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 ● MARCH 15, 2022

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

I. CALL TO ORDER

II. PUBLIC HEARING

1. 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

III. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Mar 1, 2022 7:00 PM

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/15/22 07:00 PM

CASE STAFF STATEMENT (ID # 7423)

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

CASE NUMBER: 22-08

PETITIONER: Logistics Property Company LLC - <https://logisticspropco.com/>

LOCATION: 607, 613, and (part of) 623 E. Algonquin Road and (part of) 1825 S. Roselle Road

PROPOSAL: Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development to allow for the development of a 367,696 square foot warehouse/distribution/light manufacturing building, with an associated parking lot and truck docks (36 initially proposed and 24 potential additional future docks) on the east side of the building.

ZONING AND LAND USE:
The Subject Property is 28.55-acres and is currently zoned R-1. It is presently vacant and unimproved. Its underlying zoning dates to its annexation from unincorporated Cook County, which is the zoning designation for all properties upon annexation. The Petition received Preliminary Planned Development approval in December 2021.

SURROUNDING CONDITIONS:

North:	522 E. Algonquin Road - 3-story condominium building - zoned R-6 Planned Development - Village of Schaumburg (note the College Hill townhomes - east of 522 are also zoned R-6 Planned Development)
South:	Archdiocese of Chicago and MWRD wetlands; R-1 from annexation
East:	Nation Pizza and Foods - zoned M-1 - Manufacturing - Village of Schaumburg
West:	St. Michael The Archangel Catholic Cemetery and Mausoleum - Village of Palatine - R-1 from annexation

COMPREHENSIVE PLAN:

The Subject Property was annexed into the Village in September 2020. As the property was not part of the Village previously, it was not a component of the Comprehensive Plan. With the approval of the Preliminary Planned Development, the initial site plan for the approximately 367,000 square foot warehouse/distribution light/manufacturing use was conditionally approved.

BACKGROUND:

The Village Council conditionally approved the Preliminary Planned Development and Preliminary Plat of Subdivision for the LPC property on Algonquin Road on December 13, 2021. Since that time, the Petitioner has complete the Final Engineering,

architectural, and landscaping plans and is therefore requesting the following:

Final Planned Development;

Final Plat of Subdivision; and

Rezoning to Planned Development.

ANALYSIS:

- The Preliminary Planned Development approval included both plan changes and conditional recommendations, subsequent to the initial Public Hearing, including the following:
    - The eastern exit (right-out/right in) was relocated 65 feet to the east. The approach angle was also rotated several degrees clockwise. The changes were made to direct any headlights away from the residential buildings and into the parking lot.
    - The landscape plans were to be revised to include 8-foot tall evergreen trees, within 200 feet of the Algonquin Road and will also increase the number of front yard evergreens by 50%. This adds numerous evergreen trees, in addition to the other landscaping and contemplated berming.
    - The Petitioner also provided examples of 12-foot screening walls used at other LPC properties to reduce noise impact and screen the residential properties. The examples provided would add additional sound reduction and are of the same architectural material as the building walls. This could be further evaluated through the Final Planned Development review process.
- The architectural plans were also updated to include additional glazing at the hard corners of the building and a “cleaner” elevation from the initial plans. The bulk requirements and limitations are in line with the Preliminary approval.
- The following lists the Preliminary Planned Development conditions and statuses:

1. **The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer, including the following:**

    a. **All watermain, regardless of pipe material shall have a #10 tracing wire taped or tied to the top of the pipe and a whip end brought to the surface at all valve vaults and fire hydrants.**
    b. **MWRD/WMO permit - as discharge is shown into an MWRD easement, this shall be clearly identified in the WMO permit and indicated on the plans.**

    Completed.
2. **An Engineer's Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.**

    Completed. The Final Planned Development Condition will require that the engineering plans/EEOPC shall be revised in a manner acceptable to the Village Engineer.

3. **Uses 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.**

    This will remain a condition of the Final Planned Development to govern all future uses of the property. The submitted monument freestanding sign plans also conform to the manufacturing district sign regulations.

4. **Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**

    This will remain a condition of the Final Planned Development and would incorporate any relevant changes to the EEOPC.

5. **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.**

    This is a Code requirement and would remain a condition of the Final Planned Development.

6. **The final landscape plan and screening plans shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional landscaping to screen the truck activities. All evergreen trees**

within 200 feet of the Algonquin Road property line shall be installed at a minimum height of 8 feet. The number evergreen trees located within the front yard, per the Gary R. Weber and Associates landscaping plans, shall be increased by 50%.

Completed. The plans were revised accordingly and all of the evergreens on the north side of the building were upsized to 8 feet. Additionally, the number of evergreens were increased to 87, from the originally proposed 38 (6-foot) evergreens. The landscaping plan will remain a condition of Final Planned Development.

7. **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. <u>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.</u>**

Partially complete and ongoing. In addition to increasing the height and number of evergreens in front of the building, the engineering plans increased the berm along Algonquin Road up to 12 feet in height. The engineering plans also include screening walls to be of a precast material and color of the warehouse building. The truck docks are now approximately 13 feet below the berm.
Per the Preliminary Planned Development, Staff provided the HOA contact information for the 522 E. Algonquin Road condominiums and the College Hill townhomes. The developer engaged both HOAs in early January 2022 and continues to discuss the added screening. For the 522 property, the developer presented a concept plan with a solid 6-fence (352 linear feet along Algonquin Road directly north of the Subject Property) and landscaping. The developer is proposing a payment for the HOA to complete this improvements.

For the College Hill property (specifically 2547-49 building), the developer submitted a landscaping plan to install additional arbor vitaes at the corner of College Hill and Algonquin Road. The developer is proposing a payment for the HOA to complete this improvement.

With the increases in evergreen height/quantity, the berm expansion along Algonquin Road, and the placement of the screening walls framing the truck drives and access points, Staff believes that the Petitioner has addressed the improvements that could be accomplished, per this condition.

8. **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.**

Ongoing. This will remain a condition of the Final Planned Development

and is consistent with the Midwest Industrial Funds Final Planned Development approval. The Petitioners submitted a site lighting narrative and concur with the installation of light poles (direct down) along the Algonquin Road frontage to restrict light spill adjacent to the residential properties.

9. **MWRD/WMO, IEPA water permit, and NPDES (National Pollutant Discharge Elimination System) shall be submitted in a manner acceptable to the Village Engineer.**
   Ongoing. This will remain a condition of Final Planned Development requiring that all extra-agency permits are submitted in a manner acceptable to the Village Engineer.
13. **The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.**

    Ongoing. This will remain a condition of Final Planned Development and would be reviewed as part of the building permit process.
15. **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.**

    Ongoing. This will remain a condition of Final Planned Development and would be reviewed as part of the building permit process.

16. **The monotony code shall apply to all building elevations:**
    Sec. 6-42.1 Exterior Building Design: When rear and side elevations are visible from public streets or neighboring properties, exterior building design and detail 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.
    Complete. The Petitioners are aware of this requirement and the submitted architectural plans address this condition.
18. **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.

Ongoing. This will remain a condition of Final Planned Development, as the final tenants have not been identified. This is consistent with the Midwest Industrial Funds Final Planned Development.

19. **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.

Ongoing. This will remain a condition of Final Planned Development, as the final tenants have not been identified. This is consistent with the Midwest Industrial Funds Final Planned Development.

20. **All of the loading docks shall utilize a dock seal mounting to the exterior of the building, in a manner acceptable to the Community Development Director. The dock seals would then allow for the trailers to connect and provide interior loading and unloading activities and thereby reduce exterior noises.**

Complete. The Petitioner's narrative confirms that the loading docks will contain dock seals and all loading and unloading will occur from the interior.

21. **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.**

Ongoing. This will remain a condition of Final Planned Development, as the final tenants have not been identified.

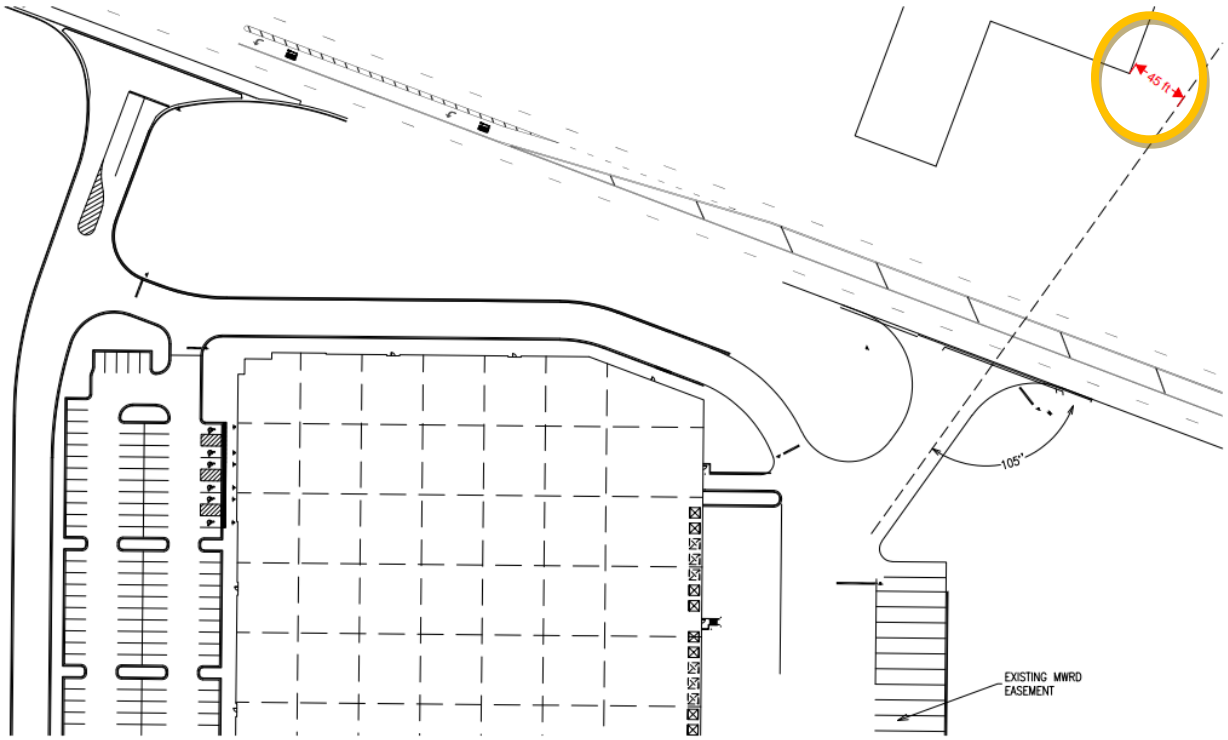
22. **The final engineering plans should evaluate the potential to complete a sidewalk connection on the north side of Algonquin Road to further provide connectivity to Harper College and the existing Palatine Trail system, in lieu of the full extension of the sidewalk on the north side of the Subject Property. If the sidewalk extension on the north side of Algonquin Road is determined to be feasible, the Village would pursue any required**

permits and property owner approvals and the Petitioner would contribute the proportional costs to complete that extension, based upon the finally accepted Engineers Estimate of Probable Cost to install the sidewalk on the Subject Property.

Complete. The Petitioner submitted an engineering plan demonstrating this potential connection, but also noted that the connection is within a drainage swale and would require the permitted of a culver through MRWD, and the Villages of Palatine and Schaumburg. The final engineering plans include a sidewalk along the Algonquin Road frontage.

23. **Based upon the amended site plan by Jacob & Hefner, dated December 2, 2021, the final site plan shall be revised in an manner acceptable to the Village, with regard to the final location of the right-in, right-out access on the east side of the property, in order to provide noise and headlight screening for the residential properties on the north side of Algonquin Road.**

Complete. As noted, the Petitioner relocated the eastern exit (right-out/right in) 65 feet to the east. The approach angle was also rotated several degrees clockwise. These changes will direct the headlights away from the 522 E. Algonquin Road building and into the parking lot.



RECOMMENDATIONS:

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.**

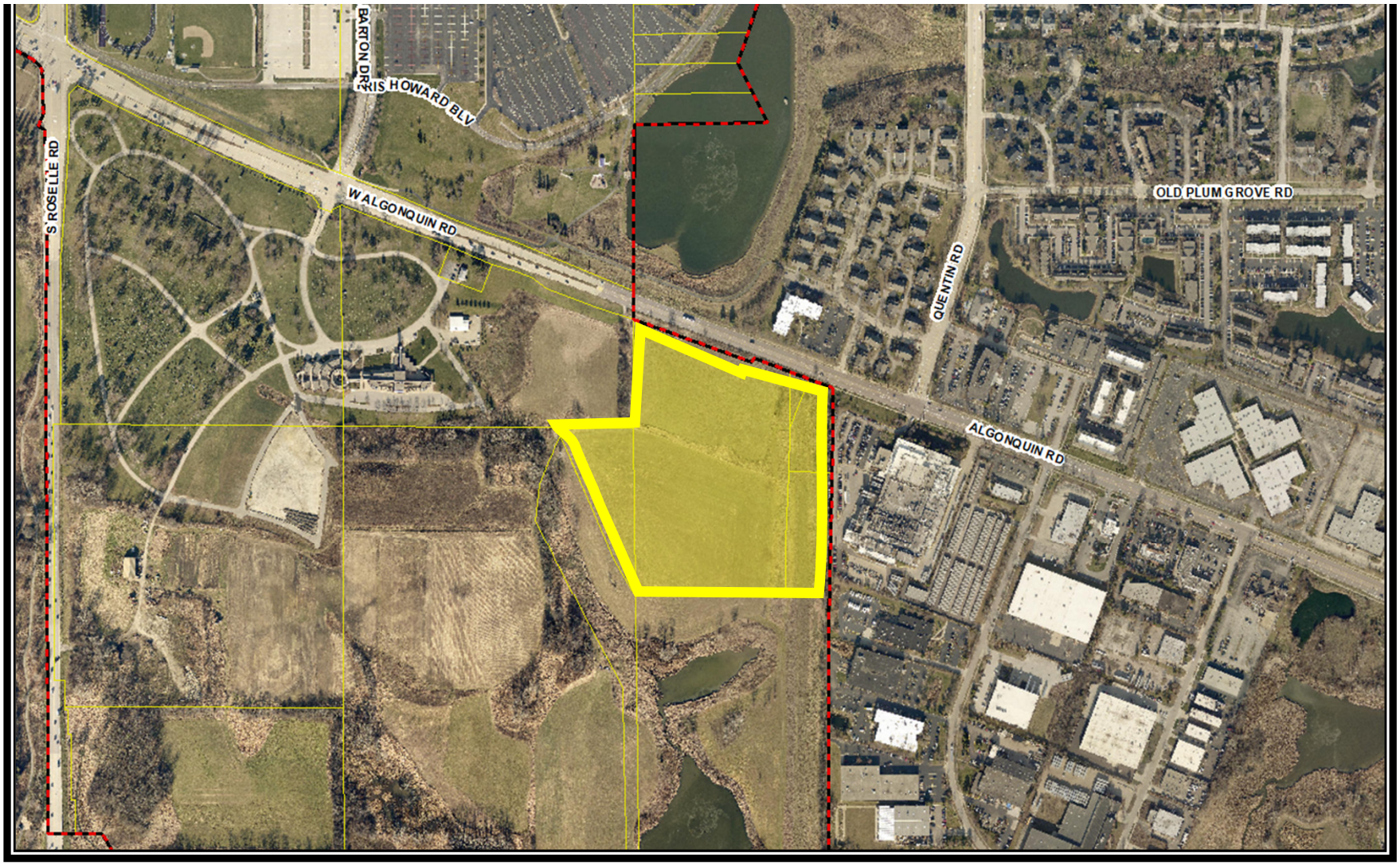
4. **The Final Plan Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**
5. **A Public Improvement Letter of Credit shall be submitted to insure the completion of all public improvements, as defined within the Village 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 EEOPC 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.**

ATTACHMENTS:

- Aerial Map
- Revised Final Engineering Plan Set-220228 (1)
- Preliminary and Final ARCH rendering
- Final ARCH LPC - Palatine_Arch_020722
- Palatine_Site A_Final Site Plan_011422
- Final Landscaping plan
- LPC_Screen Berm_02-21-2022
- LPC Monument Sign Detail_02-23-2022
- LPC Monument Sign Plan View_03-07-2022
- LPC Palatine I Plat of Subdivision (1)
- LPC Sidewalk Exhibit_01-06-2022
- Petitioner Narrative - 2022-03-07_LPC Response for Plan Commission_Palatine
- Off-site screening proposal and plan - 522 Algonquin Rd Condominiums (3-story condiminium building directly north of the Subject Property)
- Off-site screening proposal and plan - College Hill landscaping concept plan
- Drvieway Sketch Option 3
- LPC - Palatine - Final ALTA Survey - 01-18-22
- Village of Palatine Final PD SUB REZ Applications
- Public Notice

607, 613, 623 E. Algonquin Road & 1825 S. Roselle Road.



Attachment: Aerial Map (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

SITE IMPROVEMENT PLANS

FOR

623 E. ALGONQUIN ROAD

PALATINE, ILLINOIS

LOGISTICS PROPERTY COMPANY

F076a
623 E. ALGONQUIN ROAD
2/28/2022

LOGISTICS PROPERTY CO

LEGEND

PROPOSED	DESCRIPTION	EXISTING
C C	STORM SEWER	C C
8W	WATER MAIN (WITH SIZE)	W
	SANITARY SEWER	
	FORCE MAIN	
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
T	UNDERGROUND TELEPHONE	T
G	UNDERGROUND GAS	G
700	CONTOUR	700
HWL/NWL	HIGH/NORMAL WATER LEVEL	
XX	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	REVERSE PITCH CURB	
X	FENCE LINE	X
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
T	TRANSFORMER	T
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
700.50	SPOT GRADE	701.30
FF	FINISHED FLOOR	
TF	TOP OF FOUNDATION	
G	GROUND	
EP	EDGE OF PAVEMENT	
BC	BACK/TOP OF CURB	
W	TOP OF SIDEWALK	
TW	TOP OF RETAINING WALL	
BW	BOTTOM OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
I=	INVERT FOR SEWERS	

WARNING

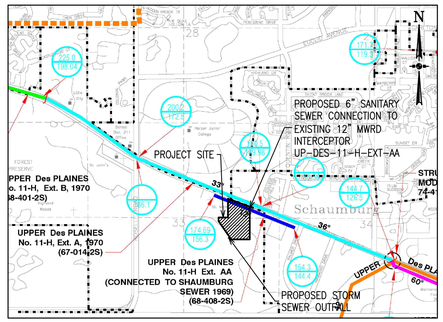
CALL JULIE (TOLL FREE) 1-800-892-0123

CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

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

Municipality: PALATINE
County: COOK
Section: 33
Township: 42N
Range: 10E



LOCATION AND MWRD SEWER ROUTING MAP

1" = 2,000'

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER 'TOPOGRAPHIC SURVEY,' DATED JUNE 24, 2014 AS PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BENCHMARK AND LOCATIONS:

ELEVATIONS ARE BASED ON THE VILLAGE OF SCHAUMBURG VERTICAL DATUM (NGVD).

REFERENCE BENCHMARKS:

BENCHMARK 1 – STATION NAME: VILLAGE OF SCHAUMBURG STATION 2008 – MONUMENT IS A 2" ALUMINUM CAP SET IN 6" X 36" CONCRETE FILLED PVC PIPE, MARKED '2008'. MONUMENT IS LOCATED ON THE EASTERLY SIDE OF HAMMOND DRIVE, APPROXIMATELY 270 FEET SOUTHWESTERLY OF ALGONQUIN ROAD.

ELEVATION=733.54

BENCHMARK 2 – STATION NAME: VILLAGE OF SCHAUMBURG STATION 1002 – MONUMENT IS A 2" ALUMINUM CAP GROUTED IN CONCRETE, MARKED '1002'. MONUMENT IS LOCATED IN THE CENTER MEDIAN OF QUENTIN ROAD, APPROXIMATELY 0.2 MILES NORTHEASTERLY OF ALGONQUIN ROAD.

ELEVATION=736.13

SITE BENCHMARKS:

BENCHMARK NO. 1 CUT CROSS IN EASTERN END OF CONCRETE MEDIAN IN ALGONQUIN ROAD APPROXIMATELY 1550 FEET NORTHWESTERLY OF QUENTIN ROAD. CUR CROSS IS IN CONCRETE AND 1 FOOT SOUTHEASTERLY OF THE EDGE OF GRASS IN THE MEDIAN.

ELEVATION=755.69

BENCHMARK NO. 2 CUT SQUARE IN NORTHWEST CORNER OF CONCRETE TRAFFIC SIGNAL VAULT LOCATED AT THE SOUTHEASTERN CORNER OF ALGONQUIN ROAD AND QUENTIN ROAD.

ELEVATION=739.51

NO.	DESCRIPTION	DATE
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21
	REVISIONS	

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3.0–C3.4	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0–C4.4	DIMENSIONAL CONTROL AND PAVING PLAN
C5.0–C5.4	GRADING PLAN
C6.0–C6.4	UTILITY PLAN
C7.0–C7.4	EROSION CONTROL PLAN
C8.0–C8.1	STORMWATER POLLUTION PREVENTION PLAN
C9.0–C9.4	DETAILS
C10	GENERAL NOTES AND SPECIFICATIONS
C11	MWRD GENERAL NOTES AND SPECIFICATIONS
C12	MWRD DRAINAGE EXHIBIT

CONTACTS

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: RYAN J. BLOCKER, P.E.
RBLOCKER@JACOBANDHEFNER.COM
(630) 652-4630

DEVELOPER
LOGISTICS PROPERTY COMPANY
ONE NORTH WACKER DRIVE, SUITE 1925
CHICAGO, IL, 60606
CONTACT: WIL FREVE
WFREVE@LOGISTICSPROPCO.COM
(630) 452-9516

LANDSCAPE ARCHITECT
GARY R. WEBER ASSOCIATES, INC.
402 WEST LIBERTY DRIVE
WHEATON, IL 60187
CONTACT: GAGE BERGER, P.L.A.
GBERGER@GRWAINC.COM
(630) 668-7197

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: TIM WOLFE, P.L.S.
TWOLFE@JACOBANDHEFNER.COM
(630) 652-4664

ARCHITECT
ARCHITECTS PLUS DESIGN STUDIO
1320 NELSON CIRCLE
WHEATON, ILLINOIS, 60189
CONTACT: JOHN WHITE
JWHITE@ARCHITECTSPLUSDESIGN.COM
(847) 624-4425

DRAINAGE CERTIFICATE

I, RYAN J. BLOCKER, HEREBY CERTIFY THAT ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THIS DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES.

Ryan J. Blocker — 2/28/22
ENGINEER — DATE
RYAN J. BLOCKER
RBLOCKER@JACOBANDHEFNER.COM

ILLINOIS REGISTRATION NO. 062-060791
EXPIRES 11/30/2023

ENGINEER ONLY CERTIFIES SHEETS: C1-C12

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION"

LICENSED PROFESSIONAL ENGINEER — RYAN J. BLOCKER 062-060791 — OF ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

SEE ROADWAY IMPROVEMENT PLANS FOR ALGONQUIN ROAD FOR ALL PROPOSED WORK WITHIN ALGONQUIN ROAD ROW

ALGONQUIN ROAD

EXISTING ROW

COLLEGE DRIVE

DETENTION POND
HWL=746.00'
NWL=741.00'
BOTTOM=740.00'
DETENTION REQUIRED=9.18 AC-FT
DETENTION PROVIDED=10.55 AC-FT
VOLUME CONTROL REQUIRED=1.43 AC-FT
VOLUME CONTROL PROVIDED=1.76 AC-FT

PROPOSED BUILDING
367,696 SF
FFE=754.50
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT

SHEET CX.1
SHEET CX.3
SHEET CX.2
SHEET CX.4

N

GRAPHIC SCALE 1"= 80'
0 40' 80' 160'

PAVEMENT HATCH LEGEND:

- DUCTLECRETE CONCRETE PAVEMENT
- HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ALGONQUIN ROAD ASPHALT PAVEMENT
- ALGONQUIN ROAD CONCRETE PAVEMENT

SITE DATA TABLE:

PROPERTY AREA:	28.55 ACRES
DEVELOPMENT AREA:	25.15 ACRES
PROPOSED BUILDING AREA:	367,696 SQ. FT.
EXISTING ZONING:	COOK COUNTY RESIDENTIAL
PROPOSED ZONING:	M-MANUFACTURING
INTENDED USE:	OFFICE/WAREHOUSE
TOTAL CAR PARKING:	363 STALLS
STANDARD PARKING:	351 STALLS
HANDICAP ACCESSIBLE PARKING:	12 STALLS
TOTAL TRAILER PARKING:	70 STALLS
TRUCK DOCKS:	60 DOCKS
PROPOSED DOCKS:	36 DOCKS
FUTURE DOCKS:	24 DOCKS
DRIVE-IN DOORS:	2 DRIVE-IN DOORS

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

OVERALL SITE PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F076a

1" = 80'

C2

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SEE ROADWAY IMPROVEMENT PLANS FOR ALGONQUIN ROAD FOR ALL PROPOSED WORK WITHIN ALGONQUIN ROAD ROW

ALGONQUIN ROAD

EXISTING ROW

COLLEGE DRIVE

N89°21'52"W 378.60'

N73°28'24"W 484.

S00°33'31"W 516.20'

S20°38'01"W 18.04'

S00°33'37"W 70.67'

N89°26'29"W 364.14'

S89°37'00"E 926.96'

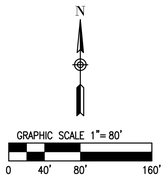
100 Year Easement Grant to The Metropolitan Sanitary District of Greater Chicago per Doc. 26075403 PARCEL 1A

100 YEAR BASE FLOODPLAIN ELEVATION

EX. BUILDING

SHEET C3.1
SHEET C3.3

SHEET C3.2
SHEET C3.4



DEMOLITION HATCH LEGEND

EXISTING TREE TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT J.U.L.I.E (1-800-832-0123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND CONTINUOUSLY MAINTAINED THROUGHOUT ALL CONSTRUCTION UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE ANY DISCONNECTION OR REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
12. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS WITH THE PROJECT LANDSCAPE PLANS.
13. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. SEE GENERAL NOTES AND SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

623 E. ALGONQUIN ROAD
LOGISTICS PROPERTY COMPANY
PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F076a
1" = 80'
C3.0

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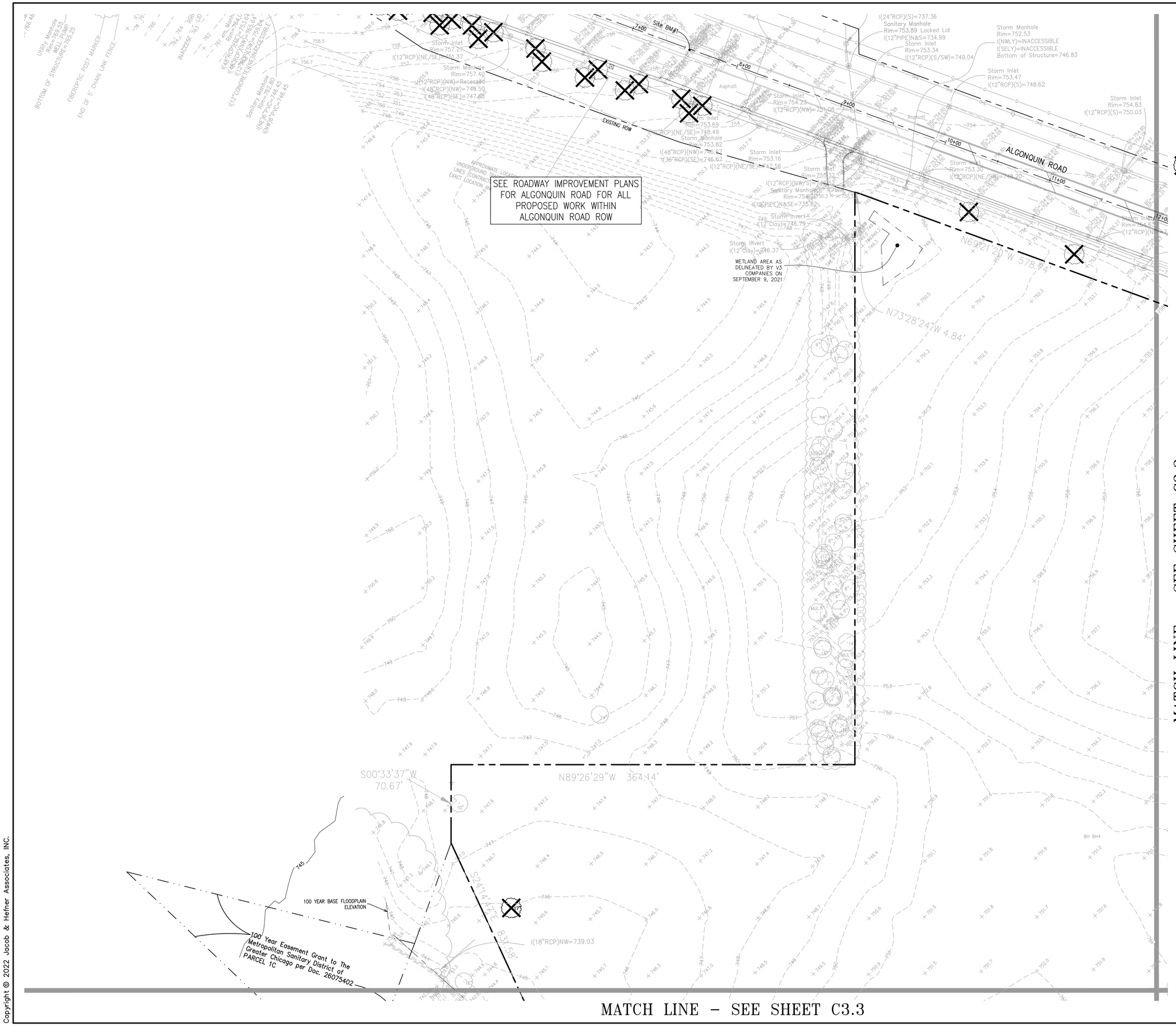
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

DEMOLITION HATCH LEGEND

EXISTING TREE TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

EXISTING CONDITIONS AND DEMOLITION PLAN

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C3.1

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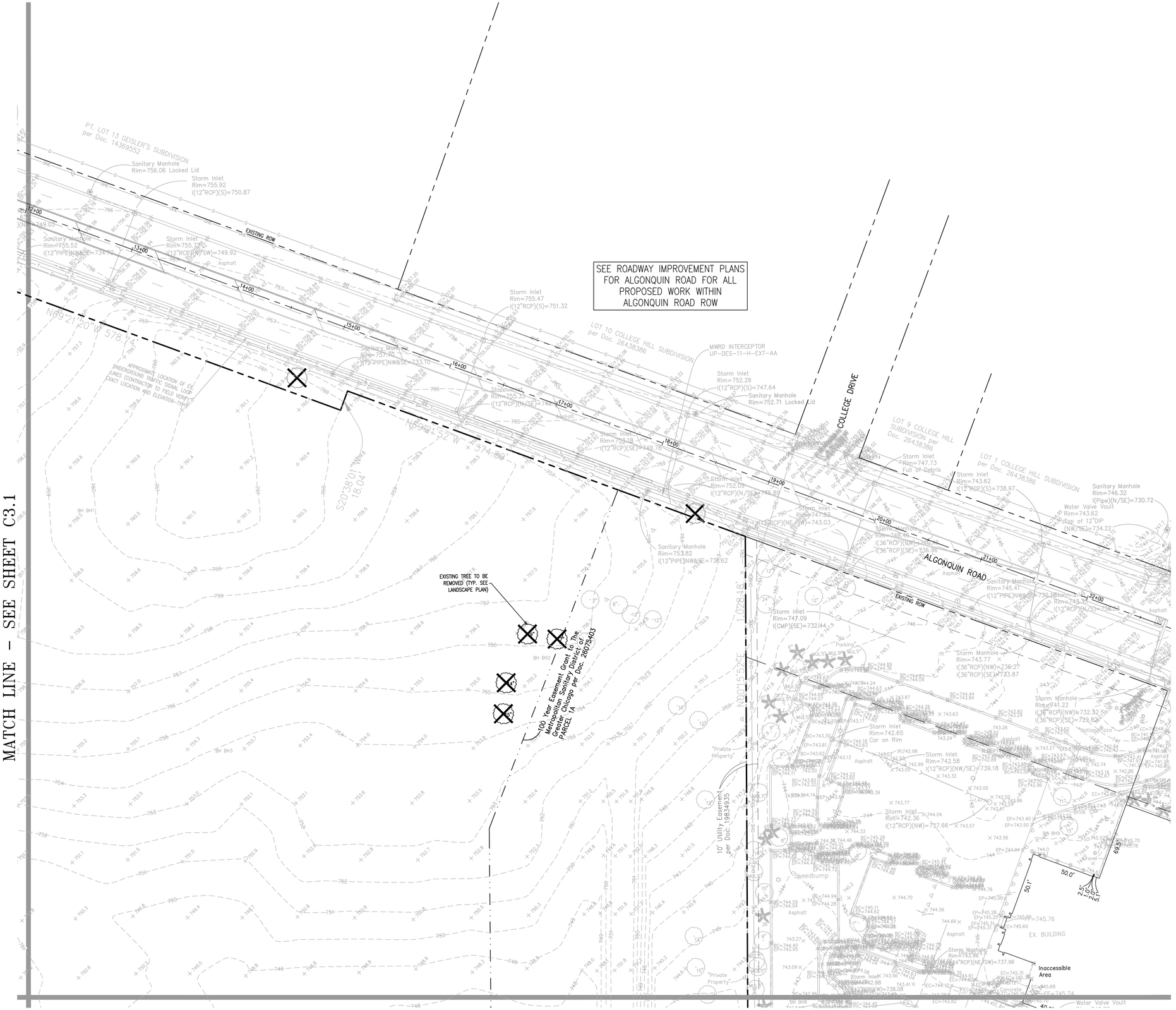
MATCH LINE - SEE SHEET C3.1



MATCH LINE - SEE SHEET C3.4

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

DEMOLITION HATCH LEGEND

EXISTING TREE TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

EXISTING CONDITIONS AND DEMOLITION PLAN

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1" = 40'

C3.2

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MATCH LINE - SEE SHEET C3.1

MATCH LINE - SEE SHEET C3.4

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

DEMOLITION HATCH LEGEND

EXISTING TREE TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES

100 YEAR BASE FLOODPLAIN ELEVATION

100 Year Easement Grant to The Metropolitan Sanitary District of Greater Chicago per Doc. 26075403 PARCEL 1A

EDGE OF WATER

ADJOINER: THE CATHODIC BISHOP OF CHICAGO

PAIN: 02-33-400-005

TREELINE

S89°33'00"E 926.96'

100 Year Easement Grant
Metropolitan Sanitary Dist
Greater Chicago per Doc.
PARCEL 1A

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

EXISTING CONDITIONS AND DEMOLITION PLAN

623 E. ALGONQUIN ROAD

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C3.3

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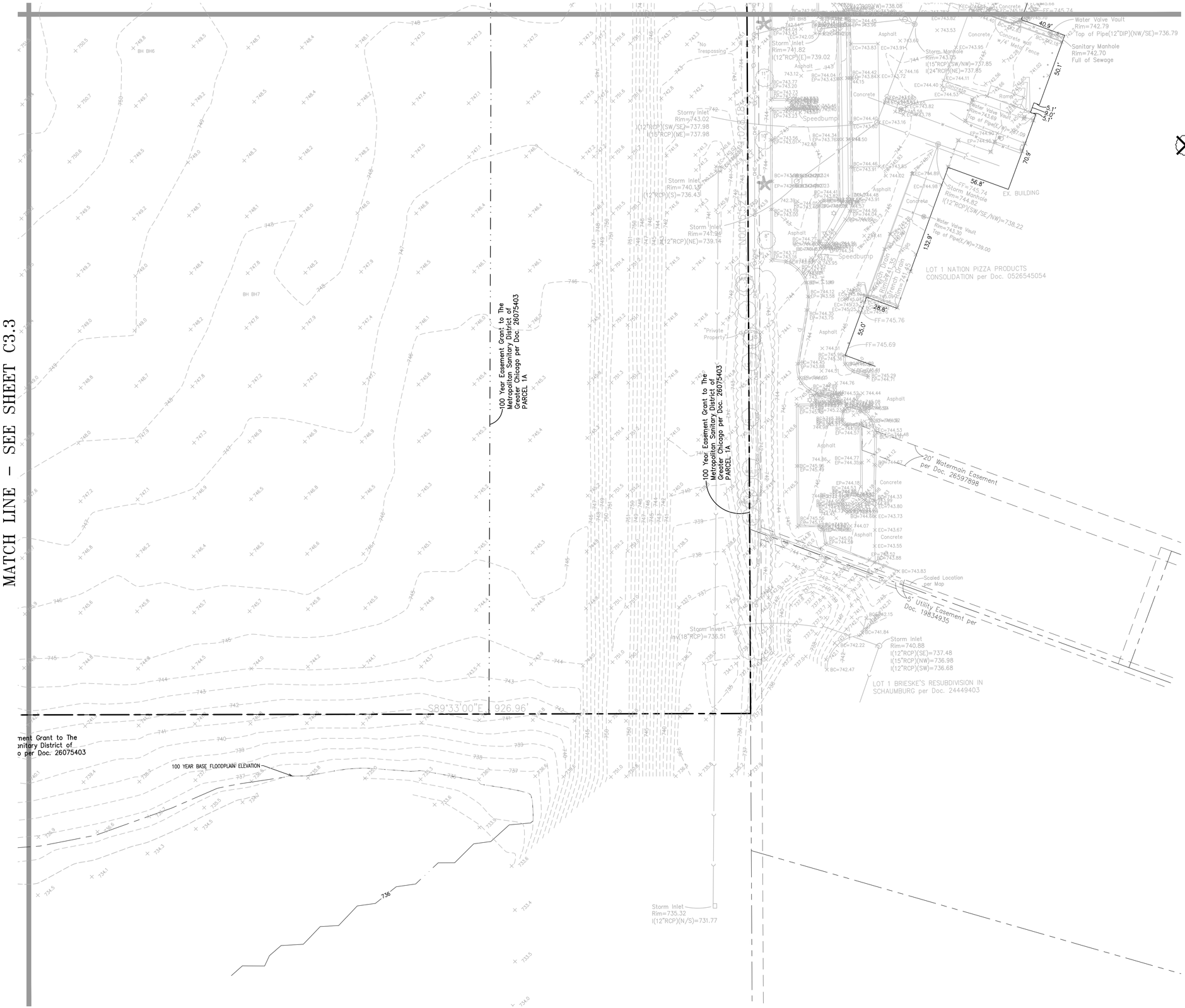
MATCH LINE - SEE SHEET C3.2

MATCH LINE - SEE SHEET C3.3



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

DEMOLITION HATCH LEGEND

EXISTING TREE TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES

No.	Description	Date
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3	FINAL PD SUBMITTAL	1/14/22
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EXISTING CONDITIONS AND DEMOLITION PLAN

623 E. ALGONQUIN ROAD

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SEE ROADWAY IMPROVEMENT PLANS FOR ALGONQUIN ROAD FOR ALL PROPOSED WORK WITHIN ALGONQUIN ROAD ROW

ALGONQUIN ROAD

EXISTING ROW

COLLEGE DRIVE

N69°21'20"W 578.14'

S00°33'37"W 70.67'

N89°26'29"W 364.14'

DETENTION POND
HWL=746.00'
NWL=741.00'
BOTTOM=740.00'
DETENTION REQUIRED=9.18 AC-FT
DETENTION PROVIDED=10.55 AC-FT
VOLUME CONTROL REQUIRED=1.43 AC-FT
VOLUME CONTROL PROVIDED=1.76 AC-FT

S41°47'21"E 831.53'

S89°33'00"E 926.96'

N00°15'52"E 1028.18'

EX. BUILDING

PROPOSED BUILDING
367,696 SF
FFE=754.50
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT

SHEET C4.1
SHEET C4.3
SHEET C4.2
SHEET C4.4

N

GRAPHIC SCALE 1"= 80'
0 40' 80' 160'

PAVEMENT HATCH LEGEND:

- DUCTLECRETE CONCRETE PAVEMENT
- HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
- CONCRETE SIDEWALK

CURB LEGEND:

- B6.12 CURB AND GUTTER
- REVERSE PITCH B6.12 CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

NOTE:

REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.

GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR CENTER OF PAVEMENT MARKING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 4.5' UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
8. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE DATA TABLE:

PROPERTY AREA:	28.55 ACRES
PROPOSED BUILDING AREA:	367,696 SQ. FT.
TOTAL CAR PARKING:	363 STALLS
STANDARD PARKING:	351 STALLS
HANDICAP ACCESSIBLE PARKING:	12 STALLS
TOTAL TRAILER PARKING:	70 STALLS
TRUCK DOCKS:	60 DOCKS
PROPOSED DOCKS:	36 DOCKS
FUTURE DOCKS:	24 DOCKS
DRIVE-IN DOORS:	2 DRIVE-IN DOORS

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
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4	REVISED PER VILLAGE	2/28/22

OVERALL DIMENSIONAL CONTROL AND PAVING PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

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F076a

1" = 80'

C4.0

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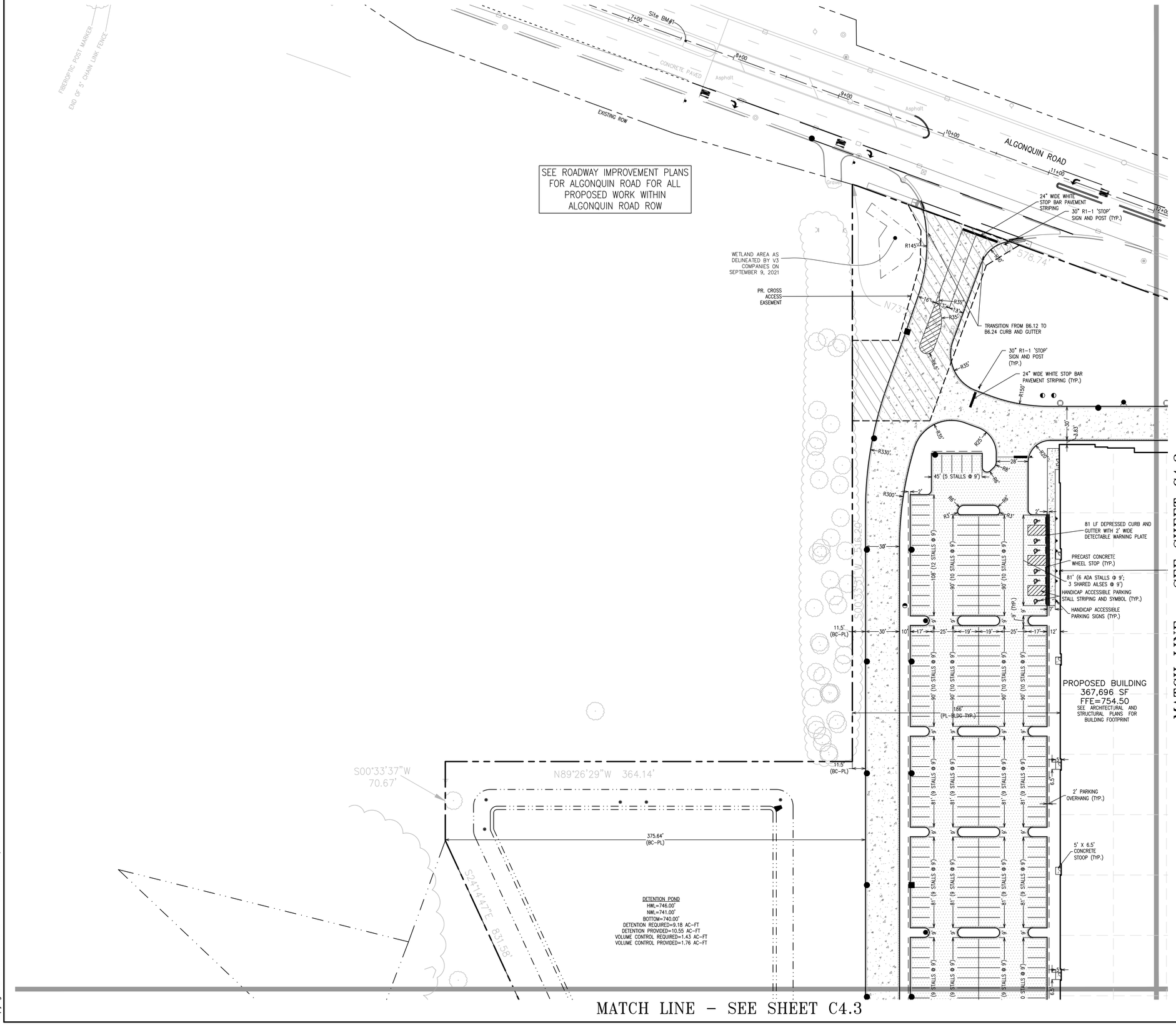

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

DUCTLECRETE CONCRETE PAVEMENT
4-1/2" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
6" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

NOTE:

REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

DIMENSIONAL CONTROL AND PAVING PLAN

623 E. ALGONQUIN ROAD

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PALATINE, ILLINOIS

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C4.1

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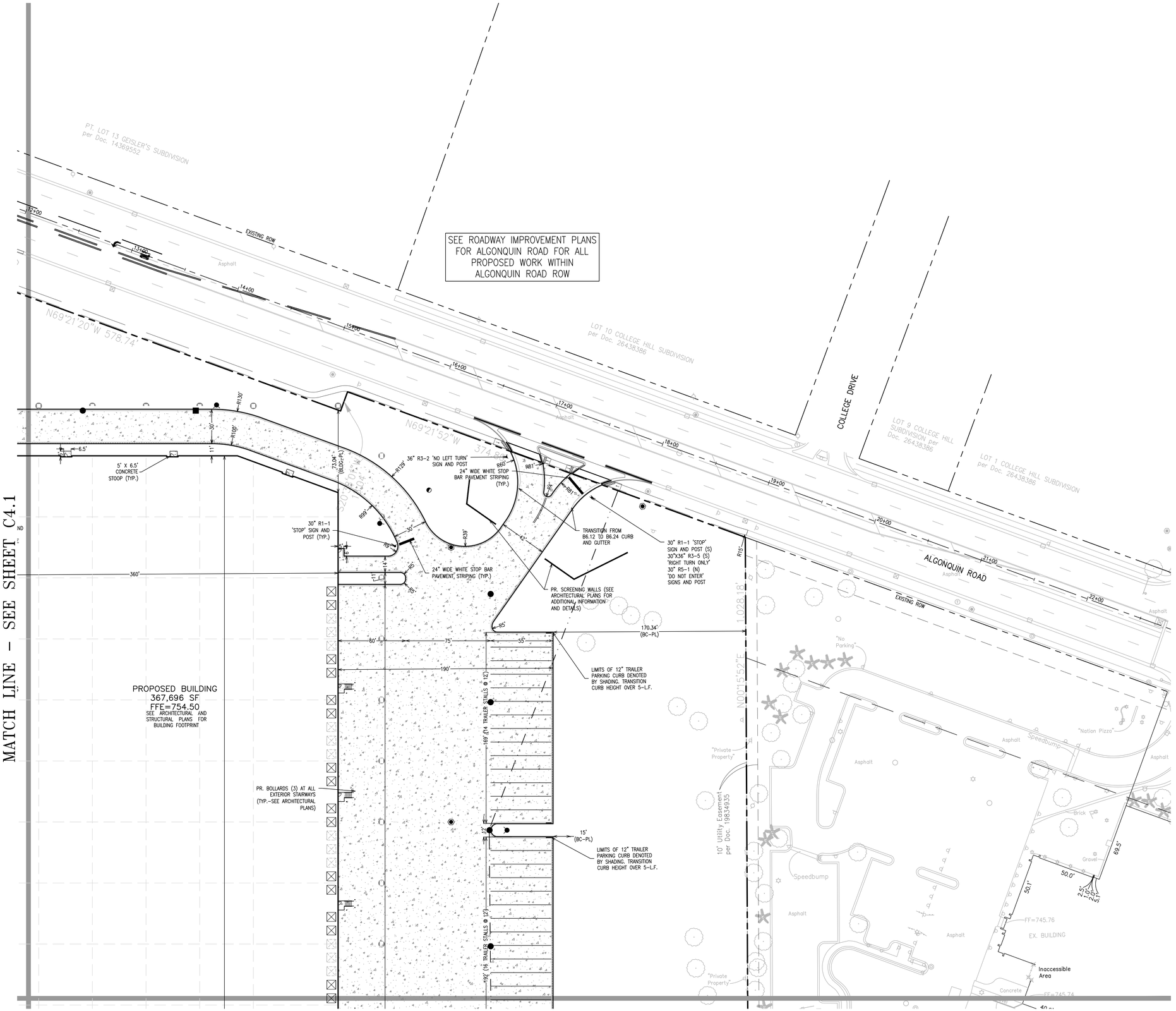

N

GRAPHIC SCALE 1"= 40'

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PAVEMENT HATCH LEGEND:

DUCTLECRETE CONCRETE PAVEMENT
4-1/2" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
6" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

NOTE:

REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
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4	REVISED PER VILLAGE	2/28/22

DIMENSIONAL CONTROL AND PAVING PLAN

623 E. ALGONQUIN ROAD

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1" = 40'

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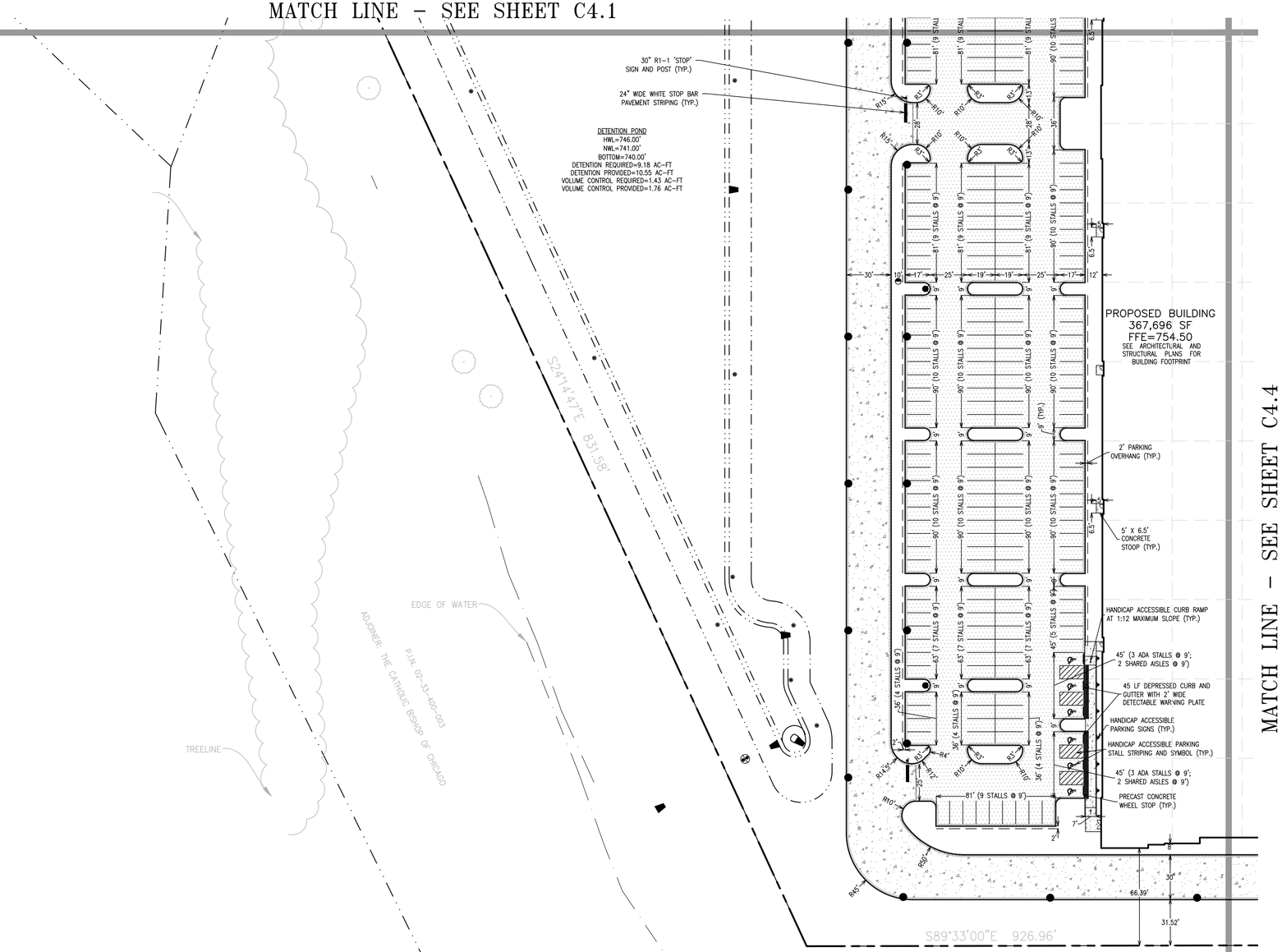
MATCH LINE - SEE SHEET C4.1



MATCH LINE - SEE SHEET C4.4

PAVEMENT HATCH LEGEND:

DUCTLECRETE CONCRETE PAVEMENT
4-1/2" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
6" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

NOTE:

REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

DIMENSIONAL CONTROL AND PAVING PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F076a

1" = 40'

C4.3

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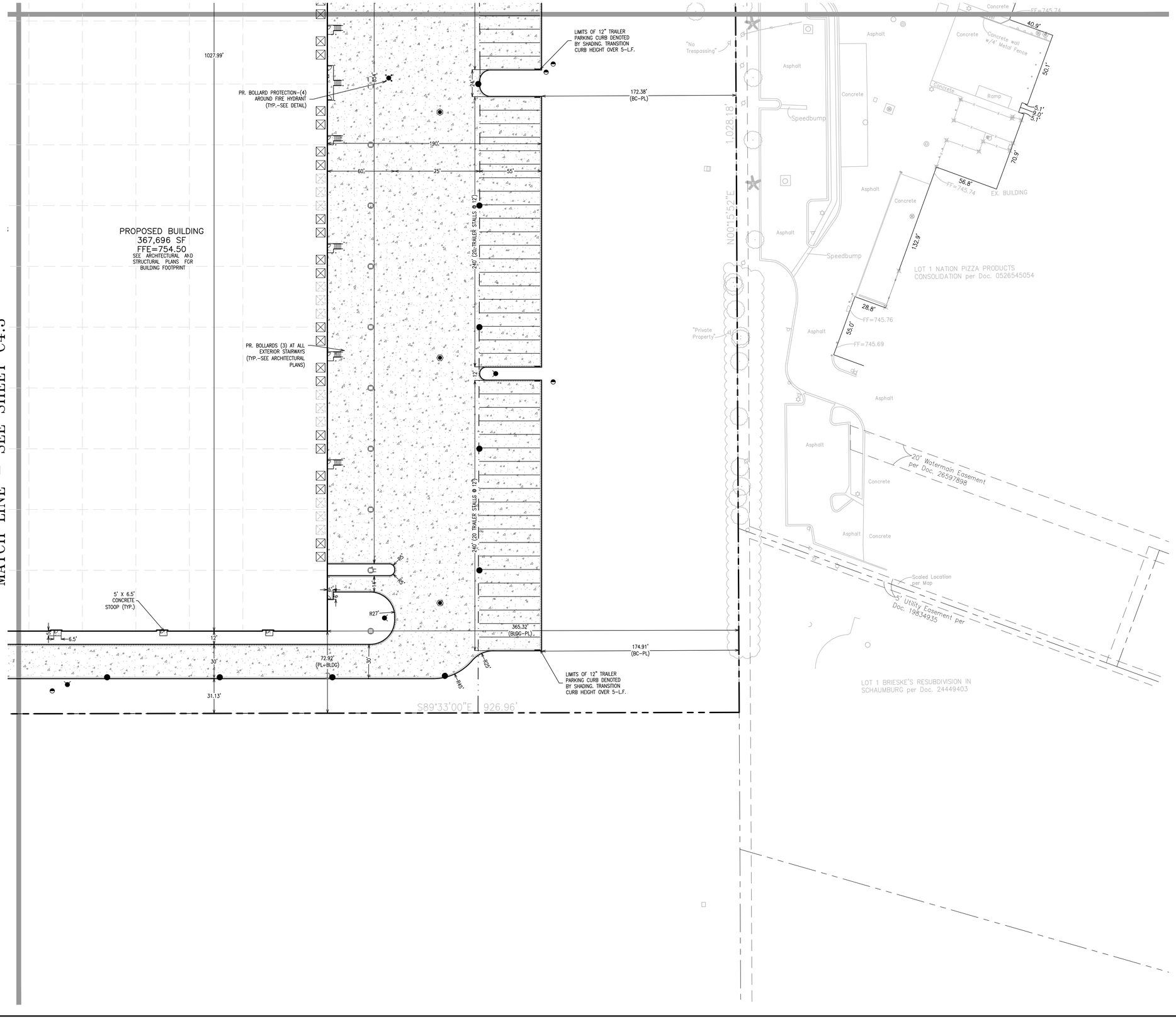
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

MATCH LINE - SEE SHEET C4.2

MATCH LINE - SEE SHEET C4.3



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

DUCTLECRETE CONCRETE PAVEMENT
4-1/2" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

HEAVY DUTY DUCTILECRETE CONCRETE PAVEMENT
6" DUCTILECRETE PAVEMENT
6" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
(REINFORCING AS RECOMMENDED BY DUCTILECRETE)

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

NOTE:

REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

DIMENSIONAL CONTROL AND PAVING PLAN

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SEE ROADWAY IMPROVEMENT PLANS FOR ALGONQUIN ROAD FOR ALL PROPOSED WORK WITHIN ALGONQUIN ROAD ROW

ALGONQUIN ROAD

EXISTING ROW

COLLEGE DRIVE

DETENTION POND
HWL=746.00'
NWL=741.00'
BOTTOM=740.00'
DETENTION REQUIRED=9.18 AC-FT
DETENTION PROVIDED=10.55 AC-FT
VOLUME CONTROL REQUIRED=1.43 AC-FT
VOLUME CONTROL PROVIDED=1.76 AC-FT

S00°33'37"W
70.67'

SHEET C5.1
SHEET C5.3

SHEET C5.2
SHEET C5.4

PROPOSED BUILDING
367,696 SF
FFE=754.50

100 YEAR BASE FLOODPLAIN ELEVATION

EX. BUILDING

N

GRAPHIC SCALE 1"= 80'
0 40' 80' 160'

GRADING LEGEND:

EXISTING CONTOUR	—700—
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	——700——
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
MATCH EXISTING ELEVATION	× XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL:XXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
OVERFLOW ROUTE	

STORMWATER MANAGEMENT SUMMARY TABLE:

DETENTION VOLUME REQUIRED	9.18 ACRE-FEET
DETENTION VOLUME PROVIDED (HWL=746.00)	10.55 ACRE-FEET
VOLUME CONTROL VOLUME REQUIRED	1.43 ACRE-FEET
VOLUME CONTROL VOLUME PROVIDED	1.76 ACRE-FEET

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. REFER TO THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY ENVIRONMENTAL PROTECTION INDUSTRIES DATED OCTOBER 5, 2021 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.
3. CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
4. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
5. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
6. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY:
7. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
8. CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
9. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
11. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

OVERALL GRADING PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

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F076a

1" = 80'

C5.0

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Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	——700——
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	——700——
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
MATCH EXISTING ELEVATION	× XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL:XXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
OVERFLOW ROUTE	

GRADING NOTES:

SEE SHEET C5.0 FOR ALL GRADING NOTES

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

GRADING PLAN

623 E. ALGONQUIN ROAD

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C5.1

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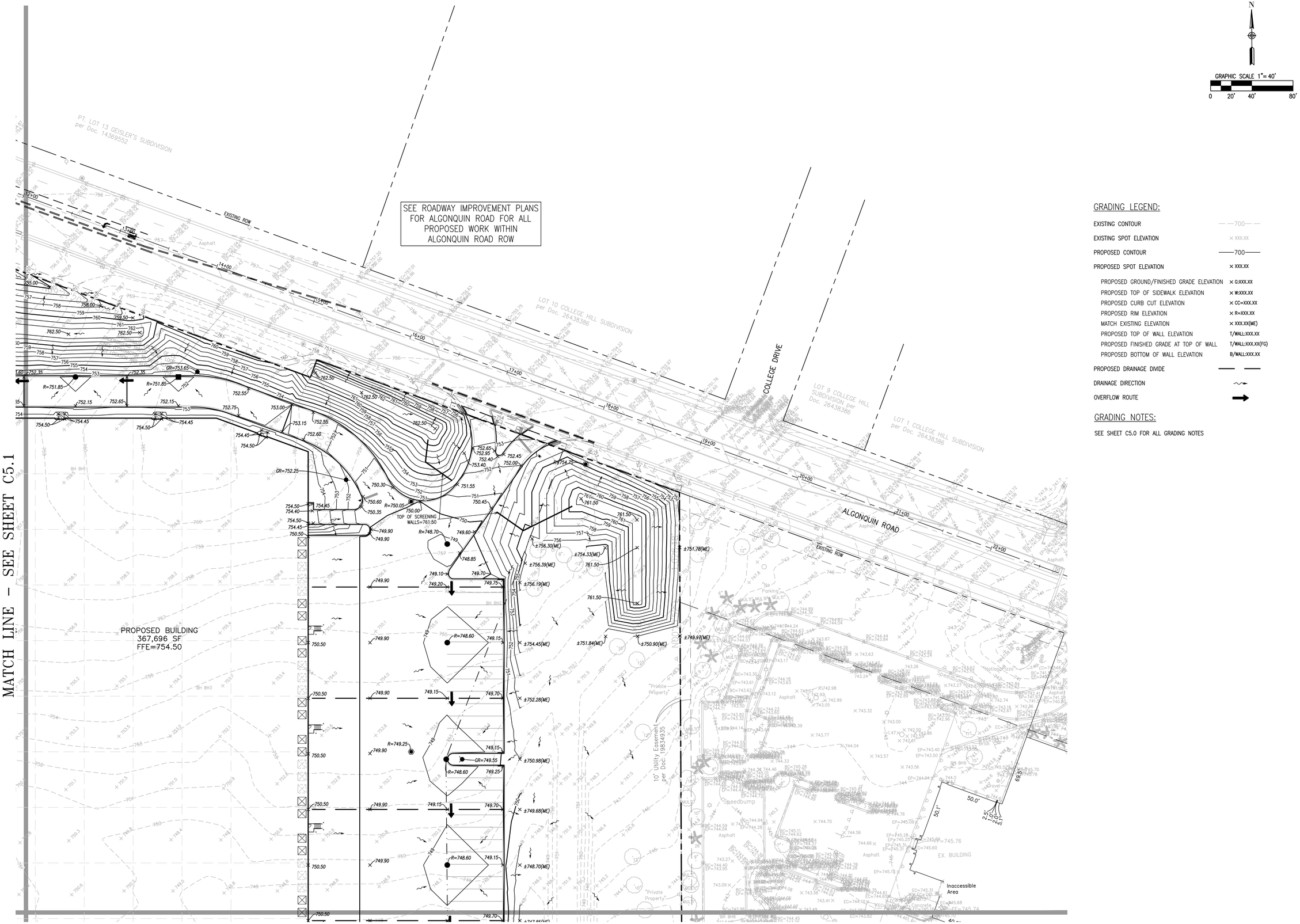

