interpolated Output)	1.06 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	79.000
Area (User Defined)	1.558 acres
Maximum Retention (Pervious)	2.66 in
Maximum Retention (Pervious, 20 percent)	0.53 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	6.04 in
Runoff Volume (Pervious)	0.784 ac-ft
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	0.784 ac-ft
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.23 hours
Computational Time Increment	0.03 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.68 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: On-Site Area  
Scenario: 100 yr 24 hr

Return Event: 100.00 years  
Storm Event: 24 hr 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.15 hours
Unit receding limb, Tr	0.61 hours
Total unit time, Tb	0.77 hours

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# **APPENDIX D**

# **STORMWATER CALCULATIONS**



100 East State Parkway  
Schaumburg, Illinois 60173-5300  
Tel: 847.394.6600  
Fax: 847.394.6608

## STORMWATER CALCULATIONS

Project: 780 Dundee Road  
Location: Palatine, IL  
Project #: 15-152

Prepared: MDM  
Reviewed: JDT  
Date: 7/26/2021

### A. Release Rate Calculations

The proposed development is a residential subdivision that is less than 5 acres, therefore detention storage is not required by the MWRD. The Village of Palatine requires that detention storage be provided so that the post development release rate for the site is equal to or less than the release rate under existing conditions.

100-yr, 24-hour Peak Discharge Under Existing Conditions (Per PondPack) =	1.06	cfs (100-Yr, 24-Hour Storm)
<b>Allowable Release Rate =</b>	<b>1.06</b>	<b>cfs</b>

### B. Restrictor Design for Free Outfall

Under proposed conditions, portions of the site discharge unrestricted offsite. To account for this unrestricted release, the allowable release rate of the restrictor has been reduced by the 100-yr, 24-hour peak flow from the unrestricted areas.

Unrestricted Release Rate (per PondPack)=	0.25	cfs (100-Yr, 24-Hr Storm)
<b>Restrictor Allowable Release Rate =</b>	<b>0.81</b>	<b>cfs</b>

#### Orifice Parameters:

Cd	0.61
Dia	<b>3.95</b> in
Area	0.0851 SF
Invert of Orifice	780.17
Center of Orifice	780.33

Head = Stage less Center of Orifice  
Orifice Discharge =  $C_d \times (2gxH)^{0.5} \times \text{Area}$

Orifice Release			
Elev. Stage	Head (ft)	Orifice Discharge (CFS)	Total
783.00	2.67	0.00	0.00
<b>784.00</b>	<b>3.67</b>	<b>0.80</b>	<b>0.80</b>
785.00	4.67	0.90	0.90

(NWL)  
(HWL)  
(T/Freeboard)



100 East State Parkway  
Schaumburg, Illinois 60173-5300  
Tel: 847.394.6600  
Fax: 847.394.6608

## STORMWATER CALCULATIONS

Project: 780 Dundee Road  
Location: Palatine, IL  
Project #: 15-152

Prepared: MDM  
Reviewed: JDT  
Date: 7/26/2021

### C. Pond Storage Calculations

Pond Storage (Based on Contour Slice Method)				
Contour	Area (SF)	Vol (CF)	Vol (ac-ft)	Accumulated Volume (ac-ft)
783.00	2,167	0	0.000	0.000
<b>784.00</b>	<b>3,467</b>	<b>2,817</b>	<b>0.065</b>	<b>0.065</b>
785.00	4,867	4,167	0.096	0.160

(Design HWL)  
(T/Freeboard)

### D. Emergency Overflow Weir Sizing

The emergency overflow is required to pass a minimum of 1 cfs per tributary acre.

Area Tributary to Detention Pond = 1.18 Ac  
Required Weir Capacity = 1.18 cfs

#### 8-Inch PVC Riser Overflow Located in Outlet Control Structure (OCS)

Wetted Perimeter = 2.09 feet  
C = 3.3

Weir Equation:  $Q = C \times P \times H^{1.5}$  [Use Weir Equation when  $H < 0.3'$ ]  
Weir Elevation = 784.00

Weir Open Area = 0.35 sf  
Orifice Equation:  $Q = 0.6 \times A \times (2gH)^{0.5}$  [Use Orifice Equation when  $H > 0.3'$ ]  
Weir Elevation = 784.00

Weir Discharge		
Elev. Stage	Weir Head (ft)	Weir Discharge (CFS)
784.00	0.00	0.00
784.30	0.30	1.14
<b>784.50</b>	<b>0.50</b>	<b>1.19</b>

## NRCS TIME OF CONCENTRATION ( $T_c$ ) OR TRAVEL TIME ( $T_t$ )

PROJECT: 780 W DUNDEE ROAD PERMIT NUMBER: \_\_\_\_\_  
 LOCATION: PALATINE, IL DATE: 7/13/2021

### CONDITION (SELECT FROM DROP-DOWN)

PROPOSED CONDITION                       EXISTING CONDITION

### SHEET FLOW

1. Segment ID	AB				
2. Surface description	Dense Grass				
3. Manning's roughness coefficient, $n$	0.24				
4. Flow length, $L$ ( $\leq 100$ ft)	100	ft			
5. 2-year, 24-hr rainfall, $P_2$	3.34	in	3.34		
6. Land slope, $s$	0.021	ft/ft			
7. Travel time, $T_t$	13.70	+		=	13.70

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}} (60)$$

### SHALLOW CONCENTRATED FLOW

8. Segment ID	BC				
9. Surface description (drop-down list)	Unpaved				
10. Flow length, $L$	108	ft			
11. Watercourse slope, $s$	2.070	ft/ft			
12. Average velocity, $V$	23.21	fps			
13. Travel time, $T_t$	0.08	+		=	0.08

$$T_t = \frac{L}{60V}$$

### OPEN CHANNEL FLOW

14. Segment ID					
15. Cross-sectional flow area, $A$		ft <sup>2</sup>			
16. Wetted Perimeter, $P_w$		ft			
17. Hydraulic radius, $R$		ft			
18. Flow Length, $L$		ft			
19. Channel slope, $S$		ft/ft			
20. Manning's roughness coefficient, $n$					
21. Average velocity, $V$		fps			
22. Travel time, $T_t$		+		=	

$$V = \frac{1.486}{n} R^{\frac{2}{3}} S^{\frac{1}{2}}$$

$$T_t = \frac{L}{60V}$$

### TIME-OF-CONCENTRATION ( $T_c$ ) OR TRAVEL TIME ( $T_t$ )

23. Time-of-Concentration, $T_c$ , or Travel Time, $T_t$	$T_c, T_t = \sum T_t$				13.78
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Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

