



VILLAGE OF PALATINE

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

PLAN COMMISSION AGENDA • MARCH 7, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 21, 2023 7:00 PM

III. PUBLIC HEARING

1. 780 W. Dundee Road

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

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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

PLAN COMMISSION MINUTES • FEBRUARY 21, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Jan 3, 2023 7:00 PM - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

Minutes Acceptance: Minutes of Feb 21, 2023 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 530 S Williams Avenue - **Recommended to Approve**

File #SU-000002-2022

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 6, 2023 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan
4. Plat of Vacation
5. Plat of Consolidation
6. Landscape Plan
7. Floor Plan
8. Elevations
9. Elevation Renderings
10. Business Plan
11. Public Notice

Sworn in Petitioner: Diane Hilgers, Salt Creek - Director of Parks & Recreation - 530 S. Williams Avenue; Frank Parisi, Williams Architects, Itasca, IL - project architect

Sworn in staff: Lyn Bremanis

Mr. Parisi gave an overview of the project and presents the site plan. He states that the plan is to demolish the existing building and build a new administrative building, along with program rooms and additional parking. The parking lot plan includes a turn-a-round for the preschool. He states that the existing park would stay as-is. Mr. Parisi states they are requesting a setback reduction to 16.7' vs. the 40'; allow the parking lot in the front yard, and a license agreement to include parking on the north side inclusive of the drop off for the preschool.

He discusses the landscape plan and states that plans would be refined when permits are submitted.

He reviews the architectural plan and states it's a single story building with a preschool function and administrative area. He provides renderings and design features of the proposed building.

Mr. Parisi shows existing conditions of the area and explains that they are requesting the Village to grant a vacation of a portion of E. Olive Street to have a continuous property along with a plat of consolidation to unify all of the

properties.

Mr. Friedman questions the site design traffic pattern and asks about the turnaround on Williams Ave. - what is the intended function ?

Mr. Parisi explains that the turnaround allows a car to make the turn and there is room for 6-8 cars in the drop off lane. It would be utilized twice a day for drop-off and pick-up. The turning radius is larger than anticipated for bus pick up and drop off.

Mr. Friedman questions illumination and refers to the village ordinance regarding light spillage beyond property lines. He states that glare is a concern and asks if there is any consideration for building lighting at exit doors and parking lot to ensure low glare.

Mr. Parisi states that there are no lights along the drop off and most lighting is emergency lighting that is required by code. There is one pole for lighting in the open field. Stated they could work with the electrical engineer to provide cut off valance so that glare would be minimized. Parking lot would be to industry standards. Photometric would be submitted to staff.

Chairman Dwyer questions deliveries to building.

Mr. Parisi states there is no loading dock and deliveries would either come through front door or through the service entrance.

Chairman Dwyer asks how trash is handled.

Mr. Parisi points out the garbage enclosure on the site plan.

Mr. Friedman asks about the restrooms that are only accessible from the exterior.

Mr. Parisi states that is correct and they are used for camp programs and would be secured when not in use.

Mr. Fedota asks about plans for the demolition and new build. Will it be linear?

Mr. Parisi explains the sequence of construction. Construction area would be fenced and controlled by the construction manager.

Mr. Bettenhausen asks if the parking lot driveway to the south will be an exit only. Mr. Parisi states that it would be.

Mr. Fedota asks further questions regarding the lighting at the front of the building and light spill.

Mr. Parisi doesn't see an issue with light glare or spillage.

Mr. Friedman questions the vacation of Olive Street - does it need approval from the adjacent land owner ?

Mr. Parisi states that the commercial property does not use the gate, but the park district does use the gate for the camp to access the sports area.

Ms. Bremanis states this is zoned R2 Single Family Residential. Per code, institutional uses are permitted.

She talks about the canopy at the front entrance and a relief has been requested. The village engineer reviewed the plans and has not identified any issues.

Ms. Bremanis states that the vacation request was reviewed by the Village Engineer and all utilities would have to be signed off by the utility companies.

Mr. Parisi talks about MWRD storm water control. Control would happen under the pavement and stored into the sub aggregate of the parking lot. There will be no detention pond and plans would be submitted to the Village Engineer as part of the Plan of Consolidation.

Ms. Bremanis states a landscape plan will be required.

Mr. Friedman asks if there are any challenges with the drainage since there is no curb and gutter and there is an existing ditch.

Mr. Parisi states that the Civil Engineer will show how the water will be shed off the property to the manhole that collect storm water just south of E. Olive St.

Objectors: Bart & Jen Hickman - 626 S. Williams Avenue

Ms. Hickman states that they have resided at their residence for 10 years and have concerns regarding the proximity of the parking lot adjacent to our home. States the bus parking is about 33' from their garage structure and is closer than their current neighbor and their new neighbor will be bus storage. Ms. Hickman is concerned about contamination to their well and water runoff contaminating the ground water.

She states that she talked with Cook County Health Department and stated they advised that the parking lot application could increase the heavy metals to the water supply and water should be tested for lead. Mr. Hickman states they've had their water tested as certified drinkable and salting the parking lot 30' from the house and the application of the new asphalt parking lot causes concerns regarding contamination to the well.

Ms. Hickman also has concerns regarding the property value decreasing due to the new construction. Prior to moving in 10 years ago, they questioned the intent of the current green space adjacent to their property. They inquired what future plans were intended for the space and were told it was meant to be kept as greenspace for the park district and camps. The new construction has their property now surrounded by commercial/institution buildings. She states that they are also concerned about safety as dark parking lots may bring dangerous conditions to their home. She also states that the glare from the parking lot lights would filter into the 2 bedrooms that face the parking lot. Mr. Hickman states that plow trucks, salt, diesel fuel, and bus storage are an issue.

Mr. Dwyer states that institutional uses are permitted uses in the R2 district. The meeting is for variations to the building code. The parking lot is not a variation because it is permissible. Institutional & church uses are permitted in the R2 zoning. He states that maybe the parking lot can be accommodated to pitch

toward their building to ensure runoff is not directed toward their property.

Discussion regarding the water drainage.

Ms. Hickman asks if glare or injury to property value can be addressed at this meeting. Chairman Dwyer states that the photometrics should be approved by the village engineer and should not create an issue. You can talk with the village if there is a problem and have it corrected. He states the issue regarding the dry well is valid.

Mr. Hickman points out that the original plan showed a detention pond which also would have been close to his well. The new proposed plan that was communicated to them today is to provide a dry well under the parking lot which would be covered up by asphalt. He is concerned that the asphalt application that involves oil and tar and that heavy metals would seep down through the water table into the water causing contamination to the water that they shower and brush their teeth with.

Chairman Dwyer questions run off requirements and believes it should be added as a condition.

Mr. Parisi states the storm water volume containment area does comply with MWRD requirements and exceeds the 100' distance from the well. The Park District would not compromise any code issues as it relates to that.

Mr. Fedota asks if the subject property is on well.

Mr. Parisi states that it is on city water.

Chairman Dwyer states it would be an option to change to city water and maybe there could be a price break but it would be a different conversation.

Mr. Bettenhausen questions if buses are parked and stored on site.

Mr. Friedman asks if the buses are stored permanently.

Mr. Parisi clarifies that buses would be stored overnight.

STAFF RECOMMENDATION:

The subject properties currently house the Salt Creek Park District Facility. The Petitioner is proposing to demolish the existing building and construct a new building and parking lot. The existing building currently encroaches in the required front yard and the proposed will encroach into the rear yard. The Petitioner is adding landscaping behind the building to buffer the rear yard encroachment, which should not have a negative effect to neighboring property.

The proposed parking lot encroaches into the required front yard and approximately 3 feet into the right of way. The right of way encroachment, which also include some existing conditions (drop-off lane and parking spaces), were reviewed by the Village Engineer, with no objections. The right of way between the proposed parking lot and E. Olive Street curb is approximately 17 feet therefore should not change the essential character of the neighborhood. If the

final canopy design encroaches into the required front yard a review and approval by the Director of Planning and Zoning is required.

The Plat of Vacation and Plat of Consolidation have been reviewed by the Village Engineer. The proposed plat of vacation will require sign off from the utility companies and is a condition of approval.

Therefore, Staff recommends approval of the Special Use and Variations along with the Olive Street Right of Way Vacation and Plat of Consolidation, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan dated 1/20/23 and the elevation plans dated 1/18/23 submitted by Williams Architects, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. Letters from all Utilities accepting the vacation of the north 33 feet of the ROW shall be required
3. The Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
4. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. Recording fees in the amount of \$300 shall be submitted.
6. A License Agreement outlining the encroachments into the S. Williams Avenue right of way shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.
7. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer, and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Chairman Dwyer adds that a condition should be added for parking lot run off. Chairman Dwyer, Ms. Bremanis and commissioners discuss the specifics of the condition to be added.

Condition should read:

The storm water run-off design management plan shall be re reviewed and approved by Village Engineer, with regard to local regulations.

Mr. Noonan made a motion to close the public hearing. Seconded and unanimously approved.

DISCUSSION:

Mr. Fedota states that the primary issue, setback, does not seem to be an issue. Chairman Dwyer states there has been no communication from the commercial property owner at the back of the property.

Mr. Friedman states the storm water/quality issue is an impact to the property owners well. Adding a shared cost for converting the property to city water would be a neighborly thing to do. It cannot be added as a condition but should be considered.

Mr. Noonan made a motion to accept case # SU-000002-2022, 2nd by Mr. Fedota, Unanimously approved with (8) conditions as noted.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 5-0 with the (8) Conditions. This item will tentatively go to the Village Council on Monday March 6, 2023

Communications:

Ms. Bremanis states that the 2-lot sub-division on Wilson was approved by Village council.

There will be one item on the scheduled for March 7th meeting - 780 W Dundee Road for a Final Planned Development.

Chairman Dwyer questions the new numbering system and Ms. Bremanis clarifies that a new program is being utilized to track projects.

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

Minutes Acceptance: Minutes of Feb 21, 2023 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

Ms. Bremanis states that the 2-lot sub-division on Wilson was approved by Village council.

There will be one item on the scheduled for March 7th meeting - 780 W Dundee Rd for a Final Planned Development..

Chairman Dwyer questions the new numbering system and Ms. Bremanis clarifies that a new program is being utilized to track projects.

V. ADJOURNMENT

1. Motion to Adjourn - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Dwyer, Noonan, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

Minutes Acceptance: Minutes of Feb 21, 2023 7:00 PM (Approval of Minutes)

Minutes Acceptance: Minutes of Feb 21, 2023 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/07/23 07:00 PM

CASE STAFF STATEMENT (ID # 8157)

780 W. Dundee Road

CASE NUMBER: ZON-000009-2023

PETITIONER: Amir Rafidia, USA Developers

LOCATION: 780 W. Dundee Road

PROPOSAL: Final Plat of Subdivision to permit a 4-lot Single-Family Residential Development.

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

ZONING AND LAND USE: The Subject Property was annexed into the Village, in April 2022, in conjunction with the Preliminary Plat of Subdivision approval. Per Code, it is presently zoned R-1 single-family residential.

SURROUNDING CONDITIONS:

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

COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan included this property as unincorporated adjacent land anticipated to be annexed. As such, a Single-Family Residential land use was recommended.

BACKGROUND:

The Subject Property currently consists of one lot, which was annexed into the Village and rezoned, as required, to R-1 single family residential in April of 2022. At that time, a preliminary plat of subdivision for 4 lots was also approved. Since the annexation and

Preliminary Plat of Subdivision approval, the previous owner sold the property to the Petitioner, who is now requesting a Final Plat of Subdivision for 4 lots and to rezone the properties to R-2. Therefore, the Petitioner is requesting the following:

1. Final Plat of Subdivision to permit a 4 lot Subdivision; and
2. Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

ANALYSIS:

Background

- The properties to the east were annexed in 1997, developed as a 7-lot subdivision (“Mark’s Landing”), and are zoned Planned Development following the R-2 standards. The property to the west was annexed in 1989, developed as an approximately 10,000 square foot shopping center and 14-unit town house development (“Quentin Court”), and is zoned Planned Development.

Zoning and Site Design

- The Petitioner recently purchased the property and is requesting a final plat of subdivision for 4-lots and rezoning from R-1 to R-2. The Final Plat of Subdivision conforms to the Preliminary Plat approval and the proposed lots conform to and exceed all of the R-2 zoning district requirements and the Subdivision Regulations. The table below provides an analysis of the proposed lots:

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

- The proposed residences would also conform to all setbacks and bulk restrictions of the R-2 zoning district. The Petitioner submitted elevation examples, which are consistent with the existing single family residents directly across N. Haven Drive.

Engineering

- Sanitary sewer and water services would be provided by connecting to existing services in the N. Haven Drive right-of-way.
- Stormwater runoff from the rear yards will flow via sheet flow, directly into the

proposed detention pond and volume control area. It could also flow into the proposed rear yard swale, which drains from north to south and discharges into the proposed detention pond. Runoff from the front yards and portions of the side yards will flow unrestricted offsite to the east and north, which is consistent with existing drainage patterns.

- Sidewalks and parkway trees would be provided across the frontage of the property as required by Code.

RECOMMENDATION:

The final plat subdivision and rezoning to R-2 is consistent with the Preliminary Plat of Subdivision and Annexation approvals, Comprehensive Plan recommendations, and comparable to the existing subdivision to the east. The proposed lots exceed the minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot depth per the Subdivision Ordinance. The proposed subdivision is also consistent with Marks Landing Subdivision (directly east). Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Haeger Engineering dated 2/01/23 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Haeger Engineering, Inc. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
5. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
7. Recording fees in the amount of \$300 shall be submitted.
8. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
9. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

10. HOA declarations shall be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a building permit.

11. The final architectural elevations shall comply with the Architectural Design Guidelines (“monotony code”), per Section 6-41 of the Village Code.

ATTACHMENTS:

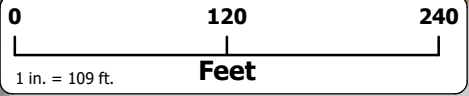
- Aerial Map
- Application
- Plat of Subdivision
- Engineering Plans
- Tree Preservation Plan
- Elevation Examples
- Plat of Survey
- Public Notice

780 W. Dundee Road

VILLAGE OF
PALATINE



Attachment: Aerial Map (780 W Dundee Road - FPD Rezoning)





FINAL PLAT OF SUBDIVISION

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

CONTACT INFORMATION WORKSHEET

Petitioner(s) Amir Rafidia		Business Name (if applicable) USA Developers, LLC	
Address PO Box 338		City/State/Zip Code Itasca, IL 60143	
Telephone 847-489-6171	Fax	Email arafid1990@gmail.com	
Subject Property Address 780 West Dundee Road			
Authorized Agent (if applicable) same as above		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone	Fax	Email	

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

Signature 

Date 1-3-23

Attachment: Application (780 W Dundee Road - FPD Rezone)



FINAL PLAT OF SUBDIVISION

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

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

Empty box with 'date received' label at the bottom.

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): USA Developers, LLC

2. Authorized Agent of Petitioner (if different):

Name: Amir Rafidia

Address: PO Box 338, Itasca, IL 60143

Telephone No. 847-489-6171 Business No.

Email: arafid1990@gmail.com

Relationship to Petitioner: Petitioner

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

4. Address of the property for which this application is being filed:
780 West Dundee Road

5. All existing land use(s) on the property are: Existing single family

6. Current zoning of property: R4 (Cook County) Size of the property: 1.56 +/- acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

Proposed 4-lot subdivision to construct single family homes per the Village's R-2 bulk regulations.



REZONING

Department of Planning & Zoning

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

<i>Date received</i>

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): USA Developers, LLC, an Illinois limited liability company

2. Authorized Agent of Petitioner (if different):

Name: Amir Rafidia

Address: PO Box 338, Itasca, IL 60143

Telephone No. 847-489-6171 Business No. _____

Relationship to Petitioner: Petitioner

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

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

780 West Dundee Road

5. This petition is for: (check one)

Rezoning of currently incorporated property (within Village limits)

Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: existing single family home

7. The proposed use(s) on the property, if this petition is approved is (are): proposed single family homes

8. Current zoning of property: R4 (Cook County) Size of the Property: 1.56 +/- acres

9. Proposed new zoning classification: R2

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

The property is currently unincorporated and is to be annexed. We propose to have it zoned as R-2 upon annexation.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

The R-2 zoning designation would closely match the other existing single family homes on the Haven Drive cul-de-sac. Our understanding is those homes are zoned as a PUD, but the R-2 bulk zoning regulations are the closest match to that zoning.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No. The proposed request is consistent with the comprehensive plan, which allows for single family homes on the west side of Haven Dr.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

The proposed use to construct 4 residential homes will have a positive effect on the neighboring property values and the use would be in conjunction of the existing residential homes on the Haven Drive cul-de-sac.

Attachment: Application (780 W Dundee Road - FPD Rezone)

14. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: 

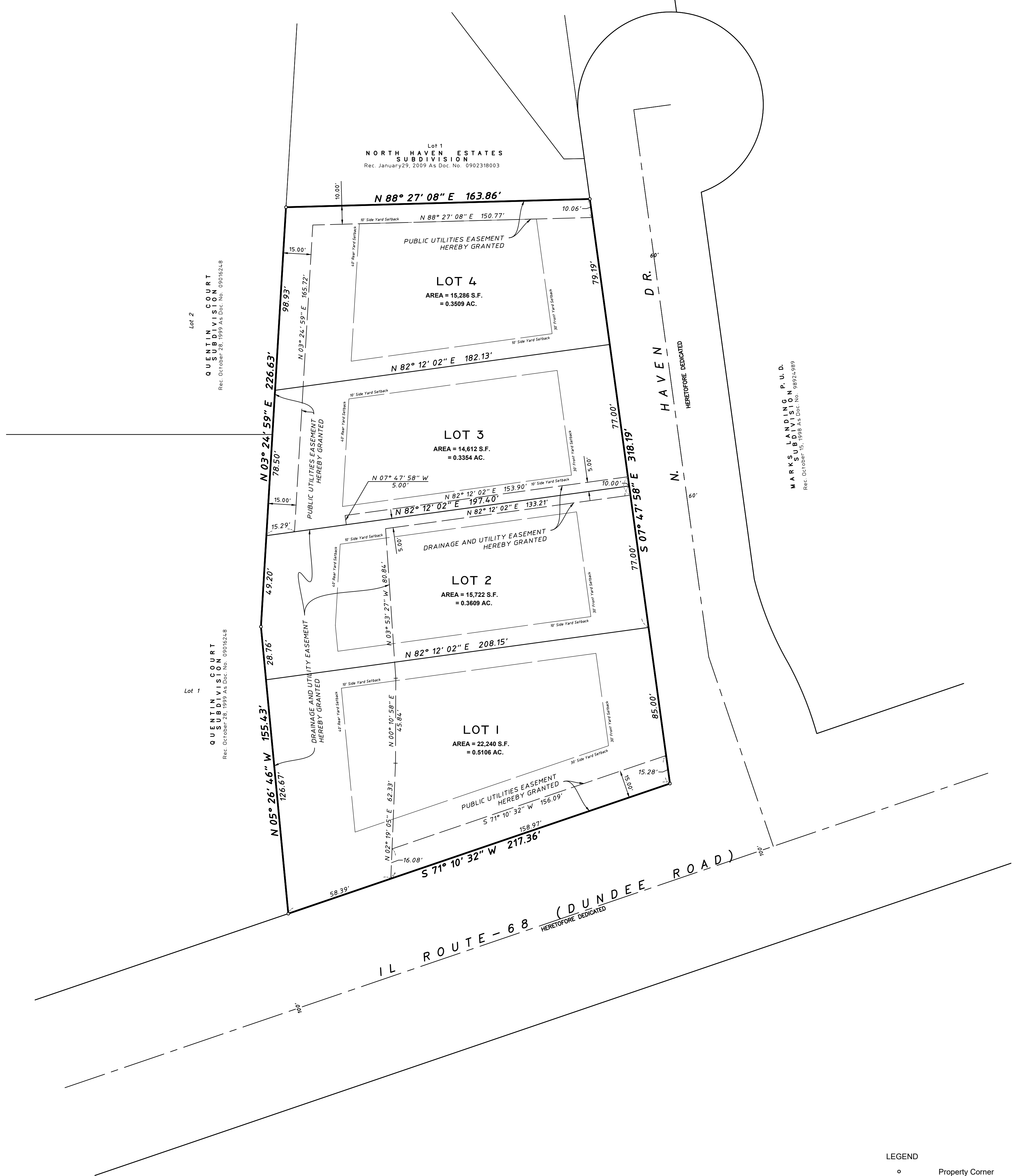
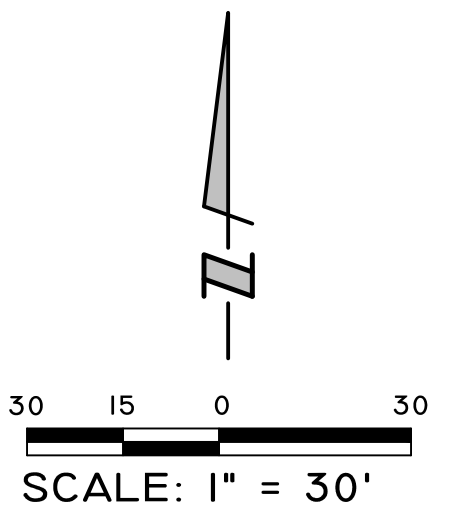
Date: 1-3-23

Attachment: Application (780 W Dundee Road - FPD Rezone)

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

FINAL PLAT OF DUNDEE PARK

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



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

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

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

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

Surveyor's Notes:

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

ACCESS NOTES:

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

No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments
1	2021-12-22	Revised per Preliminary Village Review Comments

HAEGER ENGINEERING
consulting engineers land surveyors

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

Project No. 15-152

FINAL PLAT OF DUNDEE PARK

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

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2021.