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	—700—
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	700
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
MATCH EXISTING ELEVATION	× XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL:XXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
OVERFLOW ROUTE	

GRADING NOTES:

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No.	Description	Date
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GRADING PLAN

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C5.2

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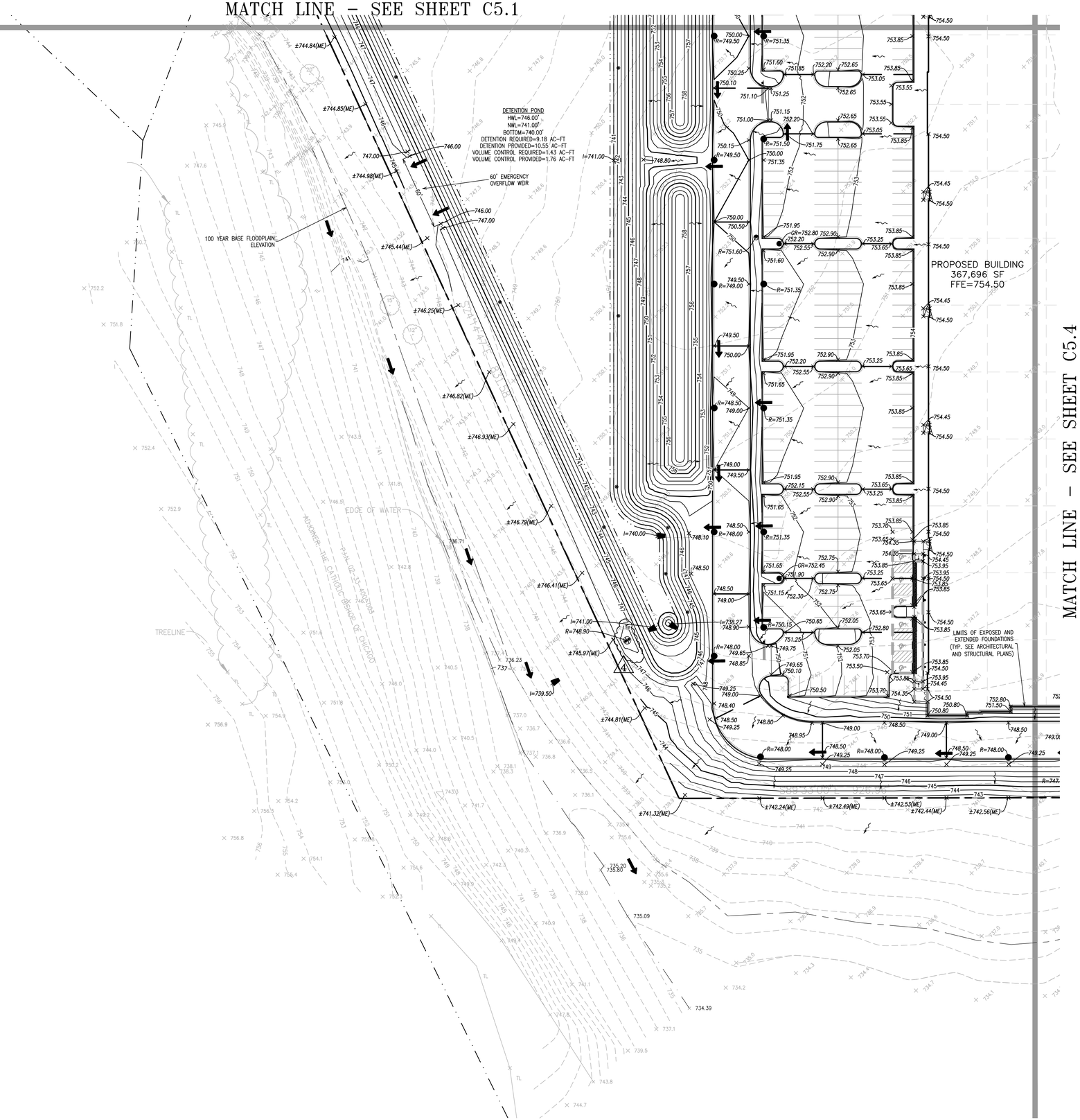
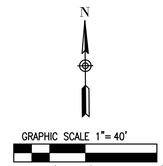
MATCH LINE – SEE SHEET C5.1



MATCH LINE – SEE SHEET C5.4



GRADING LEGEND:

EXISTING CONTOUR	——700——
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	——700——
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
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PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
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GRADING NOTES:

SEE SHEET C5.0 FOR ALL GRADING NOTES

No.	Description	Date
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GRADING PLAN

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C5.3

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MATCH LINE - SEE SHEET C5.2

MATCH LINE - SEE SHEET C5.3

PROPOSED BUILDING
367,696 SF
FFE=754.50

LIMITS OF EXPOSED AND EXTENDED FOUNDATIONS (TYP. SEE ARCHITECTURAL AND STRUCTURAL PLANS)

100 YEAR BASE FLOODPLAIN ELEVATION

LOT 1 NATION PIZZA PRODUCTS CONSOLIDATION per Doc. 0526545054

LOT 1 BRIESKE'S RESUBDIVISION IN SCHAUMBURG per Doc. 24449403

20' Watermain Easement per Doc. 26597898

5' Utility Easement per Doc. 19834935

Scaled Location per Map

EX. BUILDING

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	——700——
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	——700——
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
MATCH EXISTING ELEVATION	× XXX.XX(ME)
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PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:XXX.XX
PROPOSED DRAINAGE DIVIDE	—— ——
DRAINAGE DIRECTION	~~→
OVERFLOW ROUTE	➡

GRADING NOTES:

SEE SHEET C5.0 FOR ALL GRADING NOTES

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
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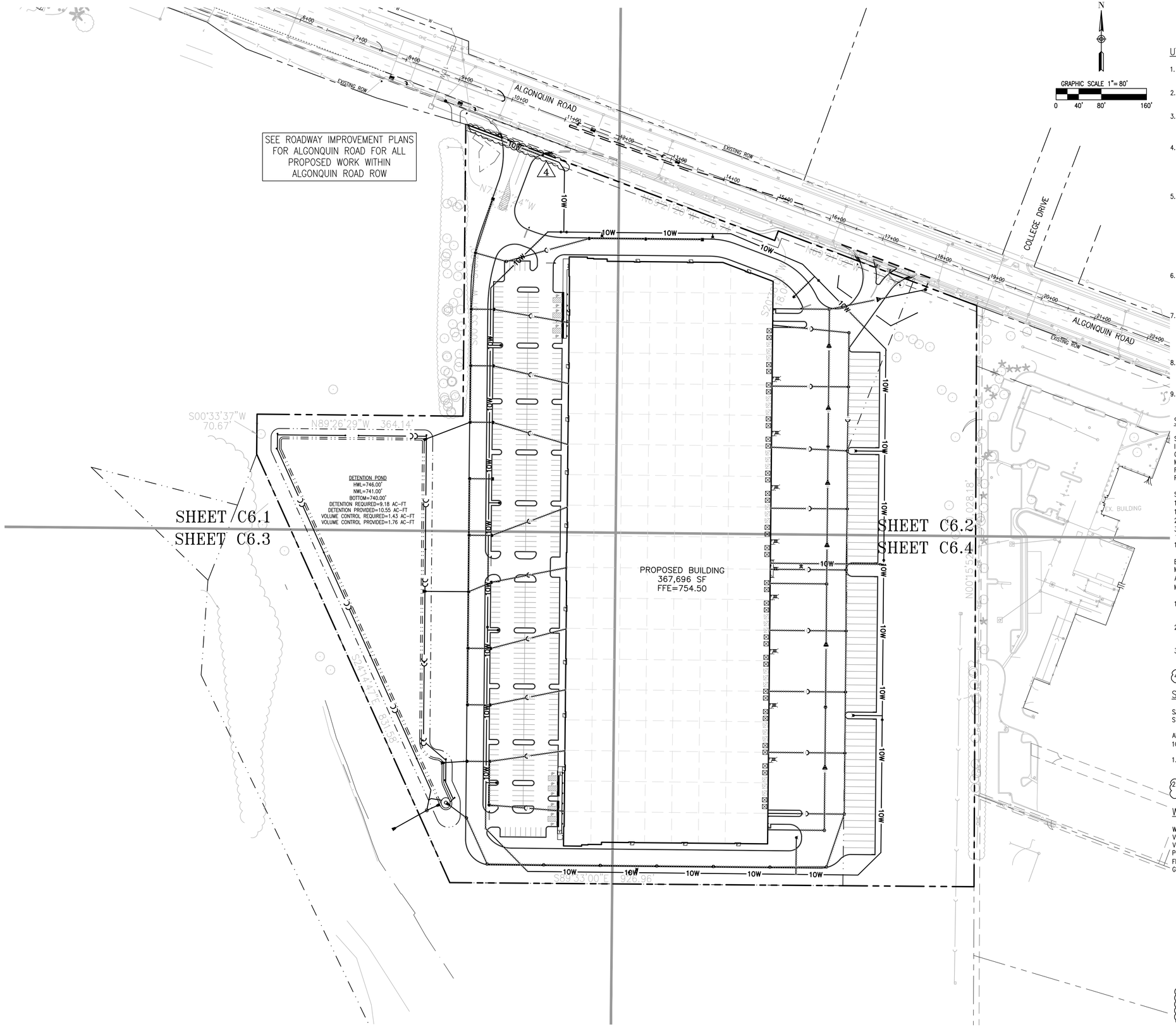

UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1022Z3
1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 1050Z1 (M3 GRATE)
2P: IDOT TYPE 1 (OPEN), NEENAH R-2504-C
3P: IDOT TYPE 1 (OPEN), NEENAH R-2502-E
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210
11V: IDOT TYPE 11V, NEENAH R3281-AL, EJIW 7210V

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"
4. ALL CLOSED LID STORM SEWERS SHALL HAVE "STORM" LABELED ON LID. 4

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY MANHOLE FRAME AND LID SHALL BE OF SEALING (GASKET) TYPE, AND SHALL HAVE A CONCEALED PICK HOLE AND BE LABELED "SANITARY". 4

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
5. ALL VALVE VAULTS SHALL HAVE "WATER" LABELED ON THE LID.
6. ALL INSTALLED WATER MAIN REGARDLESS OF PIPE MATERIAL SHALL HAVE A #12 AWG COPPER CLAD STEEL TRACE WIRE. 4

No.	Description	Date
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OVERALL UTILITY PLAN

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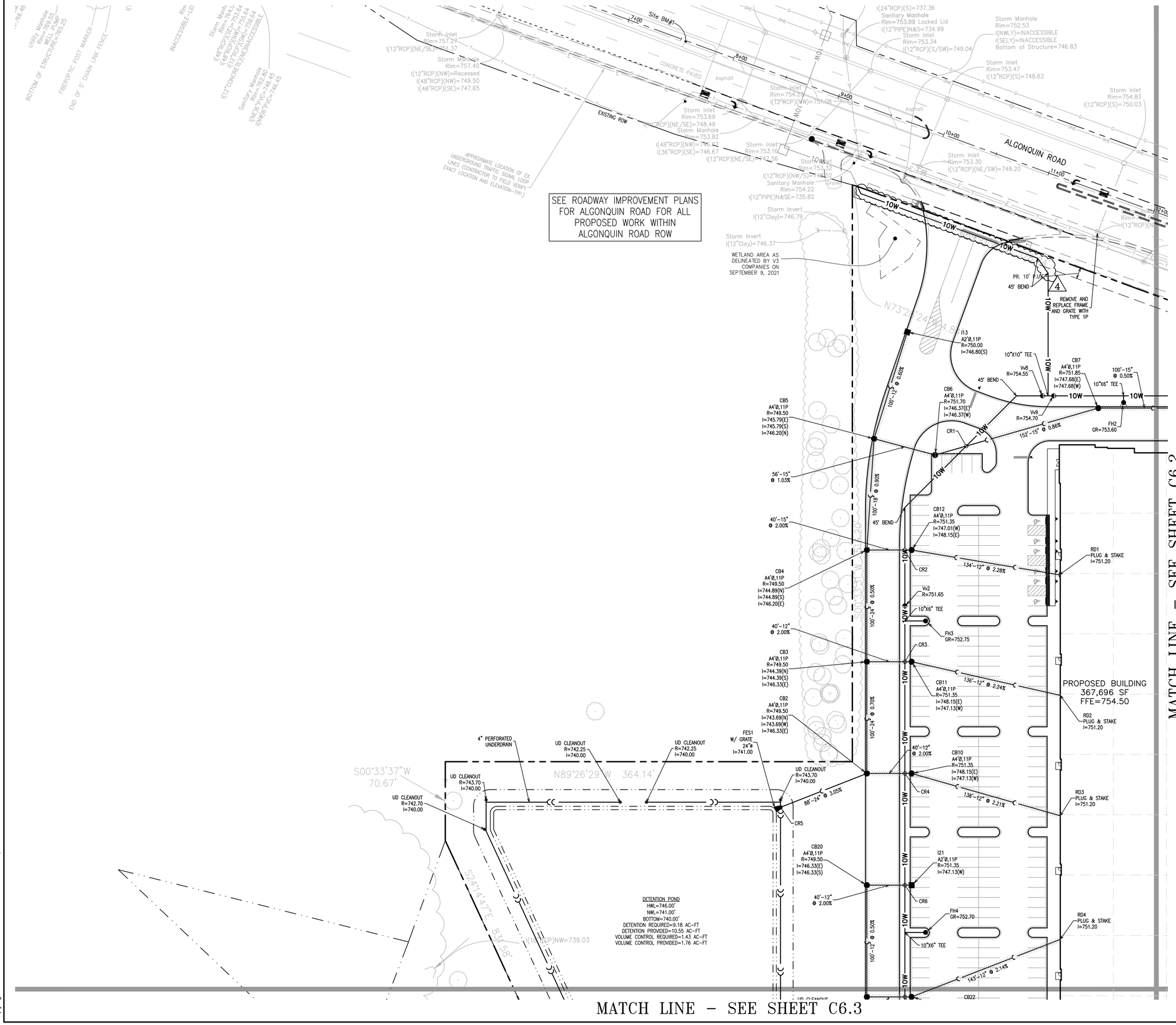
Site BM#1
7+00
8+00
9+00
10+00
11+00
ALGONQUIN ROAD
EXISTING ROW
CONCRETE PAVED
Asphalt
Storm Inlet
Rim=757.29
I(12"RCP)(NE/SE)=751.37
Storm Manhole
Rim=757.40
I(12"RCP)(NW)=Recessed
I(48"RCP)(NW)=749.50
I(48"RCP)(SE)=747.65
Storm Inlet
Rim=753.69
I(12"RCP)(NE/SE)=748.49
Storm Manhole
Rim=753.82
I(48"RCP)(NW)=746.67
I(36"RCP)(SE)=746.67
I(12"RCP)(NE/SE)=747.56
Storm Inlet
Rim=753.16
Storm Inlet
Rim=753.32
I(12"RCP)(NW/S)=748.32
Sanitary Manhole
Rim=754.22
I(12"PIPE)N&SE=735.82
Storm Invert
I(12"Clay)=746.79
Storm Invert
I(12"Clay)=746.37
WETLAND AREA AS DELINEATED BY V3 COMPANIES ON SEPTEMBER 9, 2021
APPROXIMATE LOCATION OF EX. UNDERGROUND TRAFFIC SIGNAL LOOP LINES (CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION-TYP.)
SEE ROADWAY IMPROVEMENT PLANS FOR ALGONQUIN ROAD FOR ALL PROPOSED WORK WITHIN ALGONQUIN ROAD ROW
I(24"RCP)(S)=737.36
Sanitary Manhole
Rim=753.89 Locked Lid
I(12"PIPE)N&S=734.99
Storm Inlet
Rim=753.34
I(12"RCP)(S/SW)=749.04
Storm Manhole
Rim=752.53
I(NWLY)=INACCESSIBLE
I(SELY)=INACCESSIBLE
Bottom of Structure=746.83
Storm Inlet
Rim=753.47
I(12"RCP)(S)=748.62
Storm Inlet
Rim=754.83
I(12"RCP)(S)=750.03
Storm Inlet
Rim=753.30
I(12"RCP)(NE/SW)=748.20
Storm Inlet
Rim=754.25
I(12"RCP)(NW)=751.08
MH1
MH2
MH3
MH4
MH5
MH6
MH7
MH8
MH9
MH10
MH11
MH12
MH13
MH14
MH15
MH16
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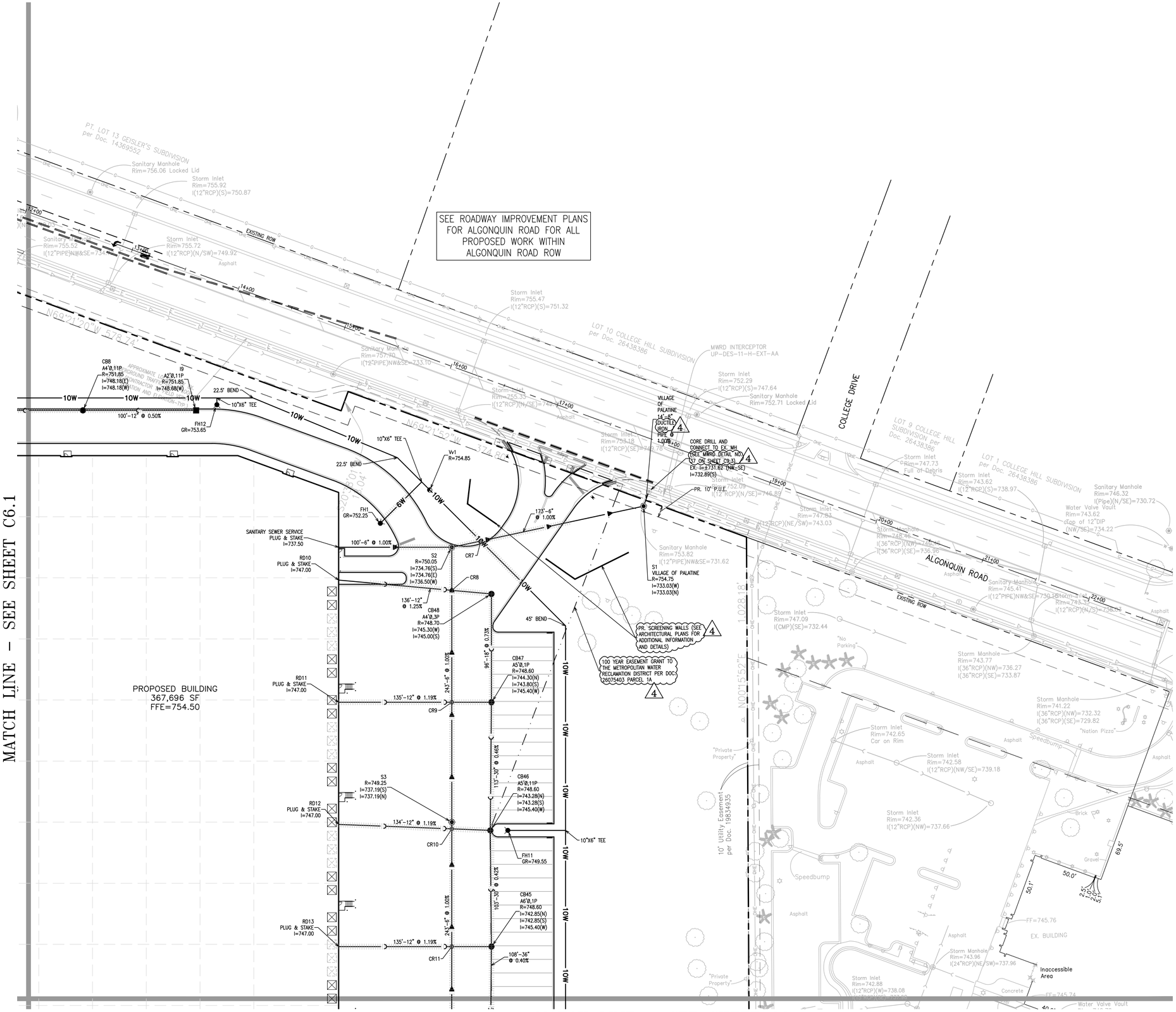
MH40



GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

SEE SHEET C6.0 FOR ALL UTILITY NOTES

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1022Z3
1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 1050Z1 (M3 GRATE)
2P: IDOT TYPE 1 (OPEN), NEENAH R-2504-C
3P: IDOT TYPE 1 (OPEN), NEENAH R-2502-E
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210
11V: IDOT TYPE 11V, NEENAH R3281-AL, EJIW 7210V

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"
4. ALL CLOSED LID STORM SEWERS SHALL HAVE "STORM" LABELED ON LID. (4)

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY MANHOLE FRAME AND LID SHALL BE OF SEALING (GASKET) TYPE, AND SHALL HAVE A CONCEALED PICK HOLE AND BE LABELED "SANITARY". (4)

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
5. ALL VALVE VAULTS SHALL HAVE "WATER" LABELED ON THE LID.
6. ALL INSTALLED WATER MAIN REGARDLESS OF PIPE MATERIAL SHALL HAVE A #12 AWG COPPER CLAD STEEL TRACE WIRE. (4)

UTILITY CROSSINGS

CR7: BOTTOM OF 10" WATER = 744.3' ±
TOP OF 6" SANITARY = 735.0' ±
VERTICAL SEPARATION = 9.3'

CR8: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 735.6' ±
VERTICAL SEPARATION = 10.0'

CR9: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 736.6' ±
VERTICAL SEPARATION = 9.0'

CR10: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 737.8' ±
VERTICAL SEPARATION = 7.8'

CR11: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 738.8' ±
VERTICAL SEPARATION = 6.8'

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UTILITY PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
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F076a

1" = 40'

C6.2

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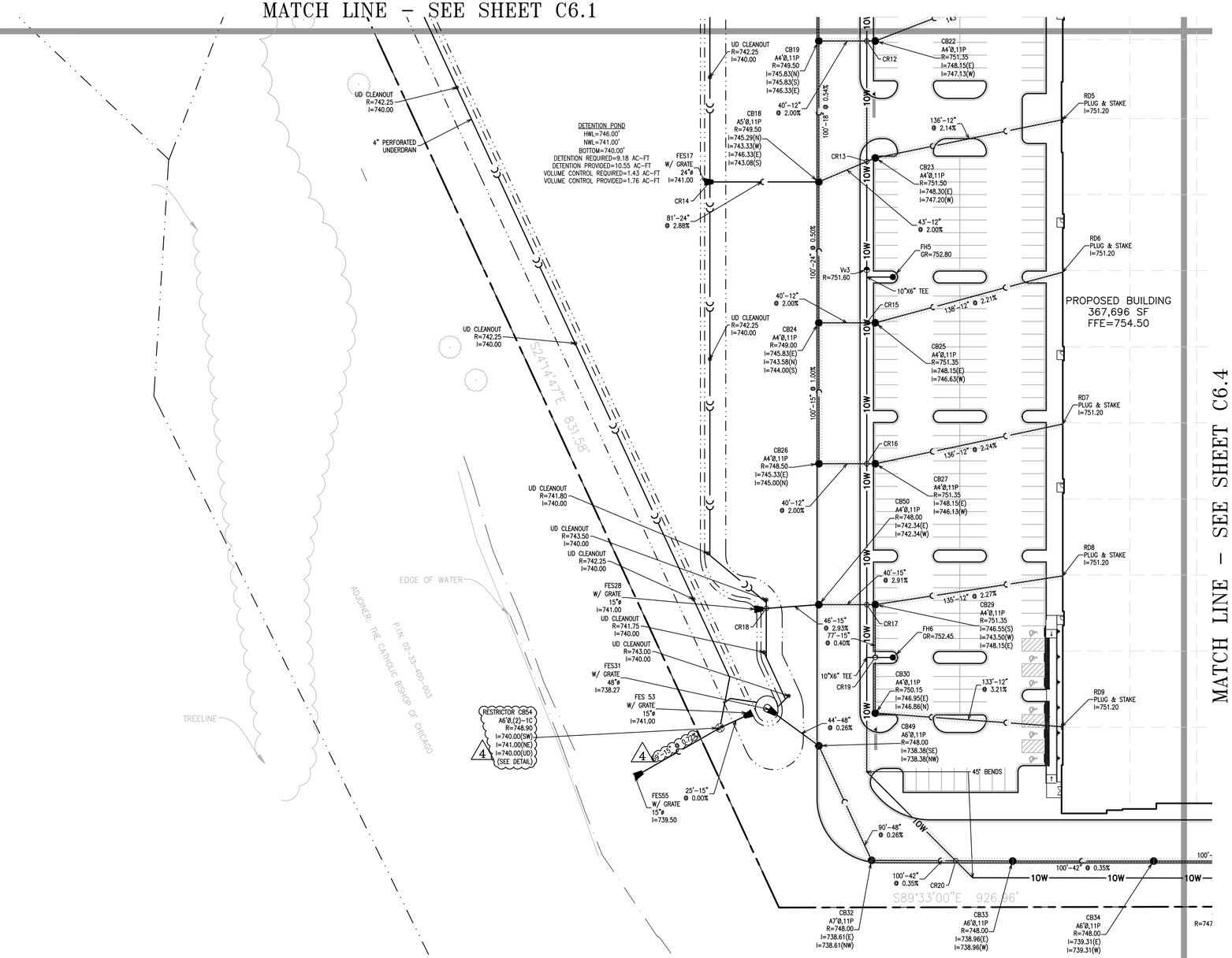
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

MATCH LINE – SEE SHEET C6.1



MATCH LINE – SEE SHEET C6.4

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

SEE SHEET C6.0 FOR ALL UTILITY NOTES

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
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3P: IDOT TYPE 1 (OPEN), NEENAH R-2502-E
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210
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EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
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4. ALL CLOSED LID STORM SEWERS SHALL HAVE "STORM" LABELED ON LID. (4)

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
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WATER MAIN STRUCTURE SYMBOL LEGEND:
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Vb = VALVE BOX
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UTILITY CROSSINGS

CR12: BOTTOM OF 12" STORM = 746.8' ± LOWER TOP OF 10" WATER = 745.3' ± VERTICAL SEPARATION = 1.5'

CR13: BOTTOM OF 12" STORM = 746.9' ± LOWER TOP OF 10" WATER = 745.4' ± VERTICAL SEPARATION = 1.5'

CR14: BOTTOM OF 24" STORM = 741.0' ± TOP OF 4" UNDERDRAIN = 740.3' ± VERTICAL SEPARATION = 0.7'

CR15: BOTTOM OF 12" STORM = 746.3' ± LOWER TOP OF 10" WATER = 744.8' ± VERTICAL SEPARATION = 1.5'

CR16: BOTTOM OF 12" STORM = 745.8' ± LOWER TOP OF 10" WATER = 744.3' ± VERTICAL SEPARATION = 1.5'

CR17: BOTTOM OF 15" STORM = 743.1' ± LOWER TOP OF 10" WATER = 741.6' ± VERTICAL SEPARATION = 1.5'

CR18: BOTTOM OF 15" STORM = 741.1' ± TOP OF 4" UNDERDRAIN = 740.3' ± VERTICAL SEPARATION = 0.8'

CR19: BOTTOM OF 15" STORM = 746.5' ± LOWER TOP OF 10" WATER = 745.0' ± VERTICAL SEPARATION = 1.5'

CR20: BOTTOM OF 42" STORM = 738.4' ± LOWER TOP OF 10" WATER = 736.9' ± VERTICAL SEPARATION = 1.5'

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F076a

1" = 40'

C6.3

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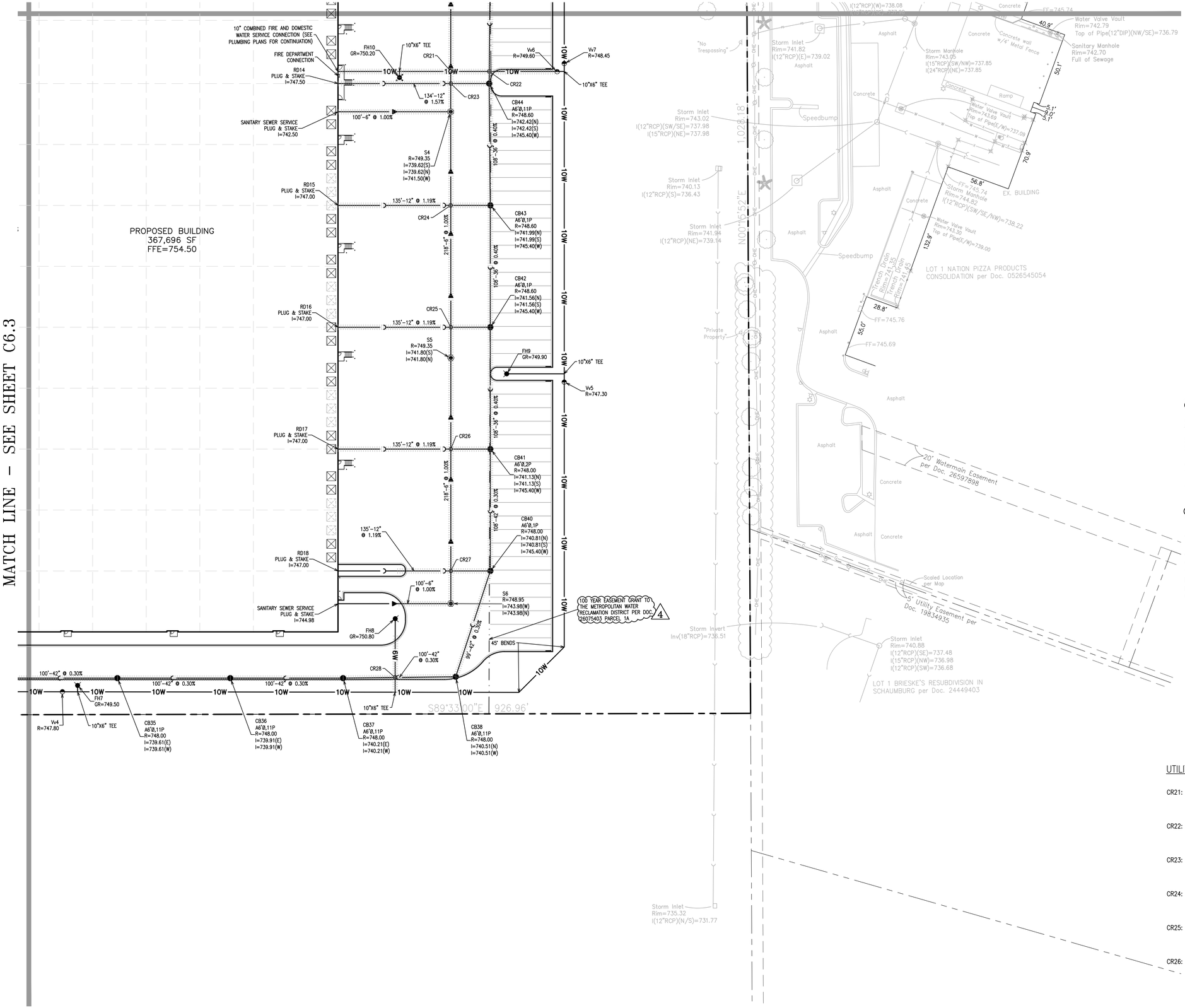
MATCH LINE - SEE SHEET C6.2

MATCH LINE - SEE SHEET C6.3



GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

UTILITY NOTES:

SEE SHEET C6.0 FOR ALL UTILITY NOTES

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
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RD = ROOF DRAIN

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1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJIW 1050Z1 (M3 GRATE)
2P: IDOT TYPE 1 (OPEN), NEENAH R-2504-C
3P: IDOT TYPE 1 (OPEN), NEENAH R-2502-E
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210
11V: IDOT TYPE 11V, NEENAH R3281-AL, EJIW 7210V

EXAMPLE:
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A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"
4. ALL CLOSED LID STORM SEWERS SHALL HAVE "STORM" LABELED ON LID. 4

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY MANHOLE FRAME AND LID SHALL BE OF SEALING (GASKET) TYPE, AND SHALL HAVE A CONCEALED PICK HOLE AND BE LABELED "SANITARY" 4

WATER MAIN NOTES:

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FH = FIRE HYDRANT ASSEMBLY WITH BOLLARDS (SEE DETAIL)
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4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
5. ALL VALVE VAULTS SHALL HAVE "WATER" LABELED ON THE LID.
6. ALL INSTALLED WATER MAIN REGARDLESS OF PIPE MATERIAL SHALL HAVE A #12 AWG COPPER CLAD STEEL TRACE WIRE. 4

UTILITY CROSSINGS

CR21: BOTTOM OF 10" WATER = 742.9' ±
TOP OF 6" SANITARY = 739.8' ±
VERTICAL SEPARATION = 3.1'

CR22: BOTTOM OF 36" STORM = 742.1' ±
LOWER TOP OF 10" WATER = 740.6' ±
VERTICAL SEPARATION = 1.5'

CR23: BOTTOM OF 12" STORM = 745.8' ±
TOP OF 6" SANITARY = 739.4' ±
VERTICAL SEPARATION = 6.4'

CR24: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 741.0' ±
VERTICAL SEPARATION = 4.6'

CR25: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 742.0' ±
VERTICAL SEPARATION = 3.6'

CR26: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 743.1' ±
VERTICAL SEPARATION = 2.5'

CR27: BOTTOM OF 12" STORM = 745.6' ±
TOP OF 6" SANITARY = 744.2' ±
VERTICAL SEPARATION = 1.4'

CR28: BOTTOM OF 42" STORM = 740.0' ±
LOWER TOP OF 10" WATER = 738.5' ±
VERTICAL SEPARATION = 1.5'

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UTILITY PLAN

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F076a

1" = 40'

C6.4

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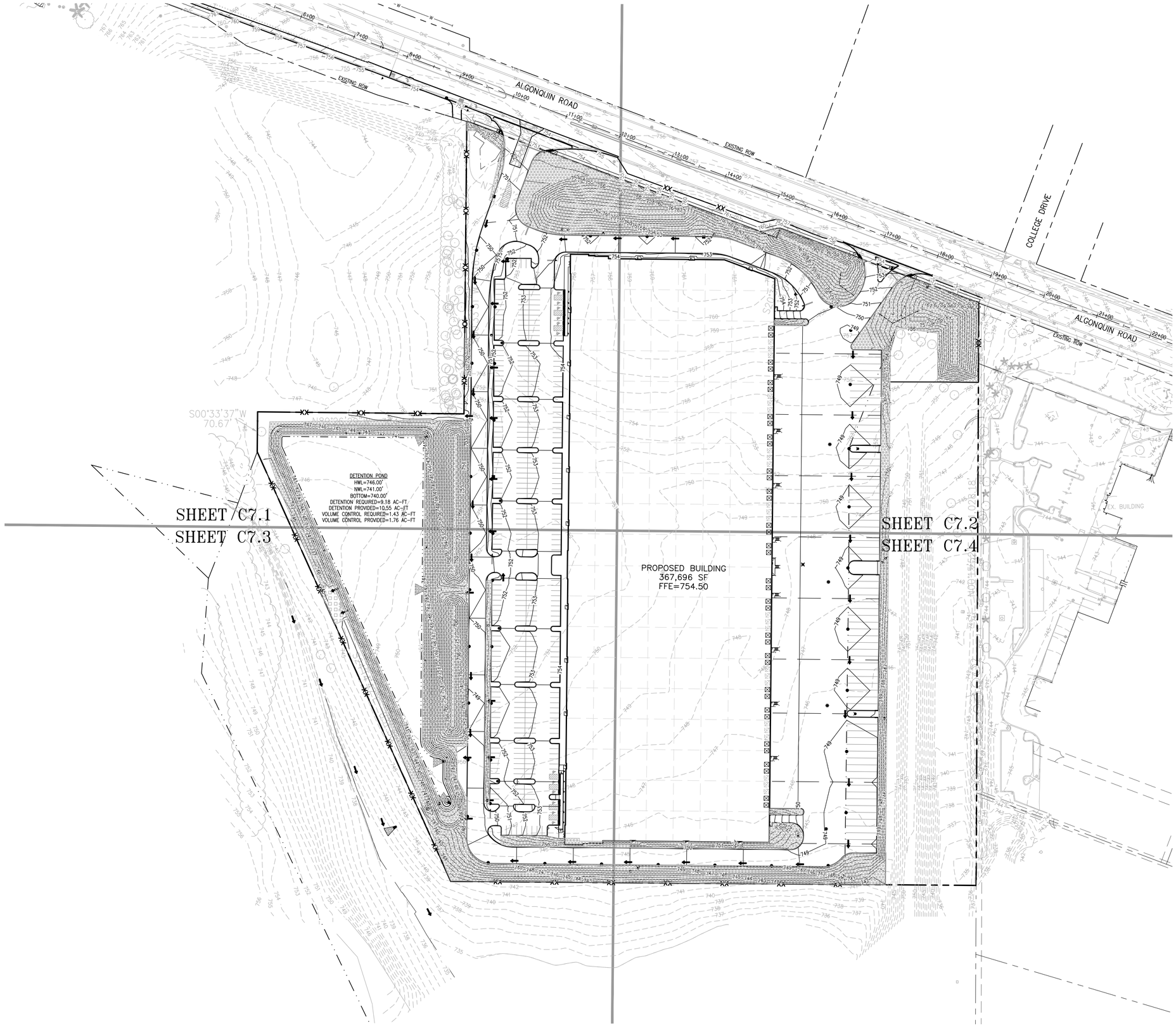

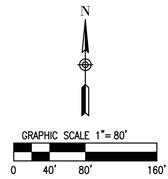

SWPPP CONSTRUCTION SCHEDULE:

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).

3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.

4. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.

   4.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.

   4.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.

   4.3. COPIES OF THE WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT AND THE VILLAGE ENGINEER.

5. BEGIN SITE CLEARING AND GRADING OPERATIONS.

6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.

7. INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.

8. INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.

9. BEGIN SITE PAVING OPERATIONS (I.E. DRIVES, PARKING LOTS, ETC.)

10. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.

11. INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLANS.

12. PERFORM FINAL GRADING OPERATIONS AND ESTABLISH PERMANENT VEGETATIVE COVER IN ALL LANDSCAPED AREAS.

13. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR DEMOLITION OPERATIONS.

2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.

   2.1. DUST SHALL BE CONTROLLED MANUALLY OR BY USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT SHALL APPLY WATER AT A RATE OF THREE-HUNDRED (300) GALLONS PER ACRE AND MINIMIZE AS NECESSARY TO PREVENT RUNOFF AND SURFACE WATER PONDING.

3. EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ANTICIPATED BY THE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AS WARRANTED BY SITE CONDITIONS OR AS DIRECTED BY THE ENGINEER AND/OR PROJECT GOVERNING AUTHORITIES.

4. SEE LANDSCAPE PLANS FOR ALL DETENTION POND PLANTING REQUIREMENTS

5. SEE GENERAL NOTES AND SPECIFICATIONS SHEETS AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

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OVERALL EROSION CONTROL PLAN

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F076a

1" = 80'

C7.0

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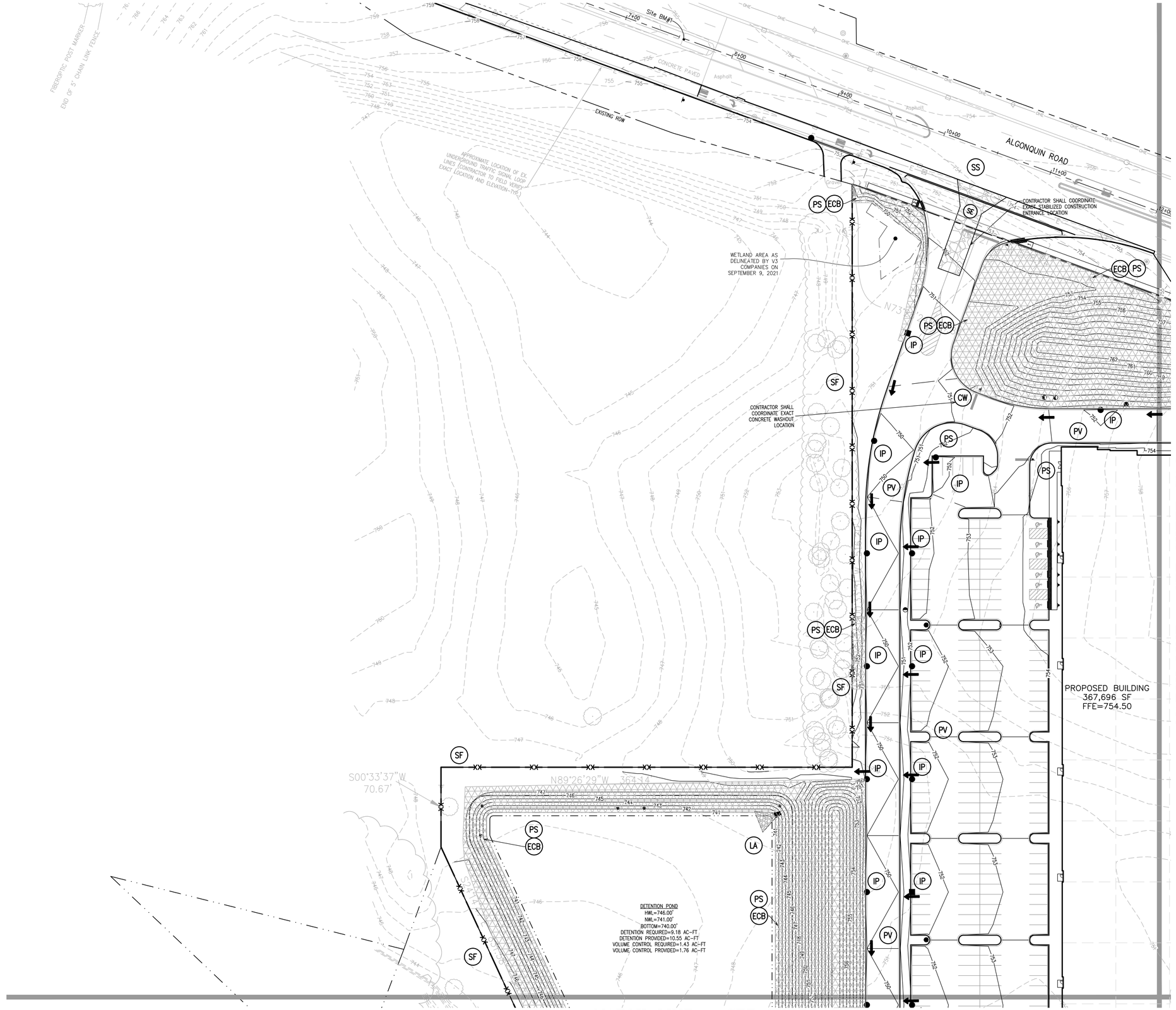

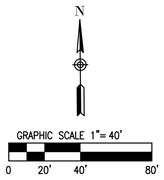

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (SS) STREET SWEEPING
- (PV) PAVEMENT
- (LA) LINED APRON

EROSION CONTROL NOTES:

SEE SHEET C7.0 FOR ALL EROSION CONTROL NOTES

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

EROSION CONTROL PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F076a

1" = 40'

C7.1

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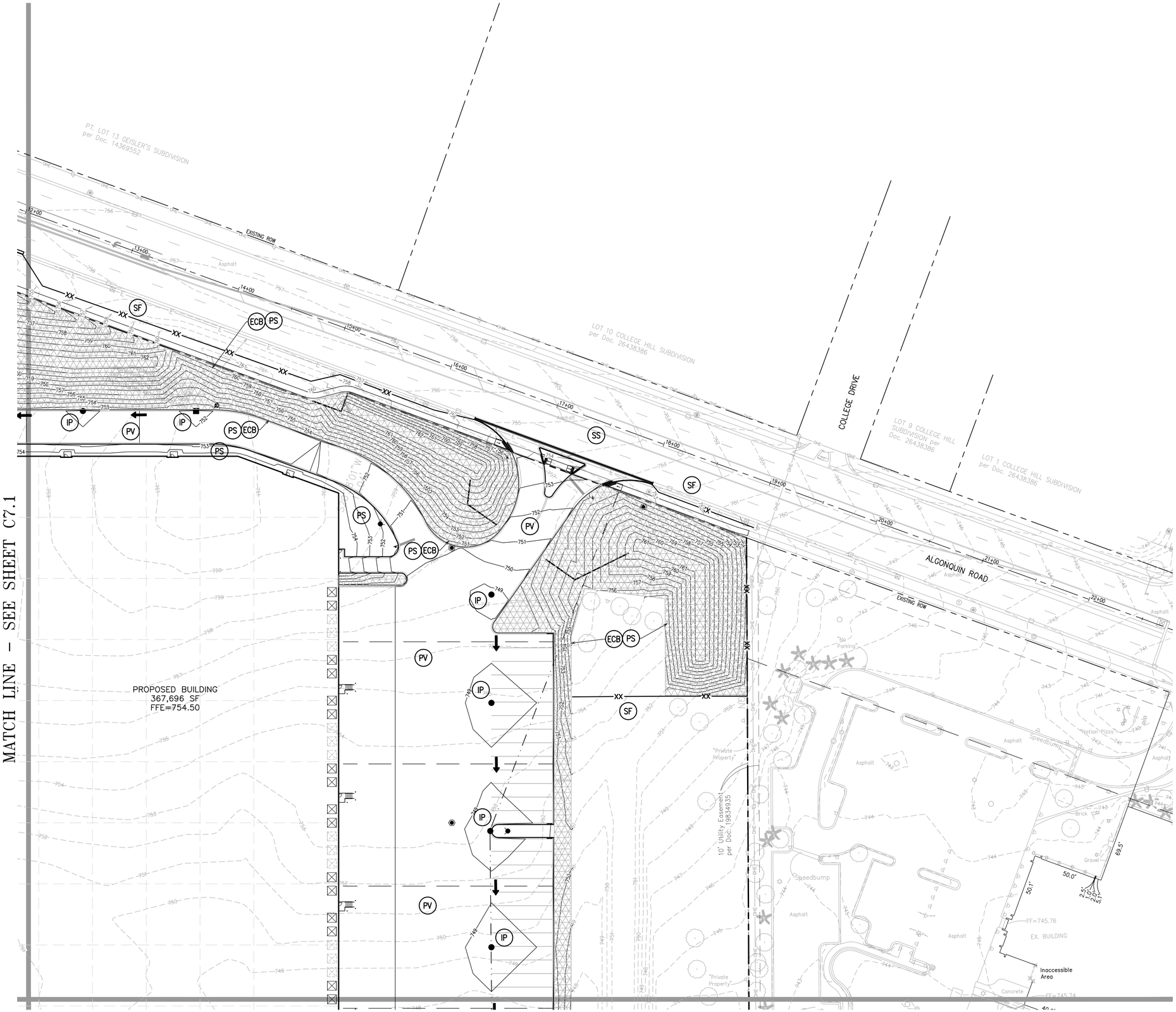

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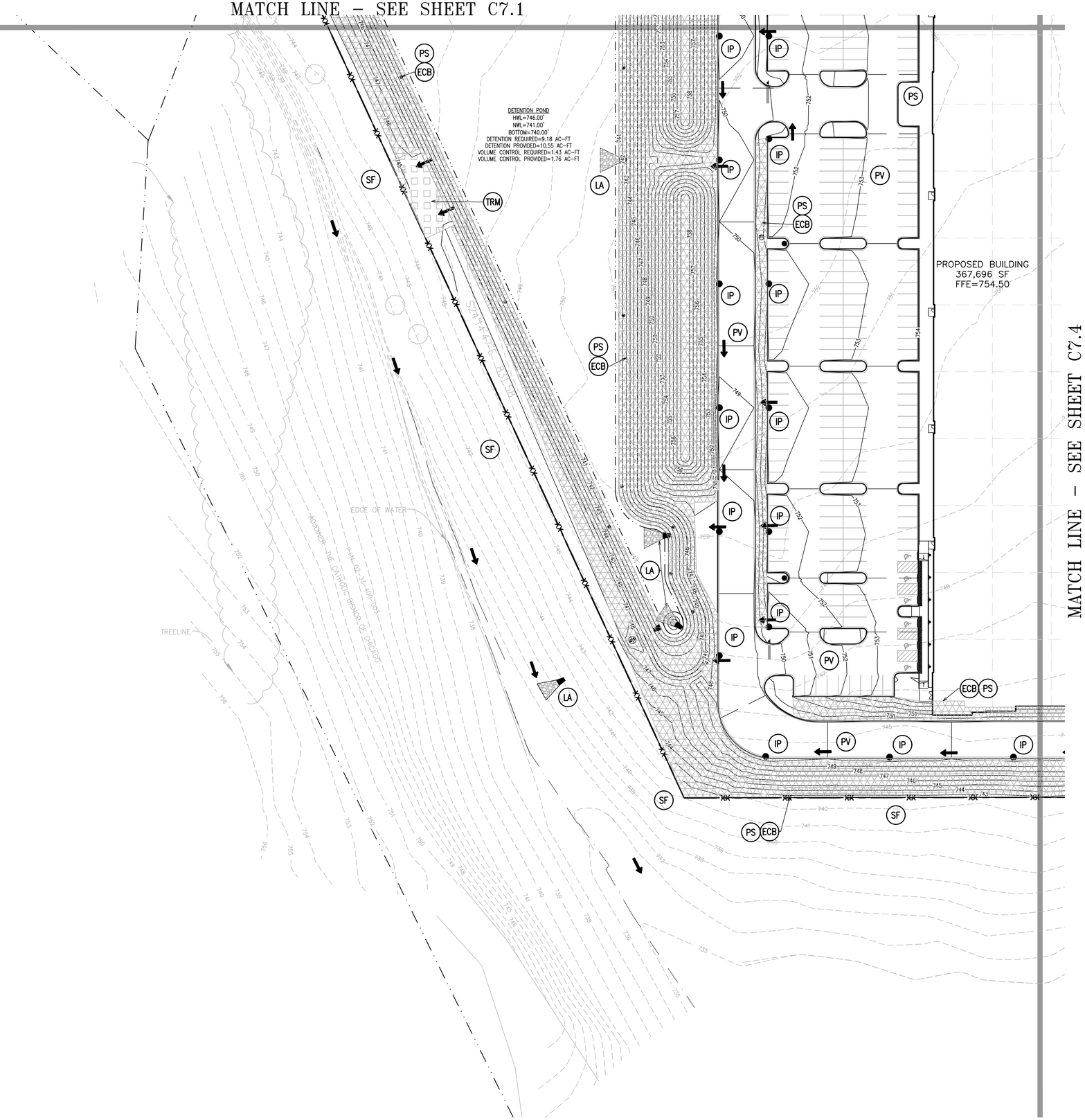
MATCH LINE - SEE SHEET C7.1



MATCH LINE - SEE SHEET C7.4

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

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EROSION CONTROL PLAN

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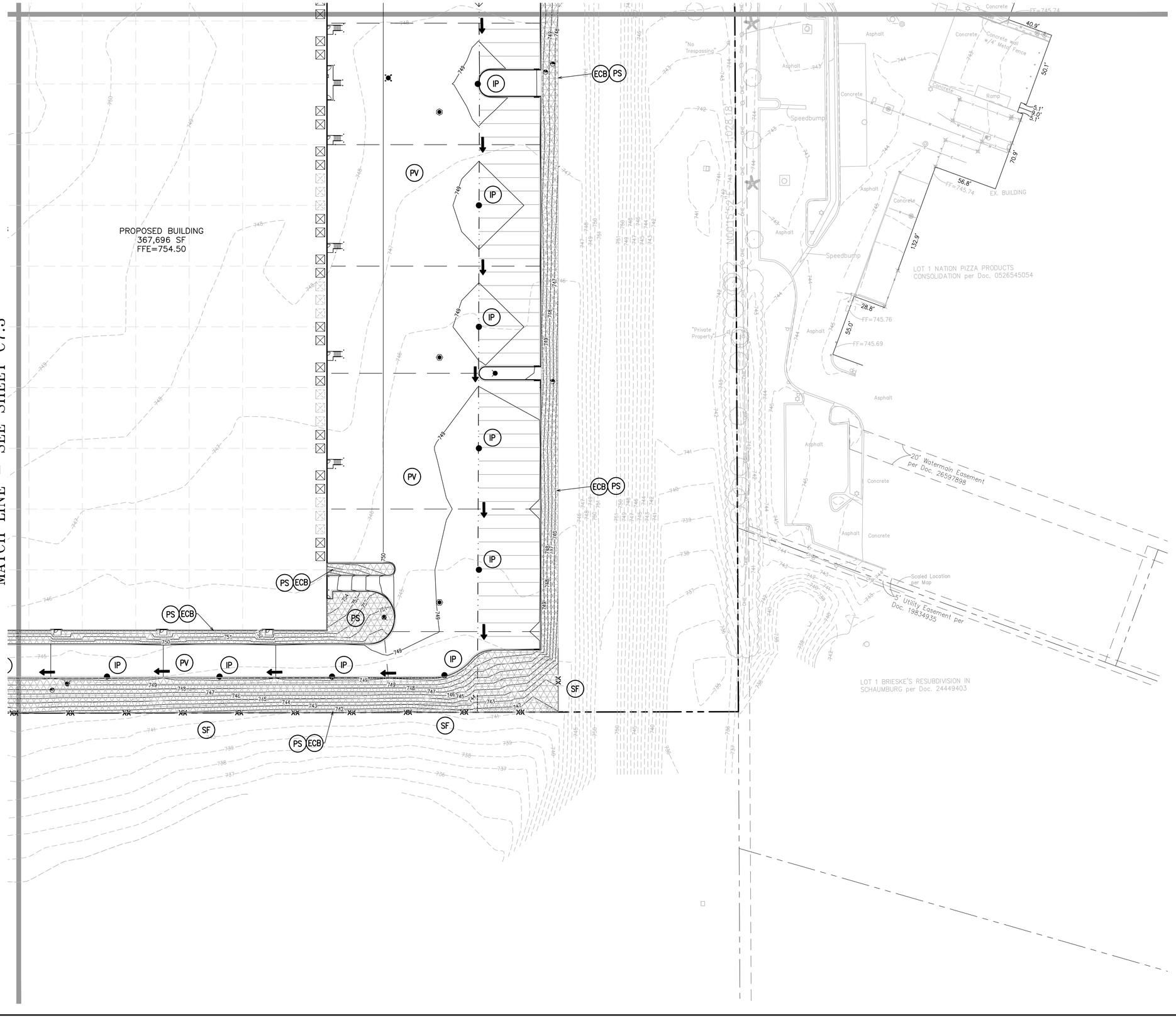
MATCH LINE - SEE SHEET C7.2

MATCH LINE - SEE SHEET C7.3



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EROSION CONTROL PLAN

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPLICABLE	SYMBOL	CONTROL MEASURE CHARACTERISTICS	TEMPORARY	PERMANENT	REQUIRED MAINTENANCE
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE	X		RESEED ANY FAILING AREAS
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION AND FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN		X	RESEED ANY FAILING AREAS
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED	X	X	RESEED AS NEEDED
	SODDING		SO	QUICK PERMANENT VEGETATIVE COVER USED TO CONTROL EROSION AND ESTABLISH VEGETATIVE FILTER STRIP, CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS OR OTHER AREAS WHERE SEEDING MAY BE DIFFICULT	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		GC	PROVIDES SOIL ROUGHING TO PREVENT EROSION		X	N/A
	POLYMER		P	USED AS ADDED INSURANCE IN CONJUNCTION WITH TEMPORARY OR PERMANENT SEEDING; PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED	X	X	REAPPLY EVERY 1-1/2 MONTHS
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE	X	X	CLEAN DIRT AND SEDIMENT FROM STONE AS NEEDED
	PAVING	X	PV	PROVIDES PERMANENT COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT RUNOFF AND TRANSFER DOWNSTREAM	X	X	CLEAN OUT SILT WHEN HALF FULL
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT RUNOFF TO PREVENT EROSION	X	X	REPLACE PROTECTION AS NEEDED
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF A CHANNEL IS USED TO BUILD THE RIDGE	X	X	REPLACE PROTECTION AS NEEDED
	CURB AND GUTTER		CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A ROAD TO DIVERT RUNOFF FROM AN AREA NEEDING EROSION PROTECTION		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND PROVIDE SLOPE STABILITY	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDES ADDITIONAL STABILITY TO CHANNEL AND USED WITH RELATIVELY LOW FLOW VELOCITIES	X	X	REDO ANY FAILING AREAS
	LINED CHANNEL		LC	USED WHEN VEGETATION IS INADEQUATE TO PROTECT A CHANNEL FROM HIGH FLOW VELOCITIES OR WHERE VEGETATION CANNOT BE ESTABLISHED	X	X	REPLACE PROTECTION AS NEEDED
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN RUNOFF TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY	X	X	CLEAN OUT SEDIMENT AS NEEDED
	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED		X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS IN EXCESS OF THE STORM SEWER SYSTEM	X	X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED DUE TO LOWER WEIR LENGTH	X	X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
OUTLETS	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM FLARED END SECTIONS OR OTHER OUTLET STRUCTURES	X	X	REPAIR DISLODGED STONES AND EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
SEDIMENT FILTERS	SILT FENCE	X	SF	USED TO FILTER SEDIMENT FROM RUNOFF	X		CLEAN OUT SEDIMENT WHEN HALF FULL AND REPAIR AS NEEDED
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF	X	X	REDO ANY FAILING AREAS
MUD AND DUST CONTROL	STABILIZED CONSTRUCTION ENTRANCE	X	SE	PREVENTS MUD AND SEDIMENT FROM BEING PICKED UP AND CARRIED OFF-SITE	X		SCRAPE MUD AND REPLACE STONE AS NEEDED
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE	X		REAPPLY AS NEEDED
EROSION CONTROL	EROSION CONTROL BLANKET	X	ECB	PROTECTS SOIL, PREVENTS SEED WASHOUT AND HELPS GROW VEGETATION	X		REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	X	TRM	REINFORCES TURF IN CHANNELS, SHORELINES AND HIGH FLOW AREAS		X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED FOR SOIL STABILIZATION	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN HIGH FLOW AREAS	X	X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION AND SEDIMENT CONTROL, SOIL SEPARATION AND SOIL STABILIZATION	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS OR VEGETATIVE PAVEMENT	X	X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM	X		REPLACE OR CLEAN WHEN CLOGGED
	SLOPE INTERRUPT		SI	USED TO BREAK UP RUNOFF FLOW ON A SLOPE	X		CLEAN OUT SEDIMENT WHEN HALF FULL
	DITCH CHECK		DIC	USED FOR SEDIMENT FLOW CONTROL IN SWALES AND CHANNELS	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN	X	X	REPLACE WHEN HALF DISSOLVED
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAMS, PONDS, ETC.	X	X	REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM
	PUMPING DISCHARGE BAG	X	PB	USED FOR PUMP DISCHARGE LINES	X		REPLACE WHEN HALF FULL, FABRIC IS TORN OR HOLES BEGIN TO FORM
	CONCRETE WASHOUT	X	CW	USED TO WASH OUT CONCRETE TRUCKS	X		CLEAN OUT WHEN HALF FULL AND CLEAN WASHOUT GRAVEL AREA AS NEEDED
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS	X	X	CLEAN ONCE A WEEK OR AS NEEDED TO KEEP STREET CLEAN

SWPPP NOTES:

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, WHICH AUTHORIZES STORMWATER DISCHARGES RESULTING FROM CONSTRUCTION SITE ACTIVITIES AND THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES AND REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES.

1. SITE DESCRIPTION

   A. THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT OF THIS PLAN:

   THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED INDUSTRIAL DEVELOPMENT WILL INCLUDE THE FOLLOWING: DEMOLITION, MASS GRADING, PAVEMENT CONSTRUCTION, INSTALLATION OF UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS AND WATERMAIN AND SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

   B. 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:

   THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS: 1) INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) SITE DEMOLITION, 3) MASS GRADING, 4) UNDERGROUND UTILITIES INSTALLATION, 5) BUILDING FOUNDATIONS, 6) FINE GRADING IN PAVEMENT AREAS AND 7) PAVEMENT AND BUILDING CONSTRUCTION. THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE CONSTRUCTED AND MAINTAINED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

   C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 25.15 ACRES.