## VOLUME CONTROL SUMMARY

Project: 780 W Dundee Road  
 Location: Palatine, IL  
 Project #: 15-152

Prepared: MDM  
 Reviewed: JDT  
 Date: 7/26/2021

### Volume Control Area 1

Volume Type	Porosity	MWRD Factor	Media Thickness (FT)	Media Volumes (CY)	Storage Volumes (CY)	Storage Volumes (CF)
Surface Storage	1	1	1	58	58	1,567
Soil Media Mix	0.25	0.5	1.5	120	15	406
Coarse Agg. (Above Invert)	0.36	0.5	0.33	26	5	129
Coarse Agg. (Below Invert)	0.36	1	0.67	54	19	520
Total					97	2,622

### Total Volume Control Provided

TOTAL	97 0.06 Ac-ft	2,622
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### Surface Storage Calculation

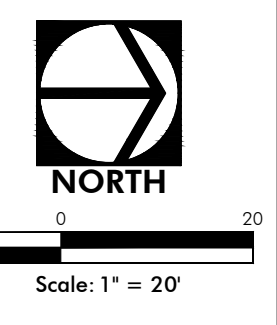
#### Volume Control Area 1

Contour	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Accumulated Volume (ft <sup>3</sup> )
782.00	967	0	0
783.00	2,167	1,567	1,567

**APPENDIX E**

**PROPOSED CONDITIONS**

**DRAINAGE EXHIBIT**



Offsite Area Tributary to Proposed Detention Pond & Volume Control Facility (Typ.)  
Total Area = 0.007 Ac.  
CN = 74

Proposed Detention Pond & Volume Control Facility.  
Detention Provided per Village of Palatine Requirements.

Proposed Outlet Control Structure  
3.95" Ø Restrictor, Inv = 780.17  
8-Inch PVC Riser Overflow @ 784.00

Lot 1  
22,240 SF

Lot 2  
15,722 SF

Lot 3  
14,612 SF

Lot 4  
15,286 SF

Op-Site Area Tributary to Proposed Detention Pond & Volume Control Facility  
Total Area = 1.158 Ac.  
CN = 89

Unrestricted Area (Typ.)  
Total Area = 0.399 Ac.  
CN = 77  
Peak Flow = 0.26 cfs (100Year, 24Hour Storm)

DUNDEE ROAD

N. HAVEN DR.

Detention Pond Outlet Discharges to Existing Village of Palatine Storm Sewer Located in N. Haven Drive ROW.

Notes:  
1. Impervious areas shown on residential lots are schematic only. Layout may vary pending final design and approval of individual residential lots. Stormwater calculations assume an impervious coverage of 45% over the total site area.

Required Detention Volume = 0.039 ac-ft  
Provided Detention Volume = 0.065 ac-ft  
  
Required Volume Control = 94 CY = 0.058 Ac-ft  
Provided Volume Control = 97 CY = 0.060 Ac-ft

	Impervious Area (SF)	Open Space, Type C (SF)	Pond NWL (SF)	Total Area (SF)	Total Area (Ac.)	CN
On-Site Area to Detention Pond	28,427	20,522	2,167	51,116	1.173	88
Off-Site Area to Detention Pond	0	292	0	292	0.007	74
Total Area to Detention Pond	28,427	20,814	2,167	51,408	1.180	88
Unrestricted Area	2,110	14,635	0	16,745	0.384	77

**LEGEND**

- Drainage Area
- Offsite Tributary Area
- Unrestricted Area
- Pervious Surface
- Impervious Surface

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003132  
www.haegerengineering.com

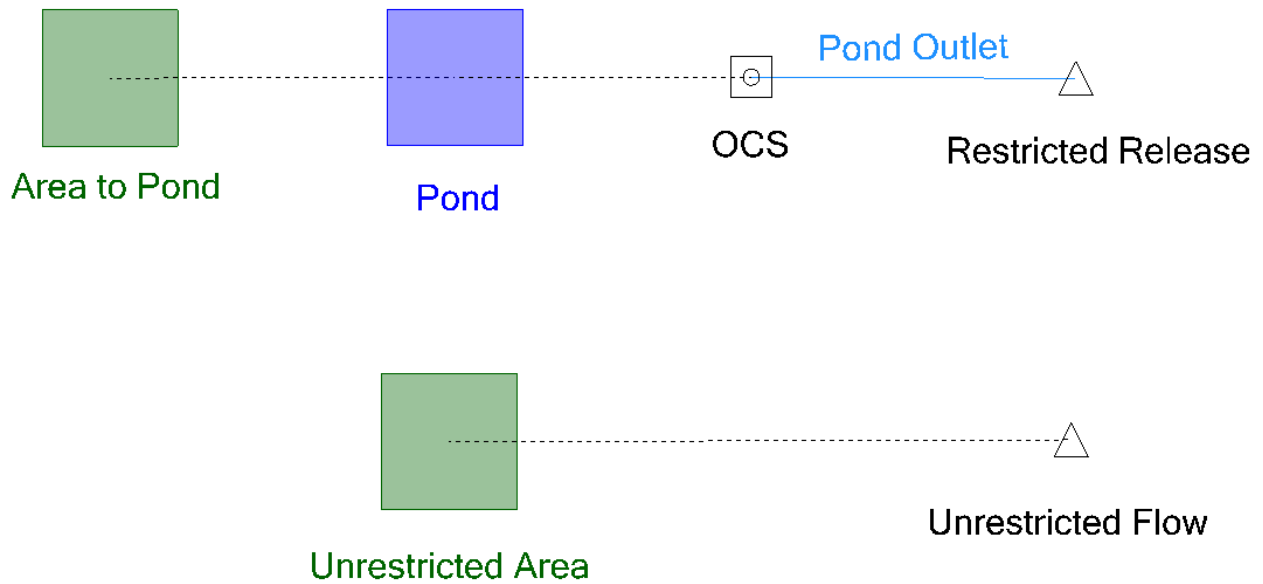
**MWRD DRAINAGE EXHIBIT**  
**780 W DUNDEE ROAD**  
**DUNDEE NORTH LLC**  
PALATINE, ILLINOIS

