



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 3, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Feb 19, 2020 7:00 PM

III. PUBLIC HEARING

1. 7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road
 - Preliminary and Final Plat of Subdivision for a new 2-lot commercial subdivision; and,
 - Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility; and,
 - Rezoning from B-2 General Business District to Planned Development; and,
 - Special Use to permit a new 7-Eleven gas station, convenience store, and car wash; and,
 - Special Use to permit a new medical office/urgent care facility

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION

MINUTES • FEBRUARY 19, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- Plan Commission - Regular Meeting - Dec 17, 2019 7:00 PM - **Accepted**

Mr. Fedota made a motion to approve the minutes of December 17, 2019; seconded by Mr. Friedman.

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

Minutes Acceptance: Minutes of Feb 19, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 4 – Section 4.02 Separability; 4.12 – Erosion and sedimentation control ordinance and 4.13; Article 6 – 6.03 (Fences) (c) business districts; Article 10 - Residential Districts – Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) – Special Uses in residential districts; and, Article 11 – Business Districts – Sections 11.03, 11.05, and 11.06 – Permitted and Special Uses in the B-2, B-4 (Special Uses only), and B-5 business districts, and Article 14 – Administration – Section 14.06 Amendments.
- Recommended to Approve

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 3, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Section 11- Business Districts proposed language amendment
3. Zoning Ordinance- proposed text amendment language

Sworn in petitioner/staff: Ms. Katie Rivard

Ms. Rivard stated staff is proposing some minor amendments to Appendix A of the Zoning Ordinance. She gave a brief overview of the rules and definitions changes to Section 3.02 on the definition of Administrator.

Mr. Fedota asked if the term Director of Planning and Zoning should be capitalized.

Ms. Rivard agreed with Mr. Fedota.

Ms. Rivard gave a brief overview of the changes on the definition for hospitals since currently there is no definition.

Mr. Dwyer agreed with the definition being that is uses the State of Illinois definition.

Mr. Friedman asked if staff did any research to verify if the State of Illinois has a single designation for what a hospital is or if they have multiple categories.

Ms. Rivard stated she is unsure and would look into it.

Mr. Bettenhausen stated Webster's dictionary definition is almost the same.

Mr. Noonan asked if a hospital needs to have overnight lodging.

Discussion on requirements of a hospital.

Mr. Dwyer stated it is up to the State of Illinois to determine what is required of a hospital and pointed out this definition follows what the State puts into place.

Ms. Rivard stated the definition was amended from the initial packet.

Discussion on State of Illinois definition.

Ms. Rivard gave a brief overview of amendments to Articles 4 & 14 proposing the language change from President to Mayor and Board of Trustees to Village Council because the terminology is outdated.

Ms. Rivard gave a brief overview of amendments to Article 6 for fences in business districts.

Mr. Kolososki asked about the definition of Administrator.

Ms. Rivard explained it was in the first slide explaining the Administrator is defined as the Director of Planning and Zoning

Mr. Dwyer suggested eliminating the comment after yards in the second to last line.

Mr. Friedman asked if the use of the word approximate instead of adjacent or adjoining was meant to imply it is open to interpretation.

Ms. Rivard answered yes explaining each use would be different requiring a different amount of screening based on use.

Mr. Friedman corrected grammar on the word insure is for insurance should be ensure.

Ms. Rivard gave brief overview of amendments to Articles 10 & 11 regarding hospitals as Special Uses in Residential, B-2 and B-5 districts.

Ms. Rivard gave a brief overview of amendment to Article 11 recommending that hotels, motels and lodging houses are Special Uses in the B-2 and B-5 districts.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendments to Article 3 (3.02 Rules and Definitions), Article 4 (4.02 - Separability and 4.13), Article 6 (Section 6.03 c - fences in business districts), Article 10 (Sections 10.02, 10.03, 10.04, 10.05, 10.06, 10.07), Article 11 (Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2 and B-5 districts) and Special Uses in the B-4 district, and Article 14 - Administration (Section 14.06).

Mr. Hansen made a motion to close the public hearing seconded by Pat.

Mr. Fedota asked if the term sanitarium was eliminated.

Ms. Rivard explained the proposed amendment recommends removing both hospitals and sanitariums from the Special Use list from Residential and B-2 districts, and then added into the B-4 district. She explained staff is working through a series of text amendments stating there may be additional definitions that may need to be added.

Mr. Fedota suggested striking the word completely because it was used in the late 50's and that care would be provided in a long term hospital.

Discussion on sanitariums.

Mr. Fedota made a motion to recommend approval of the proposed text amendments seconded by Mr. Hansen

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 2, 2020

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

IV. COMMUNICATIONS

Ms. Rivard stated the next meeting would be Tuesday, March 3rd.

V. ADJOURNMENT

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 03/03/20 07:00 PM

CASE STAFF STATEMENT (ID # 5893)

7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road

CASE NUMBER: 19-66

PETITIONERS: Ivan Nockov (Vequity Holdings), represented by their Agent, Robb Pomis (Warren Johnson Architects, Inc.); and, Shanita Brown (7-Eleven, Inc. d/b/a 7-Eleven #38977H) and Stephen Thayer (Physicians Immediate Care LLC), represented by their Agent, Jerome Pinderski Jr. (Pinderski & Pinderski, Ltd.),

LOCATION: 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road

PROPOSAL:

1. Preliminary and Final Plat of Subdivision for a new 2-lot commercial subdivision; and,
2. Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility; and,
3. Rezoning from B-2 General Business District to Planned Development; and,
4. Special Use to permit a new 7-Eleven gas station, convenience store, and car wash; and,
5. Special Use to permit a new medical office/urgent care facility

ZONING AND LAND USE: B-2, vacant commercial buildings

SURROUNDING CONDITIONS:

North:	B-2 General Business District (Popeyes Restaurant)
South:	B-2 General Business District (Shell Gas Station)
East:	B-1 Shopping Center District & R-2 Single-Family Residential District (northern half of the Subject Property)
West:	B-2 General Business District (Walgreen's)

COMPREHENSIVE PLAN: Retail

BACKGROUND:

The Petitioners are proposing to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new 7-Eleven gas station, convenience store, and car wash. The Petitioners are also proposing to redevelop a vacant commercial building (25-35 N. Northwest Highway) into a new medical office/urgent care facility.

ANALYSIS:**Zoning and Site Design:**

- The Subject Site consists of 5 existing parcels, and is improved with a vacant commercial building (formerly Teddy's Liquors), a vacant gas station and convenience store (formerly Mobil), and a vacant multi-tenant commercial building.
- All structures on the Subject Site are proposed to be demolished, and a new 7-Eleven gas station, convenience store, and car wash and medical office/urgent care facility would be constructed. The proposed 7-Eleven would combine the former Mobil gas station site and the vacant multi-tenant property immediately to the east.
- The 7-Eleven convenience store would be approximately 3,000 square feet, and the site would provide for 8 fuel pumping stations. In addition, there would be a single-lane interior car wash facility (approximately 995 square feet).
- Located directly north of the proposed gas station, the Physicians Immediate Care medical office building would be approximately 4,192 square feet in size.
- Access to the 7-Eleven site would be provided by 1 full access curb-cut on Northwest Highway and 1 right-in, right-out only curb-cut on Palatine Road. Currently, the vacant Mobil gas station has 2 full-access curb-cuts on both Palatine Road and Northwest Highway. Both Palatine Road and Northwest Highway are within the jurisdiction of the Illinois Department of Transportation (IDOT). The engineering and access plans have been initially reviewed by IDOT.
- Access to the Physicians Immediate Care site would have 1 full access curb-cut on Northwest Highway located at the northwest corner of the site. Currently, the site also has 2 full access curb-cuts on Northwest Highway.
- All parking stall and drive-aisle dimensions would meet the requirements of the

Zoning Ordinance. The required parking was calculated using the business and retail uses (1 space per 300 square feet). Per Code, a total of 24 parking spaces are required for both uses. The development would include a total of 68 parking spaces with 13 parking spaces on the 7-Eleven site, and 55 parking spaces for Physicians Immediate Care.

- A cross access agreement will be required as part of the Village's Subdivision and Planned Development review process.
- Each use would have a garbage enclosure. The 7-Eleven garbage enclosure would be setback more than 15 feet from the side property line, and the Physicians Immediate Care garbage enclosure would be setback approximately 16 feet. Due to the proximity of the single-family residences to the east, Physicians Immediate Care's garbage enclosure would be screened on 3 sides by arborvitae.
- Per the Zoning Ordinance, a drive-through is required to provide an escape lane. The Petitioner for 7-Eleven has indicated an escape lane is not feasible with the proposed site plan. Nevertheless, the car wash entrance is both open and unobstructed and should not present either a visibility concern or a risk for cars to become caught in an unforeseen vehicle queueing line.
- The Petitioners have included approximately 360 square feet at the corner of Northwest Highway and Palatine Road for Village dedication per Staff's request to review the potential for another outlot dedication. This could allow the Village to further enhance its gateway intersection, as was already constructed on the two adjacent corners. The Petitioners would require a sign easement agreement with the Village of Palatine for the proposed freestanding pylon sign.

Architecture:

- The maximum peak height of the 7-Eleven convenience store would be approximately 21 feet. The building materials would be a combination of fiber cement panels with aluminum glazing, and prefinished aluminum canopy.
- The maximum peak height of Physicians Immediate Care is approximately 22 feet. The building materials would be a combination of concrete masonry with prefinished metallic trim.
- The proposed heights meet the B-2 standards, and the consistency of materials would meet the requirements of the building code.

Business Operations (7-Eleven):

- The 7-Eleven gas station and convenience store would operate 24 hours a day, Monday through Sunday. The peak hours of operation are typically Monday through Friday from 7:00 a.m. - 9:00 p.m. and 4:00 p.m. - 6:00 p.m. There would be approximately 15 employees for this store, with an average of 4-5 employees on duty at one time.
- The Petitioner is also proposing that the car wash operates 24 hours a day. The car wash is designed to wash approximately 6 vehicles per hour, with an average of 30 washes per day.
- The car wash will be owned and operated by 7-Eleven. It will be self-serve (no regular attendant), with a no sound menu board to enter a car wash code (pre-paid at the pump) or self-serve credit card/cash. The entrance and exit doors would have automatic doors, which close during each wash operation cycle. The bay door would remain closed throughout the wash cycle.
- The Petitioner has indicated that at 30 feet away from the blower systems the decibel level is 68. The blower systems would be located on the western portion of the car wash facility closest to Northwest Highway. The entrance of the car wash is approximately 75 feet from the eastern property line, and the adjacent residence is approximately 115 feet from the shared lot line. Therefore, there is approximately 190 feet separating the car wash entrance for the residence to the east. In addition to this separation, there will also be landscaping and an 8-foot solid fence between the car wash and single-family residence. The business district operational standards require that uses may not be objectionable due to noise or odor.
- The existing Shell gas station, convenience store, and car wash located at the southeast corner of Palatine Road and Northwest Highway was originally approved in 1965 (Ordinance #O-47-65) for a Union 76 gas station, convenience store, and car wash. In the 1997, the property received a Special Use to permit the operation of a Citgo gas station, convenience store, and car wash (Ordinance #O-59-97). As a condition of approval, the hours of operation were limited to 8:00 am - 8:00 p.m. Monday through Saturday, and 12:00 p.m. - 8:00 p.m. on Sunday.
- Given the proximity to residential, Staff does not support a 24-hour car wash. In addition to the existing Shell car wash, most other car washes in the Village of Palatine do not operate 24-hours. Based on the hours of operations of other car

washes in the Village and the hours of operation of the existing Shell car wash, Staff recommends the hours of operation are limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday. Nevertheless, it is the Petitioner's burden to demonstrate that the proposed car wash will meet the Special Use standards, and in particular will not be injurious to the value of the surrounding properties.

Business Operations (Physicians Immediate Care):

- Physicians Immediate Care would generally operate Monday through Friday from 8:00 a.m. - 8:00 p.m., and Saturday and Sunday from 8:00 a.m. - 4:00 p.m.
- The staffing levels would vary based on patient visit counts. Initially, the Petitioner anticipates a total of 15-20 staff members of which 8-10 may be in the clinic at any given time.
- The peak hours are typically first thing in the morning until around 11:00 a.m., and then another peak around 5:00 p.m.
- The Petitioner anticipates an average of 30-40 patients per day.
- Services include: injury treatment, illness treatment, immunizations, x-rays, blood and lab work, physicals, etc.

Signage:

- The sign plans include 3 freestanding signs - 1 pylon sign and 1 7-foot tall directional sign for 7-Eleven, and 1 monument sign for Physicians Immediate Care.
- The 7-Eleven pylon sign would be located at the corner of Northwest Highway and Palatine Road. The overall height of the sign would be 20 feet for a total of 81 square feet, which meets Code. The directional sign is located at the southeast corner of the site along Palatine Road. The directional sign would have 2 tenant panels, and it would be 7 feet in height. A typical directional sign is no taller than 4 feet.
- Physicians Immediate Care is proposing a new monument sign just north of the northernmost access drive along Northwest Highway. The current sign plans reference an electronic message board (EMB) sign. All EMB signs in the Village require a Special Use. The Petitioner has indicated that the area where "Flu

Shots Today!” is located, shall be interchangeable letters that can be changed out manually. However, the tenant may make a separate petition to have an EMB sign installed when applying for sign permits. Staff notes that an EMB sign at this location would require multiple Variations and would likely not be supported by Staff.

- All attached signage meets the B-2 standards. Staff would support up to 2 freestanding signs, as this is consistent with the B-2 standards for single-user lots and unified centers up to 5 acres. Staff would not recommend a 3rd freestanding sign for a 1.53 acre development.

Landscaping:

- An 8-foot tall solid board-on-board fence would be installed along the eastern property line. This is consistent with the recommendations of the recently approved Northwest Highway Sub-Area Plan (Phase I), in that commercial properties sharing lot lines with single-family residential properties should provide screening with up to an 8-foot tall fence.
- A 15' landscaped buffer would be established along the east lot line of Physicians Immediate Care site. This is required of any commercial property abutting a residential property.
- The Zoning Ordinance requires a 5-foot landscaped strip be placed between all sidewalks and parking areas. The Petitioners are proposing a 4-foot landscaped strip.
- The right-of-way areas along Northwest Highway would be planted with a combination of ornamental grass and daylilies similar to other recent developments along this corridor.
- The Petitioners have indicated that parkway trees are not feasible along Northwest Highway. Due to the location of the Village's red light camera along Palatine Road, no parkway trees are proposed in order to maintain light of sight. This is also the existing circumstance for these properties.
- The landscape plan includes 12 overstory trees (7 are required). While only 7 overstory trees are required, the Petitioners have included additional overstory trees throughout the development in lieu of parkway trees.

Engineering:

- A new shared watermain would be installed and would connect to the existing watermain located at the northwest corner of the subject site.
- New sanitary services would connect to the existing sanitary services underneath Northwest Highway.
- All storm water would be collected and kept on-site. There is no need for on-site detention.

RECOMMENDATIONS:

The proposal generally conforms to the recommendations of the Comprehensive Plan and redevelopment goals of the Northwest Highway Sub-Area Plan (Phase I), and generally complies with the requirements of the Zoning Ordinance. The proposed land use as gas station use is consistent with the use that has existed at this corner, since 1962 (Special Use for a gas station - Ordinance #O-48-62). The single lane car wash will have automatic close doors, with the entrance located on the east side of the property. It will be bordered by an 8-foot fence and additional landscaping on the east side, to prevent impact the adjacent residential properties. The exit and blowers will be on the west side and will open to the surrounding commercial properties along Northwest Highway. The previous gas station has been closed since January 2019.

The proposed medical office, with limited hours of operation, would replace the former Teddy's Liquors store. While the property existed historically as a retail use beginning in 1981, the building has been vacant since 2015. Also, medical offices exist along Northwest Highway and are contemplated as uses with the B-2 district.

Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 02/26/2020, the 7-Eleven building elevations prepared by Ileki Associates dated 11/15/2019, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. Uses shall be governed by the B-2 district use lists in the Palatine Zoning Ordinance.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
6. A Plat of Vacation and the Plat of Easement shall be submitted in a manner acceptable to the Village of Palatine.
7. The Plat of Vacation and the Plat of Easement shall be submitted on Mylar with all required signatures.
8. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
9. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
10. A Planned Development letter of credit in the amount \$50,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. Recording fees in the amount of \$600 shall be submitted.
12. The EOC shall be revised in a manner acceptable to the Village Engineer.
13. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.
14. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.
15. The car wash hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday.
16. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
17. The final photometric plan shall be submitted in a manner acceptable to the

Village of Palatine.

18. A maintenance and cross access easement agreement shall be submitted in a manner acceptable to the Village Attorney for the proposed of the shared drive aisles and utilities.
19. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
20. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
21. MWRD, IDOT, IEPA, and NEPA permits shall be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial
- Applications
- 7-Eleven Petitioner Justifications & Business Plan
- PIC Petitioner Justification & Business Plan
- Petitioner Justification for Variations
- Petitioner Letter RE Car Wash Operations 2-21-20
- Noise Reduction Study submitted by the Petitioner
- Final Plat of Subdivision
- Plat of Easement & Vacation
- Final Engineering Plans
- Architectural Site Plan
- 7-Eleven Color Building Elevations
- 7-Eleven Fuel Canopy Plan and Elevations
- 7-Eleven Floor Plan
- 7-Eleven Signage Plans
- PIC Color Building Elevations
- PIC Floor Plan
- PIC Monument Sign
- PIC Attached Signage Plans
- Fire Truck Circulation Plan
- Photometric Plan
- Public Notice

NE Corner of Northwest Hwy. & Palatine

3.1.a

VILLAGE OF
PALATINE





PRELIMINARY & FINAL PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

Office Use Only	Project Planner <u>KR</u>	Zoning Case # <u>19-66</u>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Vequity Holdings, LLC

2. Authorized Agent of Petitioner (if different):

Name: Robb Pomis (Warren Johnson Architects, Inc)

Address: 19 N. Greeley Street, Palatine IL 60067

Telephone No. 847-359-9616 Business No. _____

Email: rpomis@wjarch.com

Relationship to Petitioner: Architect

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

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

7 Northwest Hwy, 25-35 Northwest Hwy, 406-408 E. Palatine Road

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

6. Current zoning of property: B-2 Size of the property: 1.53 acres

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

The development proposes to demolish the existing gas station and the existing mixed use building to the east and replace them with a new 7-Eleven convenient store with fueling station.

As part of the development, the developer proposes to also update the existing Teddy's Liquors store and reuse the building for new future tenants.

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

None

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.



PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>19-66</i>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

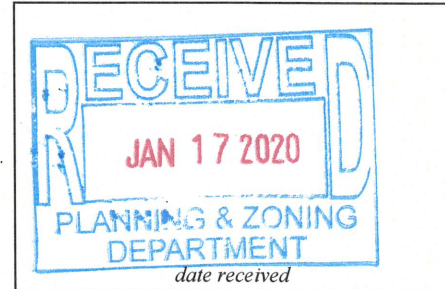
1. Name of Petitioner(s): Vequity Holdings, LLC
2. Authorized Agent of Petitioner (if different):
 Name: Robb Pomis (Warren Johnson Architects, Inc)
 Address: 19 N. Greeley Street, Palatine IL 60067
 Telephone No. 847.359.9616 Business No. _____
 Email: rpomis@wjarch.com
 Relationship to Petitioner: Architect
3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
7 Northwest Hwy, 25-35 Northwest Hwy, 406-408 E. Palatine Road
5. All existing land use(s) on the property are:
6. The proposed use(s) on the property, if this petition is approved is (are):
7. Current zoning of property: B-2 Size of the property: 1.53 acres
8. State the specific action requested:

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>19-66</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Physicians Immediate Care LLC		Business Name (if applicable)
	Subject Property Address 25-35 N. Northwest Highway, Palatine, IL 60067		
	AUTHORIZED AGENT (if applicable) Pinderski & Pinderski, Ltd.		Business Name (if applicable)
	Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code
	Telephone 847-358-5220	Fax 847-358-4506	Email jerome@pinderski.com
	Relationship to Petitioner (contractor, architect, etc.) Attorney		
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation		
	Existing Zoning District B-2	Existing Land Use vacant retail building	Proposed Land Use medical office/clinic
	Generally describe your request: see attached memorandum		



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location
see attached memorandum

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
see attached memorandum

3. The use will not cause substantial injury to nearby property values
see attached memorandum

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

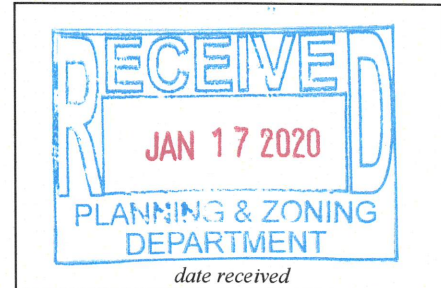
n/a

VILLAGE OF PALATINE

Amended SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) 7-Eleven, Inc. d/b/a 7-Eleven #38977H		Business Name (if applicable)	
	Subject Property Address 7 West Northwest Highway, 406-408 E. Palatine Road, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable) Pinderski & Pinderski, Ltd.		Business Name (if applicable)	
	Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-358-5220	Fax 847-358-4506	Email jerome@pinderski.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use vacant gas station complex	Proposed Land Use gas station/car wash/convenience store	
	Generally describe your request: see attached memorandum			

Attachment: Applications (7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road - PFS, PFD, SU 7-Eleven)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location

see attached memorandum

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

see attached memorandum

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

see attached memorandum

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

n/a

Memorandum in Support of Special Use

Petitioner 7-Eleven, Inc. d/b/a 7-Eleven store #38977H, a Texas corporation, does hereby seek the issuance of a special use to operate an automobile mart and car wash on property located at the northeast corner of the intersection of US 14 and Palatine Road, commonly known as 7 West Northwest Highway and 406-408 East Palatine Road.

Introduction

7-Eleven, Inc. is a nationally recognized leader in the development and operation of convenience stores throughout the United States. It presently operates approximately 10,000 stores in the US and Canada, including the 7-Eleven automobile mart within the Village of Palatine at the intersection of Quentin Road and US 14.

Petitioner is looking to expand its presence within the Village of Palatine to add a new automobile mart facility that will provide a convenience store, gas station and carwash. 7-Eleven is looking to transform a property that once was utilized as a Mobil oil station as the site for its new development. Petitioner is looking to combine the old Mobile station property with parcels of real estate immediately to the east to create the site for its new facility.

Site development plan

7-Eleven Inc. proposes to construct a convenience store of approximately 3000 square feet. The site will also provide for the sale of gasoline and diesel fuels across 8 pumping stations. In addition, it plans to operate as an ancillary use a single lane interior car wash facility for use by its retail patrons.

The proposed convenience store will be larger and of a newer design than many of its existing stores in the United States. In addition to its customary convenience store products consisting of frozen and refrigerated goods, snacks, soft drinks, coffees and Slurpees, the store will likely stock and sell an assortment of fresh sandwiches, pastries, fresh donuts, an expanded assortment of groceries, household goods and possibly fresh produce and fruit. The expanded offerings will make this facility a "destination store" for the adjacent neighborhood as well as the traveling public.

The design of the fuel pumping stations on the expanded site will allow for easier ingress and egress for its patrons, and provide for better internal traffic flow throughout the site.

The indoor carwash facility will be designed as an automated facility without a regular attendant. It will be designed to wash a maximum of approximate 6 vehicles per hour. Petitioner estimates that on average, it will sell 30 washes per day. The location of the carwash, as well as the materials and equipment to be utilized in its construction, are designed to minimize noise and sound pollution. The entrance and exit points will have doors that close during each wash operation cycle to further minimize noise pollution. The facility will make use of a water recycling system so as to minimize water usage and water waste.

Hours of operation

A typical 7-Eleven store operates 24 hours a day, Monday through Sunday. Petitioner plans to adhere to this operating schedule, subject to future market conditions that may warrant the curtailment of some hours of operation. The fueling stations will operate in conjunction with the convenience store hours, and as such will operate 24 hours a day, or during those hours when the store is operating with attendants on duty.

The carwash hours of operation will follow with the operation of the convenience store and fueling stations. As such, the carwash will be available to patrons 24 hours a day, or lesser hours if the convenience store is not operating.

Petitioner expects to employ a workforce of approximately 15 individuals to staff this store. During any shift, 4-5 persons will likely be on duty within the facility.

Special use considerations

Convenience store/gas station combinations classified as “automobile marts” are authorized special uses within the Village of Palatine’s B-2 zoning district. Palatine zoning code 11.03 (d)(6). Carwashes are complementary special land uses associated with automobile marts, and can be authorized as a companion special use. Palatine zoning code 11.03 (d)(3). As such, these land uses have been identified by the Village as appropriate land uses for the site, subject to certain special considerations, including the ability of the proposed operator to safely and soundly operate the special use. 7-Eleven, Inc. believes that it is an appropriate party to operate automobile mart with a commentary carwash on the subject property.

1. The subject property has been used as a gas station/mini convenience store and automotive center for the better part of two decades. The site lies at the intersection of two major thoroughfares, and is otherwise an ideal location as a site for a gas station/

convenience store to serve the public convenience. Petitioner's proposed land plan will enhance the use of this site as a safe and convenient location the refueling of vehicles, convenience store purchases and the washing of motor vehicles. Petitioner's site plan will provide for a better and safer land use than has taken place on the property in years past.

2. Petitioner is a well-recognized national operator of convenience stores, gas stations and companion carwash facilities. It is keenly aware of all federal, state and local regulations governing the safe and sound operations of these types of facilities. As noted herein, the proposed site plan provides for a larger and better facility layout for use by the public in patronizing the location as a refueling station, convenience center and carwash. The site design will provide for a far better flow of traffic into, out of and through the site than previously existed. The fueling stations and underground tank storage systems will incorporate state-of-the-art technology to safeguard the public from environmental hazards. The convenience store component is being designed to enhance its approachability by retail patrons to provide a great mix of products that will be readily available in a well laid out retail center. 7-Eleven prides itself on making use of state-of-the-art equipment within all of its convenience stores to ensure that its freezer units, refrigeration units, cooking appliances, and beverage dispensers are not only in working order, but providing the very best functionality for its patrons.

3. The site plan will include appropriate systems and controls to ensure that all waste generated on site, including from the convenience store is properly disposed of in secured containers to minimize loose waste materials from moving to any neighboring parcels. All waste will be retained in secured facilities until such time as it is removed by Petitioner's waste haulers.

4. Petitioner's proposed land use will not cause any substantial injury to nearby property values. The site is presently surrounded by neighboring businesses. Petitioner's proposed land uses are consistent with the site's prior uses, and will not create any new burdens on any neighboring properties. Petitioner believes that its new structures and the operation of its facility will in fact enhance the site as a good business neighbor, as it will be providing a cleaner and more functional business on the site than previously existed. None of Petitioner's proposed business uses on the site will cause any injury to neighboring properties nor diminish their respective values.

Conclusion

Petitioner 7-Eleven, Inc. has enjoyed its relationship with the Palatine community for many years. The success it has had with its existing facility is the genesis for its desire

to expand its footprint within the Village through the proposed land development to which the new special use will attach. 7-Eleven, Inc. looks forward to being granted the opportunity to operate a new automobile mart within the community.

Memorandum in Support of Special Use

Petitioner Physicians Immediate Care LLC, a Delaware limited liability company, is seeking a special use permit from the Village of Palatine to operate a medical office/urgent care facility at the property commonly known as 25-35 N. Northwest Highway, Palatine, IL 60067.

Introduction

Physicians Immediate Care, LLC dba "Physicians Urgent Care" has established itself as a leader in the Midwest in providing neighborhood urgent medical care and occupational health services. The organization was founded in 1987 Dr. John J. Koehler, MD in Rockford, Illinois. Today, the Company operates over 40 locations in Illinois and Indiana. Its business model provides that no appointments are required for patient care. Most of its clinics are open seven days a week, up to 12 hours a day, to treat non-life-threatening illnesses and injuries. The clinics are staffed by a doctor, or an advanced practice provider, under the supervision of a doctor, who provide quality, caring health services to diagnose and treat a variety of injuries and ailments. The Company fills an important role in the ever-growing market for high quality immediate medical care for illnesses and injuries which arise during "off hours," or for which seeing a regular physician at a scheduled time is either inconvenient or practically impossible.

Hours of operation and services

The Palatine location will generally operate Monday – Friday from 8 AM-8 PM. Its hours on Saturday and Sunday will be 8 AM-4 PM. The actual hours of operation may vary from time to time depending upon market demand, and the needs of the community.

In conjunction with its medical office/urgent care clinic, it will be providing the following medical services: injury treatment; illness treatment; immunizations: x-rays and related diagnostics: physicals: blood work and lab tests: immigration physicals and occupational medicine. This list is not inclusive as other related medical and healthcare services will be provided from time to time to meet the urgent need care of its patients.

The medical office/clinic will have an employee census of between 10 to 24 employees. This census number is based on its historical work with its existing clinics throughout Illinois and Indiana. Based upon its market research to date, Physicians Care believes that its employee census will likely be closer to 24 employees once the facility becomes established as it believes that significant market demand exists for its urgent care services.

The urgent care clinic, though staffed by high-quality healthcare providers and physicians is not intended to act as a standalone emergency department. All life-threatening injuries/illnesses presented by patients are forwarded to appropriate medical services and providers.

The Project

The urgent care clinic will be housed in a new building to be constructed on the old "Teddy liquors" site. The new building will be a single-story medical office/clinic facility of approximately 4500 square feet. Its architectural features and an internal floor plan will be provided prior to the public hearing on the special use. Petitioner intends to meet all local building, zoning and health codes in conjunction with the development and construction of its new facility.

Special Use considerations

Medical offices and medical clinics are authorize special uses within the Village of Palatine's B-2 zoning district. As such, these land uses have been identified by the Village as appropriate land uses for the site, subject to certain special considerations, including the ability of the proposed operator to safely and soundly operate the special use. Physicians Immediate Care, LLC believes that it is an appropriate party to operate a medical use on the subject property.

1. Petitioner has identified a significant, unmet demand within the Palatine community for high quality medical and urgent care services. Though Palatine is home to many qualified physicians and related healthcare providers, the existing pool of healthcare providers is inadequate to meet the existing demand, and likely future demand that will exist as the community continues to grow and age.
2. The particular location identified by Physicians Immediate Care, is in its opinion an ideal site for an urgent care facility. It is easily accessible by most of the community as well as by members of neighboring communities that make use of US 14 as their path of travel by and between their homes, work, sporting venues and other social and recreational travels. Once built and opened, the facility will provide an important public convenience.
3. Physicians Immediate Care, LLC has provided high-quality medical and urgent care services for over 30 years. It presently operates over 40 facilities within Illinois and Indiana. It is keenly aware of the rules and regulations that pertain to safe and prudent

operation of urgent care facilities to safeguard the public health, safety and welfare of the communities in which it does business. The care to be taken in the operation of the proposed facility in Palatine will be no different than its other existing facilities. The proposed facility will meet all federal, state and local health, safety and sanitation requirements. Physicians Immediate Care has developed and makes use of extensive protocols for the collection and disposal of all medical waste. It maintains special policies, procedures and protocols for the safe use of all x-ray and other magnetic diagnostic equipment to ensure the safety of its staff as well as its patients and neighboring properties. All drugs, medical kits and like care materials are always properly secured within its facilities to guard against inadvertent or overt theft or misuse.

4. Physicians Immediate Care intends to build and operate a facility for which its neighbors will be proud to welcome into their community. Architecturally, it plans a practical and pleasing style of building that will not only meet its needs, but also blend into the existing neighborhood. This particular location has been utilized as a retail site for many years, and will remain adjacent to other retail facilities to the north and south of its facility. The proposed land use will not in any way negatively impact our retail neighbors, nor our residential neighbors to the east. The design of the facility as well as the site plan will provide proper visual and physical safeguards to ensure the privacy of our residential neighbors. Its property maintenance policies and practices, including the proper storage and disposition of medical waste and other waste are designed to make sure that no smells are emitted nor materials allowed to move beyond their storage containers until removed by its waste collectors. All exterior site lighting will meet the Village of Palatine codes to ensure that no "light pollution" takes place to any of the neighboring properties even though it will ensure that proper lighting always exists at any time patients are coming to its facility for assistance.

Conclusion

Physicians Immediate Care, LLC is looking forward to becoming a member of the Palatine community. The grant of the special use being requested will enable it to move into the community to provide high quality medical and urgent care health services for many years to come. Its goal is to become a trusted community asset to aid its neighbors in addressing their ongoing medical and healthcare needs.

LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
 Paul C. Pinderski
 Polly J. Pinderski

Jerome W. Pinderski
 1925-1993

Louis Pinderski
 1883-1943

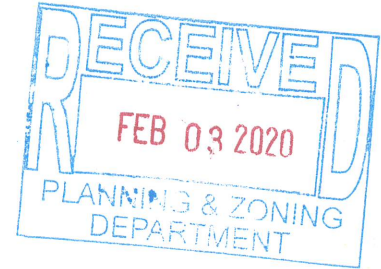
115 West Colfax Street
 Palatine, Illinois 60067-5086 USA

847-358-5220
 FAX 847-358-4506
 PinderLaw@aol.com

www.pinderski.com

February 3, 2020

Katie Rivard
 Village of Palatine/Planning and Zoning
 200 E. Wood Street
 Palatine Illinois 60067



RE: 7-Eleven/Physicians urgent care development project

Dear Katie:

In conjunction with the above captioned project, I wanted to provide you with some further clarification with respect to the land development code variances that are being sought by the developer and the operators in conjunction with the above planned redevelopment the old Mobile station and adjacent Teddy's liquor store.

1. Parkway tree requirements/section 8.10(c) of Palatine Subdivision Ordinance

The current ordinance rule provides for the planting of trees along streets adjacent to the subdivision at intervals of 40 feet or less. As noted by our architect, the location of the two sites, being at the intersection of Palatine Road and Northwest Highway makes it practically impossible to plant the required trees without creating current and future traffic hazards. The trees would interfere with existing lines of sight. We believe that strict compliance with the Village ordinance would create unnecessary safety hazards which outweigh any public landscape benefits.

2. Section 7.04(f)(1) of the Palatine Zoning Ordinance provides that 5 foot landscape strip shall be placed between all sidewalks and parking areas

The developer is seeking to relax this design standard to provide landscape strips shown on its plans of between 4.0 and 4.5 feet in width. The dimensions of the site, and the need for safe ingress and egress as well as patron parking at the convenience store and fuel stations does not allow for strict adherence to the code as it would interfere with practical operation of the businesses proposed for the site. The developer is using its best efforts to provide significant

Monday, February 3, 2020

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landscape areas on the property to make sure real green space and vegetation exists. The variance request will not diminish the value of the landscape areas, nor their appearance to the public.

3. Section 7.03(b)(3)(i) of the Palatine Zoning Ordinance provides that a drive-through lane should have an escape lane

The only "drive-through lane" proposed by the developer is associated with the car wash facility to be built in conjunction with the 7-Eleven convenience store. It is not a traditional drive through lane as patrons are not driving to a window to make a consumer purchase as seen in most traditional drive through lanes associated with the delivery of food and beverages. These service lanes have a tendency to become congested while waiting in traffic in the drive lanes and delays associated with the delivery of food and beverage service.

As noted in the business plan document, 7-Eleven believes, based upon its years of experience that its carwash will be a very low volume amenity for its patrons. The number of cars making use of the facility during any given hour or during any given day is not significant. As such, the practical need for an escape lane is diminished as few vehicles will be making use of the car wash facility at any given time. This stands in marked contrast to drive thru lanes at fast food locations or coffee shops that will experience extraordinary drive thru congestion at various hours of the day. This simply will never be the case with this project.

The drive thru lane has also been designed to insure a clean line of sight to all patrons wishing to enter same. It does not rap around a building or otherwise have any "blind spots" that might create surprise congestion.

4. Section 11.03(h) of the Palatine Zoning Ordinance provides for a 15 foot landscape buffer between commercial and single-family residential properties.

The developer's proposed landscape buffers are 5 feet or less. As an alternative to the green buffer zone, the developer is proposing to construct a significant fence structure along the eastern borders of the 7-Eleven property and the Physician immediate care clinic. The fence will create a tasteful and strong privacy barrier to provide visual and sound protection for the neighboring property owners to the east of the proposed development. The use of a well-built fence system will provide more practical protection for the adjacent neighbors than would additional landscape materials.

The development plan is following the historical design precedents that have existed between the commercial properties and the neighboring residential neighbors to the east. The sites being redeveloped have been commercial neighbors of the adjacent residential properties for decades.

Monday, February 3, 2020

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The 7-Eleven facility itself will be principally adjacent to a commercial property to the east which should alleviate the need for the extended landscape buffer zone. The 15 foot landscape buffer has never been made use of in the past for the 7-Eleven site as it would be practically impossible to provide the 15 foot landscape buffer as it would destroy the functionality of the site.

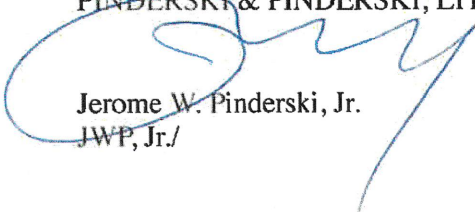
As to the Physician's building, the 15 foot landscape barrier would materially interfere with the open drive space provided between the proposed building and its eastern border. Though the open drive space will not likely be used by employees or patrons for parking, it is designed to insure for optimal traffic flow on site without any "dead end" parking areas that in many instances give rise to traffic noise issues. Dead end parking can create more traffic noise as vehicles have to execute special maneuvers to leave the parking lot.

As a further inducement to the Village of Palatine to grant the landscape variances being requested, the developer has proposed to donate (by fee or easement) a portion of the 7-Eleven property adjacent to the intersection of US 14 at Palatine Road. The corner piece being donated will allow the Village to continue its efforts to beautify the gateway intersection to Palatine that has already been constructed on two adjacent corners. Our parcel contribution will enable the Village to add a 3rd corner piece to its gateway system. This new public space will provide opportunities for public landscaping and public art. It likely will provide more positive landscape value to the community than the additional landscaping on either of the two proposed development sites.

For all the reasons discussed herein, the developer seeks Village approval of the variances being sought as detailed in its development plans submitted for consideration. The variances are in harmony with the over all plan for the redevelopment, and are consist with the flexibility inherent in a P district.

Sincerely,

PINDERSKI & PINDERSKI, LTD.


Jerome W. Pinderski, Jr.
JWP, Jr./

Monday, February 3, 2020

3

LAW OFFICES
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February 21, 2020

Ben Vyverberg
 Village of Palatine
 200 East Wood Street
 Palatine, IL 60067

RE: 7-Eleven/Physicians Urgent Care project

Dear Ben:

As part of the ongoing staff review of the above-captioned project, and its multiple facets, you asked for some additional information with respect to the carwash component of the 7-Eleven convenience store.

As noted in the project memorandum which supports the Petition for Special Use, the proposed carwash is a consumer amenity being provided by 7-Eleven for its customers. That said, 7-Eleven does not believe that the carwash itself is likely to generate any significant volume of business. As noted in the original memo, 7-Eleven believes that the likely hourly rate of vehicle use of the car wash facility is only going to be approximately 6 vehicles.

The design and operation of the carwash is meant to be environmentally friendly, both as to water usage as well as to minimize noise pollution that might affect our neighbors. Unlike the carwash across the street from our property currently operated as a part of the Shell gas station, our proposed carwash does not make use of any conveyor belts to pull the vehicle through the wash. Our proposed carwash mechanism will be a "touch free" system wherein no brushes, towels or other like mechanisms actually make contact with the vehicle to generate noise, either on contact, or through the motors operating the brush and cleaning machines.

A touch-less carwash makes use of a robotic system that will traverse the vehicle being washed through multiple sweeps to apply detergents, wax and water during the course of the cleaning process. A vehicle enters the wash from the eastern garage door. Upon entry, the vehicle comes to a stop and is placed in to Park. The doors to the car wash facility on both the east and west sides will close. After closing, the carwash mechanism will traverse the vehicle per the wash the selections made by the customer.

Friday, February 21, 2020

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Attachment: Petitioner Letter RE Car Wash Operations 2-21-20 (7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road

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The touch free car wash is far less noisy than a conventional car wash as no conveyor belt system is being used to pull the car through the wash tunnel. No motorized scrubbing devices are being used. The robotic cleaning devices are relatively noise free other than the minimal noise made within the wash facility in conjunction with the spraying of materials onto a vehicle during the wash cycles.

Once the vehicle wash cycles are complete, the vehicle will begin to slowly drive towards the west exit, and be subjected to hot air blowers to help dry the vehicle. The carwash blower systems are located on the western portion of the car wash facility closest to Northwest Highway.

A noise chart accompanies this letter which details decimal readings associated with the blower motors to be installed in this facility. The chart indicates that the decibel level at approximately 30 feet from the blower motor location will only be approximately 68 dB. The decimal readings should fall precipitously as the distance from the blower motors increases.

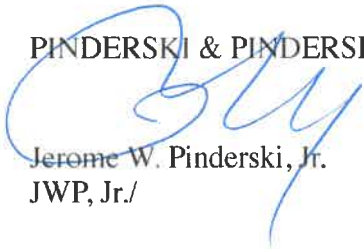
The decimal level of sound which would reach the rear of the Physician's building or the neighbors to the east will have been degraded significantly below the 68 decimal mark.

The proposed carwash contrasts with the very noisy carwash operation at the Shell station across the street. Its conveyor belt system in conjunction with its internal machines involving sprayers, brushes and other motorized apparatus generates a phenomenal amount of noise that will never be present within our facility.

I hope this letter provides you with the clarity that you are seeking with respect to our proposed carwash facility. I am told that this car wash system is being used at the Lake Forest Oasis if you would like to take a field trip to view same first hand.

Sincerely,

PINDERSKI & PINDERSKI, LTD.



Jerome W. Pinderski, Jr.
JWP, Jr./

encl.

Friday, February 21, 2020

2

Attachment: Petitioner Letter RE Car Wash Operations 2-21-20 (7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road

Sound Level Measurements for BayWatch Triple Wall (16mm) Polycarbonate Doors

Car Wash w/ Free Standing Dryer (30hp)

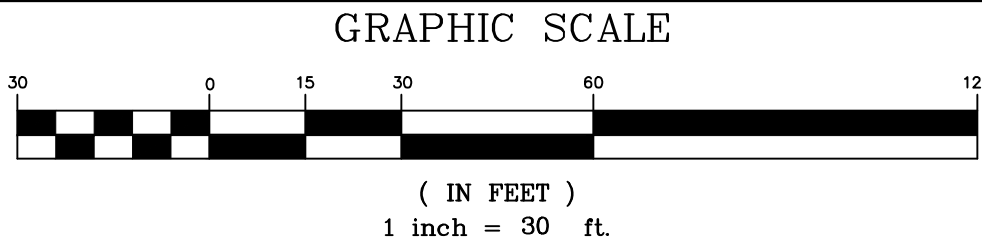
Feet From Door	Door Open	Door Closed
5'	95 db	81 db
10'	92 db	79 db
15'	90 db	78 db
20'	85 db	76 db
30'	83 db	72 db

Car Wash w/ On-Board Dryer (30hp)

Feet From Door	Door Open	Door Closed
5'	94 db	81 db
10'	92 db	78 db
15'	85 db	74 db
20'	83 db	71 db
30'	81 db	68 db

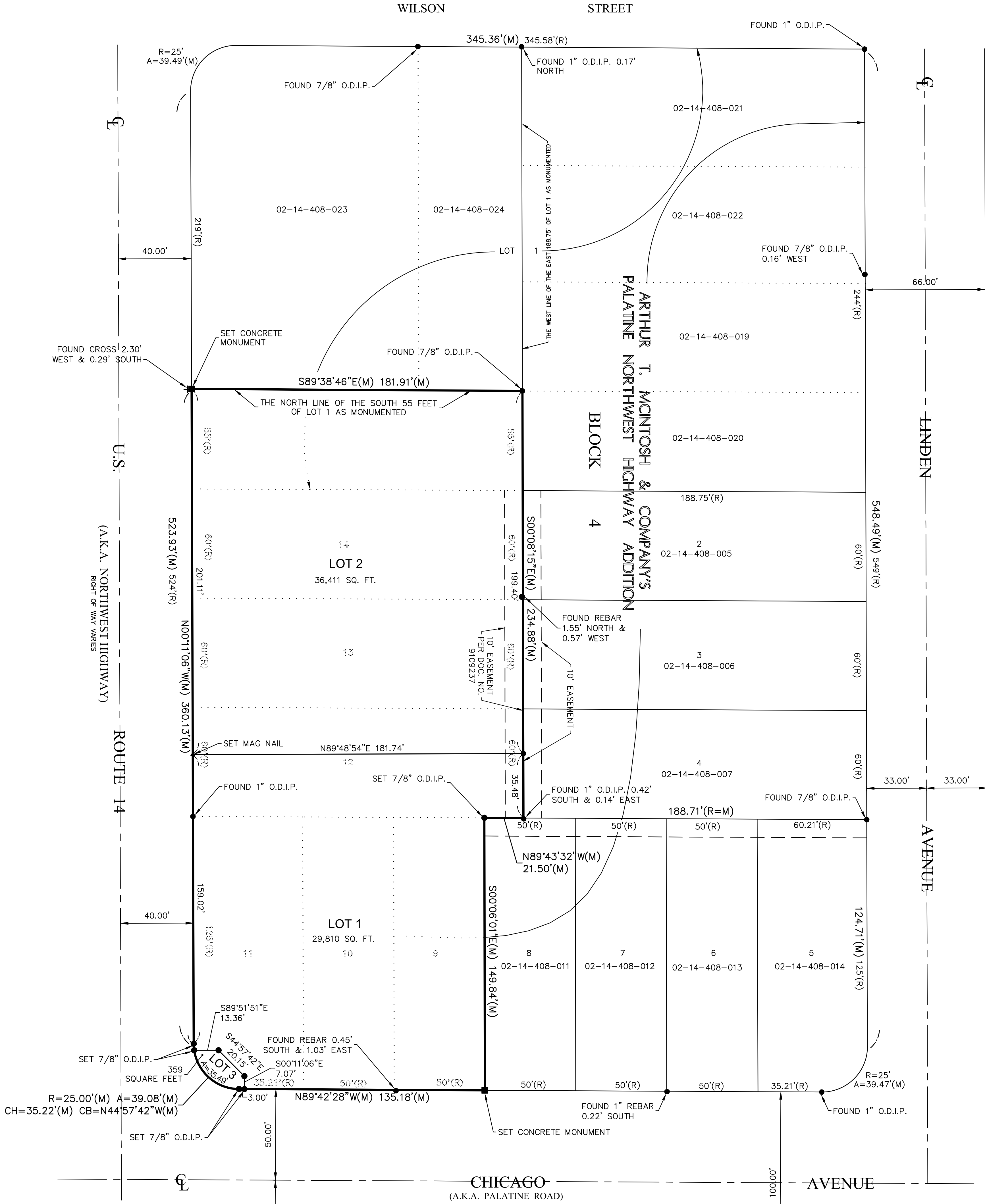
FINAL PLAT OF SUBDIVISION
PALATINE CROSSINGS
RESUBDIVISION

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



P.I.N. 02-14-408-002
02-14-408-010
02-14-408-016
02-14-408-025
02-14-408-026

AREA SUMMARY			
GROSS	66,579 SQUARE FEET	OR	1.528 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	66,579 SQUARE FEET	OR	1.528 ACRES
(TO HEAVY LINES) (BASED ON MEASURED VALUES)			



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ▲ SET MAG NAIL UNLESS OTHERWISE NOTE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

— SUBDIVISION BOUNDARY LINE
— ADJACENT LAND PARCEL LINE
— LOT LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE

NOTES

- FOR CROSS ACCESS EASEMENT, SEE REAL ESTATE AGREEMENT TO BE RECORDED CONTEMPORANEOUSLY HERewith.
- THERE SHALL BE AT MOST, ONE VEHICULAR ACCESS POINT TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) FROM LOT 1.
- THERE SHALL BE AT MOST, ONE LIMITED VEHICULAR ACCESS POINT TO CHICAGO AVENUE (PALATINE ROAD) FROM LOT 1.
- THERE SHALL BE AT MOST, ONE VEHICULAR ACCESS POINT TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) FROM LOT 2.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) AND CHICAGO AVENUE (PALATINE ROAD) FROM LOT 3. ALL VEHICULAR ACCESS TO LOT 3 SHALL BE VIA INTERNAL CIRCULATION FOR THIS SUBDIVISION.

SEND TAX BILL TO:

AFTER RECORDING
RETURN TO:

COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

J:\Pdada\2019 Projects\19.0121\19.0121-01 Plat of Subdivision\19.0121-01 POS.dwg

1 OF 2	SCALE: 1" = 30'	COMPASS SURVEYING LTD. ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT PALATINE CROSSINGS RESUBDIVISION Palatine, Illinois CLIENT VEQUITY 400 N. State Street, Suite 400 Chicago, Illinois 60654	DATE: 10-10-19	PC	CS	DRAWN BY: BT	CHECKED BY: DW	BOOK 543 PG 43	
				NO.	REVISIONS				DATE	BY
				1.	PER VILLAGE COMMENTS				01-03-20	RHM

FINAL PLAT OF SUBDIVISION PALATINE CROSSINGS RESUBDIVISION

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SPACE FOR I.D.O.T. STAMP

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

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEERING

PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE,
COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20__

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

SURFACE WATER DRAINAGE CERTIFICATE

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

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

VILLAGE COLLECTOR CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20__

BY: _____
VILLAGE COLLECTOR

VILLAGE COUNCIL CERTIFICATE

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE,
COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20__ .

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS _____ DAY OF _____, 20__

SIGNED: _____
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT
1, TOGETHER WITH LOTS 9, 10, 11, 12,13, AND 14, ALL IN BLOCK 4 IN
ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTH WEST HIGHWAY
ADDITION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES
ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS
WITHIN THE VILLAGE OF PALATINE, WHICH HAS ADOPTED 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, AND THIS SITE
FALLS WITHIN "OTHER AREAS: AREA OF MINIMAL FLOOD HAZARD, ZONE
X".AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP
NUMBER 17031C0181J, HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS
THIS_____ DAY OF _____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2020

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I HEREBY DESIGNATE _____
AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE
COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES
HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____DAY OF _____, 20_____,
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

EXPIRES: 11/30/2020

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE OWNER
OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH
OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND
SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES
THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES,
AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED
AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF,
SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL
DISTRICT _____.

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

OWNER NAME: _____
ADDRESS: _____

BY: _____
SIGNATURE
TITLE: _____
PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC
IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____ (PRINT
NAME), _____ (TITLE) OF SAID LIMITED
LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AS SUCH _____, 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 OF SAID
LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN
SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

MORTGAGOR'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

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

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

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT
OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND
VOLUNTARY ACT 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 ON: _____

J:\Pdata\2019 Projects\19.0121\19.0121-01 Plat of Subdivision\19.0121-01 POS.dwg

PROJ. NO.: 19.0121-01

2 OF 2

SCALE: N/A

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

PALATINE CROSSINGS RESUBDIVISION
Palatine, Illinois

CLIENT

VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 10-10-19

PC

CS

DRAWN BY BT

CHECKED BY DW

BOOK 543 PG 43

NO.

REVISIONS

DATE

BY

1.

PER VILLAGE COMMENTS

01-03-20

RHM

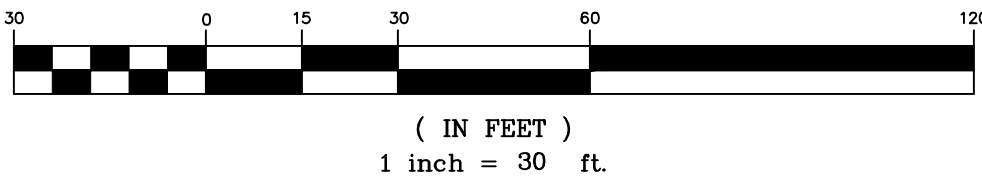
PLAT OF EASEMENT VACATION

OVER

LOTS 9, 10 AND 11 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-14-408-010-0000
P.I.N. 02-14-408-026-0000

GRAPHIC SCALE



OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

THIS IS TO CERTIFY THAT _____, LLC, A _____ LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME), _____ (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____, 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 OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }SS

THE EASEMENT VACATION IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

EASEMENT VACATIONS SHOWN HEREON ARE HEREBY APPROVED AND ACCEPTED BY:

ComEd
BY: _____ DATE _____

AT&T
TITLE: _____

BY: _____ DATE _____

NICOR
TITLE: _____

BY: _____ DATE _____

CABLE TV
TITLE: _____

BY: _____ DATE _____

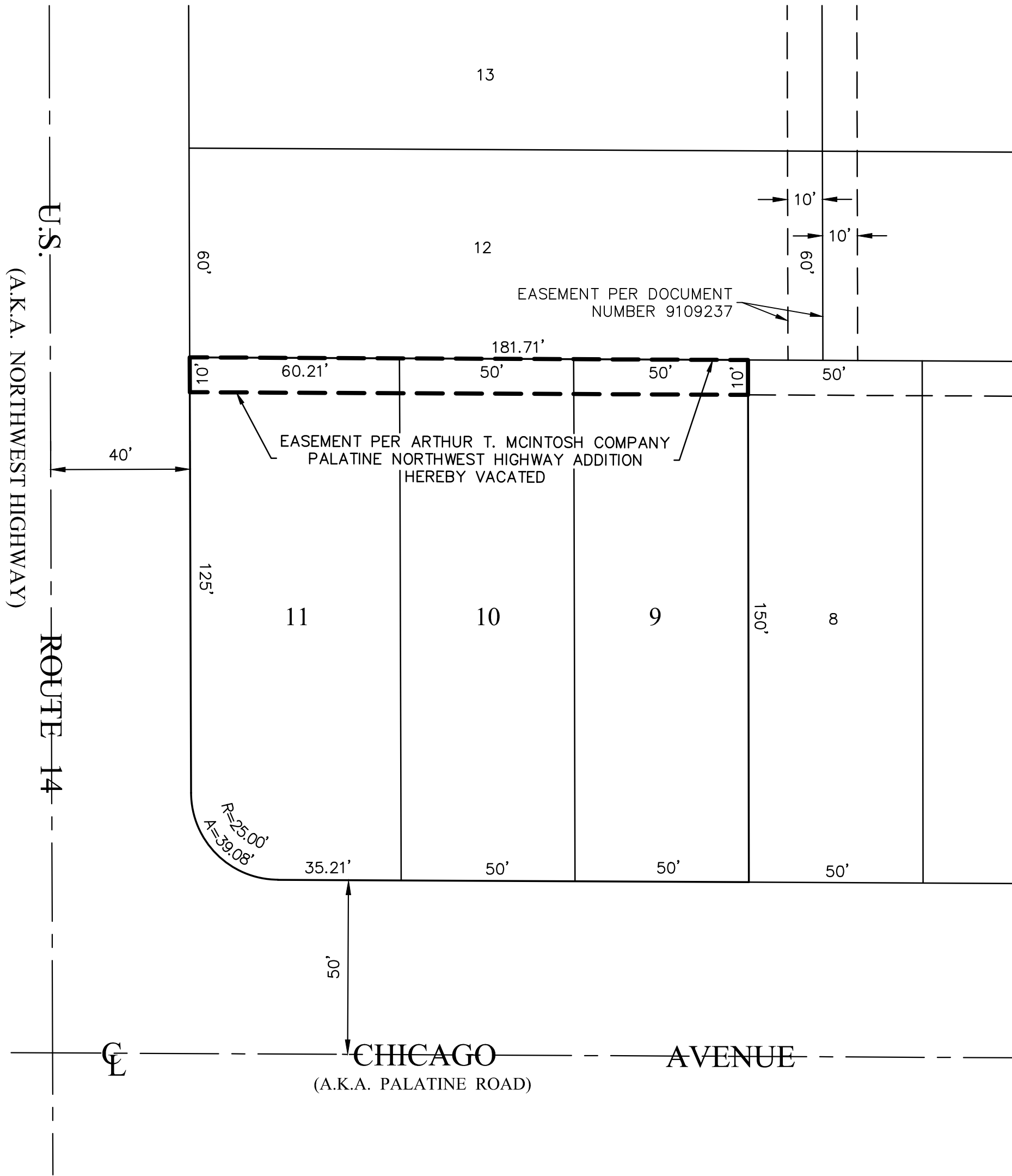
TITLE: _____

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

===== EASEMENT HEREBY VACATED
===== PARENT LAND PARCEL LINE
===== ADJACENT LAND PARCEL LINE
----- EXISTING EASEMENT LINE
----- CENTERLINE
----- BUILDING SETBACK LINE
----- SECTION LINE



SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE }SS

I HAVE PREPARED THIS PLAT FROM EXISTING MAPS, PLATS AND RECORDS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184--002778
LICENSE EXPIRES 4/30/2021

BY: _____ DATE: 01/03/2020
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3585
LICENSE EXPIRES 11/30/20

PROJ. NO.: 19.0121-02

1 OF 1

SCALE: 1" = 30'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

7 NORTH NORTHWEST HIGHWAY
Palatine, Illinois

CLIENT

VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 01-03-20	PC	CS	DRAWN BY: RHM	CHECKED BY: DW	BOOK 543 PG 43
NO.	REVISIONS			DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811

Know what's below.
Call before you dig.