   THE TOTAL AREA OF THE SITE THAT IS ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER CONSTRUCTION ACTIVITIES IS 25.15 ACRES.

   D. THE ESTIMATED RUNOFF COEFFICIENTS OF THE VARIOUS AREAS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED ARE CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORMWATER MANAGEMENT REPORT FOR 623 E. ALGONQUIN ROAD, AS PREPARED BY JACOB & HEFNER ASSOCIATES, INC. WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.

   THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS 0.86.

   E. EXISTING DATA DESCRIBING SOILS OR QUALITY OF DISCHARGE (SEE SOILS REPORT IF AVAILABLE) POOR/FAIR/GOOD/NOT AVAILABLE: GOOD

   F. NAME OF RECEIVING WATER(S): SALT CREEK
   NAME OF ULTIMATE RECEIVING WATER(S): DES PLAINES RIVER

   G. EXISTING AREAS EXHIBITING WETLAND CHARACTERISTICS: 0.02 ACRES

2. CONTROLS

   THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. 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

      (I) STABILIZATION 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 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 CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

      WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BY INITIATED AS SOON AS PRACTICABLE THEREAFTER.

      THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

      1. PERMANENT SEEDING
      2. SILT FENCE
      3. VEGETATIVE FILTER
      4. STABILIZED CONSTRUCTION ENTRANCE
      5. BARRIER FILTER

      (II) 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. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

      1. DETENTION/RETENTION POND(S)
      2. STORM SEWER SYSTEM
      3. RIP-RAP OUTLET PROTECTION
      4. PERMANENT SEEDING

      (III) DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD B25 OF ILLINOIS URBAN MANUAL. THE FOLLOWING DUST CONTROL METHODS CAN BE USED:

      1. IRRIGATION
      2. SPRAY ON ADHESIVE
      3. VEGETATIVE COVER
      4. MULCHING

   B. STORMWATER MANAGEMENT

      (I) PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER 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.

      THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

      THE STORMWATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

      1. SILT FENCE
      2. BARRIER FILTERS
      3. STORM SEWER SYSTEM
      4. DETENTION/RETENTION POND(S)

      (II) 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).

      STORMWATER MANAGEMENT CONTROL INCLUDES:

      1. RIP-RAP FOR OUTLET PROTECTION
      2. DITCH CHECKS

   C. OTHER CONTROLS

      (I) WASTE DISPOSAL: THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

      (II) THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

      ANY AND ALL SANITARY SEWAGE SHALL BE DISCHARGED TO THE EXISTING AND/OR PROPOSED SANITARY SEWER SYSTEM CONSTRUCTED PER IEPA AND LOCAL STANDARDS.

   D. APPROVED STATE OR LOCAL PLANS

      (I) THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL DATED OCTOBER 1987, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS, STORMWATER 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 THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE

   THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATIONS.

   A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVING AND REPLACING TOP LAYER OF STONES OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.

   B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLIED WITH ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.

   C. SEDIMENTATION BASINS/TRAPS: SEDIMENT SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY OF THE SEDIMENT BASIN/TRAP IS FILLED WITH SEDIMENT. IN NO CASE SHALL THE SEDIMENT BE BUILT UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.

   D. SILT FENCE: THE DAMAGED SILT FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED.

   E. STRAW BALE BARRIER FILTERS: THE STRAW BALE BARRIER FILTER SHALL BE INSPECTED FREQUENTLY AND SHALL BE REPAIRED OR REMOVED AND REPLACED AS NEEDED.

   F. RIP-RAP OUTLET PROTECTION: RIP-RAP OUTLET PROTECTION SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONES THAT HAVE BEEN DISLODGED. IT SHALL BE REPAIRED IMMEDIATELY AS NEEDED.

4. INSPECTIONS

   THE OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR 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 EVENT THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.

   A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION 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. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY 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 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 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 SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

   C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.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 NPDES 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 OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN 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 NPDES PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

   ALL PACKAGES:
   ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
   DIVISION OF WATER POLLUTION CONTROL
   ATTN: COMPLIANCE ASSURANCE SECTION
   1021 NORTH GRAND AVENUE, EAST
   SPRINGFIELD, IL 62794

   ALL LETTERS:
   ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
   DIVISION OF WATER POLLUTION CONTROL
   ATTN: COMPLIANCE ASSURANCE SECTION
   POST OFFICE BOX 19276
   SPRINGFIELD, IL 62794-9276

5. NON-STORMWATER DISCHARGE

   EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER THAT MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ADDRESSED IN THIS PLAN ARE DESCRIBED BELOW:

   1. WATER MAIN FLUSHING
   2. FIRE HYDRANT FLUSHING
   3. WATERING FOR DUST CONTROL
   4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

   THE FIRE HYDRANT AND WATER MAIN SHALL NOT BE FLUSHED DIRECTLY ONTO ANY EXPOSED PAVEMENT AREA OR SUBGRADE. HOSES SHALL BE USED TO DIRECT THE FLOW INTO THE STORM SEWER SYSTEM.

NPDES GENERAL CONTRACTOR CERTIFICATION

THIS CERTIFICATION STATEMENT IS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT DESCRIBED BELOW, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. ILR10 AS ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:

PROJECT TITLE: 623 E. ALGONQUIN ROAD

PROJECT LOCATION: PALATINE (MUNICIPALITY) COOK (COUNTY) ILLINOIS (STATE)

CONTRACTOR: _____

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 THAT AUTHORIZES STORMWATER DISCHARGES RESULTING FROM CONSTRUCTION ACTIVITIES AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

SIGNATURE _____ DATE _____

NPDES SUBCONTRACTOR CERTIFICATIONS

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AGREE TO FOLLOW THE BEST MANAGEMENT PRACTICES DESCRIBED THEREIN FOR ANY WORK PERFORMED ON SITE.

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

STORMWATER POLLUTION PREVENTION CONSTRUCTION AND MAINTENANCE SCHEDULE

EROSION/SEDIMENT CONTROL MEASURE	INSTALLATION SEQUENCE	MAINTENANCE FREQUENCY
TEMPORARY DIVERSION SWALE AND SILT TRAPS	PRIOR TO CLEARING AND GRADING	AS NEEDED
STONE STABILIZED CONSTRUCTION ENTRANCE	PRIOR TO CLEARING AND GRADING	AS NEEDED
SILT FENCE	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
EXISTING INLET PROTECTION	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TREE PROTECTION	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TEMPORARY DIVERSIONS	ALONG WITH ROUGH GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TEMPORARY SEEDING	AFTER ROUGH GRADING	WATER AS NEEDED
PERMANENT SEEDING, SOD, LANDSCAPING	AFTER FINISH GRADING	WATER AS NEEDED
EROSION CONTROL MATTING	AFTER FINISH GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
INLET PROTECTION	AFTER EACH INLET IS CONSTRUCTED	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
REMOVAL OF EROSION/SEDIMENT CONTROL MEASURES	AFTER ALL DISTURBED AREAS ARE STABILIZED	N/A

SEEDING CHART

STABILIZATION TYPE	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C. SPRING OATS 100 LBS/ACRE

D. WHEAT OR CEREAL RYE 150 LBS/ACRE

E. SOD

F. STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

STORMWATER POLLUTION PREVENTION PLAN
623 E. ALGONQUIN ROAD
LOGISTICS PROPERTY COMPANY
PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

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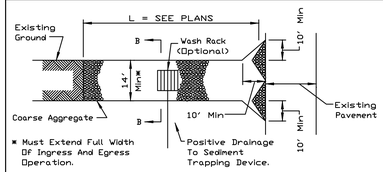
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

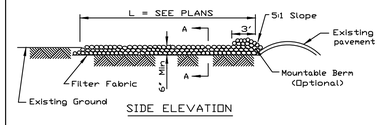
RIP-RAP DIMENSION TABLE

PIPE DIAMETER (IN)	LENGTH OF APRON La (FT)	WIDTH OF APRON W1 (FT)	WIDTH OF APRON W2 (FT)	DEPTH OF RIP-RAP d (IN)	IDOT GRADATION RR-	VOLUME OF RIP-RAP (CYD)
12	10	3	13	15	3	3.7
15	10	3.75	13.75	15	3	4.1
18	15	4.5	19.5	20	4	11.1
24	18	6	24	20	4	16.7
30	20	7.5	27.5	20	4	21.6
36	24	9	33	28	5	43.6
42	27	10.5	37.5	30	5	60.0
48	27	12	39	32	6	68.0
54	27	13.5	40.5	32	6	72.0
60	36	15	51	32	6	118.0
72	44	18	62	32	6	174.0

SE STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

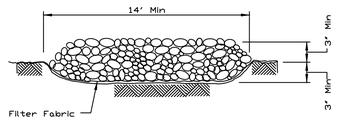


SIDE ELEVATION

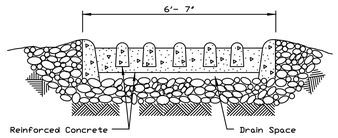
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2,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

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

SE STABILIZED CONSTRUCTION ENTRANCE PLAN



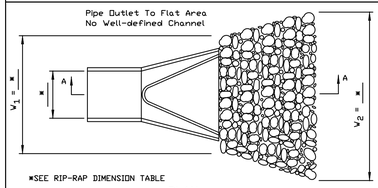
SECTION A-A



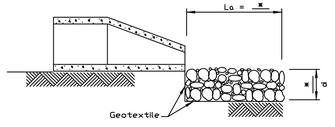
SECTION B-B

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

LA PIPE OUTLET TO FLAT AREA



PLAN

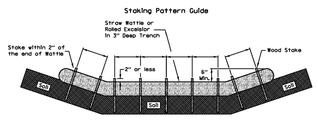


SECTION A-A

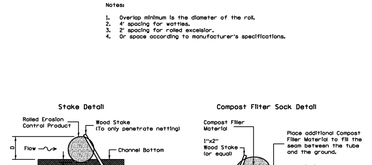
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation: RR * , Quality .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project		IL-610
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 9-15-93
Approved ____ Date ____		

DIC ROLLED EROSION CONTROL PRODUCTS



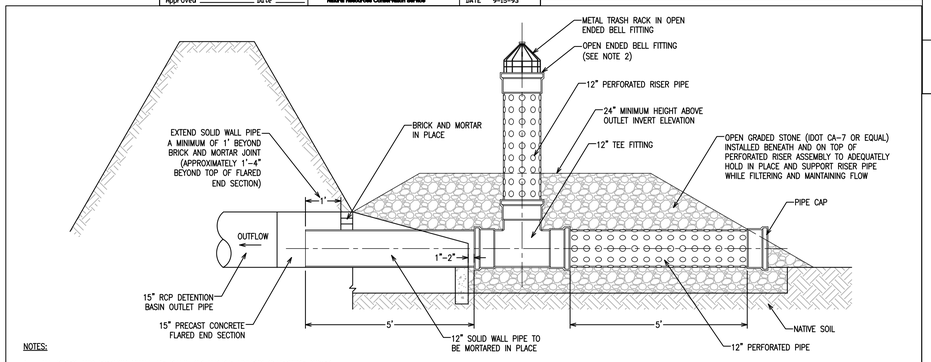
Notes:
1. Overlap minimum is the diameter of the roll.
2. 4' spacing for wattles.
3. 2' spacing for rolled excelsior.
4. Or spacing according to manufacturer's specifications.



When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

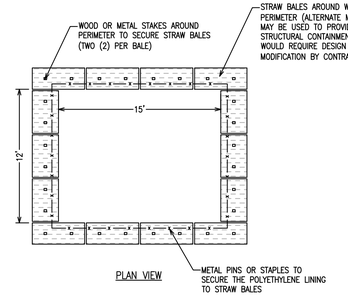
Notes:
1. Drawings are not to scale.
2. Ends of wattles or rolled excelsior shall be turned at least 6" upslope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 30" long.
4. Stakes shall not extend above the straw wattle more than 2".
5. Spacing: The toe of the upstream ditch check shall create a horizontal line with the top of the downstream ditch check.
6. When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 8-19-11
Approved ____ Date ____		

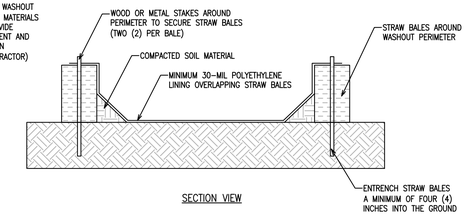


NOTES:
1. ALL PIPES AND FITTINGS SHALL BE P.V.C. OR H.D.P.E UNLESS OTHERWISE NOTED.
2. TOP OF PERFORATED RISER PIPE SHALL BE SET 1'-0" BELOW DETENTION BASIN EMERGENCY OVERFLOW ELEVATION INDICATED ON THE PLANS.
3. TEMPORARY SEDIMENT BASIN AND RISER PIPE ASSEMBLY SHALL BE CONTINUOUSLY MAINTAINED DURING CONSTRUCTION OPERATIONS TO ENSURE PROPER FUNCTIONALITY. AT A MINIMUM, THE SEDIMENT BASIN AND RISER PIPE ASSEMBLY SHALL BE INSPECTED PRIOR TO FORECASTED RAIN EVENTS, AFTER EACH RAINFALL EVENT OF 0.5" OR GREATER AND DAILY DURING EXTENDED RAIN EVENTS. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED PERIODICALLY AS WARRANTED BY SITE CONDITIONS.

TEMPORARY SEDIMENT BASIN OUTLET DETAIL



PLAN VIEW



SECTION VIEW

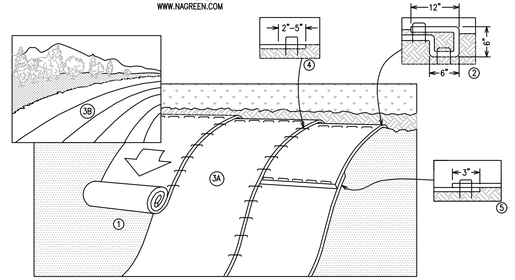
NOTES:
1. CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT BIN WITH MINIMUM 30-MIL POLYETHYLENE LINER IN LIEU OF DETAIL SHOWN.
2. STOP WASHING OUT CONCRETE IF WATER IS OBSERVED RUNNING OFF THE DESIGNATED AREA OR IF THE CONTAINMENT SYSTEM IS LEAKING OR OVERFLOWING AND INEFFECTIVE.
3. INSPECT DAILY AND AFTER EACH STORM EVENT. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
4. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR ALL CONCRETE WASTE.

CW CONCRETE WASHOUT DETAIL

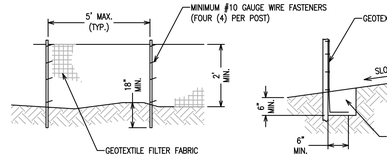
NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED (NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN).
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
6. ONLY BIODEGRADABLE STAPLES SHALL BE USED (NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's).

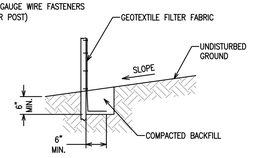
NORTH AMERICAN GREEN
1-800-772-2040
WWW.NAGREEN.COM



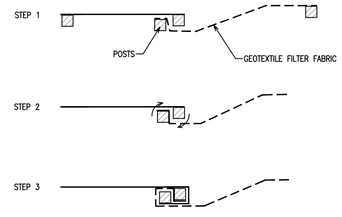
ECB EROSION CONTROL BLANKET DETAIL



ELEVATION



FABRIC ANCHOR DETAIL



ATTACHING TWO SILT FENCES

NOTES:

1. TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE INCHES.

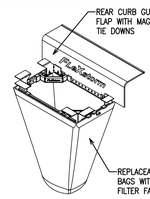
NOTES:

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF EIGHTEEN (18) INCHES INTO THE GROUND AND BURY THE FLAP.

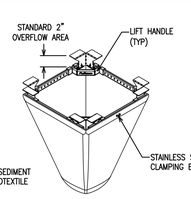
SF SILT FENCE DETAIL

FLEXSTORM
1-866-287-8655
WWW.INLETFILTERS.COM.COM

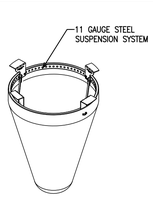
IPP *FLex* Xstorm Inlet Filter Specifications		
Material Property	*Test Method*	*Value (min ave)*
> Inner Filter Bag Specs (2 ft² min val)	**Non-Woven**	**Woven Mono**
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0/sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications		
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction		
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



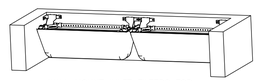
TYPICAL COMBINATION INLET FILTER



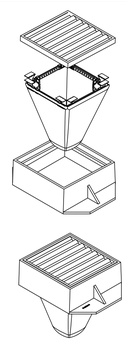
TYPICAL RECTANGULAR INLET FILTER



TYPICAL ROUND INLET FILTER



WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS



INSTALLATION PROCEDURE:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

IP INLET PROTECTION DETAIL

4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21
No.	Description	Date

STORMWATER POLLUTION PREVENTION PLAN

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
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Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

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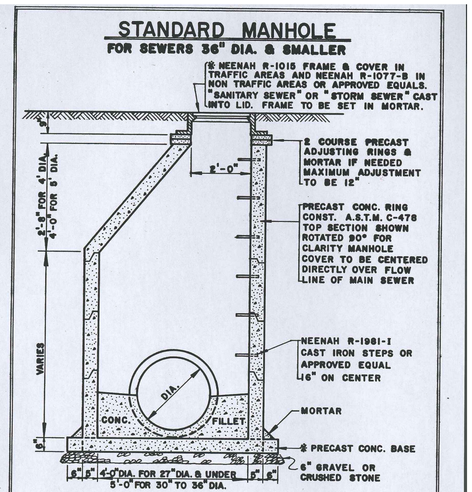
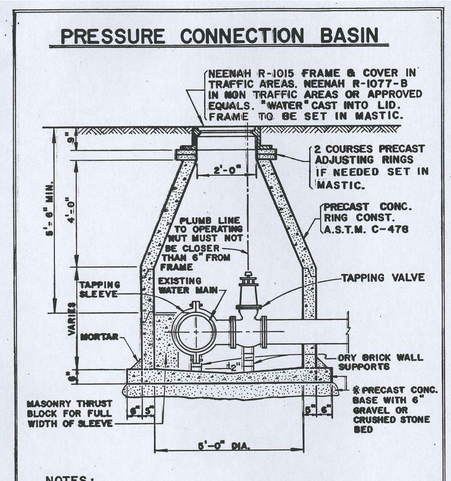
STANDARD MANHOLE
FOR SEWERS 36" DIA. & SMALLER



NOTES:
1. WHEN FINISHED GRADE ELEV. PROHIBITS USE OF CONE, INSTALL FLAT SLAB TOP CONFORMING TO ILL. DIV. OF HIGHWAYS STD. 2354.
2. PIPE OPENINGS TO BE CAST INTO WALL.
3. ※ IT IS PREFERRED THAT PRECAST CONC. BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.

LTW JUNE 1982

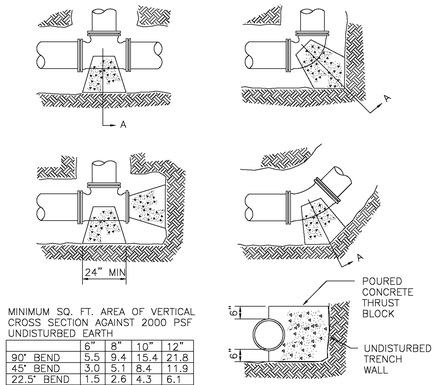
PRESSURE CONNECTION BASIN



NOTES:
1. PIPE OPENINGS TO BE CAST INTO WALL.
2. ※ IT IS PREFERED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH MASTIC SEALER.

01-05-94 LWU

THRUST BLOCK INSTALLATION

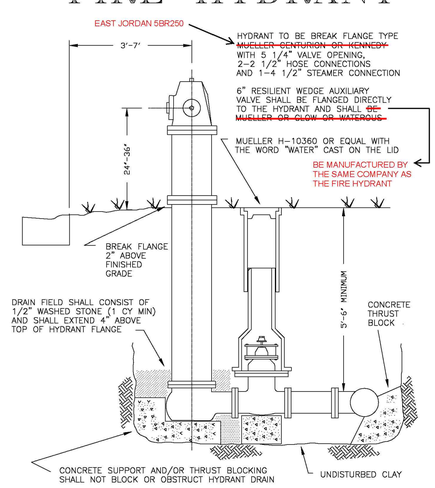


MINIMUM SQ. FT. AREA OF VERTICAL CROSS SECTION AGAINST 2000 PSF UNDISTURBED EARTH

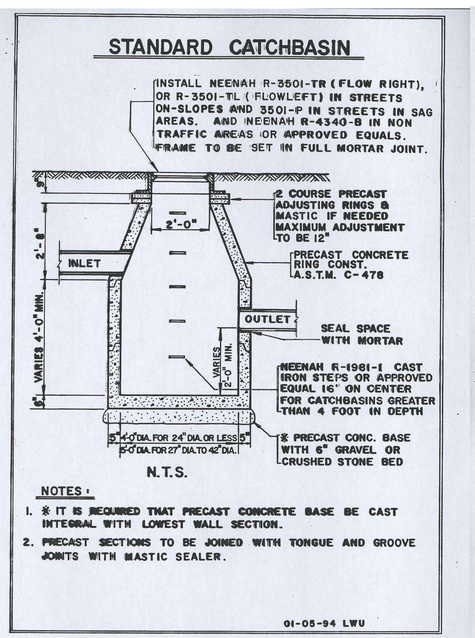
	6"	8"	10"	12"
90° BEND	5.5	9.4	15.4	21.8
45° BEND	3.0	5.1	8.4	11.9
22.5° BEND	1.5	2.6	4.3	6.1
11.25° BEND	1.5	2.6	4.3	6.1
TEE	3.9	6.7	10.9	15.5

THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "X" CONCRETE, A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.

FIRE HYDRANT



STANDARD CATCHBASIN

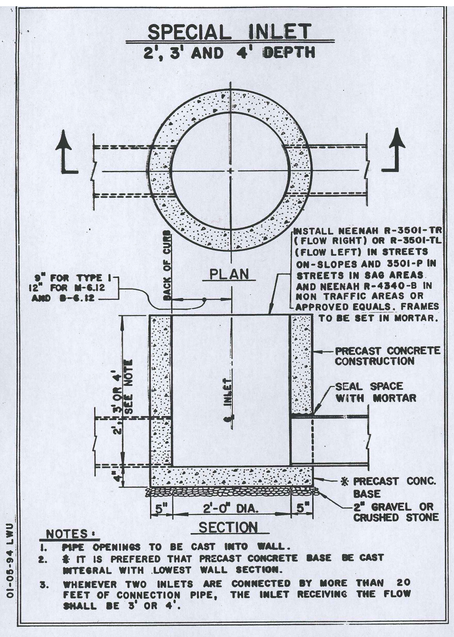


N.T.S.

NOTES:
1. ※ IT IS REQUIRED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH MASTIC SEALER.

01-05-94 LWU

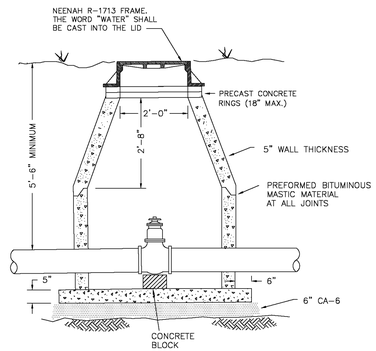
SPECIAL INLET
2', 3' AND 4' DEPTH



NOTES:
1. PIPE OPENINGS TO BE CAST INTO WALL.
2. ※ IT IS PREFERED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. WHENEVER TWO INLETS ARE CONNECTED BY MORE THAN 20 FEET OF CONNECTION PIPE, THE INLET RECEIVING THE FLOW SHALL BE 3' OR 4'.

01-05-94 LWU

WATER VALVE VAULT



INSIDE DIAMETER SHALL BE 48" FOR WATER MAIN 6" THROUGH 10" AND 60" FOR WATER MAIN 12" AND OVER AND PRESSURE CONNECTIONS

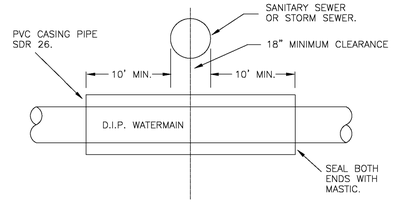
VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509 AND SHALL BE MUELLER OR WATEROUS

WATERMAIN CONFLICTS

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

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE AND JOINTS FOR THE SANITARY SEWER 10 FT. EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE TWO MATERIALS, OR ENCASE WATERMAIN AS SHOWN BELOW. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.



WATERMAIN DIAM.	CASING PIPE DIAM.
6"	12"
8"	15"
10"	18"
12"	18"

STORM SEWER CONFLICTS:

PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO ASTM C-443 10 FT. EITHER SIDE OF WATERMAIN CONFLICTS AND PROVIDE A MINIMUM CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

DETAILS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

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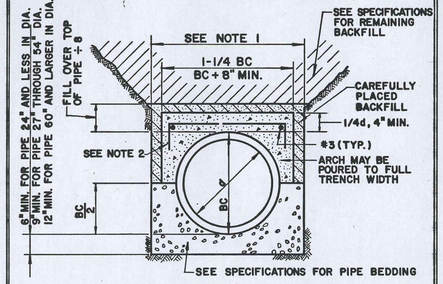
CLASS "A" PIPE BEDDING

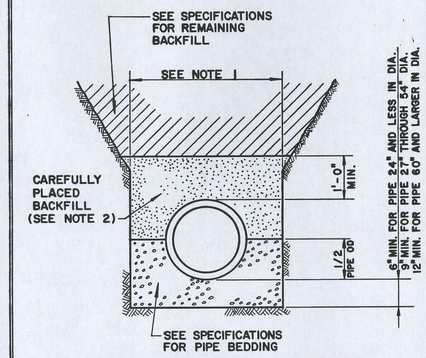


TYPICAL TRENCH CROSS-SECTION
N.T.S.

NOTES:
1. FOR ALLOWABLE TRENCH WIDTH SEE SPECIFICATIONS.
2. AREA TRANSVERSE STEEL = 0.004 x AREA CONCRETE ARCH AT CROWN; MAXIMUM SPACING = 12".
3. MAINTAIN ARCH THICKNESS OVER BELL AND BARREL.
4. MINIMUM CONCRETE COMPRESSIVE STRENGTH = 2,500 PSI.
5. DESIGN LOAD FACTOR = 3.4.
6. CAREFULLY PLACED BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS OR STONES MEETING OR EXCEEDING SPECIFICATIONS FOR REMAINING BACKFILL.

LTW JUNE 1982

CLASS "B" PIPE BEDDING

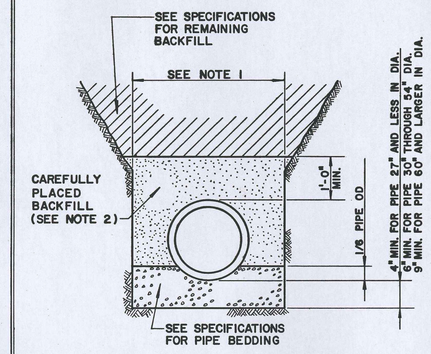


TYPICAL TRENCH CROSS-SECTION
N. T. S.

NOTES:
1. FOR ALLOWABLE TRENCH WIDTH SEE SPECIFICATIONS.
2. CAREFULLY PLACED BACKFILL SHALL BE CAREFULLY COMPACTED, FINELY DIVIDED, JOB EXCAVATED MATERIAL, FREE FROM DEBRIS, STONES, ORGANIC MATTER AND FROZEN MATERIAL, COMPACTED TO 90% MAXIMUM DENSITY, ASTM D1557. GRANULAR FILL MAY BE SUBSTITUTED FOR JOB EXCAVATED MATERIAL.

LTW JUNE 1982

CLASS "C" PIPE BEDDING



TYPICAL TRENCH CROSS-SECTION
N. T. S.

NOTES:
1. FOR ALLOWABLE TRENCH WIDTH SEE SPECIFICATIONS.
2. CAREFULLY PLACED BACKFILL SHALL BE LIGHTLY COMPACTED, FINELY DIVIDED, JOB EXCAVATED MATERIAL, FREE FROM DEBRIS, STONE AND FROZEN MATERIAL. FILL ALL VOIDS AROUND PIPE BY SLICING WITH SHOVEL. GRANULAR FILL MAY BE SUBSTITUED FOR JOB EXCAVATED MATERIAL.

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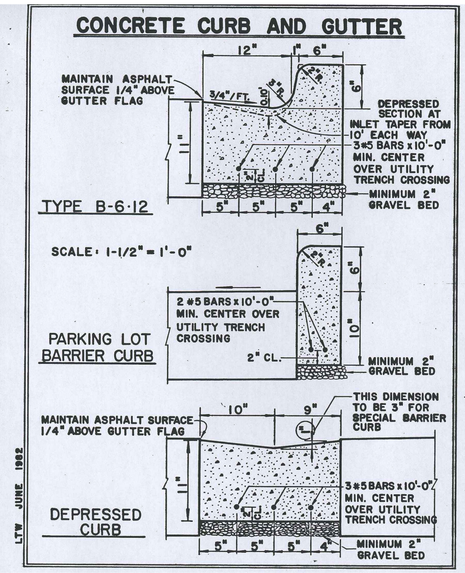
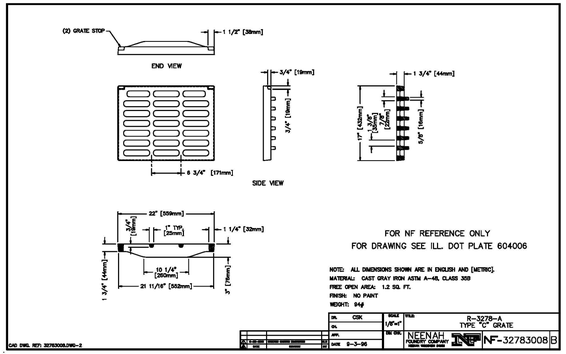
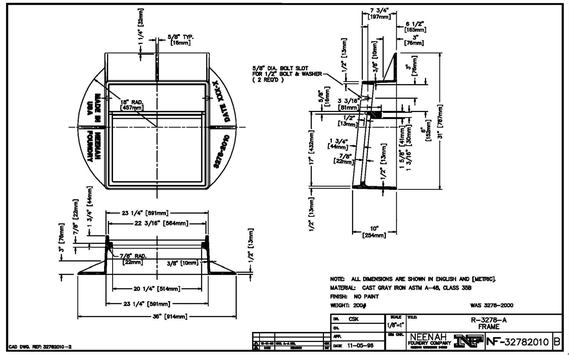
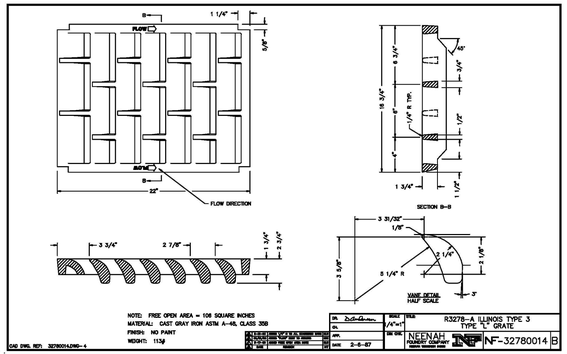
CONCRETE CURB AND GUTTER

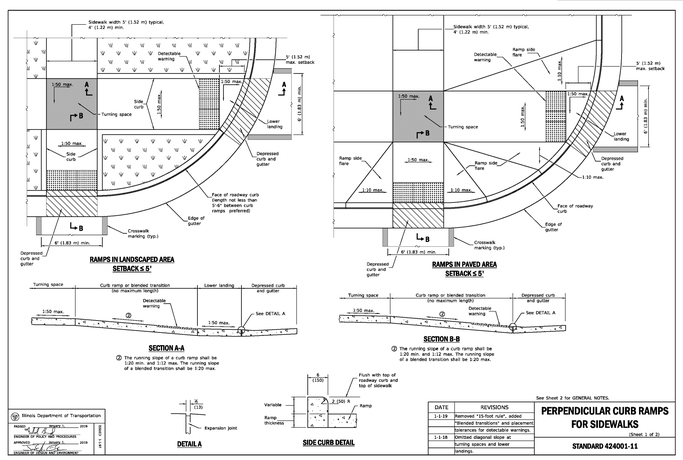


LTW JUNE 1982

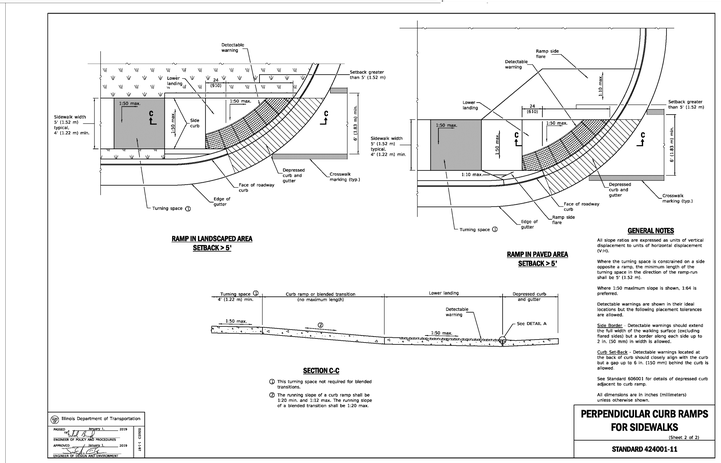


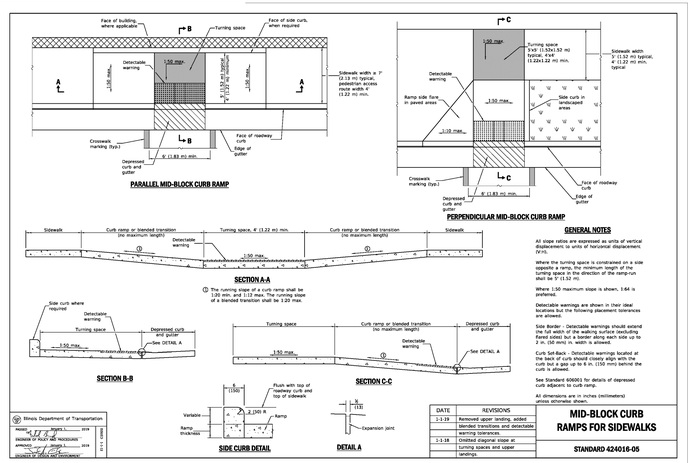






DATE	REVISIONS
1-1-19	Removed "Ill.Rte nun", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.





DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and upper landings.

DETAILS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
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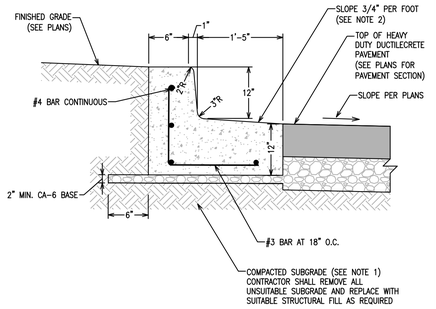
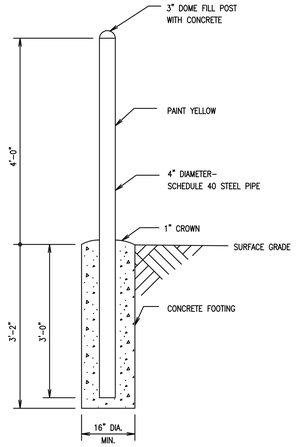


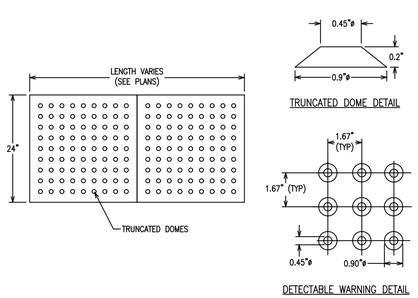
NOTES:

1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
2. SEE GRADING PLANS FOR PROPOSED GUTTER SLOPE DIRECTION.
3. BASE COURSE SHALL BE IDOT CA-6 CRUSHED STONE.
4. CONTROL JOINTS SHALL BE INSTALLED AT TEN (10) FEET ON CENTER UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, CURB RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE CURBS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE.

12" TRAILER PARKING CURB DETAIL



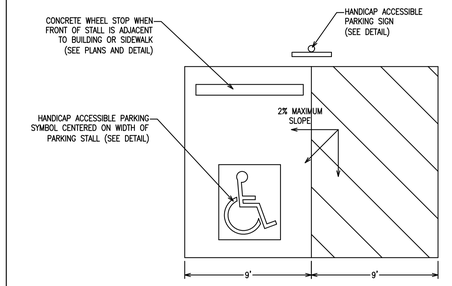
BOLLARD DETAIL



NOTES:

1. DETECTABLE WARNINGS SHALL BE VITRIFIED POLYMER COMPOSITE TILES BY ARMOR-TILE OR APPROVED EQUAL.
2. TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND SHALL BE COLORED RED UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
3. TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

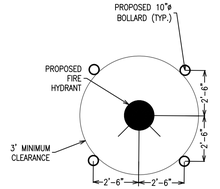
DETECTABLE WARNING DETAIL



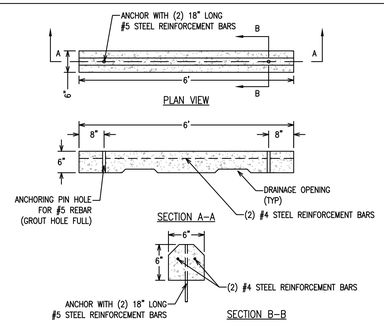
NOTES:

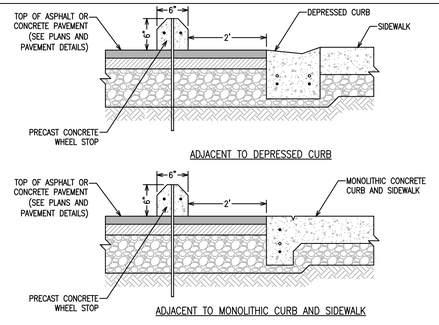
1. ALL PAVEMENT STRIPING SHALL BE WHITE UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

HANDICAP ACCESSIBLE PARKING STALL DETAIL

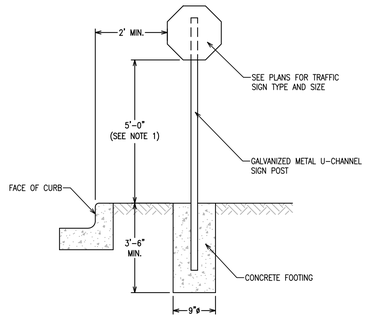


BOLLARD PLACEMENT ADJACENT TO FIRE HYDRANT





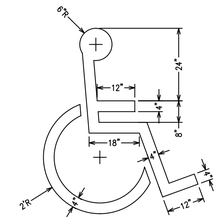
CONCRETE WHEEL STOP DETAIL



NOTES:

1. TRAFFIC SIGN POSTS SHALL BE LOCATED A MINIMUM OF 2' FROM FACE OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

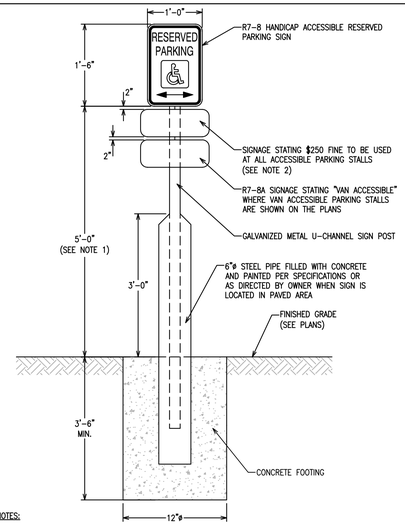
TRAFFIC SIGN DETAIL – GRASS AREA



NOTE:

1. SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED WHITE ON BLUE BACKGROUND UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

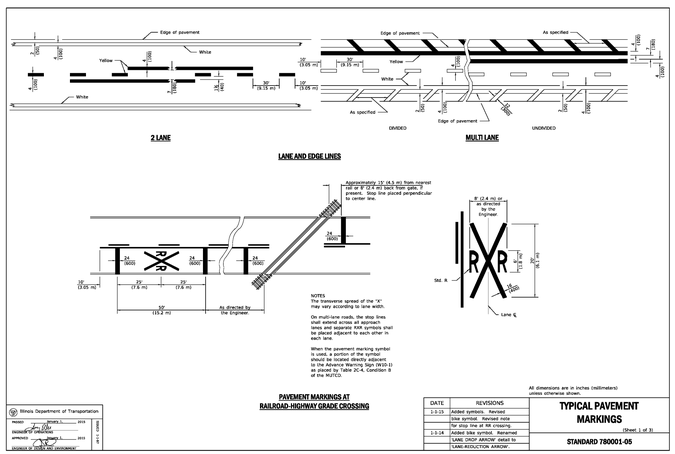
HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL

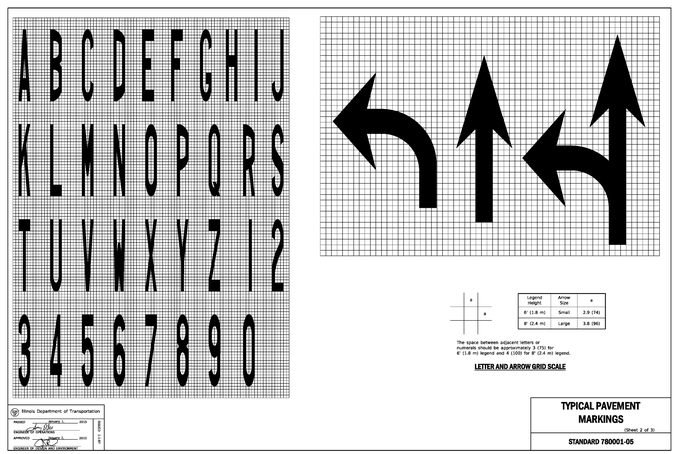


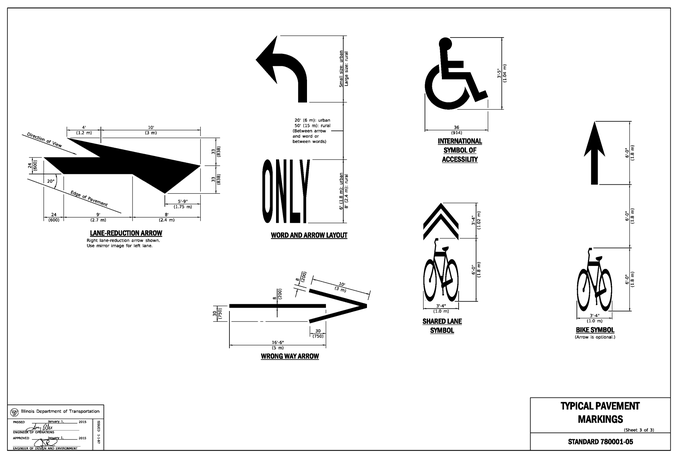
NOTES:

1. ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL BUILDING CODES PRIOR TO INSTALLATION.

HANDICAP ACCESSIBLE PARKING SIGN DETAIL







No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

DETAILS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
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N.T.S.

C9.2

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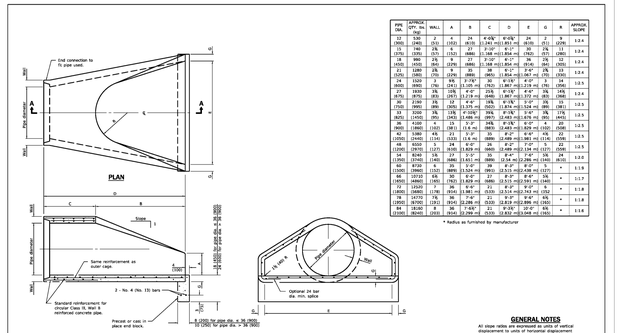
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



PIPE DIA.	APPROX. WEIGHT* lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (305)	530 (240)	2 (51)	4 (102)	24 (610)	4'-6⅜" (1.345 m)	9'-0⅜" (2.753 m)	24 (610)	7 (178)	9 (229)	1:2.4
15 (381)	740 (335)	2½ (64)	5 (127)	33 (838)	5'-8¼" (1.734 m)	11'-4" (3.454 m)	30 (762)	7½ (191)	11 (279)	1:2.4
18 (457)	1000 (455)	3 (76)	6 (152)	42 (1067)	6'-10" (2.083 m)	13'-8" (4.166 m)	36 (914)	9 (229)	13 (330)	1:2.4
21 (533)	1350 (615)	3½ (89)	7 (178)	48 (1219)	8'-0" (2.438 m)	16'-0" (4.877 m)	42 (1067)	10½ (267)	15 (381)	1:2.4
24 (610)	1520 (690)	3 (76)	9/8 (219)	8'-2⅜" (2.497 m)	16'-4¾" (4.997 m)	32'-9½" (9.994 m)	48'-0" (14.630 m)	12 (305)	18 (457)	1:2.4
27 (686)	1830 (830)	3½ (89)	9'-0" (2.743 m)	54 (1372)	9'-1⅜" (2.778 m)	18'-3" (5.563 m)	54'-0" (16.459 m)	13½ (343)	20 (508)	1:2.4
30 (762)	2150 (975)	4 (102)	10'-0" (3.048 m)	60 (1524)	10'-1¾" (3.083 m)	20'-3½" (6.172 m)	60'-0" (18.288 m)	15 (381)	22½ (572)	1:2.4
36 (914)	4160 (1885)	4 (102)	13 (330)	5'-0" (1.524 m)	24'-3" (7.391 m)	40'-6" (12.344 m)	72'-0" (21.946 m)	18 (457)	27 (686)	1:2.5
42 (1067)	5360 (2430)	4½ (114)	14 (356)	5'-0" (1.524 m)	28'-3" (8.611 m)	47'-0" (14.326 m)	84'-0" (25.603 m)	21 (533)	31½ (800)	1:2.5
48 (1219)	6920 (3140)	5 (127)	14 (356)	6'-0" (1.829 m)	32'-3" (9.830 m)	53'-9" (16.383 m)	96'-0" (29.260 m)	24 (610)	36 (914)	1:2.5
54 (1372)	8720 (3955)	5½ (140)	15 (381)	6'-0" (1.829 m)	36'-3" (11.049 m)	60'-3" (18.364 m)	108'-0" (32.918 m)	27 (686)	40½ (1029)	1:2.5
60 (1524)	10710 (4860)	6 (152)	16 (406)	6'-0" (1.829 m)	40'-3" (12.268 m)	67'-0" (20.422 m)	120'-0" (36.576 m)	30 (762)	45 (1143)	1:2.5
66 (1676)	12960 (5880)	6½ (165)	17 (432)	6'-0" (1.829 m)	44'-3" (13.487 m)	73'-9" (22.479 m)	132'-0" (40.234 m)	33 (838)	49½ (1257)	1:2.5
72 (1829)	15450 (7010)	7 (178)	18 (457)	6'-0" (1.829 m)	48'-3" (14.706 m)	80'-6" (24.536 m)	144'-0" (43.891 m)	36 (914)	54 (1372)	1:2.5
78 (1981)	18270 (8290)	7½ (191)	19 (483)	6'-0" (1.829 m)	52'-3" (15.926 m)	87'-3" (26.593 m)	156'-0" (47.549 m)	39 (991)	58½ (1486)	1:2.5
84 (2134)	21400 (9710)	8 (203)	20 (508)	6'-0" (1.829 m)	56'-3" (17.145 m)	93'-9" (28.575 m)	168'-0" (51.206 m)	42 (1067)	63 (1600)	1:2.5
90 (2286)	24900 (11295)	8½ (216)	21 (533)	6'-0" (1.829 m)	60'-3" (18.364 m)	100'-6" (30.632 m)	180'-0" (54.864 m)	45 (1143)	67½ (1715)	1:2.5
96 (2438)	28800 (13065)	9 (229)	22 (559)	6'-0" (1.829 m)	64'-3" (19.583 m)	107'-3" (32.690 m)	192'-0" (58.522 m)	48 (1219)	72 (1829)	1:2.5

* Radius as furnished by manufacturer

GENERAL NOTES

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

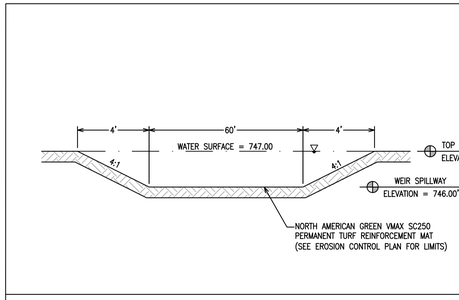
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-21	Clarified ref. to plate #'s on Section A-A. Changed "mesh" to "cage" ref.
1-1-09	Switched units to English (metric).

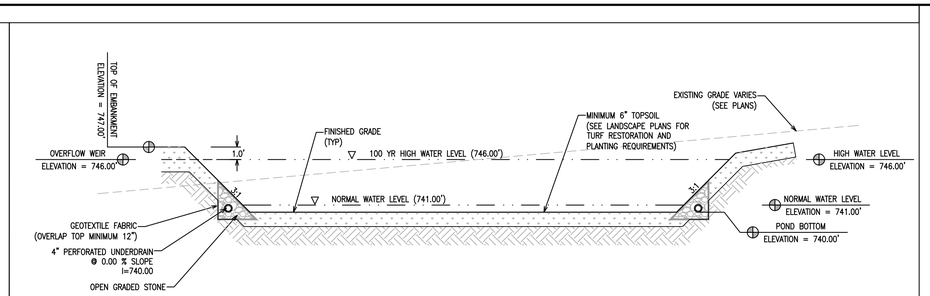
PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

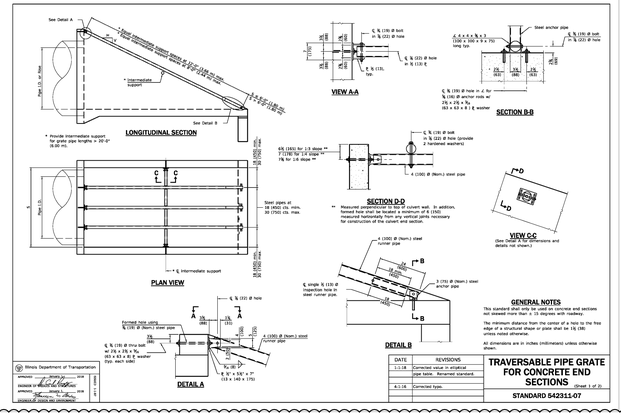
Illinois Department of Transportation — Engineer of Bridges and Structures — Engineer of Design and Environment



DETENTION POND OVERFLOW WEIR DETAIL



DETENTION BASIN CROSS SECTION DETAIL



DATE	REVISIONS
1-1-18	Corrected value in structural pipe table. Renamed standard.
4-1-16	Corrected typo.

TRAVERSABLE PIPE GRATE FOR CONCRETE END SECTIONS Sheet 1 of 2

STANDARD 542311-07

Illinois Department of Transportation — Engineer of Bridges and Structures — Engineer of Design and Environment

PIPE-GRATE SCHEDULE FOR PIPE CULVERT END SECTIONS

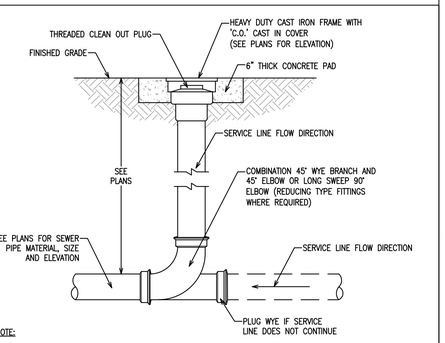
Pipe I.D. (Equiv. Dia.)	Slope of End Section 1:3			1:4			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length	Main Pipe No. / Length	Int. Support No. / Length	Total Length	Main Pipe No. / Length	Int. Support No. / Length	Total Length
12" (305)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)
15" (381)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)
18" (457)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)
21" (533)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)
24" (610)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)
27" (686)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)
30" (762)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)
36" (914)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)
42" (1067)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)
48" (1219)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)
54" (1372)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)
60" (1524)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)
66" (1676)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)
72" (1829)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)
78" (1981)	1 @ 42'-6" (12.954 m)	N/A	42'-6" (12.954 m)	1 @ 42'-6" (12.954 m)	N/A	42'-6" (12.954 m)	1 @ 42'-6" (12.954 m)	N/A	42'-6" (12.954 m)
84" (2134)	1 @ 45'-6" (13.868 m)	N/A	45'-6" (13.868 m)	1 @ 45'-6" (13.868 m)	N/A	45'-6" (13.868 m)	1 @ 45'-6" (13.868 m)	N/A	45'-6" (13.868 m)

PIPE-GRATE SCHEDULE FOR ELLIPTICAL PIPE CULVERT END SECTIONS

Pipe I.D. (Equiv. Dia.)	Slope of End Section 1:3			1:4			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length	Main Pipe No. / Length	Int. Support No. / Length	Total Length	Main Pipe No. / Length	Int. Support No. / Length	Total Length
24" (610)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)	1 @ 8'-0" (2.438 m)	N/A	8'-0" (2.438 m)
29" (737)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)	1 @ 10'-0" (3.048 m)	N/A	10'-0" (3.048 m)
34" (864)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)	1 @ 12'-0" (3.658 m)	N/A	12'-0" (3.658 m)
38" (965)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)	1 @ 14'-0" (4.267 m)	N/A	14'-0" (4.267 m)
43" (1092)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)	1 @ 15'-6" (4.724 m)	N/A	15'-6" (4.724 m)
48" (1219)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)	1 @ 17'-0" (5.182 m)	N/A	17'-0" (5.182 m)
53" (1346)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)	1 @ 18'-6" (5.639 m)	N/A	18'-6" (5.639 m)
58" (1473)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)	1 @ 21'-6" (6.553 m)	N/A	21'-6" (6.553 m)
62" (1575)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)	1 @ 24'-6" (7.468 m)	N/A	24'-6" (7.468 m)
67" (1702)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)	1 @ 27'-6" (8.382 m)	N/A	27'-6" (8.382 m)
72" (1829)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)	1 @ 30'-6" (9.296 m)	N/A	30'-6" (9.296 m)
77" (1956)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)	1 @ 33'-6" (10.211 m)	N/A	33'-6" (10.211 m)
82" (2083)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)	1 @ 36'-6" (11.125 m)	N/A	36'-6" (11.125 m)
86" (2184)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)	1 @ 39'-6" (12.039 m)	N/A	39'-6" (12.039 m)

TRAVERSABLE PIPE GRATE FOR CONCRETE END SECTIONS Sheet 2 of 2

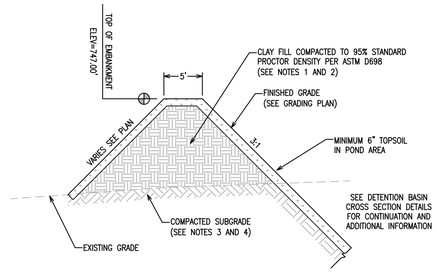
STANDARD 542311-07



NOTE:

1. SEE APPLICABLE DETAIL FOR PIPE BEDDING AND BACKFILL REQUIREMENTS.

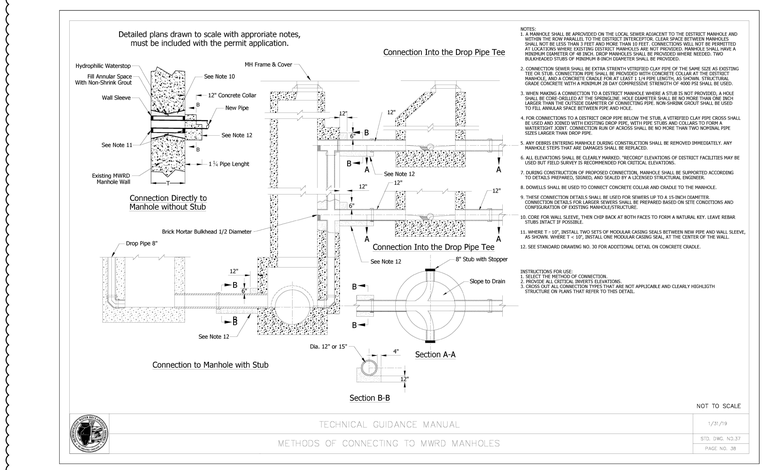
STORM SEWER CLEAN OUT DETAIL



NOTES:

1. EMBANKMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 205 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION (IDOT STANDARD SPECIFICATIONS).
2. CLAY FILL MATERIALS REQUIRED FOR THE EMBANKMENT SHALL BE PLACED IN 8" MAXIMUM LIFTS OR AS OTHERWISE DIRECTED BY A LICENSED GEOTECHNICAL ENGINEER.
3. REMOVE ALL UNSUITABLE MATERIALS BELOW EMBANKMENT AND SCARIFY EXISTING SOIL PRIOR TO EMBANKMENT CONSTRUCTION.
4. POROSITY OF EXISTING SUBGRADE SOILS AND REMOVAL OF ANY UNSUITABLE MATERIALS SHALL BE WITNESSED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO EMBANKMENT CONSTRUCTION. ALL PERMEABLE SUBGRADE SOILS ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH CLAY FILL MATERIALS COMPACTED TO 90% MODIFIED PROCTOR DENSITY PER ASTM D1557.

COMPACTED CLAY EMBANKMENT DETAIL

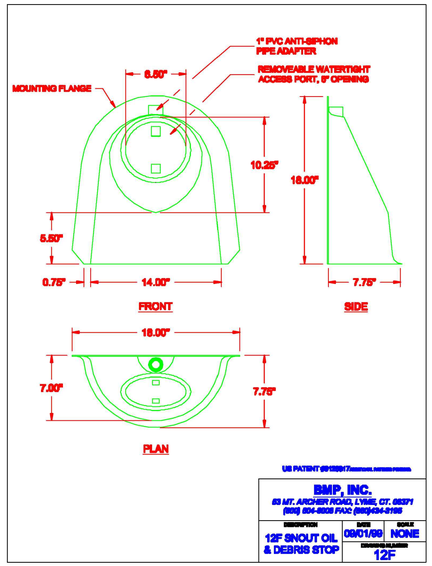


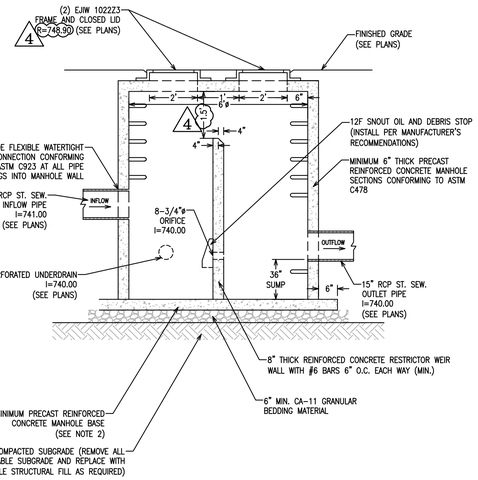
NOTES:

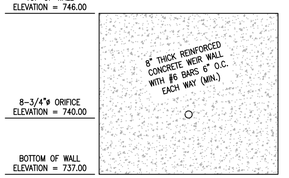
1. A MANHOLE SHALL BE APPROVED ON THE LOCAL SEWER ADJACENT TO THE DISTRICT MANHOLE AND WITHIN THE ROW PARALLEL TO THE DISTRICT INTERCEPTOR. CLEAR SPACE BETWEEN MANHOLES SHALL NOT BE LESS THAN 2 FEET AND MORE THAN 10 FEET. CONNECTIONS WILL NOT BE PERMITTED AT LOCATIONS WHERE EXISTING DISTRICT MANHOLES ARE NOT PROVIDED. MANHOLE SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND SHALL BE LARGER WHERE ADDITIONAL SPACE IS NEEDED. TWO BULKHEADED STUBS OF MINIMUM 8-INCH DIAMETER SHALL BE PROVIDED.
2. CONNECTION SEWER SHALL BE EXTRA STRENTH VITRIFIED CLAY PIPE OF THE SAME SIZE AS EXISTING TEE OR STUB. CONNECTION PIPE SHALL BE PROVIDED WITH CONCRETE COLLAR AT THE DISTRICT MANHOLE, AND A CONCRETE CRADLE FOR AT LEAST 1 LIN PIPE LENGTH, AS SHOWN. STRUCTURAL GRADE CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI SHALL BE USED.
3. WHEN MAKING A CONNECTION TO A DISTRICT MANHOLE WHERE A STUB IS NOT PROVIDED, A HOLE SHALL BE CORE DRILLED. THE DIAMETER OF THE HOLE SHALL BE NO MORE THAN ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF CONNECTING PIPE. NON-SHRINK GROUT SHALL BE USED TO FILL ANNULAR SPACE BETWEEN PIPE AND HOLE.
4. FOR CONNECTIONS TO A DISTRICT DROP PIPE BELOW THE STUB, A VITRIFIED CLAY PIPE CROSS SHALL BE USED AND JOINED WITH EXISTING DROP PIPE, WITH PIPE STUBS AND COLLARS TO FORM A WATERTIGHT JOINT. CONNECTION RUN OF ACROSS SHALL BE NO MORE THAN TWO NOMINAL PIPE SIZES LARGER THAN DROP PIPE.
5. ANY DEBRIS ENTERING MANHOLE DURING CONSTRUCTION SHALL BE REMOVED IMMEDIATELY. ANY MANHOLE STEPS THAT ARE DAMAGED SHALL BE REPLACED.
6. ALL ELEVATIONS SHALL BE CLEARLY MARKED, "RECORD" ELEVATIONS OF DISTRICT FACILITIES MAY BE USED BUT FIELD SURVEY IS RECOMMENDED FOR CRITICAL ELEVATIONS.
7. DURING CONSTRUCTION OF PROPOSED CONNECTION, MANHOLE SHALL BE SUPPORTED ACCORDING TO DETAILS PREPARED, SIGNED, AND SEALED BY A LICENSED STRUCTURAL ENGINEER.
8. DOWELS SHALL BE USED TO CONNECT CONCRETE COLLAR AND CRADLE TO THE MANHOLE.
9. THESE CONNECTION DETAILS SHALL BE USED FOR SEWERS UP TO A 15-INCH DIAMETER. CONNECTION DETAILS FOR LARGER SEWERS SHALL BE PREPARED BASED ON SITE CONDITIONS AND CONFIGURATION OF EXISTING MANHOLE/STRUCTURE.
10. CORE FOR WALL SLEEVE, THEN CHIP BACK AT BOTH FACES TO FORM A NATURAL KEY. LEAVE REBAR STUBS INTACT IF POSSIBLE.
11. WHERE T = 10", INSTALL TWO SETS OF MODULAR CASING SEALS BETWEEN NEW PIPE AND WALL SLEEVE, AS SHOWN. WHERE T = 15", INSTALL ONE MODULAR CASING SEAL AT THE CENTER OF THE WALL.
12. SEE STANDARD DRAWING NO. 30 FOR ADDITIONAL DETAIL ON CONCRETE CRADLE.