Project Manager: J D T  
Engineer: M D M  
Date: 2021-07-26  
Project No. 15-152  
Sheet **EX1.0**

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

# APPENDIX F

## PROPOSED CONDITIONS PONDPACK REPORT



Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

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Project Summary

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Title	15152 - Proposed Conditions PondPack
Engineer	MDM
Company	Haeger Engineering LLC
Date	7/13/2021

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Notes

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## Subsection: Master Network Summary

**Catchments Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
Area to Pond	100 yr 24 hr	100.00	0.701	15.80	0.87
Unrestricted Area	100 yr 24 hr	100.00	0.186	15.90	0.25

**Node Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)
Restricted Release	100 yr 24 hr	100.00	0.701	17.10	0.75
Unrestricted Flow	100 yr 24 hr	100.00	0.186	15.90	0.25

**Pond Summary**

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft <sup>3</sup> /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
Pond (IN)	100 yr 24 hr	100.00	0.701	15.80	0.87	(N/A)	(N/A)
Pond (OUT)	100 yr 24 hr	100.00	0.701	17.10	0.75	783.61	0.039

Subsection: Time-Depth Curve  
 Label: B75 - 100 Year Critical Storm  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Time-Depth Curve: 24 hr 100 yr	
Label	24 hr 100 yr
Start Time	0.00 hours
Increment	0.24 hours
End Time	24.00 hours
Return Event	100.00 years

**CUMULATIVE RAINFALL (in)**  
**Output Time Increment = 0.24 hours**  
**Time on left represents time for first value in each row.**

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.00	0.00	0.04	0.08	0.13	0.17
1.20	0.21	0.26	0.31	0.35	0.40
2.40	0.45	0.50	0.55	0.60	0.65
3.60	0.70	0.75	0.80	0.85	0.91
4.80	0.96	1.01	1.07	1.12	1.18
6.00	1.23	1.28	1.34	1.39	1.44
7.20	1.50	1.55	1.61	1.66	1.73
8.40	1.79	1.86	1.92	1.99	2.06
9.60	2.13	2.21	2.29	2.38	2.48
10.80	2.57	2.67	2.78	2.89	3.00
12.00	3.12	3.27	3.43	3.58	3.74
13.20	3.90	4.07	4.24	4.41	4.59
14.40	4.77	4.95	5.14	5.32	5.50
15.60	5.69	5.87	6.05	6.22	6.39
16.80	6.56	6.72	6.86	7.00	7.14
18.00	7.28	7.38	7.48	7.58	7.67
19.20	7.75	7.82	7.89	7.96	8.01
20.40	8.06	8.10	8.15	8.19	8.22
21.60	8.26	8.29	8.33	8.36	8.39
22.80	8.42	8.45	8.48	8.51	8.54
24.00	8.57	(N/A)	(N/A)	(N/A)	(N/A)

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Runoff CN-Area  
 Label: Area to Pond  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.653	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	0.478	0.0	0.0	74.000
Pond NWL	100.000	0.050	0.0	0.0	100.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	1.181	(N/A)	(N/A)	88.371

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Runoff CN-Area  
 Label: Unrestricted Area  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

**Runoff Curve Number Data**

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Areas - Paved parking lots, roofs, driveways, Streets and roads - Soil C	98.000	0.048	0.0	0.0	98.000
Open space (Lawns,parks etc.) - Good condition; grass cover > 75% - Soil C	74.000	0.336	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	0.384	(N/A)	(N/A)	77.000

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Unit Hydrograph Summary  
 Label: Area to Pond  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.17 hours
Area (User Defined)	1.181 acres
Computational Time Increment	0.02 hours
Time to Peak (Computed)	15.84 hours
Flow (Peak, Computed)	0.87 ft <sup>3</sup> /s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.80 hours
Flow (Peak Interpolated Output)	0.87 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	88.000
Area (User Defined)	1.181 acres
Maximum Retention (Pervious)	1.36 in
Maximum Retention (Pervious, 20 percent)	0.27 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	7.13 in
Runoff Volume (Pervious)	0.701 ac-ft
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	0.701 ac-ft
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.17 hours
Computational Time Increment	0.02 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	7.87 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: Area to Pond  
Scenario: 100 yr 24 hr

Return Event: 100.00 years  
Storm Event: 24 hr 100 yr

---

SCS Unit Hydrograph Parameters

---

Unit peak time, Tp	0.11 hours
Unit receding limb, Tr	0.45 hours
Total unit time, Tb	0.57 hours

---

Subsection: Unit Hydrograph Summary  
 Label: Unrestricted Area  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Storm Event	24 hr 100 yr
Return Event	100.00 years
Duration	100.00 hours
Depth	8.57 in
Time of Concentration (Composite)	0.17 hours
Area (User Defined)	0.384 acres
Computational Time Increment	0.02 hours
Time to Peak (Computed)	15.85 hours
Flow (Peak, Computed)	0.25 ft <sup>3</sup> /s
Output Increment	0.10 hours
Time to Flow (Peak Interpolated Output)	15.90 hours
Flow (Peak Interpolated Output)	0.25 ft <sup>3</sup> /s
<b>Drainage Area</b>	
SCS CN (Composite)	77.000
Area (User Defined)	0.384 acres
Maximum Retention (Pervious)	2.99 in
Maximum Retention (Pervious, 20 percent)	0.60 in
<b>Cumulative Runoff</b>	
Cumulative Runoff Depth (Pervious)	5.80 in
Runoff Volume (Pervious)	0.186 ac-ft
<b>Hydrograph Volume (Area under Hydrograph curve)</b>	
Volume	0.186 ac-ft
<b>SCS Unit Hydrograph Parameters</b>	
Time of Concentration (Composite)	0.17 hours
Computational Time Increment	0.02 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	2.61 ft <sup>3</sup> /s