BY: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

PRINT NAME _____
NOTARY PUBLIC _____
COMMISSION EXPIRES: _____ (SEAL)

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

PLAT PREPARED FOR:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

SEND NEW TAX BILL TO:

USA DEVELOPERS, LLC
PO BOX 338
ITASCA, IL 60143

THIS PLAT SUBMITTED FOR RECORDING BY:

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

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

BY: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____ CHAIRMAN
ATTEST: _____ SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SIGNED: _____ MAYOR
ATTEST: _____ VILLAGE CLERK

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED _____
OWNER

BY: _____ DATED _____
ILLINOIS PROFESSIONAL ENGINEER
NO. _____

I.D.O.T. CERTIFICATE

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

BY: _____ DATE: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

EASEMENT PROVISIONS

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

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

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____ THIS _____ DAY OF _____, 2021

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

APPROVED BY: _____ THIS _____ DAY OF _____, 2021

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____ THIS _____ DAY OF _____, 2021

COMCAST

APPROVED BY: _____ THIS _____ DAY OF _____, 2021

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SCHAUMBURG, ILLINOIS _____

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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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

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

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17031 C0042 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

SCHAUMBURG, ILLINOIS _____ July 16, 2021

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



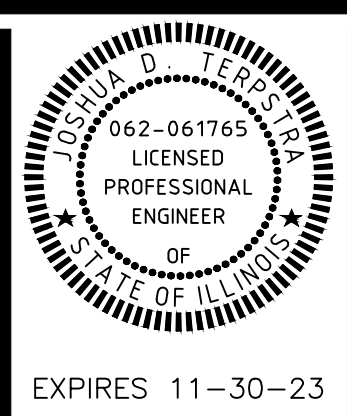
EXPIRES 11-30-22



No.	Date	Revision
3	2023-02-01	Revised per Village Review Comments
2	2022-02-21	Revised per Preliminary Village Review Comments

780 W DUNDEE ROAD SITE IMPROVEMENT PLANS USA DEVELOPERS, LLC

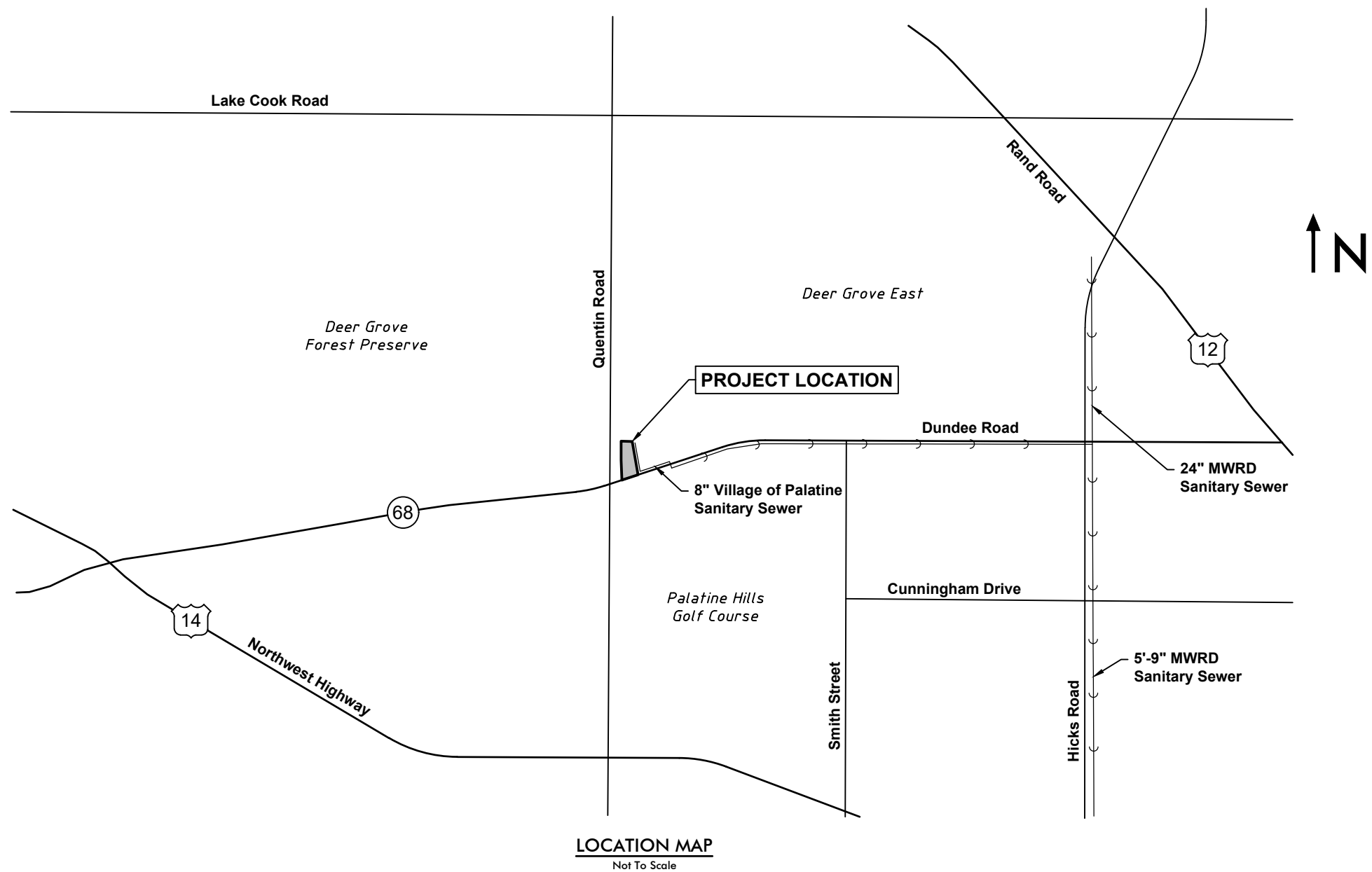
SECTION 10 TOWNSHIP 42 NORTH RANGE 10 EAST
PALATINE, ILLINOIS
COOK COUNTY



OWNER / DEVELOPER
USA Developers, LLC
PO Box 338
Itasca, IL 60143
Tel: (847) 921-9200

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

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



INDEX TO SHEETS

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

INDEX TO EXHIBITS

NO.	DESCRIPTION
EX1.0	MWRD DRAINAGE EXHIBIT
EX2.0	MWRD VOLUME CONTROL EXHIBIT

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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

BENCHMARKS:

Site Benchmarks

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

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

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

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

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

TITLE SHEET
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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



Know what's below.
Call before you dig.

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

GENERAL NOTES

- 1. Definition of Terms:
a. 'Owner' shall mean the person or entity with which Haeger Engineering, LLC has been contracted to prepare the Plans and Specifications.
b. 'Engineer' shall mean Haeger Engineering, LLC.
c. 'Contractor' shall mean the persons or entities responsible for performing and constructing the work described in the Specifications and Specifications, but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.

- 16. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for the necessary bracing, shoring, bracing, or otherwise maintaining or supporting service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and existing Utilities immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved.

- 38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor.

DEMOLITION AND CLEARING

- 1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition or clearing.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.

EARTHWORK AND GRADING

- 1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadway, stockpiling of unsuitable materials and adequate disposal of such materials, and the replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy.

- 10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments including related appurtenances shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed area within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.

SEWER AND WATER MAIN GENERAL NOTES

- 1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the 'Standard Specifications for Water and Sewer Construction' in its latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains, and their services and other related appurtenances shall be in accordance with applicable Trench Section Details.

- 8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.

- 1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the 'Standard Specifications for Water and Sewer Construction' in its latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains, and their services and other related appurtenances shall be in accordance with applicable Trench Section Details.

- 1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the 'Standard Specifications for Water and Sewer Construction' in its latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains, and their services and other related appurtenances shall be in accordance with applicable Trench Section Details.

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.

- 3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111.

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)
GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS
Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No.: 15-152
Sheet C2.0

STORM SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and AASHTO M206.
 - High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and AASHTO D3350.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Non-concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
 - Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
 - Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
- All storm structures shall be precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches shall invert flow lines and invert flow lines shall be placed at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to twenty (20) inch centers and shall be placed below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- Yard area drain structures shall be Nylotap inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
- Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
- Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

- Refer to Sewer and Water Main General Notes for additional requirements.
- Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gaskets to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be coated with a polyethylene resin coating. Water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches shall invert flow lines and invert flow lines shall be placed at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
 - Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
 - Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
 - The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
 - Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be included in the material and labor cost of the watermain.
 - The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
 - Ductile Iron Pipe (DIP) - AWWA C600.
 - Polyvinyl Chloride (PVC) Pipe - AWWA C900.
 - High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

- Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/4 degrees or greater, etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete in accordance with the Plans.
- All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- All bolts and nuts shall be stainless steel.
- A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
- Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or other Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
- Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
- When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected to returning the water main to service.
 - Water Main and related appurtenances shall be tested in accordance with the following:
 - All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
 - All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
 - After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

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

- Horizontal Separation:
 - Whenever possible, an existing or proposed water main shall be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main shall be closer than ten (10) feet to sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - If it is possible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- Vertical Separation:
 - Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This shall be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
 - The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and the Illinois Department of Transportation's (IDOT) "Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
- Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall or greater) or storm event, and all the required paperwork shall be kept on-site and be organized and ready for viewing.
- All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance that could result in soil erosion.
- Soil Erosion Control measures shall include the provision of an erosion control fence as required along with the installation of erosion control construction, and sediment traps or other inlet protection method to each inlet or catch basin.
- Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
- Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
- After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
- Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
- The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
- No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
- All temporary erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
- All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
- Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
- If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
- All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

- Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
- Concrete shall be placed in place Portland Cement Concrete in accordance with the Plans.
- The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to but joint detail for additional information.
- The existing aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
- Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- Prior to the installation of the aggregate base course, the Contractor shall:
 - The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
 - The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
 - Sub-grade shall pass proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- Prior to the installation of the binder course:
 - The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
 - The aggregate base course shall be clean and dry.
 - The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
 - The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
 - A forecast is to be prepared when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- Prior to the installation of the surface course:
 - The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - The Contractor shall repair all damaged curb and gutter and other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - Structures within pavement shall be adjusted to final surface grade.
 - The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
 - The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

MWRD GENERAL NOTES

- Referenced Specifications
 - All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
 - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
 - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
 - Village/City of Palatine Municipal Code.
 - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
 - In case of a conflict between the applicable specifications noted, the more stringent shall take precedence and shall control all construction.
- Notifications
 - The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-0555).
 - The Village/City of Palatine Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work.
 - The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflict can be resolved. Call J.U.L.I.E. at 1-800-892-0123.
- General Notes
 - All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88).
 - Conversion factor is ZERO FT.
 - MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
 - The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
 - The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
 - The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
 - Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
 - Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
 - The underground contractor shall make all necessary arrangements to notify all inspection agencies.
 - All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
 - Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.
- Sanitary Sewer
 - The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
 - A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
 - Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
 - All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
 - All floor drains shall discharge to the sanitary sewer system.
 - All downspouts and footing drains shall discharge to the storm sewer system.
 - All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe	ASTM D-3034	ASTM D-3212
6-inch to 15-inch Diameter SDR 26	ASTM F-679	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46		
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

- Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
- Extreme care shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
- The Contractor shall water the site, as required during dry weather to control dust.
- Erosion Control Maintenance and Replacement Notes:
 - Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
 - Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
 - The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
- The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
- The work shall generally follow the following typical Construction Sequencing:
 - Installation of their soil erosion and sediment control (SE/SC) measures:
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction of fencing around areas not to be disturbed
 - Staked construction entrance
 - Install tree protection fencing and tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins, etc.)
 - Construct deflection devices and outlet control structure with restrictor.
 - Strip and stockpile topsoil and mass grade the site
 - Install a silt fence as specified in the Plans (see silt fence around toe of slope)
 - Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - Permanently stabilize detention basins with seed and erosion control blanket
 - Temporarily stabilize all areas including lots that have reached temporary grade
 - Install roadways, parking areas, etc.
 - Final grade and permanently stabilize all outlet areas with topsoil and seed
 - Install structures and grade individual lots
 - Permanently stabilize site with topsoil and seed
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation

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

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477
- All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4' to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
- Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
- All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
- When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
 - A circular saw-cut of sewer main by proper tools ("Sheaver" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branching teatly and accurately cut end desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
- Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between sanitary/combined sewers and watermains shall be maintained unless the sewer is laid in a separate trench, keeping a minimum 6" vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18" vertical separation. If either the vertical or horizontal distances described cannot be maintained, or the sewer crosses above the water main, the sewer shall be constructed to water main standards or it shall be encased with a water main quality carrier pipe with the ends sealed.
- All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
- All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
- All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conforming to ASTM C-922 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
- All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.
- Except for foundation/footing drains proved to protect buildings, or perforated pipes associated with time control facilities, all storm drains/perforated pipes are not allowed to be connected to tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewer.
- A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event of a sewer surcharge into an open detention basin tributary to combined sewers, the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

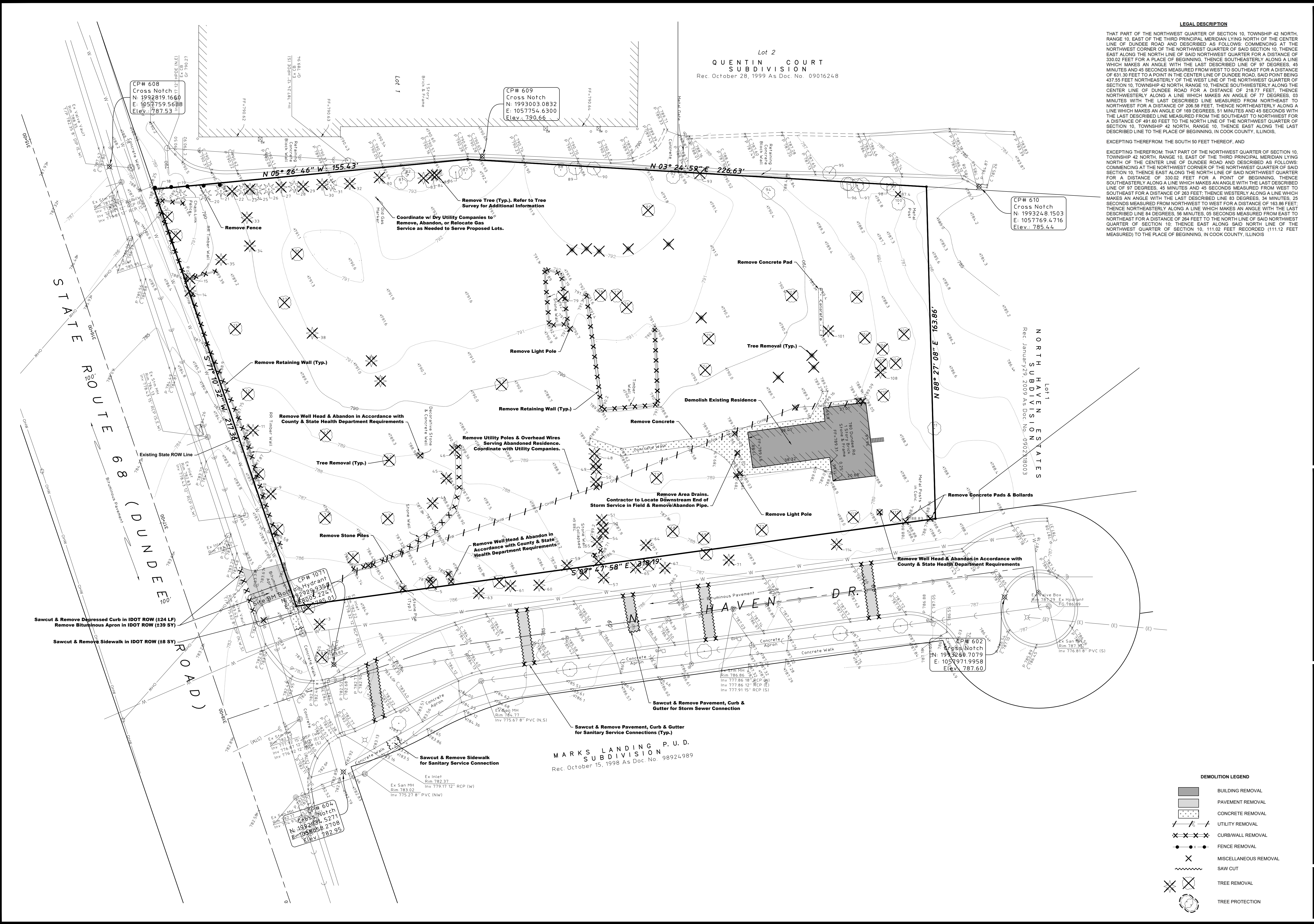
- Erosion and Sediment Control
 - The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
 - Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
 - All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
 - A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
 - Inspections and documentation shall be performed, at a minimum:
 - Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
 - Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
 - Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
 - A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulation of silt and transported to a designated disposal area.
 - Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
 - Mortar washout facilities shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
 - Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
 - Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
 - All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
 - Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
 - Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
 - Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
 - Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
 - The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. Drain tiles allowed in combined sewer area for green infrastructure practices.
 - If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
 - The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways. Flood protection areas or the combined sewer system.
 - All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
 - All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
 - All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
 - The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

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GENERAL NOTES & SPECIFICATIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)

Project Manager: J D T
 Engineer: M D M
 Date: 2021-07-26
 Project No: 15-152
 Sheet **C2.1** / 8

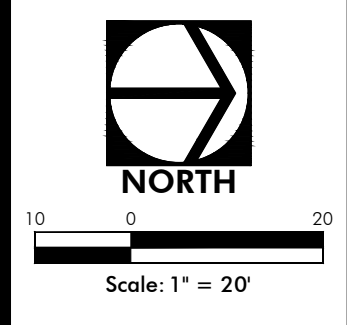


LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 631.30 FEET TO A POINT IN THE CENTER LINE OF DUNDEE ROAD; SAID POINT BEING 437.55 FEET NORTHEASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DUNDEE ROAD FOR A DISTANCE OF 218.77 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 77 DEGREES, 03 MINUTES WITH THE LAST DESCRIBED LINE MEASURED FROM NORTHEAST TO NORTHWEST FOR A DISTANCE OF 208.58 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 169 DEGREES, 51 MINUTES AND 45 SECONDS WITH THE LAST DESCRIBED LINE MEASURED FROM THE SOUTHEAST TO NORTHWEST FOR A DISTANCE OF 491.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE SOUTH 50 FEET THEREOF, AND

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF DUNDEE ROAD AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 330.02 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE OF 97 DEGREES, 45 MINUTES AND 45 SECONDS MEASURED FROM WEST TO SOUTHEAST FOR A DISTANCE OF 283 FEET; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 83 DEGREES, 34 MINUTES, 25 SECONDS MEASURED FROM NORTHWEST TO WEST FOR A DISTANCE OF 163.88 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED LINE 84 DEGREES, 58 MINUTES, 06 SECONDS MEASURED FROM EAST TO NORTHEAST FOR A DISTANCE OF 284 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 111.02 FEET RECORDED (111.12 FEET MEASURED) TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS



CP# 610
Cross Notch
N: 1993248.1503
E: 1057769.4716
Elev.: 785.44

CP# 608
Cross Notch
N: 1992219.1668
E: 1057759.5688
Elev.: 787.53

CP# 609
Cross Notch
N: 1993003.0832
E: 1057754.6300
Elev.: 790.66

CP# 602
Cross Notch
N: 1993260.7079
E: 1057971.9958
Elev.: 787.60

CP# 1071
Hydrant
N: 29229.9357
E: 16802.2216
Elev.: 785.01

CP# 604
Cross Notch
N: 1992294.2708
E: 1057808.8058
Elev.: 782.95

DEMOLITION LEGEND

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

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

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

Lot 1
NORTH HAVEN ESTATES
SUBDIVISION
Rec. January 29, 2009 As Doc. No. 090238003

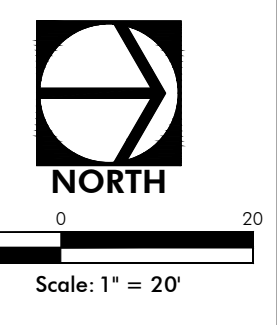
STATE ROUTE 68 (DUNDEE ROAD)

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EXISTING CONDITIONS & DEMOLITION PLAN
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)



Site Area Summary

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

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

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

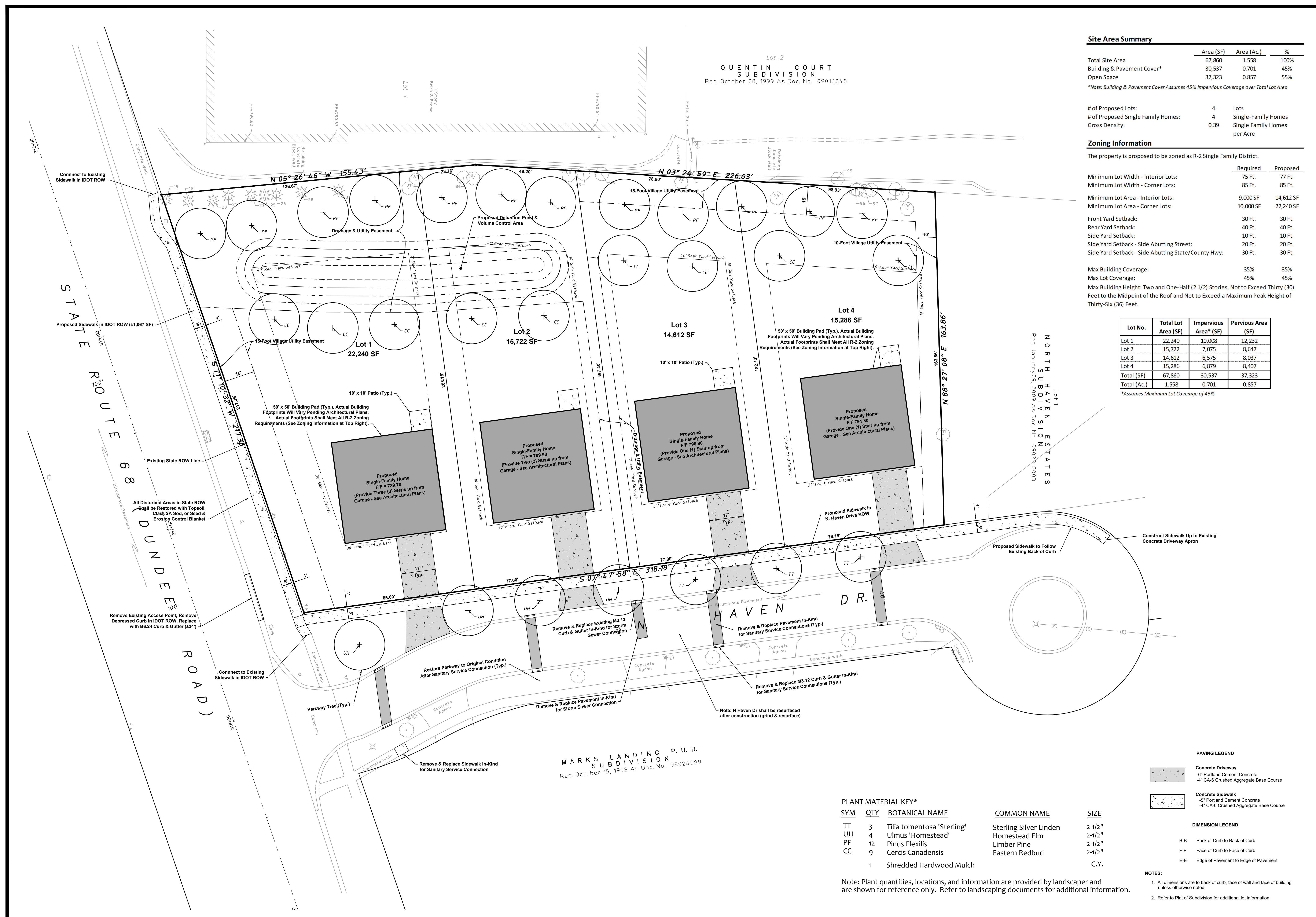
Zoning Information

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

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

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

*Assumes Maximum Lot Coverage of 45%



PLANT MATERIAL KEY*

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TT	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2"
UH	4	Ulmus 'Homestead'	Homestead Elm	2-1/2"
PF	12	Pinus Flexilis	Limber Pine	2-1/2"
CC	9	Cercis Canadensis	Eastern Redbud	2-1/2"
	1	Shredded Hardwood Mulch		C.Y.