INSTRUCTIONS FOR USE:
1. SELECT THE METHOD OF CONNECTION.
2. PROVIDE ALL CRITICAL INVERTS ELEVATIONS.
3. CROSS OUT ALL CONNECTION TYPES THAT ARE NOT APPLICABLE AND CLEARLY HIGHLIGHT STRUCTURE ON PLANS THAT REFER TO THIS DETAIL.

4







RESTRICTOR WEIR WALL

NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE.
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEK OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT
6. FLAT-TOP REINFORCED CONCRETE SLAB SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING.
7. PRECAST CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C39 (COMPRESSIVE STRENGTH TEST). MAXIMUM ALLOWABLE HEIGHT FOR ADJUSTING RINGS SHALL BE 8".

6'ø RESTRICTOR CATCH BASIN #54 DETAIL

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

DETAILS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

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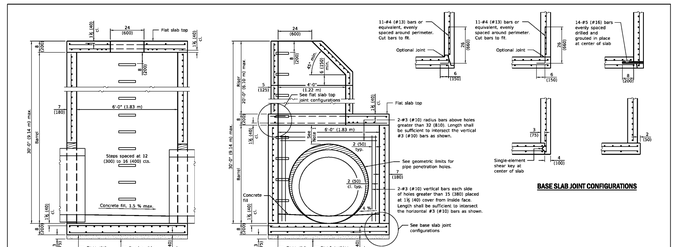
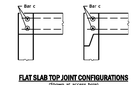
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



SECTION PARALLEL TO PIPE
(Without conical top riser)

SECTION PERPENDICULAR TO PIPE
(With conical top riser)



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 30 (810).

Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.

SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

BASE SLAB JOINT CONFIGURATIONS

GENERAL NOTES

Pipe holes shall be formed to facilitate proper placement of hole reinforcement.

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

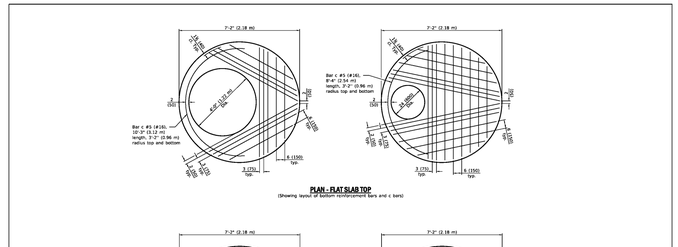
All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
1-1-21	Revised Note 1, Note 2 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

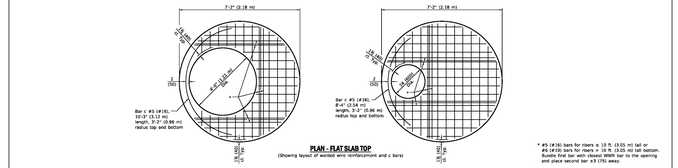
Illinois Department of Transportation

PRECAST MANHOLE TYPE A
6' (1.83 m) DIAMETER
(Sheet 1 of 3)

STANDARD 602406-11



PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)

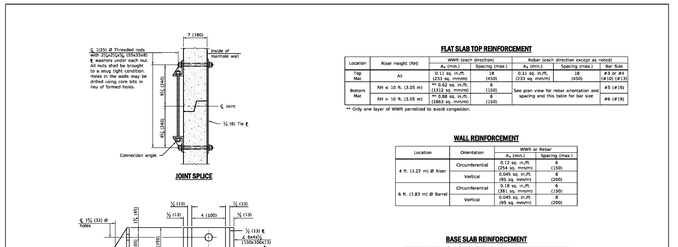


PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)

* #5 (#16) bars for risers ≤ 10 ft. (3.05 m) tall or #6 (#19) bars for risers > 10 ft. (3.05 m) tall bottom. #5 (#16) bars, bundle with closest WWR bar to the opening and place second bar ±3 (75) away.

PRECAST MANHOLE TYPE A
6' (1.83 m) DIAMETER
(Sheet 2 of 3)

STANDARD 602406-11



FLAT SLAB TOP REINFORCEMENT

Location	Riser height (ht)	WWR (each direction)		Rebar (each direction except as noted)		
		A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	All	0.12 sq. in./ft. (253 sq. mm/m)	8 (150)	0.31 sq. in./ft. (655 sq. mm/m)	6 (150)	#3 or #4 (#10) (#13)
Bottom Mat	RH ≤ 10 ft. (3.05 m)	** 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)
	RH ≤ 10 ft. (3.05 m)	** 0.68 sq. in./ft. (1963 sq. mm/m)	6 (150)			#6 (#19)

** Only one layer of WWR permitted to avoid congestion.

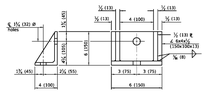
WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
4 ft. (1.22 m) Ø Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	8 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
6 ft. (1.83 m) Ø Barrel	Circumferential	0.12 sq. in./ft. (381 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)

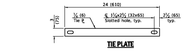
BASE SLAB REINFORCEMENT

Location	Riser Height (RH)/ Total Height (TH)	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	RH ≤ 10 ft. (3.05 m) or TH ≤ 20 ft. (6.10 m)	0.09 sq. in./ft. (191 sq. mm/m)	6 (150)
	RH > 10 ft. (3.05 m) or TH > 20 ft. (6.10 m)	0.40 sq. in./ft. (847 sq. mm/m)	6 (150)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	16 (450)

JOINT SPLICE



CONNECTION ANGLE

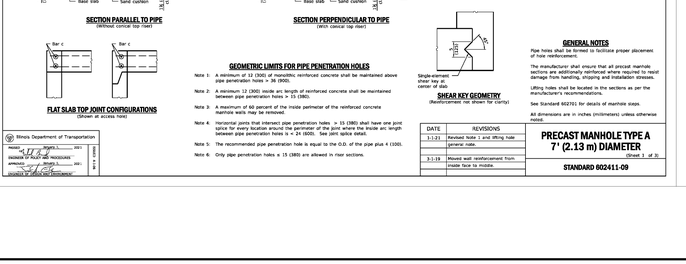


TIE PLATE

Illinois Department of Transportation

PRECAST MANHOLE TYPE A
6' (1.83 m) DIAMETER
(Sheet 3 of 3)

STANDARD 602406-11



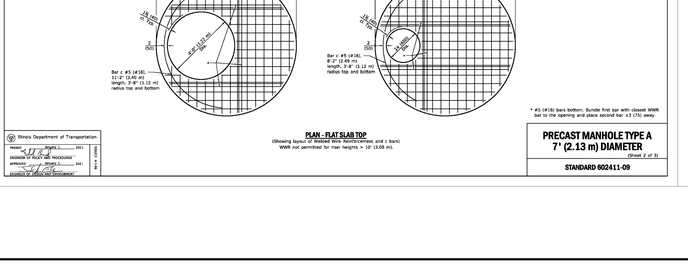
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-20	Revised dimension in Section B-B of cast open lid.
1-1-15	Revised dimensioning of frame. Added ADA compliant open lid.
1-1-09	Switched units to English (metric)

Illinois Department of Transportation

FRAME AND LIDS
TYPE 1

STANDARD 604001-05



FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 36 (900) AND D = 4'-0" (1.22 m)
(Shown at access hole)

SECTION THRU FLAT SLAB TOP FOR D = 36 (900) AND D = 4'-0" (1.22 m)

PLAN - FLAT SLAB TOP FOR D = 36 (900)
(Showing layout of reinforcement bars and c bars)

FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 5'-0" (1.52 m)
(Shown at access hole)

SECTION THRU FLAT SLAB TOP FOR D = 5'-0" (1.52 m)

PLAN - FLAT SLAB TOP FOR D = 36 (900)
(Showing layout of welded wire reinforcement and c bars)

TABLE

D	T	D_1 (Max.)	I
36 (900)	4'-0" (1.2 m)	5'-0" (1.5 m)	6 (150)
See previous page			6 (150)
			8 (200)

GENERAL NOTES

The flat slab top may be used in lieu of the tapered top shown on Standards 602001, 602035, or 602306 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

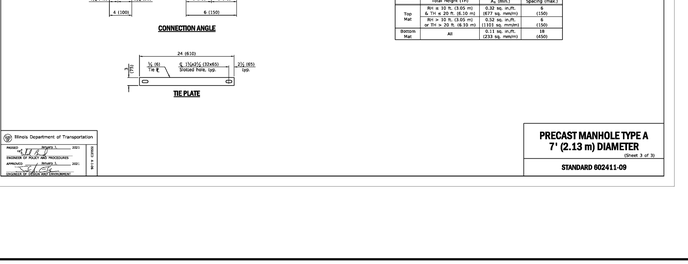
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

Illinois Department of Transportation

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
(Sheet 1 of 2)

STANDARD 602601-06



PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
(Showing layout of reinforcement bars and c bars)

PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)
(Showing layout of bottom reinforcement bars and c bars)

PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
(Showing layout of welded wire reinforcement and c bars)

PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)
(Showing layout of welded wire reinforcement and c bars)

FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	* 0.62 sq. in./ft. (1310 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)

Location	WWR (each direction)		Rebar		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Bottom Mat	* 0.62 sq. in./ft. (1312 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#5 (#16)

FLAT SLAB TOP REINFORCEMENT FOR D = 5'-0" (1.52 m)

Location	WWR (each direction)		Rebar (each direction except as noted)		
	A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	0.11 sq. in./ft. (233 sq. mm/m)	16 (450)	0.11 sq. in./ft. (233 sq. mm/m)	16 (450)	#3 or #4 (#10) (#13)
Bottom Mat	* 0.41 sq. in./ft. (847 sq. mm/m)	6 (150)	See plan view for rebar orientation and spacing and this table for bar size		#4 (#13)

* Only one layer of WWR permitted to avoid congestion.

GENERAL NOTES

The flat slab top may be used in lieu of the tapered top shown on Standards 602001, 602035, or 602306 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

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

Illinois Department of Transportation

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
(Sheet 2 of 2)

STANDARD 602601-06

SECTION PARALLEL TO PIPE
(Without conical top riser)

SECTION PERPENDICULAR TO PIPE
(With conical top riser)

FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 13 (330) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 36 (900).

Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.

SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

BASE SLAB JOINT CONFIGURATIONS

GENERAL NOTES

Pipe holes shall be formed to facilitate proper placement of hole reinforcement.

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

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

DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

Illinois Department of Transportation

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 1 of 3)

STANDARD 602411-09

PLAN - FLAT SLAB TOP
(Showing layout of bottom reinforcement bars and c bars)

PLAN - FLAT SLAB TOP
(Showing layout of welded wire reinforcement and c bars)
WWR not permitted for riser heights > 10' (3.05 m).

* #5 (#16) bars bottom. Bundle first bar with closest WWR bar to the opening and place second bar ±3 (75) away.

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 2 of 3)

STANDARD 602411-09

FLAT SLAB TOP REINFORCEMENT

Location	Riser Height (RH)/ Total Height (TH)	WWR (each direction)		Rebar (each direction except as noted)		
		A_s (min.)	Spacing (max.)	A_s (min.)	Spacing (max.)	Bar Size
Top Mat	All	0.15 sq. in./ft. (323 sq. mm/m)	12 (300)	0.31 sq. in./ft. (655 sq. mm/m)	6 (150)	#3 or #4 (#10) (#13)
Bottom Mat	RH ≤ 10 ft. (3.05 m)	WWR not permitted		See plan view for rebar orientation and spacing and this table for bar size		#7 (#22)

** Only one layer of WWR permitted to avoid congestion.

WALL REINFORCEMENT

Location	Orientation	WWR or Rebar	
		A_s (min.)	Spacing (max.)
4 ft. (1.22 m) Ø Riser	Circumferential	0.12 sq. in./ft. (254 sq. mm/m)	8 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)
7 ft. (2.13 m) Ø Barrel	Circumferential	0.22 sq. in./ft. (465 sq. mm/m)	6 (150)
	Vertical	0.045 sq. in./ft. (95 sq. mm/m)	8 (200)

BASE SLAB REINFORCEMENT

Location	Riser Height (RH)/ Total Height (TH)	WWR or Rebar (each direction)	
		A_s (min.)	Spacing (max.)
Top Mat	RH ≤ 10 ft. (3.05 m) & TH ≤ 20 ft. (6.10 m)	0.09 sq. in./ft. (677 sq. mm/m)	6 (150)
	RH > 10 ft. (3.05 m) or TH > 20 ft. (6.10 m)	0.52 sq. in./ft. (1111 sq. mm/m)	6 (150)
Bottom Mat	All	0.11 sq. in./ft. (233 sq. mm/m)	16 (450)

JOINT SPLICE

CONNECTION ANGLE

TIE PLATE

Illinois Department of Transportation

PRECAST MANHOLE TYPE A
7' (2.13 m) DIAMETER
(Sheet 3 of 3)

STANDARD 602411-09

DETAILS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

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Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

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

6. NOTIFICATION OF COMMENCING CONSTRUCTION

   6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE VILLAGE AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.

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

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

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

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

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE VILLAGE AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

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

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

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

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

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

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

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

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

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

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

22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

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

24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

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

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

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

29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

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

31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE VILLAGE.

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-7.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.

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GENERAL NOTES (CONT.)

34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND FINISHED FLOOR ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES INCLUDING THOSE APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR.

38. RECORD DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTING THE IMPROVEMENTS.

EARTHWORK

1. TOPSOIL EXCAVATION

   A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL.

   B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

   C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. EARTH EXCAVATION

   A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

   B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/-. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN THE PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

   C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED.

3. UNSUITABLE MATERIAL

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

4. THE GRADING CONTRACTORS RESPONSIBILITIES

   A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

   B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

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

   D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

   F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS.

   G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER.

   C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

PAVEMENT

1. FINE GRADING

   A. PRIOR TO THE CONSTRUCTION OF CURB AND GUTTER AND PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO FEET BEYOND THE BACK OF CURB.

2. CURB AND GUTTER

   A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.

   B. THE CURBS SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

   C. THE STONE COST UNDER THE CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.

   D. DEPRESSED CURBS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER THE PLANS AND IDOT STANDARDS.

3. PAVEMENT

   A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. DEPTHS SPECIFIED SHALL BE CONSIDERED THE MINIMUM COMPACTED THICKNESS.

4. GENERAL

   THE PAVING CONTRACTOR SHALL:

   A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.

   B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

   D. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS.

   E. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IBR VALUE OF 3.0.

   B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

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

6. METHOD OF MEASUREMENT

   A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER.

   B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION. THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.

8. LONGITUDINAL JOINT CONSTRUCTION

   A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT.

   B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F.

   C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING:
      1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING.
      2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT.

   D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE.

9. LONGITUDINAL JOINT DENSITY SPECIFICATIONS

   A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT – DENSITY TESTING OF LONGITUDINAL JOINTS" (BDE) AS FOLLOWS:

   LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE; I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES.

   1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST.

   2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCONFINED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION.

DENSITY CONTROL LIMITS TABLE

MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM
IL-9.5, IL12.5	Ndesign >= 90	92.0–96.0%	90%
IL-9.5, IL9.5L, IL-12.5	Ndesign < 90	92.5–97.4%	90%
IL-19.0, IL-25.0	Ndesign >= 90	93.0–96.0%	90%
IL-19.0, IL-19.0L, IL-25.0	Ndesign < 90	93.0–97.4%	90%
SMA	Ndesign = 50 & 80	93.5–97.4%	91%
ALL OTHER	Ndesign = 30	93.0–97.4%	90%

SANITARY SEWER

1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE, CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905.
2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
3. CONNECTING SEWER P

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:

1.1. 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;

1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

1.3. VILLAGE OF PALATINE MUNICIPAL CODES;

1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;

1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE VILLAGE OF SCHAUMBURG VERTICAL DATUM (NGVD).

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3219 ASTM D-3219

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	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. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

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

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

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

11.a. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.

11.b. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.

11.c. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No.	Description	Date
1	PRELIMINARY PD SUBMITTAL	9/21/21
2	REVISED PER VILLAGE	10/28/21
3	FINAL PD SUBMITTAL	1/14/22
4	REVISED PER VILLAGE	2/28/22

MWRD GENERAL NOTES AND SPECIFICATIONS

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

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N.T.S.

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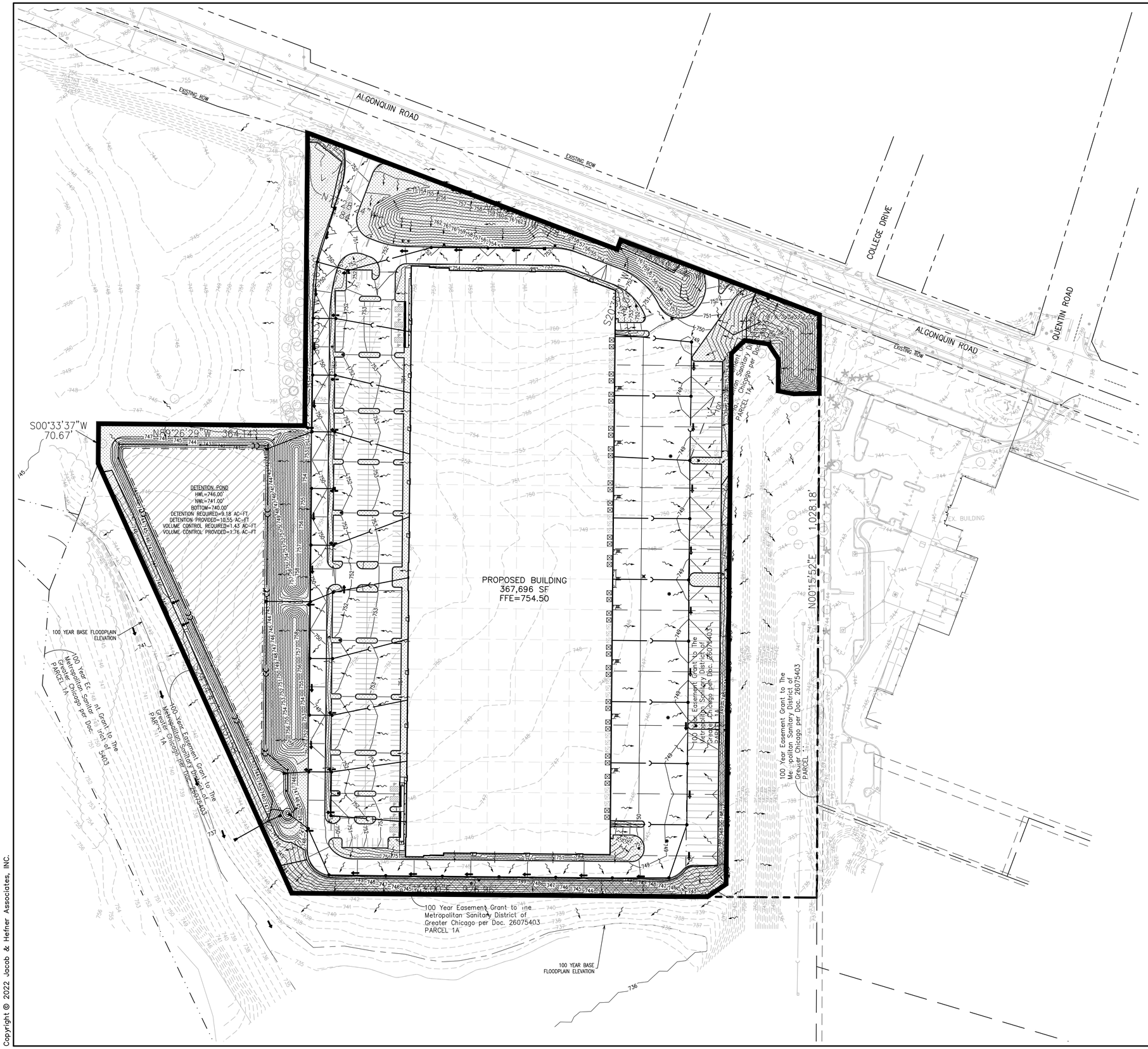
Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



PROPOSED DRAINAGE EXHIBIT LEGEND:

- PROJECT AREA
  25.15 ACRES
- IMPERVIOUS AREA
  17.15 ACRES
  (CN=98)
- PERVIOUS AREA
  6.16 ACRES
  (CN=74)
- POND AREA
  1.84 ACRES
  (CN=70-NATIVE PLANTINGS)
- NATIVE PLANTING CONSERVATION AREA (UNRESTRICTED)
  0.32 ACRES
- UNRESTRICTED AREA
  1.23 ACRES
  (4.9%)
- EXISTING CONTOUR — 700 —
- PROPOSED CONTOUR — 700 —
- PROPOSED DRAINAGE DIVIDE
- DRAINAGE DIRECTION
- OVERFLOW ROUTE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

STORMWATER MANAGEMENT SUMMARY TABLE:

DEVELOPMENT AREA	25.15 ACRES
PROPOSED IMPERVIOUS AREA (CN=98)	17.15 ACRES
PROPOSED PERVIOUS AREA (CN=74)	6.16 ACRES
PROPOSED POND AREA (CN=70-NATIVE PLANTINGS)	1.84 ACRES
COMPOSITE RUNOFF CURVE NUMBER	90.07
ADJUSTED RUNOFF CURVE NUMBER	83.03
ALLOWABLE RELEASE RATE ([25.15 AC-0.32 AC]x0.20 CFS/AC)	4.97 CFS
ACTUAL RELEASE RATE (8-3/4" RESTRICTOR AT HWL=740.00)	4.85 CFS
UNRESTRICTED AREA (4.9%)	1.23 ACRES
DETENTION VOLUME REQUIRED	9.18 ACRE-FEET
DETENTION VOLUME PROVIDED (HWL=746.00')	10.55 ACRE-FEET
VOLUME CONTROL REQUIRED	1.43 ACRE-FEET
VOLUME CONTROL PROVIDED	1.76 ACRE-FEET

No.	Description	Date
4	REVISED PER VILLAGE	2/28/22
3	FINAL PD SUBMITTAL	1/14/22
2	REVISED PER VILLAGE	10/28/21
1	PRELIMINARY PD SUBMITTAL	9/21/21

MWRD DRAINAGE EXHIBIT

623 E. ALGONQUIN ROAD

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PALATINE, ILLINOIS

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1"=80'
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Attachment: Revised Final Engineering Plan Set-220228 (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

Initial Architectural Elevations

Attachment: Preliminary and Final ARCH rendering (607, 613, and 623 E. Algonquin Road and 1825 S.

Final Architectural Elevations

Attachment: Preliminary and Final ARCH rendering (607, 613, and 623 E. Algonquin Road and 1825 S.

ABBREVIATION LEGEND

AB	- Anchor Bolt
ACT	- Acoustical Ceiling Tile
ADJ	- Adjacent
AFF	- Above Finished Flr
ANOD	- Anodized
AP	- Accoustical Panel
AT	- Accoustical Tile
B/	- Bottom of
BD	- Board
BIT	- Bituminous
BLKG	- Blocking
BLDG	- Building
BM	- Beam
BOT	- Bottom
BRDG	- Bridging
BRG	- Bearing
CONC BLK	- Concrete Block
CLG	- Ceiling
CLR	- Clear
CPT	- Carpet
COL	- Column
COMP	- Compact
CONC	- Concrete
CONST	- Construction
CONT	- Continuous
CONT JT	- Control Joint
CONTR	- Contractor
CORR	- Corrugated
CJ	- Control Joint
CT	- Ceramic Tile
CW	- Cold Water
DBL	- Double
DET	- Detail
DIA	- Diameter
DO	- Ditto
DR	- Door
DWG	- Drawing
EA	- Each
EFIS	- Exterior insulation Finish System
EJ	- Expansion Joint
ELEC	- Electrical
ELEV	- Elevation
EQ	- Equal
EWC	- Electrical Water Cooler
EXIST	- Existing
EXP	- Expansion
EXP JT	- Expansion Joint
EXT	- Exterior
F & I	- Furnish & Install
FIN	- Finish
FLR	- Floor
FDN	- Foundation
FPHB	- Frost Proof Hose-Bib
FRT	- Fire Retardant Treated
FTG	- Footing
GA	- Gauge
GALV	- Galvanized
GB	- Gypsum Board
GC	- General Contractor
GL	- Glass
GRAN	- Granular
GYP BD	- Gypsum Board
GYP	- Gypsum
H	- High
HC	- Handicapped
HDWRE	- Hardware
HM	- Hollow Metal
HORIZ	- Horizontal
HP	- High Point
HVAC	- Heating, Ventilating Air Conditioning
HW	- Hot Water
INSUL	- Insulat(ion) (ed)
INT	- Interior
JST	- Joist
JT	- Joint
K	- Kip
LAV	- Lavatory
LG	- Long
LLV	- Long Leg Vertical
LP	- Low Point
MAS	- Masonry
MAX	- Maximum
MET	- Metal
MFR	- Manufacture
MIN	- Minimum
MO	- Masonry Opening
MTL	- Metal
NIC	- Not in Contract
NTS	- Not to Scale
OVHD	- Overhead
OPNG	- Opening
PART	- Partition
PC	- Precast
PERIM	- Perimeter
PL	- Plate
PLBG	- Plumbing
PLF	- Pounds per linear foot
PPT	- Pressure Preser-vative Treated
PREFIN	- Prefinished
PROV	- Provide
PSF	- Pounds Per Square Foot
PSI	- Pounds Per Square Inch
PT	- Paint
PVMT	- Pavement
QT	- Quarry Tile
REINF	- Reinforcing
REQD	- Required
RM	- Room
SAN	- Sanitary
SCHD	- Schedule
SECT	- Section
SF	- Square Foot
SHT	- Sheet
SLV	- Short Leg Vertical
STD	- Standard
STL	- Steel
SS	- Service Sink
STM	- Storm
ST STL	- Stainless Steel
SUSP	- Suspended
T/	- Top of
TEMP	- Tempered
TOP/	- Top of
TJ	- Tie Joist
TYP	- Typical
UNO	- Unless Noted Otherwise
UR	- Urinal
VCT	- Vinyl Composi-tion Tile
VERT	- Vertical
VWC	- Vinyl Wall Covering
WC	- Water Closet
WD	- Wood
WH	- Water Heater
WWF	- Welded Wire Fabric
WDW	- Window

PROPOSED 367,696 S.F. OFFICE/WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

PALATINE, ILLINOIS

DRAWING INDEX

INDEX LEGEND		ISSUANCE
●	ISSUED SHEET	
	NOT ISSUED SHEET	
R-*	ISSUED WITH REVISION NUMBER	
SHEET #	SHEET NAME	.
CIVIL (NOT UNDER ARCHITECTS SEAL)		
	CIVIL COVER SHEET	●
C-2	OVERALL SITE PLAN	●
C-3.0	OVERALL EXISTING CONDITIONS & DEMO PLAN	●
C-3.1	EXISTING CONDITIONS & DEMO PLAN	●
C-3.2	EXISTING CONDITIONS & DEMO PLAN	●
C-3.3	EXISTING CONDITIONS & DEMO PLAN	●
C-3.4	EXISTING CONDITIONS & DEMO PLAN	●
C-4.0	OVERALL DIMENSIONAL CONTROL & PAVING PLAN	●
C-4.1	DIMENSIONAL CONTROL & PAVING PLAN	●
C-4.2	DIMENSIONAL CONTROL & PAVING PLAN	●
C-4.3	DIMENSIONAL CONTROL & PAVING PLAN	●
C-4.4	DIMENSIONAL CONTROL & PAVING PLAN	●
C-5.0	OVERALL GRADING PLAN	●
C-5.1	GRADING PLAN	●
C-5.2	GRADING PLAN	●
C-5.3	GRADING PLAN	●
C-5.4	GRADING PLAN	●
C-6.0	OVERALL UILITY PLAN	●
C-6.1	UILITY PLAN	●
C-6.2	UILITY PLAN	●
C-6.3	UILITY PLAN	●
C-6.4	UILITY PLAN	●
C-7.0	OVERALL EROSION CONTROL PLAN	●
C-7.1	EROSION CONTROL PLAN	●
C-7.2	EROSION CONTROL PLAN	●
C-7.3	EROSION CONTROL PLAN	●
C-7.4	EROSION CONTROL PLAN	●
C-8.0	STORMWATER POLLUTION PREVENTION PLAN	●
C-8.1	STORMWATER POLLUTION PREVENTION PLAN	●
C-9.0	DETAILS	●
C-9.1	DETAILS	●
C-9.2	DETAILS	●
C-9.3	DETAILS	●
C-9.4	DETAILS	●
C-10	GENERAL NOTES & SPECIFICATIONS	●
C-11	GENERAL NOTES & SPECIFICATIONS	●
C-12	MWRD DRAINAGE EXHIBIT	●
LANDSCAPE (NOT UNDER ARCHITECTS SEAL)		
ARCHITECTURAL & STRUCTURAL (UNDER ARCHITECTS SEAL)		
A-0	COVER SHEET	●
A-1.0	ARCHITECTURAL SITE PLAN	●
A-2.0	BUILDING ELEVATIONS	●
A-3.0	OVERALL FLOOR PLAN	●
A-3.1	ENLARGED FLOOR PLAN - WEST	●
A-3.2	ENLARGED FLOOR PLAN - EAST	●
A-3.3	ENLARGED PLANS & DETAILS	●
A-4.0	OVERALL ROOF PLAN	●
A-5.0	DOOR & ROOM FINISH SCHEDULES & DETAILS	●
A-6.0	WALL SECTIONS	●
A-6.1	WALL SECTIONS	●
A-6.2	WALL SECTIONS & DETAILS	●
A-6.3	WALL SECTIONS	●
STRUCTURAL (NOT UNDER ARCHITECTS SEAL)		
ARCHITECTURAL & STRUCTURAL SPECIFICATIONS (UNDER ARCHITECTS SEAL)		
SP-1	ARCHITECTURAL & STRUCTURAL SPECIFICATIONS	●
SP-2	ARCHITECTURAL & STRUCTURAL SPECIFICATIONS	●
SP-2	ARCHITECTURAL & STRUCTURAL SPECIFICATIONS	●
MECHANICAL (NOT UNDER ARCHITECTS SEAL)		
*	*	
ELECTRICAL (NOT UNDER ARCHITECTS SEAL)		
*	*	
PLUMBING (NOT UNDER ARCHITECTS SEAL)		
*	*	
FIRE PROTECTION (NOT UNDER ARCHITECTS SEAL)		
*	*	

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

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ARCHITECT

DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

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Attachment: Final ARCH LPC - Palatine_Arch_020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

NEW OFFICE WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING

PROJECT NUMBER	2021.014
DATABASE	FLOORDB
DRAWN BY	JMW
CHECKED BY	JMW

A-0

BEST MANAGEMENT PRACTICES

THE OWNER/ CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS FOLLOWS:

MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL DELIVERY AND STORAGE AREA.

CONCRETE WASTE:
PROVIDE A DESIGNATED AREA TO BE USED FOR CONCRETE TRUCK WASH-OUT. CONCRETE WASTE RUN-OFF NOT ALLOWED TO ENTER STORM SYSTEM.

SOLID WASTE MANAGEMENT (NON-HAZARDOUS):
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. CLEAR SITE OF WASTE.

SOLID WASTE MANAGEMENT (HAZARDOUS):
PREVENT ANY DISCHARGE OF HAZARDOUS WASTE FROM ENTERING THE STORM SYSTEM.

VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE DESIGNATED FUELING AREA WITH A SECOND WASTE CONTAINER.

PAINT AND PAINT SUPPLIES:
PROVIDE PROPER STORAGE, USE AND CLEANUP OF ALL MATERIALS.

SYMBOLS LEGEND

DRAWING TITLE — VIEW NUMBER — SHEET NUMBER — DRAWING SCALE

DRAWING SCALE

TOP OR BOT EL. +

HEIGHT MARK

VIEW NUMBER — SHEET NUMBER

SECTION MARKER

VIEW NUMBER — SHEET NUMBER

ELEVATION MARKER

R-*

REVISON MARKER

— VIEW NUMBER — SHEET NUMBER

DETAIL CALL-OUT

ROOM NAME — ROOM NUMBER

ROOM NAME MRKER

NORTH

NORTH ARROW

WALL PARTITION

DOOR NUMBER

LINTEL MARKER

ADOPTED BUILDING CODES

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CODE
2014 ILLINOIS PLUMBING CODE
2018 ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE
2000 NFPA 101 LIFE SAFETY CODE

FIRE DEPARTMENT: 2015 INTERNATIONAL FIRE CODE

ZONING: M - MANUFACTURING

CONSTRUCTION TYPE: TYPE 2B, FULLY SPRINKLERED
NON-COMBUSTIBLE

OCCUPANCY TYPE: B- BUSINESS, S-1 - STORAGE MODERATE HAZARD

HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER APRIL 2018 STATE OF ILLINOIS ACCESSIBILITY STANDARDS.

FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SYSTEM. DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMMODITIES AS DEFINED IN N.F.P.A. 231C.
REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.

FIRE DETECTION SYSTEM:	YES
FIRE ALARM:	YES
SPRINKLER SYSTEM:	YES
STANDPIPE SYSTEM:	NO
CURTAIN BOARDS:	NO
PORTABLE FIRE EXTINGUISHERS:	YES

BUILDING HEIGHT: PROPOSED: 43'-0"
ALLOWABLE: 50'-0"

FIRE RATING:

STRUCTURAL FRAME	0 HRS
BEARING WALLS (EXTERIOR)	0 HRS
BEARING WALLS (INTERIOR)	0 HRS
NON-BEARING WALLS (EXTERIOR)	0 HRS
NON-BEARING WALLS (INTERIOR)	0 HRS
FLOOR CONSTRUCTION	0 HRS
ROOF CONSTRUCTION	0 HRS
PARTITIONS (EXIT ACCESS CORRIDOR)	0 HRS

OCCUPANT LOAD:

FUTURE OFFICE #1	TBD
FUTURE OFFICE #2	TBD
STORAGE/WAREHOUSE (367,696 S.F./ 500)	735
TOTAL OCCUPANT LOAD	735

NUMBER OF EXITS: REQUIRED: 2
PROVIDED:

EGRESS WIDTH: REQUIRED:
PROVIDED:

TRAVEL DISTANCE: ALLOWABLE (SPRINKLERED BLDG.) S-1: 250' / B: 300'

SITE DATA

SITE AREA (±28.55 AC.)	±1,243,772 S.F.
DETENTION	SEE CIVIL DRAWINGS
BUILDING AREA	
FIRST FLOOR OFFICE	TBD
WAREHOUSE	367,696 S.F.
TOTAL BUILDING FOOTPRINT	367,696 S.F.
PARKING	
CAR PARKING	351 CARS
CAR PARKING (ACCESSIBLE)	12 CARS
TRUCK PARKING	70 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	60 DOCKS
BULK REGULATIONS TABLE	
EXISTING PROPERTY ZONING:	M - MANUFACTURING
MANUFACTURING DISTRICTS BULK CONTROLS	
MAXIMUM HEIGHT:	60'-0"
MINIMUM FRONT YARD:	30'-0"
MINIMUM SIDE YARD:	15'-0"
MINIMUM REAR YARD:	15'-0"

SITE NOTES

GENERAL NOTES:

1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.

PROJECT LOCATION MAP

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL QUESTIONS OR CLARIFICATIONS SHOULD BE DIRECTED TO THE ARCHITECT.
2. GENERAL CONTRACTOR, DESIGNERS & SUBCONTRACTORS SHALL VISIT THE SITE TO VERIFY EXISTING CONDISTIONS.
3. ALL WORK TO BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.
4. EACH RESPECTIVE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
5. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN TO ARCHITECTS PLUS DESIGN STUDIO, PLLC, REPRESENTS "TO THE BEST OF OUR KNOWLEDGE", NOT THE "ACTUAL EXISTING CONDITIONS. THE ARCHITECT, AND CONTRACTED DESIGN CONSULTANTS, MAKE NO WARRANTY AS TO THE ACCURACY. THE GENERAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPENCIES BETWEEN THE DRAWINGS AND THE FIELD TO THE ARCHITECT FOR REVIEW AND COORDINATION. ANY WORK PERFORMED PRIOR TO THE DISCREPENCY, AND RESOLUTION, IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST THE AWARDED CONTRACT.

ARCHITECT'S STATEMENT

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE CITY OF PALATINE, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF PALATINE, ILLINOIS.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL ADM CODE 400)

JOHN M. WHITE
LICENSE NUMBER #001-015201 EXPIRES 11-30-2022

PROJECT DIRECTORY

ARCHITECT
ARCHITECTS PLUS
DESIGN STUDIO, PLLC
1320 NELSON CIRCLE
WHEATON, ILLINOIS 60189
PHONE 847.624.4425
DESIGN FIRM NUMBER - #184.008507
EXPIRES 04/30/2023

GENERAL CONTRACTOR
PEPPER CONSTRUCTION
411 LAKE ZURICH ROAD
BARRINGTON, ILLINOIS 60010
PHONE 847.381.2760

CIVIL ENGINEER:
JACOB & HEFNER
1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, ILLINOS 60515
PHONE 630.652.4600

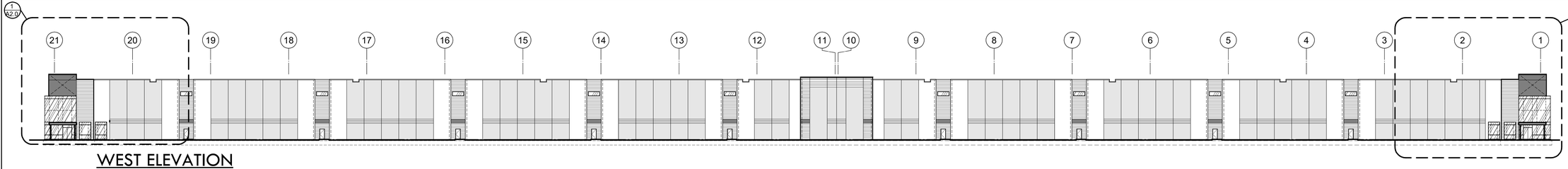
STRUCTURAL ENGINEER:
SWIFT STRUCTURAL
3306 N. SACRAMENTO AVE.
CHICAGO, IL 60618
PH#: 773-398-4485
DESIGN FIRM NUMBER: 184-007150

MECHANICAL ENGINEER
MK INDUSTRIES, INC.
998 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
PHONE 847.949.0200

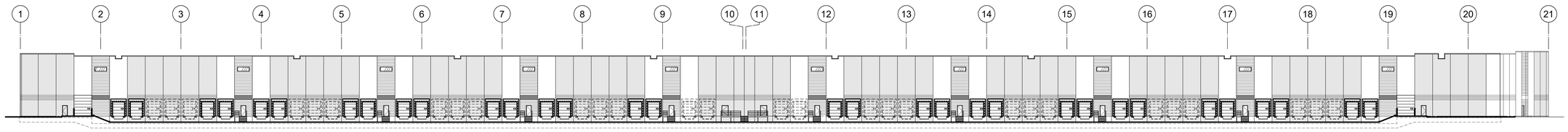
ELECTRICAL ENGINEER
COMPLETE ELECTRICAL SERVICE
639 MAIN STREET
BATAVIA, ILLINOIS 60510
PHONE 630.879.1098

PLUMBING ENGINEER
C.B.M. PLUMBING
1532 HECHT DRIVE
BARTLETT, ILLINOIS 60103
PHONE 630.837.7670

FIRE PROTECTION ENGINEER
VALLEY FIRE
PROTECTION SYSTEMS
101 N. RADDANT ROAD
BATAVIA, IL 60510
PHONE 630.761.3168



WEST ELEVATION
SCALE: 1" = 30'-0"



EAST ELEVATION
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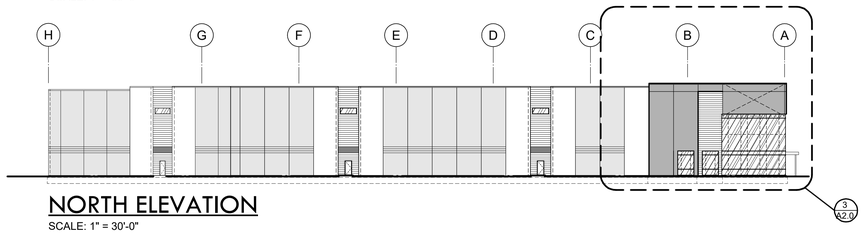
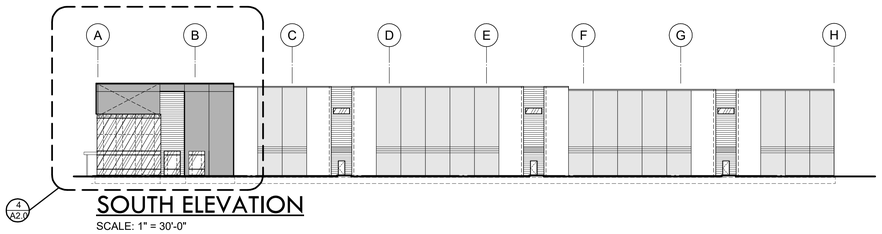
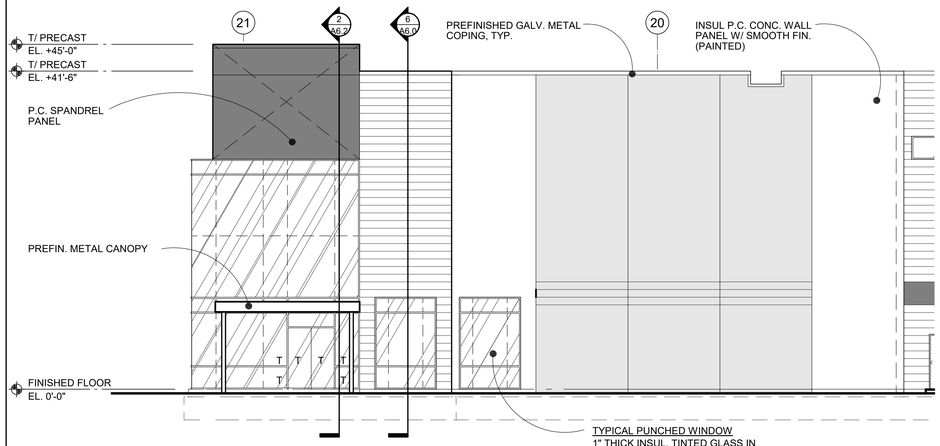


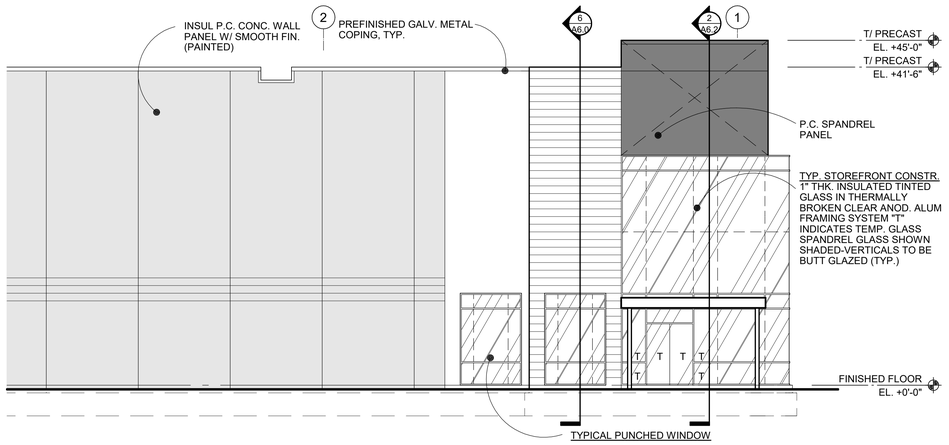
NORTH ELEVATION
SCALE: 1" = 30'-0"



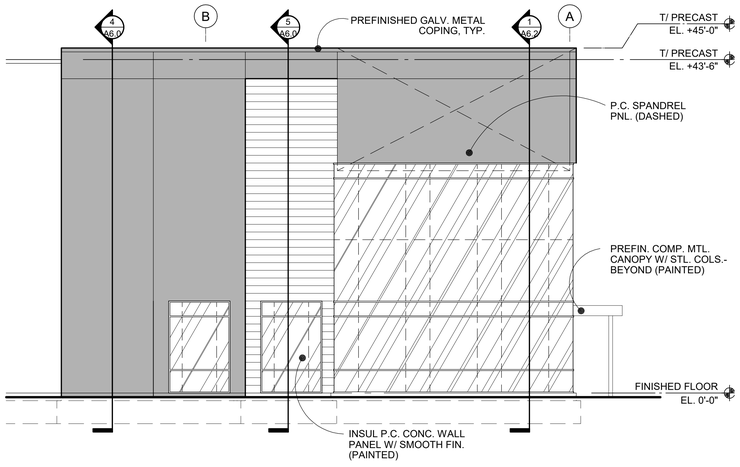
SOUTH ELEVATION
SCALE: 1" = 30'-0"



1 A2.0 ENLARGED ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.0 ENLARGED ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



3 A2.0 ENLARGED ENTRY ELEVATION
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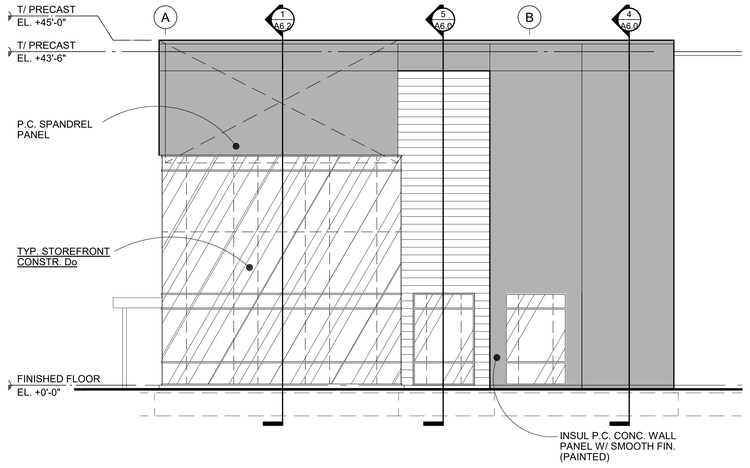

4 A2.0 ENLARGED ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND

EXTERIOR PRECAST TO BE COLORED WITH SUPER PAINT BY SHERWIN WILLIAMS.
G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW

- PURE WHITE - 7005 SHERWIN WILLIAMS
- PASSIVE - SW 7064 SHERWIN WILLIAMS
- PANTONE 422-C (GRAY)
- PANTONE 3597-C (BLUE)

FASCIA & GRAVEL STOP @ ENTRY
PAC-CLAD CITYSCAPE

FASCIA & GRAVEL STOP @ MAIN BUILDING
PAC-CLAD BONE WHITE

STOREFRONT SYSTEM
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GREY TINTED

PUNCHED WINDOWS
FRAMES - CLEAR ANODIZED ALUMINUM
INSUL. GLASS - GREY TINTED

INSUL. MTL. DOORS/FRAMES
FRAME - PAINTED TO MATCH PRECAST
DOOR -PAINTED TO MATCH PRECAST

OVERHEAD DOORS
DRIVE-IN DOORS - PREFINISHED WHITE
DOCK DOORS - PREFINISHED WHITE

PIPE BOLLARDS
SAFETY YELLOW

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC
3306 N. SACRAMENTO AVENUE
CHICAGO, ILLINOIS 60618
PHONE: 773.398.4485
DESIGN FIRM NUMBER: 184-007150

ARCHITECT

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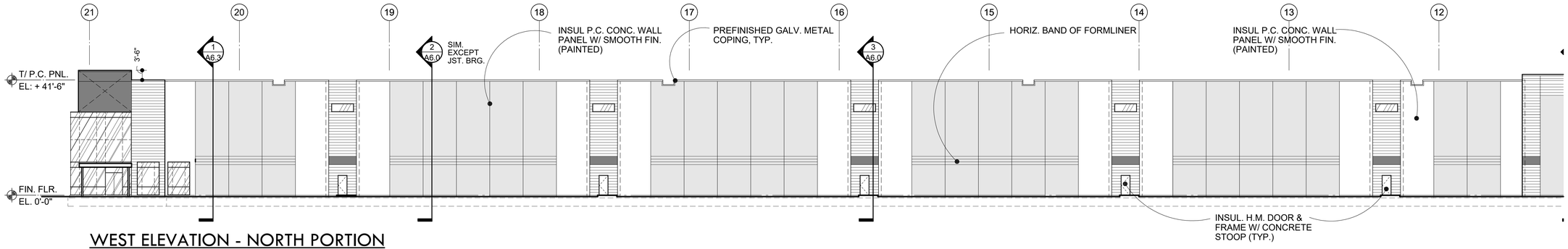
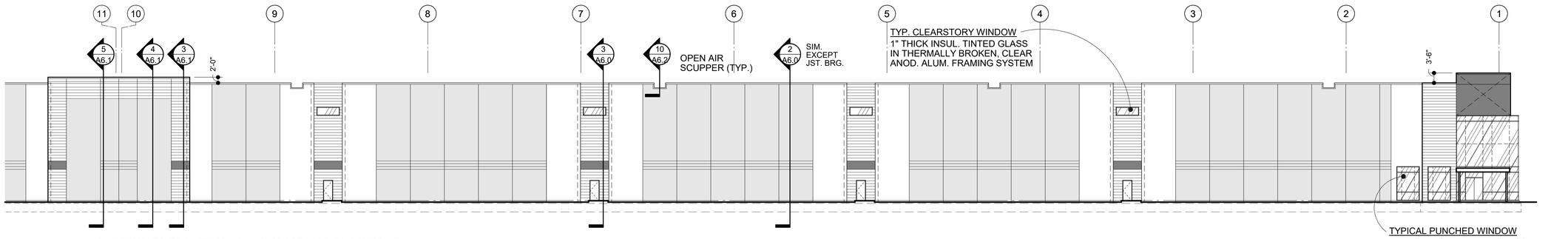


WEST ELEVATION - NORTH PORTION

SCALE: 1/16" = 1'-0"



WEST ELEVATION - SOUTH PORTION

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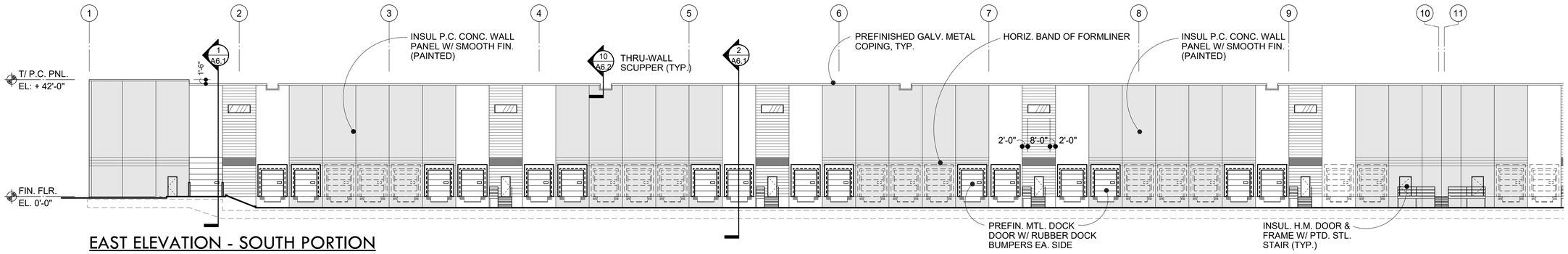

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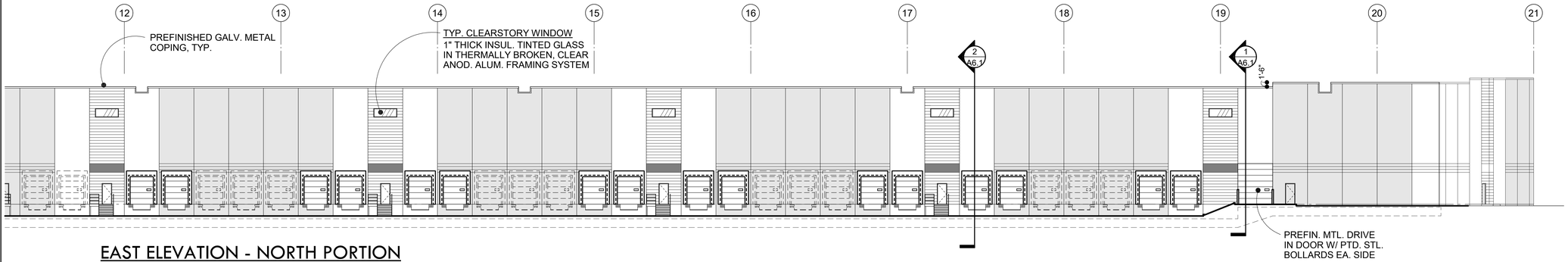

EAST ELEVATION - NORTH PORTION

SCALE: 1/16" = 1'-0"

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

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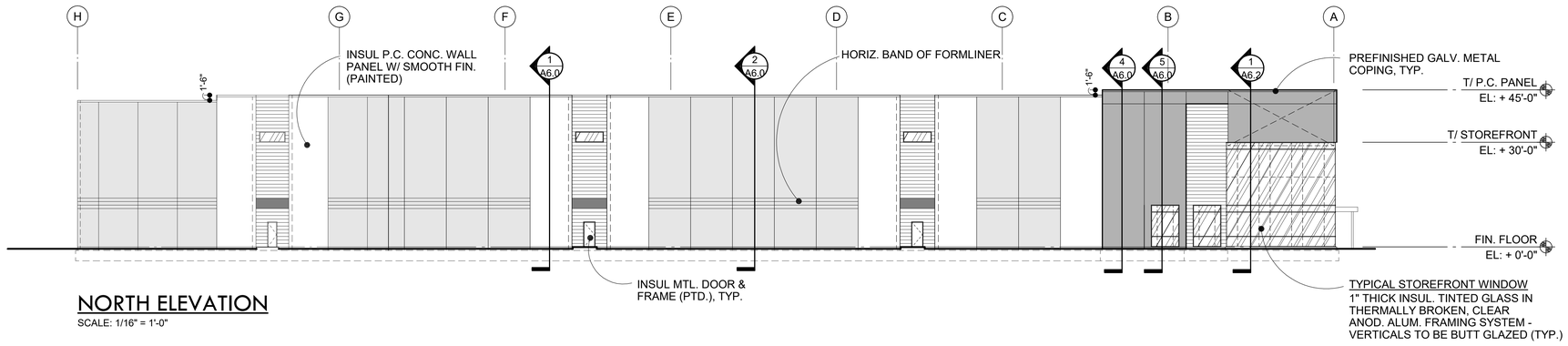

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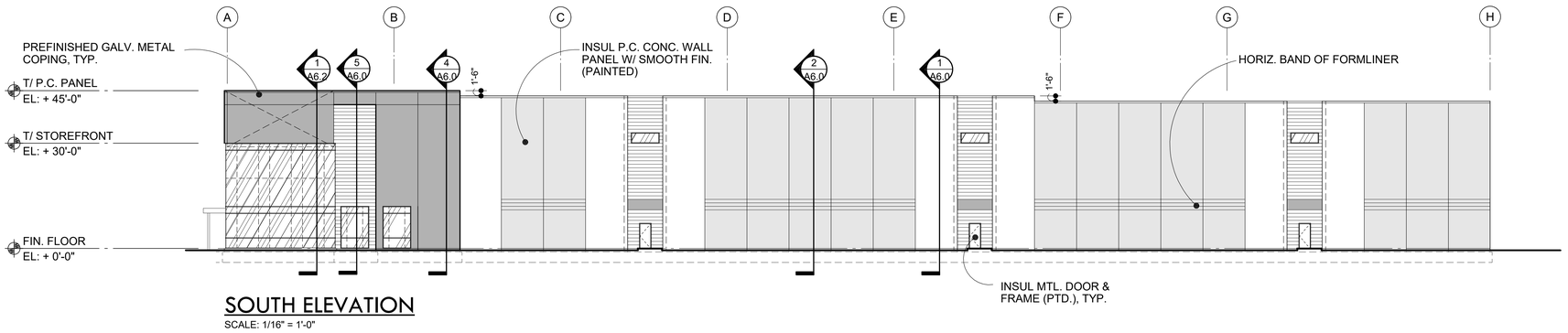

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DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

3306 N. SACRAMENTO AVENUE
CHICAGO, ILLINOIS 60618
PHONE: 773.398.4485
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ARCHITECT

DESIGN FIRM: 184.008507; EXPIRATION 4.30.2023

Architects plus designstudio, PLLC

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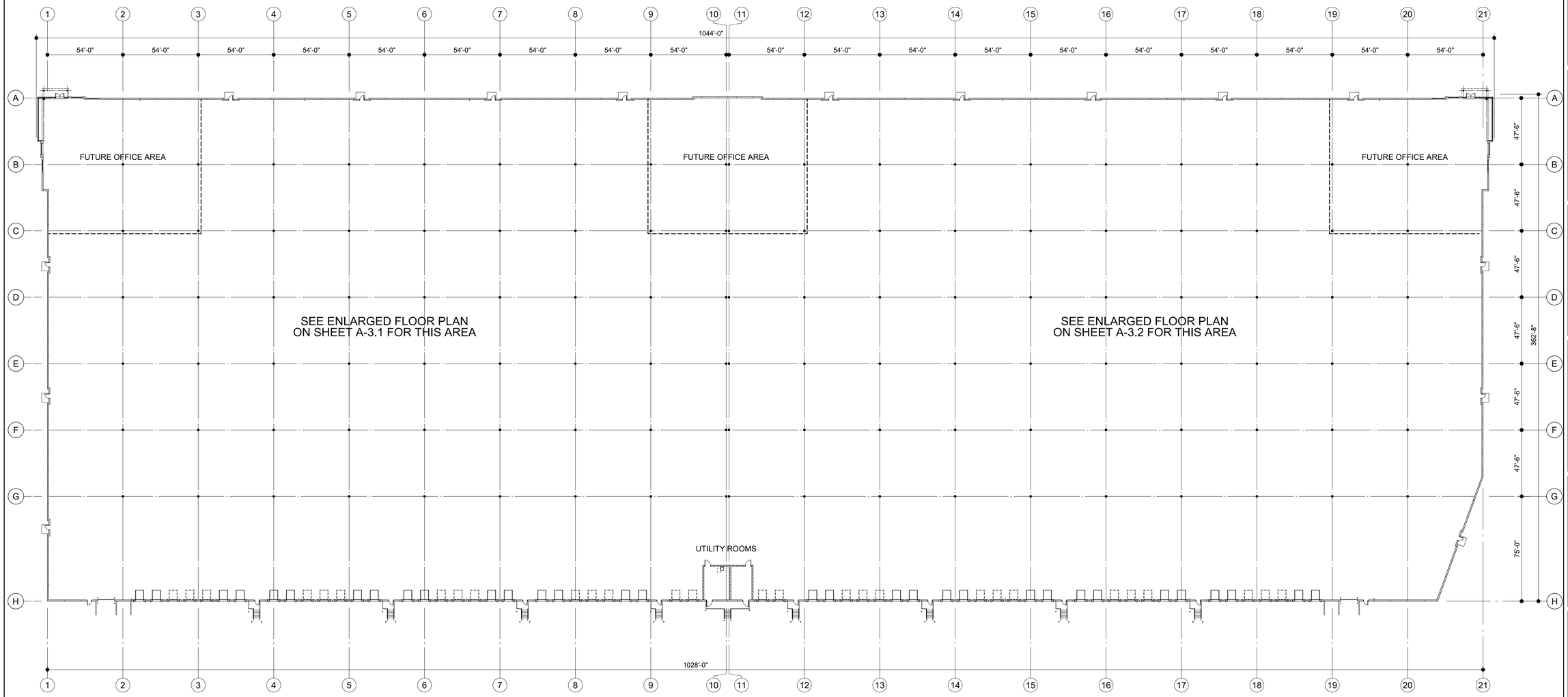

OVERALL FLOOR PLAN

SCALE: 1" = 30'-0"

NORTH

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

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Tomorrow Transformed

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A-3.0

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GENERAL CONTR. TO INSTALL "KEY BOX" ADJACENT TO EXTERIOR MAN DOOR. VERIFY CONTENTS OF BOX AND LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

PROV. 15 MIL POLYETHYLENE VAPOR BARRIER @ FUTURE OFFICE AREA - VERIFY SIZE W/ OWNER & G.C.