Subsection: Unit Hydrograph Summary  
Label: Unrestricted Area  
Scenario: 100 yr 24 hr

Return Event: 100.00 years  
Storm Event: 24 hr 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.11 hours
Unit receding limb, Tr	0.45 hours
Total unit time, Tb	0.56 hours

Subsection: Elevation vs. Volume Curve  
Label: Pond  
Scenario: 100 yr 24 hr

Return Event: 100.00 years  
Storm Event: 24 hr 100 yr

**Elevation-Volume**

Pond Elevation (ft)	Pond Volume (ac-ft)
780.00	0.000
783.00	0.000
784.00	0.065
785.00	0.160

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Outlet Input Data  
 Label: OCS  
 Scenario: 100 yr 24 hr

Return Event: 100.00 years  
 Storm Event: 24 hr 100 yr

Requested Pond Water Surface Elevations	
Minimum (Headwater)	780.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	785.00 ft

**Outlet Connectivity**

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular Tailwater Settings	Restrictor Tailwater	Forward	TW	780.17 (N/A)	785.00 (N/A)

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

Subsection: Outlet Input Data  
Label: OCS  
Scenario: 100 yr 24 hr

Return Event: 100.00 years  
Storm Event: 24 hr 100 yr

Structure ID: Restrictor	
Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	780.17 ft
Orifice Diameter	3.95 in
Orifice Coefficient	0.610
Structure ID: TW	
Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall
Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft <sup>3</sup> /s
Flow Tolerance (Maximum)	10.000 ft <sup>3</sup> /s

Attachment: Stormwater Report (780 W Dundee Road - Annex PSUB)

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PUBLIC NOTICE  
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, April 5, 2022 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

**Annexation into the Village of Palatine. Preliminary Plat of Subdivision to permit a 4-lot single-family residential development.**

The property is commonly known as 780 W. Dundee Road (PIN #: 02-10-100-046-0000)

The Subject Property is currently located in unincorporated Cook County. The Petitioner is applying for Annexation to the Village of Palatine and is also requesting Preliminary Plat of Subdivision to subdivide the property into four single-family residential lots.

The above petition has been filed by Yang Xu, property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 21-95  
VILLAGE OF PALATINE  
Dennis Dwyer, Chair  
Palatine Plan Commission  
DATED: This 21st day of March 2022  
Published in Daily Herald  
March 21, 2022 (4579670)

# CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

## Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice 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 03/21/2022 in said Northwest Suburbs DAILY HERALD.

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DAILY HERALD NEWSPAPERS

BY *Daula Baltz*  
Designee of the Publisher and Officer of the Daily Herald

Control # 4579670

Attachment: Public Notice (780 W Dundee Road - Annex PSUB)



## 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 MINUTES • NOVEMBER 2, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

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

#### II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Sep 8, 2021 7:00 PM - **Accepted**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Minutes Acceptance: Minutes of Nov 2, 2021 7:00 PM (Approval of Minutes)

### III. PUBLIC HEARING

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

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on October 18<sup>th</sup>, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Engineering Plans & Mass Grading Plans
2. Application and Real Estate Disclosure
3. Architectural Plans
4. Development Narrative
5. Public Notice
6. Plat of Survey

#### **Sworn in Petitioner: Rob Morrison, Derek Zimmerman, Dwight Trostle, with Pinnacle Engineering**

Mr. Dwight Trostle is sworn in.

Mr. Trostle explains that he was hired by the petitioner to re-engineer the subdivision plans for this site. He is here to request reinstatement for the plan development. Mr. Trostle is here to request final planned development to allow a 7 lot single family residential homes on the vacant lots known as Architect's Corner. These are part of the overall subdivision known as Dunhaven Woods South. The lots were platted, zoned, and approved in the year 2000.

He states that although they were approved in 2000, the lots were never built. The rest of the lots in the subdivision have been built. In 2017 the Village passed an ordinance to allow the development. It's been over three years and the zoning ordinance has expired, which is why they are here to request the reinstatement of the plan development.

The lots were platted and the right of way was dedicated to Dunhaven Woods South. This request does not reconfigure anything and lots will stay the same as previously submitted. The engineering plan has been resubmitted and there was no substantial changes. The Village has reviewed the plans and provided them with the previous conditions.

Mr. Trostle discussed the Utility and Sanitary Sewer plan and explains where the lift station is located. He gives details as to where the water runs and which lots are affected. He also explains MWRD has the plans under review and are waiting for their communications to determine items that may need to be addressed. It would be constructed as per standards. Mr. Trostle presents Proposed Elevations for the home specifications that are being considered for the development. He states that discussions have taken place with the existing

residences and there are plans to meet with them again, once the final plans have been approved. Mr. Trostle also confirms that they would meet all the conditions of the previous ordinance.

Mr. Bettenhausen refers to Utility plan and inquires if the water line for lot 3A is outside of the easement.

Mr. Trostle states that they are not aware of exactly where it's located, but the Public Works can mark the location and if easement needs to be adjusted for the waterline it would be addressed.

Mr. Bettenhausen states SW Corner is also outside the easement.

Mr. Trostle states that those are items that can be taken care of.

Mr. Kolososki questions the building materials, specifically the architectural shingles.

Mr. Trostle States that raised architectural shingles would be the standard

Mr. Kolososki also inquires what materials would be used if aluminum siding is not an option.

Mr. Trostle states that either hardwood board or cedar are being considered.

Chairman Dwyer questions the landscape plan and points out that the drawings specifies the **Minimum** of 40' tree spacing. Mr. Dwyer states it should be **Maximum** of 40' tree spacing.

