VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● MARCH 11, 2025

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 28, 2025 7:00 PM

III. PUBLIC HEARING

1. 328 N. Plum Grove Road

   a. Special Use to permit an addition to be set back 20 feet from the front lot line, encroaching within the required 30 foot setback.

   b. Variation to permit a residential driveway to be approximately 50 feet in total width, instead of the maximum permitted 30 feet; and

   c. Variation to permit a residential driveway to be 50 feet in width within 5 feet of the property line, instead of the maximum permitted 25 feet.

   NOTE - The Petitioner revised the site plan and the driveway now complies with the Code requirements, eliminating the variations from consideration.

2. 704 W Euclid Ave

   a. Planned Development Amendment to add daycares, as a Special Use to the Regency Plaza Planned Development use lists and to permit site plan changes and a building addition to the subject building; and

   b. Special Use to permit a daycare.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● JANUARY 28, 2025

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

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 14, 2025 7:00 PM - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Rodney Bettenhausen, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Noonan, Fedota

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III. PUBLIC HEARING

1. 15 S Rose Street **- Recommend To Approve**

SU-000151-2024 – 15 S Rose Street

Notice was published in the Journal & Topics on January 9, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- **Application**
- **Proof of Ownership**
- **Plat of Survey**
- **Site Plan**
- **Elevations and Floor Plans**
- **Public Notice**

Background:
The Subject Property is zoned R-3 multi-Family and is approximately 6,050 square feet. The property was annexed into the Village in 1869 and currently consists of a single-family residence with a patio and detached garage in the rear yard.
The Petitioner is proposing to build an addition that encroaches into the required minimum side yard and rear yard setbacks. The Petitioner is requesting a Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet.

Sworn in Petitioner: DonnaLee Floeter – 3306 Hayes St, Evanston – Architect, hired by the homeowners of 15 S Rose for an addition and remodel.
Ms. Floeter states that the homeowners purchased the property last fall after relocating from Tennessee to be closer to their son and family. The home is a single-story framed house with a basement and a detached garage in poor condition. Their goal is to create a safe and comfortable living space, with an attached garage being a key component. Due to the lot's layout, any placement of an attached garage would require a special use. The proposed plan includes interior remodeling, as outlined in the submitted plans, and an attached garage to provide secure and convenient access to the home, particularly during inclement weather.
Commissioner Kolososki asks when the house was originally built. Ms. Floeter states it was built in the 1950s.
Commissioner Friedman asks if alternative solutions would require the same degree of zoning relief as the proposed plans.
Ms. Floeter explains that due to the existing house layout, the most practical placement for the attached garage is on the north side. Any attached garage configuration would require zoning relief. Alternative options placed the garage further forward but obstructed the south-facing windows of the living and dining

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rooms. The current design is intended to support aging-in-place, providing ample space for mobility within the home.
Commissioner Kolososki refers to the sliding doors shown on the plan and asks if there will be a patio.
Ms. Floeter confirms that there is an existing patio, which will remain the same size. She also notes that they have hired Bona Consulting, a civil engineering firm, to address grading and drainage concerns, as managing water flow is a critical issue that must be resolved before construction can begin.
Commissioner Roth-Wurster asks if the garage height will match the house. Ms. Floeter states that it will be about the same height or slightly shorter than the house and will remain a single-story structure.
Ms. Bremanis confirms that it is a single-story addition and will comply with the lot coverage code. She explains that there are limited options for placement without encroaching into the setbacks. The proposed lot coverage is at 49%, while the maximum allowable is 50%, meaning it remains within compliance. She also notes that the property is zoned R3, which permits this use, and that the surrounding area includes both single-family and some multi-family residences within the same zoning district.

STAFF RECOMMENDATION:
The Petitioner proposes to construct a home addition to the side and rear of the existing residence. The Subject Property has a non-conforming required rear yard setback and cannot be expanded without zoning relief. Additionally, the existing side yard setback is minimal and incorporating a functional attached garage will also require relief.

No issues were identified by Community Services or Engineering. The proposed addition is not anticipated to cause any substantial injury to the value of surrounding properties. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the DonnaLee Floeter, architect dated 12/03/2024, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. All drainage must exit the property through the front. Directing storm runoff to neighboring properties is strictly prohibited.

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

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

DISCUSSION:

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Commissioner Schubert states that he likes the design and agrees that bringing the garage forward improves safety while also allowing for more backyard space—calling it a very nice design.
Commissioner Roth-Wurster states that the standards have been met and that the design is a good idea, adding that it will be a great addition to the property.
Chairman Wood notes that the lot is small, substandard, and non-conforming, which limits options. However, the neighborhood will benefit from the project, and it will add value to the area. She emphasizes that the design stays within the lot coverage limits and will enhance the health and safety of the homeowners. She affirms that the standards have been met.
Commissioner Friedman points out that few plans reduce the impervious area on a property, but this proposal achieves that by removing the detached garage. He concludes that it will be a positive addition to the neighborhood.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, February 10, 2025.

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

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2. 1101 S Smith Street **- Recommend To Approve**

SU-000147-2024 – 1101 S Smith St

Notice was published in the Journal & Topics on January 9th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- Application
- Proof of Ownership
- Plat of Survey-Site Plan
- Elevation
- Letter of Support
- Public Notice

Background:

The Subject Property, zoned R-1 Single-Family Residential and is approximately 22,000 square feet (0.5 acres). It was annexed into the Village in 1990 and the attached garage was built in 2021 and met the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage, which now encroaches into the required minimum 15-foot side yard setback. The Petitioner is requesting approval for a Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

Sworn in petitioner: Ken Ligon – 1101 S Smith Street. & Claudette Cooper 1101 S Smith Street

Mr. Ligon states that he was unaware that a permit was required for the shed he built. He explains that the shed is located off the side of the house and is set 7 feet from the property line.

He further explains that he previously built a garage in 2021, replacing an old garage that had a shed attached to it, which was only 2 feet from the property line. He clarifies the property layout and mentions that after removing a fence, his neighbor now has access to move between the back and front of their house.

Mr. Ligon apologizes for not obtaining the necessary permits and states that the shed is used solely for storing lawn furniture. He notes that his large backyard contains a significant amount of outdoor furniture, which he previously covered with a tarp, creating an eyesore and reducing the furniture's longevity. He emphasizes that the shed has no electricity or sewer connections and is not accessible from the garage—it is strictly for storage. He adds that, being on a corner lot, the tarped furniture was highly visible and unsightly, which is why he built the shed.

Chairman Wood asked for clarification about the shed and how long Mr. Ligon had owned the house.

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Mr. Ligon responded that they've been there for 38 years. They purchased the home when it was unincorporated Cook County. There was originally a shed in the same location that was built in approximately 1988. He states that his neighbors have remained the same since Mr. Ligon's purchase of the house, although it is now the son and daughter-in-law who own the neighboring property and they are in favor of the shed.
Chairman Wood asked if, before the shed was built, there would have been another place on the property to build the shed without encroaching on the setback.
Mr. Ligon explained that it was the perfect place to build the shed due to the outdoor funiture in both the front and back yards, making it the most convenient location.
Commissioner Friedman asks if there is another shed on the property and he wonders if a better solution would have been to rotate it 90 degrees and built it off the back of the garage.
Mr. Ligon states there is a maple tree and it may have been able to be placed at the corner, but the tree branches would overhang.

Commissioner Roth-Wurster notes that the garage built in 2021 required a 15' set back and wonders why there was confusion on a permit for the shed and the setback requirements?
Mr. Ligon states he didn't realize because, in his mind, it was just a shed holding furniture.

Commissioner Schubert asks if the driveway was constructed after the shed was built or if it was always like that.
Mr. Ligon states it was always there.

Commissioner Bettenhausen asks if they thought about tearing down the shed in the back corner of the lot and getting a bigger shed.
Mr. Ligon states that the shed houses his lawn equipment and snow blowers, and the lawn furniture is too heavy to be moved to the back of the yard.

Chairman Wood states it is more of a convenience factor.
Mr. Ligon states that is correct and they just wanted to get the furniture off the patio in the winter months.
Chairman Wood views the site plan again and works to determine if there would have been any other solution.
Mr. Ligon believes the solution he has works best for him.

Commissioner Cavanaugh questions the driveway and asks if the apron was part of the garage build and approved?
Ms. Bremanis states it was and approved. Originally, they wanted a 3-car detached garage, but it was denied as it was too close to the lot line. She goes on to explain that the garage is now attached to the house – a single primary structure, not a detached garage. The shed is attached and goes into the 15' setback.

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Commissioner Cavanaugh states the garage is 15' from the setback and we allowed the driveway apron to go over.
Ms. Bremanis explains that driveways can encroach into the setback as long as they meet the requirements for maximum width and a 2' setback from the lot line, which the plans did.
Commissioner Cavanaugh states it's a large, odd-shaped driveway, and if we approved the driveway, he can understand how the homeowner may have been confused.
Ms. Bremanis clarifies that the driveway didn't need approval or relief – they only needed a building permit.

Mr. Ligon states that the previous shed had no space between the shed and the property line next to them for 35 years. He believes the new shed is a better solution, noting that the neighbor wasn't able to walk from the backyard to the front yard and now he can ride his lawn mower around the house. He added the shed at the end of the summer.

Commissioner Kolososki asks if the permit process was difficult.
Mr. Ligon states the garage permit was difficult because they didn't get what they wanted.
Commissioner Kolososki asks how he came up with the shed size.
Mr. Ligon states that he measured his furniture and built the shed so it would all fit.

Ms. Bremanis further states that lot coverage is well under what is permitted. Height meets the height requirement.

Sworn in: Mary Ann Chiro-White – 172 W Bryant Avenue.
She states that her house faces their patio. She has been here for over 40 years and these owners have done a lot of work to improve the property and is in support of their request. She states it's a beautiful structure and a beautiful house.

STAFF RECOMMENDATION:
The Petitioner constructed an addition to the existing attached garage, without obtaining the required building permit. The addition encroaches over 9 feet into the required side yard setback. The property, however, could accommodate a detached shed of the same size elsewhere in the rear yard and comply with all of the zoning requirements. Therefore, Staff recommends denial of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 12/06/2024 and elevation submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances.

2. A building permit will be required to ensure that the completed addition

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complies with applicable codes.

Commissioner Schubert asks if the request is approved and the building permit is issued, what will happen if the footings are not compatible and do not meet code. Would they have to tear it down?
Ms. Bremanis states it would have to be corrected, and the structure would have to meet building code.
Commissioner Schubert states that it may have to be removed to comply.

Commissioner Roth-Wurster asks how this came to the zoning committee and how the village was notified about this substandard structure.
Ms. Bremanis states it was noted during a new roof inspection for a roofing permit.

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

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

DISCUSSION:
Commissioner Kolososki acknowledges that the owner didn't realize the permit was needed. While not condoning the oversight, he expresses understanding that this happens often. He mentions that the shed doesn't look obnoxious and is in favor of the request.

Commissioner Cavanaugh states that he can see both sides of the situation. He acknowledges that, having been through the process before, the owner should have been aware of the permit requirement. However, he is also confused by the driveway, as it appears to encroach as well. He mentions that if the owner had come beforehand with pictures and an explanation for why the placement made sense, it might have been more clear. He points out that the shed matches the house and garage, and he understands the practicality of having it in the large backyard. Given that the furniture is heavy, he is inclined to support the request, though he remains on the fence.

Chairman Wood states that if the owner had come before the commission earlier, she would have understood the reasoning behind the shed's placement, given the heavy furniture and the convenience of having it closer to the furniture location. She suggests that maybe placing the shed behind the garage could have been a solution that conformed to the regulations. However, she notes that there was a shed there previously, which existed in a non-conforming location for many years. Since the neighbors don't object, the situation makes sense, but she questions whether the location is ultimately the right one. She remains undecided.

Commissioner Ruth-Wurster states that after considering all the factors, she

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acknowledges the need for the shed. However, she notes that she would have approved the request if it were located at a different spot on the property. She believes that with a different placement, it would have been more in line with the zoning requirements and regulations.

Commissioner Friedman states that there are other solutions that would have been code-compliant. While he appreciates the hardship of the situation, he questions whether the shed would have been approved if it had not already been built. He points out that the property was part of Cook County when the original shed was built and notes that Cook County also had building codes and setbacks, so it is unclear whether the shed would have met their codes either.
Commissioner Bettenhausen expresses difficulty with the request because the entire shed is within the setback. He believes there were other options available for placing the shed, especially given the large lot. He suggests that there were other places on the property where the shed could have been located without encroaching on the setback.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village Council on Monday February 10, 2025.

RESULT:	**RECOMMEND TO APPROVE [4 TO 3]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Wood, Kolososki, Cavanaugh, Schubert
NAYS:	Roth-Wurster, Friedman, Bettenhausen
ABSENT:	Noonan, Fedota

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3. 783 N Quentin Road - SU Restaurant w Liquor **- Recommend To Approve**

SU-000149-2024 – 783 N Quentin Rd

Notice was published in the Journal & Topics on January 9, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:
- **Application**
- **Proof of Ownership**
- **Plat of Survey**
- **Floor Plan**
- **Business Plan**
- **Public Notice**

Background:
The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira's Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. The Petitioner is requesting approval for a Special Use to permit a restaurant with liquor service and a Variation to permit 81 parking spaces instead of the required 82 spaces.

Sworn in petitioner: Gus Tselos – 450 W Wilshire Drive, Hoffman Estates, IL
Mr. Tselos states that he is the owner of the shopping center. The previous tenants vacated the space, and although he hoped to lease the space, it has remained vacant since 2021. He has now decided to update the space and open a restaurant. With 47 years of experience in the restaurant business and ownership of two restaurants in Mt. Prospect, IL, he has been in the industry since 1978. He mentions that the interior is outdated, and he has submitted plans to the building department for updates, ensuring they will meet all building code requirements. Mr. Tselos explains that the establishment will be similar to its previous use as a sports bar/pizza restaurant, offering pizza, appetizers, drinks, and televisions for sports' entertainment.
Chairman Wood clarifies that Mr. Tselos is the owner of the shopping plaza, which Mr. Tselos confirms.
Chairman Wood asks if Mr. Tselos is aware of any past noise complaints.
Mr. Tselos responds that there have never been complaints and that he has a good relationship with the surrounding neighbors. He adds that the business is located in a nice neighborhood, and he plans to run a reputable business with

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quality clientele. He states that he has a good reputation at his other restaurants and does not foresee any issues.
Chairman Wood inquires about parking.
Mr. Tselos explains that he doesn't anticipate large crowds. He notes that the other tenants in the center do not generate a significant parking demand. Additionally, he mentions that lunch hours will not be very busy, and during the anticipated busy dinner hour, the other tenants will be closed.

Chairman Wood asks if the high fencing at the back will remain and whether deliveries will cause noise issues.
Mr. Tselos confirms that deliveries will be made to the front of the restaurant, as the trucks cannot fit in the alleyway, and assures that this will not impact the surrounding neighbors. He also states that the fence will be maintained.

Commissioner Schubert asks if any options were considered to increase the parking from 81 to 82 spaces to meet code.
Mr. Tselos notes that there is an extra parking space at the dumpster area but did not plan to open it for parking. He mentions that, in the future, they may be able to open another entrance in that area for access off of Northwest Highway, but this is just an idea at the moment.

Commissioner Cavanaugh asks if there is a sign restricting the left hand turn into the parking lot off of Quentin.
Mr. Tselos states there is no sign.

Commissioner Kolososki asks if there will be any electronic games.
Ms. Tselos states only if the village allows.
Ms. Bremanis states that the village currently does not allow any additional video gaming permits at this time.

Commissioner Friedman notes that parking is based on seat count and inquired about the floorplan and seating count.

Mr. Tselos states that the floor plan may be deceiving, but they will only have what was applied for and what meets the code. He adds that the maximum capacity is 140, but they will not have that many people at any given time.

Ms. Bremanis gave an overview that the hours of operation and seating count stating that both are reduced from the previous Oak Alley tenant.

Commissioner Friedman asks if he is aware of any prior complaints regarding parking. Ms. Bremanis states the previous restaurant had no formal complaints that she's aware of.

STAFF RECOMMENDATION:
The Petitioner proposes opening a new restaurant, with liquor service, in an existing tenant space, which also previously had a restaurant and liquor service and operated similarly. The requested parking variation requires relief for one

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parking space. Given the non-conflicting peak hours of operation for the other tenants in the shopping center, Staff believes that the proposed parking variation is manageable. Additionally, the total number of proposed seats for the restaurant is reduced from the prior use. Therefore, Staff recommends approval of the requested Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the floor plan dated 9/6/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Cavanaugh states that it is the same use as before and will be a good use of the space. He does not anticipate any parking issues.

Commissioner Ruth-Wurster states that the standards have been met. It is a similar use and notes that the property owner has many years of experience.

Chairman Wood states that the property owner has experience in the business and staffing. She believes he has come up with a good solution to bring life back to the space. She adds that adding a family restaurant to that side of town, which is underserved, should be successful. It meets the standards, will increase the value, and she has no issue with the one parking spot. She does not believe this will have an impact on surrounding businesses. As the owner, he will have the interest of his tenants in mind.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 10, 2025.

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

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IV. COMMUNICATIONS

Meeting for 2/11/25 has been cancelled.

Items from previous Planning & Zoning meeting will be on the Village Council agenda for this Monday 2/3/25.

V. ADJOURNMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/11/25 07:00 PM

STAFF REPORT (ID # 9667)

328 N. Plum Grove Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Tamra Wille

PLAN NUMBER: SU-000159-2025

BACKGROUND:

The Subject Property is zoned R-2 (Single-family residential), approximately 26,139 SF (.60 acres), and contains a single-family home and two accessory structures. As existing conditions, the detached garage (functional rear yard) is legally non-conforming, as it partially encroaches into the required front yard (25-foot setback). Additionally, there is a metal shed, with a .31-foot side yard setback. With the proposed improvements, both of these structures would be removed. Subsequent to the Public Notice, the petitioner revised the site plan and the proposed driveway conforms to Code.

Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 20 feet from the front lot line, instead of the required 30 feet.**

SURROUNDING ZONING AND USES:

North: R-2, Single-Family Residential
South: R-2, Single-Family Residential
East: R-2, Single-Family Residential
West: R-2, Single-Family Residential

KEY ISSUES:

- The Petitioner is proposing to construct a 640 square-foot addition (500 SF 2-car garage and kitchen expansion) on the north side of the home. The proposed addition will be set back approximately 20 feet from the front lot line, instead of the minimum required 30-foot front yard setback.
- In addition to the proposed garage, the building addition includes upper level storage within the garage and an expanded kitchen on the ground floor.

- As part of the review of the proposed Special Use Petition and Plans, Staff reviewed the existing setbacks of surrounding properties in the area. The property directly west has an existing corner side yard setback of 20 feet and the existing garage maintains a 25-foot setback from the Sherman Street property line. The proposed front yard setback is also consistent with several properties near the subject property.

- The removal of the existing detached garage and shed would also eliminate non-conformities on the property. Both building and lot coverage are below the required 35% building and 45% lot coverage at 8% and 11%.

- The installation of the new driveway along Sherman Street will require the removal of a Pin Oak tree in the right-of-way. There is another parkway tree to the west, which would not be impacted and remain. The cost to remove the existing parkway tree would be borne by the Petitioner (See proposed condition).

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

STAFF RECOMMENDATION:

Based upon the removal of the non-conforming detached structures and in review of the existing setback characteristics of the neighborhood, Staff does not think that the proposed addition will have a negative impact on either the public health, safety, welfare or be injurious to the properties in the neighborhood. The existing home's location and 71-foot setback from Plum Grove Road also impact the location of the proposed addition. Therefore, Staff recommends approval of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition(s):

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 02/27/25 and elevation submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. Set forth by the Palatine *Subdivision, Site Development and Floodplain Regulations: Section 8.10(c)" Parkways"*, three (3) parkway trees would be required, as part of the proposed addition and removal of the existing parkway tree. The cost of removing the tree and replacing with parkway trees is borne solely by the Petitioner.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan and Foundation/Floorplan
- Elevations
- Public Notice

GISConsortium

328 N Plum Grove Road

Attachment: Aerial Map (328 N Plum Grove Rd - SU Setback)

0 100 200 ft

Print Date: 3/3/2025

Notes

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Tamra Wille

Business Name (if applicable)

Subject Property Address

328 N PLUM GROVE RD Palatine, IL 60067

Please provide a description of your proposed request:

Renovation of current home including addition of attached garage and demolition of current garage and shed. The attached garage will increase the functionality of the home by allowing residents to enter a mudroom/kitchen. It will also include the demolition of the current garage.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

Not applicable.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The addition of an attached garage will help with public safety and welfare as the current garage is not code compliant and cannot be made so because it is too close to the house. The entrance to the garage remains on the Sherman Street side of the property as it always has been. The current garage is dilapidated and a safety concern and as so will be demolished.

The use will not cause substantial injury to nearby property values. Explain:

This project will preserve the integrity and tradition of the house and the neighborhood. The improvements will enhance aesthetics of the community. New siding, windows, roofing and demolition of the current garage will be of great importance to surrounding properties in terms of positively impacting their value.

Attachment: Special Use Application (328 N Plum Grove Rd - SU Setback)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

This improvement is aligned with the above regualtions.

Attachment: Special Use Application (328 N Plum Grove Rd - SU Setback)

D: \george.jpg

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184–002845

933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

www.murrysurvey.com *info@murrysurvey.com* *Phone: (847)358–5960*

PLAT OF SURVEY

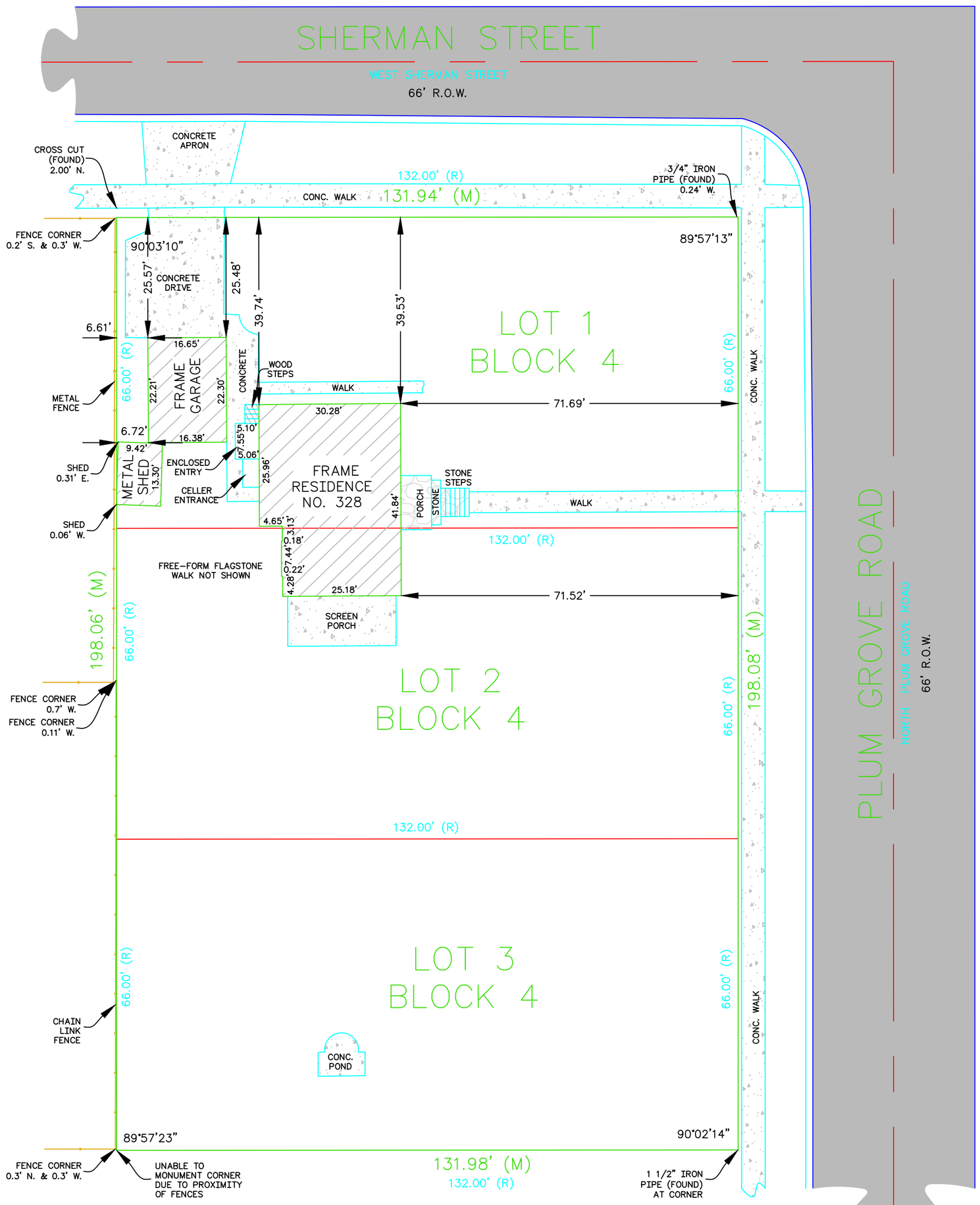
OF

LOTS 1, 2, 3 IN BBLOCK 4 IN RICHMOND'S SUBDIVISION OF BLOCK 1 (EXCEPT THE SOUTH 5 RODS AND EXCEPT THE NORTH 4 RODS OF THE WEST 16 RODS OF THE EAST 24 RODS THEREOF) IN ASSESSOR'S DIVISION OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 26,139 ± S.F. / 0.60 ACRE

N W E S

1" = 20'



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 24-1226

Survey Made For: ELMER W. TREIBER AND TAMRA WILLE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: September 13, 2024

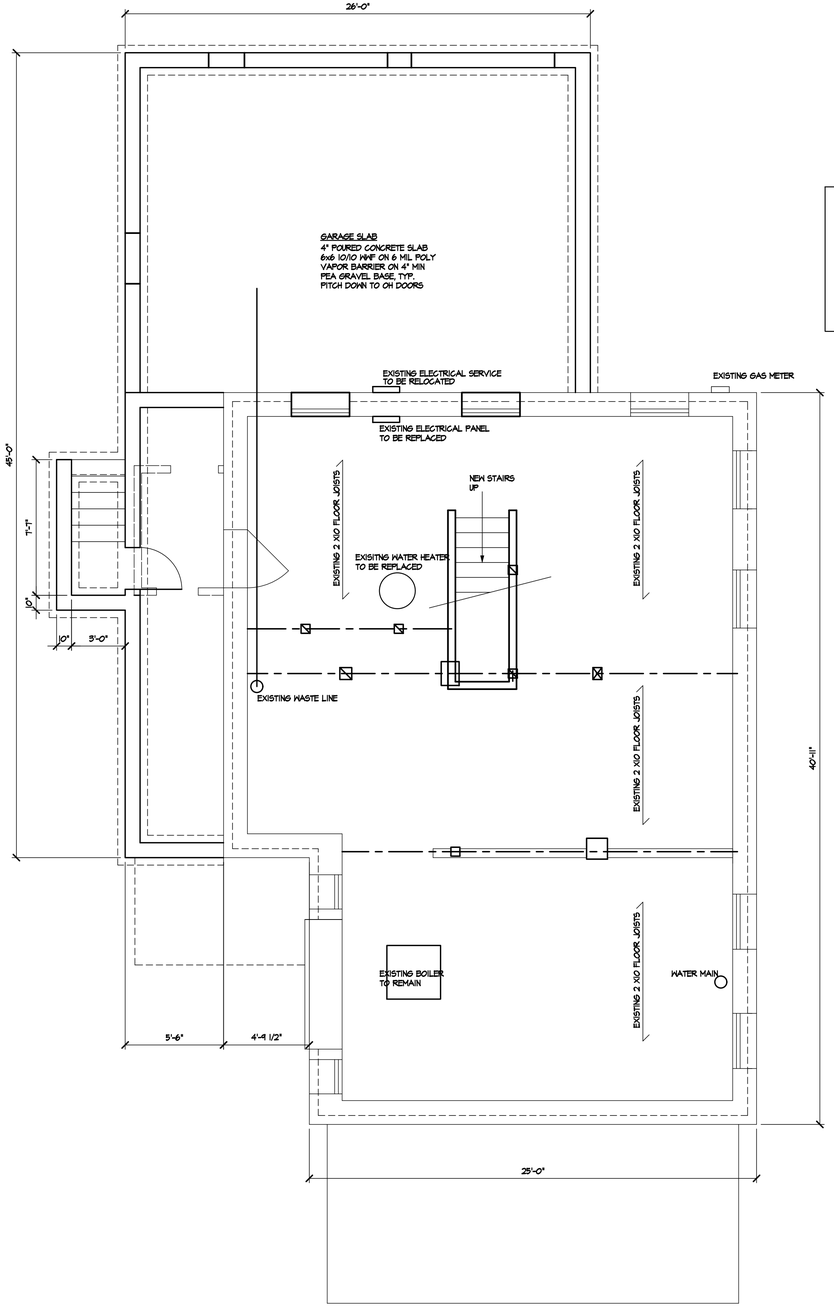
Palatine, Illinois: September 18, 2024

BARBARA C. MURRY 3529 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALATINE, IL

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2024

Project Number: 24122600
Field Book: 297L53-54
Drawing File: 24122600.dwg

Attachment: Plat of Survey (328 N Plum Grove Rd - SU Setback)



2-SP1 **FOUNDATION PLAN**
1/4" = 1'-0"

SHEET INDEX:

SP1 SITE PLAN, ZONING REQUIREMENTS, CERTIFICATION
A1 FLOOR PLANS,
A2 EXTERIOR ELEVATIONS

THESE PLANS ARE FOR PRELIM ESTIMATES ONLY EXISTING DIMENSIONS PROVIDED FOR REF ONLY

GENERAL NOTES:

DO NOT SCALE DRAWINGS!

THE CONTRACTOR SHALL INSPECT AND VERIFY ALL CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPENCIES FROM THESE DRAWINGS TO THE ARCHITECT PRIOR TO EXECUTION OF THE WORK IN QUESTION.

THE MEASUREMENTS ON THE DRAWINGS ARE REASONABLE ACCURATE AND BASED ON THE BEST DATA AVAILABLE TO THE ARCHITECT, HOWEVER IN THE EXECUTION OF THE WORK THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD.

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR A COMPLETE PROJECT AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

ANY MATERIAL OR EQUIPMENT NOT SHOWN ON THE DRAWINGS OR INDICATED IN THE SPECIFICATIONS BUT REQUIRED FOR THE COMPLETION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED AS REQUIRED.

THE PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES.

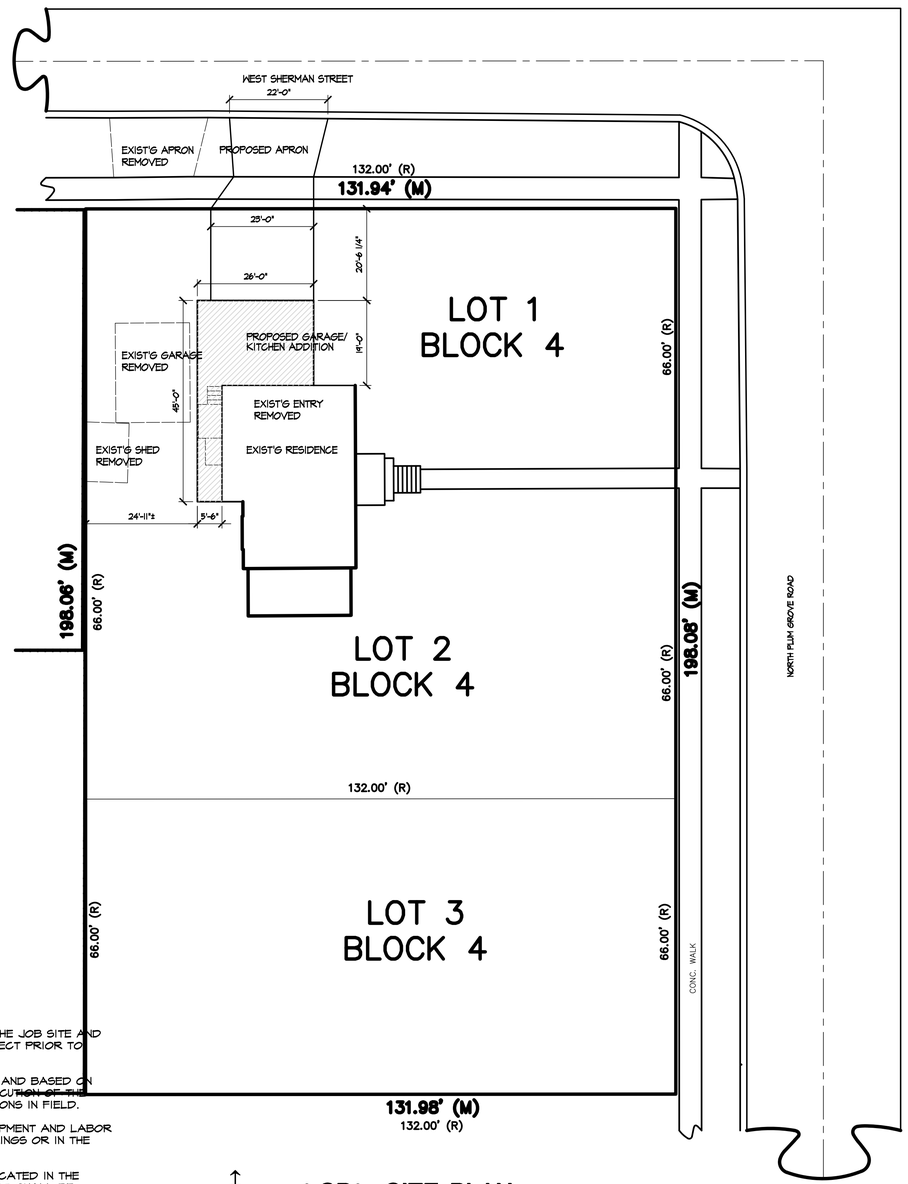
ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE, (STEEL TO BE A 36 GRADE).