TYPICAL DOWNSPOUT NOTE:
PVC DOWNSPOUT STRAP TIGHT TO P.C. PNL. @ 1/4 PTS.
INSULATE ALL HORIZONTAL RUNS ABOVE FIN. FLR. TO UNDERSIDE OF SUMP PAN. PROVIDE PVC C.O. @ 1'-0" A.F.F. (SEE 21 & 22/S-1.3 & PLUMBING DRWGS BY OTHERS)

PVC DOWNSPOUT (Do)

TYPICAL FLOOR SLAB CONSTRUCTION
6" THICK DUCTILECRETE CONCRETE FLOOR ON SLAB 6" COMPACTED GRANULAR BASE
Fc = 4,000 PSI
FLATNESS / LEVELNESS TOLERANCES:
Ff = 35 Fl = 25

WAREHOUSE
101

PROVIDE WALL MTD. TACTILE SIGN - SEE SHEET A-5.0 (TYP.)

CONCRETE STOOP - SEE SHEET A-1.0 (TYP.)

7'-0"x8'-0" (NOM.) DOCK LEVELER WITH (2) RUBBER DOCK BUMPERS EACH SIDE OF OVERHEAD DOOR

PROVIDE CONCRETE POUR JOINT AT INSIDE EDGE OF DOCK LEVELER STEEL ANGLE COORDINATE LOCATION WITH DOCK LEVELER. SEE STRUCT.

SPRINKLER/ ELECTRICAL ROOM MASONRY PARTITIONS TO BE 1 HOUR RATED PER UL U #905. SOLID GROUT CORES W/ #6 VERT. BARS AT 32" O.C., CORNERS, & EITHER SIDE OF OPENINGS. 10" CMU TO EXTEND 12' AFF. - SEE 15/A-3.3 PROVIDE 1 HOUR RATED GYPSUM BD. PARTITION PER UL U #495 FROM 12' AFF TO BOTTOM OF DECK W/ HEAD SLIP TRACK. SEE WALL HEAD DETAILS 10 & 11/A-3.3. 5/8" TYPE "X" GYP. BD. ON 8" (18 GA.) MTL. STUDS @ 16" O.C.

LADDER TO ROOF - SEE 5 & 6/A-3.3

SPRINK. 102

ELECT. 103

MATCH LINE

1042'-4"

1028'-0"

39 P.C. PNLS @ 12'-0" = 468'-0"

1 PARTIAL SOUTH AREA FLOOR PLAN
A3.1
SCALE: 1/16" = 1'-0"

NORTH

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LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

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Attachment: Final ARCH LPC - Palatine, Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

NEW OFFICE WAREHOUSE FOR:

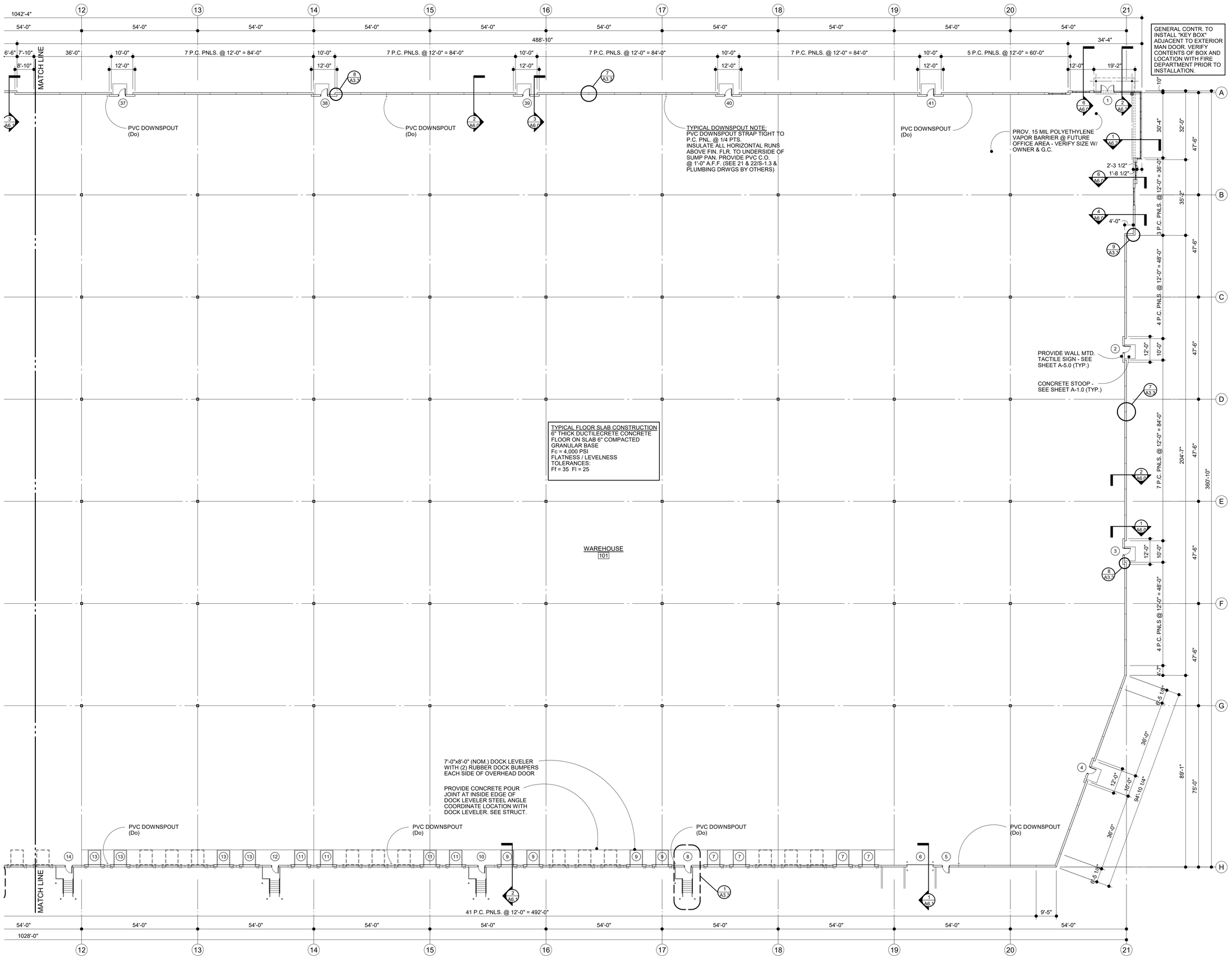
PALATINE 90 LOGISTICS CENTER

ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING
2.08.2022	ISSUED FOR REVIEW

PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMW
CHECKED BY	JMW

A-3.1



1 A3.2 PARTIAL NORTH AREA FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

3306 N. SACRAMENTO AVENUE
CHICAGO, ILLINOIS 60618
PHONE: 773.398.4485
DESIGN FIRM NUMBER: 184-007150

ARCHITECT

DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

Architects plus designstudio, PLLC

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WHEATON, ILLINOIS 60189 - 847.624.4425

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A-3.2

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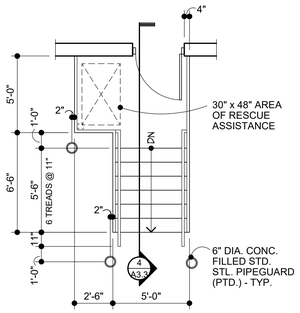
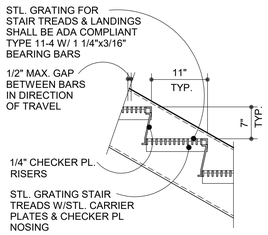
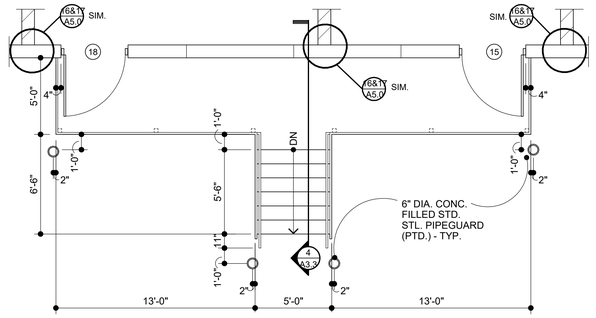


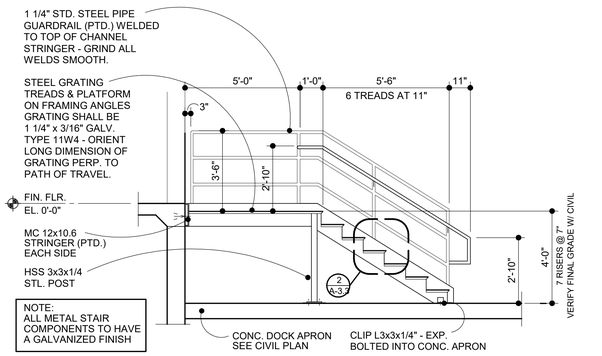
1 A-3.3 STAIR PLAN
3/8" = 1'-0"



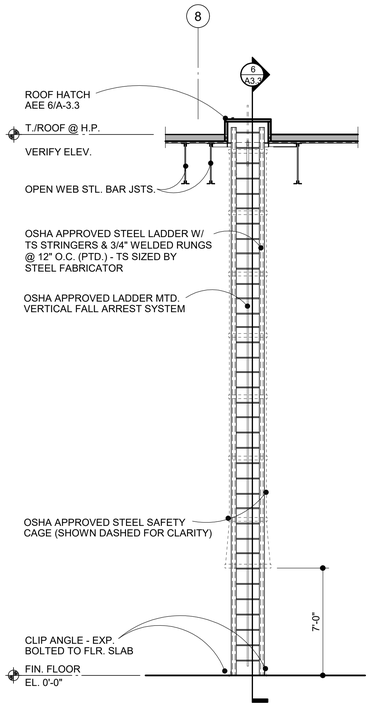
2 A-3.3 STAIR NOSING
1" = 1'-0"



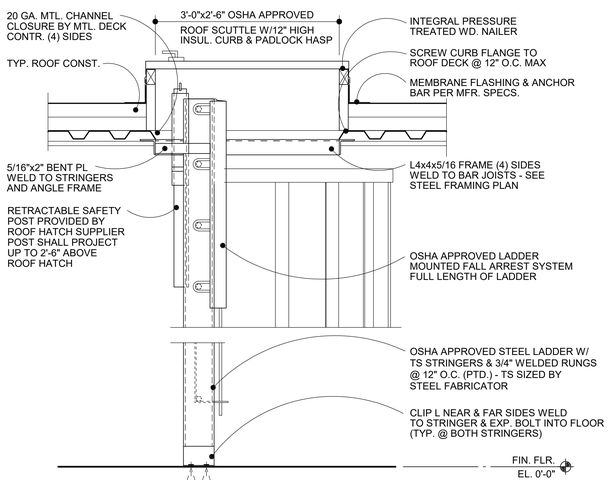
3 A-3.3 STAIR PLAN
3/8" = 1'-0"



4 A-3.3 STAIR SECTION
3/8" = 1'-0"



5 A-3.3 ROOF LADDER ELEVATION
SCALE: 1/4" = 1'-0"



6 A-3.3 ROOF HATCH & LADDER SECTION
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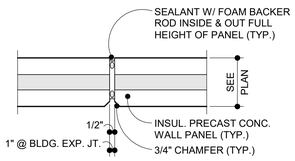
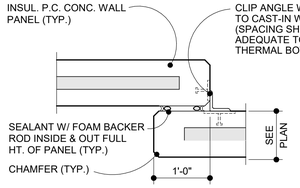


7 A-3.3 TYP. P.C. JOINT
1" = 1'-0"



8 A-3.3 P.C. PANEL OVERLAP
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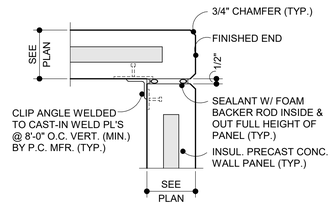

9 A-3.3 P.C. BUTT JOINT
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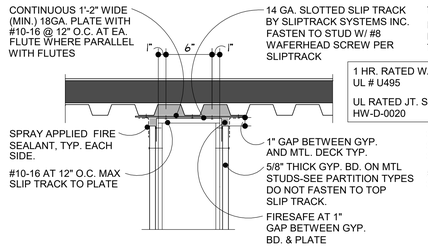
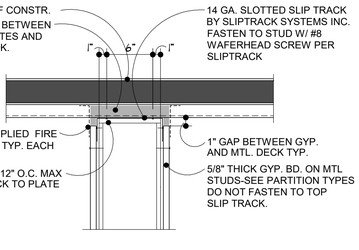


10 A-3.3 T/WALL DETAIL
SCALE: 1 1/2" = 1'-0"



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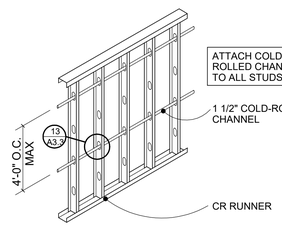
SCALE: 1 1/2" = 1'-0"



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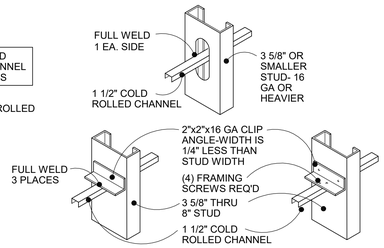
N.T.S.



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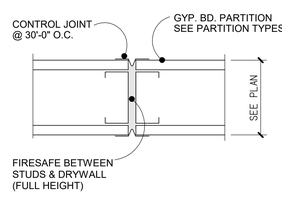
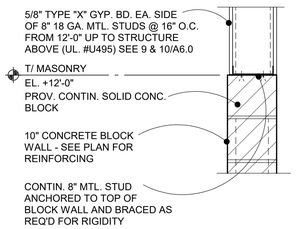
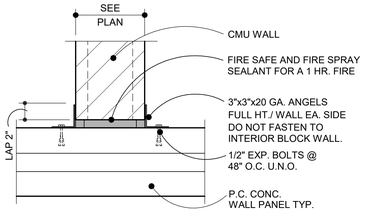
N.T.S.



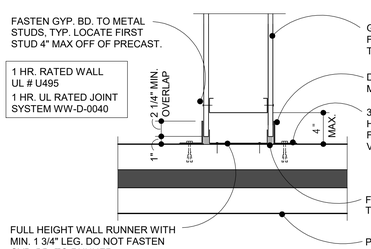
14 A-3.3 GYP. BD. EXPAN. JT.
1 1/2"=1'-0"



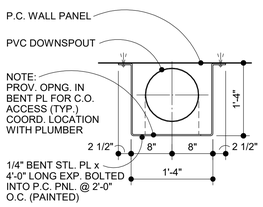
15 A-3.3 PARTITION DETAIL
1"=1'-0"



16 A-3.3 PARTITION DETAIL
1 1/2"=1'-0"



17 A-3.3 PARTITION DETAIL
1 1/2"=1'-0"



18 A-3.3 D.S. PROT. DETAIL
1"=1'-0"

DEVELOPER

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GENERAL CONTRACTOR

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DESIGN FIRM. 184.008507; EXPIRATION 4.30.2023

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ALGONQUIN ROAD, PALATINE, ILLINOIS

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A-3.3

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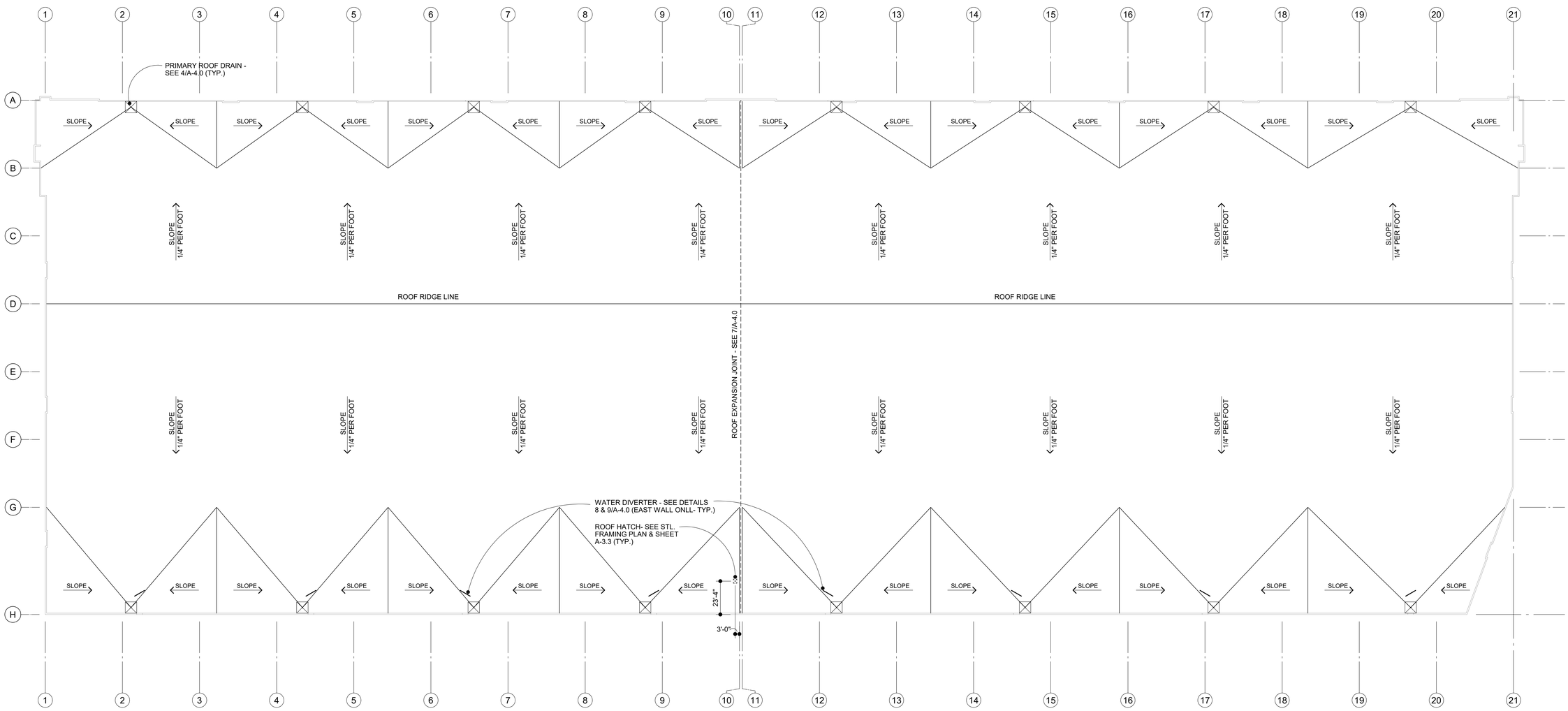
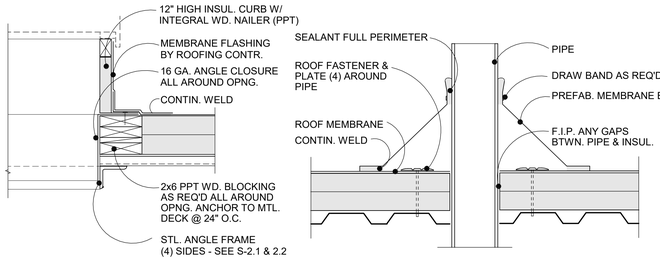


OVERALL ROOF PLAN

SCALE: 1" = 30'-0"

NORTH

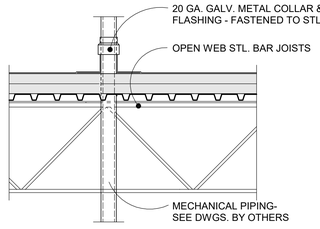


1 A4.0 **HVAC CURB DET.**

SCALE: 1 1/2" = 1'-0"

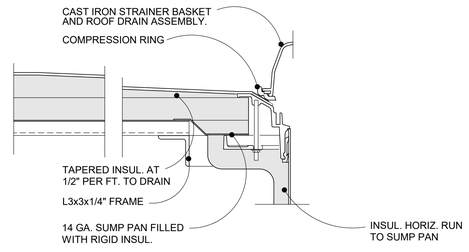
2 A4.0 **PIPE BOOT DET.**

SCALE: 1 1/2" = 1'-0"



3 A4.0 **MECH. PIPE BOOT DET.**

SCALE: 3/4" = 1'-0"

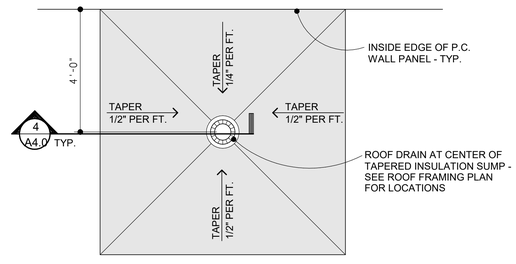


4 A4.0 **PRIMARY ROOF DRAIN**

SCALE: 2" = 1'-0"

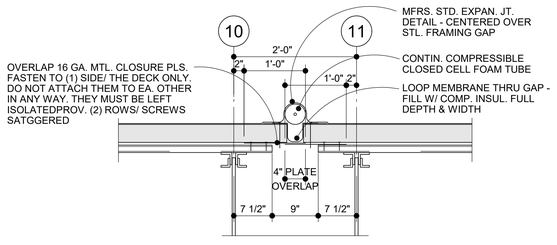
5 A4.0 **NOT USED**

SCALE: N.T.S.



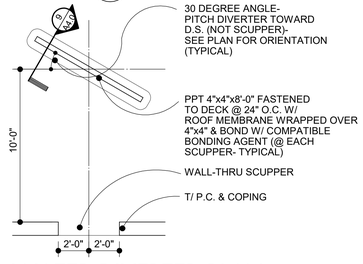
6 A4.0 **ROOF DRAIN PLAN**

SCALE: 1/2" = 1'-0"



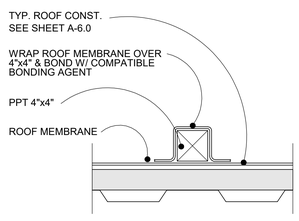
7 A4.0 **EXPANSION JT. DET.**

SCALE: 1" = 1'-0"



8 A4.0 **WATER DIVERTER PLAN**

SCALE: 1/4" = 1'-0"



9 A4.0 **WATER DIVERTER**

SCALE: 1/4" = 1'-0"

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CHECKED BY	JMW

A-4.0

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DOOR SCHEDULE

DOOR, FRAME & HARDWARE NOTES

1. ALL DOORS INDICATED AS EXIT DOORS ON THE LIFE SAFETY PLANS SHALL INCLUDE HARDWARE THAT ALLOWS OPERATION & EGRESS WITHOUT THE USE OF A KEY IN THE DIRECTION INDICATED BY THE EXIT SIGN ANRROWS, AND SHALL RELEASE WITH A FORCE NOT TO EXCEED 8 1/2# FOR EXTERIOR AND 5# FOR INTERIOR DOORS.
2. ALL DOORS AND HARDWARE SHALL COMPLY WITH THE STATE OF ILLINOIS ACCESSIBILITY STANDARDS.
3. PAINT ALL HOLLOW METAL DOORS AND FRAMES.
4. GC TO VERIFY MASTER KEYING AND LEVER FUNCTION (LOCKSETS) WITH OWNER.
5. ALL CLOSERS TO BE DELAYED ACTION TYPE.
6. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS AT ALL WALL MOUNTED DOOR STOPS.
7. LOUVERS IN METAL DOORS TO BE PAINTED
8. LOUVERS IN WOOD DOORS TO BE STAINED.
9. ALL DOORS TO HAVE SILENCERS, EXCEPT THOSE WITH WEATHERSTRIPPING OR SMOKE SEALS.
10. OPENINGS TO BE RATED INCLUDE THE DOORS, FRAMES AND HARDWARE, FOR FIRE RATING INDICATED. DOORS AND FRAMES SHALL BEAR APPROVED LABELS INDICATINDG THE RATING.
11. EXTERIOR DOORS SHALL BE PROVIDED WITH AN ANODIZED ALUMINUM THRESHOLD WITH A 1/2" MAX. HEIGHT AND BEVELED EDGE SLOPES NO GREATER THAN 1:2.
12. PROVIDE ILLUMINATED EXIT SIGNS AS REQUIRED BY LOCAL CODE OFFICIALS AND FIR DEPARTMENT.
13. PROVIDE ALL HARDWARE AS REQUIRED FOR THE NORMAL OPERATION OF ALL DOORS.

NUMBER	TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	DETAILS		FIRE RATING	ELEV. TYPE	HDWE. GROUP	REMARKS
					HEAD	JAMB				
1	FULL GLASS	PR. 3'-0" x 8'-0" x 3/4"	HERCULITE	HERCULITE	-	-	0 HR.	A	1	
2	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
3	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
4	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
5	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
6	SECTIONAL	12'-0" x 14'-0"	INSUL. MTL.	STEEL	1/A-6.1	5/A-5.0	0 HR.	C	3	
7	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
8	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
9	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
10	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
11	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
12	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
13	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
14	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
15	FLUSH	4'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	6	
16	FLUSH	4'-0" x 7'-0" x 1 3/4"	H.M.	H.M.	3/A-5.0	4/A-5.0	1 HR.	B	5	
17	FLUSH	4'-0" x 7'-0" x 1 3/4"	H.M.	H.M.	3/A-5.0	4/A-5.0	1 HR.	B	5	
18	FLUSH	4'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	6	
19	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	8	
20	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
21	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
22	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
23	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
24	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
25	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
26	SECTIONAL	(4) 9'-0" x 10'-0"	INSUL. MTL.	STEEL	2/A-6.1	6/A-5.0	0 HR.	C	4	
27	SECTIONAL	12'-0" x 14'-0"	INSUL. MTL.	STEEL	1/A-6.1	5/A-5.0	0 HR.	C	3	
28	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
29	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
30	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
31	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
32	FULL GLASS	PR. 3'-0" x 8'-0" x 3/4"	HERCULITE	HERCULITE	-	-	0 HR.	A	1	
33	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
34	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
35	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
36	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
37	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
38	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
39	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
40	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	
41	FLUSH	3'-0" x 7'-0" x 1 3/4"	INSUL. MTL.	INSUL. H.M.	1/A-5.0	2/A-5.0	0 HR.	B	2	

DOOR HARDWARE GROUPS

HARDWARE GROUP #1
2 PR BB BUTTS W/ N.R.P. (EA. LEAF)
CONCEALED VERT ROD EXIT DEVICE-EA. LEAF
CYLINDER TRIM
PULL HANDLE & PUSH BAR (EA. LEAF)
FLAT ALUMINUM THRESHHOLD
WEATHERSTIPPING, HEAD AND JAMBS
DOOR BOTTOM SWEEP
MEETING EDGE ASTRAGAL
CONCEALED CLOSER- EA. LEAF
CUSHION STOP ON CLOSER-EA. LEAF

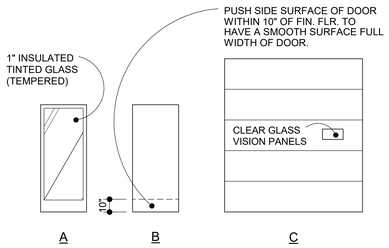
HARDWARE GROUP #2
1 1/2 PR BB BUTTS W/ N.R.P. (EA. LEAF)
H.D. MORTISE LOCKSET wLEVER HANDLE AND RETRACTABLE DEADBOLT
FLAT ALUMINUM THRESHHOLD
DRIP CAP ACROSS HEAD FRAME
WEATHERSTIPPING, HEAD AND JAMBS
DOOR BOTTOM SWEEP
SURFACE MOUNTED CLOSER-EA. LEAF
CUSHION STOP ON CLOSER-EA. LEAF
KICK PLATE ON PUSH SIDE

HARDWARE GROUP #3
3" VERTICAL LIFT TRACK
STANDARD HARDWARE & LOCK
WEATHERSTRIPPING, HEAD AND JAMBS
RUBBER ASTRAGAL
VISION PANEL (DRIVER'S SIDE ON EXTERIOR)
MOTOR OPERATOR

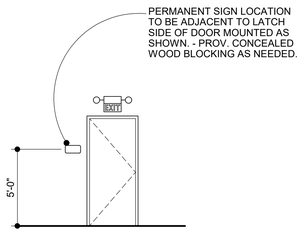
HARDWARE GROUP #4
3" VERTICAL LIFT TRACK
STANDARD HARDWARE & LOCK
WEATHERSTRIPPING, HEAD AND JAMBS
RUBBER ASTRAGAL
VISION PANEL (DRIVER'S SIDE ON EXTERIOR)

HARDWARE GROUP #5
2 PR BB BUTTS W/ N.R.P. (EA. LEAF)
STOREROOM SET wLEVER HANDLE
EXIT DEVICE ON THE PUSH SIDE (EA. LEAF)
WEATHERSTIPPING, HEAD AND JAMBS
DOOR BOTTOM SWEEP
SURFACE MOUNTED CLOSER-EA. LEAF
KICK PLATE ON EACH SIDE OF DOOR
ROOM IDENTIFICATION SIGN
1 HOUR U.L. RATED

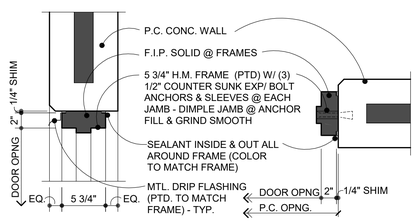
HARDWARE GROUP #6
2 PR BB BUTTS W/ N.R.P. (EA. LEAF)
H.D. MORTISE LOCKSET wLEVER HANDLE AND RETRACTABLE DEADBOLT
EXIT DEVICE ON THE PUSH SIDE (EA. LEAF)
FLAT ALUMINUM THRESHHOLD
DRIP CAP ACROSS HEAD FRAME
WEATHERSTIPPING, HEAD AND JAMBS
DOOR BOTTOM SWEEP
SURFACE MOUNTED CLOSER-EA. LEAF
CUSHION STOP ON CLOSER-EA. LEAF
KICK PLATE ON PUSH SIDE
PERMANENT ROOM IDENTIFICATION SIGNAGE



DOOR ELEVATION TYPES
SCALE: 1/4" = 1'-0"

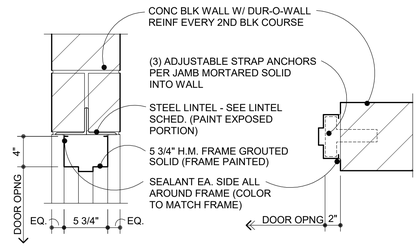


WALL MTD. SIGNAGE
SCALE: 1/4" = 1'-0"



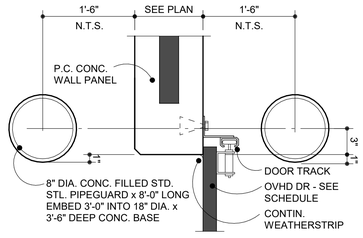
1 A-5.0 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

2 A-5.0 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

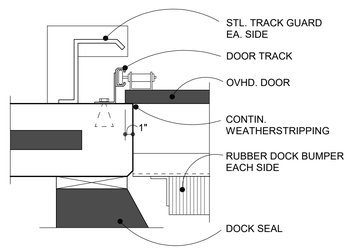


3 A-5.0 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

4 A-5.0 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



5 A-5.0 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



6 A-5.0 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

DEVELOPER
LOGISTICS PROPERTY CO

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PHONE: 773.398.4485
DESIGN FIRM NUMBER: 184-007150

ARCHITECT
DESIGN FIRM 184.008507; EXPIRATION 4.30.2023
Architects plus designstudio, PLLC
1320 NELSON CIRCLE
WHEATON, ILLINOIS 60189 - 847.624.4425
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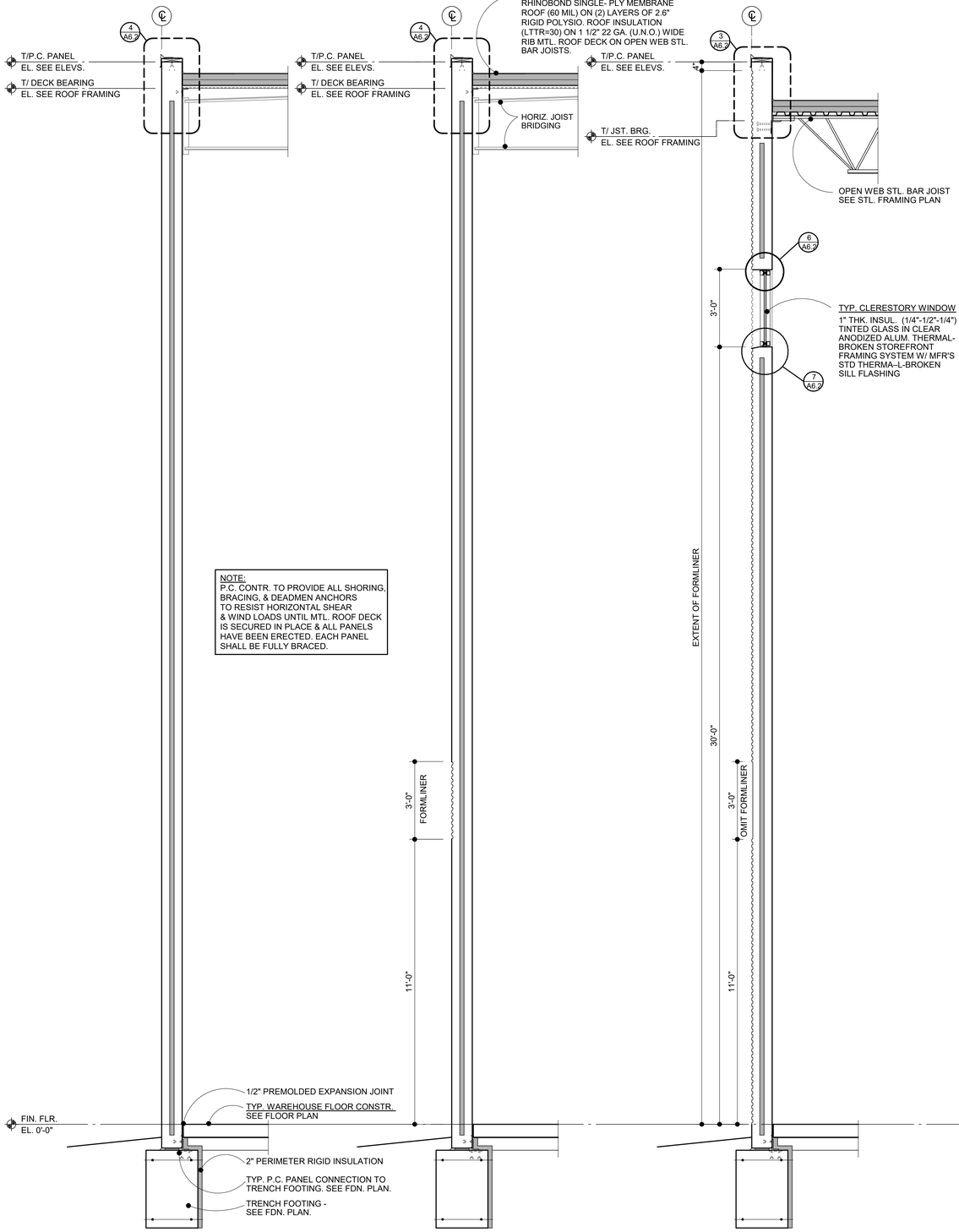
Attachment: Final ARCH LPC - Palatine_Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

NEW OFFICE WAREHOUSE FOR:
PALATINE 90 LOGISTICS CENTER
ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING

PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMJ
CHECKED BY	JMJ

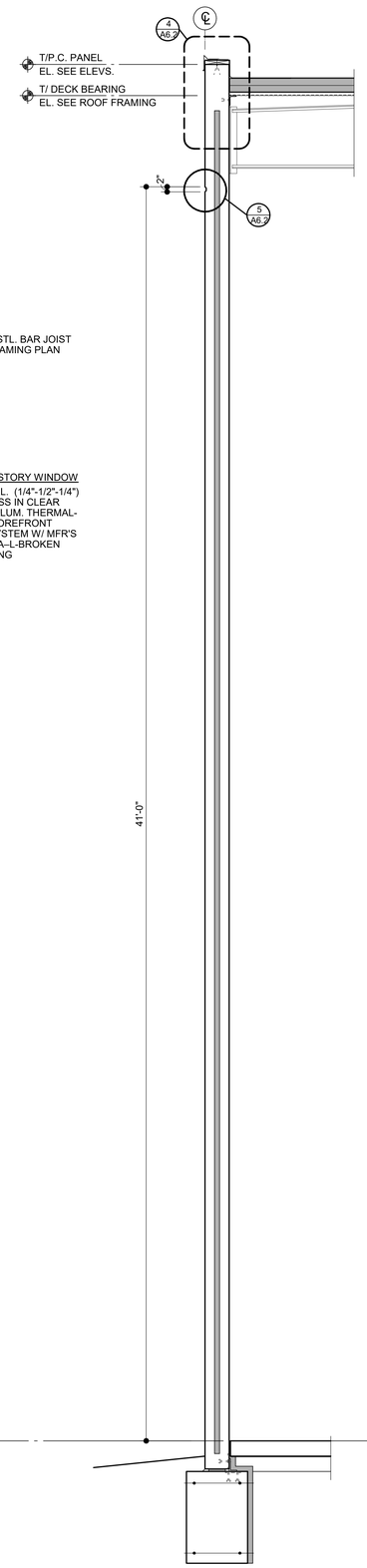
A-5.0



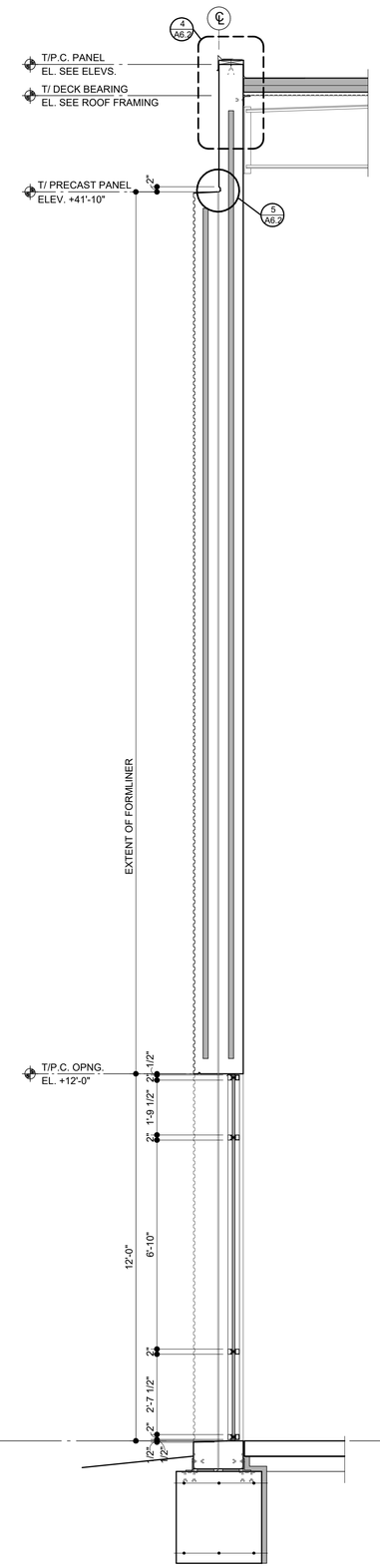
1 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"

2 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"

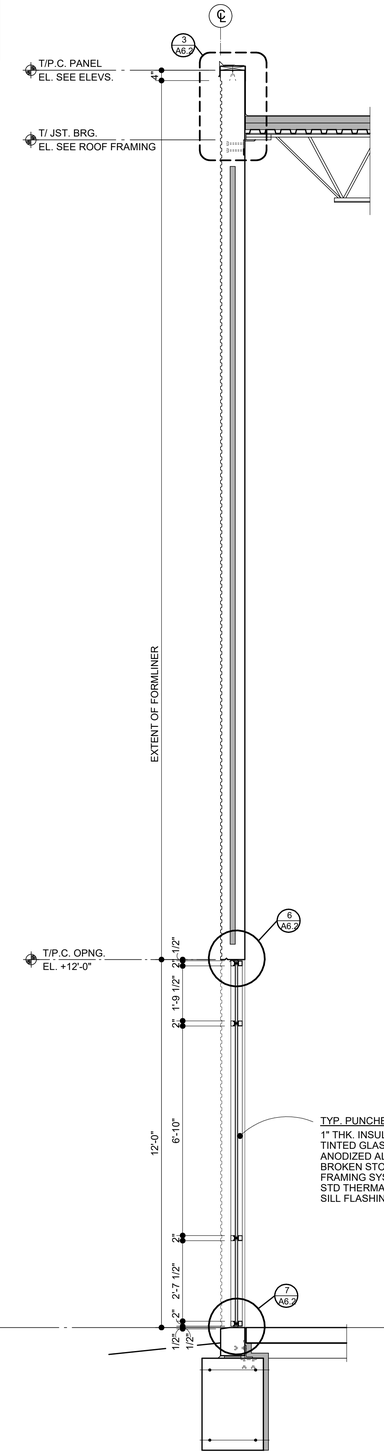
3 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"



4 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"



5 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"



6 A6.0 WALL SECTION
SCALE: 1/2" = 1'-0"

DEVELOPER

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NEW OFFICE WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

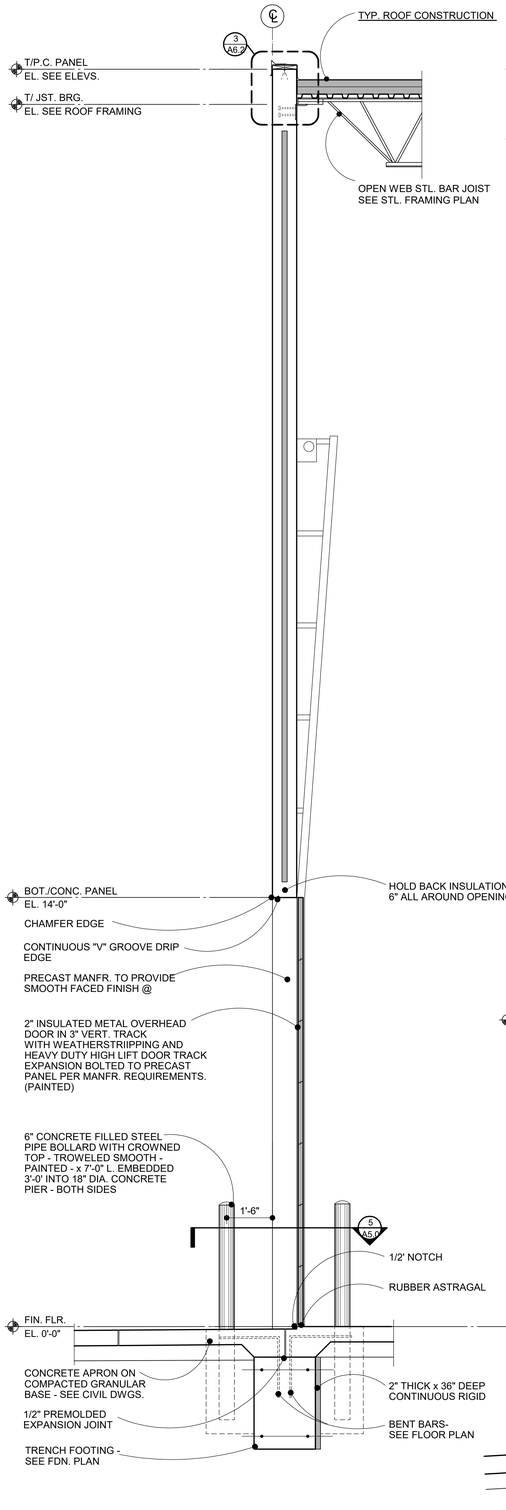
ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING

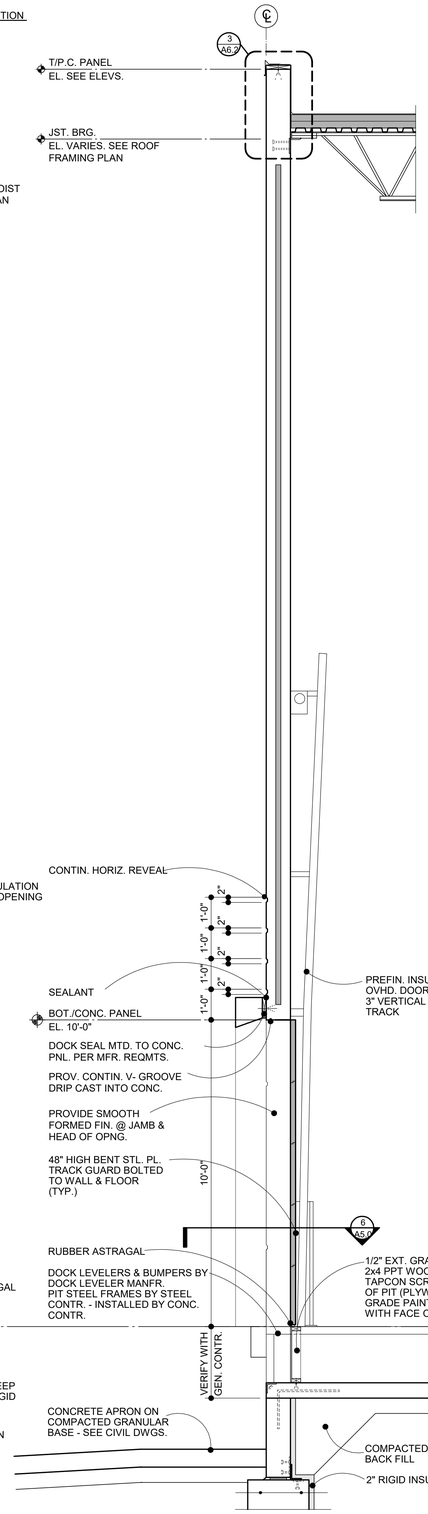
PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMW
CHECKED BY	JMW

A-6.0

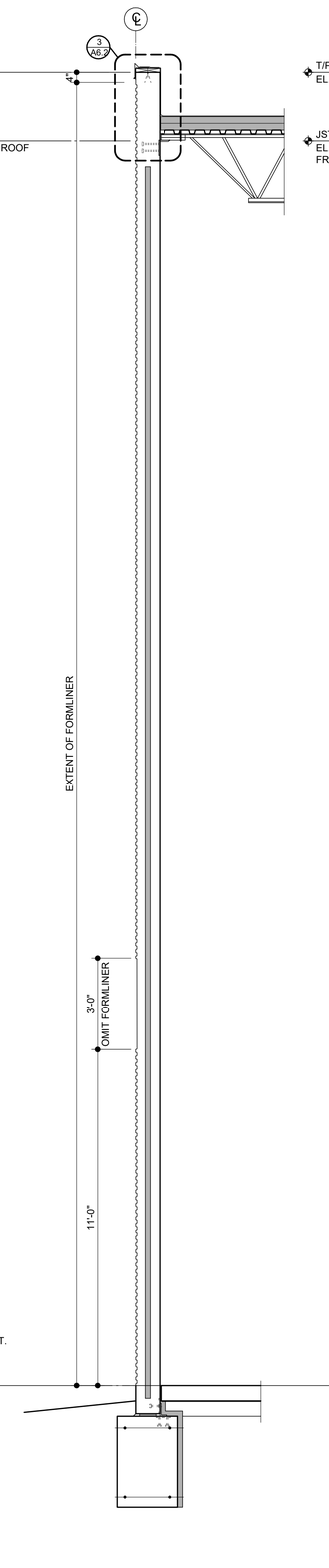
Attachment: Final ARCH LPC - Palatine_Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



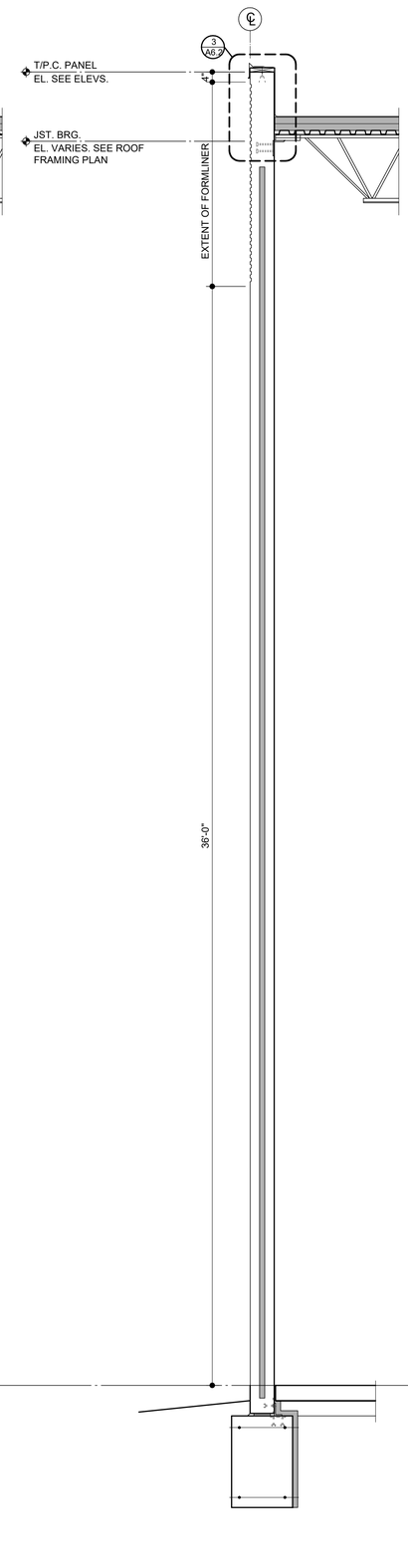
1 A6.1 WALL SECTION - D.I.D.
SCALE: 1/2" = 1'-0"



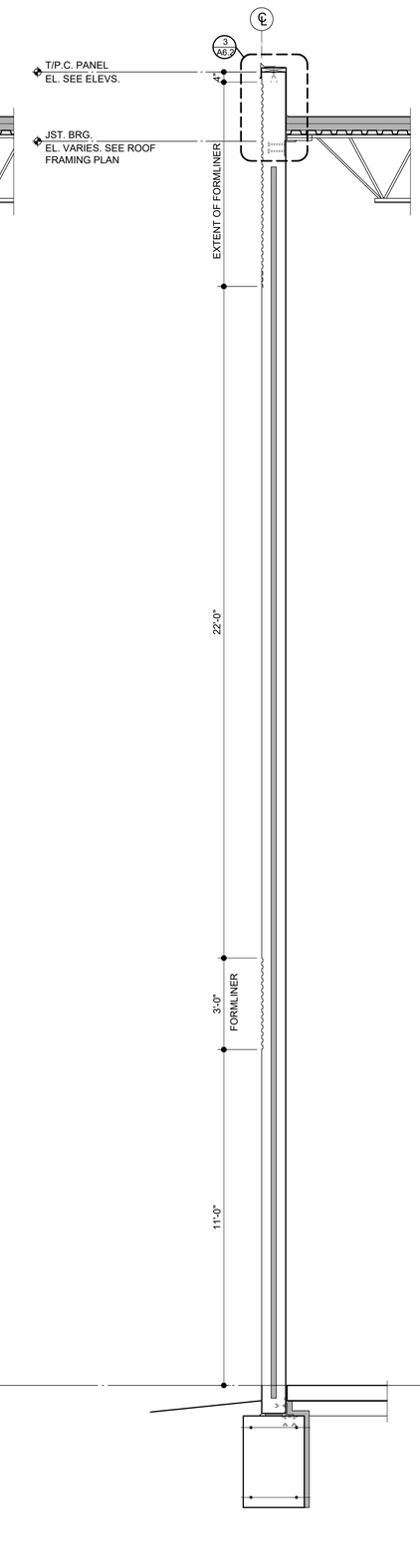
2 A6.1 WALL SECTION - DOCK
SCALE: 1/2" = 1'-0"



3 A6.1 WALL SECTION
SCALE: 1/2" = 1'-0"



4 A6.1 WALL SECTION
SCALE: 1/2" = 1'-0"



5 A6.1 WALL SECTION
SCALE: 1/2" = 1'-0"

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DESIGN FIRM NUMBER: 184-007150

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DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

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NEW OFFICE WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

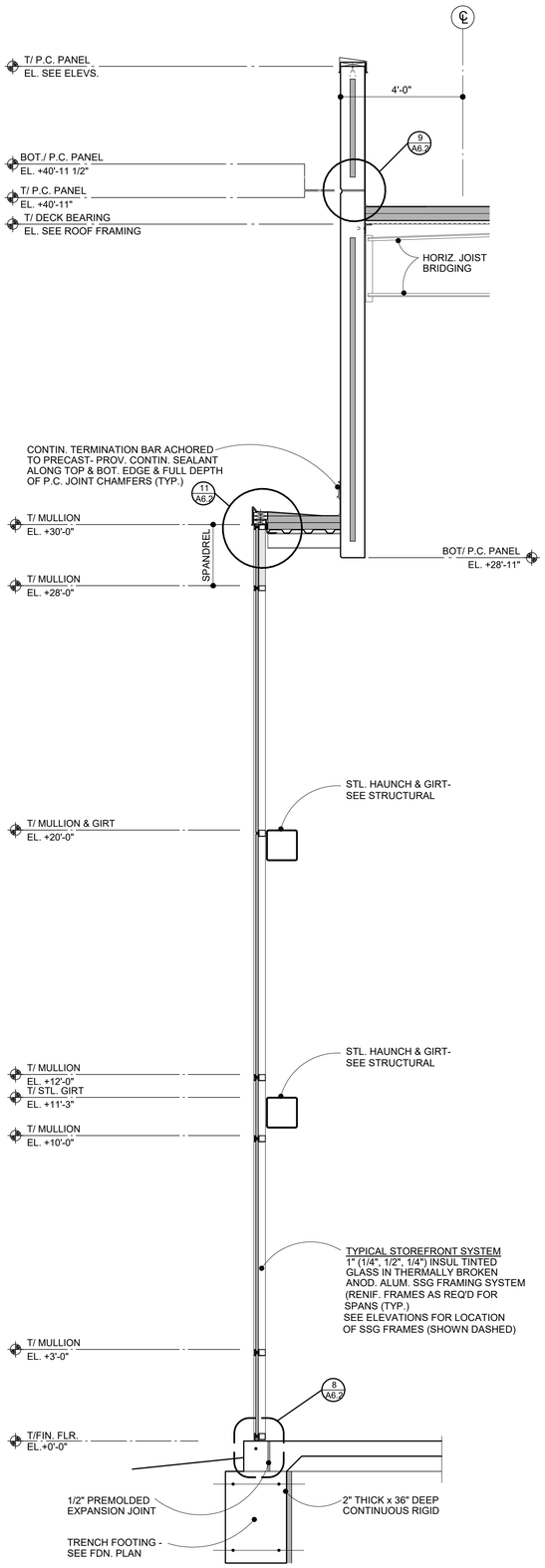
ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING

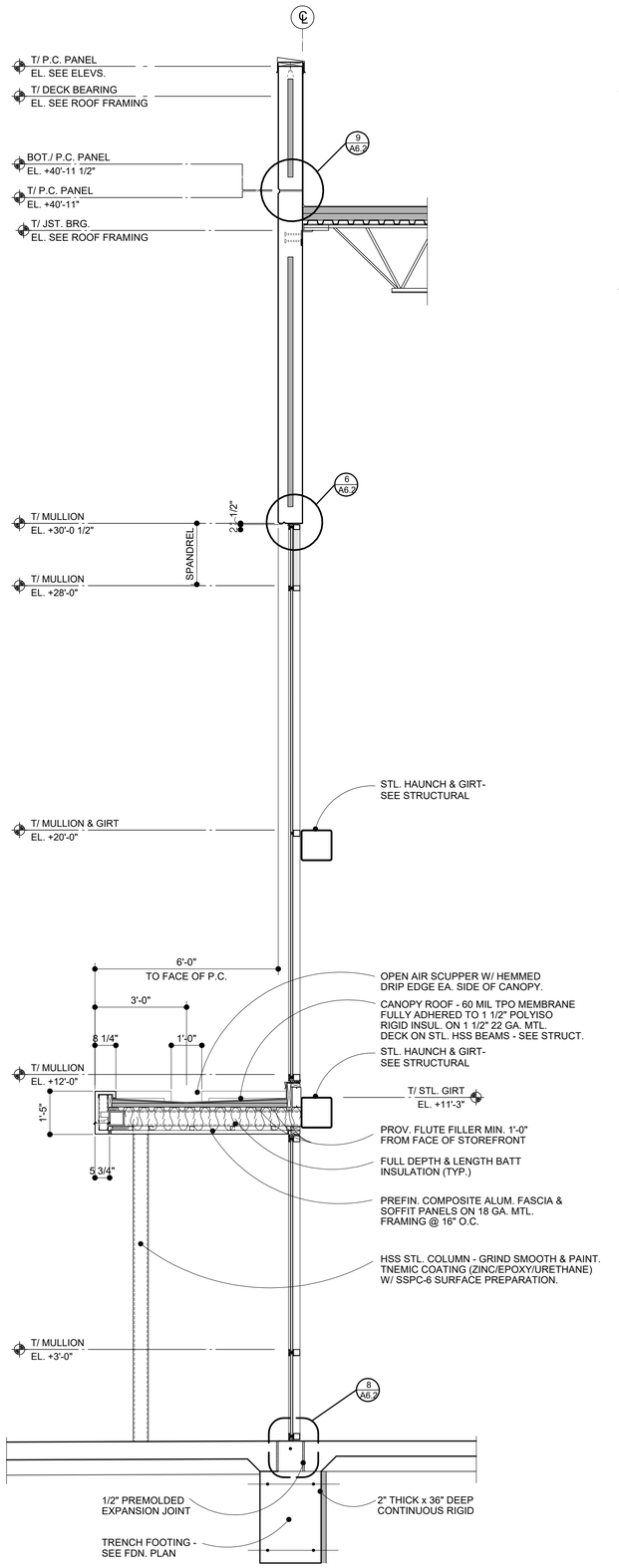
PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMW
CHECKED BY	JMW

A-6.1

Attachment: Final ARCH LPC - Palatine_Arch_020722 (697, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



1 A6.2 WALL SECTION - ENTRY
SCALE: 1/2" = 1'-0"



2 A6.2 WALL SECTION - ENTRY
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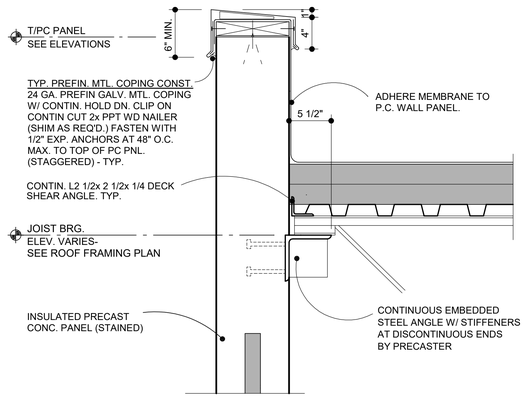
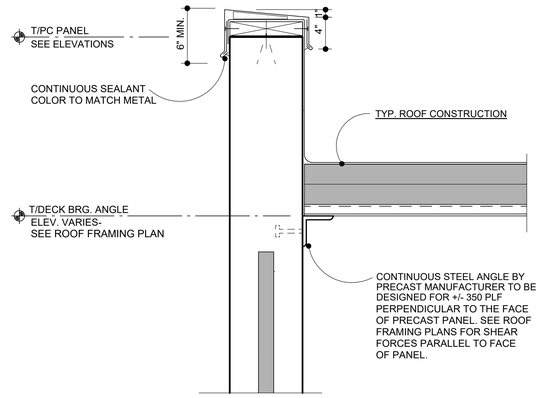
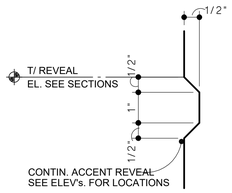


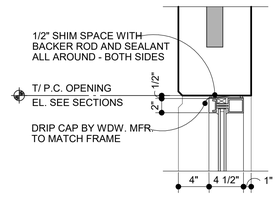
3 A6.2 JOIST BEARING
SCALE: 1 1/2" = 1'-0"



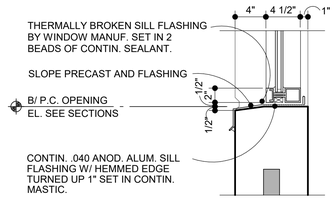
4 A6.2 DECK BEARING
SCALE: 1 1/2" = 1'-0"



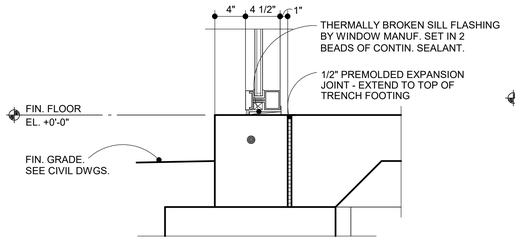
5 A6.2 P.C. REVEAL
SCALE: 1 1/2" = 1'-0"



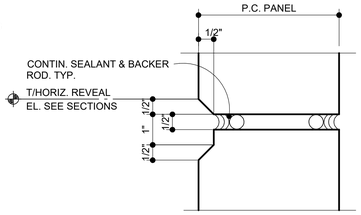
6 A6.2 WINDOW HEAD
SCALE: 1 1/2" = 1'-0"



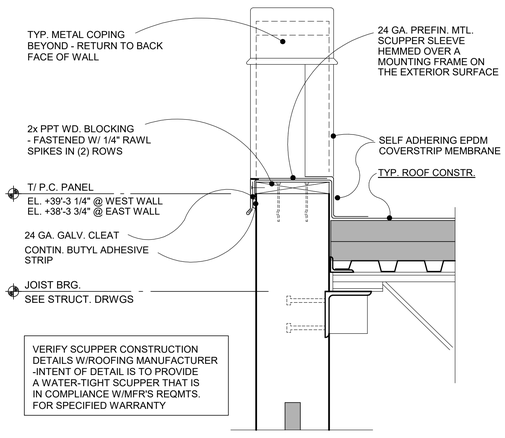
7 A6.2 WINDOW SILL
SCALE: 1 1/2" = 1'-0"



8 A6.2 WINDOW SILL
SCALE: 1 1/2" = 1'-0"



9 A6.2 P.C. SPANDREL JT.
SCALE: 3" = 1'-0"



10 A6.2 OPEN AIR SCUPPER
SCALE: 1 1/2" = 1'-0"

DEVELOPER

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STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC

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PHONE: 773.398.4485
DESIGN FIRM NUMBER: 184-007150

ARCHITECT

DESIGN FIRM. 184.008507; EXPIRATION 4.30.2023

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NEW OFFICE WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING

PROJECT NUMBER	2021.014
DATABASE	FLOORDB
DRAWN BY	JMJ
CHECKED BY	JMJ

A-6.2

Attachment: Final ARCH LPC - Palatine_Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

ARCHITECTURAL & STRUCTURAL SPECIFICATIONS

LAW AND COMPLIANCE

All materials used, and work performed will be in compliance with all current laws of the:
Municipality of Palatine
County of Cook
State of Illinois
or any other authority having lawful jurisdiction.