PAVING LEGEND

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

DIMENSION LEGEND

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

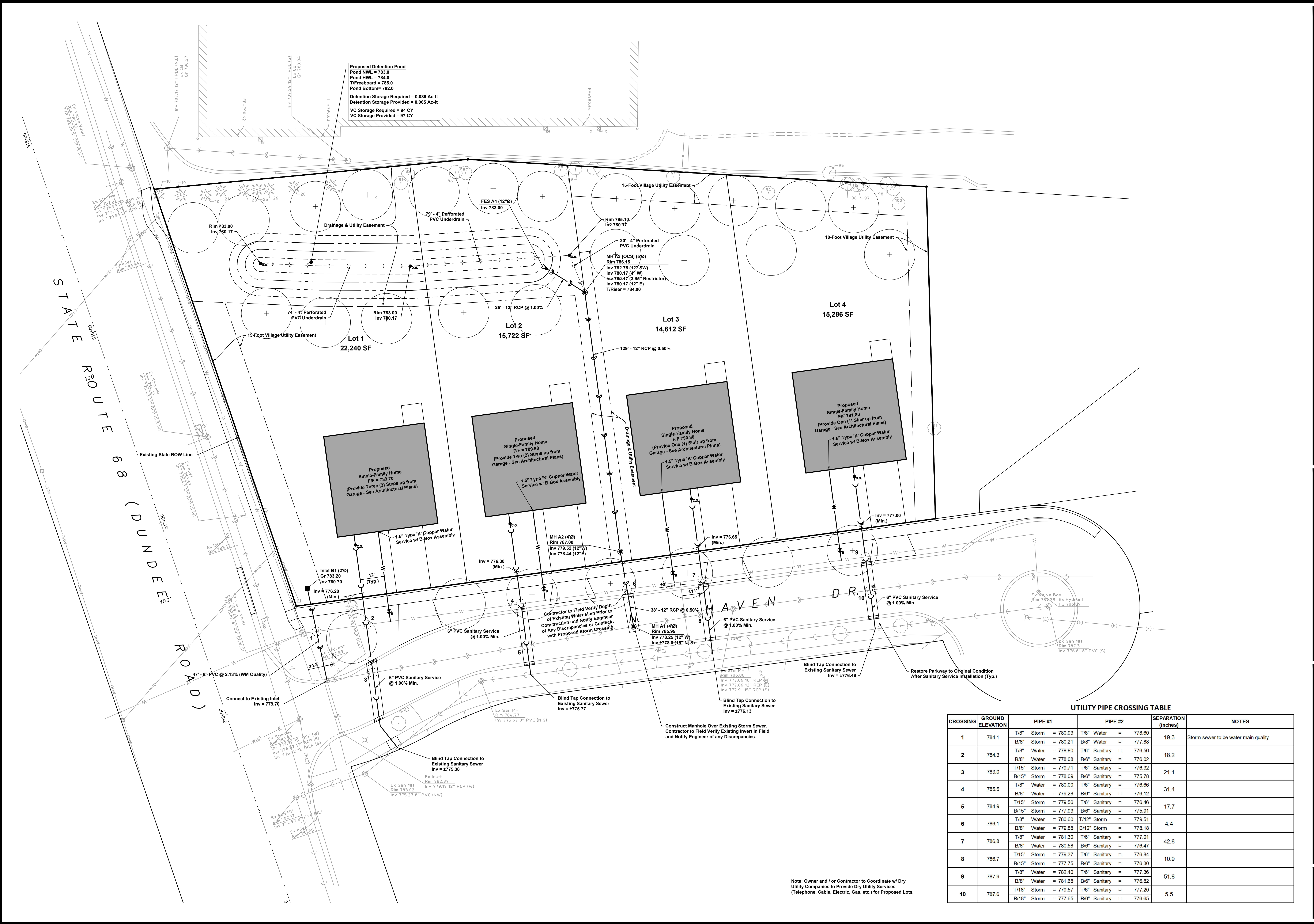
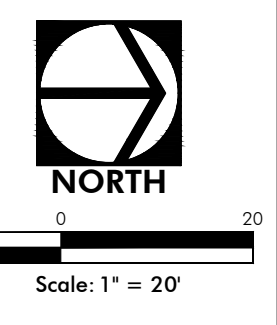
NOTE: 1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
 2. Refer to Plat of Subdivision for additional lot information.

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GEOMETRY & PAVING PLAN
 780 W DUNDEE ROAD
 USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)



UTILITY PIPE CROSSING TABLE

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

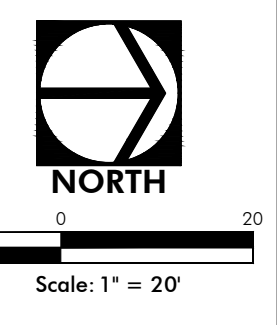
Note: Owner and / or Contractor to Coordinate w/ Dry Utility Companies to Provide Dry Utility Services. (Telephone, Cable, Electric, Gas, etc.) for Proposed Lots.

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UTILITY PLAN
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - PFD Rezoning)



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

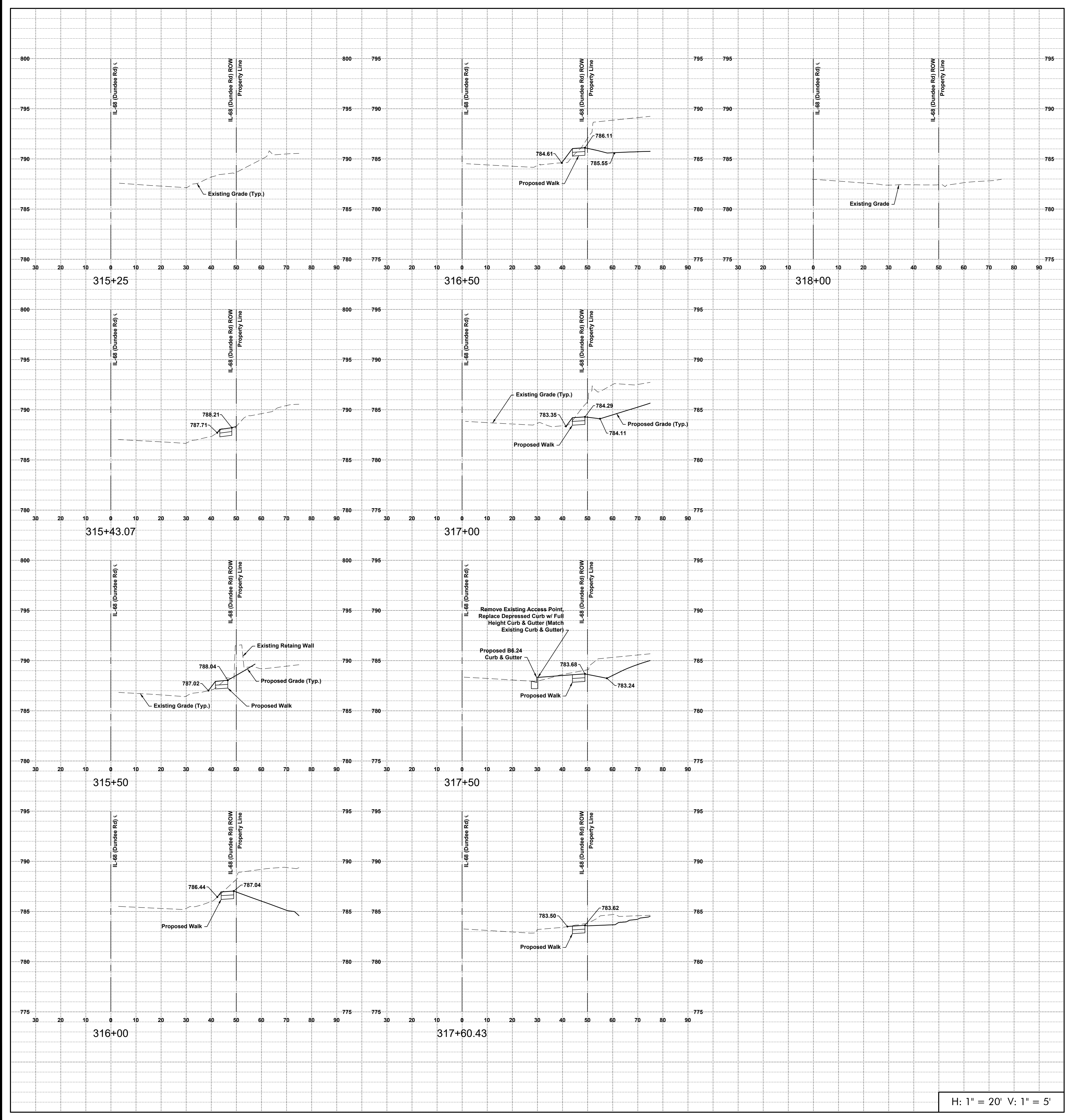
No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Coordination
1	2021.11.22	Revised per Preliminary Village Review Comments

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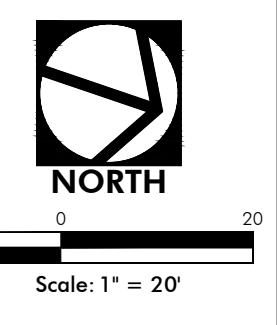
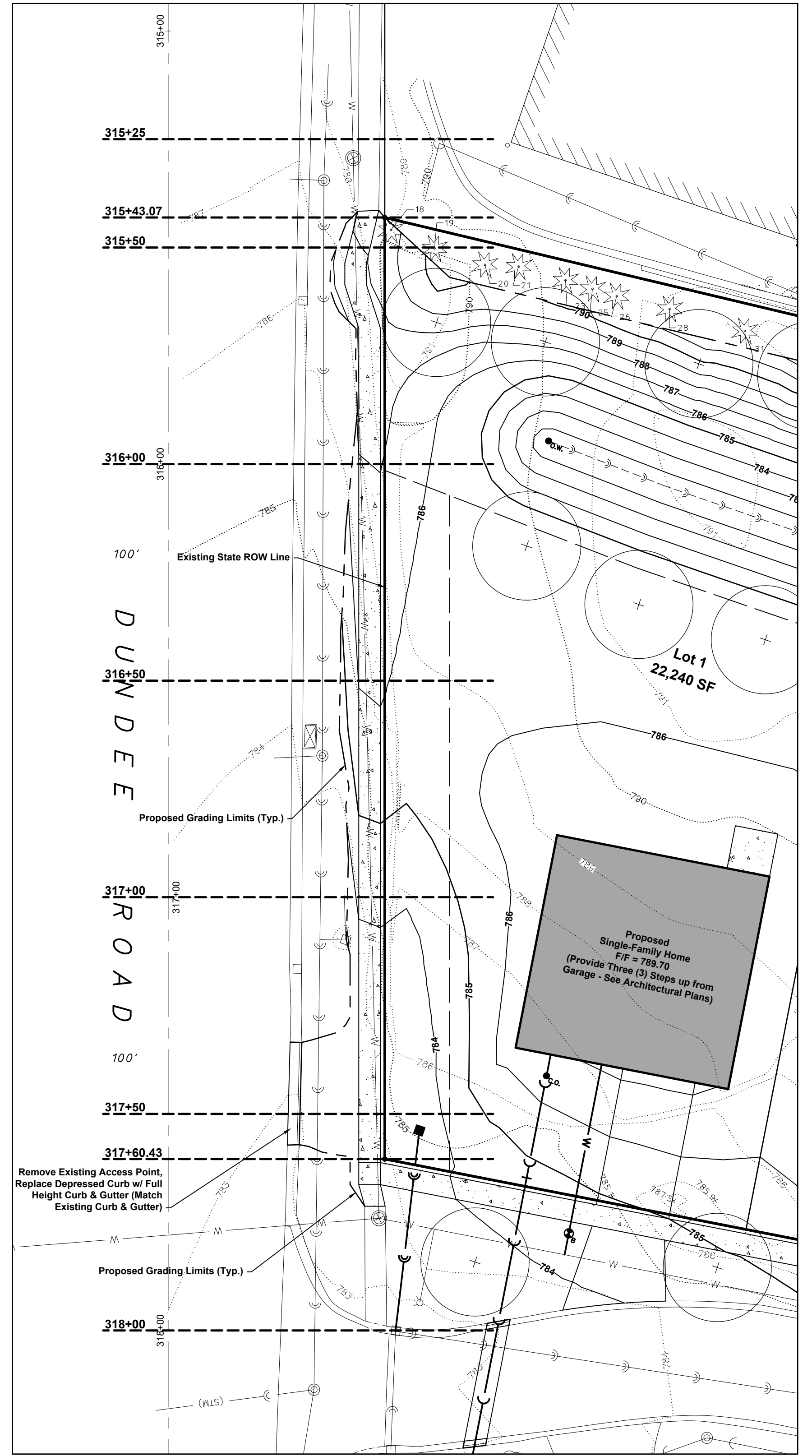
GRADING & DRAINAGE PLAN
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)