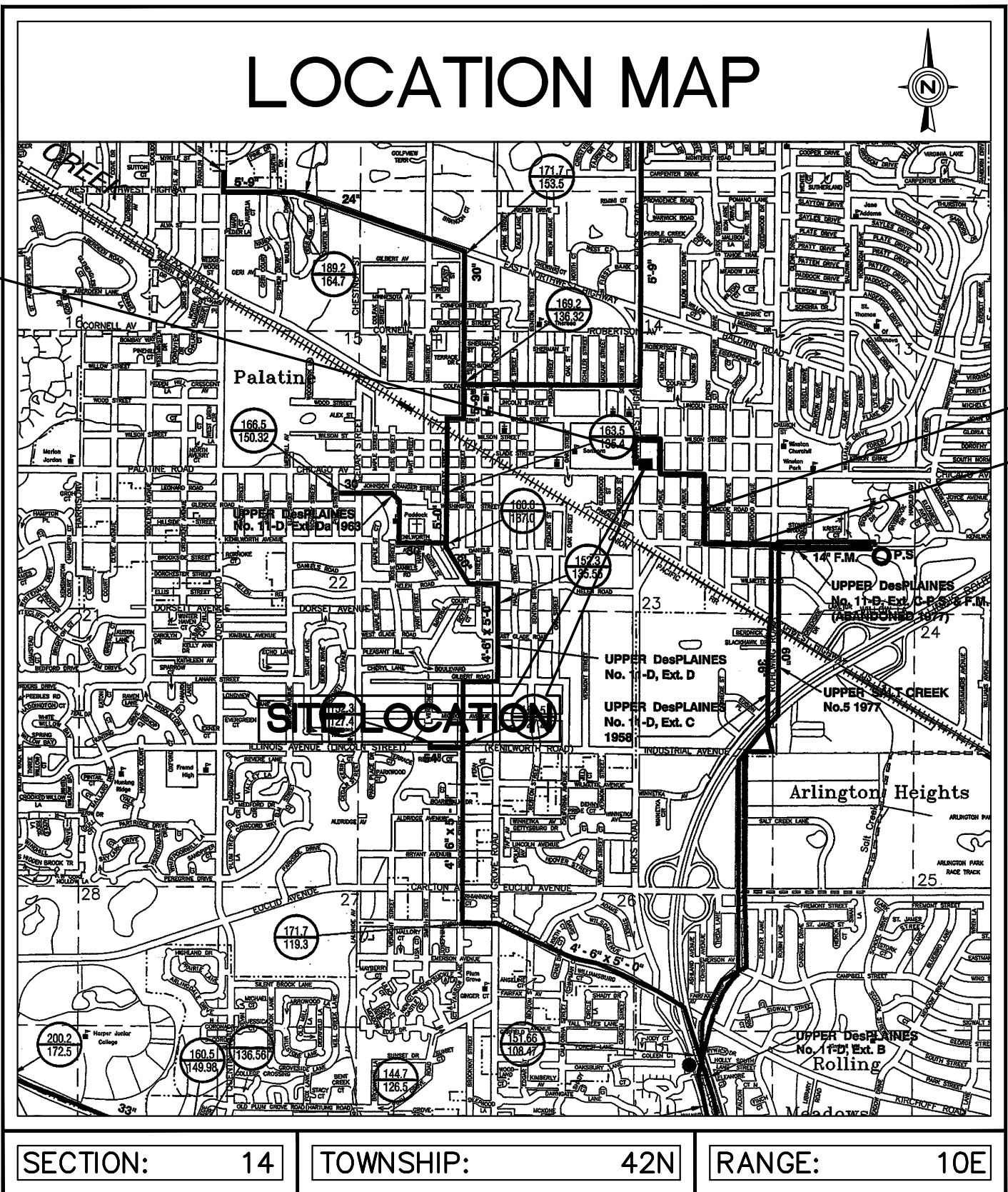
FINAL ENGINEERING PLANS
FOR
PROPOSED FUEL CENTER
AT
7 NORTH NORTHWEST HIGHWAY
PALATINE
COOK COUNTY, ILLINOIS

INDEX

CIVIL ENGINEERING PLANS		REVISIONS						
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C-11	DEMOLITION PLAN	X	X	X				
C-2	GEOMETRIC PLAN	X	X	X	X			
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C-5	UTILITY PLAN	X	X					
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C-7	PHASE 2 SOIL EROSION CONTROL PLAN	X	X					
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1 of 1	MWRD DRAINAGE EXHIBIT	X	X	X				

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

EXISTING 8" PALATINE
SANITARY SEWER



EXISTING 12" PALATINE
SANITARY SEWER
EXISTING 54" MWRDGC
INTERCEPTOR

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN INLET	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
	OVERHEAD ELECTRIC WIRES	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	B/BOX	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	SANITARY SEWER	
	STORM SEWER	
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	
	PAVEMENT ELEVATION	
	MATCH EXISTING ELEVATION	
	GROUND ELEVATION	
	TOP OF WALK ELEVATION	
	TOP OF RETAINING WALL ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF CURB ELEVATION	
	RIM ELEVATION	
	DOWNSPOUT LOCATION	
	PREVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

BENCHMARK

REFERENCE BENCHMARK

NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NOTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (04 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK.
DATUM: DAVD88

ELEVATION = 719.51

SITE BENCHMARK

SITE BENCHMARK 1
SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY)

ELEVATION = 742.45

SITE BENCHMARK 2
SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE.

ELEVATION = 735.10

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION; THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE:

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 62-045858.
MY LICENSE EXPIRES ON 11-30-2021.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002989

COVER SHEET

Prepared For:
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

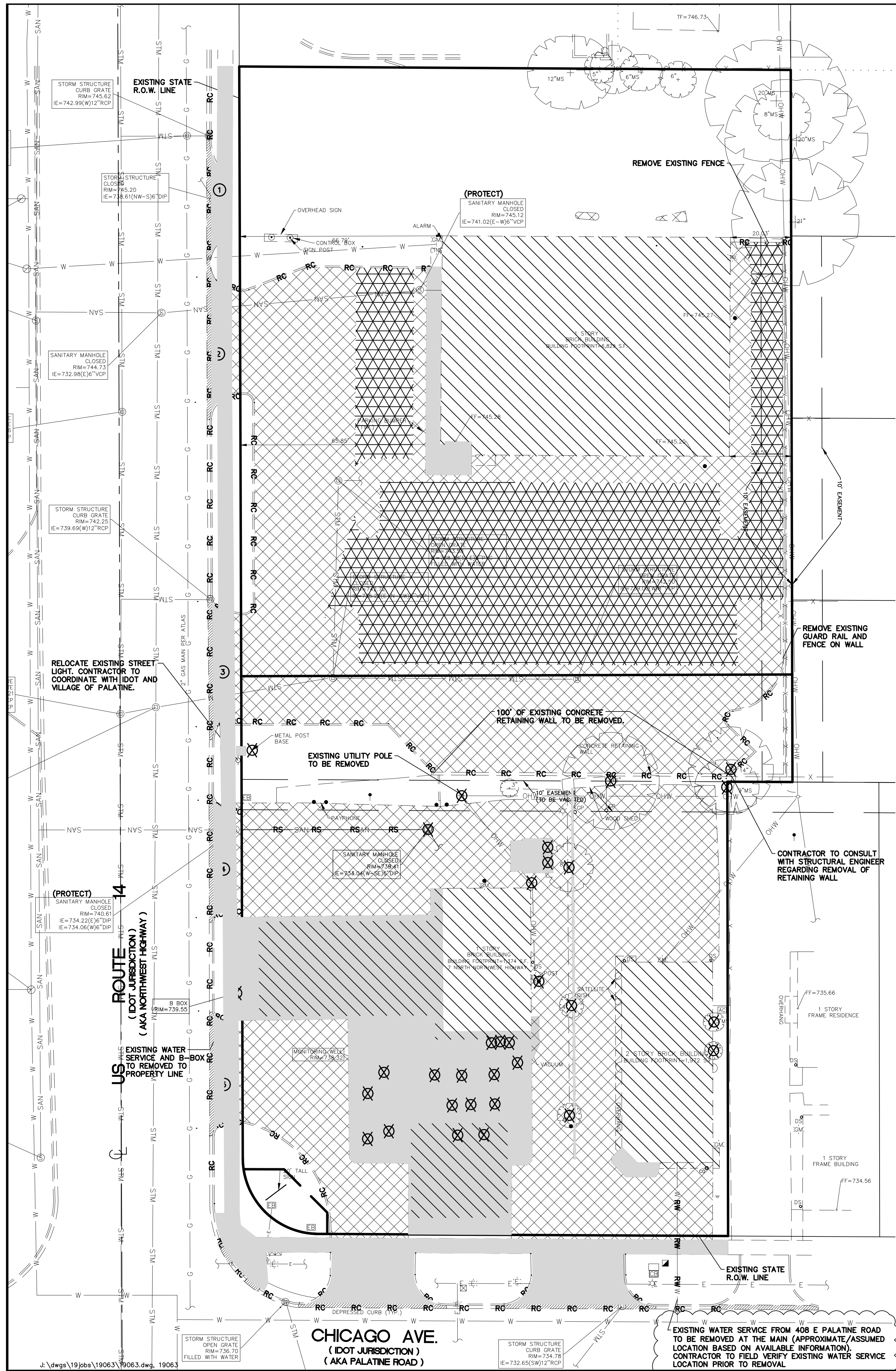
Watermark Engineering Resources
2831 Glasgow Woods Parkway, Suite 600
(830) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

C-1

COVER SHEET

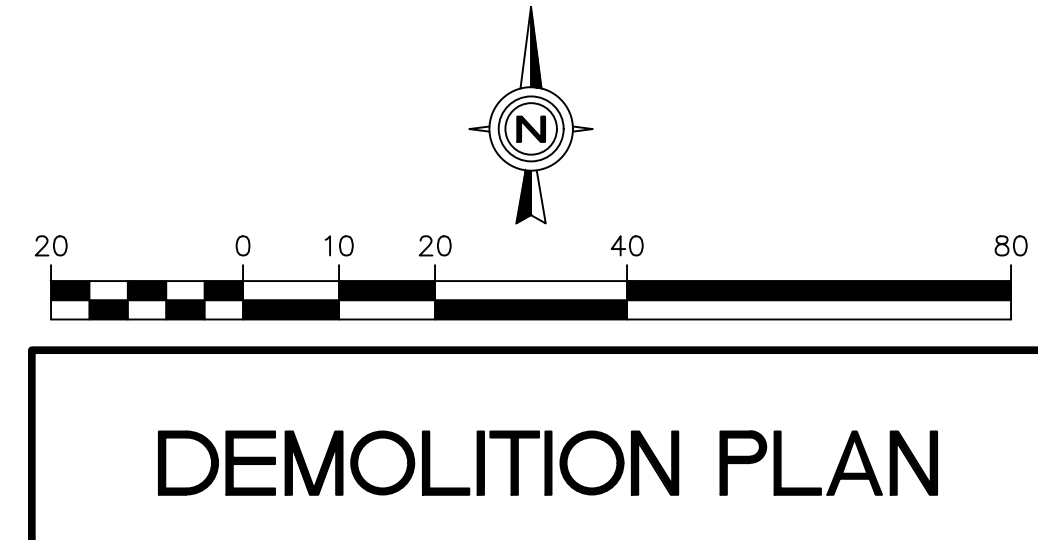




US ROUTE 14 REMOVALS	
SIDEWALK	2,063 SF
DRIVEWAY 1	58 SF
DRIVEWAY 2	82 SF
DRIVEWAY 3	80 SF
DRIVEWAY 4	112 SF
DRIVEWAY 5	512 LF
CURB AND GUTTER	
PALATINE ROAD REMOVALS	
SIDEWALK	755 SF
DRIVEWAY 1	490 SF
DRIVEWAY 2	540 SF
CURB AND GUTTER	232 LF
US ROUTE 14 REPLACEMENTS	
SIDEWALK	1,863 SF
DRIVEWAY 1	260 SF
DRIVEWAY 2	333 SF
CURB AND GUTTER	494 LF
PALATINE ROAD REPLACEMENTS	
SIDEWALK	585 SF
DRIVEWAY 1	886 SF
CURB AND GUTTER	212 LF

- GENERAL NOTES:**
- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY IF STOCKPILES WILL BE ALLOWED ON SITE. COORDINATE WITH PROJECT MANAGER FOR THE PLACEMENT OF MATERIAL STOCKPILES IF PERMITTED. ALL MATERIALS ARE TO BE STOCKPILED SEPARATELY FOR USE IN PREPARING THE BUILDING PAD AND PAVEMENT SUB-BASE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ALL CONCRETE TO BE PULVERIZED TO 3" MAXIMUM PIECES. MATERIALS MAY BE STOCKPILED (SEPARATELY) AND USED FOR BACKFILL AT A LATER DATE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ASPHALT MILLINGS MAY BE USED IN UNDERCUT AREAS ONLY IF THEIR GRADATION EQUALS CA-6 AND IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ALL EXISTING UTILITIES ARE TO BE REMOVED WHERE INDICATED.
 - CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.
 - CONTRACTOR IS TO TAKE CARE IN LIMITING MATERIALS FROM ENTERING THE STORM EXISTING STORM AND SANITARY SEWERS.
 - MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION INCLUDING, BUT NOT LIMITED TO COOK COUNTY, NPDES, VILLAGE OF PALATINE
 - CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING AND SHALL INFORM OWNER/ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO CONTACT OWNER/ENGINEER TO DISCUSS ANY QUESTIONS OR DISCREPANCIES FOUND ON SITE PRIOR TO ANY CONSTRUCTION. EXISTING UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER IMMEDIATELY IN ORDER TO MAKE A DECISION. PROVIDE ITEMIZED FEE FOR UTILITY REMOVAL (LINEAL FOOT) IN BID.
 - CONTRACTOR SHALL REMOVE ALL ABOVE GROUND STRUCTURES TO GRADE.
 - CONTRACTOR SHALL REMOVE ALL FOOTINGS, FOUNDATIONS, AND BELOW GRADE CONCRETE OR OTHER OBSTRUCTIONS TO FULL DEPTH.
 - ALL SANITARY AND WATER SERVICES SHALL BE REMOVED AND CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFERENCE LANDSCAPE PLAN AND/OR TREE PRESERVATION PLAN FOR ALL PLANT MATERIAL. NOTES SHOWN ON THIS PLAN REGARDING LANDSCAPING ARE FOR REFERENCE ONLY. DETAILED INFORMATION REGARDING THE EXISTING PLANT MATERIALS IS SHOWN ON THOSE PLANS AND SHALL BE FOLLOWED.
 - ALL ITEMS LABELED "PROTECT" SHALL BE PROTECTED AND SHALL NOT BE REMOVED OR ALTERED AS THEY ARE TO BE RE-USED IN THE PROPOSED DEVELOPMENT.
 - THE PLAN IS NOT INTENDED TO DICTATE MEANS AND METHODS, BUT RATHER CLARIFY WHICH EXISTING IMPROVEMENTS SHALL BE PROTECTED AND WHICH SHALL BE REMOVED OR ABANDONED AND THE EXTENT TO WHICH THEY SHALL BE REMOVED OR ABANDONED.
 - ALL SANITARY AND WATER SERVICES FROM EXISTING BUILDINGS SHOWN FOR DEMOLITION ARE TO BE REMOVED AND DISCONNECTED AT THE MAIN UNLESS OTHERWISE NOTED. CONTRACTOR IS TO FIELD LOCATE EXISTING WATER AND SANITARY SERVICES FROM EXISTING BUILDINGS. NOT ALL SERVICES MAY BE SHOWN. CONTRACTOR TO USE IDOT PATCHING DETAIL, IF WORK IS NEEDED IN IDOT ROW.

DEMOLITION LEGEND	
	REMOVE EXISTING ASPHALT (FULL DEPTH)
	REMOVE EXISTING CONCRETE (FULL DEPTH)
	REMOVE EX. BUILDING AND FOUNDATION (COMPLETE)
	2" GRIND AND RESURFACE
RC RC RC RC RC RC RC	= REMOVE EXISTING CURB AND GUTTER (TYP.)
RE RE RE RE RE RE RE	= REMOVE EXISTING ELECTRIC LINE (TYP.)
RG RG RG RG RG RG RG	= REMOVE EXISTING GAS LINE (TYP.)
RO RO RO RO RO RO RO	= REMOVE EXISTING OVERHEAD WIRES (TYP.)
RS RS RS RS RS RS RS	= REMOVE EXISTING SEWER LINE (TYP.)
RT RT RT RT RT RT RT	= REMOVE EXISTING TELEPHONE LINE (TYP.)
RW RW RW RW RW RW RW	= REMOVE EXISTING WATERLINE (TYP.)
	= REMOVE EXISTING OBJECT (UTILITY POLES, GUY WIRES, LIGHTS, MANHOLES, SIGNS, ETC.) (TYP.)
	= REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BUSH. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.
	= PROTECT EXISTING TREE. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.



DATE
10/4/19
12/13/19
07/17/2020
02/17/2020
02/28/2020

REVISIONS
PER CLIENT REVIEW
PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19
NONE
PERMIT VILLAGE REVIEW LETTER DATED 2/4/2020
NONE

NO.
1
2
3
4
5

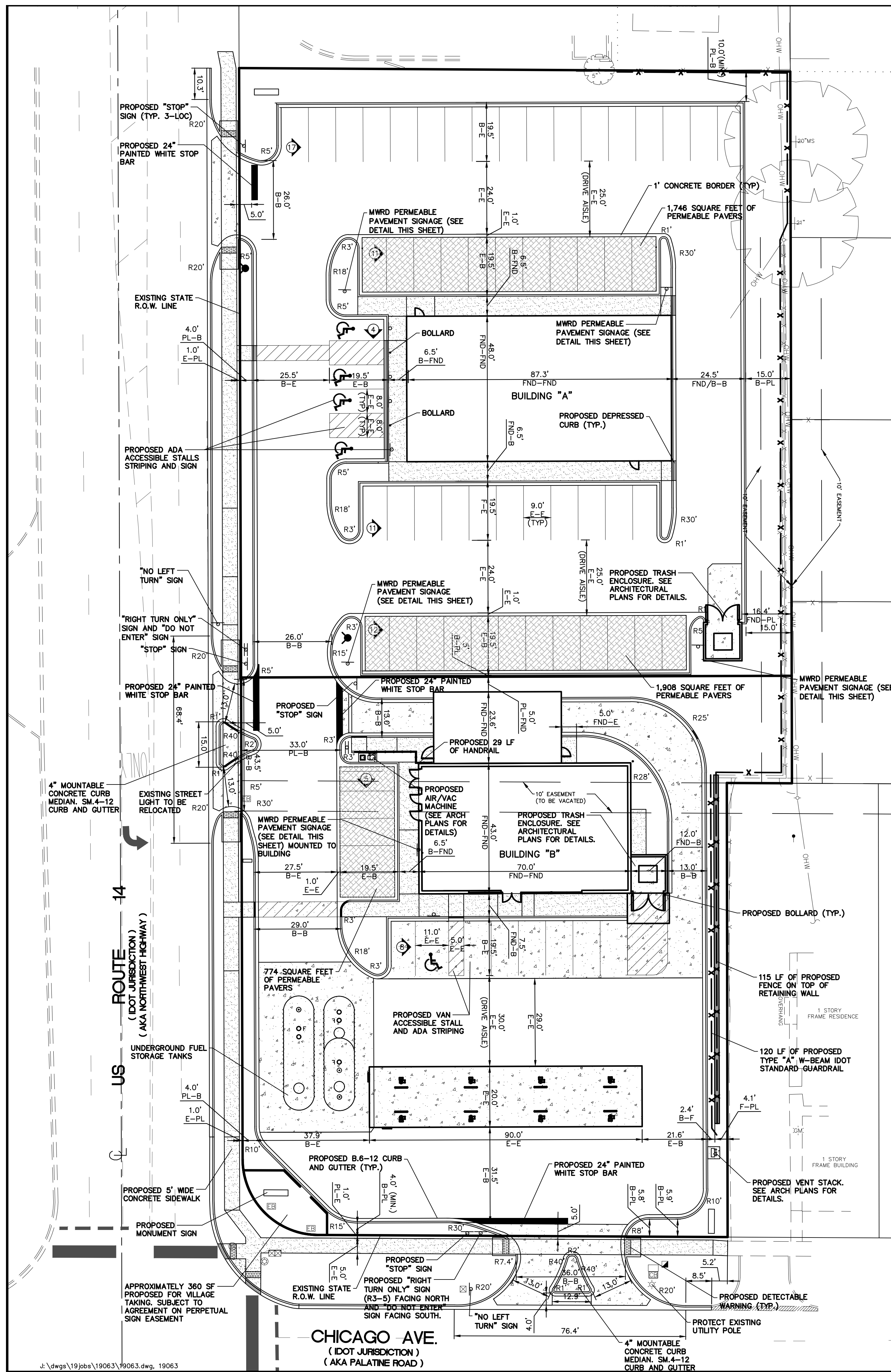
Prepared For:
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:
Natarmark Engineering Resources
2631 Ginger Woods Parkway, Ste 100
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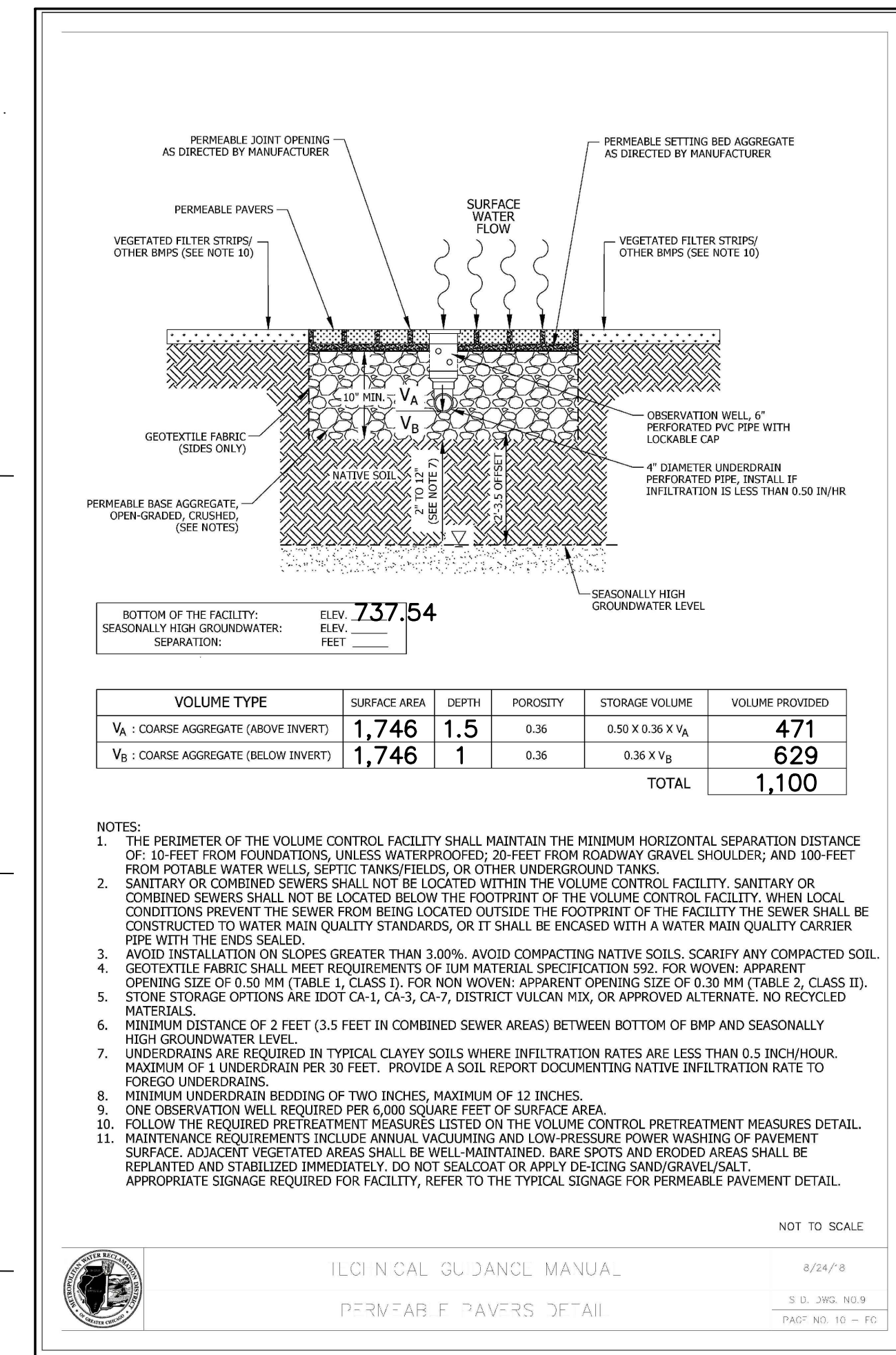
CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

C-11

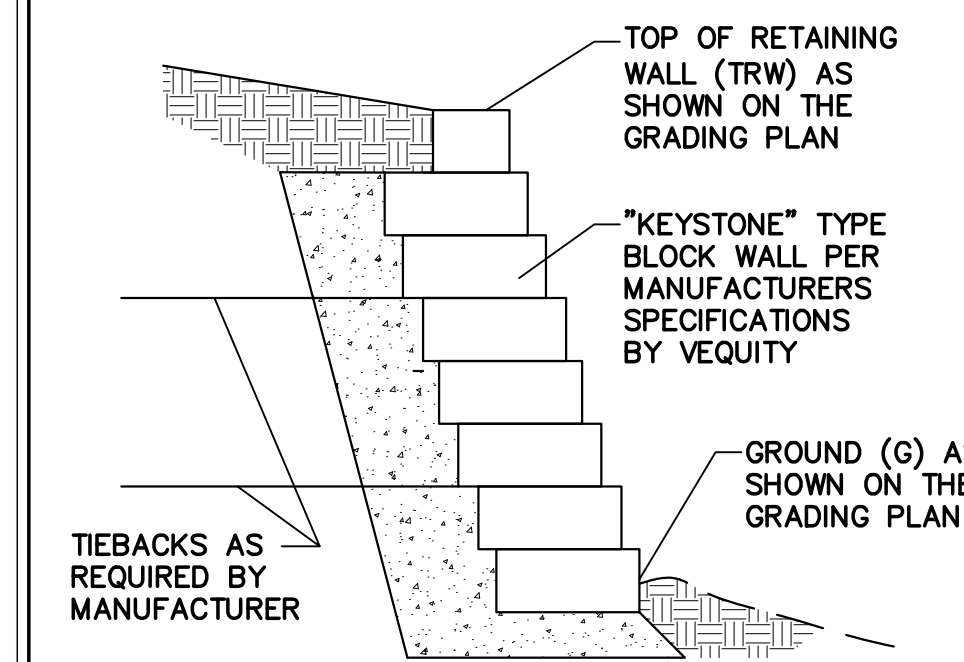
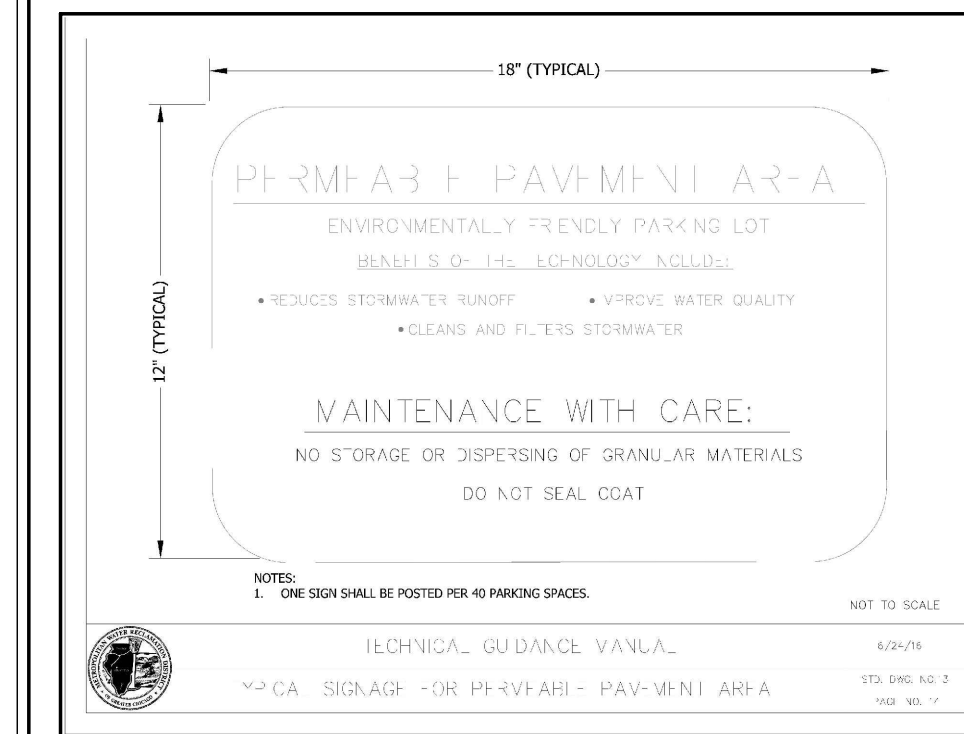
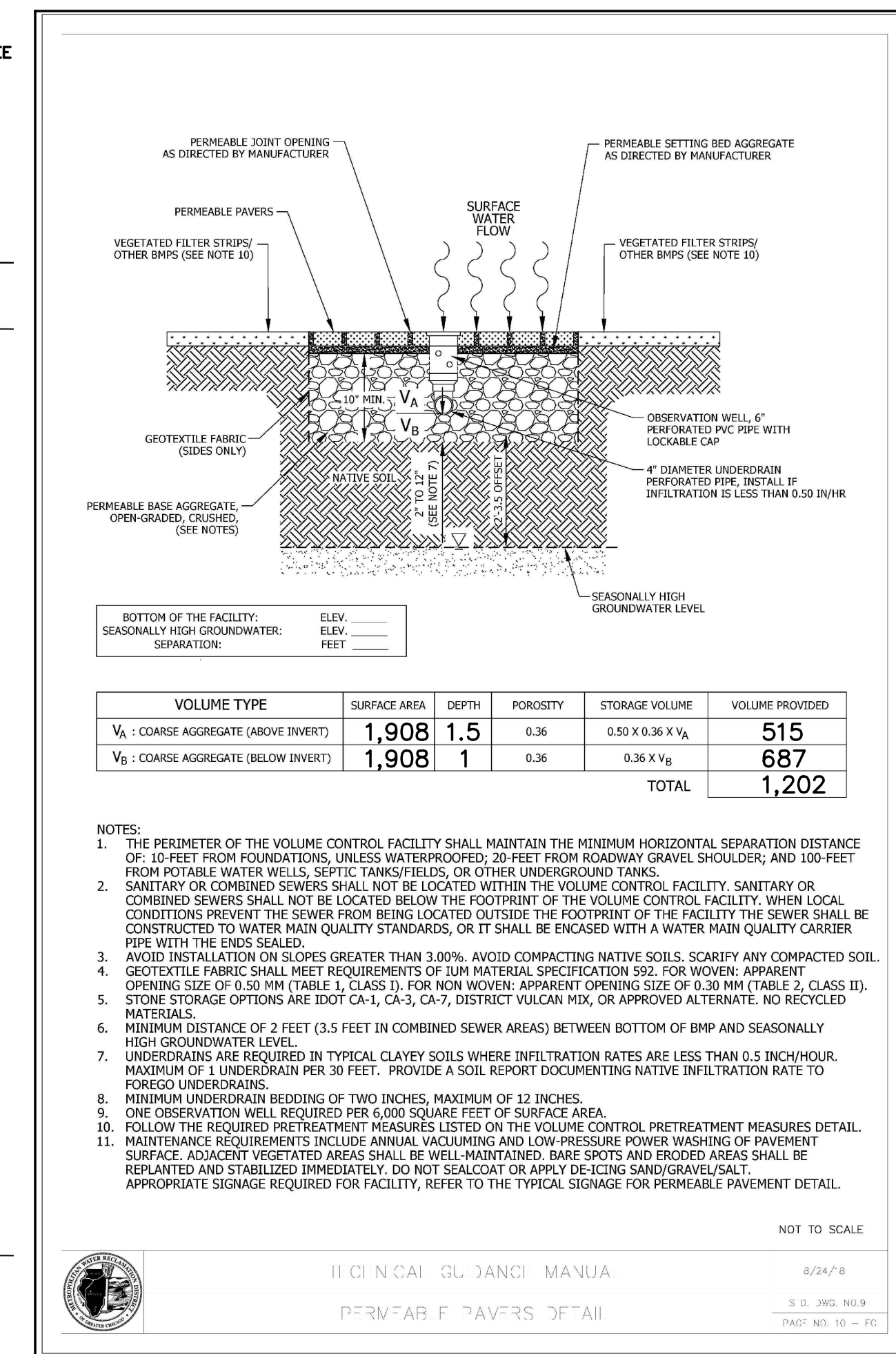
DEMOLITION PLAN



PERMEABLE PAVERS – NORTH END – ALLOWANCE FOR VOLUME CONTROL



PERMEABLE PAVERS – SOUTH END – ALLOWANCE FOR VOLUME CONTROL



RETAINING WALL SECTION

DIMENSION LEGEND

F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE

- GENERAL NOTES:**
- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

NORTH LOT	
REGULAR SPACES	44
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	46
SOUTH LOT	
REGULAR SPACES	12
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	13

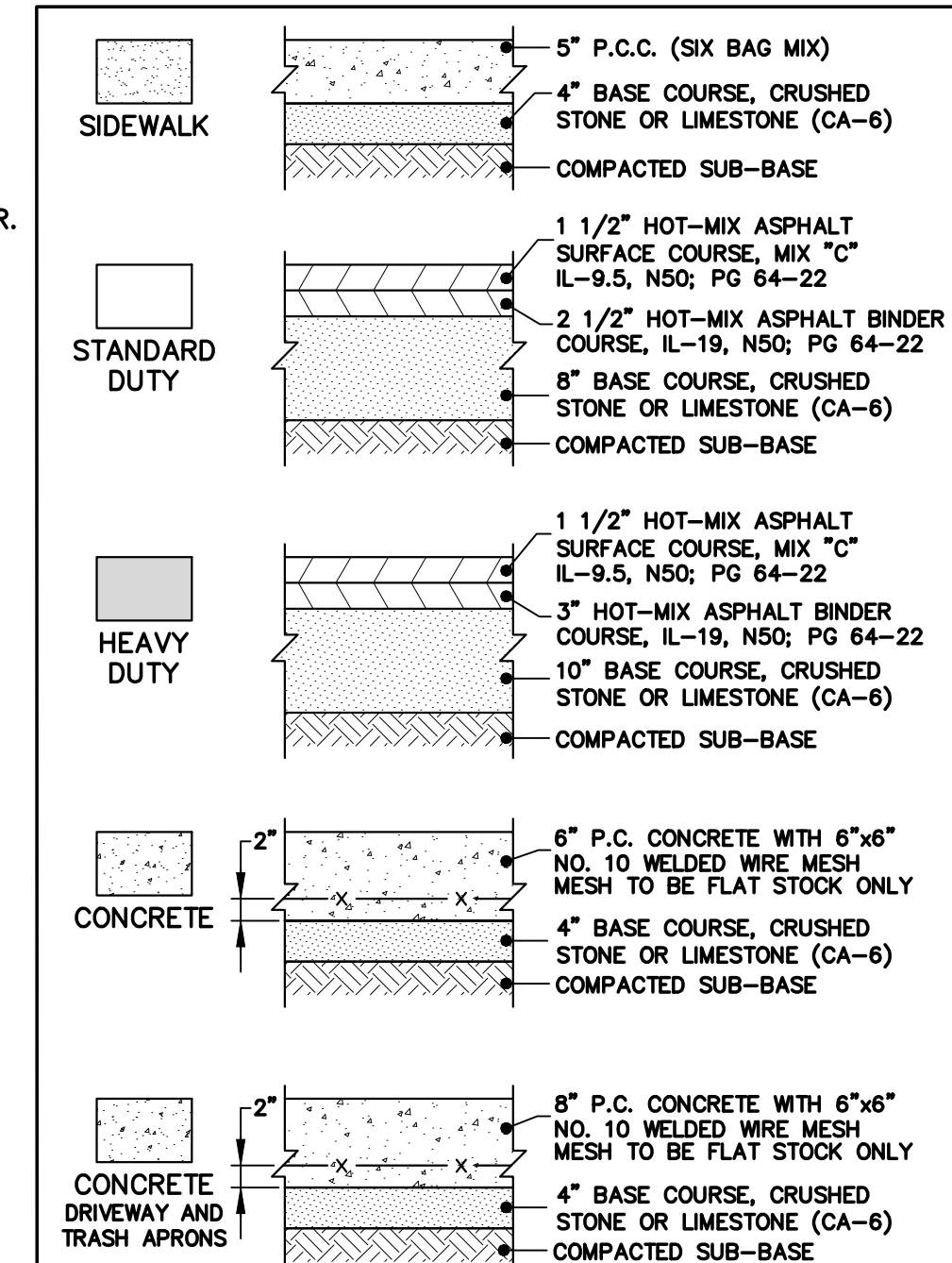
SITE DATA

LOT AREA	=	66,579 S.F. (1.53 AC.)
IMPERVIOUS AREA	=	53,898 S.F. (1.24 AC.)(81%)
PERVIOUS AREA	=	12,681 S.F. (0.29 AC.)(19%)
BUILDING A AREA	=	4,192 S.F.
BUILDING B AREA	=	3,010 S.F.

GEOMETRIC PLAN NOTES:

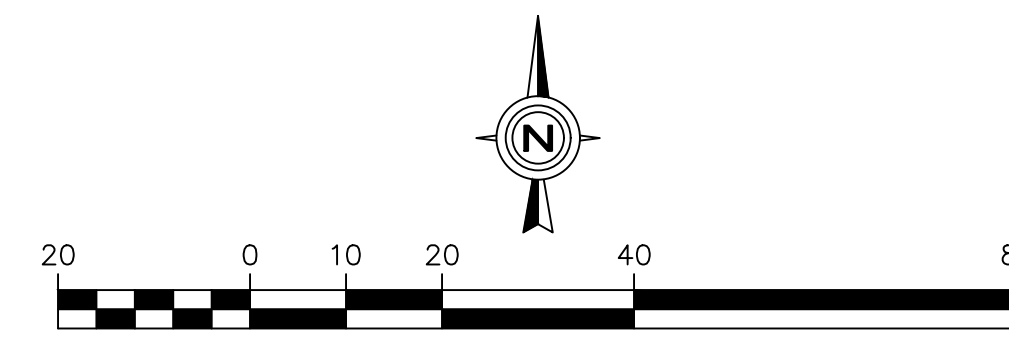
- PROPOSED ON-SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
- ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
- WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

PAVEMENT LEGEND



NOTES:

- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
- THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
- SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
- ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
- FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
- PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.



GEOMETRIC PLAN

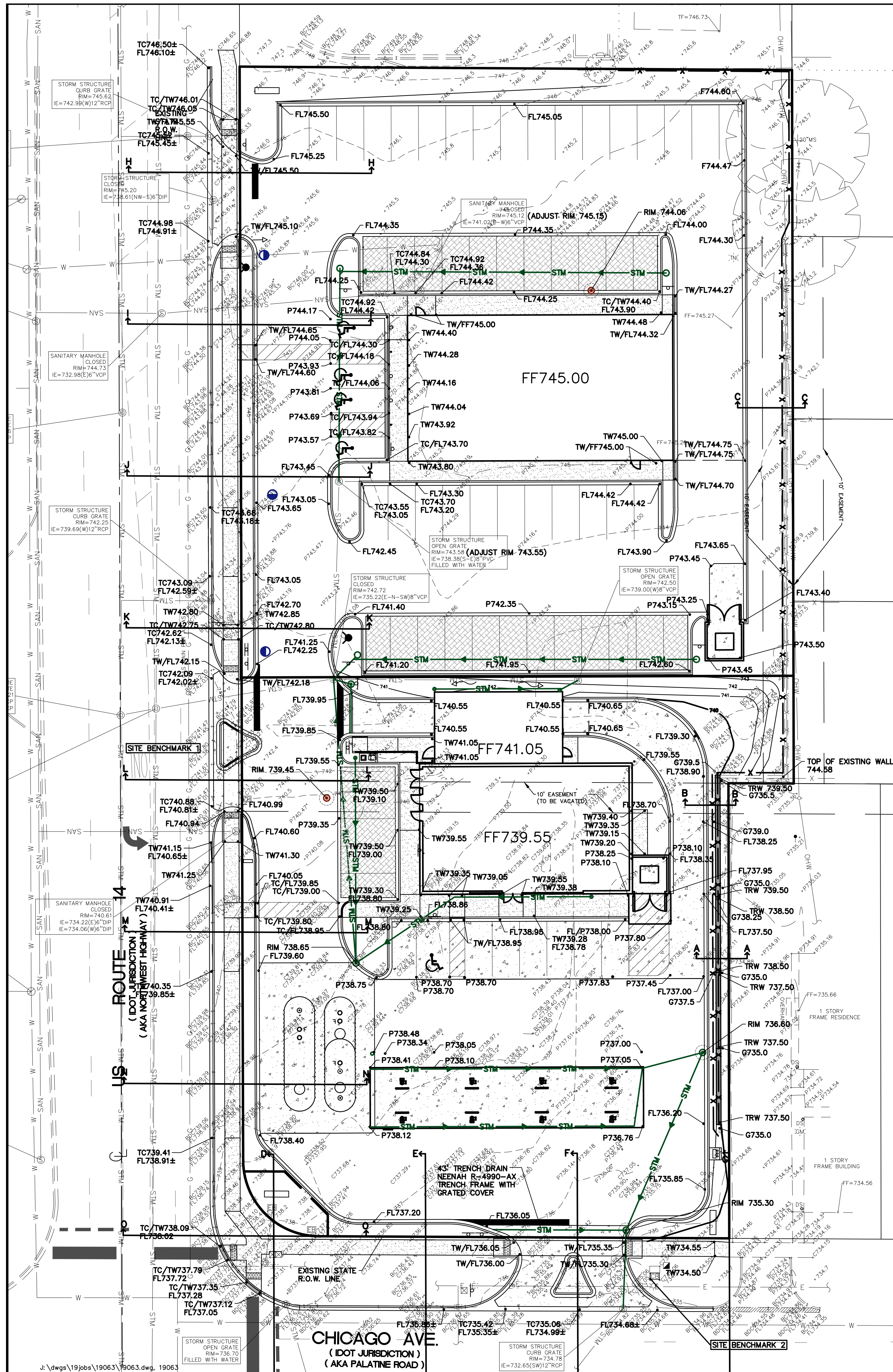
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Prepared By:

Watsonmark Engineering Resources
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DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
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C-2



IDOT STORMWATER REQUIREMENTS

US ROUTE 14 (NORTHWEST HIGHWAY)
EXISTING RELEASE RATE = 4.77 CFS
EXISTING AREA TO RIGHT OF WAY/STORM SEWER = 0.942 ACRES
Cd = .78
10-YEAR STORM AT 10 MINUTES = 6.49 IN/HR

RESTRICTOR REQUIRED
HWL = 738.40
INVERT = 735.22
AREA = 1.099 ACRES
Cd = .84

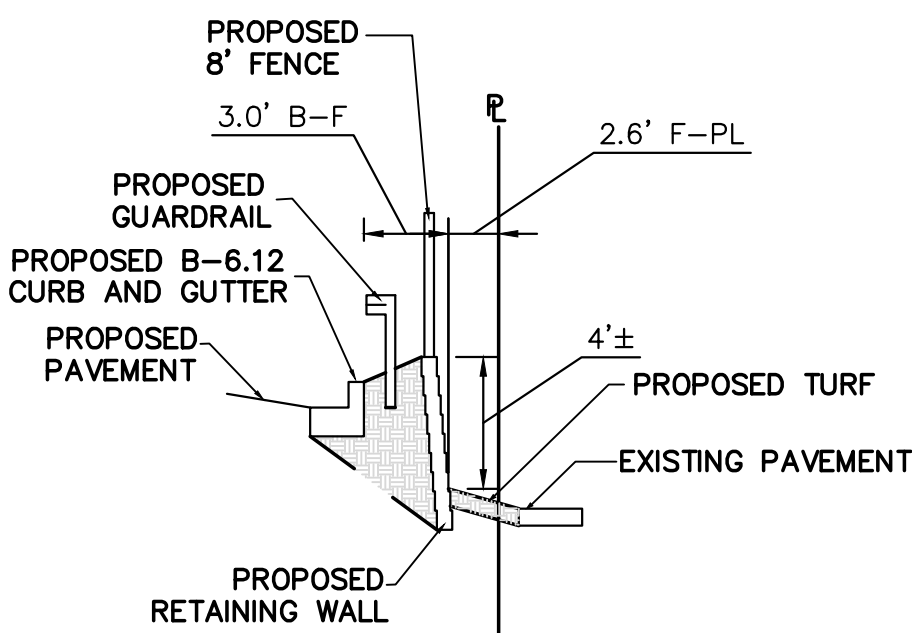
REQUIRED STORAGE PER EXISTING RELEASE RATE = 2,734 CF
STORAGE PROVIDED IN PERMEABLE PAVERS = 2,789 CF

RESTRICTOR SIZE = 8.9"
RESTRICTOR RELEASE RATE = 4.76 CFS

PALATINE ROAD
EXISTING RELEASE RATE = 2.93 CFS
EXISTING AREA TO RIGHT OF WAY/STORM SEWER = 0.567 ACRES
ADJUSTED C VALUE = .88
10-YEAR STORM AT 10 MINUTES = 6.49 IN/HR

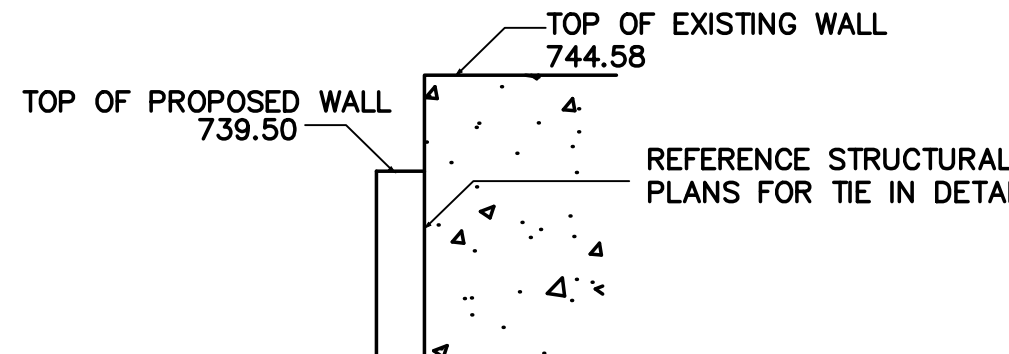
PROPOSED RELEASE RATE = 2.33 CFS
AREA = 0.479 ACRES
Cd = .83
10-YEAR STORM AT 10 MINUTES = 5.88 IN/HR

NO RESTRICTOR REQUIRED FOR PALATINE ROAD CONNECTION



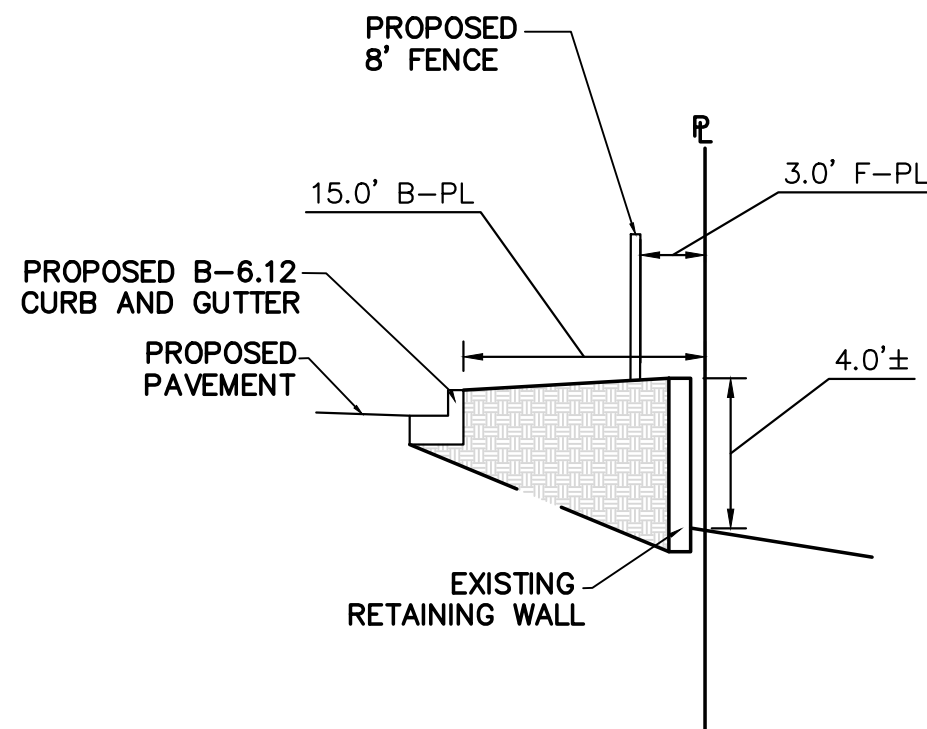
CROSS SECTION A-A

1. THIS CROSS SECTION LOOKING NORTH
2. NOT TO SCALE - FOR REFERENCE ONLY
3. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION



CROSS SECTION B-B WALL ELEVATION DETAIL

1. THIS CROSS SECTION LOOKING NORTH
2. NOT TO SCALE - FOR REFERENCE ONLY
3. SEE CROSS SECTION A-A FOR GUARD RAIL/FENCE INFORMATION
4. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION



CROSS SECTION C-C

1. THIS CROSS SECTION LOOKING NORTH
2. NOT TO SCALE - FOR REFERENCE ONLY
3. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

MWRD BMP CALCULATION

PER MWRD REGULATIONS, STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE AS THE TOTAL CONTIGUOUS OWNERSHIP IS LESS THAN 3 ACRES. THE DEVELOPMENT INCLUDES A DISTURBED AREA OF GREATER THAN 0.5 ACRES. THEREFORE, VOLUME CONTROL IS REQUIRED. THE PROPOSED USE IS A FUEL CENTER. PER MWRD CRITERIA, THE AREAS THAT COULD RECEIVE FUEL SPILLS ARE TO BE CONTROLLED WITH A FLOW THROUGH DEVICE. A SNOUT WITH SKIRT IS PROVIDED FOR THIS PURPOSE. VOLUME CONTROL FOR THE AREAS THAT WOULD NOT RECEIVE FUEL SPILLS IS PROVIDED IN THE PERMEABLE PAVER AREAS.

TOTAL AREA (ALL PARCELS)

*TOTAL AREA = 66,579 SQ FT
PROPOSED IMPERVIOUS AREA = 53,898 SQ FT
PROPOSED PERVIOUS AREA = 12,681 SQ FT

*NEW IMPERVIOUS AREA (NOT BEING MAINTAINED/OR RECEIVING FUEL SPILLS) = 17,800 SQ FT
CAPTURE DEPTH = 1 INCH
VOLUME REQUIRED = 17,800 X 1/12 = 1,483 CF

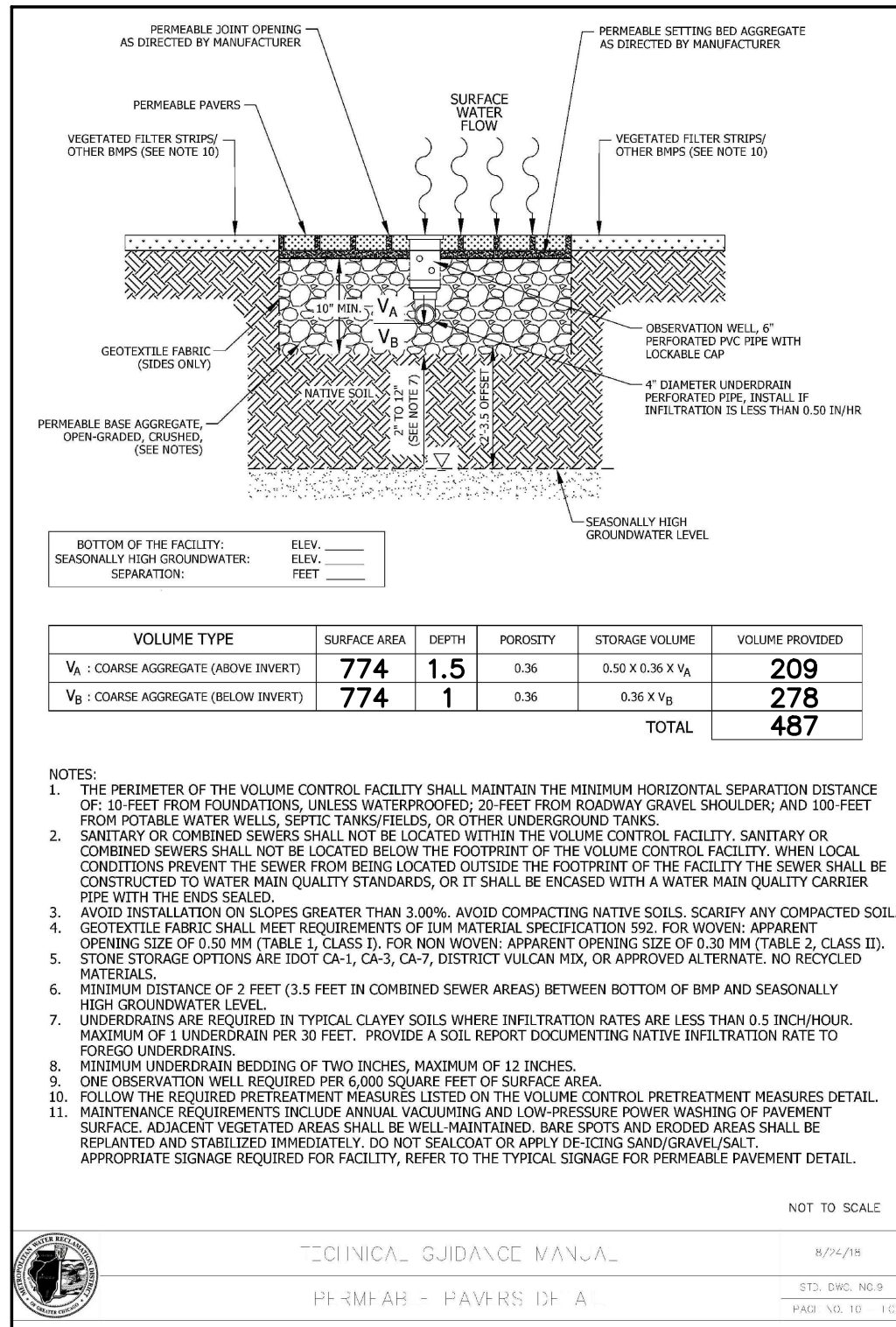
*FUEL CENTER AREA SHALL BE CAPTURED WITHIN STORM SEWERS AND TREATED WITH A FLOW THROUGH DEVICE BEFORE ENTERING THE DOWNSIDE STORM SEWER.

VOLUME PROVIDED:

PERMEABLE PAVERS - SEE SHEET C-2 AND C-3 FOR DETAILS
AREA = 4,428 SF
VOLUME PROVIDED = 2,789 CF

*TOTAL VOLUME CONTROL
VOLUME CONTROL REQUIRED = 1,483 CF
TOTAL VC PROVIDED = 2,789 CF

PERMEABLE PAVERS - SOUTH LOT: ALLOWANCE FOR VOLUME CONTROL



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK

NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NORTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HWY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS

1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

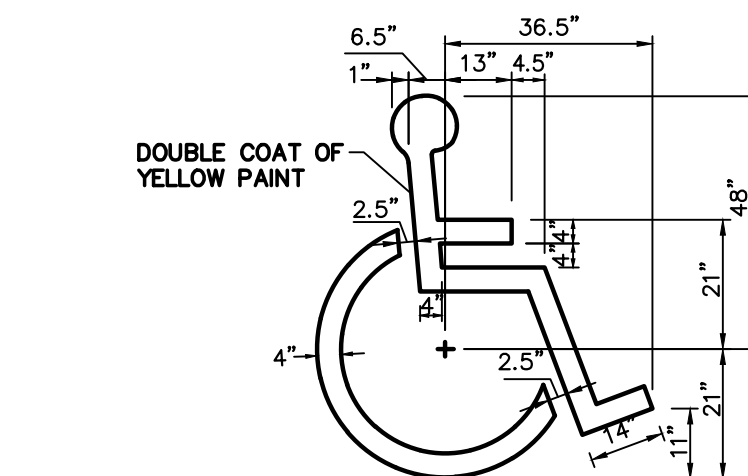
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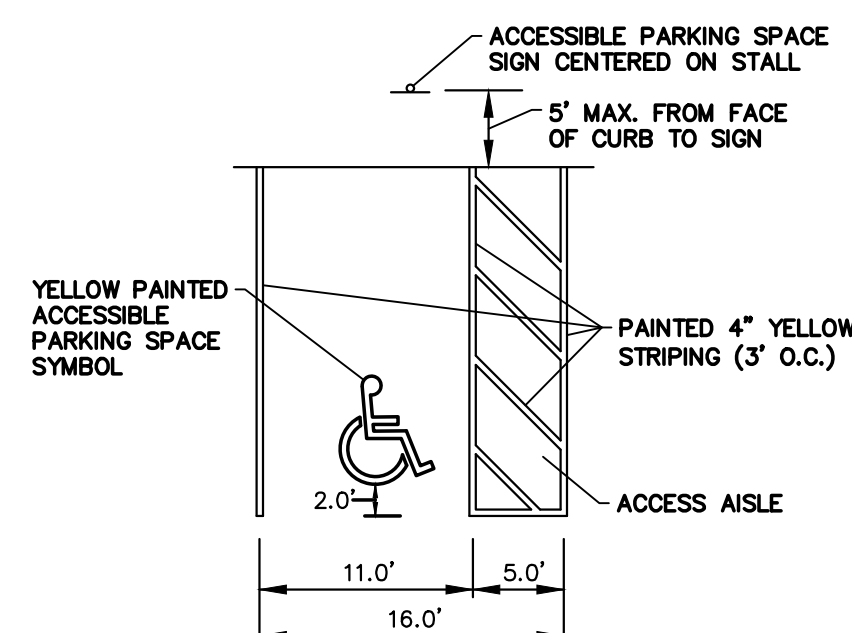
CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

C-3



ACCESSIBLE PARKING SPACE SYMBOL

1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.