DIVISION 0 CONTRACT REQUIREMENTS

SECTION 00700 GENERAL CONDITIONS

THE CONTRACTOR SHALL

1. Provide all labor, materials, equipment transportation, storage, and service necessary to properly complete the Work.
2. Prior to beginning construction:
   A. Review the Drawings and Specifications, inspect the site and verify all dimensions and existing conditions.
   B. File a statement with the Owner identifying any conflicts with the Drawings and Specifications, any omissions or errors in the Drawings and Specifications and any discrepancies between the design and job site conditions. If the Contractor finds no such conflicts, errors, omissions, or discrepancies, Contractors statement shall so state. The Owner reserves the right to require the Contractor to remove Work completed prior to submitting above statement.
3. The Contractor acknowledges that:
   A. Construction Documents are schematic, two dimensional representations of the proposed Work utilizing scaled drawings and details. Construction of the proposed Work in three dimensions at full size can be expected to reveal job site conditions and problems which could not be reasonably delineated.
4. The Contractor shall provide:
   A. Prior to construction, locate and leave undisturbed utility lines including gas, water, sewer, storm, telephone lines. Any work on a temporary or permanent basis must be accomplished without loss of service.
   B. Provide all temporary protection as required for safety, and comply with all O.S.H.A. requirements for applicable safety standards. a temporary or permanent basis must be accomplished without loss of service.
   C. Keep site free from accumulations of rubbish and waste materials at all times. Subcontractors are to remove and dospose of their rubbish on a daily basis at the completion of daily waork. Provide a final cleaning, disposal of all tools, equipment, surplus materials and rubbish pertaining to his work.
   D. Each and every contractor and subcontractor performing work at the of the project to which this contract relative, shall comply with applicable provisions of all pertinent federal and state Labor Laws.
5. The Contractor shall provide all required building permits are included.

CHANGES IN WORK

1. Change orders:
   A. The contractor shall not deviate from the Construction Documents without first obtaining a written Change Order from the Owner authorizing such deviation.

INSURANCE

1. Provide Certificates of Insurance for the following to the Owner prior to commencement of Work.
   A. Workers Compensation
   B. Employers liability Coverage in the following limits: (Per Owner/Contractor Agreement)
   C. Comprehensive General Liability in the following limits: (Per Owner/Contractor Agreement)

INDEMNIFICATION

1. Contractor shall defend, indemnify and hold harmless the Owner from any and all claims, damages, suits, causes of action, liability and judgments, together with any attorney's fees expended by the Owner in conjunction therewith, in conjunction with any injury or damage whatsoever to person or property, arising out of the Work performed by the Contractor at the site, or any act or omission by contractor, it's employees or agents at the site.

WARRANTY

1. The Contractor shall warrant the Work, including those portions performed under subcontract, for a period of one year from the date of final written acceptance by the Owner.
2. No warranties are expressed or implied.

INSPECTIONS

Special inspections, structural testing and other material evaluations shall be in accordance with Chapter 17 of the 2015 Edition of the I.B.C..

The Owner shall contract the Testing Agency for field testing and Special Inspections as noted in this section. The owner may direct the testing agency to perform additional field work, testing, inspections or observations beyond the minimum tests and inspections noted in this section.

FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	SECTION
		STEEL (SECTION 1705.2 AND AISC 360)
☐	■	1. Material verification of high strength nuts, bolts & washers: a. Identification markings to conform to ASTM standards specified in the approved construction documents.
☐	■	b. Manufacturer's certificate of compliance required
■	☐	2. Inspection of high strength bolting (prior to bolting): a. Manufacturer's certifications available for fastener materials.
☐	■	b. Fasteners marked in accordance with ASTM requirements.
☐	■	c. Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from the shear plane.
☐	■	d. Correct bolting procedure selected for joint detail.
☐	■	e. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.
☐	■	f. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.
☐	■	g. Protected storage provided for bolts, nuts, washers and other fastener components.
☐	■	3. Inspection of high strength bolting (during bolting): a. Fastener assemblies placed in all holes and washers and nuts are positioned as required.
☐	■	b. Joint brought to the snug-tight condition prior to the pretensioning operation.
☐	■	c. Fastener component not turned by the wrench prevented from rotating.
☐	■	d. Fasteners are pretensioned in accordance with the rcsc specification, progressing systematically from the most rigid point toward the free edges.
■	☐	4. Inspection of high strength bolting (after bolting): a. Document acceptance or rejection of bolted connections.
☐	■	5. Inspection of welding (prior to welding): a. Welder qualification records and continuity records.
■	☐	b. WPS available
■	☐	c. Manufacturer certifications for welding consumables available.
☐	■	d. Material identification (type/grade).
☐	■	e. Welder identification system.
☐	■	f. Fit-up of groove welds (including joint geometry). • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)
☐	■	g. Fit-up of cjp groove welds of hss t-, y- and k-joint without backing (including joint geometry). • Joint preparations • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)
☐	■	h. Configuration and finish of access holes.
☐	■	j. Fit-up of fillet welds. • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)
☐	■	6. Inspection of welding (during welding): a. Control and handling of welding consumables. • Packaging • Exposure control
☐	■	b. No welding over cracked tack welds.
☐	■	c. Environmental conditions • Wind speed within limits • Precipitation and temperature
☐	■	d. WPS followed. • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (f, v, h, oh)
☐	■	e. Welding techniques. • interpass and final cleaning • each pass within profile limitations • each pass meets quality requirements
■	☐	f. Placement and installation of steel headed stud anchors.
☐	■	7. Inspection of welding (after welding): a. Welds cleaned
■	☐	b. Size, length and location of welds
■	☐	c. Welds meet visual acceptance criteria. • Crack prohibition • Weld/base-metal fusion • Crater cross section • Weld profiles • Weld size • Undercut • Porosity
■	☐	d. Arc strikes.
■	☐	e. K-area.
■	☐	f. Weld access holes in rolled heavy shapes and built-up heavy shapes
■	☐	g. Backing removed and weld tabs removed (if required).
■	☐	h. Repair activities.
■	☐	j. Document acceptance or rejection of welded joint or member.
☐	■	k. No prohibited welds have been added without the approval of the EOR.
☐	■	COLD FORMED METAL DECK (AISI S240)
■	☐	8. Material verification tasks (prior to installation): a. Product identification.
■	☐	b. Verify compliance of connectors.
■	☐	c. Document acceptance or rejection of cold-formed steel structural members and connectors.
■	☐	9. Material verification tasks (after installation): a. Product identification.
■	☐	b. Verify compliance of connectors.
■	☐	c. Document acceptance or rejection of cold-formed steel structural members and connectors.
☐	■	10. Inspection of welding (prior to welding): a. WPS available.
☐	■	b. Manufacturer certifications for welding consumables available.
☐	■	c. Material identification (type/grade).
☐	■	d. Check welding equipment.
☐	■	11. Inspection of welding (during welding): a. Use of qualified welders.
☐	■	b. Control and handling of welding consumables.
☐	■	c. Environmental conditions (wind speed, moisture, temperature).
☐	■	d. WPS followed.
■	☐	12. Inspection of welding (after welding): a. Verify compliance of welds.
■	☐	b. Welds meet visual acceptance criteria.
■	☐	c. Verify repair activities.
■	☐	d. Document acceptance or rejection of welded connections.
☐	■	13. Inspection of mechanical fastening (prior to fastening): a. Mech. fastener manufacturer installation instructions available for mech. fasteners
☐	■	b. Proper tools available for mech. fastener installation.
☐	■	c. Proper storage for mech. fasteners.
☐	■	14. Inspection of mechanical fastening (during fastening): a. Mech. fastener are positioned as required.
☐	■	b. Mech. fasteners are installed in accordance with manufacturer's instructions.
■	☐	15. Inspection of mechanical fastening (after fastening): a. Verify compliance of mech. fasteners.
■	☐	b. Repair activities
■	☐	c. Document acceptance or rejection of mechanically fastened connections.
		OPEN WEB STEEL JOISTS AND JOIST GIRDERS (IBC 1705.2.3)
☐	■	16. Installation of open web steel joists and joist girders: a. End connections - welding or bolted.
☐	■	b. Bridging - horizontal or diagonal.
		CONCRETE (TABLE 1705.3)
☐	■	1. Inspection of reinforcing steel, including prestressing tendons & placement.
☐	■	2. Inspection of reinforcing steel welding in accordance with table 1705.3 - 2.
☐	■	3. Inspection of anchors cast in concrete.
☐	■	4. Inspection of anchors Installed in hardened concrete.
☐	■	5. Verify use of required design mix.
■	☐	6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump & air content tests, and determine the temperature of the concrete.
■	☐	7. Inspection of concrete & shotcrete placement for proper application techniques.
☐	■	8. Inspection for maintenance of specified curing temperature & techniques.
■	☐	9. Inspection of prestressed concrete: a. Application of prestressing forces.
■	☐	b. Grouting of bonded prestressing tendons in the seismic force resisting system.
☐	■	10. Erection of precast concrete members.
☐	■	11. Inspect formwork for shape, location & dimensions of the concrete being formed.
		SOILS (TABLE 1705.6)
☐	■	1. Verify materials below shallow foundations are adequate to achieVe the design bearing capacity.
☐	■	2. Verify excaVations are extended to proper depth & haVe reached proper material.
☐	■	3. Perform classification and testing of compacted fill materials.
■	☐	4. Verify use of proper materials, densities and lift thicknesses during placement & compaction of compacted fill.
☐	■	5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.

The person administering the special inspection program is to be a licensed and registered engineer (professional or structural) in good standing with the state in which the project is located, and is familiar with the building type.

Individuals performing specific tests and inspections are to be qualified, trained and experienced at the Work they are performing. Where required and applicable, individuals are to certified by the appropriate regulatory body.

Special Inspections of soils to conform with section 1704.7 of the building code. The geo-technical report (noted in The excavating portion of the specifications) is to be used as a basis for compliance.

Special Inspections of concrete construction to conform with section 1704.4 and table 1704.4 of the building code for materials and components indicated on the construction drawings. Plants supplying concrete are to comply with aci requirements and be so certified.

Special Inspections of steel construction to comply with section 1704.3 and table 1704.3 of the building code for materials and components indicated on the construction drawings. The steel fabricator is to be A.I.S.C. certified. Joists to be designed and manufactured per SJI requirements and be so certified. Metal roof and floor decking to meet the requirements of sdi and be so certified.

Special Inspections of masonry to conform with section 1704.5 and table 1704.3 of the building code for materials and components indicated on the construction drawings.

Special Inspections of exterior insulation and finish system to conform with section 1704.12 should the E.F.I.S. be applied over a water-resistant barrier, no inspection or report is required.

Plants providing precast concrete products are to be PCI certified. See the precast concrete section of these specifications for additional requirements and information for precast concrete work.

Refer to General Concrete, Steel and Structural notes and the construction drawings for additional standards and design criteria to be included into the work of building components to be inspected.

The following schedule of Special Inspections are to be performed as a minimum by the Testing Agency:

Soils and subgrades for pavement and concrete foundations
Cast-in-place concrete and concrete floor slabs
Structural Steel
Precast Concrete

The Special Inspector is to be:

The Testing Agent/Agency is to have no contractual, fiscal or other obligations to the Contractor, Sub-Contractor or any other entity whose work is to be inspected on behalf of the Owner. Any conflict of interest must be disclosed to the Owner, Architect and Building Official prior to commencement of any Special Ispection.

The General Contractor shall be responsible for coordinating and scheduling Special Inspections and Testing. The Contractor shall notify the Special Inspector, Agency or Testing Lab at least 24 hours in advance of required inspection or test. Uninspected work resulting from lack of adequate notice may be rejected solely on that basis.

The General Contractor shall provide incidental labor and facilities to provide access to the work to be inspected or tested, to obtain and handle samples at the site or at the source of products to be tested, to facilitate tests and inspections, storage and curing of test samples.

The Special Inspection Program shall in no way relieve the General Contractor or any Sub-Contractor from their obligation to perform work in accordance with the contract documents, from implementing an effective quality control program or complying with all safety regulations (including O.S.H.A.). All work that is subjected to Special Inspections shall first be reviewed by the Contractor's quality control personnel. The Contractor shall be solely responsible for construction site safety.

The Testing Agency is to issue reports at the conclusion of each test or Inspection Practice. The reports are to be distributed to the Owner and General Contractor. Should any report claim a deficiency, failure or other non-compliance with the construction drawings then the Architect is to be notified. At the conclusion of each portion of the Special Inspection, the Testing Agency is to issue a final report indicating that the work was completed in general conformance with the construction drawings, shop drawing, erection drawings and other standards required by the Special Inspections section of the building code. The Architect and Building Official are to be copied on all final reports.

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01000 PROJECT REQUIREMENTS

SUMMARY

1. The project consists of the construction of a new warehouse and office building with precast concrete exterior walls, steel truss girders, open web steel joists with metal roof deck, insulation and membrane roof system.
2. The Work includes Grading, Drainage and Sitework including a new truckwell, parking, landscaping, precast foundation, exterior precast concrete walls, roll-up and man doors, dock equipment and finishes as indicated in the Contract Documents.

PROJECT REQUIREMENTS

1. Contractors Use of Premises and Adjacent Facilities: Contractor to coordinate construction yard and site access with the Owner. Contractor to erect construction fence after rough grading work is completed. Contractor is not to disturb or encroach upon neighboring properties.

PERMITS

1. Apply for, obtain, and pay for building permits, and utility company backcharges required to perform the Work. Submit copies to the Owner.

INTENT

1. Drawings and Specifications are intended to provide the basis for proper completion of the Project suitable for the intended use of the Owner.
2. Items not expressly set fourth but which are reasonably implied or necessary for the proper performance of the Work shall be included.
3. Details marked "TYPICAL" or "TYP" shall apply in all cases unless specifically indicated otherwise.

COORDINATION

1. Coordinate the work of all trades.
2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
3. Verify location of utilities and existing conditions. Notify Architect of conditions differing from those indicated on the drawings.
4. Verify dimensions on drawings with dimensions at the project. Do not scale Drawings.

CUTTING AND PATCHING

1. Provide cutting and patching work to properly complete the project.
2. Do not remove or alter structural components without written approval.
3. Cut with tools appropriate for materials to be cut.
4. Patch with materials and methods to produce a patch which is not visible from a distance of five feet.
5. Do not cut and patch in a manner that would result in failure of the Work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

FIELD ENGINEERING

1. Verify and locate utilities, existing facilities, and equipment.
2. Survey and layout improvements, utilities, structures and components.

SUBMITTALS

1. Submit for approval all submittals listed in each Section with the following number of copies:
   A. Shop Drawing reviewed and annotated by the Contractor: 3 copies and reproducible copy.
   B. Product Data: 3 copies
   C. Samples: 3 sets plus full range samples.
   D. Test Reports: 3 copies
   E. Warranties: 3 copies
   F. Other Submittals: 3 copies
2. Include details of construction and adjacent construction in shop drawings. Clearly indicate any deviations from requirements of the contract documents. Fabricate material from approved shop drawings only.
3. Contractor acknowledges that the Architects review of detailed shop drawings and/or equipment brochures is for the benefit of the Contractor and does not relieve the Contractor of responsibility to perform the Work in accordance with the Contract Documents.

QUALITY ASSURANCE

1. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction including accessibility guide lines. Applicable codes regulations, requirements, and guidelines include but are not limited to the following:
   2015 INTERNATIONAL BUILDING CODE
   2017 NATIONAL ELECTRICAL CODE
   2015 INTERNATIONAL MECHANICAL CODE
   2018 INTERNATIONAL ENERGY CODE
   2014 ILLINOIS PLUMBING CODE
   2018 ILLINOIS ACCESSIBILITY CODE
   2000 NFPA 101 LIFE SAFETY CODE
   2015 INTERNATIONAL FIRE CODE
2. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for at least three years.
3. Use experienced installers.
4. Deliver, handle and store materials in strict accordance with manufacturers instructions.
5. Use of any supplier or subcontractor is subject to Owners approval.
6. Engage and pay for testing agencies required. Refer to individual Sections for requirements, as well as owner/contractor agreement.

TEMPORARY FACILITIES

1. Provide temporary facilities and connections required for proper completion of the Project.
2. Provide and maintain temporary utility services.
3. Pay for utility service consumed, do not waste.
4. Provide temporary protection for adjacent areas to prohibit contamination from dust and debris.
5. Provide barricades as necessary to ensure protection of the public.
6. Provide waste disposal receptacles and empty weekly. Do not permit accumulation of trash and waste material.
7. Provide temporary sanitary facilities. Clean facilities at least once a week minimum or more often if required.
8. Maintain egress within and around the project site.
9. Provide fire extinguishers in work areas during construction.
10. Coordinate with Owner area for temporary storage, site access workmen and material delivery.
11. Compressed gas cylinders when stored or used, shall be fastened securely in an upright position away from in any source of heat or flame.
12. Transport, store or dispense flammable liquids in safety cans labeled by Underwriters Laboratories or Factory Mutual laboratories.

PRODUCT SUBSTITUTIONS

1. Provide products & materials specified. Request Architects selection of colors & accessories in sufficient time to avoid delaying progress of Work.
2. Submit requests for substitutions in writing, including reasons. Submit sufficient information for Architect to evaluate proposed substitution.
3. Remove and replace Work not conforming to the Contract Documents at no additional cost to the Owner.

INSTALLATION

1. Inspect substrates and report unsatisfactory conditions in writing.
2. Do not proceed with installation until unsatisfactory conditions have been corrected. Any finishes or subsequent installations over unsatisfactory substrates shall be replaced by the Contractor at no additional cost to the Owner.
3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
4. Install materials in strict accordance with manufacturer's instructions and approved submittals.
5. Install materials in proper relation with adjacent construction with proper appearance.
6. Restore units damaged during installation. Replace units which cannot be restored at no additional cost to the Owner.
7. Read and follow all referenced I.C.B.O. reports for installation of items shown. Alternate methods of construction may be submitted for approval to the project Architect with applicable I.C.B.O. reports.

Materials

1. All materials and equipment shall be new and unused products unless expressly reviewed and approved by the Architect in writing that specific products may be used in the construction.
2. The Architect does not specify or recommend the use or installation of any material or equipment which is made from or which contains asbestos for use in the construction of this project. Any party installing or using such material or equipment shall be solely responsible for all injuries, damages, or liabilities of any kind, caused by the use of such materials or equipment. The provisions of this note shall apply unless expressly waived in writing by the Architect.

CLOSE - OUT

1. Prepare punch list for remaining work for review by the Architect.
2. Complete the punch list items promptly at no additional cost to the Owner.
3. Submit accurate record documents of the site and building. Submit record documents (drawings) on reproducible media. Include dimensioned locations of site utilities and utilities concealed by construction, changes in the Work by Change Order, and addenda. Submit record specifications with annotations of revisions and changes. Submit record product data and listing of products used. Provide one copy record specifications and three of record submittals.
4. Submit three copies of operating manuals, maintenance manuals & warranty certificates.
5. Obtain and submit occupancy permits.
6. Train Owner in use and operation of building systems.
7. Remove temporary facilities and provide final cleanup.

DIVISION 2 SITE WORK

(Refer to Civil & Landscape drawings for additional information. Civil & Landscaping notes shall take precedence over these specifications.)

SECTION 02100 SITE CLEARING

SUMMARY

1. Protect existing trees, vegetation, landscaping materials, and site improvements not indicated for clearing which might be damaged by construction activities.
2. Trim existing trees and vegetation as acceptable to the Owner in writing.
3. Clear and grub site of stumps, vegetation, debris rubbish, designated trees, and designated site improvements.
4. Provide topsoil striping and stockpiling at approved locations.
5. Provide temporary erosion control, siltation control, and dust control.
6. Provide temporary protection of adjacent property, structures, benchmarks, and monuments.
7. Provide temporary relocation of site improvements scheduled for reuse.
8. Water trees & vegetation during construction. Replace trees & vegetation with same specie and size if damaged or lost due to construction activities.
9. Remove and legally dispose of cleared materials not to be reused in construction.

PRODUCTS

1. Tree protection, erosion control, siltation control, and dust control materials suitable for site conditions.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.

SECTION 02200 EARTHWORK

(Verify conditions with soils report provided by Owner.)

SUMMARY

1. Provide excavation, filling, compaction, and grading for buildings, site improvements, and utilities.
2. Provide suitable materials for subbase, drainage fill, and backfill for slabs, pavements, and improvements
3. Provide removal and legal disposal of excavated materials.

SUBMITTALS

1. List and source of material from off site locations.
2. Location for disposal of excess materials.

PRODUCTS

1. Subbase Material: Graded mixture of natural or crushed gravel, or class II Aggregate base.
2. Drainage Fill: Washed evenly graded mixture of crushed stone or gravel, with 100 percent passing a 1-1/2 inch sieve and not more than 5 percent passing a No. 200 sieve.
3. Backfill and Fill Material: Satisfactory soil materials free of clay, free rock or gravel larger than 2 inches in any dimension, debris, waste, vegetation and other unsuitable materials meeting the following requirements:
   A. Percent passing No. 4 sieve: 100
   B. Percent passing No. 200 sieve: 3 max.
   C. Maximum plasticity index: 10

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements & Geotechnical Investigation Report provided by:

2. Remove and recompact upper 12 inches of native soil under building pad and extending 5 feet beyond exterior building walls. (Verify soils report requirements)
3. Compact all fill and upper 6 inches of existing subgrade in accordance with A.S.T.M D1557 as follows:
   A. Pavements 95%
   B. Building pad 90%
   C. Utility Trench in Paving
      1) Upper 2 feet 95%
      2) Below 2 feet 90%
   D. Utility Trench in Landscaped areas 90%
4. Grading:
   A. Grading Tolerances:
      1) Lawns and unpaved areas: +/- 1 inch
      2) Paved areas: +/- 1/2 inch
      3) Fill under building slabs: +/- 1/2 inch (measured w/ 10' straight edge)

SECTION 02250 SITE CONCRETE

SUMMARY

1. Provide cast-in-place concrete for sidewalks, curbs, gutters and site structures.
2. Off-site work shall conform to the specifications of the local governing authority having jurisdiction over the project.

PRODUCTS

1. Concrete: ASTM C 150, Type1 Portland cement; ASTM C 33 normal aggregates; Potable water.
   A. Design Mix: ASTM C 94, 2000 psi, 28 day minimum compressive strength.
   B. Slump: 5 inch max.
   C. Finish: Broom

INSTALLATION

1. Landings at doors: Provide a maximum of 1/2" lower than top of threshold in elevation difference.
2. Construction Tolerance: 1/8" in 10 feet for grade and alignment. 1/4" in 10 feet for vertical or sloped face on longitudinal axis.

SECTION 02511 ASPHALT PAVING

SUMMARY

1. Provide hot mixed asphalt paving over prepared sub base.
2. Provide submittals per Section 01000 and provide field testing for AC paving thickness & compaction

PRODUCTS

1. Asphalt-Aggregate Mixture: Plant-mixed, hot-laid asphalt-aggregate mixture, APWA Section 34, Class B Illinois.
   A. Total pavement thickness; asphalt concrete
      1) to 2 inches: type B, max. 1/2 inch aggregate
      2) greater than 2 inches; type B, max. 3/4 inch aggregate-Top 2" lift minimum to be 1/2 inch aggregate
2. Prime Coat: Cutback asphalt.
3. Tack Coat: Emulsified-asphalt, grade SS-1 conforming to APWA Section 34, Class B Illinois.
4. Herbicide Treatment: Du Pont Oust or approved equivalent.
5. Pavement Markings: Epoxy modified alkyd-resin type paint, AASHTO M 248, Type 1. Dunn Edwards Vin-I-Stripe W-801. Blue at handicapped areas, white elsewhere, unless otherwise noted.
6. Aggregate Base: Class II, conforming to APWA Section 34, Class B Illinois.
7. Concrete Materials: Conform to APWA Section 34, Class B Illinois.

INSTALLATION

1. Comply with Geotech Report as per Section 02200 & APWA Section 34 Class B.
2. Herbicide Treatment: Comply with manufacturers written application instructions.
3. Tack Coat: Apply to existing asphalt-concrete surfaces and vertical surfaces of existing pavements, curbs, gutters, structures, and construction joints to which pavement is to be applied. Apply at 1/10 gallon per square yard conforming with APWA Section 34, Class B Illinois.
4. Asphalt Concrete: compact to 95% minimum relative compaction.

SECTION 02700 DRAINAGE

SUMMARY

1. Provide storm drain system.

PRODUCTS

1. Storm Drain Piping: Contractors option, provide one of the following:
   A. Reinforced Concrete Pipe (RCP): Class III, conforming to ASTM C76.
      1) Joints: Either rubber gasket, ASTM C443 or mortar.
   B. Polyvinyl Chloride Pipe (PVC): Bell and spigot pipe, ASTM D3304, SDR-35.
   C. Structures: Provide drainage structures as detailed on the drawings

INSTALLATION

1. Comply with manufacturers written instructions.
2. Upon completion of backfilling and compaction of the PVC piping, test the pipe for deflection by pulling a properly sized mandrel through the line demonstrating the maximum pipe deflection does not exceed 5 percent. Furnish the Architect with a report indicating the results. If the deflection prohibits passage of the madrel, excavate the pipe and make repairs.
3. Piping shall maintain positive slope.

DIVISION 3 CONCRETE

SECTION 03300 CAST-IN-PLACE CONCRETE

(Refer to structural dwgs. for add'l information. Structural notes shall take precedence over these specifications.)

SUMMARY

1. Provide plant mixed cast-in place concrete.
   A. Foundations and footings.
   B. Slabs
2. Comply with ACI 301, Specifications for Structural Concrete for buildings. ACI 318, Building Code Requirements for Reinforced Concrete & CRSI Manual of Standard Practice. Provide FF45 & FL55 minimum at all concrete slabs.

PRODUCTS

1. Concrete Design Mixes: As indicated on structural drawings.
2. Formwork: Plywood or metal panel formwork sufficient for structural & visual requirements.
3. Reinforcing: As indicated on structural drawings.
4. Concrete Materials: ASTM C150, Type V Portland cement; (Type as indicated on structural drawings)
   A. Normal weight aggregate: ASTM C33.
   B. Fly Ash: ASTM C618, Type F.
5. Bonding Compound: Polyvinyl acetate or acrylic base.
6. Epoxy Adhesive: ASTM C 881 two component material.
7. Anchor bolts: ASTM A307.
8. Dry pack: Mix 1 part cement to 1-1/2 parts fine aggregate with a minimum of water. Minimum compressive strength of 3000 psi at 28 days.
9. Curing / Sealing compound shall be compatible with bond breaker.

INSTALLATION

1. Comply with ASTM C94, CRSI Manual of Standard Practice, IBC edition, & ACI publications.
2. Maximum concrete slump at delivery: 4 inches.
3. Reinforcing steel placement:
   A. Concrete placed against soil; 3 inches.
   B. Concrete placed in forms & subsequently exposed to weather 2 inches.
   C. Clear separation between bars; 1-1/2 bar diameters with a minimum of 1-1/2 inches clear.
   D. Splices; Lap 30 bar diameters or 24 inches whichever is greater & welded splices are not allowed, unless otherwise noted or shown.
   E. Secure reinforcing steel in position prior to placement of concrete.
4. Properly secure in position all anchor bolts, inserts, dowels, & other items indicated on drawings to be cast in concrete, prior to placement of concrete.
5. Provide concrete finishes for formed surfaces:
   A. Not Exposed to View: As-cast form finish.
   B. Exposed to View Surfaces: Smooth form finish.
   C. Sack & patch as required to attain smooth uniform appearance.
   D. All pick point depressions to be filled.
6. Provide Concrete Finish for Monolithic Slabs:
   A. Scratch finish for surfaces to receive concrete floor topping or mortar setting bed.
   B. Trowel finish for surfaces to be exposed to view or covered with resilient flooring, carpet, tile or other thin finish system.
   C. Trowel & broom finish for surfaces to receive thin-set ceramic tile finish or quarry tile.
   D. Non-slip broom finish for exterior concrete platform, steps & ramps, unless otherwise noted.
7. Install concrete per ACI 302.1R. Repair any damaged areas to achieve acceptable finishes with approved materials.

SECTION 03410 PLANT PRECAST CONCRETE

(Refer to structural dwgs. for add'l information. Structural notes shall take precedence over these specifications.)

SUMMARY

1. Design and construct precast wall panels to withstand lifting and bracing loads and impact from adjoining panels.
2. Submit shop drawings, concrete mix designs, and laboratory test reports.
3. Comply with ASTM C94; ACI 301, "Specifications for Structural Concrete for Buildings"; ACI 318, "Building Code Requirements for Structural Concrete"; CRSI's "Manual of Standard Practice"; AWS D1.1 and AWS D1.4.
4. Engage a qualified independent testing agency to design concrete mixes.
5. All precast shall be designed for anchorage, erection, reinforcing, and applied loads by a registered structural engineer, licensed in the state where the panels are to be fabricated. He shall provide all drawings, and calculations to which he shall affix his seal & signature.
6. Precast concrete panels shall be prestressed to structurally support the roof structure (wind & live load) & handling (erecting) loads, and shall be designed so that both wythes of concrete, inner & outer, shall be kept in compression under all loading conditions. No flexural tension is to be allowed in the pre-compressed tensile conditions. Both wythes shall be stressed to minimize any bowing due to eccentricity of prestress force.
7. Insulated precast concrete panels are to have continuous polystyrene insulation as required to achieve a minimum resistance rating of R=12.0, or as noted in the construction documents.
8. See construction documents for the precast panel finish.

DEVELOPER

LOGISTICS® PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

STRUCTURAL ENGINEER

SWIFT STRUCTURAL, PLLC
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DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

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NEW OFFICE WAREHOUSE FOR:

PALATINE 90 LOGISTICS CENTER

ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING
2.03.2022	ISSUED FOR REVIEW

PROJECT NUMBER	2021.014
DATABASE	FLOORDB
DRAWN BY	JMW
CHECKED BY	JMW

SP-1

Attachment: Final ARCH LPC - Palatine Arch. 020722 (697, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

ARCHITECTURAL & STRUCTURAL SPECIFICATIONS

PRODUCTS

1. Deformed Reinforcing Bars: ASTM A615, Grade 60 (ASTM A615M, Grade 420); ASTM A305.
2. Portland Cement: ASTM C150, Type 1.
3. Prestressed steel strands: ASTM A-416.
4. Aggregates: ASTM C33, Class 4S.
5. Miscellaneous steel: ASTM A-36
6. Steel anchors, inserts, coils & bolts: ASTM A-325; A-307.
7. Insulation: Polystyrene.
8. Water: Clean & void of all deleterious materials.

EXECUTION

1. Fabrication:
   A. All concrete to be designed & manufactured in accordance with ACI-301, ACI-304, ACI-311, ACI-318, ACI-347, ACI-533, CRSI manual of Standard Practice. PCI-116, AWS D1.0, AWS D12.1
   B. Concrete strength shall be at least 5,000 PSI at 28 days & shall be at least 3,500 PSI at release.
   C. Concrete back side shall be floated smooth, free from oil, grease, trowel marks, honeycombing and exposed aggregate.
   D. Eposed edges are to be sharp, straight & square. All flat surfaces shall be a true plane.
   E. Additives or mixtures containing calcium chloride will not be allowed in the concrete.
   F. Tolerances shall be 1/8" in width, 1/2" in length & 1/4" in depth for all dimensions. All window & door tolerances are to be 1/4".
   G. Any steel hardware embedded into the panels which is exposed to the exterior of the building is to be hot-dipped galvanized. Paint any portion where the galvanizing is removed due to welding. Steel located in the exterior face of the panels are to be approved by the architect.
2. Erection:
   A. Tilt & raise panels; erect plumb. Accurately position & align panels & anchor in place. Grout-fill joints between panels and foundation system. Securely brace & shore panels until supporting structure has been installed.
   B. Installation Tolerance: 1/4-inch (6-mm) maximum offset in alignment with adjacent members at any point.
   C. Welding shall conform to aws specifications (except as modified by AISC Specifications) & shall be performed by certified welders. Prime all welds & exposed steel after welding is complete.
   D. Provide plastic cover caps at all lifting locations.
   E. Panels with cracks, voids, protrusions, spalls, or non uniform color or texture will not be approved. Repairs will be permitted only with approval by Architect. Remove and replace defective or damaged panels.
   F. Patching shall be done per ACI standards.

DIVISION 5 METALS

SECTION 05120 STRUCTURAL STEEL

(Refer to structural dwgs. for add'l information. Structural notes shall take precedence over these specifications.)

SUMMARY

1. Provide Structural Steel for building construction and related anchors, fasteners and connectors.

SUBMITTALS

1. Submit shop drawings of structural steel members and connections.

QUALIFICATIONS

1. Steel Fabricators: I.C.B.O. Steel Fabricators License.
2. Welders: AWS certified.

PRODUCTS

1. Standards: AISC, Code of Standard Practice for Steel Buildings and Bridges, and applicable regulations.
2. Steel Materials:
   A. Structural Steel Shapes: ASTM A992.
   B. Plates and Bars: ASTM A36.
   C. Cold-Formed Steel Tubing: ASTM A500, Grade B.
   D. Steel Pipe: ASTM A53, Type E or S, Grade B.
   E. Anchor Bolts: ASTM A307 unless noted otherwise.
   F. Unfinished Threaded Fasteners: ASTM A307, Grade A.
   G. High strength threaded Fasteners: ASTM A325 where indicated.
3. Auxiliary Materials:
   A. Welding Electrodes: AWS D1.1 Structural Welding Code- Steel.
   B. Primer Paint: TNEMEC FD 88 Azeron alkyd, Grey Oxide color.
   C. Non-Metallic Shrink-Resistant Grout: Premixed non-metallic grout per ASTM C 1107.
   D. Expansion Anchors: ITW Redhead or equivalent, ICBO Report No. 1372.

FINISHES

1. All steel to be gray primer color.

INSTALLATION

1. Steel Fabrication & Erection: Comply with accepted practices and provisions of the American Institute of Steel Construction Manual, latest edition.
2. Bolt Holes: Punch or Drill holes 1/16 inch larger than bolt diameter. Torching of holes is not allowed.
3. Welding: Weld with E70xx Electrodes by the manual shielded arc method. Welding technique and workmanship shall conform to the Structural Welding Code of the American Welding Society. Perform all welding by AWS certified welders.
A. Butt Welds: Full Penetration only.
4. Shear Plates: Fabricate from 3/8 inch minimum plate.

SECTION 05210 STEEL JOISTS

(Refer to structural dwgs. for add'l information. Structural notes shall take precedence over these specifications.)

SUMMARY

1. Submittals: Product Data, Shop Drawings, and material certificates indicating compliance with SJI's specifications.
2. Comply with recommendations of SJI's "Standard Specifications Load Tables and Weight Tables for Steel Joists and Joist Girders" and AWS D1.1 "Structural Welding Code- Steel."

PRODUCTS

1. Bolts, Nuts, and Washers: ASTM A307, Grade A (ASTM F568, Property Class 4.6); non high-strength carbon-steel, hexhead bolts; carbon-steel nuts; and flat, unhardened steel washers, uncoated.
2. Primer: SSPC-Paint 15, Type I, grey oxide or FS TT-P-636, grey oxide.
3. Manufacture joists according to SJI's specifications with steel angle top and bottom chord members.
4. Bridging anchors and horizontal or diagonal bridging.
5. Shop Priming: Prepare surfaces according to SSPC-SP 2 or SSPC-SP 3 Shop prime steel joists to a dry film thickness at least 1 mil (0.025mm).

INSTALLATION

1. Install joists and accessories plumb, square, and true to line; securely fasten to supporting construction according to SJI's specifications.
2. Field weld joists to supporting steel framework and steel bearing plates.
3. Bolt joists to supporting steel framework using carbon-steel bolts, unless otherwise indicated.
4. Install and connect bridging concurrently with joist erection before construction loads are applied. Anchor ends of bridging lines at top and bottom chords where terminating at walls or beams.

SECTION 05300 STEEL DECK,

REFER TO STRUCTURAL DWGS.

SECTION 05400 COLD-FORMED METAL FRAMING

SUMMARY

1. Engineer, fabricate and erect cold-formed metal framing with the minimum physical and structural properties as noted on the plans.
   A. Interior Load-Bearing Walls: Lateral deflection of L/240.
   B. Ceiling Joists: Vertical deflection of L/360
2. Calculate structural characteristics of cold-formed metal framing according to AISI's "Specification for the Design of Cold-Formed Steel Structural Members."
3. Submit Product Data and Shop Drawings.
4. Comply with AWS D1.1, "Structural Welding Code- Steel," and AWS D1.3, "Structural Welding Code- Sheet Steel."
5. Protect cold-formed metal framing from corrosion and other damage during delivery, storage, and handling.

PRODUCTS

1. Materials
   A. Galvanized Steel Sheet: ASTM A653, G60 (ASTM A653M, Z180) zinc coated; structural quality; Grade 50 (Grade 345), Class 1 or 2.
   B. Steel Studs and Track: Fabricate with flange width of 2 inches design uncoated steel thickness to match stud and depths indicated.
   C. Steel Joists: Fabricate of sizes as per plans.
2. Accessories
   A. Steel Shapes and Clips: ASTM A653, G60 (ASTM A653M, Z180) structural quality; Grade 33 (Grade 230).
   B. Cast-In-Place Anchor Bolts & Studs: ASTM A307, Grade A(ASTM F568, Property Class 4.6); carbon-steel hex-head bolts & studs carbon-steel nuts; and flat, unhardened-steel washers. Hot-dip galvanize according to ASTM A153.
   C. Mechanical Fasteners: Corrosion-resistant coated, self-drilling, self-threading steel drill screws.
   D. Galvanizing Repair Paint: SSPC-Paint 20 or DOD-P-21035.

INSTALLATION

1. Install framing and accessories level, plumb, square and true to line, and securely fasten. Temporarily brace framing.
2. Fasten framing members by welding or screw fastening.
3. Install insulation in built-up exterior framing members.
4. Fasten reinforcement plates over web penetrations larger than standard punched openings.
5. Studs: Install, align, and securely anchor continuous tracks to supporting structure. Squarely seat studs against webs of top and bottom tracks. Space studs as indicated; plumb, align, and fasten both flanges of studs to top and bottom track.
   A. Install and fasten horizontal bridging in stud system, spaced in rows not more than 48 inches apart.
   B. Install miscellaneous connections, accessories, and supplementary framing.
6. Joists: Install, align, & securely anchor perimeter joist track. Install joists bearing on supporting framing, level, straight, & plumb, adjust to final position, brace, & reinforce. Fasten joists to both flanges of joist track.
   A. Install bridging and fasten bridging at each joist intersection.
   B. Install miscellaneous joist framing and connections, including web stiffeners, closure pieces, clip angles, continuous angles, hold-down angles, anchors and fasteners.

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

SECTION 06100 ROUGH CARPENTRY

SUMMARY

1. This section includes the following:
   A. Rooftop equipment bases & support curbs.
   B. Wood blocking, cants & nailers.
   C. Subflooring & underlayment.
   D. Plywood & backing panels.

PRODUCTS

1. Wood products, General:
A. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.
B. Wood Structural Panels (Plywood): Either DOC PS 1 or DOC PS 2, unless otherwise indicated.
2. Wood preservative treated materials:
A. Preservative Treatment by Pressure Process: AWPA C2 (lumber), except that lumber that is not in contact with the ground and is continuously protected from liquid water may be treated according to AWPA C31 with inorganic boron (SBX).
3. Fire retardant treated materials:
A. General: Where fire-retardant-treated materials are indicated, provide materials that comply with performance requirements in AWPA C20 (lumber) and AWPA C27 (plywood). Identify fire retardant treated wood with appropriate classification marking of UL, U.S. Testing, Timber Products Inspection, or another testing and inspecting agency acceptable to authorities having jurisdiction.
4. Miscellaneous lumber:
A. General: Provide lumber for support or attachment of other construction. For items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 19 percent maximum moisture content. For exposed boards, provide lumber with 19 percent maximum moisture content. For concealed boards, provide lumber with 19 percent maximum moisture content.
5. Fasteners:
   A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
   1) Where carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
   B. Nails, Wire, Brads, and Staples: FS FF-N-105.
   C. Power-Driven Fasteners: CABO NER-272.
   D. Wood Screws: ASME B18.6.1.
   Screws for Fastening to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.
   F. Lag Bolts: ASME B18.2.1.
   G. Bolts: Steel bolts complying with ASTM A 307, Grade A ; with ASTM A 563 hex nuts and, where indicated, flat washers.
   H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
   1) Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.
   2) Product: Subject to compliance with requirements, provide Kwik Bolts by Hilti.
   I. Injection Anchors: Subject to compliance with requirements, provide one of the following or approved equal.
   1) HIT C-20 Injection Adhesive Anchors by Hilti.
   2) Chem-Fast Acrylic Epoxy Injection Mortar by Rawl.

INSTALLATION

1. Installation, General:
   A. Discard units of material with defects that impair quality of carpentry and that are too small to use with minimum number of joints or optimum joint arrangement.
   B. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
   C. Apply field treatment complying with AWPA M4 to cut surfaces of preservative-treated lumber and plywood.
   D. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.
   E. Countersink fastener heads on exposed carpentry work and fill holes with wood filler.
   F. Use fasteners of appropriate type and length. Predrill members when necessary to avoid splitting wood.
2. Wood blocking & nailer installation:
   A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
   B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces, unless otherwise indicated.
3. Panel Product Installation:
   A. Wood Structural Panels: Comply with applicable recommendations contained in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial," for types of structural-use panels and applications indicated.
   B. Particleboard Underlayment: Comply with the National Particleboard Association's recommendations for type of subfloor indicated. Fill and sand gouges, gaps, and chipped edges. Sand uneven joints flush.

DIVISION 7 THERMAL & MOISTURE PROTECTION

SECTION 07160 UNDERSLAB VAPOR RETARDER

SUMMARY

1. Surface preparation.
2. Application of underslab vapor retarder.
3. Comply with following standards:
   A. American Society for Testing and Materials (ASTM): ASTM E1745, ASTM E154, ASTM E96, ASTM E1643, ASTM F1249-01.
   B. American Concrete Institute (ACI): ACI 302.1R-96

PRODUCTS

1. Protect materials during handling and application to prevent damage, warping, or contamination.
2. Product not intended for uses subject to abuse or permanent exposure to the elements. Do not apply to frozen ground.
3. Approved Manufacturer: Stego Industries, LLC or approve equivalent.
4. Plastic Vapor Retarder: Minimum performance requirements are:
   A. Minimum Permeance ASTM E96: 0.024 Perms
   B. Water Vapor Transmission Rate ASTM F1249: 0.012 grains per square foot per hour.
   C. Resistance to Organisms and Substrates in Contact with Soil ASTM E154, Section 13: 0.051 Perms.
   D. Tensile Strength ASTM E154, Section 9: 52 lbs. force/inch.
   E. Puncture Resistance ASTM D1709, Method B: 3,770 Grams.
   F. Water Vapor Retarder ASTM E1745: Meet or exceed Class A, B & C
   G. Thickness of Retarder (plastic) ACI 302.1R-96: 15 mils minimum.
5. Accessories:
   A. Provide minimum 4 inch wide High Density Polyethylene Tape with pressure sensitive adhesive.
   B. Pipe Boots: Construction from vapor barrier material and pressure sensitive tape per manufacturer's instructions.

INSTALLATION

1. Prepare surfaces in accordance with manufacturer's instructions and install per manufacturer's instructions and ASTM E1643-98.
2. Unroll vapor barrier with longest dimension parallel with the direction of pour. Lap vapor barrier over footings and seal to foundation walls. Overlap joints 6 inches and seal with manufacturer's tape. Seal all penetrations (including pipes) with manufacturer's pipe boot.
3. No penetration of the vapor barrier is allowed except for reinforcing steel and permanent utilities.
4. Repair damaged areas by cutting patches of vapor barrier, overlapping damaged area 6 inches and taping all four sides with tape.

SECTION 07210 BUILDING INSULATION

SUMMARY

1. Provide Building Insulation as follows:
   A. Thermal batt and board insulation.
   B. Sound attenuation batt insulation.
   C. Spray foam.

PRODUCTS

1. Thermal Batt Insulation: Faced glass fiber or mineral fiber batts, ASTM C665, Type III, class A, with foil-scrim vapor-retarder membrane on one face, 4" thickness, R-13 thermal resistance.
2. Thermal Batt Insulation: Faced glass fiber or mineral fiberbatts, ASTM C665, Type III, with foil-scrim vapor-retarder membrane on one face, R-38 Thermal Resistance.
3. Thermal Board Insulation: Faced Polyisocyancurnate 1" thickness, Type 1A w/ vapor-retarder membrane on one face, R-7 thermal resistance.
4. Acoustical Insulation: Unfaced glass fiber or mineral fiber batts, ASTM C665, Type I (unfaced), walls 4" thickness, ceilings 6" thickness.
5. Accessories:
   A. Adhesives and mechanical fasteners as recommended in writing by the insulation manufacturer.
4. Acoustical Insulation: Unfaced glass fiber or mineral fiber batts, ASTM C665, Type I (unfaced), walls 4" thickness, ceilings 6" thickness.
6. Spray Foam for concealed/confined/covered spaces: Versi-Foam Systems 28 & 88 by RHH Foam Systems, Inc. to be provided in concealed & confined spaces for the means of providing thermal protection. A 2-part, low density, closed cell, low pressure spray foam application.
7. Spray Foam for perimeter of metal decking & roof penetrations: Icynene Proseal Spray applied polyurethane foam insulation & air barrier material. To be provided between metal deck & vertical wall interface & around openings of all roof penetrations. Provide a minimum 1 1/2" thick coating to attain a Class II vapor permeance. A 2-part, low density, closed cell, low pressure spray foam application.
8. Spray Foam for Extreme Cold Temperature Application: Use Hilti CF-I XTW WD insulating foam sealant.

INSTALLATION

1. Install insulation according to the manufacturer's written instructions.
2. Thermal Batt Insulation: Install thermal batt insulation in stud wall furring cavities at exterior walls.
3. Thermal Board Insulation: Install thermal board insulation on the inside face of existing concrete exterior walls from the top of stud walls to the bottom of the existing roof insulation at the underside of the roof deck.
4. Acoustical Insulation: Install acoustical insulation where indicated at interior walls and ceilings.

SECTION 07540 THERMOPLASTIC MEMBRANE ROOFING (TPO-RHINOBOND)

SUMMARY

1. The roof system shall be installed only by a qualified contracting firm which is approved by the single-ply membrane roofing system materials manufacturer to install and warranty the entire roof system. This section includes the following:
   A. Membrane sheet goods.
   B. Roof insulation.
   C. Slip sheets.
   D. Solvents for cleaning membrane.
   E. Covered or concealed insulation and membrane fasteners and plates.
   F. Termination bar.
   G. Membrane Adhesives.
   H. NP-1, one-part caulk sealant.
   I. Accessories; pipe boots, corners, unreinforced flashing membrane.
   J. Roof protection pad (equipment walk way pad).
   K. Roof metal for wall cap, for expansion joints or transitions, or for drainage system metal (and fabrication).
   L. Sponge backer rod, where specified.
   M. Expansion joints.
   N. Wood Blocking for water diverters (where specified).
   O. Caulks and sealants required for the waterproofing system, other than NP-1 sealant.
   P. Expanding foam sealant, for cut-off of ambient air in flutes at deck cut-outs for penetrations.

PRODUCTS

1. Membrane sheet goods:
   A. Membrane roofing shall be Carlisle Sure-Weld, white, 60 mil, polyester reinforced,, TPO sheet membrane as manufactured by Carlisle Syntec (Firestone & Johns-Manville are approved equals).
2. Roof Insulation:
   A. Roof insulation shall be (2) layers of 2.5" rigid polyisocyanurate insualtion, providing an LTTR R-Value of 30 minimum.
   B. Provide tapered strip around roof perimeter (if indicated), roof curbs, roof hatches, & all other penetrations requiring the redirection of water flow to the vertical drainage system. Insulation to be 2'-0" wide minimum.
3. Termination bar:
   A. Manufacturer's standard predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
4. Walkways:
   A. Provide manufacturer's standard reinforced walkway pads at step off areas at roof hatches, & in front of each service panel of roof top units. Material to be adhered, welded or otherwise bonded to roof membrane using manufacturer's methods & products.
5. Flashing:
   A. Flashing shall be membrane roofing per manufacturer's recommendations & shall include adhesives, tapes, flashings, cements & sealants, as required for a watertight seal. Flashing shall be of the type, thickness & size appropriate for the application.
6. Fasteners:
   A. Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.

INSTALLATION

1. Installation, General:
   A. Verify that roof openings and penetrations are in place and set and braced and that roof drains are securely clamped in place.
   B. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
   C. Verify that surface plane flatness and fastening of steel roof deck comply with requirements in Division 5 Section "Steel Deck."
   D. Proceed with installation only after unsatisfactory conditions have been corrected.
   E. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.
   F. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
   G. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.
2. Insulation installation:
   A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
   B. Comply with membrane roofing system manufacturer's written instructions for installing roof insulation.
   C. Foam Sealant. Before installing the roofing system, purchase expanding foam and seal off the movement of ambient air into flutes at all deck penetrations with foam sealant. Install foam sealant into the gap between the red angle iron and the flute profile.
   D. Install tapered insulation under area of roofing to conform to slopes indicated.
   E. Install one or more layers of insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 3 inches or greater, install 2 or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches in each direction.
   F. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
   G. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch with insulation.
   H. Insulation to be mechanically fastened to roof deck substrate using manufacturer approved fasteners. Roof manufacturer to certify attachment method, quantity & spacing for applicable wind loading & other requirements of the geographical location, roof area, roof height, etc.
3. Membrane installation:
   A. Install roofing membrane over area to receive roofing according to roofing system manufacturer's written instructions. Unroll roofing membrane and allow to relax before installing.
   B. Start installation of roofing membrane in presence of roofing system manufacturer's technical personnel.
   C. Accurately align roofing membranes and maintain uniform side and end laps of minimum dimensions required by manufacturer, stagger end laps.
   D. Adhesively fasten roofing membrane securely at terminations, penetrations, and perimeter of roofing.
   E. Apply roofing membrane with side laps shingled with slope of roof deck where possible.
   F. Seams: Clean seam areas, overlap roofing membrane, and hot-air weld side and end laps of roofing membrane according to manufacturer's written instructions to ensure a watertight seam installation.
      1) Contractor must probe out and patch all welds from the days production prior to undertaking another day of roofing.
      2) Probe 100 percent of welds for continuity and integrity.
      3) Patch seam voids which allow the tip of a probe to enter 1/4" into the weld.
      4) Patch field membrane wrinkles which run continuously into and through a seam.
      5) Patch wrinkles (pinch wrinkles) that are created during the weld process.
      6) Patch all t-joint voids.
      7) Minimum patch size on the flat field must be 4 inches by 4 inches with rounded corners.
   G. Membrane applied to all vertical surfaces is to be fully adhered to substrate.
   H. Membrane may adhere directly to precast panels at parapets with manufacturer's approval.
   I. Place Sure-Weld membrane over the appropriate RhinoBond or Isoweld Plates.
   J. Place RhinoBond Induction Tool over the RhinoBond TPO Welding Plate, under the roofing membrane OR Place the Isoweld Induction Tool over the Isoweld TPO Welding Plate, until the acoustic search mode signals the inductor is properly positioned.
   K. Activate induction welding tool and leave in place until heating cycle is complete.
   L. Immediately place the magnet on the membrane over the plate and leave in place for at least 60 seconds.
   M. Resume process ensuring membrane is attached to all plates.

SECTION 07600 FLASHING AND SHEET METAL

SUMMARY

1. Provide Flashing and Sheet Metal;
   A. Sheet metal roof flashing and trim.
   B. Gutters and down spouts.

Quality Assurance

1. Comply with Architectural Sheet Metal Manual, Published by the Sheet Metal and Air Conditioning Contractors National Association, Inc.

PRODUCTS

1. Sheet Metal:
   A. Zinc-Coated Steel: ASTM A 526, G90 hot-dipped galvanized, 22 gauge, unless otherwise indicated.
2. Auxiliary Materials:
   A. Solder: ASTM B32, Grade Sn50, to be used with rosin flux.
   B. Prime Paint: Dunn-Edwards Corrobar 43-5, or Tnemec series FD-88 Azeron alkyd primer.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.
2. Prime sheet metal prior to installation.
3. Install sheet metal with provisions for expansion and contraction.
4. Install sheet metal to shed water properly.

SECTION 07720 ROOF HATCHES

SUMMARY

1. Provide Roof Hatch as indicated on the plans.

Quality Assurance

1. Comply with National Roofing and Waterproofing Manual.
2. Preparation and installation shall be in accordance with Manufacturer's requirements & instructions.

PRODUCTS

1. Submit shop drawings: Show fabrication and all installation details for roof accessories. Indicate dimensions, weights, loadings, required clearances, method of field assembly, weatherproofing sealant, and components. Include plan, elevations, sections, details, and attachments to other Work.
2. Approved Manufacturers: Bilco Company or approved equivalent.
3. Provide fixed safety railing for roof hatch, Bilco "Bil-Guard" or approved equivalent that meets OSHA fall protection standards (29 CFR 1910.23). The attachment shall not penetrate the roofing membrane.
4. Roof Hatch Performance Characteristics:
   A. Cover shall be reinforced to support a minimum live load of 40 psf with a maximum deflection of 1/150th of the span with 20 psf wind uplift.
   B. Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.
   C. Operation of the cover shall not be affected by temperature.
   D. Entire scuttle shall be weathertight with fully welded corner joints on cover and curb.
5. Roof Hatch Material Characteristics:
   A. Cover and Frame shall be 14 gauge paint bond G-90 galvanized steel with a 3" beaded flange with formed reinforcing members. Cover shall have a heavy extruded EPDM rubber gasket that is bonded to the cover interior to assure a continuous seal when compressed to the top surface of the curb.
   B. Cover shall be insulated with 1" thickness fiberglass insulation, fully covered and protected by a metal liner 22 gauge paint bond G-90 galvanized steel.
   C. Curb shall be a minimum of 12" in height and of 14 gauge paint bond G-90 galvanized steel. The curb will be equipped with an integral metal capflashing of the same gauge and material as the curb, fully welded at the corners.
   D. Curb insulation shall be rigid, high-density fiberboard of 1" thickness on outside of curb.
   E. Lifting Mechanisms: Compression spring operators encased in telescopic tubes to provide smooth, easy and controlled operation throughout the entire arc of opening and closing.
6. Hardware:
   A. Heavy pintle hinges
   B. Cover shall be equipped with a spring latch with interior and exterior turn handles.
   C. Roof scuttle to be equipped with interior & exterior padlock hasps.
   D. Latch strike to be a stamped component bolted to curb assembly.
   E. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" diameter red vinyl grip handle to permit easy release for closing.
   F. Compression spring tubes shall be anti-corrosive composite material & all other hardware shall be zinc plated & chromate sealed. Springs shall have an electrocated acrylic finish for corrosion resistance.
   G. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.
7. Manufacturer shall provide a 5-year warranty against defects in material and workmanship.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements and 07600 Flashing and Sheet Metal.
2. Comply with manufacturer's written instructions. Coordination installation with roof deck, roof insulation, flashing, roofing panels, penetrations, equipment, and other construction involving roof accessories to ensure roof to be waterproof and weathertight.
3. Anchor roof accessories securely to supporting structural substates to withstand lateral and thermal stresses as well as inward and outward loading pressures.

SECTION 07900 SEALANTS

SUMMARY

1. Provide joint sealers at interior & exterior vertical & horizontal joints.

PRODUCTS

1. SEALANTS:
A. Exterior caulking to be Vulkem or Dymeric by "Tremco". The specific product is to be compatible with the material substrate, joint width & exposure to moisture & weather. Sikaflex is approved equal. Provide continuous sealant on interior & exterior sides of joint @ framed penetrations. Provide sealant on exterior side at other joints to close building envelope, construction joint or other gaps between material. Sealant to have 25" movement capability.
B. Structural sealant at exterior glazing & metal framing, etc., to be Dow 795 Silicone Building & Glazing Sealant, or GE Silicone 1200 Construction Sealant, or as recommended by the manufacturer & approved by the Architect.
C. Voids between the exterior & interior caulk joints in the building envelope to be filled solid with non-expanding spray foam insulation such as Hilti CF 812 or equal. Such voids include those occurring at the penetrations of the fire drain lines, electrical conduits, storm drain lines, hose bibbs, joints around hoods & vents, the interior of hollow metal door frames, louver frames, vent piping, etc.
D. See precast section for joint treatment & caulking.
2. Auxiliary Materials:
   A. Plastic foam joint fillers.
   B. Elastomeric backer rod.
   C. Bond breaker tape.

INSTALLATION

1. Ensure the backer rod is properly friction-fitted and any primers have been applied.
2. Apply sealant with conventional caulking equipment filling the joint from the backer rod up. Immediately tool the sealant with a spatula to ensure intimate contact with the joint walls.
3. Dry tooling is always preferred, although xylene can be used in limited amounts to stick the spatula if needed.
4. For a cleaner finish, mask the sides of the joint with tape prior to filling.

SECTION 07950 EXPANSION JOINTS

SUMMARY

1. Provide expansion joints at the vertical joints in the building envelope (2" or wider).

PRODUCTS

1. Silicone-coated precompressed primary seal:
A. Expansion joints ocurring in the envelope & noted on the drawings are to be Seismic Colorseal by Emseal.

INSTALLATION

1. The width is to be as designated on the drawings & field measured for actual width prior to fabrication.
2. Color to match adjacent material color.
3. Product to be installed by a manufacturer's trained & certified technician using Emseal's install data.
4. Installation includes, but not limited to, joint surface preparation, respect for temperature & atmospheric conditions, setting & placement & install of manufacturer's applied liquid silicone along the exterior edges of joint with substrate.
5. Use DFS version of joint for food grade applications.
6. The installer shall submit expansion joint line drawing & provide checklist of material to be provided for a complete installation per manafacturer's engineered requirements.

DIVISION 8 DOORS & WINDOWS

SECTION 08100 STEEL DOORS AND FRAMES

SUMMARY

1. Provide steel doors and frames:
   A. Exterior doors and frames.
   B. Interior doors and frames.

PRODUCTS

1. Products: Republic Doors and Frames or approved equivalent.
2. Standards: ANSI/SDI-100, Recommended specifications for Standard Steel Doors and Frames.
3. Fire Rated Assemblies: NFPA-80, and acceptable testing agency listing.
4. Steel Doors: Standard seamless steel doors with composite construction.
   A. Exterior Doors : SDI-100, Grade III, Model 2, Extra heavy duty, minimum 16 gauge sheet steel, 1-3/4" thickness, polyurethane core (U-Factor 0.38 max.).
   B. Interior Doors: SDI-100, Grade III, Model 2, Extra heavy duty minimum 16 gauge sheet steel, 1-3/4 inch thickness, full honeycomb core.
   C. Finish: Prime paint for field finish.
5. Steel Frames:
   A. Interior Frames: Welded type, 18 gauge sheet steel, mitered corners.
   B. Exterior Frames: Welded type, 16 gauge sheet steel, mitered corners.
   C. Accessories: Door silencers at interior doors.
   D. Finish: Prime paint for field finish. Verify w/ owner for final color.
   E. Amchorage: Provide anchors for the wall type in which the frame is to be installed.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.
2. Comply with SDI-100, and NFPA 80 for fire rated assemblies.

DEVELOPER

LOGISTICS® PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

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DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

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NEW OFFICE WAREHOUSE FOR:
PALATINE 90
LOGISTICS CENTER
ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING
2.09.2022	ISSUED FOR REVIEW

PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMW
CHECKED BY	JMW

SP-2

Attachment: Final ARCH LPC - Palatine_Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

ARCHITECTURAL & STRUCTURAL SPECIFICATIONS

SECTION 08331 OVERHEAD DOORS

SUMMARY

1. Submit Product Data and Shop Drawings for:
   A. Sectional doors.
   B. Coiling doors - Non fire rated
   C. Coiling doors - Fire rated
2. Where fire doors are required, provide assemblies that comply with NFPA 80 & have been fire tested, rated, & labeled according to ASTM E152. Furnish each door with a metal UL label or "Certificate of Inspection."
3. Design and reinforce overhead coiling doors to withstand a 20-lbf/sq. ft. wind-loading pressure.

