



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 • FEBRUARY 19, 2019

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Jan 15, 2019 7:00 PM

III. PUBLIC HEARING

1. Vacant Lot North of 1240 W. Winnetka Street

Preliminary and Final Plat of Subdivision for a 2-lot single-family residential development;

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

2. 1140 E. Northwest Highway

Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center.

Rezoning from B-2 General Business District to Planned Development

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION MINUTES • JANUARY 15, 2019

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	Absent	
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	

Staff Present: Ms. Katie Rivard

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Dec 18, 2018 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Jan 15, 2019 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 37 E. Northwest Highway - **Recommended to Approve**

Sworn in Mr. Luke Praxmarer 1306 W. Border Drive, Palatine - Trustee at Quest Academy and President of the Palatine Retail Centre LLC

Ms. Amanda Davey - Director of Enrollment Management at Quest Academy representing the leadership and administration of Quest

Mr. Gary Mann - Quest Academy art teacher and artistic director of the proposed children's museum

Mr. Praxmarer explained they are requesting an amendment to the code to allow for the children's museum. He stated they have worked with staff and plan on cooperating. He stated they have discussed staff's conditions and agree to abide.

Ms. Davey explained Quest focuses on allowing the students to feel empowered to share what they have learned and to look for ways to contribute in the community. She stated this will allow the students to grow and contribute to the community. She stressed the students involved with the museum are no older than 3rd grade. Ms. Davey stated this will give the younger children the opportunity to be presenters and use the skills they work on such as eye contact and being articulate.

Mr. Mann stated the museum is built by children for children. He spoke to the other children's museums he had done in the past showing examples of artwork they have been working on.

Mr. Praxmarer spoke to the hours of the museum being a few hours during the day and on weekends are only by appointment. He stated there will not be any traffic issues with the buses.

Mr. Hansen asked how this will differ from the previous museums.

Mr. Mann explained his past museums were done by junior high kids. He stated this will be younger children and will incorporate drama, music and art.

Mr. Kolososki asked if the exhibits will change.

Mr. Mann answered yes.

Mr. Friedman referred to aerial slide and asked about the path to and from museum to school through parking lot.

Mr. Praxmarer pointed out they already have classes in the center and the museum would be right next door. He referred to the aerial to show the walking route and stated the safety is already in place.

Mr. Hansen asked if the road way on the east side of the building is blocked with cones when school is in session.

Ms. Davey answered yes it is blocked from start to pick up time.

Mr. Kolososki asked if the building is sprinkled.

Mr. Praxmarer answered yes explain not only the retail center but the main building as well.

Ms. Rivard asked if he is speaking of Quest or the shopping center.

Mr. Praxmarer answered both.

Mr. Bettenhausen asked about the field trips with 30 kids at a time and about the expected bus sizes.

Ms. Davey explained it would be one smaller school bus. She explained they envision this catering to smaller preschools, daycare, and homeschools that have smaller enrollment. She stated there will be no more than 1 school bus.

Mr. Fedota asked if the entire shopping center meet State of Illinois Life Safety Standards or just the classrooms.

Mr. Praxmarer stated they will work with the Village and their architect to make sure they meet the requirements.

Mr. Fedota asked if this space already meets the Life Safety Standards.

Mr. Praxmarer stated it is to the best of his knowledge but if it is not they will meet with Fire Marshal and health department to bring it to code.

Mr. Kolososki asked if there is a door at the end of the hallway going into the bathroom.

Mr. Praxmarer answered yes and stated there is also another one in back of building to exit.

Mr. Fedota referred to the floor plan slide and asked if the wall divides the room into two independent spaces.

Mr. Praxmarer stated to the best of his knowledge it is not a demising wall but rather simply underpinned.

Mr. Friedman pointed out there is no door shown and asked if there would be a permanent opening.

Mr. Mann answered yes.

Mr. Kolososki asked if there is a bathroom.

Mr. Praxmarer referred to slide indicating location of bathroom.

Sworn in staff Ms. Katie Rivard

Ms. Rivard gave a brief overview of the background of the shopping center. She spoke to the special use and variation that was approved in 2018 for 2 new restaurants. She spoke to the parking requirements with the added children's museum being 244 spaces up from 227. Ms. Rivard referred to the aerial slide to show the parking lots and the restaurants and museum locations. She spoke to the conditions of the center's ordinance including the occupancy percentage limit put in place limiting Quest to no more than 50% of the total square footage of the

retail tenant space explaining even with the museum they would only be at 25%. Ms. Rivard explained the need for the amendment is because assembly uses were prohibited in the original approval. She explained how parking is calculated. She referred to slides to show floor plan and existing conditions.

Mr. Fedota asked for clarification on the term western building asking if the center is one or two separate buildings.

Ms. Rivard explained it is two separate buildings referring to the slide.

Discussion on direction.

Ms. Rivard stated they are able to occupy tenant spaces 23-47.

Mr. Fedota asked if permits would be required for electrical use as exhibits change.

Ms. Rivard explained inspections won't be needed unless there are issues. She spoke to some of the conditions the Petitioner has been made aware to avoid obstructing the sprinkler spray pattern, blocking exit paths and obstructing audio visual devices.

Mr. Fedota spoke to the Palatine Ordinance on entertainment tax and asked if since it is retail space that is being converted to non-for profit would the Village have the capacity for donations for "usage".

Ms. Rivard stated she would have to look into it.

Mr. Friedman asked about it being miscatergorized as a children's museum versus an extension of the school.

Ms. Rivard explained when wording in the public notice they attempted to word it as a Quest Academy Children's Museum only with specifics to this business plan including hours.

Mr. Fedota clarified if the museum was housed in their primary building then no variance would be required because it allows assembly space.

Ms. Rivard explained the Village doesn't have museum uses so taking a retail space is different than them displaying in their gym. She pointed out assembly use was a prohibited use within the past ordinance so they need an amendment.

Mr. Friedman asked if they are just expanding their educational footprint.

Mr. Fedota asked if staff has a concern with parking with 2 new restaurants coming in.

Mr. Kolososki pointed out the kids will be brought in by busses so no cars would be involved.

Mr. Fedota asked if the other businesses would be affected on the weekends by homeschoolers visiting.

Ms. Rivard stated during the week it would be school busses only with the exception of homeschoolers. She stated the weekends are more for parents, students, and teachers but several tenant spaces are not open on weekends especially on Sunday. She spoke to the parking count and how it is calculated.

Mr. Fedota stated given the vacant space it is an allocation of 31 parking spaces.

STAFF RECOMMENDATIONS:

As amended, the Planned Development did not contemplate additional assembly uses occupying additional tenant spaces within this center. These uses were excluded to ensure that parking and occupancy conflicts were not expanded therein. The proposal is for a school museum to be partially open to the public on Saturday and Sunday with scheduled field trips during the week. Therefore, while the use is classified as an assembly occupancy, the limited scope and use is anticipated to be far less intense in scope and use than that of another school use of a large size. Also, there are two new restaurants that recently received Special Uses and are presently under building permit review. With the limited hours, advanced scheduling, and school monitoring, the use and parking implications could be effectively monitored and addressed. Therefore, Staff recommends action at the discretion of the proposal, subject to the following conditions:

1. The proposed use shall substantially conform to the business plans prepared by Quest Academy, except as such plans may be revised to conform to Village Codes and Ordinances.
2. If approved, the children's museum shall be operated by Quest Academy only. If Quest Academy no longer operates the children's museum, a Special Use Amendment shall be required.
3. The exhibits shall be displayed and created by Quest Academy students only. No outside schools, students, or other outside non-Quest Academy entities shall be permitted to display or create exhibits within this tenant space.
4. If the use is approved, the Petitioner shall submit a Life Safety Plan in a manner acceptable to the Fire Marshall.
5. The Petitioner shall work with the Community Services Department and Fire Prevention Department to determine if a building permit is required prior to occupancy.
6. Buses used to transport students from other schools shall be permitted to load and unload directly adjacent to the tenant space in a manner that does not obstruct pedestrian and vehicular traffic. Bus parking is limited to the West Campus parking lot. The Petitioner shall submit a parking and traffic management plan.
8. Any changes or modifications to the approved hours of operation shall require additional Village review.
9. A six-month review shall be conducted by Staff; and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
10. Any proposed signage shall comply with the Planned Development.

Mr. Hansen clarified the wording should be "Staff recommends action at the discretion of the Commission not the proposal"

Mr. Hansen asked the Petitioner if they can and will meet all of staff's conditions.
Mr. Praxmarer answered yes.

Mr. Hansen spoke to the variation wording.
Ms. Rivard stated they can call out the name of the center.

Mr. Hansen made motion to close; seconded by Mr. Noonan.

Mr. Hansen made motion to approve subject staff's conditions; seconded by Mr. Kolososki.

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

IV. COMMUNICATIONS

Ms. Rivard stated the next Plan Commission scheduled for Tuesday, February 5th will be cancelled. The next meeting is tentatively scheduled for Tuesday, February 19th.

V. ADJOURNMENT1. Motion to Adjourn - **Motion Carried by Voice Vote**

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

Minutes Acceptance: Minutes of Jan 15, 2019 7:00 PM (Approval of Minutes)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 02/19/19 07:00 PM

CASE STAFF STATEMENT (ID # 5087)

Vacant Lot North of 1240 W. Winnetka Street

CASE NUMBER: 18-31

PETITIONER: Bill Deal (Deal Construction)

LOCATION: Vacant lot directly north of 1240 W. Winnetka Street

PROPOSAL:

1. Preliminary and Final Plat of Subdivision for a 2-lot single-family residential development;
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential

ZONING AND LAND USE: Current - R-1 Single-Family Residential - vacant unimproved tax divided parcel

Proposed - R-2 Single-Family Residential - 2-lot single-family development

SURROUNDING CONDITIONS:

North:	R-1 Single-Family
South:	P - Planned Development (Concord Estates)
East:	P - Planned Development (Concord Estates)
West:	R-1 Single-Family (Sikh Temple)

COMPREHENSIVE PLAN: Institutional (Future Land Use Map)

BACKGROUND:

The subject property, approximately 0.55 acres is currently vacant and unimproved. The Petitioner is proposing to rezone the property from R-1 to R-2 and subdivide the 1 parcel into 2 lots. Therefore, the Petitioner is seeking:

1. Preliminary and Final Plat of Subdivision for a 2-lot Single-Family residential development;
2. Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential

ANALYSIS:

Zoning and Site Design:

- The subject property was annexed in 2001; and, pursuant to the Zoning Ordinance, properties that are annexed into the Village are automatically rezoned to R-1.
- The subject property and the parcel commonly known as 1240 W. Winnetka are currently one tax-divided lot consisting of 2 parcels. Per the Zoning Ordinance, if a lot is not improved with a principal structure (pre 12-31-2005), it is considered unbuildable and must be formally subdivided.
- 1240 W. Winnetka was rezoned R-1 to R-2 in 2013 (Ordinance #O-4-13). There were no changes to the property at the time; however, the property was sub-standard and rezoning to R-2 would bring the property into compliance. Per Ordinance #O-4-13, any application for the subdivision and/or development of Parcel 2 shall require the consent of the owner of Parcel 1. This was submitted in conjunction with the Subject application.
- The proposal would allow for 2 new lots with the planned construction for a new residence on Lot 2. The applicant is also the proposed builder.
- The proposed lots meet the R-2 setback and bulk standards.

	Lot Size	Lot Width	Lot Depth	FY Setback	RY Setback	SY Setback
Lot 1	11,978 sq. ft.	85.71'	139'	30'	40'	10'
Lot 2	11,972 sq. ft.	85.71'	139'	30'	40'	10'

- The proposed residence for Lot 2 is a 1-story residence with basement approximately 2,000 square feet in size. Architectural plans for Lot 1 have not been submitted, but are subject to the anti-monotony code.
- The properties to the east and south were approved under a Planned Development known as Concord Estates Subdivision in 2000. It consists of 37 single-family homes, which generally conform to the R-2 standards.
- The properties north of the subject property are currently zoned R-1, but are designated for future R-2 development patterns per the Northwest Sub-Area

Plan.

Engineering

- A new storm sewer would be constructed across the frontage of the subject property which will continue along the north property line and then another approximate 100 feet west towards the existing detention basin. Storm water would be collected throughout the site and directed into the new storm sewer and northwest corner of the subject property towards the existing detention basin. Cash-in-lieu of detention is required.
- New water service would be provided by connecting to existing watermain on the west side of Grove Avenue.
- New sanitary sewer service would be provided by connecting to an existing sanitary system that runs along the east side of Grove Avenue.
- The Village Engineer has reviewed and approved the engineering plans.
- Sidewalks and parkway trees are proposed across the frontage of the subject property.
- New 10-foot drainage easements will be located along the northern property of Lot 1 and along the southern property line of Lot 2. New 10-foot public utility easements will be located on both lots in abutting interior side yards.

RECOMMENDATIONS:

The proposed zoning classification would be consistent with the development patterns of properties already constructed to the east and south, and to the comprehensive plan's development recommendations for the surrounding properties (with the exception of the Sikh Temple). Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Manhard Consulting dated 12/13/2018, the architectural plans prepared by James H. Deal Architect, last revised 07/16/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. 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.

3. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Recording fees in the amount of \$300 shall be submitted.
5. Cash-in-lieu of detention shall be submitted in the amount of \$5,907.02.
6. The Final Engineer Plans and Engineer's Cost Estimate, if necessary, shall be revised in a manner acceptable to the Village Engineer.
7. The Final Plat of Resubdivision shall significantly conform to the Plat of Resubdivision prepared by Murry and Moody, Ltd. and attached hereto.
8. The Final Plat of Resubdivision shall be submitted on Mylar with all required signatures, in a manner acceptable to the Village Engineer.
9. The anti-monotony code shall apply.
10. The Petitioner shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.

ATTACHMENTS:

- Aerial
- Application
- Topographical Survey
- Boundary Survey
- Plat of Subdivision
- Engineering Plans
- Lot 2 Architectural Plans
- O-004-13 - 1240 W. Winnetka St. Rezone
- Current Zoning Map
- Comprehensive Plan Future Land Use Map
- Public Notice

Vacant Lot North of 1240 W. Winnetka Street

3.1.a

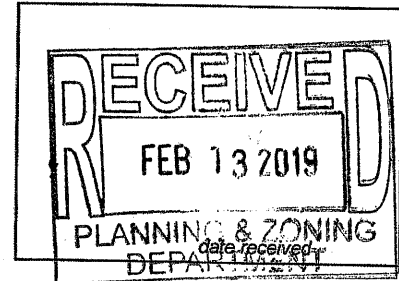


VILLAGE OF PALATINE

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 <u>KR</u>	Zoning Case # <u>18-31</u>
	Filing Fee	Notification Deadline
	PC Public Hearing Date <u>2/19/19</u>	Village Council Date



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): BILL DEAL
- Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
Telephone No. _____ Business No. _____
Email: _____
Relationship to Petitioner: _____
- Property Interest of Petitioner(s): OWNER
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1130 N. GROVE AVE. (GROVE NEAR WINNETKA)
- All existing land use(s) on the property are: RESIDENTIAL
- The proposed use(s) on the property, if this petition is approved is (are): SFR
- Current zoning of property: R-1 Size of the property: 0.55 acres
- State the specific action requested:
DIVIDE EXISTING PARCEL INTO 2, SFR
LOTS ZONED R-2.

Page 7 of 19

Attachment: Application (Vacant Lot North of 1240 W. Winnetka Street - Subdivision & Rezoning)

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

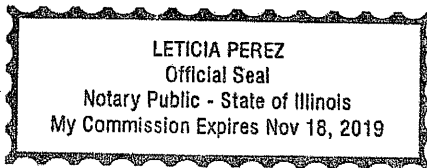
Signature: [Signature]

Date: 2/13/19

State of Illinois

County of Cook

This instrument was acknowledged before me on February 13, 2019 by
William E Deal



(Seal)

[Signature]
Notary Public

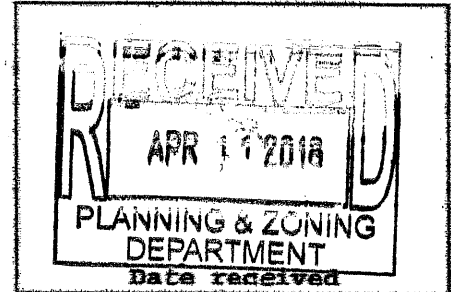
Attachment: Application (Vacant Lot North of 1240 W. Winnetka Street - Subdivision & Rezoning)

VILLAGE OF PALATINE

REZONING

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>18-31</i>
	Filing Fee	Notification Deadline



PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): DEAL CONSTRUCTION CO.

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: _____

Telephone No. _____ Business No. _____

Relationship to Petitioner: _____

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

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

Grove Av. Across from Claridge Ct.

5. This petition is for: (check one)

- ☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: Single Family Residential

7. The proposed use(s) on the property, if this petition is approved is (are): Single Family Residential

8. Current zoning of property: R1 Size of the Property: 0.55 acres

9. Proposed new zoning classification: R2

Attachment: Application (Vacant Lot North of 1240 W. Winnetka Street - Subdivision & Rezoning)

PETITIONER JUSTIFICATION:

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

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

CURRENT Zoning is R1, THE CHANGE TO R2 WOULD RESULT IN 2 LOTS THAT WOULD EXCEED INTERIOR LOT STANDARDS. OUR ORIGINAL INTENT FOR THE PROPERTY WAS TO SUBDIVIDE AND BUILD CUSTOM HOMES, THE R1 ZONING WOULD CAUSE ADDITIONAL FINANCIAL HARDSHIP.

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

YES, ALL SURROUNDING PROPERTIES (w/ exception of the SIKH Temple to the west) are R2.

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

NO, THIS IS WITHIN AN EXISTING RESIDENTIAL NEIGHBORHOOD.

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

NO, THE NEW HOMES TO BE CONSTRUCTED MAY IMPROVE VALUES.

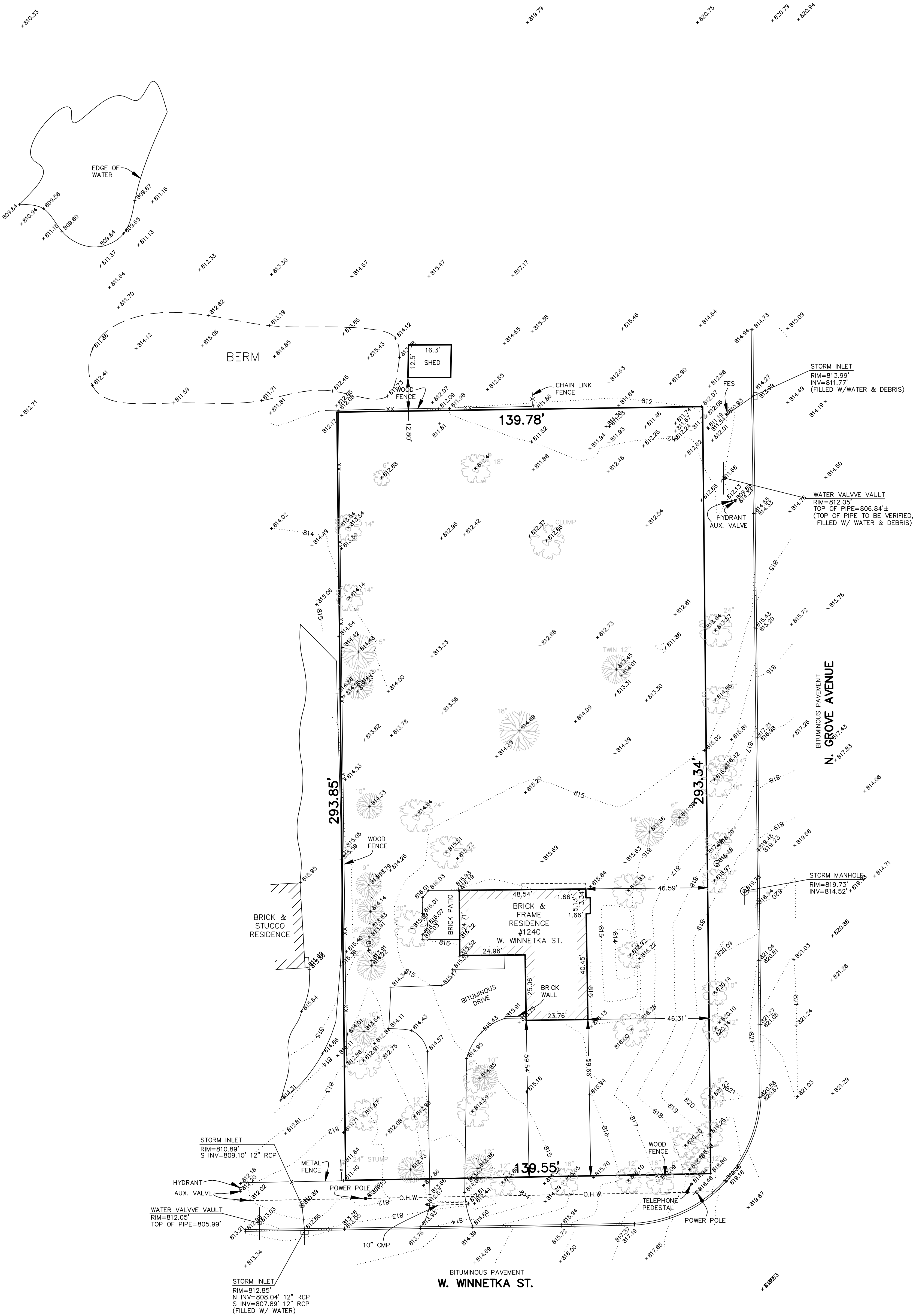
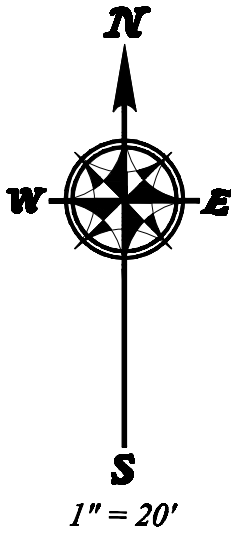


MURRY AND MOODY, LTD.
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

TOPOGRAPHICAL SURVEY
OF

THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 124 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS,
A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9549772, IN COOK COUNTY,
ILLINOIS.



JOB BENCHMARK: "X" CUT ON HYDRANT ON UPPER SOUTHEAST
FLANGE BOLT, 50'± SOUTH OF THE NORTHEAST CORNER OF SITE.
ELEVATION = 814.34'

CONTROL BENCHMARK: FINISHED GARAGE FLOOR #1122 N. GROVE
AVENUE.
ELEVATION = 827.94'

Order Number: 14-1051
Survey Made For: Bill Deal

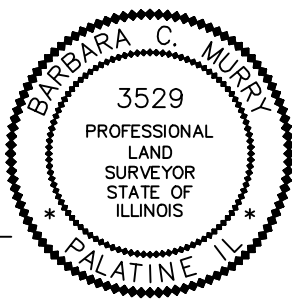
18124100.dwg Rev. 10/10/2018 Additional Elevations Northerly
04/02/2014 Elevations Southerly

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby
certify that this professional service conforms to the current Illinois
minimum standards for topographic surveys.

Date of completion of field work: April 2, 2014
Palatine, Illinois: October 10, 2018

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2020
Revised January 31, 2019



BOUNDARY SURVEY

FOR TAX DIVISION

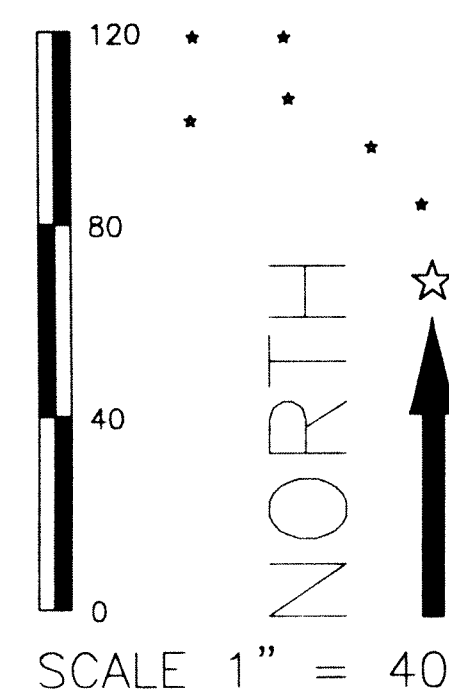
OF

PARCEL 1:

THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 124 FEET AND EXCEPT THE NORTH 171.42 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 171.42 FEET OF THE FOLLOWING DESCRIBED TRACT; TO WIT:
THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 124 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.



AREA

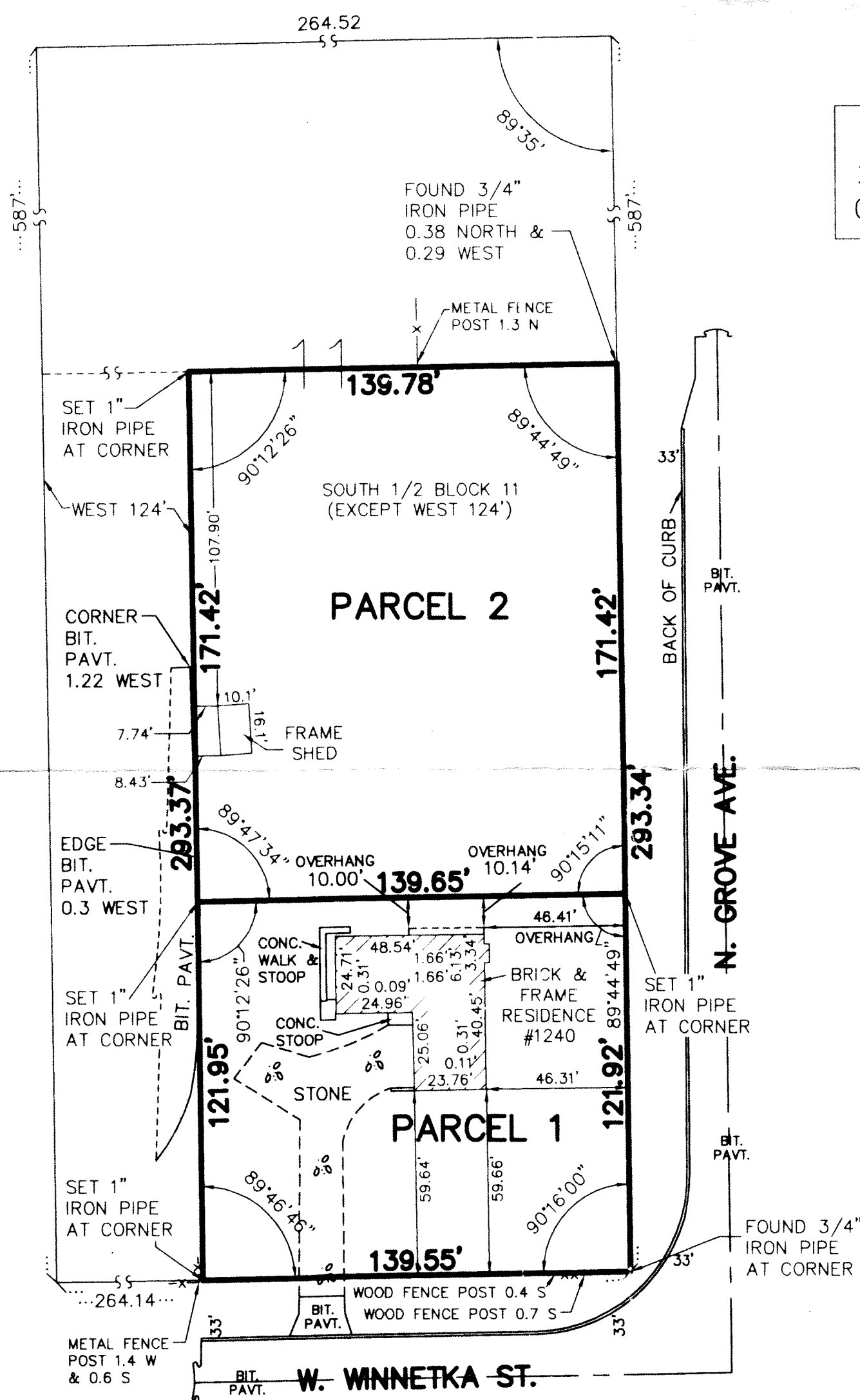
PARCEL 1	PARCEL 2	TOTAL
23,950 SQ.FT.	17,022 SQ.FT.	= 40,972 SQ.FT.
0.5498 ACRES	0.3908 ACRES	= 0.9406 ACRES

LEGEND

	BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING CENTERLINE
	CURB
	EXISTING BUILDING

ABBREVIATIONS

CONC.	CONCRETE
BIT. PAVT.	BITUMINOUS PAVEMENT
N	NORTH
S	SOUTH
E	EAST
W	WEST



NOTES

- DIMENSIONS SHOWN THUS: 50.25 FEET ARE FEET AND DECIMAL PARTS THEREOF, ANGULAR DATA SHOWN THUS: 90°00'00" INDICATE DEGREES, MINUTES AND SECONDS.
- 50.25 / N 90°00'00" E INDICATES MEASURE DIMENSION / BEARING.
(50.25) / (N 90°00'00" E) INDICATES RECORD DIMENSION / BEARING.
[50.25D] / [N 90°00'00" E] INDICATES DEED CALL DIMENSION / BEARING.
- BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.
- COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS INDICATED.

SURVEYOR CERTIFICATE

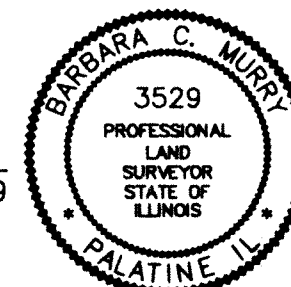
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF COMPLETION OF FIELD WORK: JUNE 13, 2011

PALATINE, ILLINOIS, JUNE 26, 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 03-003529
LICENSE EXPIRATION DATE: NOVEMBER 30, 2012



11-1101
MURRY MOODY JOB NO.

SURVEY FOR TAX DIVISION
1240 W. WINNETKA ST.
PALATINE, ILLINOIS
PREPARED FOR: BILL DEAL

FIELD WORK: BCM/RML
DRAWN BY: LED
CHECKED BY: BCM
PROJECT No.: 11-1101
FIELD BOOK: 187L-75
FILE LOCATION:
DRAWING FILE: 11110001.DWG

REVISIONS



MURRY AND MOODY, LTD.
PROFESSIONAL LAND SURVEYORS
933 S. Plum Grove Road, Palatine, Illinois 60067
PHONE: 847.358.5960 FAX: 847.358.8588
WWW.MURRYSURVEY.COM
ILLINOIS PROFESSIONAL LAND SURVEYING FIRM CORPORATION LICENSE NO. 184-002845



MURRY AND MOODY, LTD.

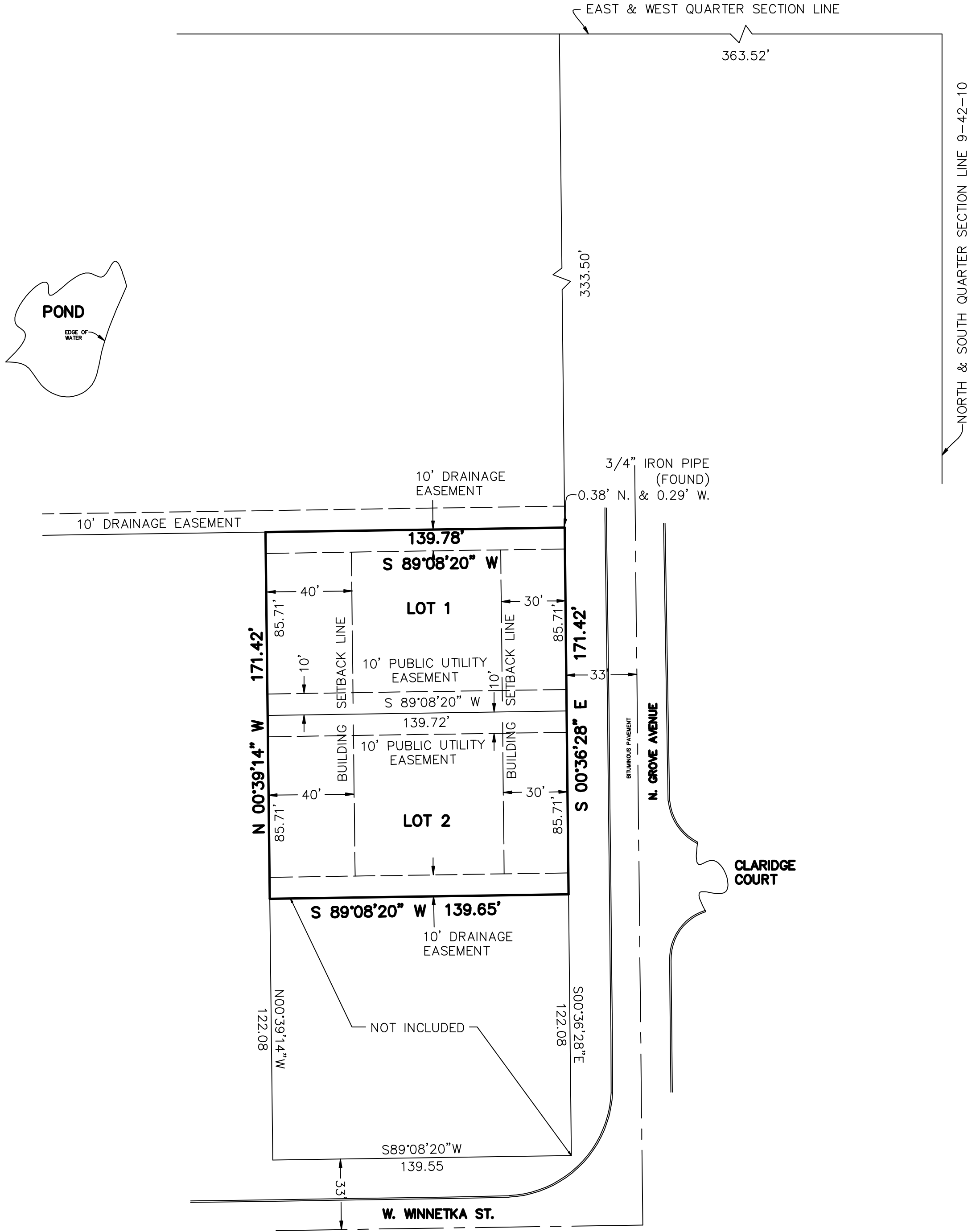
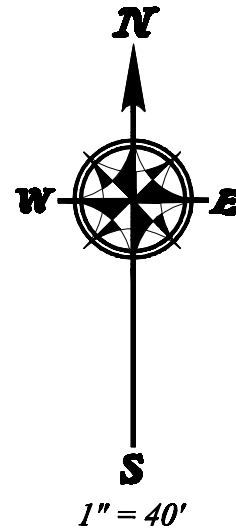
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

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

GROVE AVENUE RESUBDIVISION

BEING A RESUBDIVISION OF THE NORTH 171. 42 FEET OF THE FOLLOWING DESCRIBED TRACT: TO WIT.
THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THAT WEST 124 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.