ALL CONCRETE WORK TO BE IN ACCORDANCE WITH A.C.I. (3000 PSF MIN COMP. STRENGTH AT 18 DAYS).

ALL ENGINEERED FRAMING MEMBERS ARE BASED ON ENGINEERED LUMBER AS MANUFACTURED BY GEORGIA PACIFIC. WOOD I BEAMS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. LAMINATED VENEER LUMBER, LVL TO HAVE MIN. Fb = 2800 PSI, E = 2,000,000 PSI.

ALL FRAMING MEMBERS TO BE DOUGLAS FIR (E = 1,760,000) WITH A MINIMUM BENDING STRESS OF Fb = 1200 PSI.

CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DUST AND DAMAGE DURING THE ENTIRE CONSTRUCTION SCHEDULE.



1-SP1 **SITE PLAN**
1/16" = 1'-0"

CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL LOCAL AND STATE CODES AND ORDINANCES, OF THE VILLAGE OF PALATINE, ILLINOIS.

SEAL

SARAH A. PETERSEN 001-015001

Revisions:

GENERAL NOTES SITE PLAN CERTIFICATION

ADDITION/REMODEL WLLI RESIDENCE 328 PLUM GROVE RD PALATINE, ILLINOIS

S. Petersen Architects
93 Carriage Rd., N. Barrington, IL 60010
Office: 847-571-4398

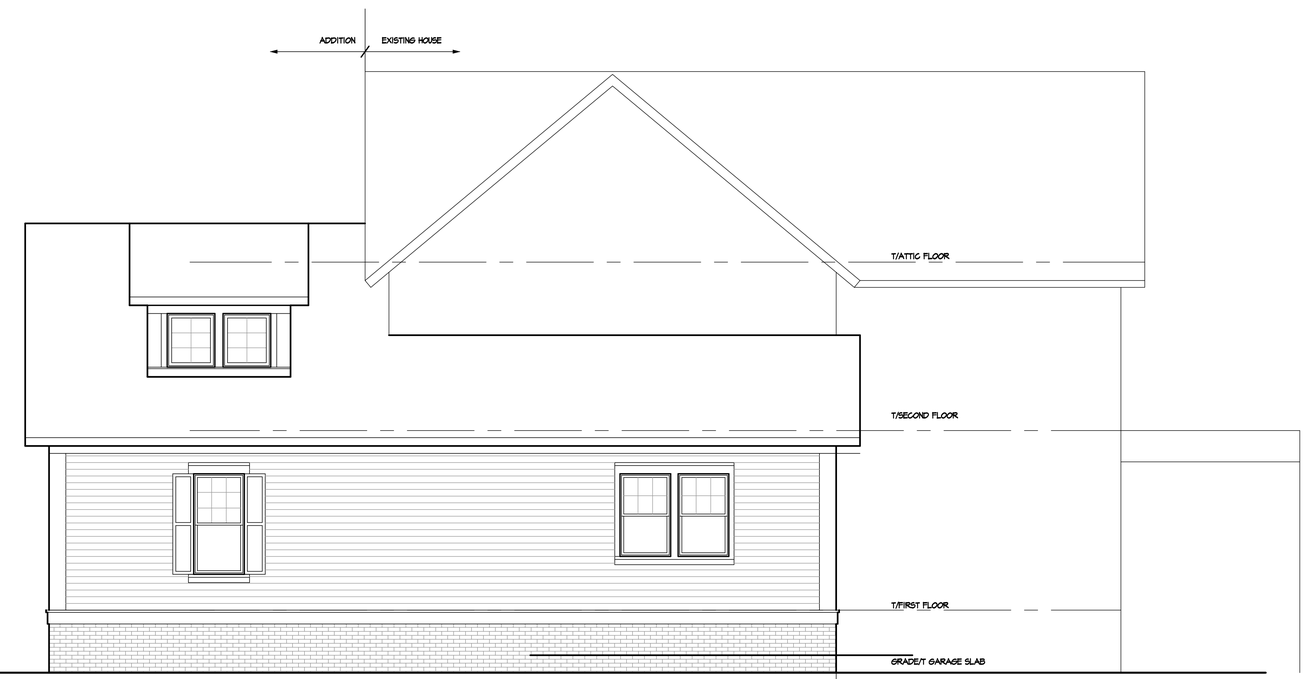
Issue Date: 15 JAN 2025
Drawn By: sap
Job Number: TW2025

SP1

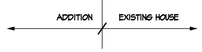
Attachment: Site Plan and Foundation/Floorplan (328 N Plum Grove Rd - SU Setback)

2-A2 EAST ELEVATION
3/16" = 1'-0"

1-A2 NORTH ELEVATION
3/16" = 1'-0"



3-A2 WEST ELEVATION
3/16" = 1'-0"



Revisions:

EXTERIOR ELEVATIONS

ADDITION/REMODEL
WILLI RESIDENCE
328 PLUM GROVE RD
PALATINE, ILLINOIS

S. Petersen Architects
93 Carriage Rd., N. Barrington, IL 60010
Office: 847-571-6398

Issue Date: 15 JAN 2025
Drawn By: sap
Job Number: TH2025

A2

Attachment: Elevations (328 N Plum Grove Rd - SU Setback)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 328 N. PLUM GROVE RD.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of FEBRUARY, A.D. 20 25., and the last publication thereof was made on the 20TH day of FEBRUARY, A.D. 20 25.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of FEBRUARY A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of FEBRUARY A.D., 20 25.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (328 N Plum Grove Rd - SU Setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/11/25 07:00 PM

STAFF REPORT (ID # 9668)

704 W Euclid Ave

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Matt Taylor, Primrose Schools

PLAN NUMBER: FPD-000152-2024

BACKGROUND:

The Subject Property is zoned Planned Development and is an outlot on a separate parcel in Regency Plaza. When initially developed, the Planned Development included a set of specific use lists. The current uses, within the plaza, are primarily retail and service uses.

The Petitioner proposes to purchase the property, expand and renovate the existing building, to include an outdoor play area. Therefore, the Petitioner is requesting:

a. Planned Development Amendment to add daycare, as a Special Use to the Regency Plaza Planned Development use lists and to permit site plan changes and a building addition to the subject building; and

b. Special Use to permit a daycare.

Surrounding Zoning/Uses:

North: Planned Development - Regency Plaza Shopping Center
South: Planned Development - Single Family Residential
East: Planned Development - Regency Plaza Shopping Center
West: Planned Development - Single Family Residential

KEY ISSUES:

Zoning and Site Design

- The Regency Planned Development operates with a specific use list, which has been amended, over time, but has never contemplated daycare uses. The proposed daycare also requires a site plan amendment to accommodate the proposed

addition and outdoor play area.

- The plans indicate the expansion of the existing building from 12,396 square feet to 15,296 square feet (approximately 2,900 square foot increase).
- The majority of the parking lot pavement to the east and the drive aisle to the south are proposed to be removed, while the existing parking lot to the west would be maintained.
- The addition is along the east side of the building. There are 4 separate outdoor play areas proposed. The play areas are fenced, with a 6-foot open style fence along the perimeter, with the interior area separated, using a 4-foot open style fence.
- The plans indicate the existing stormwater infrastructure is to be utilized.
- There is landscaping plan includes additional plantings and the maintenance of several existing trees.

Business Operations

- Primrose preschool/daycare facility would accommodate children from infant to 5 years old. There will be a total of 198 children and 26 Staff with 12 classrooms.
    - 2 Infant Rooms (6 weeks - 14 months) - 8 per classroom
    - 2 Toddler Rooms (15 months - 21 months) - 12 per classroom
    - 2 Early Preschool Rooms (24 - 35 months) - 16 per classroom
    - 1 Pathways Room (30 - 42 months) - 16
    - 2 Preschool Rooms (3 years old) - 20 per classroom
    - 2 Pre-kindergarten Rooms (4 years old) - 20 per classroom
    - Explorers Room (5 years old +) - 30
- The hours of operation will be:
    - 6:30 AM - 6:30 PM 5 days a week with no weekends.
- Parents will have designated parking spaces and will be required to bring their children into the building and sign them in.
- Per the floor plan, there will be a kitchen in the basement for food preparation.
- The proposed parking lot shows 72 parking spaces. The required parking would be 51 spaces, therefore has an excess of 21 spaces.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section

14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STANDARDS FOR ALL PLANNED DEVELOPMENTS.

All planned developments shall comply with the following general standards.

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

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

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

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

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

STAFF RECOMMENDATION:

The Petitioners are proposing to utilize the entire building and expand the building footprint at 704 W. Euclid Avenue for the proposed daycare facility. The Subject Property was approved on several occasions to operate as a restaurant. Staff sees the proposed day care use, as inconsistent with the restaurant/commercial use previously envisioned and approved for the Subject Property. Additionally, Staff believes that the daycare use is an incongruous use, with the established and identified uses within the Regency Plaza Planned Development.

Therefore, Staff recommends denial of the proposed Planned Development Amendment to allow daycare uses as a Special Use and the requested Special Use. If the Planning and Zoning Commission decide to recommend approval of the proposed Special Use, Staff recommends the following conditions:

. The Planned Development Amendment and Special Use shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

. The Special Use is granted to the Primrose Schools. Any future changes to the proposed daycare operator shall require Village Council review and approval.

. The final certificate of occupancy shall be contingent an appropriate DCFS license.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Development Plans
- Architectural Plans
- Business Plan
- Project Narrative - Special Use and Planned Development Amendment
- Regency Planned Development Ordinance(1986)
- Public Notice

GISConsortium

704 W. Euclid Avenue

0 200 400 ft

Print Date: 2/24/2025

Notes

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

Attachment: Aerial Map (704 W Euclid Ave - PD Amend Daycare)

VILLAGE OF PALATINE

FINAL PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Matt Taylor

Business Name (if applicable)

Primrose Schools

Subject Property Address

704 W Euclid Ave.

All existing land uses on the property:

Commercial - Restaurant

Property acreage and proposed land use:

1.78 acres - Daycare

Property attributes (acreage and subdivision name):

1.78 acres Regency Plaza Subdivision

Attachment: Application (704 W Euclid Ave - PD Amend Daycare)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Matt Taylor

Business Name (if applicable)

Primrose Schools

Subject Property Address

704 W Euclid

Please provide a description of your proposed request:

Proposed PUD Amendment to allow for Day Care as a Special Use. Proposed renovation of existing vacant restaurant to provide a needed service in the community, Primrose Schools, a day care facility. Scope includes building renovation and the addition of playgrounds surrounding the building.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The daycare facility is necessary at this location to address the growing demand for quality child care services within the community, offering convenience for working parents in the surrounding area. Its proximity to residential and existing schools also provides easy access for families, enhancing the overall convenience for local residents.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The daycare facility is designed with child safety as a top priority, featuring secure outdoor playgrounds. Additionally, the facility will adhere to all local health and safety regulations, ensuring a safe and well-supervised environment for children and staff.

The use will not cause substantial injury to nearby property values. Explain:

The conversion of the restaurant to a daycare facility with outdoor playgrounds will enhance the surrounding area by providing a valuable community service. This will also likely increase the attractiveness of nearby properties.

Attachment: Application (704 W Euclid Ave - PD Amend Daycare)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Proposed fencing adjacent to any drive aisles is required for safety of children within playground areas and will be aesthetically pleasing. Bollards and / or anti-ram fencing will be provided at these locations.

Attachment: Application (704 W Euclid Ave - PD Amend Daycare)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.

LEGEND

- 50.00' = MEASURED DIMENSION
- (50.0') = RECORD/DEED DIMENSION
- B.S.L. = BUILDING SETBACK LINE
- NLY,WLY = DIRECTION (ie NORTHERLY)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BDX = BUILDING CORNER TIE
- = PROPERTY LINE
- = EASEMENT LINE
- = SECTION LINE
- = DEPRESSED CURB
- = CHAIN-LINK FENCE
- = WOOD FENCE
- = METAL/COMPOSITE FENCE
- = WIRE FENCE
- = COMBINATION SEWER LINE
- = ROOF/UNDERDRAIN LINE
- = STORM LINE
- = SANITARY LINE
- = FORCE MAIN LINE
- = WATER MAIN LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND ELECTRICAL LINE
- = UNDERGROUND TELECOM LINE
- = OVERHEAD WIRES
- = TREE/BRUSH LINE
- = WETLANDS
- = FLOOD PLAIN LIMIT LINE
- = WATER LINE
- 780 = 1 FOOT CONTOURS
- LA = LANDSCAPE AREA
- = GUARD RAIL
- = OVERLAND STORMWATER FLOW
- = SURVEY MONUMENT DRIVEN
- = SURVEY NOTCH CUT
- + = FOUND CUT CROSS
- = BENCHMARK
- = SURVEY CONTROL POINT
- M = MISCELLANEOUS MANHOLE (MH)
- ST = STORM MANHOLE (STMH)
- CB = STORM CATCH BASIN (CB)
- NL = STORM INLET (NL)
- = FLARED END SECTION (FES)
- DSCO = DOWN SPOUT TO GRADE
- = RIP-RAP
- = STORM SEWER MARKER
- S = SANITARY MANHOLE (SMH)
- GT = GREASE TRAP (GT)
- LS = LIFT STATION (LS)
- CO = CLEANOUT (CO)
- = SANITARY SEWER MARKER
- CMH = COMBINATION SEWER MANHOLE (CMH)
- = FIRE HYDRANT W/AUX. VALVE
- VB = VALVE BOX (VB)
- VV = VALVE VAULT (VV)
- = WATER METER
- B-B = WATER SERVICE BUFFALO BOX (B-BOX)
- = WATER FOUNTAIN
- = WELL HEAD
- = SPRINKLER CONTROL VALVE
- = WATER MARKER
- = GAS VALVE
- = GAS METER
- = GAS MANHOLE
- = JULIE GAS MARKER
- = ELECTRICAL METER
- E = ELECTRICAL PEDESTAL
- E = ELECTRICAL MANHOLE
- = ELECTRICAL OUTLET/PULL BOX
- = JULIE ELECTRIC MARKER
- = HANDHOLE
- = DOUBLE HANDHOLE BOX
- T = TELECOM PEDESTAL
- T = TELECOM MANHOLE
- T = TELECOM VAULT
- TC = TELECOM CONTROL BOX
- = TELECOM MARKER
- = PETROLEUM MARKER
- = UTILITY POLE
- = GUY WIRE
- = LIGHT STANDARD
- = LIGHT BOLLARD
- = GROUND LIGHT
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL WITH ARM
- TS = TRAFFIC SIGNAL MANHOLE
- = DOUBLE TRAFFIC SIGNAL MANHOLE
- = SIGN
- = DOUBLE POLE SIGN
- = MAILBOX
- = BOLLARD
- = FLAG POLE
- = PAY/EMERGENCY PHONE
- = FIRE SPRINKLER CONNECTION
- = AIR CONDITIONING UNIT
- = WATER POST INDICATOR VALVE
- = SOIL BORING W/ID NUMBER
- = BASKETBALL HOOP
- = HANDICAPPED PARKING
- = RAILROAD CONTROL BOX
- = RAILROAD CROSSING GATE
- = RAILROAD SWITCH
- 700.00 = SPOT ELEVATION
- = BUSHES
- 8" = DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- 8" = CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- 7-8" = TREE CLUMP W/NUMBER-SIZE
- 756.00 / 754.00 = RIM ELEVATION / INVERT ELEVATION
- = BUILDING LIMITS
- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = GRAVEL SURFACE
- = BRICK PAVERS
- = WOOD SURFACE
- = STONE PAVERS
- = HANDICAP DOME INSERT (UNLESS NOTED OTHERWISE)

REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. BEARINGS ARE GEODETIC BASED ON FOUND MONUMENTATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE), AND THE FINAL PLAT OF SUBDIVISION.
3. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LID MARKINGS AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. ADDITIONAL UNDERGROUND UTILITY LINES MAY EXIST, AND MAY NOT BE SHOWN HEREON, AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCY, SUCH AS 811, J.U.L.I.E. OR D.I.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEM HEADS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL IMPROVEMENTS ON THE PROPERTY IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION INCLUDED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. NO APPARENT ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY.
9. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS NO DIRECT ACCESS FROM EUCLID AVENUE OR QUENTIN ROAD; INDIRECT ACCESS FROM EUCLID AVENUE AND QUENTIN ROAD IS THROUGH THE INTERNAL CIRCULATION OF REGENCY PLAZA SHOPPING CENTER. (SEE TITLE DOCUMENTS FOR PARTICULARS)
11. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

SITE BENCH MARK #1:
CUT SQUARE ON CONCRETE LIGHT POLE BASE APPROXIMATELY 84' NORTHERLY OF THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

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1-800-892-0123

TITLE COMMITMENT INFORMATION

CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ORDER NUMBER 24GSA894154LP, HAVING A COMMITMENT DATE OF AUGUST 14, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THE NUMBERS BELOW REFERENCE THE SCHEDULE B, PART 2 ITEM FOUND IN TITLE COMMITMENT. (NOTE: ITEMS 1-16 AND 26 ARE GENERAL EXCEPTIONS, EXCEPTIONS RELATED TO TAXES, FINANCES, LIEN RIGHTS, OR NOTES FOR INFORMATION THAT ARE NOT SURVEY RELATED)

17. THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA, DATED APRIL 27, 1987 AND RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252158, RELATING IN PART TO CONSTRUCTION, MAINTENANCE, AND MATERIALS. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
18. THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT AND INDEMNITY AGREEMENT RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252155 PERTAINING TO THE WATER, SANITARY AND STORM SEWER FACILITIES LOCATED ON THE LAND, AND THE PROVISIONS RELATING THERETO. ALSO AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
19. **THE SUBJECT PROPERTY DOES NOT APPEAR TO BE SUBJECT TO THE VACATION OF PART OF QUENTINS ROAD ALSO KNOWN AS QUENTIN ROAD WHICH WAS RECORDED MARCH 25, 1980 AS DOCUMENT NO. 25401562. DOCUMENT APPEARS INCOMPLETE, HOWEVER, VACATION DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY. (SEE DOCUMENT FOR PARTICULARS)**
20. **THE SUBJECT PROPERTY IS PURPORTEDLY SUBJECT TO THE 12 INCH WATERMAIN LOCATED IN THE VACATED PORTION OF QUENTIN ROAD AS DISCLOSED BY UTILITY LETTER DATED JANUARY 17, 1985 FROM VILLAGE OF PALATINE, HOWEVER, VACATION IN ITEM 19 ABOVE DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY AND MAY NOT BE SUBJECT TO SAID LETTER. LETTER NOT PROVIDED OR REVIEWED BY THIS SURVEYOR TO CONFIRM. (SEE DOCUMENT FOR PARTICULARS)**
21. THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT KNOWN AS REGENCY PLAZA PLANNED DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 5, 1986 AS DOCUMENT NO. 86581711. AMENDED BY ORDINANCE PASSED SEPTEMBER 24, 1990, A COPY OF WHICH WAS RECORDED OCTOBER 17, 1990 AS DOCUMENT NO. 90508290. AMENDED BY ORDINANCE PASSED DECEMBER 27, 1994, A COPY OF WHICH WAS RECORDED JANUARY 9, 1995 AS DOCUMENT NO. 95013825. AMENDED BY ORDINANCE NO. O-258-04, PASSED DECEMBER 6, 2004, A COPY OF WHICH WAS RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. 0435727024. AMENDED BY ORDINANCE NO. O-105-05, PASSED JUNE 6, 2005, A COPY OF WHICH WAS RECORDED JUNE 17, 2005 AS DOCUMENT NO. 0516855143. AMENDED BY ORDINANCE NO. O-38-07, PASSED APRIL 2, 2007, A COPY OF WHICH WAS RECORDED MAY 3, 2007 AS DOCUMENT NO. 0712349189. AMENDED BY ORDINANCE NO. O-148-09, PASSED DECEMBER 14, 2009, A COPY OF WHICH WAS RECORDED MARCH 3, 2010 AS DOCUMENT NO. 1006249034. AMENDED BY ORDINANCE NO. O-147-10, PASSED DECEMBER 13, 2010, A COPY OF WHICH WAS RECORDED DECEMBER 20, 2010 AS DOCUMENT NO. 1035449017. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS (SEE DOCUMENTS FOR PARTICULARS)

[22] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 91608060. (SEE DOCUMENT FOR PARTICULARS)

23. **THE SUBJECT PROPERTY IS NOT SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 1, 2005 AS DOCUMENT NO. 0533503033. SITE LIES OUTSIDE OF SUBJECT PROPERTY BOUNDARY LINES. (SEE DOCUMENT FOR PARTICULARS)**

[24] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JULY 1, 2022 AND RECORDED JULY 5, 2022 AS DOCUMENT NO. 2218615045, MADE BY REGENCY RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RELATING IN PART TO GRANT OF EASEMENTS; MAINTENANCE AND REPAIR; ADDITIONAL OPERATIONS PROVISIONS; LOT IMPROVEMENTS AND RESTRICTIONS; COVENANTS ON USE; SIGNAGE AND LIGHTING; CONDEMNATION; DAMAGE AND CASUALTY; RUNNING OF BENEFITS AND BURDENS; SUBDIVISIONS; TRANSFERS BY OWNER; INDEMNITY; AND MISCELLANEOUS PROVISIONS. INGRESS/EGRESS ACCESS DRIVE EASEMENT IS BLANKET IN NATURE OVER THE PAVED DRIVES FROM THE TWO ENTRANCES ON EUCLID AVENUE THAT MERGE INTO THE PAVED DRIVE FROM THE SOUTHERLY ENTRANCE ON QUENTIN ROAD. CROSS ACCESS/PARKING EASEMENT IS BLANKET IN NATURE OVER ALL PAVED AREAS USED FOR VEHICULAR TRAFFIC OR PARKING WITHIN REGENCY PLAZA SHOPPING CENTER. UTILITY EASEMENT IS BLANKET IN NATURE OVER ALL PARTS OF THE PROPERTY NOT OCCUPIED BY A BUILDING. (SEE DOCUMENT FOR PARTICULARS)

25. THE SUBJECT PROPERTY IS SUBJECT TO THE ACCESS NOTES AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025: LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE, ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS AND AERIAL PHOTOGRAPH OF SITE IMPROVEMENTS. (SEE DOCUMENT FOR PARTICULARS)

ALTA/NSPS LAND TITLE TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. THE ASSOCIATED PIN NUMBERS AND ADDRESSES FOR THE SUBJECT PROPERTY AS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK ARE AS FOLLOWS:

PIN NUMBER:	ADDRESS:
02-27-301-008	704 W. EUCLID AVE., PALATINE, IL 60074

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17031C0183J, WITH A MAP EFFECTIVE DATE OF 08/19/2008, THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS: ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.
4. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 77,437.36 SQUARE FEET (1.777 ACRES), MORE OR LESS.
5. VERTICAL RELIEF IS SHOWN HEREON BASED ON A GROUND SURVEY, WITH CONTOUR INTERVALS AS SHOWN. DATUM AND ORIGINATING BENCH MARK IS PROVIDED HEREON.

7a. EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON.

7b1. THE SQUARE FOOTAGE OF THE BUILDING FOOTPRINT AT GROUND LEVEL IS 10,513 SQUARE FEET.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS) LANDSCAPED AREAS ARE OPEN TO INTERPRETATION AND MAY NOT BE SHOWN OR IDENTIFIED HEREON IF NOT CLEARLY DEFINED BY SUBSTANTIAL FEATURES.
9. 101 IDENTIFIABLE PAINTED PARKING SPACES, INCLUDING 6 MARKED HANDICAP PARKING ONLY, WERE OBSERVED AT THE TIME OF THIS SURVEY.

11.a NO PRIOR PLANS WERE PROVIDED TO THIS SURVEYOR FOR USE IN DETERMINING UNDERGROUND UTILITIES.

14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS INDICATED AND DIMENSIONED HEREON.

19. SIGHT ON SOLUTIONS, INC. CARRIES $2M COVERAGE ON OUR PROFESSIONAL LIABILITY INSURANCE; CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: PRIMROSE SCHOOL FRANCHISING COMPANY LLC; LENDER WITH A CONTRACTUAL OBLIGATION UNDER A LOAN AGREEMENT WITH THE PROPOSED INSURED; 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, 5, 7a, 7b1, 8, 9, 11a, 14, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2024.

DATE OF PLAT OR MAP: OCTOBER 25, 2024

IL PROF LAND SURVEYOR #3520; EXP. NOVEMBER 30, 2024
DESIGN FIRM REG.#184.005510; EXP. APRIL 30, 2025
SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS OF TABLE A ITEMS SHOWN ON THIS SURVEY.

MICHAEL S. ULIBARRI 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LAKE ZURICH, ILLINOIS

ORIGINAL SURVEY IS IN COLOR

"WE GET CORNERS OTHER PEOPLE CUT"
LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING,
SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE
SIGHT ON SOLUTIONS, INC.
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.
Surveyor's email: mikeu@sightonsolutions.com

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
704 W. EUCLID AVENUE
PALATINE, ILLINOIS

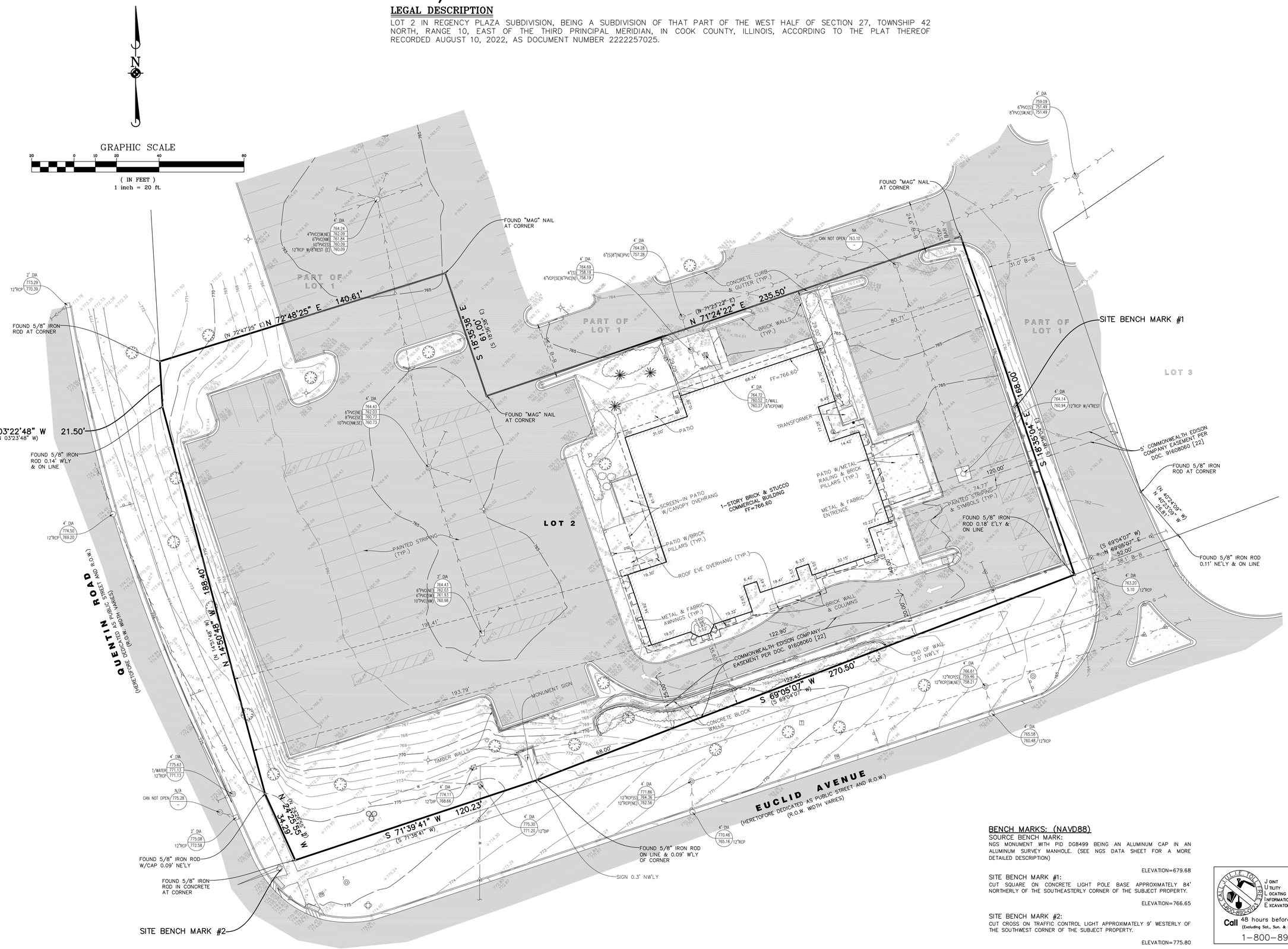
SHEET 1 OF 2
SOS#: 24168

Attachment: Plat of Survey (704 W Euclid Ave - PD Amend Daycare)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.



BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

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ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

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DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.