PRODUCTS

1. Overhead coiling doors:
   A. Provide heavy duty, high-cycle rolling doors by Overhead Door Corporation - 610 Series "Service" Service Door. 20 Ga. Steel up to 20'-0" wide.
   B. Provide heavy duty, fire rated rolling doors by Overhead Door Corporation - 630 Series "Service" Service Door. 20 Ga. Steel up to 20'-0" wide.
   C. Door Curtain slats: Galvanized steel door curtain slats.
   D. Operation: Chain operated or Electric Motor Operated
   E. Tracks, Supports, and Hardware: Manufacturer's standard.
   F. Weather gasket set with mechanical fasteners to concrete panel.
   G. Provide slide lock as and chain locks for all doors.
2. Overhead Insulated Sectional Doors
   A. Provide heavy duty, high-cycle sectional doors by Overhead Door Company - 592 Series Thermacore Insulated Steel Door. 16 Ga. steel up to 18'-0" wide. All dock level doors are to have vision panels installed.
   B. Door sections: Galvanized steel factory finish baked enamel white.
   C. Operation: Chain operated or Electric Motor operated.
   D. Tracks, Supports, and Hardware: Manufacturer's standard.
   E. Weather gasket set with mechanical fasteners to concrete panel.
   F. Provide slide lock and chain locks for all doors.

INSTALLATION

1. Install fire-rated doors to comply with NFPA 80.
2. Install doors per manufacturers written installation instructions.

SECTION 08411 ALUMINUM-ENTRANCES AND STOREFRONTS

SUMMARY

1. Submit Product Data, Shop Drawings, and color Samples.

PRODUCTS

1. Aluminum-framed Storefronts
   A. Manufacturer: Vistawall, United States Aluminum Corporation or approved equivalent.
   B. Types: As indicated on the drawings.
   C. Hardware: As indicated on the drawings.
   D. Finish: As indicated on the drawings.

INSTALLATION

1. Provide all hardware, brackets, reinforcements, glazing gaskets, & other components necessary for a complete & weathertight installation.
2. Install per manufacturers written installation instructions.

SECTION 08710 FINISH HARDWARE

SUMMARY

1. Provide hardware for doors.
2. Comply with code and accessibility requirements.

SUBMITTALS

1. Submit product data, hardware schedule, samples and maintenance

PRODUCTS

1. Provide hardware as indicated and/or scheduled on the drawings. Provide products from manufacturers specified for those hardware items. Where manufacturer is not indicated provide contractor selected hardware item that will function in the location indicated on Drawings.
2. Product Requirements:
   A. Hardware for Fire Rated Openings: NFPA 80 and local requirements.
   B. Handicapped Accessibility: ANSI A117.1, ADAAG and local requirements.
   C. Materials and Application: ANSI A156 Standards.
   D. Quality Level: Commercial type.
3. Locksets and Latchsets: Best Access System, series as indicated on hardware schedule.
4. Lock Cylinders: Interchangeable type.
5. Keying: Owner's requirements.
6. Hinges and Butts: Full mortise type, non-removable pins at exterior doors. Provide 1-1/2 pair at each door, unless otherwise noted.
7. Closers: Barrier free type. Norton - refer to hardware schedule.
8. Hardware Finish: Satin Chrome Plated (626), unless noted otherwise.
9. Flush bolts: With dustproof strikes at pairs of doors.
10. Automatic Door Bottoms: At each exterior door.
11. Weather-stripping: At all exterior doors, apply rigid jamb weather-strip at head and jambs.
12. Thresholds: 1/2 inch maximum height, complying with ADA regulations.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.
2. Comply with DHI "Recommended Locations for Builders Hardware" and hardware manufacturers instructions.
3. Refer to door Schedule for additional hardware requirements.

SECTION 08810 GLAZING

SUMMARY

1. All exterior glazing shall meet the requirements of the 2015 IECC.
2. All windows, storefronts & curtainwalls shall provide an average system U-Factor of 0.38 & all entrance doors shall provide a system U-Factor of 0.77.
3. Glass contractor to submit certificate of compliance with IECC requirements for material & system performance with shop drawing submittal.
4. All exterior glazing shall be 1" (1/4", 1/2", 1/4") Low-E, insulated tinted glass as manufactured by Pilkington Architectural Glass or approved equal.
5. See drawings for color & type.
6. Provide tempered panes where adjacent to doors, required by code due to proximity to finish floor & as noted on the drawings.

PRODUCTS

1. Exterior vision glass shall be 1" (1/4", 1/2", 1/4") Low-E. See drawings for locations & glass color.
2. Exterior spandrel glass shall be 1" (1/4", 1/2", 1/4") Low-E, heat strengthened glass with ceramic frit coating on the #3 surface. See drawings for locations & glass color. All spandrel glass shall be 100% opaque.
3. All interior glass shall be 1/4" thick clear tempered glass.
A. Provide safety glass as required by code in rated wall assemblies.
B. Provide cut openings for talk holes as indicated on the drawings.
C. Grind all opening edges & exposed glass edges smooth & round.
D. Provide fire rated safety glass in doors as noted on the drawings.
E. Glass noted to be textured in the door schedule to be 1/4", tempered "stippolyte" pattern by Pilkington, or approved by the Architect.

INSTALLATION

1. Contractor/supplier to provide glass treatment as appropriate for its intended use, dimension, & area, to withstand all wind & thermal loading for the exposure that the panes & framing are subject to.

DIVISION 9 FINISHES

SECTION 09250 GYPSUM BOARD

SUMMARY

1. Provide gypsum board at interior walls and ceilings, screw attached to metal framing, for tape and joint compound finish.

SUBMITTALS

1. 2 foot square indicating texture finish.

PRODUCTS

1. Gypsum Board:
   A. Regular, 5/8 inch, tapered edges, ASTM C36.
   B. Fire resistive, 5/8 inch, type "x", tapered edges, ASTM C36.
   C. Moisture resistant, 5/8 inch, tapered edges. Use at rest room and kitchen areas, ASTM C630.
2. Auxiliary Materials:
   A. Nails: ASTM C514.
   B. Metal Accessories: Comply with ASTM C1047.
   C. Joint Tape: Perforated paper tape.
   D. Joint Compound: Factory mixed joint and topping compound.
   E. Primer: Hamilton Prep-coat or USG Prime Coat.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.
2. Comply with ASTM C840, GA-214 and GA-216.
3. Install joints only over framing members. Butt to butt joints are not allowed.
4. Install gypsum board assemblies true, plumb, level, and in proper relation to adjacent surfaces.
5. Provide 3-coat joint treatment such that after finishing joints are not visible.
6. After application of texture coating, vacuum wall surfaces and apply prep coat.

SECTION 09330 CONCRETE FLOOR SEALER

SUMMARY

1. Provide concrete floor sealer.

PRODUCTS

1. Warehouse: MastureKure hd 300WB (formerly Lapidolith) as manufactured by BASF Corporation or Ashford Formula as manufactured by Curecrete.
2. Office: Masturekure HD 100WB (formerly Sonosil) as manufactured by BASF Corporation.

INSTALLATION

1. Apply per manufacturer's recommendations, requirements & instructions; Including floor prep, timing, ventilation, slab moisture content & set/cure time. Verify final floor coverings (where provided) for compatibility. See plans for locations & extent of each sealer.

SECTION 09900 PAINTING

SUMMARY

1. Provide painting and surface preparation for interior and exterior unfinished surfaces as scheduled.

SUBMITTALS

1. Submit product data, samples, extra stock consisting of one unopened gallon of each color and gloss of paint used.

Products

1. Products: Provide paint as indicated on the drawings.
2. Provide special coating systems as scheduled, by Tnemec Protective Coatings.
3. Regulations: Comply with local V.O.C. and environmental regulations.

INSTALLATION

1. Comply with the regulations of Section 01000 Project Requirements.
2. Remove cover plates, hardware, from surfaces to be painted and protect adjacent areas and surfaces.
3. Sand before painting until smooth and flat and sand between coats.
4. Apply paint at manufacturers recommended dry film thickness and number of coats.
5. Recoat areas which show bleed-thru or defects.
6. Paint all edges of doors.
7. Clean paint splatter from adjacent surfaces and glass.
8. Touchup damaged surfaces at completion of construction.

SCHEDULE

1. Provide paint systems complying with the following:
   A. Abbreviations:
      1) DFT/CT = Dry Film Thickness per coat
      2) SSPC = Steel Structures Painting Council specs, see below

EXTERIOR PAINT SCHEDULE

Steel:	Surface Preparation: SSPC-SP-2-63 or 3-63 Primer: 233A110, 3MILS DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 2 coats
Aluminum:	Surface Preparation: SSPC-SP 1-63 Primer: 155A101, 1MIL DFT/CT, 1 coat Topcoat: 159A100, 111A100 or colors, 1.5MILS DFT/CT, 2 coats
Galvanized:	Surface Preparation: SSPC-SP 1-63 Primer: 155A101, 1MIL DFT/CT, 1 coat Topcoat: 159A100, 111A100, 103A100 or colors, 1.5MILS DFT/CT, 2 coats
Wrought Iron:	Surface Preparation:SSPC-SP 2-63 or 3-63 Primer: 233A110, 3MILS DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 2 coats or Topcoat: 159A100 or colors, 1.5MILS DFT/CT, 2 coats
Wood:	Surface Preparation: Clean and Prime immediately Primer: 218A100, 2 MILS DFT/CT, 1 coat Topcoat: 159A100, 103A100 or colors, 1.5MILS DFT/CT, 2 coats
Concrete Walls:	Surface Preparation: Remove any visible efflorescence, dirt or other residues Primer: Sherwin Williams Loxon Concrete & Masonry Primer (1 coat) Topcoat: Sherwin Williams SuperPaint Exterior Acrylic Paint (2 coats)
Concrete Block:	Filler: 127A100 back roll & squeegee level w/block surface Topcoat: 159A100, 111A100, 103A100 or colors, 1.5MILS DFT/CT, 2 coats

INTERIOR FINISH SCHEDULE

Steel:	Surface Preparation: SSPC-SP-2-63 or 3-63 Primer: 233A110, 3MILS DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 2 coats or Topcoat: 186A100 or colors, 1.5MILS DFT/CT, 2 coats
Aluminum:	Surface Preparation: SSPC-SP 1-63 Primer: 155A101, 1MIL DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 2 coats or Topcoat: 186A100 or colors, 1.5MILS DFT/CT, 2 coats
Galvanized:	Surface Preparation: SSPC-SP 1-63 Primer: 155A101, 1MIL DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 1 coat or Topcoat: 186A100 or colors, Self Prime, 2 coats
Wrought Iron:	Primer: 233A110 - 3MILS DFT/CT, 1 coat Topcoat: 197A100 or colors, 2MILS DFT/CT, 1 coats or Topcoat: 186A100 or colors, 1.5MILS DFT/CT, 2 coats
Concrete Walls:	Surface Preparation: Remove any visible efflorescence, dirt or other residues Primer: Sherwin Williams Loxon Concrete & Masonry Primer (1 coat) Topcoat: Sherwin Williams Pro-Mar 100 Interior Latex Paint (1 coats)
Concrete Block:	Filler: 127A100 spray apply 100 to 150 SQ.FT./Gal - back roll to fill voids and smooth joints Topcoat: 183A100 or colors, 1.5MILS DFT/CT, 2 coats or Topcoat: 197A100, 182A100, or colors, 2MILS DFT/CT, 2 coats
Gypsum Board Wall:	Primer: 214A100, 1.5MILS DFT/CT, 1 coat Topcoat: 183A100 or colors, 1.5MILS DFT/CT, 2 coats or Topcoat: 182A100 or colors, 2MILS DFT/CT, 2 coats
Wood Doors and Trim:	Prefinished Option: Provided by Finestra or approved equal Raw Wood Surface Preparation: Sand off nibs & fill open grain woods (oak, mahogany, ash, hickory, etc.) with 280A110 Stain Coat: Penetrating oil stain. Wipe to desired depth. See Owner before stain is selected. Contractor will supply stain. Owner will not supply stain. Sealer Coat: 226A110, 1 coat, sand Topcoat: 273A113 or 273A114, 1MIL DFT/CT, 2 coats

STEEL STRUCTURES PAINTING COUNCIL SPECIFICATIONS

SSPC-SP 1-63	Solvent Cleaning: Removal of oil, grease, dirt, soils, salts and contaminants by cleaning with solvent, vapor, alkali, emulsifying agent, or steam.
SSPC-SP 2-63	Hand Tool Cleaning: Removal of loose rust, loose mill scale, and loose paint to degree specified, by hand chipping, scraping, sanding and wire brushing.
SSPC-SP 3-63	Power Tool Cleaning: Removal of loose rust, loose mill scale, and loose paint to degree specified, by power tool chipping, descaling, sanding, wire brushing and grinding.
SSPC-SP 5-63	White Metal Blast Cleaning: Removal of all visible rust, mill scale, and all foreign matter by blast cleaning by wheel or nozzle (dry or wet) using sand, grit or shot. (For very corrosive atmosphere where high cost of cleaning is warranted).
SSPC-SP 6-63	Commercial Blast Cleaning: Removal of all rust, mill scale, paint and all other foreign matter except for light shadows of same in less than one thirdof each square inchof blasted area.
SSPC-SP 7-63	Brush-Off Blast Cleaning: Blast cleaning of all except tightly adhering residues of mill scale, rust and coatings, exposing numerous evenly distributed flecks of underlying metal.

DIVISION 10 SPECIALITIES

SECTION 10440 FIRE EXTINGUISHERS AND CABINETS

SUMMARY

1. Provide Fire Extinguishers and Cabinets.

PRODUCTS

1. Larsens Manufacturing Co.
2. Standards: U.L. Listed product
3. Fire extinguishers:
   A. Type: Multipurpose dry chemical type.
   B. Rating: 2-A:10; B:C, 10-lb capacity.
   C. Mounting: Bracket to columns
4. Fire extinguisher cabinets, refer to drawings.

INSTALLATION

1. Comply with requirements of Section 01000 Project Requirements.

DIVISION 11 EQUIPMENT

SECTION 11130 DOCK EQUIPMENT

SUMMARY

1. General Contractor to submit sut-sheets of proposed dock equipment to the Architect & Owner for review & approval. This section includes the following:
A. Dock Levelers
B. Dock Bumpers
C. Dock Deals
D. Door Track Guards
6. Submit Product Data, Shop Drawings, and color Samples.

PRODUCTS

1. Dock Levelers: Rite Hite RHM, mechanical dock leveler with 35,000# capacity. Provide toe guards, weatherseal & 16" (min.) lip. Size to be 7'x8' (coordinate with foundation plan & dock pit. Include 4 1/2" deep rubber dock bumpers 24"H x 11"W x 4 1/2"D nom. McGuire, Serco are approved equals.
2. Dock Seals: Provide Serco S-700 Series (or approved equal) dock seal with 24"h head curtain with pull rope assembly. 6/12 side pads to be 40 oz. black vinyl with 8" black 40 oz. wear pleats at the head & sides. Provide side mounting brackets. Provide supplemental ppt wood bucks or framing members as required to fasten to the exterior wall. Provide yellow guide stripe along side pads.
3. Door Track Guards: Bluff Manufacturing Products door track guard DG 48"h x 3/16" steel guard & 10"x10"x3/8" base plate. Fasten to floor using manufacturer's recommended expansion bolt anchors. Do not fasten vertically to the exterior wall without approval from the Architect or Owner. Fasten thru the unit's pre-drilled base plate holes in the same number as the number of holes provided. Locate 2" min. from any portion of track or as recommended by the manufacturer. Verical guard portion to have no sharp edges & eased, rounded corners. Taper the leading corner at the tops of the guard exposed to the door face. Units to be prefinished & coated in safety yellow.

INSTALLATION

1. Installation General:
A. Install all equipment to Manufacturer's recommended standards, using their recommended anchoring systems.

DIVISION 21 FIRE SUPPRESSION

SECTION 15300 FIRE PROTECTION

SUMMARY

1. Provide fire protection systems for the following:
   A. Sprinkler system
2. Coordinate location of fire protection systems to avoid interference with location of designated light fixtures.
3. Do not cut structural elements without prior written approval from architect.

SUBMITTALS

1. Submit fire sprinkler drawings identified as "working plans" and hydraulic calculations according to NFPA 13.
2. Submit test reports and certificates as described in NFPA 13.
3. Hydraulically design sprinkler systems in accordance with NFPA 13.

PRODUCTS

1. Provide new materials suitable for service intended complying with approved submittals. UL listed and labeled and FM approved.
2. Sprinkler heads:
   A. Warehouse & areas w/ exposed structure: exposed, ESFR type heads.
   B. Office areas w/ gyp. bd. or susp. ceiling: semi-recessed heads, chrome w/ chrome escutcheon.
3. Provide smoke detectors & sprinkler system.
4. Power sources: Emergency or power system backup.

INSTALLATION

1. Comply with applicable codes, ordinances, regulations, and NFPA standards 13, 13R, 26, 70, and 96 as applicable.
2. Conceal piping to the greatest extent practical.
3. Center ceiling-mounted elements in center of ceiling panels.
4. Maintain indicated fire ratings of walls, partitions, and ceilings at penetrations. Seal with fire stopping to maintain fire ratings.
5. Test all systems for proper operation, including backup and alarm system.
6. Instruct Owners personnel in proper operation of system.

DIVISION 22 PLUMBING

REFER TO MECHANICAL DWGS FOR ADDITIONAL INFORMATION

DIVISION 23 MECHANICAL

REFER TO MECHANICAL DWGS FOR ADDITIONAL INFORMATION

DIVISION 26 ELECTRICAL

REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFORMATION

DEVELOPER

LOGISTICS PROPERTY CO

GENERAL CONTRACTOR

Pepper Construction
Tomorrow Transformed

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DESIGN FIRM NUMBER: 184-007150

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DESIGN FIRM 184.008507; EXPIRATION 4.30.2023

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Attachment: Final ARCH LPC - Palatine, Arch. 020722 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

NEW OFFICE WAREHOUSE FOR:

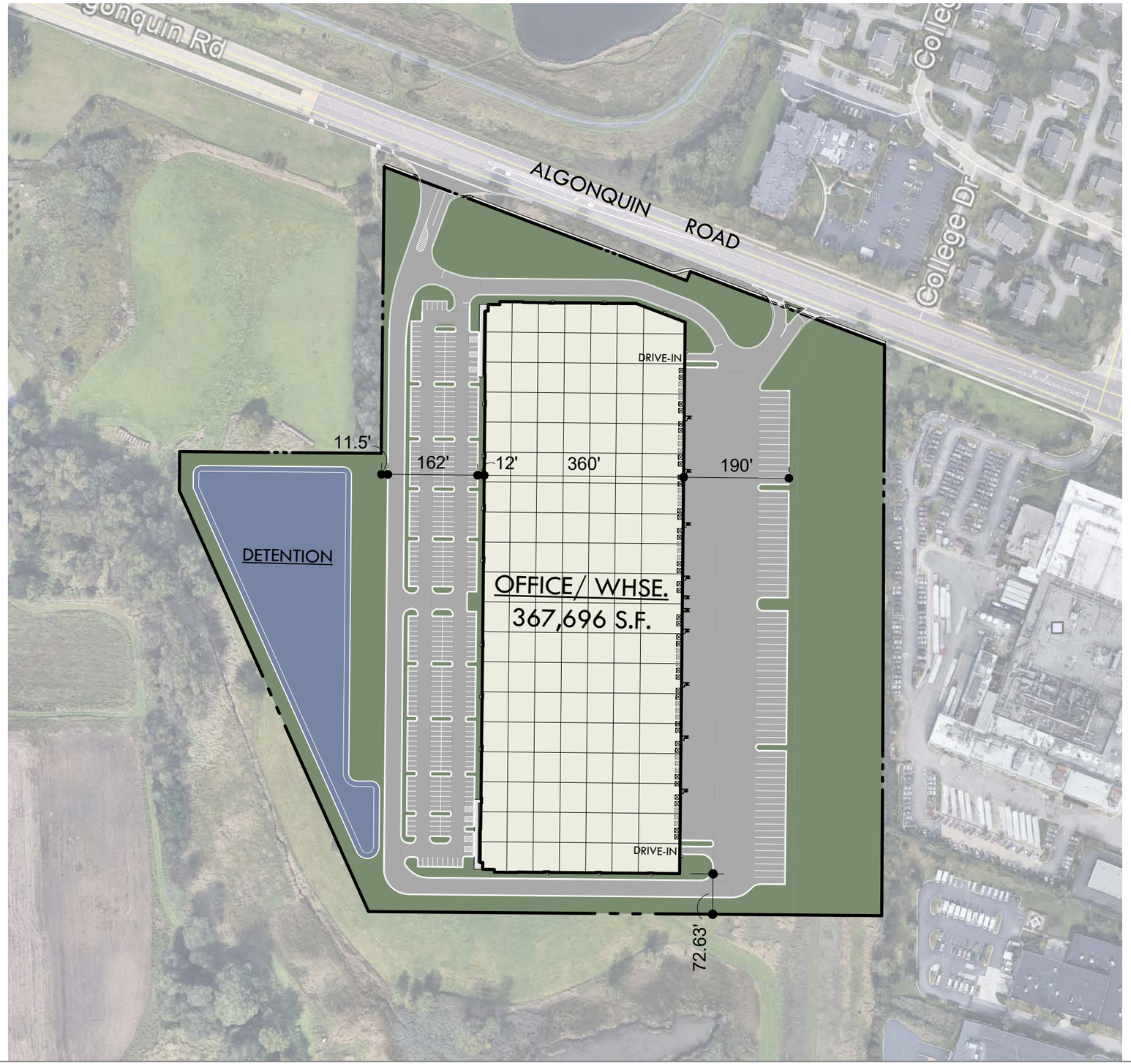
PALATINE 90 LOGISTICS CENTER

ALGONQUIN ROAD, PALATINE, ILLINOIS

DATE	DESCRIPTION
1.14.2022	ISSUED FOR PLANNING
2.03.2022	ISSUED FOR REVIEW

PROJECT NUMBER	2021.014
DATABASE	FLOOR.DB
DRAWN BY	JMW
CHECKED BY	JMW

SP-3



SITE DATA

SITE AREA (±28.55 AC.)	± 1,243,772
DETENTION	SEE CIVIL DRAWIN
BUILDING AREA	367,696
PARKING	
CAR PARKING PROVIDED	351 C
ACCESSIBLE CAR PARKING	12 C
TOTAL FUTURE CARS	363 C
TOTAL EXTERIOR DOCKS	
PROVIDED EXTERIOR DOCKS	36 DO
FUTURE EXTERIOR DOCKS	24 DO
TOTAL FUTURE EXTERIOR DOCKS	60 DO
TOTAL TRAILER STALLS	70 ST/
DRIVE IN OVERHEAD DOORS	2 DO(
CLEAR HEIGHT	3(

Attachment: Palatine_Site A_Final Site Plan_011422 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

SCHEME A

ALGONQUIN RO
PALATINE, ILLIN

SITE PLAN

0 50 100 200 400

1.14.2022

Architects plus designstudio, PLLC

LOGISTICS PROPERTY CO

Landscape Plan

LOGISTICS PROPERTY COMPANY

Palatine, Illinois

January 21, 2022

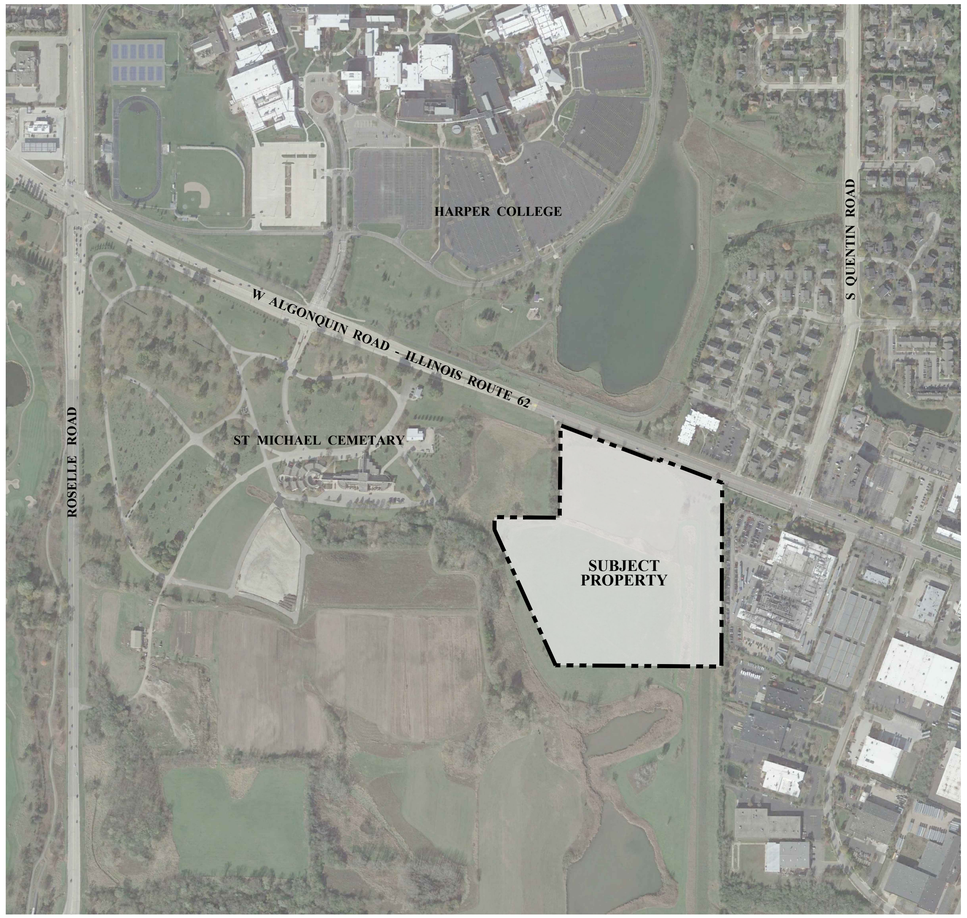
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60515



LOCATION MAP

SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	SPECIFICATIONS

Attachment: Final Landscaping plan (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

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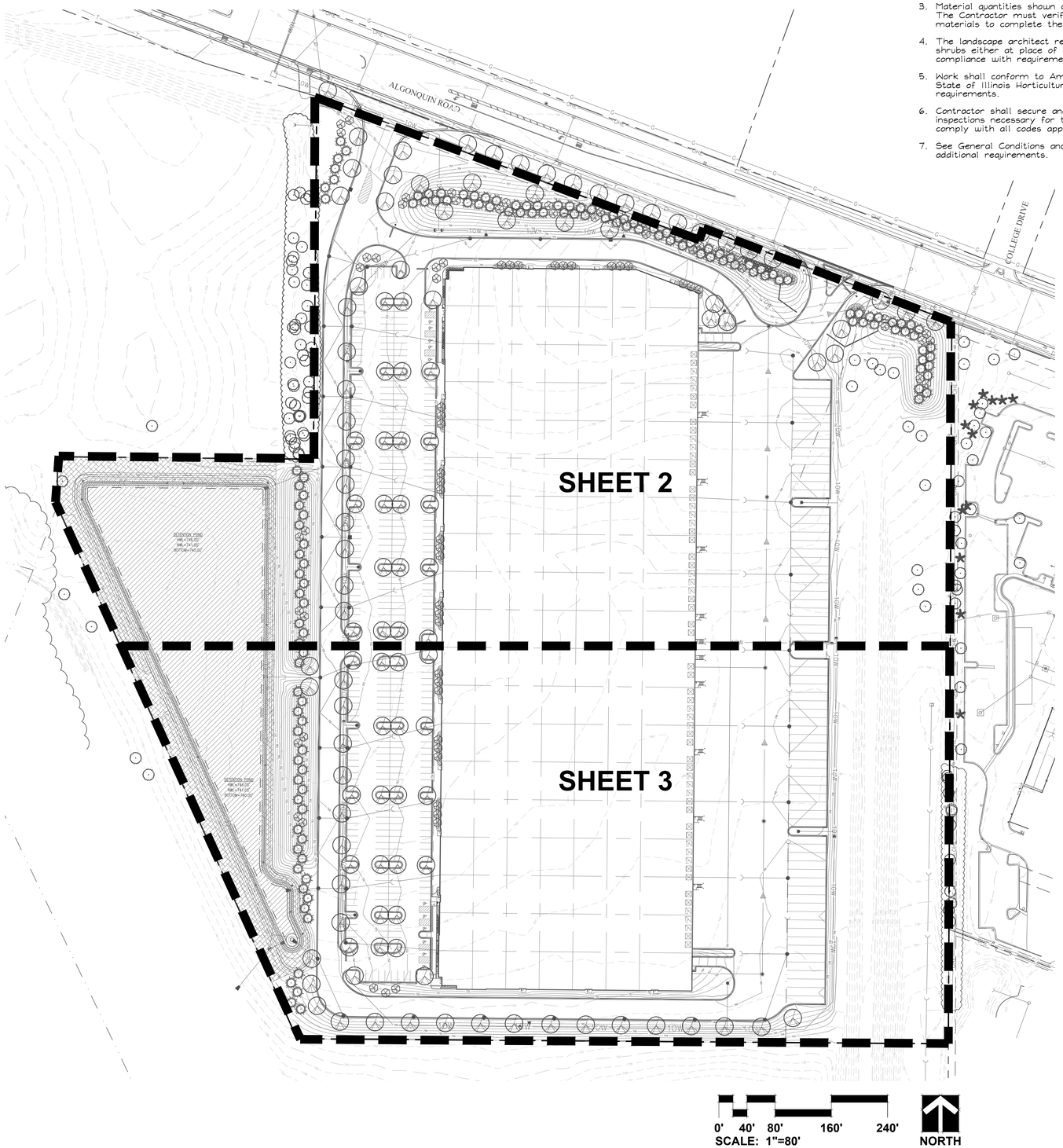
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	10	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AM	17	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	12	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	18	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PM	8	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	13	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
TC	17	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	9	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UM	14	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AA	13	Amelanchier arborea 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	6' Ht.	Multi-Stem
CM	24	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
CT	8	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Ht.	Multi-Stem
MP	12	Malus 'Prarifire' PRARIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SP	19	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
AC	26	Abies concolor WHITE FIR	8' Ht.	
PG	45	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	36	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	26	Picea pungens COLORADO SPRUCE	8' Ht.	
		DECIDUOUS SHRUBS		
CF	21	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
HP	20	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
RA	48	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	3' O.C.
SM	72	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	3' O.C.
VJ	52	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
JB	15	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
TM	29	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	13	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SH	5	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	39	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HH	30	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	60	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
		MISC. MATERIALS		
	126	SHREDDED HARDWOOD MULCH	C.Y.	
	AS REQ'D	SOD	S.Y.	
	4.39	TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE SEED QUANTITIES

Key	Qty.	Description
	1.81 AC.	EMERGENT PLANTINGS
	0.23 AC.	WET MEADOW SEED & BLANKET
	1.01 AC.	LOW PROFILE PRAIRIE SEED & BLANKET



GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

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LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

OVERALL LANDSCAPE PLAN

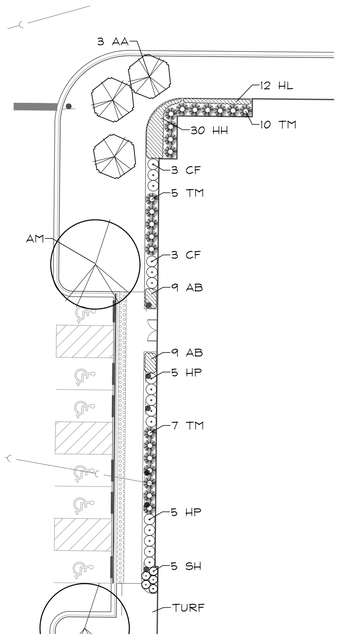
2	1.21.2022
1	10.28.2021
REVISIONS	

DATE	9.17.2021
PROJECT NO.	JH21117
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

1 OF 4

Know what's below. Call before you dig.

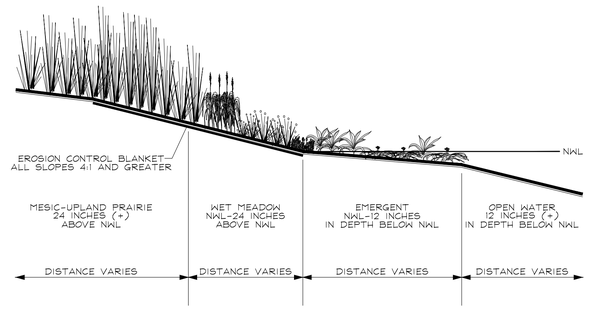
Attachment: Final Landscaping plan (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)



NORTH OFFICE FOUNDATION LANDSCAPE DETAIL
SCALE: 1"=20'

NATIVE SEED LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



PLANT COMMUNITY SECTION
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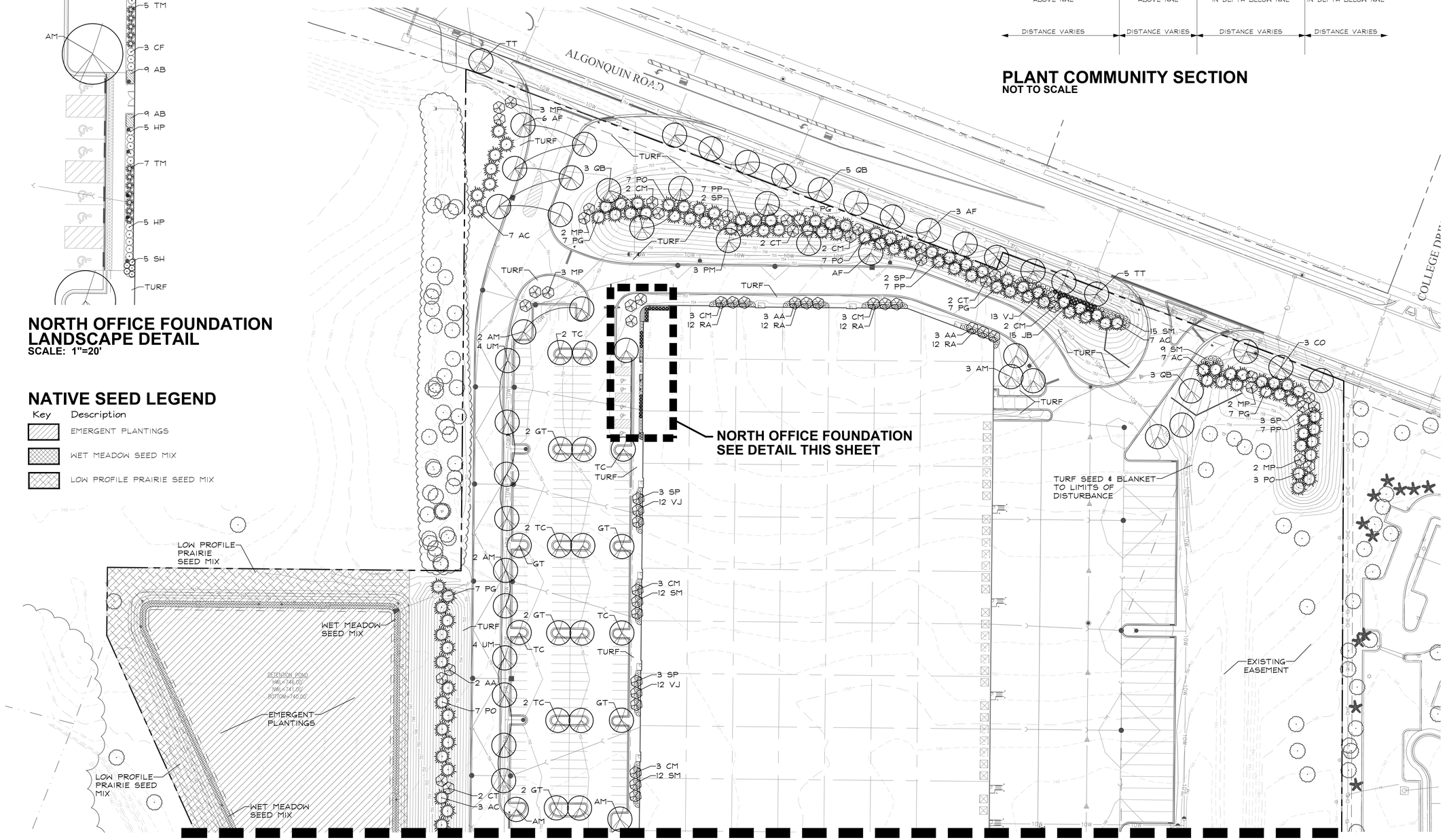

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

Know what's below. Call before you dig.

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LANDSCAPE PLAN

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1	10.28.2021
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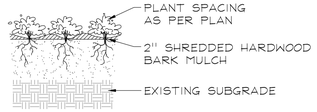
2 OF 4

Attachment: Final Landscaping plan (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

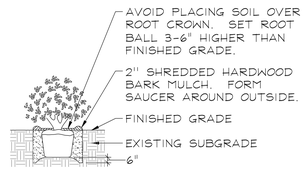
NATIVE SEED LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX

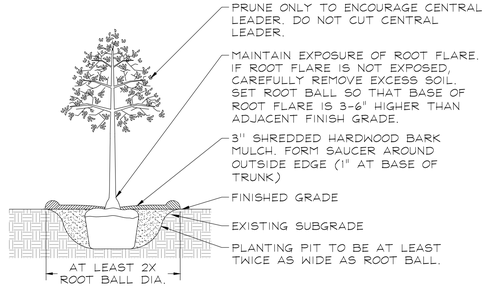
PLANTING DETAILS



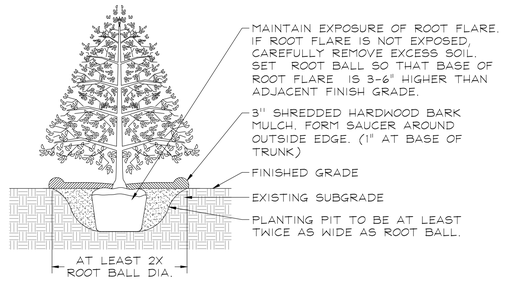
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



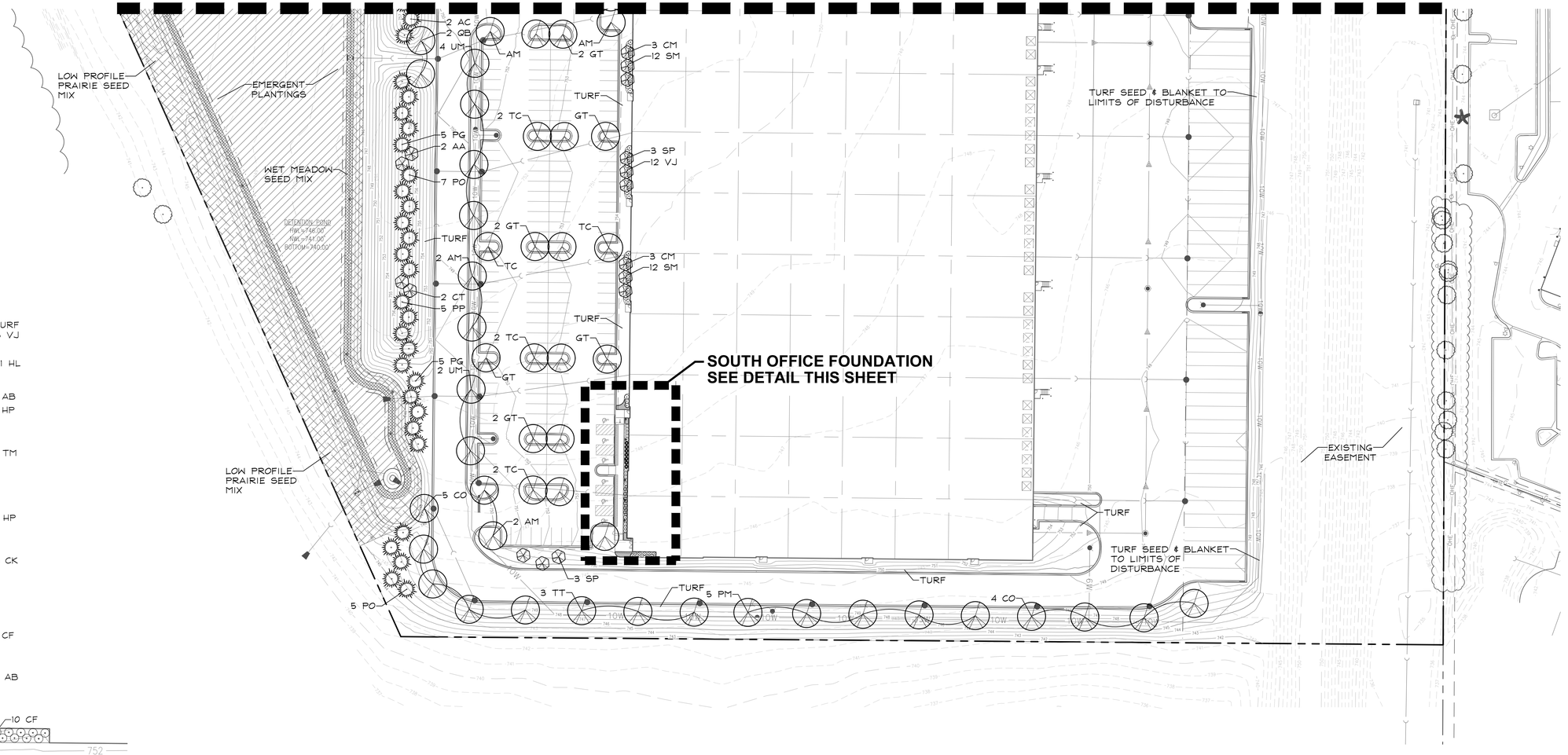
DECIDUOUS TREES
NOT TO SCALE

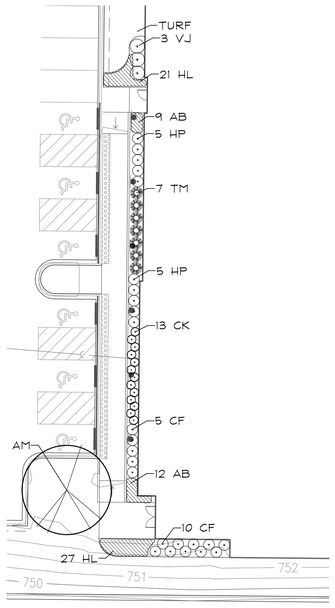


EVERGREEN TREES
NOT TO SCALE

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2





SOUTH OFFICE FOUNDATION LANDSCAPE DETAIL
SCALE: 1"=20'

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

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PALATINE, ILLINOIS

LANDSCAPE PLAN

2	1.21.2022
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SHEET NO.

3 OF 4

Know what's Below. Call before you dig.

Attachment: Final Landscaping plan (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area.

Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

See Native Seed Mixtures, this sheet.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic,

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Triticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	494
	Total Emergent Wetland Mix	**8.750**	**5434**

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Sedge Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Carex bicknelli	Copper-Shouldered Oval Sedge	0.250
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.375**
Wildflowers/Broadleaves		
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Baptisia alba	White Wild Indigo	0.125
Coreopsis palmata	Prairie Coreopsis	0.125
Coreopsis tripteris	Tall Coreopsis	0.125
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.250
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Lupinus perennis	Wild Lupine	2.000
Monarda fistulosa	Prairie Bergamot	0.063
Oligoneuron rigidum	Stiff Goldenrod	0.250
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**7.956**
	Total Low Profile Prairie Seed Mix	**25.331**

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60515

LOGISTICS PROPERTY COMPANY
PALATINE, ILLINOIS

SPECIFICATIONS

2	1.21.2022
1	10.28.2021
REVISIONS	

DATE	9.17.2021
PROJECT NO.	JH21117
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

4 OF 4

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

Attachment: Final Landscaping plan (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

Attachment: LPC_Screen Berm_02-21-2022 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

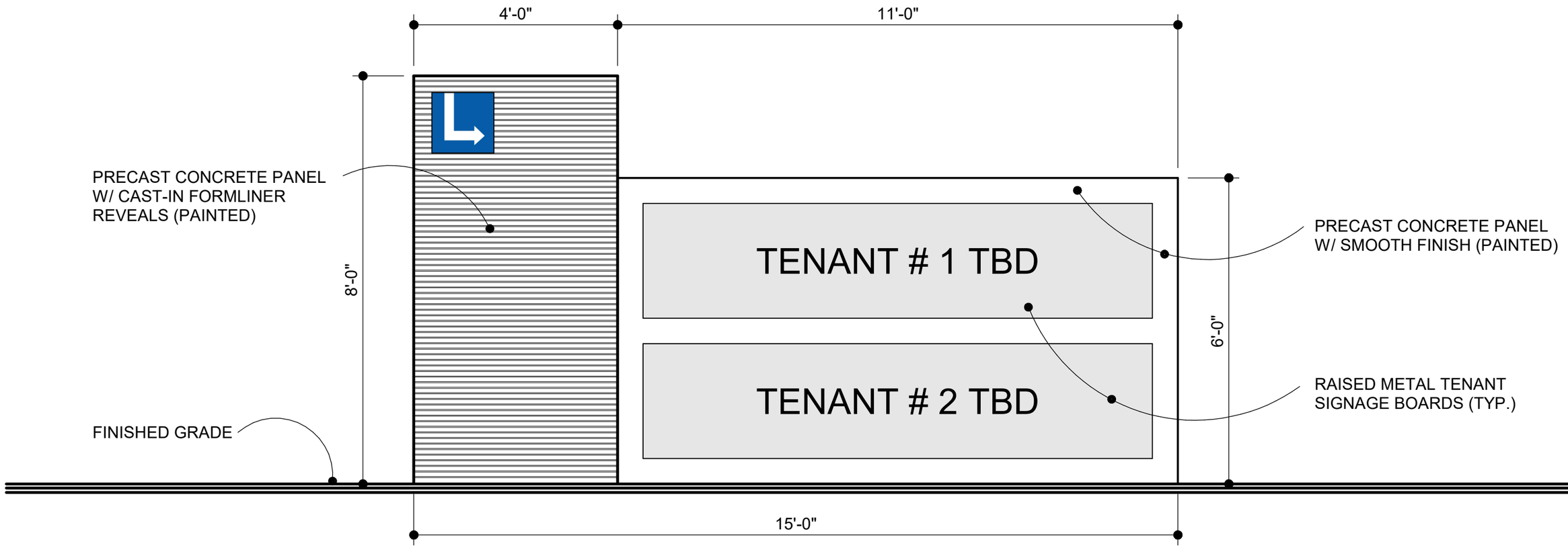
Architects plus designstudio, PLLC

LOGISTICS® PROPERTY CO

SCREEN WALL/BERM

ALGONQUIN RC
PALATINE, ILLIN

2.21.2022



MONUMENT SIGN ELEVATION (98 S.F.)

SCALE: 1/2" = 1'-0"

SCHEME A

PALATINE, ILLIN

SIGNAGE

6" 2'-0"
0 1'-0" 4'-0

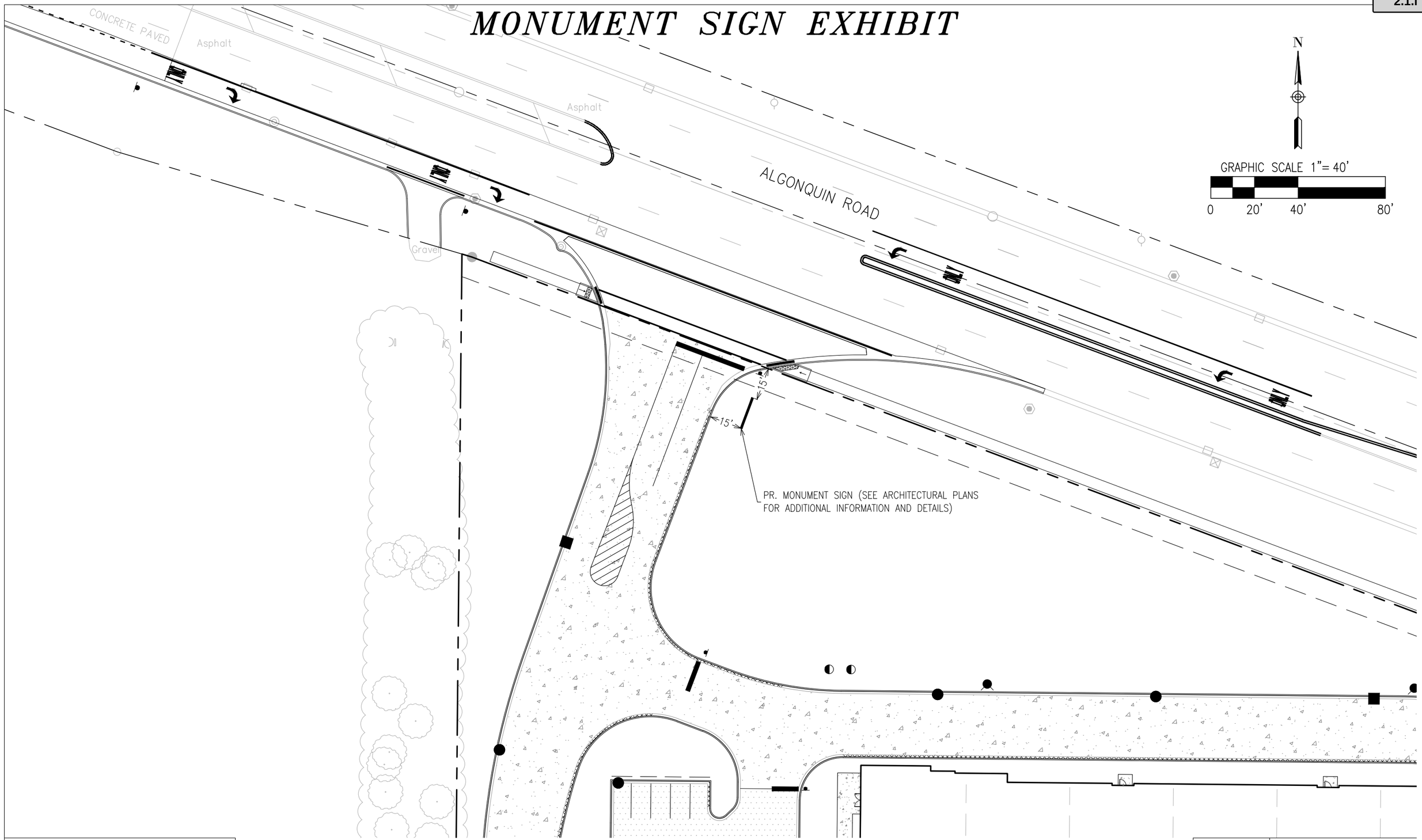
2.23.2022

Architects plus designstudio, PLLC

LOGISTICS® PROPERTY CO

Attachment: LPC Monument Sign Detail_02-23-2022 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

MONUMENT SIGN EXHIBIT



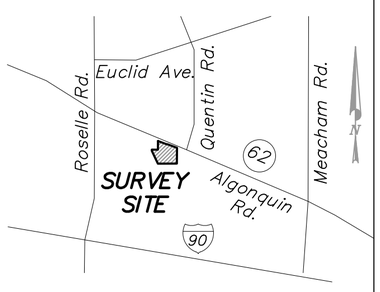
JACOB & HEFNER ASSOCIATES
5030 38th Avenue, Suite 5, Moline, IL 61265
PHONE: (309) 757-1900, FAX: (309) 797-5690
www.jacobandhefner.com

PROJECT NAME:	623 E. ALGONQUIN ROAD
CLIENT NAME:	LOGISTICS PROPERTY COMPANY
LOCATION:	PALATINE, ILLINOIS
DATE PREPARED:	3/7/22
SHEET:	MSE

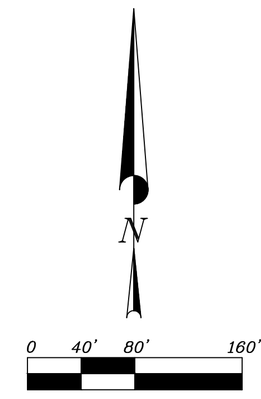
Attachment: LPC Monument Sign Plan View_03-07-2022 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

FINAL PLAT OF
LPC PALATINE I SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



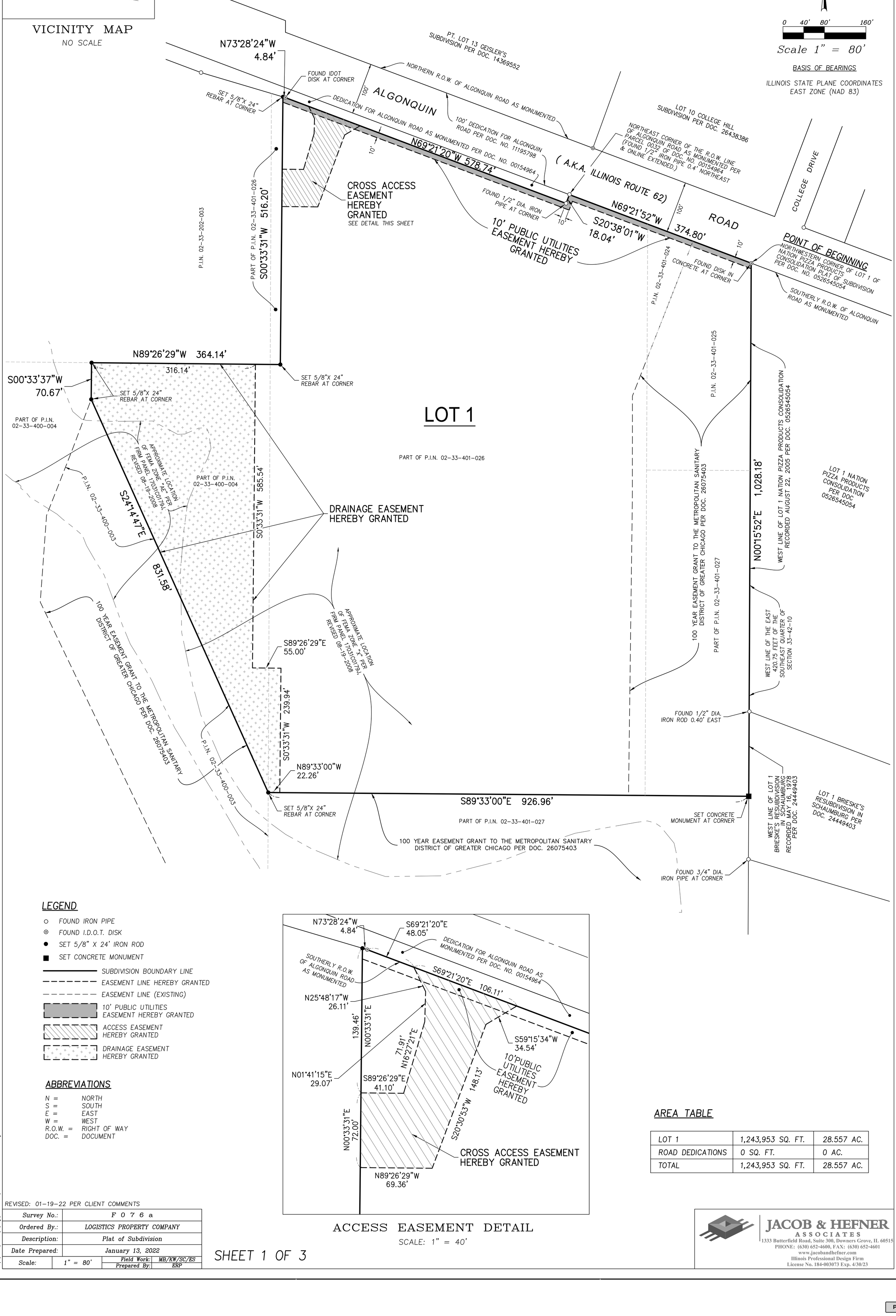
VICINITY MAP
NO SCALE



Scale 1" = 80'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE (NAD 83)



LEGEND

- ○ FOUND IRON PIPE
- ◎ FOUND I.D.O.T. DISK
- ● SET 5/8" X 24' IRON ROD
- ■ SET CONCRETE MONUMENT
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE HEREBY GRANTED
- EASEMENT LINE (EXISTING)
- 10' PUBLIC UTILITIES EASEMENT HEREBY GRANTED
- ACCESS EASEMENT HEREBY GRANTED
- DRAINAGE EASEMENT HEREBY GRANTED

ABBREVIATIONS

N =	NORTH
S =	SOUTH
E =	EAST
W =	WEST
R.O.W. =	RIGHT OF WAY
DOC. =	DOCUMENT

ACCESS EASEMENT DETAIL
SCALE: 1" = 40'

AREA TABLE

LOT 1	1,243,953 SQ. FT.	28.557 AC.
ROAD DEDICATIONS	0 SQ. FT.	0 AC.
TOTAL	1,243,953 SQ. FT.	28.557 AC.

REVISED: 01-19-22 PER CLIENT COMMENTS

Survey No.:	F 0 7 6 a		
Ordered By.:	LOGISTICS PROPERTY COMPANY		
Description:	Plat of Subdivision		
Date Prepared:	January 13, 2022		
Scale:	1" = 80'	Field Work:	MB/KW/SC/ES
		Prepared By:	ERP

SHEET 1 OF 3

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

H:\F\F076\F076a\S\Dwg\Subdivision\F076a_Plat of Subdivision.dwg

Attachment: LPC Palatine I Plat of Subdivision (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

ALL OF P.I.N. 02-33-401-024
ALL OF P.I.N. 02-33-401-025
PART OF P.I.N 02-33-401-026
PART OF P.I.N. 02-33-401-027
PART OF P.I.N. 02-33-400-004

FINAL PLAT OF
LPC PALATINE I SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNERS CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT LPC PALATINE I, LP IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS ALSO TO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE PROPERTY LIES.

SCHOOL DISTRICTS

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
PALATINE TOWNSHIP HIGH SCHOOL DISTRICT 211
HARPER COMMUNITY COLLEGE DISTRICT 512

Dated this _____ Day of _____ A.D. 2022

LPC Palatine I, LP
A Delaware Limited Partnership

BY: LPC Palatine I GP, LLC
A Delaware Limited Liability Company
Its General Partner

BY: _____
Aaron S. Martell, Vice President

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Aaron S. Martell, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME NAME AS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 2022

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS/PROPERTY IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY _____
OWNER

DATED THIS _____ DAY OF _____ A.D. 2022

BY _____
ILLINOIS PROFESSIONAL ENGINEER

DATED THIS _____ DAY OF _____ A.D. 2022

PLAN COMMISSION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____ A.D. 2022

SIGNED _____
CHAIRMAN

ATTEST_____
SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____ A.D. 2022

SIGNED _____
MAYOR

ATTEST_____
VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____ A.D. 2022

SIGNED _____
VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D. 2022

SIGNED _____
VILLAGE COLLECTOR

I.D.O.T. CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of Ch 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.

_____
Anthony J. Quigley, P.E.
Region One Engineer

COOK COUNTY CLERK

REVISED: 01-19-22 PER CLIENT COMMENTS

Survey No.:	F 0 7 6 a		
Ordered By.:	LOGISTICS PROPERTY COMPANY		
Description:	Plat of Subdivision		
Date Prepared:	January 13, 2022		
Scale:	1" = N/A	Field Work:	MB/KW/SC/ES
		Prepared By:	ERP

SHEET 2 OF 3

AFTER RECORDING, RETURN TO:

JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515

MAIL TAX BILLS TO:

_____
_____
_____

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

H:\F\F076\F076a\S\Dwg\Subdivision\F076a_Plat of Subdivision.dwg

Attachment: LPC Palatine I Plat of Subdivision (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

FINAL PLAT OF
LPC PALATINE I SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

VILLAGE OF PALATINE EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES 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 GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OR THE GRANTEES. 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 JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

DRAINAGE EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE SERVING THE SUBDIVISION OWNER/OWNERS OF LOT 1 (HEREINAFTER "GRANTOR") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE (HEREINAFTER "GRANTEE") TO MAINTAIN, REPAIR, REPLACE, RELOCATE, OR REMOVE ANY OF THE FOREGOING.

THE EASEMENT PROVISIONS ALLOW THE GRANTOR OR THE GRANTEE ACCESS TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER DRAINAGE SEWER FACILITIES USED IN CONNECTION WITH DRAINAGE, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF:

(I) THE PROPERTY SHOWN AS AND/OR LABELED AS "DRAINAGE EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND

(II) PROPERTY DESIGNATED ON THE PLAT AS PUBLICLY DEDICATED STREETS AND ALLEYS (THE PROPERTY DESCRIBED IN (I) AND (II) HEREINAFTER THE "EASEMENT AREAS"), TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF SUCH EASEMENT AREAS TO SERVE IMPROVEMENTS ON THE SUBDIVISION LOTS, 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 SUCH EASEMENT AREAS FOR ALL SUCH PURPOSES.

GRANTEE MAY MAINTAIN, REPAIR AND REPLACE THE FACILITIES LOCATED IN THE EASEMENT AREAS. GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT AND REPAIR ANY DAMAGE CAUSED BY IT INCLUDING, WITHOUT LIMITATION, DAMAGES FROM EXCAVATION OR USE OF THE EASEMENT AREAS, AND INCLUDING (WITHOUT LIMITATION) THE REPAIR AND REPLACEMENT OF PAVEMENT, SIDEWALKS, CURBING, FENCES AND LANDSCAPING, THEREBY RESTORING ANY SUCH AREA SUBSTANTIALLY TO ITS PRIOR CONDITION.

GRANTOR RESERVES (AND GRANTEE ACKNOWLEDGES AND AGREES TO SUCH RESERVATION) THE RIGHT TO USE THE EASEMENT AREAS FOR PURPOSES WHICH WILL NOT INTERFERE WITH GRANTEE'S ENJOYMENT OF ITS RIGHTS HEREBY GRANTED; SPECIFICALLY, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND/OR INSTALL PAVEMENT FOR PARKING AND DRIVE AREAS, CURBING, SIDEWALKS, LANDSCAPING, FENCING AND SUCH OTHER SIMILAR FEATURES, BUT IN NO EVENT SHALL GRANTOR CONSTRUCT OR EFFECT ANY BUILDING OR OTHER STRUCTURE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND (EXCEPT FOR FACILITIES REQUIRED TO BE ABOVE GROUND, WHICH WILL BE LOCATED IN LANDSCAPED PORTIONS OF THE EASEMENT AREAS ONLY). AFTER INSTALLATION OF ANY UTILITY FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

CROSS ACCESS EASEMENT PROVISIONS

A CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS, THEIR INVITEES, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE LAND LYING IMMEDIATELY WEST OF AND ADJOINING THIS EASEMENT AS DESIGNATED OVER AND ACROSS THE AREA LABELED "CROSS ACCESS EASEMENT." SAID EASEMENT SHALL NOT BE CLOSED FOR ANY REASON EXCEPT FOR EMERGENCY REPAIRS.