- "AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:**
1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
 2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
 3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
 4. EACH ACCESSIBLE PARKING SPACE IS TO BE:
 - 4.1. **C&B:**

A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
 - 4.2. **V&A:**

A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN VAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. (SEE DETAIL FOR REQUIRED DEPTH.
 5. ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
 6. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF A ACCESSIBLE PARKING SPACE.
 7. TWO PARKING SPACES MAY NOT SHARE AN ACCESS AISLE.
 8. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL)
 9. ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT UNLESS OTHERWISE NOTED.
 10. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
 11. EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).
- RAMPS**
12. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
 13. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP UNDER THE FOLLOWING SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISKS AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
 14. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS MEET THE MINIMAL REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
- CURB RAMPS**
15. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
 16. CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
 17. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ALONG THE RAMP OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

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PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
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REFERENCE BENCHMARK

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 WEST--SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM)
 NORTH--NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4
 KM) EAST--NORTHEAST OF PALATINE. OWNERSHIP--ROAD
 RIGHT--OF--WAY. TO REACH FROM THE INTERSECTION OF STAT
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 IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO
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 NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO
 EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST
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 THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE
 CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF
 THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF
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2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

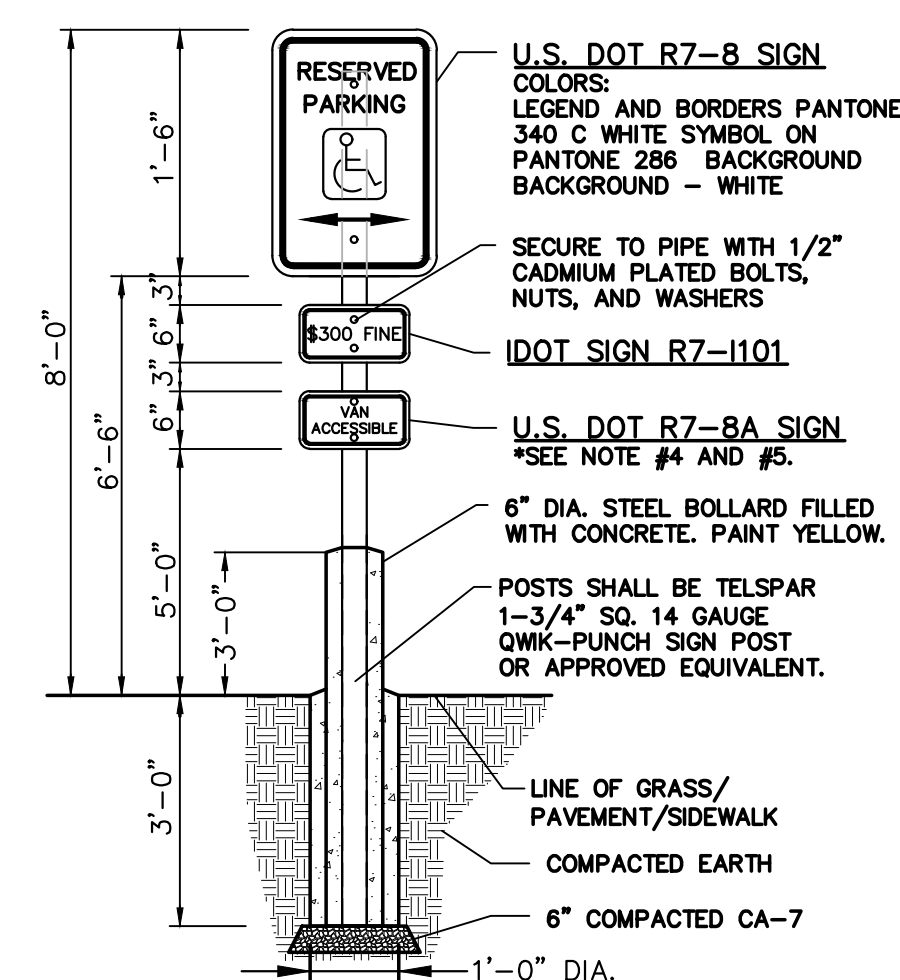
GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS $\pm$, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE $\pm$ GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.



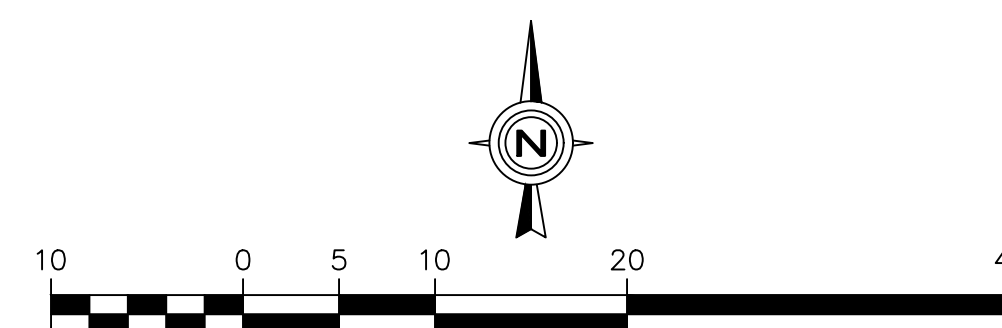
SCALE: 1" = 10'

= A.D.A. ACCESSIBLE ROUTE



1. WHERE A FINE IN EXCESS OF \$300 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
2. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN.
3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE SIGN MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
4. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AT LEAST TWO (2) ACCESSIBLE SPACES.
5. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
6. R7-8, R7-9, R7-10, R7-11 AND USDOT R7-8A, LEGEND AND BORDERS--GREEN NON-REFLECTORIZED (PANTONE 349C) BACKGROUND--WHITE REFLECTORIZED

ACCESSIBLE PARKING SPACE BOLLARD SIGN DETAIL



ACCESSIBLE ROUTE GRADES AND DETAILS

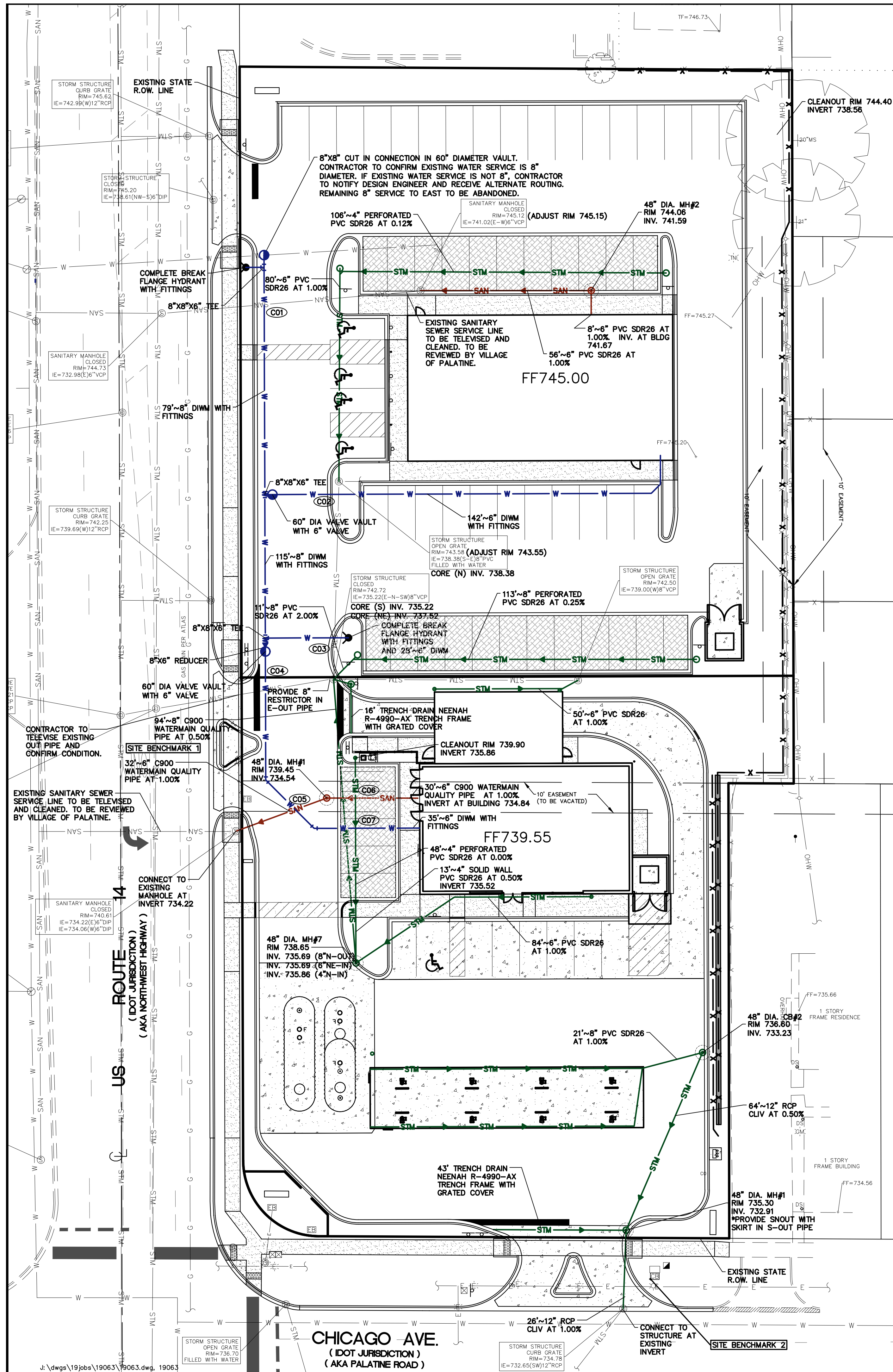
C-4

Prepared By: Yequity 400 N. State Street, Suite 400 Chicago, IL 60654 PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067		NO. REVISIONS 1 PER CLIENT REVIEW 2 PER VILLAGE COMMENTS TO 2/25/19 AND IDOT 11/15/19 3 NONE 4 NONE 5 PER VILLAGE REVIEW COMMENT EMAIL DATED 2/14/2020	DATE 10/4/19 12/15/19 3/17/2020 3/27/2020 2/28/2020
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Watmark Engineering RESOURCES
2631 Ginger Woods Parkway | Aurora, IL 60502
(630) 375-1800 | watmark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2006
SCALE: 1" = 10'
PROJECT NO.: 19-063

ACCESSIBLE ROUTE GRADES AND DETAILS



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

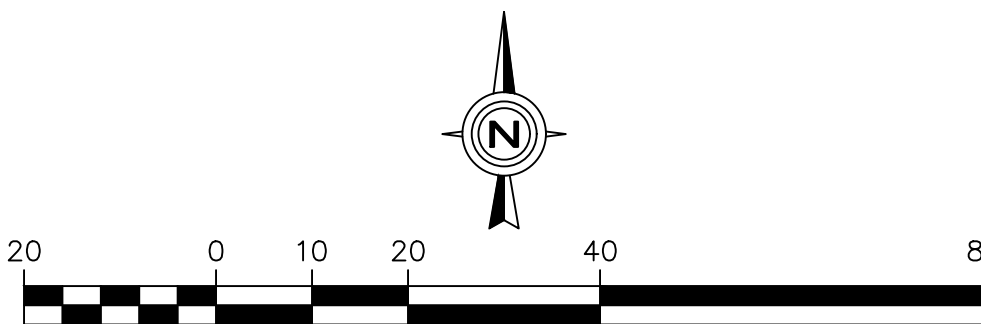
REFERENCE BENCHMARK
NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NORTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS
1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

UTILITY PLAN NOTES:
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

UTILITY CROSSINGS

CO1	BOTTOM OF 8" WATER	= 738.50
	TOP OF 6" SANITARY	= 738.50
CO2	BOTTOM OF 8" STORM	= 738.00
	TOP OF 6" WATER	= 736.50
CO3	BOTTOM OF 8" STORM	= 735.67
	TOP OF 6" WATER	= 734.17
CO4	BOTTOM OF 6" WATER	= 736.50
	TOP OF 8" STORM	= 735.66
CO5	BOTTOM OF 6" SANITARY	= 734.20
	TOP OF 6" WATER	= 732.70
CO6	BOTTOM OF 4" STORM	= 735.86
	BOTTOM OF 8" STORM	= 735.42
	TOP OF 6" SANITARY	= 735.41
CO7	BOTTOM OF 4" STORM	= 735.86
	BOTTOM OF 8" STORM	= 735.47
	TOP OF 6" WATER	= 733.47



UTILITY PLAN

DATE	REVISIONS	NO.
10/4/19	PER CLIENT REVIEW	1
12/13/19	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	2
01/17/2020	NONE	3
02/17/2020	NONE	4
02/26/2020	NONE	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

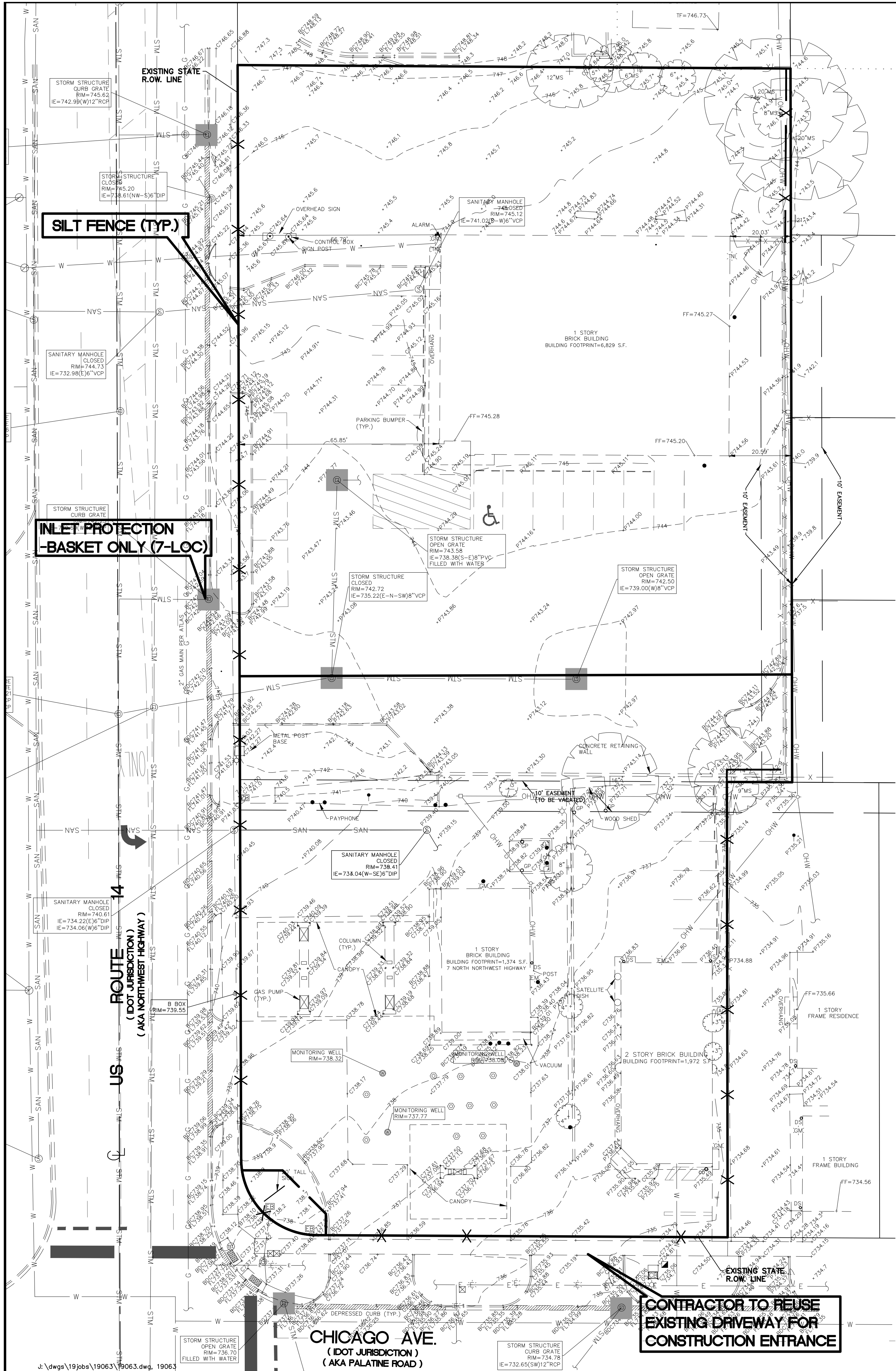
Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

C-5

UTILITY PLAN



LEGEND

X SILT FENCE

[Shaded Box] INLET FILTER BASKET

[Shaded Box] INLET PROTECTION

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

20 0 10 20 40 80

PHASE I SOIL EROSION CONTROL PLAN

NO.	DATE	REVISIONS
1	10/4/19	NONE
2	12/13/19	NONE
3	01/17/2020	NONE
4	02/17/2020	NONE
5	02/28/2020	NONE

Prepared For:

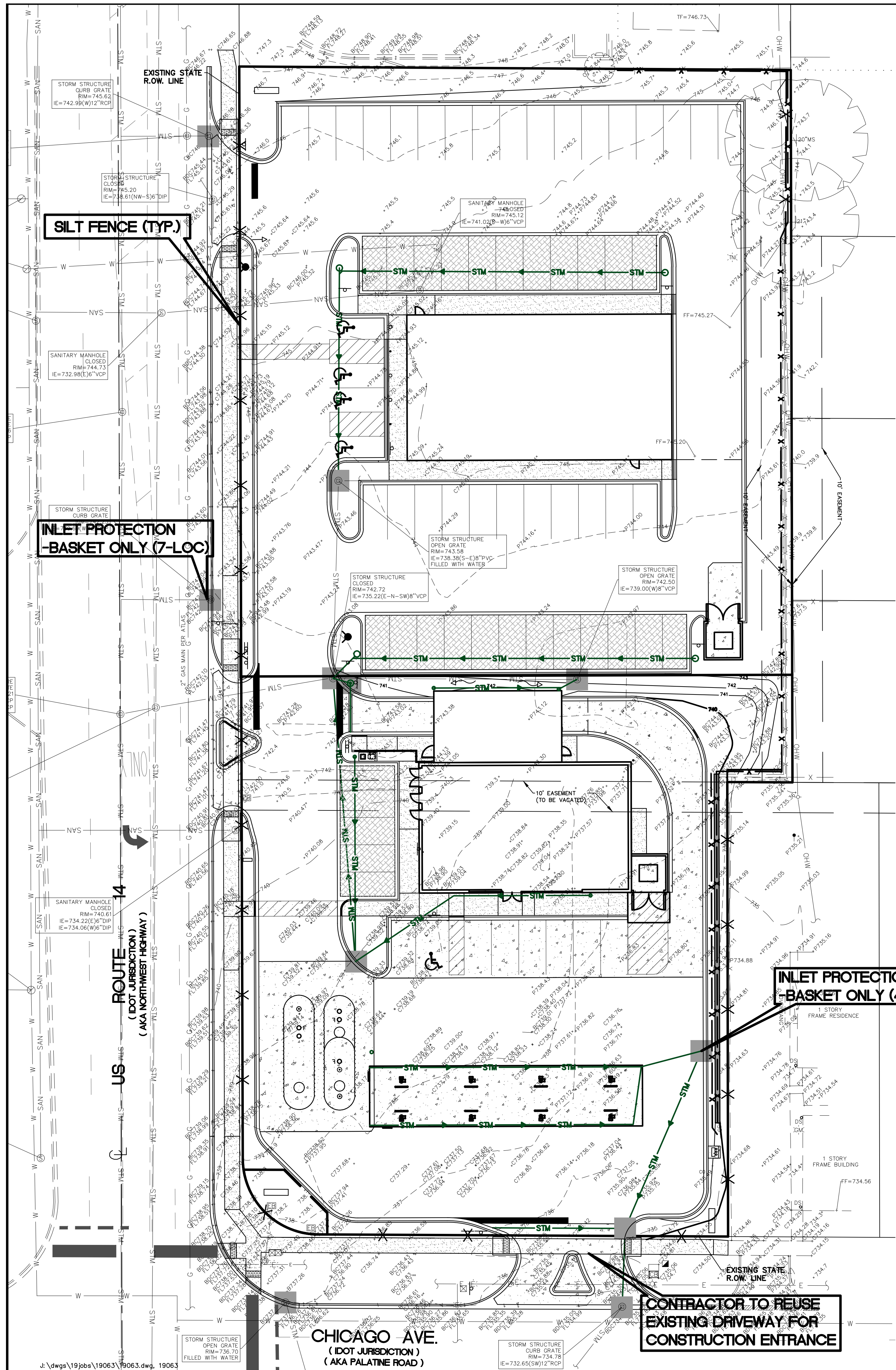
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

2631 Ginger Woods Parkway, Aurora, IL 60502
(630) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER	DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK	DATE: SEPTEMBER 13, 2019
PROJECT NO.: 19-063	SCALE: 1" = 20'

C-6



LEGEND

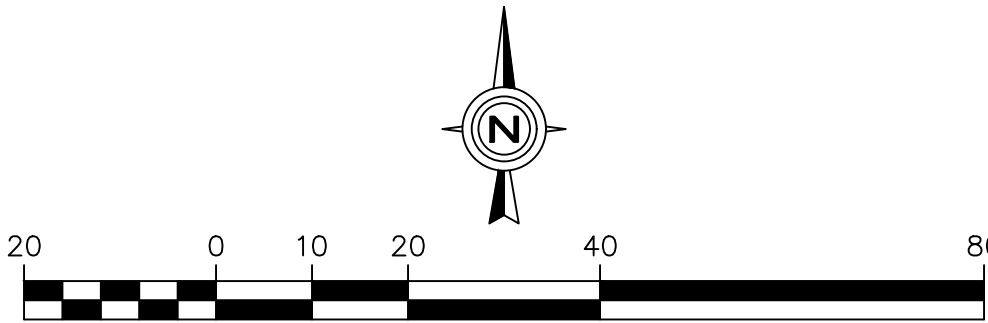
- X SILT FENCE
- INLET FILTER BASKET
- INLET PROTECTION

GENERAL NOTES:

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REFERENCE BENCHMARK
NGS DESIGNATION - 6E
PID - DM3905
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PHASE II SOIL EROSION CONTROL PLAN

NO.	REVISIONS	DATE
1	PER CLIENT REVIEW	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/26/2020

Prepared For:

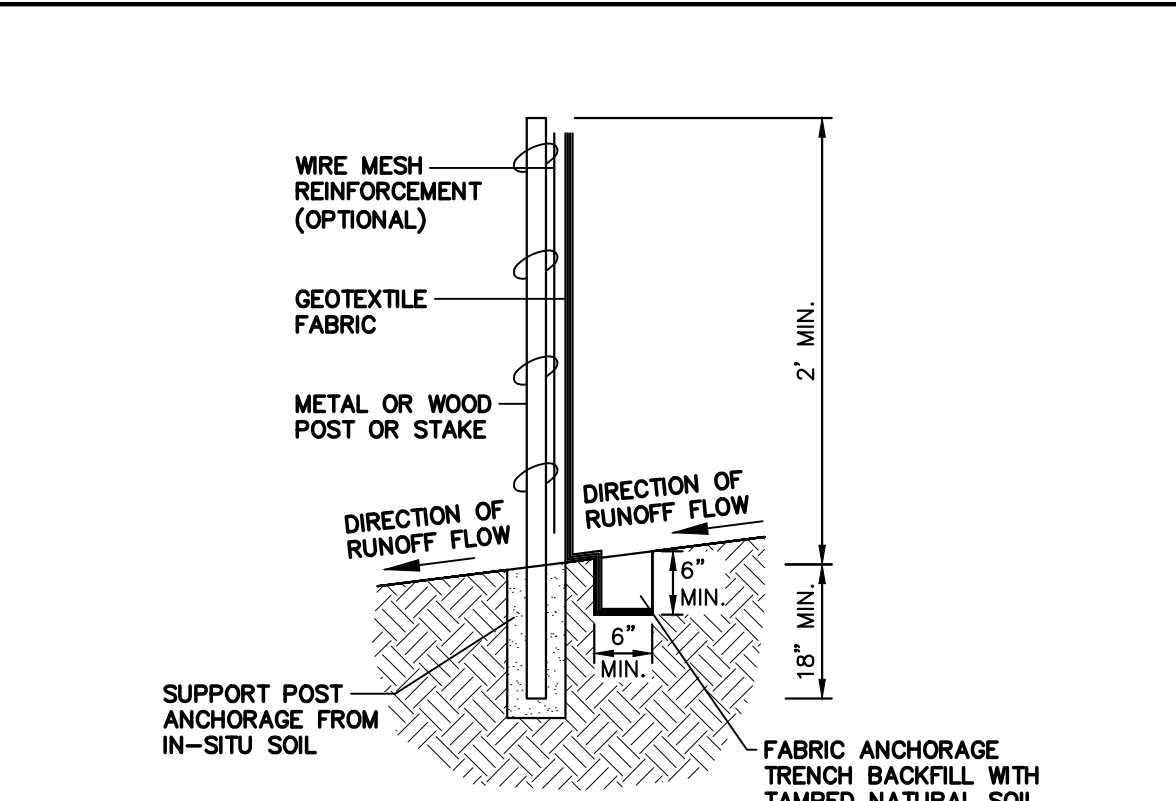
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:



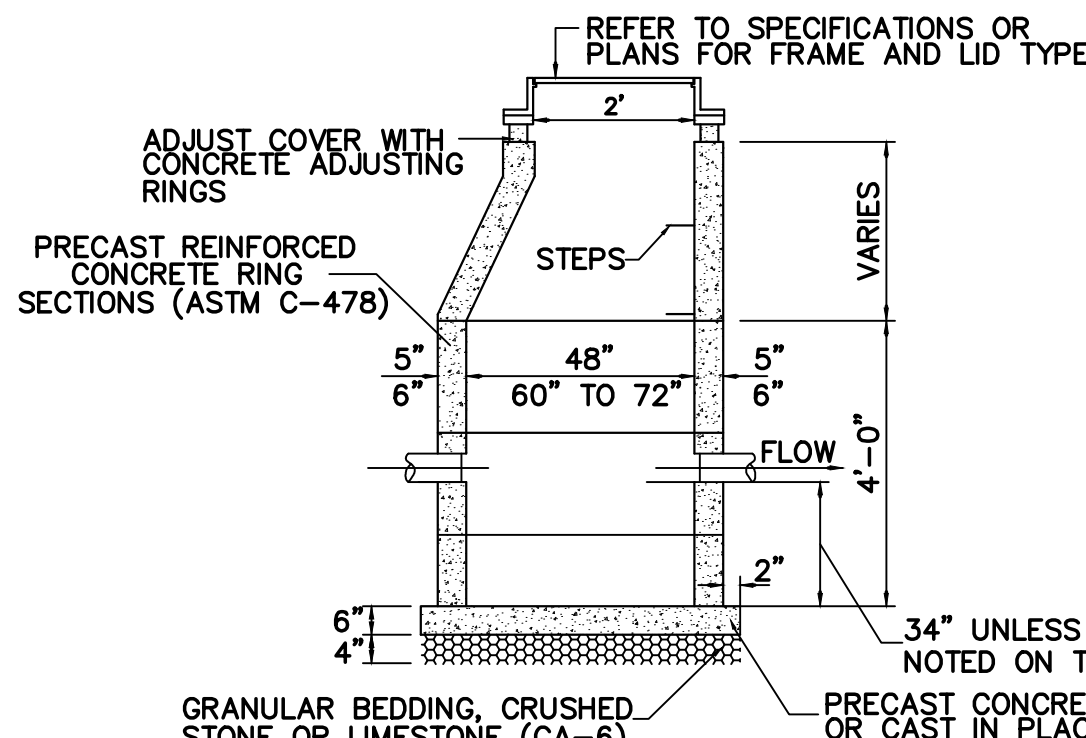
CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

C-7

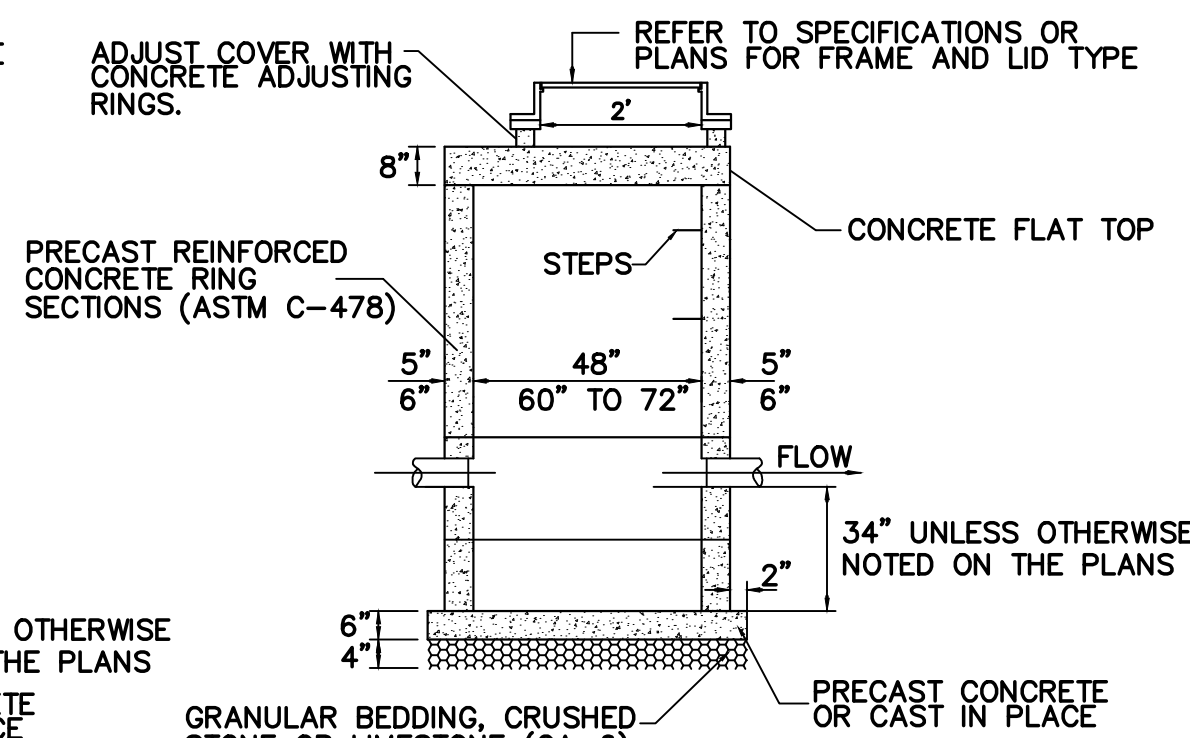


1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 1/2" AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. WHEN THE FABRIC DECOMPOSES OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT, THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR BARRIER IS NO LONGER REQUIRED SHALL BE GROSSED TO CONFORM WITH THE EXISTING ARDE, FRIEDLAND AND SEEDED.
5. AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY. ANY SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.

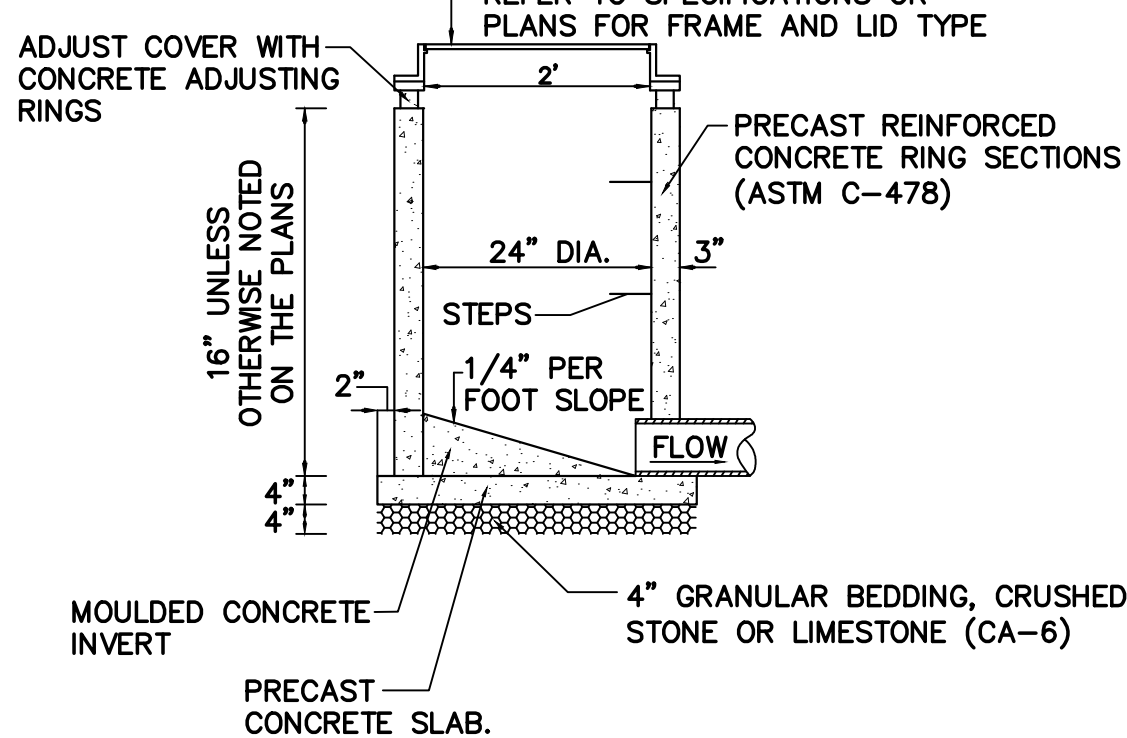
Packet Pg. 48



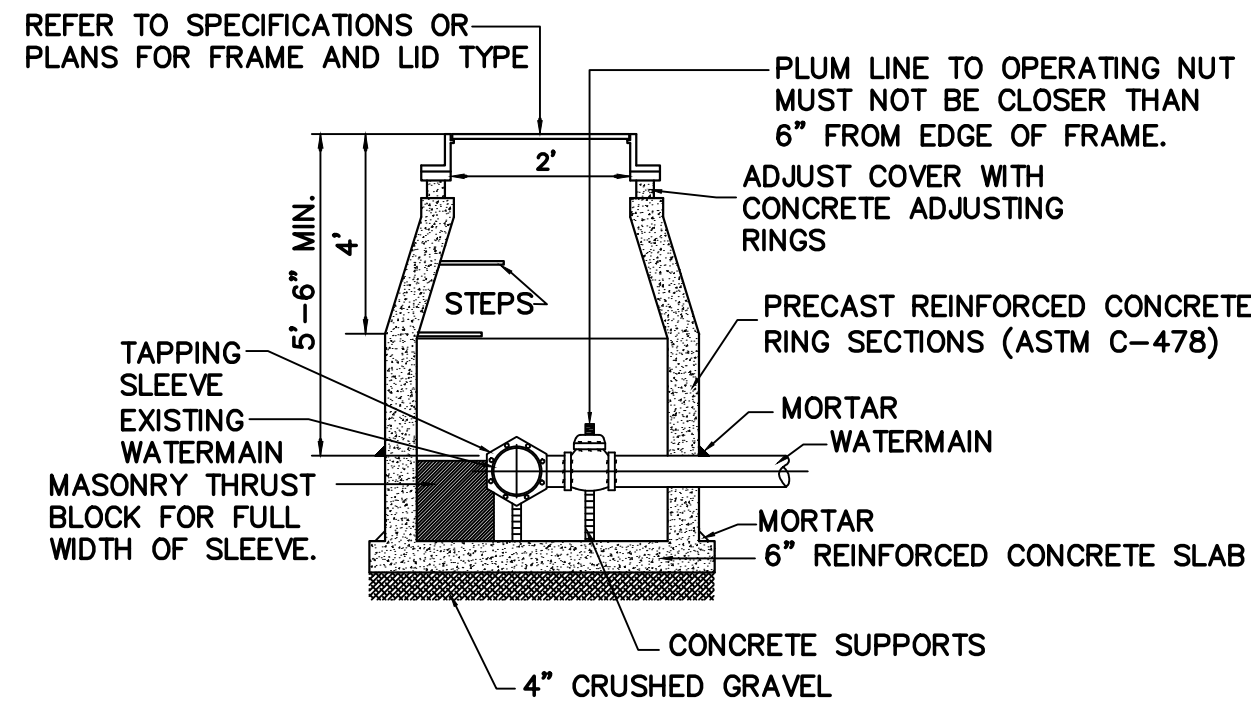
CATCHBASIN 48" TO 72" (I.D.O.T TYPE "A")



CATCHBASIN 48" TO 72" (FLAT TOP)

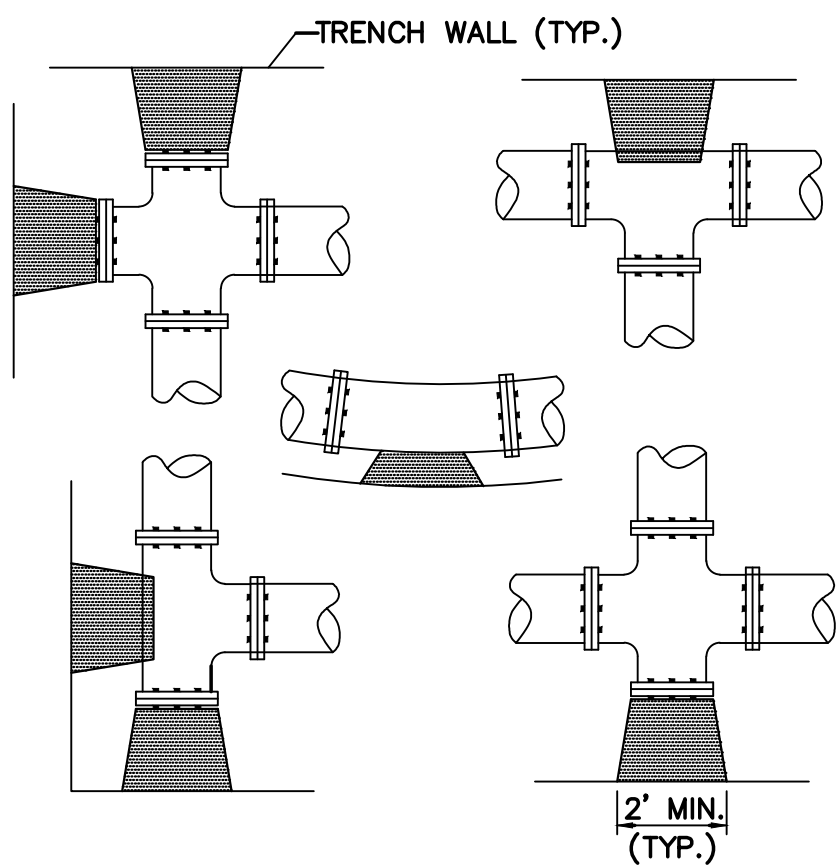


24" INLET (I.D.O.T TYPE "A")



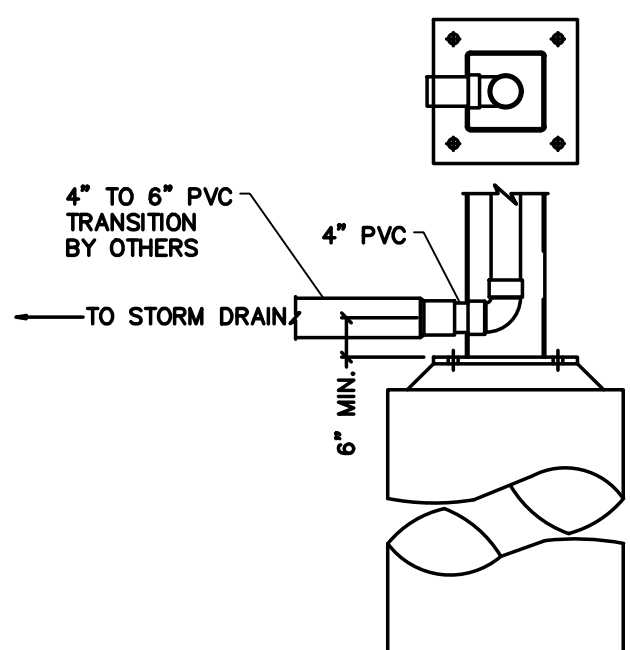
PRESSURE CONNECTION

- NOTES:
- 60" MINIMUM DIAMETER FOR ALL PRESSURE CONNECTIONS.
 - PIPE OPENINGS TO BE CAST INTO WALL.

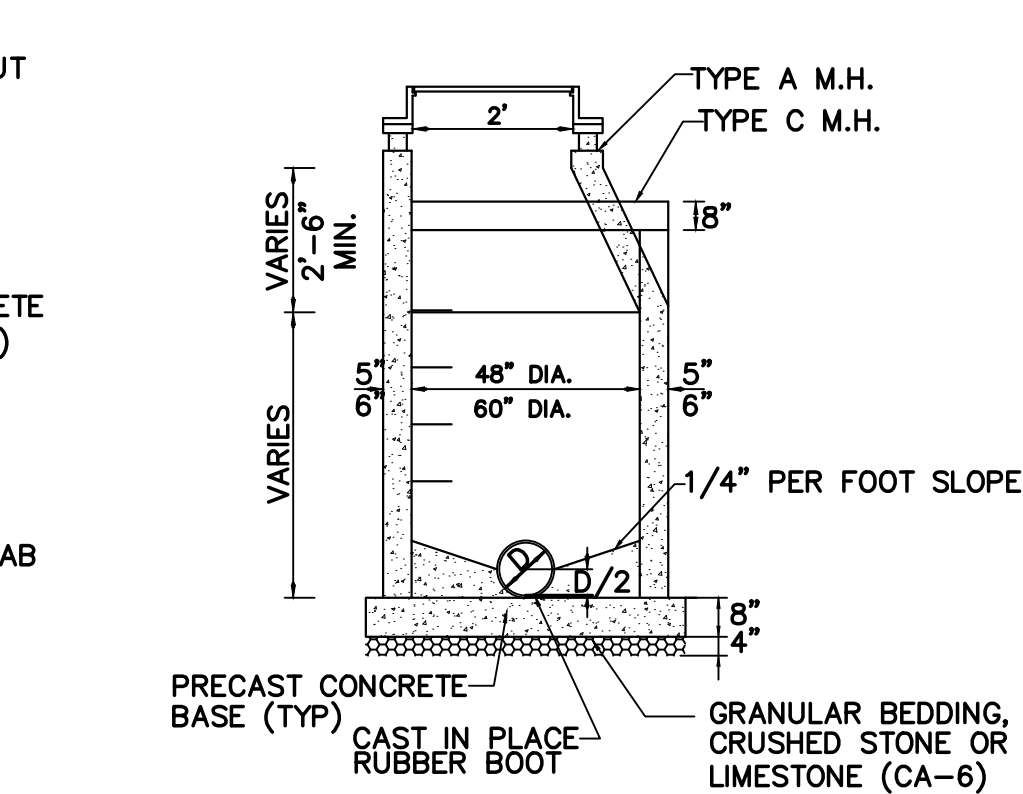


- NOTES:
- ALL BLOCKS SHALL BE WITH POURED CONCRETE AGAINST UNDISTURBED EARTH.
 - AREA OF UNDISTURBED EARTH SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND THE SOILS ENGINEER'S INSTRUCTIONS.

THRUST BLOCK INSTALLATION

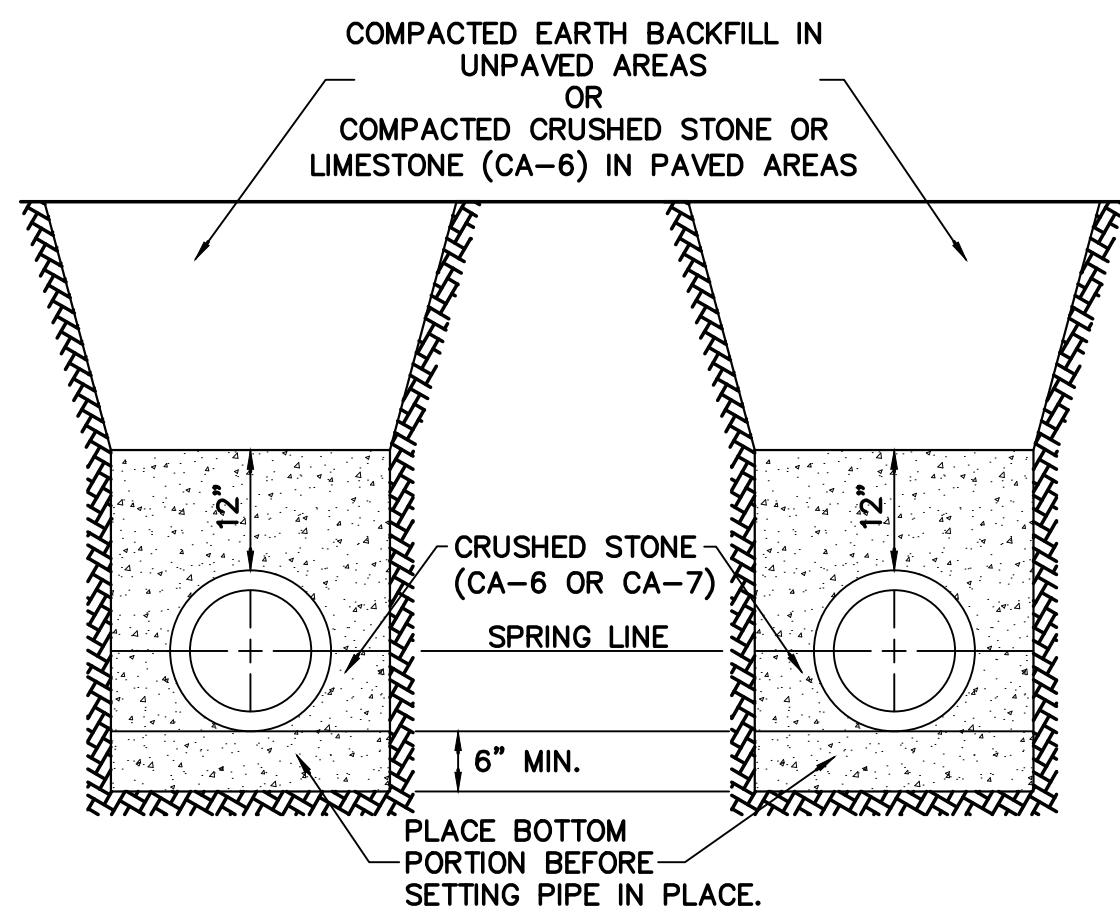


CANOPY COLUMN CONNECTION



SANITARY MANHOLE (IEPA TYPES A AND C)

- NOTES:
- PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
 - USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
 - OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.



SANITARY MANHOLE (CONCENTRIC)

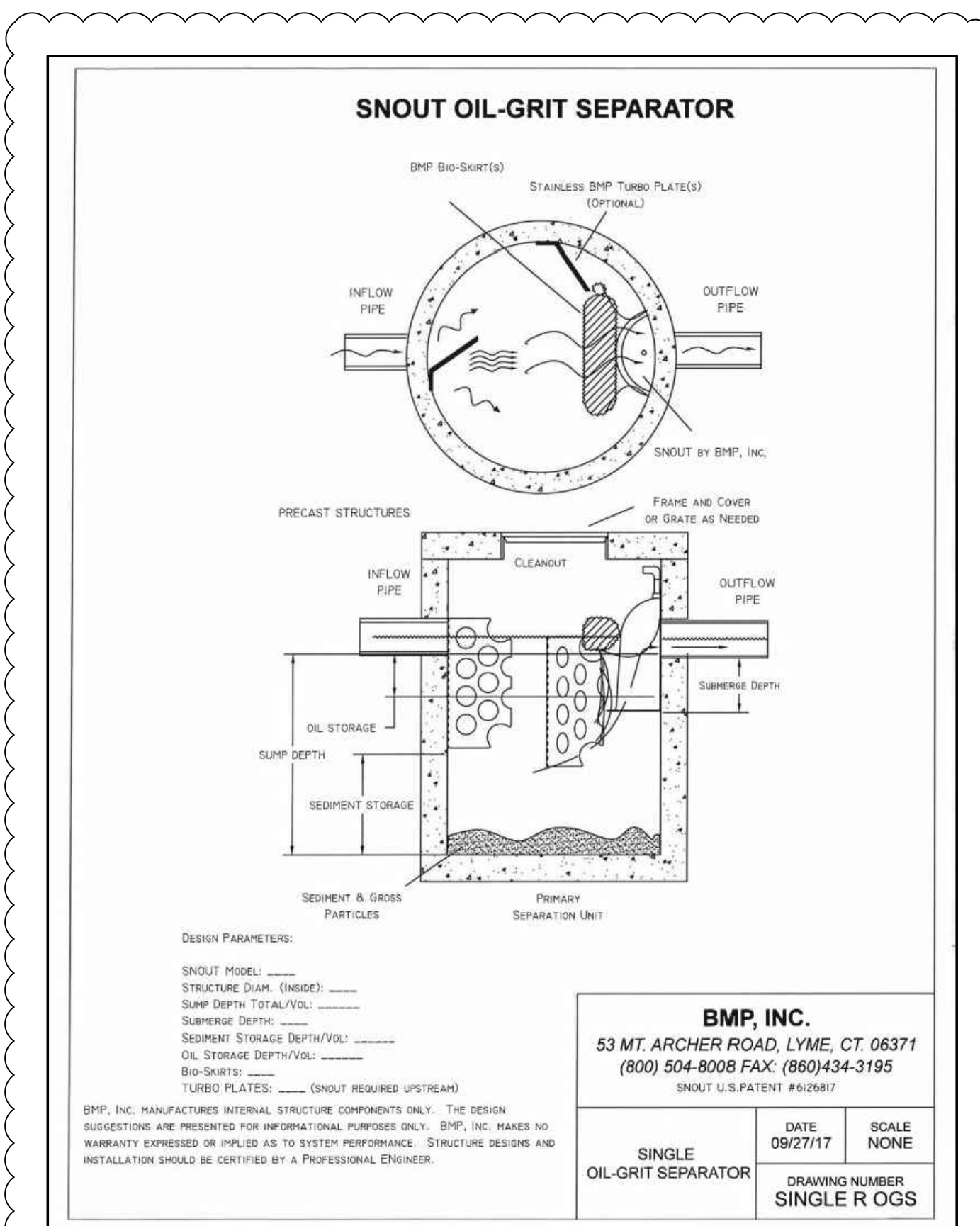
- NOTES:
- PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
 - USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
 - OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.

CLASS 1A (FLEXIBLE PIPE, ASTM 2321-89)

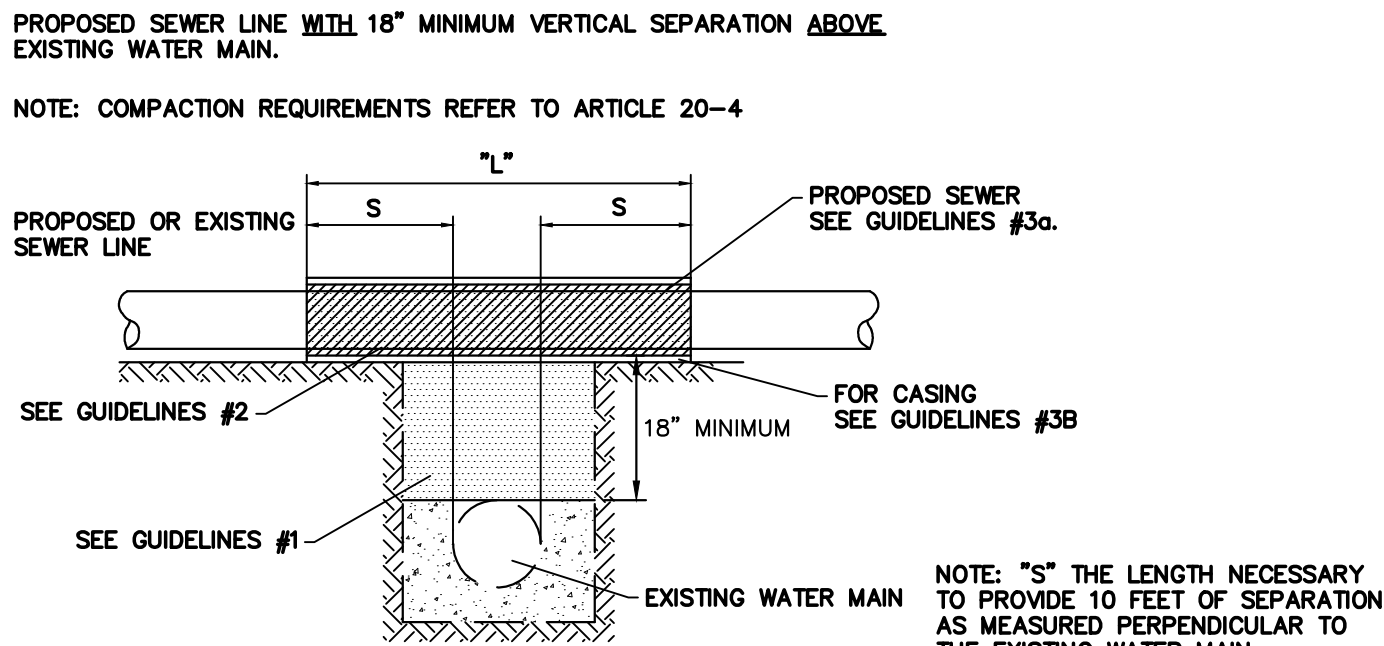
TYPE B (RIGID PIPE)

- NOTES:
- GRANULAR BEDDING IS NOT REQUIRED FOR WATER MAIN; HOWEVER, SOIL BASE BEDDING MUST BE COMPACTED AND STABLE MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION.
 - MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE FOR ALL CLASSES IS TO BE 4/3 INTERNAL DIAMETER PLUS 10" UNLESS SHEETING IS USED.
 - MINIMUM COVER FOR PVC, HDPE, AND CMP IS 12" FROM THE TOP OF THE PIPE TO THE BOTTOM OF ASPHALT/OR TO BOTTOM OF CONCRETE PAVEMENT, OR TO FINISHED GRADE ELEVATION IN LANDSCAPED AREAS.
 - TRENCH BACKFILL MUST BE WELL SPADED ON BOTH SIDES OF PIPE.
 - TRENCH BACKFILL AND BEDDING MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD LABORATORY DENSITY PER ASTM D698.

TRENCH DETAIL

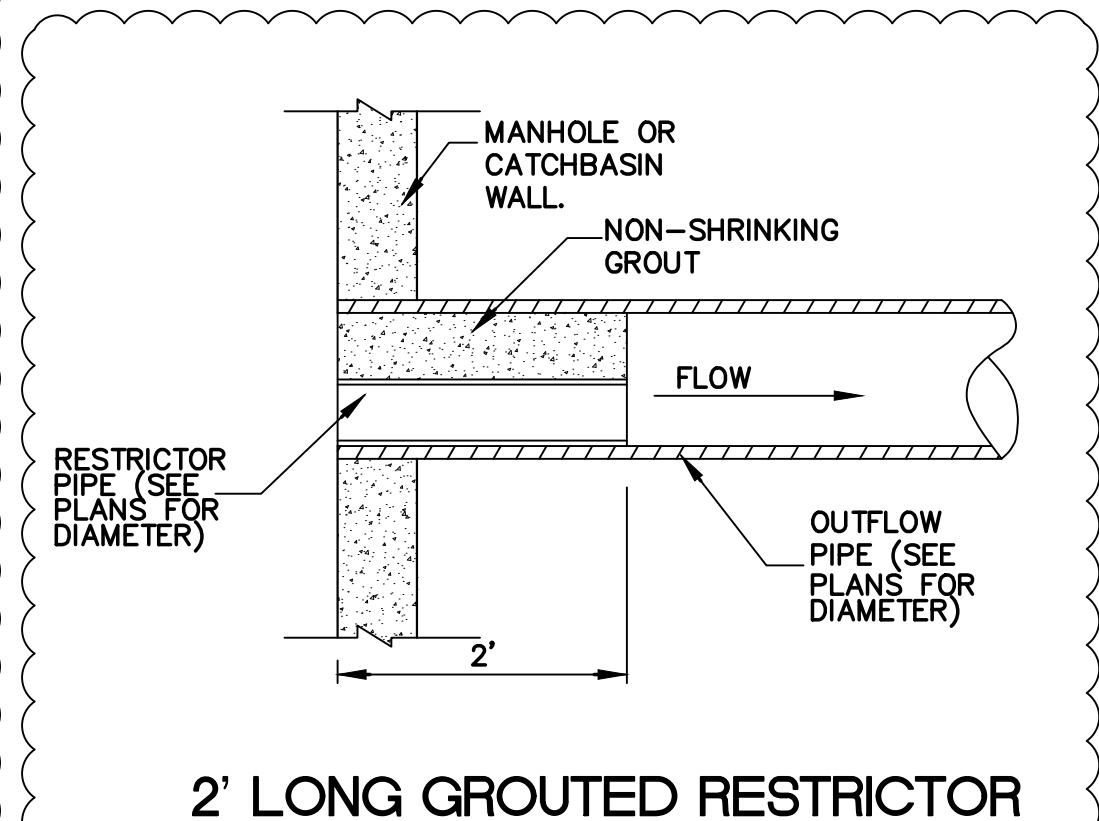


WATER AND SEWER SEPARATION REQUIREMENTS VERTICAL SEPARATION

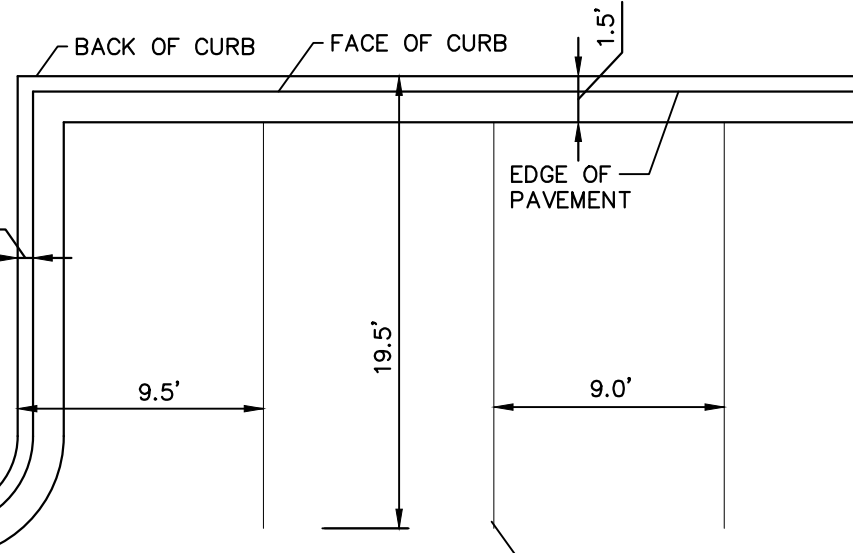


GUIDELINES

- IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
- A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.