Surveyor's email: mikeu@sightonsolutions.com

"WE GET CORNERS OTHER PEOPLE CUT"
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PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

704 W. EUCLID AVENUE

PALATINE, ILLINOIS

SHEET 1 OF 2

SOS#: 24168

Attachment: Plat of Survey (704 W Euclid Ave - PD Amend Daycare)

SITE DEVELOPMENT PLANS

FOR

PRIMROSE SCHOOLS

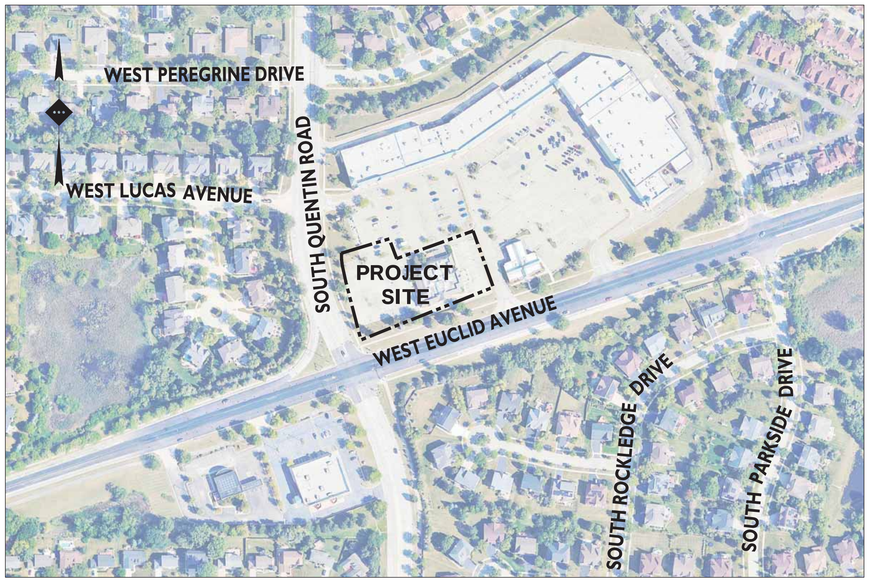
PROPOSED CHILDCARE CENTER

PID: 02-27-301-008-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

SOURCE: USGS MAPPING SYSTEM

LOCATION MAP

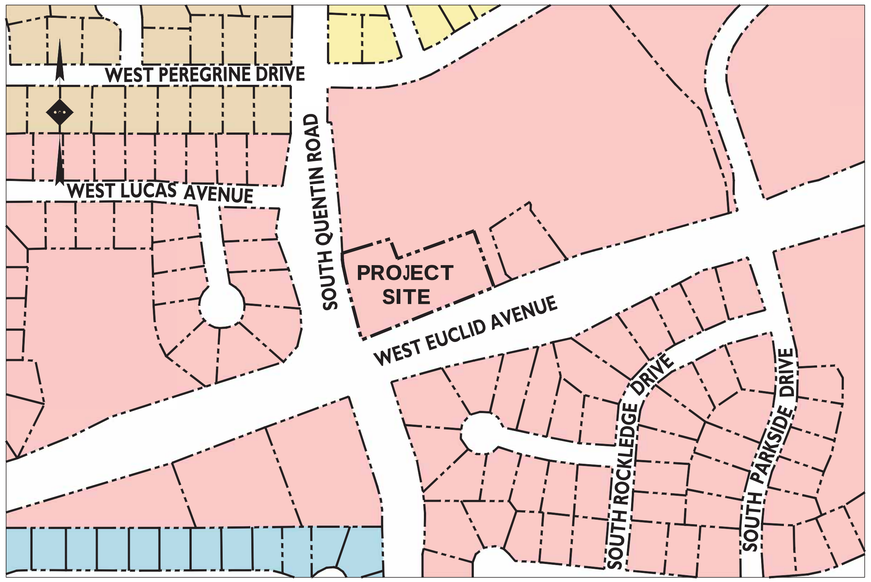
SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: VILLAGE OF PALATINE OFFICIAL ZONING MAP

ZONING KEY

- P: PLANNED DEVELOPMENT DISTRICT
- R-2: SINGLE-FAMILY DISTRICT
- R-1B: SINGLE-FAMILY DISTRICT
- R-2: SINGLE FAMILY RESIDENTIAL DISTRICT (ROLLING MEADOWS)

ZONING MAP

SCALE: 1" = 200'±

PLANS PREPARED BY:

STONEFIELD engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

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PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA / NSPS LAND TILE SURVEY PREPARED BY SIGHT ON SOLUTIONS, INC DATED: 10/25/24
   - ARCHITECTURAL PLANS PREPARED BY ADA ARCHITECTS DATED 11/21/2024
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
   - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING, DRAINAGE AND UTILITY PLAN	C-4
DRAINAGE AREA MAPS	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7
LANDSCAPING DETAILS	C-8
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-9
CONSTRUCTION DETAILS	C-10

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE & TOPO SURVEY	1 OF 2
ALTA / NSPS LAND TITLE & TOPO SURVEY	2 OF 2

APPLICANT

PRIMROSE SCHOOLS
MATT TAYLOR
3200 WINDY HILL RD SE
ATLANTA, GEORGIA 30339
615-901-9015
MTAYLOR@PRIMROSESCHOOLS.COM

OWNER

REGENCY RETAIL LLC
1 PARKVIEW PLAZA DRIVE #9TH
OAKBROOK TERRACE, IL 60181

ARCHITECT

ADA ARCHITECTS
MARISSA STADLER
17710 DETROIT AVENUE
LAKEWOOD, OHIO 44107
216-521-5134
MSTADLER@ADAARCHITECTS.COM

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS
PRIMROSE SCHOOL
PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062.065027
ILLINOIS LICENSE NO. 62.065027
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

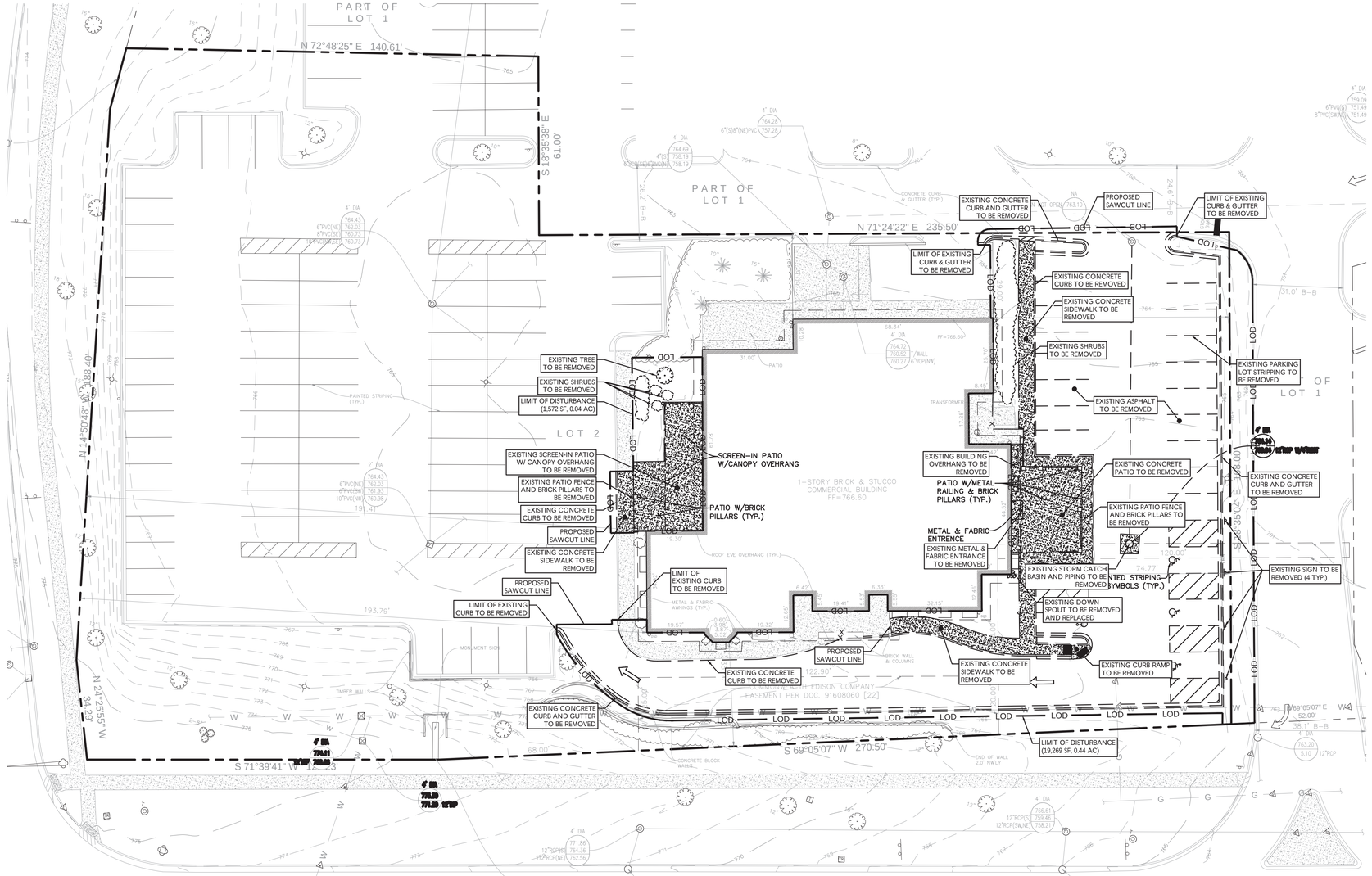
SCALE: AS SHOWN | PROJECT ID: DET-240410

TITLE: COVER SHEET

DRAWING: C-1

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

V:\DET\DOCS\DET-240410 PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOT\SDP-XL-COVER.DWG



SYMBOL	DESCRIPTION
– — – — –	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

811

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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-009-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

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ILLINOIS LICENSE NO. 62.066067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:

DEMOLITION PLAN

DRAWING:

C-2

V:\DET\2024\DET-240410\PRIMROSE SCHOOL'S - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOTS\P-ID DEMO.DWG

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

LAND USE AND ZONING

PARCEL ID: 02-27-301-008-0000		
PLANNED DEVELOPMENT DISTRICT (P)		
PROPOSED USE		
CHILD CARE CENTER	SPECIAL LAND USE[1]	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	N/A	1.78 AC (11,437 SF)
MINIMUM LOT WIDTH	N/A	390.7 FT
MAXIMUM FLOOR AREA RATIO	N/A	COMPLIES
MINIMUM GREEN AREA	N/A[2]	COMPLIES
MAXIMUM BUILDING HEIGHT	N/A	18.0 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	N/A	36.0 FT
MINIMUM SIDE YARD SETBACK	N/A	9.3 FT
MINIMUM REAR YARD SETBACK	N/A	29.0 FT
RIGHT OF WAY PARKING SETBACK	5 FT	5.0 FT
ADJACENT PARCEL PARKING SETBACK	2 FT	0.0 FT (EN)
CORNER CLEARANCE	20 FT	COMPLIES
BUILDING PROJECTIONS INTO ALL YARDS	3 FT	0.0 FT

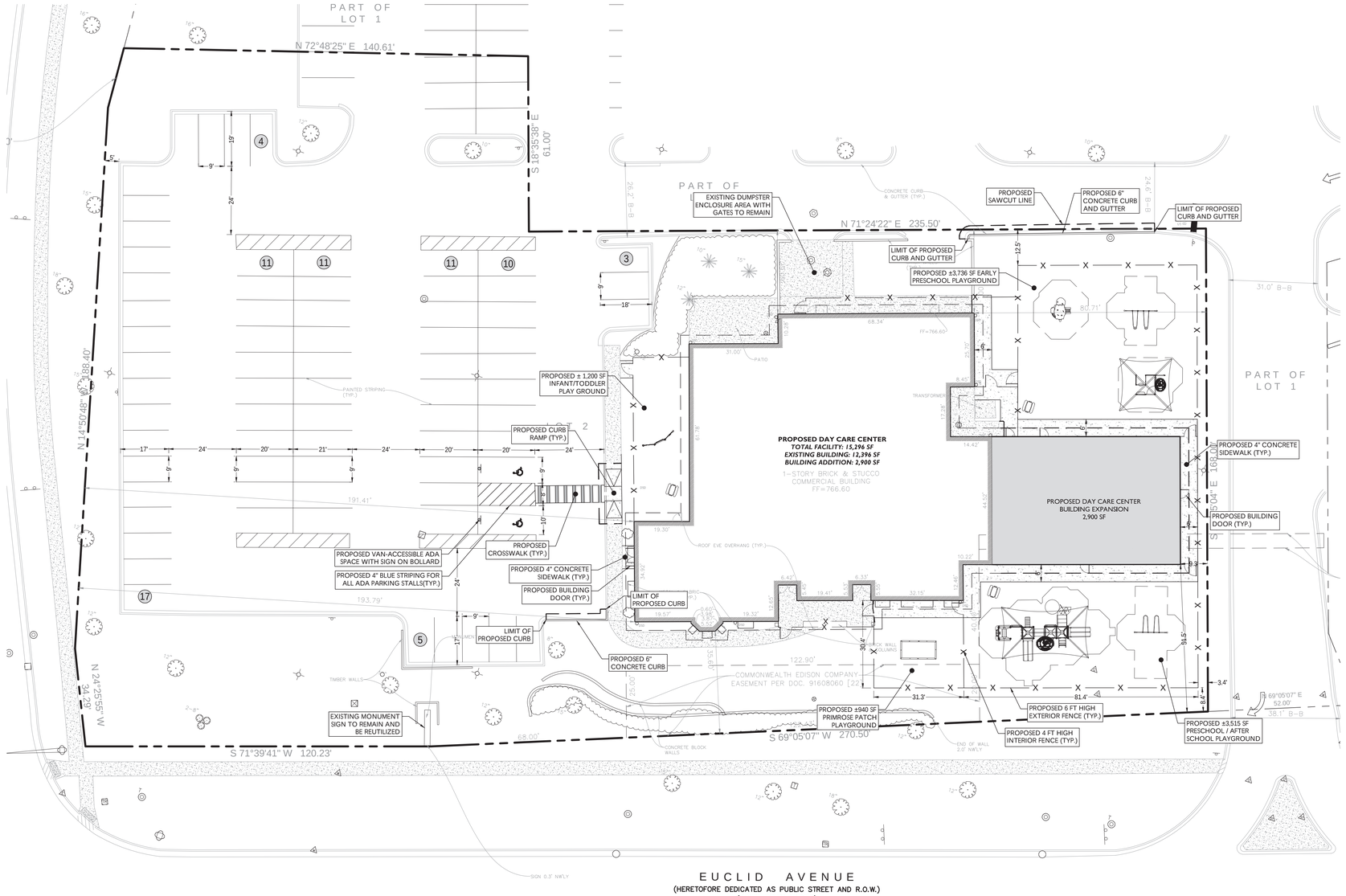
(1) PLANNED DEVELOPMENT TO BE AMENDED TO INCLUDE CHILDCARE AND OUTDOOR PLAYGROUND AS A SPECIAL LAND USE PRIOR TO PLANNING APPROVAL

(2) THE PROPOSED DEVELOPMENT SHALL ATTEMPT TO PRESERVE AS MUCH OPEN SPACES AS POSSIBLE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 7.03.b.1	**BUSINESS & RETAIL:** 1 SPACE PER 300 SF GROSS FLOOR AREA (15,296 SF)(1 SPACE/300 SF) = 51 SPACES	72 SPACES
§ 7.04.d.3.a	90° PARKING: 9 FT X 19 FT W/ 25 FT AISLE	9 FT X 17 FT W/ 24 FT AISLE (EN)

(EN) EXISTING NON-CONFORMITY



SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED FENCE
- PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL
PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER — CHARLES D. OLIVO — 062.056067 — ILLINOIS LICENSE NO: 62.056067 — CHARLES D. OLIVO, P.E. — LICENSED PROFESSIONAL ENGINEER — STATE OF ILLINOIS

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

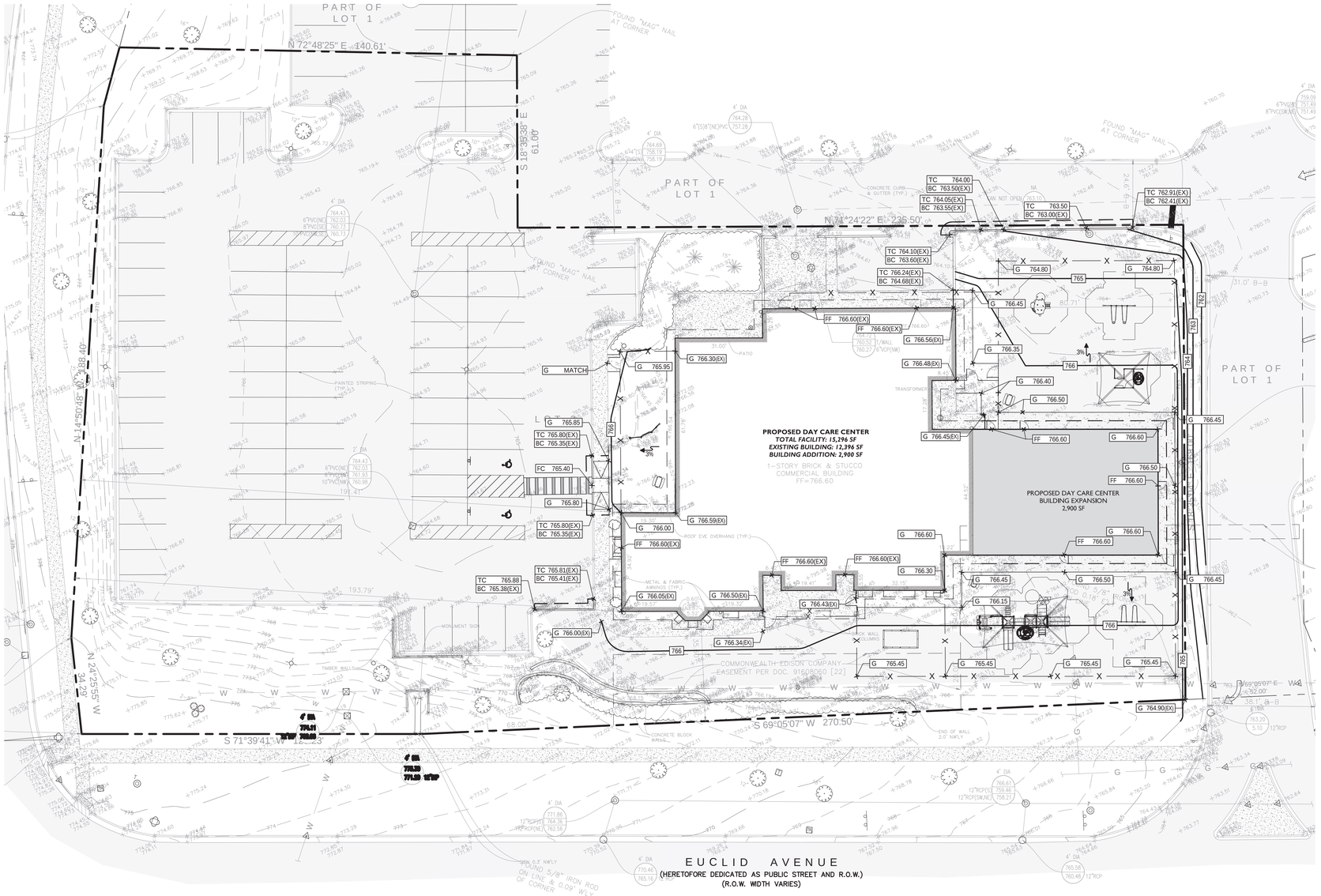
TITLE: SITE PLAN

DRAWING: C-3

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

V:\DET\2024\DET-240410\PRIMROSE SCHOOL'S - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\DWG\TOP-SD-SITE.DWG

EXISTING STORMWATER INFRASTRUCTURE AND UTILITY CONNECTIONS TO REMAIN AND BE REUTILIZED. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-009-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062.065067
ILLINOIS LICENSE NO: 62.065067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

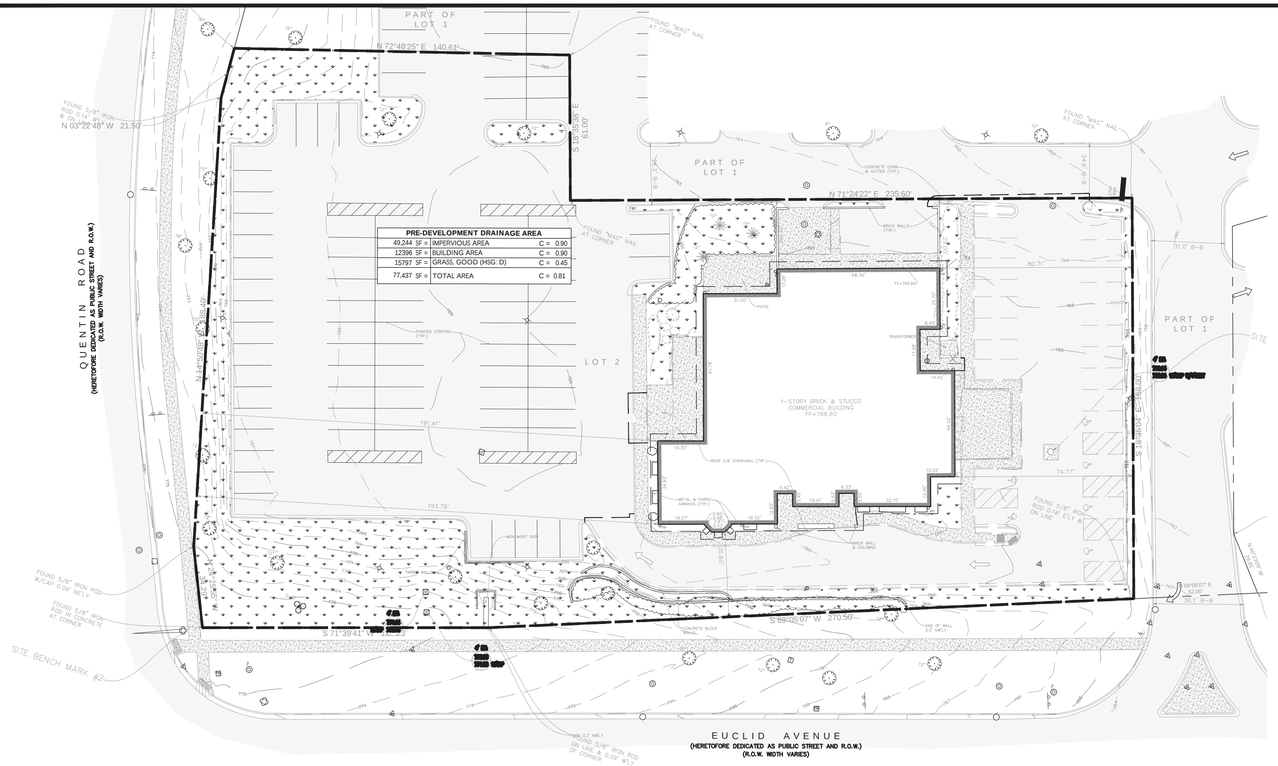
SCALE: 1" = 20' | PROJECT ID: DET-240410

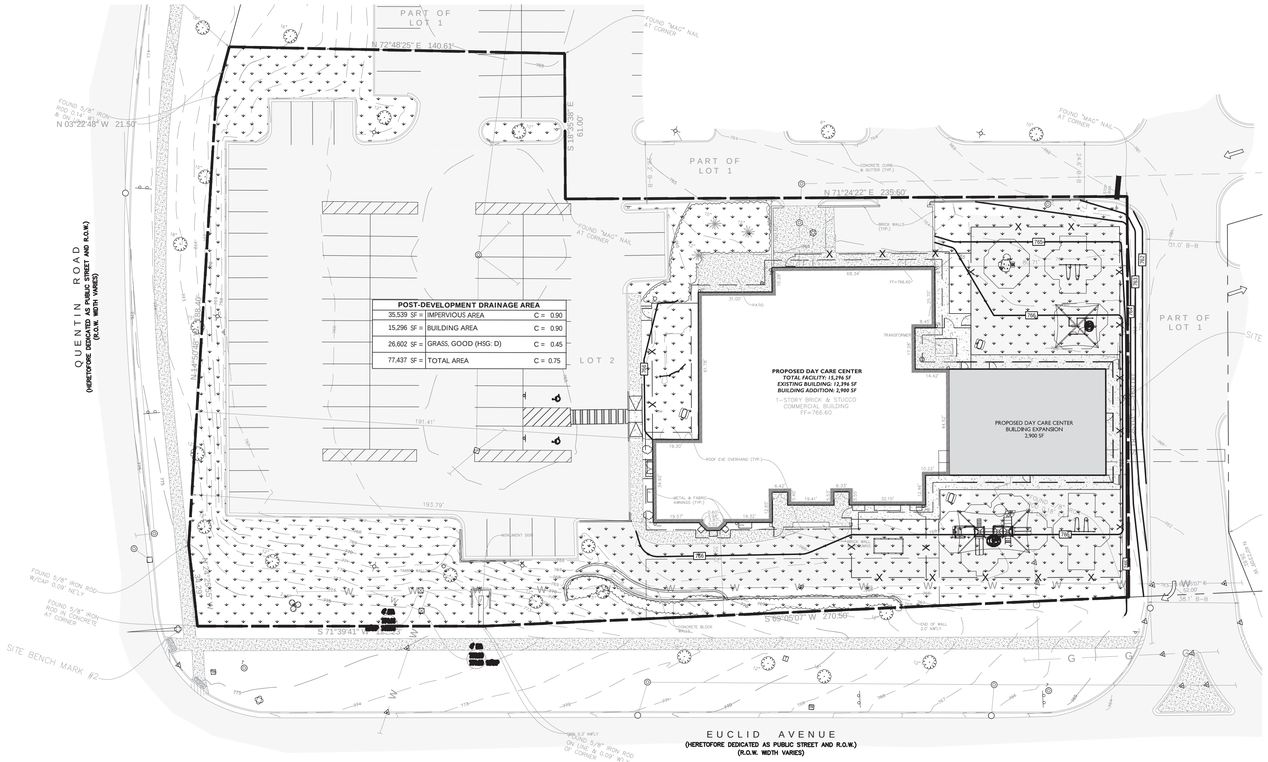
TITLE: GRADING, DRAINAGE & UTILITY PLAN

DRAWING: C-4

V:\DET\2024\DET-240410-PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOTS\SP-04-GRAD-TITRA-UTIL.DWG

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)





SYMBOL	DESCRIPTION
	PROPERTY LINE
	DRAINAGE AREA
	PERVIOUS AREA

PER METROPOLITAN WATER RECLAMATION DISTRICT WATERSHED MANAGEMENT ORDINANCE - DETENTION FOR NEW DEVELOPMENT MAY BE DEFERRED UNTIL THE AGGREGATE DEVELOPMENT ON THE PROPERTY HOLDINGS, SINCE THE EFFECTIVE DATE OF THE WMO (MAY 1, 2014), EXCEEDS 0.50 ACRE.

THE EXISTING MWRD-REQUIRED DETENTION MUST BE MAINTAINED IN PERPETUITY, REGARDLESS OF THE SIZE OF THE PROPOSED DEVELOPMENT. THIS INCLUDES PARKING LOT PONDING UNDER MWRD PERMIT NOS. 1990-0156 AND 1995-0316.

SITE RUNOFF SUMMARY

Q = C*I*A	PRE-DEVELOPMENT	POST-DEVELOPMENT
C (VALUE)	0.81	0.75
I (INTENSITY)*	6.48 IN/HR	6.48 IN/HR
A (AREA)	1.78 AC	1.78 AC
Q (FLOW RATE)	9.34 CFS	8.65 CFS

* FOR THE 10-YEAR STORM, ASSUMING TIME OF CONCENTRATION = 10 MINUTES

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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SITE DEVELOPMENT PLANS

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PROPOSED DAY CARE

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704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

ILLINOIS LICENSE NO. 62.066027
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:
DRAWING:

DRAINAGE AREA MAPS

C-5

V:\DET\DOCS\DET-240410\PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PDF\DET\SDP-05-DRNG.DWG

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	CONTROL	IES FILE
	A	6	SMALL DIE CAST AREA LIGHT - FULL CUTOFF @ 18 FT. (EXISTING LIGHT POLE & FIXTURE)	-	0.9	LED THE SPOT	-	TL-DCS-DCSB1AA3.ies

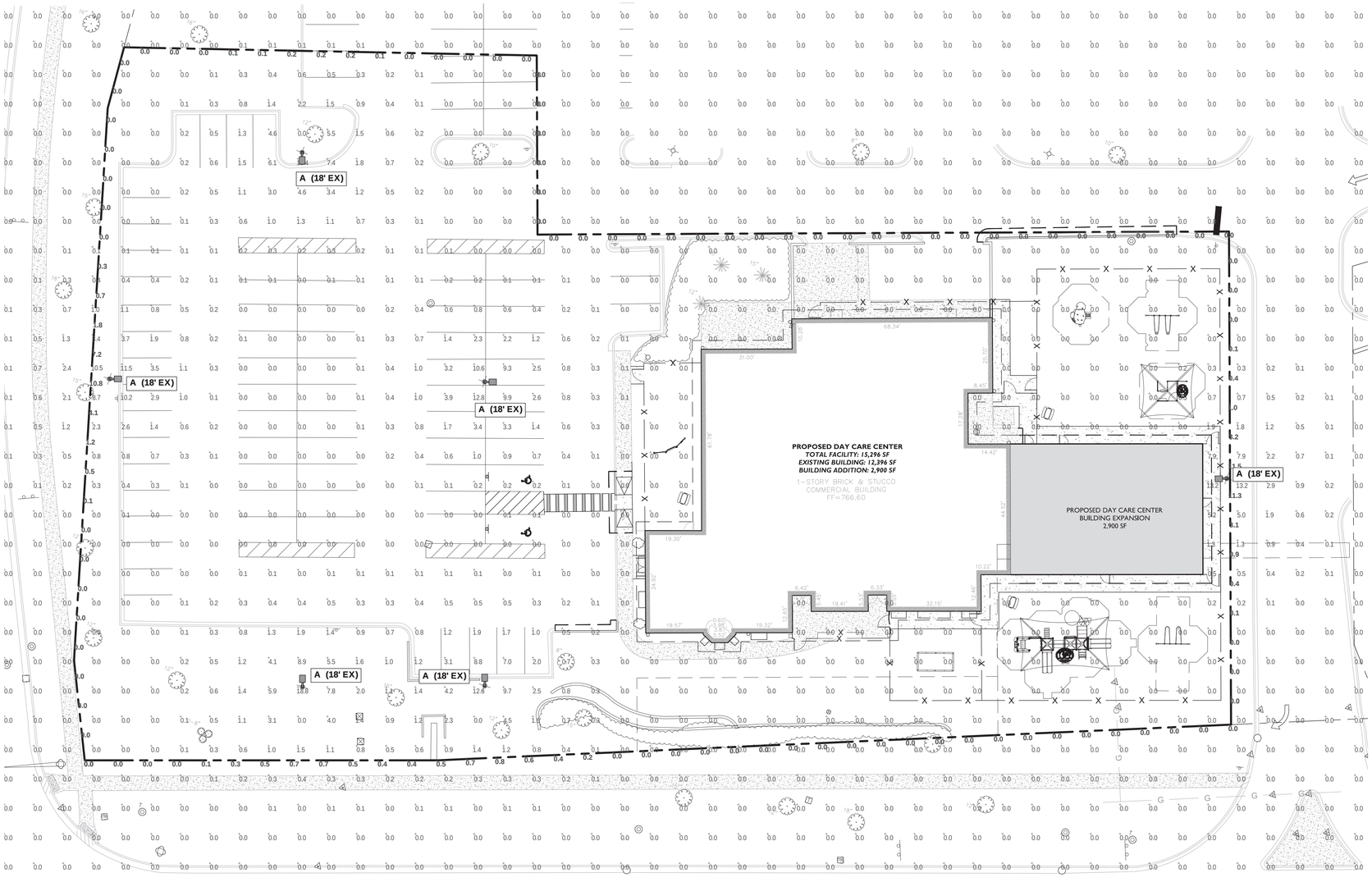
OUTDOOR LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 6-8.1.A.3.A	MAXIMUM PROPERTY LINE INTENSITY: 2.0 FC	11.5 FC (EN)
§ 6-8.1.A.3.B	MINIMUM AVERAGE FC: 0.15 FC TO 0.6 FC	0.66 FC

(EN) EXISTING NON-CONFORMITY

LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	0.66 FC	0.0 FC	13.8 FC
PROPERTY LINE	0.53 FC	0.0 FC	11.5 FC



SYMBOL	DESCRIPTION
	PROPERTY LINE
A (XX' EX)	EXISTING LIGHTING FIXTURE (MOUNTING HEIGHT)
+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	EXISTING AREA LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

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704 W. EUCLID AVENUE
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CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:

LIGHTING PLAN

DRAWING:

C-6

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

V:\DET\DESIGN\7 DAYS\PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\EXISTING\EX-LIGHT.DWG

LANDSCAPING AND SCREENING REQUIREMENTS

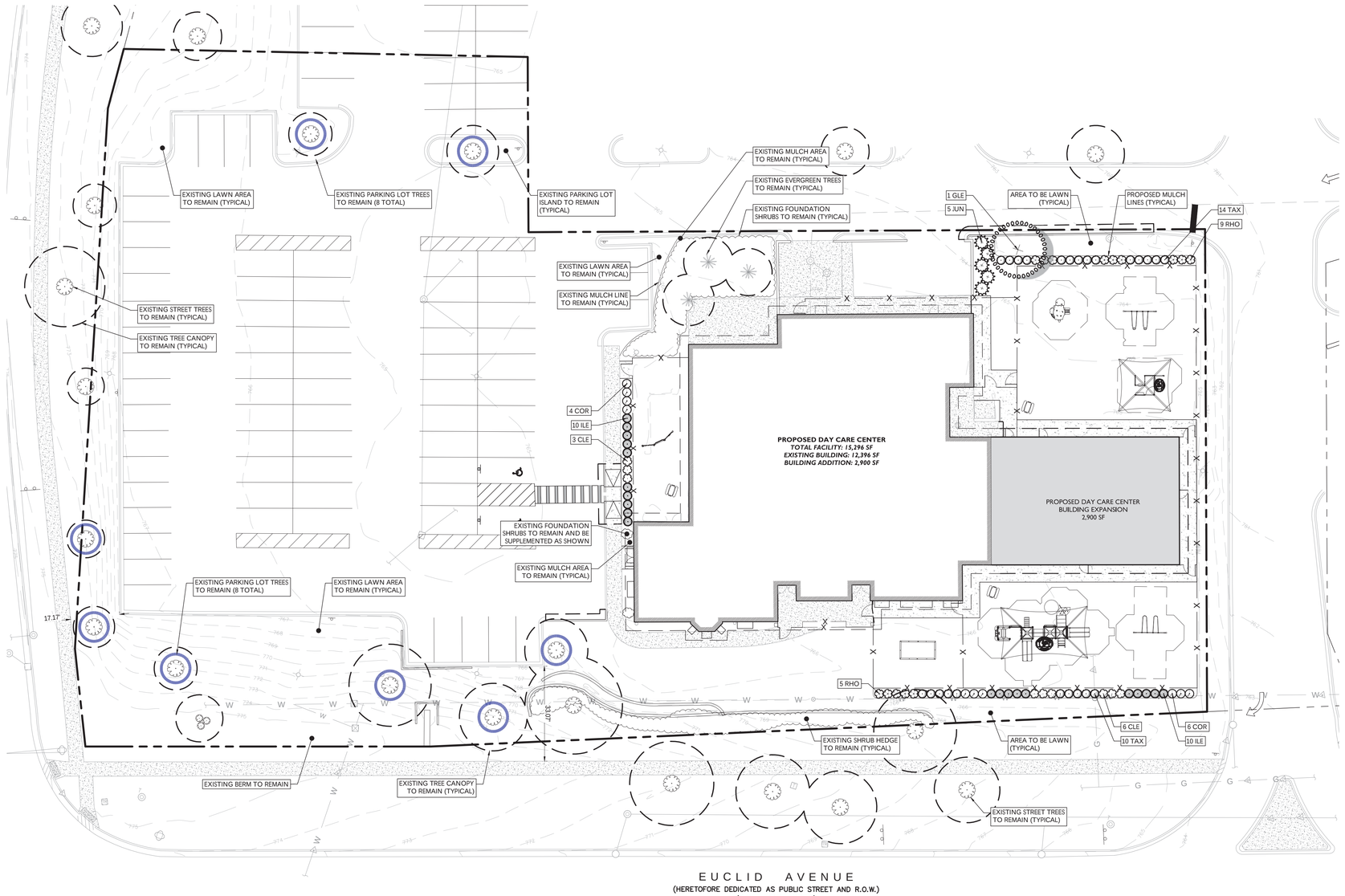
CODE SECTION	REQUIRED	PROPOSED
	PARKING LOT LANDSCAPING	
§ 7.04.(f)(1)	LANDSCAPED STRIP REQUIRED BETWEEN ALL SIDEWALKS AND PARKING MINIMUM WIDTH: 5 FT	COMPLIES WEST: 17.17 FT SOUTH: 33.07 FT
§ 7.04.(f)(2)	1 TREE FOR EVERY 10 PARKING SPACES	
	(80 SPACES) * (1 TREE / 10 SPACES) = 8 TREES	8 EXISTING TREES
§ 7.04.(f)(3)	TERMINAL ISLANDS REQUIRED AT THE END OF EACH PARKING ROW	DOES NOT COMPLY (EN)
	SCREENING	
§ 7.04.(g)(1)	COMMERCIAL AREAS ACROSS THE STREET FROM RESIDENTIAL SHALL BE EFFECTIVELY SCREENED ALONG THE ENTIRE BOUNDARY BY A HEDGE, WALL, OR FENCE	EUCLID AVENUE: EXISTING BERM & SHRUB HEDGE (EN)