1" IRON PIPES AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

LEGEND AND NOTES

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

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

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

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

Order Number: 14-1051
Survey Made For: Bill Deal
SHEET 1 OF 2

AREA

LOT 1	11,978 SQ. FT.	0.2750 ACRES
LOT 2	11,972 SQ. FT.	0.2748 ACRES
TOTAL	23,950 SQ. FT.	0.5498 ACRES

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 171. 42 FEET OF THE FOLLOWING DESCRIBED TRACT: TO WIT.
THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THAT WEST 124 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0039J EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS _____ DAY OF _____.

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020



Project Number: 14-1051
Field Book: 187L73-76
Drawing File: 141051_RESUB-rev01-31-2019.dwg



MURRY AND MOODY, LTD.

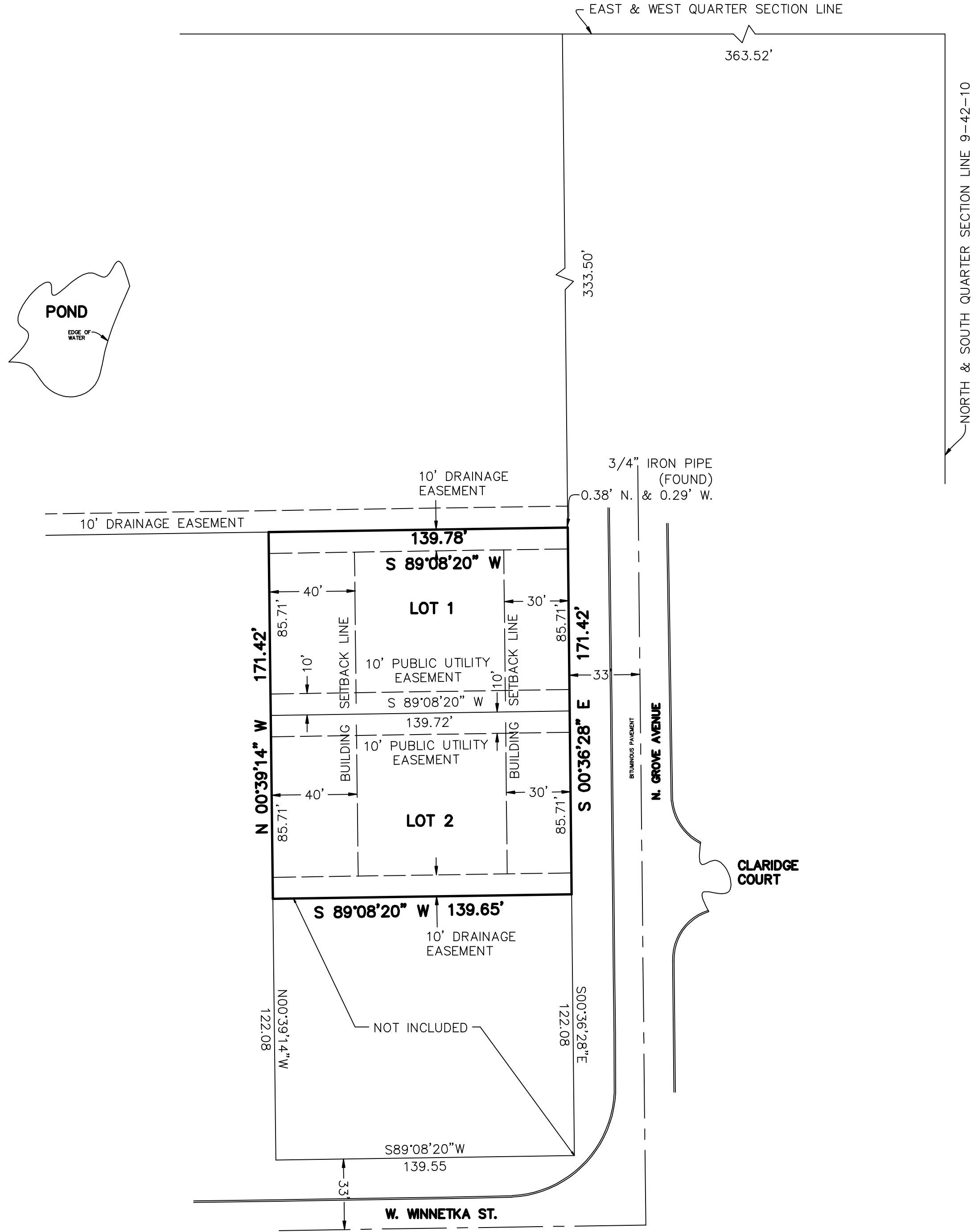
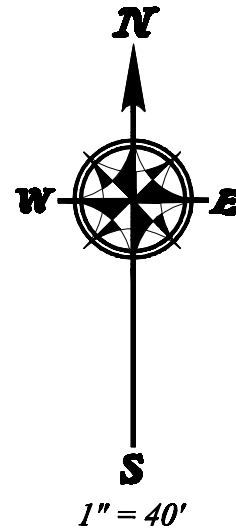
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GROVE AVENUE RESUBDIVISION

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Order Number: 14-1051
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COUNTY OF COOK) S.S.

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ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS _____ DAY OF _____.

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020



Project Number: 14-1051
Field Book: 187L73-76
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Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Elm Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

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NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

VILLAGE OF PALATINE EASEMENT

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

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER "GRANTEE"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED A "UTILITY EASEMENT," "UTILITY AND DRAINAGE," OR "UTILITY AND LANDSCAPING EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEE'S.

GAS

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENTS" AREAS, STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACED SHOWN ON THIS PLAT. SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS, AND CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

EASEMENTS APPROVED AND ACCEPTED BY:

Commonwealth Edison Company
By: _____
Date: _____
Title: _____

Ameritech Illinois
By: _____
Date: _____
Title: _____

AT&T Comcast
By: _____
Date: _____
Title: _____

Northern Illinois Gas Company (NICOR)
By: _____
Date: _____
Title: _____

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS, AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND THERETO AS THE VILLAGE AND COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE AND THE COMPANY TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND, AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

PLAN COMMISSION

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF _____, A.D., _____.

SIGNED _____
CHAIRMAN
SIGNED _____
SECRETARY

VILLAGE COUNCIL

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

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

SIGNED _____
MAYOR
SIGNED _____
VILLAGE CLERK

SURVEYOR'S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS GROVE AVENUE RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: _____

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2020.



PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

PHONE: _____

SEND NEXT TAX BILL TO: _____

PERMANENT INDEX NUMBER: 02-24-101-007-0000

OWNER'S CERTIFICATE

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

I, _____DO CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1 AND 2, BOTH INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS _____DAY OF _____,
_____, OWNER

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

_____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT HE, AS SAID OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT HE SIGNED AND SEALED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____DAY OF _____, _____.

Notary Public Signature and Seal

MORTGAGEE'S CERTIFICATE

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

_____HEREBY CERTIFY THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK

COUNTY, ILLINOIS ON _____ AS DOCUMENT

NUMBER _____, CONSENTS TO THE RESUBDIVISION AND PLAT HEREON DRAWN.

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

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 _____AND _____

OF _____, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS

_____AND _____RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE 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 CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID

_____DID THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX THE SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____DAY OF _____, A.D., _____.

NOTARY PUBLIC

Project Number: 14-1051

Field Book: 187L75-76

Drawing File: 141051_RESUB-rev01-31-2019.dwg

SURFACE WATER DRAINAGE

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

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE 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 THE 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.

DATED: _____

SIGNED: _____
OWNER

DATED: _____

SIGNED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR

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

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

DATED THIS _____DAY OF _____, A.D., _____

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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 ALL ENGINEERING FEES DUE THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

LEGEND AND NOTES

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Order Number: 14-1051

Survey Made For: Bill Deal

SHEET 2 OF 2

Proposed Improvements for ENUE SU PALATINE , ILLINOIS



LOCATION MAP
N.T.S.

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>SHEET TITLE</u>
1	TITLE SHEET
2	EXISTING – DEMOLITION PLAN
3	SITE ENGINEERING PLAN
4	SOIL EROSION AND SEDIMENT CONTROL PLAN
5	SPECIFICATIONS
6	DETAILS

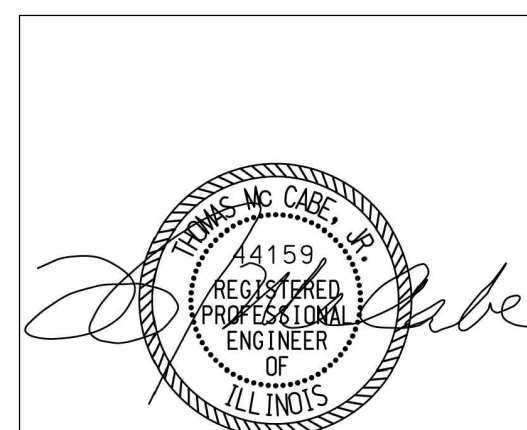
NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY MURRY & MOODY, LTD DATED APRIL 18, 2014. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

BENCHMARKS:

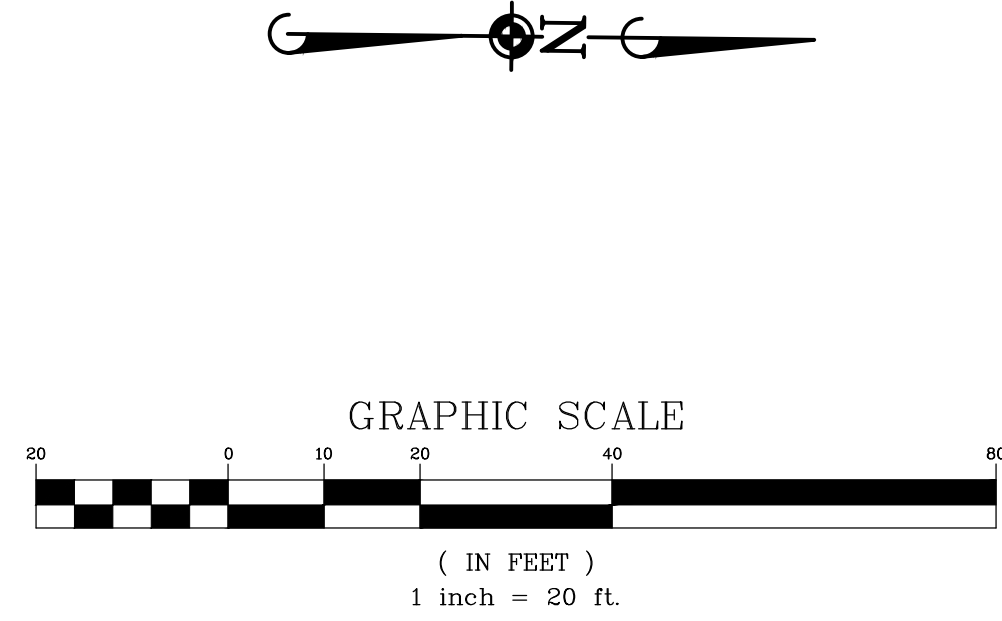
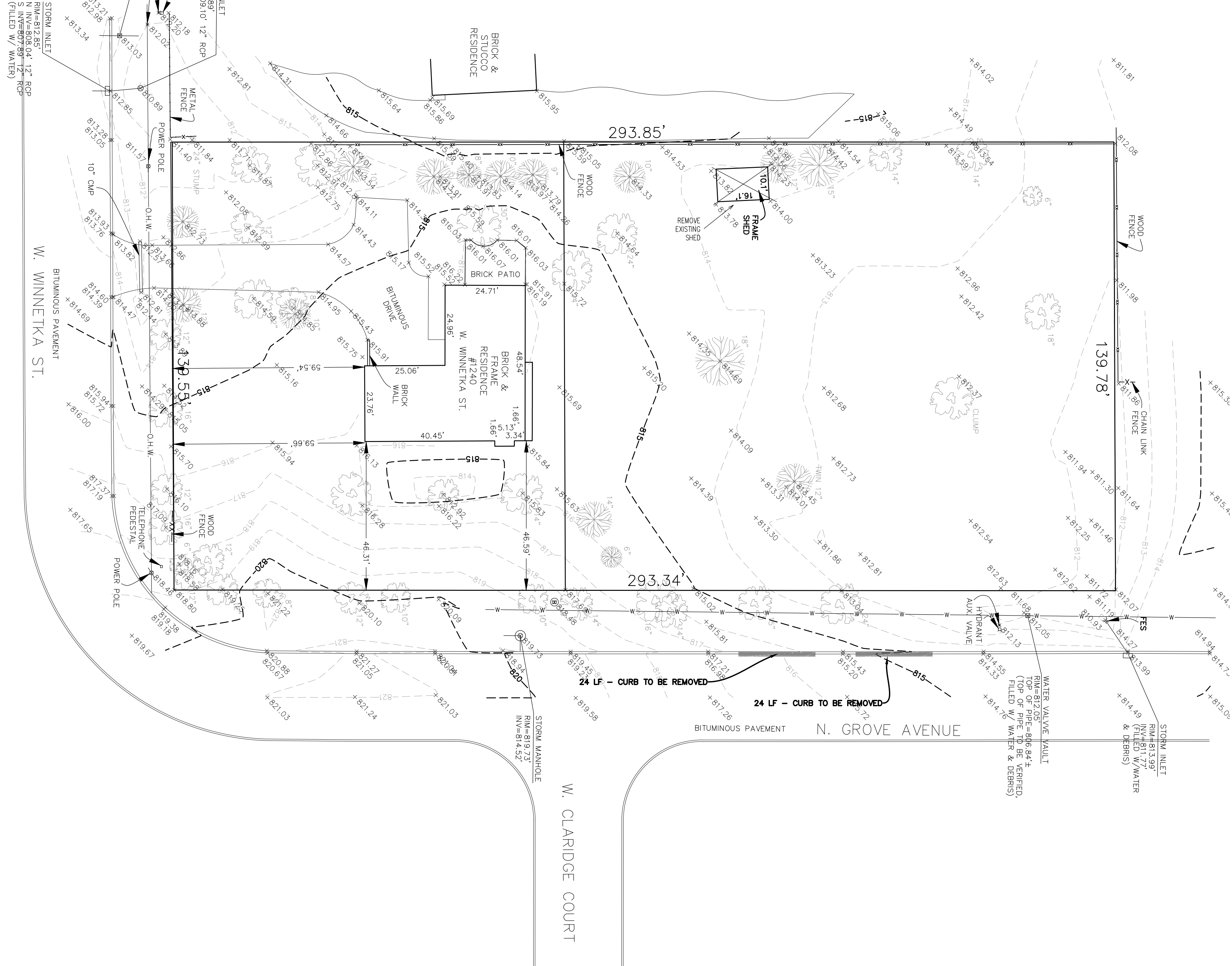
JOB BENCHMARK: "X" CUT ON HYDRANT ON UPPER
SOUTHEAST FLANGE BOLT, 50'± SOUTH OF THE
NORTHEAST CORNER OF SITE.
ELEVATION = 814.34'

CONTROL BENCHMARK: FINISHED GARAGE FLOOR
#1122 N. GROVE AVENUE.
ELEVATION = 827.94



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GROVE AVENUE SUBDIVISION		
PALATINE, ILLINOIS		
TITLE SHEET		
PROJ. MGR.: <u>TMC</u>		
PROJ. ASSOC.: <u>PA</u>		
DRAWN BY: <u>-----</u>		
DATE: <u>12/13/18</u>		
SCALE: <u>N/A</u>		
SHEET		
1	OF	6



LEGEND

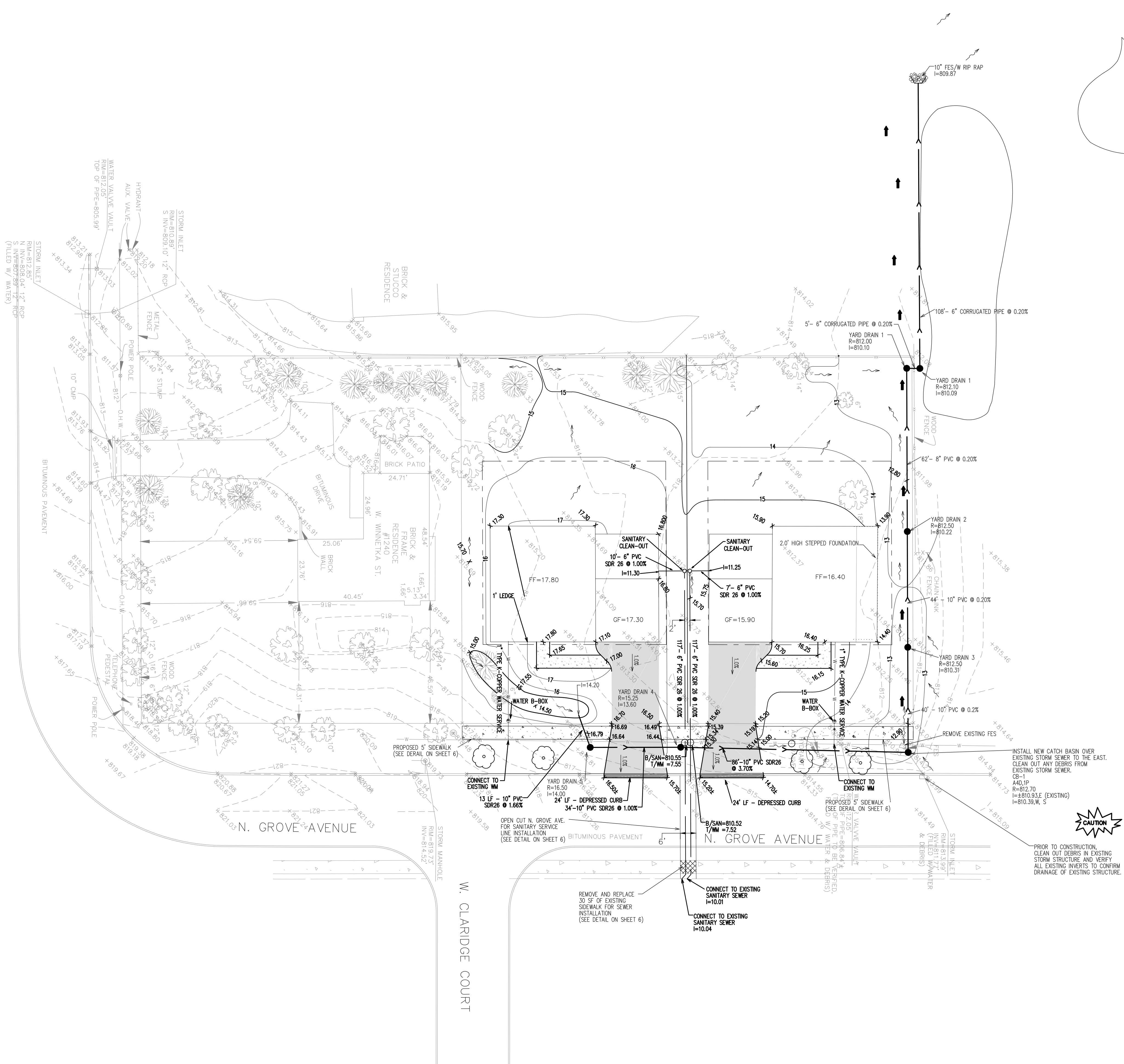
TREE TO BE REMOVED

[illegible][illegible]

GROVE AVENUE SUBDIVISION
PALATINE, ILLINOIS
EXISTING - DEMOLITION PLAN

PROJ. MGR.: TMC
PROJ. ASSOC.: PA
DRAWN BY: JYB
DATE: 12/13/18
SCALE: 1"=20'

SHEET
2 OF 6



- LEGEND**
- FF FINISHED FLOOR
 - GF GRADE AT GARAGE DOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - PARKWAY TREES PER VILLAGE REQUEST

- NOTES:**
1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. WELCALUS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
 4. --- INDICATES TRENCH BACKFILL REQUIRED.
 5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
 6. 1C - MANHOLE/NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
1P - INLET, CATCH BASIN/NEENAH R-2504-C WITH TYPE "G" GRATE
 7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
 8. ADD 800 TO ELEVATIONS SHOWN AS XX.XX.
 9. DEVELOPER TO OBTAIN PERMISSION FROM NEIGHBOR TO GRADE ON HIS PROPERTY.
 9. YARD DRAINS TO BE 18" ADS NYLOPLAST INLETS (SEE DETAIL)

ManhardCONSULTING

900 Woodlinda Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

PROJ. MGR.: TMC

PROJ. ASSOC.: PA

DRAWN BY: JYB

DATE: 12/13/18

SCALE: 1"=20'

SHEET 3 OF 6

GROVE AVENUE SUBDIVISION

PALATINE, ILLINOIS

SITE ENGINEERING PLAN

REVISIONS

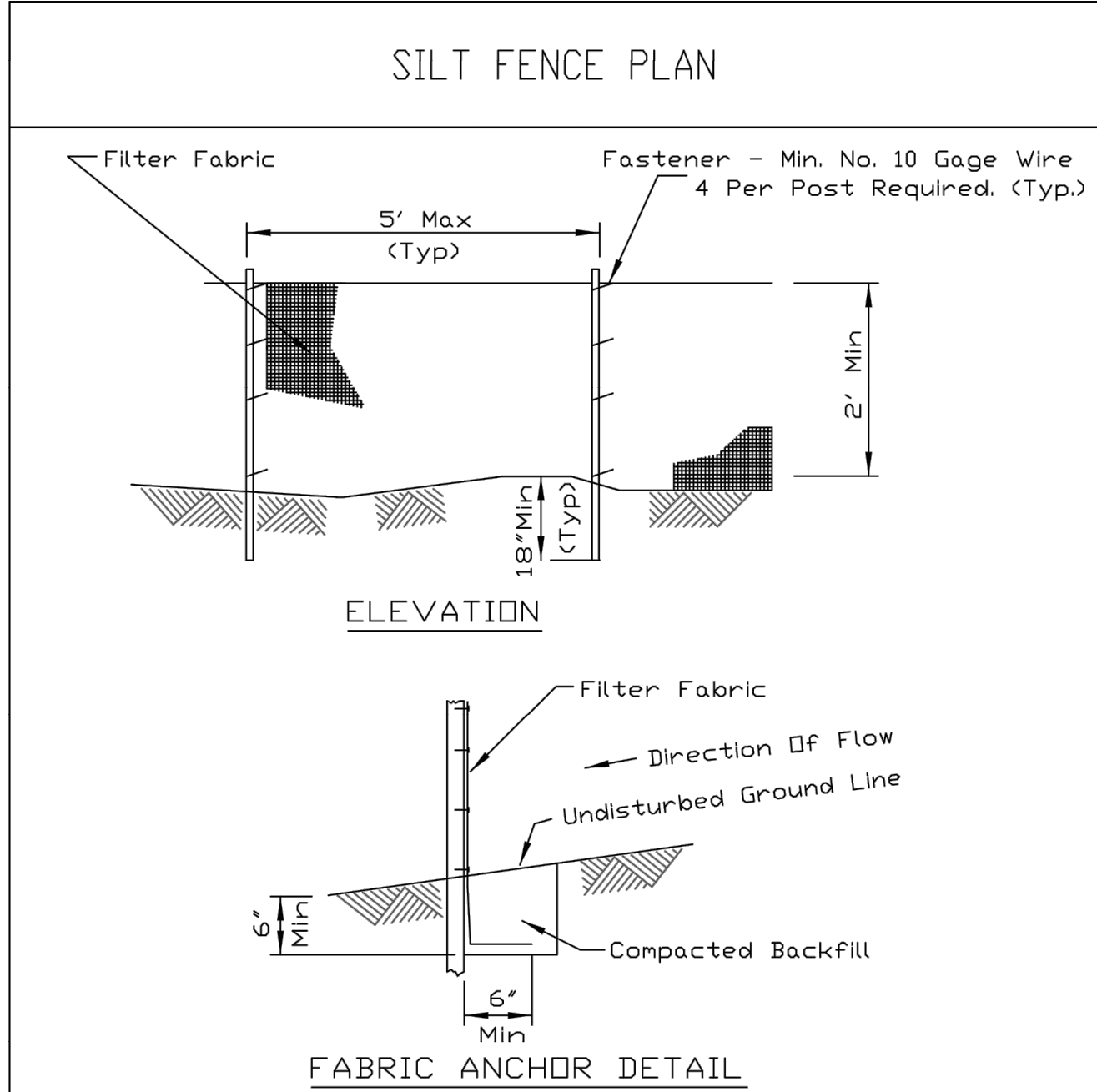
DATE	BY	DESCRIPTION
12/13/18	JYB	PALATINE DEP. OF PLANNING & ZONING REQUIRES

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Attachment: Engineering Plans (Vacant Lot North of 1240 W. Winnetka Street - Subdivision & Rezoning)

3.1.f

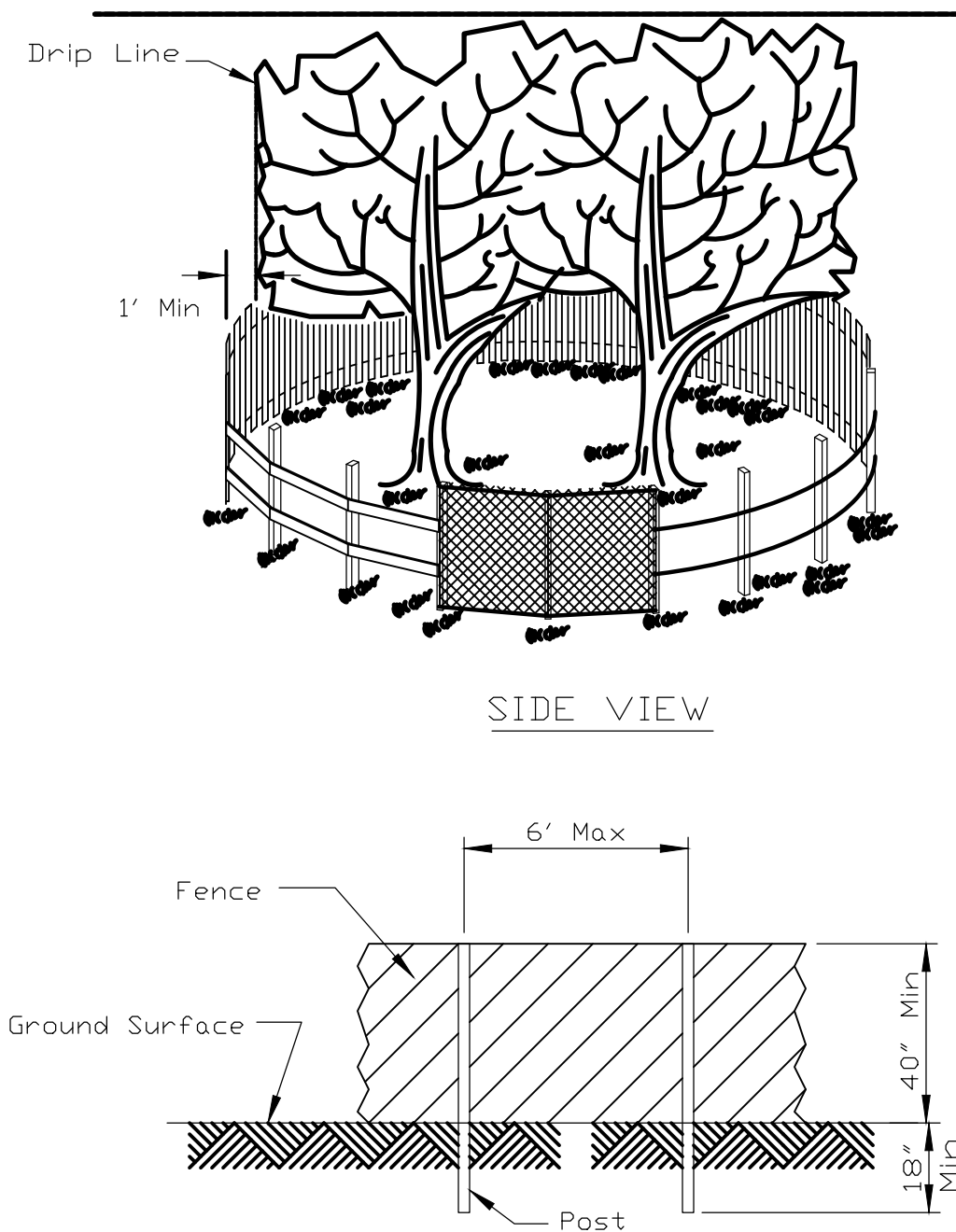
December 20, 2018 - 10:12 Dan Nover, N. Grove Avenue Subdivision V4 - SSCP.dwg - Updated By: JBRand



- NOTES:**
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

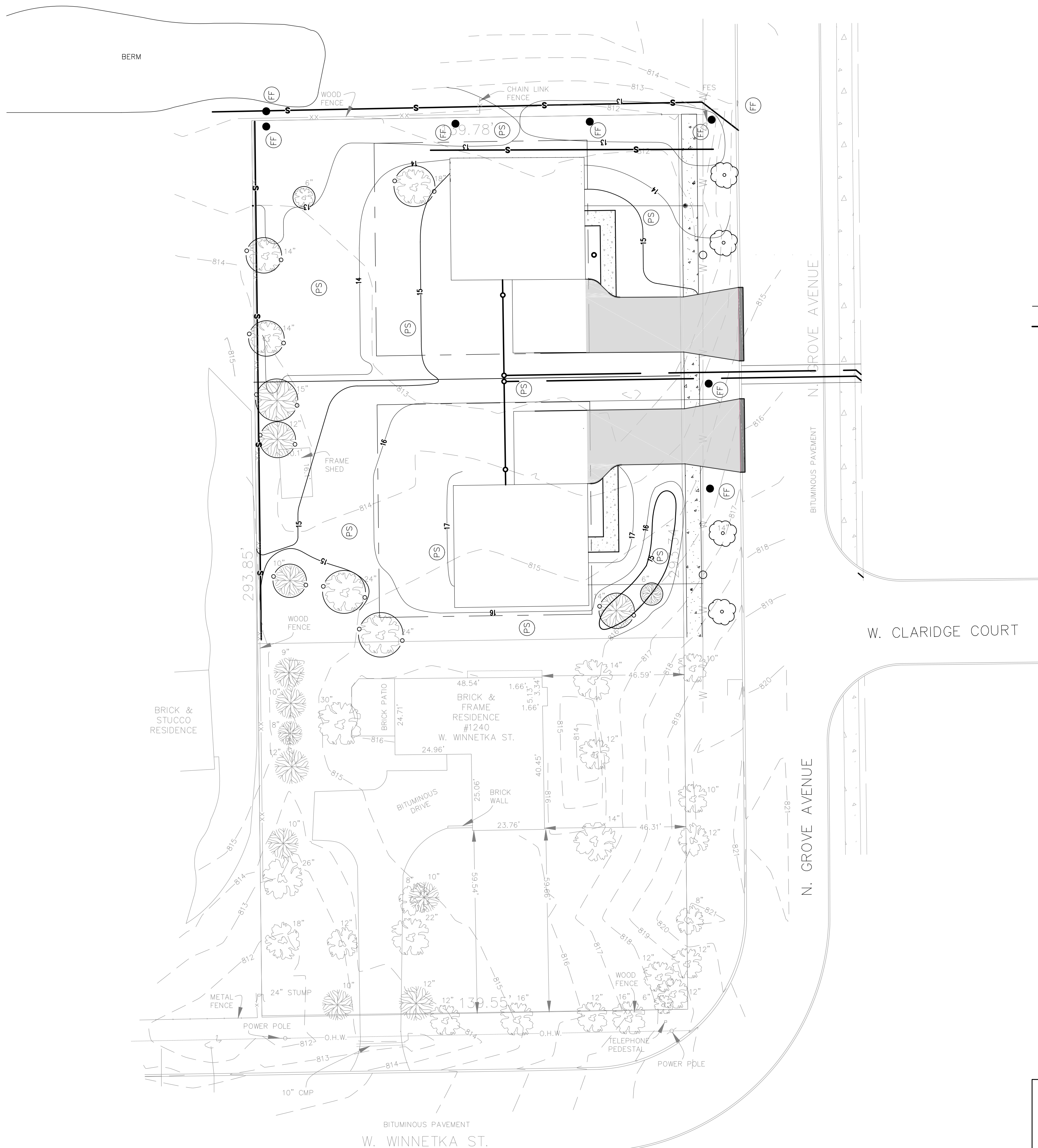
REFERENCE	STANDARD DWG. NO.
Project	IUM-620A
Designed	SHEET 1 OF 2
Checked	DATE 3-16-12
Approved	

TREE PROTECTION - FENCING



- NOTES:**
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE	STANDARD DWG. NO.
Project	IL-690
Designed	SHEET 1 OF 1
Checked	DATE 4-7-94
Approved	



- LEGEND**
- o — TREE PROTECTION FENCE
 - S — SILT FENCE
 - (PS) PERMANENT SEEDING
 - (FF) FABRIC FILTER

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 3. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND/OR BASINS.
 4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
 5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
 6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
 7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
 8. CUT AND FILL SITE TO PLAN SUB-GRADE.
 9. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
 10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
 11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- ** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL PROTECTION CHART											
STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
PERMANENT SEEDINGS											
DORMANT SEEDINGS											
TEMPORARY SEEDINGS											
TEMPORARY SEEDINGS											
SODDING											
MULCHING											

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B - KENTUCKY BLUEGRASS 150 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C - SPRING OATS
D - WHEAT OR CEREAL RYE
E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F - STRAW MULCH 2 TONS PER ACRE

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

NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

GROVE AVENUE SUBDIVISION

PALATINE, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR: TMC
PROJ. ASSOC: JPA
DRAWN BY: JVB
DATE: 12/13/18
SCALE: 1"=20'

SHEET
4 OF 6

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Manhard CONSULTING LTD.
800 Woodlawn Parkway, Vernon Hills, IL 60061 • (847) 884-1850 • manhard.com
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MANHARD CONSULTING, LTD.
STANDARD SPECIFICATIONS

GENERAL CONDITIONS

- CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR's covenants stated herein.
- DEFINITION OF TERMS**
- "CLIENT" shall mean Deal Construction, Co., which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
 - "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
 - "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
 - "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
 - "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify local materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, decrees, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations where detailed positions of these facilities and utilities become necessary to the location, construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size (and if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSATURABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable JURISDICTIONAL Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances wherein in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the CLIENT. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to and with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall not be limited to: (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, rigging, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this condition; (3) costs of time expended by the indemnified party and its employees, at its usual rates plus costs of travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees or consultants by any party, including any employee of the CONTRACTOR or any Subcontractor or any other person or entity, the CONTRACTOR shall be held jointly and severally liable for the full amount of the indemnification obligation shall not be limited in any way by the limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under roads, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by the JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walks, runways, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fire optic cable and lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company. CONTRACTOR must protect the public at all times with fencing, barriers, enclosures, and other appropriate best management practices.