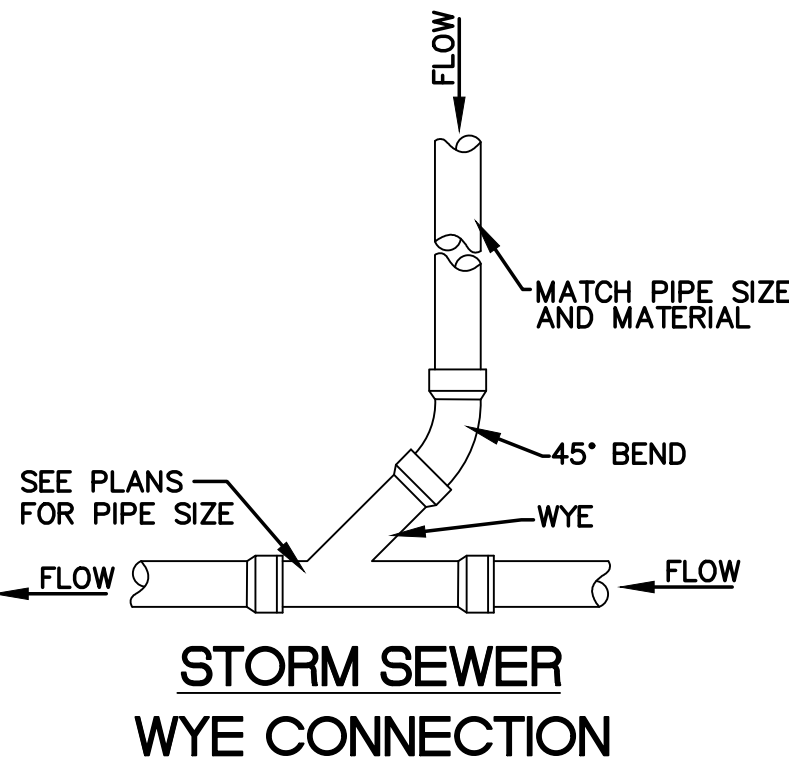
2' LONG GROUTED RESTRICTOR



CONCRETE PAVEMENT BUTT JOINT CURB JOINT SIMILAR

PARKING STALLS WITH CURB AND GUTTER (TYP.)

- NOTES:
- PARKING STALLS ARE 9' APART, STARTING FROM FACE OF CURB TO PAINTED STRIPE.
 - FACE OF CURB DIMENSION IS 6" FROM BACK OF CURB. THE EDGE OF PAVEMENT IS 12" FROM FACE OF CURB.



STORM SEWER WYE CONNECTION

PROJECT DETAILS

DATE	REVISIONS	NO.
10/1/19	PER CLIENT REVIEW	1
12/13/19	NONE	2
01/17/2020	NONE	3
02/17/2020	PER VILLAGE REVIEW LETTER DATED 2/17/2020	4
02/28/2020	NONE	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:



CHECKED BY: J. MILLER	DESIGN BY: S. SINAK
DRAWN BY: S. SINAK	DATE: SEPTEMBER 13, 2019
SCALE: NONE	PROJECT NO.: 19-063

C-9

PROJECT DETAILS

PROJECT SPECIFICATIONS

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY ANY OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
19. FRAMES SHALL BE SET WITH EZ STIK8 (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.
20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGHT TOGETHER.
21. STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL. STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

GRADING

1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
4. THE SUB-BASE BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL RUTS, PUMPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OR MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR DISOING AND DRYING TO NEAR OPTIMUM MOISTURE SO SOIL CAN BE PROPERLY COMPACTED. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
5. ALL FILLS SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
6. EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
7. PROVIDE TOPSOIL RESPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
- A. 4" MINIMUM IN GRASS OR SOD AREAS.
- B. 6" MINIMUM IN PLANTING AREAS.
- C. 12" MINIMUM IN LANDSCAPE ISLANDS.
8. ALL TOPSOIL TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
9. ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

SANITARY SEWER SPECIFICATIONS

1. ALL SANITARY SEWER PIPE SHALL BE D.I.P., MIN. CLASS 52, CONFORMING TO ANSI A-21.51 WITH ANSI A-21.11 JOINTS WITH POLYWRAP PER SECTION 10-5A-2-3.; OR P.V.C. PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS, SDR26 WALL THICKNESS AND ASTM D-3212 GASKET TYPE JOINTS OR ASTM D-2855 SOLVENT WELDED JOINTS.
2. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD D 1784 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.
3. DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTERNAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:
- AVG ID = AVG OD - 2(1.06)T
- TOLERANCE PACKAGE = (A^2 + B^2 + C^2)^(1/2)
- WHERE:
- A = OD TOLERANCE (ASTM D-3034)
- B = EXCESS WALL THICKNESS TOLERANCE = 0.06T
- C = OUT-OF-ROUNDNESS TOLERANCE = 0.015 (AVG OD)
- T = MINIMUM WALL THICKNESS (ASTM D-3034)
- BASE ID = AVG ID - TOLERANCE PACKAGE
- DEFLECTION OF COMPOSITE PIPE ("TRUSS" PIPE) SHALL NOT EXCEED 3.0% OF THE AVERAGE INSIDE DIAMETER (ID) OF THE PIPE IN ACCORDANCE WITH ASTM D-2680. THE PIPE LINE SHALL BE TESTED FOR EXCESS DEFLECTING BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31-1.11C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES. WHERE THE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER) THE LINE SHALL BE REPLACED.
4. INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER TWENTY-FOUR (24) HOURS PER MILE PER INCH-DIAMETER OF THE SEWER PIPE, FOR ANY SECTION OF THE SYSTEM AND AT ANY TIME DURING ITS SERVICE LIFE. TESTING IS REQUIRED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
5. LEAKAGE TESTING FOR MANHOLES FOR WATER TIGHTNESS SHALL BE DONE IN ACCORDANCE WITH ASTM C969-94---"STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) OR ASTM C1244-93 "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE PRESSURE (VACUUM) TEST", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) PRIOR TO PLACING INTO SERVICE.
6. ALL STRUCTURE LIDS SHALL BE IMPRINTED "SANITARY".
7. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
8. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
9. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANY PIPE.
10. FOR A DROP CONNECTION, THE DIAMETER OF THE DROP PIPE SHALL PREFERABLY BE LARGER THAN, OR OF THE SAME DIAMETER AS, THE ENTERING SEWER. THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE SMALLER THAN THE DIAMETER OF THE ENTERING SEWER BY MORE THAN TWO NOMINAL DIAMETERS, PROVIDED THAT THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE LESS THAN EIGHT INCHES (8").
11. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
12. ALL SANITARY SEWER BEDDING SHALL BE IN ACCORDANCE WITH THE TRENCH DETAIL AS INCLUDED IN THE PLANS.
13. THE CURB SHALL BE STAMPED "S" FOR ALL SANITARY SEWER CROSSINGS.

PAVEMENT

1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; DESIGN MANUAL, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL BASE COURSE AND SUB-BASE AREAS SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER I.D.O.T. SECTION 301. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-BASE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
3. ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE TOOL FINISHED.
5. BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40°F AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45°F AND RISING.
6. ALL PROPOSED PAVEMENT, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.05' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
7. PRIOR TO SEAL COATING, ALL ASPHALT AREAS ARE TO BE CLEAN AND DRY. ALL LOOSE MATERIALS ARE TO BE REMOVED. ALL GREASE TO BE REMOVED. ALL CRACKS ARE TO BE FILLED PER IDOT STANDARDS. ALL PAINTED STRIPING TO BE MODIFIED SHALL BE "BLACKED OUT" WITH BLACK PAINT (1 COAT MINIMUM, 2 COATS IF NECESSARY), ALLOWED TO THOROUGHLY DRY PER PAINT MANUFACTURER, PRIOR TO SEAL COATING. ALL AREAS THAT ARE ADJACENT TO THE SEAL COATED AREA ARE TO BE MASKED (I.E. SIDEWALKS, CONCRETE SURFACES, BRICK SURFACES, GUTTERS, CATCHBASINS/INLETS, ETC.) PRIOR TO SEAL COATING TO BE APPLIED. AIR TEMPERATURE TO BE 50°F AND RISING. APPLICATION RATE TO BE SUCH THAT ALL SURFACES OF THE ASPHALT BEING COATED IS THOROUGHLY COVERED IN ONE COAT. SPRAYING IS NOT ALLOWED. ALL SEAL COATING SHOULD BE APPLIED BY SQUEEGEE OR BRUSHES. THE BITUMINOUS SEAL COATING MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS AND SHOULD BE ALLOWED TO DRY AT LEAST 18 HOURS PRIOR TO VEHICULAR USE. CRACK FILLER AND SEAL COATING MATERIALS ARE TO BE FREE OF COAL TAR.

WATER MAIN SPECIFICATIONS

1. HORIZONTAL SEPARATION
- A. WATER MAINS AND SEWERS: WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
- B. WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE OR SEWER SERVICE CONNECTION WHEN:
- i) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
- ii) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE SEWER; AND
- ii) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
- C. BOTH THE WATER MAIN AND SEWER PIPE SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE IRON PIPE, PRESSURE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC SDR18 PIPE WITH AWWA C-900 JOINTS, MEETING THE REQUIREMENTS OF SECTION 653.111 OF THE IEPA'S TITLE 35 SUBTITLE F, WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION
- A. A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- B. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 635.111 OF THE IEPA'S TITLE F, SUBTITLE F, AND CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER DRAIN LINE IS AT LEAST TEN FEET (10') WHEN:
- i) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
- ii) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
- C. A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
3. WATER MAINS AND SERVICES SHALL BE CONSTRUCTED SO THAT THE MINIMUM DEPTH IS FIVE AND ONE HALF FEET (5 1/2) MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE, UNLESS OTHERWISE SPECIFIED AND/OR APPROVED BY THE REVIEW ENGINEER.
4. ALL WATER MAIN FITTINGS MAY OR MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE WATER MAIN ITSELF FOR BIDDING PURPOSES. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 CEMENT LINED CONFORMING TO ANSI A-21.51 OR AWWA C151, CLASS 2 (52) THICKNESS DESIGNATION WITH ANSI A-21.11 JOINTS, OR TYPE "K" COPPER PIPE WITH SWEATED JOINTS. CASTING, MARKING, TESTING, ETC., SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ANSI OR AWWA STANDARDS. (1976 CODE §16-146.21). ALL CAST IRON FITTINGS SHALL CONFORM TO THE LATEST ANSI SPECIFICATIONS A21.10 FOR SHORT BODY, CAST IRON FITTINGS TWELVE INCHES (12") AND LESS, AND AWWA C110 FOR FITTINGS FOURTEEN INCHES (14") AND LARGER. LINING OR OTHER SPECIAL ITEMS SHALL BE SPECIFIED IN SPECIAL PROVISIONS. (1976 CODE §16-146.23)
5. UTILIZE NITRILE GASKETS FOR THE WATERMAIN.
6. FIRE HYDRANTS SHALL MEET AWWA C-502 AND BE TRAVERSE CITY IRON WORKS, EAST JORDAN 5 BR. OR APPROVED EQUAL, WITH FIVE AND ONE QUARTER INCH (5 1/4")VALVE OPENING, TWO TWO AND ONE HALF INCH (2 1/2") HOSE NOZZLES AND ONE FIVE INCH (5") PUMPER NOZZLE, FIRE HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY RESILIENT SEAL GATE VALVE COMPLETE WITH ROADWAY BOX, TYLER, 6850 SERIES, ITEM 668-S. FIRE HYDRANTS MUST HAVE THEIR DISCHARGE AT LEAST 18 INCHES BUT NOT MORE THAN TWENTY-FOUR INCHES (24") FROM THE SURFACE OF THE ADJACENT GROUND.
7. HYDRANTS SHALL BE INSTALLED NO CLOSER THAN THREE FEET (3') NOR FURTHER THAN EIGHT FEET (8') FROM THE BACK OF CURB OR EDGE OF PAVEMENT TO THE FIVE INCH (5") STEAMER NUT. NO BARRIERS, TREES, SHRUBS, WALLS OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT SHALL BE INSTALLED, MAINTAINED, CONSTRUCTED, OR ENLARGED, WITHIN FORTY-EIGHT INCHES (48") OF A HYDRANT.
8. ALL STRUCTURE LIDS SHALL BE IMPRINTED "WATER".
9. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
10. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
11. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF, OR EXTENSIONS TO EXISTING MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN FIFTY (50) mg/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAN TWENTY-FIVE (25) mg/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE.
12. THE CURB SHALL BE STAMPED WITH A "W" FOR ALL WATER SERVICE CROSSINGS.

STORM SEWER SPECIFICATIONS

1. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C-76 SPECIFICATIONS WITH ASTM C-443 FLAT GASKET JOINTS, OR ASTM C-361 "O-RING" JOINTS WHEN WATER MAIN QUALITY JOINTS ARE REQUIRED.
2. ALL PLASTIC PIPE SHALL BE P.V.C. WITH SDR26 WALL THICKNESS AND CONFORM TO D-3034 SPECIFICATIONS WITH ASTM D-3212 GASKET TYPE JOINTS.
3. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD B 1784 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "STORM".
5. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
6. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS OR INFORMATION INCONSISTENT WITH SITE CONDITIONS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANYTHING.
7. IN PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-2050 OR R-2502 WITH TYPE D GRATE AT LOW POINTS; OR NEENAH R-3281-A IN CURB AND GUTTER; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
8. IN NON-PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-4340 WITH TYPE B GRATE AT LOW POINTS; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
9. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER.
10. ALL FLARED END SECTIONS (FES) ARE TO BE INSTALLED WITH TRASH GRATES.

PROJECT SPECIFICATIONS

C-10

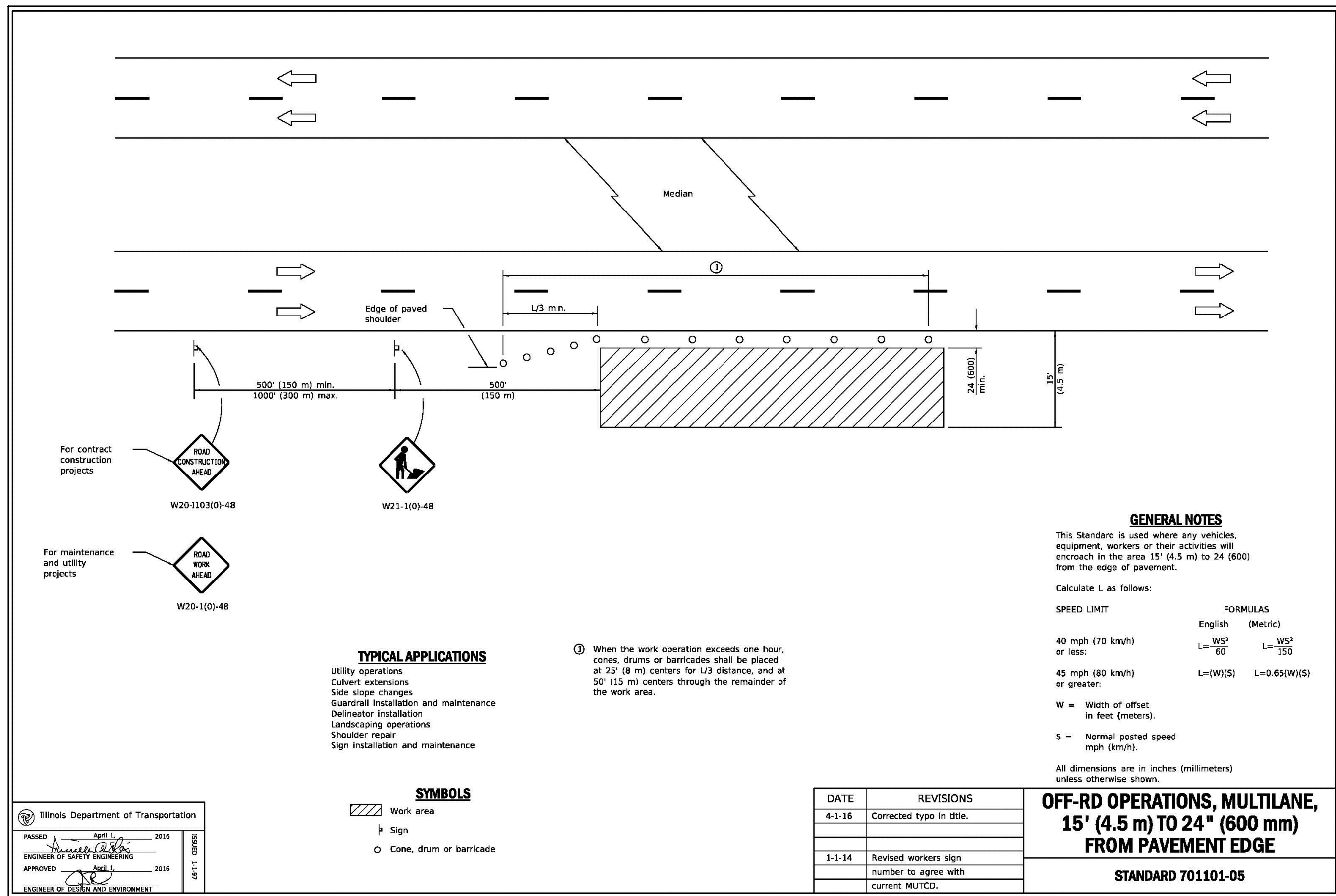
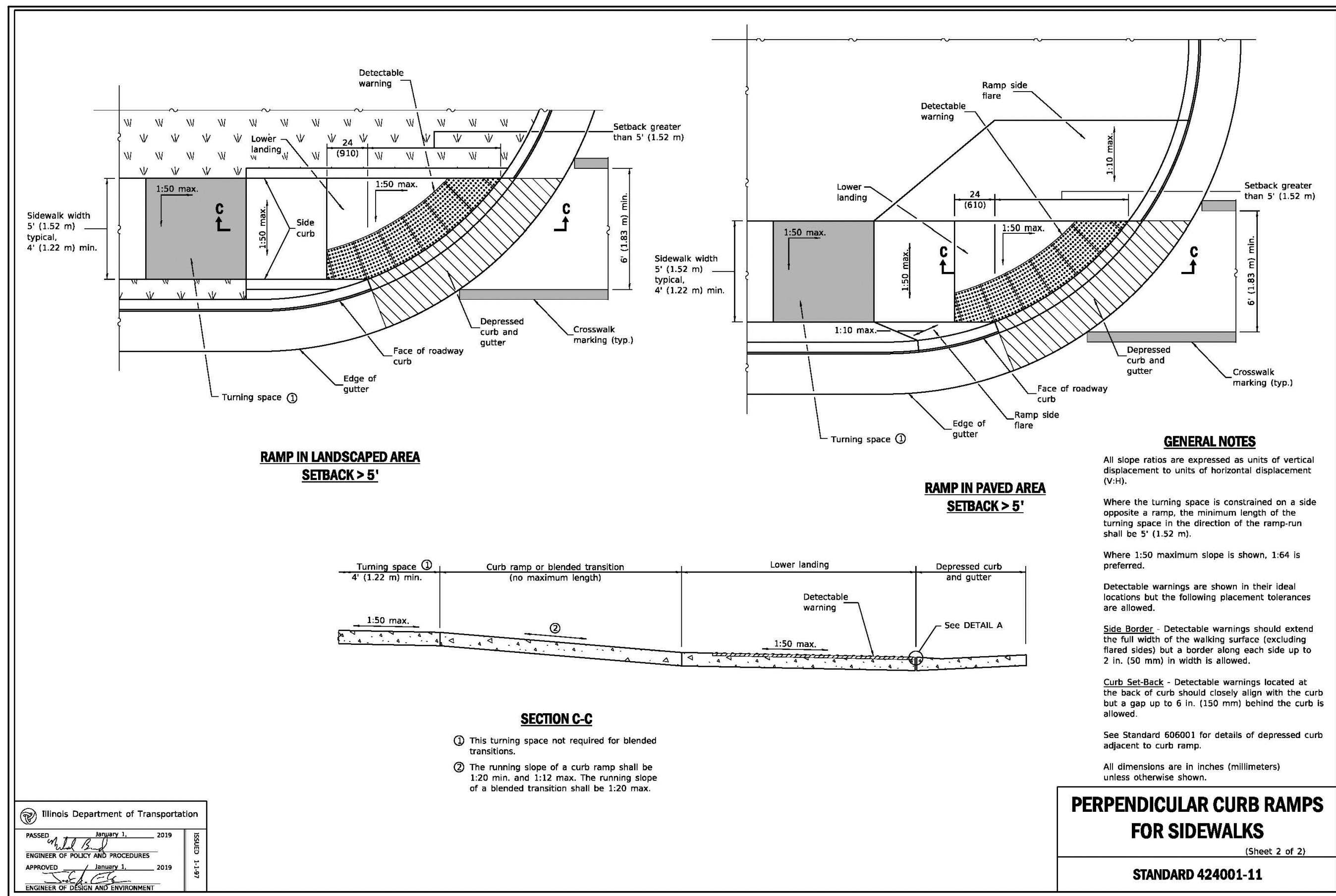
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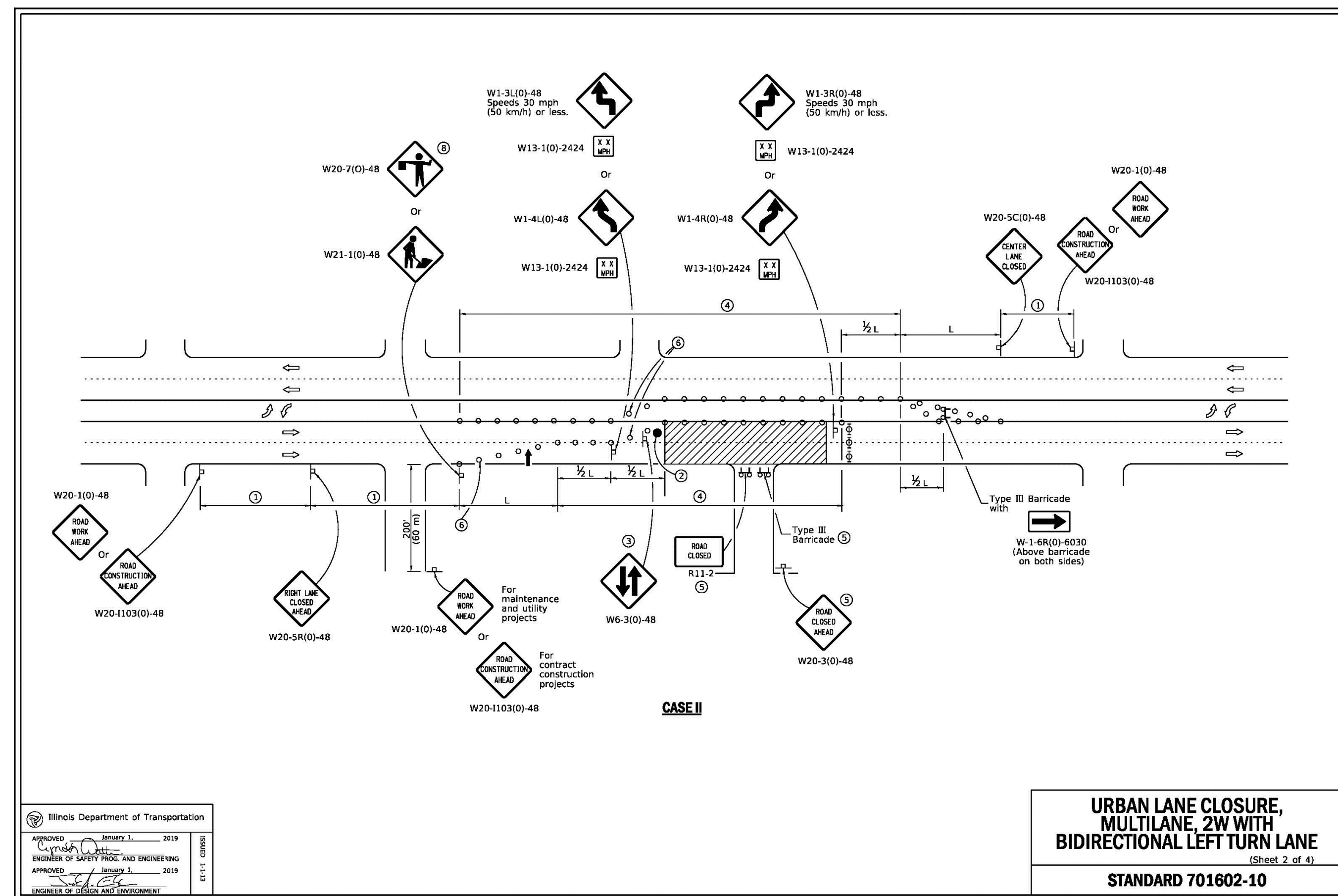
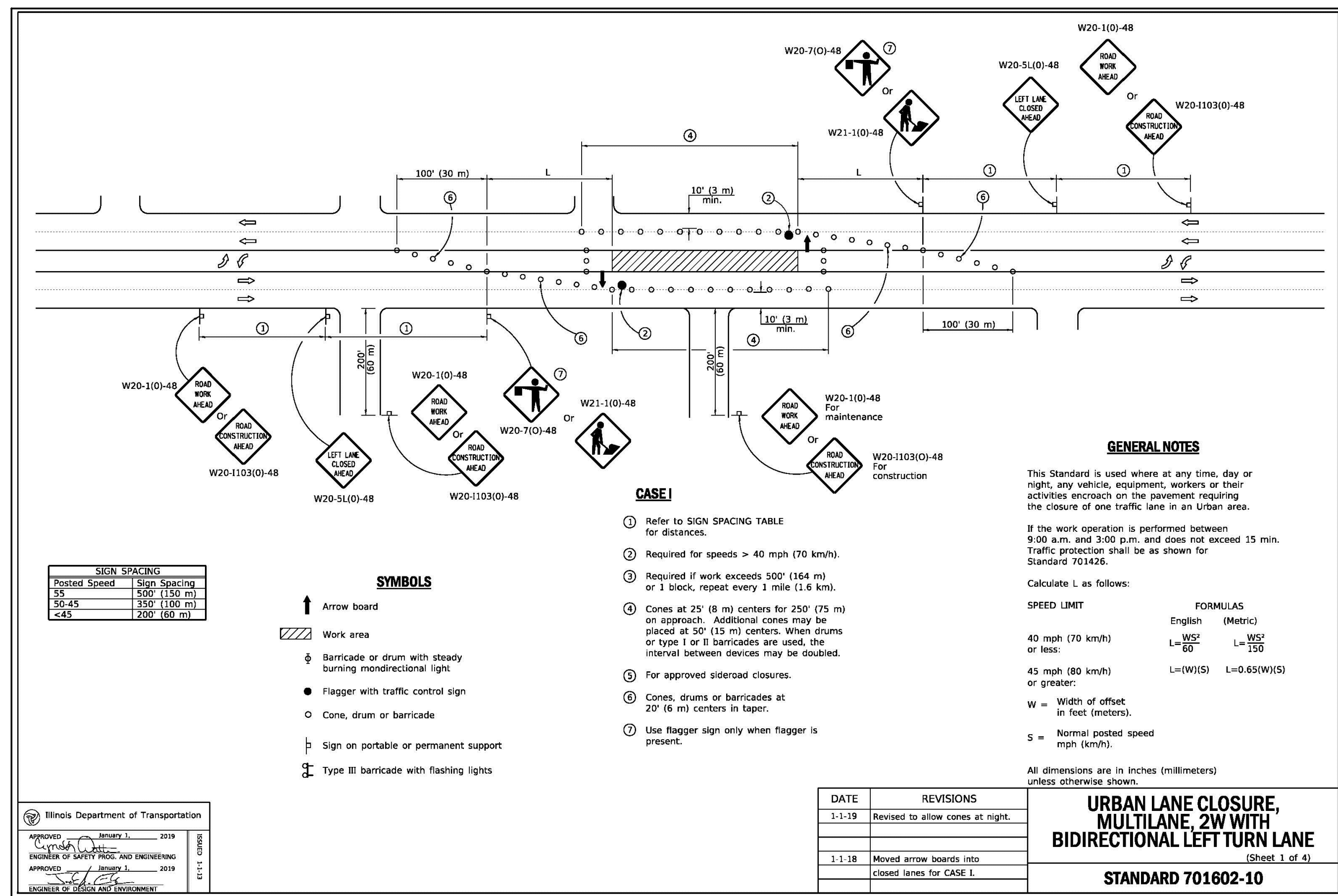
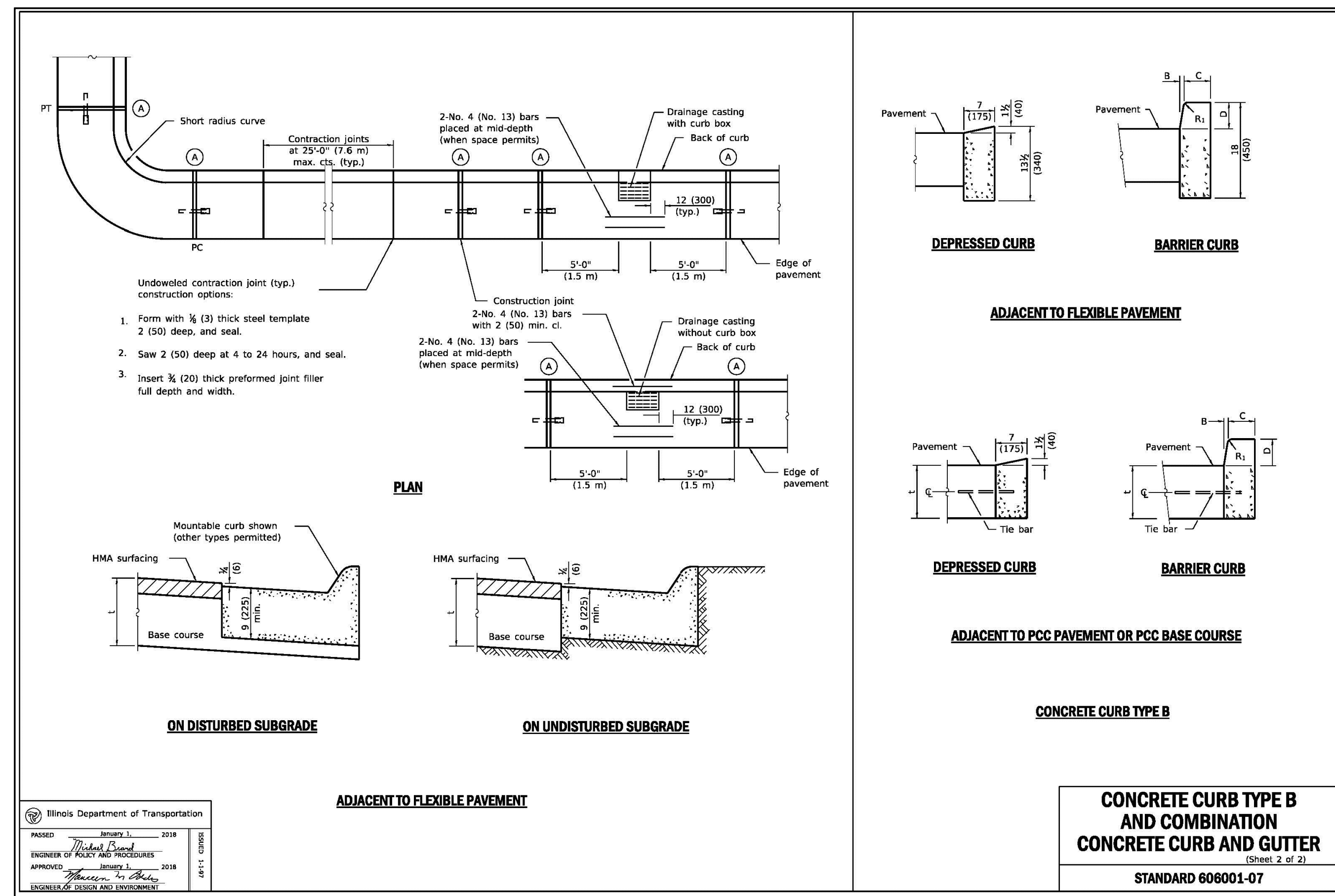
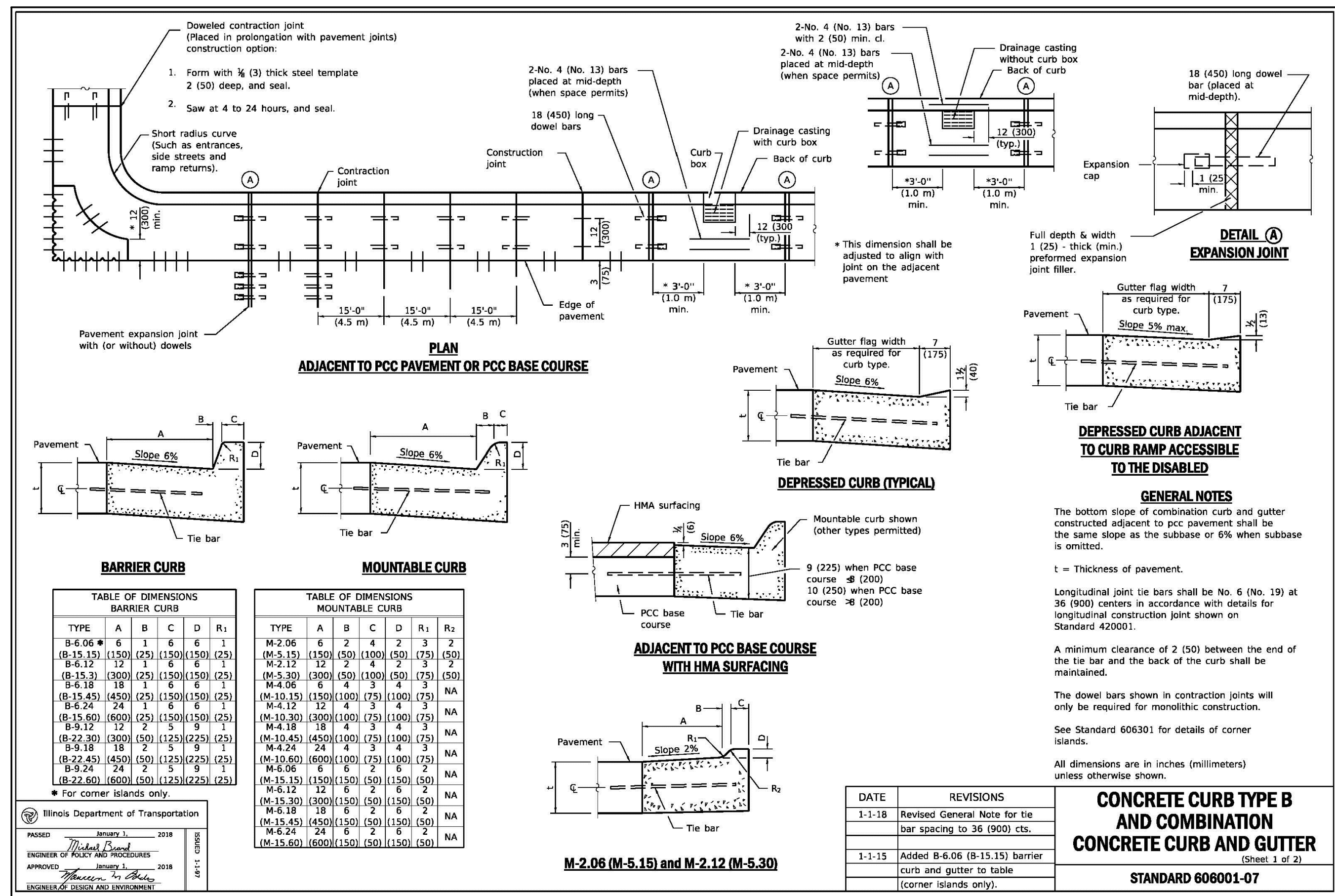
CHECKED BY: J. MILLER
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SCALE: NONE
PROJECT NO.: 19-063

Prepared For:

Prepared By:



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DESIGN BY: S. SIMAK
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SCALE: NONE
PROJECT NO.: 19-063



*SEE SHEET C-14 FOR SHEETS 3 AND 4 OF IDOT STANDARD 701602-10
[URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE]

IDOT DETAILS

C-12

DOT DETAILS

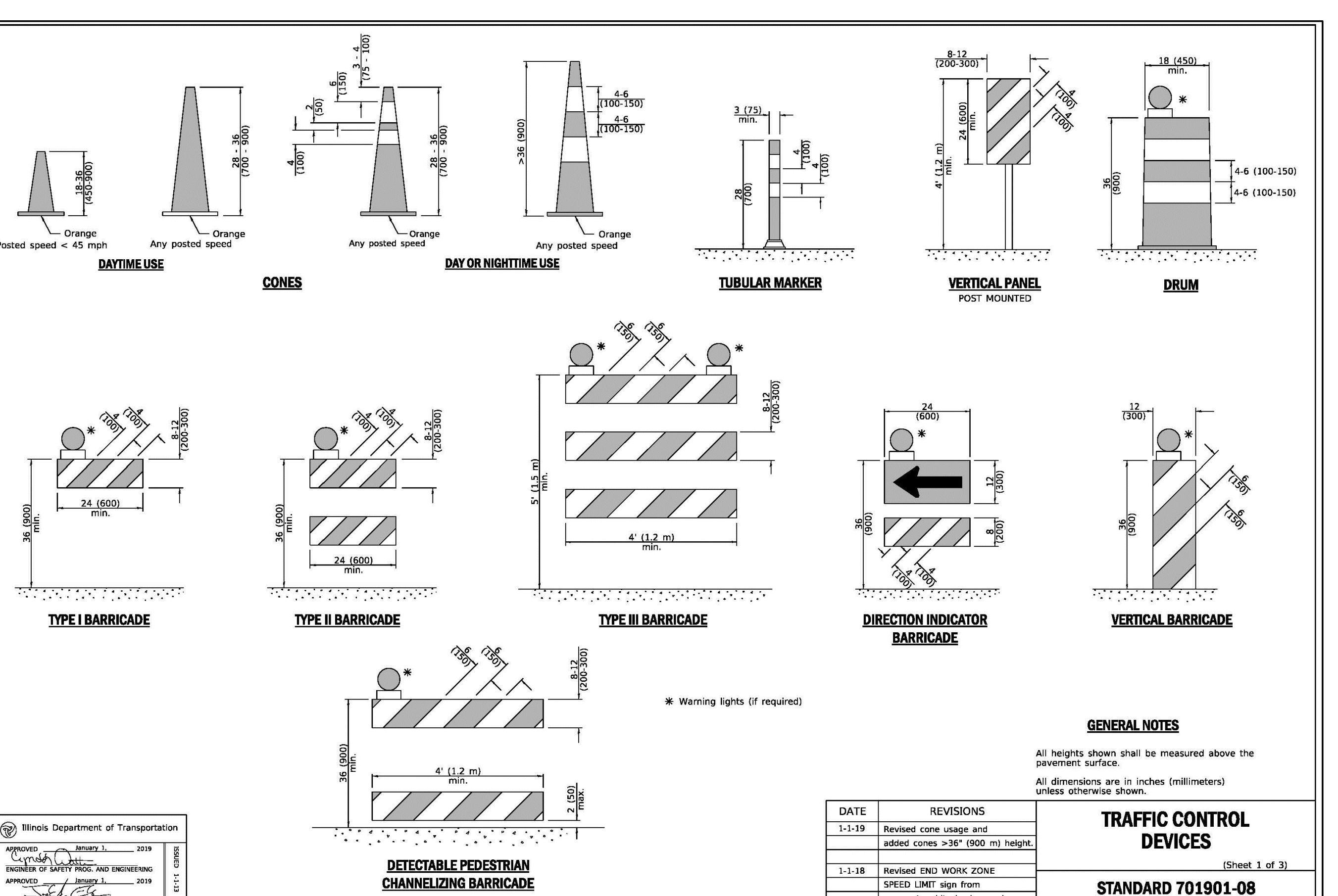
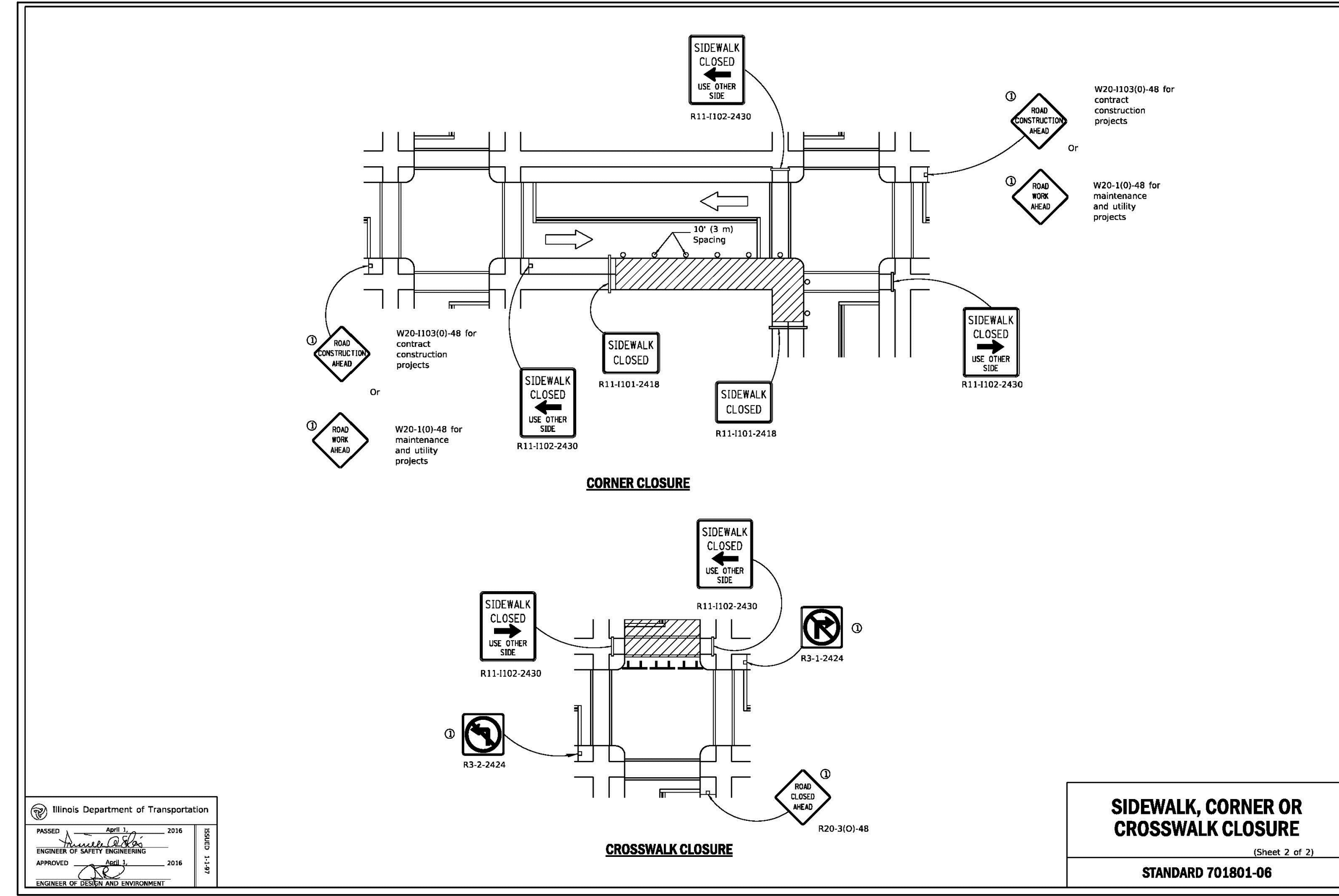
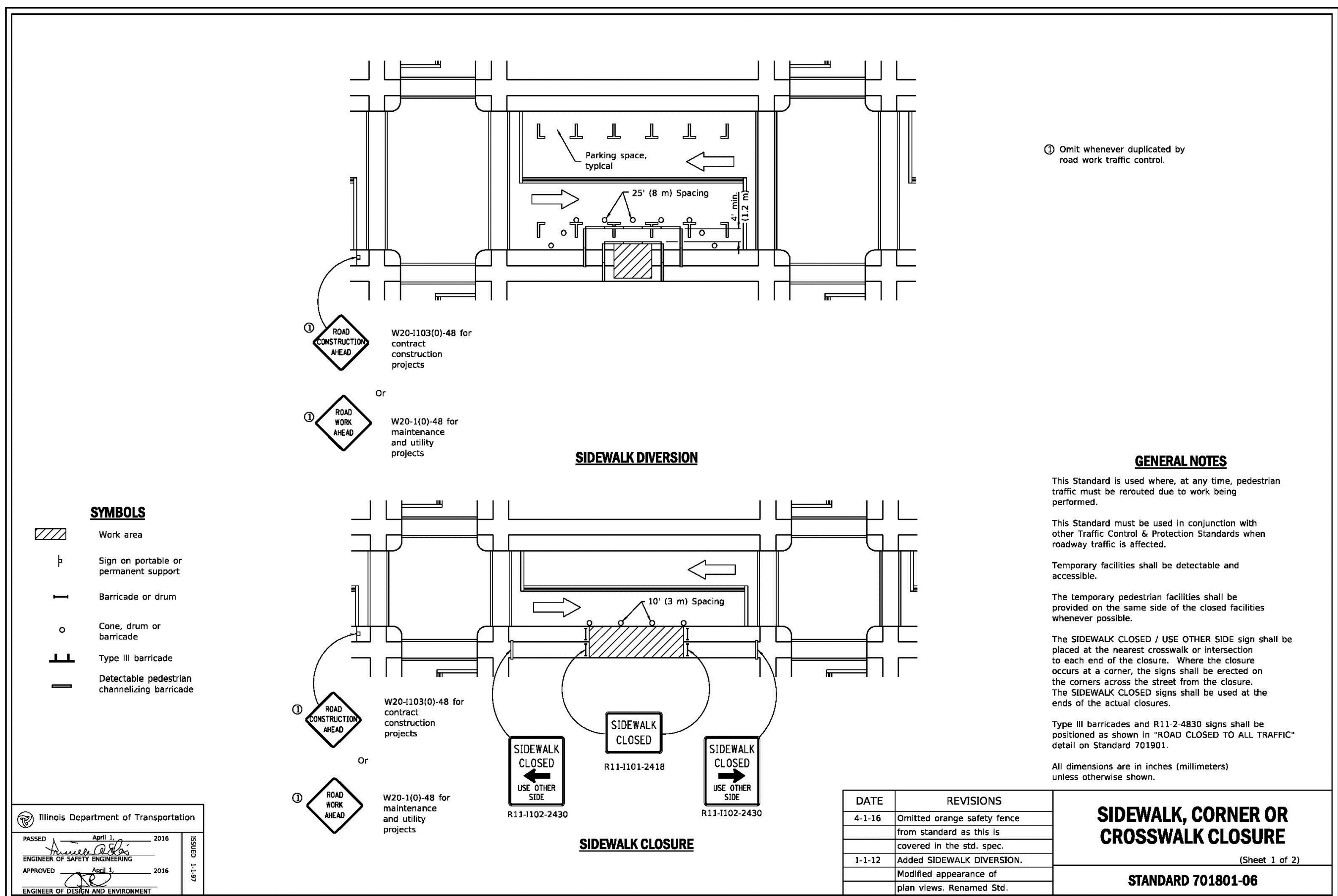
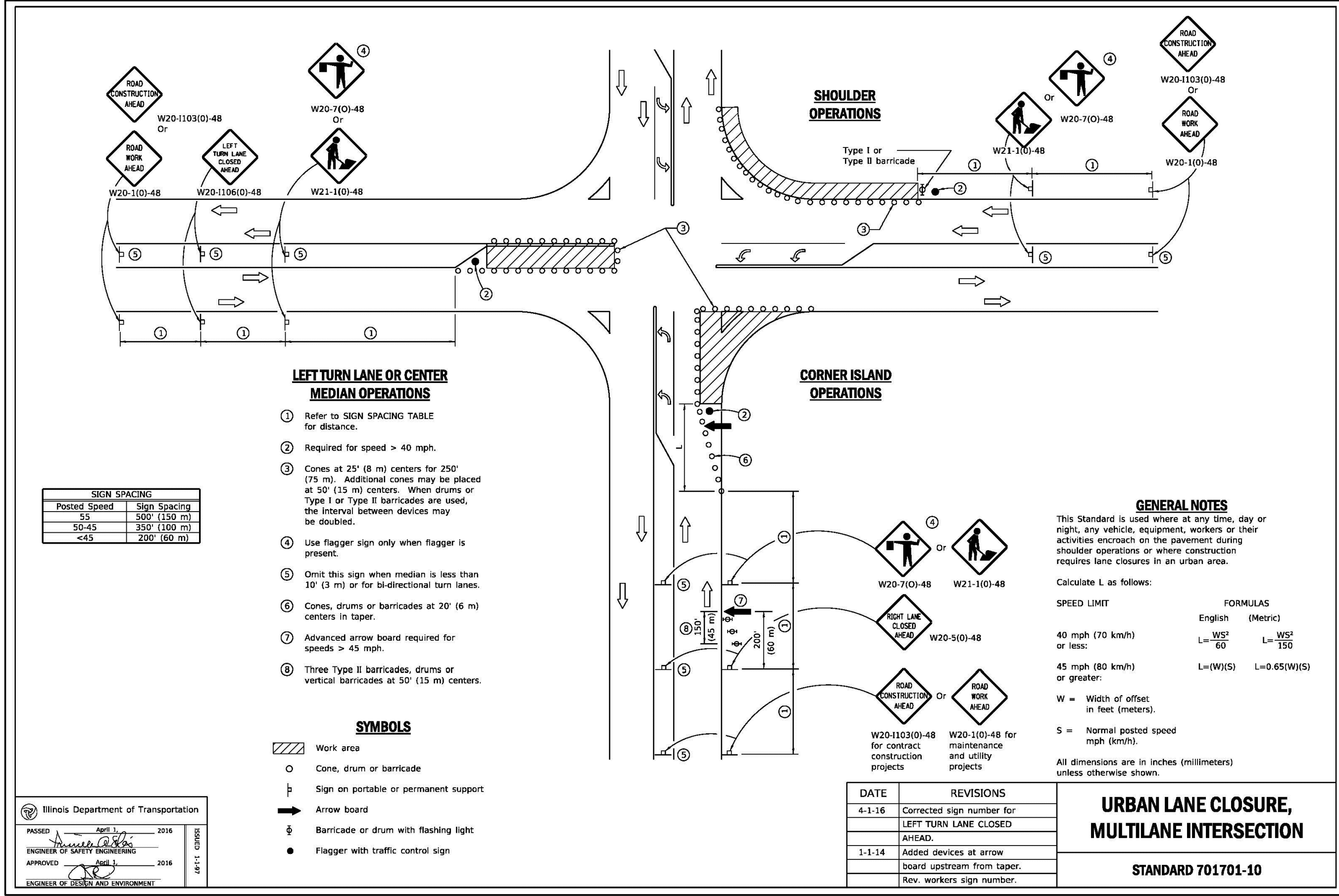
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PROJECT NO.: 19-063



DATE	REVISIONS	NO.
10/4/19	NONE	1
12/13/19	NONE	2
03/17/2020	NONE	3
02/17/2020	NONE	4
02/28/2020	NONE	5

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PROPOSED FUEL CENTER
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Palatine, IL 60067

Prepared By:

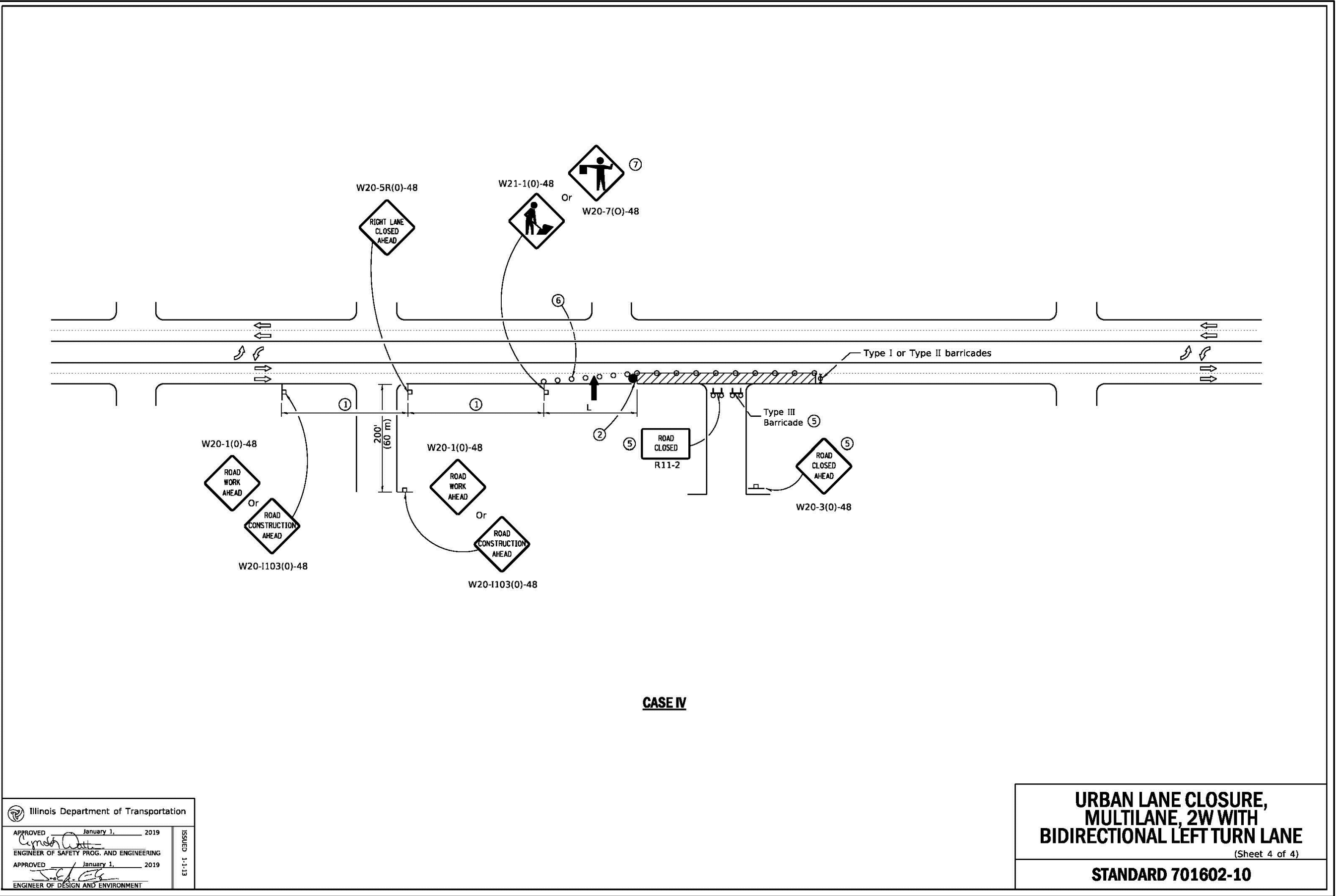
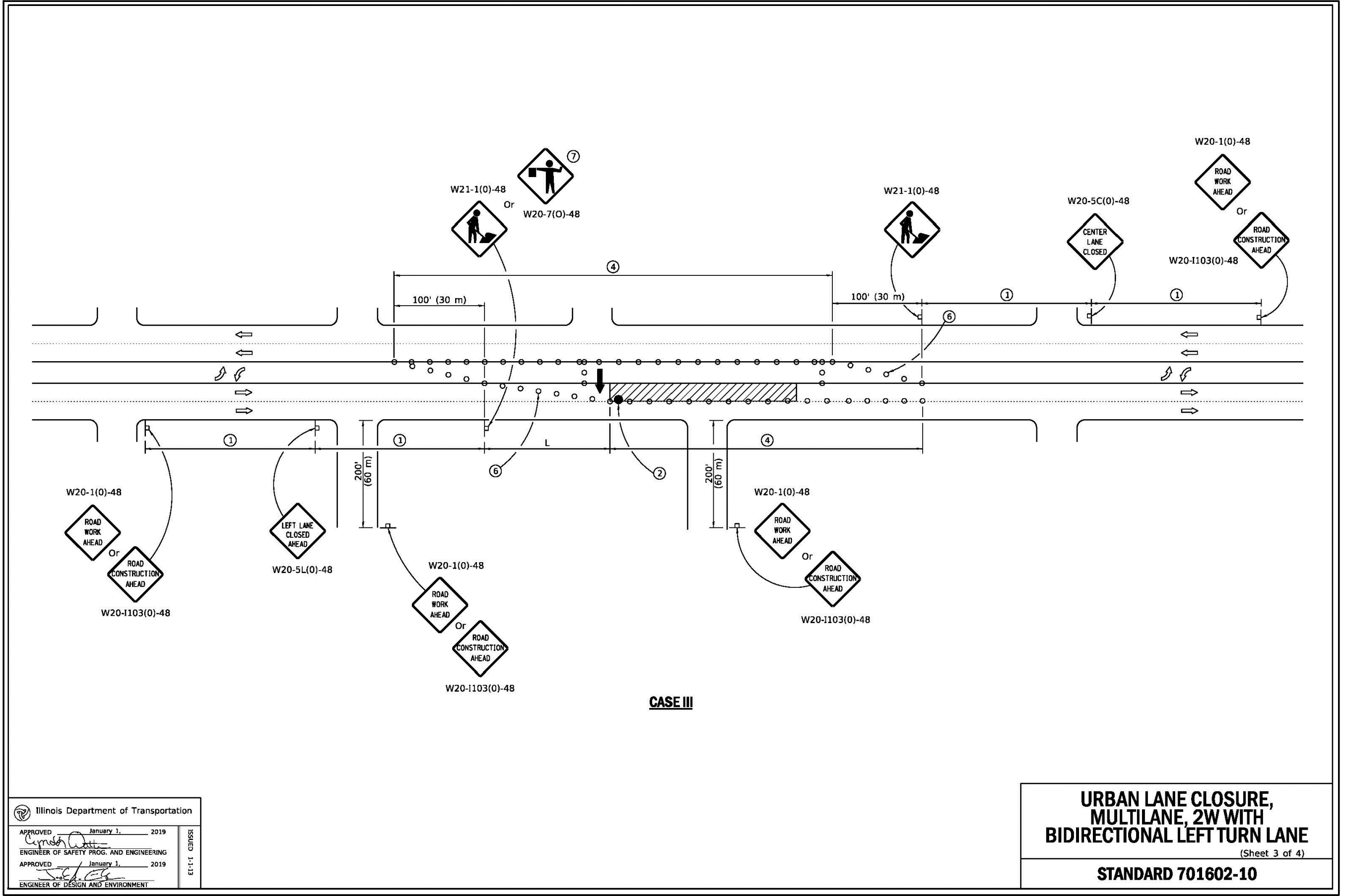
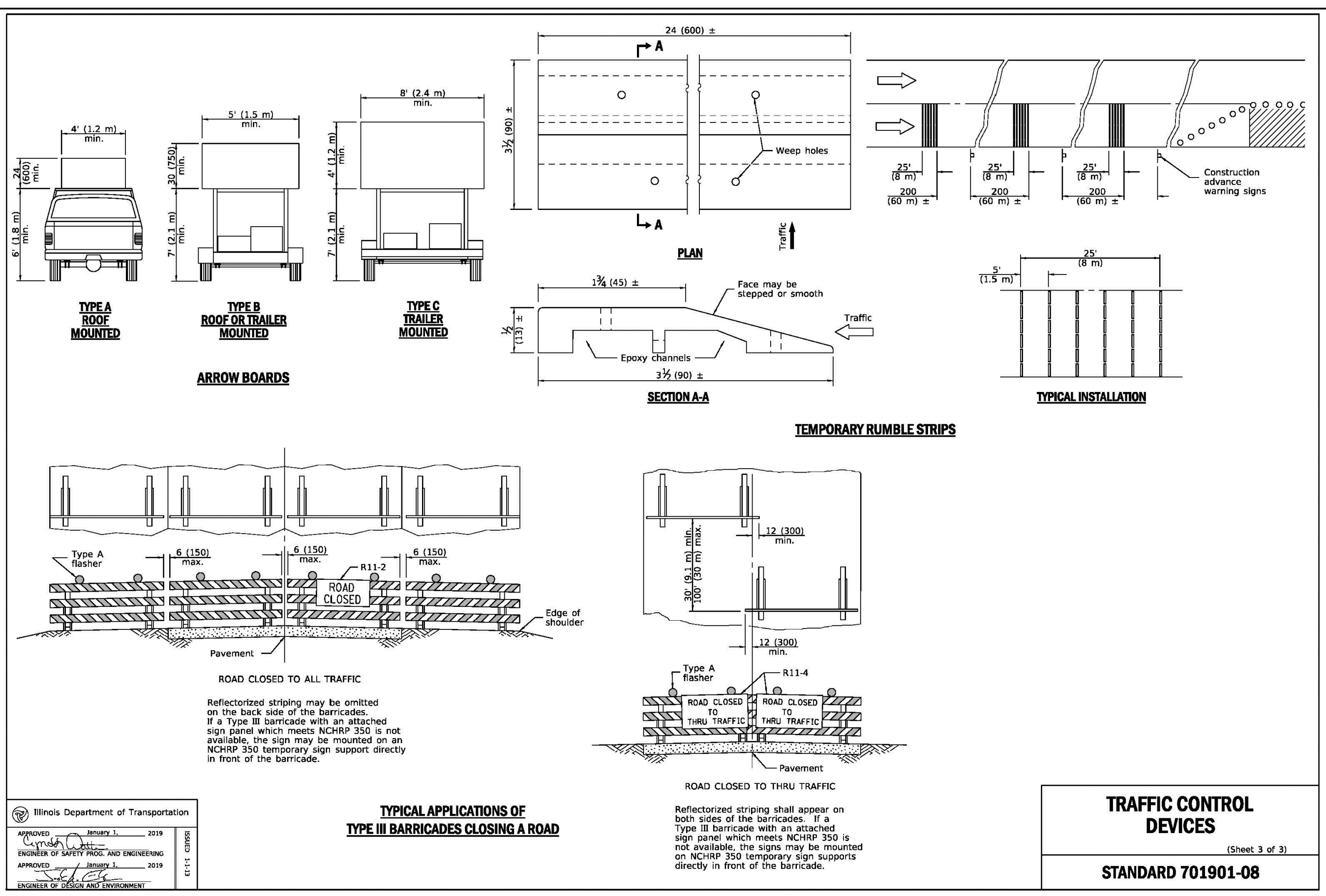
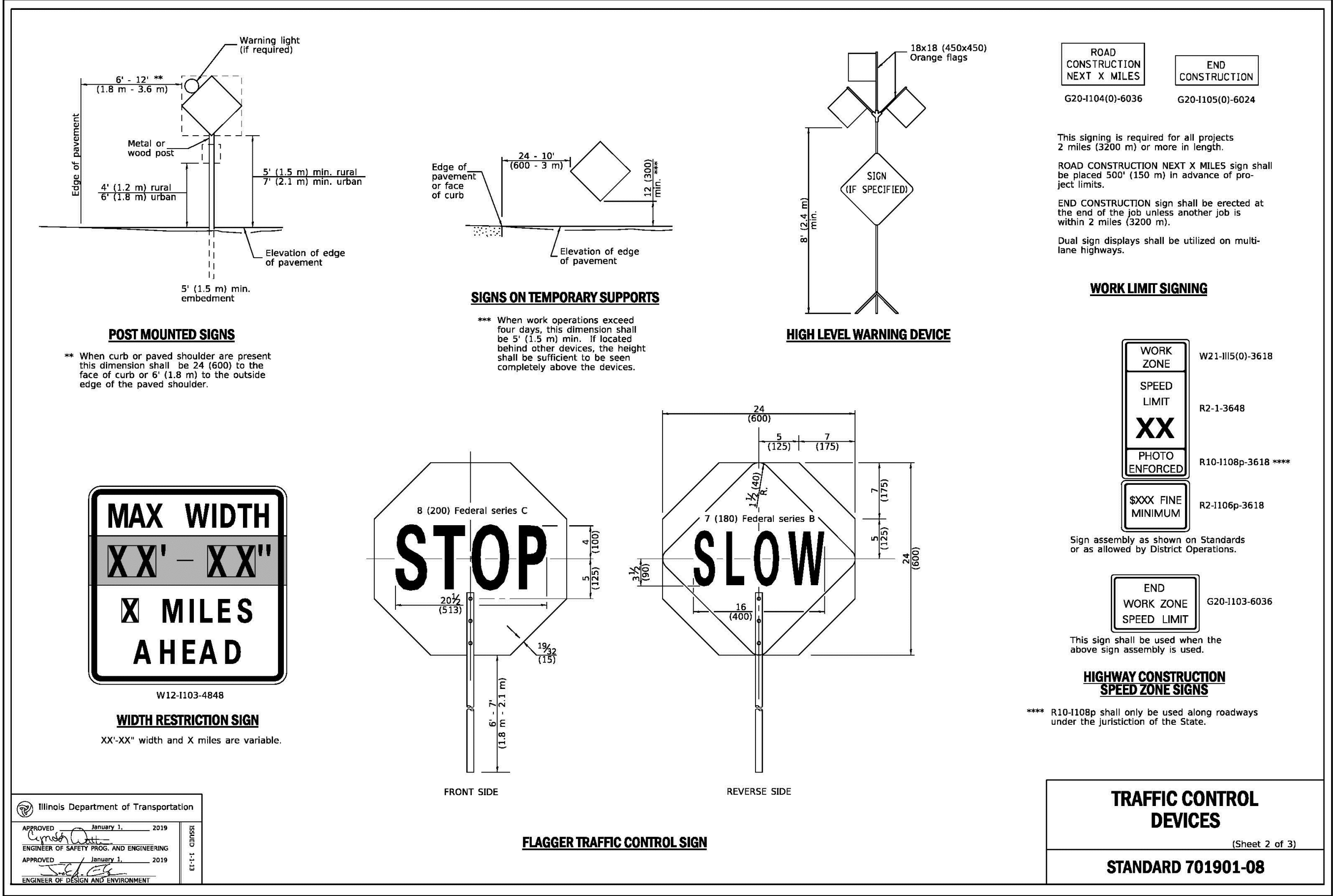
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DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE:
PROJECT NO.: 19-063

C-13

IDOT DETAILS

IDOT DETAILS



NO.	REVISIONS	DATE
1	NONE	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/28/2020

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C-14

IDOT DETAILS

IDOT DETAILS

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL

VITRIFIED CLAY PIPE
REINFORCED CONCRETE SEWER PIPE
CAST IRON SOIL PIPE
DUCTILE IRON PIPE

PIPE SPECIFICATIONS

ASTM C-700
ASTM C-76
ASTM A-74
ANSI A21.51

ASTM D-3034
ASTM F-679

ASTM D-3350
ASTM D-3035

ASTM D-2241
AWWA C900
AWWA C905

JOINT SPECIFICATIONS

ASTM C-425
ASTM C-443
ASTM C-564
ANSI A21.11

ASTM D-3212
ASTM D-3212

ASTM D-3261,F-2620 (HEAT FUSION)
ASTM D-3212,F-477 (GASKETED)

ASTM D-3139
ASTM D-3139
ASTM D-3139

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

PIPE MATERIAL

POLYPROPYLENE (PP) PIPE
12-INCH TO 24-INCH DOUBLE WALL
30-INCH TO 60-INCH TRIPLE WALL

PIPE SPECIFICATIONS

ASTM F-2736
ASTM F-2764

JOINT SPECIFICATIONS

D-3212, F-477
D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS (SEWER-TAP MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING BAND SEAL OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXEROISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

MWRD SPECIFICATIONS

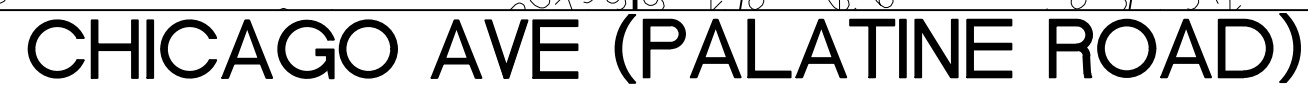
C-15

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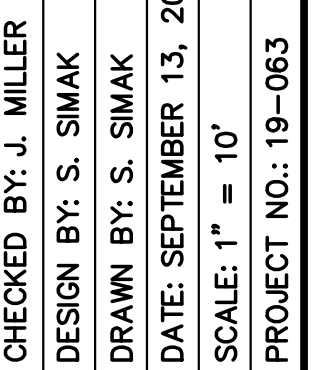


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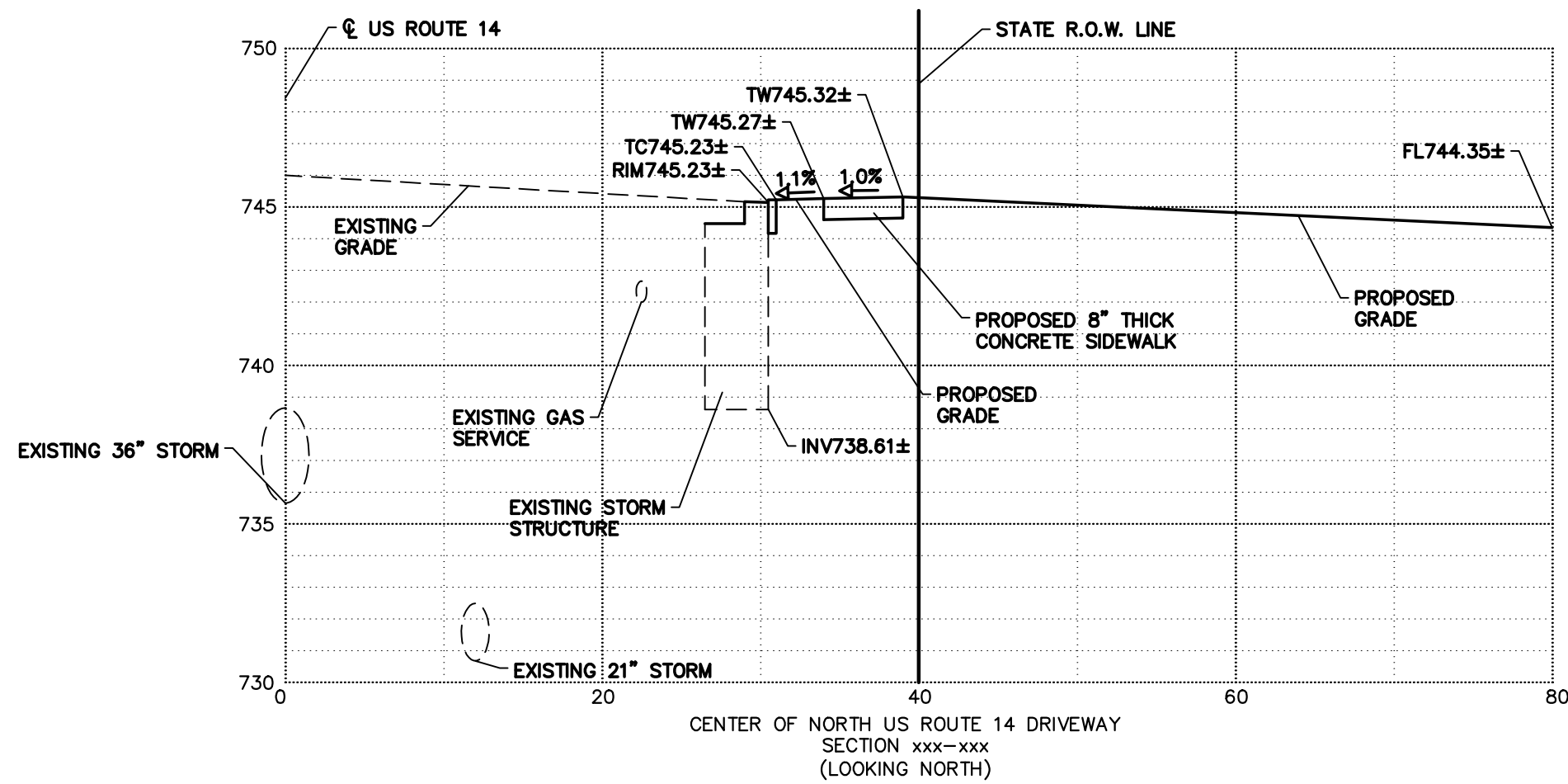
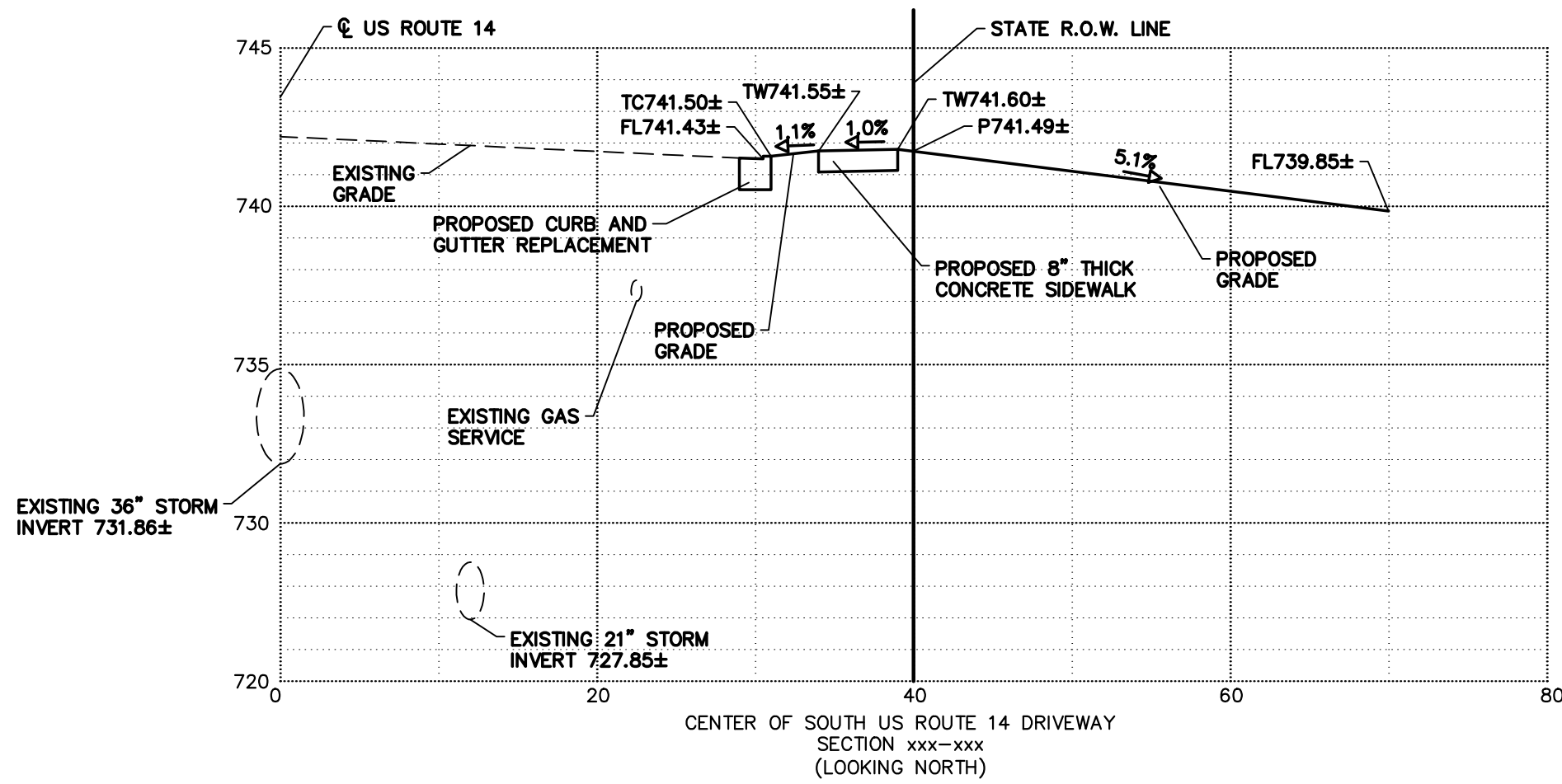
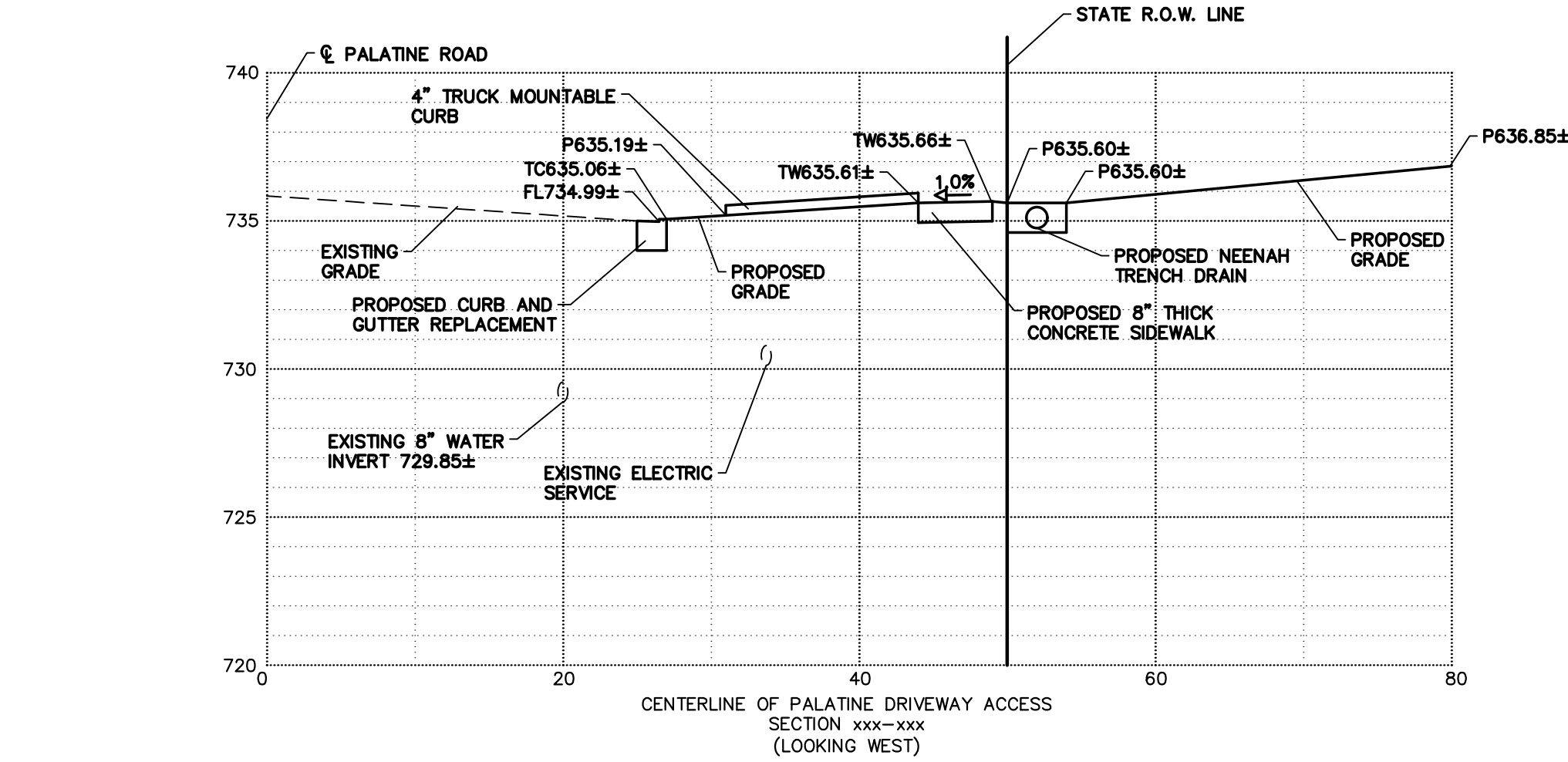
GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS $\pm$, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE $\pm$ GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PAPER DRAINAGE, TIE-BACKS, AND SHORING, AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

Prepared By:

C-16

DOT ACCESSIBLE ROUTE GRADES AND DETAILS



IDOT ACCESS DRIVE PROFILES

C-17

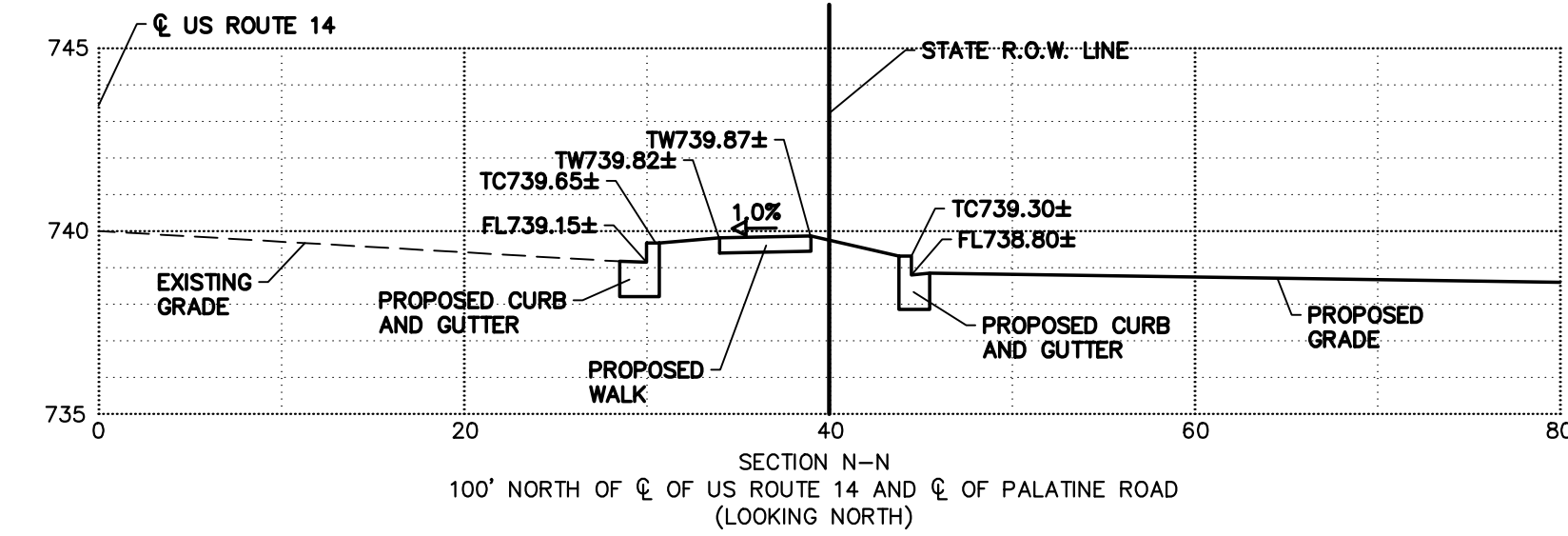
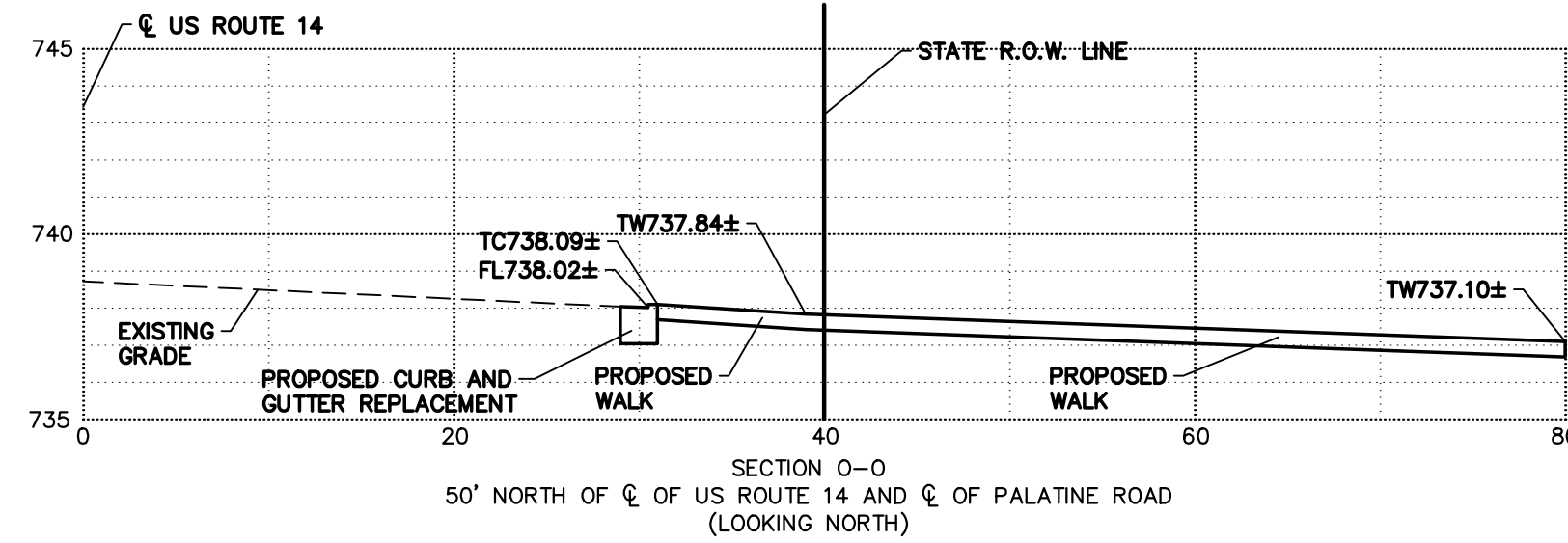
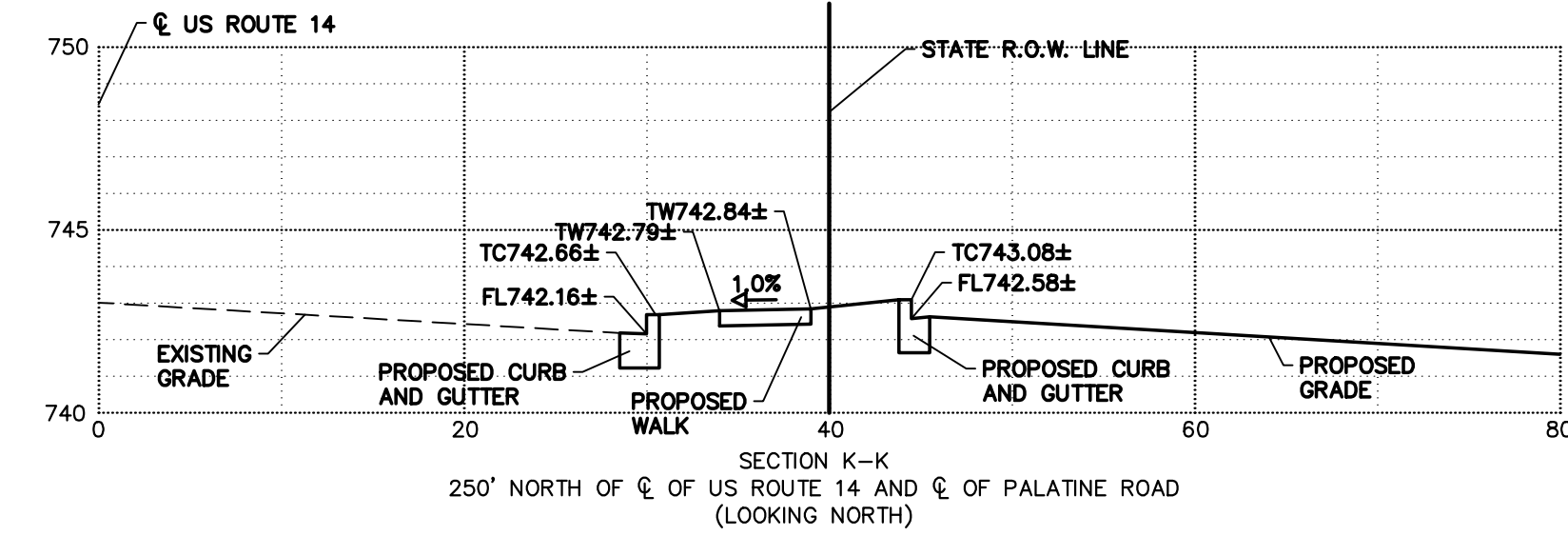
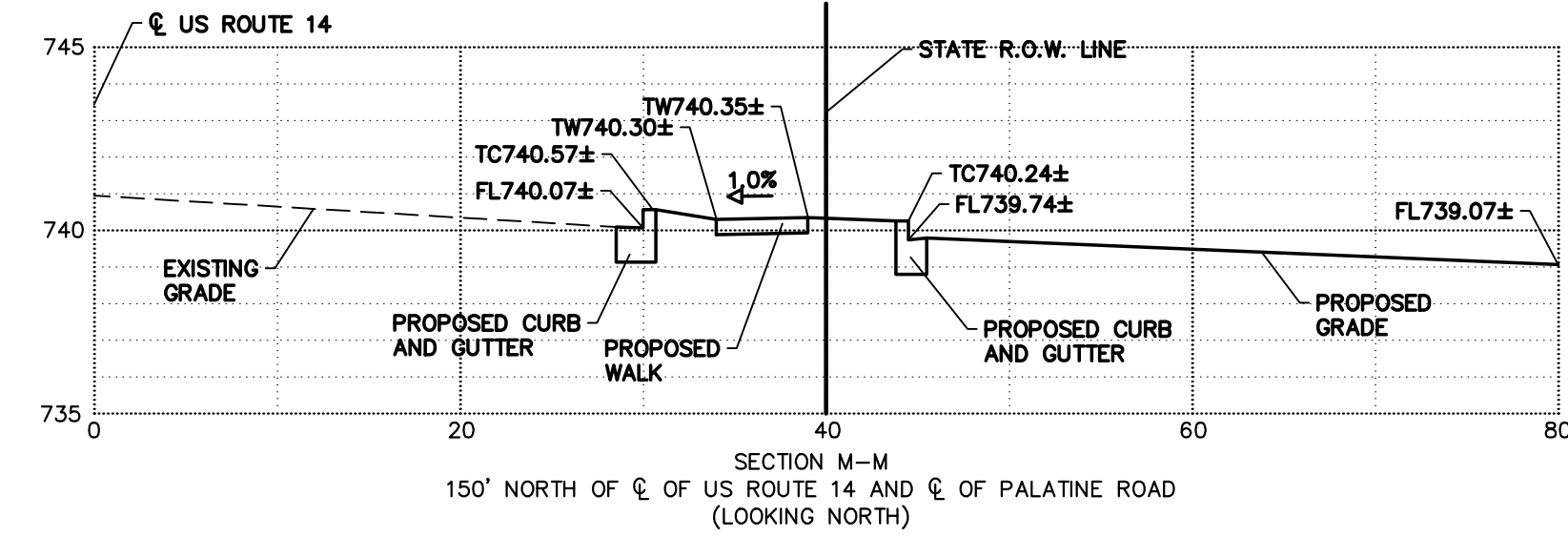
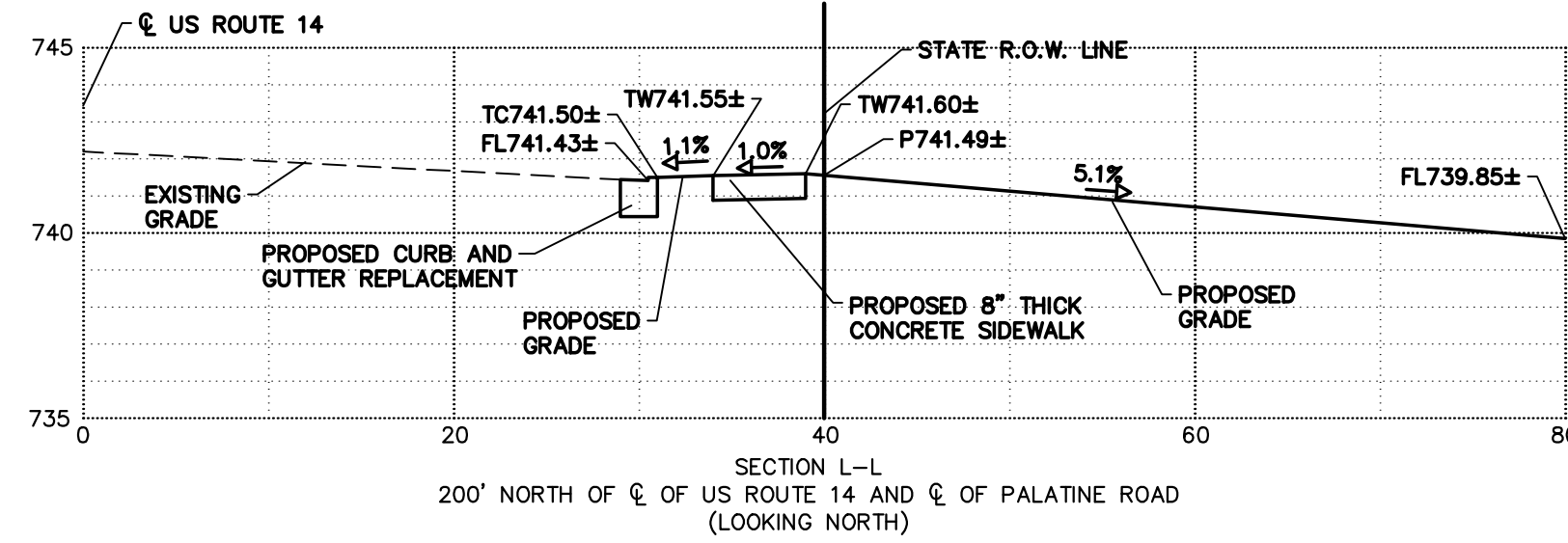
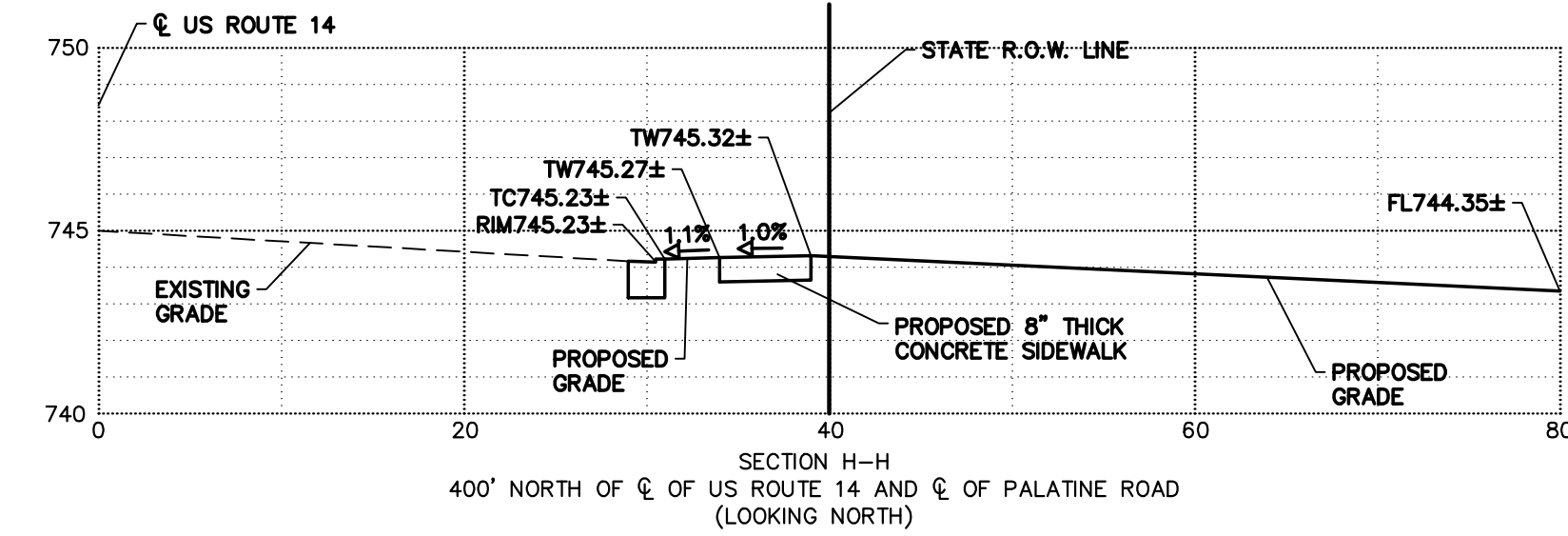
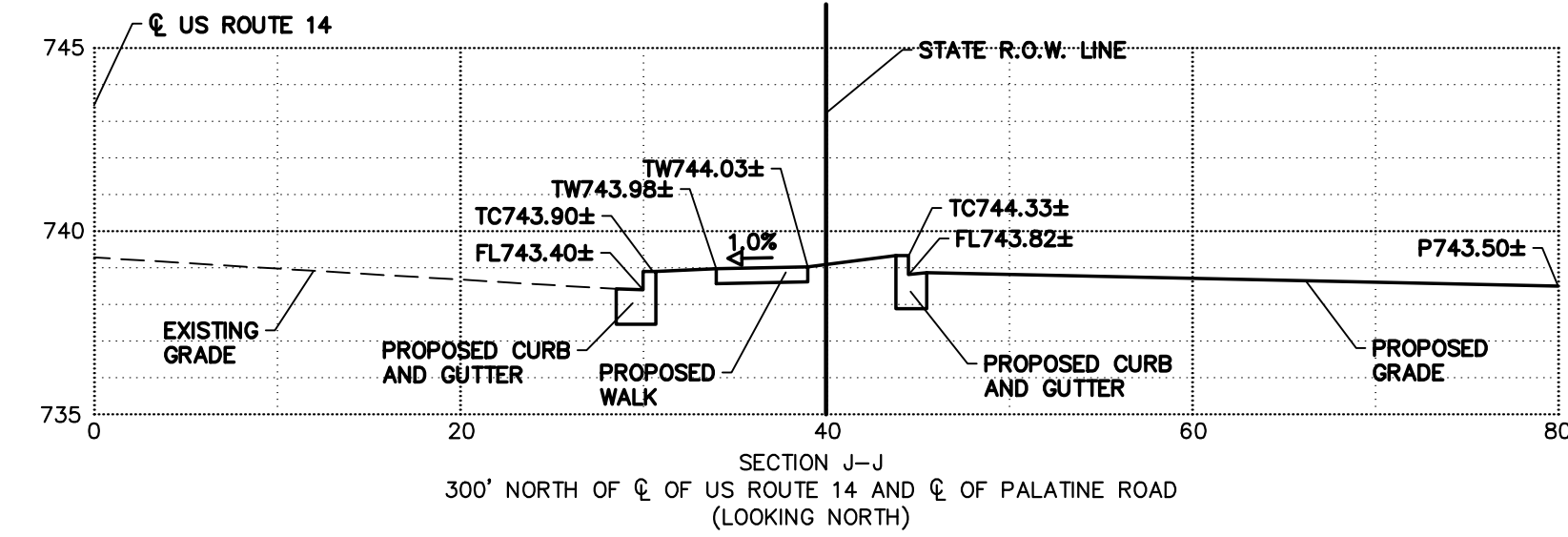
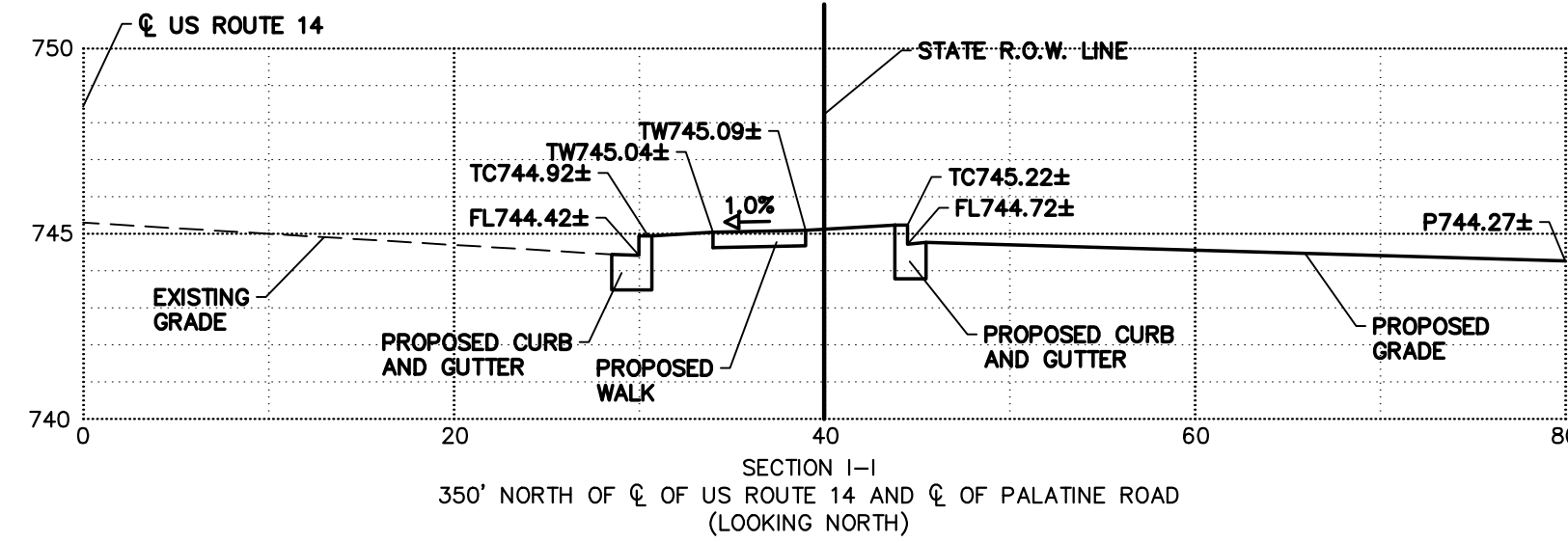
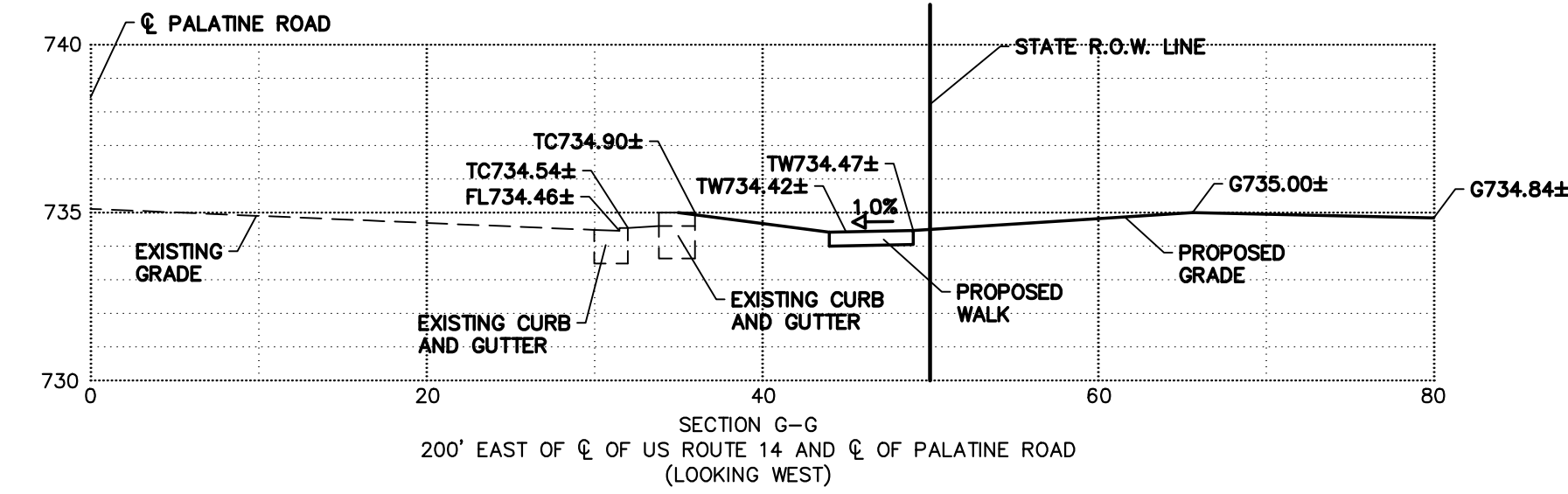
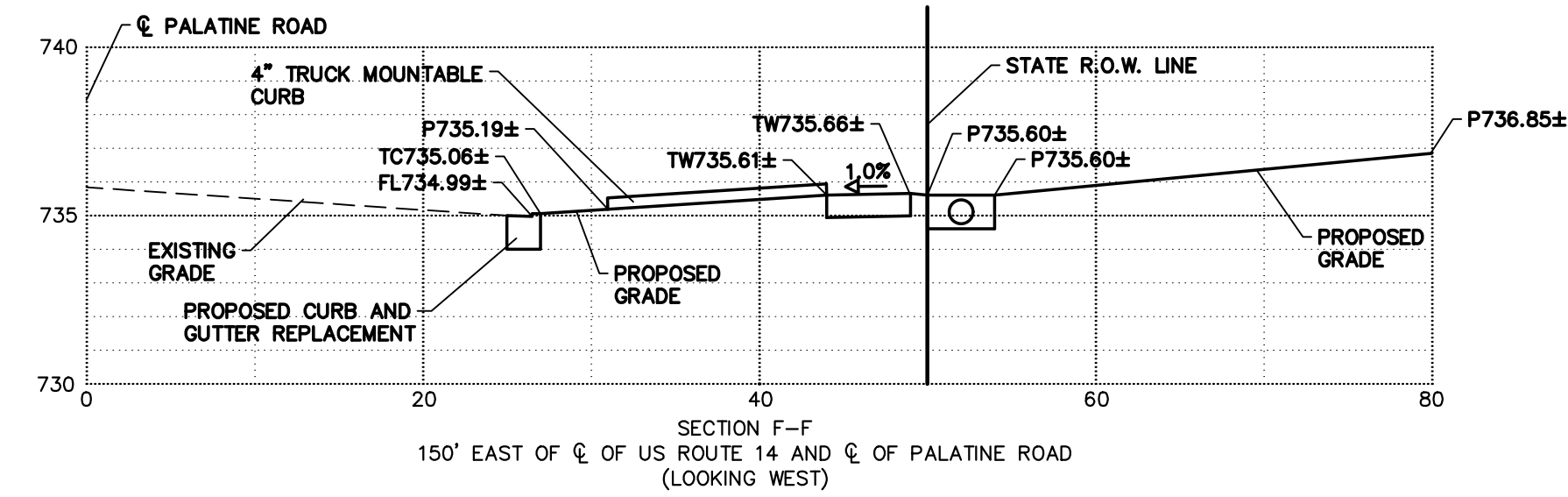
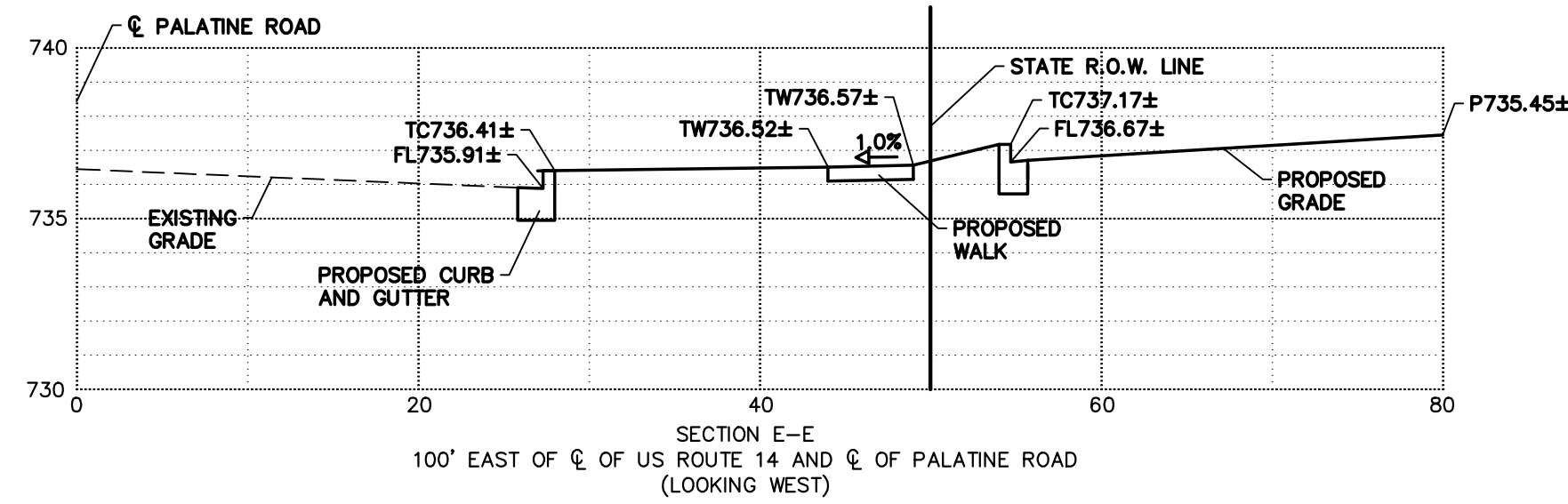
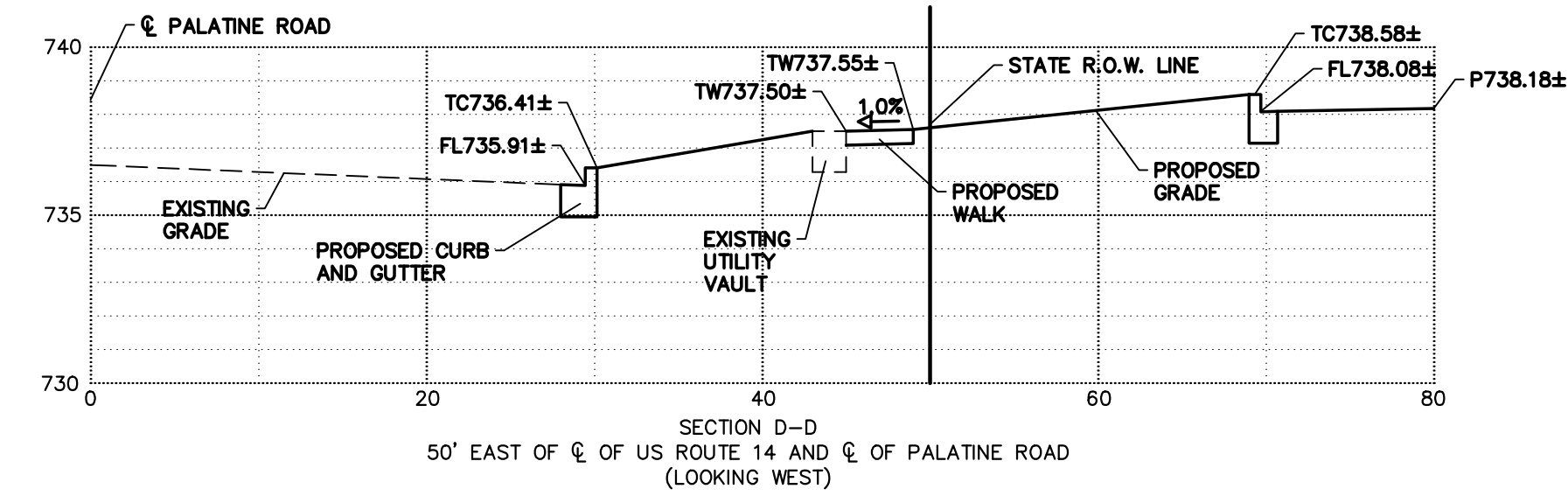
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NO.	REVISIONS	DATE
1	NOT IN PLAN SET	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/26/2020



NO.	REVISIONS	DATE
1	NOT IN PLAN SET	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/26/2020

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:



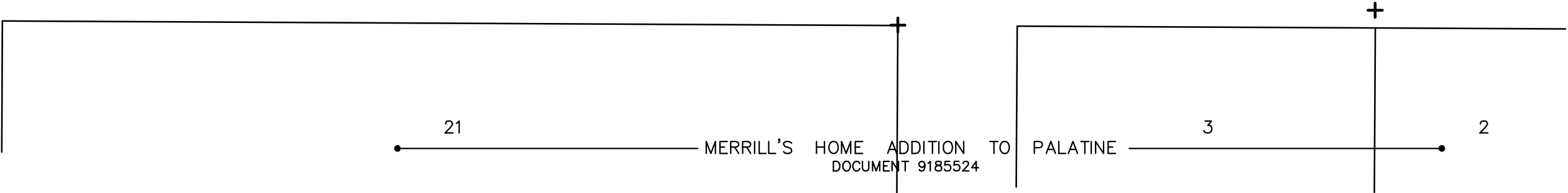
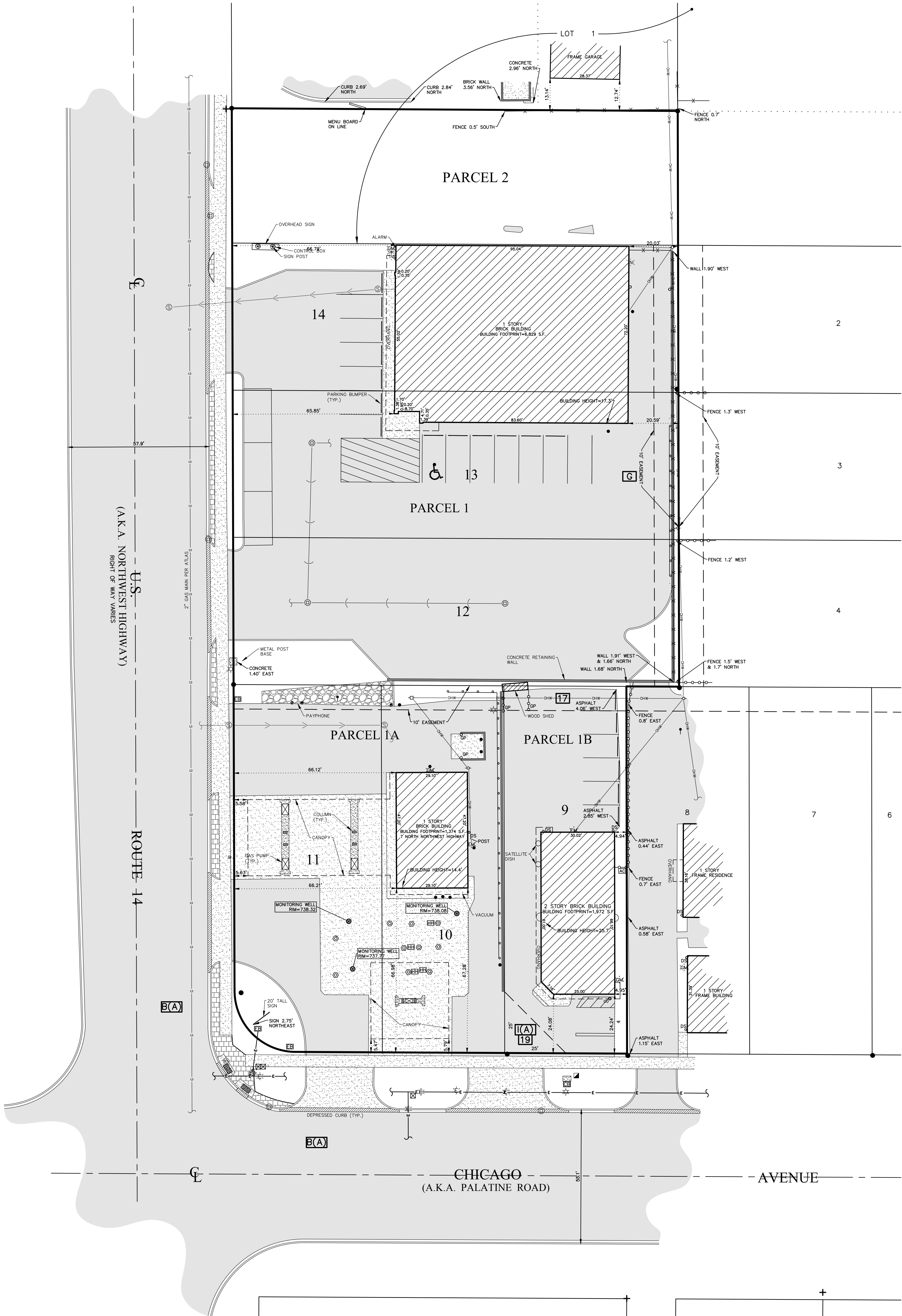
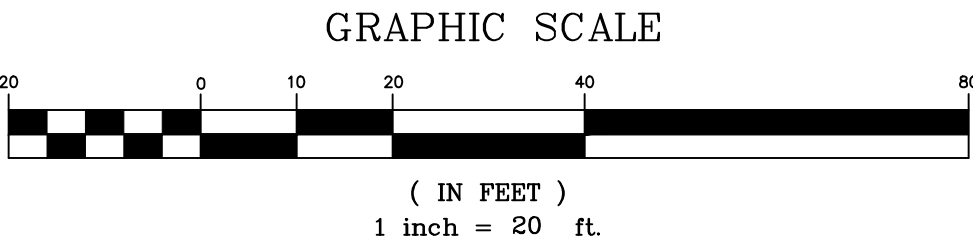
CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

IDOT STATE ROW CROSS SECTIONS

C-18

IDOT STATE ROW CROSS SECTIONS

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



G:\PSDATA\2019PROJECTS\19.0121\19.0121LTS-TOPO.DWG

2 OF 3

SCALE: 1" = 20'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

7 NORTH NORTHWEST HIGHWAY
Palatine, Illinois

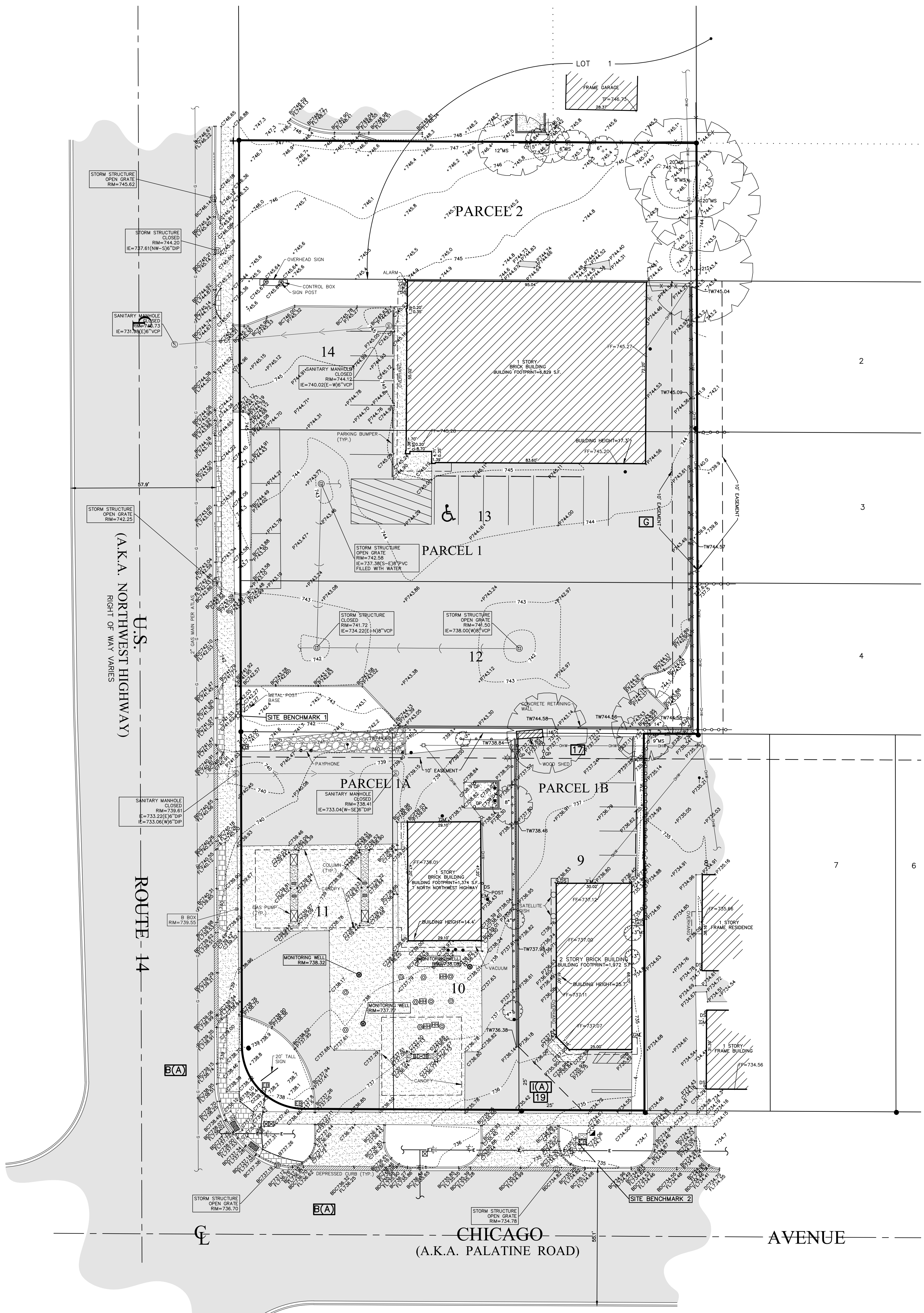
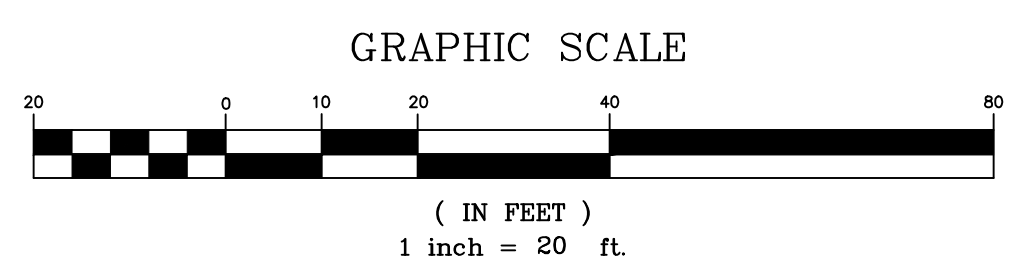
CLIENT

VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 5-20-19 PC CS DRAWN BY TFS CHECKED BY DW BOOK 543 PG 43

NO.	REVISIONS	DATE	BY
1.	PER REVISED TITLE COMMITMENTS	7-2-19	BT

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



BENCHMARKS

REFERENCE BENCHMARK:
NBS DESIGNATION - E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NORTHEAST OF PALATINE. OWNERSHIP—ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FT (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK.