(EN) EXISTING NONCONFORMITY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	POT
EVERGREEN TREES						
	JUN	5	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	6` - 7` HT	B&B
SHRUBS						
	CLE	9	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	18" - 24"	POT
	COR	10	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT
EVERGREEN SHRUBS						
	ILE	20	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	B&B
	RHO	14	RHODODENDRON X 'P.J.M.'	P.J.M RHODODENDRON	18" - 24"	POT
	TAX	24	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



EUCLID AVENUE
(HERETOFORE DEDICATED AS PUBLIC STREET AND R.O.W.)
(R.O.W. WIDTH VARIES)

SYMBOL **DESCRIPTION**

PARKING LOT TREES

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

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

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ILLINOIS LICENSE NO: 062.060927
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:

LANDSCAPING PLAN

DRAWING:

C-7

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

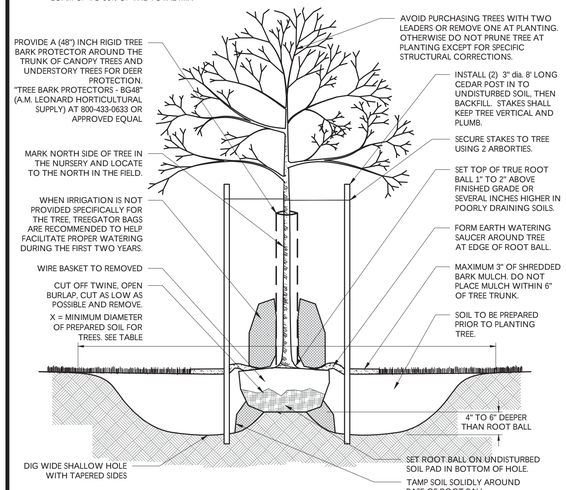
PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

V:\DET\DWGS\DET-240410\PRIMROSE SCHOOL - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PDF\DTSP-07-GRLAND.DWG

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

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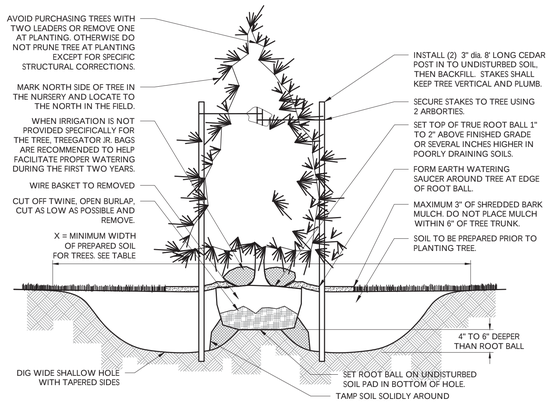
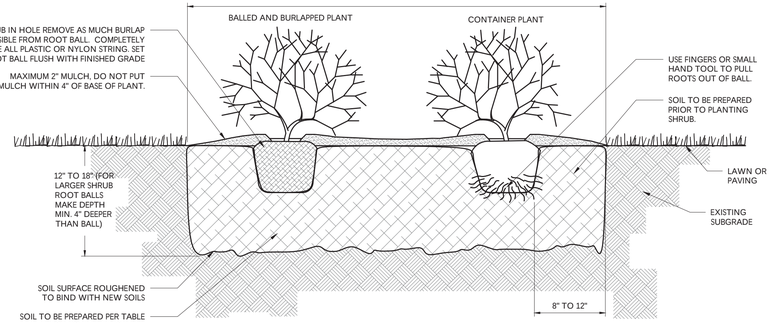


CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN TABLE (X)



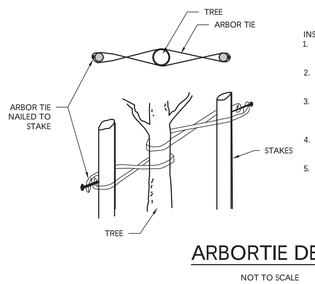
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

4

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. ORDER OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCORR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

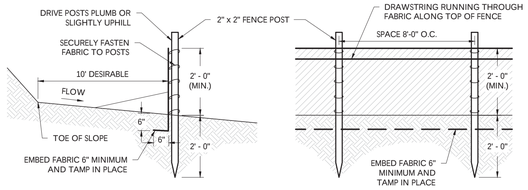
3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

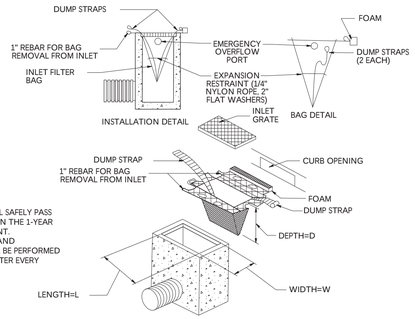
17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR



NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

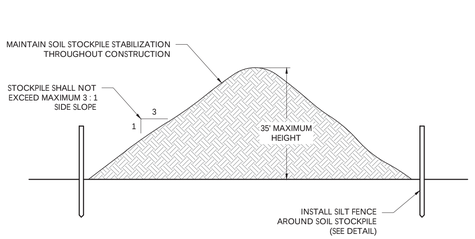
NOT TO SCALE



NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

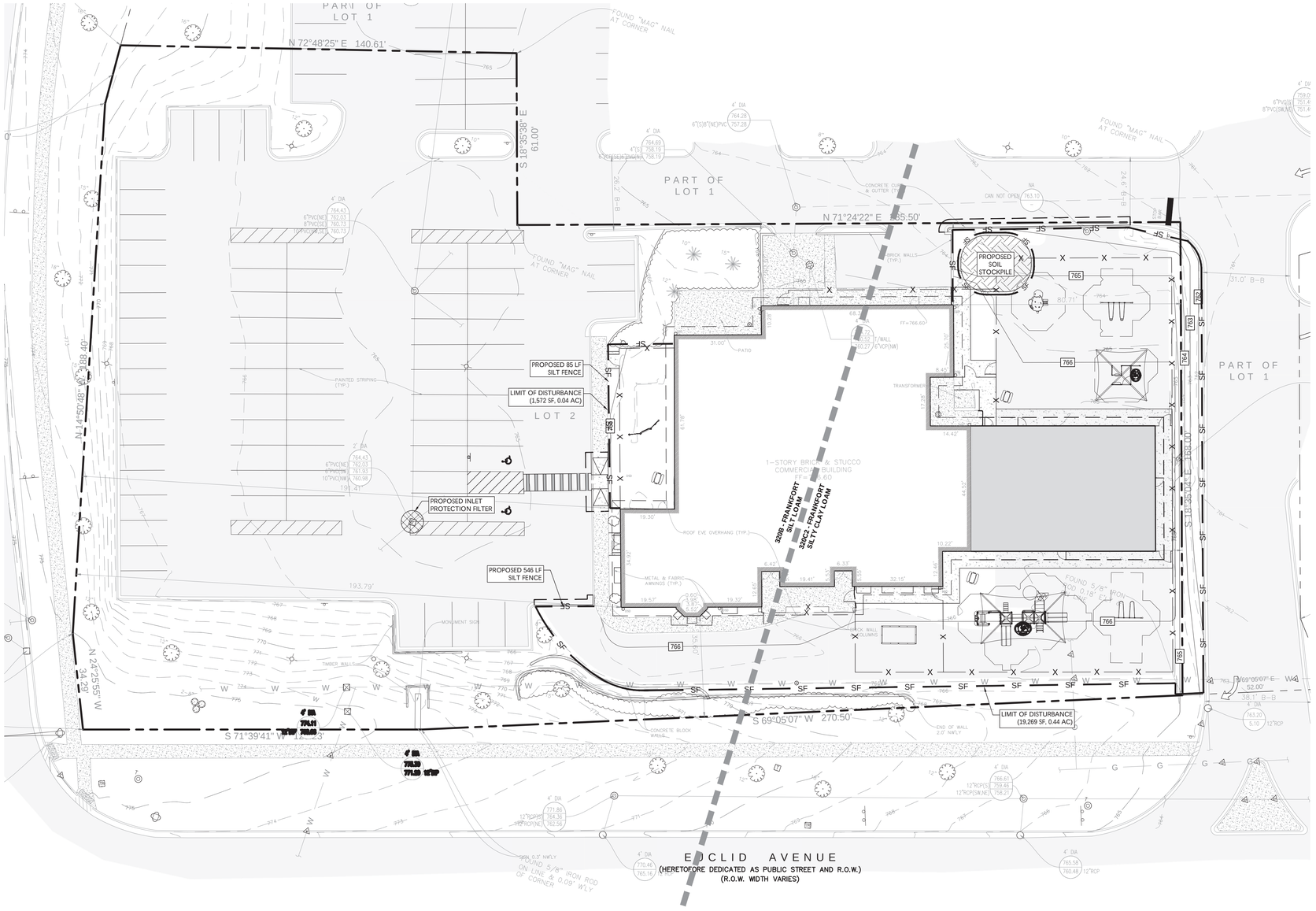
NOT TO SCALE



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	FRANKFORT SILT LOAM (320B) 2 TO 4 PERCENT SLOPES	FRANKFORT SILTY CLAY LOAM (320B) 2 TO 4 PERCENT SLOPES
PERCENT OF SITE COVERAGE	71.0%	29.0%
HYDROLOGIC SOIL GROUP	D	D
DEPTH TO RESTRICTIVE LAYER	24 TO 42 INCHES	24 TO 42 INCHES
SOIL PERMEABILITY	0.02 TO 0.06 IN / HR	0.02 TO 0.06 IN / HR
DEPTH TO WATER TABLE	6 TO 24 INCHES	6 TO 24 INCHES

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

ILLINOIS PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062.065067
ILLINOIS LICENSE NO: 62.065067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

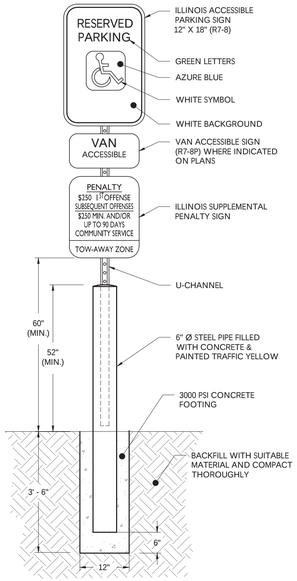
SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING: C-9

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

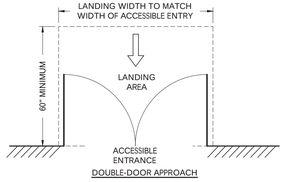
V:\2024\DET\240410-PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PHOTOSHOP-ISSUE.DWG



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1

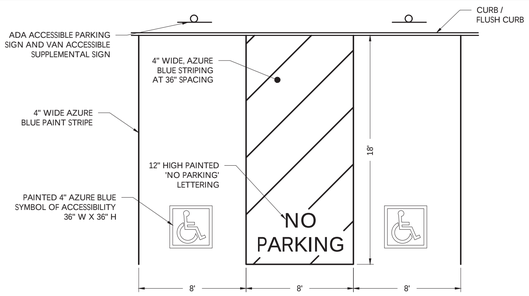


ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

2



ACCESSIBLE PARKING STALL MARKINGS

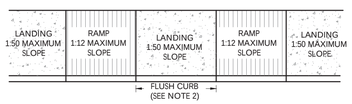
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.

3

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

4

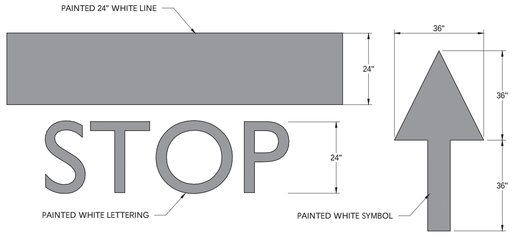


TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

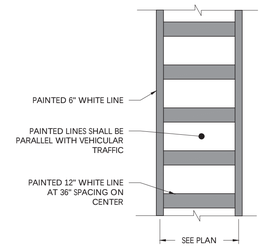
5



STOP BAR & ARROW DETAILS

NOT TO SCALE

6

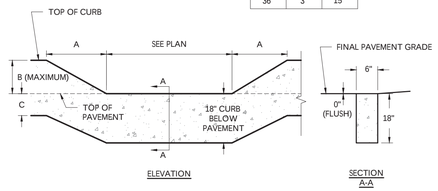


CROSSWALK DETAIL

NOT TO SCALE

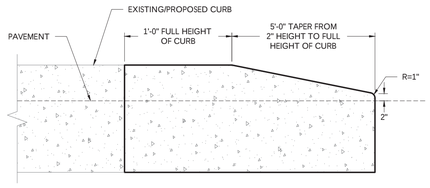
7

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

8

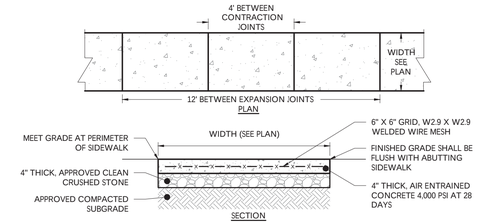


CURB TAPER DETAIL

NOT TO SCALE

NOT TO SCALE

9

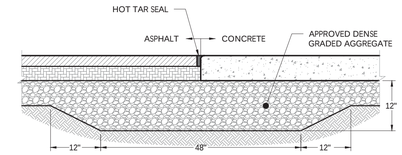


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

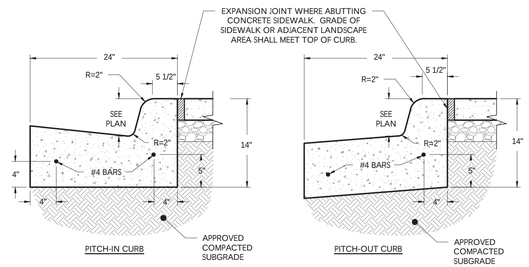
10



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

11

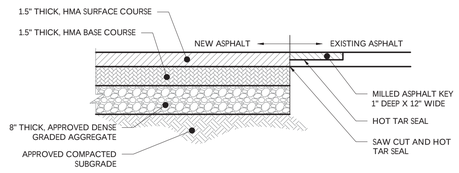


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

12



FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

13

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RCIEM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

ILLINOIS LICENSE NO. 62.065057

STONEFIELD engineering & design

SCALE: 1" = XX' | PROJECT ID: DET-240410

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-10

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

V:\DET\2024\DET-240410-PRIMROSE SCHOOL\5 - TEN WEST EUCLID AVENUE - PALATINE, IL\CAD\PLOTS\DP-10-DETS.DWG

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.

LEGEND

- 50.00' = MEASURED DIMENSION
- (50.0') = RECORD/DEED DIMENSION
- B.S.L. = BUILDING SETBACK LINE
- NLY,WLY = DIRECTION (ie NORTHERLY)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BDX = BUILDING CORNER TIE
- = PROPERTY LINE
- = EASEMENT LINE
- = SECTION LINE
- = DEPRESSED CURB
- = CHAIN-LINK FENCE
- = WOOD FENCE
- = METAL/COMPOSITE FENCE
- = WIRE FENCE
- = COMBINATION SEWER LINE
- = ROOF/UNDERDRAIN LINE
- = STORM LINE
- = SANITARY LINE
- = FORCE MAIN LINE
- = WATER MAIN LINE
- = UNDERGROUND GAS LINE
- = UNDERGROUND ELECTRICAL LINE
- = UNDERGROUND TELECOM LINE
- = OVERHEAD WIRES
- = TREE/BRUSH LINE
- = WETLANDS
- = FLOOD PLAIN LIMIT LINE
- = WATER LINE
- 780 = 1 FOOT CONTOURS
- LA = LANDSCAPE AREA
- = GUARD RAIL
- = OVERLAND STORMWATER FLOW
- = SURVEY MONUMENT DRIVEN
- = SURVEY NOTCH CUT
- = FOUND CUT CROSS
- = BENCHMARK
- = SURVEY CONTROL POINT
- = MISCELLANEOUS MANHOLE (MH)
- = STORM MANHOLE (STMH)
- = STORM CATCH BASIN (CB)
- = STORM INLET (INL)
- = FLARED END SECTION (FES)
- DSCO = DOWN SPOUT TO GRADE
- = RIP-RAP
- = STORM SEWER MARKER
- = SANITARY MANHOLE (SMH)
- = GREASE TRAP (GT)
- = LIFT STATION (LS)
- = CLEANOUT (CO)
- = SANITARY SEWER MARKER
- = COMBINATION SEWER MANHOLE (CMH)
- = FIRE HYDRANT W/AUX. VALVE
- = VALVE BOX (VB)
- = VALVE VAULT (VV)
- = WATER METER
- = WATER SERVICE BUFFALO BOX (B-BOX)
- = WATER FOUNTAIN
- = WELL HEAD
- = SPRINKLER CONTROL VALVE
- = WATER MARKER
- = GAS VALVE
- = GAS METER
- = GAS MANHOLE
- = JULIE GAS MARKER
- = ELECTRICAL METER
- = ELECTRICAL PEDESTAL
- = ELECTRICAL MANHOLE
- = ELECTRICAL OUTLET/PULL BOX
- = JULIE ELECTRIC MARKER
- = HANDHOLE
- = DOUBLE HANDHOLE BOX
- = TELECOM PEDESTAL
- = TELECOM MANHOLE
- = TELECOM VAULT
- = TELECOM CONTROL BOX
- = TELECOM MARKER
- = PETROLEUM MARKER
- = UTILITY POLE
- = GUY WIRE
- = LIGHT STANDARD
- = LIGHT BOLLARD
- = GROUND LIGHT
- = TRAFFIC SIGNAL
- = TRAFFIC SIGNAL WITH ARM
- = TRAFFIC SIGNAL MANHOLE
- = DOUBLE TRAFFIC SIGNAL MANHOLE
- = SIGN
- = DOUBLE POLE SIGN
- = MAILBOX
- = BOLLARD
- = FLAG POLE
- = PAY/EMERGENCY PHONE
- = FIRE SPRINKLER CONNECTION
- = AIR CONDITIONING UNIT
- = WATER POST INDICATOR VALVE
- = SOIL BORING W/ID NUMBER
- = BASKETBALL HOOP
- = HANDICAPPED PARKING
- = RAILROAD CONTROL BOX
- = RAILROAD CROSSING GATE
- = RAILROAD SWITCH
- 700.00 = SPOT ELEVATION
- = BUSHES
- 8" = DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- 8" = CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- 7-8" = TREE CLUMP W/NUMBER-SIZE
- 756.00 / 754.00 = RIM ELEVATION / INVERT ELEVATION
- = BUILDING LIMITS
- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = GRAVEL SURFACE
- = BRICK PAVERS
- = WOOD SURFACE
- = STONE PAVERS
- = HANDICAP DOME INSERT (UNLESS NOTED OTHERWISE)

REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. BEARINGS ARE GEODETIC BASED ON FOUND MONUMENTATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE), AND THE FINAL PLAT OF SUBDIVISION.
3. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LID MARKINGS AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. ADDITIONAL UNDERGROUND UTILITY LINES MAY EXIST, AND MAY NOT BE SHOWN HEREON, AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCY, SUCH AS 811, J.U.L.I.E. OR D.I.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEM HEADS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL IMPROVEMENTS ON THE PROPERTY IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION INCLUDED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. NO APPARENT ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY.
9. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS NO DIRECT ACCESS FROM EUCLID AVENUE OR QUENTIN ROAD; INDIRECT ACCESS FROM EUCLID AVENUE AND QUENTIN ROAD IS THROUGH THE INTERNAL CIRCULATION OF REGENCY PLAZA SHOPPING CENTER. (SEE TITLE DOCUMENTS FOR PARTICULARS)
11. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

SITE BENCH MARK #1:
CUT SQUARE ON CONCRETE LIGHT POLE BASE APPROXIMATELY 84' NORTHERLY OF THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

ALL UTILITIES TO BE LOCATED BEFORE YOU DIG
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
1-800-892-0123

TITLE COMMITMENT INFORMATION

CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ORDER NUMBER 24GSA894154LP, HAVING A COMMITMENT DATE OF AUGUST 14, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THE NUMBERS BELOW REFERENCE THE SCHEDULE B, PART 2 ITEM FOUND IN TITLE COMMITMENT. (NOTE: ITEMS 1-16 AND 26 ARE GENERAL EXCEPTIONS, EXCEPTIONS RELATED TO TAXES, FINANCES, LIEN RIGHTS, OR NOTES FOR INFORMATION THAT ARE NOT SURVEY RELATED)

17. THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA, DATED APRIL 27, 1987 AND RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252158, RELATING IN PART TO CONSTRUCTION, MAINTENANCE, AND MATERIALS. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
18. THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT AND INDEMNITY AGREEMENT RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252155 PERTAINING TO THE WATER, SANITARY AND STORM SEWER FACILITIES LOCATED ON THE LAND, AND THE PROVISIONS RELATING THERETO. ALSO AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
19. **THE SUBJECT PROPERTY DOES NOT APPEAR TO BE SUBJECT TO THE VACATION OF PART OF QUENTINS ROAD ALSO KNOWN AS QUENTIN ROAD WHICH WAS RECORDED MARCH 25, 1980 AS DOCUMENT NO. 25401562. DOCUMENT APPEARS INCOMPLETE, HOWEVER, VACATION DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY. (SEE DOCUMENT FOR PARTICULARS)**
20. **THE SUBJECT PROPERTY IS PURPORTEDLY SUBJECT TO THE 12 INCH WATERMAIN LOCATED IN THE VACATED PORTION OF QUENTIN ROAD AS DISCLOSED BY UTILITY LETTER DATED JANUARY 17, 1985 FROM VILLAGE OF PALATINE, HOWEVER, VACATION IN ITEM 19 ABOVE DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY AND MAY NOT BE SUBJECT TO SAID LETTER. LETTER NOT PROVIDED OR REVIEWED BY THIS SURVEYOR TO CONFIRM. (SEE DOCUMENT FOR PARTICULARS)**
21. THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT KNOWN AS REGENCY PLAZA PLANNED DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 5, 1986 AS DOCUMENT NO. 86581711. AMENDED BY ORDINANCE PASSED SEPTEMBER 24, 1990, A COPY OF WHICH WAS RECORDED OCTOBER 17, 1990 AS DOCUMENT NO. 90508290. AMENDED BY ORDINANCE PASSED DECEMBER 27, 1994, A COPY OF WHICH WAS RECORDED JANUARY 9, 1995 AS DOCUMENT NO. 95013825. AMENDED BY ORDINANCE NO. O-258-04, PASSED DECEMBER 6, 2004, A COPY OF WHICH WAS RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. 0435727024. AMENDED BY ORDINANCE NO. O-105-05, PASSED JUNE 6, 2005, A COPY OF WHICH WAS RECORDED JUNE 17, 2005 AS DOCUMENT NO. 0516855143. AMENDED BY ORDINANCE NO. O-38-07, PASSED APRIL 2, 2007, A COPY OF WHICH WAS RECORDED MAY 3, 2007 AS DOCUMENT NO. 0712349189. AMENDED BY ORDINANCE NO. O-148-09, PASSED DECEMBER 14, 2009, A COPY OF WHICH WAS RECORDED MARCH 3, 2010 AS DOCUMENT NO. 1006249034. AMENDED BY ORDINANCE NO. O-147-10, PASSED DECEMBER 13, 2010, A COPY OF WHICH WAS RECORDED DECEMBER 20, 2010 AS DOCUMENT NO. 1035449017. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS (SEE DOCUMENTS FOR PARTICULARS)

[22] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 91608060. (SEE DOCUMENT FOR PARTICULARS)

23. **THE SUBJECT PROPERTY IS NOT SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 1, 2005 AS DOCUMENT NO. 0533503033. SITE LIES OUTSIDE OF SUBJECT PROPERTY BOUNDARY LINES. (SEE DOCUMENT FOR PARTICULARS)**

[24] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JULY 1, 2022 AND RECORDED JULY 5, 2022 AS DOCUMENT NO. 2218615045, MADE BY REGENCY RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RELATING IN PART TO GRANT OF EASEMENTS; MAINTENANCE AND REPAIR; ADDITIONAL OPERATIONS PROVISIONS; LOT IMPROVEMENTS AND RESTRICTIONS; COVENANTS ON USE; SIGNAGE AND LIGHTING; CONDEMNATION; DAMAGE AND CASUALTY; RUNNING OF BENEFITS AND BURDENS; SUBDIVISIONS; TRANSFERS BY OWNER; INDEMNITY; AND MISCELLANEOUS PROVISIONS. INGRESS/EGRESS ACCESS DRIVE EASEMENT IS BLANKET IN NATURE OVER THE PAVED DRIVES FROM THE TWO ENTRANCES ON EUCLID AVENUE THAT MERGE INTO THE PAVED DRIVE FROM THE SOUTHERLY ENTRANCE ON QUENTIN ROAD. CROSS ACCESS/PARKING EASEMENT IS BLANKET IN NATURE OVER ALL PAVED AREAS USED FOR VEHICULAR TRAFFIC OR PARKING WITHIN REGENCY PLAZA SHOPPING CENTER. UTILITY EASEMENT IS BLANKET IN NATURE OVER ALL PARTS OF THE PROPERTY NOT OCCUPIED BY A BUILDING. (SEE DOCUMENT FOR PARTICULARS)

25. THE SUBJECT PROPERTY IS SUBJECT TO THE ACCESS NOTES AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025: LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE, ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS AND AERIAL PHOTOGRAPH OF SITE IMPROVEMENTS. (SEE DOCUMENT FOR PARTICULARS)

ALTA/NSPS LAND TITLE TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. THE ASSOCIATED PIN NUMBERS AND ADDRESSES FOR THE SUBJECT PROPERTY AS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK ARE AS FOLLOWS:

PIN NUMBER:	ADDRESS:
02-27-301-008	704 W. EUCLID AVE., PALATINE, IL 60074

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17031C0183J, WITH A MAP EFFECTIVE DATE OF 08/19/2008, THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.
4. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 77,437.36 SQUARE FEET (1.777 ACRES), MORE OR LESS.
5. VERTICAL RELIEF IS SHOWN HEREON BASED ON A GROUND SURVEY, WITH CONTOUR INTERVALS AS SHOWN. DATUM AND ORIGINATING BENCH MARK IS PROVIDED HEREON.

7a. EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON.

7b1. THE SQUARE FOOTAGE OF THE BUILDING FOOTPRINT AT GROUND LEVEL IS 10,513 SQUARE FEET.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS) LANDSCAPED AREAS ARE OPEN TO INTERPRETATION AND MAY NOT BE SHOWN OR IDENTIFIED HEREON IF NOT CLEARLY DEFINED BY SUBSTANTIAL FEATURES.
9. 101 IDENTIFIABLE PAINTED PARKING SPACES, INCLUDING 6 MARKED HANDICAP PARKING ONLY, WERE OBSERVED AT THE TIME OF THIS SURVEY.

11.a NO PRIOR PLANS WERE PROVIDED TO THIS SURVEYOR FOR USE IN DETERMINING UNDERGROUND UTILITIES.

14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS INDICATED AND DIMENSIONED HEREON.
19. SIGHT ON SOLUTIONS, INC. CARRIES $2M COVERAGE ON OUR PROFESSIONAL LIABILITY INSURANCE; CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: PRIMROSE SCHOOL FRANCHISING COMPANY LLC; LENDER WITH A CONTRACTUAL OBLIGATION UNDER A LOAN AGREEMENT WITH THE PROPOSED INSURED; 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, 5, 7a, 7b1, 8, 9, 11a, 14, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2024.

DATE OF PLAT OR MAP: OCTOBER 25, 2024

IL PROF LAND SURVEYOR #3520; EXP. NOVEMBER 30, 2024
DESIGN FIRM REG.#184.005510; EXP. APRIL 30, 2025
SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS OF TABLE A ITEMS SHOWN ON THIS SURVEY.

MICHAEL S. ULIBARRI 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LAKE ZURICH, ILLINOIS

ORIGINAL SURVEY IS IN COLOR

DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.

Surveyor's email: mikeu@sightonsolutions.com

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SIGHT ON SOLUTIONS, INC.

557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.3647 www.sightonsolutions.com

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
704 W. EUCLID AVENUE
PALATINE, ILLINOIS

SHEET 1 OF 2

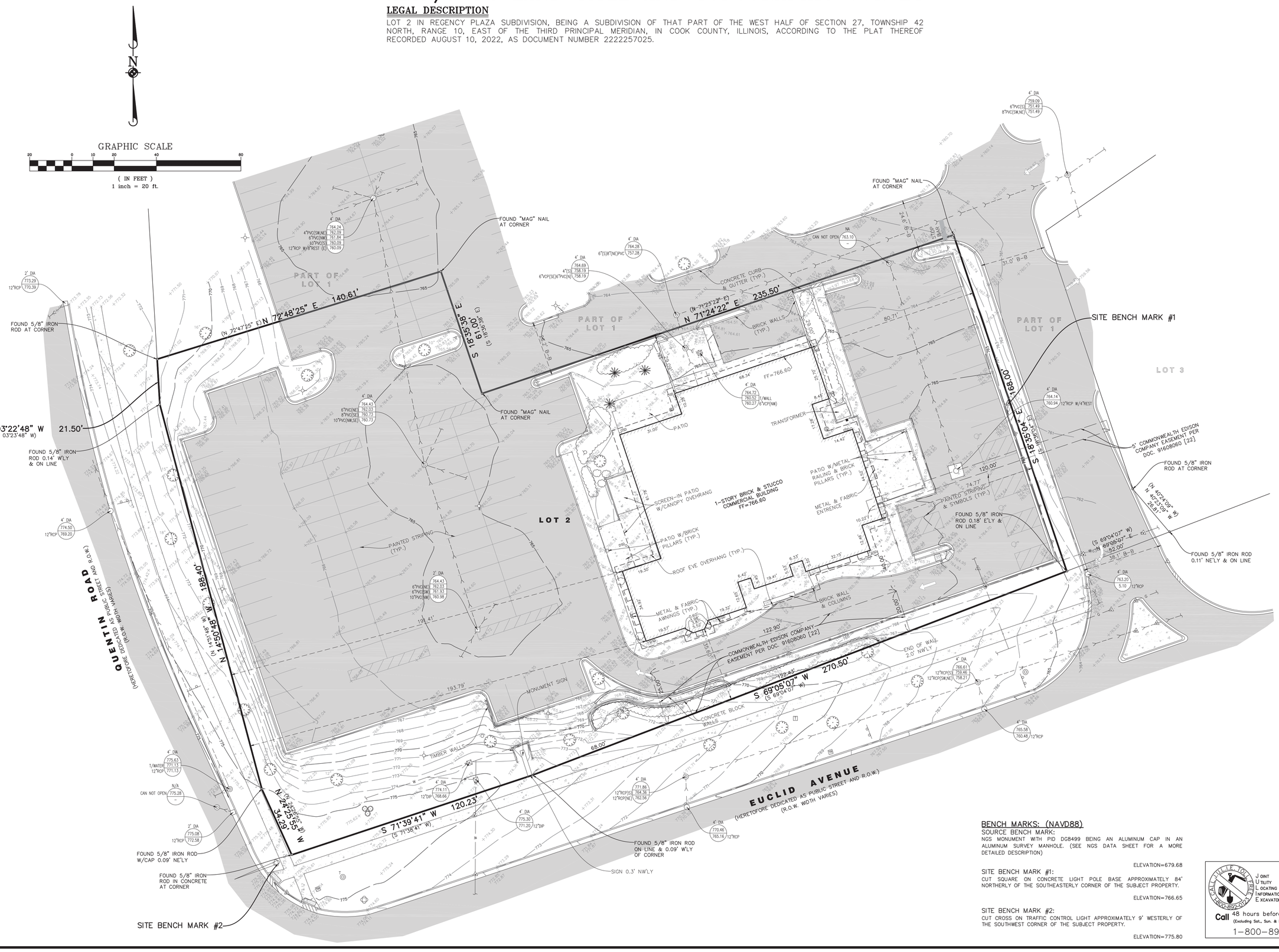
SOS#: 24168

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.



BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

SITE BENCH MARK #1:
CUT SQUARE ON CONCRETE LIGHT POLE BASE APPROXIMATELY 84' NORTHERLY OF THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

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1-800-892-0123

DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.