Mr. Vyverberg is sworn in and speaks to the previous reviews that were approved in 2000. There were items that were not addressed in 2017 and those open items could impact some of the surrounding properties. In addition to an engineer's estimate, the developer would be required to provide specific improvements for the reinstatement of this development. A mass grading plan would need to be completed prior to being issued a building permit. In 2017 right of ways were dedicated but nothing has been constructed. He talks about the grade differential and the plans would have to be reviewed and accepted by the Village Engineer. He states that Staff is supportive of the development with the existing conditions.

Chairman Dwyer surmises that the lots in Architect corner would belong to 2 homeowner association. He asks if it would make sense to include the requirements for Architect Corner Association in the Dunhaven Woods South Declarations so they wouldn't need to have 2 separate Home Owner Associations.

Mr. Vyverberg states that the 2017 stipulations were reviewed and Architects Corner would be a subsidy of Dunhaven woods south.

Resident, Kevin Kloker of 435 W. Falkirk Place is sworn in. Mr. Kloker explains that his house is to the immediate west of Architect Corner. He states he has resident letters to submit. He states he has concerns about the grading. He pointed out that the SE corner of his property has a 10' setback from the Arch

corner property line. When the property was originally built in 2003, the property line was 1 foot lower than the foundation of the house. He reviewed the 2017 survey and found that the foundation corner is now 5' higher. This would mean the water would now run to his property. Requesting the engineer plan to include regrading of his property line between his lot and architects corner back to the original plat of survey so that water would run away from his property.

Mr. Vyverberg interjects and advises council to refer to packet page 65 & 66 shows what Mr. Kloker is referring to.

Mr. Kloker states he has no information that this has been resolved.

Chairman Dwyer asks if this will be addressed in the new plan.

Mr. Trostle confirms that it would be.

Mr. Kloker also states utilities & landscaping have not been maintained in 20 years and asks if that also would be addressed.

Developer states that the majority of trees in the area would be removed. The grade transition would require that the trees be removed.

Mr. Kloker submits the letters from surrounding properties to record.

Mr. Chris Schieffer of 444 W Hayleys Hill Court is sworn in.

Mr. Schieffer reiterates that his property has slowly risen and questions the grading plan for the new development. He asks that the plan have a remedy for the drainage issues.

Chairman Dwyer asks if the developer will address this in his new plan

He states it would be.

Mr. Dan Donofrio of 450 W. Hayleys Hill Court is sworn in.

Mr. Donofrio also speaks about drainage issues and states they have personally invested in the drainage system. He states that the view of the trees and wild life are extraordinary. He asks if there would be consideration for a landscaping package.

Mr. Donofrio has concerns that the initial development will begin, the land will be leveled and the project would be halted for one reason or another and the land would be left in shambles. He asks if there is any assurance that the landscaping would be addressed if this were to happen.

Chairman Dwyer asks Mr. Trostle if there is a plan in place to restore the land in case the project falls through.

Mr. Trostle responds that there would be.

Mr. Donofrio submits pictures of the current view and reiterates his concern for a landscaping plan.

Mr. Eric Wasowicz of 1991 N Northumberland Pass is sworn in.

Mr. Wasowicz states that he is president of Dunhaven Woods East Home Owners Association. He confirms that the new development would be part of Dunhaven Woods South. He would confirmation that vinyl siding on the new builds would not be considered.

Chairman Dwyer confirms that the conditions state vinyl siding would not an option.

Chairman Dwyer asks for Staff Statement.

**STAFF RECOMMENDATION:**

The Subject Property was initially approved as part of the Dunhaven Woods South Subdivision and Planned Development in 2000. After the initial Planned Development expired in 2003, Architect Corner was reinstated in 2017, but expired again in 2020. The new owner/developer has submitted updated engineering plans, which were accepted, with conditions by the Village Engineer. Note: many of the conditions noted relate to the engineering plan revision requirements, prior to the issuance a Site Development Permit. Staff is including these conditions as part of the entitlement phase to provide additional clarity for the requirements. The right-of-way dedication and platting for these lots was also approved in 2000. Prior to the issuance of a site development permit, the engineering plans and required Letter of Credit will have to accommodate the mass grading requirements and any required off-site improvements, associated with that requirement. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

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

- c. Prior to the acceptance of the water main by the Village, the developer shall revise the engineering plans, perform all testing required by the Illinois Environmental Protection Agency (IEPA) for water mains, and submit the results to the IEPA and the Village. This shall include the following tasks, which shall be completed, prior to the issuance any building permits for the lots:
- i. Flushing of the existing main by a method that will prevent any possibility of back flow to the public water supply;
  - ii. Pressure testing of the current main by to 150 PSI for 2 hours;
  - iii. Investigation of existing water mains and the Architects corner fire hydrant to ensure functionality and cover requirements are met;
  - iv. Any repairs modifications, or replacements that may be needed for the water main;
  - v. Disinfection and sampling of the main, as per IEPA standards.
  - vi. If the previous developer installed water service, as part of the original work, the old service shall be abandoned at the water main. No unused copper whips shall be left.
3. Any home not constructed by the Petitioner or Midwest Lifestyle Homes shall require the review and approval of the Village Council.
4. Upon the issuance of a Certificate of Occupancy, each unit shall become a member of the existing Dunhaven Woods Homeowners Association. Revised Declarations may be required.
  5. A Public Improvement letter of credit in the amount of 115 % of the EEOC engineer's shall be submitted.
  6. Review fees in the amount of 1.5% of the EEOPC shall be submitted.
  7. A Planned Development letter of credit in the amount of \$70,000 shall be submitted.
  8. All residential elevations shall comply with the restrictions within the declaration of the Dunhaven Woods South Homeowner's Association and shall be constructed with at least 50% brick or stone. No vinyl or aluminum siding shall be permitted.
  9. The final landscaping and tree preservation plan shall be revised in a manner acceptable to the Village of Palatine.
  10. The Architects Corner Declarations shall be revised in a manner acceptable to the Village Attorney, including the language regarding requirements related to the mixture of exterior building materials. The declarations will also require the residents of Architect Corner are responsible for the
    11. The basketball court on the adjacent property at 1979 N. Northumberland Pass shall be modified to be a minimum of 2' from the south lot line of the property.
  12. The Planned Development shall comply with all of the R-2 Zoning District standards, not otherwise specified in this Ordinance.