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

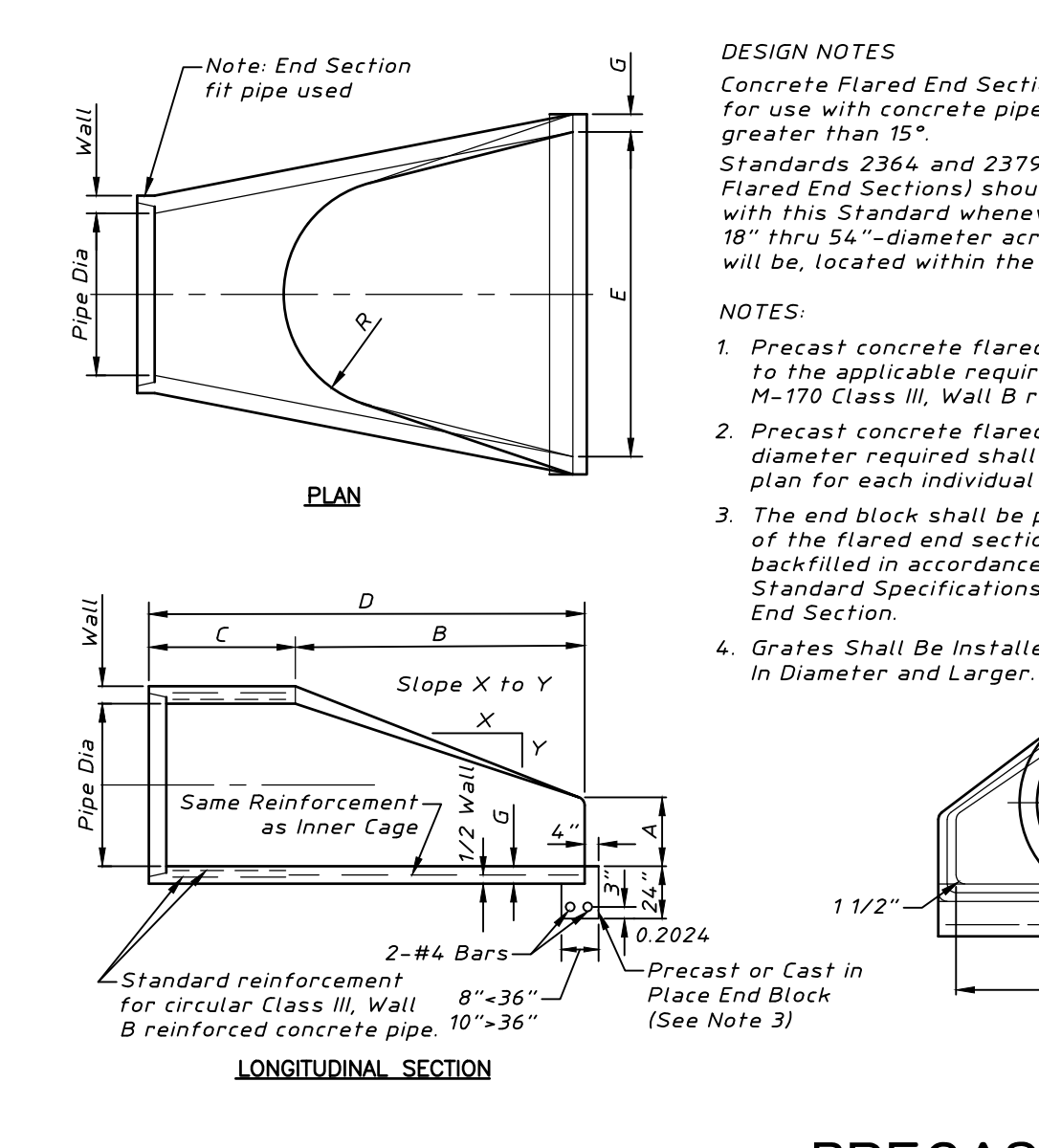
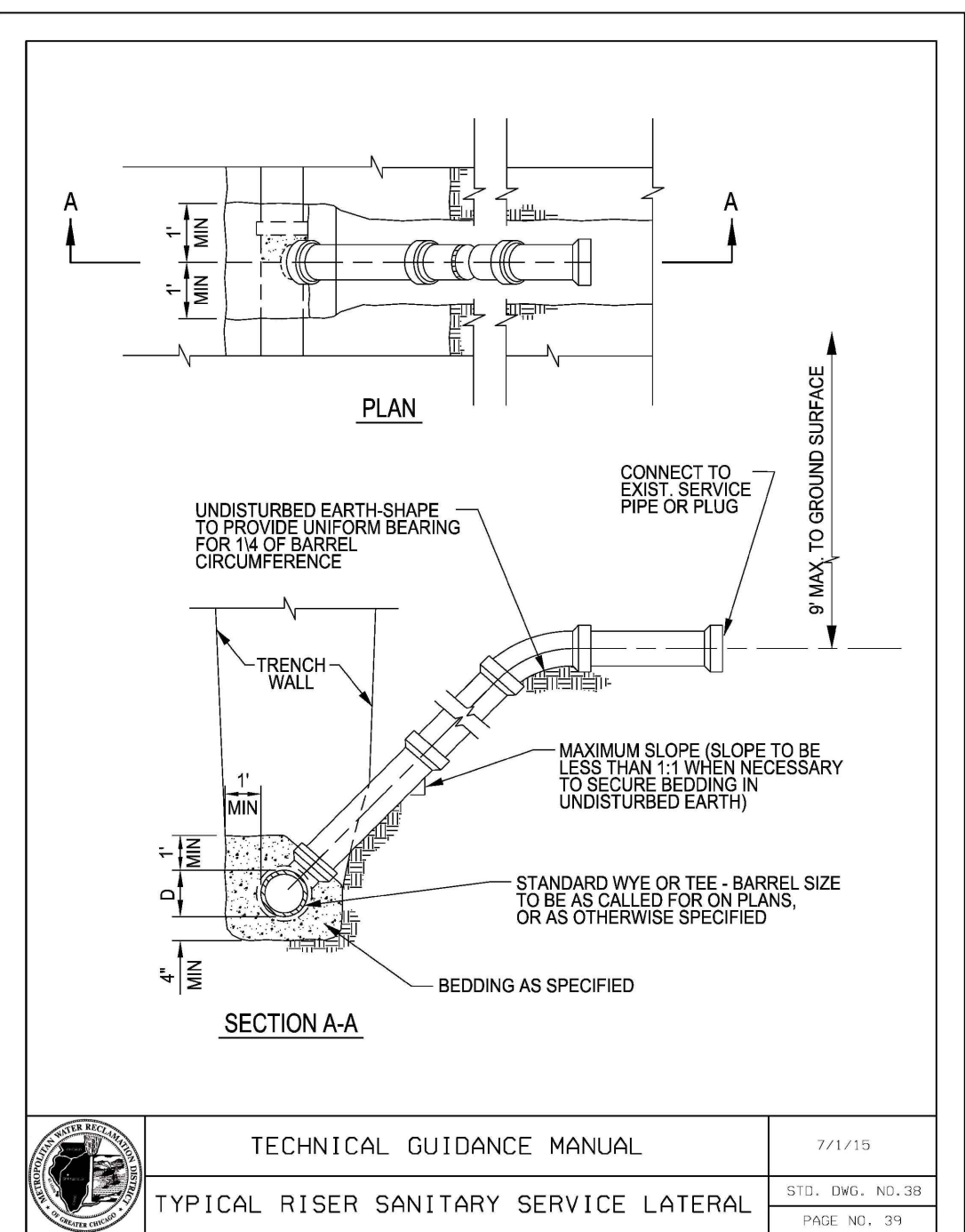
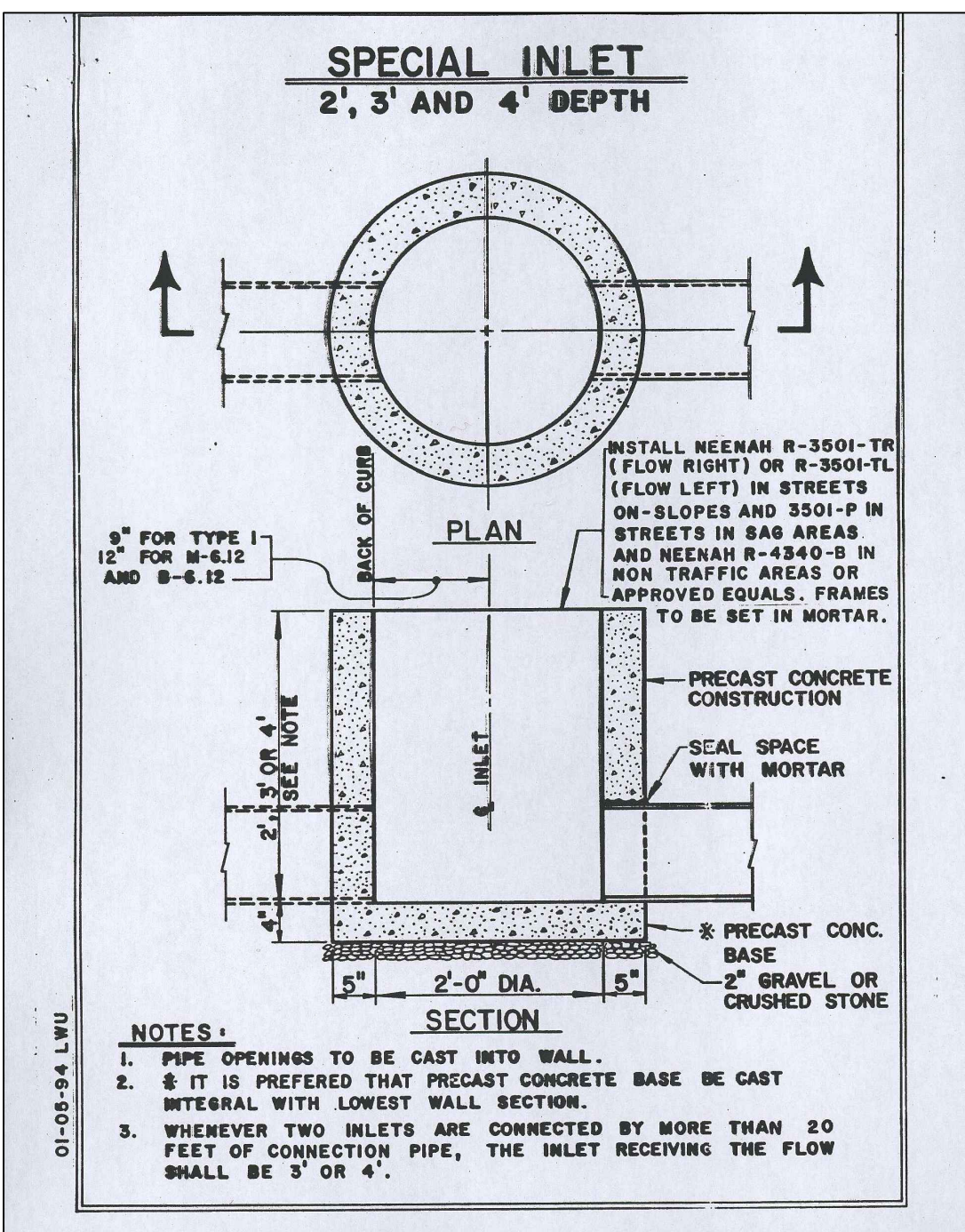
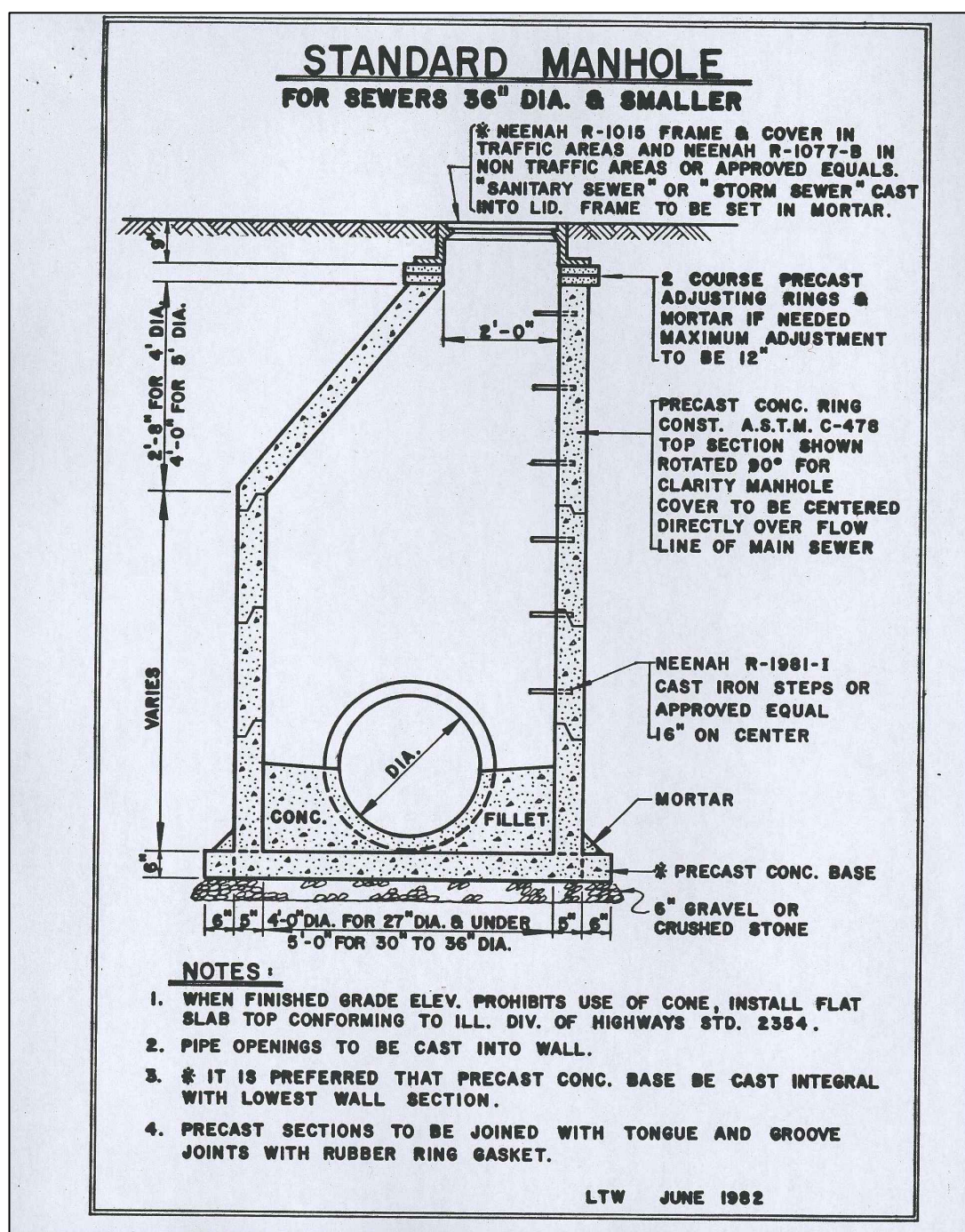
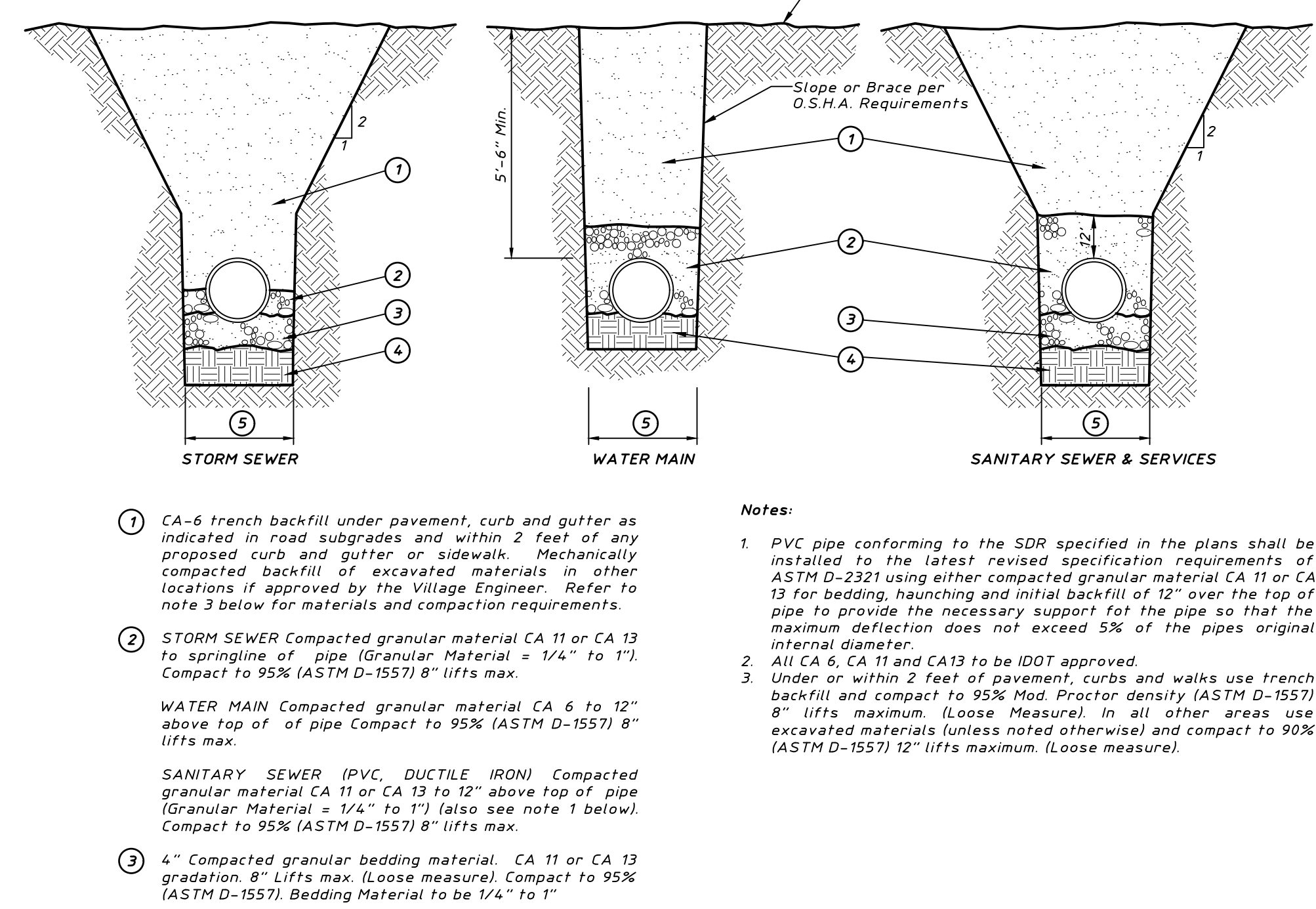
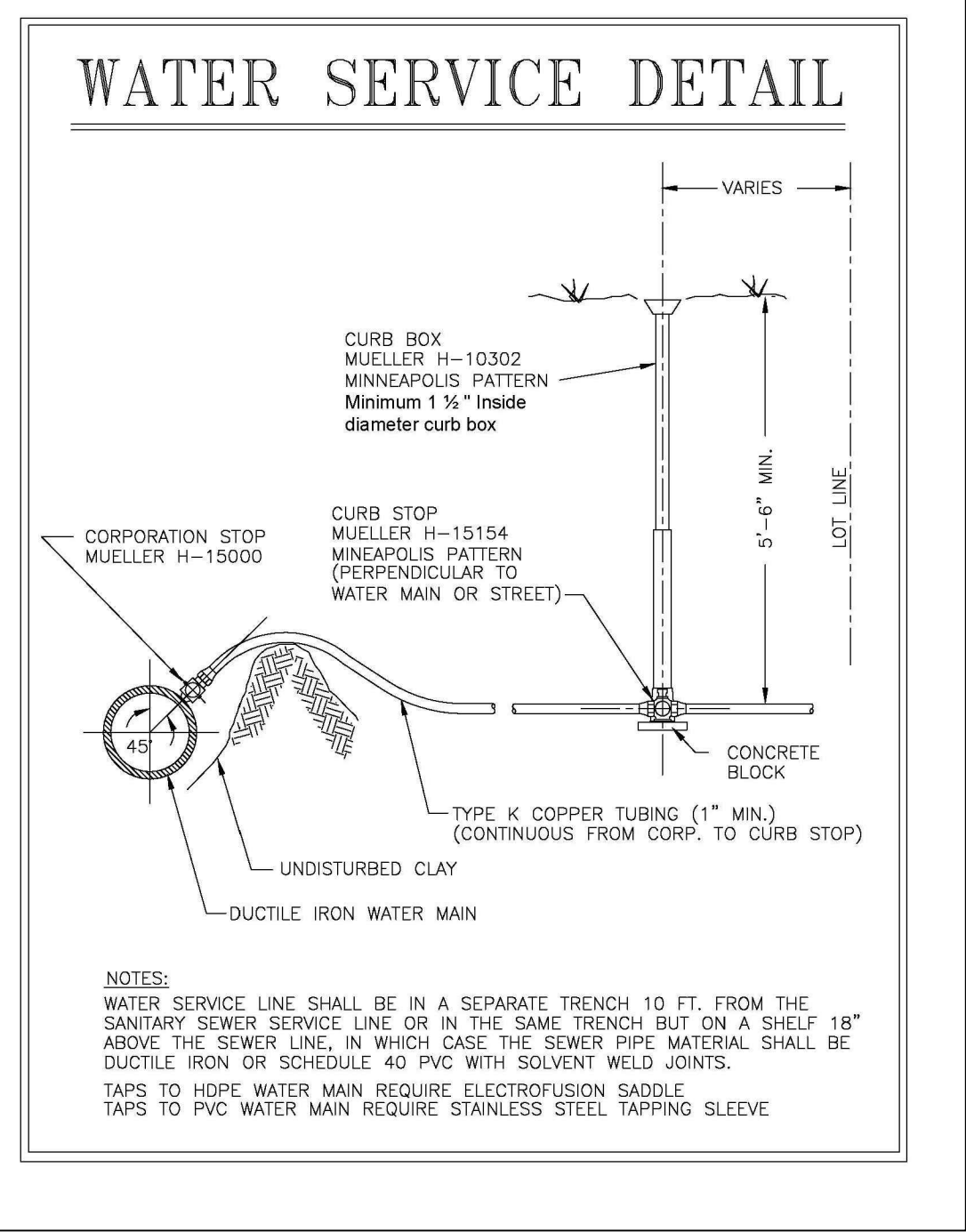
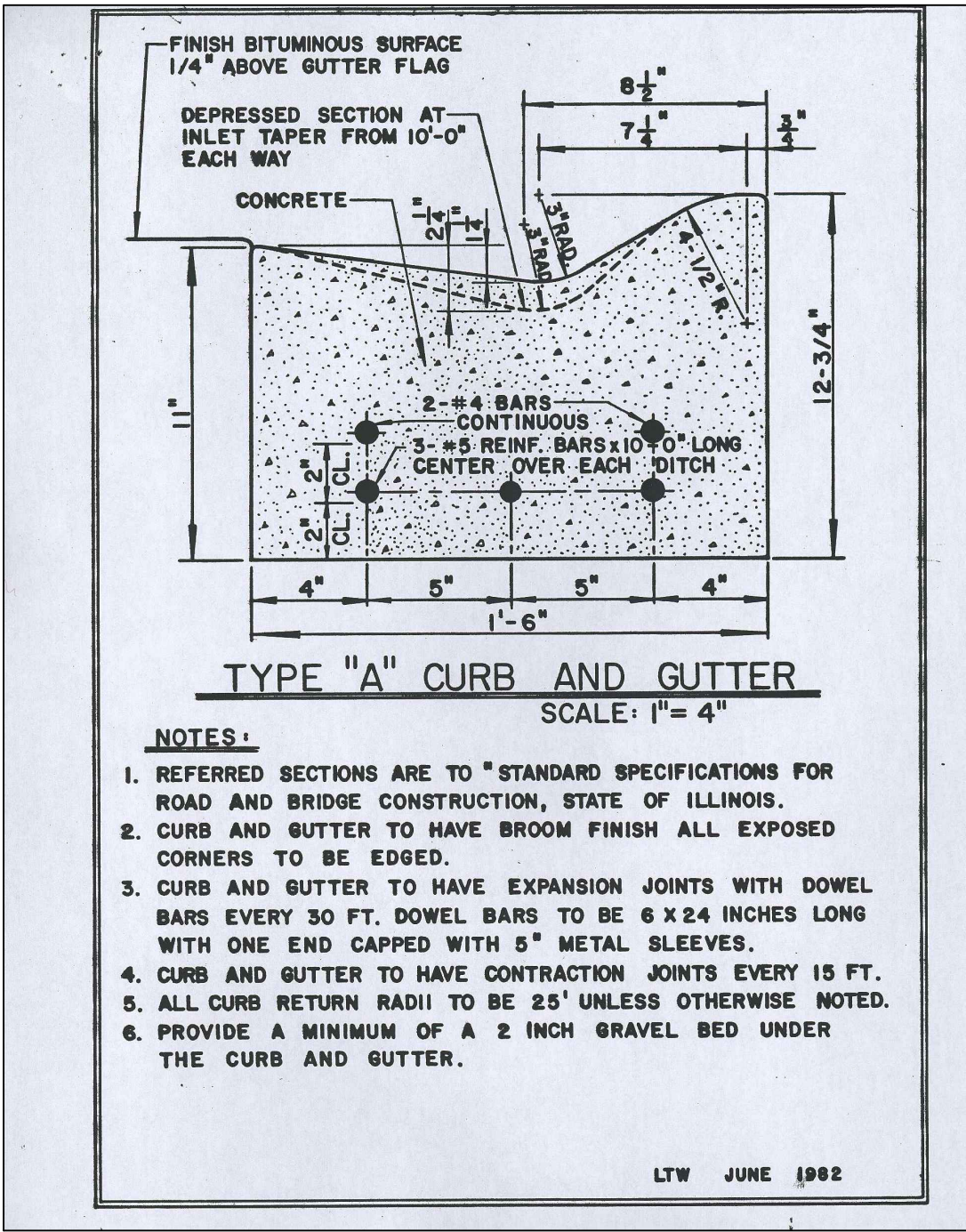
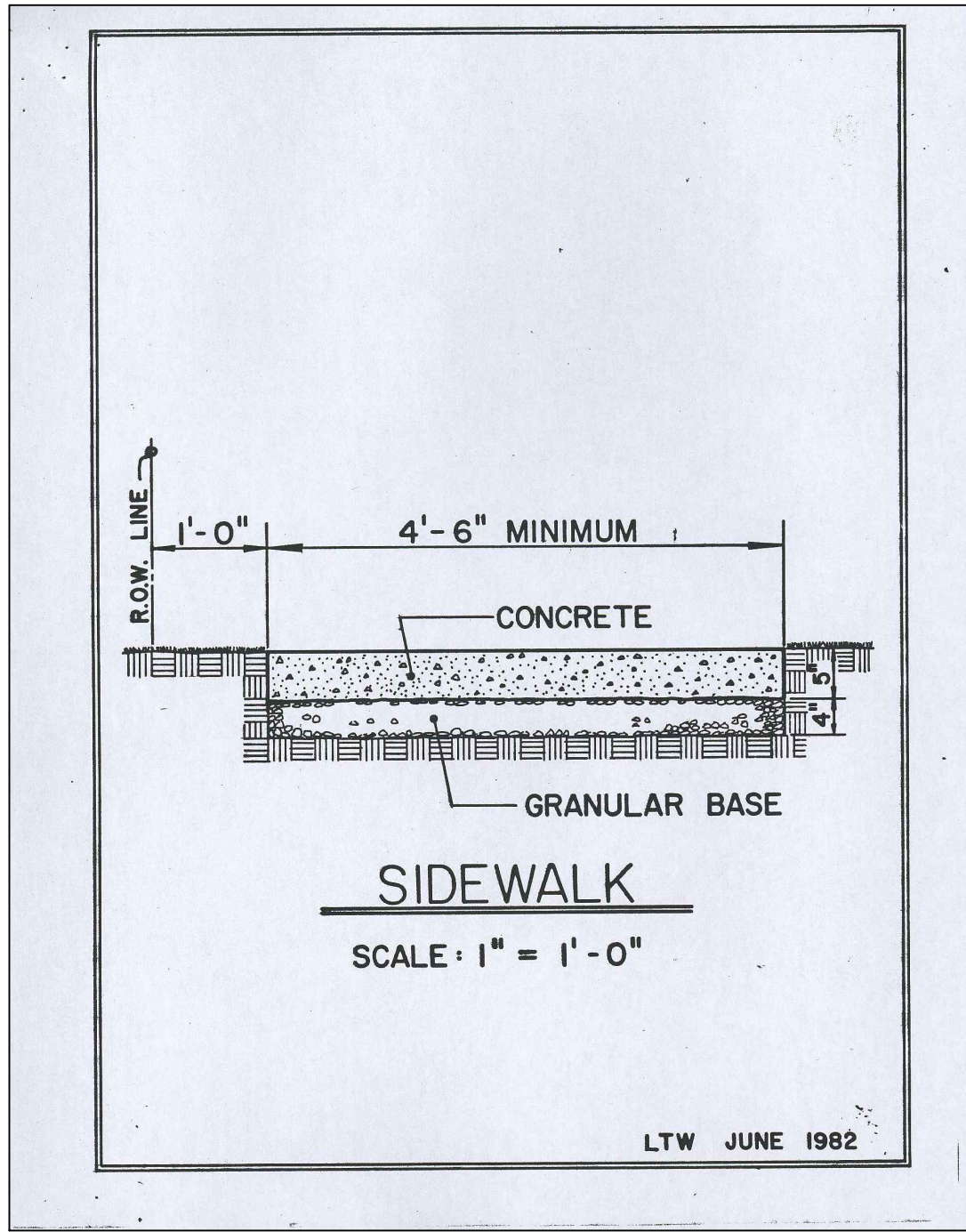