Continuation of work shall be maintained for surrounding properties at all times during demolition.

All free access lanes within the project area shall remain in service, clear of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc., clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/patrol all construction activity within proximity of the building and utility interferences with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc., the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

voids left by any item removed under any proposed building, pavement, walk, etc., or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the discontinuation of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain in place; that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the report thereon.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPIREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture condition, if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the edge of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs		Grass Areas
		Standard	95%	
Sandy Soils	Modified Proctor	95%	90%	
Clayey Soils	Standard Proctor	95%	90%	

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if by moisture condition they be conditioned by the CONTRACTOR used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- Any soil whose optimum moisture content exceeds 25%.
- Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- Any soil whose silt content exceeds 60% by weight.
- Any soil whose maximum density is less than 100 pounds per cubic foot.
- Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed and replaced with a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed 7.5 inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tie bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site working balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these plans that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Soil erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

- GEOTEXTILE FABRIC
Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.
- EROSION CONTROL BLANKET
Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be provided for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 10' thereof, and where noted on the PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section III.B. Manholes), below shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones but no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have conometric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 1/2" steel reinforcement bars manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on the PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on the PLANS.

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

- Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 & F477.
- Ductile Iron pipe shall conform with ANSI/AWWA C151/A21.5 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.
- Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to C1ow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MVRD only).

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section III.A Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithic construction, pipe connection and invert flow lines. Manhole frames and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick rings. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All joint connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (Chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 311-12 TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines," or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RIISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

- Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.
- Ductile Iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.5, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

- Ductile Iron pipe shall be per ANSI/AWWA C151/A21.5, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints (2).
- Polyvinyl Chloride (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C505 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D1319 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C505 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-0" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 18" diameter and larger. Val

THRUST BLOCK INSTALLATION

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

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

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

WATER SERVICE DETAIL

NOTES:

WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT. FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.

TAPS TO HOPE WATER MAIN REQUIRE ELECTROFUSION SADDLE.

TAPS TO PVC WATER MAIN REQUIRE STAINLESS STEEL TAPPING SLEEVE.

RESIDENTIAL DRIVEWAY DETAIL (CONCRETE) IN RIGHT-OF-WAY

SCALE = N.T.S.

REVISIONS	

SIDEWALK

SCALE: 1" = 1'-0"

LTW JUNE 1982

WATER VALVE VAULT

INSIDE DIAMETER SHALL BE 48" FOR WATER MAIN 6" THROUGH 10" AND 60" FOR WATER MAIN 12" AND OVER AND PRESSURE CONNECTIONS. VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509 AND SHALL BE MUELLER OR WATERLOUS.

TRENCH BACKFILL PAY WIDTH

PIPE SIZE	PAY WIDTH
6	3'-2"
8	3'-2"
10	3'-2"
12	3'-4"
15	3'-6"
18	3'-10"
21	4'-4"
24	4'-8"
27	4'-11"
30	5'-3"
33	6'-0"
36	6'-4"

SCALE = N.T.S.

REVISIONS	

STANDARD MANHOLE FOR SEWERS 36" DIA. & SMALLER

NOTES:

1. WHEN FINISHED GRADE ELEV. PROHIBITS USE OF CONE, INSTALL FLAT SLAB TOP CONFORMING TO ILL. DIV. OF HIGHWAYS STD. 2354.

2. PIPE OPENINGS TO BE CAST INTO WALL.

3. IF IT IS PREFERRED THAT PRECAST CONC. BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.

4. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH RUBBER RING GASKET.

LTW JUNE 1982

PAVEMENT REPLACEMENT DETAIL

REVISION	DATE	INITIALS
	09-31-99	C.H.

TYPICAL RISER FOR SERVICE LATERAL

NOTE: RISERS TO BE CONSTRUCTED BY LIFT OF 4" MAX. PER LIFT AND COMPLETED BY 12" PROJECTIONS.

GROVE AVENUE SUBDIVISION

PALATINE, ILLINOIS

DETAILS

PROJ. MGR:	TMC
PROJ. ASSOC:	PA
DRAWN BY:	JTB
DATE:	12/13/18
SCALE:	N/A

SHEET

6 OF 6

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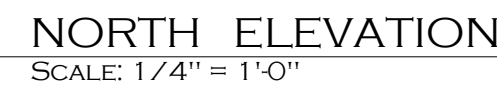
Construction Management • Environmental Science • Landscaping Architects • Planning

3.1.f

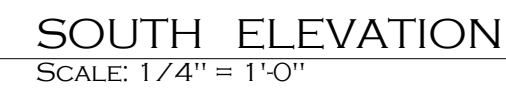
THESE PLANS AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES WITH THE VILLAGE OF PALATINE AMENDMENTS:

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- J. LIFE SAFETY CODE, NFPA 101, 2000 EDITION
- K. ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

WALLS 12.4 PSF UP TO 20'0" HI
WIND LOADING 90 MPH W/
3 SECOND GUST



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

Packet Pg. 30

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K. ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

GLAZING REQUIREMENTS:

EXT. WALLS:
FIRST FLOOR: 1247

TOTAL EXT. WALLS 1247 SQ. FT.

GLAZING:
FIRST FLOOR 202

TOTAL GLAZING 202 SQ. FT.

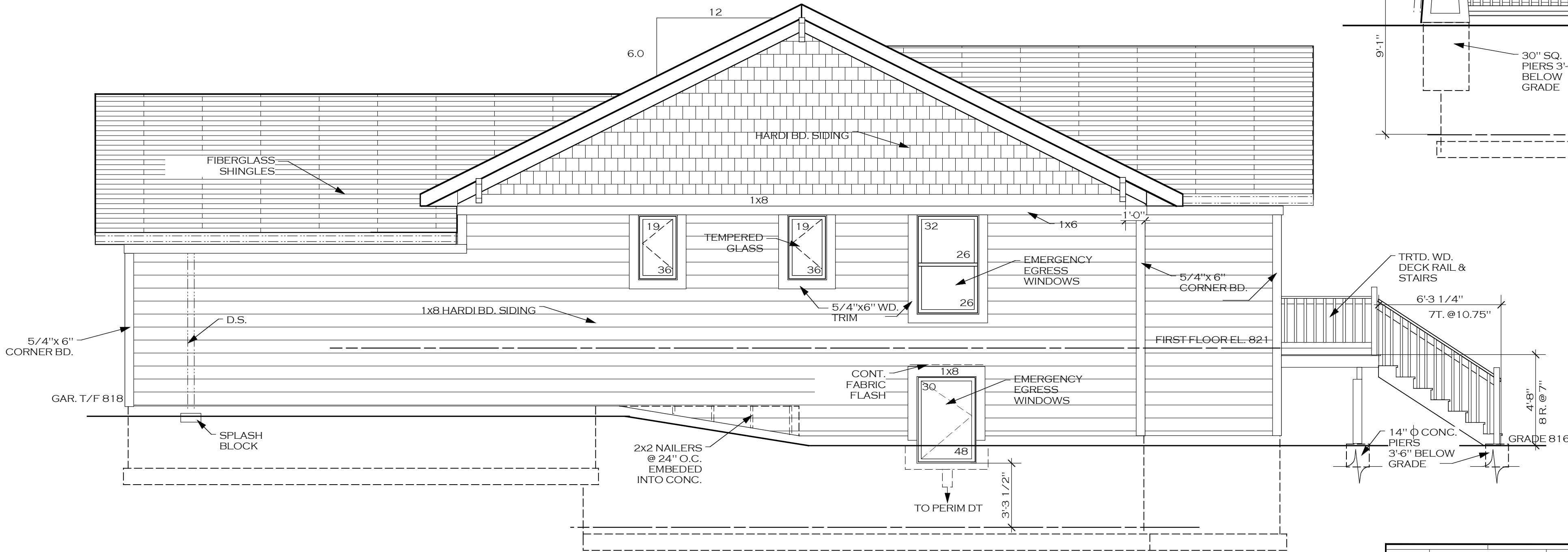
RATIO GLAZING/EXT WALLS 16.2%

DESIGN LOADS (LIVE)

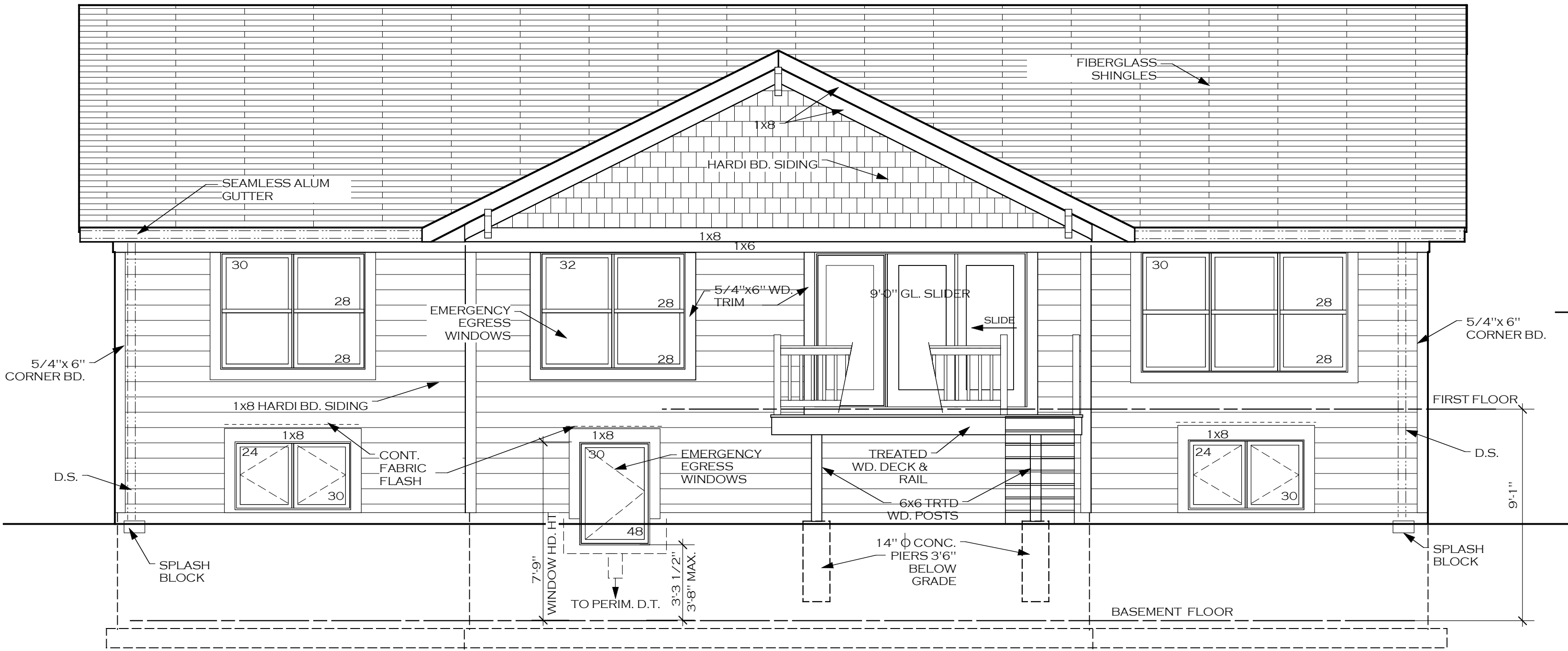
ROOF 30 PSF
SNOW

FLOORS 40 PSF

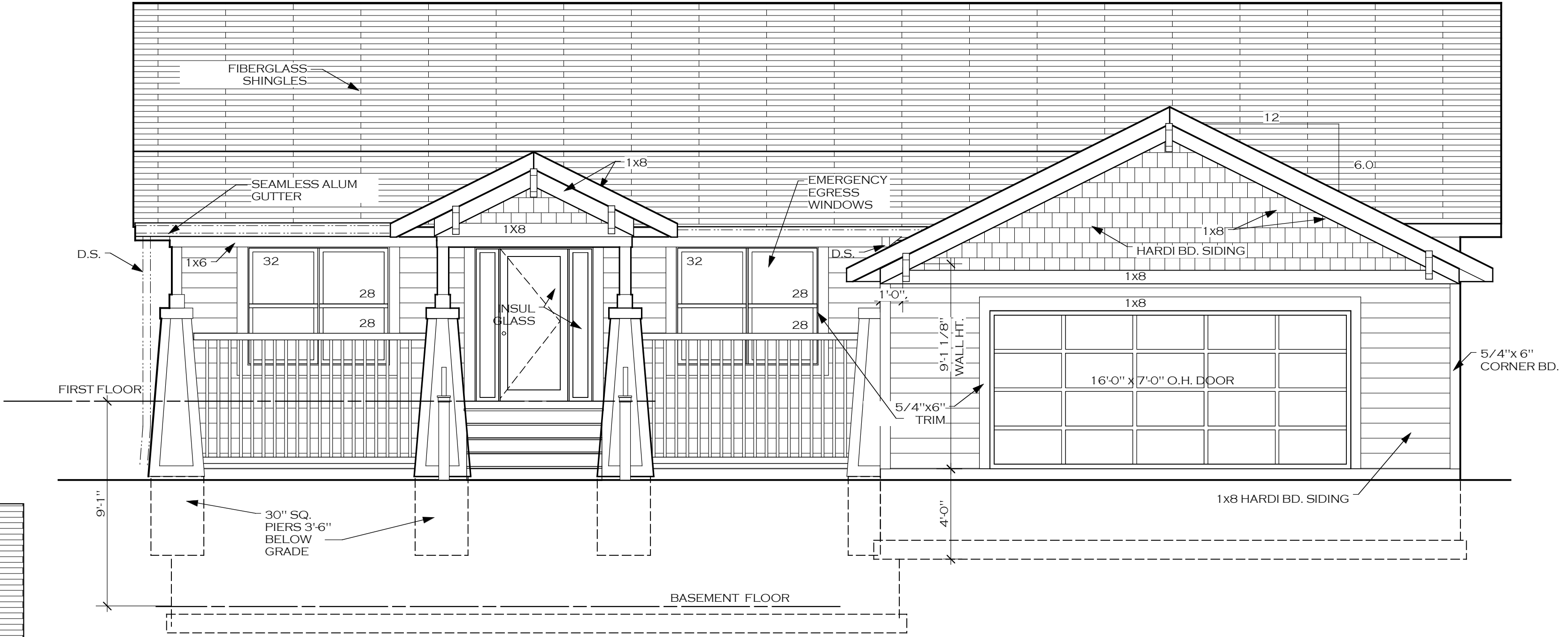
WALLS 12.4 PSF UP TO 20'0" HI
WIND LOADING 90 MPH W/
3 SECOND GUST



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

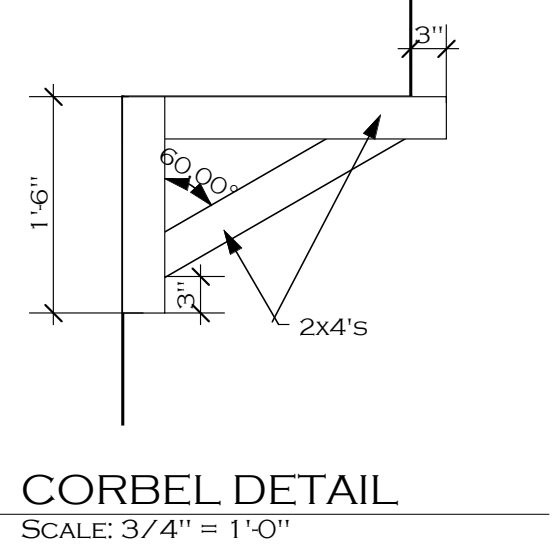


WEST ELEVATION
SCALE: 1/4" = 1'-0"

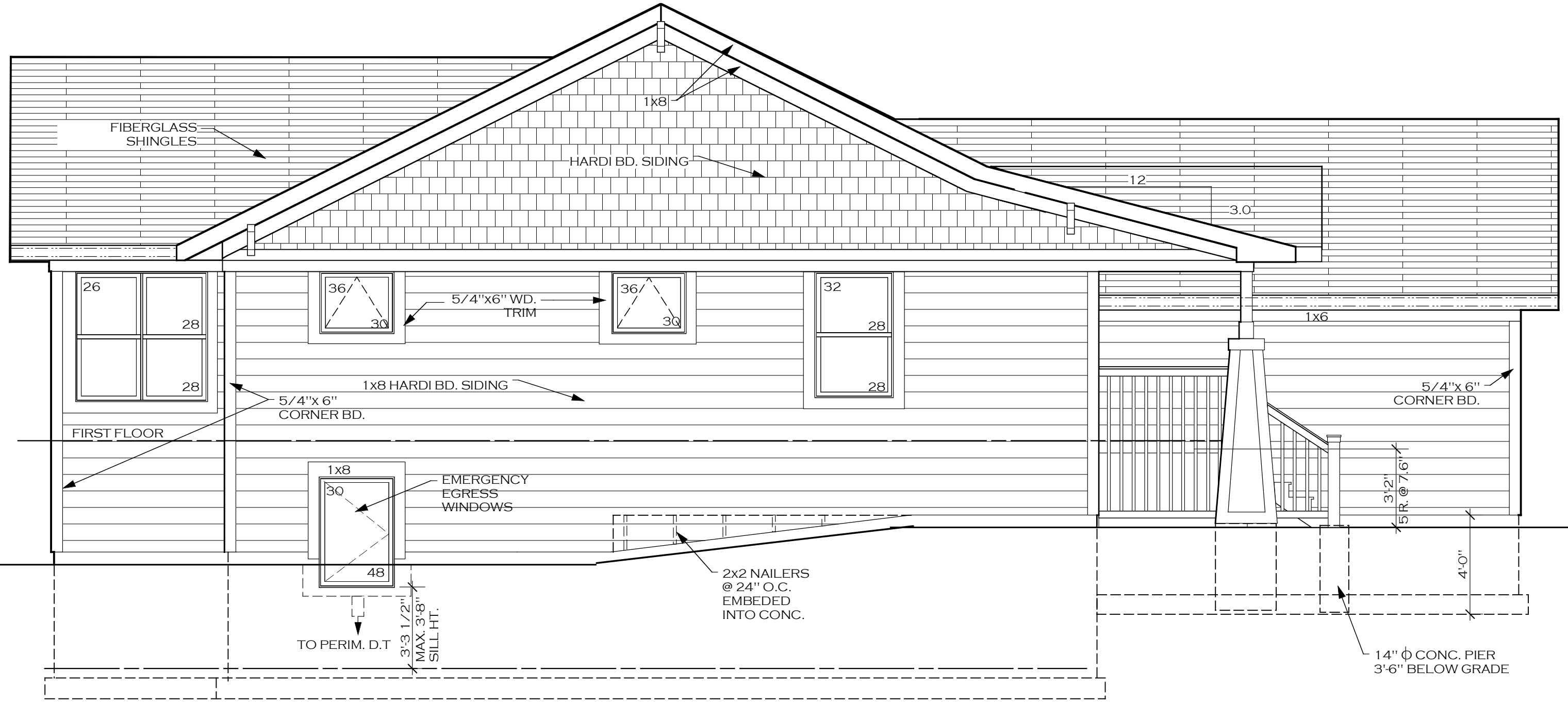


EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THE BUILDING ADDRESS SHALL BE DISPLAYED ON THE FRONT OF THE HOUSE
IN 4"x6" HIGH NUMBERS IN A CONTRASTING COLOR W/ THE BACKGROUND

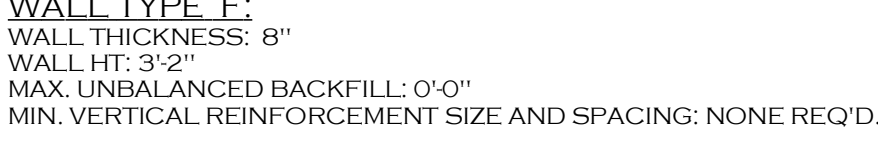


CORBEL DETAIL
SCALE: 3/4" = 1'-0"



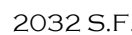
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

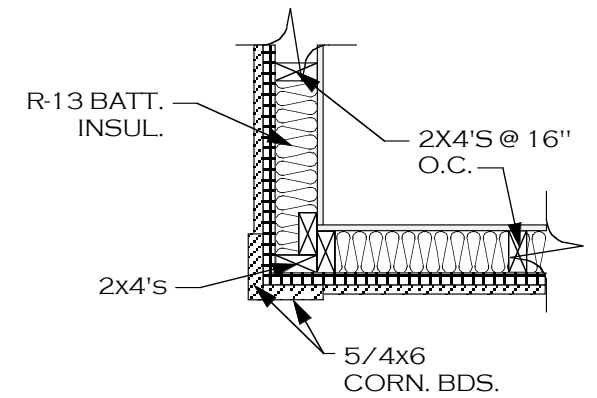
A NEW 2032 SQ. FT. HOME 1130 N. GROVE AVE. PALATINE DEAL CONSTRUCTION			
16 JULY 2018 date	james h. deal architect architects · planners p.o. box 1098 · palatine · il 60067 · 705 7476	1 of 5 sheets	



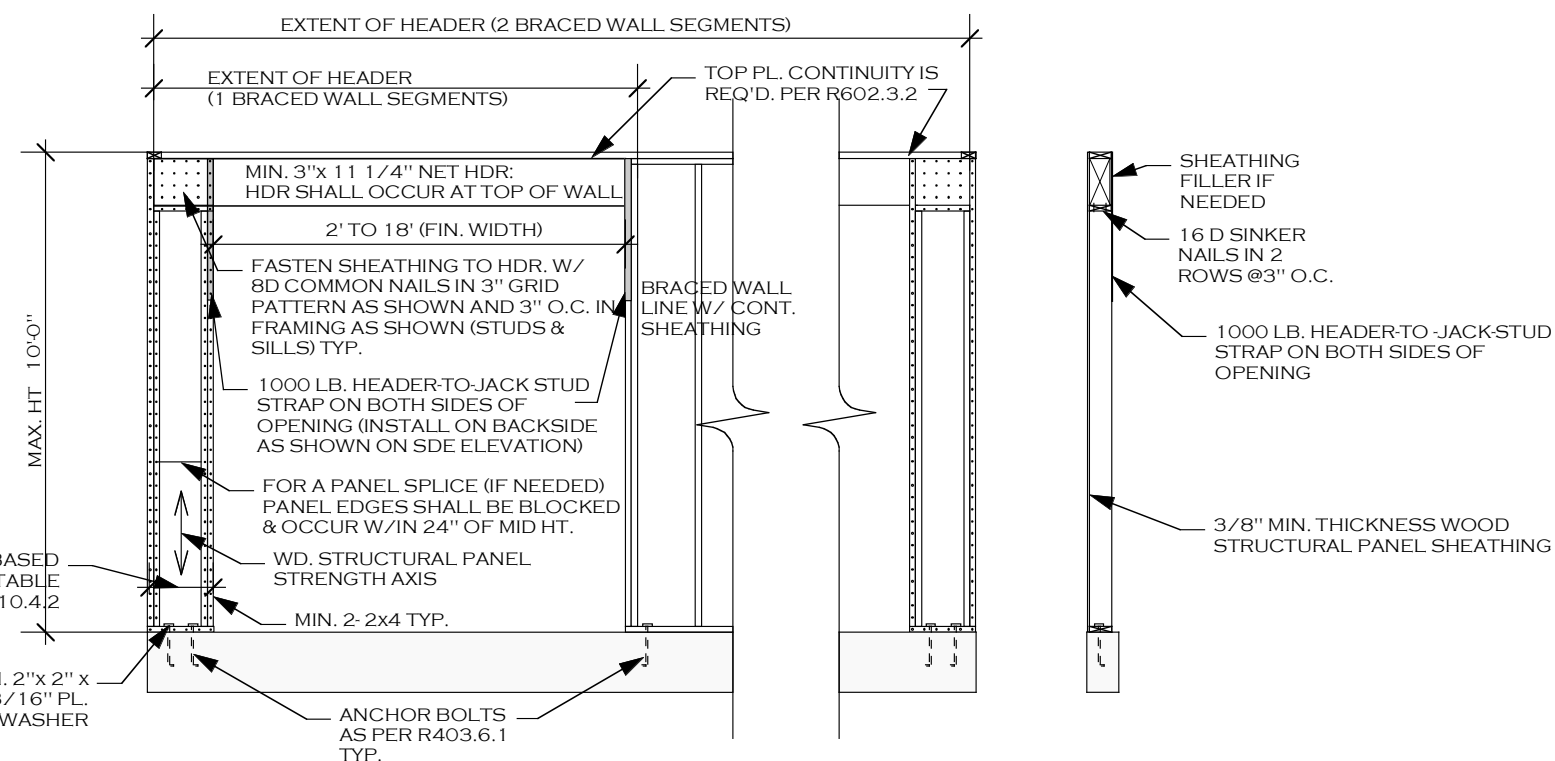
SCALE: 1/8" = 1'-0"

Packet Pg. 32





EXTERIOR CORNER DETAIL
SCALE: 3/4" = 1'-0"



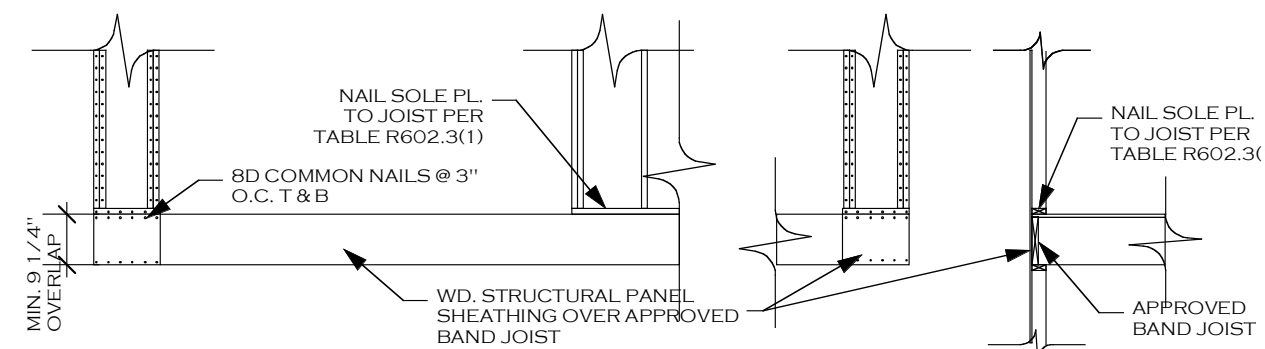
NARROW WALL BRACING OVER CONCRETE FLOOR

NARROW WALL BRACING SYSTEMS

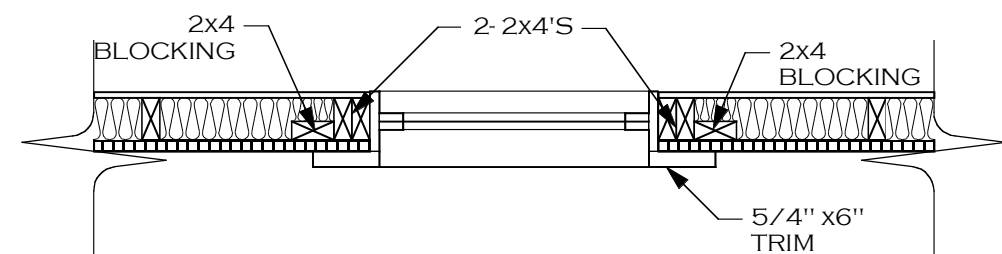
SCALE: 1/4" = 1'-0"

WALL BRACING
CONTINUOUS SHEATHING PER R602.10.5

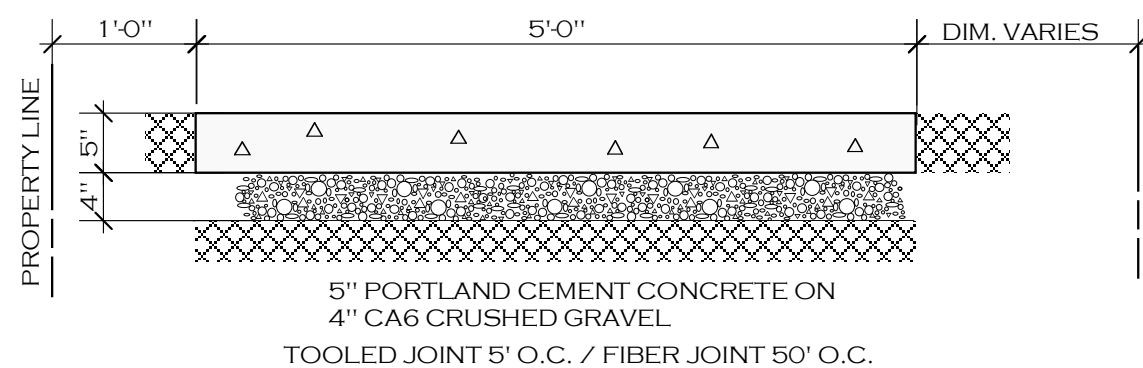
DRAWING LEGEND
WB-TYPICAL WALL BRACING MEETS R602.10.5
NWWB- NARROW WALL WALL BRACING



NARROW WALL BRACING OVER RAISED WD. FL. OR SECOND FL.