Surveyor's email: mikeu@sightonsolutions.com

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ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

704 W. EUCLID AVENUE

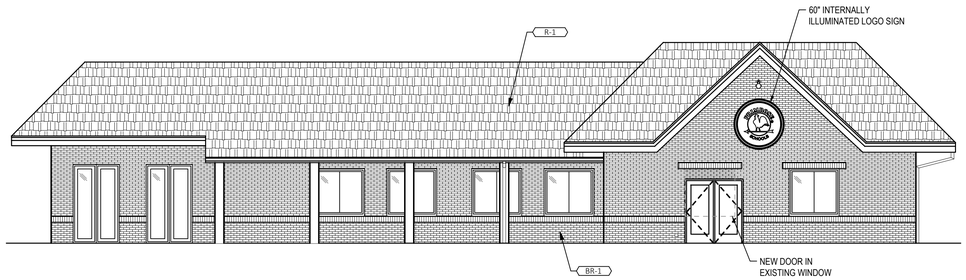
PALATINE, ILLINOIS

SHEET 1 OF 2

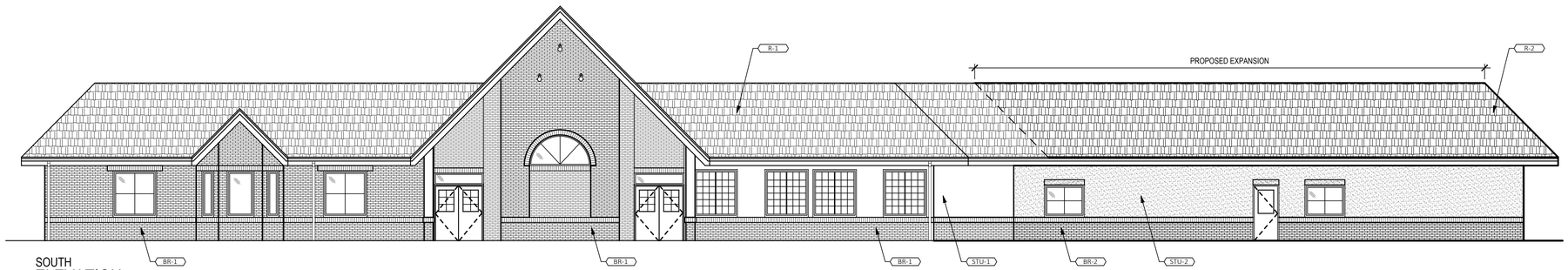
SOS#: 24168

Attachment: Site Development Plans (704 W Euclid Ave - PD Amend Daycare)

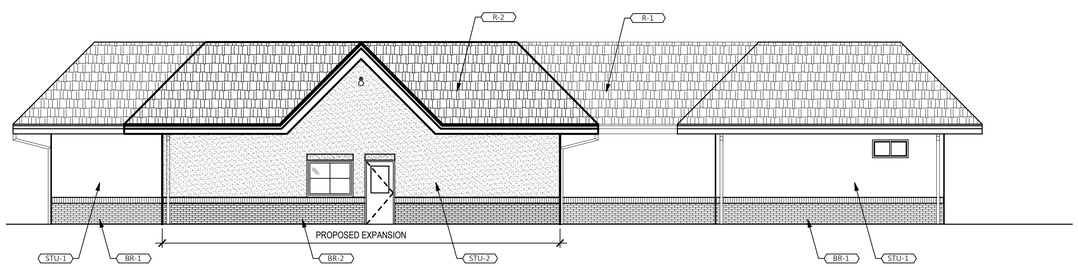
EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	SPECIFICATION
R-1	EXISTING SHINGLES	
R-2	SHINGLES	MATCH EXISTING
BR-1	EXISTING BRICK	
BR-2	NEW BRICK	MATCH EXISTING
STU-1	EXISTING STUCCO	
STU-2	STUCCO	MATCH EXISTING



1 A-1.0 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 A-1.0 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 A-1.0 EAST ELEVATION
SCALE: 1/8"=1'-0"

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EXTERIOR ELEVATIONS

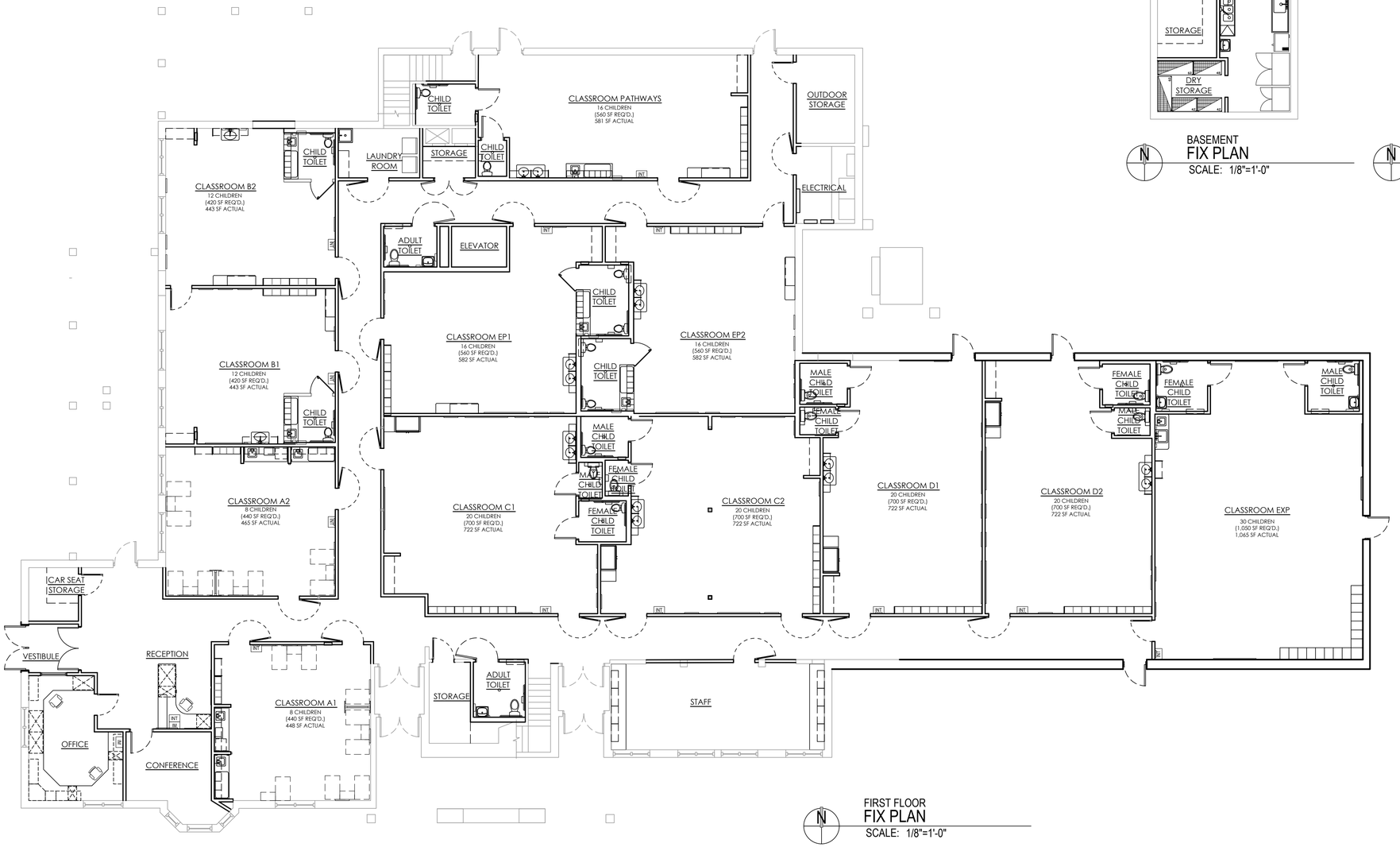
DATE 11/21/2024
JOB NO. 24310

A-1.0
SHEET NO.

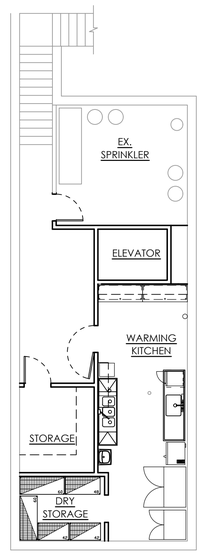
Attachment: Architectural Plans (704 W Euclid Ave - PD Amend Daycare)

CLASSROOM	AGES			RATIO			MAX GROUP SIZE			SQUARE FOOTAGE / FTE			TOTAL SQUARE FOOTAGE		PROPOSED CAPACITY	
	PSFC	IL	PROPOSED	PSFC	IL	PROPOSED	PSFC	IL	PROPOSED	PSFC	IL	PROPOSED	REQUIRED	PROPOSED	CHILD	STAFF
A1 - INFANTS	0 - 12 MONTHS	6WKS-14MOS	6WKS-14MOS	1:4	1:4	1:4	8	12	8	50	55	55	440	448	8	2
A2 - INFANTS	0 - 12 MONTHS	6WKS-14MOS	6WKS-14MOS	1:4	1:4	1:4	8	12	8	50	55	55	440	465	8	2
B1 - TODDLERS	12 - 24 MONTHS	15MOS-23MOS	15MOS-23MOS	1:6	1:5	1:5	12	15	12	35	35	35	420	443	12	3
B2 - TODDLERS	12 - 24 MONTHS	15MOS-23MOS	15MOS-23MOS	1:6	1:5	1:5	12	15	12	35	35	35	420	443	12	3
EP1 - EARLY PRESCHOOL	24 - 29 MONTHS	2 YEARS	24 - 29 MONTHS	1:8	1:8	1:8	16	16	16	35	35	35	560	582	16	2
EP2 - EARLY PRESCHOOL	30 - 35 MONTHS	2 YEARS	30 - 35 MONTHS	1:8	1:8	1:8	16	16	16	35	35	35	560	582	16	2
PW - PATHWAYS	30 - 42 MONTHS	2 YEARS	30 - 42 MONTHS	1:8	1:8	1:8	16	16	16	35	35	35	560	581	16	2
C1 - PRESCHOOL	3 YEARS	3 YEARS	3 YEARS	1:12	1:10	1:10	24	20	20	35	35	35	700	722	20	2
C2 - PRESCHOOL	3 YEARS	3 YEARS	3 YEARS	1:12	1:10	1:10	24	20	20	35	35	35	700	722	20	2
D1 - PRE KINDERGARTEN	4 YEARS	4 YEARS	4 YEARS	1:12	1:10	1:10	24	20	20	35	35	35	700	722	20	2
D2 - PRE KINDERGARTEN	4 YEARS	4 YEARS	4 YEARS	1:12	1:10	1:10	24	20	20	35	35	35	700	722	20	2
EXP - EXPLORERS	5 YEARS +	5 YEARS	5 YEARS +	1:15	1:20	1:15	30	30	30	35	35	35	1050	1065	30	2
												TOTALS:	7250	7497	198	26

BUILDING: EXISTING: ±12,396 SF
EXPANSION: ± 2,900 SF
TOTAL: ±15,296 SF
PLAYGROUND: A MINIMUM OF 75 SQUARE FEET OF SAFE OUTDOOR AREA PER CHILD FOR THE TOTAL NUMBER OF CHILDREN USING THE AREA AT ANY ONE TIME.
CHILDREN UNDER THE AGE OF 24 MONTHS SHALL NOT USE A COMMON OUTDOOR PLAY AREA AT THE SAME TIME AS CHILDREN AGES THREE OR OLDER.
PLAYGROUND REQUIRED: ±4,350 SF
PLAYGROUND PROVIDED: ±9,391 SF



FIRST FLOOR
FIX PLAN
SCALE: 1/8"=1'-0"



BASEMENT
FIX PLAN
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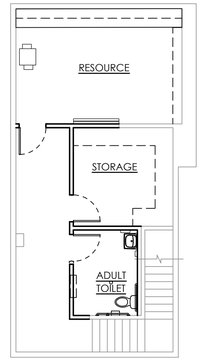

SECOND FLOOR
FIX PLAN
SCALE: 1/8"=1'-0"

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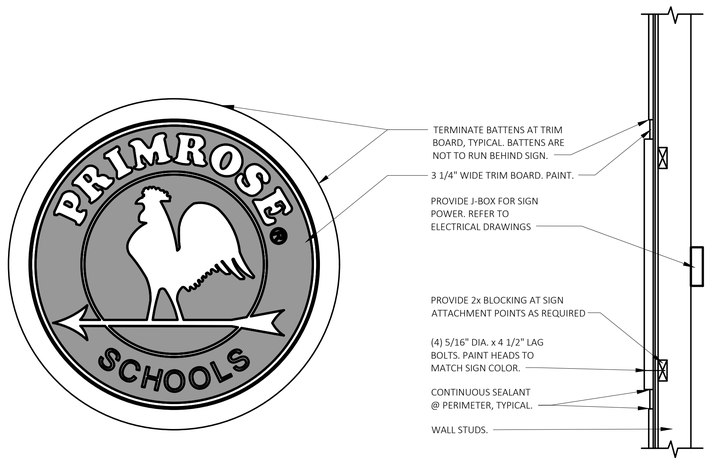
FIXTURE PLAN

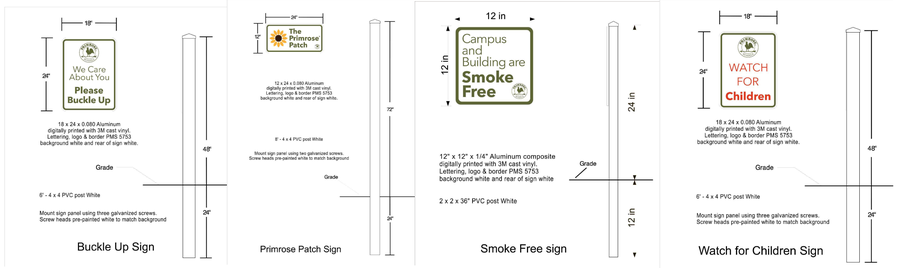
DATE 11/21/2024
JOB NO. 24310

A-2.0
SHEET NO.

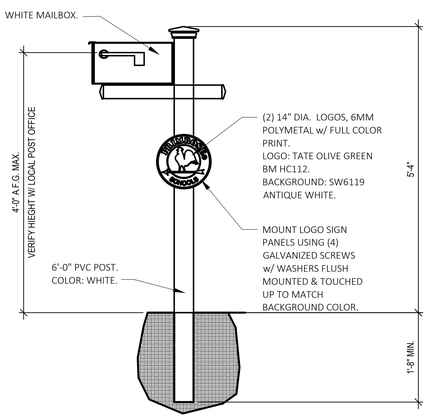
Attachment: Architectural Plans (704 W Euclid Ave - PD Amend Daycare)



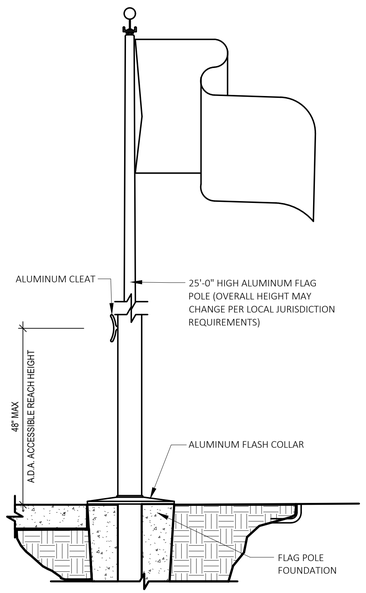
1 / A3.0 SIGN MOUNTING
SCALE: 1" = 1'-0"



2 / A3.0 SITE SIGNAGE PACKAGE
SCALE: NTS



3 / A3.0 USPS MAIL BOX
SCALE: 3/4" = 1'-0"



4 / A3.0 FLAG POLE
SCALE: 1" = 1'-0"

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SITE DETAILS

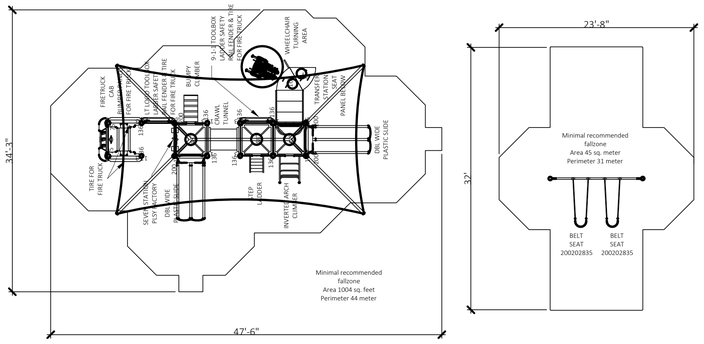
DATE 11/21/2024
JOB NO. 24310

A-3.0
SHEET NO.

Attachment: Architectural Plans (704 W Euclid Ave - PD Amend Daycare)

PRESCHOOL / AFTER SCHOOL - FIRE TRUCK UNIT WITH SHADE TOPPER

PRESCHOOL / AFTER SCHOOL - BELT SWINGS



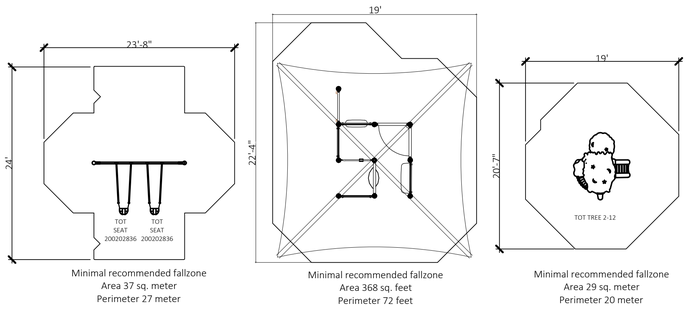
1 A4.0 AFTER SCHOOL/PRESCHOOL PLAYGROUND EQUIPMENT

SCALE: NTS

EARLY PRESCHOOL - MAXPLAY TOT SWINGS

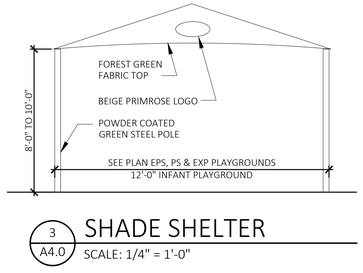
EARLY PRESCHOOL - PB GROUND UNIT WITH SHADE TOPPER

EARLY PRESCHOOL - TOT TREE



2 A4.0 EARLY PRESCHOOL PLAYGROUND EQUIPMENT

SCALE: NTS

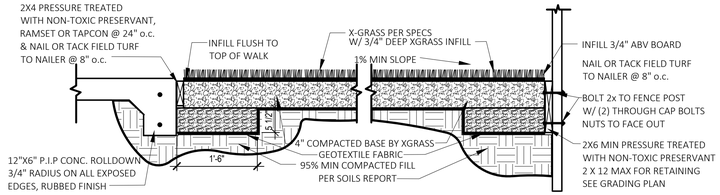


3 A4.0 SHADE SHELTER

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

INFANT - 3 PANEL UNIT WITH 12'X12'X8' INDEPENDENT SHADE

PRIMROSE PATCH



NOTES:
FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION.

4 A4.0 ARTIFICIAL TURF

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

5 A4.0 GATE ELEVATION

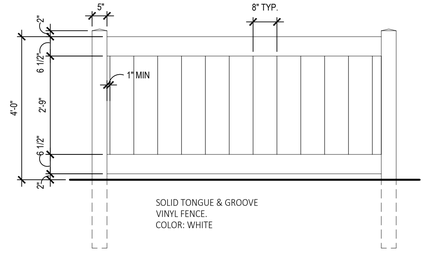
SCALE: 1/2" = 1'-0"

6 A4.0 CHAIN LINK FENCE

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

8 A4.0 FENCE ELEVATION

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



7 A4.0 VINYL FENCE ELEVATION

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

+ SWINGING GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

9 A4.0 GATE ELEVATION

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

PRELIMINARY
NOT FOR CONSTRUCTION

PRIMROSE SCHOOLS

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PRIMROSE SCHOOL
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704 W. EUCLID AVE
PALATINE, IL

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UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

REVISIONS

#	DATE	TYPE
1		
2		
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6		
7		
8		
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PLAYGROUND DETAILS

DATE 11/21/2024

JOB NO. 24310

A-4.0
SHEET NO.

Attachment: Architectural Plans (704 W Euclid Ave - PD Amend Daycare)

Primrose Schools Operations Criteria for Palatine, IL.

Primrose is a national company based in Atlanta, GA offering childcare to children 6 weeks to 12 years of age. The company has been in business for 43 years and operates 500 plus locations nationally. Our approach to childcare is education based and offers curriculum designed for each age group. Please visit the link below for more detailed information.

www.primroseschools.com

Hours of operation: 6:30 AM to 6:30 PM 5 days a week with no weekends.

This school will have a maximum licensed capacity of 198 children with 26 staff. Our typical school enrollment tends to be around 80% to allow for flexibility in age groups based on community needs.

Parents are required to park in designated spaces and bring their child into the school to be signed in for care. The same applies to pick up. This process takes approximately 8 to 10 minutes.

We utilize a warming kitchen to prepare breakfast and lunch. There is no open flame cooking as steam ovens are utilized in preparation. There is a dedicated cook on staff who works with our corporate nutritionists to develop weekly menu offerings.

Primrose develops 40+ new locations annually across the Country. These include newly built prototype buildings, acquisitions and repurposing existing real estate as we are proposing for this location.

We are looking forward to being a part of your community, offering the highest quality childcare for the young families located the Palatine community.

For further information or clarification on our business I can also be reached at any time on my cell phone @ 617-901-9015 or via email. mtaylor@primroseschools.com

Sincerest regards,

Matt Taylor

Primrose Development

Attachment: Business Plan (704 W Euclid Ave - PD Amend Daycare)

Mark W. Daniel, Esq.
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Daniel Law Office, P.C.

March 6, 2025

Hon. Jim Schwantz, Mayor, and Members of the Village Council
& Hon. Jan Wood, Chairperson, and Members of the Planning and Zoning Commission
c/o Ben Vyverberg, Director of Planning and Zoning
VILLAGE OF PALATINE
200 East Wood Street
Palatine, Illinois 60067

Re: Primrose School
704 West Euclid, Palatine, Cook County, Illinois 60067
Permanent Index No. 02-27-301-008-0000
Project Narrative: Special Use and Planned Development Amendment

Dear Mayor Schwantz and Chairperson Wood and Members of the Council and Commission:

I represent Primrose Schools in relation to the development of a day care facility at 704 West Euclid, Palatine which is situated on the northwest corner of the intersection of Euclid Avenue with Quentin Road (the "Property"). This matter is before the Planning and Zoning Commission on March 11, 2025, at which time my co-counsel (Daniel Shapiro) will present the matter. Matt Taylor (from Primrose Schools) and its design professional will appear at hearing to present evidence with Mr. Shapiro. This narrative is submitted in advance so that the Commissioners are able to digest things a bit before the hearing.

Primrose Schools respectfully requests that the Village Council, upon recommendation of the Planning and Zoning Commission, authorize a day care facility special use for the Property. The Property is within a P - Planned Development zoning district and one of two outlots at the commercial center which is primarily situated at 790 West Euclid (PIN 02-27-301-007-0000) and has a second outlot to the east of the Property at 700 West Euclid (PIN 02-27-301-009-0000). Portions of the Property were annexed to Palatine October 9, 1960 (Ordinance No. O-040-60) (most of the Property) and November 12, 1979 (Ordinance No. O-125-79)(westernmost part of the Property). The last subdivision occurred in 2022. The Property is in Council District 2.

The existing 13,396 SF building, constructed 31 or more years ago, offers a first floor and partial basement and partial second floor. Primrose Schools plans a modest 2,900 SF addition to the east side of the improved building, which will then offer twelve (12) classrooms, office, reception, conference, storage and other accessory areas. It will also add outdoor areas north and south of the addition and west of the building. In total, the 15,294 SF building and outdoor areas

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

will support Primrose's distinct age-group areas. Primrose Schools will match existing brick, stucco, and shingles.

As subdivided in 2022 (Doc. No. 2222257025), the irregular Property has 77,437.36 SF. The 1.777-acre tract will fit within the overall center and corner environment by retaining building appearance and orientation, reutilizing the monument sign, and holding a roughly .20 floor area ratio. The 2022 plat of Regency Plaza Subdivision prohibits direct access from the Property to with abutting street. A series of covenants and restrictions governs the Property, but none of them prohibit the use or improvements (the covenants contain various use restrictions protecting certain tenants in the mainline center). The Property enjoys permanent access across Lot 1 (the larger lot) to Euclid Avenue and Quentin Road. There is also shared parking across all lots. For this reason, the application considers the remote nature of the northernmost eight parking spaces as being more often being utilized by others.

Primrose Schools serve families with infants (6 weeks to 14 months), toddlers (15 months to 23 months), early-preschoolers (24-29 months or 30-35 months) and pathways preschoolers (30-42 months), preschoolers (3 years), pre-kindergartners (age 4), and children over five. It does so on a year-round basis, with summer months transitioning to a summer camp format. Parents deliver and retrieve their children (often carpooling) over windows that have expanded from one hour to two or more hours with home working trends remaining quite strong.

Parents *must* enter Primrose School to drop or retrieve a child. The school will have roughly 198 students served by approximately 26 staff. With standard planning for employee and visitor parking, the site will have 46-54 spaces available for the rotation of parents dropping or retrieving children for brief periods. Scheduling for start and end times is easy to accomplish, but this has proven unnecessary in recent years. When there are special events at Primrose Schools, these are planned by age and class so that families do not need to choose to split time between one child's events and another's or to alternate between them.

The Property will have eighty (80) parking spaces, 72 of which are inside islands or landscape areas with direct access to the main entrance. At a ratio of one parking space per 300 SF gross floor area, Primrose requires 51 parking spaces. If the remote spaces closer to True Value's outdoor sales display area than to Primrose's main entrance necessitate an additional accessible parking space, there will still be more than adequate parking. Existing conditions (previously approved) relate to the depth of westerly spaces (17 feet adjacent to a landscape area) and parking setbacks to interior lot lines. Primrose Schools proposes to re-use over half of the Property after repairs and maintenance. Its effort to convert the building and plan the addition are a responsible and appropriate re-use of an existing structure.

With minimal changes to impervious surface, the Property will drain as it has in the past and stormwater volume will be similar. (See Sheet C-5) Lighting (Sheet C-6) and grades along the right of way (Sheets C-4, C-5)) will allow a transition to the single family uses west and

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

south of the Property while allowing views to the nighttime commercial activity north and east of the Property. A proper landscape screen will visually buffer the outdoor areas from adjacent uses. Loading and waste operations north of the building are currently screened and this screen will be continued or adjusted during permitting if needed.

Fence Enclosure Specifications and Site Safety

As shown in Sheet A-4.0, the outdoor areas are divided according to age and play opportunity. Secured by fencing and gates, a mix of natural and artificial turf underlies the equipment (collections of swings, exploring and climbing areas, open space, a garden and seating). Sunshades and trees will provide relief from the sun. Sheet A-4.0 depicts the installation plan for fencing. Sheets C-4 and C-5 reflect that grades and the location of the building addition contribute to outdoor safety.

Primrose Schools attaches the outdoor area fence specifications and ASTM standard for the fence. Due to basic liability concerns, no provider or standard will ever guarantee that fences (or even bollards) will secure occupants of the outdoor area from a wayward vehicle, but the design and specifications for the fencing reflect that Primrose Schools plans a safe outdoor area, reasonably separated from a secondary, limited access drive aisle and from a less-utilized interior drive aisle. This design is sufficient for planning purposes. The interior limited access drive and the drive aisle north of the building run parallel to the proposed fence around the outdoor areas. Speeds have been observed as generally below ten miles per hour. The limited access driveway is not nearly as popular as the full access driveways. Moreover, the day care facility traffic is dialed in to safety, specifically aware of the design and location of improvements, and generally exercising more caution with children in the vehicle or on the way to retrieve children.

Primrose Schools has successfully utilized similar design in multi-use centers and it has not had accidents that would lead to any concern for the design and fence proposed in this instance. It will provide plans and photographs of these sites at hearing.

About the Property and Regency Center

The Property has been vacant for nearly fourteen years despite listings with reputable brokers, media marketing and news efforts, as well as staff work. Prior to this longstanding vacancy that sits along two important roads in the Village, the Property hosted Marlowe's Restaurant (closed 2008) and Anthem Grill (sports bar, closed in 2011). The size and nature of the building are two of the factors that turn today's restaurant operators away, since they prefer smaller, more efficient buildings. The limits of the instant intersection and opportunities in nearby corridors also impact the ability to draw a large restaurant operator to the Property. Lastly, the Village has various redevelopment project areas in neighborhoods that are quite different from the intersection which has two nodal developments. With the long vacancy, market challenges, site constraints and typical planning for the mainline center, no reasonable

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

expectation of medium-sized or large restaurant use exists at the Property. Smaller demised tenant areas on the Property would compete with the many vacancies on Lot 1

The Property gains access across a series of driveways and drive aisles. A limited access driveway provides access directly adjacent to the proposed day care facility, and primary driveways providing full ingress and egress are more remote as a result of planning for driveways near the intersection of Euclid Avenue (County A59) and Quentin Road (County V62), which are both classified as major roads and are Cook County highways. The 2022 subdivision plat imposes a prohibition of street access on the Property. The commercial center does not require stoplights, but it has dedicated left turn lanes from each of Euclid Avenue and Quentin Road which have four through lanes of traffic in each direction at this intersection.

The Property is within Regency Plaza. On March 25, 1986, the Village adopted Ordinance No. O-24-86, styled “An Ordinance Granting a Special Use for a Planned Development (Regency Plaza),” and approved the phased development of the main commercial center and outlots with a total of 133,000 square feet. In general, the objective of the center is to provide a retail experience involving businesses that deal directly with consumers. Retail occurs in the selling of goods and services. Consumers will enter the Property every weekday to utilize the day care services provided by Primrose Schools.

The use list for the center contains numerous uses that qualify as service uses and a handful of educational and recreation uses and even religious use. The Village has previously amended the use list (Ordinance No. O-115-90, for example, added more service uses). In fact, the Village has amended the 1986 planned development at least seven times to allow site plan changes, sign changes or use changes (use changes including a learning center, golf training center and a tae kwon do school). Ordinance No. 24-86 requires further amendment to the special use planned development to allow the proposed site plan modification and day care facility use. The Village has also recognized the flexibility necessary in dealing with a planned development, even as early as 1992, when it amended its sign allowances to allow Baskin-Robbins signage. (Ordinance No. O-54-92)

The longstanding vacancy at the Property as well as vacancy rates that are higher in the main commercial center than at other similar properties at other locations leave the owner at peril. Online County records reflect delays in the payment of real estate taxes. The vacancy rate has not materially changed since the pandemic, but areas of the mainline portion of the center have been rehabilitated over time. Ownership is experienced and its brokers are well-respected. It should be noted that avoidance of restaurant use on the Property (whether single user or demised units) will encourage use of mainline tenant spaces for restaurant and retail use where there are other directly accessible businesses.

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Day care operations at the Property will enhance synergy within the commercial center and allow for a high expectation of knock-on benefits (or secondary benefits) that arise when non-retail users and their invitees bring retail foot traffic for other businesses.

Although Ordinance No. O-24-86 called for three (3) tenant spaces, one of which had to be at least 30,000 square feet, uses in the commercial center have recently included a True Value hardware retail and rental store, shoe repair, gold purchases and sales, a driving school, salons (nails, beauty and tanning), dry cleaners, restaurants (sandwiches, barbeque, breakfast, sushi, , learning centers, optometrists, insurance offices, tae kwon do school, Crunch fitness center, and banking with drive-through teller windows and ATMs. The commercial center has changed dramatically from the initial plan for the three tenants in the primary building to having a few dozen small tenant spaces and three larger tenant spaces. Slightly north of the Property, True Value offers seasonal outdoor sales display in the parking spaces near Quentin Road.

The northerly extension of Rolling Meadows is roughly 1-1.5 blocks south of the Property, and Palatine extends well north, east and west of the Property. The Property is surrounded by planned development zoning. Further to the north and northeast lies in an R-1B: Single Family zoning district. To the northwest lies an R-2: Single Family district. There is no interconnection between the commercial center and surrounding neighborhoods. Other than the Walgreen and Chase uses at the southwest corner of the intersection of Euclid Avenue with Quentin Road and the attached single family use west of the center (townhomes, and R-3 permitted use), the commercial center is surrounded entirely by detached single family use.

The future land use plan for the property calls for retail use. Retail can be in goods or services. Retail services are common in Regency Plaza, which has an outlot retail banking facility and a mainline center that offers True Value and only limited other uses that generate significant retail or food and beverage taxes from the sale of goods, food or beverage. Retail services are evident in the salons and spas, the insurance offices, the fitness center, the driving school, the shoe repair, the learning center, and the tae kwon do school. Day care facilities are a form of retail services.

Nothing in the 1986 minutes or recommendation (the latter in particular) concerning the Regency Plaza planned development operates to exclude day care facilities as a retail use or as a retail use in the commercial center. The legislative history includes no fewer than three ordinances that add educational (learning center amendment), school (tae kwon do school) or sport uses (golf training amendment), and there is a large fitness center that has operated for some time in the east wing of the plaza. The prevalence of salons, office use, banking and the other services uses across large areas of the commercial center indicates that retail service uses do not run afoul of the intend of the planned development.

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The Village's comprehensive plan is nearly fifteen years old (amended more recently for the Dundee Road area). The comprehensive plan contains numerous provisions that support the amendment to add a special use for Primrose School:

1. "Residents are close-knit and family-oriented. Palatine is a place that children come back to as adults to raise their own families." (Plan, at 14) Primrose Schools provide a significant resource to these families and a terrific means through which existing, returning or new families join the community fabric Palatine is known for. Primrose Schools have been the first point in the lives of thousands of families where they bond with each other and where parents and children make lasting friendships and community connections through their interactions and volunteerism. (Plan, at 16)

2. "The diversity of shopping environments and services available within our community makes Palatine attractive for businesses and families." (Plan, at 13) The day care facility adds a service to a center at a nodal development, the type of which is traditionally intended to serve the needs of nearby and local residents.