13. All offsite grading and engineering work shall be broken out separately and temporary easements shall be obtained for all work on properties not part of the development. The costs for this work shall be identified, for each off-site lot and included in the EEOPC and required Letter of Credit. Soil borings and a soils engineer report are required.
14. The composition and the suitability of the fill placed for the cul-de-sac is unknown. Given the amount of fill that was placed, soil borings and a soils engineer's report is required. The street must be completed, prior to the issuance of any building permit.
15. Prior to the issuance of a site development permit, the engineering plans shall be revised as follows:
- a. Regarding the storm sewer: All curb inlet frames and grates shall be Neenah R-3278-AR with an "open curb box" or an approved equivalent. The curb box shall have an opening of 5 inches minimum and shall not be installed in a driveway apron.
  - b. Regarding the sanitary sewer: Any existing sanitary services currently on the public main shall be reused as best as possible or permanently capped at the main in a way that will ensure long term sealing against I & I. The sanitary main shall be flooded and CCTV inspection performed.
  - c. Regarding the water main:
    - i. No new tapping of the existing public water man shall be allowed until all the conditions above are completed and accepted.
    - ii. B-boxes are not lowed under a hard surface (sidewalk, driveways or aprons). They shall be place in a turf area that is accessible by village staff.
    - iii. Cover over all water mains shall be 5.5 feet minimum to the top of the pipe. If this cannot be held during the mass grading lowering of the water main shall be done to maintain proper cover over the water main.
16. The Engineers Estimate of Costs (EEOC) shall be revised as follows:
- a. To show a 48" catch basin in the engineering plans.
  - b. To add inlet protection for the proposed catch basin in the roadway or to add inlet protection for the proposed inlet at the corner of Northumberland and Falkirk.
  - c. To add site grading costs for each of the four private lots impacted by offsite grading and the required letter of credit.
  - d. To show the Village standard 2" surface course, as shown in the paving detail.
  - e. To show 12" compacted base course, as shown in the paving detail.
  - f. To show the Public street light is LED having a color temperature of 4000k.
- Mr. Vyverberg clarifies the line of credit stipulation that is mentioned in the conditions. He states that the petitioner would have to submit either a cash deposit, a letter of credit or a letter of credit from the bank for the offset grading costs that would be incurred.
- The developer would be required to address each lot, prepare specific engineering plans and show how the grading would be changed. They would need to have funds and a

line of credit to substantiate the work. These are the conditions recommended by staff.

Mr. Fedota asks for clarification on condition 11 and asks if the removal of the basketball court is the obligation of the petitioner.

Mr. Vyverberg states that the petitioner owns the property and is therefore responsible for the removal.

Chairman Dwyer asks if condition-16F street light is required.

Mr. Vyverberg states it is.

Chairman Dwyer questions condition 15 B - 1<sup>st</sup> sentence - what is I&I?

Petitioner states I=Infiltration

Mr. Friedman states Google shows I=Infill & I=Infiltration

Mr. Dwyer questions condition 10 and states that the requirements for the Home Owners Association should be clarified.

Mr. Vyverberg states it would be addressed to the Village Attorney

**Commissioner Dwyer made a motion to close the public hearing.**

**DISCUSSION:**

**Mr. Kolososki comments on the engineering issues that are involved**

**Mr. Noonan made a motion to accept case # 21-80 with the (16) Conditions - 2<sup>nd</sup> by Mr. Fedota; Unanimously approved.**

**Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Village Council on Monday, November 15<sup>th</sup>**

**Chairman Dwyer asks about the price range for these homes.**

**Mr. Morrison states that the starting price point would be \$799,000.00**

**Communication:**

Mr. Vyverberg states that Bell Tire was approved and building permits submitted Plan development for preliminary planned subdivision on Algonquin Rd for a warehouse distribution center located directly east of St. Michaels Cemetery and is 28 acres.

<b>RESULT:</b>	<b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Noonan, Plan Commissioner
<b>SECONDER:</b>	Stephen Fedota, Plan Commissioner
<b>AYES:</b>	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Minutes Acceptance: Minutes of Nov 2, 2021 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Nov 2, 2021 7:00 PM (Approval of Minutes)



## 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 MINUTES • MARCH 15, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

#### I. CALL TO ORDER

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

#### II. PUBLIC HEARING

- Final Planned Development, Final Plat of Subdivision, and Rezoning To Planned Development at 607, 613, and 623 (part of) E. Algonquin Road and 1825 (part of) S. Roselle Road - **Recommended to Approve**

- Case #22-08 - 607,613,623 E Algonquin Road and 1825 S Roselle Road

Notice was published in the Daily Herald on February 24, 2022 and mailed to the owners and occupants of the surrounding properties.

##### **Petitioner's Exhibits:**

- Final Engineering Plans
- Final Architectural Plans
- Final Landscaping Plans
- LPC Screening Berm Plans
- Final Plat of Subdivision
- Freestanding Sign Plan
- Petitioner Narrative - LPC Plan Commission Response
- Offsite Landscaping Plan College Hill Townhomes
- Offsite Landscaping and Fencing Plan - 522 Algonquin Rd
- Sidewalk Exhibit
- LPC Development Applications
- Public Notice

**Sworn in staff: Mr. Vyverberg**

**Sworn in Petitioner: Wil Freve - Logistics Property Co., LLC - Senior Vice**

Minutes Acceptance: Minutes of Mar 15, 2022 7:00 PM (Approval of Minutes)

## President - Midwest Region

Chairman Dwyer explains this is a Final Planned Development, which has been approved by the Village Council. The role of the Plan Commission today is to review the conditions that were approved by the Village Council and determine if the conditions have been met. It is not unusual that certain conditions will be continued.