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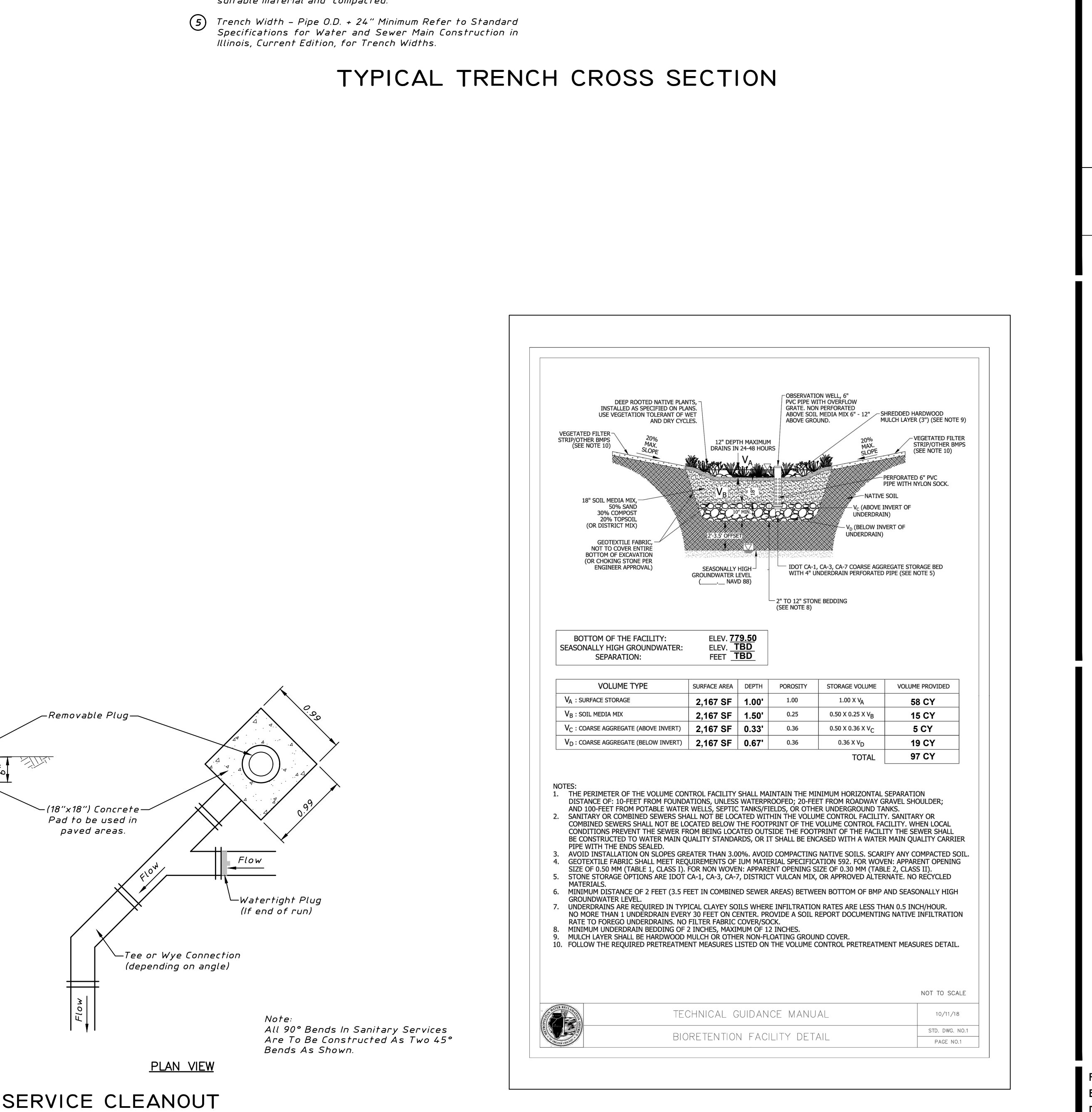
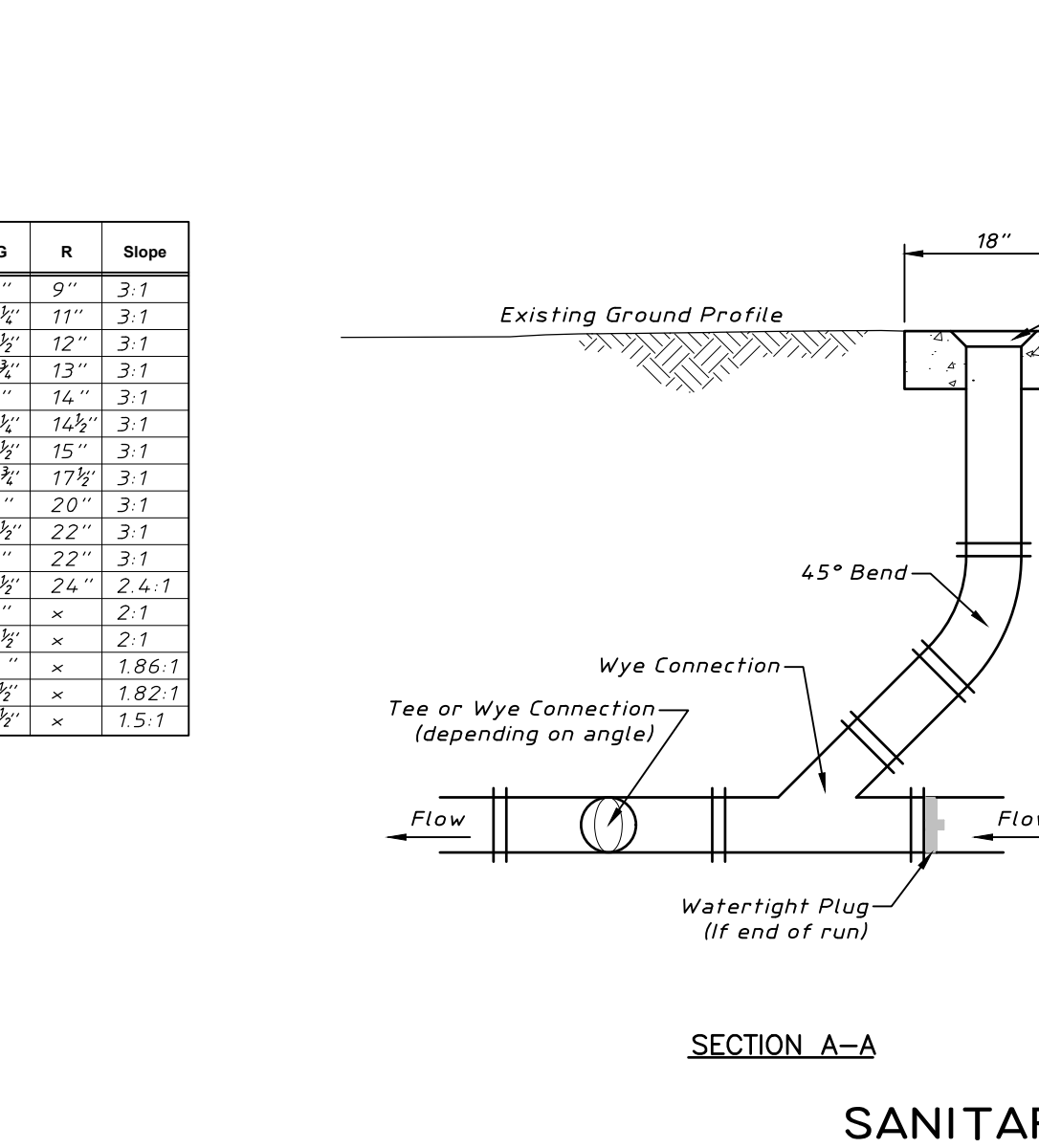
CROSS SECTIONS
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)
 Revised per Client Coordination
 2023.01.04
 Date
 No.
 Revision



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



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TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL A EXPANSION JOINT

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

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

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

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

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

See Standard 606301 for details of corner islands.

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

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-07

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

DECIDUOUS TREES

LANDSCAPING GENERAL NOTES:

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.

ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)
STANDARD 606001-07

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

CONTROL STRUCTURE DETAIL (NOT TO SCALE)

TYPICAL DETAILS

780 W DUNDEE ROAD USA DEVELOPERS, LLC
PALATINE, ILLINOIS

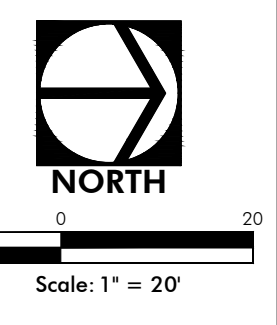
Project Manager: J D T
Engineer: M D M
Date: 2021-07-26
Project No. 15-152
Sheet **C8.1** / C8

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Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)

Revision: _____ Date: _____ No. _____



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

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

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

Lot 1
22,240 SF

Lot 2
15,722 SF

Lot 3
14,612 SF

Lot 4
15,286 SF

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

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

Proposed Single-Family Home
FIF = 789.70
(Provide Three (3) Steps up from Garage - See Architectural Plans)

Proposed Single-Family Home
FIF = 789.90
(Provide Two (2) Steps up from Garage - See Architectural Plans)

Proposed Single-Family Home
FIF = 790.80
(Provide One (1) Stair up from Garage - See Architectural Plans)

Proposed Single-Family Home
FIF = 791.50
(Provide One (1) Stair up from Garage - See Architectural Plans)

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

STATE ROUTE 68 (DUNDEE ROAD)

HAVEN DR.

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

Required Detention Volume = 0.039 ac-ft
Provided Detention Volume = 0.065 ac-ft

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

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

LEGEND

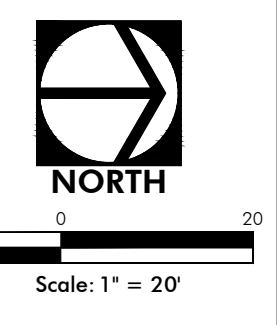
- Drainage Area
- ▨ Offsite Tributary Area
- + + Unrestricted Area
- Pervious Surface
- Impervious Surface

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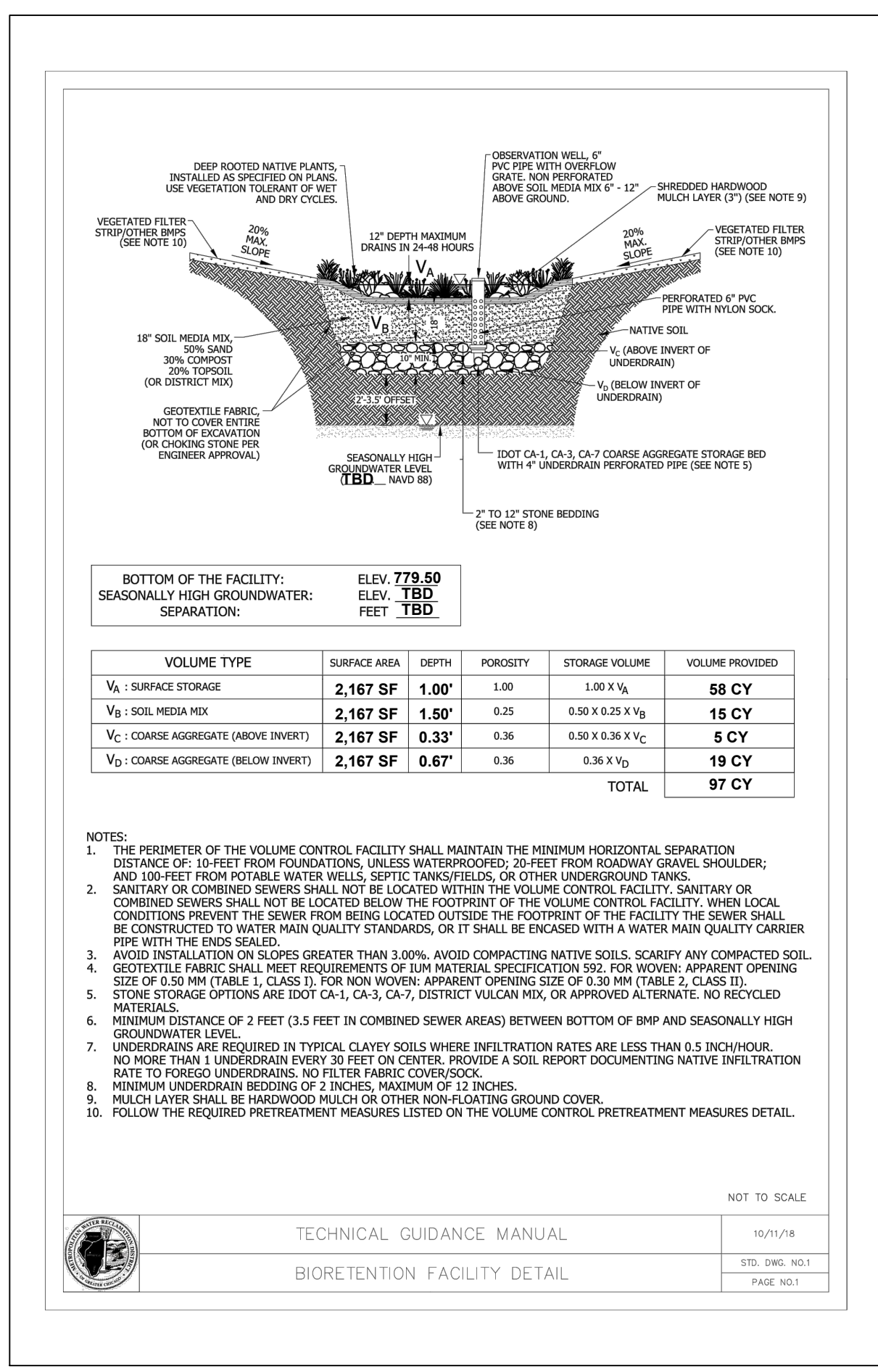
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780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)



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



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

- NOTES:
- THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20 FEET FROM SIDEWALK GRADUAL SHOULDER; AND 100 FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
 - SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWERS FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWERS SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
 - AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
 - GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF 15M NATURAL SPECIFICATION SIZE, FOR WOVEN APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I), FOR NON WOVEN APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
 - STONE STORAGE OPTIONS ARE EOT CA-1, CA-1.5, CA-2, DISTRICT VALCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
 - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
 - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/ HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVERINGS.
 - MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
 - MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
 - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

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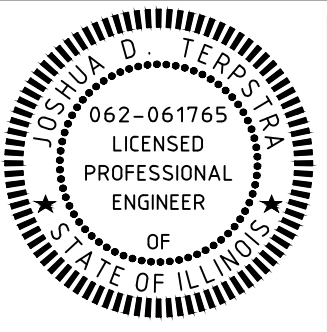
MWRD
VOLUME CONTROL EXHIBIT
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)

780 W DUNDEE ROAD STORMWATER POLLUTION PREVENTION PLAN USA DEVELOPERS, LLC

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

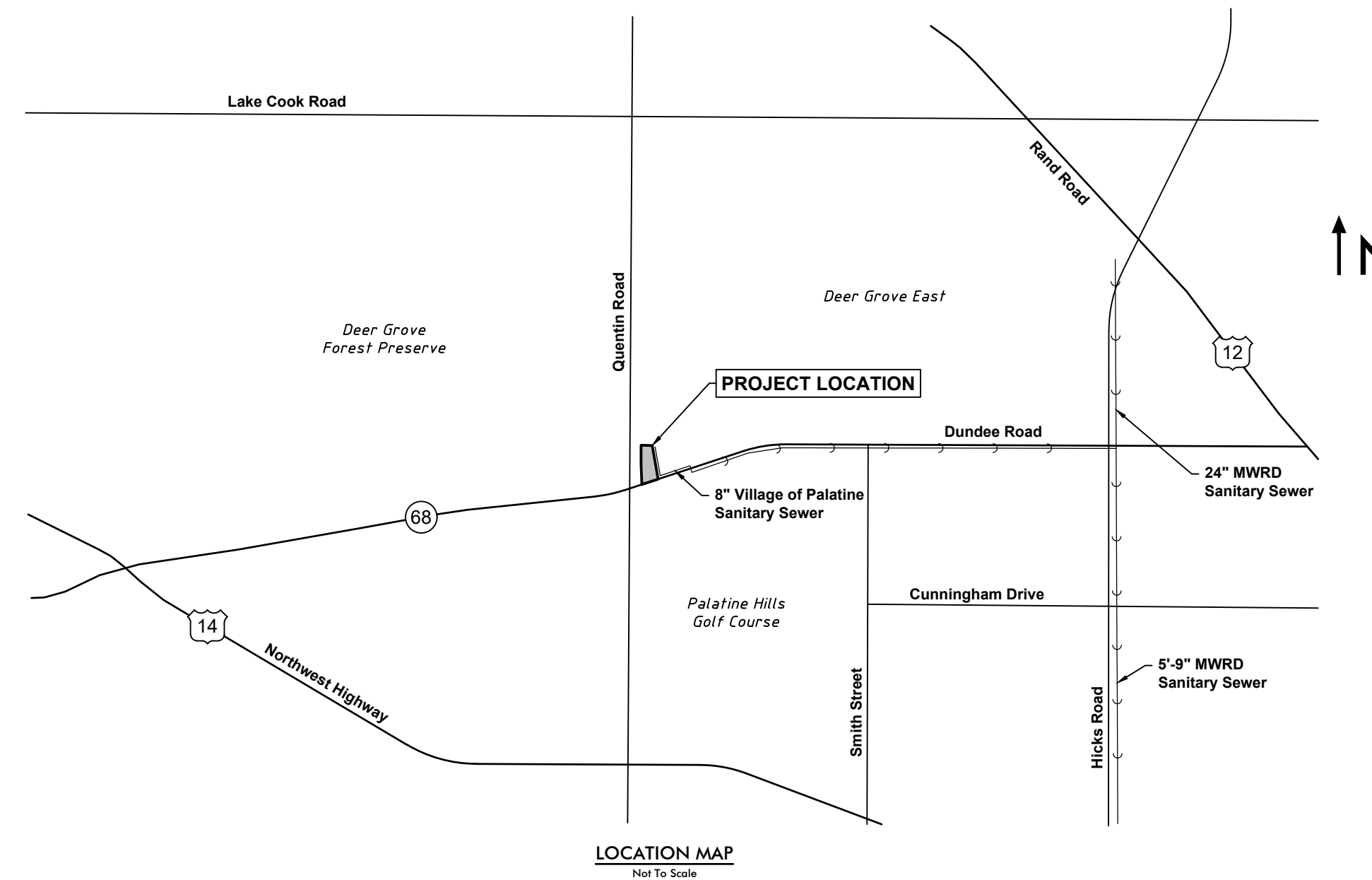


EXPIRES 11-30-21

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PREPARED BY:
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VILLAGE OF PALATINE
200 E. Wood Street
Palatine, IL 60067
Tel: (847) 358-7500



LOCATION MAP
Not To Scale

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

BENCHMARKS:

Site Benchmarks

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

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

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

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS

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



Know what's below.
Call before you dig.

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

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**780 W DUNDEE ROAD
USA DEVELOPERS, LLC
PALATINE, ILLINOIS**

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

Attachment: Engineering Plans (780 W Dundee Road - FPD Rezoning)

Stormwater Pollution Prevention Plan

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

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name Signature

Title Date

Name of Firm/Company

I. Site Description:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The closest receiving water is Arlington Heights Branch Salt Creek.

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

Soil sediment and dust, and construction of bituminous pavement.

II. Controls:

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

A. Erosion and Sediment Controls

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

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

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

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

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

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

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

Describe how the Structural Practices listed above will be utilized:

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

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

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

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

b. Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

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

4. Other Controls:

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

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

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

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

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

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

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

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

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

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

5. Approved State or Local Laws

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

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

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

III. Maintenance:

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

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

IV. Inspections:

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

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

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

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI. G of the general permit.

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

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

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

V. Non-Storm Water Discharges:

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

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

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

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

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

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

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

VI. Failure to Comply:

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

SUPPLEMENTARY EROSION CONTROL NOTES

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

Owner/Contractor Certification Statement

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

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

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

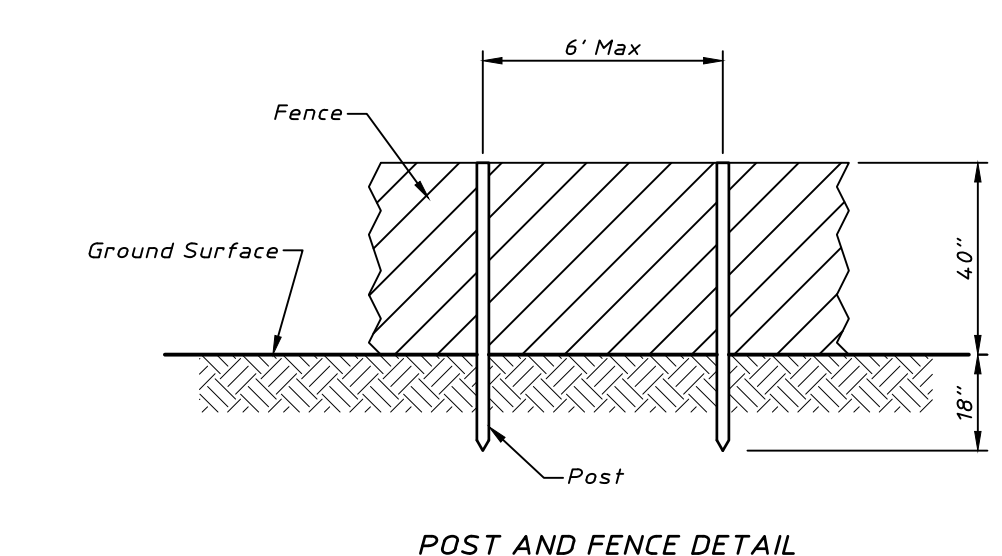
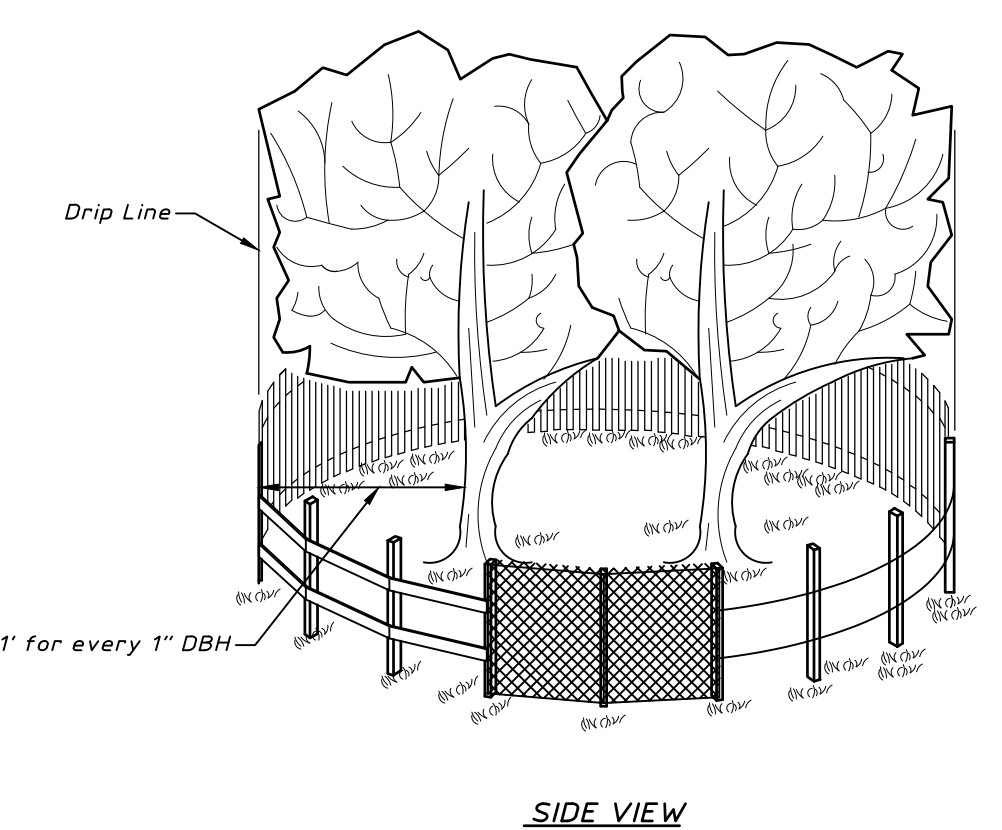
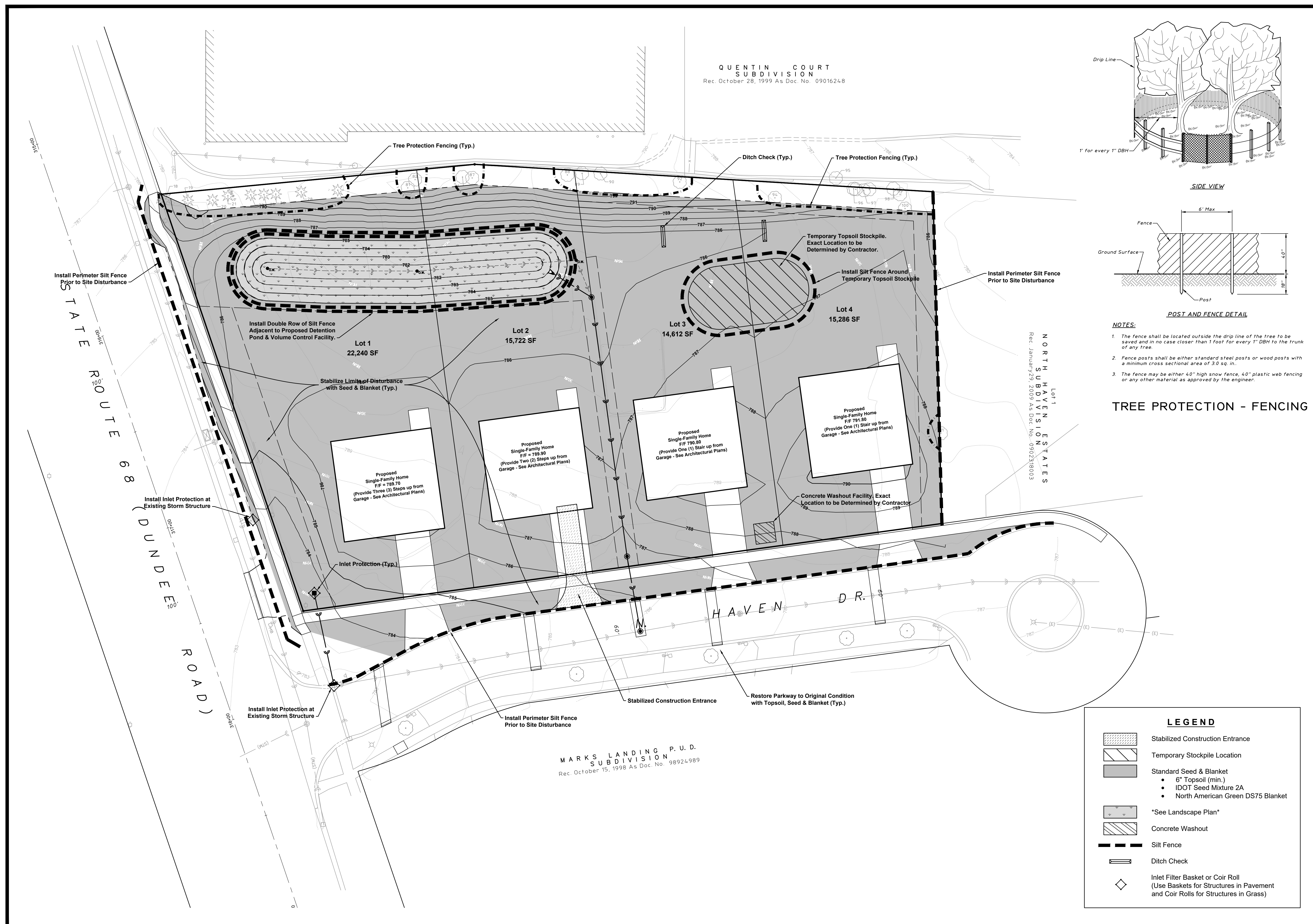
Name Signature
Title Date
Name of Firm/Company Telephone
Address City/State/Zip