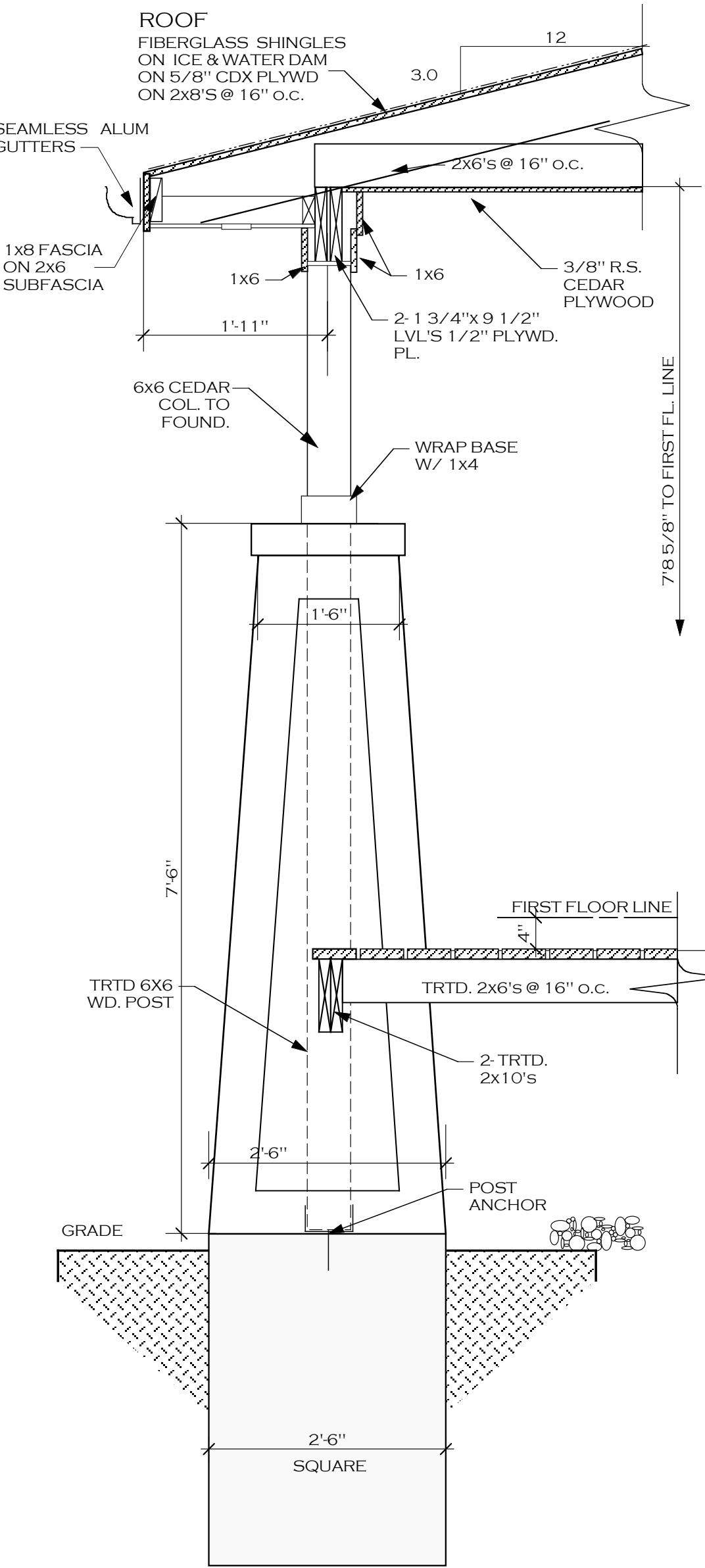


WINDOW DETAIL
SCALE: 3/4" = 1'-0"

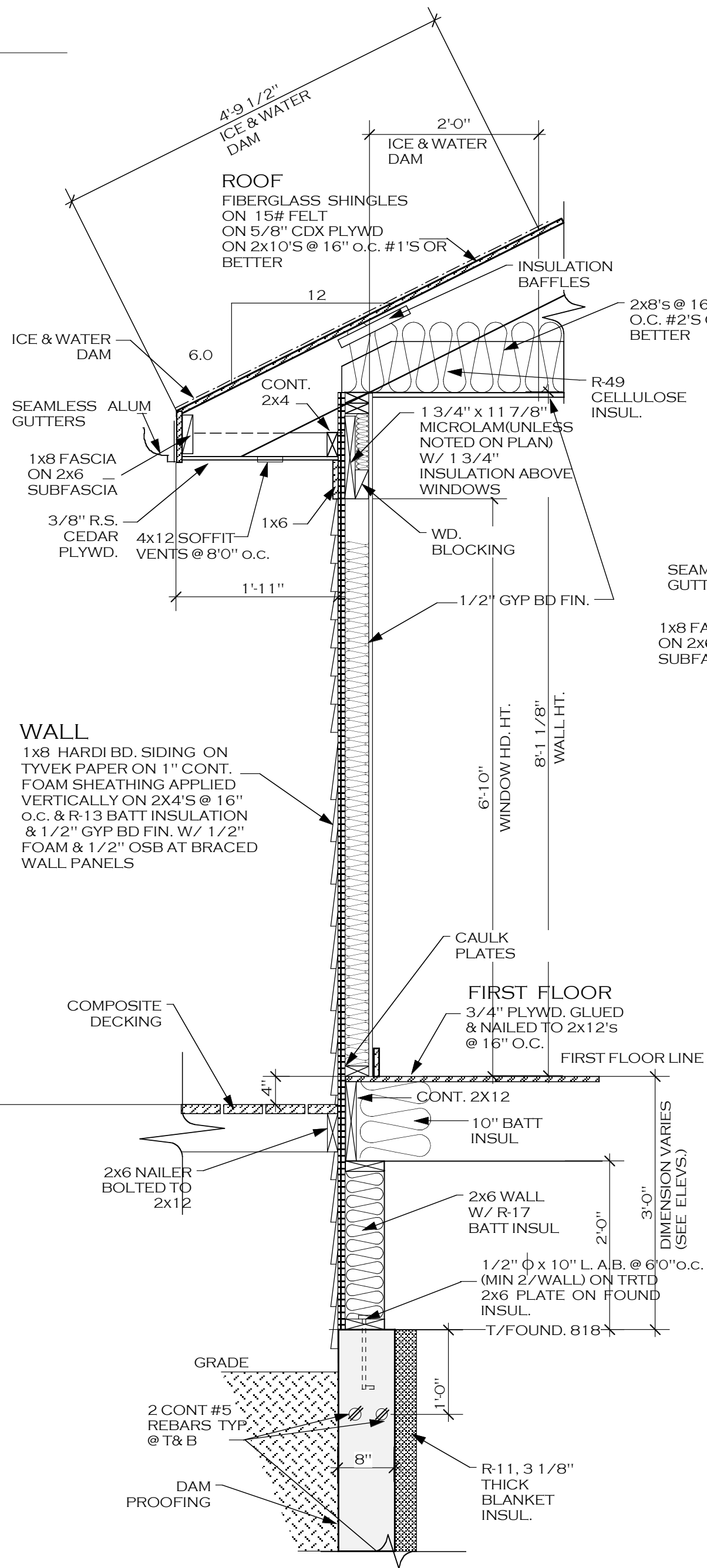


SIDEWALK DETAIL

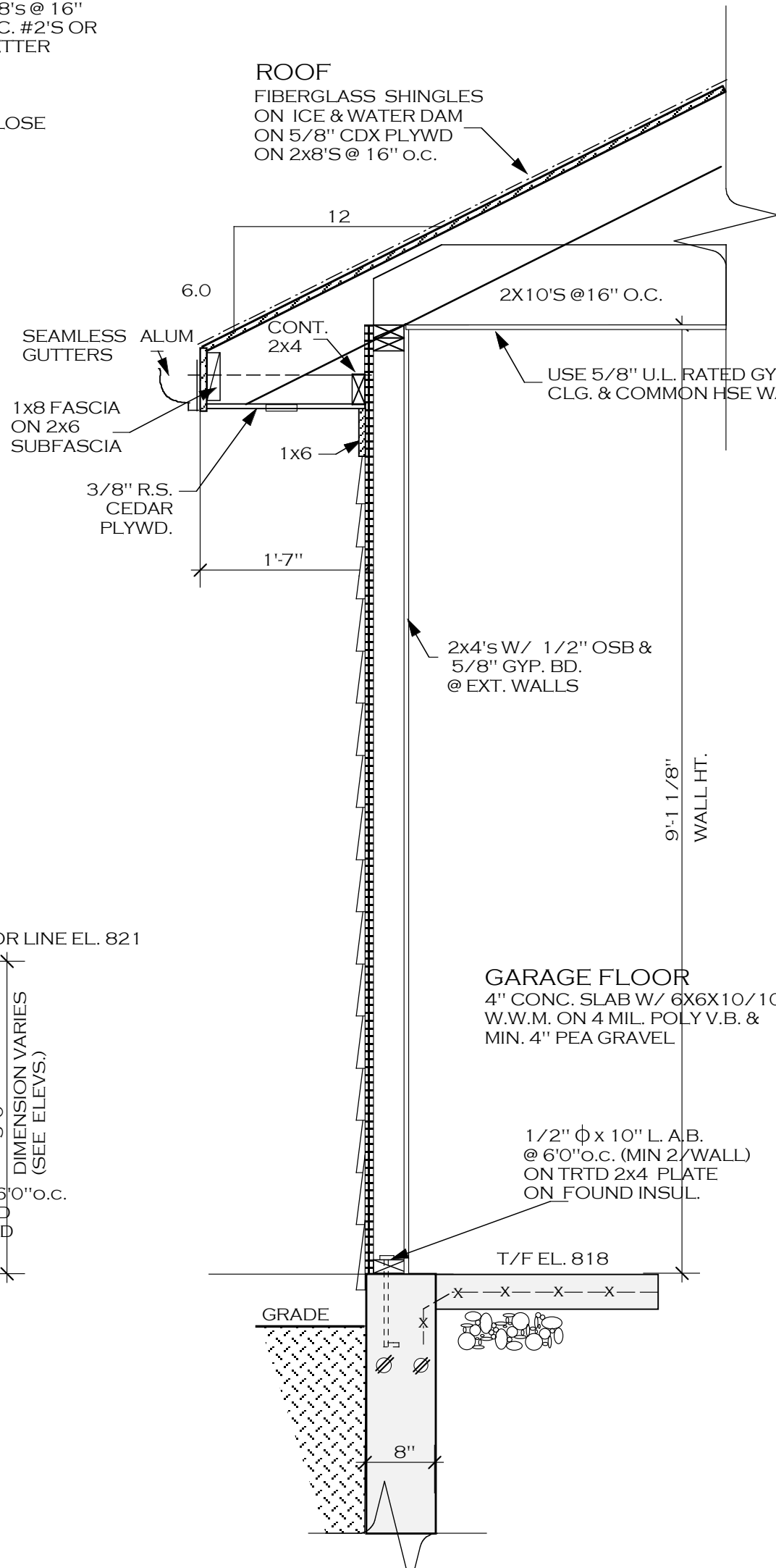
SCALE: 3/4" = 1'-0"



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

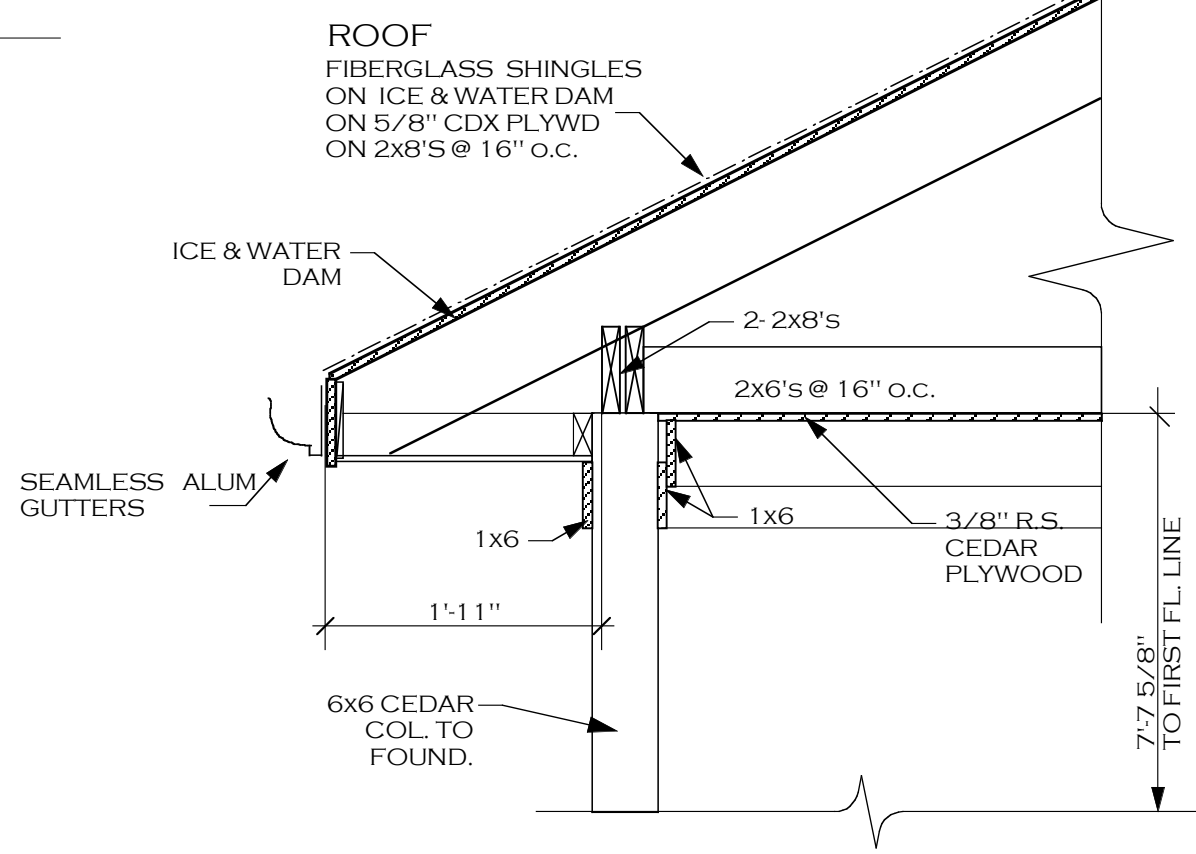


TYP. WALL SECTION
SCALE: 3/4" = 1'-0"



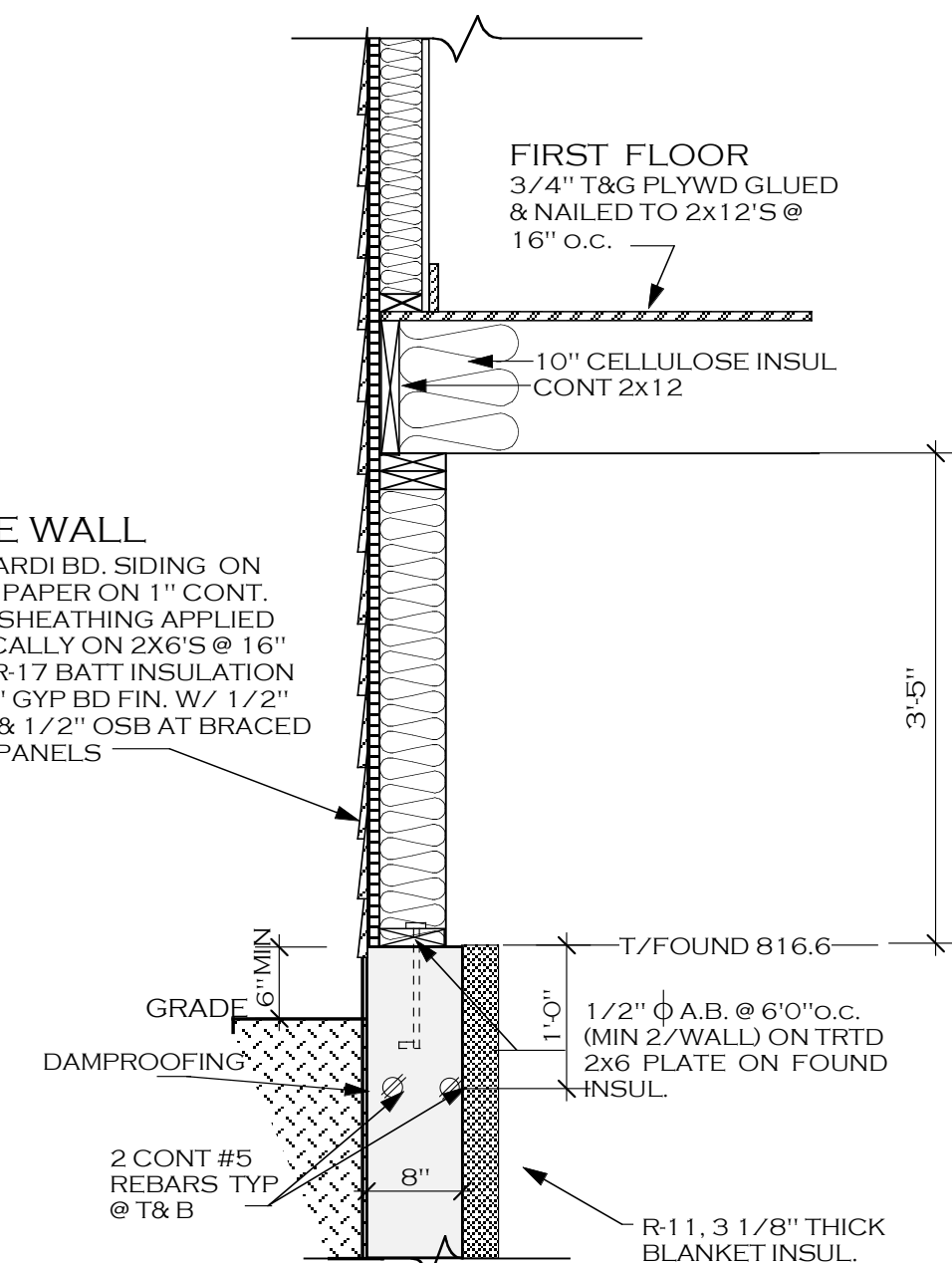
GARAGE WALL SECTION
SCALE: 3/4" = 1'-0"

NOTE!
PROVIDE TYVEK PAPER ON 1"
FOAM SHEATHING & R-13
BATT INSULATION @
COMMON WALL B/W GARAGE &
HOUSE.



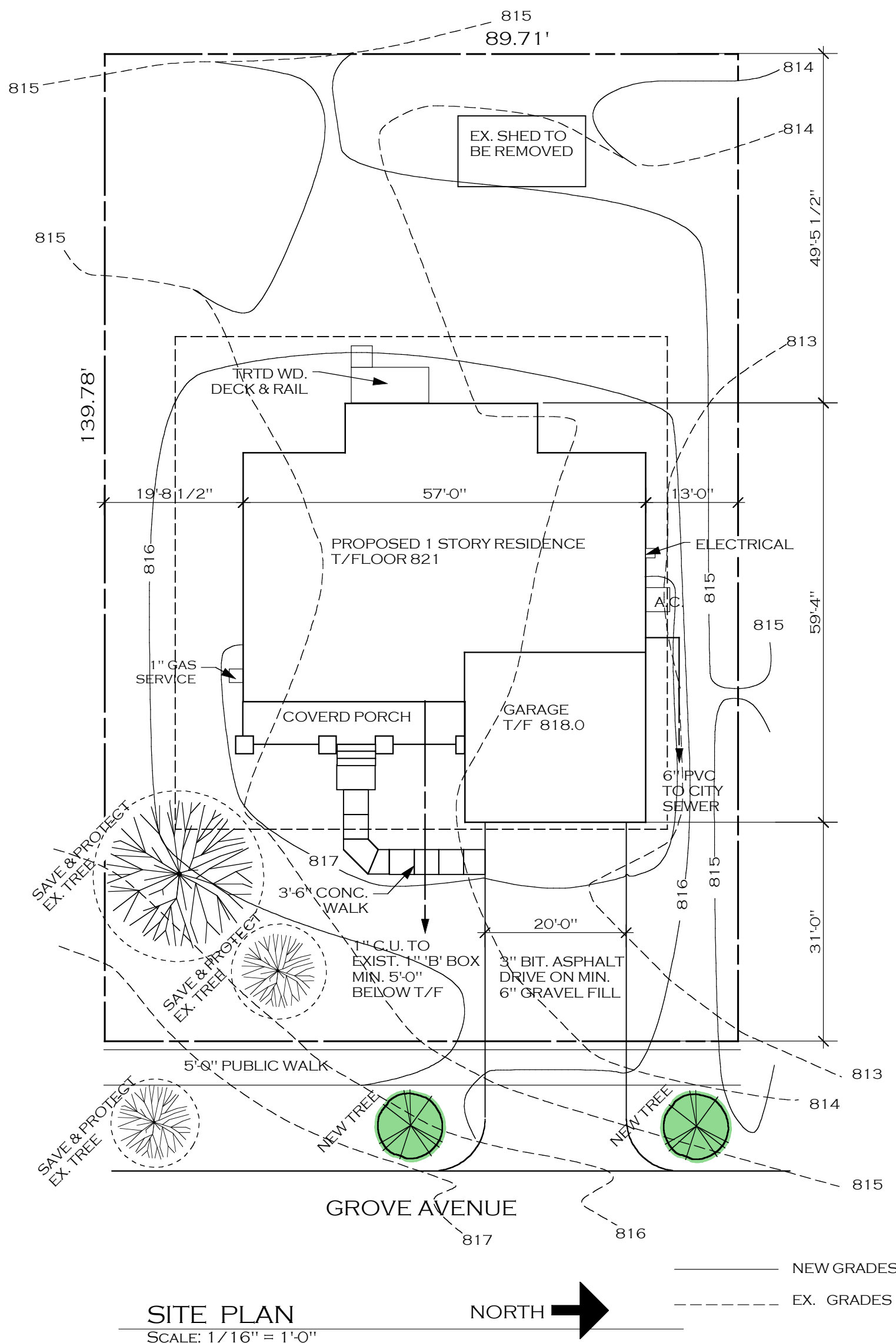
FRONT GABLE DETAIL

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



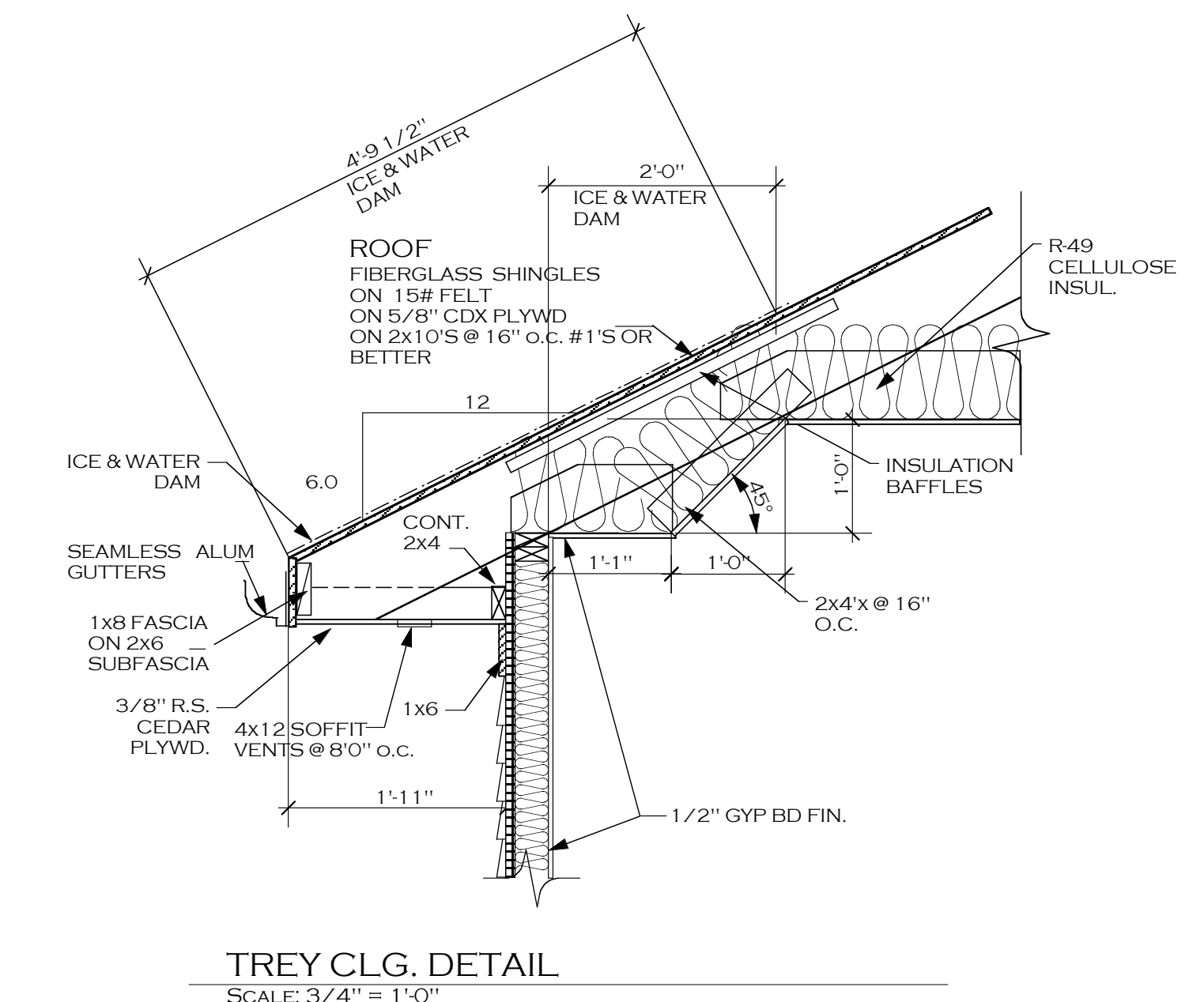
KNEE WALL SECTION

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



SITE PLAN

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



TREY CLG. DETAIL
SCALE: 3/4" = 1'-0"

A NEW 2032 SQ. FT. HOME 1130 N. GROVE AVE. PALATINE DEAL CONSTRUCTION		james h. deal architect architects · planners p.o. box 1098 · palatine · il 60067 · 705 7476	
16 JULY 2018 date		4 of 5 sheets	

GENERAL NOTES

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J. LIFE SAFETY CODE, NFPA 101, 2000 EDITION
K. ILLINOIS ACCESSIBILITY CODE, LATEST EDITION
2. EACH CONTRACTOR SHALL HAVE PUBLIC LIABILITY, PROPERTY DAMAGE AND WORKMANS COMPENSATION INSURANCE. THE OWNER SHALL PROVIDE INSURANCE TO COVER COMPLETED WORK.
3. EACH CONTRACTOR SHALL FIGURE A COMPLETE JOB, INCLUDING ALL MISCELLANEOUS ITEMS NEEDED TO COMPLETE EACH PHASE, NORMAL TO 'GOOD WORKMANSHIP'.
4. ALL WORK IS TO BE DONE IN ACCORDANCE TO ALL LOCAL CODES AND ORDINANCES.
5. THE 'A.I.A.' DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT 1987 IS PART OF THE GENERAL CONTRACT EXCLUDING SECTION 2.2 AS THE ARCHITECT IS NOT RESPONSIBLE FOR THE 'ADMINISTRATION OF THE CONTRACT'.
6. SHOULD ANY DISCREPANCIES, ERRORS, OR CONFLICT OF ITEMS NEEDING CLARIFICATION BE DISCOVERED IN THE PLANS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH WORK.
7. ALL CONTRACTORS ARE TO PLACE WASTE IN PROVIDED RECEPTACLE AND LEAVE SITE BROOM CLEAN.

EXCAVATION AND CONCRETE

1. ALL FOOTINGS ARE DESIGNED FOR MINIMUM 3000PSF SOIL BEARING AT DEPTH SHOWN ON PLAN. IF MINIMUM CAPACITY SOIL IS NOT FOUND AT SHOWN DEPTH, FOOTINGS MUST BE EXTENDED OR REINFORCED CONSISTENTLY WITH THE FOLLOWING:
1A. A SOILS ENGINEER SHALL INSPECT AND PROVIDE A SOILS REPORT AT THE TIME OF FOOTING INSPECTION.
2. ALL FOOTINGS SHALL BEAR ON FIRM, SOLID, UNDISTURBED SOIL. THE LAST 3" OF SOIL IS TO BE HAND DUG.
3. EXCAVATOR SHALL PROVIDE ALL BACKFILL REQUIRED.
4. CONCRETE SHALL DEVELOP 3500PSI (F'c) AT 28 DAYS.
5. ALL EXTERIOR CONCRETE SHALL BE 6 BAG MIX, AIR ENTRAINED.
6. MAXIMUM SLUMP 3".
7. ALL REINFORCING STEEL IS TO BE TYPE A615-60 WITH F_s=24,000PSI.
8. CONCRETE CONTRACTOR IS TO GROUT IN ALL STEEL BEAMS AT BEAM POCKETS AND REMOVE AND PATCH ALL FORM TIES AT INTERIOR OF BASEMENT.

CARPENTRY

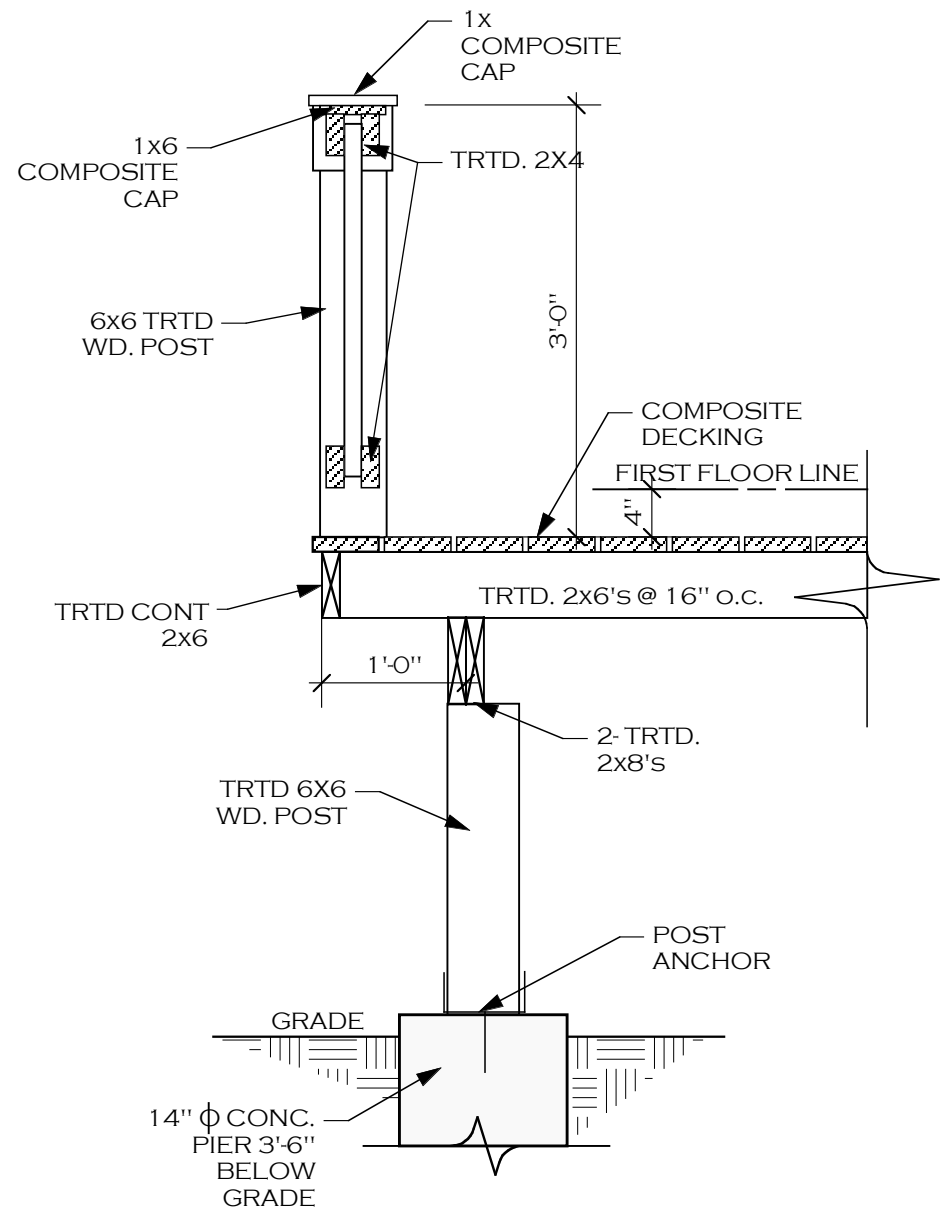
1. ALL LINTELS ARE TO BE 2X12'S WITH A 1/2" PLYWOOD PLATE UNLESS OTHERWISE NOTED.
2. ALL STRUCTURAL LUMBER SHALL HAVE AN F_b OF 975PSI MINIMUM (HEM FIR) UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
3. DOUBLE UP THE FLOOR JOISTS UNDER ALL LOAD BEARING PARTITIONS.
4. INSTALL TECO JOIST HANGERS AT ALL HEADERS.
5. SUBMIT NAME OF WINDOW, EXTERIOR DOOR AND HARDWARE MANUFACTURERS WITH BID.
6. PROVIDE MINIMUM OF 1/4" CEMENT BOARD UNDERLAYMENT AT ALL VINYL, CERAMIC AND QUARRY TILE FLOORS.
7. PROVIDE FRONT ENTRY DOOR WITH NO HARDWARE BORINGS.
8. PROVIDE DOUBLE CRIPPLES AT ALL OPENINGS OF 8'-0" WIDE OR GREATER.
9. PROVIDE DOUBLE RAFTER OR JOIST AND HEADER AT ALL OPENINGS OVER 2'-0" O.C.
10. PROVIDE 1X3 BRIDGING, MAX. 8'-0" O.C. TO ALL CEILING AND FLOOR JOIST.
11. INSTALL 2X4 COLLAR TIES AT 4'-0" O.C. ON ALL ROOF RAFTERS.
12. ALL STAIR AND RAIL DETAILS SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION.
13. FENESTRATION SHALL BE LISTED AND LABELED BY MANUF. THE MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS & SLIDING GL. DOORS IS 0.3 CFM/SQ. FT. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQ. FT.
14. BLOWN IN OR SPRAYED ROOF/CLG. INSUL. SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST 1/300 SQ. FT. THROUGH THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO TRUSSES OR JOISTS.
15. FOR BLOWN IN OR SPRAYED INSULATION (FIBERGLASS & CELLULOSE) INSTALLERS CERTIFICATION SHALL INCLUDE INSTALLED THICKNESS, SETTLED THICKNESS, SETTLED VALUE & INSTALLED DENSITY. COVERAGE AREA & NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION. FOR SPRAYED POLYURETHANE FOAM INSULATION THE THICKNESS OF THE AREAS COVERED & VALUE OF INSTALLED THICKNESS SHALL BE POSTED IN THE CERTIFICATION. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION ON THE JOB SITE.
16. A PERMANENT CERTIFICATE SHALL BE COMPLETED & POSTED ON OR IN THE ELECTRICAL DIST. PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. IT SHALL LIST THE FOLLOWING:
-PREDOMINANT R/VALUES OF INSULATION INSTALLED IN OR ON CLG./ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL &/OR FLOOR & DUCTS OUTSIDE CONDITIONED SPACES.
-U FACTORS OF FENESTRATION.
-RESULTS OF ANY REQUIRED DUCT SYSTEM & BUILDING ENVELOPE AIR LEAKAGE TEST.
-LIST TYPES & EFFICIENCIES OF HEATING, COOLING & SERVICE WATER HEATING EQUIP.
17. FIREBLOCKING & FIREBLOCK MATERIALS SHALL BE PROVIDED IN ACCORDANCE WITH THE IRC SECTION R302.1.1.
18. IN THE ATTIC SPACE, DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC SECTION R302.1.2.
19. PROVIDE SIMPSON HURRICANE TIES #H2.5A OR EQUAL AT ALL ROOF RAFTER/WALL PLATE CONNECTION.