Mr. Vyverberg explains that Preliminary Planned Development was approved by Village Council on December 13, 2021. He states he will be presenting final architectural plans, final engineering plans and will also address the conditions of the preliminary plan for the Final Planned Development. Mr. Vyverberg reviews final landscaping plans and explains the plans were modified and the evergreen trees were revised to 8' tall and the quantity increased from 38 to 87 in the zoning front yard along Algonquin Road. This change was a component of the Village Council approval. He explains that the Planned Development would require adherence to the landscaping plan in perpetuity, so that any trees that die or need to be replaced will need to maintain the approved count. He states that landscaping plan was revised after the initial public hearing on the north side of the property and provided additional screening.

The plans also built up the berm for additional noise and aesthetic screening. He explains the grade differential and states they were able to achieve a 12' grade differential for the berm, where the truck docks are located. This will provide as much screening as possible for headlight and noise protections. He presents a view of the angled screening walls that will flank the right in and right out access along Algonquin Road. He explains the walls are 10' to 11' tall and will help to provide additional screening and noise mitigation.

Mr. Vyverberg gives a summary of Preliminary Planned Development Conditions and statuses. He explains that these are part of the original approval by the Village Council. Final Engineering plans have been modified and have been conditionally accepted by the Village Engineer. He summarizes the conditions and provides updates as to their status. States that the review fees and all conditions have been approved by the village council and engineer. He states that the petitioner did reevaluate and relocate the right in and right out further to the east to focus on the parking lot north of the subject property and have provided a buffer plan for the 522 building that is directly north. Petitioner is also proposing to install a 6' fence along the length of the property, approximately 352' along with additional landscaping. Requirements set by Village Council as part of the Preliminary Planned Development were to make contact with organizations and discuss offsite screening plans. Mr. Vyverberg states that the berm plans, landscaping plans and the fencing plans submitted would seem to satisfy the requirements. Mr. Vyverberg continues to review the conditions and statuses.

Mr. Freve of Logistics Property Co (LPC) states that LPC has provided additional screening and buffering for the residential properties to the north and has maxed out the berm at the front of the property facing Algonquin Road. The plans provide a double row of evergreens and within a couple of years this will provide

a solid wall of landscaping along with the screen walls. He states that an agreement has been made with the 522 Home Owner Association and LPC will make a contribution to their own screening efforts.

Attorney Eliot Schencker states he represents the 600 E. Homeowners Association and confirms that all differences have been resolved and have no objections to the Planned Development.

Sylvia Folage - College Hill Resident - states her concerns about the Planned Development project.

Jan Elbert 2620 College Hill - States her concerns about the Planned Development project. Main concern is number of docks and truck traffic.

Mr. Vyverberg states that full capacity would be at 60 truck docs. Weather they build the 60 trucks at this time is not known but any alterations to add additional docks to the final plan would require approval.

Mr. Freve explains the trip study and traffic study would not have to be redone if additional docks were added.

Ms. Elberts asks if the traffic study included the surrounding area.

Chairman Dwyer explains that the study looks at the current condition. It does not take into account future development.

Michele Curran - College Drive states she is in favor of economic growth but has concerns about the project and heavy traffic.

Fagidna Xhemali - College Drive - Asks about legal restrictions and if this can be reviewed.

Chairman Dwyer states this has been approved by the Village Council. There are no further reviews.

Ms. Xhemali further discusses and talks about traffic and complaints from Nation Pizza site.

Mr. Nate Smith - College Hill Circle - Ask if this is legally approved. He discusses the in and out specifications and the truck lighting that the 522 building will incur.

Mr. Vyverberg explains the access plan that was presented.

Mr. Freve also provides explanation to the access plan and states that they worked to provide a happy medium and provide the best location. He also states they met with the Home Owners Association on the landscaping plan for that area and offered a contribution to the HOA for landscaping and screening.

Ms. Folage again states that the property is within the Village of Schaumburg and Schaumburg does not allow fences which could provide additional screening.

Ms. Kara Smith - College Hill Circle - States her concerns about truck traffic at night.

Mr. Nate Smith questions who final approves the stipulations/conditions.

Chairman Dwyer explains it is up to the Village to determine if the conditions have been met.

Ms. Kara Smith reiterates her concerns about the headlight issue and truck traffic.

Mr. Freve talks through the truck traffic study and states that the comment regarding 200 trucks at night represents the worst case scenario and is conservative by nature for planning purposes. This number is likely a gross exaggeration and theorizes that most traffic would be during normal business

hours. He also states that most homes are a distance of over 250'. The intensity of the truck lights would be significantly less at this distance than if you were directly across the street.

Chairman Dwyer states Village of Palatine is working to appease the residents and address their concerns.

Moves to Staff Recommendations.

### **Staff Recommendation:**

The Plan Commission initially reviewed and recommended the Preliminary Planned Development in November 2021 and the Village Council approved, subject to several conditions. Staff believes that the Final Planned Development significantly conforms to the Preliminary Planned Development. The final resolution to any off-site screening will ultimately be a policy matter for the Village Council to review.

The 522 property is located across Algonquin Road from the LPC property. With the proposed LPC building setback (70 feet at its closest point) and the Algonquin Road/State Route 62 ROW (100 feet), there is 170 feet of separation from the 522 building. Additionally, the 522 building appears to be set back approximately 40 additional feet, for a total separation of 210 feet.

The proposed landscaping and screening enhancements should address the concerns raised through the initial review. While the College Hill property is located to the northeast across Algonquin Road from the LPC property, it is directly across from Nation Pizza. As the right-in/right-out was moved 65 feet to the east, the berming, increased landscaping, screening walls, and proposed landscaping plantings on the College Hill property should address these concerns.

Staff again notes that the Nation Pizza property directly east of the Subject Property also maintains a manufacturing zoning designation in the Village of Schaumburg.

Therefore, Staff recommends approval of the Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the engineering plans by Jacob and Heffner Associates, dated February 28, 2022, the architectural plans by Architects Plus, last revised February 7, 2022, the landscaping plans by Gary Weber Associates, dated January 21, 2022, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **Uses and signage shall be governed by the Manufacturing district use lists in the Village of Palatine Zoning Ordinance (note - this includes all of the required performance standards). Sign plans shall follow the Manufacturing district sign regulations.**
3. **As a component of the Final Planned Development, a Planned Development**

letter of credit in an amount acceptable to the Village Council shall be submitted in a manner acceptable to the Director of Planning and Zoning.