DATUM: NAVD83
ELEVATION = 719.51
SITE BENCHMARKS:
SITE BENCHMARK 1
SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY, (EAST SIDE OF NORTH NORTHWEST HIGHWAY)
ELEVATION = 742.45
SITE BENCHMARK 2
SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHWEST CORNER OF SITE.
ELEVATION = 735.10

3 OF 3
SCALE: 1" = 20'

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
7 NORTH NORTHWEST HIGHWAY
Palatine, Illinois

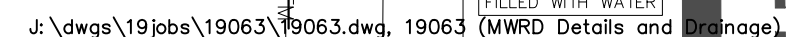
CLIENT
VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

NO.	REVISIONS	DATE	BY
1.	PER REVISED TITLE COMMITMENTS	7-2-19	BT

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811

Know what's below.
Call before you dig.



REQUIREMENTS

CN IMPERVIOUS AREA	- 98
CN PERVIOUS AREA	- 74
ADJUSTED CN VALUE	- 94

CONVEYANCE SYSTEM

SOUTH DRIVEWAY ACTS AS WEIR, 27' IN LENGTH

PER MWRD REGULATIONS, STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE AS THE TOTAL CONTIGUOUS OWNERSHIP IS LESS THAN 3 ACRES. THE DEVELOPMENT INCLUDES A DISTURBED AREA OF GREATER THAN 0.5 ACRES. THEREFORE VOLUME CONTROL IS REQUIRED.

CAPTURE DEPTH = 1 INCH
VOLUME REQUIRED = 17,800 X 1/12 = 1,483 CF

PERMEABLE PAVERS:
AREA = 4,428 SQ FT
PROVIDED = 2,789 CF

TOTAL VOLUME PROVIDED > TOTAL VOLUME REQUIRED

The diagram illustrates a cross-section of a permeable pavement system. From top to bottom, the layers are:

- PERMEABLE JOINT OPENING AS DIRECTED BY MANUFACTURER**: Located at the very top surface.
- PERMEABLE PAVERS**: The main paving layer.
- VEGETATED FILTER STRIPS/ OTHER BMPs (SEE NOTE 10)**: Two types are shown, one above and one below the pavers.
- SURFACE WATER FLOW**: Indicated by arrows moving across the top surface.
- GEOTEXTILE FABRIC (CIDS ONLY)**: A layer below the filter strips.
- V_a**: Vertical distance from the topsoil to the geotextile fabric.
- OPEN SPACE**: The void space between the pavers.
- 4" DIAMETER UNDERDRAIN PERFORATED PIPE WITH LIQUID CAP**: A pipe running horizontally through the open space.
- OBSERVATION WELL, 6" PERFORATED PVC PIPE WITH LIQUID CAP**: A vertical pipe extending from the underdrain up to the surface.
- PERMEABLE BASE AGGREGATE - OPEN-GRADED, CRUSHED, (SEE NOTES)**: The base layer below the pavers.
- SEASONALLY HIGH GROUNDWATER LEVEL**: Indicated by a dashed line near the bottom of the diagram.

BOTTOM OF THE FACILITY: SEASONAL HIGH GROUNDWATER SEPARATION:	ELEV. FEET
---	---------------

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V _A = COURSE AGGREGATE (ABOVE INVERT)	4,428	1.5	0.36	$0.50 \times 0.36 \times V_A$	1,195
V _B = COURSE AGGREGATE (BELOW INVERT)	4,428	1	0.36	$0.36 \times V_B$	1,594
				TOTAL	2,789

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 ROADWAY GRAVEL 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 SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONNECTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARBON PIPE WITH THE ENDS SEALED.
- AVOID INSTALLATION ON SLOPES GREATER THAN 3.0%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF JRM MATERIAL SPECIFICATION 592. FOR WOMEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1); FOR NON WOMEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II). STONE STORAGE OPTIONS ARE DOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
- MINIMUM DISTANCE OF 2 FEET (3.5 FT IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
- UNDERDRAINS ARE REQUIRED IN THIN CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
- MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
- ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
- FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
- MAINTENANCE REQUIREMENTS INCLUDE ANNUAL WAXING/UM AND LOW-PRESSURE POWER WASHING OF PAVERS SURFACE. ADJACENT VEGETATED AREAS WILL BE WELL MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE APPLICATION SPECIFIC PERMEABLE PAVEMENT DETAIL.

ILCLIN CA - GUJANC - MANUAL
PERMEABLE PAVERS DETAIL

NOT TO SCALE

9/12/2016
S:\DC PROJ NOL
"A" REV. 10 - FD



NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A
CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM)
WEST--SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM)
NORTH--NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4
KM) EAST--NORTHEAST OF PALATINE. OWNERSHIP--ROAD
RIGHT--OF-WAY. TO REACH FROM THE INTERSECTION OF STAT
HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS,
IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO
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EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST
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CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF
THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF
BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS

1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45

2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

UTILITY PLAN NOTES:

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

EXISTING SITE DATA

LOT AREA	=	66,579 S.F. (1.53 AC.)
EXISTING IMPERVIOUS AREA	=	
EXISTING PERVIOUS AREA	=	

PROPOSED SITE DATA

LOT AREA	=	66,579 S.F. (1.53 AC.)
IMPERVIOUS AREA	=	53,898 S.F. (1.24 AC.)(81%)
PERVIOUS AREA	=	12,681 S.F. (0.29 AC.)(19%)

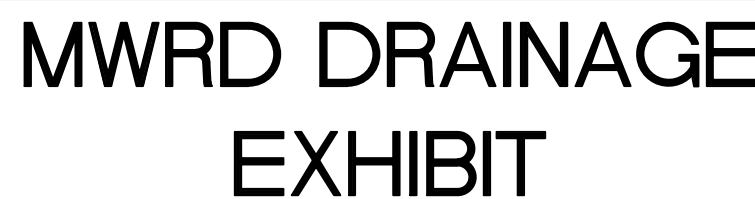


OVERLAND CONVEYANCE WEIR

PROPOSED PROFILE
NOTE: N.T.C.

NOTE: N.T.S.
LOWEST BUILDING FINISHED FLOOR: 739.55

LOWEST BUILDING FINISHED F
FACING NORTH

Prepared For:

Vequity
4400 N. State Street, Suite 400
Chicago, IL 60654

PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

Watermark Engineering RESOURCES
2631 Ginger Woods Parkway | Aurora, IL 60502
(630) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 201
SCALE: 1" = 20'
PROJECT NO.: 19-063

MWRD DRAINAGE EXHIBIT

[illegible]

7-ELEVEN
7 N. NORTHWEST HIGHWAY
PALATINE, IL 60067
SITE #1042997

SITE PLAN

SHEET

SP-1

OF

Packet Pg. 64

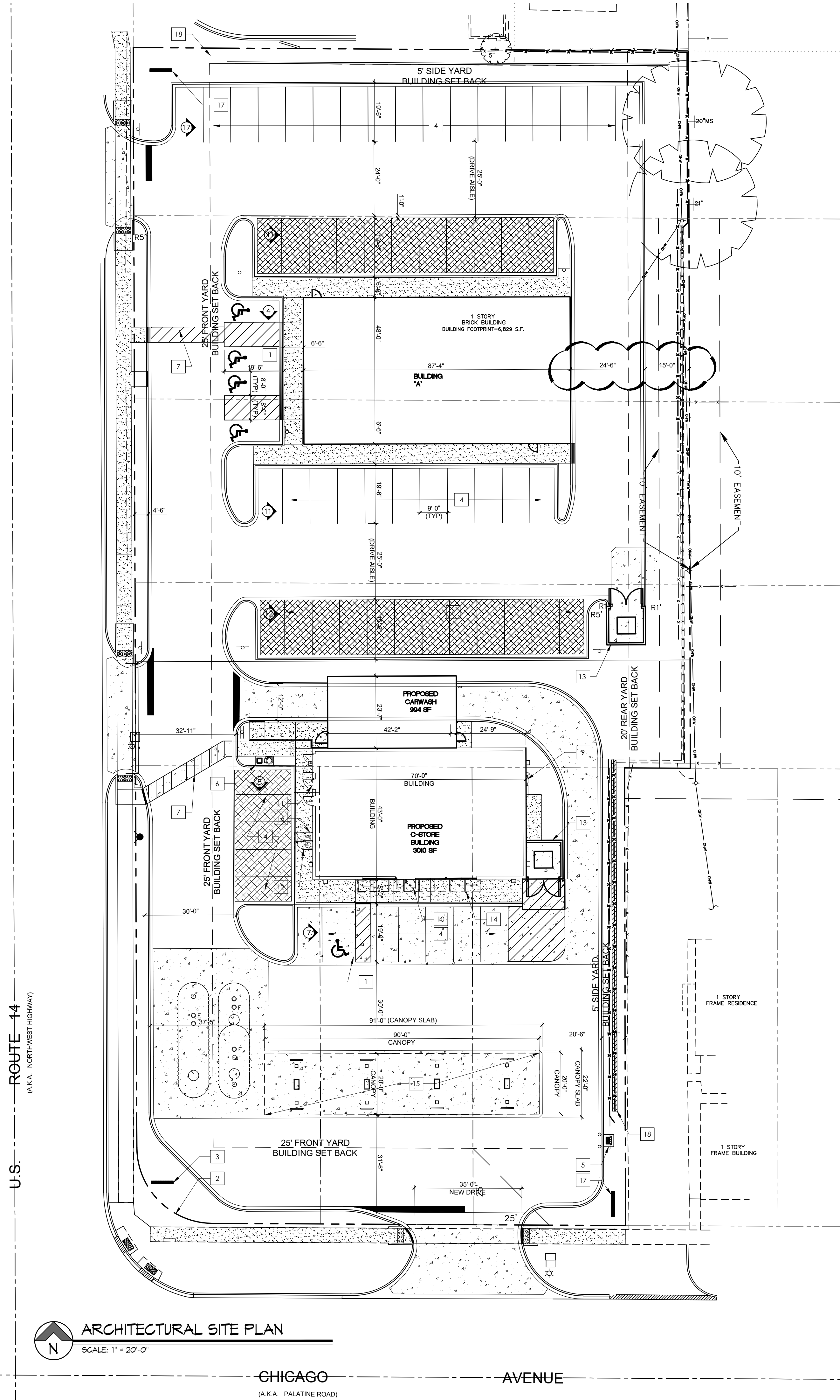
KEYNOTES

1.	HANDICAP STALL AND RAMP; REF CIVIL SHEETS.
2.	PROPERTY LINE. REF CIVIL SHEETS.
3.	7-ELEVEN PYLON SIGN; UNDER SEPARATE PERMIT.
4.	PARKING; REF CIVIL SHEETS.
5.	FUEL VENTS; REF FUELING DRAWINGS FOR LOCATION.
6.	AIR/VAC; REF FUELING DRAWINGS FOR LOCATION.
7.	ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS. REF CIVIL SHEETS.
8.	ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
9.	ELECTRICAL SERVICE; METER, CT CABINET, MDP
10.	MAIN ENTRY DOOR.
11.	EXIT DOOR.
12.	PROPOSED CO2 TANK/CAGE LOCATION (BY 7-ELEVEN)
13.	TRASH ENCLOSURE TO MATCH BUILDING MATERIALS - SEE 3D BUILDING VIEWS
14.	BUILDING ENTRANCE CANOPY (PREFAB ALUMINUM)
15.	FUELING CANOPY
16.	PROPOSED NITROGEN TANKS/CAGE LOCATION (BY 7-ELEVEN).
17.	MULTI-TENANT MONUMENT SITE WITH MASONRY BASE. BASE BY OWNER. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
18.	PROPOSED RETAINING WALL - SEE CIVIL DWGS.

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS
FOR COMPLETE SITE IMPROVEMENTS &
ADDITIONAL INFORMATION.

NOTE:
REFER TO SITE PHOTOMETRIC PLAN AND
ELECTRICAL DWGS FOR SITE LIGHTING
LOCATIONS AND SPECIFICATIONS

SITE DATA	
ZONING:	B2 - GENERAL BUSINESS
USE:	AUTOMOBILE FUELING STATION / MEDICAL OFFICE
SITE AREA: LOT AREA:	1.53 ACRES (66,579 SF) TOTAL
BUILDING SUMMARY: PROPOSED BUILDING FOOTPRINT:	4188 SF (NORTH LOT RETAIL BUILDING) 3010 SF (7-ELEVEN C-STORE) + 994 CARWASH
BUILDING HEIGHT:	21'-4" (NORTH LOT MEDICAL BLDG) 21'-0" (7-ELEVEN C-STORE)
<u>PAVEMENT/SIDEWALK AREA:</u> IMPERVIOUS AREA PERVIOUS AREA	53,898 SF (1.24 AC) (81%) 12,681 SF (.29 AC) (19%)
<u>SETBACKS:</u> FRONT: SIDE: SIDE ABUTTING STREET REAR:	25' REQ'D 5' REQ'D 10' REQ'D 20' REQ'D
<u>PARKING SUMMARY (NORTH LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (23 STALLS) 44 2 46 PROVIDED
<u>PARKING SUMMARY (SOUTH 7-ELEVEN LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (10 STALLS) 12 1 13 PROVIDED





5 3D View 1_perspective
12" = 1'-0"

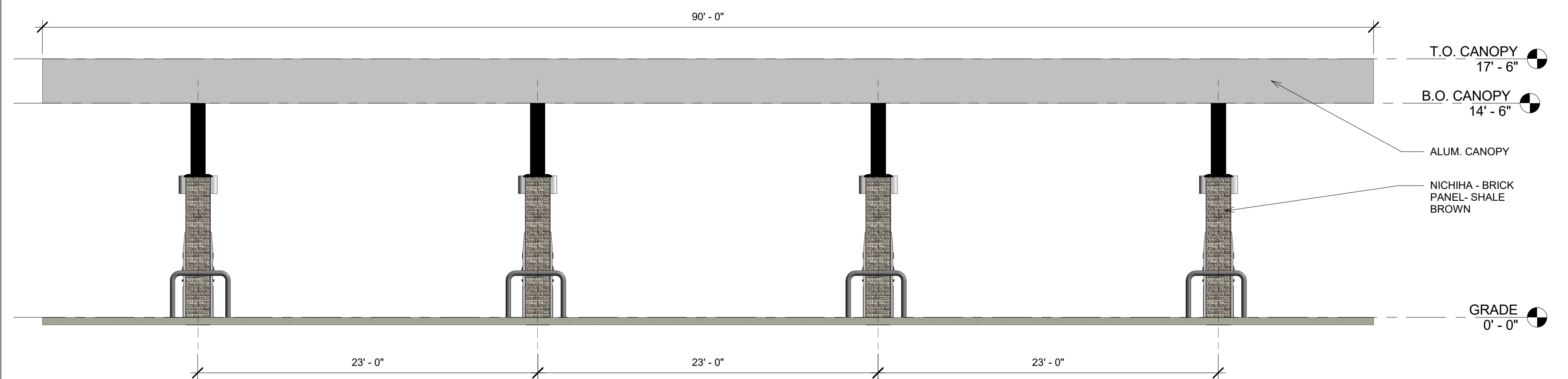


6 3D View 2_perspective
12" = 1'-0"

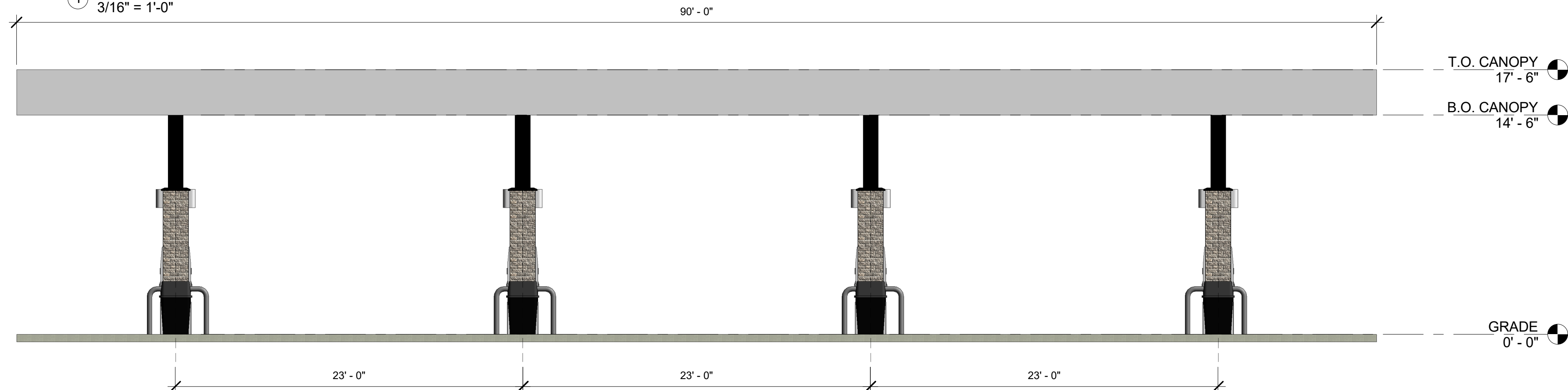


7 3D View 3_perspective
12" = 1'-0"

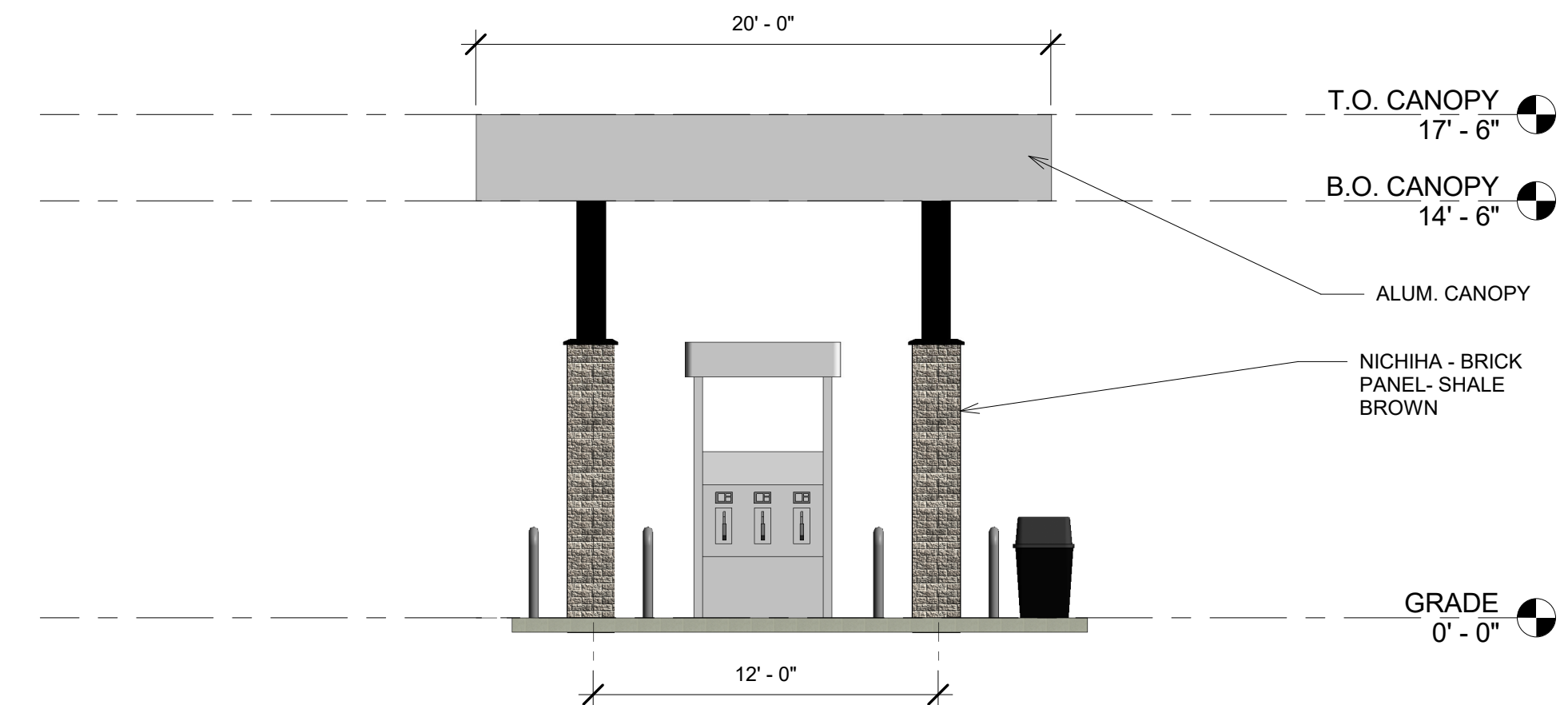
EXTERIOR MATERIAL SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
N-1	FIBER CEMENT PANEL	NICHIIHA	SHALE BROWN	EXTERIOR WALL
N-2	FIBER CEMENT PANEL	NICHIIHA	GENTLE GREY SANDSTONE	EXTERIOR WALL BASE
N-3	FIBER CEMENT PANEL	NICHIIHA	ESPRESSO	EXTERIOR COLUMNS
P-1	PAINT	SHERWIN WILLIAMS	SEAL SKIN SW 7675	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT POLES
SF-1	ALUMINUM GLAZING	KANWEER	DARK BRONZE#40	STOREFRONT
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	BRONZE BAKED ENAMEL WITH REAR GUTTER CONNECTION	BUILDING CANOPY



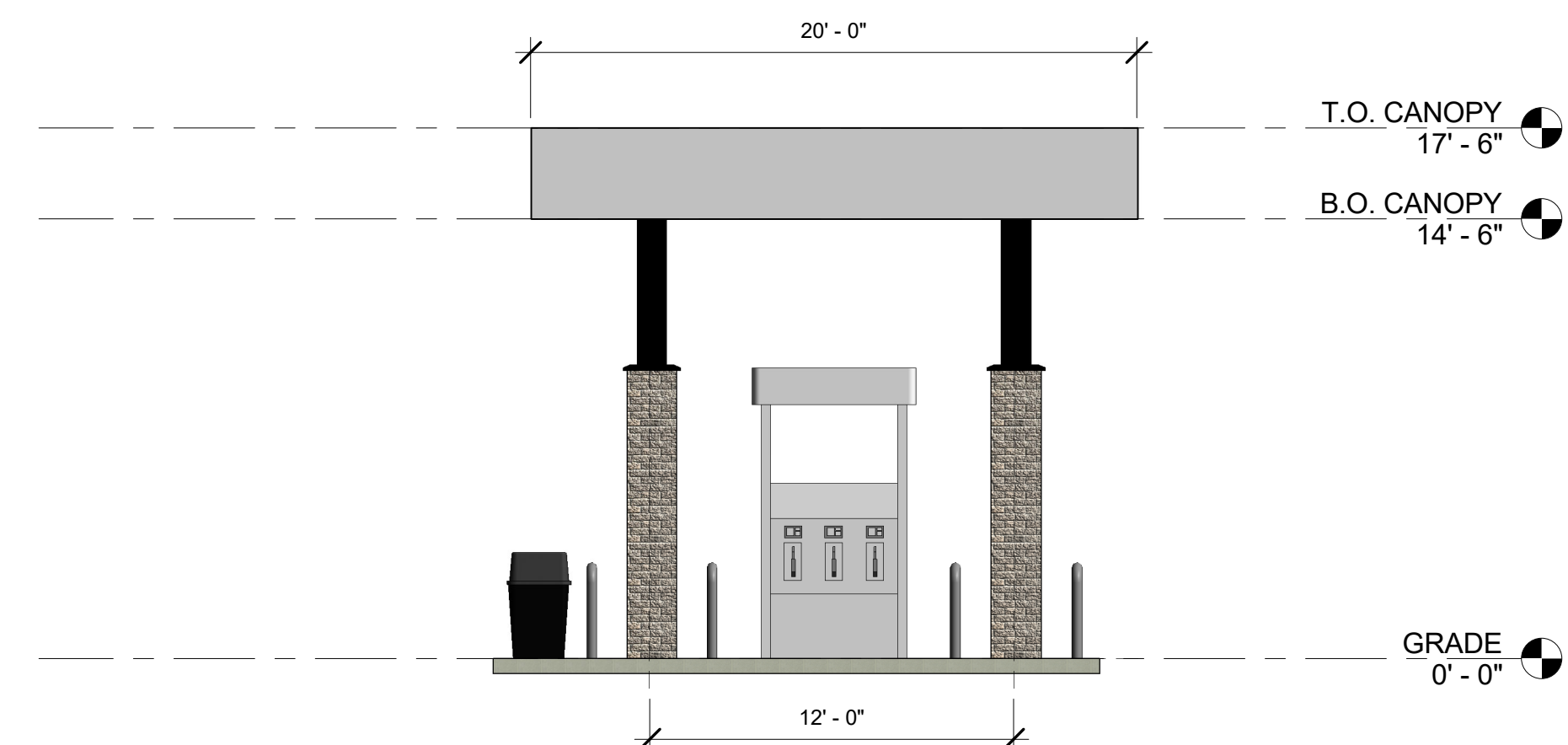
① CANOPY - NORTH ELEVATION
3/16" = 1'-0"



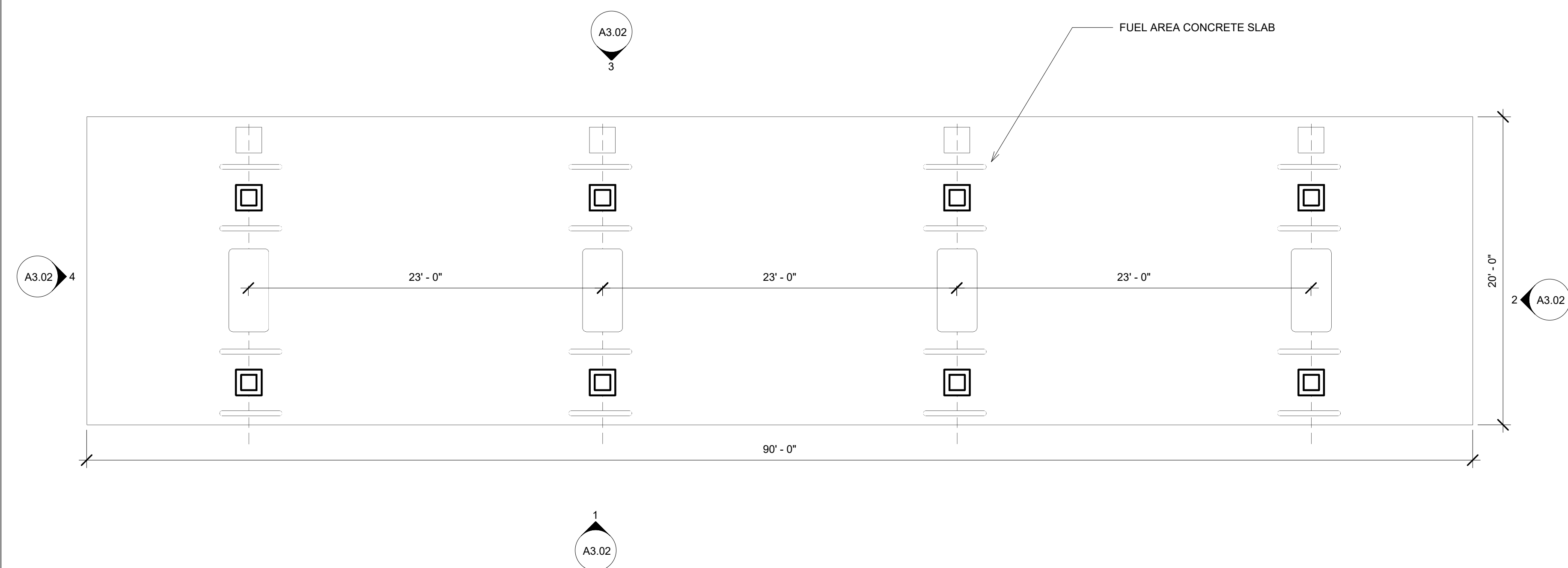
③ CANOPY - SOUTH ELEVATION
3/16" = 1'-0"



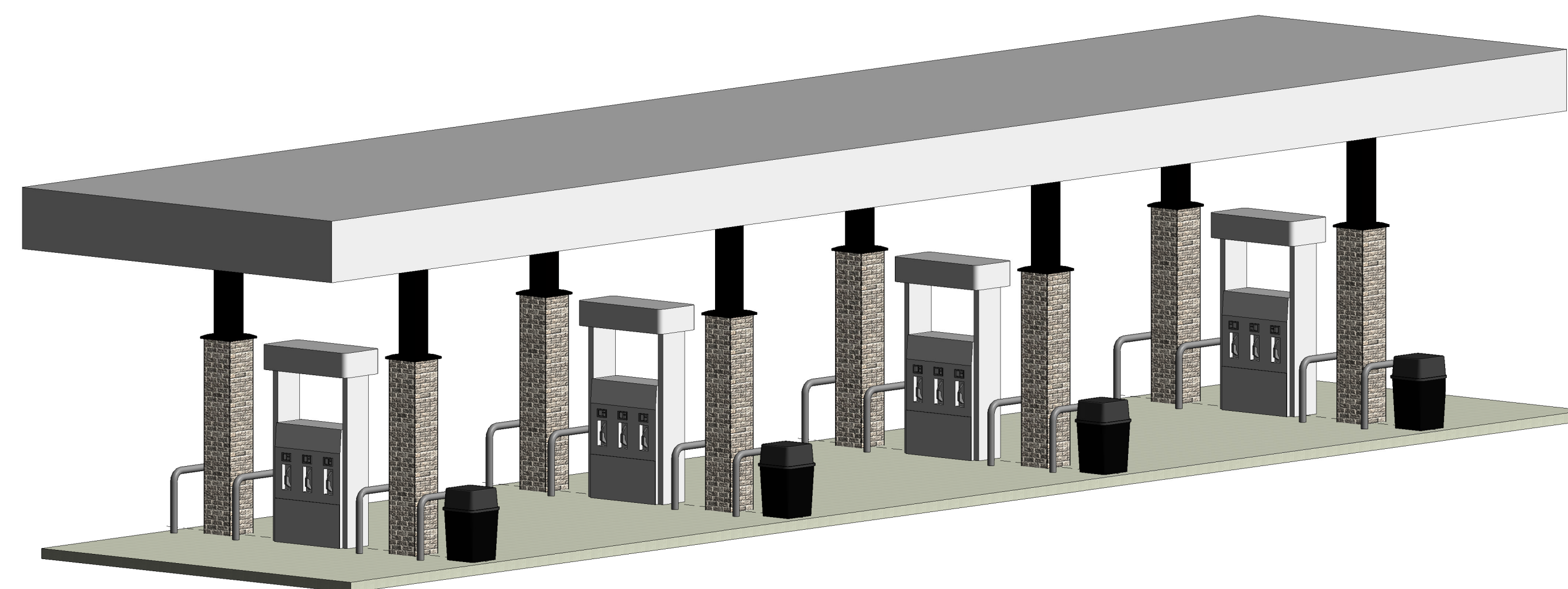
② CANOPY - EAST ELEVATION
3/16" = 1'-0"



④ CANOPY - WEST ELEVATION
3/16" = 1'-0"



⑤ CANOPY FLOOR PLAN
3/16" = 1'-0"



⑥ CANOPY PERSPECTIVE

[illegible]

	ZONING SUBMITTAL	10.08.
NO:	DESCRIPTION	DATE

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FROM THE AUTHOR.

DRAWN BY: RP

CHECKED BY: RP

DATE: 10.08.19

PROJECT No: 19079

7-ELEVEN

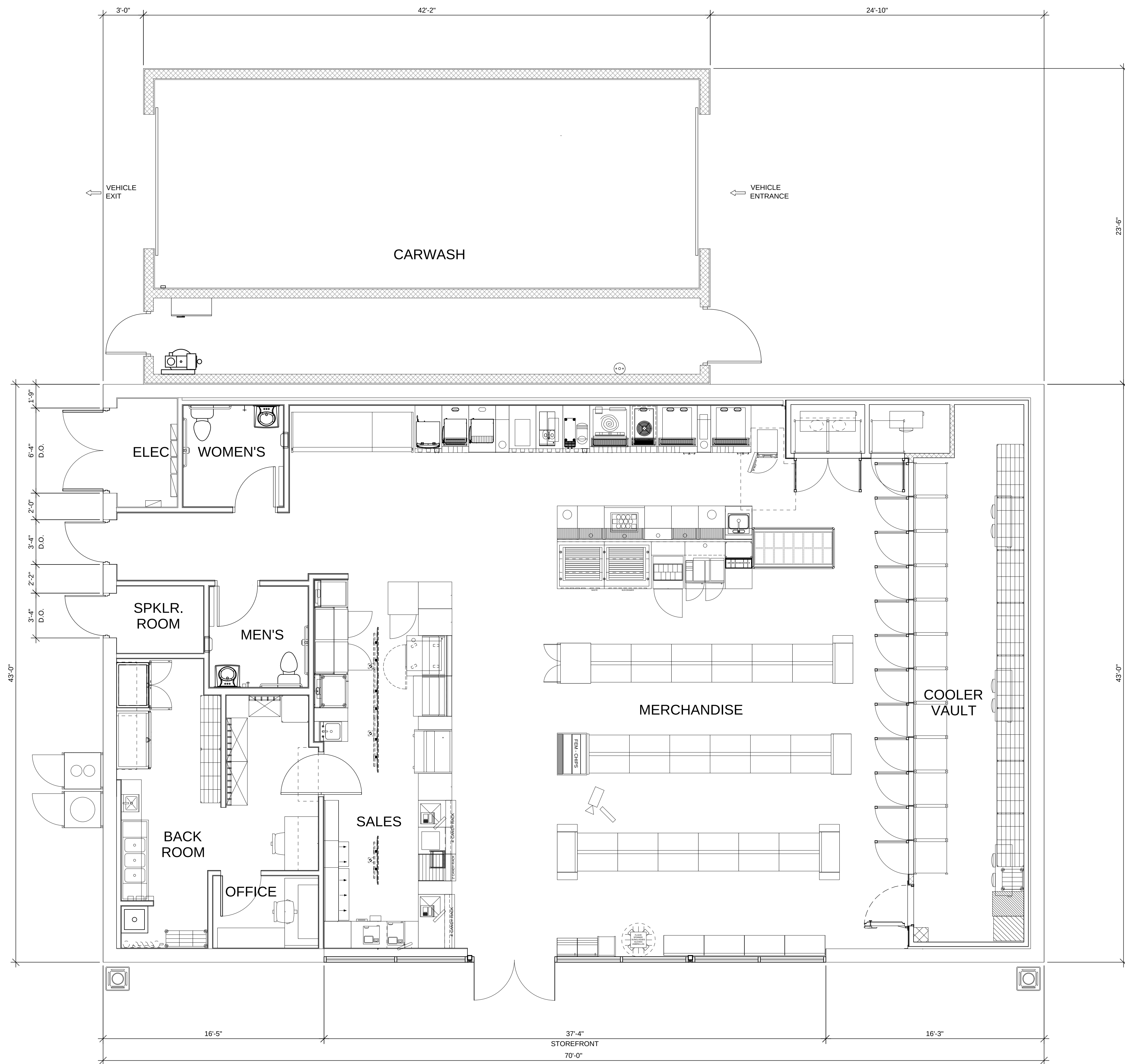
7 N. NORTHWEST HIGHWAY
PALATINE, IL 60067
SITE #1042997

FLOOR PLAN

SHEET

A-1

OF



BUILDING FLOOR PLAN

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



Everbrite

**WOMEN
OWNED**
WBE Certified
since 2002

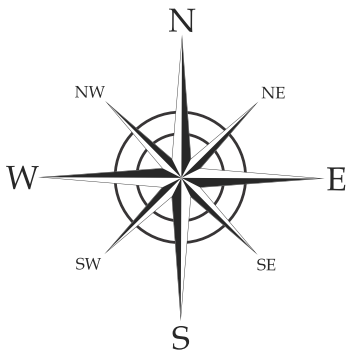
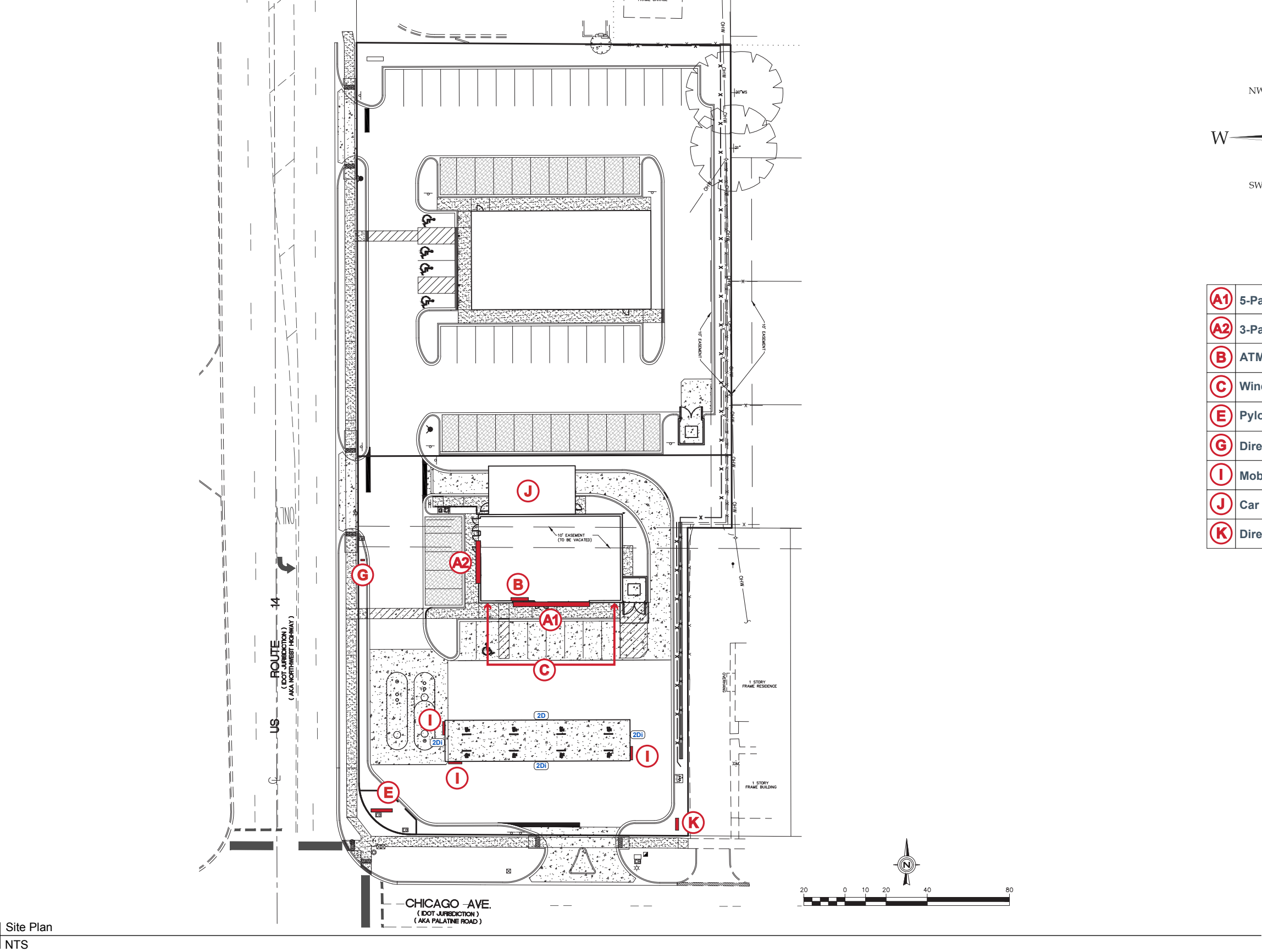


Mobil

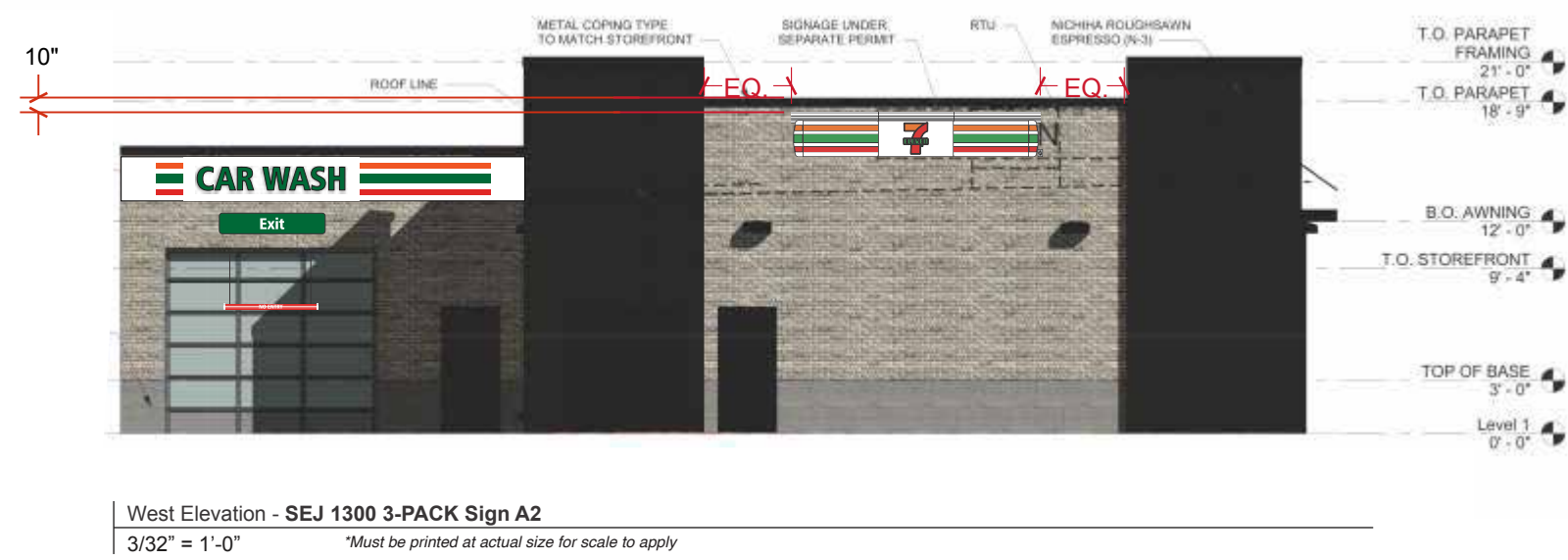
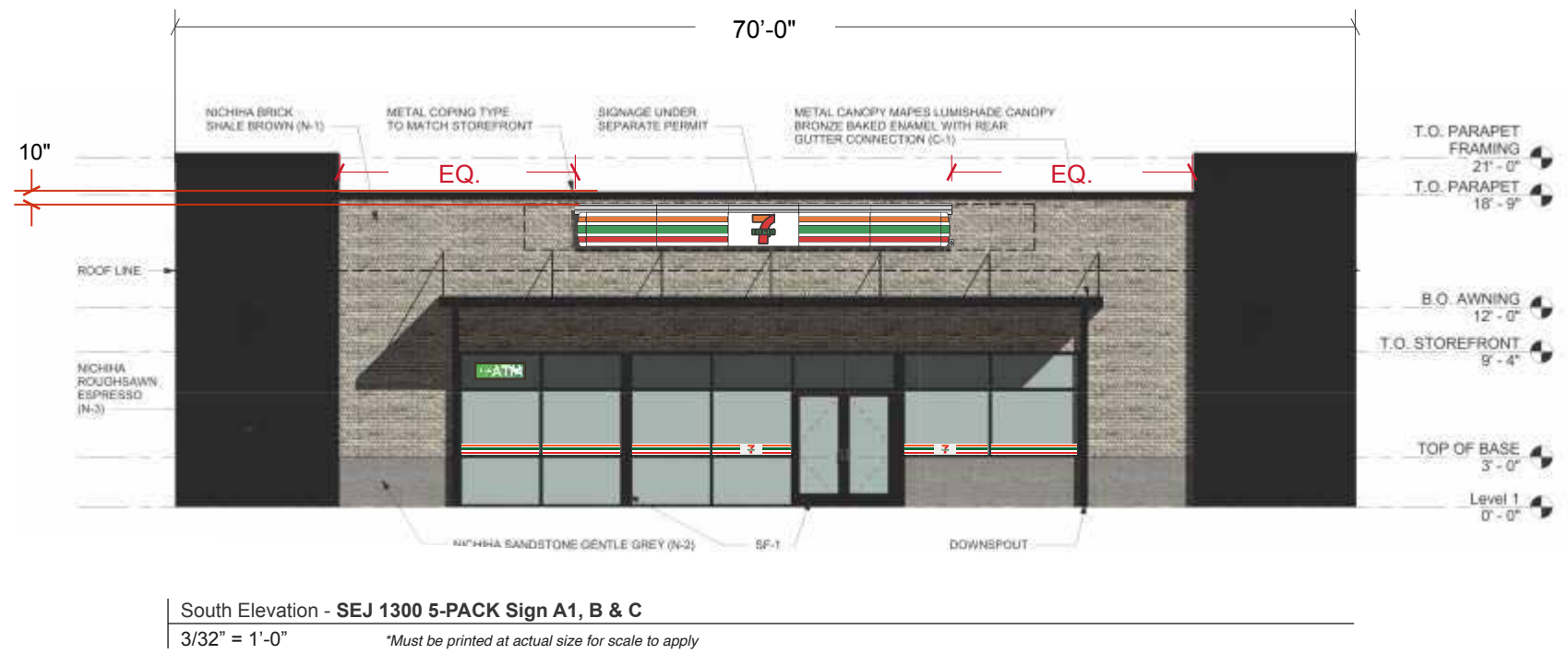
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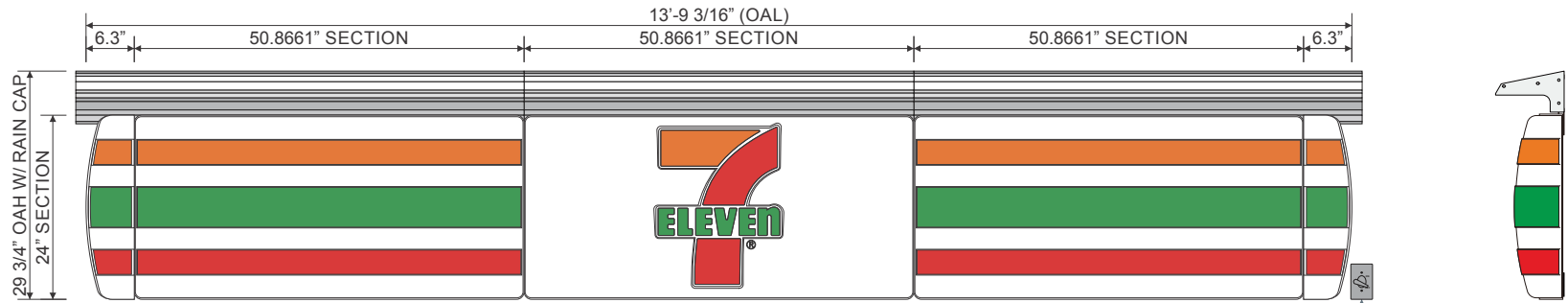
7-Eleven #38977

7 N. Northwest Hwy,
Palatine, IL 60067



A1	5-Pack SEJ W/S (24")
A2	3-Pack SEJ W/S (24")
B	ATM Interior Sign
C	Window Graphics
E	Pylon Sign
G	Directional
I	Mobil Canopy Signs
J	Car Wash Signage
K	Directional Sign



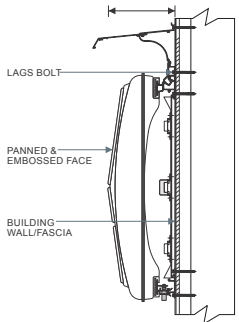


ONE (1) SET OF 24" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1300 SERIES).