ELECTRICAL

1. FURNISH AND INSTALL 200AMP, 40 CIRCUIT PANEL.
2. INSTALL GFI BREAKERS AT ALL BATH, POWDER ROOM, OUTDOOR OUTLET LOCATIONS AND GARAGE, AND WITHIN 6'-0" OF ANY SINK.
3. IN ANY HABITABLE ROOM THERE SHALL BE NO POINT ON ANY WALL OF 2'-0" OR WIDER MORE THAN 6'-0" FROM AN OUTLET.
4. INCLUDE FIXTURE ALLOWANCE WITH BID.
5. PROVIDE AND INSTALL ALL EXHAUST FANS, LOW SONE (DUCT WORK BY HVAC CONTRACTOR).
6. PROVIDE AND INSTALL ALL RECESSED LIGHT FIXTURES, LENS TYPES TO BE APPROVED BY OWNER. ALL RECESSED LIGHTING SHALL BE LABELED BY MANUF. AS HAVING AIR LEAKAGE OF NO MORE THAN 2CFM.
7. FURNISH AND INSTALL DOOR CHIMES AT ENTRY WITH PUSH BUTTON AT FRONT AND GARAGE SERVICE DOORS.
8. THE OUTLET BOXES SUPPORTING CEILING FANS THAT ARE LESS THAN 70 LBS, BUT MORE THAN 35 LBS, IN WEIGHT SHALL BE MARKED W/ THE MAX. WEIGHT TO BE SUPPORTED.
9. WORKING CLEARANCE AT ELECTRICAL EQUIPMENT 600 VOLTS OR LESS SHALL BE 30" WIDE IN FRONT OF THE ELECTRICAL EQUIPMENT AND 3'-0" DEEP FROM THE ELECTRICAL EQUIPMENT.
10. GROUNDS FOR SERVICE DISTRIBUTION PANEL TO GO TO STREET SIDE OF WATER METER AND BE SO IDENTIFIED.
11. PROVIDE AN EMPTY 1/2" CONDUIT FOR REMOTE WATER METER READER. LOCATION TO BE COORDINATED WITH WATER DEPT.
12. PROVIDE AN APPROVED TYPE CEILING BOX FOR ALL PADDL E FAN INSTALLATION.
13. GARAGE IS TO BE ON SEPERATE 20 AMP. CIRCUIT.
14. ALL LIGHT FIXTURES AND OUTLETS MUST HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.
15. ALL NON-LOCKING TYPE 15 & 20 AMPERE ELECTRICAL DEVICES ARE TO BE TAMPER RESISTANT.
16. A MINIMUM OF 75% OF ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
17. PROVIDE METAL TUBING FOR REMOTE WATER METER READER. LOCATION TO BE COORDINATED W/ BUILDING INSPECTOR.

HVAC

1. HEATING CONTRACTOR SHALL INSTALL A COMPLETE SYSTEM OF GAS FIRED FORCED AIR FURNACE, SHEET METAL SUPPLY AND RETURN DUCTS WITH BALANCING DAMPERS TO REGULATE AIR FLOW. FURNACE BLOWER IS TO BE SIZED FOR FUTURE AIR CONDITIONING.
2. CONTRACTOR SHALL SIZE FURNACE AND DUCT WORK AND GUARANTEE TO HEAT BUILDING TO +75 DEGREES F WHEN OUTSIDE AIR TEMP IS -15 DEGREES F.
3. FURNISH AND INSTALL EXHAUST DUCTS TO OUTSIDE FOR ALL EXHAUST FANS.
4. HEATING AND COOLING CONTROL WIRING BY HEATING CONTRACTOR.
5. INSTALL HIGH AND LOW RETURNS, DAMPER ALL SUPPLY GRILLS (6X12) AND AT BUILDING DOORS INSTALL 4"x12" FLOOR SUPPLY WITH DAMPER.
6. PROVIDE ALTERNATE PRICE FOR AIR CONDITIONING AND CONDENSING UNIT, SIZE UNIT FOR 15 DEGREE TEMPERATURE DROP, INCLUDE PRECAST PAD.
7. PROVIDE ALTERNATE PRICE FOR WHI CAPABLE THERMOSTAT.
8. PROVIDE ALTERNATE PRICE FOR FURNISHING AND INSTALLING A HUMIDIFIER WITH HUMISTAT.
9. ALL SUPPLIES TO BE PIPED WITH 6" DIA., 30 GA. S./M. WITH ADJUSTABLE DAMPERS TO CONTROL AIR FLOW. DAMPERS ARE TO BE LOCATED CLOSE TO THE EXTENDED PLENUM. ALL FLOOR SUPPLIES TO BE LOCATED 6" FROM WALL. KITCHEN AND BATH SUPPLIES TO LOCATED IN CABINET TOE SPACE.
10. COLD AIR RETURNS ARE TO HIGH LOW TYPED PIPED WITH 3 1/4" X 12", 30 GA. WALL STACKS, REGISTERS ARE TO BE 6 X 10 OR 6 X 12 ADJUSTABLE, 1 HIGH AND 1 LOW ON EACH WALL STACK.
11. FIRE STOP ALL HOLES THRU FLOORS INTO WALLS WITH 3" S. M. ANGLES (26 GA.) BOTH SIDES.
12. ALL REGISTERS TO BE SUPPLIED BY 30 GA. WALL STACKS AND 6" ROUND BETWEEN JOIST.
13. GAS FURNACE: 95% EFF., 5 TON BLOWER "CARRIER" 58 M.V.P. UPFLOW 140,000 BTU (OR EQUAL), W/ OUTSIDE AIR INTAKE AND HUMIDIFIER, SET FURNACE ON 4 X 16 CONC. BLOCKS
14. AIR COND. 4" TON, SEER 13 OR HIGHER, "CARRIER" 38 CCK.
15. SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED W/ MIN R-8 AND ALL OTHER DUCTS LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE ARE TO BE INSULATED W/ R-6.
16. A DUCT TIGHTNESS TEST SHALL BE DONE EITHER POST CONSTRUCTION OR AT ROUGH-IN (LEAKAGE LESS THAN OR EQUAL TO 4 CFM/100 S.F. AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25PA), TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE (IECC 403.2.2 EXCEPTION)
17. AIR HANDLERS SHALL HAVE A MANUF. CONFIRMATION THAT AIR LEAKAGE IS NOT MORE THAN 2%.



ORDINANCE NO. 0-4-13

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM “R-1” SINGLE FAMILY
RESIDENTIAL TO “R-2” SINGLE FAMILY RESIDENTIAL
1240 W. WINNETKA STREET (CASE NO. 12-97)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 21, 2013**

ORDINANCE NO. 0-4-13

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM
"R-1" SINGLE FAMILY RESIDENTIAL TO "R-2" SINGLE FAMILY RESIDENTIAL
1240 W. WINNETKA STREET (CASE NO. 12-97)**

WHEREAS, pursuant to a public hearing held on January 8, 2013 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "R-1" Single Family Residential to "R-2" Single Family Residential.

Parcel 1: The South 1/2 of Block 11 (except the West 124 feet and except the North 171.42 feet thereof) in Percy Wilson's Forest View Highlands, a subdivision in the West ½ of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded July 23, 1926 as Document 9349772, in Cook County, Illinois.

commonly known as 1240 W. Winnetka St. (PIN 02-09-305-009).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of its home rule power:

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as "R-2" Single Family Residential District zoning, subject to the following conditions:

- 1. Parcel 1, as depicted on the attached Exhibit "A", contains an existing single-family residence and is rezoned to the R-2 Single-Family Residential District.**

2. Parcel 2, as depicted on the attached Exhibit "A", is vacant and will retain its existing R-1 Single-Family Residential District zoning designation and is unbuildable, per Section 10.01 (c) (3) of the Village of Palatine Zoning Ordinance.
3. Any development of Parcel 2 shall require subdivision approval by the Village of Palatine.
4. Any application for the subdivision and/or development of Parcel 2 shall require the consent of the owner of Parcel 1.
5. This ordinance shall be recorded against both Parcel 1 and Parcel 2.

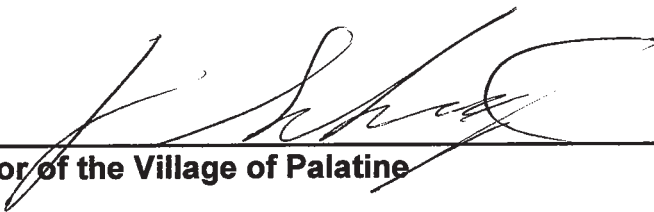
SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 3: That this ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 21 day of January, 2013

AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

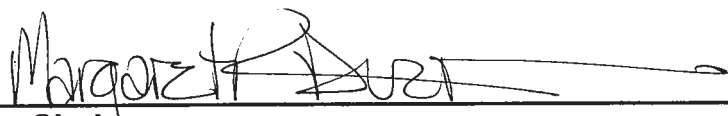
APPROVED by me this 21 day of January, 2013



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

21 day of January, 2013



Village Clerk

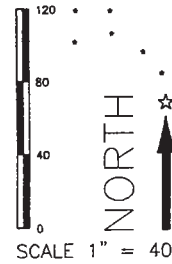
BOUNDARY SURVEY FOR TAX DIVISION OF

PARCEL 1:

THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 124 FEET AND EXCEPT THE NORTH 171.42 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 171.42 FEET OF THE FOLLOWING DESCRIBED TRACT; TO WIT. THE SOUTH 1/2 OF BLOCK 11 (EXCEPT THE WEST 124 FEET THEREOF) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.



AREA

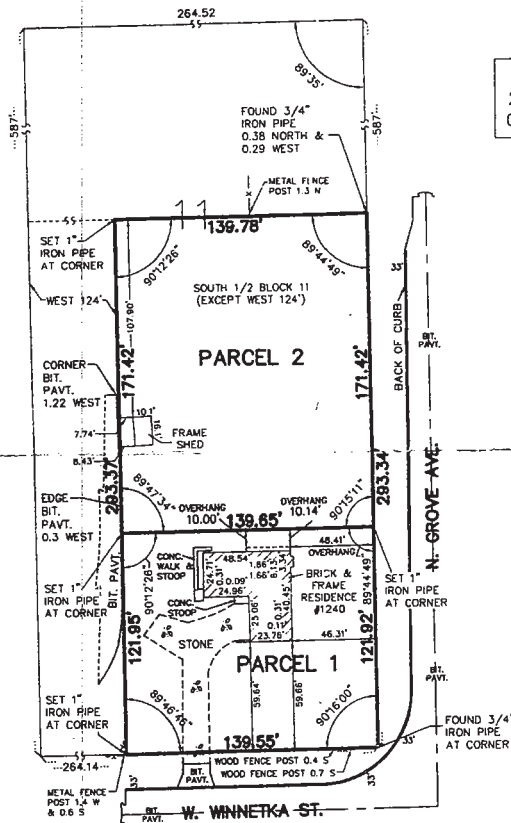
PARCEL 1	PARCEL 2	TOTAL
23,950 SQ.FT.	17,022 SQ.FT.	= 40,972 SQ.FT.
0.5498 ACRES	0.3908 ACRES	= 0.9406 ACRES

LEGEND

	BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING CENTERLINE
	CURB
	EXISTING BUILDING

ABBREVIATIONS

CONC.	CONCRETE
BIT. PAVT.	BITUMINOUS PAVEMENT
N	NORTH
S	SOUTH
E	EAST
W	WEST



NOTES

- DIMENSIONS SHOWN THUS: 50.25 FEET ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATE DEGREES, MINUTES AND SECONDS.
- 50.25 / N 90°00'00" E INDICATES MEASURE DIMENSION / BEARING. (50.25) / (N 90°00'00" E) INDICATES RECORD DIMENSION / BEARING. (50.25D) / (N 90°00'00" E) INDICATES DEED CALL DIMENSION / BEARING.
- BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.
- COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS INDICATED.

SURVEYOR CERTIFICATE

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

I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF COMPLETION OF FIELD WORK: JUNE 13, 2011

PALATINE, ILLINOIS, JUNE 26, 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 03-003529
LICENSE EXPIRATION DATE: NOVEMBER 30, 2012



11-1101
MURRY MOODY JOB NO.

SURVEY FOR TAX DIVISION
1240 W. WINNETKA ST.
PALATINE, ILLINOIS
PREPARED FOR BILL DEAL

FIELD WORK: BCM/RML
DRAWN BY: LED
CHECKED BY: BCM
PROJECT No.: 11-1101
FILE LOCATION: 187L-75
DRAWING FILE: 11110001.DWG

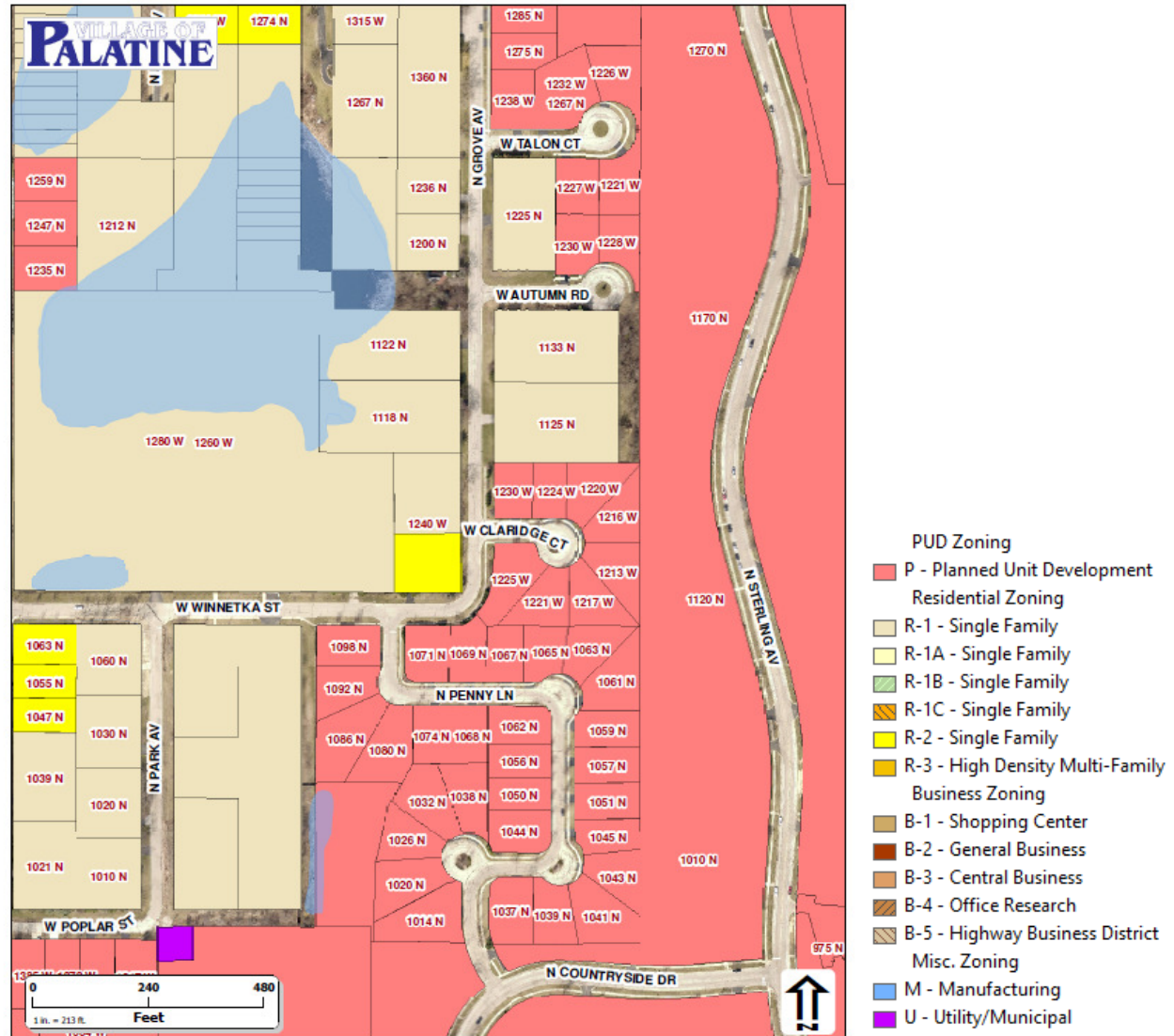
REVISIONS



MURRY AND MOODY, LTD.
PROFESSIONAL LAND SURVEYORS
933 S. Plum Grove Road, Palatine, Illinois 60067
PHONE: 847.358.5960 FAX: 847.358.8588
WWW.MURRYSURVEY.COM
ILLINOIS PROFESSIONAL LAND SURVEYING FIRM CORPORATION LICENSE NO. 184-002845

Exhibit 'A'

Vacant Lot North of 1240 W. Winnetka Street



Vacant Lot North of 1240 W. Winnetka Street



PUBLIC NOTICE
 A public hearing will be held before the Palatine Plan Commission on Tuesday, February 19, 2019 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 to permit a 2-lot single-family residential development
 2. Rezoning from R-1 Single Family Residential to R-2 Single-Family Residential
 The property is commonly known as the vacant lot north of 1240 W. Winnetka Street (PIN# 02-09-305-010).
 The Petitioner is requesting to subdivide 1 vacant parcel into 2 single-family residential lots and rezone from R-1 Single-Family Residential to R-2 Single-Family Residential.
 The above petition has been filed by Bill Deal, Deal Construction, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 18-31
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 4th day of February 2019.
 Published in Daily Herald
 February 4, 2019 (4517650)

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, Bannock 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, 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, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, 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 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 notice of which the annexed printed slip is a true copy, was published 04-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Authorized Agent

Control # 4517650

Attachment: Public Notice (Vacant Lot North of 1240 W. Winnetka Street - Subdivision & Rezoning)

**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 02/19/19 07:00 PM

CASE STAFF STATEMENT (ID # 5088)

1140 E. Northwest Highway

CASE NUMBER: 18-41

PETITIONER: Beth Nabors, Executive Director - JOURNEYS | The Road Home

LOCATION: 1140 E. Northwest Highway

PROPOSAL:

1. Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center
2. Rezoning from B-2 General Business District to Planned Development

ZONING AND LAND USE: The subject properties consists of two platted lots, one of which is zoned B-2 General Business with an existing 7,200 square foot building and one additional vacant lot.

SURROUNDING CONDITIONS:

North:	R-1 Single Family (Route 53 on-ramp)
South:	Village Boundaries (Union Pacific Metra Line)
East:	B-2 General Business (United States Post Office distribution facility)
West:	Planned Development (Safeguard Storage)

COMPREHENSIVE PLAN: Business

BACKGROUND:

The Subject Property is zoned B-2 General Business and is approximately .5 acres. The Petitioner, Journeys, currently operates within an existing Special Use (ORD # #O-141-01), as a Homeless Day Center.

The triangular property to the north was recently acquired and the Petitioner is proposing to demolish the existing building and construct a 3-story shelter and supportive house center on a .92 acres (40,005 square feet) lot. Therefore, the Petitioner is seeking:

1. **Preliminary and Final Planned Development to permit a 3-story shelter and supportive housing center**
2. **Rezoning from B-2 General Business District to Planned Development**

ANALYSIS:

Zoning and Business Operations:

- The Petitioner is requesting to rezone the properties to a Planned Development to facilitate the proposed development and use. In addition to the current services and uses, Journeys plans to expand the scope of services offered at this location to include the following:
 - 1 PADS shelter location (42 beds); and
 - 11 Permanent Affordable Housing Units (apartments)
- The new building will accommodate their current operations and include overnight stays for their clients (1 PADS location) and 11 apartment units. The table below identifies the existing and **proposed** operations.

	Current	Proposed
Facility Size	Approximately 7,000 sf One-story facility	Approximately 27,000 sf Three-story facility
Activities and Services Provided	PADS Administration HOPE Center Pathway Housing Readiness Support Services	PADS Administration Hope Center Pathway Housing Readiness Support Services 1 PADS Shelter Location; 11 Permanent Affordable Housing Units (apartments)
Hours of Operation	1 st Floor 7:30 AM - 4 PM Monday thru Friday	1st Floor 7AM - 7 PM Daily 2nd Floor 7 PM - 7 AM Daily 3rd Floor 24 Hours Daily
Staff	20 staff (15 full-time 5 part-time)	28 staff (15 full-time; 13 part-time)
Clients	50 Clients per day	1st Floor 50 Clients; 2nd Floor 42 Beds; 3rd Floor 29 Residents
Parking	24 parking spots 1 handicap parking spot	41 parking spots 2 handicap parking spots
Transportation	1 van 1 mini-bus	1 van 1 mini-bus

Case Staff Statement (ID # 5088)
Meeting of February 19, 2019

- The business plan specifically describes all of the proposed functions and uses for the new shelter and supportive housing resource center.
- The proposed building meets both setbacks and floor area ratio for the B-2 District.
- The required parking section of the zoning ordinance does not contemplate parking requirements for the proposed use. A Planned Development would allow the Petitioner to establish appropriate parking requirements for the intended use, subject to any required Staff conditions. Based upon the proposed uses, the Zoning Ordinance would recognize the required parking, as follows.

	Use	Square Feet	Parking Requirement	# of Spaces
1st Floor	Offices/Hope Center	8,865	1 per 300	30
2nd Floor	PADS	8,865	1 per 300	30
3rd Floor	Housing	8,865	2 per residence	22
			Total Provided	82 41

- A parking variation to allow 41 spaces instead of the required 82 is noted, in conjunction with the Planned Development Petition.
- The dimensions of the drive aisle meet the requirements of the Zoning Ordinance. However, the parking stall lengths do not meet Code Requirements. Therefore, a variation to permit parking stalls to be 18.5 feet in length instead of the required 19 feet is noted.
- In order to accommodate an adequate emergency vehicle turnaround and access, a cross assess agreement will be required between the Subject Property - JOURNEYS - and the property to the west, Safeguard Properties. The Petitioner is aware of this requirement and has already begun initial discussions with Safeguard about this requirement.

Architecture and Signage:

- The proposed building will be constructed of precast concrete panels, with a mixture of brick finish and horizontal siding finish on all sides. The consistency of materials would meet the requirements of the building code.
- The building is 3 stories tall and is 40 feet tall. The maximum height in the underlying B-2 district is 45 feet, not to exceed 3 stories. This would meet the restrictions of the

Zoning Ordinance.

- The plans show a proposed freestanding monument sign at 10 feet tall and 60 square feet, which also complies with Code.

Site Plan and Engineering:

- A new water service for potable and fire service would be extended from the south connecting to the existing water main that currently exists along the frontage of this property.
- As required, the new building will be a fully sprinkled building and the pre-cast building materials are also fire suppressive.
- There is offsite sanitary sewer proposed that will connect to an existing line located northeast of the proposed project. This line will be extended through the neighboring property, US Postal Service. An easement agreement will be required. Both the Petitioner and the USPS are aware of this requirement and all parties have met and discussed these requirements.
- MWRD and IDOT permits shall be required.

RECOMMENDATIONS:

Journeys has been in operation since 2000 at the current location. The Petitioner is requesting to construct a new 3-story building that would maintain the current operations on the 1st floor and add both an overflow PADS site on the 2nd floor and transitional apartments on the 3rd floor. Staff does not have any concerns with the proposed site or engineering plans for the building and proposed parking lot. The first floor services have been in operation for 19 years, while the introduction to the PADS (overnight stays) and transitional housing are new uses to the site.

The Police and Fire Departments have reviewed the proposed site and operations' plans and made technical recommendations therein. The Petitioner has agreed comply with these recommendations. While Staff does not anticipate any specific issues based upon the proposal, the introduction of the new function is ultimately a policy issue for the Village Council to review. Therefore, Staff recommends Action at the Discretion of the Plan Commission. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Jacob and Hefner Associates dated 8/7/18 last revised 10/23/2018, Offsite

Plans dated 12/13/18 last revised 1/22/19 and the architectural plans prepared by HKM Architects dated 10/23/2018, except as such plans may be revised to conform to Village Codes and Ordinances.

2. The Planned Development to operate a shelter and supportive housing is granted solely to Journeys | The Road Home, further described in the business and operations' plan.
3. The final operations' and security plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. A Cross Access Agreement shall be submitted between the 1136 and 1140 E. Northwest Highway and in a manner acceptable to the Director of Fire Prevention and Village Attorney.
5. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions, sufficient enough to manage the parking provided for this project.
6. Any change in the ownership or operating entities shall require Village Council review and approval.
7. The residential use component shall participate in the Village's Crime Free Multi-Housing Program.
8. A Plat of Easement Dedication, shall extend along the proposed offsite proposed sanitary sewer (as proposed) and shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning, Village Engineer, and Village Attorney.
9. A Plat of Consolidation shall be submitted on Mylar in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
10. 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.
11. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

13. Recording fees in the amount of \$300 shall be submitted.
14. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
15. The final engineering plans, including the photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
16. Staff will conduct a 6-month review of the use and, if deemed necessary, Staff may recommend to Village Council additional conditions of approval.
17. MWRD and IDOT permits shall be submitted in a manner acceptable to the Village Engineer. With regard to the IDOT permit and the final access location determination made by IDOT, any changes affecting the site plan, which maintain substantial conformance to the subject engineering plans, may be reviewed directly by the Village Council.
18. A construction management plan shall be submitted in a manner acceptable to the Directors of Public Works, Planning and Zoning, and Community Services. This plan shall outline the proposed construction schedule and contractor parking areas during the construction process.
19. In conjunction with the construction management plan, Journeys shall submit an operations' plan identifying the specific demolition schedule for the existing building and an operations' plan for how and where the existing services and uses will be provided and how the parking will be managed during this time period. This plan should also identify the schedule for any consolidation of concurrent uses into the Subject Property, so that Staff can review and assess the capacity at this location during this time. Depending upon the final contents of this plan, additional Village review, including another Special Use or parking Variation, and approvals may be required. This plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.

ATTACHMENTS:

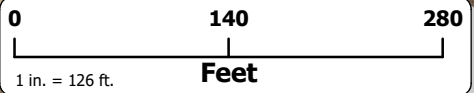
- Aerial
- Application
- Plat of Survey
- Business Plan
- Architectural Plans
- Onsite Civil Plans

Case Staff Statement (ID # 5088)
Meeting of February 19, 2019

- Offsite Civil Plans
- JOURNEYS Renderings
- ORD #O-141-01 - Journeys existing Special Use
- Public Notice



Attachment: Aerial (1140 E Northwest Highway - PD Journeys)





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	Zoning Case #
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): PADS To HOPE, Inc. D/B/A: JOURNEYS | The Road Home

2. Authorized Agent of Petitioner (if different):

Name: Beth Nabors

Address: 1140 E. Northwest Highway, Palatine, IL 60074

Telephone No. 847-963-9163 ext. 112 Business No. 847-963-9163 ext. 112

Email: b.nabors@journeystheroadhome.org

Relationship to Petitioner: Executive Director

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

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

1140 E. Northwest Highway, Palatine, IL 60074

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

see Attached: Addendum A

6. Current zoning of property: B2 w/Special Use Size of the property: approx .5 - .75 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.:

See Attached: Addendum B

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):

See Attached: Addendum C

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.

JOURNEYS | The Road Home
Planned Development

Addendum A

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

JOURNEYS went through the Special Use process for this property in 1999/2000 and was approved to operate at this location. The current uses on the property are for a social service non-profit business under the B2 Business Zoning with Special Use. The services provided are for northwest suburban community members and are supportive in nature. All services are free of charge for those experiencing homelessness and for those at risk of becoming homeless. The three core programs that provide services at the current facility are:

- A. The HOPE Center Program (current Hours of Operation: 7:30a-4p) – First Floor
 - a. Administrative Services
 - b. Staff Offices
 - i. Administrative
 - ii. Counseling
 - iii. Case Management
 - c. Food Pantry
 - d. Clothing Closet
 - e. Laundry
 - f. Showers
 - g. Kitchen/M meal Preparation and Distribution
 - h. Transportation
- B. The PADS Shelter Program – First Floor
 - a. Administrative Services
 - b. Staff Offices
 - i. Administrative
 - c. Volunteer Training
 - d. On-Call Clinical Support Services
- C. The Pathways Housing Readiness Program – First Floor
 - a. Administrative Services
 - b. Staff Offices
 - i. Administrative
 - c. On-Call Facility Management Services

JOURNEYS | The Road Home
Planned Development

Addendum B

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

A) We will be:

- a. Keeping the building footprint relatively the same.
 - i. Current footprint approximately 8,000 square feet
 - ii. New facility footprint 8,865 square foot
- b. Keeping all current programs, the same.
 - i. The HOPE Center
 - ii. The PADS Program
 - iii. Pathways Housing Readiness Program
- c. Serving the same currently approved population.
- d. Uniting all components of our three existing core programs under one roof.

B) The operations/programs will be:

- a. The HOPE Center - First Floor:
 - i. All current program components will remain the same.
 - ii. Hours of Operation will expand to 7a-7p seven days a week
- b. The PADS Program - Second Floor:
 - i. All current program components will remain the same.
 - ii. Added components will be:
 - 1. 4 staff offices
 - 2. 8 part-time employees
 - a. 3 part-time security staff
 - b. 2 part-time drivers
 - c. 3 part time case managers
 - 3. Shelter (7p-7a)
 - a. 21 spaces for men
 - b. 21 spaces for women
 - c. 4 private spaces for families
 - 4. Laundry
 - 5. Showers
 - 6. Washrooms
- c. The Pathways Housing Readiness Program – Third Floor
 - i. All current program components will remain the same
 - ii. 11 Affordable Permanent and Supportive Housing Units
 - 1. 4 two-bedroom units
 - 2. 7 one-bedroom units
 - iii. 4 Staff Offices

JOURNEYS | The Road Home
Planned Development

Addendum C

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):

We believe that the proposed activities and the proposed clients of this project are in line with the definitions of the current ordinance.

- a. Ordinance: 0-115-00 established: 9/25/00: A publicly or privately-operated facility designed for the provision of services to homeless persons

including but not limited to:

1. a central location to obtain transportation,
2. make telephone calls,
3. send and receive mail,
4. wash laundry,
5. improve hygiene and personal care; and or
6. receive basic case management,
7. mental health therapy,
8. job counseling,
9. educational services, and assistance with meeting the needs of homeless families with children.

- b. Ordinance: 0-115-00 established 9/25/00: Homeless Person: An individual who lacks a fixed, regular, and adequate residence.

- c. According to the Housing and Urban Development (HUD) Department of the Federal Government, A Supportive Housing Program is considered a service to the homeless.