4. The final landscaping/screening plan along the northern and eastern property lines (proximate to the truck docks) shall be revised in a manner acceptable to the Director of Planning and Zoning, to reduce any noise impact from trucks traffic and headlight sweeps. As part of these revisions, the front yard landscaped area north of the building, should provide an additional berm, to further provide additional landscaping and screening. The use of an additional screening could also be a component of the revisions on the northeast and eastern sides of the property. These revisions should also evaluate the potential to include additional landscaping/screening for the residential properties on the north side of Algonquin Road. This evaluation and any proposed changes to the landscaping and screening plans should be submitted for Village review, as part of the Final Planned Development application process, with the Petitioner being responsible for those costs associated with any Village-Petitioner agreed upon landscaping costs to further screen the residential properties on the north side of Algonquin Road.
5. The final photometric and lighting plan shall be revised in a manner acceptable to the Village Engineer. Light shields shall be required for all lights proximate to residential properties, at the determination of the Village Engineer. The use of pole mounted fixtures should also be evaluated on the north side of the property to ensure the appropriate cut-off from any additional light spillage.
6. The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
7. Cross access easements, declarations and a Reciprocal Easement Agreement for the entire property governing the maintenance of access points, stormwater areas and any other common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer as part of the Final Planned Development application process.
8. The final dumpster locations and required screening materials shall be submitted in compliance with Village Code, pursuant to Sec. 6-42.2  
Screening: (a)

Trash containers and outdoor storage areas shall be screened from public streets, pedestrian areas, and neighboring properties. The screens should be designed to be compatible with the architectural character of the development. Trash screens shall also meet the

requirements of Chapter 12 of this code. These screens shall be constructed of durable materials similar to those of the building and shall have solid (opaque) walls and doors, as part of the Final Planned Development application process. The final locations could also require the submission of a revised auto-turn, in a manner acceptable to the Director of Fire Prevention.

**9. All rooftop equipment shall be screened in compliance with Code:**

*(b) Roof-top equipment screening: 1. New Construction. All mechanical equipment and other similar devices located on any roof shall be visually and acoustically screened on all sides. Design and detail of such screening on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form, and detailing to achieve harmony and continuity of design with the major portions of the building.*

**10. As a condition of the Final Planned Development and pursuant to the project narrative, the Petitioner shall submit the proposed business and operations' plans (identified tenants) for Staff review for compliance with the manufacturing use list and standards.**

**For the Final Plat of Subdivision:**

1. The Final Engineering plans shall substantially conform to the Jacob and Hefner Associates engineering plans, last revised February 28, 2022, except as such plan shall be changed to conform with Village Codes and Ordinances and in a manner acceptable to the Village Engineer.
2. The Final Plat of Subdivision shall be submitted on a Mylar, with all required signatures.
3. Recording fees in an amount of \$600 shall be submitted.
4. The Final Plan Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
5. A Public Improvement Letter of Credit shall be submitted to insure the completion of all public improvements, as defined within the Village Code, for an amount of 115% of the approved EEOC, along with a cash bond of 10% for the required one-year maintenance period in a manner acceptable to the Village Engineer.
6. The EEOC shall be revised in a manner acceptable to the Village Engineer.
7. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
8. The cross access easement, declarations, and reciprocal easement agreement regarding the maintenance of the access points, stormwater areas, or any other required common areas shall be submitted in a manner acceptable to the Village Attorney and Village Engineer.
9. All extra-agency permits (e.g. IDOT, MWRD, etc.) shall be submitted in a manner acceptable to the Village Engineer.

**Deliberations:**

Mr. Kolososki asks about truck traffic at night and asks where trucks would exit and if after hours trucks could be directed to use a particular access point.

Mr. Vyverberg states that the traffic impact study had an actual distribution of where trucks would be existing site based on east bound and west bound destinations. If the project is approved, constructed and occupied and they are made aware of circumstances where there was substantial impact of headlight glare, they would make contact with the petitioner.

Mr. Kolosoki also states that the petitioner did a good job on the revisions to the landscaping plan adding the berming, screening, and trees.

Chairman Dwyer agrees and states that they more than doubled the amount of trees.

This item will be reviewed by the Village Council Monday 4/11/22

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

Unanimously approved.

**DISCUSSION:**

November March minutes have been revised and will be added to the 4/5/22 meeting agenda.

For the April 5, 2022 meeting, there will be 4-Lot Residential Subdivision at the intersection of Dundee Road & Haven in unincorporated Cook County. Petition to annex and proposed preliminary plat of subdivision.

Carraig Subdivision has been reviewed and approved by the Village, with an agreement to demolish the home by August 31, 2022.

<b>RESULT:</b>	<b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Noonan, Plan Commissioner
<b>SECONDER:</b>	Robert Kolososki, Plan Commissioner
<b>AYES:</b>	Dwyer, Noonan, Williams, Bettenhausen, Kolososki
<b>ABSENT:</b>	Friedman, Fedota

Minutes Acceptance: Minutes of Mar 15, 2022 7:00 PM (Approval of Minutes)

**III. APPROVAL OF MINUTES**

- 1. Plan Commission - Regular Meeting - Mar 1, 2022 7:00 PM - **Accepted as Amended**

<b>RESULT:</b>	<b>ACCEPTED AS AMENDED [4 TO 0]</b>
<b>MOVER:</b>	Robert Kolososki, Plan Commissioner
<b>SECONDER:</b>	Rodney Bettenhausen, Plan Commissioner
<b>AYES:</b>	Dwyer, Williams, Bettenhausen, Kolososki
<b>ABSTAIN:</b>	Noonan
<b>ABSENT:</b>	Friedman, Fedota

Minutes Acceptance: Minutes of Mar 15, 2022 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 15, 2022 7:00 PM (Approval of Minutes)