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



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

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

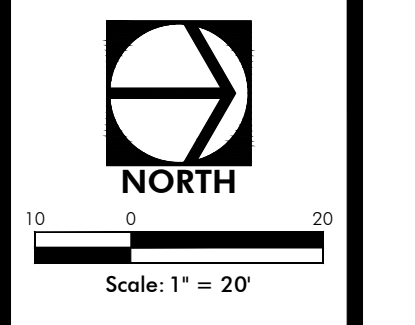


- NOTES:**
- The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
 - Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 - The fence may be either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

TREE PROTECTION - FENCING

LEGEND

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



No.	Date	Revision
3	2023.02.01	Revised per Village Review Comments
2	2023.01.04	Revised per Client Coordination
1	2021.11.22	Revised per Preliminary Village Review Comments

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 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

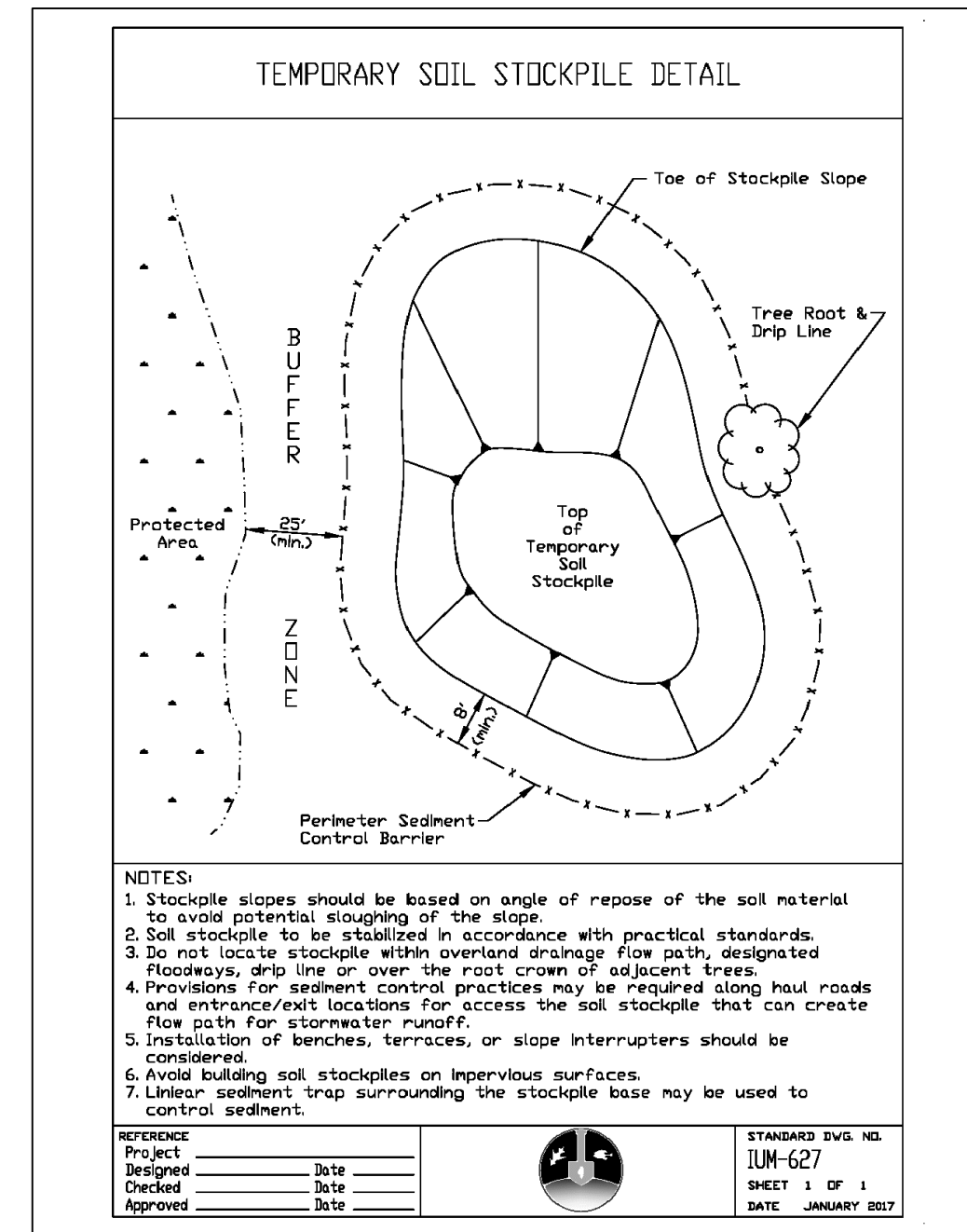
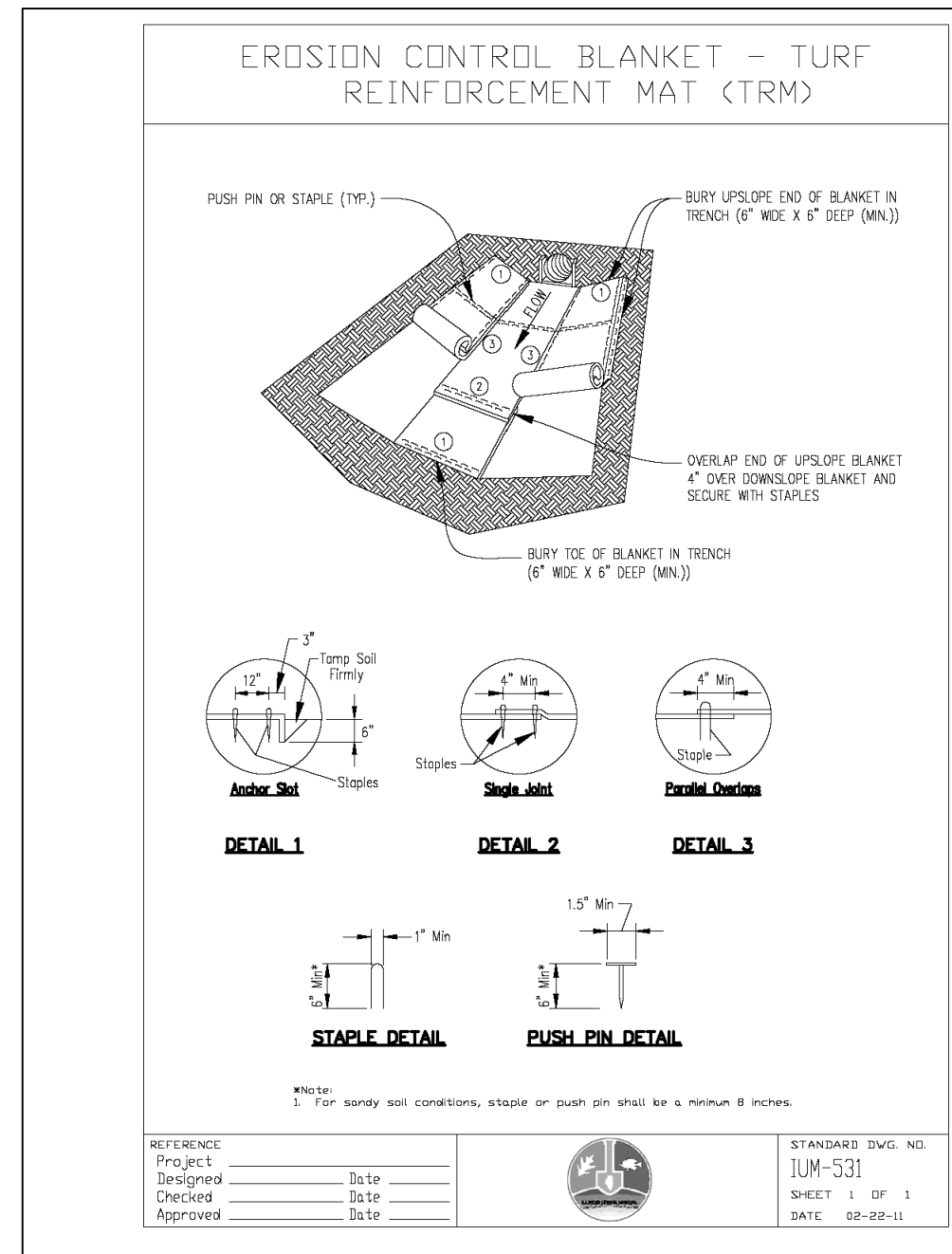
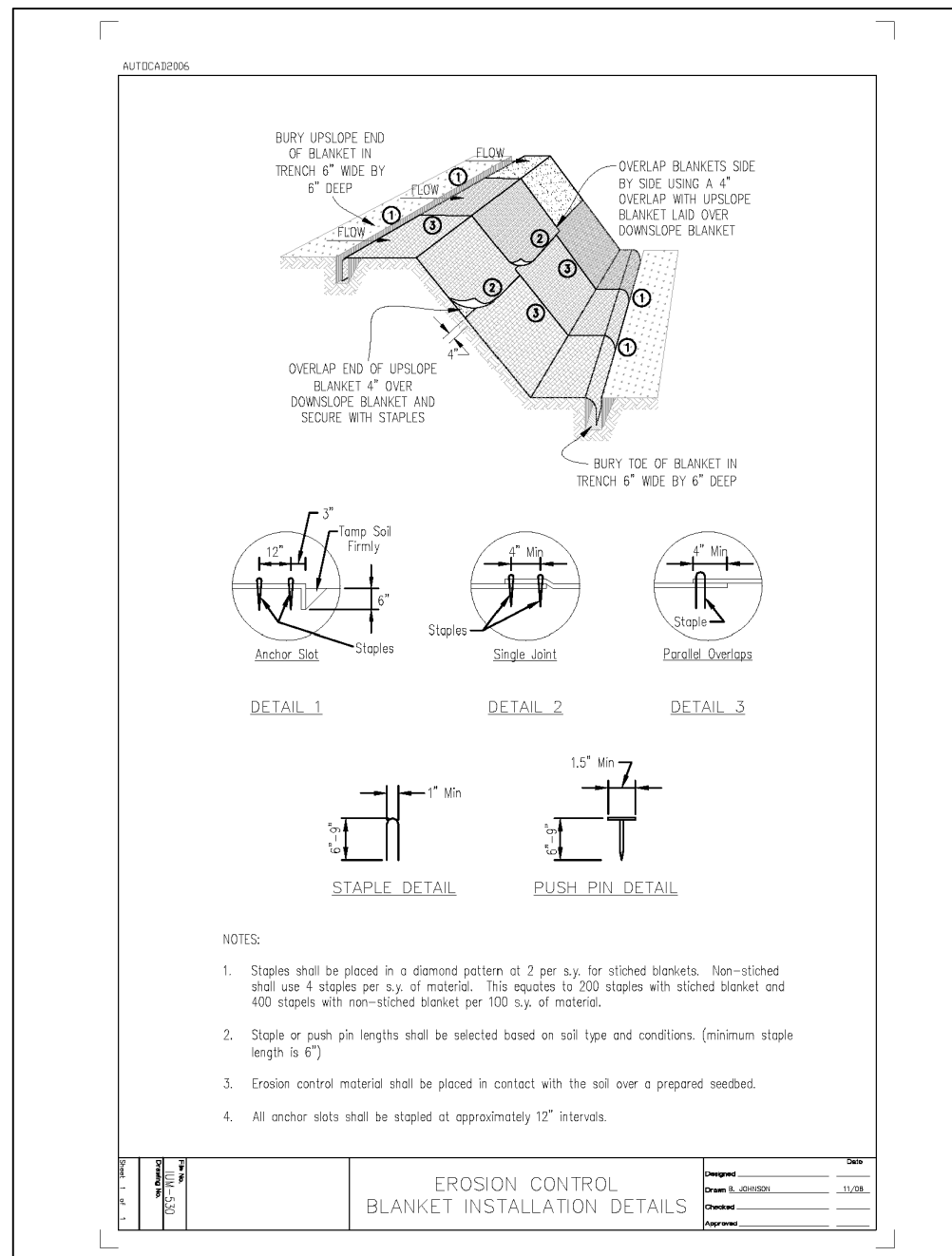
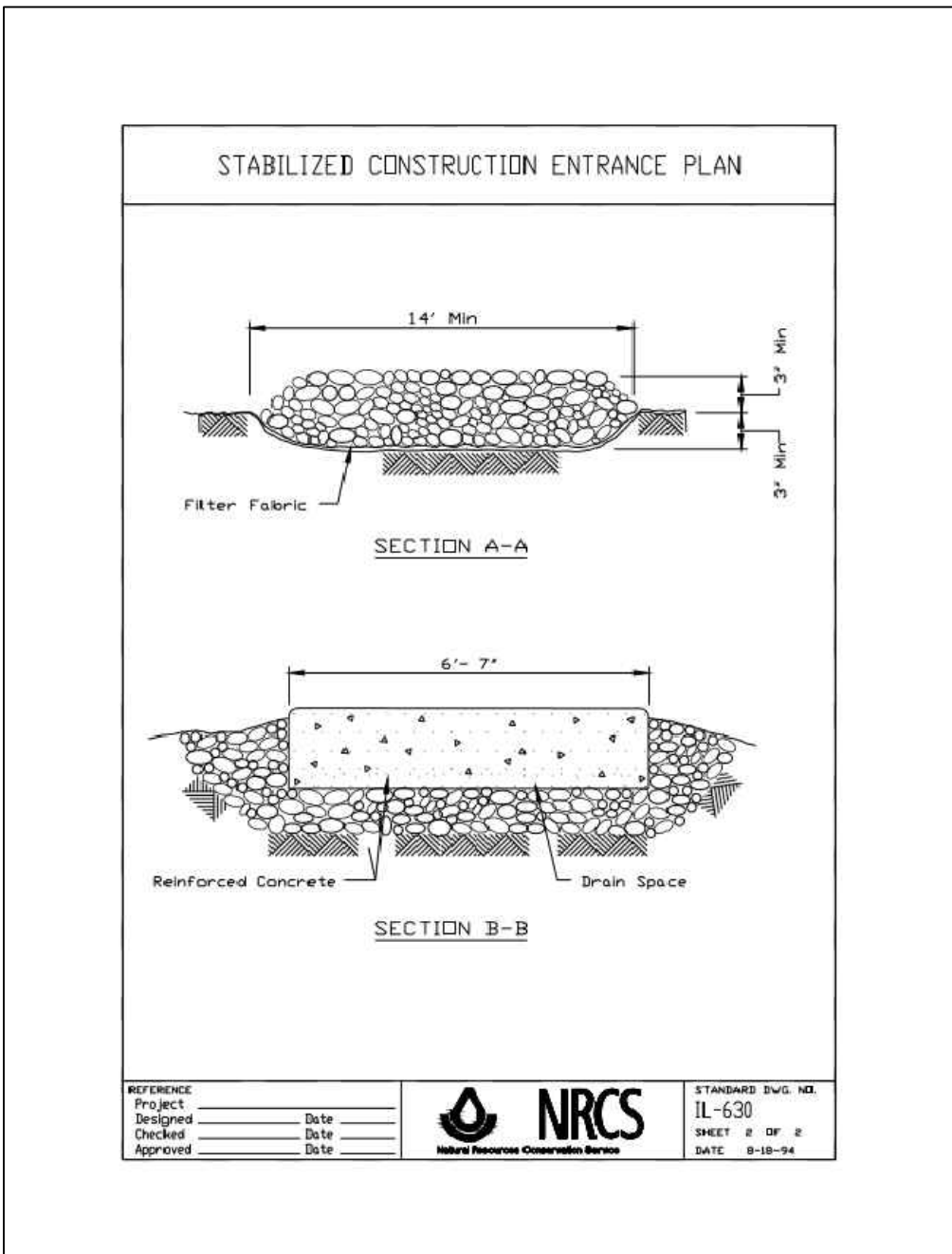
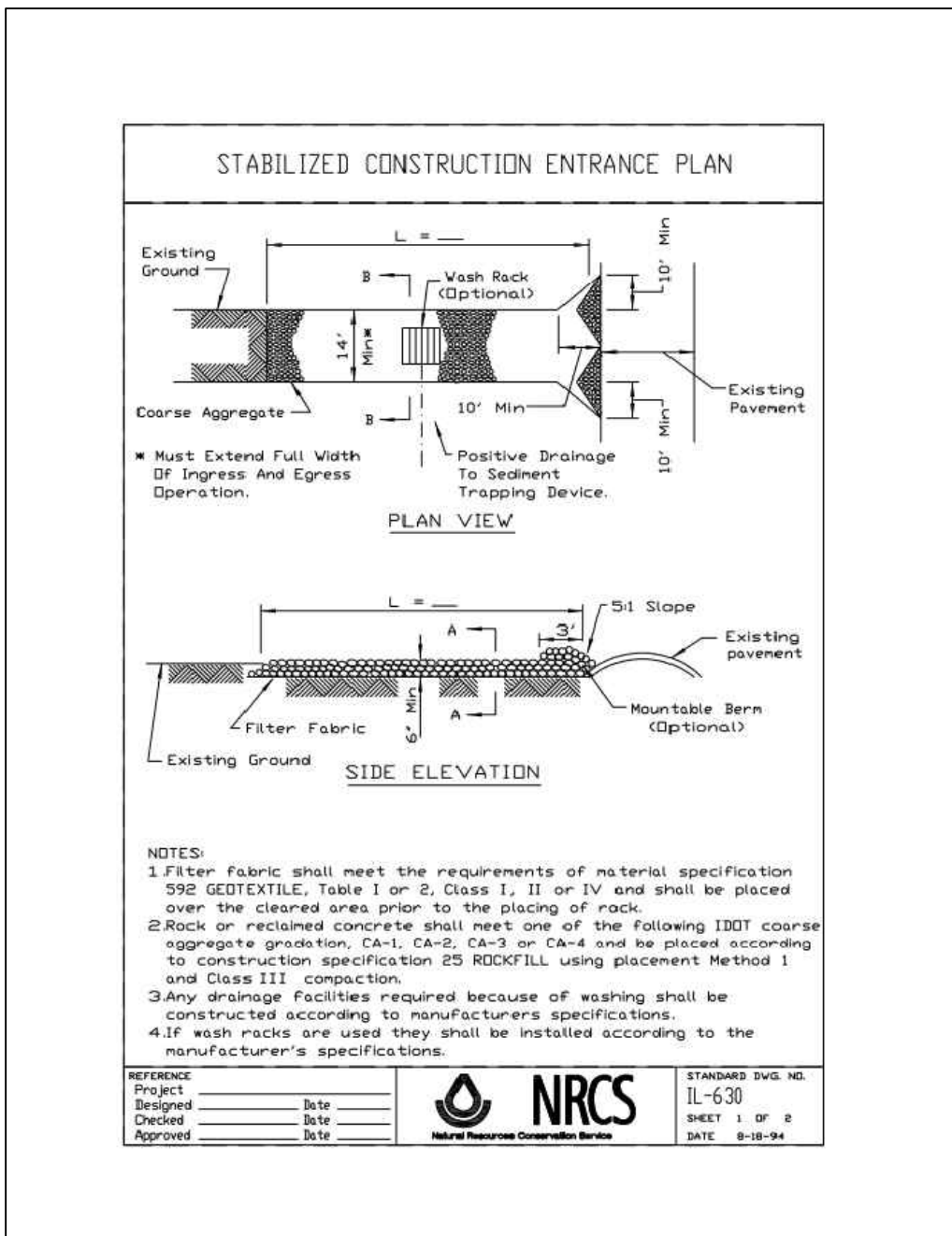
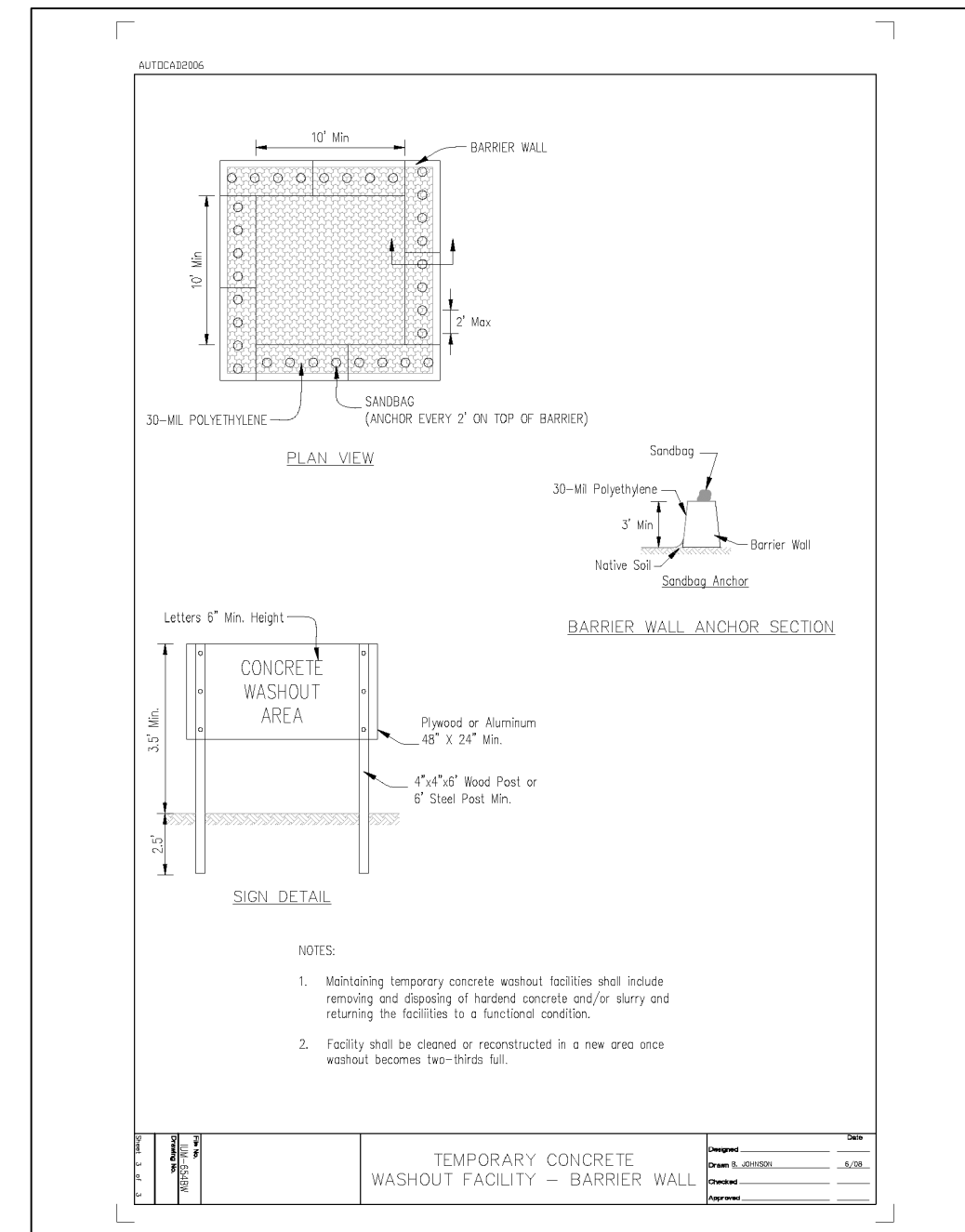
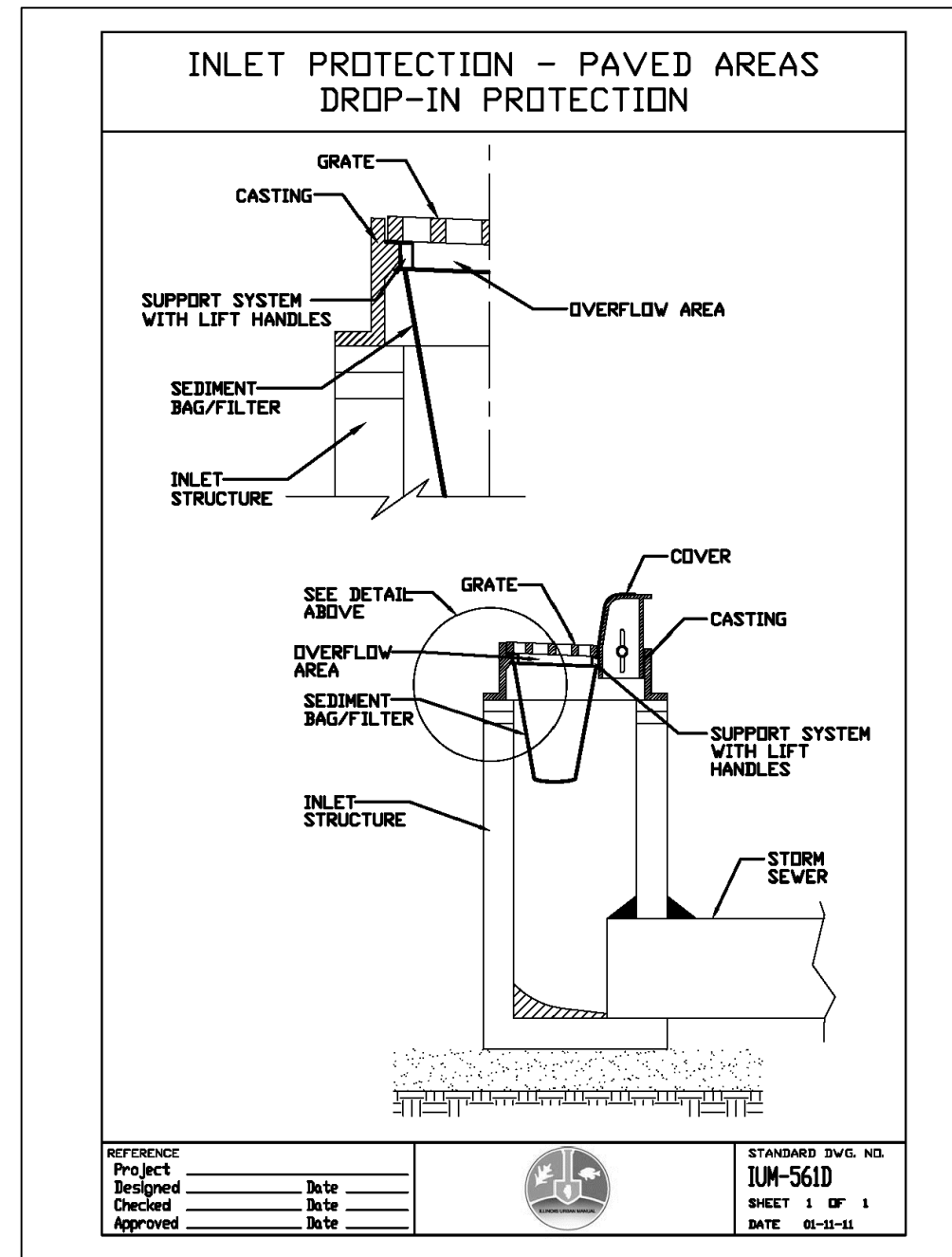
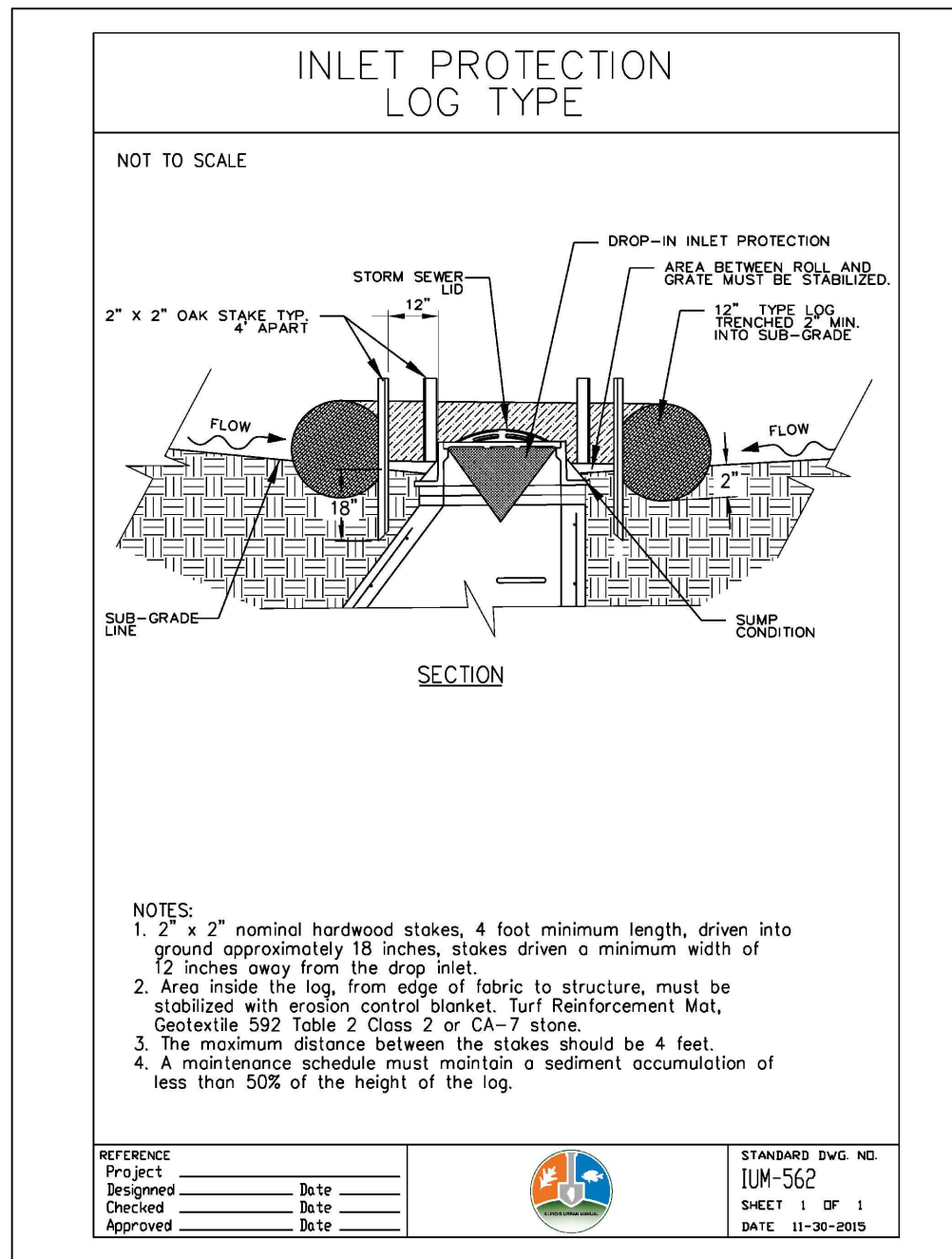
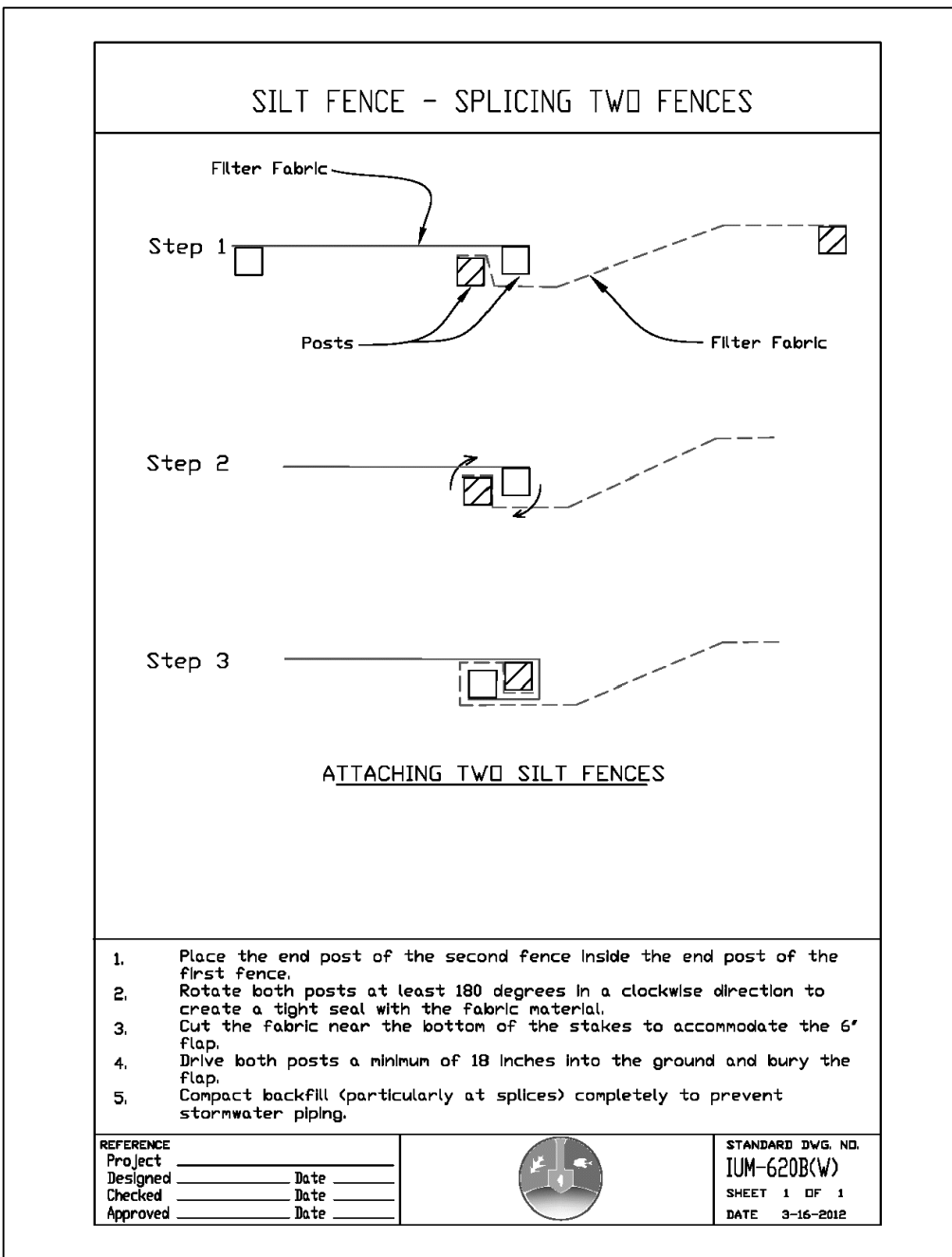
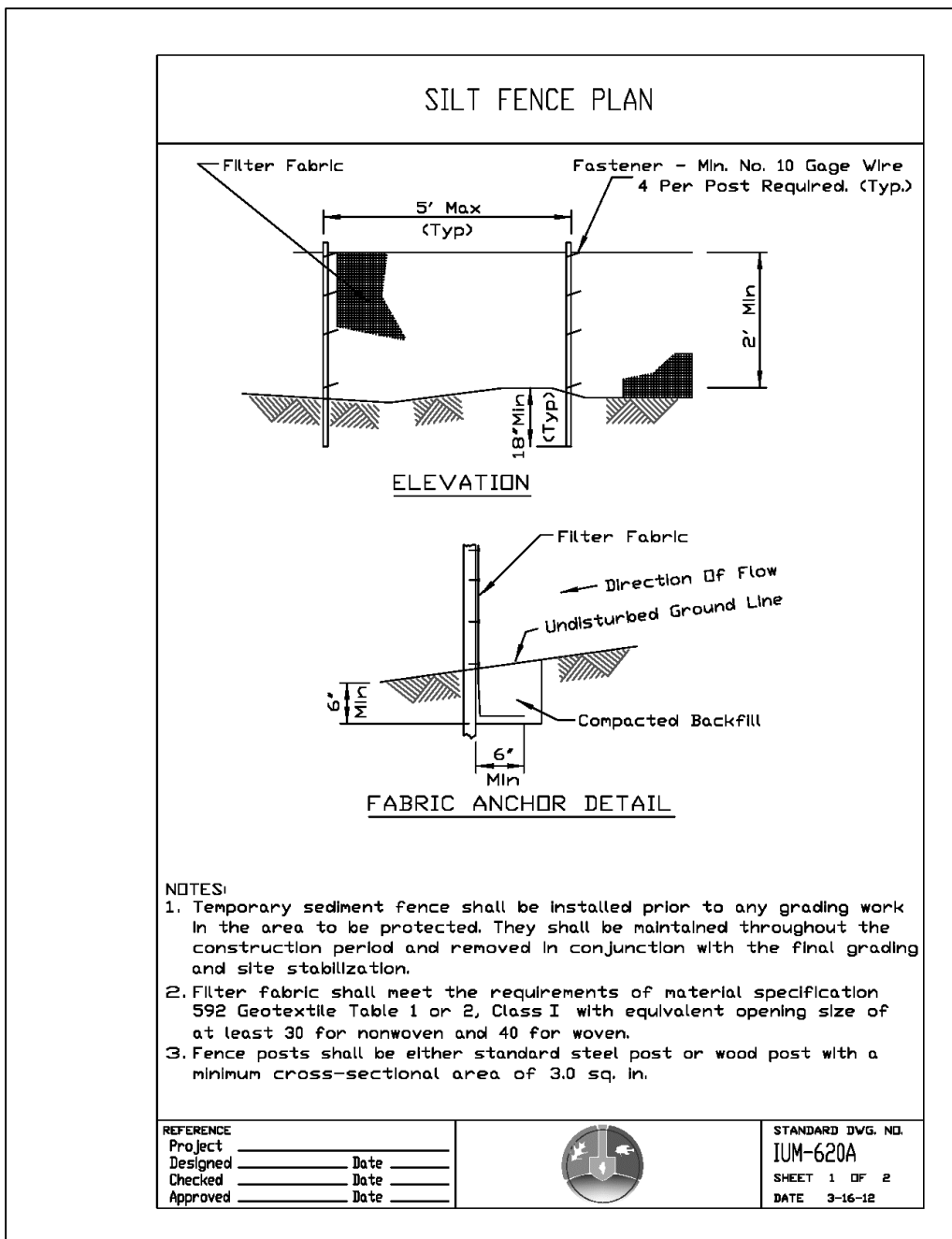
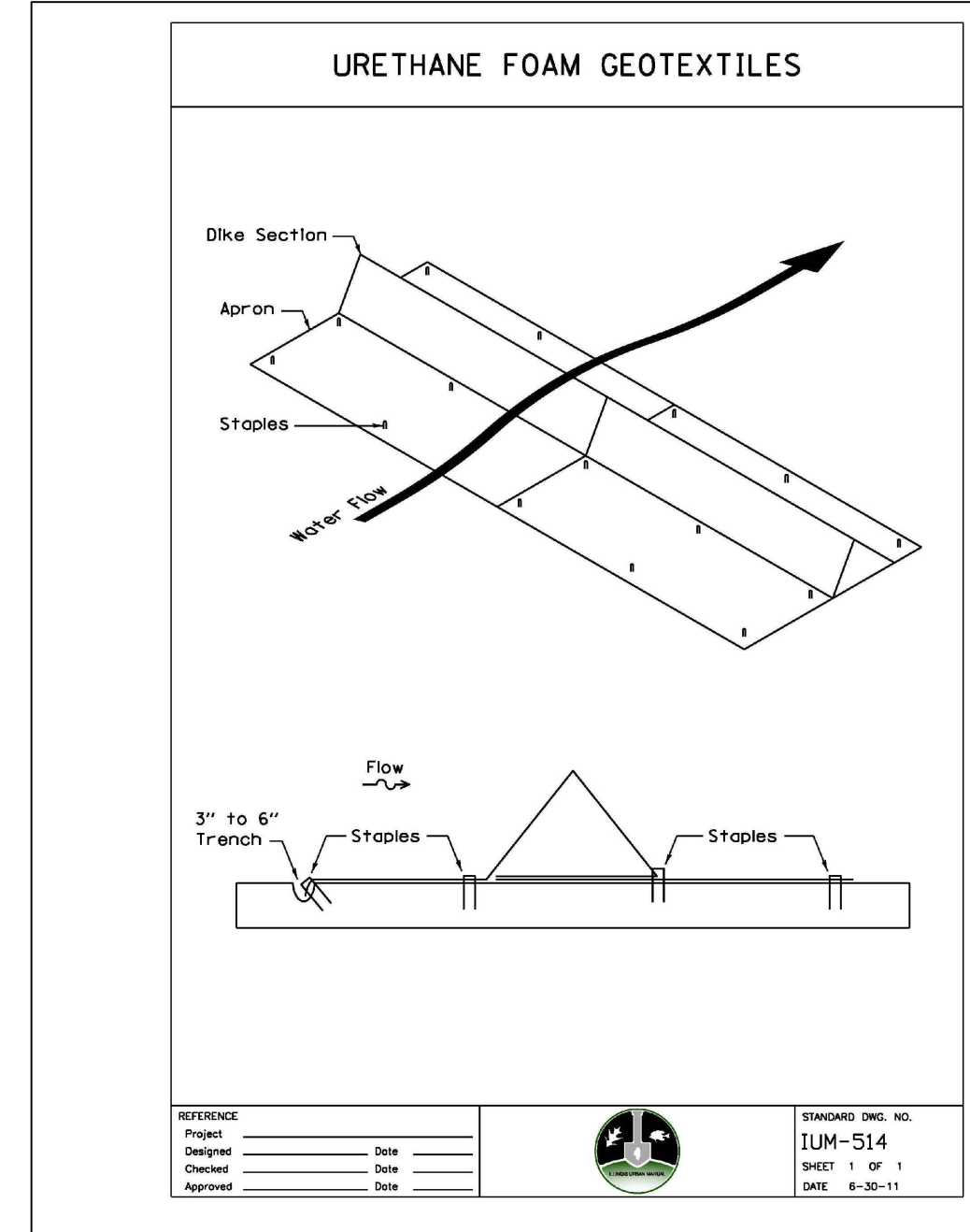
Project Manager: J D T
 Engineer: M D M
 Date: 2021-07-26
 Project No. 15-152
 Sheet **EC3.0**
 EC4