- i. HUD Supportive Housing Program Key Components:

1. Supportive Housing Programs allow for new construction, acquisition, rehabilitation, or leasing of buildings to provide transitional or permanent housing, as well as supportive services to homeless individuals and families as part of the defined services.
2. Nature of Program: The Supportive Housing Program is designed to promote the development of supportive housing and supportive services to assist homeless persons in transitioning from homelessness, and to promote the provision of supportive housing to enable homeless persons to live as independently as possible.
3. Legal Authority: Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). Regulations are at 24 CFR part 583.



JOURNEYS | The Road Home | 1140 East Northwest Highway | Palatine | Illinois 60074 | 847 963 9163 | www.journeystheroadhome.org

PROPOSED DEVELOPMENT BUSINESS PLAN

The Petitioner

PADS To HOPE, Inc. D/B/A: JOURNEYS | The Road Home ("JOURNEYS") serves the homeless and those at risk of becoming homeless populations. JOURNEYS has operated at 1140 E. Northwest Highway, Palatine, IL 60074 since our special use permit was granted in 2000. JOURNEYS has a long term, positive track record, and reputation for strengthening communities by: reducing strain on and being a resource for the community, offsetting costs, meeting community development goals, streamlining services, and working with other non-profits, faith locations, corporations and local government. To better serve the community, JOURNEYS submits the following business plan. This executed plan will result in a fully comprehensive, one-stop shop with contained support services, shelter and affordable housing. The JOURNEYS organization has a strong community presence, a stellar reputation and is the recognized expert in providing services and housing to this very fragile population in the northwest suburbs of Cook County for 30 years. Prior to operating at 1140 E. Northwest Highway, JOURNEYS provided similar services to these populations in various Arlington Heights locations since 1989.

As a proud member of the Palatine Community since 2000. JOURNEYS prides itself in celebrating the strength of Palatine while working diligently to address some of the typical challenges found in any northwest suburban village. JOURNEYS is committed to serving the homeless population from our area in addition to residents that struggle with being able to find and maintain housing and jobs adequate to afford living in this area.

One of the many challenges in the northwest suburbs is locating affordable housing - coupled with the needed supportive services to maintain that housing. JOURNEYS is ready and willing to take on this challenge for Palatine by providing 11 new affordable, supportive and permanent housing units. Additionally, we will be offering enhanced and expanded services to both the homeless and prevention clients served by JOURNEYS.

JOURNEYS has a 30-year history of serving this population and has been providing affordable and supportive permanent housing in Palatine through partnership with Pathways Development Institute for over a decade. JOURNEYS is supported by the community through 2,500 local volunteers, 90+ partnerships with faith based-locations and numerous partnerships with corporations. We will be providing all services in a contained one-stop shop that is already off the tax rolls and is located where there is not conflict with surrounding neighbors. Additionally, we are proud to point out that we have long term neighboring partnerships with our direct neighbors to the west – Safeguard Storage Facility and to the east - the Federal Postal Distribution Center.

Attachment: Business Plan (1140 E. Northwest Highway - PD Journeys)

Over the years, many other local non-profits have lost Illinois State funding and have had to shut down programs and eliminate staff positions as a result. This has caused people who were typically being served by other agencies to come to JOURNEYS for assistance. Because of this trend, our numbers have stayed consistent over the years even though we are successful in securing housing for an average of 115 people a year. Last year, we housed 135 people and we are on track to exceed 160 people housed by the end of our fiscal year this year.

JOURNEYS provides three core programs at 1140 E. Northwest Highway which include: the **PADS program**, the **HOPE Center**, and the **Pathways Housing Readiness program**.

The **PADS program** provides overnight shelter to the homeless community through a network of 21 churches/synagogues in the northwest suburbs and 70 plus “sister-site” churches/synagogues that assist in supplying volunteers and resources. In 2017, the program expanded to operate all year round. The PADS Program has consistently served an average of 71 guests per night. Those receiving services from JOURNEYS are homeless individuals or those who are struggling with keeping their current housing due to poverty related issues, job loss or other life stability challenges.

The **HOPE Center** provides the counseling, case management and support services needed for our clients to stabilize. In 2012/2013 we saw a large jump in those needing our services. It proved to be our largest service year to date. For the past 4 years since and the years before 2012, the number of those we served has not changed dramatically.

July 2017-June 2018	896 People Served	25,828 Services Delivered
July 2016-June 2017	847 People Served	26,008 Services Delivered
July 2015-June 2016	876 People Served	22,191 Services Delivered
July 2014-June 2015	798 People Served	19,028 Services Delivered
July 2013-June 2014	856 People Served	19,037 Services Delivered
July 2012-June 2013	1,070 People Served	18,480 Services Delivered

The **Pathways Housing Readiness program** provides housing counseling, budgeting, roommate negotiations, and a variety of other supportive services needed to maintain housing once housing is secured. Additionally, JOURNEYS provides property management for the two Pathway Development Institute apartment buildings in Palatine. JOURNEYS has provided permanent supportive housing in two satellite locations in Palatine through our partnership with Pathway Development Institute, since 2003.

JOURNEYS | The Road Home CURRENT Special Use

The current services provided at 1140 E. Northwest Highway, Palatine, IL 60074 were permitted under the Special Use Standards set forth in section 14.05 (d) of the Village of Palatine Zoning ordinance. (Ord. 0-122-10 §1 10/04/10)

Homeless Day Facility: A publicly or privately operated facility designed for the provision of services to homeless persons including but not limited to: a central location to obtain transportation, make telephone calls, send and receive mail, wash laundry, improve hygiene and personal care; and/or receive basic case management, mental health therapy, job counseling, educational services and assistance with meeting the needs of homeless families with children. A Homeless Day Facility shall comply with the zoning district regulations for the district in which the site is located. (Ord. 0-115-00 §1 9/25/00)

Homeless Person. An individual who lacks a fixed, regular, and adequate residence. (Ord. 0-115-00 §1 9/25/00)

Current activities and services

- **The HOPE Center** – services and administration: *1 Clinical Director*
 - Serves an average of 50 individuals a day
 - The Hours of Operation are Monday-Friday from 7:30am-4pm
 - The HOPE Center provides services to clients through employed professionals
 - Case management: *4 full-time Case Managers*
 - Case Management is the practice of meeting face to face and interviewing the client to determine their barriers to stabilizing their life
 - The barriers are identified and prioritized
 - Case Management coordinates all life areas to include but not limited to:
 - Finances
 - Employment procurement or enhancement
 - Employment retention
 - Entitlement procurement
 - Housing
 - Providing Shelter; or
 - Transitional Housing referral; or
 - Supportive Permanent Housing placement or referral
 - Location and referral to mainstream housing
 - Health
 - On-site Nurse practitioner referral
 - Prescription drug program
 - Identity Documents
 - State ID procurement
 - Driver's License Procurement
 - Birth Certificate Procurement
 - Education
 - GED Procurement
 - School Social Workers and Counselor coordination of services
 - Counseling: *1 full-time Mental Health Counselor*
 - Substance Abuse
 - Mental Health
 - Marriage/Domestic Violence
 - Family
 - Dining Facility: Seating for 65 available in center
 - Food Pantry (Cold Storage Perishable and Dry Storage)
 - Chicago Food Dispensary location
 - Adhere to all GFD procedures on food storage
 - Quarterly pest control contacts
 - Random site visits and requirements to maintain status
 - Clothing Closet
 - Seasonal
 - Donate excess to Salvation Army two times a week
 - Meals
 - The kitchen is a WARMING KITCHEN ONLY
 - Meals are provided from 7:30am-3:00pm
 - Continental Breakfast
 - Lunch
 - Take-a-Way Dinner
 - We follow Greater Food Depository food storage and prep procedures

- Transportation Services: *3 part-time Drivers*
 - A mini bus
 - A van
 - A bike repair and distribution program
 - Train, bus, gas and cab voucher program
 - Laundry
 - One washer and two dryers for client laundry
 - External contracts for PADS Laundering needs
 - Lockers: 24 lockers used to lighten the burden for clients who are actively working on getting out of homelessness
 - Showers: 2 handicap accessible showers
 - Vocational services
 - Resume building
 - Interview skills training
 - Job referral; and placement
 - Employment liaison between placement, JOURNEYS and client
- The **PADS program** administrative services: *1 full-time Program Manager*
 - The **Pathways Housing Readiness program**: provides supportive services and case management to those housed in the external Pathways Housing Apartment Units
 - JOURNEYS knows how to do housing and knows how to do it right. Although our units will be permanent in structure there is built in incentive for our residents to move on to mainstream living as they stabilize and thus become contributing members of the community. Our program design is unique and structured to individually address each person's unique instability situation.
 - Upon entry
 - All residents start out with a minimal rent – approximately \$300/month
 - All leases are done on a month to month basis
 - All residents need to meet with their assigned case manager twice a week to address life barriers and strategies:
 - Income/budgeting,
 - Employment and/or entitlement maintenance,
 - Social/emotional well-being,
 - Physical health,
 - Family/roommate relationships,
 - Education goals, etc.
 - As stabilization occurs
 - Leases expand to three months and eventually six months, with the end goal to secure one-year leases
 - Rent increases in manageable increments to eventually match market rate rental costs
 - Case management meeting requirements extend to weekly, then to bi-weekly, and eventually monthly meetings
 - **JOURNEYS Agency Administration**: *1 full-time Executive Director, 1 part-time Bookkeeper, 1 full-time Facilities and Transportation Manager, 1 part-time Custodian*
 - **JOURNEYS Development Department**: *1 full-time Director of Development, 1 full-time Database Specialist, 2 Full-time Grant Writers, 1 full-time Development Associate, 1 full-time Volunteer Coordinator*

JOURNEYS | The Road Home Expansion Business Plan

	Current	<i>Proposed</i>
Facility Size	- Approximately 7,000 sf - One-story facility	Approximately 27,000 sf Three-story facility
Activities and Services Provided	- PADS Administration - HOPE Center - Pathway Housing Readiness Support Services	- PADS Administration - Hope Center - Pathway Housing Readiness Support Services 1 PADS Shelter Location 11 Permanent Affordable Housing Units
Staff	20 staff 15 full-time 5 part-time	28 staff 15 full-time 13 part-time
Parking	24 parking spots 1 handicap parking spot	39 parking spots 2 handicap parking spots
Transportation	1 van 1 mini-bus	1 van 1 mini-bus

First Floor proposed activities and services

- There will be no changes to the HOPE Center client volume
 - We anticipate continuing to see an average of 50 people a day
- The hours of operation will expand to **Monday – Sunday from 7:00am-7:00pm**
- The services that will remain and/or be expanded include:
 - Case management:
 - Staffing: **4 full-time existing Case Managers (WEEKDAYS-various schedules) and 2 part-time Case Managers will be hired (WEEKENDS 7:00am-7:00pm)**
 - Case Management is the practice of meeting face to face and interviewing the client to determine the barriers that hinder them from stabilizing their life
 - Case Management coordinates all life areas to include but not limited to:
 - Finances
 - Employment procurement or enhancement
 - Employment retention
 - Entitlement procurement
 - Housing
 - Providing Shelter; or
 - Transitional Housing referral; or
 - Supportive Permanent Housing placement or referral
 - Location and referral to mainstream housing
 - Health
 - On-site Nurse practitioner & referral
 - 1 existing part-time nurse (contractual Heartland Health Outreach)**
 - 1 existing nurses' aide (contractual Heartland Health Outreach)**
 - On-site prescription drug program
 - Identity Documents
 - State ID procurement
 - Driver's License Procurement
 - Birth Certificate Procurement
 - Education
 - GED Procurement
 - School Social Workers and Counselor coordination of services

- Counseling:
 - Staffing: *1 full-time existing Mental Health Counselor*
 - Focus areas:
 - Substance Abuse
 - Mental Health
 - Marriage/Domestic Violence
 - Family Dynamics
- Dining Facility: Seating for 96 available in center
- Food Pantry (Cold Storage Perishable and Dry Storage)
 - Chicago Food Dispensary location
 - Adhere to all GFD procedures on food storage
 - GFD provides scheduled and random site visits
 - GFD has requirements to maintain status
- Clothing Closet
 - Seasonal
 - Donate excess to Salvation Army two times a week
- Meals
 - The kitchen is a WARMING KITCHEN ONLY
 - Meals are provided from 7:30am-3:30pm
 - Continental Breakfast
 - Lunch
 - Take-A-Way Dinner
 - We follow GFD meal procedures
 - Dating when externally prepared meal donations arrive
 - Expiration date
 - Cleaning procedures
 - Heating temperatures
- Transportation Services: *3 part-time existing Drivers (shared office)*
 - A mini bus
 - A van
 - A bike repair and distribution program
 - Train, bus, gas and cab voucher program
- Vocational services
 - Resume building
 - Interview skills training
 - Job referral; and placement
 - Employment liaison between placement, JOURNEYS and client
- HOPE Center Administrative Services:
 - *1 full-time existing Clinical Director*
 - *1 part-time existing Custodian (NO OFFICE NEEDED)*
 - *1 full-time existing Volunteer Coordinator*
 - *1 full-time existing Database Specialist*
- There will be no additional strains on our parking as the population still rarely has vehicles

Second Floor proposed activities and services

- Overflow Shelter will be provided on site 7 days a week, year-round with a capacity to temporarily shelter:
 - 21 adult single men
 - 21 adult single women
 - Separate family accommodations for 4 large families or divided to serve smaller family units
- Support Services will be provided to include:
 - Laundry facility
 - For HOPE Center Clients
 - All PADS Site Laundering
 - Washrooms
 - Lockers
- Hours of operation will be 7:00pm-7:00am
- JOURNEYS Agency Administration:
 - 1 full-time existing Executive Director
 - 1 part-time existing Bookkeeper
 - 1 full-time existing Facilities and Transportation Manager
- PADS program administrative services:
 - 1 full-time existing Shelter Program Manager
- PADS Support Team:
 - **2 part-time Case Managers will be hired (SHARED OFFICE SPACE WITH DAYTIME STAFF)**
 - 1 part-time Case manager 7p-midnight Monday - Friday,
 - 1 part-time Case Manager 7p-midnight Saturday and Sunday
 - **1 part-time Custodian will be hired (NO OFFICE NEEDED)**
 - **3 part-time Security Staff will be hired (MOBILE THROUGHOUT BUILDING)**
 - 1 part-time security staff member 11:30pm-7:30am Monday, Wednesday and Friday
 - 1 part-time security staff member 11:30pm-7:30am Tuesday and Thursday
 - 1 part-time security staff member 11:30pm-7:30am Saturday and Sunday
- The majority of those being sheltered do not have vehicles
- Transportation services will be extended to serve the population at this level of care
- The PADS Site will provide dinner and the meal will be served on the first floor
- All other meals will be provided during the HOPE Center business hours on the first floor

Third Floor proposed activities and services

- The Pathways administrative services will operate on the third floor
- 11 affordable supportive and permanent housing units
 - 8 one-bedroom (1 handicap accessible)
 - 3 two-bedroom (1 handicap accessible)
- Most of our tenants will not have vehicles
- Transportation services will be expanded to serve the population at this level of care
- 1 full-time existing Director of Development
- 1 Development Associate
- 2 Full-time existing Grant Writers

Journeys The Road Home Building For Hope

Palatine, Illinois



ARCHITECTS + PLANNERS, INC.

**43 South Vall Avenue
Arlington Heights, Illinois 60005
P 847.392.9200
F 847.392.9009**

HKM DESIGN FIRM NO.: 184-001735 ©2018

Journeys The Road Home

**1140 E Northwest Hwy
Palatine, IL 60074**



DATE: 10/23/2018
EXPIRES: 11/30/2018

Building For Hope

**1140 E Northwest Highway
Palatine, IL 60074**

[illegible]

COVER SHEET SHEET INDEX

date	10/23/2018	drawn by	CL MR	checked by
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Job No. 18003

Sheet No. A000

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ABBREVIATIONS

ACOUST.	ACOUSTICAL	K.E.S.	KITCHEN EQUIPMENT SUPPLIER
AC	ACOUSTICAL PANEL CEILING	LAM.	LAMINATE
ACT	ACOUSTICAL CLG. TILE & SUSP. GRID	LAV.	LAVATORY
AFF	ABOVE FINISH FLOOR	LBS.	POUNDS
ALUM.	ALUMINUM	L.F.	LINEAL FOOT/ FEET
ANOD.	ANODIZED	L.P.	LOW POINT
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
AVG.	AVERAGE	MAX.	MAXIMUM
B/	BOTTOM OF	MECH.	MECHANICAL
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
BR	BRICK	MSRY.	MASONRY
BR/CMU	BURNISHED BLOCK	MTD.	MOUNTED
BRG.	BEARING	MTL.	METAL
B.U.R.	BUILT-UP ROOFING	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.T.S.	NOT TO SCALE
CANT.	CANTILEVERED	OCC.	OCCUPANT
CLS.	CEILING	O.C.	ON CENTER
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIAMETER
C.L.	CENTER LINE	O.H.	OPPOSITE HAND
CLOS.	CLOSET	OPNG.	OPENING
CLR.	CLEAR	OPP.	OPPOSITE
CL.M.U.	CONCRETE MASONRY UNIT	OPT.	OPTIONAL
CNTR.	COUNTER	O.W.F.T.	OPEN WEB FLOOR TRUSS
COL.	COLUMN	O.W.G.T.	OPEN WEB GIRDER TRUSS
CONC.	CONCRETE	PC	PRECAST PANEL
CONSTR.	CONSTRUCTION	PL	PLATE
CONT.	CONTINUOUS	P.L.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLUMB.	PLUMBING
CPT	CARPET	PLYWD.	PLYWOOD
C.T.	CERAMIC TILE	PNL.	PANEL
DBL.	DOUBLE	PR.	PAIR
DIA.	DIAMETER	PREP.	PREPARATION/ PREPARED
DIM.	DIMENSION	PT.	POINT
DN.	DOWN	P.T.	PRESSURE TREATED
DR	DOOR	QT	QUARRY TILE
DS	DOWNSPOUT	R.A.	RETURN AIR
DTL	DETAIL	RAD.	RADIUS
DWG.	DRAWING	RB	RUBBER BASE
EA.	EACH	RECP.T.	RECEPTACLE
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	REINF.	REINFORCED
ELECT.	ELECTRIC/ELECTRICAL	RECD.	REQUIRED
EL.	ELEVATION	R.O.	ROUGH OPENING
EP	SEAMLESS EPOXY FLOOR	RSAN	ROOM SMOKE ANNUNCIATOR
EQ.	EQUAL	R.T.U.	ROOF TOP UNIT
EQUIP.	EQUIPMENT	S.C.	SEALED CONCRETE
ETC.	ET CETERA	SCHD.	SCHEDULE
EXIST.	EXISTING	S.F.	STOREFRONT
EXP.	EXPOSED	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
FAAN	FIRE ALARM ANNUNCIATOR	SPECS.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SPRINK.	SPRINKLERS
FDN.	FOUNDATION	SQ.	SQUARE
F.E.	FIRE EXTINGUISHER	SF.	SQUARE FOOTAGE
F.E.C.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
FKT.	FIXTURE	STL.	STEEL
FLR.	FLOOR	STRUCT.	STRUCTURAL/ STRUCTURE
F.O.	FINISHED OPENING	SUSP.	SUSPENDED
FND	FEMININE NAPKIN DISPOSAL	T/	TOP OF
FNW	FEMININE NAPKIN VENDOR	T & B	TOP & BOTTOM
FRP	FIBERGLASS REINFORCED PANEL	T & G	TONGUE & GROOVE
FT.	FOOT/ FEET	TA	TROUBLE ANNUNCIATOR
F.R.T.	FIRE-RESISTANT TREATED	TEMP.	TEMPERED
GA.	GAGE/ GAUGE	T.I.	TENANT IMPROVEMENT
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	TX	SPRAY ON TEXTURE
GENSET	GENERATOR ALARM STATION	U.N.O.	UNLESS NOTED OTHERWISE
GB	GYPNUM BOARD	VAR	VARIES
GL	GLASS	VB	VINYL WALL BASE
HCP	HANDICAP ACCESSIBLE	VERT.	VERTICAL
H.C.	HOLLOW CORE	VT/VC	VINYL COMPOSITION TILE
HDR.	HEADER	W/C	WALLCOVERING
H.M.	HOLLOW METAL	W/O	WITHOUT
H.P.	HIGH POINT	W.B.	WALL BASE
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	W.H.	WATER HEATER
H.V.A.S.	HEAT/VENT ALARM STATION	WDW.	WINDOW
IN.	INCHES	WR	WATER RESISTANT
INFO.	INFORMATION	WT.	WEIGHT
INT.	INTERIOR	W.W.F.	WELDED WIRE FABRIC
INSUL.	INSULATION	1 R & 1 S	ONE ROD & ONE SHELF
J-BOX	JUNCTION BOX		
JST.	JOIST		

JOURNEYS THE ROAD HOME

Building For Hope

Palatine, Illinois

DESIGNTEAM

OWNER

JOURNEYS THE ROAD HOME

1140 E. Northwest Highway

Palatine, Illinois 60074

ARCHITECT

HKM ARCHITECTS + PLANNERS, INC.

43 South Vail Avenue

Arlington Heights, Illinois 60005-1424

847-392-9200 FAX 847-392-9009

OWNERS CONSULTANTS

GENERAL CONTRACTOR

POWER CONSTRUCTION COMPANY, LLC.

8750 W. Bryn Mawr Ave., Suite 500

Chicago, Illinois 60631

312-596-6160 FAX 312-604-1531

CIVIL ENGINEER

JACOB & HEFNER ASSOCIATES

1333 Butterfield Rd. Suite 300

Downers Grove, Illinois 60515

630-652-4600 FAX 630-652-4601

STRUCTURAL ENGINEER

EXCEL ENGINEERING, INC.

100 Camelot Drive

Fond du Lac, WI 54935

920-926-9800

MECHANICAL ENGINEER

MK INDUSTRIES, INC.

998 Forest Edge Drive

Vernon Hills, Illinois 60061

847-949-0200

PLUMBING ENGINEER

SHERMAN MECHANICAL, INC.

1075 Alexander Court

Cary, Illinois 60013

847-462-1020

ELECTRICAL ENGINEER

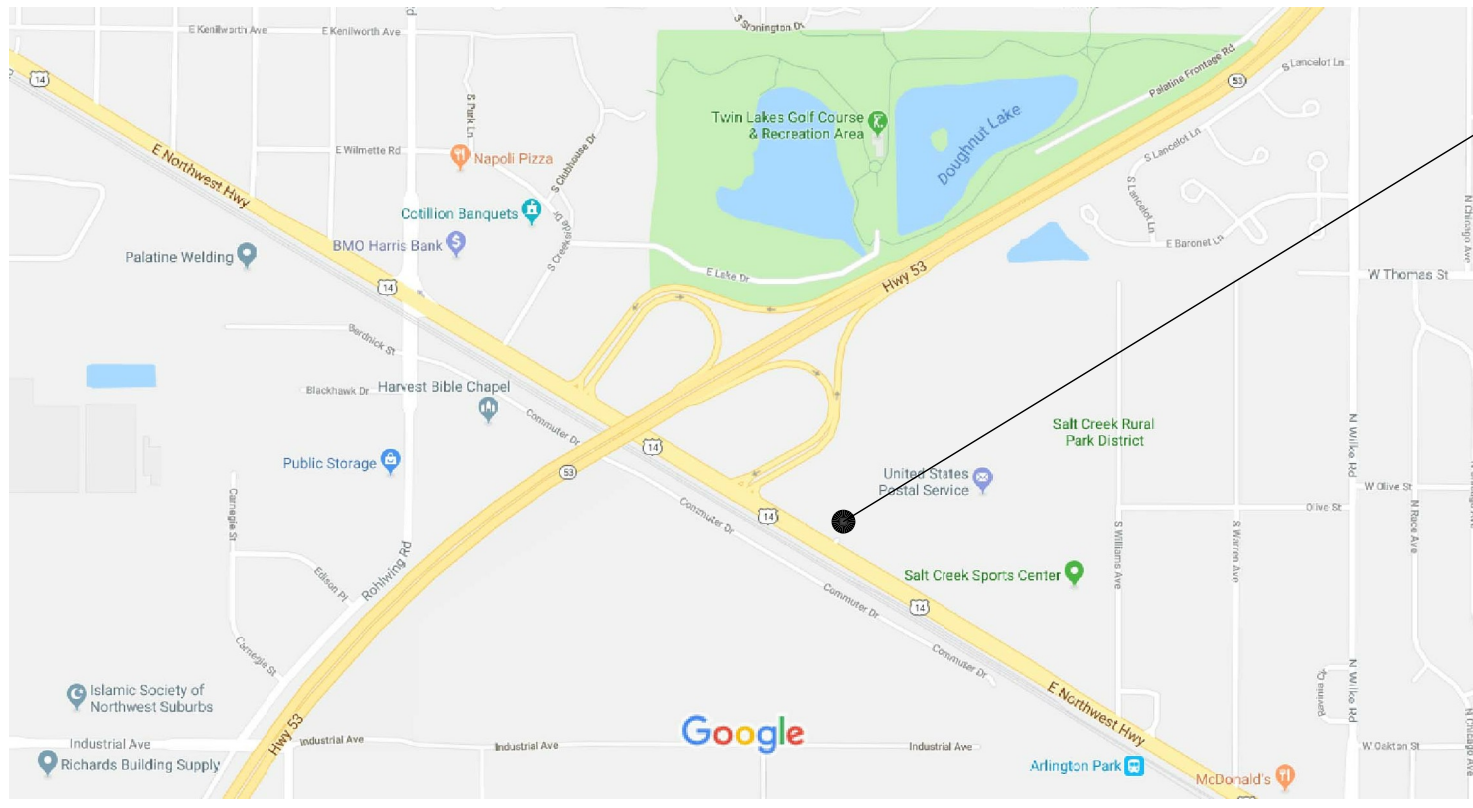
CONNELLY ELECTRIC

40 S. Addison Rd., Suite 100

Addison, Illinois 60101

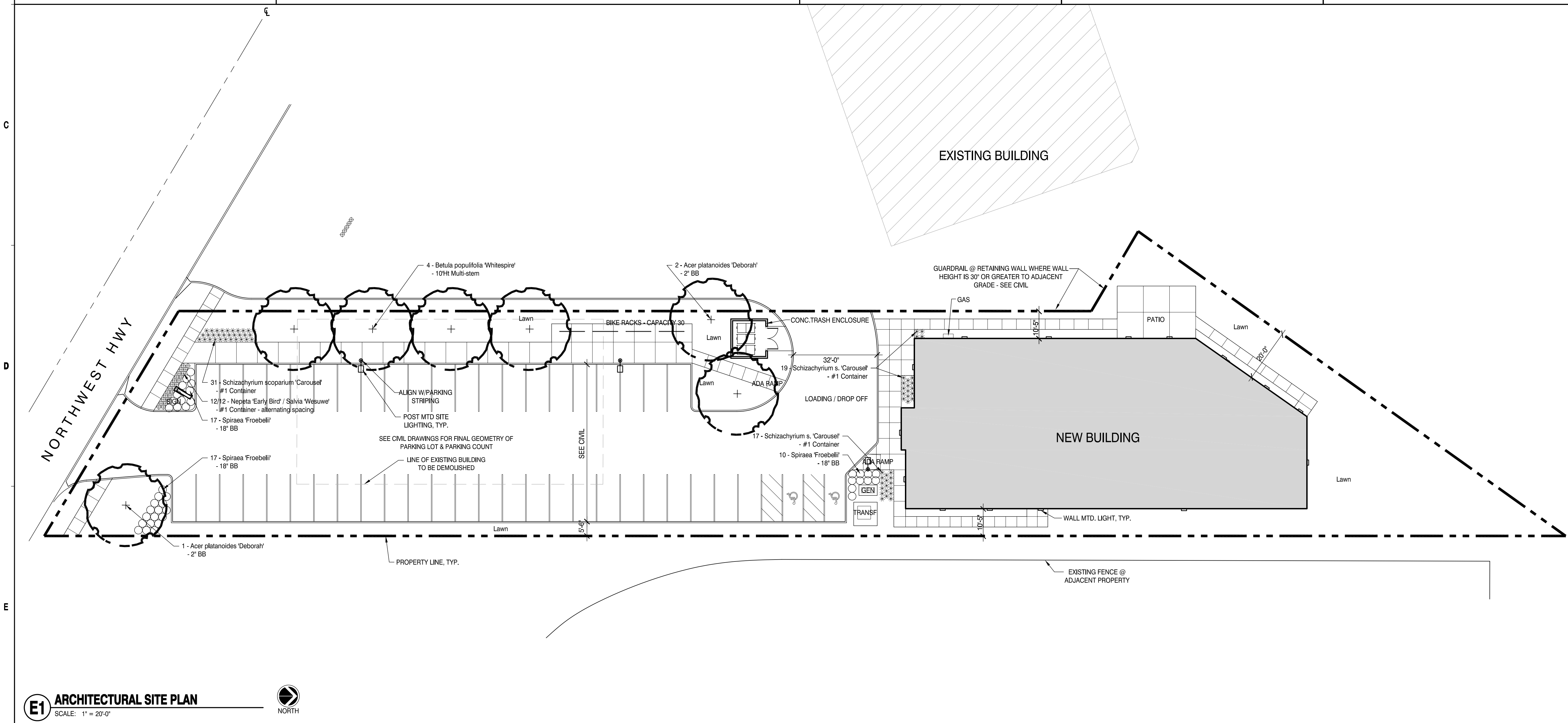
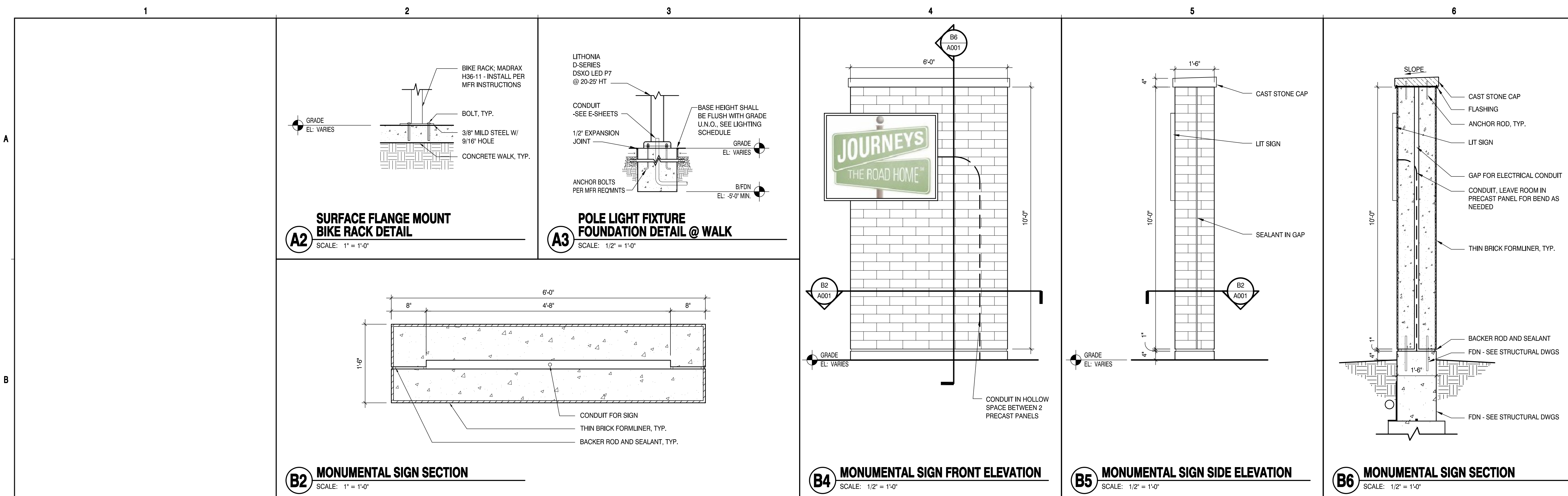
630-543-9059 FAX 630-543-9077

LOCATION MAP



MATERIAL LEGEND

	ACOUSTICAL TILE		CONCRETE BLOCK		RIGID INSULATION
	BATT INSULATION		EARTH		STEEL
	BLOCKING		FINISH WOOD		
	BRICK		GLASS ELEVATION		
	CONCRETE		GYPNUM WALLBOARD		
	COMPACTED GRANULAR FILL				



HKMI

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Home**
1140 E Northwest Hwy
Palatine, IL 60074

Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

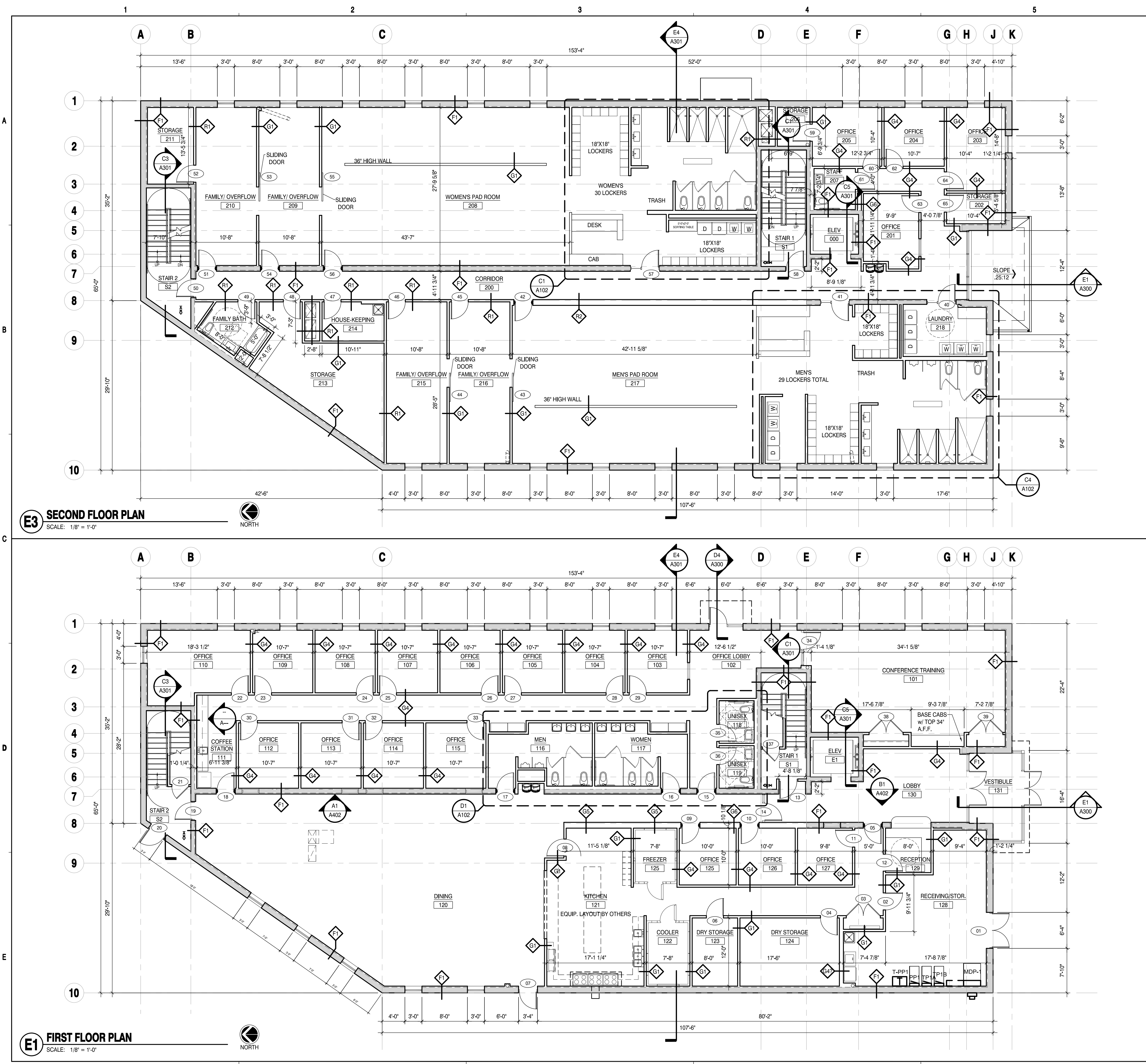
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2	REVISED FOR PD SUBMITTAL		02/12/2019
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Architectural Site Plan

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A001



WALL TYPE LEGEND

- PRECAST CONCRETE
- COLD FORMED FRAMING

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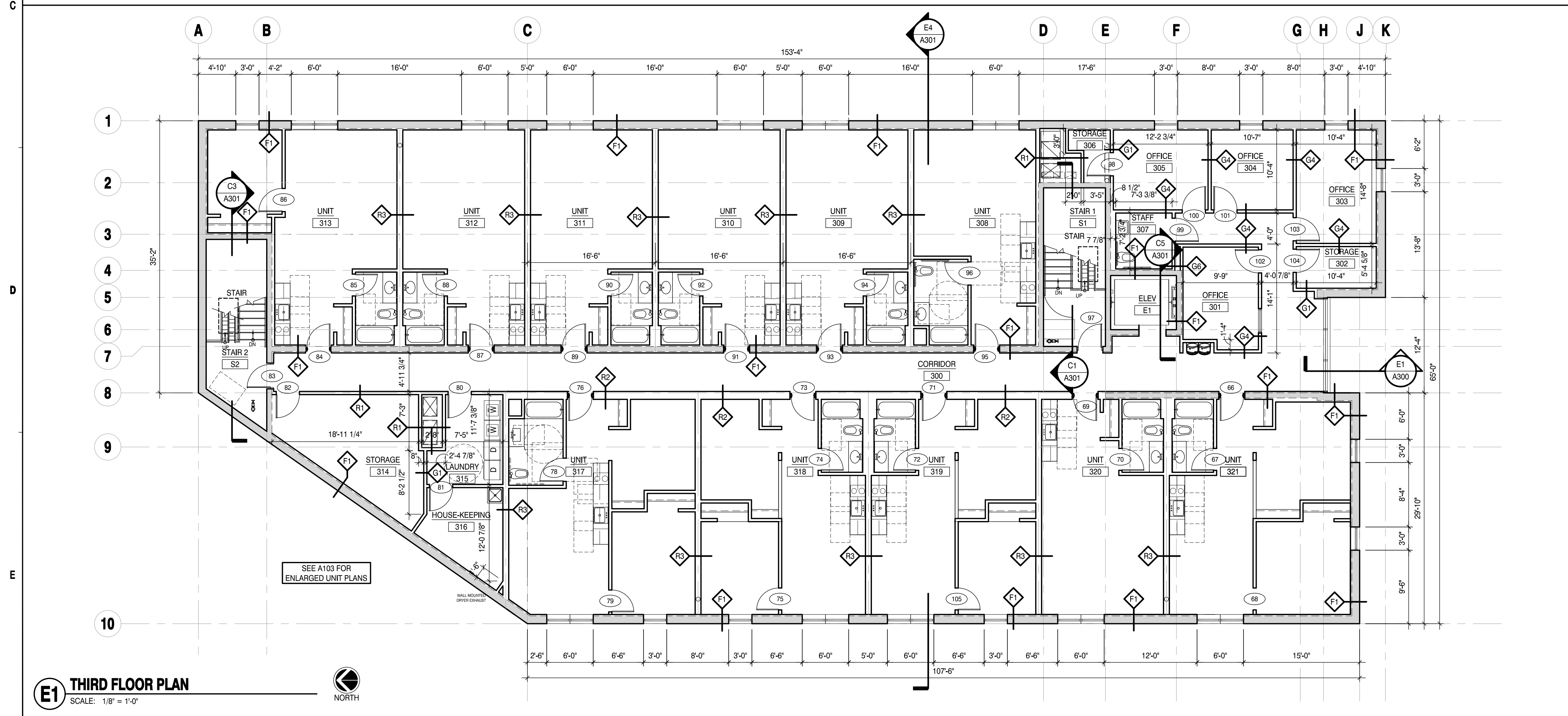
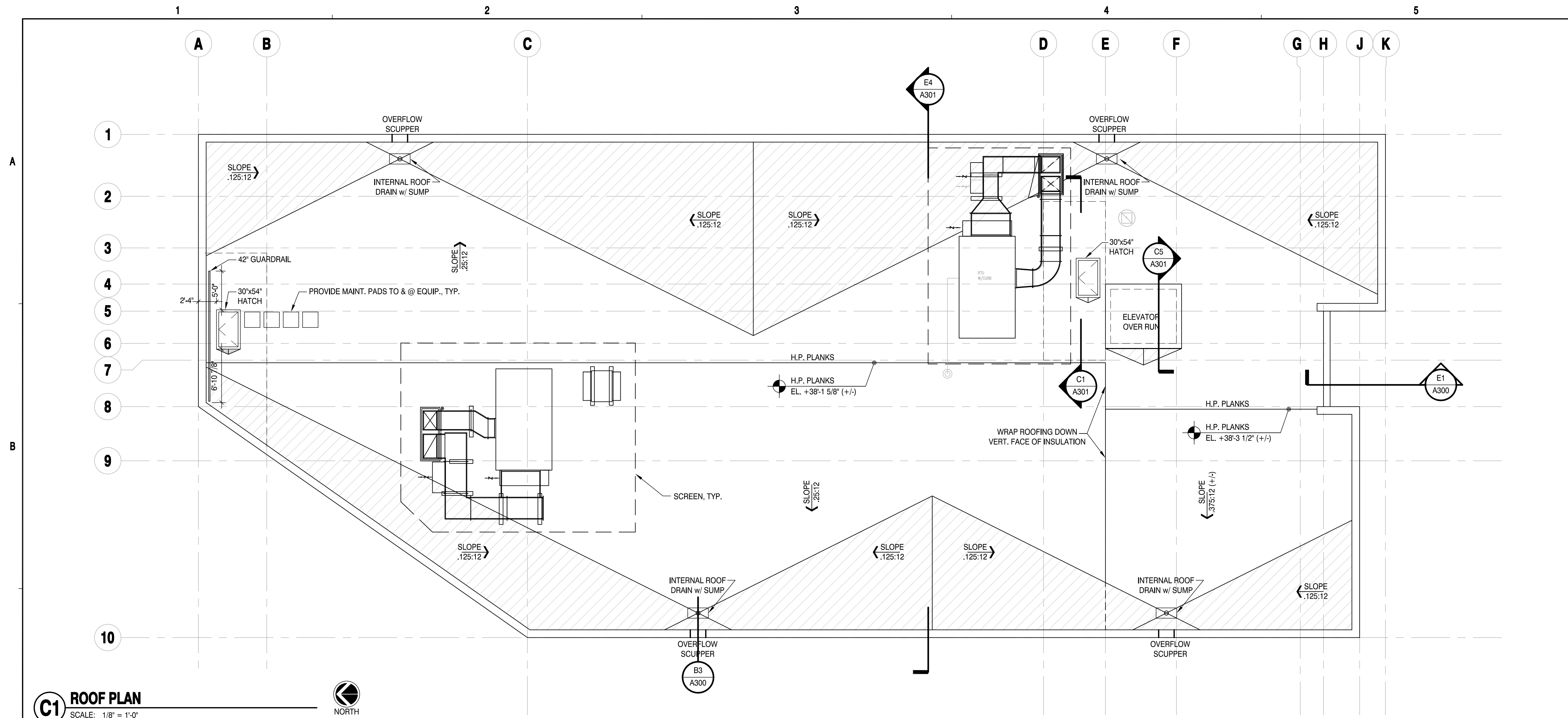
DATE: 10/23/2018
EXPIRES: 11/30/20 18

Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

no.	revision	init.	date
▲	ISSUED FOR PERMIT		10/23/2018
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**First Fir Plan
Second Fir Plan**

date	10/23/2018	drawn by	CL	checked by	MR
Job No.	18003				
Sheet No.	A100				





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Building For Hope

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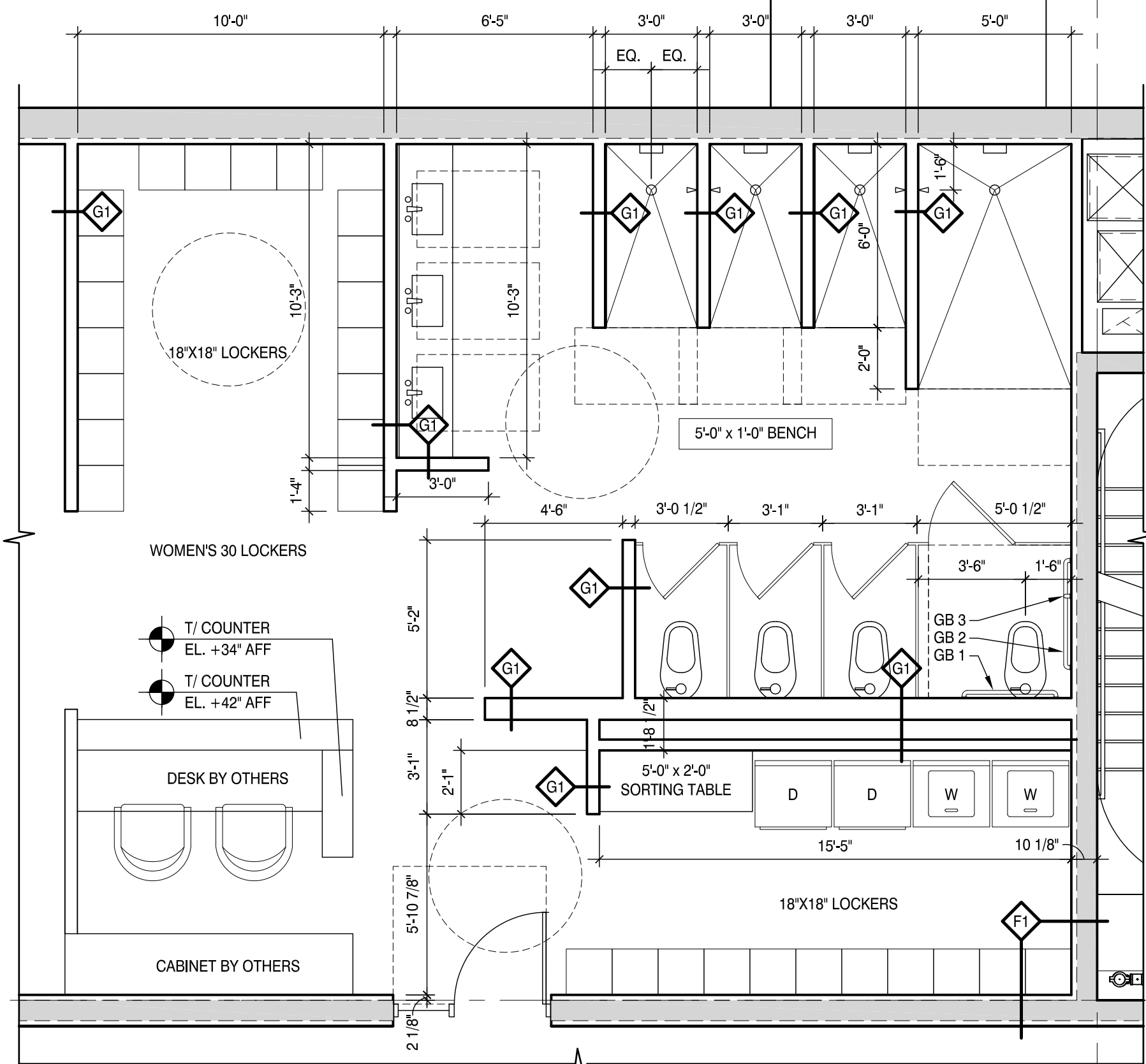
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Bath and Restroom Plans

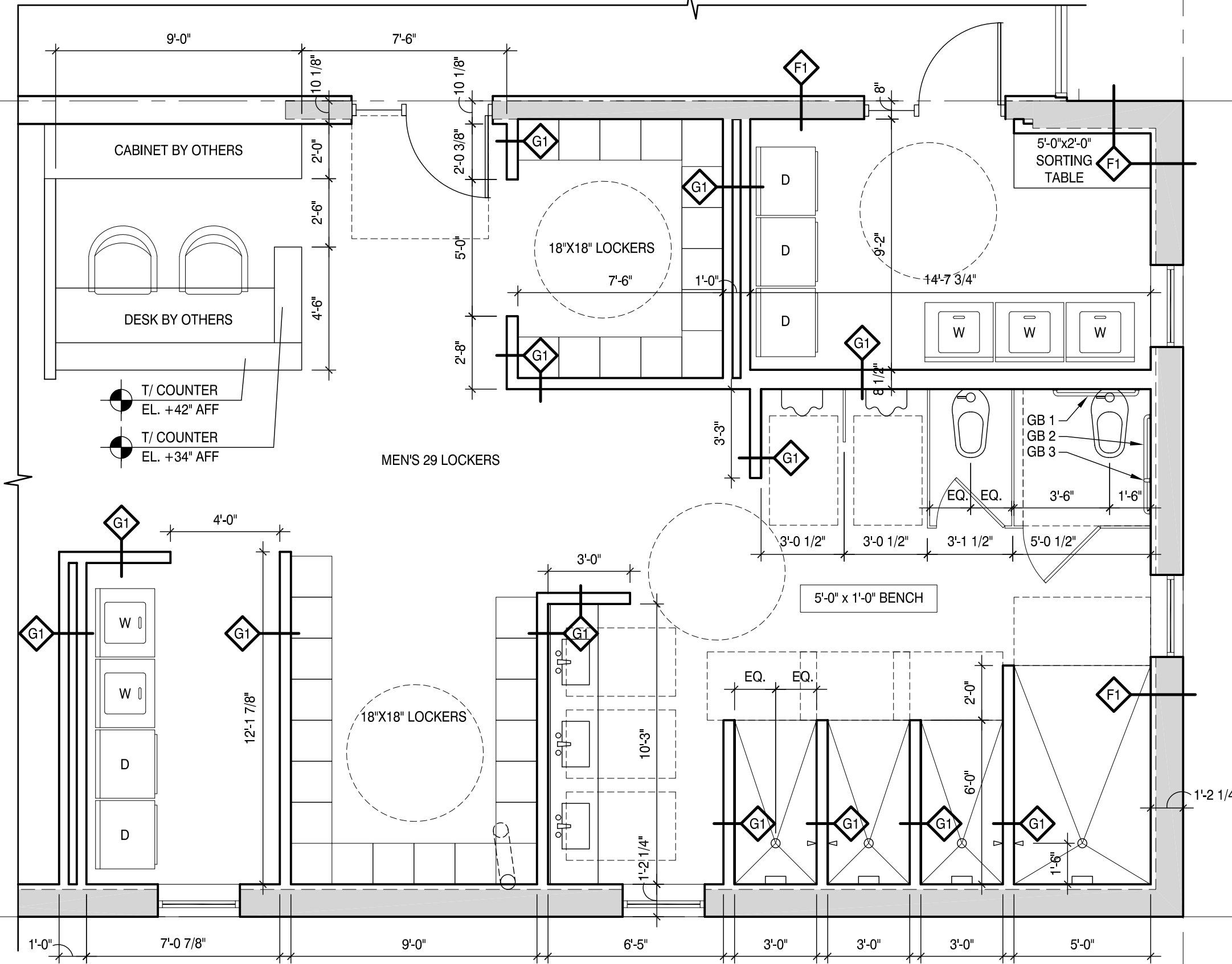
date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A102

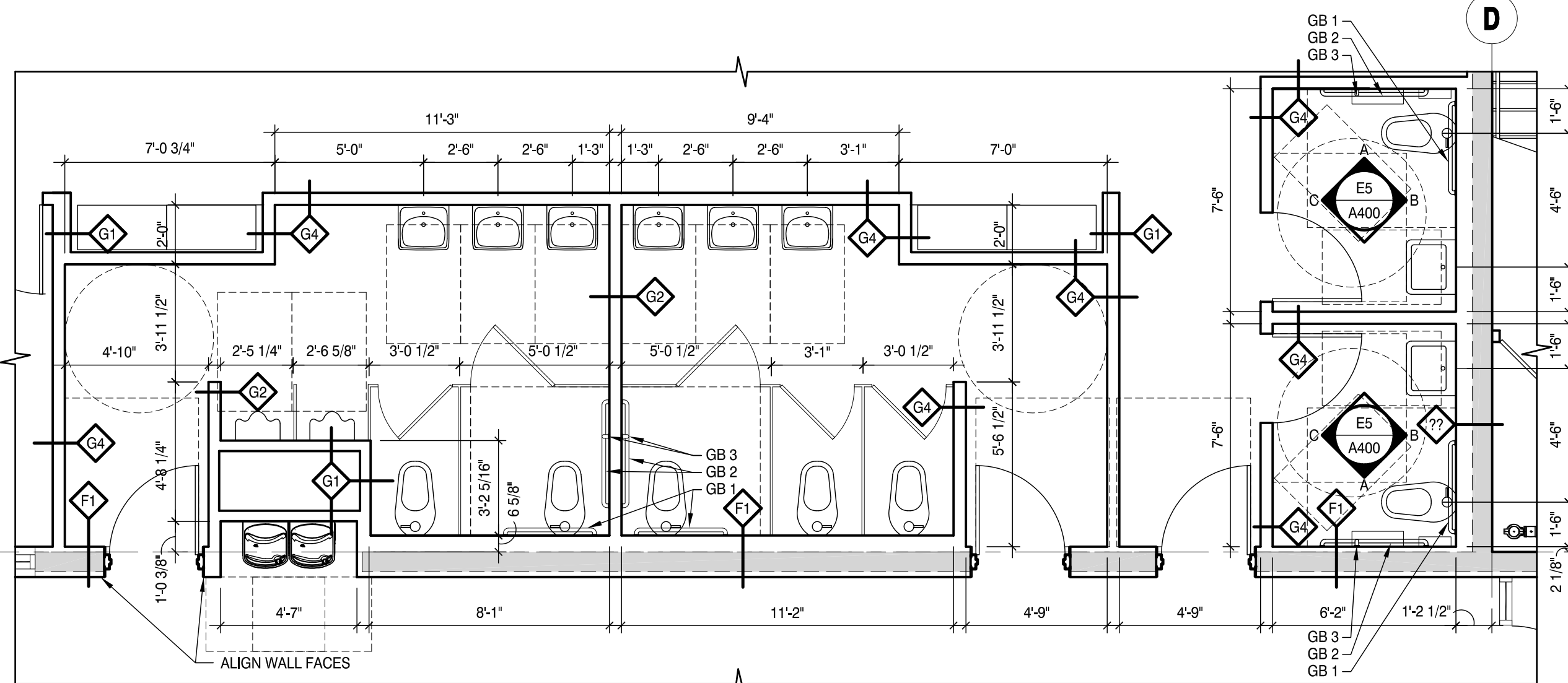


C1 WOMEN'S BATH PLAN
SCALE: 1/4"=1'-0"



C4 MEN'S BATH PLAN
SCALE: 1/4"=1'-0"

SEE A400 FOR BATH FIXT. SCHED.



D1 RESTROOM PLAN
SCALE: 1/4"=1'-0"



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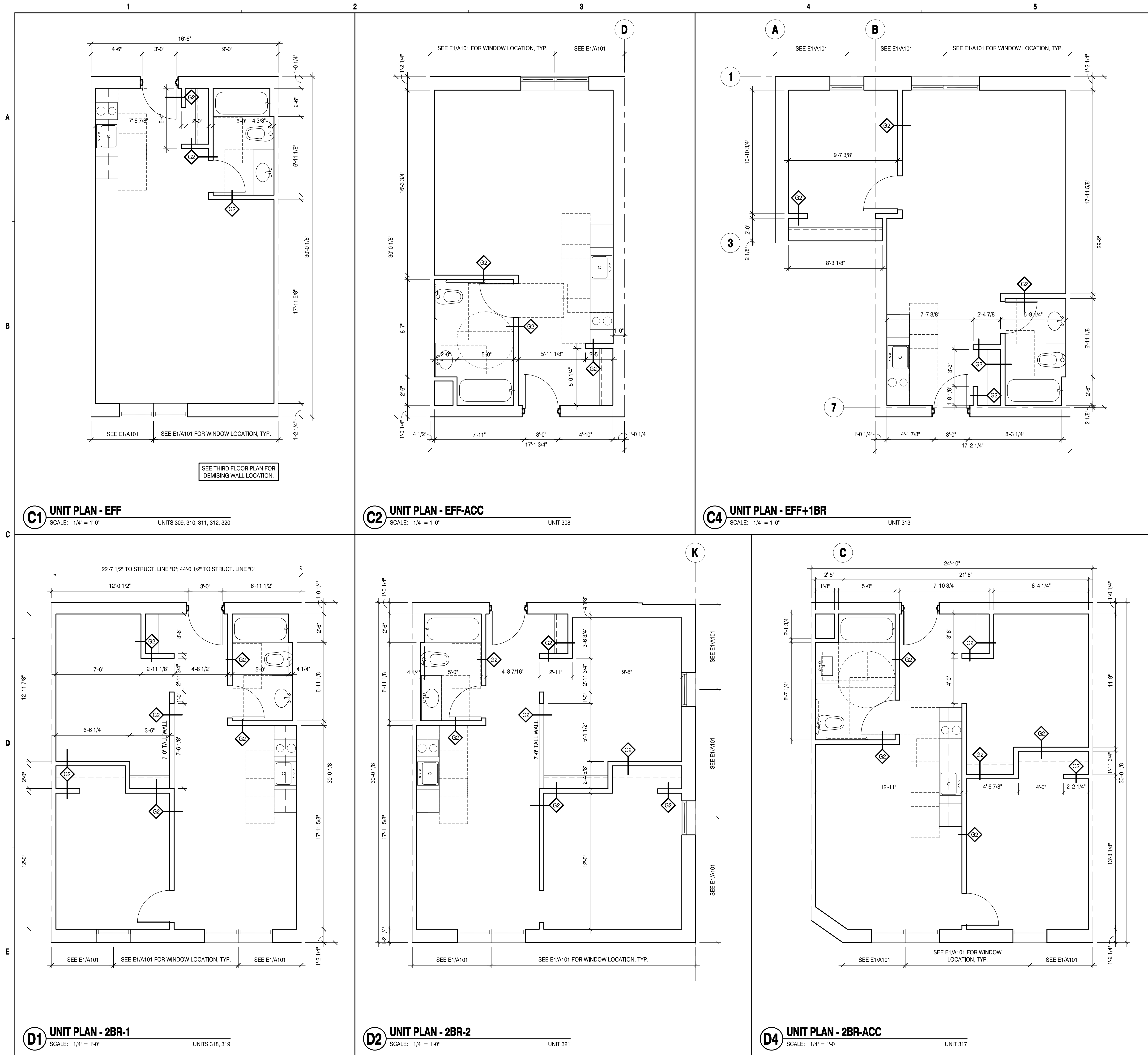
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Unit Plans

date 10/23/2018 drawn by CL checked by MR

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Sheet No. A103





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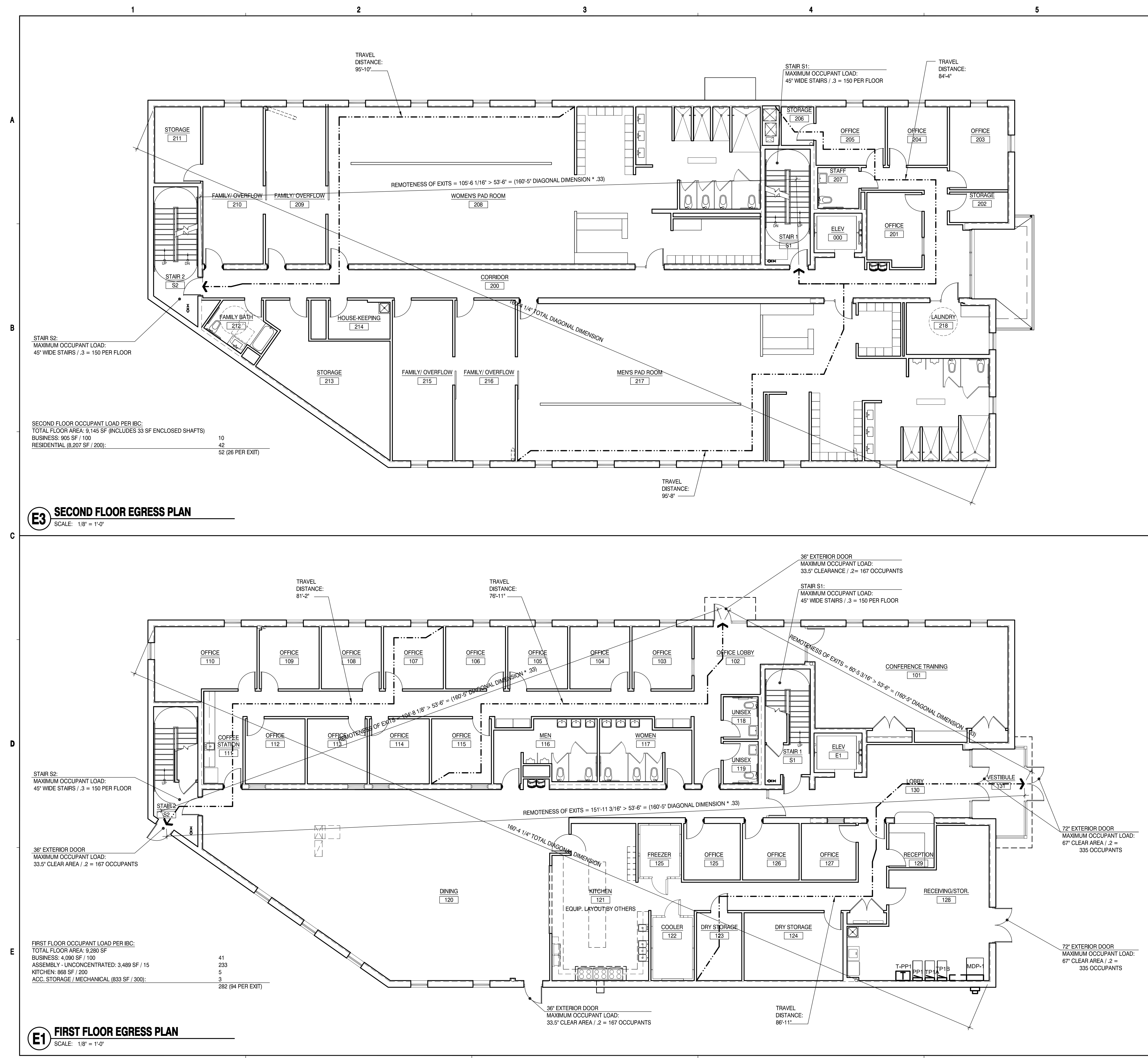
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First Flr Egress Plan Scnd Flr Egress Plan

date	10/23/2018	drawn by	CL	checked by	MR
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Job No. 18003