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:
BEGINNING AT A DISK IN CONCRETE AT THE NORTHWESTERN CORNER OF LOT 1 OF NATION PIZZA PRODUCTS CONSOLIDATION PLAT OF SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2005, AS DOCUMENT NUMBER 0526545054 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD PER TRACT NO. 5 RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195798 IN THE OFFICE OF THE COOK COUNTY RECORDER AND A LINE LYING 420.75 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 69 DEGREES 21 MINUTES 52 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83) ALONG SAID SOUTHERN RIGHT OF WAY OF ALGONQUIN ROAD, AS MONUMENTED, 374.80 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED, PER FINAL JUDGMENT ORDER ON SETTLEMENT ENTERED AND DATED AUGUST 19, 1999, PER CONDEMNATION FILE NUMBER 99 L 50148 AND AS DEPICTED AS PARCEL 0032 IN DOCUMENT NUMBER 00154964 IN THE OFFICE OF THE COOK COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SAID MONUMENTED SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD; 1) THENCE SOUTH 20 DEGREES 38 MINUTES 01 SECONDS WEST 18.04 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE SOUTHEASTERN CORNER OF THE SAID SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED; 2) THENCE NORTH 69 DEGREES 21 MINUTES 20 SECONDS WEST 578.74 FEET TO AN IDOT DISK FOUND AT A BEND IN THE SAID SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED; 3) THENCE NORTH 73 DEGREES 28 MINUTES 24 SECONDS WEST 4.84 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST 516.20 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 29 SECONDS WEST 364.14 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS WEST 70.67 FEET; THENCE SOUTH 24 DEGREES 14 MINUTES 47 SECONDS EAST 831.58 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST 926.96 FEET TO A POINT ON THE WESTERN LINE OF LOT 1 IN BRIESKE'S RESUBDIVISION IN SCHAUMBURG ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1978, AS DOCUMENT NUMBER 24449403 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID POINT LYING ON A LINE LYING 420.75 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 15 MINUTES 52 SECONDS EAST ALONG THE WESTERN LINE OF LOT 1 IN SAID BRIESKE'S RESUBDIVISION AND ALSO ALONG THE WESTERN LINE OF LOT 1 IN THE AFORESAID NATION PIZZA SUBDIVISION 1,028.18 FEET TO THE **POINT OF BEGINNING.**

SAID PROPERTY CONTAINS 1,243,953 SQ. FT. OR 28.557 ACRES, MORE OR LESS.

I FURTHER DECLARE THAT 5/8" DIAMETER X 24" LONG IRON REBAR WITH YELLOW CAPS WILL BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

I FURTHER DECLARE BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS, HAVING MAP NUMBER 17031C0179J WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, AND A MAP REVISED DATE OF AUGUST 19, 2008, THE MAJORITY OF THE SUBJECT PROPERTY, BY SCALED INTERPRETATION, APPEARS TO BE LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND A SMALL PORTION IN THE WESTERN PART OF THE SUBJECT TRACT FALLS, BY SCALED INTERPRETATION, WITHIN "ZONE AE" – BASE FLOOD ELEVATIONS DETERMINED (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS SHOWN.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF PALATINE, A VILLAGE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF JANUARY IN THE YEAR 2022.

_____

Timothy G. Wolfe
Illinois Professional Land Surveyor No. 035-003535
jacobandhefner.com
twolfe@jacobandhefner.com
My License Expires November 30, 2022

T. TIMOTHY G WOLFE
35-003535
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

REVISED: 01-19-22 PER CLIENT COMMENTS

Survey No.:	F 0 7 6 a		
Ordered By.:	LOGISTICS PROPERTY COMPANY		
Description:	Plat of Subdivision		
Date Prepared:	January 13, 2022		
Scale:	1" = N/A	Field Work:	MB/KW/SC/ES
		Prepared By:	ERP

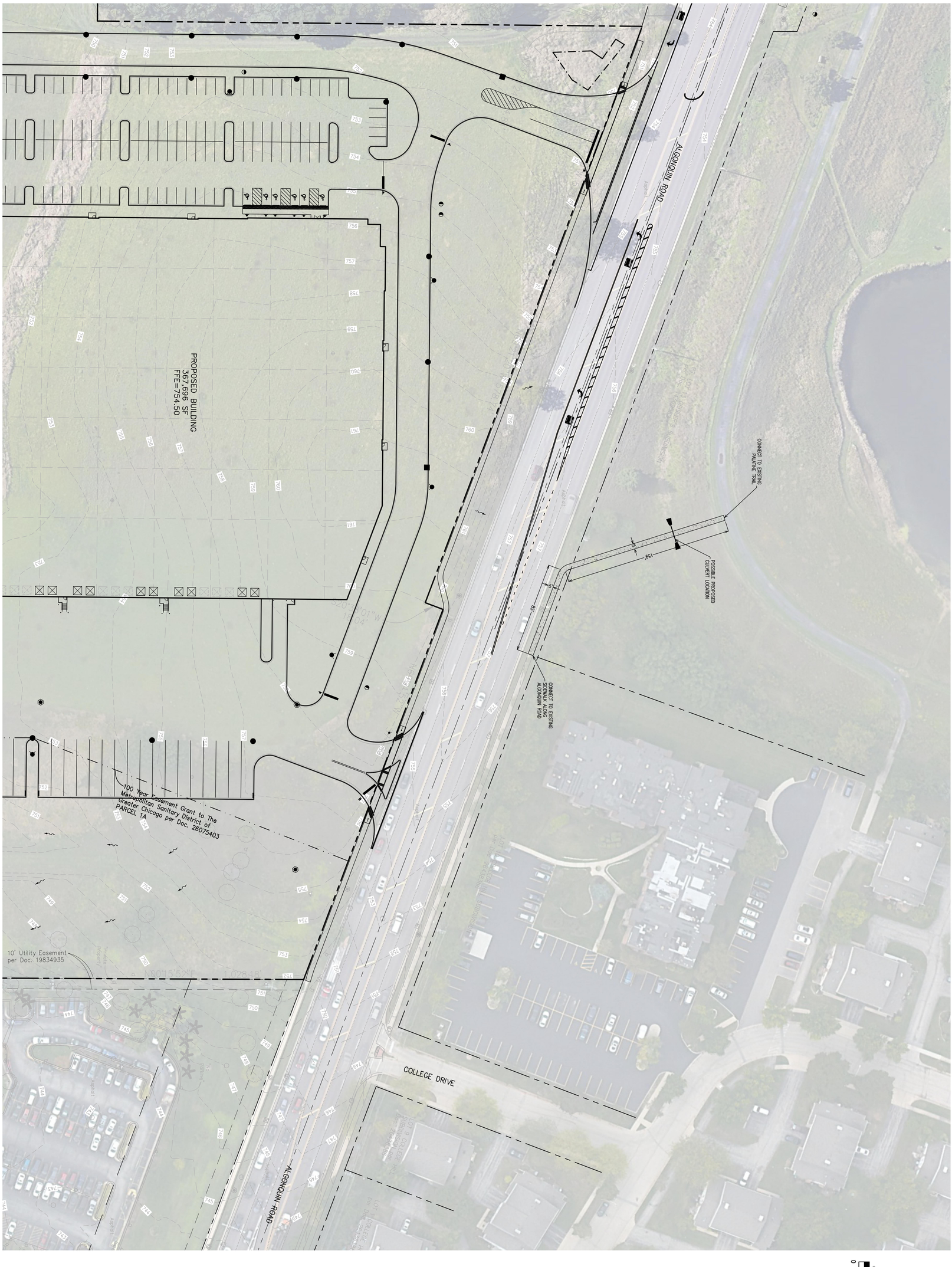
SHEET 3 OF 3

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

H:\F\F076\F076a\S\Dwg\Subdivision\F076a_Plat of Subdivision.dwg

Attachment: LPC Palatine I Plat of Subdivision (1) (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

\\PE2950-1\Projects\F\F076\F076a\E\Dwg\Final\Exhibits\F076a-Sidewalk Exhibit.dwg



GRAPHIC SCALE 1" = 40'
0
20'
40'
80'

SW-1	F076a	1" = 40'	

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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SIDEWALK EXHIBIT

623 E. ALGONQUIN ROAD

LOGISTICS PROPERTY COMPANY

PALATINE, ILLINOIS

No.	Description	Date
1	ORIGINAL EXHIBIT DATE	1/6/22

2.1.k

Packet Pg. 82

Attachment: LPC Sidewalk Exhibit_01-06-2022 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

Attachment: Petitioner Narrative - 2022-03-07_LPC Response for Plan Commission_Palatine (607, 613, and 623 E. Algonquin Road and 1825 S.

LOGISTICS PROPERTY CO

March 7, 2022

To: Ben Vyverberg
Director of Planning and Zoning
Village of Palatine
200 East Wood Street
Palatine, IL 60067

RE: Petitioner's Response to Staff Comments
Final Planned Development, Final Plat, and Rezoning
607 to 623 East Algonquin Road
Village of Palatine Case ID #7190

Dear Mr. Vyverberg,

Logistics Property Company, LLC (hereinafter "LPC") presented a petition for a Preliminary Planned Development and a Preliminary Plat for the above-referenced project to the Palatine Village Council on December 13th, 2021. The Village Council approved these petitions that evening, and LPC subsequently submitted a petition for Final Planned Development, Final Plat, and Rezoning of the subject property on January 21st, 2022. All plans submitted are in substantial conformance with the approved, Preliminary Planned Development and Preliminary Plat. Following this submittal, LPC forwarded the following plans to the Village:

- Revised Architectural Plans and Corner Entry Rendering (by *Architects Plus Design Studio, PLLC*, dated February 3rd, 2022)
- Revised Civil Engineering Final Plans (by *Jacob & Heffner Associates*, dated February 28th, 2022)

The revised architectural plans reflect an upgraded corner entry design, and the revised civil engineering plans addressed comments received from the Village on February 22nd and 23rd. Additionally, LPC is attaching supplemental information (attached hereto) and provides the following responses to staff's comments:

Planning and Zoning Comments:

a. Please provide an anticipated development and construction schedule for the property.

LPC Response: *Assuming the Final Planned Development, Final Plat, and Rezoning are approved, the petitioner is targeting the following construction schedule:*

- Building Permit Issuance: 2022-04-08
- Site Permits / Approvals Complete: 2022-06-10
- Contractor Mobilization: 2022-06-15
- Pad Construction complete: 2022-07-26

Logistics Property Company, LLC
One North Wacker Drive, Suite 1925
Chicago, IL 60606
wfreve@logisticspropco.com
+1 708 667 6913 – Direct
+1 630 452 9516 -- Mobile

- Begin Foundations: 2022-07-27
- Begin Precast Panel Erection: 2022-08-22
- Begin Structural Steel Erection: 2022-09-05
- Roofing Installation: 2022-10-17
- Begin MEP Installation: 2022-10-24
- Concrete Slab Pours: 2022-11-02
- Pavement & Landscaping Complete: 2022-11-24
- Exterior Painting Complete: 2022-11-29
- MEP Installation Complete: 2022-12-22
- Substantial Completion: 2022-12-27

b. Thank you for including Staff in the discussions with the HOAs north of the Subject Property. As noted, the Village Council requested that you work with the HOAs to identify additional screening alternatives to provide noise and headlight reductions from the proposed development. As a follow up submission, please provide a summary narrative identifying the discussions and status of these alternatives with both HOAs.

LPC Response: *LPC began discussions with both HOAs of the properties located at the NW corner (520 Algonquin Road) and NE corner (601-603 College Drive) of the College Drive and Algonquin Road intersection in early January. Our intent was to provide the HOAs an appropriate contribution that would allow them to mitigate any perceived impacts from the proposed project for their residents. As a result of early discussions, LPC directed our Landscape Architect to prepare two exhibits of potential screening solutions for the HOAs, as well as estimates of construction cost to construct the two plans. LPC has offered to contribute the respective amounts to both HOAs.*

To date, the 520 Algonquin Road HOA has been in dialogue with us and has requested a higher contribution. LPC anticipates coming to an agreement in the near future. The 601-603 College Drive HOA has been less responsive, and (as of the date of this letter) has not responded to LPC's latest offer. We will continue to follow up with them to reach an amenable solution. We have copied staff on all our written communication with both HOAs.

c. Please provide the additional details about the proposed screening walls. The plans reference those details, but that information did not appear to be included with the plans. Also, Staff will want to better understand the coordination of the screening walls into the grading area and berms along Algonquin Road. With the proposed elevation changes, are the concurrent screening wall material/color changes that are also contemplated ?

LPC Response: *LPC has included a 3D perspective exhibit showing the intent of the screening walls (**EXHITBIT 1**). In general terms, the screen walls will be roughly 6" to 12" shorter than the adjacent berms. They are intended to continue the screening of the berms as the slopes start to taper off to meet the grades at the driveways. They will be an architectural feature that "frames" the truck access driveway and provide an opportunity for tenant signage. The screening walls will be coordinated to match the precast materials and color of the warehouse building.*

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d. The proposed berming and additional landscaping along Algonquin Road should accomplish additional noise reduction and benefit to the surrounding properties. Will there be any freestanding signage along Algonquin Road proposed ? Do LPC projects typically have a multitenant freestanding sign for development such as this ? Staff would envision a monument style sign and likely interior directional signs for the development. Additionally, are you anticipating attached signage on the north side of the building ? The FPD ordinance will propose that the manufacturing district sign guidelines are followed, which would allow one freestanding sign.

LPC Response: *LPC anticipates constructing a freestanding monument sign near the west entrance of the property (see the signage details in **EXHIBITS 2A** and **2B**). We request this location sign size be approved as part of the Final Planned Development. Building signage tends to be tenant driven; we do not have current plans to put signs on the northern building wall, but we do wish to maintain the flexibility to apply for code-compliant signage in the future.*

e. Site lighting plan/narrative – on the north side of the building, Staff will likely be recommending the use of light poles directed down to limit the impact to the surrounding residential properties on the north side of the building. Additionally, Staff will likely be recommending that any exterior wall lighting would be placed no higher than a certain point on the building than a certain height to ensure impact to the residential properties to the north. At a minimum, a site lighting narrative should be submitted explaining the planned exterior lighting and the measures taken to comply with the Code requirements and mitigate any impact to the surrounding properties.

LPC Response: *LPC acknowledges the Village's concern with site lighting, and we agree to light the northern side of the building with pole mounted fixtures (directed back towards the building) in lieu of wall packs. Additionally, please note that that the light fixtures will be located near the north curb line of the driveway, and will therefore be behind the berm and landscaping in the front yard.*

Generally, the building and surrounding areas will be lit with architectural fixtures attached to the building elevations ("wall packs") on the east, west, and south sides. Due to the depth of the parking and loading areas, the east and west sides of the property will contain additional, pole-mounted site lighting. All fixtures will be energy-efficient LED fixtures, and the photometric plan will be designed to meet all applicable codes with respect to lighting levels at the property line.

f. Cross access/REA – Prior to recording of the Plat, the cross access documentation and information shall be submitted in a manner acceptable to the Village Attorney and Village Engineer.

LPC Response: *The Final Plat of Subdivision contains the requested cross access easement and easement provisions. Additionally, the limits of this easement are shown on the most recent set of civil engineering plans submitted to the Village.*

g. Sidewalk extension on the north side of Algonquin Road - Was this evaluated as part of the ENG review for Final Planned Development ? As of yet, Staff has not discussed this with either the Palatine Park District or Harper College.

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Attachment: Petitioner Narrative - 2022-03-07_LPC Response for Plan Commission_Palatine (607, 613, and 623 E. Algonquin Road and 1825 S.

LPC Response: *Please see* ***EXHIBIT 3*** *showing one possible routing of the sidewalk. It is possible from a grading standpoint, but this sidewalk would be crossing a drainage swale, and my engineer has indicated this would require the permitting of a culvert through both MWRD and the Village of Schaumburg. It is the petitioner's preference to construct the sidewalk adjacent to the subject site on the south side of Algonquin road.*

h. Loading docks – Please confirm that the proposed loading docks will use a dock seal mounting and that loading/unloading will occur from the interior of the building.

LPC Response: *Confirmed. Although the proposed project can accommodate up to 60 total dock doors, LPC plans to install 36 dock doors with dock seals with the initial construction. The remaining 24 door positions will have precast "knockout panels" so the panels may have doors openings cut into them for future doors.*

i. Site marketing information – Please provide any updates to the intended site marketing for the building and uses. Specifically, please indicate if there are any anticipated updates to the targeted uses for the building.

LPC Response*: The new development will be marketed to a wide range of potential users including but not limited to distribution, manufacturing, light assembly, and corporate headquarters. LPC has hired Jeff Provenza and Todd Hendricks of Darwin Realty as listing agents to market the building to potential tenants. Darwin Realty is a privately held real estate brokerage, asset management, investment, and development firm based in suburban Chicago. Since 1975, Darwin Realty has established a dominant position in Chicago's dynamic industrial and commercial real estate market.*

Engineering Comments:

LPC Response*: Engineering comments were provided by the Village on February 22nd and 23rd. Jacob and Heffner responded to these comments in a response letter and plan set dated February 28th. The response letter is attached as* ***EXHIBIT 4****.*

We trust that these plan changes and responses to the Village comments are satisfactory to staff. If you have any questions on the above, or if you require any additional information, please feel free to contact me to discuss.

Sincerely,

Wilfrid W Freve

Wilfrid Freve
Senior Vice President, Midwest Region

wf/cc: A. Martell, B. Fish (LPC)
P. Bazos (Bazos, Freeman, Schuster & Pope, LLC.)

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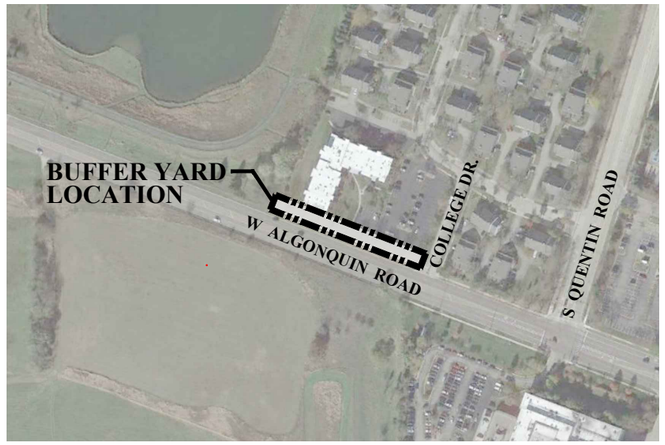
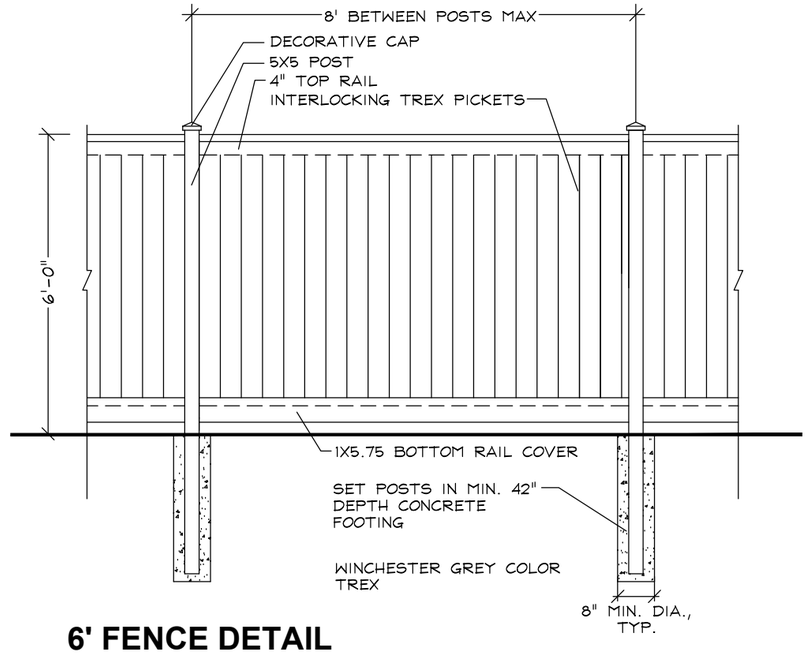


PROJECT LOCATION
SCALE: 1"=400'

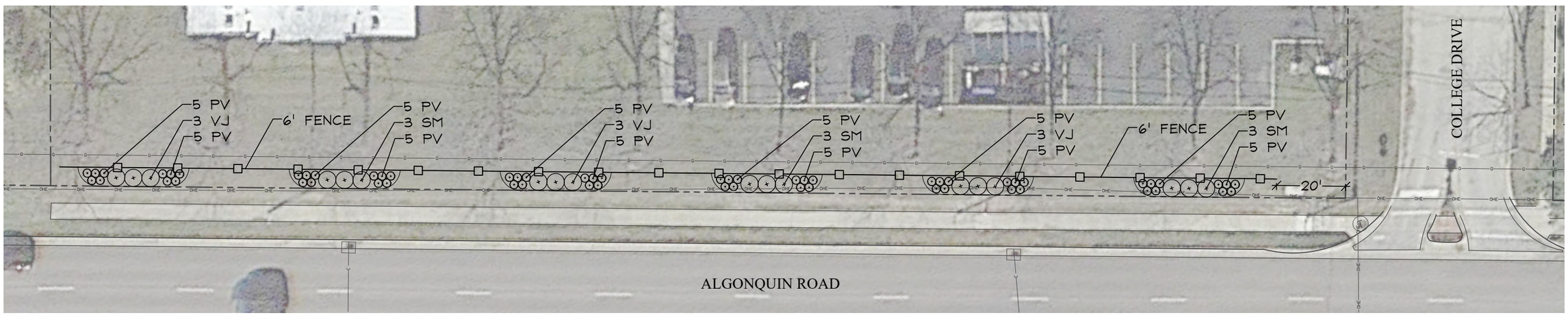
NORTH

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		DECIDUOUS SHRUBS		
SM	9	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	30" Tall	4' O.C.
VJ	9	Viburnum x 'juddii' JUDD VIBURNUM	36" Tall	4' O.C.
		ORNAMENTAL GRASS		
PV	60	Panicum virgatum 'Haense Herms' RED SWITCH GRASS	#1	30" O.C.
		MISC. MATERIALS		
	6	SHREDDED HARDWOOD MULCH	C.Y.	
	352	6' FENCE	L.F.	



6' FENCE DETAIL
NOT TO SCALE



BUFFER YARD FENCE AND PLANTING PLAN

0 15' 30' 60'
SCALE: 1"=30'

NORTH

OFFSITE SCREENING EXHIBIT
LOGISTICS PROPERTY COMPANY
PALATINE, ILLINOIS

1/24/2022

JACOB & HEFNER ASSOCIATES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\JH21117\Acad\JH21117_B01_0

Attachment: Off-site screening proposal and plan - 522 Algonquin Rd Condominiums (3-story condiminium building directly north of the Subject

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		EVERGREEN SHRUBS		
TO	3	Thuja occidentalis 'Techny'	5' Tall	5' O.C.
		TECHNY (MISSION) ARBORVITAE		
		MISC. MATERIALS		
	1	SHREDDED HARDWOOD MULCH	C.Y.	

0 10' 20'
SCALE: 1"=20'

NORTH

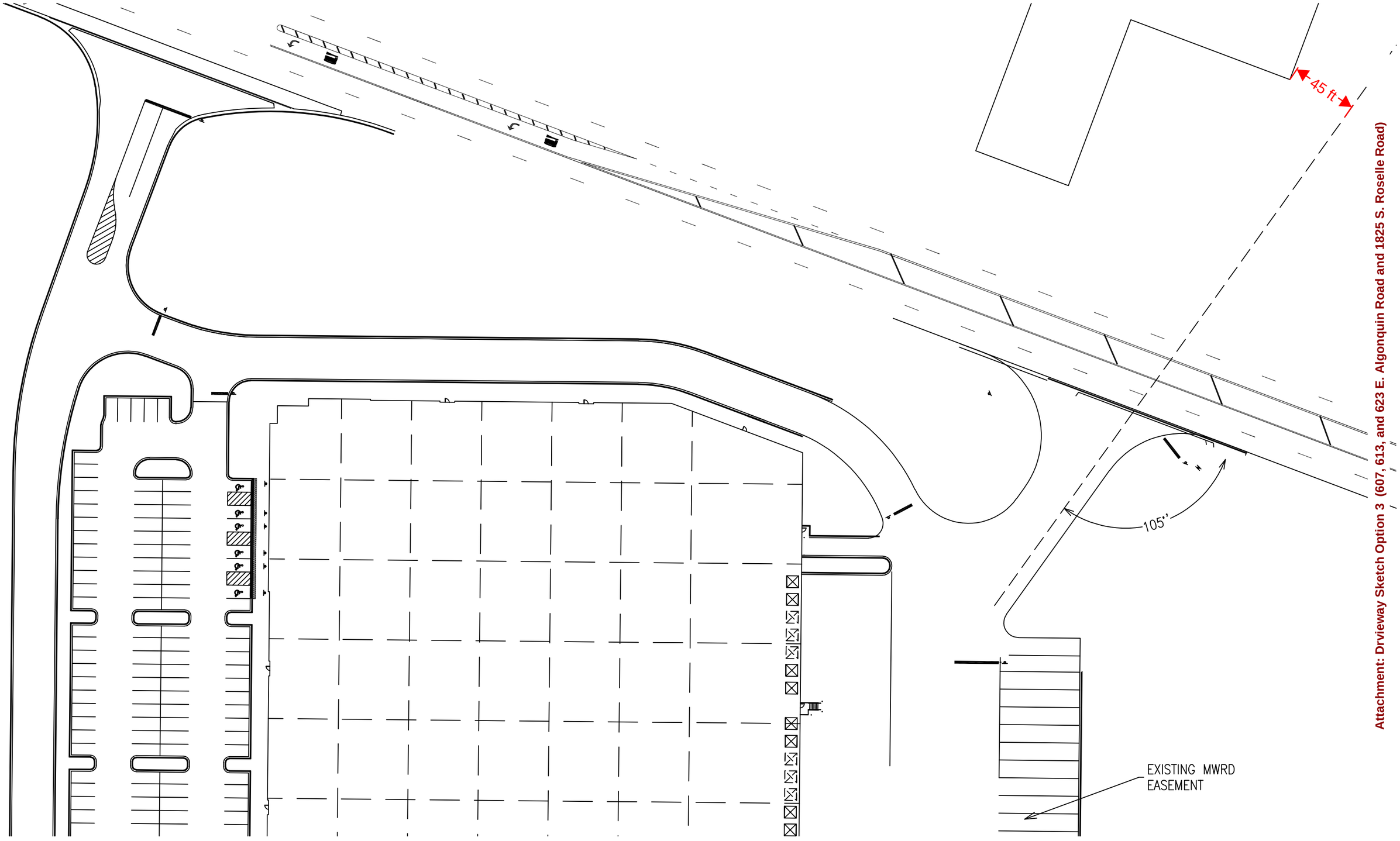
Attachment: Off-site screening proposal and plan - College Hill landscaping concept plan (607, 613, and 623 E. Algonquin Road and 1825 S.

OFFSITE SCREENING
LOGISTICS PROPERTY COMPANY
PALATINE, ILLINOIS
1/24/2022

JACOB & HEFNER ASSOCIATES

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\JH21117\Acad\



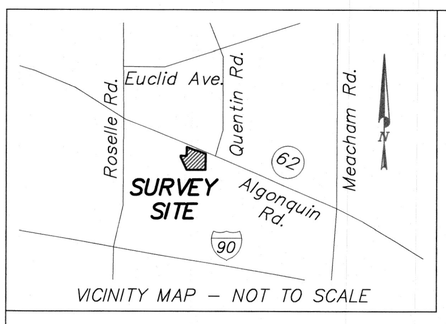
Attachment: Drvieway Sketch Option 3 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

ALTA/NSPS LAND TITLE SURVEY

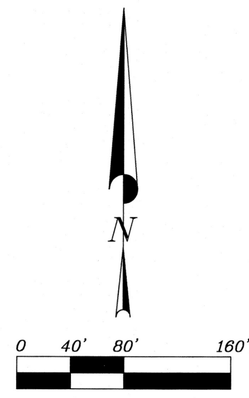
OF

THAT PART OF THE SOUTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT A DISK IN CONCRETE AT THE NORTHWESTERN CORNER OF LOT 1 OF NATION PIZZA PRODUCTS CONSOLIDATION PLAT OF SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2005, AS DOCUMENT NUMBER 0526545054 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD PER TRACT NO. 5 RECORDED FEBRUARY 2, 1933, AS DOCUMENT NUMBER 11195798 IN THE OFFICE OF THE COOK COUNTY RECORDER AND A LINE LYING 420.75 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 69 DEGREES 21 MINUTES 52 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83) ALONG SAID SOUTHERN RIGHT OF WAY OF ALGONQUIN ROAD, AS MONUMENTED, 374.80 FEET TO THE NORTHEASTERN CORNER OF THE SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED, PER FINAL JUDGMENT ORDER ON SETTLEMENT ENTERED AND DATED AUGUST 19, 1999, PER CONDEMNATION FILE NUMBER 99 L 50148 AND AS DEPICTED AS PARCEL 0032 IN DOCUMENT NUMBER 00154964 IN THE OFFICE OF THE COOK COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SAID MONUMENTED SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD; 1) THENCE SOUTH 20 DEGREES 38 MINUTES 01 SECONDS WEST 18.04 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE SOUTHEASTERN CORNER OF THE SAID SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED; 2) THENCE NORTH 69 DEGREES 21 MINUTES 20 SECONDS WEST 578.74 FEET TO AN IDOT DISK FOUND AT A BEND IN THE SAID SOUTHERN RIGHT OF WAY LINE OF ALGONQUIN ROAD, AS MONUMENTED; 3) THENCE NORTH 73 DEGREES 28 MINUTES 24 SECONDS WEST 4.84 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST 516.20 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 29 SECONDS WEST 364.14 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS WEST 70.67 FEET; THENCE SOUTH 24 DEGREES 14 MINUTES 47 SECONDS EAST 831.58 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST 926.96 FEET TO A POINT ON THE WESTERN LINE OF LOT 1 IN BRIESKE'S RESUBDIVISION IN SCHAUMBURG ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1978, AS DOCUMENT NUMBER 24449403 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID POINT LYING ON A LINE LYING 420.75 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 15 MINUTES 52 SECONDS EAST ALONG THE WESTERN LINE OF LOT 1 IN SAID BRIESKE'S RESUBDIVISION AND ALSO ALONG THE WESTERN LINE OF LOT 1 IN THE AFORESAID NATION PIZZA SUBDIVISION 1,028.18 FEET TO THE POINT OF BEGINNING, CONTAINING 28.557 ACRES, MORE OR LESS.



VICINITY MAP – NOT TO SCALE



Scale 1" = 80'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD 83)

NOTE A: ALGONQUIN ROAD (aka IL ROUTE 62) IS A PUBLIC RIGHT OF WAY AND IS UNDER THE JURISDICTION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ALGONQUIN ROAD (aka IL ROUTE 62), A PUBLIC RIGHT-OF-WAY.

NOTE B: DURING THE PROCESS OF CONDUCTING THE FIELDWORK, NO ABOVE-GROUND VISIBLE EVIDENCE OF THE PERIMETER OF CEMETERIES OR BURIAL GROUNDS OR THE LOCATION OF ISOLATED GRAVESITES NOT WITHIN A CEMETERY OR BURIAL GROUND WAS OBSERVED.

ASPH.	DENOTES ASPHALT	NLY.	DENOTES NORTHERLY
DOC.	DENOTES DOCUMENT	RD.	DENOTES ROAD
E.	DENOTES EAST	R.O.W.	DENOTES RIGHT OF WAY
F.I.P.	DENOTES FOUND IRON PIPE	S.	DENOTES SOUTH
F.I.R.	DENOTES FOUND IRON ROD	SLY.	DENOTES SOUTHERLY
N.	DENOTES NORTH	W.	DENOTES WEST
NE.	DENOTES NORTHEAST	WLY.	DENOTES WESTERLY
NO.	DENOTES NUMBER	BC/BC	DENOTES BACK OF CURB TO BACK OF CURB

LEGEND

- Borehole
- Culvert
- Drainage Structure Round
- Drainage Structure Square
- Electric Transformer
- Fire Hydrant
- Flared End Section
- Guy Wire
- Landscape Light
- Light Pole
- Light Pole (Mast Arm)
- Manhole
- Post, Fence Corner
- Bollard
- Power Pole
- Power Pole Lighted
- Sanitary Sewer Manhole
- Sign
- Storm Sewer Manhole
- Telephone Manhole
- Telephone Pedestal
- Traffic Signal
- Traffic Signal Cantilever
- Traffic Signal Vault
- Water Valve
- Water Valve Vault

- Concrete curb
- Depressed curb
- OHE — Overhead Electric Line
- E — E — Underground Electric Line
- OHW — Overhead Wires
- FO — FO — Underground Fiber Optics Cable
- G — G — Underground Gas Main
- Sanitary Sewer
- T — T — Underground Telephone Line
- W — W — Underground Water Main
- X — X — Fence Line
- Guardrail

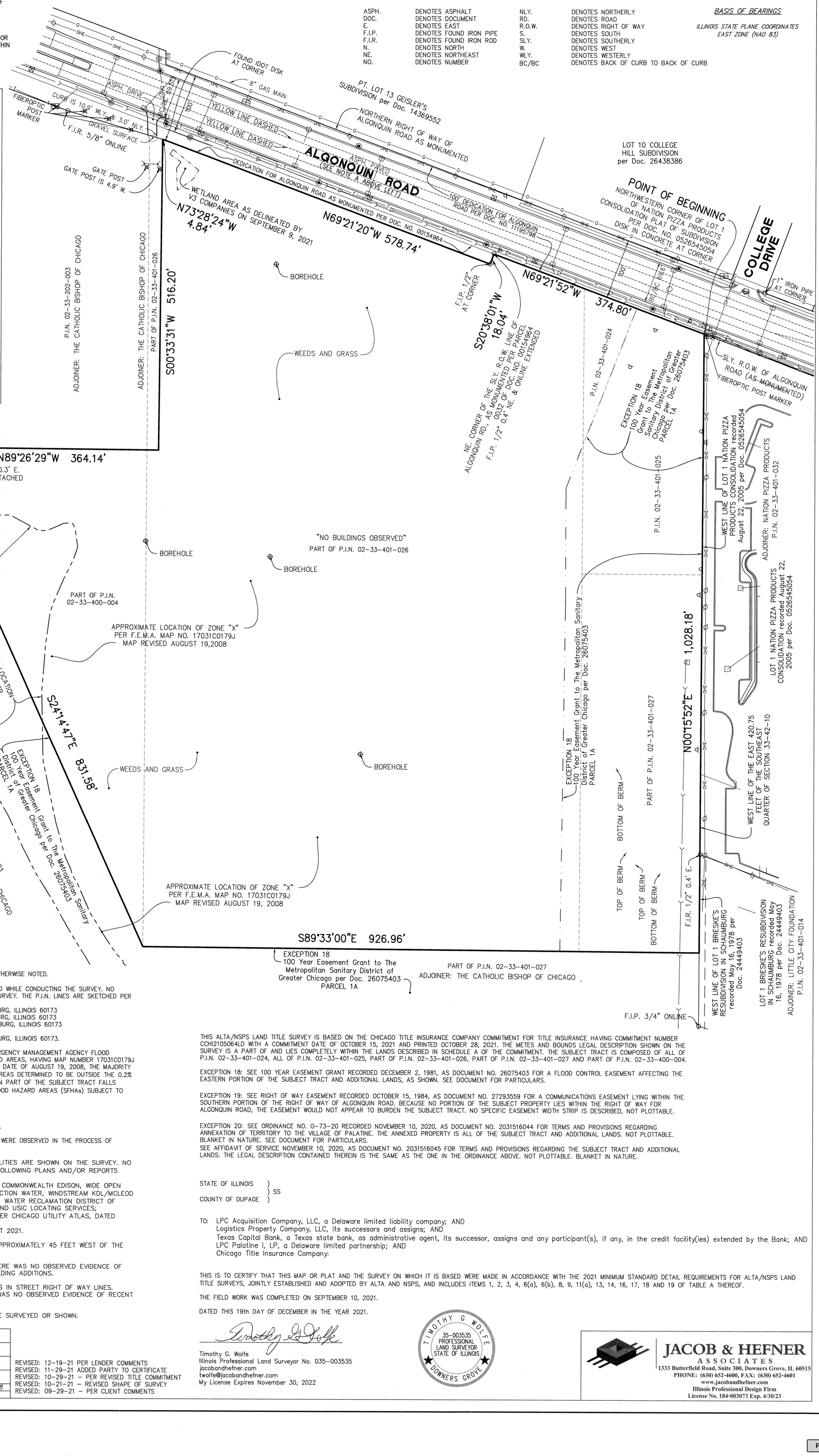


TABLE A ITEMS:

#1. IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

#2. ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY. NO ADDRESSES WERE OBSERVED OR POSTED ON THE PROPERTY DURING SURVEY. THE P.I.N. LINES ARE SKETCHED PER TAX MAPS AND THE COOK COUNTY GIS WEBSITE:
ALL OF P.I.N. 02-33-401-024 – 607 E. ALGONQUIN ROAD, SCHAUMBURG, ILLINOIS 60173
ALL OF P.I.N. 02-33-401-025 – 613 E. ALGONQUIN ROAD, SCHAUMBURG, ILLINOIS 60173
PART OF P.I.N. 02-33-401-026 – 623 E. ALGONQUIN ROAD, SCHAUMBURG, ILLINOIS 60173
PART OF P.I.N. 02-33-401-027 – NO ADDRESS LISTED
PART OF P.I.N. 02-33-400-004 – 1825 S. ROSELLE ROAD, SCHAUMBURG, ILLINOIS 60173.

#3. ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS, HAVING MAP NUMBER 17031C0179J WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, AND A MAP REVISED DATE OF AUGUST 19, 2008, THE MAJORITY OF THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND A SMALL PORTION IN THE WESTERN PART OF THE SUBJECT TRACT FALLS WITHIN ZONE AE – BASE FLOOD ELEVATIONS DETERMINED (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS SHOWN.

#4. SUBJECT TRACT = 1,243,953 SQ. FT. OR 28.557 ACRES±.

#6a 6b. NO SITE-SPECIFIC ZONING REPORT WAS PROVIDED FOR REVIEW.

#9. MARKED PARKING SPACES: NO VISIBLE MARKED PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

#11(a). ABOVE GROUND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES ARE SHOWN ON THE SURVEY. NO UNDERGROUND UTILITY INVESTIGATIONS WERE PERFORMED. THE FOLLOWING PLANS AND/OR REPORTS WERE USED FOR REFERENCE:
1) RESPONSES FROM J.U.L.I.E. LOCATE REQUEST MEMBERS: COMMONWEALTH EDISON, WIDE OPEN WEST, AT&T DISTRIBUTION, COMCAST, NW SUB. MUNIC. J-ACTION WATER, WINDSTREAM KDL/MCLEOD USA, LEVEL 3 (CENTURYLINK), MCI/VERIZON, METROPOLITAN WATER RECLAMATION DISTRICT OF CHICAGO, NICOR GAS, VILLAGE OF SCHAUMBURG, SPRINT, AND USIC LOCATING SERVICES;
2) METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO UTILITY ATLAS, DATED APRIL 2016;
3) VILLAGE OF SCHAUMBURG UTILITY ATLAS, DATED AUGUST 2021.

#14. THE NORTHEAST CORNER OF THE SUBJECT PROPERTY IS APPROXIMATELY 45 FEET WEST OF THE INTERSECTION OF ALGONQUIN ROAD AND COLLEGE DRIVE.

#16. DURING THE PROCESS OF CONDUCTING THE FIELDWORK, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

#17. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. DURING THE PROCESS OF CONDUCTING THE FIELDWORK, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

#18. NO OFFSITE EASEMENTS WERE PROVIDED FOR REVIEW TO BE SURVEYED OR SHOWN.

Survey No.:	F 0 7 6 a		
Ordered By.:	LOGISTICS PROPERTY COMPANY		
Description:	ALTA/NSPS Land Title Survey		
Date Prepared:	September 20, 2021		
Scale:	1" = 80'	Field Work:	MB/KW/SC/ES
		Prepared By:	LB/TGW

REVISED: 12-19-21 PER LENDER COMMENTS
REVISED: 11-29-21 ADDED PARTY TO CERTIFICATE
REVISED: 10-29-21 – PER REVISED TITLE COMMITMENT
REVISED: 10-21-21 – REVISED SHAPE OF SURVEY
REVISED: 09-29-21 – PER CLIENT COMMENTS

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING COMMITMENT NUMBER CCHI2105064LD WITH A COMMITMENT DATE OF OCTOBER 15, 2021 AND PRINTED OCTOBER 28, 2021. THE METES AND BOUNDS LEGAL DESCRIPTION SHOWN ON THE SURVEY IS A PART OF AND LIES COMPLETELY WITHIN THE LANDS DESCRIBED IN SCHEDULE A OF THE COMMITMENT. THE SUBJECT TRACT IS COMPOSED OF ALL OF P.I.N. 02-33-401-024, ALL OF P.I.N. 02-33-401-025, PART OF P.I.N. 02-33-401-026, PART OF P.I.N. 02-33-401-027 AND PART OF P.I.N. 02-33-400-004.

EXCEPTION 18: SEE 100 YEAR EASEMENT GRANT RECORDED DECEMBER 2, 1981, AS DOCUMENT NO. 26075403 FOR A FLOOD CONTROL EASEMENT AFFECTING THE EASTERN PORTION OF THE SUBJECT TRACT AND ADDITIONAL LANDS, AS SHOWN. SEE DOCUMENT FOR PARTICULARS.

EXCEPTION 19: SEE RIGHT OF WAY EASEMENT RECORDED OCTOBER 15, 1984, AS DOCUMENT NO. 27293559 FOR A COMMUNICATIONS EASEMENT LYING WITHIN THE SOUTHERN PORTION OF THE RIGHT OF WAY OF ALGONQUIN ROAD. BECAUSE NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE RIGHT OF WAY FOR ALGONQUIN ROAD, THE EASEMENT WOULD NOT APPEAR TO BURDEN THE SUBJECT TRACT. NO SPECIFIC EASEMENT WIDTH STRIP IS DESCRIBED, NOT PLOTTABLE.

EXCEPTION 20: SEE ORDINANCE NO. O-73-20 RECORDED NOVEMBER 10, 2020, AS DOCUMENT NO. 2031516044 FOR TERMS AND PROVISIONS REGARDING ANNEXATION OF TERRITORY TO THE VILLAGE OF PALATINE. THE ANNEXED PROPERTY IS ALL OF THE SUBJECT TRACT AND ADDITIONAL LANDS. NOT PLOTTABLE. BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.
SEE AFFIDAVIT OF SERVICE NOVEMBER 10, 2020, AS DOCUMENT NO. 2031516045 FOR TERMS AND PROVISIONS REGARDING THE SUBJECT TRACT AND ADDITIONAL LANDS. THE LEGAL DESCRIPTION CONTAINED THEREIN IS THE SAME AS THE ONE IN THE ORDINANCE ABOVE. NOT PLOTTABLE. BLANKET IN NATURE.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: LPC Acquisition Company, LLC, a Delaware limited liability company; AND
Logistics Property Company, LLC, its successors and assigns; AND
Texas Capital Bank, a Texas state bank, as administrative agent, its successor, assigns and any participant(s), if any, in the credit facility(ies) extended by the Bank; AND
LPC Palatine I, LP, a Delaware limited partnership; AND
Chicago Title Insurance Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2021.

DATED THIS 19th DAY OF DECEMBER IN THE YEAR 2021.

Timothy G. Wolfe
Illinois Professional Land Surveyor No. 035-003535
jacobandhefner.com
twolfe@jacobandhefner.com
My License Expires November 30, 2022

TIMOTHY G WOLFE
035-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

H:\F\F076\F076a\S\Dwg\ALTA\F076aALTA.dwg

Attachment: LPC - Palatine - Final ALTA Survey - 01-18-22 (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Aaron Martell	LPC Palatine I, LP
Address	City/State/Zip Code
One North Wacker Drive, Suite 1925	Chicago, IL 60606
Telephone: 708-667-6908	Fax: N/A
Email: amartell@logisticspropco.com	
Subject Property Address: 623 Algonquin Road; Palatine, IL 60067	
AUTHORIZED AGENT (if applicable) N/A	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

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

LPC Palatine I, LP
A Delaware limited partnership

By: LPC Palatine I GP, LLC
A Delaware limited liability company
Its general partner

By: Aaron Martell _____ Date: 01/21/2022

Aaron S. Martell, Vice President

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

VILLAGE OF PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)
LPC Palatine I, LP

Relationship to Petitioner (check one)

■ Petitioner □ Legal Entity holding an Interest (i.e. realtor, attorney, etc.)

□ Legal Entity Holding a Right of Control (i.e. landlord, etc.)

Address of Disclosing Party	City/State/Zip Code
One North Wacker Drive, Suite 1925, Chicago, IL 60606	

Telephone	Fax	Email
708-667-6940	N/A	

Address of Subject Property	**City/State/Zip Code**
623 Algonquin Road	Palatine, IL 60067

Legal Description of Subject Property (see plat of survey or title)

See ALTA/NSP Survey

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

Name	Address	Legal Interest
LPC Palatine I, LP	One North Wacker Drive, Suite 1925, Chicago, IL 60606	Owner

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

See signature block below
_____
Signature Date

SUBSCRIBED AND SWORN TO before me this ____ day of _____ 20___.

_____
Notary Public Signature

Project Planner	Zoning Case #

LPC Palatine I, LP
A Delaware limited partnership

By: LPC Palatine I GP, LLC
A Delaware limited liability company
Its general partner

By: _____ Date: 01/21/2022
Aaron S. Martell, Vice President

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

VILLAGE OF PALATINE

REZONING

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): LPC Palatine I, LP (Contact: Aaron Martell)

2. Authorized Agent of Petitioner (if different):

   Name: N/A

   Address: _____

   Telephone No. _____ Business No. _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   623 Algonquin Road; Palatine, IL 60067

5. This petition is for: (check one)

   X Rezoning of currently incorporated property (within Village limits)

   _____ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: R-1 - Single Family Size of the Property: 28.557 acres

9. Proposed new zoning classification: M - Manufacturing

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

PETITIONER JUSTIFICATION:

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

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

Logistics Property Company, LLC ("LPC") plans to develop a state-of-the-art, professionally landscaped, logistics facility that would maximize the market value of the Subject Property, increase employment opportunities and bolster the tax revenue to the Village of Palatine. The current use (vacant land) and zoning of R-1 does not represent the highest and best use of the Subject Property. Given the extreme demand for Class A logistics/warehouse facilities and the proximity to other existing industrial facilities, such as Nation Pizza and other light industrial buildings to the east, a rezoning to M - Manufacturing would be a logical continuation of the surrounding land uses, and will maximize the development potential of the Subject Property

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

The proposed rezoning of the Subject Property is appropriate given the context of the surrounding properties. To the north, the site borders Algonquin Road, a five-lane divided arterial roadway. IDOT has jurisdiction over Algonquin road, and it is a designated Class II truck route. Algonquin Road's right of way ranges from 100-120 feet along the Subject Property's frontage. To the west is Saint Michael the Archangel Catholic Cemetery (Zoned R-1). With this development, LPC will construct a heavily landscaped berm along the western boundary to separate the Subject Property from the Cemetery. To the South is an existing MWRD Flood Control Basin that cannot be developed. To the east is a 100+ acre industrial business park within Schaumburg that includes Nation Pizza and Foods, Connella Distribution center, and other industrial uses comparable to the proposed project.

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

The Subject Property is not contemplated in the Village's Comprehensive Plan, due to it only being annexed into Palatine in November of 2020. However, given the industrial product immediately to the east in Schaumburg, the Subject Property's direct access to a designated truck route, its easy access to two interchanges on I-90, and the massive demand for industrial product, the proposed "M" zoning is logical and supported for this location. Although there is residentially zoned land to the west and north, the proposed berms along these property lines, combined with the natural boundary of Algonquin Road will create significant buffers and separation between the two different zoning classifications.

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

The proposed rezoning would not have an adverse effect on the use and enjoyment of adjacent properties. The industrial use is consistent with the eastern, adjacent industrial park. The traffic report demonstrates the subject property is only projected to generate a 2% increase in the volume of traffic on Algonquin Road, and it will not degrade the level of service of any surrounding intersection. Additionally, the combination of the distance from adjacent properties, significant berming and landscaping proposed by the petitioner, and the natural buffering created by the MWRD facilities surrounding the Subject Property will effectively mitigate any potential adverse effects from the proposed development on adjacent properties.

14. 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.

PETITIONER:

LPC Palatine I, LP
A Delaware limited partnership

By: LPC Palatine I GP, LLC
A Delaware limited liability company
Its general partner

By: _____ Date: 01/21/2022
Aaron S. Martell, Vice President

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

VILLAGE OF PALATINE

FINAL PLAT OF SUBDIVISION

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): LPC Palatine I, LP (Contact: Aaron Martell)

2. Authorized Agent of Petitioner (if different):

   Name: N/A

   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:
   623 Algonquin Road; Palatine, IL 60067

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

6. Current zoning of property: R-1 - Single Family Size of the property: 28.557 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

The petitioner is proposing to rezone the property from R-1 Single Family to M-Manufacturing. We are proposing to construct one (1) single story warehouse, approximately 367,000 square feet in size. The project also includes employee parking, trailer parking, loading docks, stormwater detention and significant berming and landscaping. At the Village's request, the petitioner is providing a cross-access easement to western property that may be developed in the future.

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

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: See petitioner's signature below Date: _____

State of Illinois

County of Cook

This instrument was acknowledged before me on _____, 20 ___ by

_____

_____

Notary Public

(Seal)

PETITIONER:

LPC Palatine I, LP
A Delaware limited partnership

By: LPC Palatine I GP, LLC
A Delaware limited liability company
Its general partner

By: Aaron Martell Date: 01/21/2022
Aaron S. Martell, Vice President

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): LPC Palatine I, LP (Contact: Aaron Martell)

2. Authorized Agent of Petitioner (if different):

   Name: N/A

   Address: _____

   Telephone No. _____ Business No. _____

   Email: _____

   Relationship to Petitioner: _____

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

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

   623 Algonquin Road; Palatine, IL 60067

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

6. Current zoning of property: R-1, Single Family Size of the property: 28.557 acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

The petitioner is proposing to rezone the property from R-1 Single Family to M-Manufacturing. We are proposing to construct one (1) single story warehouse, approximately 367,000 square feet in size. The project also includes employee parking, trailer parking, loading docks, stormwater detention and significant berming and landscaping. At the Village's request, the petitioner is providing a cross-access easement to western property that may be developed in the future. We are also providing added landscaping plantings and larger plan sizes that exceed code requirements.

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

1. Deviation requested from section 7.04 (d) (3) of the Zoning Ordinance to allow a two (2) foot overhang when a parking stall is adjacent to a landscaped area and thus reduce the length of these parking stalls from nineteen (19) feet to seventeen (17) feet.

2. Deviation requested from section 7.04 (d) (5) (1) of the zoning ordinance to allow sidewalk adjacent to the parking area when adjacent to accessible parking stalls. This is required to allow wheelchair / ADA access to the accessible parking stalls.

3. Deviation requested from section 12.02 (b) (1) of the Zoning Ordinance to waive the buffer requirement when adjacent to residential property. The subject site is surrounded on three sides by residentially zoned land, but the actual uses are an MWRD easement and flood control dike (east), MWRD flood control basin (south), and St. Michael the Archangel Cemetery (west). These uses provide permanent buffers for the proposed project.

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

The required documents accompany this request.

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: See petitioner's signature below Date: _____

State of Illinois
County of Cook

This instrument was acknowledged before me on _____, 20 ___by

_____

_____
Notary Public

(Seal)

PETITIONER:

LPC Palatine I, LP
A Delaware limited partnership

By: LPC Palatine I GP, LLC
A Delaware limited liability company
Its general partner

By: Aaron Martell Date: 01/21/2022
Aaron S. Martell, Vice President

Attachment: Village of Palatine Final PD SUB REZ Applications (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, March 15, 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:

1. **Final Plat of Subdivision to permit a single subdivided lot as part of a Final Planned Development;**
2. **Final Planned Development to permit warehouse/ distribution, light assembly, manufacturing, and/or corporate headquarters uses in one building; and**
3. **Rezoning to Planned Development**

The Subject Property is currently a vacant zoning lot and is generally located south and west of the intersection of Algonquin Road (IL-Route 62) and Quentin Road. The Subject Property will be zoned to Planned Development and subdivided to create a single lot of record, from several existing parcels and portions of existing parcels, commonly known as 607, 613, and 623 E. Algonquin Road, and 1825 S. Roselle Road (representing the eastern approximately 365 feet, without frontage along Roselle).

PIN #s: (02-33-401-024, 02-33-401-025, part of parcel 02-33-401-026, part of parcel 02-33-401-027, and part of parcel 02-33-400-004)

The Petitioner is requesting approval to subdivide the Subject Property to create a single lot of record and approval of a Final Planned Development and Final Plat of Subdivision to allow a new warehouse/distribution/light assembly/manufacturing building (approximately 368,000 square feet, with associated vehicle and trailer parking), and associated office uses.

The above petition has been filed by Logistics Property Company (Aaron Martell – Logistics Property Company - https://logisticspropco.com/) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-08

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 28th day of February 2022

Published in Daily Herald February 28, 2022 (4578587)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws c the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **Northwest Suburbs DAILY HERALD**. That said **Northwes Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gr Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gr Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo 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 i 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 notic 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 02/28/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Battaglia

Designee of the Publisher and Officer of the Daily Herald

Control # 4578587

Attachment: Public Notice (607, 613, and 623 E. Algonquin Road and 1825 S. Roselle Road)

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 1, 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	Absent	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 18, 2022 7:00 PM **- Accepted**

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

Minutes Acceptance: Minutes of Mar 1, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Final Planned Development - Carraig Subdivision - 274 and 286 W. Michigan Avenue -

Ms. Williams motion to open the Public Hearing, seconded by Mr. Fedota. Unanimously approved.
Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 14th, 2022 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Letter to Reinstate
2. Proposed Development Description
3. Civil Engineering Plans
4. Site Color Plan
5. Representational Elevations
6. Final Planned Development
7. Rhee Objection Email
8. Abate Objection Email
9. Public Notice

Sworn in Petitioners:
Mr. Willie Cronin, Blackwater Valley Development
Mr. John Green - Groundwork Ltd., 351 W Dundee Rd, Buffalo Grove, IL - Architect, Planner & Engineer, representing Willie Cronin

Mr. Green states the request before the Plan Commission is to reinstate the approved request from 2017, which expired in 2020. The request would construct 6 new single family homes and complete the roadway section that connects Carraig Subdivision and the Arcadia Subdivisions.
Mr. Green presented the plans and explained the proposed development. The site would be zoned to R1B and the lots sizes exceed the minimum plan sizes for R1B. He provides details to each of the drawing plans and clarifies the utility plans. The utility plans remain the same as previously submitted.
Mr. Green refers to the Paving Plan and points out the access to the retention area and states that there is access between lots 3 and 4 for maintenance access for the Village.
The grading is being matched to the Arcadia. There are a couple of overflow issues, but it is addressed and cleaned up to channel where it's supposed to go in the storm sewer system
Landscaping will be provided along the streetscapes at Michigan Ave and Prestwick drive and also around the retention facility.
The plat of Subdivision remains the same and they will be doing exactly as what was previously planned.

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Mr. Kolososki asks if the 10' side yard setbacks are being handled differently.
Mr. Green states that all side yard requirements will be met and there are no changes as the plans reference 10 feet, but compliance with the required R-1 B setbacks.

Mr. Bettenhausen asks why there are 2 grading plans.
Mr. Green states that originally the Arcadia East subdivision was not in place and 2 plans were developed in case they developed first. The plan that is in the packet is the plan that will be used for the development.
Mr. Bettenhausen questions Lot 2 grading plan and questions the overflow route. He states that it looks as if some of the water would flow to the adjacent property.
Mr. Green states that there will be a small swell and it would not be an issue.
Mr. Kolososki inquires if the project would happen this year if the plan is approved. He wonders if there any way to speed up the demolition of the existing houses.
Mr. Green states it is their intention to begin construction this year. Demolition can't begin until the MWRD modifications permit is issued, which can take 3-4 months
Chairman Dwyer asks why the MWRD permit would delay demolition of the existing structures.
Mr. Dwyer asks Mr. Vyverberg to clarify.
Mr. Vyverberg clarifies the MWRD process and that it is his understanding that an MWRD permit is not required to demolish the structures and restore the grade. He will confirm this with the Village Engineer.
Chairman Dwyer states that the condition of the lots and states that the lots are overgrown and the buildings are in poor condition. The demolition should begin ASAP.
Mr. Green states that the site will be marketed once it is reinstated and reestablished. He points out that there is also dead trees that will be addressed.
Chairman Dwyer addresses Mr. Vyverberg and states that maybe it can be added as a condition.
Mr. Vyverberg states that they still need to meet the minimum residential property maintenance, while waiting for the site development permit.
Mr. Dwyer states that the property can be inspected and determine if it conforms to the residential requirements and request it be cleaned up if not.
Mr. Vyverberg also addresses the dead trees on the property and states that the Public Works department and the arborist have already been out to inspect. The Petitioner is aware of the ongoing issues regarding the landscaping and the matter is in the adjudication process.
Mr. Fedota questions the limitation of the detention.
Mr. Green states the site has been designed to handle all of the detention on site.
He explains that the Village is reviewing the Arcadia West detention basin capacity to determine if it is sufficient to include Carraig. The Petitioner has not submitted detention calculations, which will be reviewed as part of the analysis.
Mr. Friedman has a question regarding the construction and the unique

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arrangements of the parcels coming off Michigan Ave. He asks if the earth work can happen within the North to South existing property that is part of this project or will there be heavy earth moving equipment going up and down the streets.
Mr. Green states that work would be done on the site.
Mr. Vyverberg states the summary captures the previous circumstances and the proposed plan. He explains that this was part of the Michigan Avenue Sub Area plan approved back in 2007. The plans comply with all of the zoning standards and the engineering plans were conditionally approved, subject to proposed conditions.
Chairman Dwyer addresses the 2 objector emails and explains that these have been covered and the petitioner is aware that the lots need to meet the residential standards.
Mr. Vyverberg confirms this is being addressed.

STAFF RECOMMENDATION:

The proposed subdivision was previously approved in 2017 and complies with the Michigan Avenue Sub Area Plan recommendations of the Michigan Avenue Sub-Area. The infrastructure and roadway improvements will align the surrounding subdivisions and complete the residential redevelopment on the north side of W. Michigan Avenue. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the engineering plans prepared by Groundwork LTD dated 10/03/16 and last revised 01/20/17 except as such plans may be changed to conform to Village Codes and Regulations.**
2. **All future residences shall follow the Village's R-1B zoning standards.**
3. **No privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.**
4. **A Homeowners Association shall be created for the maintenance of the detention outlot and the access easement. It shall include conditions related to the fencing restrictions noted in this recommendation and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations shall be submitted in a manner acceptable to the Village Attorney. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.**
5. **The final engineering plans shall be revised in a manner acceptable to the Village Engineer. If it is determined that the basin at Arcadia West is sufficient for the needs of the neighborhood, conditions 3 and 4 could be stricken.**

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6. **A Planned Development letter of credit in amount of $60,000 ($10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.**
7. **A Public Improvement letter of credit in the amount of $385,983.40 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.**
8. **Review fees, based upon the finally accepted EEOC shall be submitted in a manner acceptable to the Village Engineer shall be submitted.**
9. **A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the completion of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357) once the initial site development schedule is known.**
11. **MWRD, NPDES, and IEPA permits shall be submitted.**

Ms. Williams motioned to close the public hearing; seconded by Mr. Kolososki. Unanimously approved.

DISCUSSION:

Mr. Fedota states that the conditions extensively require engineering plan requirements and questions why there are no landscaping or photometric conditions.

Mr. Vyverberg states that the parkway trees are within the engineering plans and the landscaping plan for the detention basin are addressed with the MWRD permit.

Mr. Friedman requests clarification for fencing plans on the subject parcel and refers to the clause that any fencing facing the retention basin would be open wrought iron fencing. Would the clause effect existing properties.

Mr. Vyverberg states the condition is only for the subject properties

Mr. Friedman asks if the clause for safety.

Mr. Vyverberg states it is more about maintaining the free-flowing stormwater to the detention basin.

Mr. Fedota asks if the wrought iron fencing is part of the HOA requirements.

Mr. Vyverberg indicated that the condition is for Lots 1-4 for only the Subject Property.

Mr. Friedman notes that existing fences are board on board privacy fencing.

Mr. Dwyer states that when the Arcadia was developed the basin was not identified and therefore fencing was not addressed.

Mr. Fedota motioned to approve the Carraig Subdivision Final Planned

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Development; seconded by Mr. Bettenhausen. Unanimously approved.
Mr. Dwyer asked when this item will tentatively be reviewed by the Community and Economic Development Committee.
Mr. Vyverberg indicates that it is tentatively scheduled for the March 7th meeting.

Communications:
There will be a meeting on 3/15/22 for the LPC Algonquin property.
The revised minutes will be addressed at the end of the 3/15/22 meeting.

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IV. COMMUNICATIONS

V. ADJOURNMENT

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