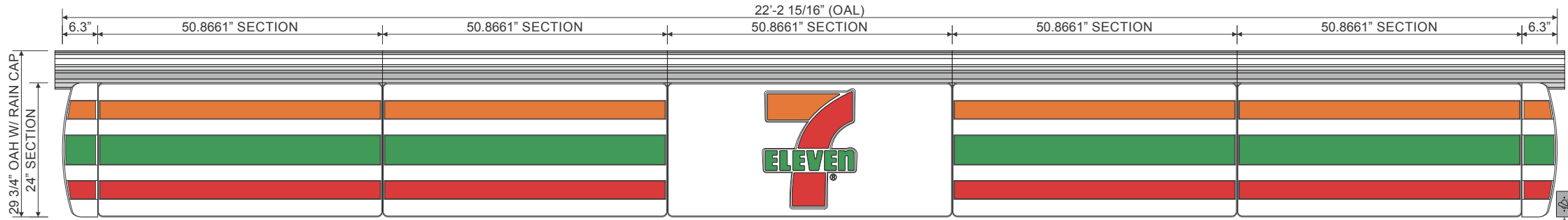
ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

West Elevation - SEJ Wall Sign Sections - **Sign A2**
1/2" = 1'-0" *Must be printed at actual size for scale to apply

Display Square Footage(Cabinets): **27.5**



Side Mounting Detail - Signs A
NTS



ONE (1) SET OF 24" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1300 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

South Elevation - SEJ Wall Sign Sections - **Sign A1**
1/2" = 1'-0" *Must be printed at actual size for scale to apply

Display Square Footage(Cabinets): **44.5**



Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com

Customer/Site No: 7ELEV38977

Address: 7 N. Northwest Hwy, Palatine, IL 60067

Description: 7-11/Mobil Brand Book

Prepared By: T. Heesen

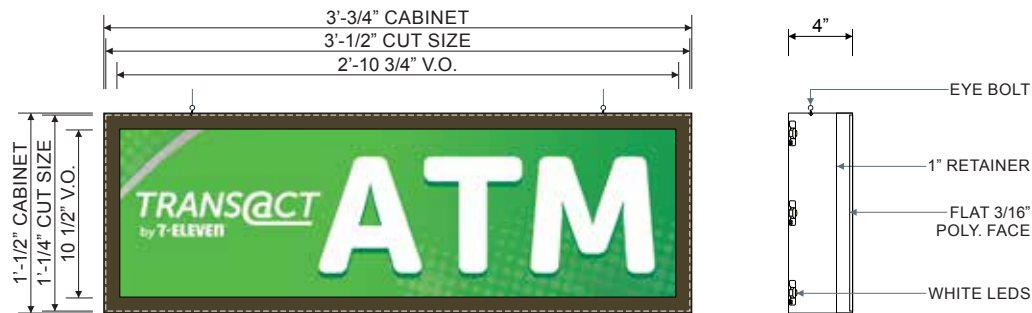
Date: 02/20/20

Project No: 423953-2

Customer Signature:



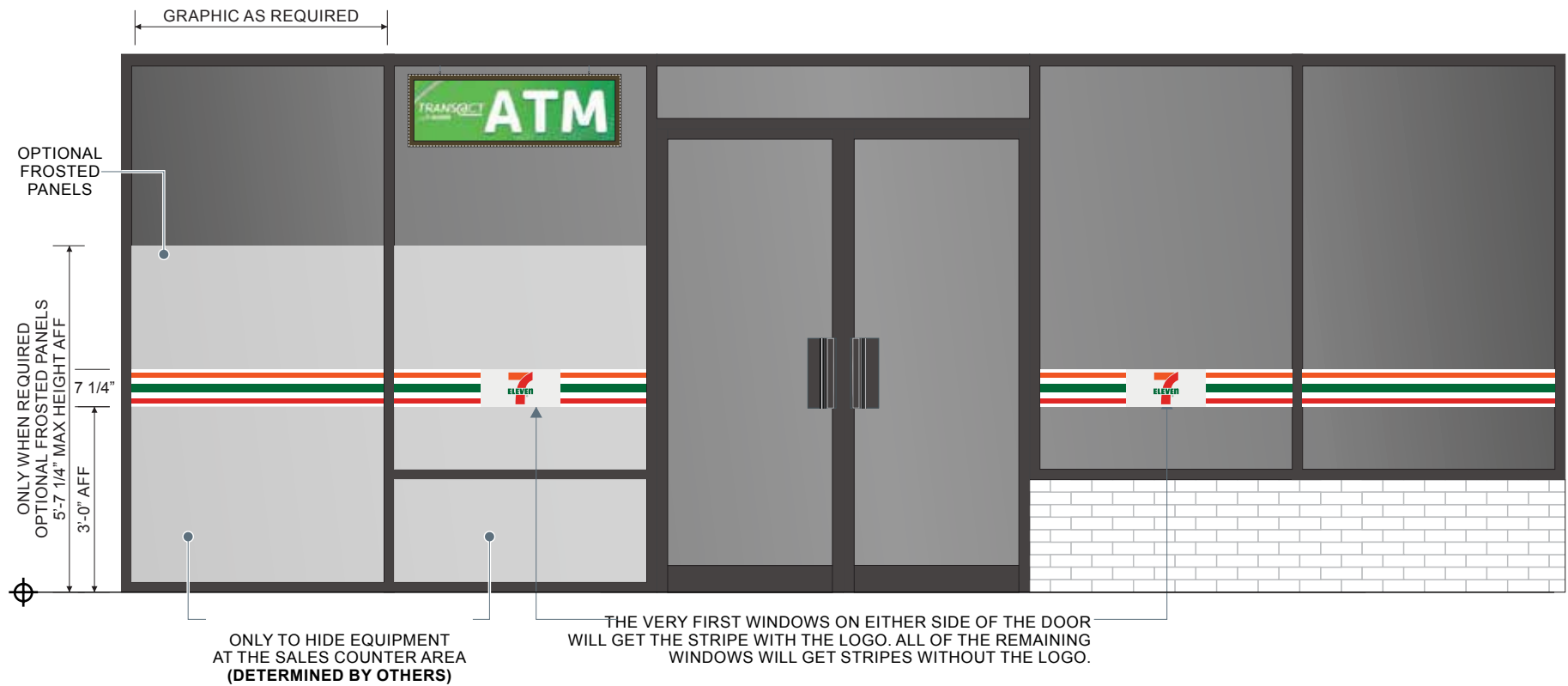
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ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: **DIGITALLY PRINTED IMAGE VINYL**
PAINT SPECS: **313E DURANODIC BRONZE**

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS



WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF EVERBRITE'S SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation & Side Mounting Detail - **ATM S/F Window Sign - Sign B**
1" = 1'-0" *Must be printed at actual size for scale to apply Display Square Footage (Cabinet): **3.2**

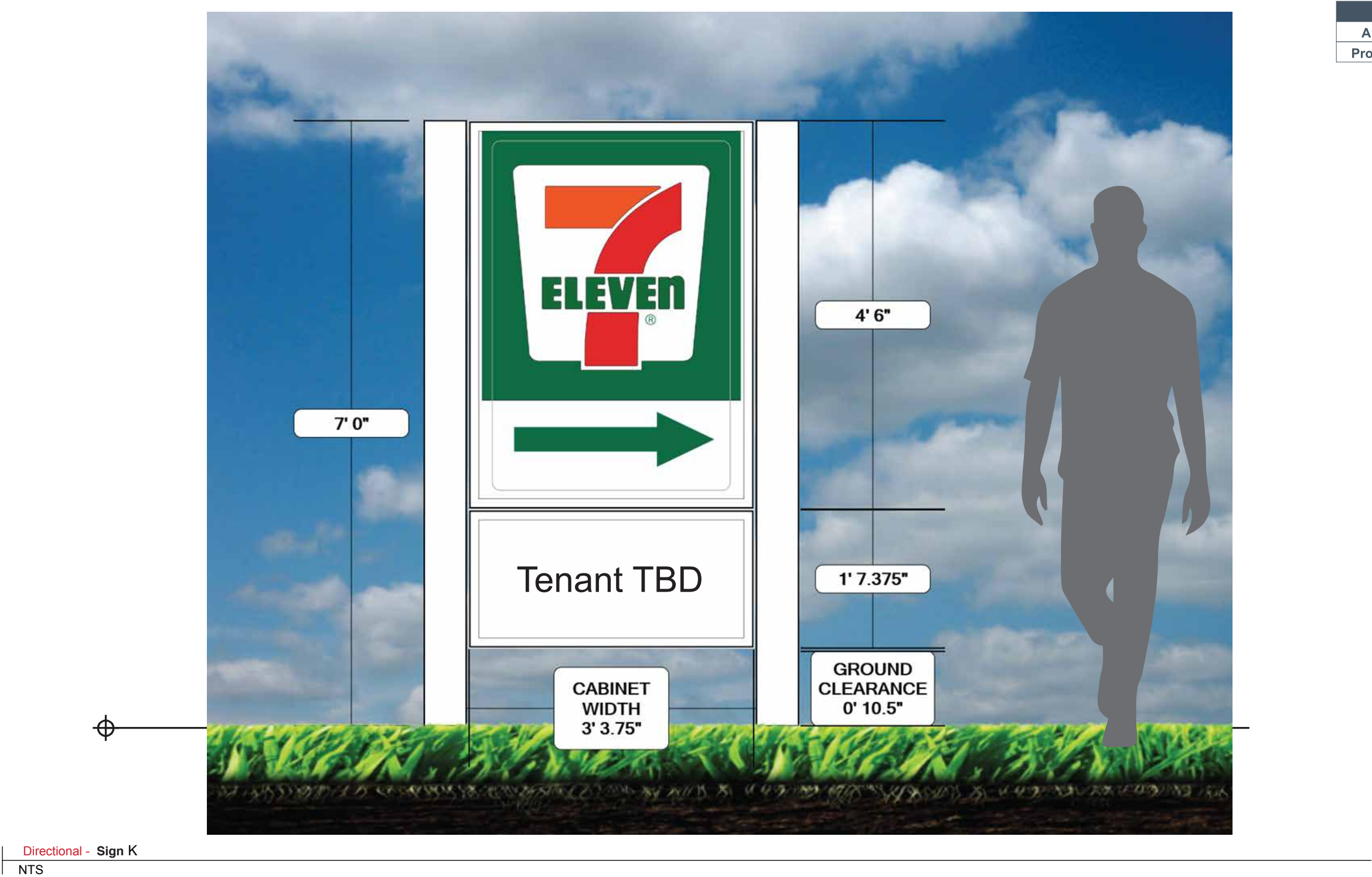
Front Elevation - **Typical Window Vinyl Graphics - Sign C**
3/8" = 1'-0" *Must be printed at actual size for scale to apply



Total Sign Square footage Calculations:	
Allowed:	100.0 sqft
Proposed:	81.0 sqft

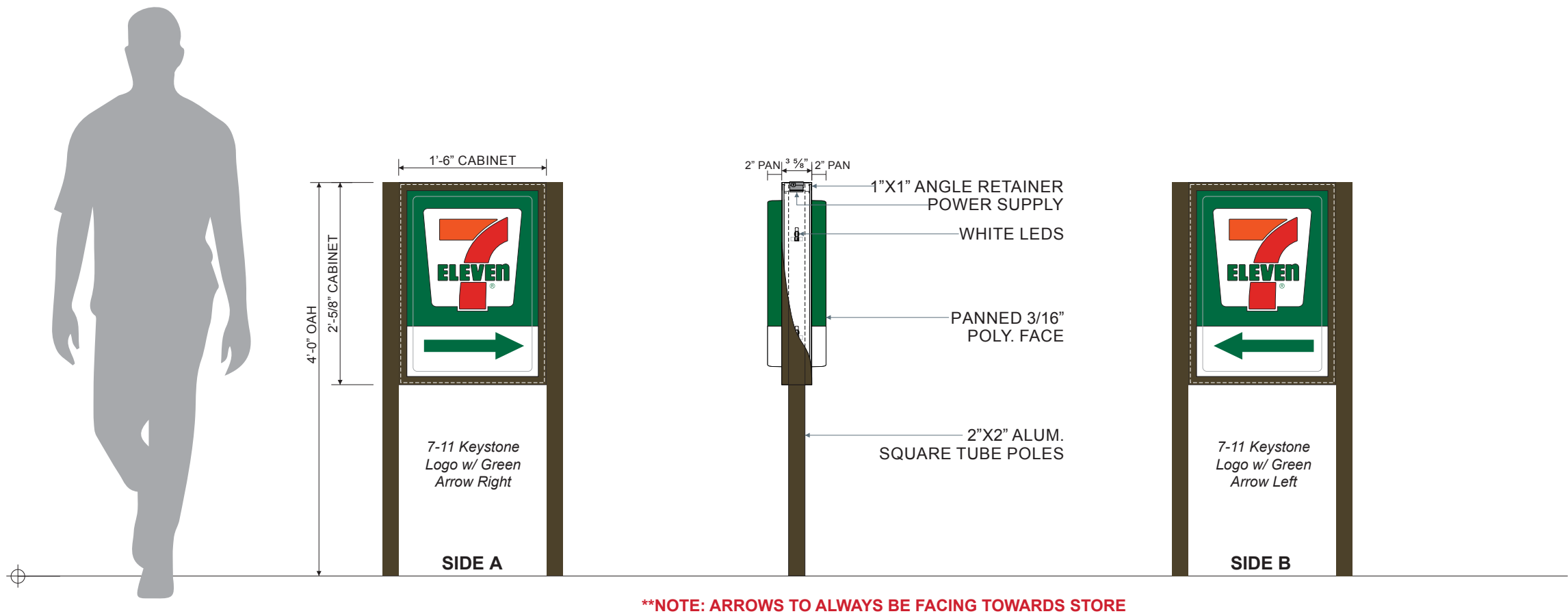
Overall Height:	
Allowed:	20 Feet
Proposed:	20 Feet

SetBacks:	
Requirements:	20 Feet
Proposed:	20 Feet

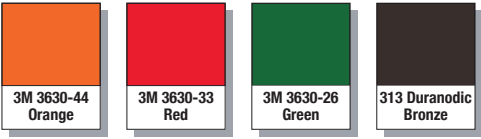


Set Back Information:	
Allowed Total:	10' - 0"
Proposed Total:	10' - 0"

Attachment: 7-Eleven Signage Plans (7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road - PFS, PFD, SU 7-Eleven)



- DOUBLE-FACED — INTERNALLY-ILLUMINATED DIRECTIONAL SIGN CABINETS
- CABINET WITH 1" RETAINERS TO BE PAINTED 313 DURANODIC BRONZE
- 3/16" WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL APPLIED
- PAN-FLAT FACES WITH GRAPHICS APPLIED 1ST SURFACE
- INTERNALLY-ILLUMINATED WITH GE TETRA RAYZ LEDS

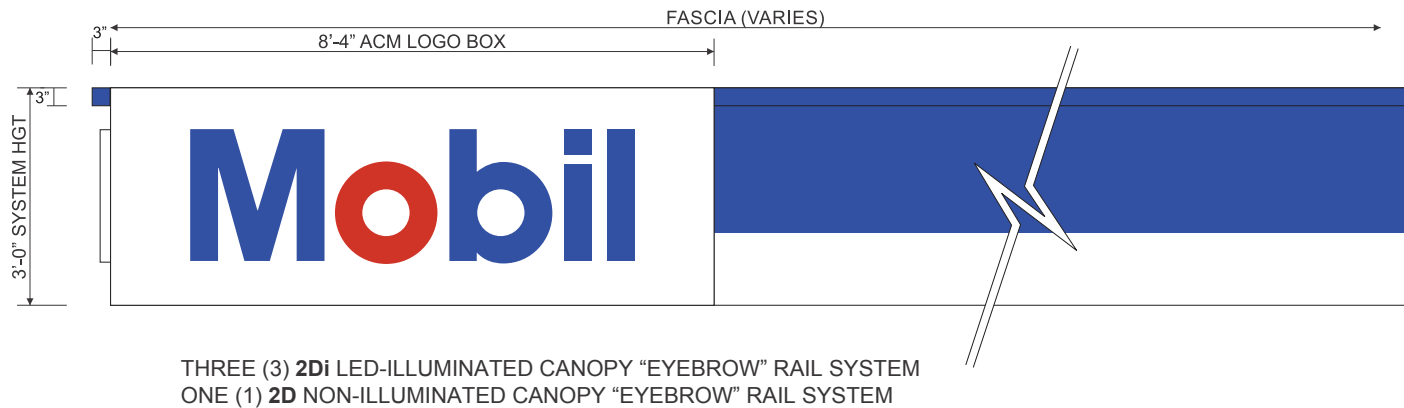
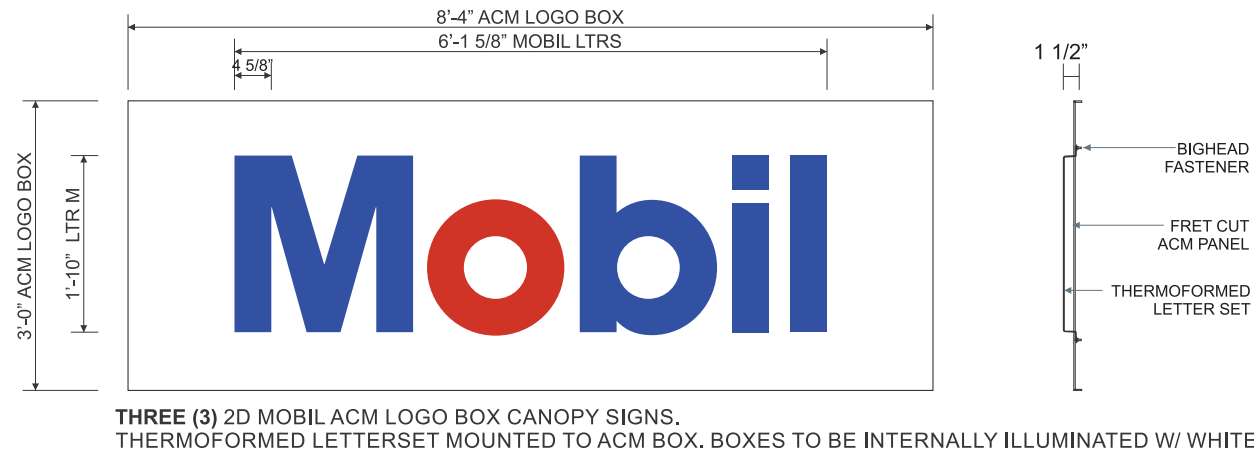


Area: 3 SF

UL 48 & NEC COMPLIANT

Directionals - **Sign G**

3/4" = 1' *Must be printed at actual size for scale to apply

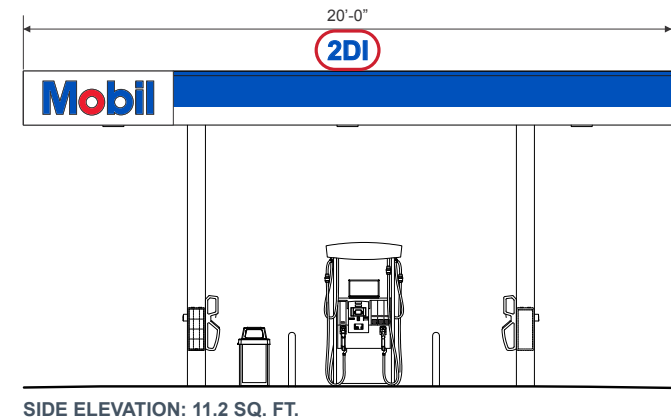
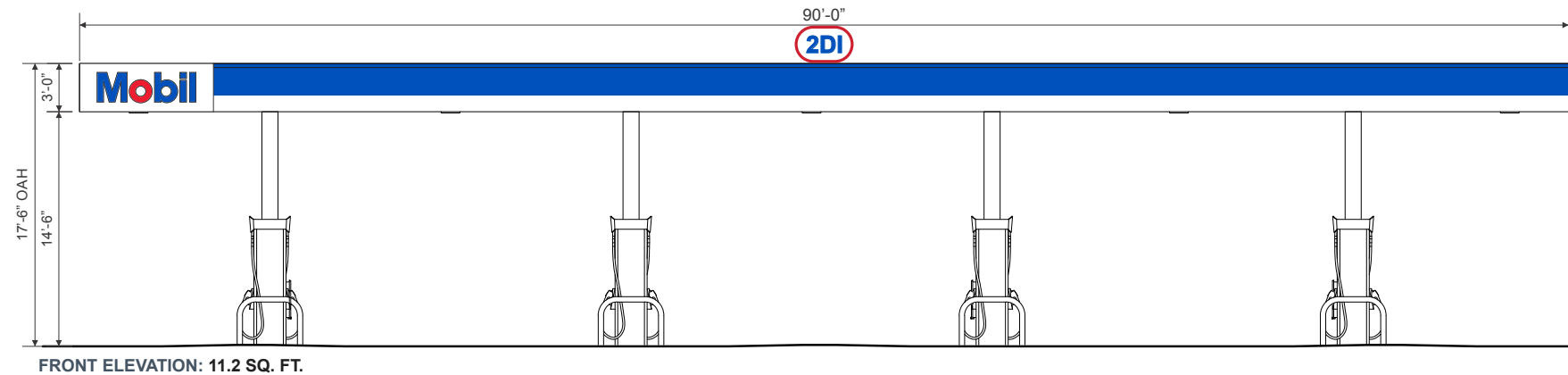


NOTE: LED ILLUMINATED RAILS TO BE INSTALL ON SIDES OF THE CANOPY WHICH ARE TO BE FACING TOWARDS THE STREET.

Face & Side Detail - Sign F		
1/2" = 1'-0"	*Must be printed at actual size for scale to apply	Display Square Footage: 25 sq. ft. (sign) 11.42 sq. ft. (letters only)

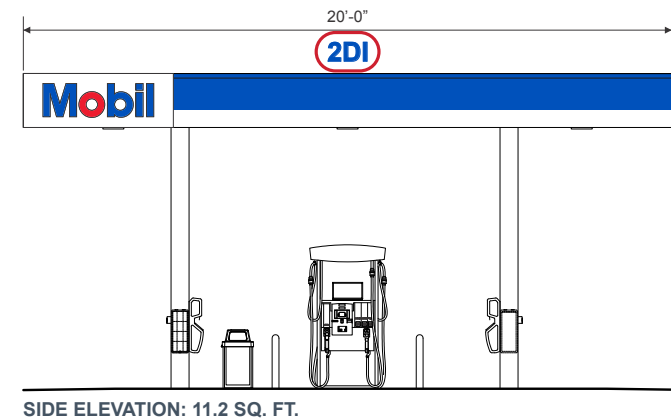
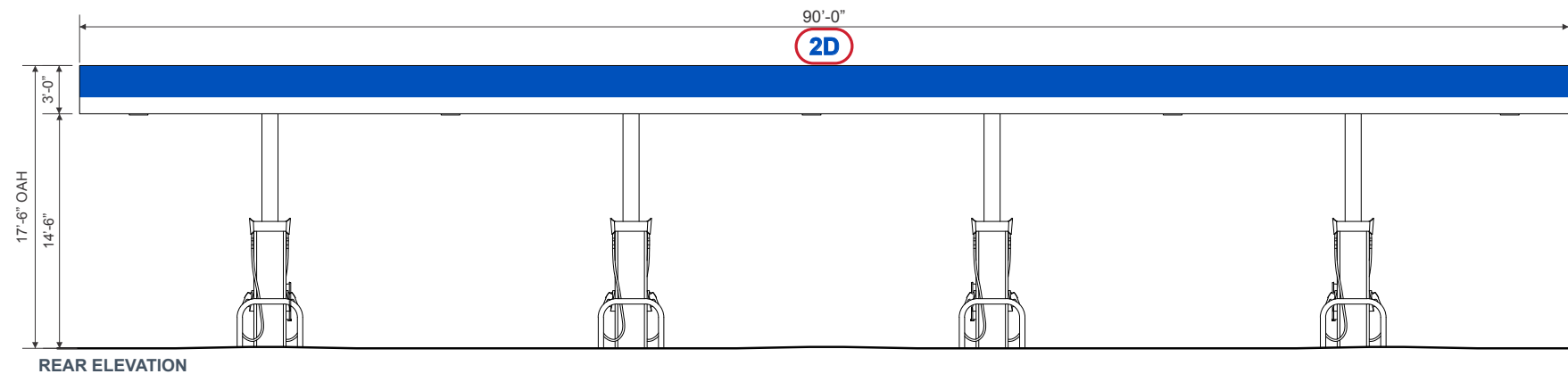
Front Elevation - 36" Canopy Height - Sign And Graphics Layout	
3/8" = 1'-0"	*Must be printed at actual size for scale to apply

NOTE: PROPOSED ELEVATION FOR CONCEPT ONLY, SITE SPECIFIC ELEVATION TO BE PROVIDED IF NEEDED



****NOTE: CANOPY PERMITS REVIEWED ON CASE-BY-CASE BASIS**

****NOTE: DISCONNECTS REQUIRED ON ALL ILLUMINATED SIGNS**



Front and Side Elevation (4MPD Stacked Canopy Configuration) - Sign Type I
NTS

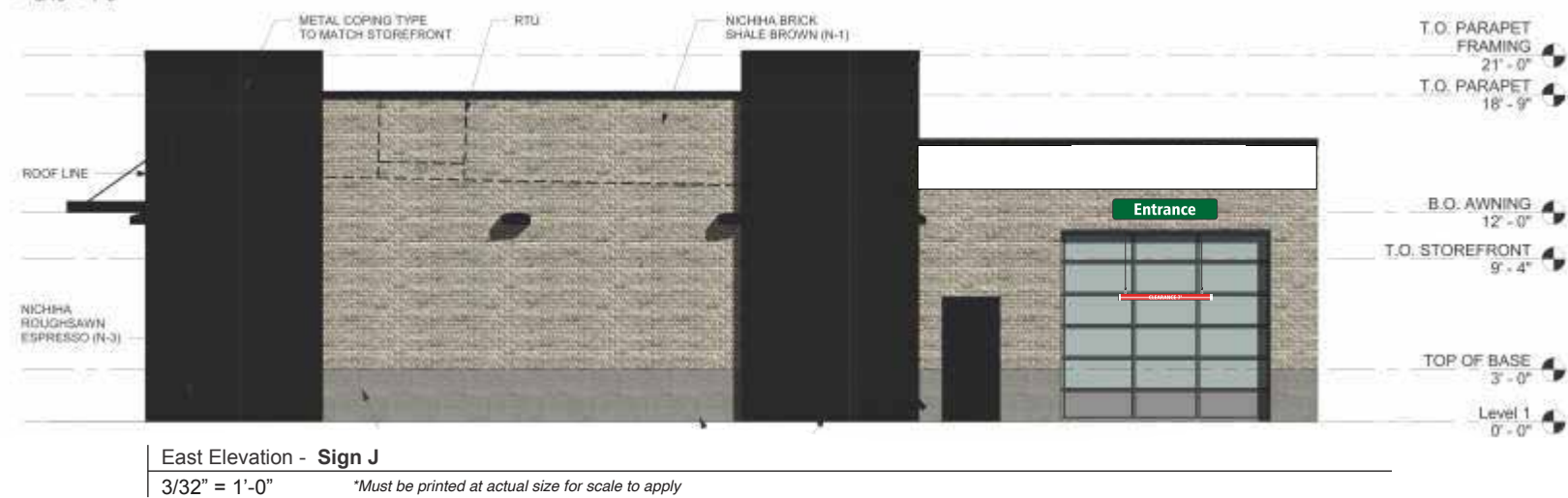


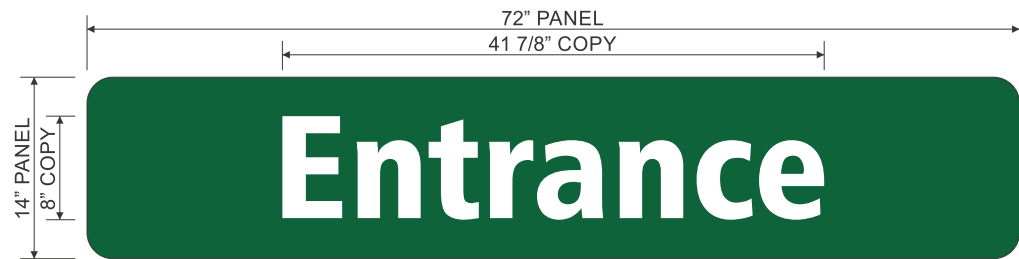
7-ELEVEN COLOR SPECS: PMS-021C ORANGE, PMS-485C RED, PMS-349C GREEN

NOTE: END SECTIONS ARE PRODUCED WITH 2'-0" OF WHITE ON CORNERS.
NOTE: PROVIDE 1/12" X 1 1/2" ANGLE PAINTED TO MATCH ACM TO COVER CORNER JOINTS



Display Square Footage ("Car Wash"): **11.2 ea.**

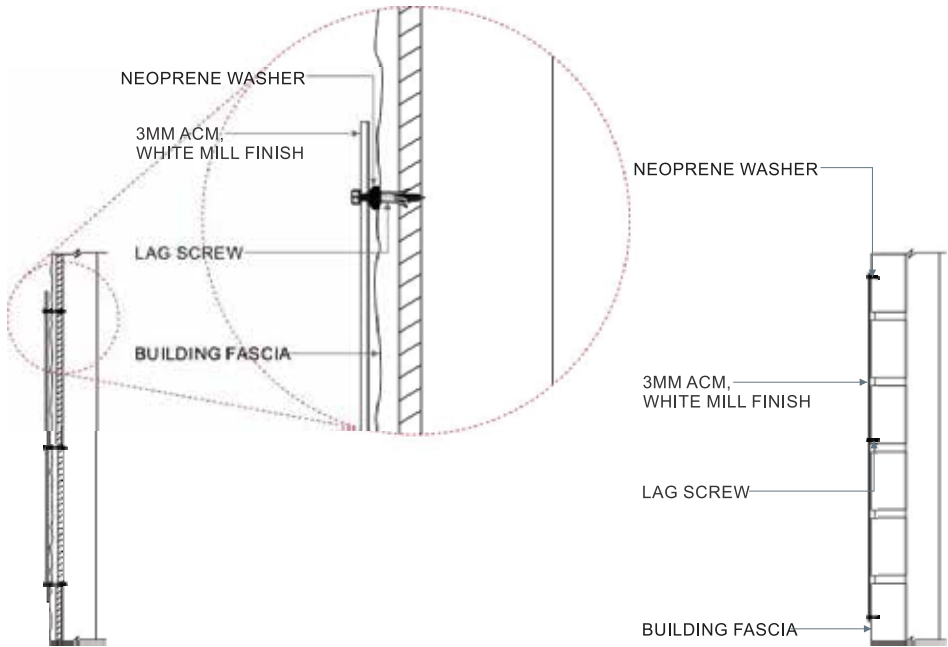




ONE (1) 3MM THICK ACM “ENTRANCE” PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE.
PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

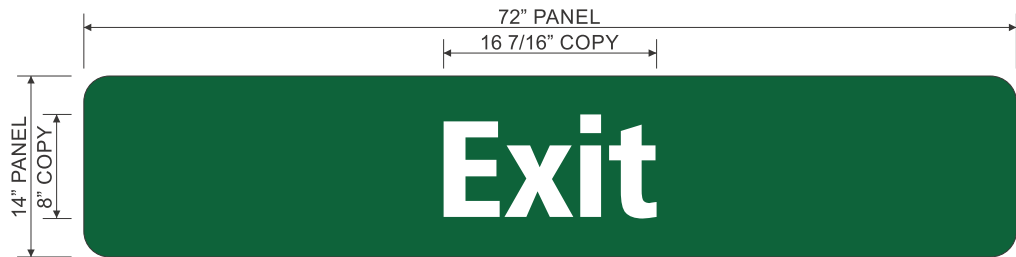
NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION



Front Elevation & Side Mounting Detail - Standard 1'-2"x6'-0" Entrance Panel - Sign J4

NTS

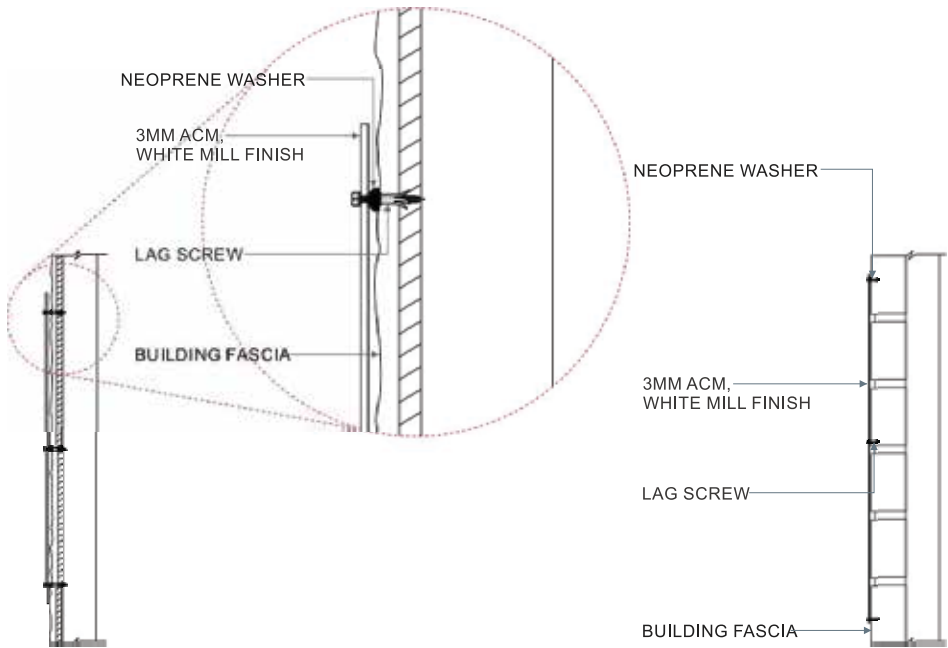
Display Square Footage: 7.0



ONE (1) 3MM THICK ACM “EXIT” PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE.
PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

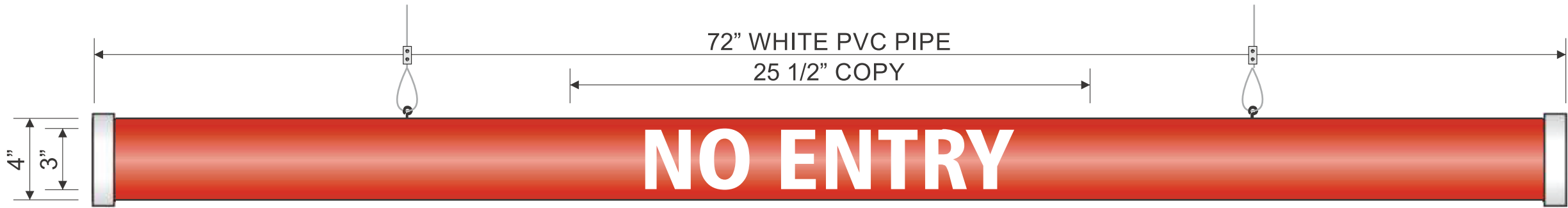
NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION



Front Elevation & Side Mounting Detail - Standard 1'-2"x6'-0" Exit Panel - Sign J4

NTS

Display Square Footage: 7.0



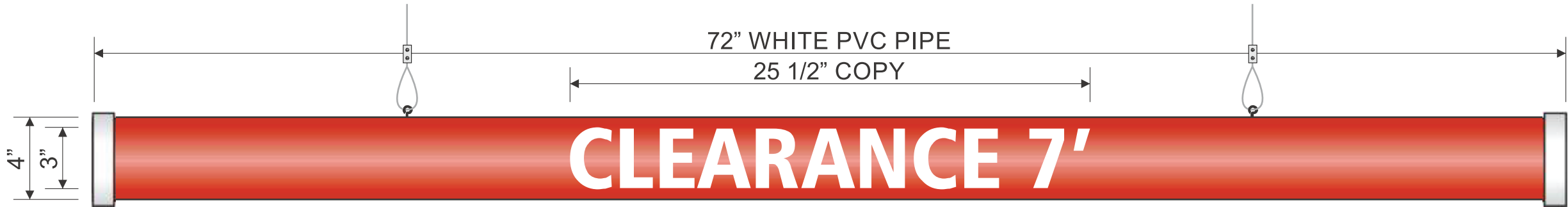
ONE (1) STANDARD 4" DIAMETER NO ENTRY BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front Elevation - **Standard 4"x72"** Clearance Bar - Sign G

2" = 1' **Must be printed at actual size for scale to apply*

VINYL [ **3M 7725-13, TOMATO RED**  **3M 680-10, WHITE REFLECTIVE**]

Display Square Footage: **2.0**



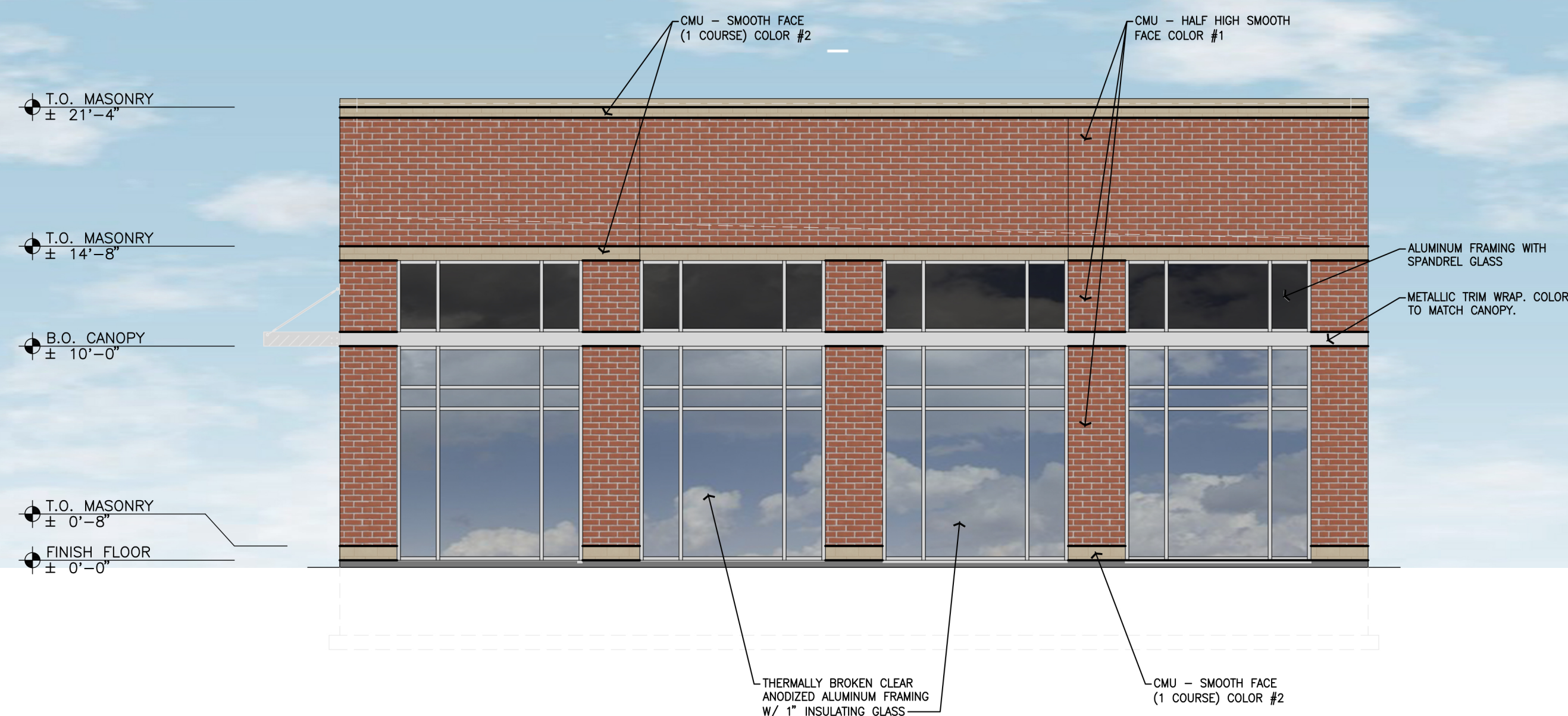
ONE (1) STANDARD 4" DIAMETER CLEARANCE BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front Elevation - **Standard 4"x72"** Clearance Bar - Sign G

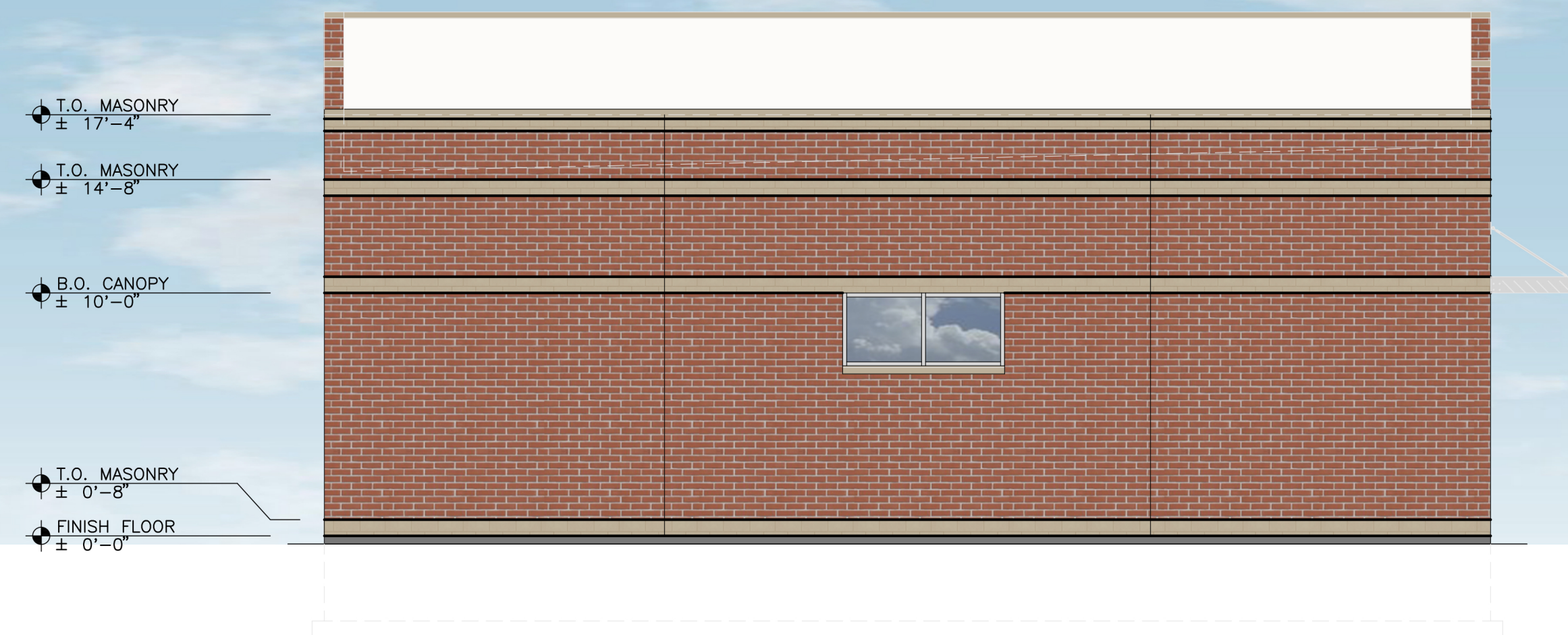
2" = 1' **Must be printed at actual size for scale to apply*

VINYL [ **3M 7725-13, TOMATO RED**  **3M 680-10, WHITE REFLECTIVE**]

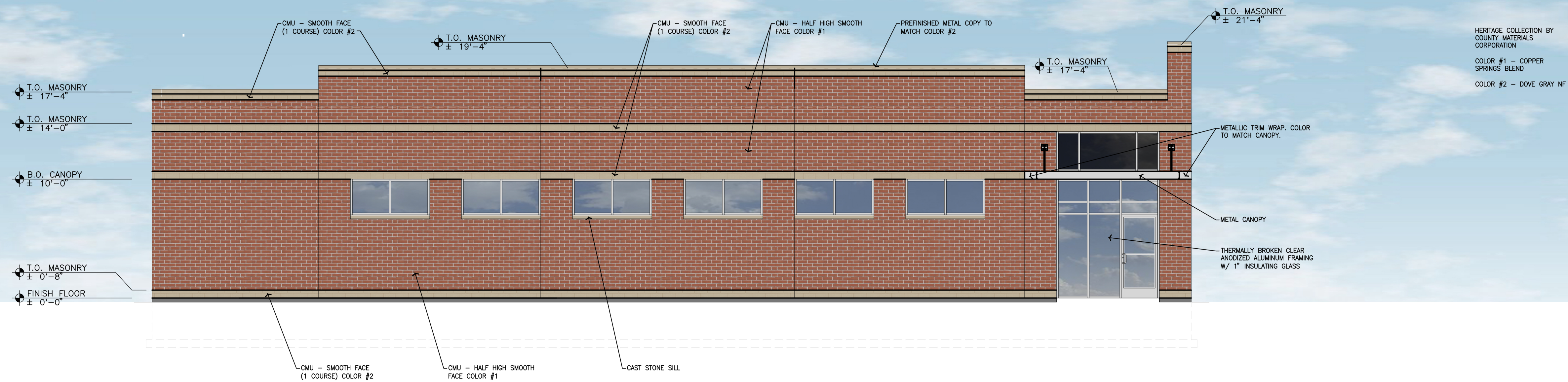
Display Square Footage: **2.0**



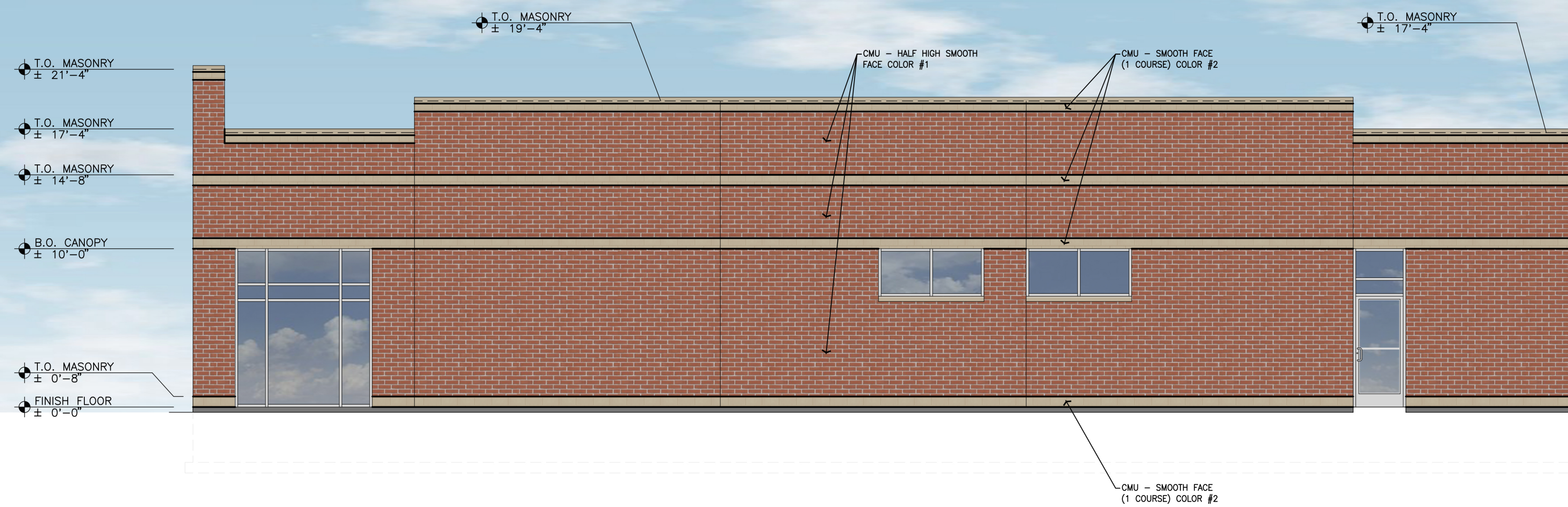
RIGHT SIDE (WEST) ELEVATION



LEFT SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION

PHYSICIANS URGENT CARE
PALATINE, IL

PHYSICIANS IMMEDIATE CARE
7 NORTH NORTHWEST HIGHWAY
PALATINE, IL 60074

CONSTR. DOC. & REVISIONS		
No.	Description	Date

Drawn By/Checked By: MS/DCD
Project Number 320329
Planning Date xx-xx-xx
Permit Date xx-xx-xx

FLOOR PLAN

A1

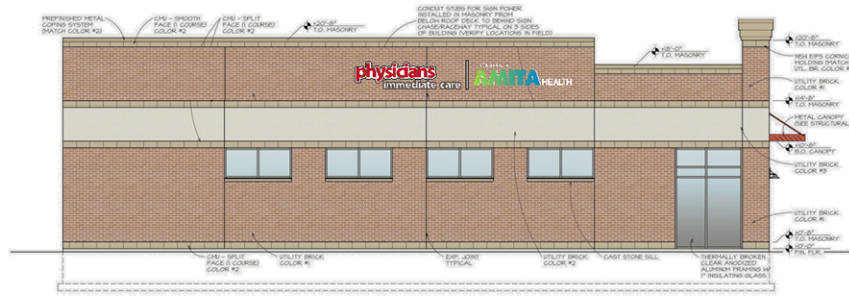
WALL TYPES

TYPE	REMARKS
	10" CMU, INSULATE ALL CORES EXCEPT VERTICAL REINFORCING. CORE 1 1/2" Z FURRING @ 16" O.C. 10'-4" HIGH OVER 6MIL VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO INSULATION W/ FOIL FACE & TAPED JOINTS ABOVE CEILING) 1) LAYER 1/2" PLYWOOD AND 5/8" GYP. BD. ON INTERIOR FACE. REFER TO EXTERIOR WALL SECTIONS FOR ADDITIONAL INFORMATION
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH W/ 3 1/2" SOUND BATTS 1) LAYER 5/8" GYP. BOARD EACH FACE.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 12'-0" HIGH W/ 3 1/2" SOUND BATTS 1) LAYER 5/8" GYP. BOARD EACH FACE. HANG DRYWALL & FINISH TO 12'-0" A.F.F.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH W/ SOUND CAULK AT BOTTOM PLATE, ROCK WOOL INSULATION, 1) LAYER 5/8" QUIET ROCK DRYWALL EACH FACE, W/ HIGH DENSITY, 10" INSULATION ON CEILING.
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. 10'-4" HIGH W/ 3 1/2" INSULATION BATTS 1) LAYER 5/8" DRYWALL EACH FACE
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO ROOF DECK (SECURED TO ROOF FRAMING). 1) LAYER 5/8" DRYWALL EACH FACE
	HANG & FINISH DRYWALL @ 12'-0" A.F.F.



1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"





Raceway Mounted



IMAGE
IS
SIGNS

ROCKFORD
BELVIDERE

PH: 282-4141
FAX: 282-4157

1/7/20

SCALE

Notes:

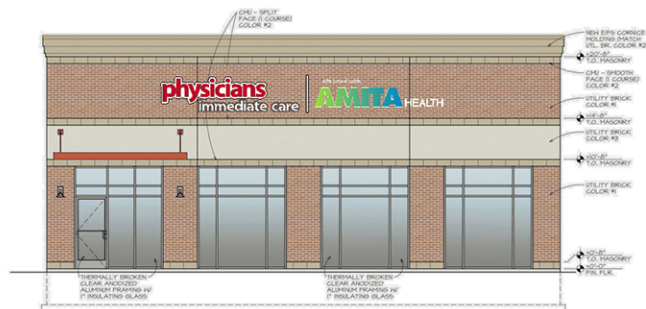
PIC Palatine

7 N Northwest Hwy

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Packet Pg. 83



Raceway Mounted



IMAGE
IS
SIGNS

ROCKFORD
BELVIDERE

PH: 282-4141
FAX: 282-4157

1/17/20

SCALE

Notes:

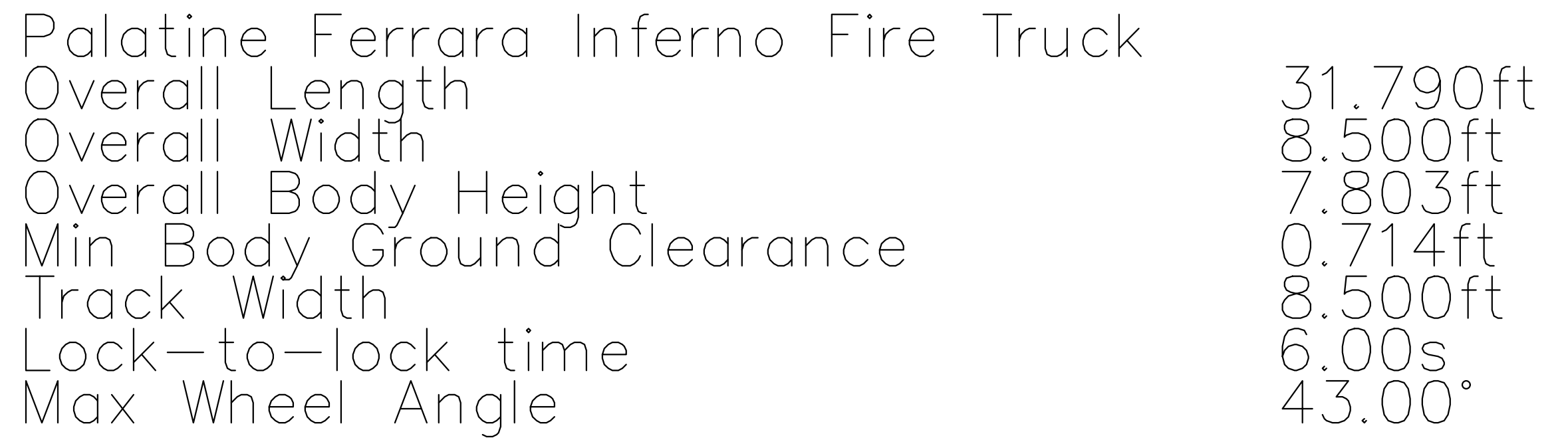
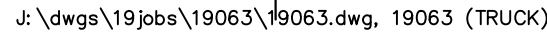
PIC Palatine

7 N Northwest Hwy

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Packet Pg. 84



400 N. State Street, Suite 400
Chicago, IL 60654

PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:



NE3000
2631 Ginger Woods Parkway | Aurora, IL 60502
(630) 375-1800 | watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2011
SCALE: 1" = 20'
PROJECT NO.: 19-063

1 of 1

FIRE TRUCK CIRCULATION PLAN

Attachment: Fire Truck Circulation Plan (7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road - PFS, PFD, SU 7-Eleven)

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the provided values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacturing will affect results.
Ref: IES LM-61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

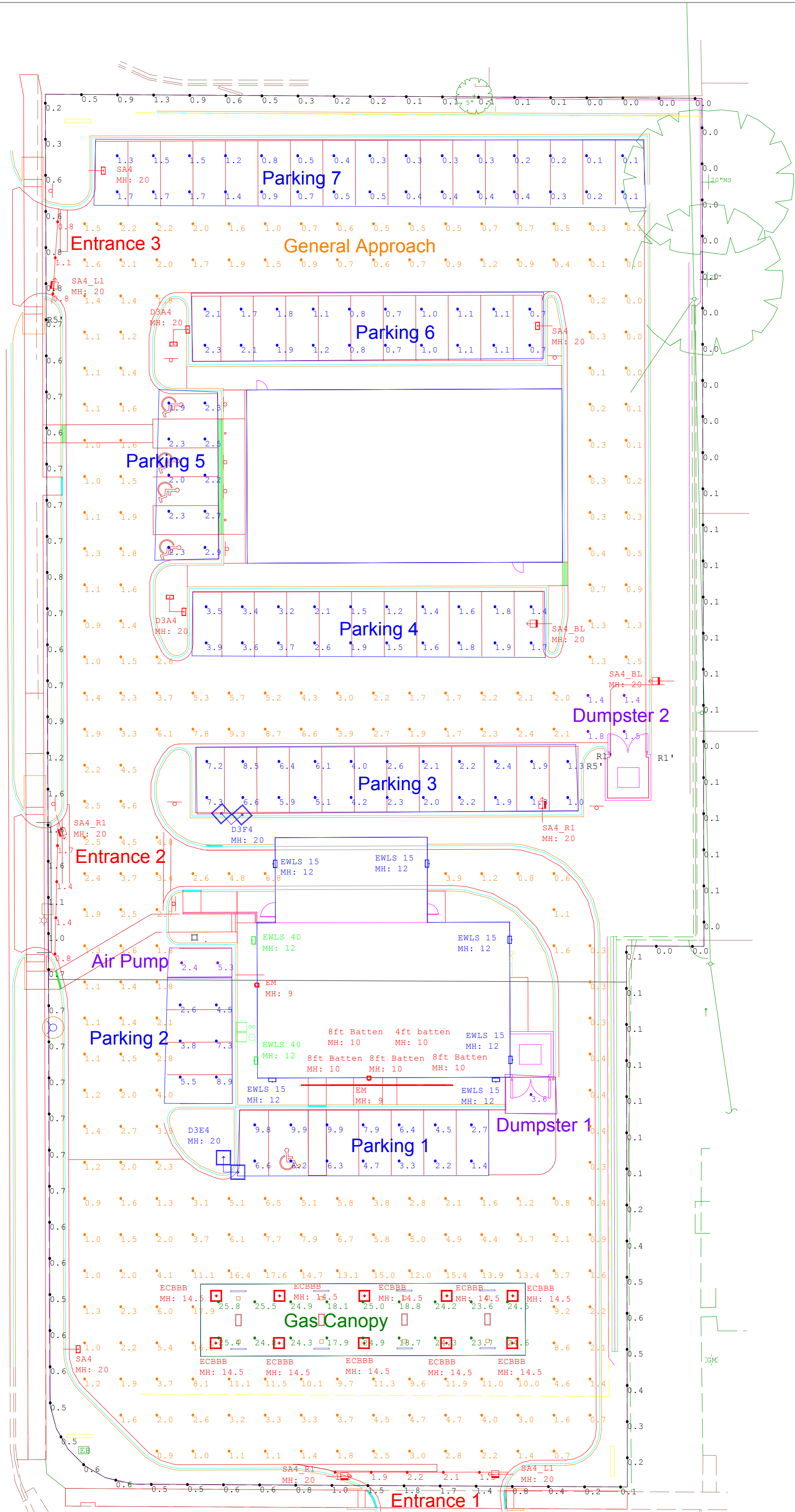
Designer: Joshua Watkins

Date: 2/24/2020

GE Drawing #: A191205-7-Eleven #1042997 Palatine, IL_V5.AGI

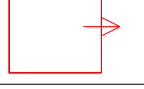
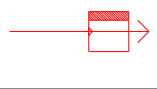
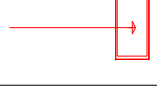
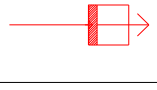
7-ELEVEN STORE #1042997

7 N. Northwest Hwy, Palatine, IL
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Scale: 1 inch= 22 Ft.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	10	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	D3F4	2 @ 90 DEGREES	1.000	2-EASC0F4F5509C Color	288	30800
	1	D3E4	2 @ 90 DEGREES	1.000	2-EASC0E4F5509C Color	238	25800
	2	EWLS 40	SINGLE	1.000	EWLS01_40AF750_____-120-277V	37	4000
	6	EWLS 15	SINGLE	1.000	EWLS01_15AF750_____-120-277V	12	1500
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	D3A4	2 @ 90 DEGREES_1	1.000	EASC_A4F550_____	88	8400
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Left)	44	2400
	3	SA4	SINGLE	1.000	EASC_A4F550_____	44	4200
	2	SA4_BL	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRBLBLCK	44	4000
	3	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Right)	44	2400

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	3.85	5.3	2.4	1.60	2.21
Dumpster 1	Illuminance	Fc	3.60	3.6	3.6	1.00	1.00
Dumpster 2	Illuminance	Fc	1.53	1.8	1.4	1.09	1.29
Entrance 1	Illuminance	Fc	1.78	2.2	1.2	1.48	1.83
Entrance 2	Illuminance	Fc	1.33	1.7	0.8	1.66	2.13
Entrance 3	Illuminance	Fc	0.90	1.1	0.8	1.13	1.38
Gas Canopy	Illuminance	Fc	23.28	25.8	17.9	1.30	1.44
General Approach	Illuminance	Fc	3.17	17.9	0.0	N.A.	N.A.
Parking 1	Illuminance	Fc	5.84	9.9	1.4	4.17	7.07
Parking 2	Illuminance	Fc	5.43	8.9	2.6	2.09	3.42
Parking 3	Illuminance	Fc	3.84	8.5	1.0	3.84	8.50
Parking 4	Illuminance	Fc	2.27	3.9	1.2	1.89	3.25
Parking 5	Illuminance	Fc	2.34	2.9	1.9	1.23	1.53
Parking 6	Illuminance	Fc	1.25	2.3	0.7	1.79	3.29
Parking 7	Illuminance	Fc	0.68	1.7	0.1	6.80	17.00
Property Line	Illuminance	Fc	0.47	1.8	0.0	N.A.	N.A.