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

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

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

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

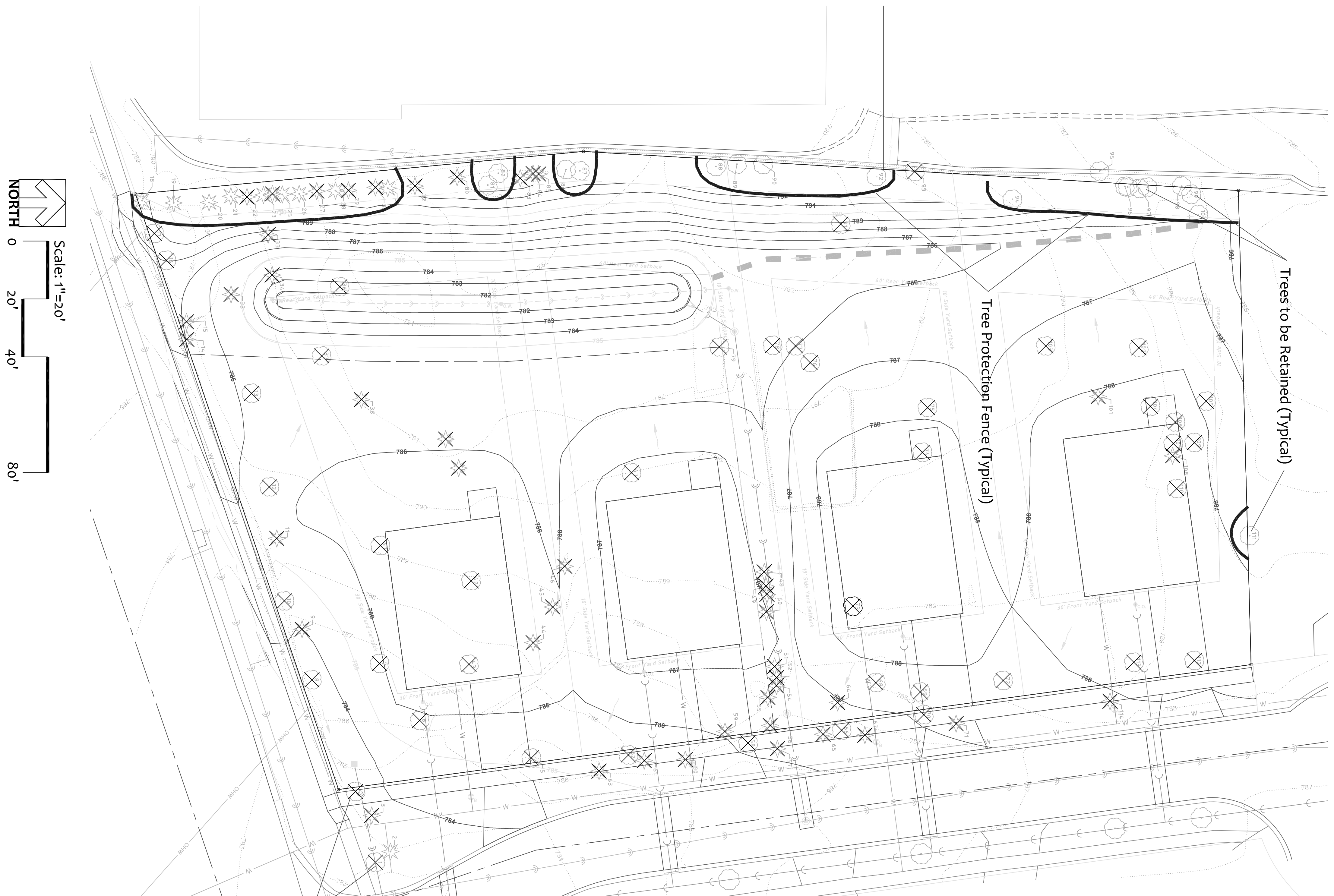
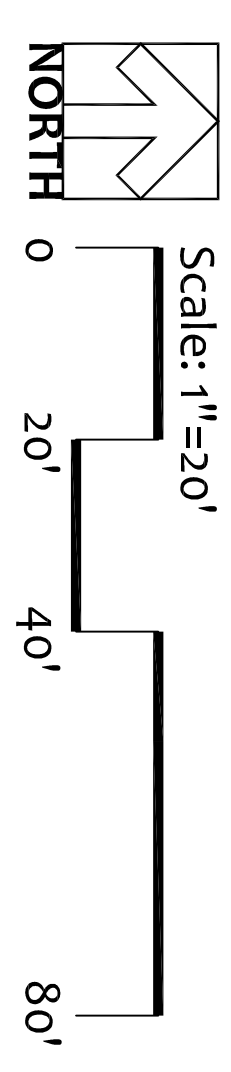


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SWPPP TYPICAL DETAILS

780 W DUNDEE ROAD
USA DEVELOPERS, LLC
 PALATINE, ILLINOIS

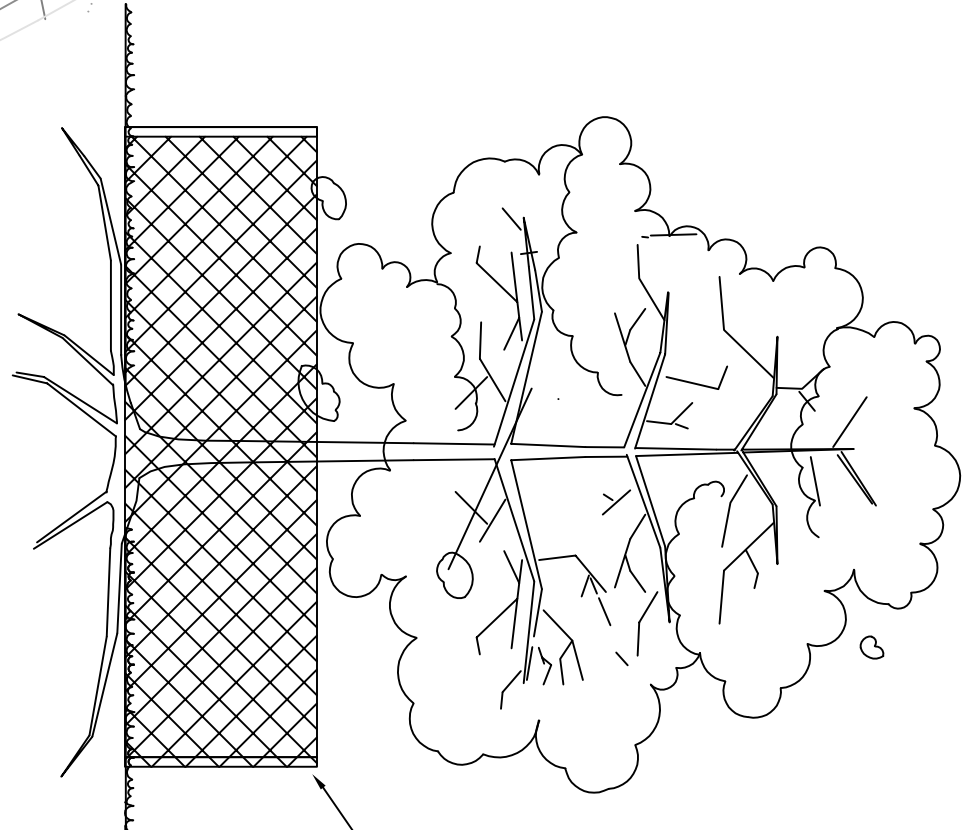
Project Manager: J D T
 Engineer: M D M
 Date: 2021-07-26
 Project No. 15-152
 Sheet **EC4.0** of 4



Trees to be Retained (Typical)

Tree Protection Fence (Typical)

Trees to be Removed (Typical)



PROTECTIVE FENCE TO BE LOCATED AS SHOWN.

- TREE REMOVAL NOTES:**
1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENSED AND BONDED WITHIN THE MUNICIPALITY.
 2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
 3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
 4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORGIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.
 5. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL OVERHEAD UTILITIES WITHIN THE MUNICIPALITY.
 6. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
 7. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
 8. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORGIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.
 9. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCRANCHING WITHIN THE PROTECTIVE FENCE AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
 10. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE PROTECTIVE ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
 11. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
 12. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE PRIOR TO CONSTRUCTION AND MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
 13. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, CUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
 14. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
 15. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTIVE FENCE OF ANY TREE THAT IS TO REMAIN.

TREE INVENTORY

TRENUM	SPECIES	LATIN	DBH	CRZ	PROTEC	COMMENTS	CONDITION	FORM	ACTION
1	ASH-WHITE	Fraxinus americana	9						3
2	PINE-WHITE	Pinus strobus	11						3
3	PINE-WHITE	Pinus strobus	11						3
4	WALNUT-BLACK	Juglans nigra	15						3
5	MAPLE-NORWAY	Acer platanoides	15						3
6	EASTERN REDCEDAR	Juniperus virginiana	9						3
7	MAPLE-NORWAY	Acer platanoides	17						2
8	MAPLE-NORWAY	Acer platanoides	22						2
9	EASTERN REDCEDAR	Juniperus virginiana	20						4
10	WALNUT-BLACK	Juglans nigra	8						2
11	EASTERN REDCEDAR	Juniperus virginiana	8						4
12	MAPLE-NORWAY	Acer platanoides	24						3
13	MAPLE-NORWAY	Acer platanoides	23						2
14	EASTERN REDCEDAR	Juniperus virginiana	21						3
15	EASTERN REDCEDAR	Juniperus virginiana	17						3
16	WALNUT-BLACK	Juglans nigra	4						4
17	HACKBERRY	Celtis occidentalis	5						4
18	EASTERN REDCEDAR	Juniperus virginiana	21						2
19	EASTERN REDCEDAR	Juniperus virginiana	14						3
20	EASTERN REDCEDAR	Juniperus virginiana	14						3
21	EASTERN REDCEDAR	Juniperus virginiana	11						3
22	PINE-AUSTRIAN	Pinus nigra	6						5
23	EASTERN REDCEDAR	Juniperus virginiana	9						4
24	PINE-AUSTRIAN	Pinus nigra	6						4
25	EASTERN REDCEDAR	Juniperus virginiana	15						3
26	EASTERN REDCEDAR	Juniperus virginiana	11						3
27	PINE-AUSTRIAN	Pinus nigra	19						4
28	EASTERN REDCEDAR	Juniperus virginiana	8						3
29	PINE-AUSTRIAN	Pinus nigra	12						4
30	PINE-AUSTRIAN	Pinus nigra	14						4
31	EASTERN REDCEDAR	Juniperus virginiana	13						4
32	PINE-AUSTRIAN	Pinus nigra	13						4
33	SPRUCE-BLUE	Picea pungens	15						2
34	EASTERN REDCEDAR	Juniperus virginiana	8						3
35	SPRUCE-BLUE	Picea pungens	10						5
36	MAPLE-NORWAY	Acer platanoides	26						5
37	MAPLE-NORWAY	Acer platanoides	16						2
38	SPRUCE-BLUE	Picea pungens	15						3
39	SPRUCE-BLUE	Picea pungens	13						4
40	MAPLE-NORWAY	Acer platanoides	28						3
41	MAPLE-NORWAY	Acer platanoides	30						2
42	MAPLE-NORWAY	Acer platanoides	10						4
43	MAPLE-NORWAY	Acer platanoides	25						3
44	PINE-WHITE	Pinus strobus	23						2
45	SPRUCE-BLUE	Picea pungens	14						2
46	EASTERN REDCEDAR	Juniperus virginiana	16						3
47	OAK-BURR	Quercus macrocarpa	35						3
48	EASTERN REDCEDAR	Juniperus virginiana	8						1
49	EASTERN REDCEDAR	Juniperus virginiana	10						3
50	EASTERN REDCEDAR	Juniperus virginiana	7						3
51	EASTERN REDCEDAR	Juniperus virginiana	6						3
52	EASTERN REDCEDAR	Juniperus virginiana	6						3
53	EASTERN REDCEDAR	Juniperus virginiana	5						3
54	EASTERN REDCEDAR	Juniperus virginiana	6						3
55	HACKBERRY	Celtis occidentalis	5						3
56	EASTERN REDCEDAR	Juniperus virginiana	7						3
57	PINE-WHITE	Pinus strobus	8						3
58	WALNUT-BLACK	Juglans nigra	12						3
59	EASTERN REDCEDAR	Juniperus virginiana	13						3
60	PINE-WHITE	Pinus strobus	10						3
61	WALNUT-BLACK	Juglans nigra	4						3
62	WALNUT-BLACK	Juglans nigra	9						3
63	PINE-WHITE	Pinus strobus	10						3
64	EASTERN REDCEDAR	Juniperus virginiana	7						5
65	PINE-WHITE	Pinus strobus	6						3
66	WALNUT-BLACK	Juglans nigra	8						3
67	PINE-WHITE	Pinus strobus	19						2
68	WALNUT-BLACK	Juglans nigra	18						2
69	MAPLE-NORWAY	Acer platanoides	4						3
70	WALNUT-BLACK	Juglans nigra	7						3
71	PINE-AUSTRIAN	Pinus nigra	23						2
72	MAPLE-NORWAY	Acer platanoides	15						2
73	MAPLE-NORWAY	Acer platanoides	14						2
74	OAK-BURR	Quercus macrocarpa	23						2
75	WALNUT-BLACK	Juglans nigra	14						2
76	WALNUT-BLACK	Juglans nigra	6						3
77	WALNUT-BLACK	Juglans nigra	4						3
78	WALNUT-BLACK	Juglans nigra	7						3
79	WALNUT-BLACK	Juglans nigra	6						3
80	PINE-AUSTRIAN	Pinus nigra	15						4
81	WALNUT-BLACK	Juglans nigra	7						4
82	WALNUT-BLACK	Juglans nigra	8						4
83	PINE-AUSTRIAN	Pinus nigra	9						4
84	SPRUCE-BLUE	Picea pungens	4						4
85	SPRUCE-BLUE	Picea pungens	6						4
86	WALNUT-BLACK	Juglans nigra	9						4
87	WALNUT-BLACK	Juglans nigra	7						3
88	WALNUT-BLACK	Juglans nigra	5						3
89	WALNUT-BLACK	Juglans nigra	4						3
90	WALNUT-BLACK	Juglans nigra	7						3
91	WALNUT-BLACK	Juglans nigra	21						2
92	WALNUT-BLACK	Juglans nigra	9						3
93	MALBERRY-SPP	Morus spp	8						2
94	WALNUT-BLACK	Juglans nigra	23						4
95	ELM-AMERICAN	Ulmus americana	6						2
96	ELM-AMERICAN	Ulmus americana	12						3
97	ELM-AMERICAN	Ulmus americana	11						3
98	MAPLE-NORWAY	Acer platanoides	15						3
99	HICKORY-SHAGBARK	Carya ovata	25						3
100	ELM-AMERICAN	Ulmus americana	9						2
101	EASTERN REDCEDAR	Juniperus virginiana	4						4
102	OAK-WHITE	Quercus alba	30						2
103	WALNUT-BLACK	Juglans nigra	20						2
104	OAK-WHITE	Quercus alba	24						2
105	OAK-WHITE	Quercus alba	23						2
106	BURCKHOFF	Rhamnus catherinae	8						4
107	BURCKHOFF	Rhamnus catherinae	5						4
108	EASTERN REDCEDAR	Juniperus virginiana	7						4
109	OAK-WHITE	Quercus alba	25						3
110	MAPLE-NORWAY	Acer platanoides	11						3
111	OAK-WHITE	Quercus alba	21						3
112	MAPLE-NORWAY	Acer platanoides	17						4
113	MAPLE-NORWAY	Acer platanoides	21						3
114	PINE-WHITE	Pinus strobus	7						4

**780 W. Dundee Rd.
Palatine, IL
TREE PRESERVATION PLAN**

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE & CONSULTING
1919 PEMBERBROOK CT., N. CRISTAL LAKE, IL 60014
P. 815-529-1511
KROGSTAD@LANDDESIGNLIMITED.COM

REVISIONS

DATE: 7/2/21
PROJECT: DNL2101
DRAWN: KTK
CHECKED: KTK

SHEET NO.
1 of 1



ELEVATION 1

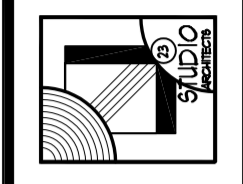
SCALE: 1/4" = 1'-0"



ELEVATION 2

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

STUDIO 23 ARCHITECTS
 BARTLETT, ILLINOIS
 studio23arch@gmail.com



NEW RESIDENCE
 PALATINE, ILLINOIS

ELEVATIONS

JOB NUMBER
 23-MANNY

DATE
 02/20/23

REVISIONS

SHEET
 A1



ELEVATION 3

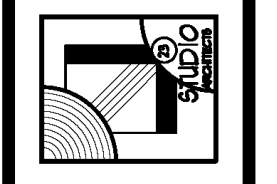
SCALE: 1/4" = 1'-0"



ELEVATION 4

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

STUDIO 23 ARCHITECTS
 BARTLETT, ILLINOIS
 studio23arch@gmail.com



NEW RESIDENCE
 PALATINE, ILLINOIS

ELEVATIONS

JOB NUMBER
 23-MANNY
 DATE
 01/20/23
 REVISIONS

SHEET
 A1

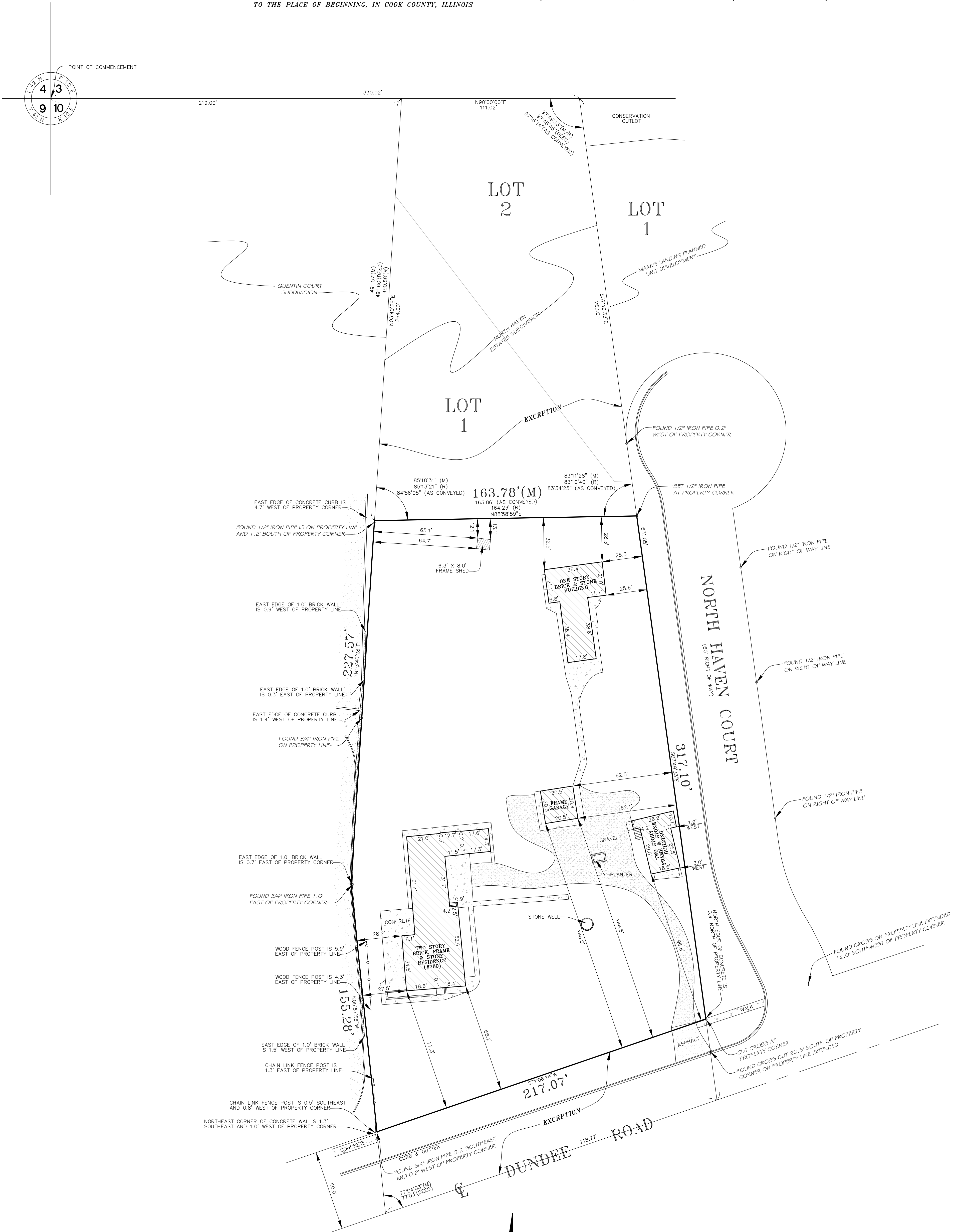
PLAT OF SURVEY

OF

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

EXCEPTING THEREFROM: THE SOUTH 50 FEET THEREOF, AND

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



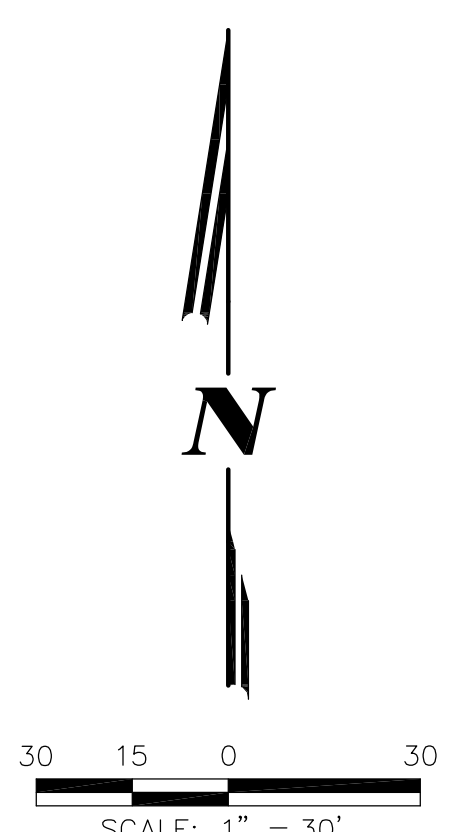
LEGEND
 (R/M) - RECORD / MEASURED
 L - ARC LENGTH
 R - RADIUS
 CH - CHORD

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

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

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

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



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

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

DATED THIS 18TH DAY OF DECEMBER, 2014.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, March 7, 2023 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

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

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

The property is commonly known as 780 W. Dundee Road.

The Petitioner is applying for a Final Plat of Subdivision to subdivide the property into four single-family residential lots and a rezoning from R-1 to R-2.

The above petition has been filed by Amir Rafida, USA Developers and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: ZON-000009-2023
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 20th day of February 2023
Published in Daily Herald February 20, 2023 (4595583)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the publication of the attached notice, and a newspaper as defined by 715 ILCS 5/2.1.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/17/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Laula Baltz*
Designee of the Publisher of the Daily Herald

Control # 4595583



Attachment: Public Notice (780 W Dundee Road - FPD Rezone)