3. Bolstering day care opportunity in Palatine adds to sustainability. (Plan, at 14)

4. Re-use of the Property and improvements with a modest addition pursues redevelopment and enhancement of Palatine's built environment. (Plan, at 14)

5. Approval of Primrose School will meet Chapter 4, Policies A-1 through A-6, A-10, A-11 (by aligning permitted and special uses within likely-to-be-assigned zoning districts for the Property, center and neighbors), C-2, C-3, C-5, C-8, and C-12;

6. The Property is not within a focal areas of Chapter 4 of the Comprehensive Plan, but there are numerous elements of the proposal, the Property and Regency Plaza that meet the goals or objectives noted in Chapter 4; and

7. Approval of Primrose School will be consistent with: Chapter 6, Policies A-1 through A-3; Chapter 7, Policies A-2 and C-3; Chapter 8, Policies A-1, A-2 (though the Plan does not mention the benefits of re-use of existing buildings in the context of green development options).

Primrose Schools is also a national leader in programming for children and accredited with multiple jurisdictions and associations. Evident in its 500 locations nationally, there is a demand for Primrose Schools and its form of day care services. In a state and County where there has been quite a debate over the provision of day care facilities using state funds when numerous downstate communities lack access to these resources, recognizing Primrose Schools' interest in private support of a key resource for Palatine families is also socially responsible.

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Planned Development Standards

As noted above, the Regency Center is an existing planned development that has been modified in various respects over a few decades. Regency Center was in the R-1 single family district in 1985. Today, day care facilities not affiliated with religious, school, park or community center facilities are special uses in the R-3, B-1, and B-2 zoning districts that appear to be the classifications that would be assigned to properties east of Quentin Road and north of Euclid Avenue. Palatine has already determined that Regency Center complies with the Village's planned development standards. In this instance, Primrose Schools requests a special use (Section 14.05) in the form of an amendment that will permit a day care facility (also a special use) and adjustments to the site plan, building, parking, and outdoor areas. Special uses are uses deemed by Palatine to be legislatively appropriate in the district and on the Property, provided that there is not an aspect of the use that causes a likelihood of undue harm or detriment when compared to the same use on other properties in the district.

Section 13.05(b) allows amendments after preliminary plan approval and Section 13.06 allows for combined preliminary and final approval of an amendment. Additionally, since Palatine rezones to a planned development district, a request for special use (such as for the instant day care facility) should be considered in the context of a planned development amendment. Discussion of the Section 14.05 special use standards follows the review of Section 13.05 planned development standards to the extent the issues have not already been addressed. Primrose Schools addresses the standards in bold and italics below, with supporting information following each proposed finding.

SECTION 13.05 PLANNED DEVELOPMENT STANDARDS

The amended use and site plan fit within the planned development and are designed, located and proposed to be operated so that the public health, safety and welfare will be protected. No aspect of the use extends onto the larger planned development tract. Although it relies on drive aisles and three shared driveways, Primrose School relies on the same driveways that far more intense uses could use. The screening, fencing and landscaping (preserved and new) will continue to meet the intent of the planned development. The fence along the limited access driveway connecting to Euclid Avenue is designed to protect occupants of outdoor areas, including from vehicle impacts, and the grades and buildings in the vicinity of outdoor areas also operate to add protection to these areas. There are no head-in parking spaces adjacent to the westerly outdoor area. Lighting falls within local requirements and will actually improve evening and nighttime visibility to the mainline portion of Regency Plaza.

The amendment to add the day care facility special use to the planned development will not cause substantial injury to the value of other property in the area in which it is located. The Property is situated in a fashion where it is a less intensive use with less lighting and

environmental impacts compared to several other uses that could be allowed at the site. The use will act as a transitional use buffer to the residential use west and south of the Property. Additionally, families relying on Primrose School will visit the planned development weekdays to deliver and retrieve the 198 students and the 26 staff will be on site these and additional days. This will add meaningful activity by consumers likely to purchase goods and services in the commercial center. Additionally, the day care facility is not open weekends, so its business operations will not impact peak operational days for True Value or the several salons. Indeed, Primrose School will not be open most evenings so there will be no overlap between the busier hours of the barbeque and sushi restaurant or any other evening restaurants. As a result, the additional weekday traffic will breed familiarity with the uses in the center so that parents and families are aware of the businesses and can remain into the evening business hours or shop on weekends even when Primrose School is not open.

Establishment of the planned development will not impede the normal and orderly development and improvement of surrounding property. Day care facilities are permitted or special uses in one respect or another in the most residential districts, but along Euclid Avenue, day care facilities are permitted in the R-3 district (which allows townhomes similar to those east of the planned development) and day care facilities are special uses in the B-1 and B-2 zoning districts (which are districts that would reasonably apply if this were not a planned development. The Property is a corner lot with no direct access to streets under the 2022 plat of subdivision. Lighting, site design and maintenance of the profile of the building will continue and improve existing views to the commercial units north and east of the Property.

Adequate utilities, access roads, drainage and/or other necessary facilities have been provided. The planned development has always had necessary facilities. The owners may eventually contribute to a stoplight, but the day care facility will not, itself, warrant a stoplights on either abutting street. There is no change in stormwater planning as a result of the site plan changes.

Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The site offers 41-50% more parking than required. This is sufficient to draw vehicles into the Property and allow them to exit into the streets from any of three exits without stacking into internal drive aisles. There is zero risk of stacking into the public streets. Deceleration lanes have not been required in light of the trends capable of observation, but vacancies in the center are elevated and the Property has been vacant since 2011. As noted above, 46-54 spaces are available for parents when they come and go during days of operation. When activity in Regency Plaza peaks on weekends, Primrose School will not have classes. These streets and interior shared drive aisles have served the Property well since the 1980's. In fact, in 2022, the plat of subdivision solidified this driveway and access plan when it prohibited direct access from the Property to both streets.

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There is no issue that arises from floodplain and stormwater management as a result of the amendment. There are impervious coverage changes, but the volumetric planning does not. Existing systems are sufficient to serve the Property once developed with Primrose School.

All excavation, movement of earth, site development and the execution of an erosion and sedimentation control plan will comply with federal, state and local standards.

The proposed Planned Development will not impose an undue burden on public facilities and services. With so many options to operate day care facilities as of right in churches, temples, mosques, park facilities, schools, or community centers, operation of a nationally-respected day care facility will relieve demand for area day care providers that can burden these facilities. There is sufficient street planning, fire and emergency access, and an existing stoplight with planning consideration for additional stoplights that have not yet been warranted.

The amendment to the planned development will continue to provide the minimum distance between principal structures (far greater than thirty (30) feet). No additional concern for building spacing arises because the intersection and roadways adjacent to the Property are at a higher elevation and the building addition also occurs within a narrow portion of the Property due to the use of the outdoor space on each side of the addition—the net result being that view corridors to the mainline portion of Regency Plaza are being preserved. The height and exterior components of the building will generally remain as they are today.

Traffic circulation will continue as planned since the 1980's and re-affirmed in the 2022 plat of subdivision that created Lot 2 in Regency Plaza. Even though there is an access restriction on the Property, the use has plenty of access to both full access driveways and to and from the limited access driveway. No loading is required, and the use eliminated truck traffic to and from the Property. The adequacy of streets and driveways has been clear since the 1980's through 2022 until the present. The recent plat approval confirms that public and private streets and drives are adequate and meet the minimum standards of the Subdivision, Site Development, and Floodplain Regulations and all other applicable ordinances and Village Codes. Similarly, the plat approval confirms that principal vehicular access points remain and will continue to be designed to promote smooth traffic flow with controlled turning movements and minimum.

Grading and site improvements since the 1980's have left the internal pedestrian circulation system divided from the right-of-way sidewalks. In this instance, grades prevent the installation of an accessible route or reasonable connection of stairs to the public sidewalks since both streets are at a higher elevation than the Property.

The proposed amendment to the planned development increases open space, preserves substantial landscaping and trees and adds landscaping screens. New landscaping is planned for the west outdoor area and this will be visible from public streets and the parking lot. Additional new landscaping is planned south of the outdoor area, and this area is adjacent to

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

Euclid Avenue. Finally, the north landscape screen adds amenity to the interior of the planned development. The preservation of trees and increase in pervious surface will also benefit the planned development.

The amended planned development conform, on the Property and for the use, to all parking regulations in the Zoning Ordinance, unless evidence is presented to justify deviation from said regulations. The Property has 80 parking spaces, 72 of which are south of landscaping and islands separating the larger parking area from True Value parking area. 51 spaces are required. During permitting, staff will consider whether the eight spaces closer to True Value's outdoor area justify a third accessible stall on the Property.

The location and area of all dumpster enclosures on the north side of the building will continue the decades-long plan for location and screening in compliance with the applicable Codes and Ordinances, and as approved in the current Planned Development. Applicant submits that its plans for the dumpster enclosure meet the design intent of the planned development and avoid views from public streets or busy interior drives.

SECTION 14.05 SPECIAL USE STANDARDS (NOT OTHERWISE ADDRESSED ABOVE)

Day care facilities are traditionally affected with the public interest and Primrose School is necessary for the public convenience at the Property. As noted above, and as members of the Planning and Zoning Commission and Village Council already understand, day care facilities are central to several Village prerogatives and provide a critical service to families whether or not there is a parent available to care for a child during the day. Day care opportunity is a critical issue statewide and regionally. Further, despite all of the homes and residential densities in the area, there is no private day care facilities in the south and southwest areas of Palatine surrounding this location. The nodal development at Euclid Avenue and Quentin Road arose because it was convenient to Palatine residents and nearby residents. Day care opportunity is convenient to Palatine families who do not have parents available to care for kids at home or who have flexibility but prefer the interaction of children and families that Primrose Schools offer.

The proposed Primrose School is designed, located, and proposed to be operated that the public health, safety and welfare will be protected. Please see above.

The day care facility will not cause substantial injury to the value of other property in the neighborhood in which it is located. Please see above.

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

Conclusion

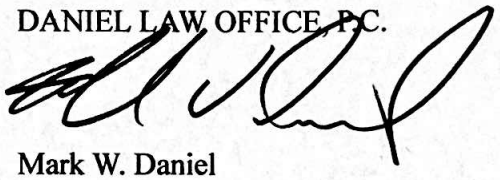
For the reasons set forth above, Primrose Schools submits that Regency Plaza and the Property are an appropriate location for a day care facility. The day car facility is inherently vested with the public interest and the strong drive to create opportunity for families in Palatine. Further, the proposed Primrose School at the Property is designed in a fashion that is consistent with local ordinance, the comprehensive plan and future land use map, the original planned development ordinance and all of its amendments, and relevant laws and regulations of parallel agencies.

As a result, Primrose Schools respectfully requests that the Planning and Zoning Commission recommend, and that the Village Council approve, the special use for a day care facility at the Property and the related use and site amendments to the planned development for Regency Center.

Thank you for your attention to the zoning application and the proposed re-use and re-development of the Property.

Respectfully submitted,

DANIEL LAW OFFICE, P.C.



Mark W. Daniel

Encls.
cc: Matt Taylor, Primrose Schools
Daniel C. Shapiro, Esq.

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

DAYCARE | FENCE & BARRIER SYSTEM

STALWART II

ANTI-RAM BARRIER & SECURITY FENCE

Ameristar's Stalwart II system meets the high demands for safety and security of childcare facilities. Produced to encourage safety, the 3" picket spacing combined with a flush top and bottom rail make this decorative fence system the preferred choice among daycare owners. Designed for vehicle impact protection, Stalwart II is an integrated anti-ram barrier with proven performance that enhances the security of the site that it surrounds.

FENCE PRODUCTS
AMERISTARFENCE.COM | 888-333-3422
ASSA ABLOY, the global leader in door opening solutions

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Standard | Historical | Last Updated: Nov 14, 2023 | Track Document

ASTM F2656/F2656M-20

Standard Test Method for Crash Testing of Vehicle Security Barriers

Significance and Use

5.1 This test method provides a structured procedure to establish a penetration rating for vehicle perimeter barriers subjected to a vehicle impact. Knowing the penetration rating helps to select an appropriate barrier for site-specific conditions around a facility.

5.2 The barrier penetration rating does not imply that a barrier will perform as rated in all site conditions, approach routes, and topography. Also, only single-specimen tests at a specified impact location are required by this test method, and therefore, not all points of impact can be tested and validated for the penetration rating. Other impact locations may respond differently.

Scope

1.1 This test method provides a range of vehicle impact conditions, designations, and penetration performance levels. This will allow an agency to select passive perimeter barriers and active entry point barriers appropriate for use at facilities with a defined moving vehicle threat. Agencies may adopt and specify those condition designations and performance levels in this test method that satisfy their specific needs. Agencies may also assign certification ratings for active and passive perimeter barriers based on the tests and test methodologies described herein. Many test parameters are standardized to arrive at a common vehicle type and mass, and replication, and produce uniform rating designations.

1.2 Compliance with these test procedures establishes a measure of performance but does not render any vehicle perimeter barrier invulnerable to vehicle penetration. Caution should be exercised in interpreting test findings and in extrapolating results to other than test conditions and to user site conditions. This standard does not confirm the performance of the test barrier in the user site conditions. While computer simulations are powerful tools that are useful in the development of new and improved barriers or in estimating performance under differing conditions, the analytical models and methods must be validated against physical test data. When performing a test, developers and users are encouraged to address specific or unusual user site conditions as needed.

1.2.1 Often local terrain features, soil conditions, climate, or other items will dictate special needs at specific locations. Therefore, if user site conditions are likely to degrade a barrier's performance, the agency in need of a vehicle perimeter barrier should require testing with the specific user site conditions replicated for full-scale crash testing or numerical simulations that explicitly represent the user site conditions and have demonstrated connection to the "as-tested" soil configuration. For example, if the user site conditions are expansive clays, one could obtain user site materials and provide those to the test lab for the full-scale crash test.

1.3 Product/design certification under this test method only addresses the ability of the barrier to withstand the impact of the test vehicle. It does not represent an endorsement of the product/design or address its operational suitability.

1.4 The values stated in either SI units or inch-pound units are to be regarded separately as standard. The values stated in each system may not be exact equivalents; therefore, each system shall be used independently of the other. Combining values from the two systems may result in non-conformance with the standard.

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1.5 This test method is intended to replace all previous versions of the test method for current and future testing.

1.6 *This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety, health, and environmental practices and to determine the applicability of regulatory limitations prior to use.*

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

1.7 *This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.*

Version

F2656_F2656M-20

Language

English (United States)

Format

PDF

Price: $119.00

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Details

Book of Standards Volume: 15.08
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ICS Code: 93.080.30

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SITE DEVELOPMENT PLANS

FOR

PRIMROSE SCHOOLS

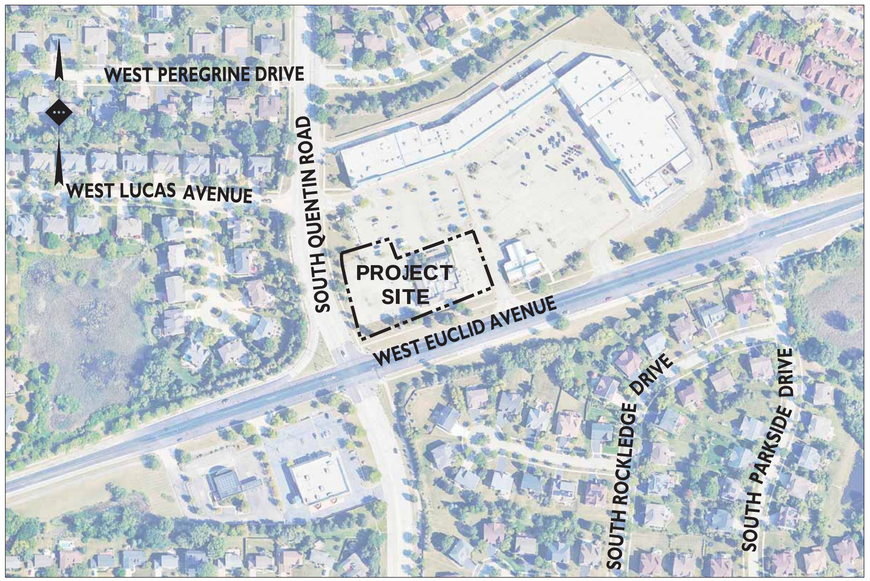
PROPOSED CHILDCARE CENTER

PID: 02-27-301-008-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

SOURCE: USGS MAPPING SYSTEM

LOCATION MAP

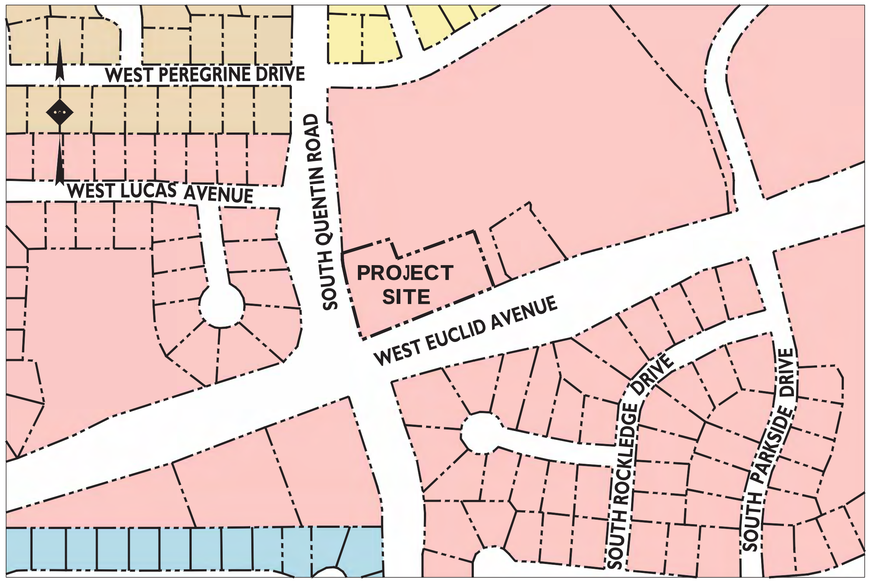
SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: VILLAGE OF PALATINE OFFICIAL ZONING MAP

ZONING KEY

- P: PLANNED DEVELOPMENT DISTRICT
- R-2: SINGLE-FAMILY DISTRICT
- R-1B: SINGLE-FAMILY DISTRICT
- R-2: SINGLE FAMILY RESIDENTIAL DISTRICT (ROLLING MEADOWS)

ZONING MAP

SCALE: 1" = 200'±

PLANS PREPARED BY:

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Phone 248.247.1115

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PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA / NSPS LAND TILE SURVEY PREPARED BY SIGHT ON SOLUTIONS, INC DATED: 10/25/24
   - ARCHITECTURAL PLANS PREPARED BY ADA ARCHITECTS DATED 11/21/2024
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
   - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING, DRAINAGE AND UTILITY PLAN	C-4
DRAINAGE AREA MAPS	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7
LANDSCAPING DETAILS	C-8
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-9
CONSTRUCTION DETAILS	C-10

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE & TOPO SURVEY	1 OF 2
ALTA / NSPS LAND TITLE & TOPO SURVEY	2 OF 2

APPLICANT

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ARCHITECT

ADA ARCHITECTS
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1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

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SITE DEVELOPMENT PLANS
PRIMROSE SCHOOL
PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062.065027
LICENSE RENEWAL DATE: 11/30/2025
STATE OF ILLINOIS
ILLINOIS LICENSE NO. 62.065027
CHARLES D. OLIVO, P.E.

STONEFIELD engineering & design

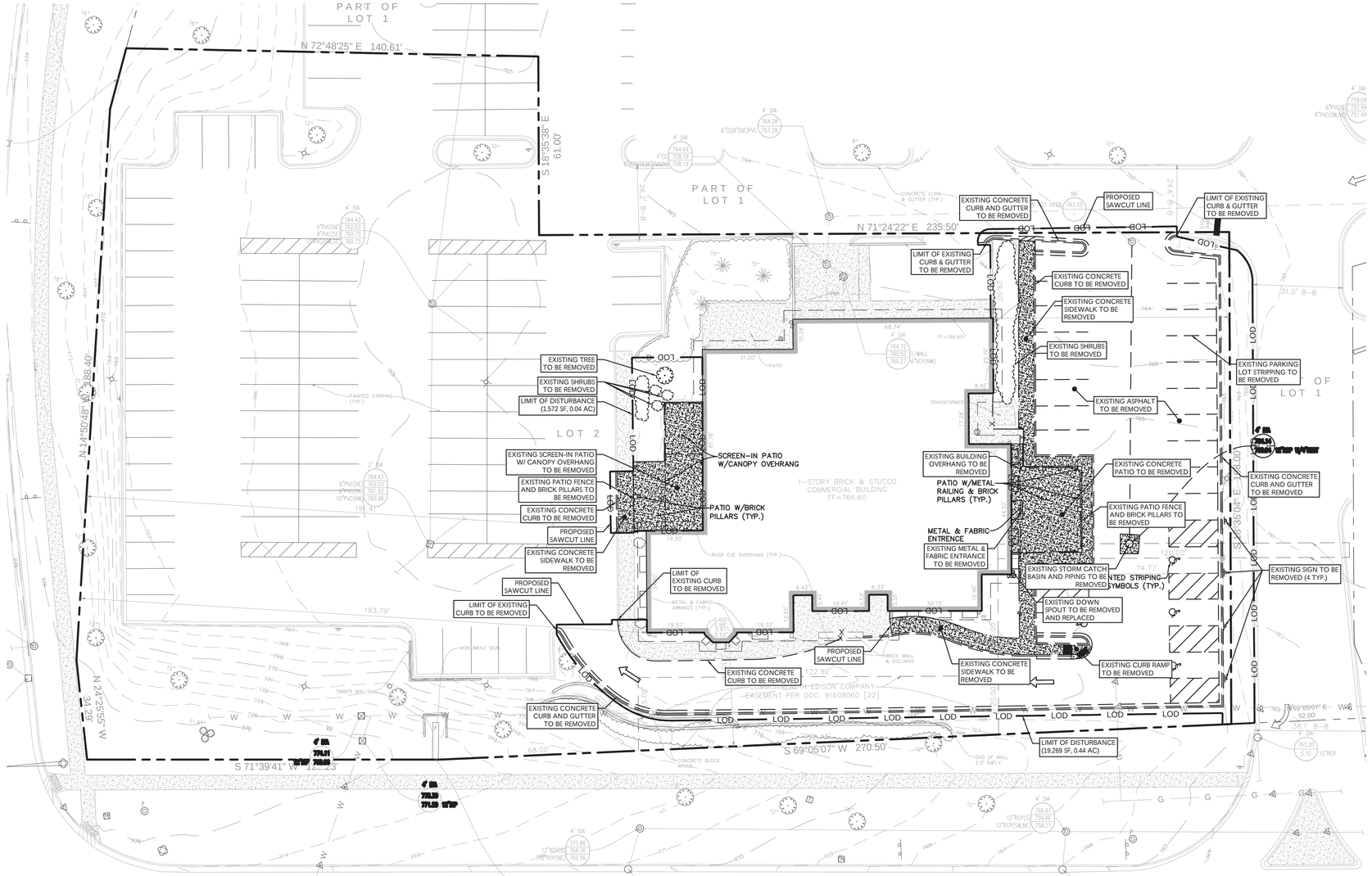
SCALE: AS SHOWN | PROJECT ID: DET-240410

TITLE: COVER SHEET

DRAWING: C-1

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

V:\DET\DOCUMENT FILES\PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOT\DET-SI_COVER.DWG



SYMBOL	DESCRIPTION
– — – — –	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-009-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062-066067
ILLINOIS LICENSE NO. 62.066067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

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SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE: **DEMOLITION PLAN**

DRAWING: **C-2**

V:\DET\2024\DET-240410 PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOTTED\C-02 DEMO.DWG

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

LAND USE AND ZONING

PARCEL ID: 02-27-301-008-0000

PLANNED DEVELOPMENT DISTRICT (P)

PROPOSED USE

CHILD CARE CENTER — SPECIAL LAND USE[1]

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	1.78 AC (11,437 SF)
MINIMUM LOT WIDTH	N/A	390.7 FT
MAXIMUM FLOOR AREA RATIO	N/A	COMPLIES
MINIMUM GREEN AREA	N/A[2]	COMPLIES
MAXIMUM BUILDING HEIGHT	N/A	18.0 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	N/A	36.0 FT
MINIMUM SIDE YARD SETBACK	N/A	9.3 FT
MINIMUM REAR YARD SETBACK	N/A	29.0 FT
RIGHT OF WAY PARKING SETBACK	5 FT	5.0 FT
ADJACENT PARCEL PARKING SETBACK	2 FT	0.0 FT (EN)
CORNER CLEARANCE	20 FT	COMPLIES
BUILDING PROJECTIONS INTO ALL YARDS	3 FT	0.0 FT

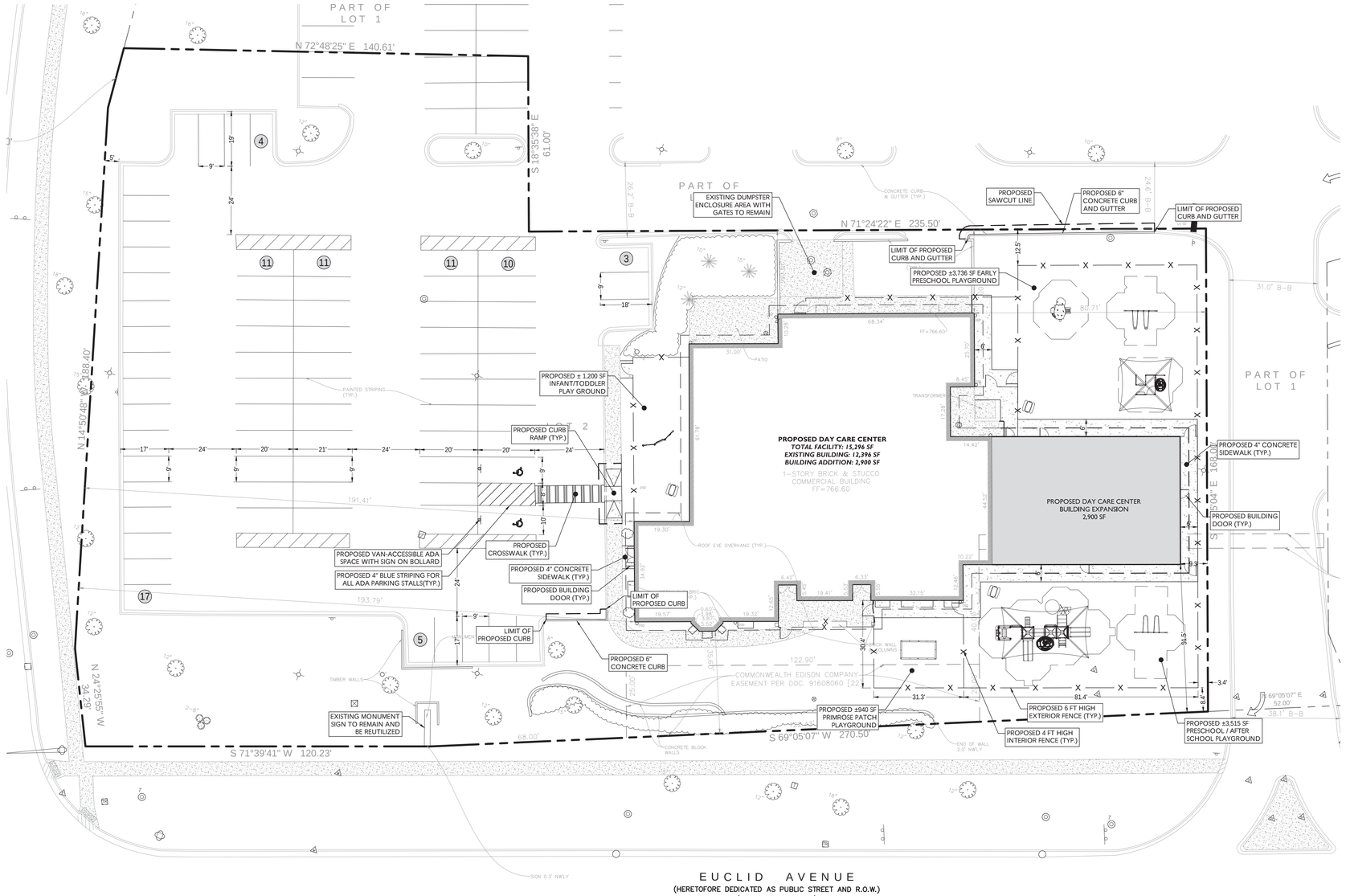
(1) PLANNED DEVELOPMENT TO BE AMENDED TO INCLUDE CHILDCARE AND OUTDOOR PLAYGROUND AS A SPECIAL LAND USE PRIOR TO PLANNING APPROVAL

(2) THE PROPOSED DEVELOPMENT SHALL ATTEMPT TO PRESERVE AS MUCH OPEN SPACES AS POSSIBLE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 7.03.b.1	**BUSINESS & RETAIL:** 1 SPACE PER 300 SF GROSS FLOOR AREA (15,296 SF)(1 SPACE/300 SF) = 51 SPACES	72 SPACES
§ 7.04.d.3.a	90° PARKING: 9 FT X 19 FT W/ 25 FT AISLE	9 FT X 17 FT W/ 24 FT AISLE (EN)

(EN) EXISTING NON-CONFORMITY



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
X X	PROPOSED FENCE
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

ISSUE	DATE	BY	DESCRIPTION
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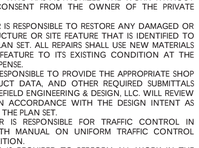
SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS



STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

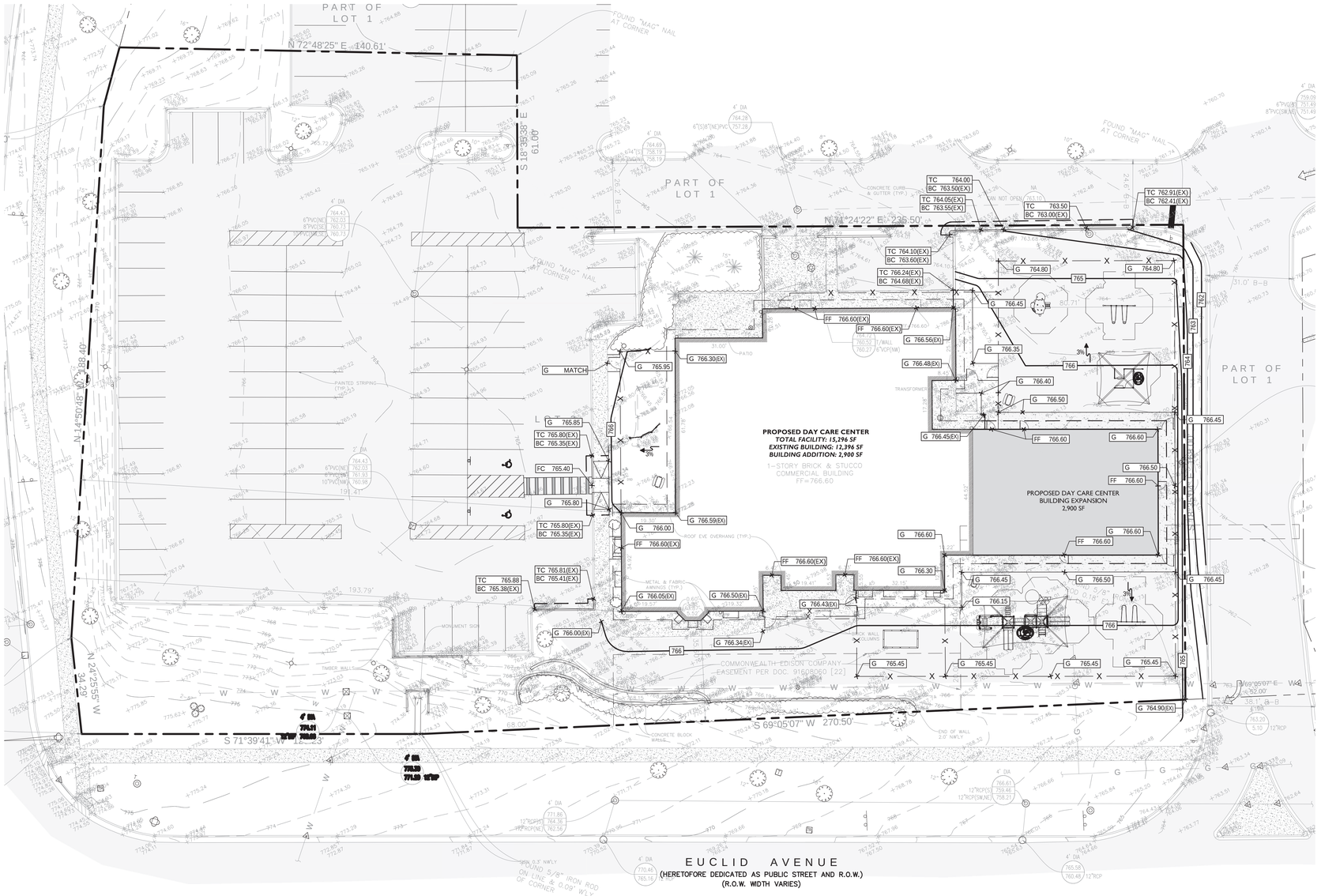
TITLE: SITE PLAN

DRAWING: C-3

V:\DET\2024\DET-240410 PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PHOTOSHOP-READY\SITE.DWG