City ordinance:
Property line cannot exceed
0.1FC adjacent to residential
and 2FC adjacent to commercial.

Due to the ordinance, this
design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the provided values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins			
Date:2/24/2020			
GE Drawing #: A191205-7-Eleven #1042997 Palatine, IL_V5.AGI			

7-ELEVEN STORE #1042997 7 N. Northwest Hwy, Palatine, IL MOUNTING HEIGHT AS NOTED MAINTAINED LIGHTING LEVELS INDICATED

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- listed, suitable for wet locations.
 - listed with option code "J" SKUs.
 - IP65 rated optical enclosure per ANSI C136.25-2009.
 - Temperature rated at -40° to 35°C
 - **Upward Light Output Ratio (ULOR) = 0.** This means full cut off.
 - Title 24 compliant with "H" motion sensor option.
 - Compliant with the material restriction of RoHS.
 - DLC Premium qualified models available.
- Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable. S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor**# J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control.
				Light pattern thrown in direction specified in relation to Pole and Fixture.						

OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS				TYPICAL SYSTEM WATTAGE	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER		
		3000K	4000K	5000K	120-277V & 347-480V			3000K	4000K	5000K	3000K	4000K	5000K
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

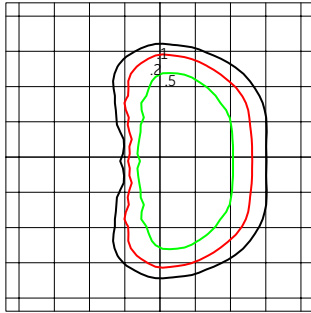
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

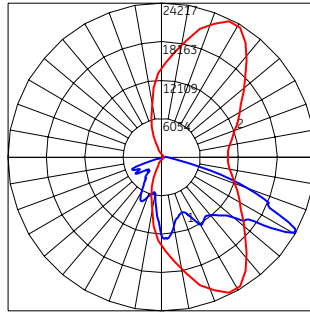
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PECSTL	STANDARD 480V
80436	PECCTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750____.IES)

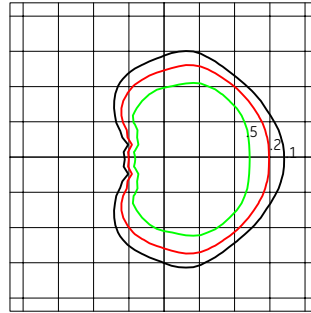


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

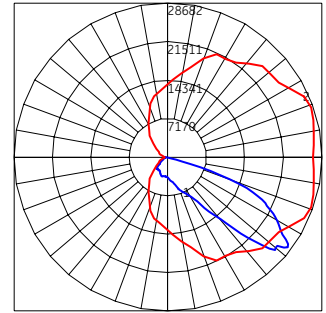


— Vertical plane through horizontal angle
of maximum candela at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750____.IES)

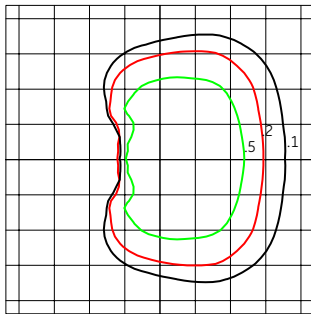


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

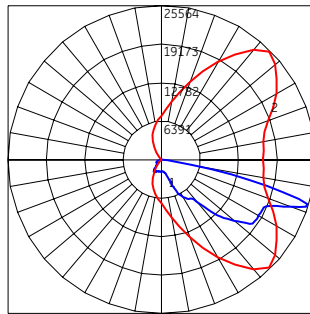


— Vertical plane through horizontal angle
of maximum candela at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750____.IES)

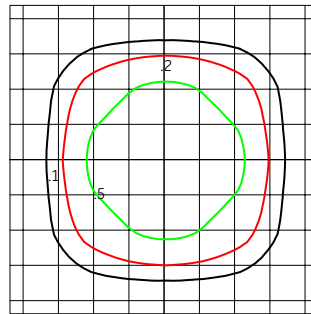


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

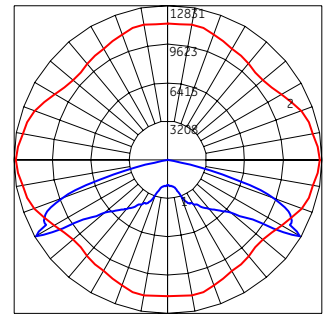


— Vertical plane through horizontal angle
of maximum candela at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750____.IES)

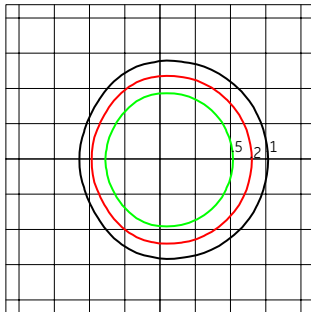


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

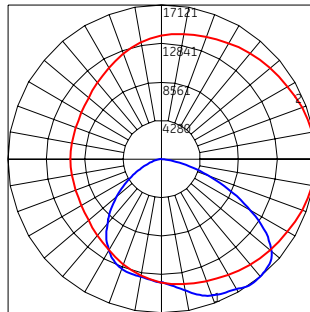


— Vertical plane through horizontal angle
of maximum candela at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750____.IES)

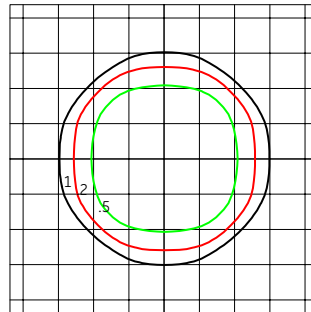


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

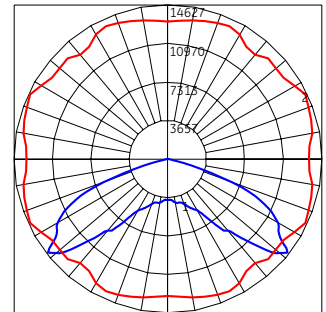


— Vertical plane through horizontal angle
of maximum candela at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750____.IES)

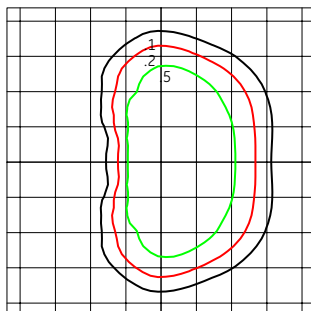


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

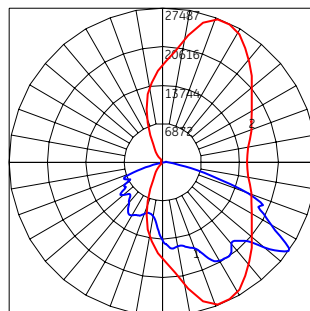


— Vertical plane through horizontal angle
of maximum candela at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50____.IES)

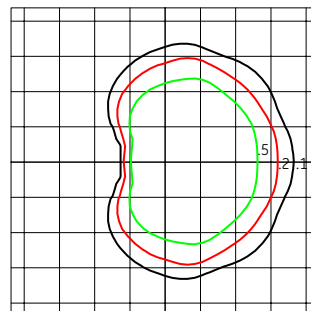


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

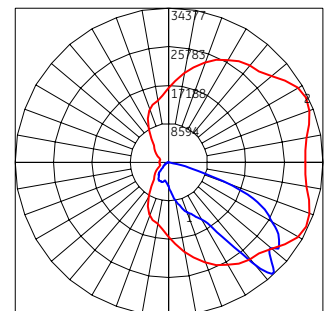


— Vertical plane through horizontal angle
of maximum candela at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50____.IES)



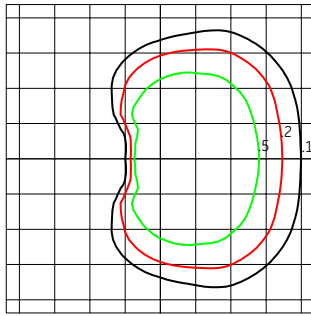
Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade



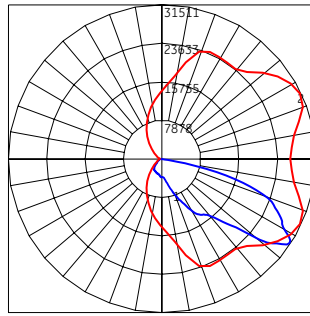
— Vertical plane through horizontal angle
of maximum candela at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

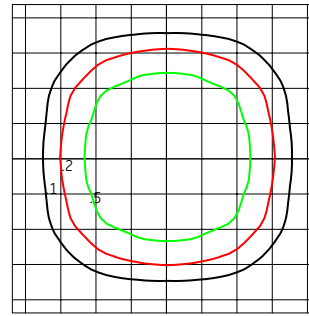


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

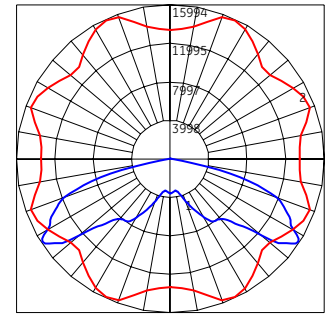


— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

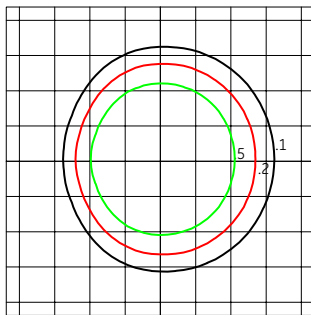


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

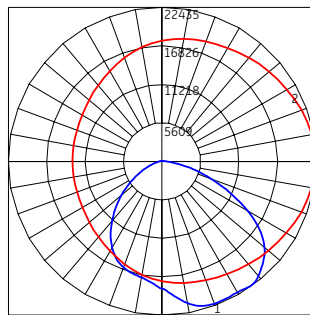


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

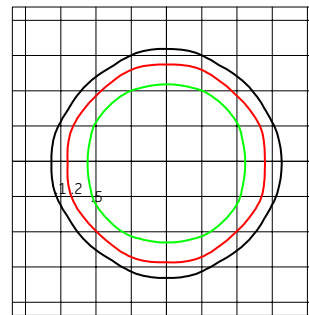


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

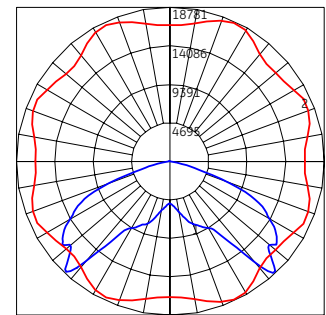


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

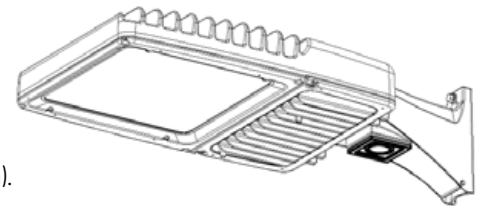


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

H-Motion Sensing Option:

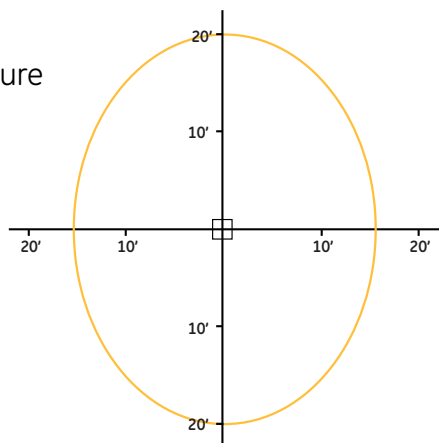
- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



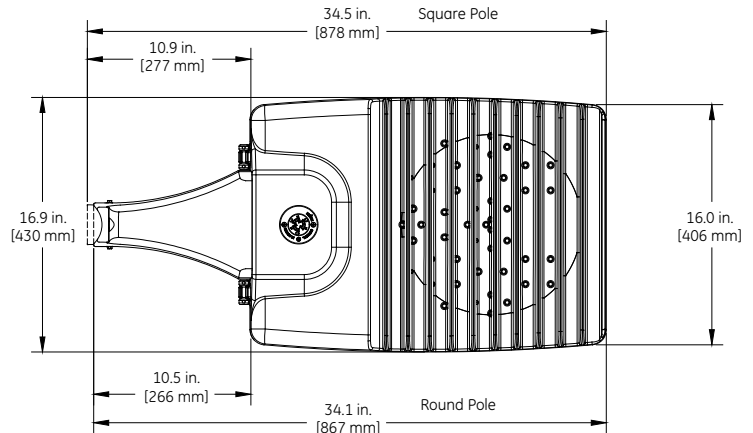
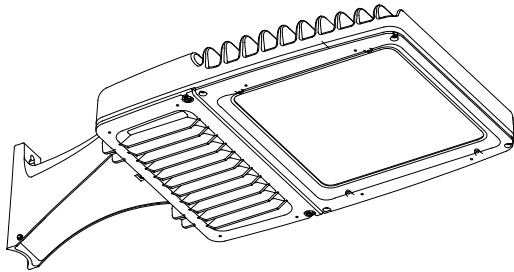
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

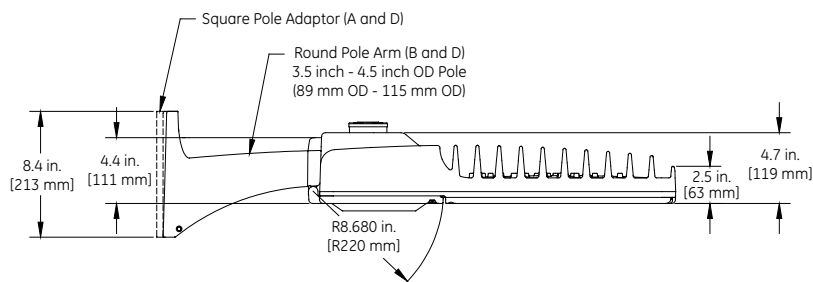


Product Dimensions

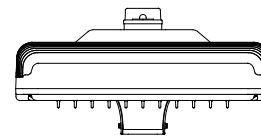
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



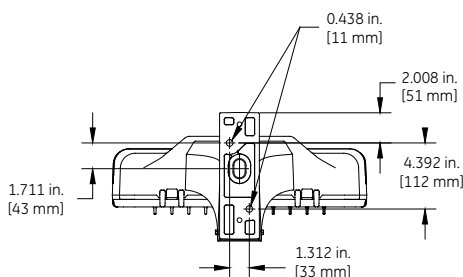
TOP VIEW



SIDE VIEW

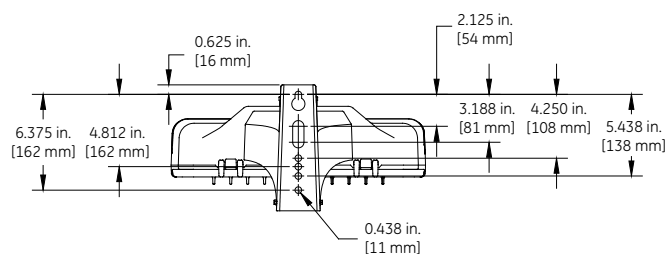


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

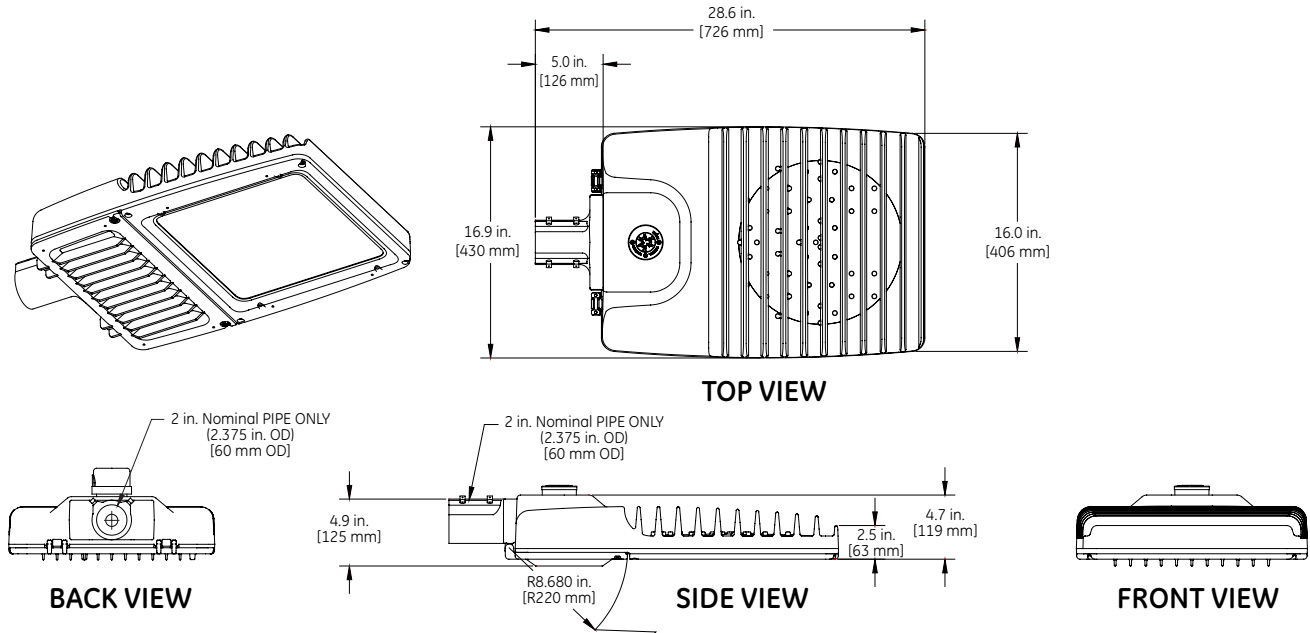
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

Product Dimensions

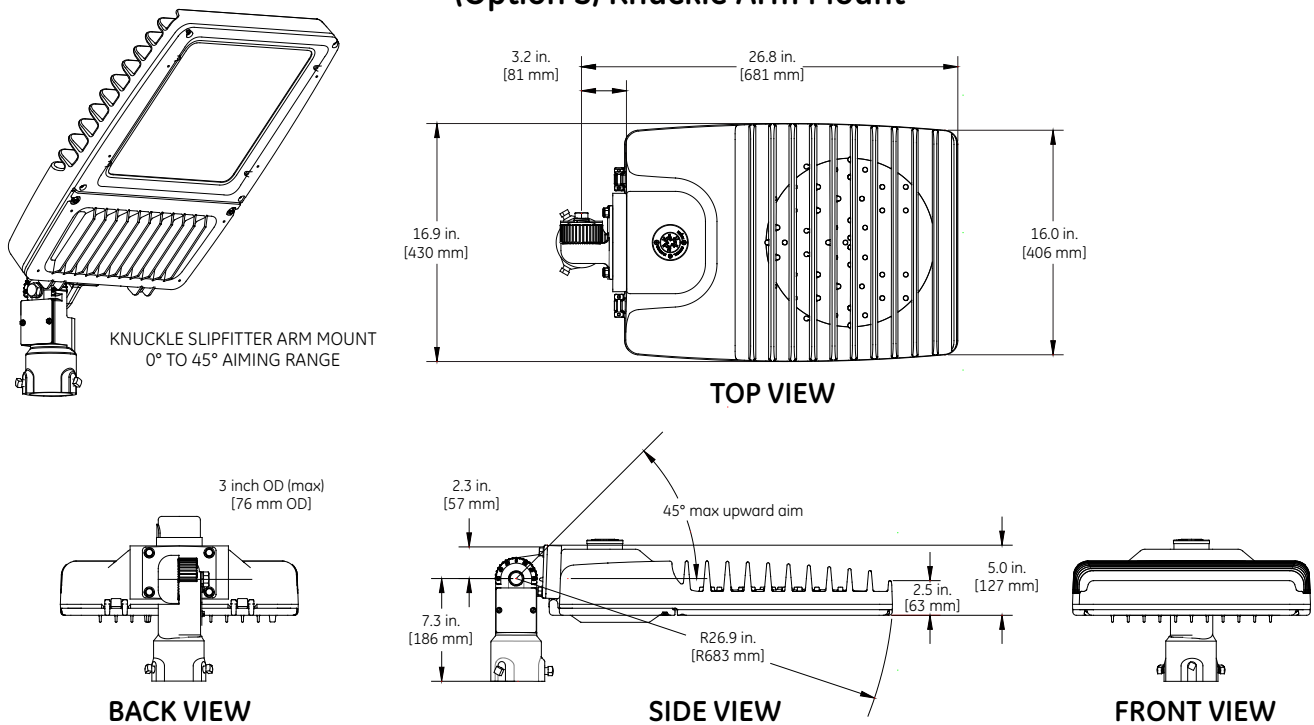
(Option C) Slipfitter Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

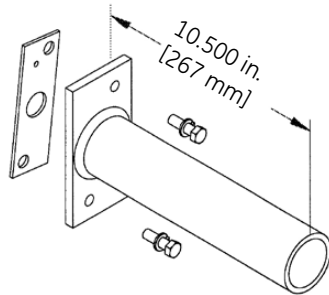
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

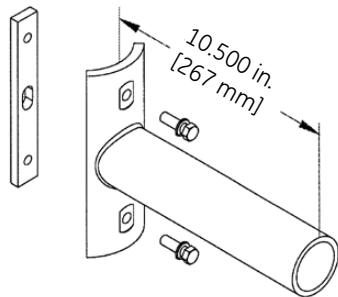
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

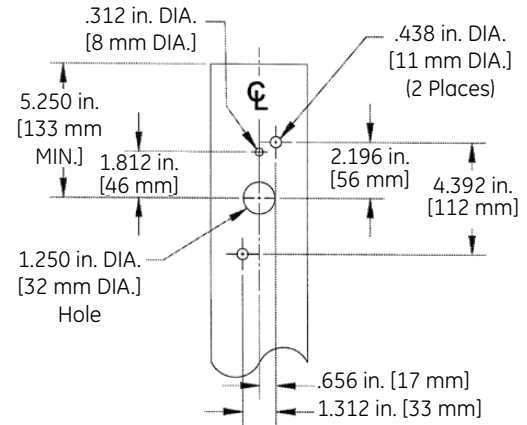
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

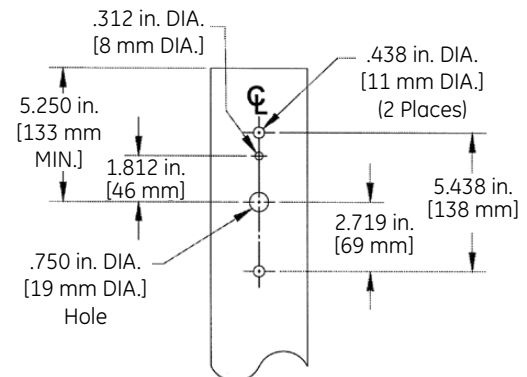
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm





GE Evolve™

LED L-Series Wall Pack

EWLS

current
powered by GE



GE Evolve™ LED L-Series Wall Pack EWLS

The **Evolve** LED L-Series Wall Pack, **EWLS**, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. The EWLS's 2-screw housing design enables a fast and simplified installation. The low-watt Egress package (13W) is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings and can meet NFPA 101 life safety lighting requirements when used with external battery backup.

Features:

- 1500 and 4000 lumen output
- High Brightness LEDs
- 70 CRI @ 3000K, 4000K, and 5000K typical
- L90 > 100,000 hours (1500lm), L90 > 60,000 hours (4000lm)
- Designed to replace 50W to 250W MH wallpacks
- Small Form Factor, <10 lbs
- 0-10V Dimming
- Motion Sensor & Button Photo Electric Sensors available
- Impact resistant tempered glass lens
- Zero up-light construction, full cut-off
- International Dark-Sky Association (IDA) Approved for 3000K CCT



To learn more about **GE Evolve LED L-Series Wall Pack**, go to: <http://products.currentbyge.com>

Applications:

- Building entrances & perimeter lighting
- Side and rear exit doors
- Stairways and entry path
- Schools, Apartment Buildings, Hospitals
- Retail & Commercial Buildings
- Loading docks



GE Evolve™

LED L-Series Wall Pack

EWLS



Project name _____

Date _____

Type _____

Typical Specifications: EWLS

LED & Optical

- **Lumen Packages:** 1500 & 4000
- **System Efficacy:** Up to 125 lpw
- **CCT:** 3000K, 4000K, 5000K; High brightness LEDs.
- **CRI:** 70
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Custom engineered reflective optics for optimized photometry.
- High application efficiency and minimal glare.

Electrical

- **Input Voltage:** 120-277 volt and 347 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF):** >90%
- **Total Harmonic Distortion (THD):** <20%
- **Surge Protection:** Integral surge protection

Ratings

- **Operating Temperature:** -40° to 50°C
- **Storage Temperature:** -40° to 50°C
- **Location:** Dry or Wet
- **Safety:** UL/cUL Listed. UL 1598 listed, suitable for wet locations.
- **DLC Premium & Standard** qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.
- **Environmental:** Compliant with the materials restrictions of RoHS.
- LM-79 testing in accordance with IESNA Standards.
- Optical enclosure IP66 per ANSI C136.25-2009.

Lumen Maintenance

- Projected L90>100,000 hours per IES TM-21 for 15AF optical codes.
- Projected L90>60,000 hours per IES TM-21 for 40AF optical codes.
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
15AF	L96	L95	L91

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
40AF	L95	L92	L85

Note: *Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Construction & Finish

- **Housing:**
 - Die-cast aluminum. Integrated heat sink for maximum heat transfer.
 - Patented aesthetic design to complement your building façade.
- **Lens:** Impact resistant tempered glass lens.
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, White, Gray
 - RAL & custom colors available.
- **Weight:** 8.5lbs (4 kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional.

Controls

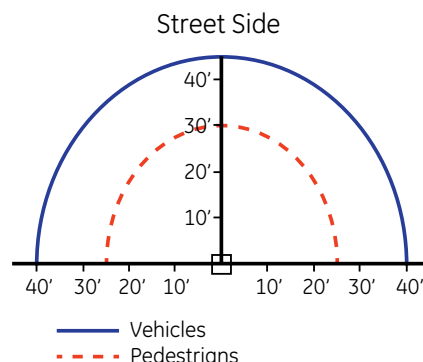
- **Dimming:** Wired Analog 0-10V Dimming.¹
- **Sensors:**
 - Button Photo Electric sensor (PE) available 120-277V & 347V.
 - CA Title 24 Compliant Occupancy Sensor Option.¹

¹ Available with Optic Code 40AF

Mounting

- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
 - **Flush Mount:** Mounts directly to customer supplied junction box.
 - **Conduit Box Mount:** Mounts to walls via separate mounting box with conduit knockouts.

Sensor Pattern:



Sensing Pattern Wall Pack Fixture: 8-25 ft.

GE Evolve™

LED L-Series Wall Pack
EWLS
 Project name _____
 Date _____
 Type _____

EWLS 01

7

PRODUCT	GENERATION	VOLTAGE	OPTICAL CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack L = L-series S = Standard	01 = Generation	0 = 120-277V* 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V* * Specify single voltage if Button PE option selected	15AF = 1500lm, Asymmetric Forward 40AF = 4000lm, Asymmetric Forward	7 = 70 CRI*	30 = 3000K* 40 = 4000K* 50 = 5000K *Select 3000K CCT for IDA Approved units	N = Non-Dimming D = Dimming* ‡ Dimming not available at 1500lm	1 = None* 3 = Button PE* * Must specify discrete voltage	FM = Flush Mount* CB = Conduit Box Mount** **Must be selected when ordering with Button PE, Motion Sensor, or 347V	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White	H = Motion Sensor* ### = Special Options J = cUL/Canada W = Non-Graphical White Box

*Standard Option

+ = Motion Sensor not available at 1500lm

Claims Table:

OPTICAL CODE	DIST.	TYPICAL SYSTEM WATTS		TYPICAL INITIAL LUMENS			TYPICAL INITIAL LPW 120-277V			TYPICAL INITIAL LPW 347V			BUG RATING	
		120-277V	347V	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K/5000K
15	AF	12	13	1,450	1,500	1,500	121	125	125	112	112	115	B1-U0-U0	B1-U0-U0
40	AF	37	38	3,880	4,000	4,000	105	108	108	102	105	105	B1-U0-U0	B1-U0-U0

CCT	IES FILE NAME 120-277V		IES FILE NAME 347V	
3000K	EWLS01_15AF730	-120-277V.IES	EWLS01D15AF730	-347V.IES
4000K	EWLS01_15AF740	-120-277V.IES	EWLS01D15AF740	-347V.IES
5000K	EWLS01_15AF750	-120-277V.IES	EWLS01D15AF750	-347V.IES
3000K	EWLS01_40AF730	-120-277V.IES	EWLS01D40AF730	-347V.IES
4000K	EWLS01_40AF740	-120-277V.IES	EWLS01D40AF740	-347V.IES
5000K	EWLS01_40AF750	-120-277V.IES	EWLS01D40AF750	-347V.IES



MODELS AVAILABLE THROUGH QUICKSHIP PROGRAM

SKU #	CAT LOGIC	DESCRIPTION
93056860	EWLS01015AF740N1FMDKBZ	1500lm, 4000K, Flush Mount
93060201	EWLS01015AF750N1FMDKBZ	1500lm, 5000K, Flush Mount
93059497	EWLS01040AF740N1FMDKBZ	4000lm, 4000K, Flush Mount
93060200	EWLS01040AF750N1FMDKBZ	4000lm, 5000K, Flush Mount
93060202	35-434281R01	Conduit Box Mount (QTY 1)
93060203	35-966640-01	Conduit Box Mount (QTY 5)

Accessories:

PRODUCT ID	DETAIL	FINISH
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory E = Escutcheon Plate 1 = 10" x 12" 2 = 12" x 16" 3 = 12" x 20"	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White RAL customer colors available. Contact Manufacturer

PRODUCT ID	DETAIL
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory D = Diffuser

Motion Sensing Option:

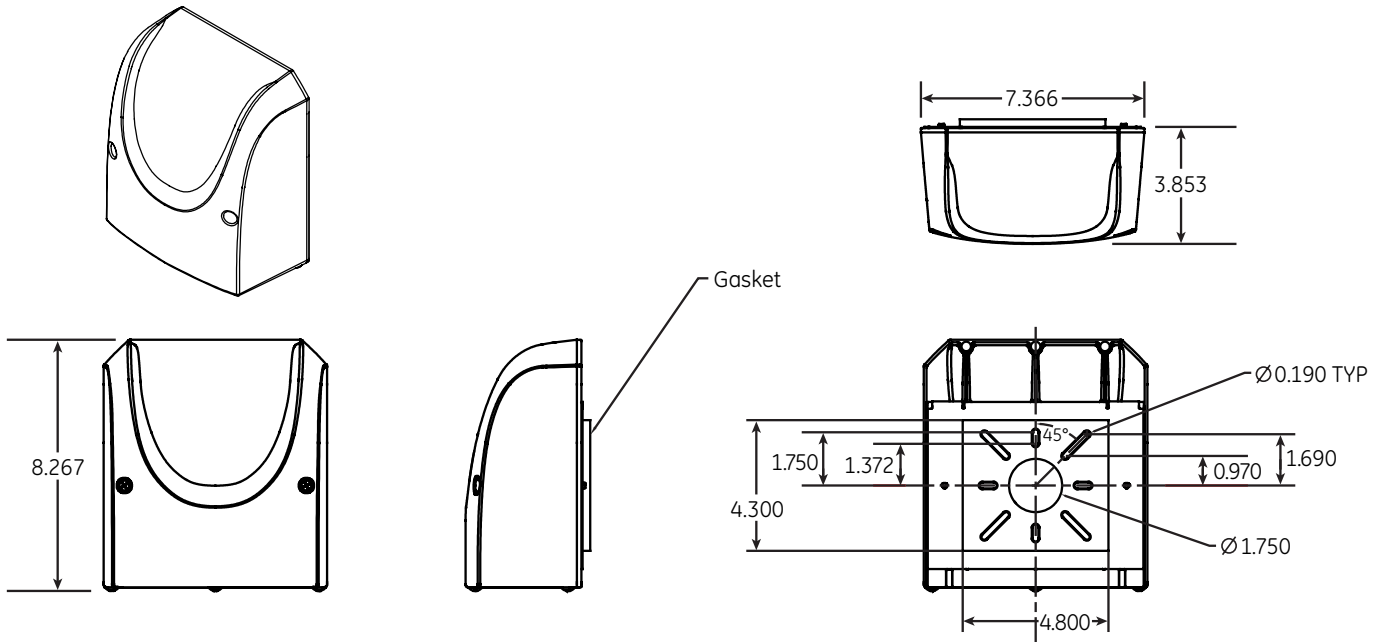
- Intended for 8-25 ft. mounting heights.
- Provides a coverage area radius for walking motion of 25-30 ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
— Remote programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

GE Evolve™

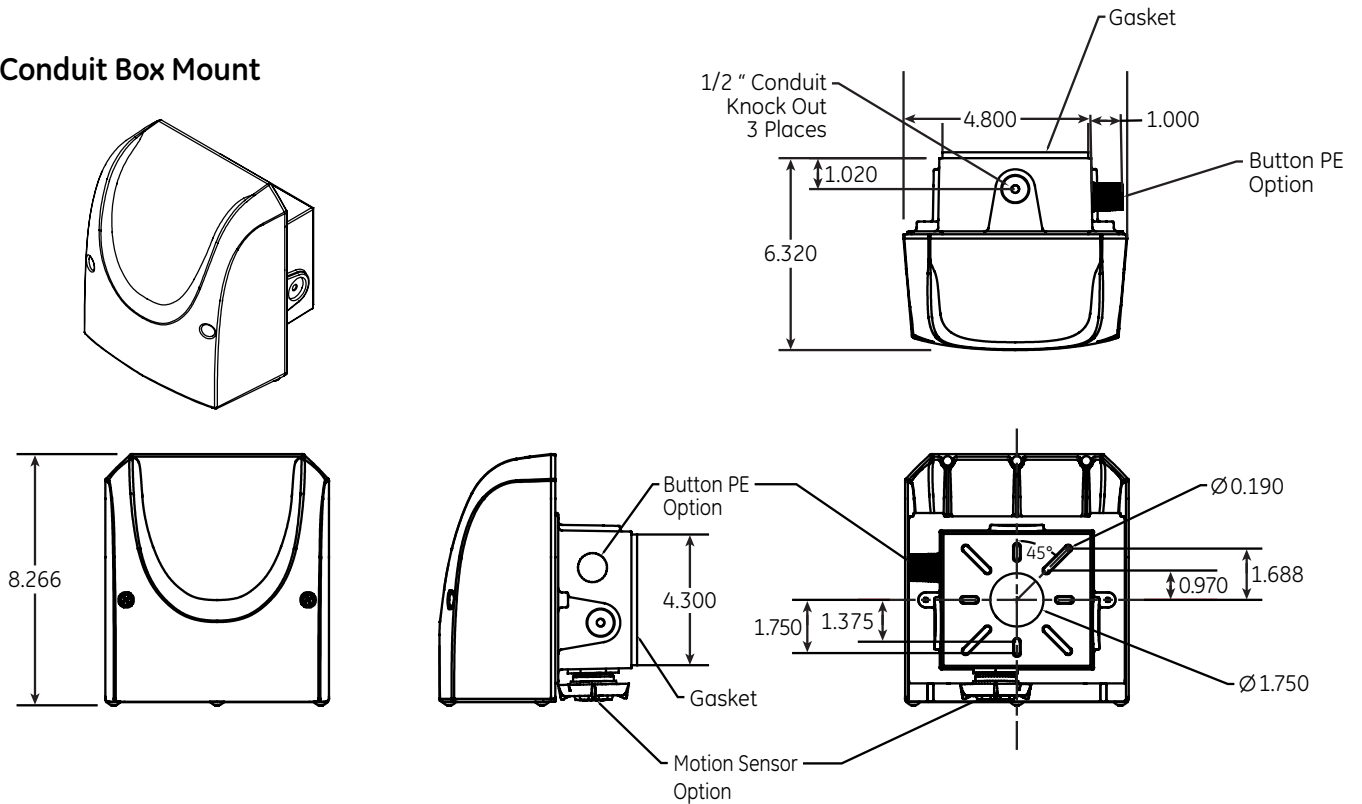
LED L-Series Wall Pack EWLS

Product Dimensions:

Flush Mount



Conduit Box Mount



GE Evolve™

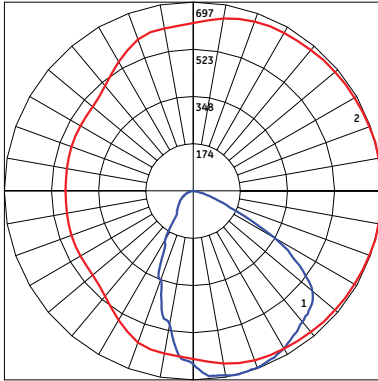
LED L-Series Wall Pack

EWLS

Photometrics:

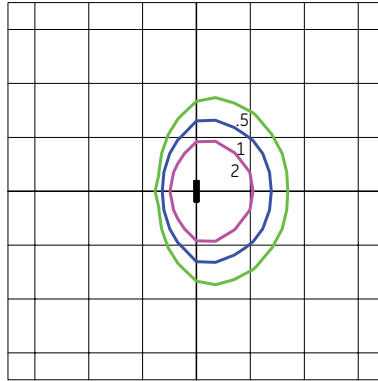
15AF: 1500 LUMEN, ASYMMETRIC FORWARD

EWLS01_15AF750_____-120-277V.ies



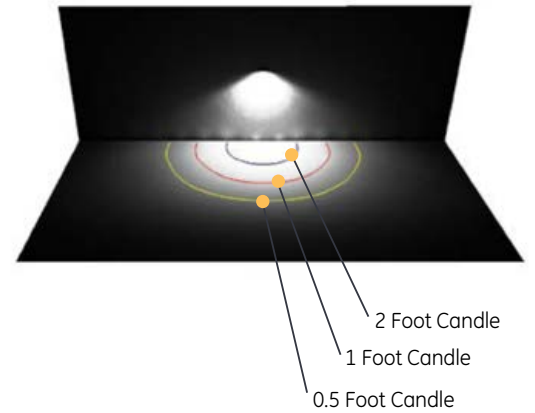
1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 14°



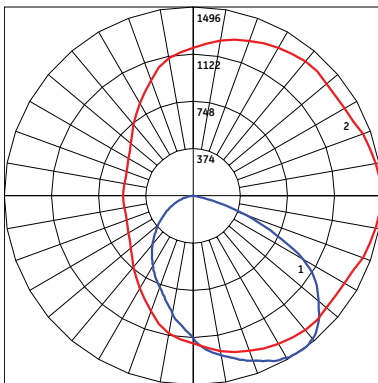
Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.

SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY



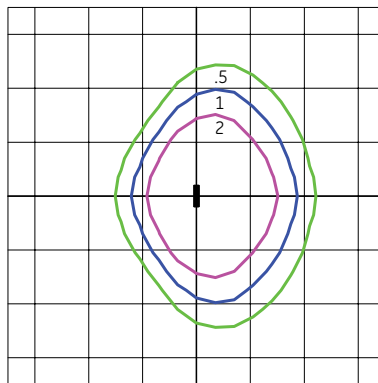
40AF: 4000 LUMEN, ASYMMETRIC FORWARD

EWLS01_40AF750_____-120-277V.ies



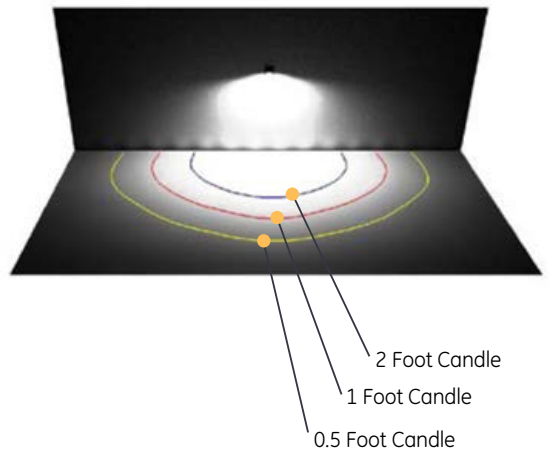
1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 36°



Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.

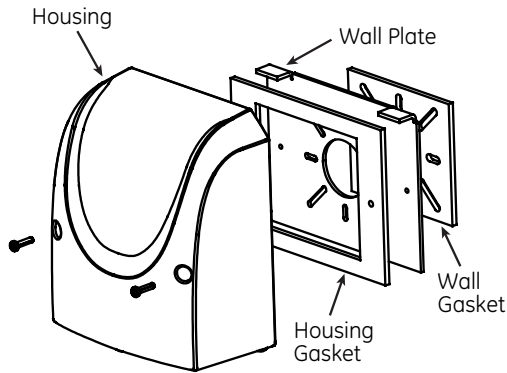
SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY



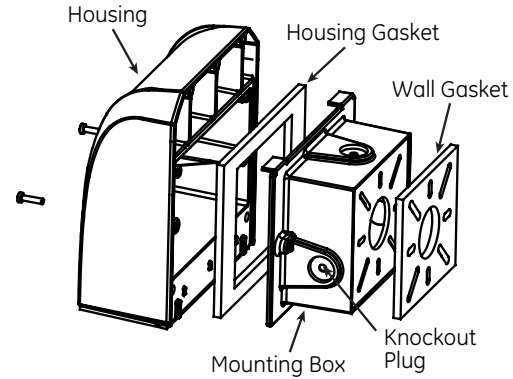
GE Evolve™

LED L-Series Wall Pack

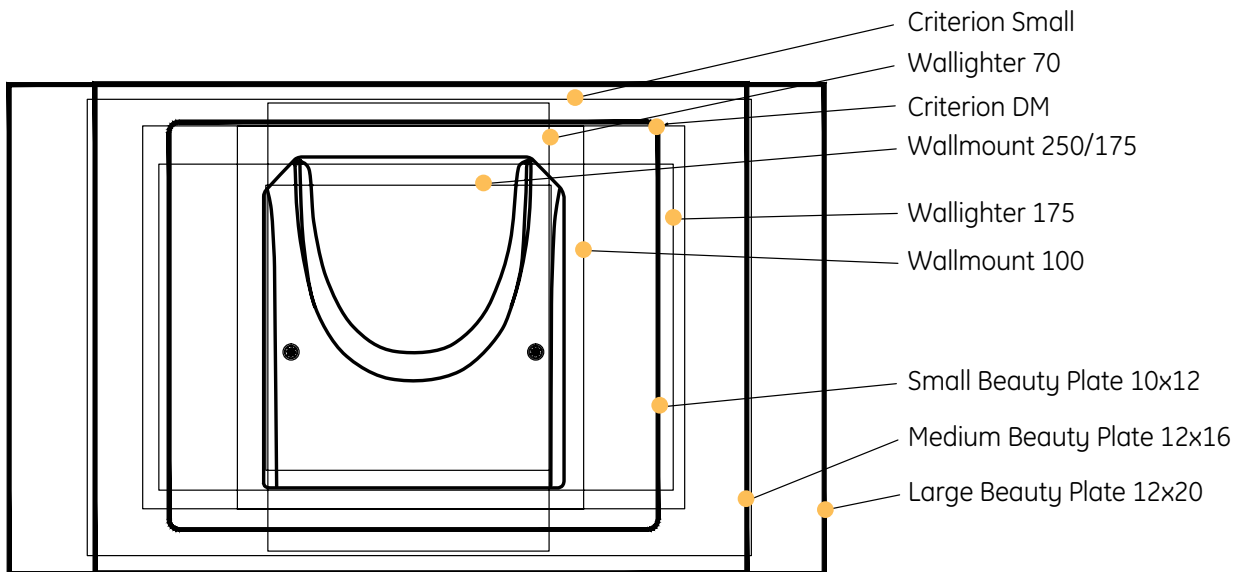
EWLS

**Figure 1: Wall Plate Install**

Consult product Installation Instructions (GEH 6060) for detailed installation instructions.

**Figure 2: Mounting Box Install****Accessories:****Beauty Plates**

Cover the unsightly debris marks on your building façade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



GE Evolve™

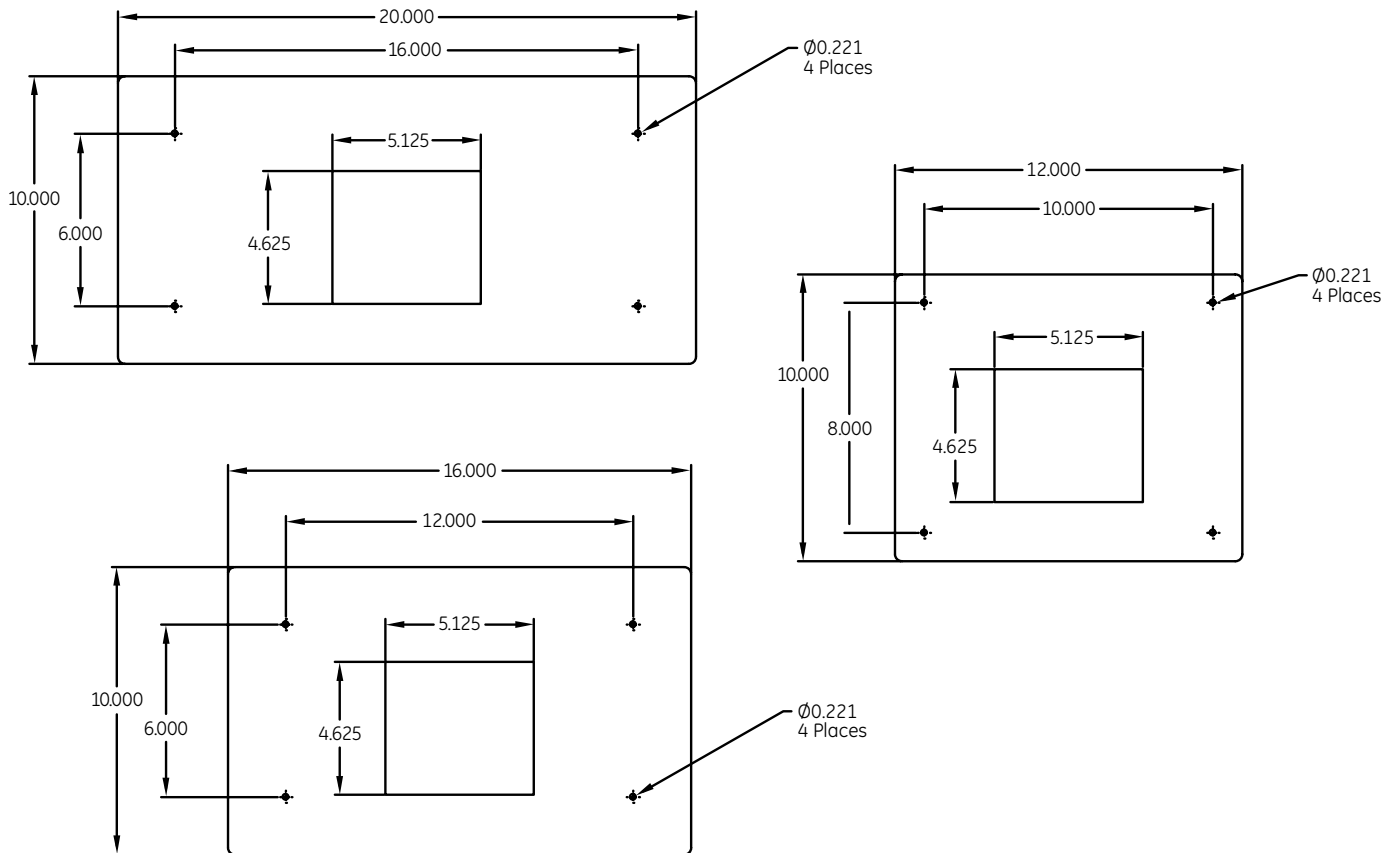
LED L-Series Wall Pack

EWLS

Accessories:

Mounting Holes

Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



Diffuser

Optional diffuser accessory utilizing ACRYLITE®, an acrylic sheet with an elegant texture which performs double duty with beauty and durability for any environment. This added texture diffuses surface reflections. Transmits 90% of the light through diffuser.

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GE Evolve™
LED Area Lighting
Canopy Light (ECBB)

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Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die-cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21.
- Projected Lxx per IES TM-21 at 25°C for reference:

OPTICAL CODE	Lxx(10K)@hours		
	25,000 hrs	50,000 hrs	100,000 hrs
T5	L96	L95	L91
A5	L96	L92	L86
B5	L95	L92	L85
C5	L94	L90	L82

Notes: 1. Projected Lxx based on LM80 (10,000 hour testing). 2. DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

- /  Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Compliant with the material restriction requirements of RoHS.



DLC Listed.

Please refer to the DLC QPL website for the latest and most complete information.
www.designlights.org/QPL

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

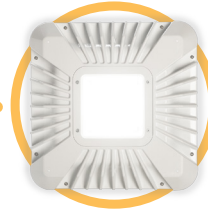
See page 5 for accessories

- 24" Escutcheon Plate
- 32" Escutcheon Plate
- Shoebox Mounting
- Pendant Mounting

GE Evolve™

LED Area Lighting

Canopy Light - ECBB



Project name _____
Date _____
Type _____

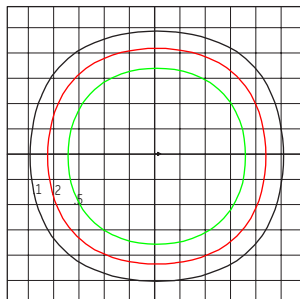
E C B B F 5 A

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options		F = Flat Lens	5 = Less than or equal to 525mA	30 = 3000K< 40 = 4000K 50 = 5000K <> Select 3000K CCT for IIDA approved units	1 = None 4 = Motion Sensor and Integral Photocell* * Not available with 347-480V. Must order with 10kV surge protection Option "R". * Must order with 10kV surge protection Option "R".	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.

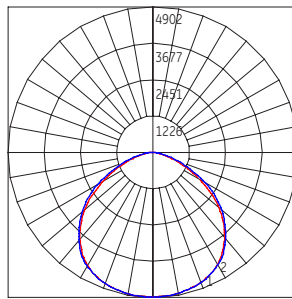
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS		
				3000K	4000K	5000K	120-277V	347-480V	3000K	4000K	5000K
TYPE V	Symmetric Wide	T5	Flat Lens	3450	3500	3550	29	NA	ECBB_T5F530_120-277V.ies	ECBB_T5F540_120-277V.ies	ECBB_T5F550_120-277V.ies
	Symmetric Wide	A5	Flat Lens	4120	4170	4230	35	NA	ECBB_A5F530_120-277V.ies	ECBB_A5F540_120-277V.ies	ECBB_A5F550_120-277V.ies
	Symmetric Wide	B5	Flat Lens	7740	8010	8110	64	64	ECBB_B5F530_ies	ECBB_B5F540_ies	ECBB_B5F550_ies
	Symmetric Wide	C5	Flat Lens	13410	13410	13550	110	110	ECBB_C5F530_ies	ECBB_C5F540_ies	ECBB_C5F550_ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)



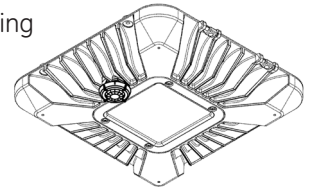
Grid Distance in Units of Mounting Height of 15'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

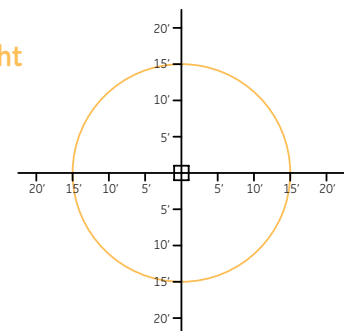
Motion Sensing Option:

- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 15-20ft.
- Provides 360° of coverage.
- Factory pre-set 50% dimmed light output with no occupancy.
- May be reprogrammed using additional remote programmer. Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.



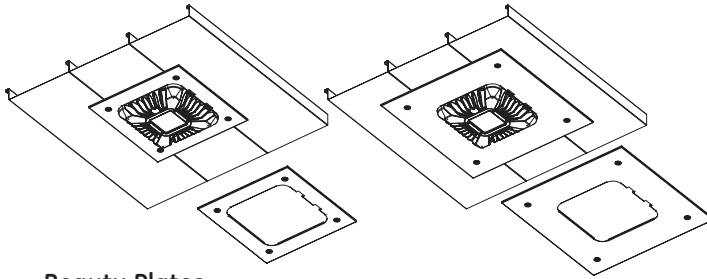
Approximate Sensor Pattern:

Canopy Fixture
15 ft. Mounting Height



Evolve™ Canopy Light Accessories

All accessory product ordered and shipped separate from the luminaire.
Contact manufacturer for more information.



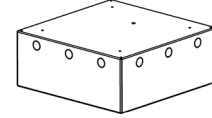
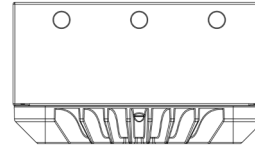
Beauty Plates

24" & 32" Escutcheon plates designed to cover unsightly canopy ceilings.

E C B

E

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	E = Escutcheon Plate	1 = 24" x 24" Square 2 = 32" x 32" Square	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.



Box Mount

16 gauge steel (0.060" thickness), 12 electrical knockouts (EKOs) for flexibility in wire routing for installation.

E C B

M

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	M = Square Mounting Box	3 = 3 Wire Leads 5 = 5 Wire Leads, with Dimming	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Pendant Mount

E C B

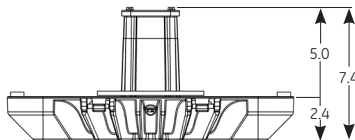
P

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	P = Pendant Mount	1 = No Bird Shield 2 = Bird Shield	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Product Dimensions

Evolve™ LED Canopy Light (ECBB)

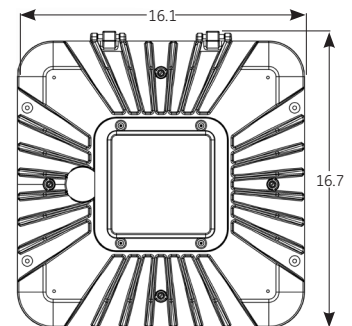
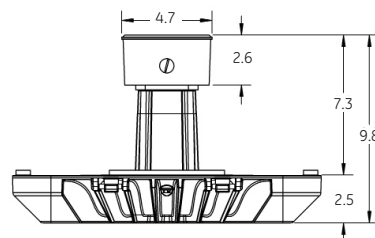
Standard Lens



DATA

- Approximate Net Weight: 20 lbs

With Optional Electrical Junction Box: 002, D01



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www.currentbyge.com | OLP3100 (Rev 12/04/17)



GE
Lighting

Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



**Batten fixtures become cut-off
once mounted under a canopy**



www.gelighting.com

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SIGN128 (Rev 10/01/14)

JOB NAME:

TYPE NO.:

CATALOG NO.:

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

ORDERING INFORMATION

Catalog Number: Example: LEDPRSWCL

LEDPRS		
MODEL NUMBER	HOUSING COLOR	OPTIONS
	BR - Dark Bronze B - Black W - White	see below

OPTIONS
CL Cold Location Operation



Also available in black or white finishes

SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	• Dual input 120/277VAC, 60 Hz • AC-On indicator light and test switch • Automatic, constant current charger • AC Lockout protection • Low voltage battery disconnect • Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

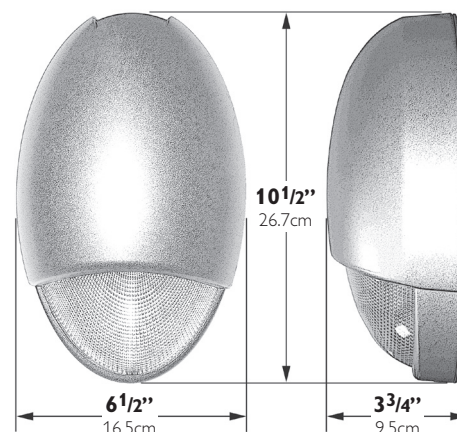


Standard with dark bronze finish

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12 © 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • 800-334-2212 • www.crescentlighting.com

Crescent is a Philips company

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 3, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision for a new 2-lot commercial subdivision; and,
2. Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility; and,
3. Rezoning from B-2 General Business District to Planned Development; and,
4. Special Use to permit a new 7-Eleven gas station, convenience store, and car wash; and,
5. Special Use to permit a new medical office/urgent care facility

The property is commonly known as 7 N. Northwest Highway (PIN# 02-14-408-026), 25-35 N. Northwest Highway (02-14-408-025, 02-14-408-002, 02-14-408-016), and 406-408 E. Palatine Road (02-14-408-010).

The Petitioners are proposing to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new 7-Eleven gas station, convenience store, and car wash. The Petitioners are also proposing to redevelop the vacant commercial building (25-35 N. Northwest Highway) into a new medical office/urgent care facility.

The above petitions were filed by, Ivan Nockov (Vequity Holdings), represented by their Agent, Robb Parris (Warren Johnson Architects, Inc.); and, Shanita Brown (7-Eleven, Inc. d/b/a 7-Eleven #38977H) and Stephen Thayer (Physicians Immediate Care LLC), represented by their Agent, Jerome Pinderski Jr. (Pinderski & Pinderski, Ltd.), and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-66 VILLAGE OF PALATINE
Dennis Dwyer, Chair, Palatine Plan Commission
DATED: This 17th day of February 2020.
Published in Daily Herald February 17, 2020 (4540778)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/17/2020 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baetz
Authorized Agent

Control # 4540778