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

EXISTING STORMWATER INFRASTRUCTURE AND UTILITY CONNECTIONS TO REMAIN AND BE REUTILIZED. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Birmingham, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL
PROPOSED DAY CARE

PARCEL ID: 02-27-301-009-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062.065067
ILLINOIS LICENSE NO: 62.065067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

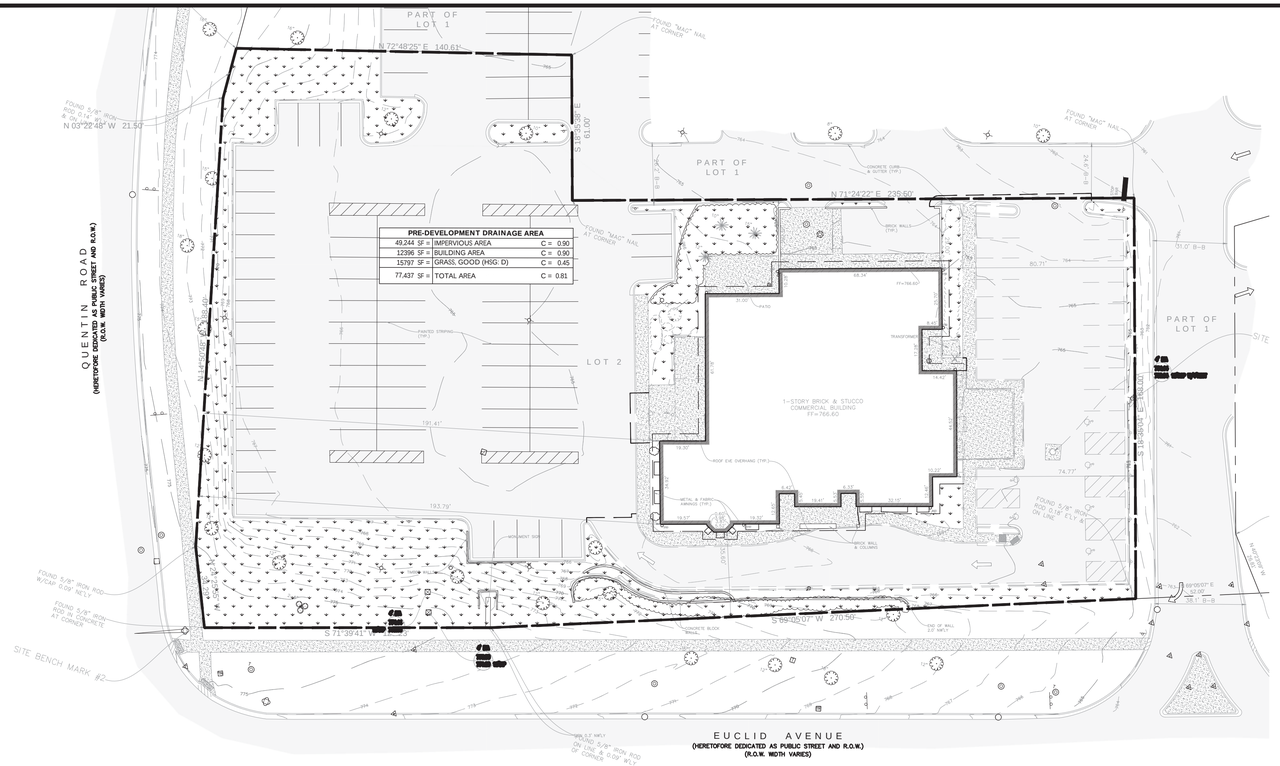
SCALE: 1" = 20' | PROJECT ID: DET-240410

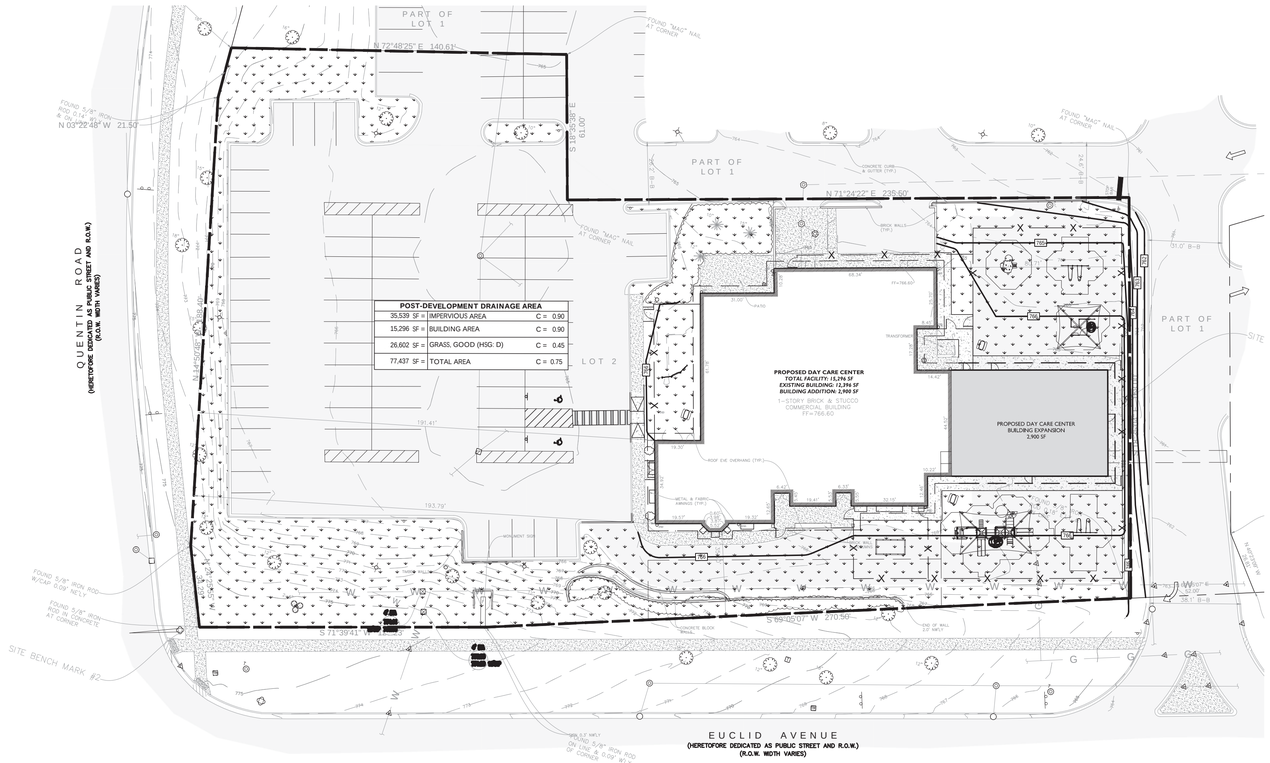
TITLE:
GRADING, DRAINAGE & UTILITY PLAN

DRAWING:
C-4

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

V:\DET\2024\DET-240410\PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PLOTS\DP-04-GRAD-STRM-UTIL.DWG





SYMBOL	DESCRIPTION
	PROPERTY LINE
	DRAINAGE AREA
	PERVIOUS AREA

PER METROPOLITAN WATER RECLAMATION DISTRICT WATERSHED MANAGEMENT ORDINANCE - DETENTION FOR NEW DEVELOPMENT MAY BE DEFERRED UNTIL THE AGGREGATE DEVELOPMENT ON THE PROPERTY HOLDINGS, SINCE THE EFFECTIVE DATE OF THE WMO (MAY 1, 2014), EXCEEDS 0.50 ACRE.

THE EXISTING MWRD-REQUIRED DETENTION MUST BE MAINTAINED IN PERPETUITY, REGARDLESS OF THE SIZE OF THE PROPOSED DEVELOPMENT. THIS INCLUDES PARKING LOT PONDING UNDER MWRD PERMIT NOS. 1990-0156 AND 1995-0316.

SITE RUNOFF SUMMARY

Q = C*I*A	PRE-DEVELOPMENT	POST-DEVELOPMENT
C (VALUE)	0.81	0.75
I (INTENSITY)*	6.48 IN/HR	6.48 IN/HR
A (AREA)	1.78 AC	1.78 AC
Q (FLOW RATE)	9.34 CFS	8.65 CFS

* FOR THE 10-YEAR STORM, ASSUMING TIME OF CONCENTRATION = 10 MINUTES

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

ILLINOIS LICENSE NO. 62.065097
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:

DRAWING:

DRAINAGE AREA MAPS

C-5

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

V:\DET\DESIGN\7-SHARED FRANCHISE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PDD\TSD\DP-05_DRNG.DWG

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	CONTROL	IES FILE
	A	6	SMALL DIE CAST AREA LIGHT - FULL CUTOFF @ 18 FT. (EXISTING LIGHT POLE & FIXTURE)	-	0.9	LED THE SPOT	-	TL-DCS-DCSB1AA3.ies

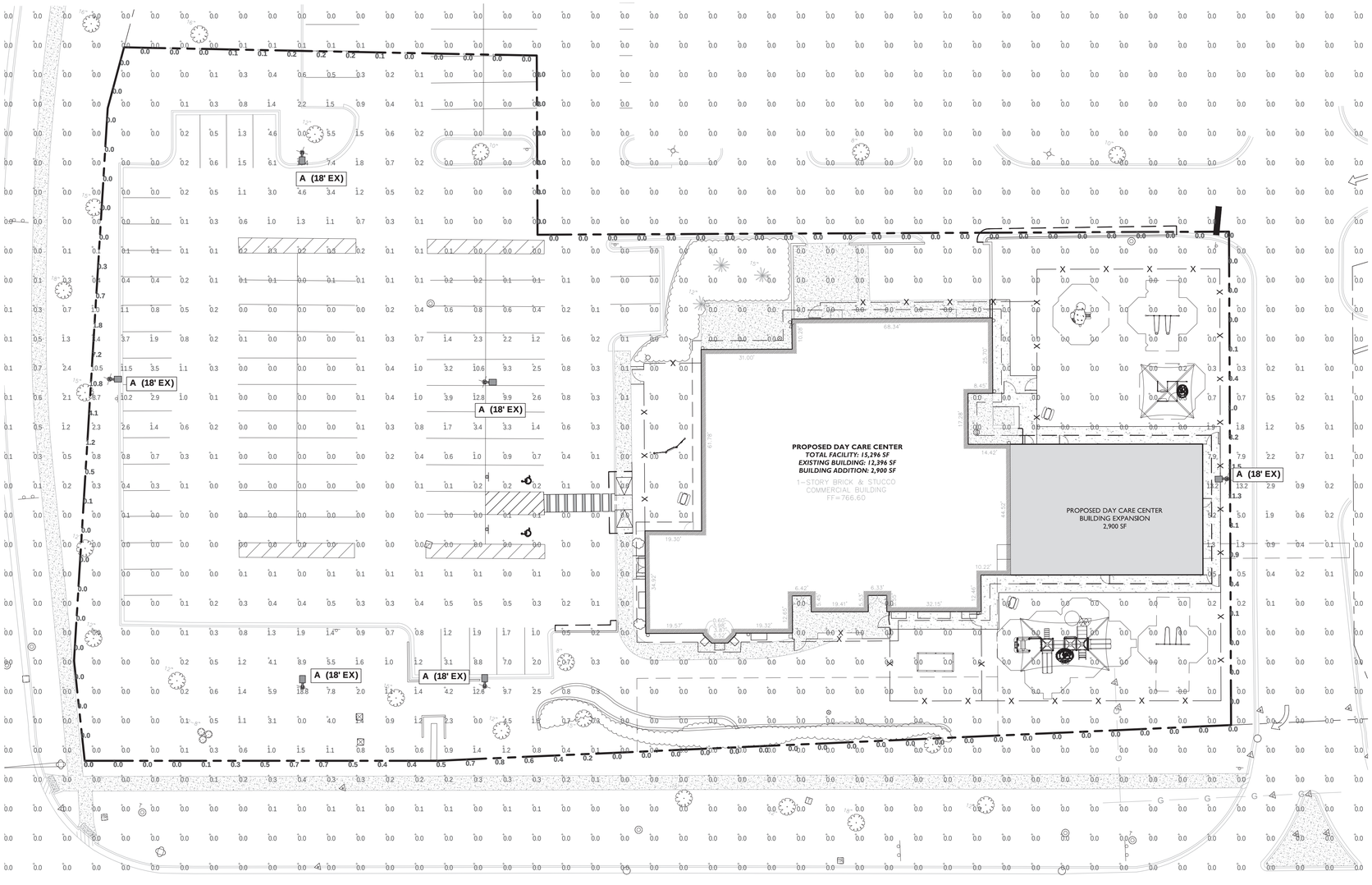
OUTDOOR LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 6-8.1.A.3.A	MAXIMUM PROPERTY LINE INTENSITY: 2.0 FC	11.5 FC (EN)
§ 6-8.1.A.3.B	MINIMUM AVERAGE FC: 0.15 FC TO 0.6 FC	0.66 FC

(EN) EXISTING NON-CONFORMITY

LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	0.66 FC	0.0 FC	13.8 FC
PROPERTY LINE	0.53 FC	0.0 FC	11.5 FC



SYMBOL	DESCRIPTION
	PROPERTY LINE
A (XX' EX)	EXISTING LIGHTING FIXTURE (MOUNTING HEIGHT)
+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	EXISTING AREA LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-009-0000
704 W EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE: LIGHTING PLAN

DRAWING: C-6

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

LANDSCAPING AND SCREENING REQUIREMENTS

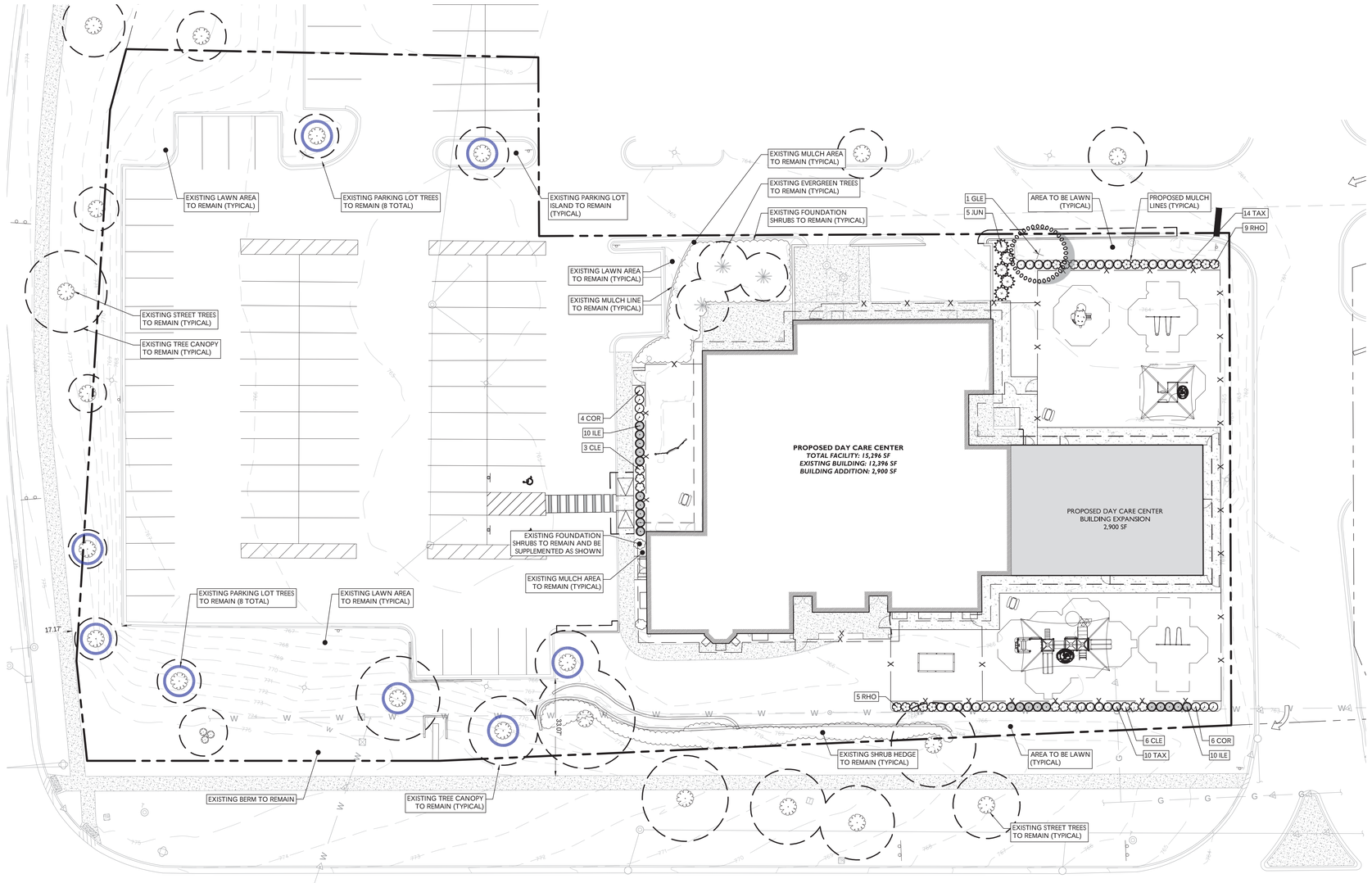
CODE SECTION	REQUIRED	PROPOSED
	PARKING LOT LANDSCAPING	
§ 7.04.(f)(1)	LANDSCAPED STRIP REQUIRED BETWEEN ALL SIDEWALKS AND PARKING MINIMUM WIDTH: 5 FT	COMPLIES WEST: 17.17 FT SOUTH: 33.07 FT
§ 7.04.(f)(2)	1 TREE FOR EVERY 10 PARKING SPACES	
	(80 SPACES) * (1 TREE / 10 SPACES) = 8 TREES	8 EXISTING TREES
§ 7.04.(f)(3)	TERMINAL ISLANDS REQUIRED AT THE END OF EACH PARKING ROW	DOES NOT COMPLY (EN)
	SCREENING	
§ 7.04.(g)(1)	COMMERCIAL AREAS ACROSS THE STREET FROM RESIDENTIAL SHALL BE EFFECTIVELY SCREENED ALONG THE ENTIRE BOUNDARY BY A HEDGE, WALL, OR FENCE	EUCLID AVENUE: EXISTING BERM & SHRUB HEDGE (EN)

(EN) EXISTING NONCONFORMITY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GLE	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	POT
EVERGREEN TREES						
	JUN	5	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	6` - 7` HT	B&B
SHRUBS						
	CLE	9	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	18" - 24"	POT
	COR	10	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT
EVERGREEN SHRUBS						
	ILE	20	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	B&B
	RHO	14	RHODODENDRON X 'P.J.M.'	P.J.M RHODODENDRON	18" - 24"	POT
	TAX	24	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



EUCLID AVENUE
(HERETOFORE DEDICATED AS PUBLIC STREET AND R.O.W.)
(R.O.W. WIDTH VARIES)

SYMBOL	DESCRIPTION
	PARKING LOT TREES

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

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
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SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL
PROPOSED DAY CARE

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CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE:
LANDSCAPING PLAN

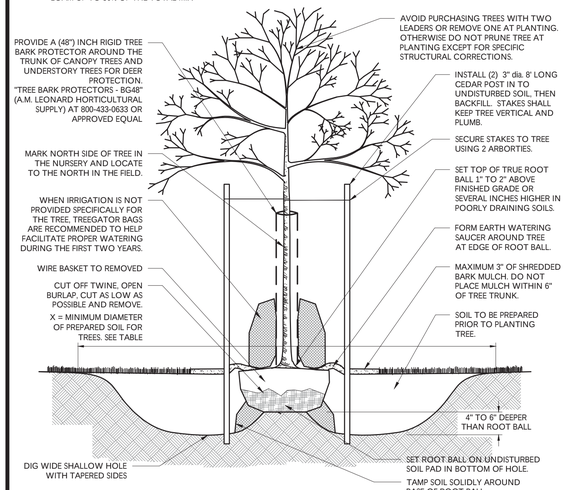
DRAWING:
C-7

V:\DET\2024\DET-240410-PRIMROSE SCHOOLS - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\DWG\DET\DET-PP-SR-LANDSCAPE.DWG

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



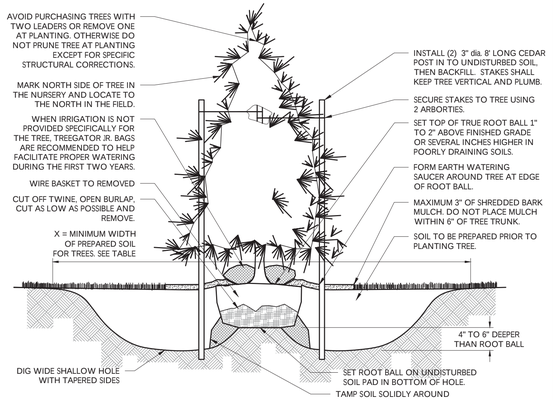
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

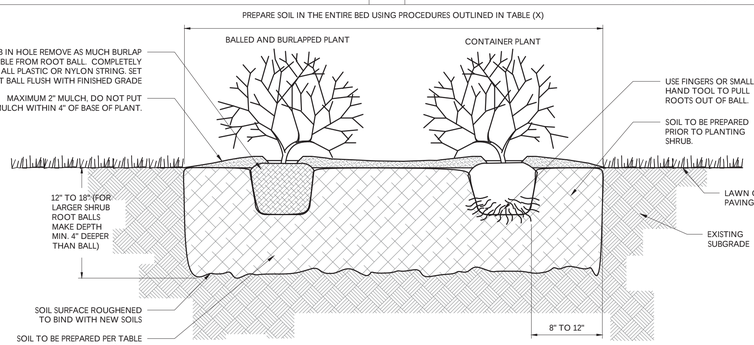
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2



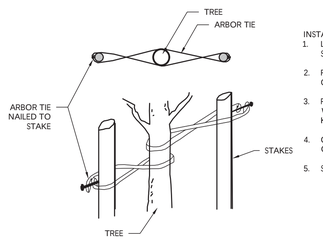
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

4

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF NEW PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL APPLY WATER TO SOIL SATURATION.
- MYCORR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

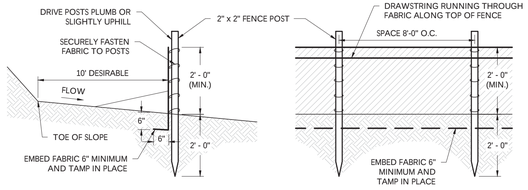
3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

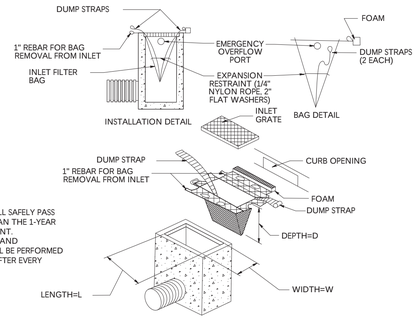
17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICI



NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL

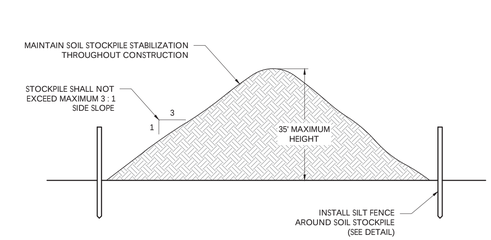
NOT TO SCALE



NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

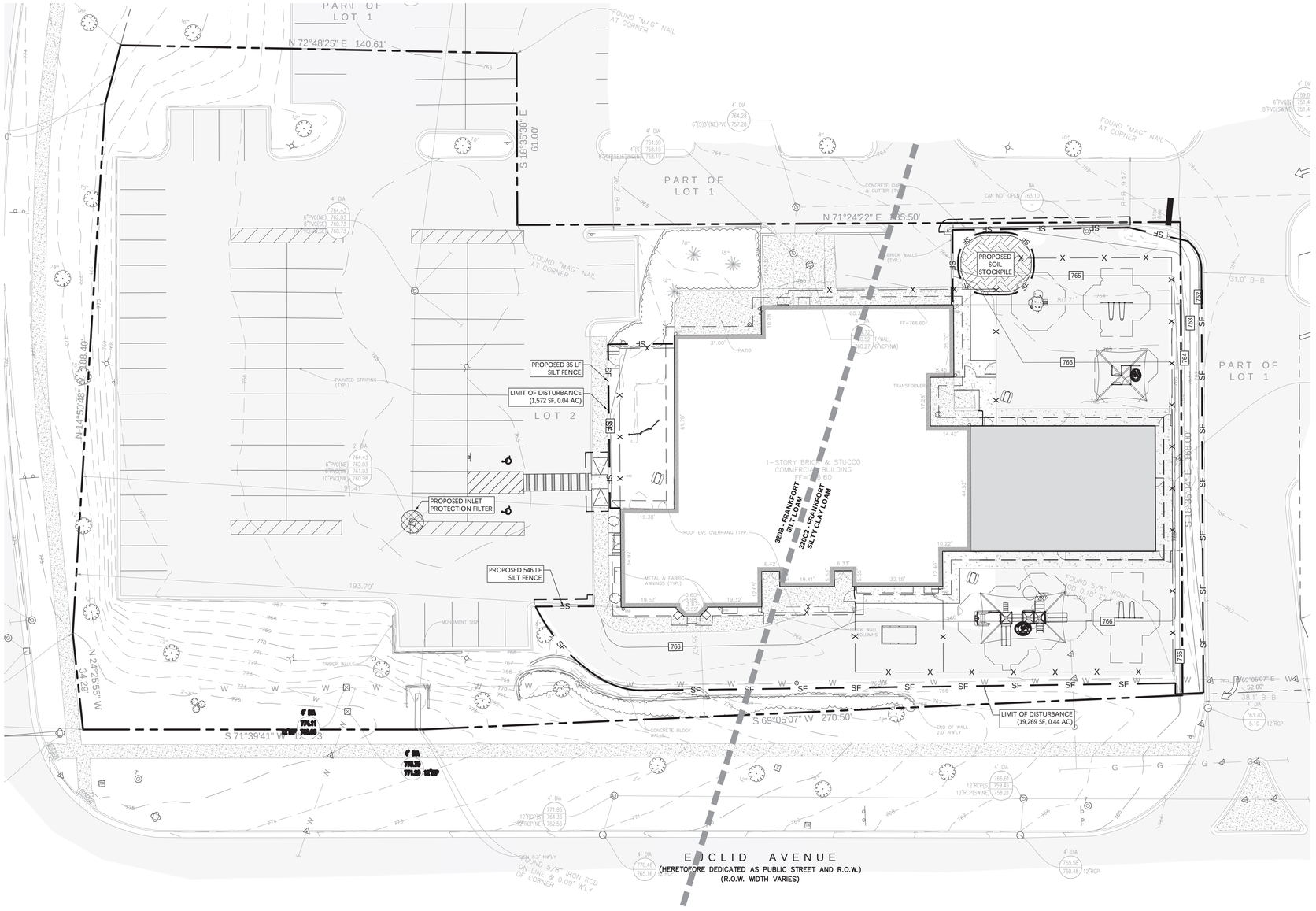
NOT TO SCALE



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	FRANKFORT SILT LOAM (320B) 2 TO 4 PERCENT SLOPES	FRANKFORT SILTY CLAY LOAM (320B) 2 TO 4 PERCENT SLOPES
PERCENT OF SITE COVERAGE	71.0%	29.0%
HYDROLOGIC SOIL GROUP	D	D
DEPTH TO RESTRICTIVE LAYER	24 TO 42 INCHES	24 TO 42 INCHES
SOIL PERMEABILITY	0.02 TO 0.06 IN / HR	0.02 TO 0.06 IN / HR
DEPTH TO WATER TABLE	6 TO 24 INCHES	6 TO 24 INCHES

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

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Birmingham, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

LICENSED PROFESSIONAL ENGINEER
CHARLES D. OLIVO
062-066067
ILLINOIS LICENSE NO. 62.066067
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

STONEFIELD engineering & design

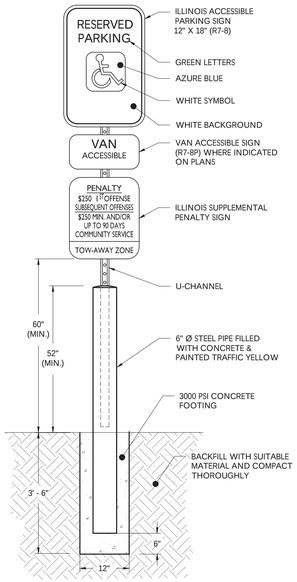
SCALE: 1" = 20' | PROJECT ID: DET-240410

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-9**

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

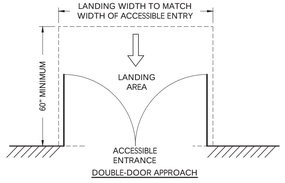
V:\DET\2024\DET-240410\PRIMROSE SCHOOL\3 - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PDA\TOP-RESIDC.DWG



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1



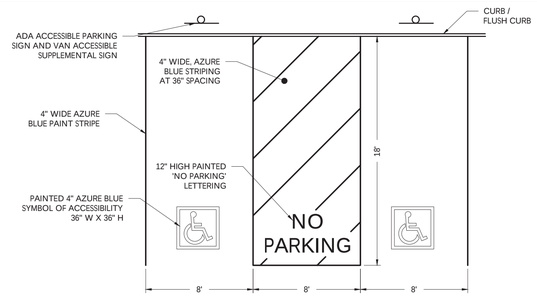
DOUBLE-DOOR APPROACH

ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

2



ACCESSIBLE PARKING STALL MARKINGS

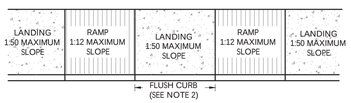
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.

3

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

4

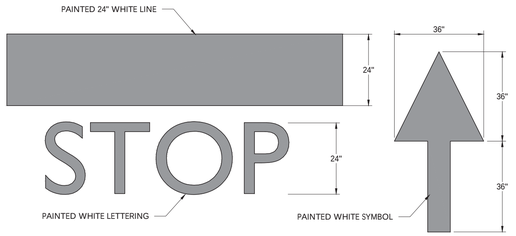


TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

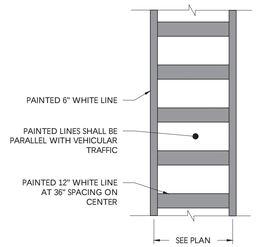
5



STOP BAR & ARROW DETAILS

NOT TO SCALE

6

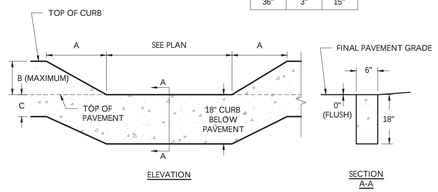


CROSSWALK DETAIL

NOT TO SCALE

7

FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"

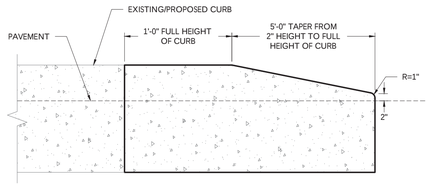


ELEVATION

SECTION A-A

FLUSH CURB DETAIL

8

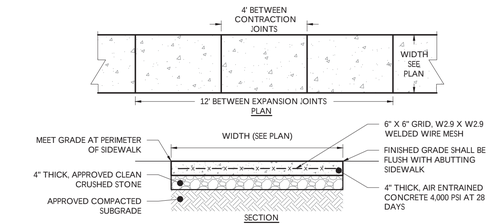


CURB TAPER DETAIL

NOT TO SCALE

NOT TO SCALE

9

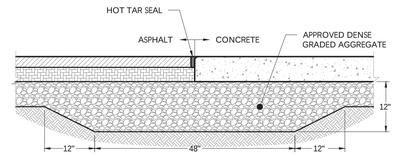


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

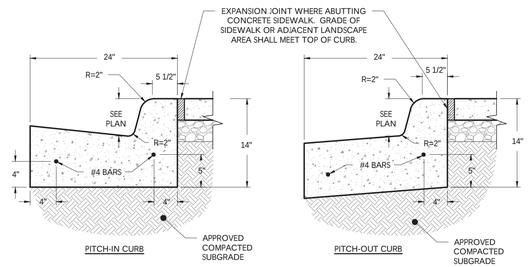
10



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

11

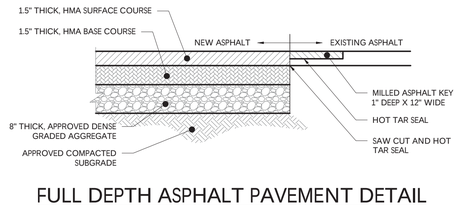


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

12



FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

13

ISSUE	DATE	BY	DESCRIPTION
1	12/10/2024	RC/EM	FOR PLANNED DEVELOPMENT AMENDMENT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Birmingham, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOL

PROPOSED DAY CARE

PARCEL ID: 02-27-301-008-0000
704 W. EUCLID AVENUE
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

ILLINOIS LICENSE NO.: 62.066007
CHARLES D. OLIVO, P.E.
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = XX' | PROJECT ID: DET-240410

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-10

V:\DET\DOCS\DET-240410\PRIMROSE (SCHOOL) - 704 WEST EUCLID AVENUE, PALATINE, IL\CAD\PDF\DET\DP-10-DETS.DWG

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.

LEGEND

50.00'	= MEASURED DIMENSION		= GAS METER
(50.0')	= RECORD/DEED DIMENSION		= GAS MANHOLE
B.S.L.	= BUILDING SETBACK LINE		= JULIE GAS MARKER
NLY,WLY	= DIRECTION (ie NORTHERLY)		= ELECTRICAL METER
P.U.E.	= PUBLIC UTILITY EASEMENT	E	= ELECTRICAL PEDESTAL
P.U.D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT	E	= ELECTRICAL MANHOLE
R.O.W.	= RIGHT-OF-WAY		= ELECTRICAL OUTLET/PULL BOX
BDX	= BUILDING CORNER TIE		= JULIE ELECTRIC MARKER
	= PROPERTY LINE	H	= HANDHOLE
	= EASEMENT LINE		= DOUBLE HANDHOLE BOX
	= SECTION LINE	T	= TELECOM PEDESTAL
	= DEPRESSED CURB		= TELECOM MANHOLE
	= CHAIN-LINK FENCE		= TELECOM VAULT
	= WOOD FENCE	TC	= TELECOM CONTROL BOX
	= METAL/COMPOSITE FENCE		= TELECOM MARKER
	= WIRE FENCE		= PETROLEUM MARKER
	= COMBINATION SEWER LINE		= UTILITY POLE
	= ROOF/UNDERDRAIN LINE		= GUY WIRE
	= STORM LINE		= LIGHT STANDARD
	= SANITARY LINE		= LIGHT BOLLARD
	= FORCE MAIN LINE		= GROUND LIGHT
	= WATER MAIN LINE		= TRAFFIC SIGNAL
	= UNDERGROUND GAS LINE		= TRAFFIC SIGNAL WITH ARM
	= UNDERGROUND ELECTRICAL LINE	TS	= TRAFFIC SIGNAL MANHOLE
	= UNDERGROUND TELECOM LINE	TS	= DOUBLE TRAFFIC SIGNAL MANHOLE
	= OVERHEAD WIRES		= SIGN
	= TREE/BRUSH LINE		= DOUBLE POLE SIGN
	= WETLANDS		= MAILBOX
	= FLOOD PLAIN LIMIT LINE		= BOLLARD
	= WATER LINE		= FLAG POLE
780	= 1 FOOT CONTOURS		= PAY/EMERGENCY PHONE
LA	= LANDSCAPE AREA		= FIRE SPRINKLER CONNECTION
	= GUARD RAIL		= AIR CONDITIONING UNIT
	= OVERLAND STORMWATER FLOW		= WATER POST INDICATOR VALVE
	= SURVEY MONUMENT DRIVEN		= SOIL BORING W/ID NUMBER
	= SURVEY NOTCH CUT		= BASKETBALL HOOP
	= FOUND CUT CROSS		= HANDICAPPED PARKING
	= BENCHMARK		= RAILROAD CONTROL BOX
	= SURVEY CONTROL POINT		= RAILROAD CROSSING GATE
M	= MISCELLANEOUS MANHOLE (MH)		= RAILROAD SWITCH
	= STORM MANHOLE (STMH)	700.00	= SPOT ELEVATION
	= STORM CATCH BASIN (CB)		= BUSHES
	= STORM INLET (INL)	8"	= DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
	= FLARED END SECTION (FES)	8"	= CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
DSC	DOWN SPOUT TO GRADE	7-8"	= TREE CLUMP W/NUMBER-SIZE
	= RIP-RAP		
	= STORM SEWER MARKER		
	= SANITARY MANHOLE (SMH)	756.00 / 754.00	= RIM ELEVATION / INVERT ELEVATION
	= GREASE TRAP (GT)		
	= LIFT STATION (LS)		= BUILDING LIMITS
	= CLEANOUT (CO)		= ASPHALT PAVEMENT
	= SANITARY SEWER MARKER		= CONCRETE PAVEMENT
	= COMBINATION SEWER MANHOLE (CMH)		= GRAVEL SURFACE
	= FIRE HYDRANT W/AUX. VALVE		= BRICK PAVERS
	= VALVE BOX (VB)		= WOOD SURFACE
	= VALVE VAULT (VV)		= STONE PAVERS
	= WATER METER		= HANDICAP DOME INSERT (UNLESS NOTED OTHERWISE)
	= WATER SERVICE BUFFALO BOX (B-BOX)		
	= WATER FOUNTAIN		
	= WELL HEAD		
S	= SPRINKLER CONTROL VALVE		
	= WATER MARKER		
	= GAS VALVE		

REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. BEARINGS ARE GEODETIC BASED ON FOUND MONUMENTATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE), AND THE FINAL PLAT OF SUBDIVISION.
3. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LID MARKINGS AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. ADDITIONAL UNDERGROUND UTILITY LINES MAY EXIST, AND MAY NOT BE SHOWN HEREON, AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCY, SUCH AS 811, J.U.L.I.E. OR D.I.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEM HEADS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL IMPROVEMENTS ON THE PROPERTY IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION INCLUDED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. NO APPARENT ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY.
9. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS NO DIRECT ACCESS FROM EUCLID AVENUE OR QUENTIN ROAD; INDIRECT ACCESS FROM EUCLID AVENUE AND QUENTIN ROAD IS THROUGH THE INTERNAL CIRCULATION OF REGENCY PLAZA SHOPPING CENTER. (SEE TITLE DOCUMENTS FOR PARTICULARS)
11. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

SITE BENCH MARK #1:
CUT SQUARE ON CONCRETE LIGHT POLE BASE APPROXIMATELY 84' NORTHERLY OF THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

J.U.L.I.E. TOLL FREE 1-800-892-0123

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

1-800-892-0123

TITLE COMMITMENT INFORMATION

CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ORDER NUMBER 24GSA894154LP, HAVING A COMMITMENT DATE OF AUGUST 14, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THE NUMBERS BELOW REFERENCE THE SCHEDULE B, PART 2 ITEM FOUND IN TITLE COMMITMENT. (NOTE: ITEMS 1–16 AND 26 ARE GENERAL EXCEPTIONS, EXCEPTIONS RELATED TO TAXES, FINANCES, LIEN RIGHTS, OR NOTES FOR INFORMATION THAT ARE NOT SURVEY RELATED)

17. THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGENCY PLAZA, DATED APRIL 27, 1987 AND RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252158, RELATING IN PART TO CONSTRUCTION, MAINTENANCE, AND MATERIALS. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
18. THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT AND INDEMNITY AGREEMENT RECORDED MAY 11, 1987 AS DOCUMENT NO. 87252155 PERTAINING TO THE WATER, SANITARY AND STORM SEWER FACILITIES LOCATED ON THE LAND, AND THE PROVISIONS RELATING THERETO. ALSO AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)
19. **THE SUBJECT PROPERTY DOES NOT APPEAR TO BE SUBJECT TO THE VACATION OF PART OF QUENTINS ROAD ALSO KNOWN AS QUENTIN ROAD WHICH WAS RECORDED MARCH 25, 1980 AS DOCUMENT NO. 25401562. DOCUMENT APPEARS INCOMPLETE, HOWEVER, VACATION DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY. (SEE DOCUMENT FOR PARTICULARS)**
20. **THE SUBJECT PROPERTY IS PURPORTEDLY SUBJECT TO THE 12 INCH WATERMAIN LOCATED IN THE VACATED PORTION OF QUENTIN ROAD AS DISCLOSED BY UTILITY LETTER DATED JANUARY 17, 1985 FROM VILLAGE OF PALATINE, HOWEVER, VACATION IN ITEM 19 ABOVE DOES NOT APPEAR ON THE PLAT OF REGENCY PLAZA SUBDIVISION WITHIN SUBJECT PROPERTY AND MAY NOT BE SUBJECT TO SAID LETTER. LETTER NOT PROVIDED OR REVIEWED BY THIS SURVEYOR TO CONFIRM. (SEE DOCUMENT FOR PARTICULARS)**
21. THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT KNOWN AS REGENCY PLAZA PLANNED DEVELOPMENT, A COPY OF WHICH WAS RECORDED DECEMBER 5, 1986 AS DOCUMENT NO. 86581711. AMENDED BY ORDINANCE PASSED SEPTEMBER 24, 1990, A COPY OF WHICH WAS RECORDED OCTOBER 17, 1990 AS DOCUMENT NO. 90508290. AMENDED BY ORDINANCE PASSED DECEMBER 27, 1994, A COPY OF WHICH WAS RECORDED JANUARY 9, 1995 AS DOCUMENT NO. 95013825. AMENDED BY ORDINANCE NO. O-258-04, PASSED DECEMBER 6, 2004, A COPY OF WHICH WAS RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. 0435727024. AMENDED BY ORDINANCE NO. O-105-05, PASSED JUNE 6, 2005, A COPY OF WHICH WAS RECORDED JUNE 17, 2005 AS DOCUMENT NO. 0516855143. AMENDED BY ORDINANCE NO. O-38-07, PASSED APRIL 2, 2007, A COPY OF WHICH WAS RECORDED MAY 3, 2007 AS DOCUMENT NO. 0712349189. AMENDED BY ORDINANCE NO. O-148-09, PASSED DECEMBER 14, 2009, A COPY OF WHICH WAS RECORDED MARCH 3, 2010 AS DOCUMENT NO. 1006249034. AMENDED BY ORDINANCE NO. O-147-10, PASSED DECEMBER 13, 2010, A COPY OF WHICH WAS RECORDED DECEMBER 20, 2010 AS DOCUMENT NO. 1035449017. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS (SEE DOCUMENTS FOR PARTICULARS)

[22] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 91608060. (SEE DOCUMENT FOR PARTICULARS)

23. **THE SUBJECT PROPERTY IS NOT SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED DECEMBER 1, 2005 AS DOCUMENT NO. 0533503033. SITE LIES OUTSIDE OF SUBJECT PROPERTY BOUNDARY LINES. (SEE DOCUMENT FOR PARTICULARS)**

[24] THE SUBJECT PROPERTY IS SUBJECT TO THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED JULY 1, 2022 AND RECORDED JULY 5, 2022 AS DOCUMENT NO. 2218615045, MADE BY REGENCY RETAIL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RELATING IN PART TO GRANT OF EASEMENTS; MAINTENANCE AND REPAIR; ADDITIONAL OPERATIONS PROVISIONS; LOT IMPROVEMENTS AND RESTRICTIONS; COVENANTS ON USE; SIGNAGE AND LIGHTING; CONDEMNATION; DAMAGE AND CASUALTY; RUNNING OF BENEFITS AND BURDENS; SUBDIVISIONS; TRANSFERS BY OWNER; INDEMNITY; AND MISCELLANEOUS PROVISIONS. INGRESS/EGRESS ACCESS DRIVE EASEMENT IS BLANKET IN NATURE OVER THE PAVED DRIVES FROM THE TWO ENTRANCES ON EUCLID AVENUE THAT MERGE INTO THE PAVED DRIVE FROM THE SOUTHERLY ENTRANCE ON QUENTIN ROAD. CROSS ACCESS/PARKING EASEMENT IS BLANKET IN NATURE OVER ALL PAVED AREAS USED FOR VEHICULAR TRAFFIC OR PARKING WITHIN REGENCY PLAZA SHOPPING CENTER. UTILITY EASEMENT IS BLANKET IN NATURE OVER ALL PARTS OF THE PROPERTY NOT OCCUPIED BY A BUILDING. (SEE DOCUMENT FOR PARTICULARS)

25. THE SUBJECT PROPERTY IS SUBJECT TO THE ACCESS NOTES AS SHOWN ON PLAT OF REGENCY PLAZA SUBDIVISION RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025: LOT 2 SHALL HAVE NO DIRECT ACCESS TO QUENTIN ROAD OR EUCLID AVENUE, ACCESS TO AND FROM QUENTIN ROAD AND EUCLID AVENUE SHALL BE VIA INTERNAL CROSS ACCESS EASEMENT. SEE REGENCY PLAZA SHOPPING CENTER OVERVIEW AND LOCATION MAP FOR SHOPPING CENTER LIMITS AND AERIAL PHOTOGRAPH OF SITE IMPROVEMENTS. (SEE DOCUMENT FOR PARTICULARS)

ALTA/NSPS LAND TITLE TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. THE ASSOCIATED PIN NUMBERS AND ADDRESSES FOR THE SUBJECT PROPERTY AS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK ARE AS FOLLOWS:

PIN NUMBER:	ADDRESS:
02-27-301-008	704 W. EUCLID AVE., PALATINE, IL 60074

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17031C0183J, WITH A MAP EFFECTIVE DATE OF 08/19/2008, THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS: ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.
4. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 77,437.36 SQUARE FEET (1.777 ACRES), MORE OR LESS.
5. VERTICAL RELIEF IS SHOWN HEREON BASED ON A GROUND SURVEY, WITH CONTOUR INTERVALS AS SHOWN. DATUM AND ORIGINATING BENCH MARK IS PROVIDED HEREON.

7a. EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON.
7b1. THE SQUARE FOOTAGE OF THE BUILDING FOOTPRINT AT GROUND LEVEL IS 10,513 SQUARE FEET.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS) LANDSCAPED AREAS ARE OPEN TO INTERPRETATION AND MAY NOT BE SHOWN OR IDENTIFIED HEREON IF NOT CLEARLY DEFINED BY SUBSTANTIAL FEATURES.
9. 101 IDENTIFIABLE PAINTED PARKING SPACES, INCLUDING 6 MARKED HANDICAP PARKING ONLY, WERE OBSERVED AT THE TIME OF THIS SURVEY.

11.a NO PRIOR PLANS WERE PROVIDED TO THIS SURVEYOR FOR USE IN DETERMINING UNDERGROUND UTILITIES.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS INDICATED AND DIMENSIONED HEREON.
19. SIGHT ON SOLUTIONS, INC. CARRIES $2M COVERAGE ON OUR PROFESSIONAL LIABILITY INSURANCE; CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: PRIMROSE SCHOOL FRANCHISING COMPANY LLC; LENDER WITH A CONTRACTUAL OBLIGATION UNDER A LOAN AGREEMENT WITH THE PROPOSED INSURED; 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, 5, 7a, 7b1, 8, 9, 11a, 14, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2024.

DATE OF PLAT OR MAP: OCTOBER 25, 2024

IL PROF LAND SURVEYOR #3520; EXP. NOVEMBER 30, 2024
DESIGN FIRM REG.#184.005510; EXP. APRIL 30, 2025
SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS OF TABLE A ITEMS SHOWN ON THIS SURVEY.

ORIGINAL SURVEY IS IN COLOR

MICHAEL S. ULLBERG 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LAKE ZURICH, ILLINOIS

DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.

Surveyor's email: mikeu@sightonsolutions.com

"WE GET CORNERS OTHER PEOPLE CUT"

SIGHT ON SOLUTIONS, INC.
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
704 W. EUCLID AVENUE
PALATINE, ILLINOIS

SHEET 1 OF 2

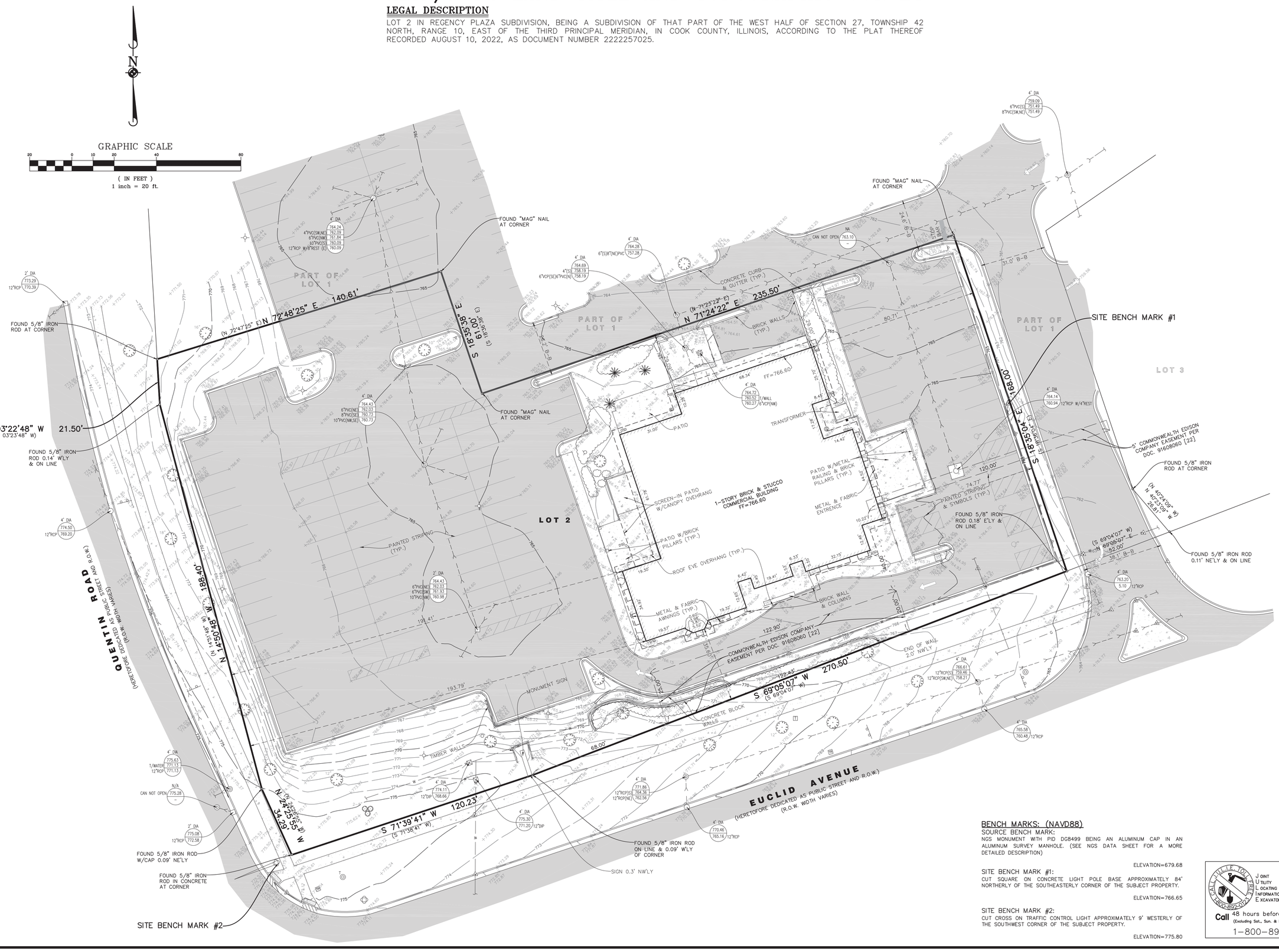
SOS#: 24168

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 2 IN REGENCY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 2022, AS DOCUMENT NUMBER 2222257025.



BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DG8499 BEING AN ALUMINUM CAP IN AN ALUMINUM SURVEY MANHOLE. (SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=679.68

SITE BENCH MARK #1:
CUT SQUARE ON CONCRETE LIGHT POLE BASE APPROXIMATELY 84' NORTHERLY OF THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.

ELEVATION=766.65

SITE BENCH MARK #2:
CUT CROSS ON TRAFFIC CONTROL LIGHT APPROXIMATELY 9' WESTERLY OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

ELEVATION=775.80

CALL J.U.L.I.E. TOLL FREE 1-800-892-0123
J OINT
U TILITY
L OCATING
I NFORMATION FOR
E XCAVATORS
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
1-800-892-0123

DATE	REVISIONS	DRAWN BY	CHECK BY

SCALE: 1"=20' DATE: 10/25/24 CHECKED BY: M.S.U. DRAWN BY: K.C.

Surveyor's email: mikeu@sightonsolutions.com

"WE GET CORNERS OTHER PEOPLE CUT"
LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING, SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE

SIGHT ON SOLUTIONS, INC.
557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sightonsolutions.com

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

704 W. EUCLID AVENUE

PALATINE, ILLINOIS

SHEET 1 OF 2

SOS#: 24168

Attachment: Project Narrative - Special Use and Planned Development Amendment (704 W Euclid Ave - PD Amend Daycare)

8 6 5 5 1 7 1 1

REGENCY PLAZA

ORDINANCE NO. 0-24-86

86551711

AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
REGENCY PLAZA

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine,

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, County of Cook, State of Illinois, acting in the exercise of their home rule powers:

SECTION 1: Final approval of a Planned Development is hereby granted as set forth in Section 11.08 of Appendix A, Zoning Ordinance of the Palatine Code of Ordinances for the real estate described as follows, to wit:

86551711

See Legal Description attached hereto as Exhibit A"

commonly described as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

SECTION 2: Final Planned Development approval shall be subject to the following conditions:

1. The project be developed according to the final Site Plan (Exhibit B-Sheet SP-1) Landscaping Plan (Exhibit B-Sheets LP-1 and LP-2), Architectural Plans (Exhibit B, Sheets A, B, C, D, I), Lighting Plan (Exhibit B, Sheet L-1), Engineeering Plan (Exhibit C, Sheets C-1, C-2, C-3, C-4, and C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

3. Phase I (main commercial building) be completed thirty-six (36) months after receiving final approval. Phase II (outbuildings) be completed forty-eight (48) months after receiving final approval.

4. A Letter of Credit in the amount of $189,032. and a cash deposit in the amount of $18,903.20, be submitted for public improvements before issuance of a building permit.

5. A Letter of Credit in the amount of $50,000. shall be submitted to the Village of Palatine before the issuance of building permits, in lieu of the ten (10) percent required in Section 11.08 (f) (4) of Appendix "A" of the Code of Ordinances, Village of Palatine. Said Letter of Credit shall remain in effect until condition #3 of this ordinance is met.

6. All erosion and sedimentation control be implemented prior to the commencement of any site development and the clearing and stripping operations.

7. No occupancy permits be granted for any structure within the development until:

a. All buffers and landscaping are installed and acceptable to the Village.

b. Required watermains, sanitary sewers and storm sewers, and other drainage facilities have been installed and found acceptable to the Village.

8. Maintenance agreements for the center, the landscaped buffer area, and the terraced area are to be approved in advance by the Village Manager before issuance of building permits and tied to the developer and successors.

9. Total building of the project be 133,000 square feet (both main building and out buildings) and the primary tenant space(s) may consist of two (2) separate uses with a total area not to exceed 65,000 square feet and a single use no larger than 50,000 square feet. However, the center shall contain a primary tenant space of at least 30,000 sq. feet, unless the Planned Development is amended at a future date by the Village Board.

10. Shopping hours shall be no more than those of centers of comparable size in Palatine, except that no hours beyond midnight without amending the planned development.

11. Only the uses listed in Exhibit "E" shall be allowed in the project as "permitted" uses or "special" uses.

12. The landscaped berm area along Peregrine Drive be subject to a restrictive covenant, Exhibit "F", attached hereto and made a part hereof, which covenant shall be executed before issuance of a building permit.

13. The Owners agree to pay their share of traffic signals at entrance to the development on Euclid and/or Quentin, if a traffic study authorized by the Village warrants them and the County approves.

14. The Village shall have no responsibility, liability, or obligation of any kind whatsoever to maintain watermains, sanitary sewers, storm sewers or other drainage facilities constructed and installed as part of this development. It is also a condition of this approval that the Owner of the property execute a grant of easement, incorporating the

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

following language, prior to Village issuance of building permits.

> "In the event maintenance of any watermains, sanitary sewer, storm sewers or other drainage facilities serving the property is not performed by the developer or its successors in interest as owners of the property, and the Village deems, in its sole judgement and discretion, that the Village must perform such storm sewer, watermains, sanitary sewer or other drainage facilities maintenance pursuant to its reasonable interpretation of the law or by order of competent jurisdiction, the developer hereby grants to the Village the right to enter the property, or any other property under the ownership or control of the developer, or its successors or assigns wherein such storm sewer, watermains, sanitary sewer or other drainage facilities, and to restore the premises thereafter. In the event of the performance by the Village, or its agents, of any such repair or maintenance work and restoration work, the cost thereof shall be paid by the developer or its successors or assigns and until paid shall constitute a lien upon the entire property including all improvements thereon. Such lien may be enforced by the Village, which also may recover all reasonable costs and attorney's fees in so doing, in the manner provided by law for enforcement and foreclosure of liens."

15. All architecture, landscaping, garbage and refuse areas and bins, screening, detention areas and accessory embellishments be maintained in a manner that is consistent with the original project plans. Owner of the property shall be liable with penalties as provided in the Zoning Ordinance.

16. Rear of commercial buildings shall be covered with a split face block to match the front facades of the buildings.

17. Lighting plans (Exhibit B-Sheet L-1) be revised and submitted for Village approval, before issuance of building permit, to show lighting poles in the parking lot area not exceeding twenty-two (22) feet in height.

18. Landscaping Plans (Exhibit B-Sheets LP-1 and LP-2) be revised and submitted for Village approval before issuance of building permits, to show the following changes:

a) Installation instructions for the mulch and seeding areas.

b) One (1) continuous berm along the entire north property line not less than ten (10) feet in height, with additional landscaping and plant materials acceptable to the Village as to type, quantity and location, including substantial numbers of arbor vitae and other types of evergreens at least fourteen (14) feet in height along the top of said berm; all of which landscaping shall be subject to final review and approval by the Village within ninety (90) days after completion.

19. The site plans for the outlot parcels will require final approval via amendment(s) to the Planned Development.

20. Architectural plans, Exhibit B, Sheets A, B, C, D and I, be revised and resubmitted prior to issuance of any building permits to show adjustment of building elevations

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

acceptable to the Village to correspond with the drop in grade elevations.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 25 day of March, 1986

AYES: 4 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 25 day of March, 1986

Frank R. Imsech
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 25 day of March, 1986

Diane B. Greenlee
Deputy Village Clerk

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

PARCEL 1:
That part of the west half of Section 27, Township 42 North, Range 10 East of the Third principal Meridian lying north of the northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on Document No. 23511292 and as described by Document No.22786900 and No. 22786905 and lying south of the South line of Peregrine Drive as shown by plat of Plum Grove Hills Unit One, recorded as Document No. 23683794, including that part of vacated Quentin Road lying north of the northerly line of Euclid Avenue as shown on plat of vacation recorded as Document No. 25401562, and lying westerly of the following described line: Commencing at the intersection of the east line of Quentin Road and South Line of Peregrine Drive: Thence easterly and northeasterly along the aforesaid south line of Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to the northwest and having a radius of 1404.18 feet: thence northeasterly along said curved line for 212.34 feet to the place of beginning; thence southeasterly along a line radial to the last described curve at the last described point for 462.87 feet; thence southeasterly along a line that forms an angle of 20° -38' -28" to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid northerly line of Euclid avenue, all in cook county, Illinois.

Also that part commencing at the northeast corner of parcel 1, thence south 39°-09'-52" east along the east line of parcel 1 for 240 feet for a place of beginning, thence south 49°-09'-52" for 260 feet, thence south 13° -09'-52" east for 82 feet, thence south 36° -09'-52" east for 104 feet, thence south 31°-18'51" west for 69.16 feet, thence south 18°-31'-24" east for 88 feet to a point in the northerly line of Euclid Avenue right-of-way that is 25 feet easterly of the southeast corner of Parcel 1, as measured along the northerly line of said right-of-way, thence south 68°-00'-32" west for 25 feet to the southeast corner of Parcel 1, thence north 18°-31'-24" west along the east line of parcel 1 for 330 feet to a bend point in the east line of parcel 1, thence north 39°-09'52" east along the west line of parcel 1 for 222.87 feet to the place of beginning,

EXCEPT That part of Parcel No. 1 lying Northerly of the following described line: Commencing at the Northeast corner of said Parcel, thence S. 39°-09'-52" E. along the Easterly line of Parcel No. 1 for 82 feet for a place of beginning, thence S. 54°-50'-23" W. for 448.95 feet, thence S. 68°-54'-02" W. for 340 feet, thence East 67.40 feet to a point in the West line of Parcel No. 1.

commonly known as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

EXHIBIT "A"

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

LIST OF PROPOSED USES
QUENTIN & EUCLID SHOPPING CENTER

1. RETAIL BUSINESS USES.

Antique shops

Appliance stores

Art galleries

Art supply stores

~~Auction rooms~~

Bakeries, in which the manufacture of goods is limited to goods retailed on the premises only

Bicycle sales and repair shops

Book and stationery stores

Business machine sales and service

Camera and photographic supply stores

Candy and confectionery stores

Carpet and rug stores

~~Catering establishments~~

China and glassware stores

Coin, philatelic, stamp, and numismatic stores

Dairy products stores

Delicatessens (Special Use)

Department stores

Drapery stores

Drug stores and pharmacies

Dry goods stores

Electrical and household appliance stores

Florist shops and conservatories

Food stores, grocery stores, meat markets, fish markets.

Frozen food stores, including locker rental in conjunction therewith

Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.

EXHIBIT "E"
6 Pages
A-3 4-84

C-5) and Pylon Sign Drawing (Exhibit B, ...
plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

Furrier shops, including the incidental storage and conditioning of furs.

~~*Garden supply and seed stores*~~

Gift shops

~~*Greenhouses and nurseries; retail sales*~~

Haberdasheries

Hardware stores

Hearing aid stores

Hobby shops

Ice and milk sales

Ice cream stores

Jewelry stores

Leather goods and luggage stores

Linoleum and tile stores

Millinery shops

Musical instrument sales and repair

~~*Newsstands*~~

Notions stores

Office supply stores

Optician sales; retail

Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.

~~*Orthopedic brace and limb fitting and assembly.*~~

Package liquor stores (Special Use)

Paint and wallpaper stores

~~*Pet stores*~~

Picture framing; when conducted for on-premises retail trade.

Phonograph record, tape, and sheet music stores

Radio and television sales.

2

Engineering Plan (Exhibit C, Sheet C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

Restaurants, including live entertainment, dancing, and/or the serving of alcoholic beverages. (Speical Use)

~~*Roadside stands, commercial.*~~

School supply stores

~~*Second-hand stores*~~

Shoe stores

Sporting goods stores

Taverns (Special Use)

~~*Taxidermists*~~

Tobacco shops

Toy stores

~~*Trading stamp stores*~~

Wearing apparel shops

2. *SERVICE USES*

Artists' studios

Banks; including drive-in facilities

Barber shops

Beauty parlors

Blueprinting and photostating establishments.

Clothes-pressing establishments

Clothing rental agencies

~~*Currency exchanges*~~ Dry & Laundry, per Ord 0-10[illegible]

Dry cleaners and laundries, but not a central plant serving more than one (1) retail outlet.

~~*Dry cleaners and laundries, launderettes, self-service only.*~~

Financial institutions.

Fix-it shops; for general minor repair

3. [illegible] substations.

Engineering [illegible]
C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

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Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

Interior decorating studios, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.

Investment companies

Loan companies

Locksmith shops

~~*News syndicates*~~

~~*Newspaper distribution agencies*~~

Photographic studios

Radio service and repair shops

Recording studios

Savings and loans; including drive-in facilities

Shoe, clothing, and hat repair stores

Tailor and dress-making shops

Telegraph offices

Television service and repair shops

Ticket agencies; amusement

Travel agencies and bureaus and transportation ticket offices

3. *OFFICE USES*

Accounting, auditing, and bookkeeping offices

~~*Animal hospitals, for care and treatment of domestic pets and animals only.*~~

Architect's offices

Attorney and law offices

Chambers of commerce

Chiropodist's offices

Chiropractor's offices

Dental clinics

Dental laboratories

4.

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

Dentist's offices

Detective agencies

Doctor's, surgeon's, and/or physician's offices

Employment agencies

Engineer's offices

Insurance agencies

Labor unions and organizations

Land surveyor's offices

Landscape architectural and urban planning services

Medical clinics

Medical laboratories

Merchant's associations

Newspaper offices

Offices, business and professional; miscellaneous

Optician's offices

Osteopath's offices

Political organization offices

Real Estate offices

Secretarial services

Security and commodity brokers

4. *RECREATION AND SOCIAL FACILITIES*

~~*Billiard and pool halls*~~.

~~*Clubs, private (non-profit)*~~

~~*Gymnasiums, commercial*~~

Health clubs (Special Use)

~~*Indoor tennis*~~

5. *PUBLIC UTILITY AND SERVICE USES*

5.

Essential services - gas regulator stations, telephone exchanges, electric substations.

Engineering ...
C-5) and Pylon Sign Drawing (Exhibit D) except as the ... plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

~~Post offices~~

Post office substations

6. *EDUCATIONAL INSTITUTIONS*

Dance schools and studios

Music schools

7. *RELIGIOUS INSTITUTIONS*

Religious reading rooms

8. *MISCELLANEOUS*

~~Philanthropic and eleemosynary institutions~~

For additional permitted uses, see O-115-90.

Amended to add yogurt sales
hair salon
tanning/manicure
health food sales
home improvements
print shop
videosales/rental

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Attachment: Regency Planned Development Ordinance(1986) (704 W Euclid Ave - PD Amend Daycare)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 704 W. EUCLID AVE

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of FEBRUARY, A.D. 20 25., and the last publication thereof was made on the 20TH day of FEBRUARY, A.D. 20 25.

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of FEBRUARY A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of FEBRUARY A.D., 20 25.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (704 W Euclid Ave - PD Amend Daycare)