Sheet No. A110



E3 SECOND FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

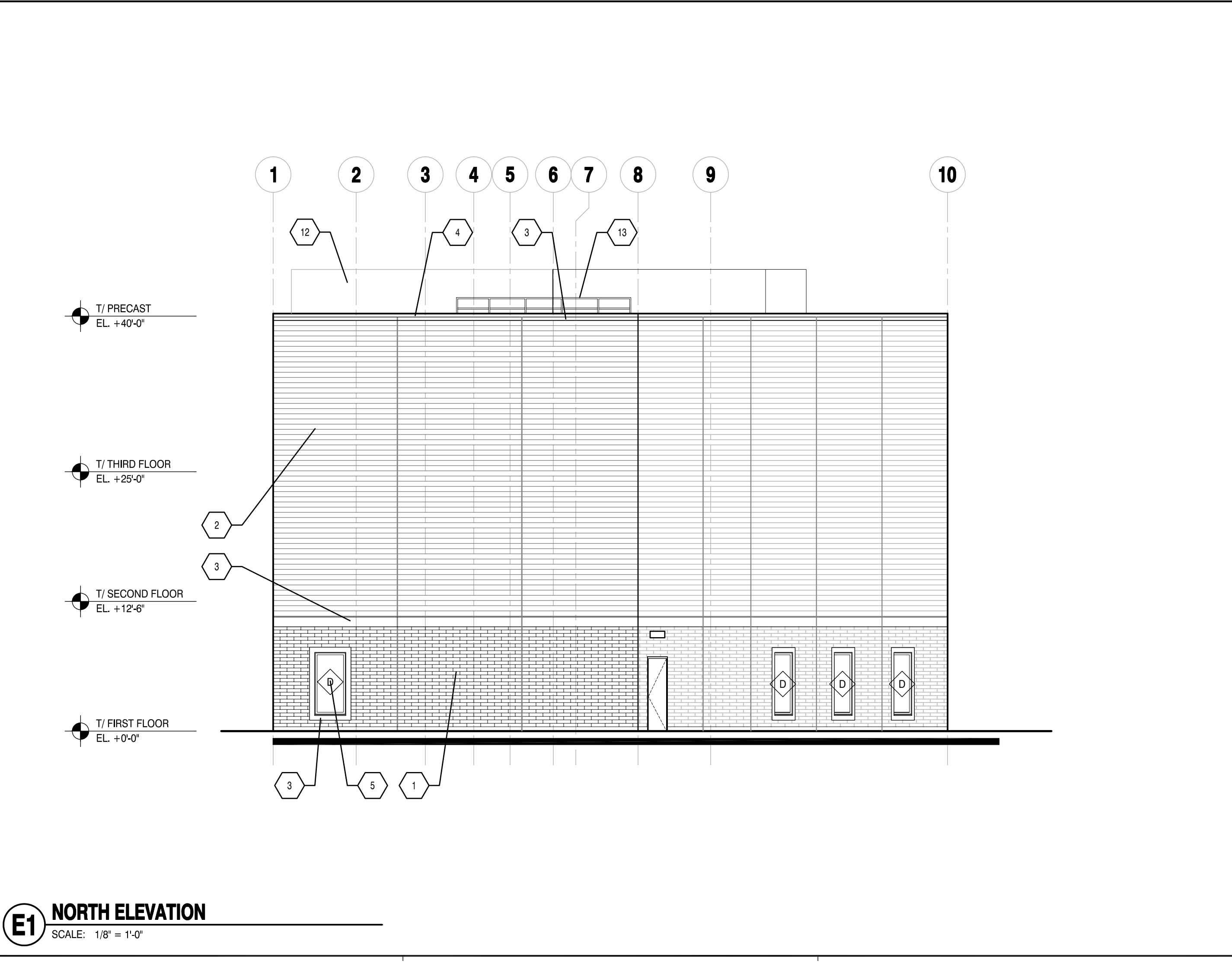
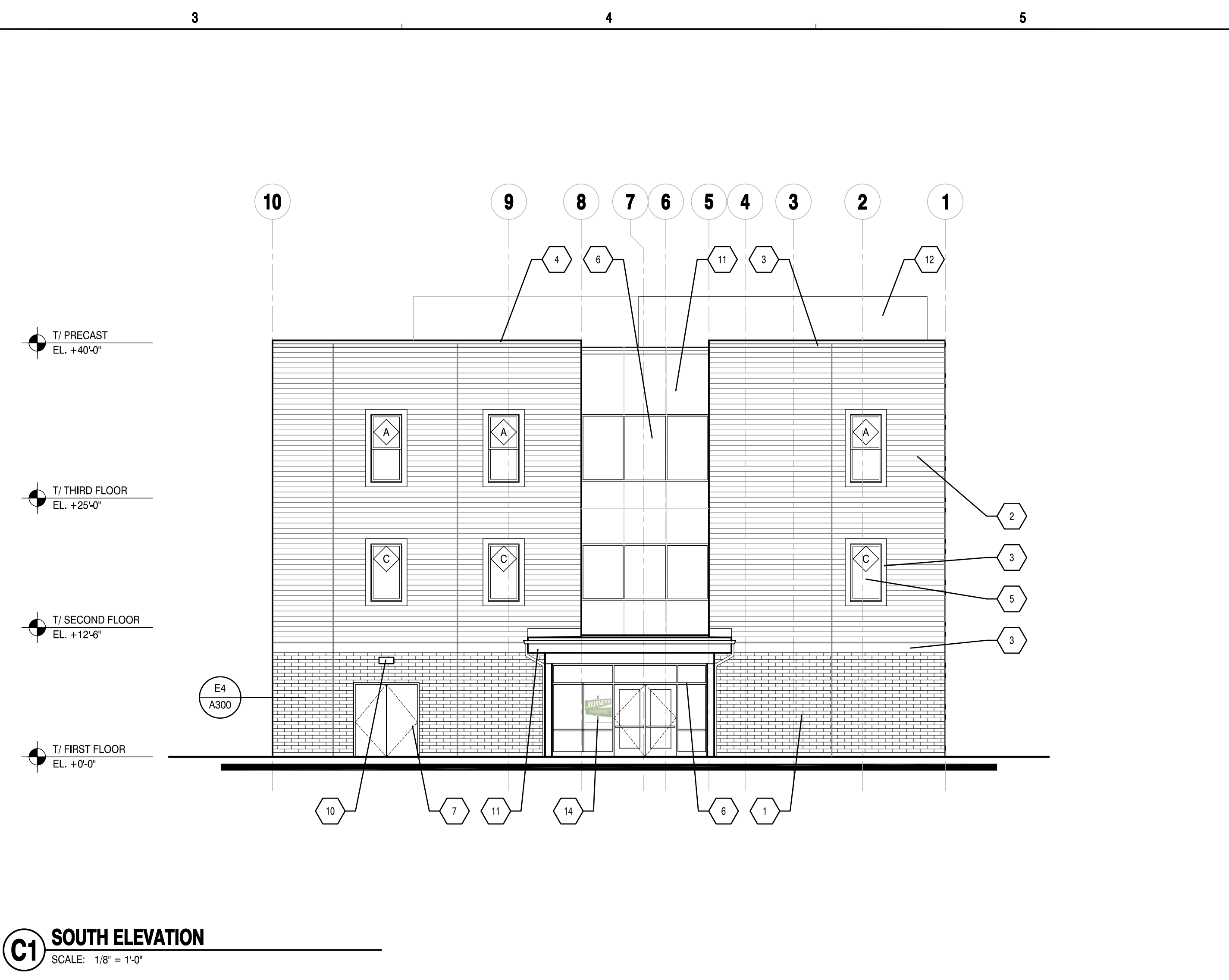
E1 FIRST FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

1
2
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4
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6

A
B
C
D
E



MATERIAL LEGEND	
1	PRECAST CONCRETE WALL PANEL - FACE BRICK - ENDICOTT BUFF BLEND
2	PRECAST CONCRETE WALL PANEL - FORM LINER 1215, ALT 1205 COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
3	PRECAST CONCRETE WALL PANEL - SMOOTH COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
4	METAL COPING COLOR: LIGHT GREY
5	TYP. WINDOWS, COLOR COLOR: CHARCOAL (TO MATCH STOREFRONT)
6	ALUM STOREFRONT SYSTEM COLOR: CHARCOAL (BY KAWNEER)
7	HOLLOW METAL DOOR COLOR: CHARCOAL (TO MATCH STOREFRONT)
8	EMERGENCY OVERFLOW SCUPPER
9	PREFINISHED METAL LOUVER - COORDINATE w/ MECH. COLOR: LIGHT GREY TO MATCH COPING
10	WALL MOUNTED LIGHT FIXTURE
11	ACM PANELS COLOR: CHARCOAL TO MATCH STOREFRONT
12	CITYSCAPES RTU SCREEN COLOR: LIGHT GREY TO MATCH COPING
13	PRE-FIN. GUARDRAIL
14	LOGO, WINDOW DECAL BY OTHERS

ELEVATION TAG KEY	
1	MATERIAL TAG KEY
A	WINDOW TAG
SF-A	STOREFRONT WINDOW TAG

WINDOW NOTES	
1.	ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.
2.	ALL EXTERIOR WINDOWS, & STOREFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STOREFRONT GLAZING SHALL HAVE LOW-E COATING. -FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.38 -OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45 -ENTRANCE DOOR: MAXIMUM U-VALUE OF .77 -SHGC VALUE OF LESS THAN 0.4.
3.	ALL PRECAST OPENINGS OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
5.	ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURERS STANDARD.
6.	ALL WINDOWS TO BE FULLY CAULKED AND SEALED W/ BACKER ROD ON BOTH SIDES.
	ARCHITECT TO APPROVE ALL CAULKING COLORS.
9.	PROVIDE TEMPERED GLASS WHERE SPECIFIED OR REQ. BY CODE.
10.	ALL GLASS IN DOORS, SIDELIGHT PANELS AND ANY WINDOWS UNDER 2'-0" A.F.F. TO BE TEMPERED SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIRED GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.

HKM

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Journeys The Road Home

1140 E Northwest Hwy
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EXPIRES: 11/30/2020

Building For Hope

1140 E Northwest Highway
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no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018

North Elevation South Elevation

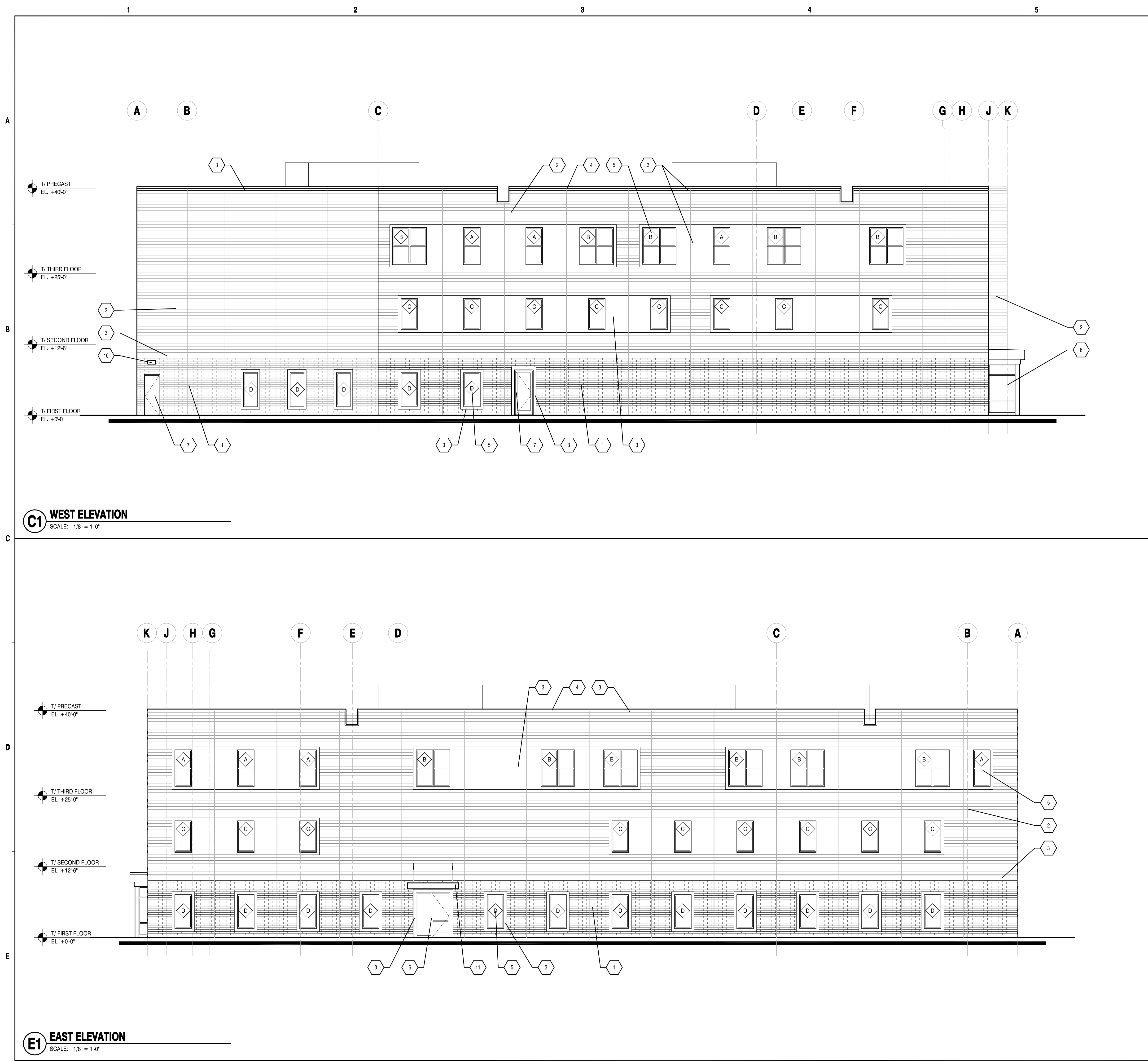
date	10/23/2018	drawn by	CL	checked by	MR
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Job No.

18003

Sheet No.

A200



MATERIAL LEGEND

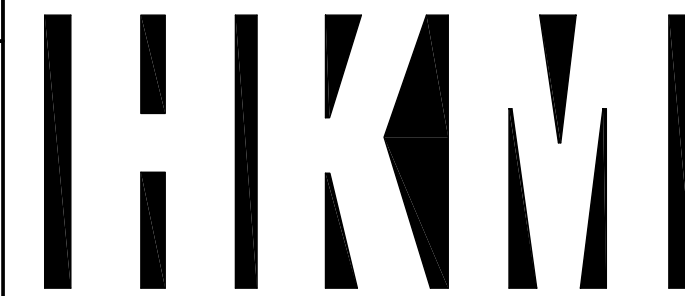
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- 2 PRECAST CONCRETE WALL PANEL - FORM LINER 1215, ALT 1205
COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
- 3 PRECAST CONCRETE WALL PANEL - SMOOTH
COLOR: SHERWIN WILLIAMS INTERACTIVE CREAM
- 4 METAL COPING
COLOR: LIGHT GREY
- 5 TYP. WINDOWS, COLOR
COLOR: CHARCOAL (TO MATCH STOREFRONT)
- 6 ALUM STOREFRONT SYSTEM
COLOR: CHARCOAL (BY KAWNEER)
- 7 HOLLOW METAL DOOR
COLOR: CHARCOAL (TO MATCH STOREFRONT)
- 8 EMERGENCY OVERFLOW SCUPPER
- 9 PREFINISHED METAL LOUVER - COORDINATE w/ MECH.
COLOR: LIGHT GREY TO MATCH COPING
- 10 WALL MOUNTED LIGHT FIXTURE
- 11 ACM PANELS
COLOR: CHARCOAL TO MATCH STOREFRONT
- 12 CITYSCAPES RTU SCREEN
COLOR: LIGHT GREY TO MATCH COPING
- 13 PRE-FIN. GUARDRAIL
- 14 LOGO, WINDOW DECAL BY OTHERS

ELEVATION TAG KEY

- 1 MATERIAL TAG KEY
- A WINDOW TAG
- SF STOREFRONT WINDOW TAG

WINDOW NOTES

- ALL WINDOWS SHALL HAVE AN ENERGY STAR RATING.
- ALL EXTERIOR WINDOWS, & STOREFRONT SHALL BE 1" INSULATED GLASS. WINDOWS & STOREFRONT GLAZING SHALL HAVE LOW-E COATING.
-FIXED STOREFRONT UNITS: MAXIMUM U-VALUE OF 0.38
-OPERABLE WINDOW UNITS: MAXIMUM U-VALUE OF .45
-ENTRANCE DOOR: MAXIMUM U-VALUE OF .77
-SHGC VALUE OF LESS THAN 0.4.
- ALL PRECAST OPENINGS OF WINDOWS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- ALL WINDOW HEADS AND SILLS TO BE FLASHED AS PER MANUFACTURERS STANDARD.
- ALL WINDOWS TO BE FULLY CAULKED AND SEALED W/ BACKER ROD ON BOTH SIDES.
- ARCHITECT TO APPROVE ALL CAULKING COLORS.
- PROVIDE TEMPERED GLASS WHERE SPECIFIED OR REQ. BY CODE.
- ALL GLASS IN DOORS, SIDELIGHT PANELS AND ANY WINDOWS UNDER 2'-0" A.F.F. TO BE TEMPERED SAFETY GLAZING & MEET THE REQUIREMENTS OF CPSC 16 CFR 1201, INCLUDING WIRED GLASS IN FIRE RATED DOOR & WINDOW ASSEMBLIES.



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1140 E Northwest Hwy
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EXPIRES: 11/30/2018

Building For Hope

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Palatine, IL 60074

no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018
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**East Elevation
West Elevation**

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A201

E1 SCALE: 1/2" = 1'-0"

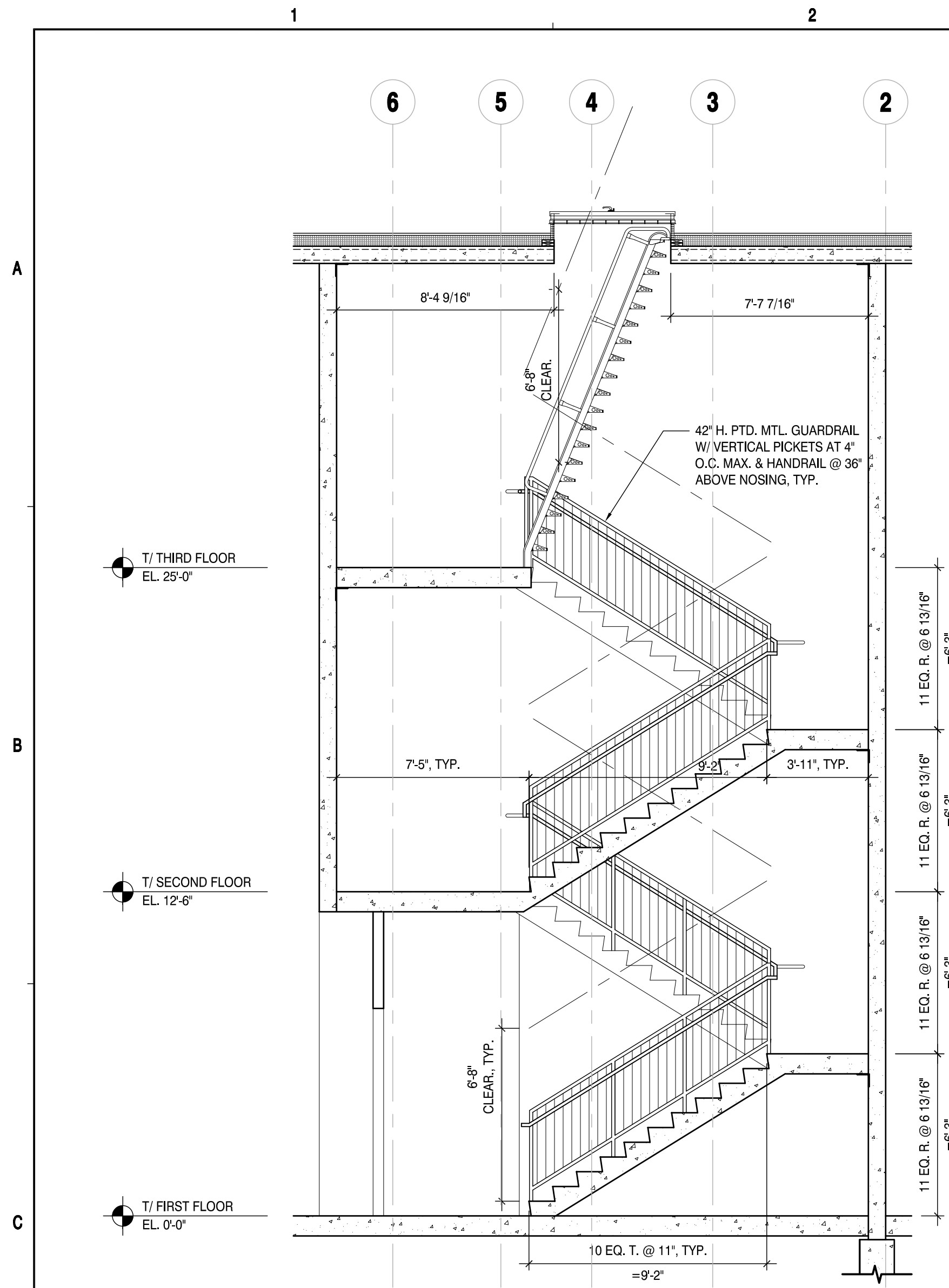
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C4 WINDOW JAMB @ EXT. WALL

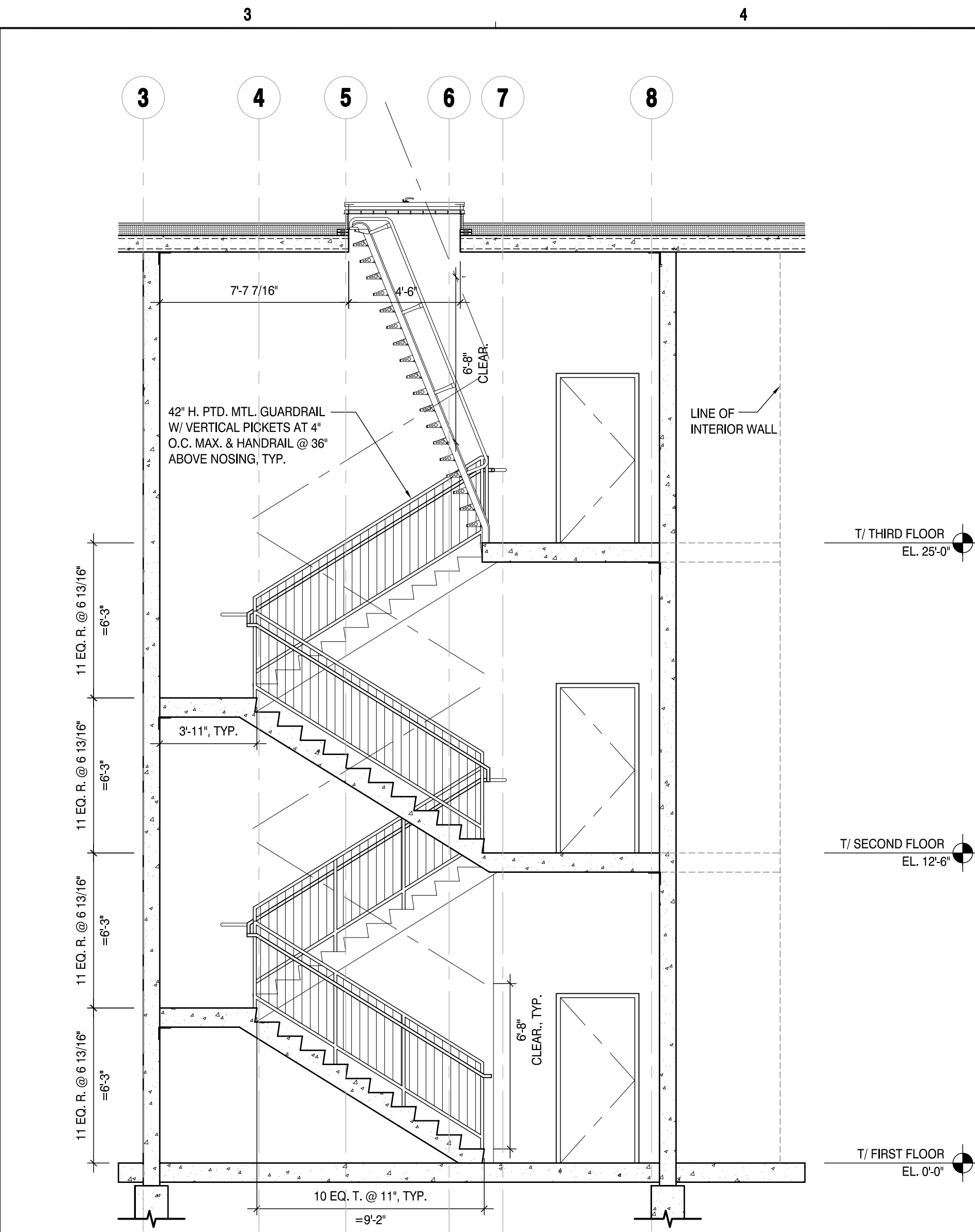
D4 CANOPY SECTION

E4 EXTERIOR MITER CORNER

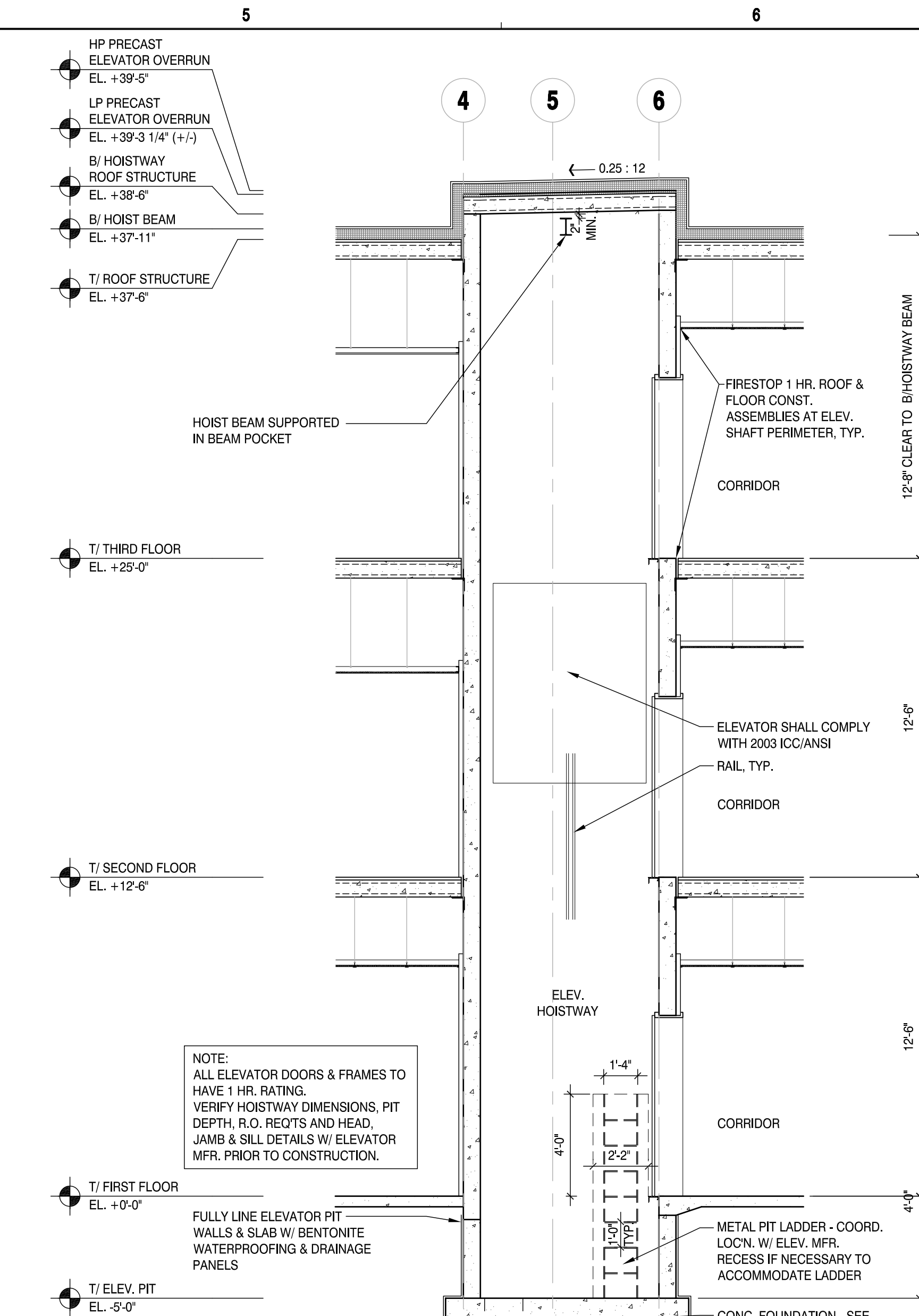
FF TYPICAL WALL SECTION



C1 STAIR 1 SECTION
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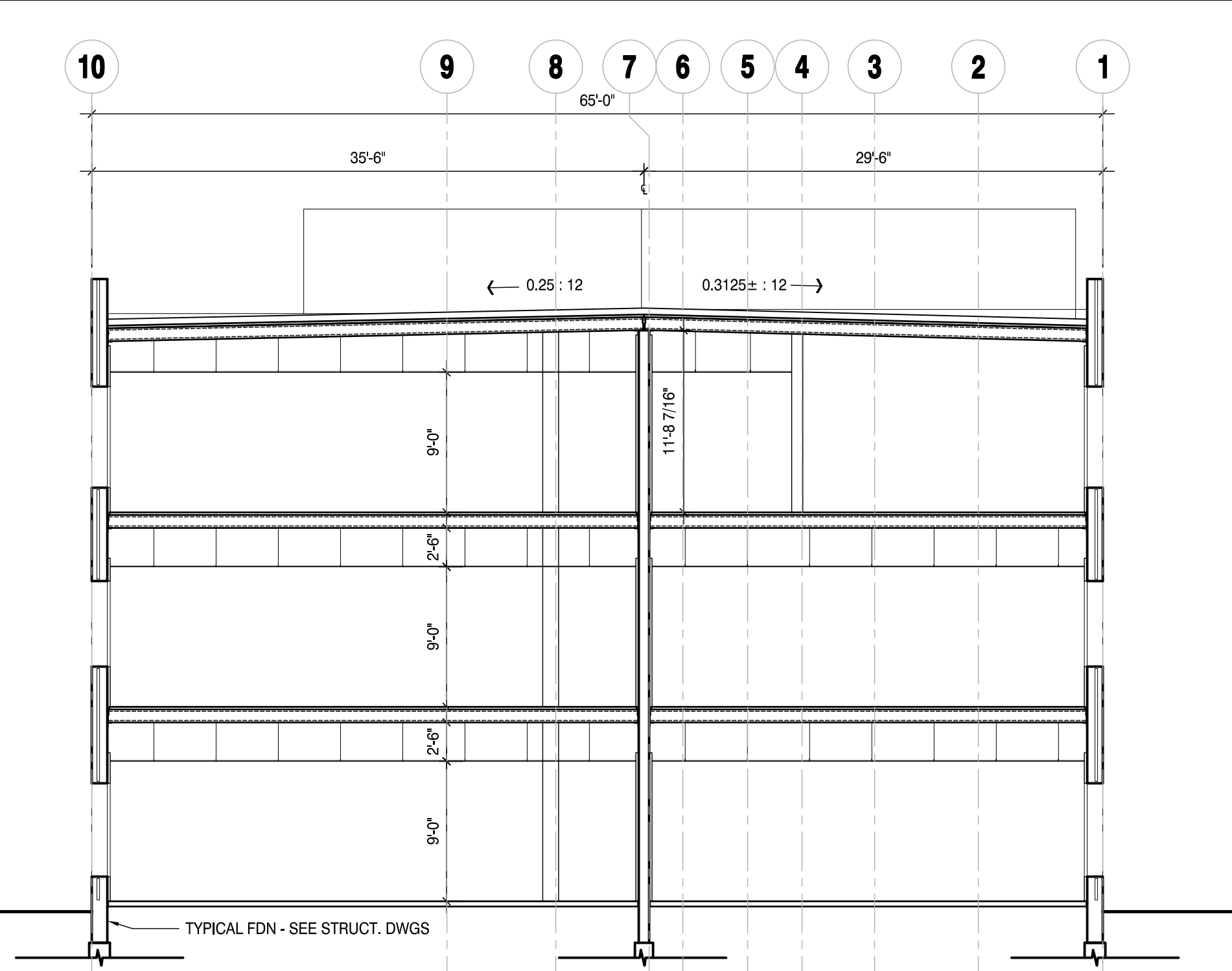
C3 STAIR 2 SECTION
SCALE: 1/4" = 1'-0"



C5 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"



E4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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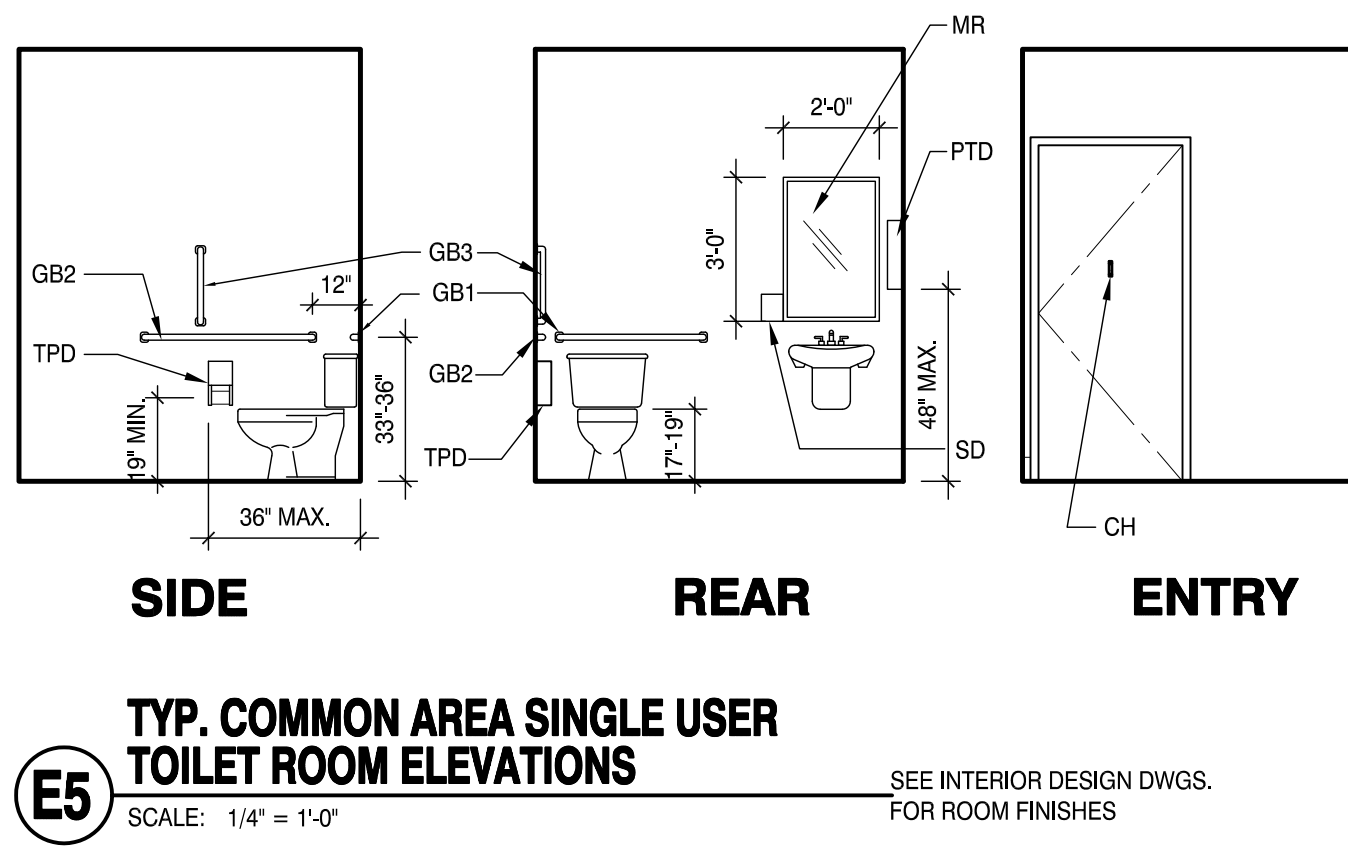
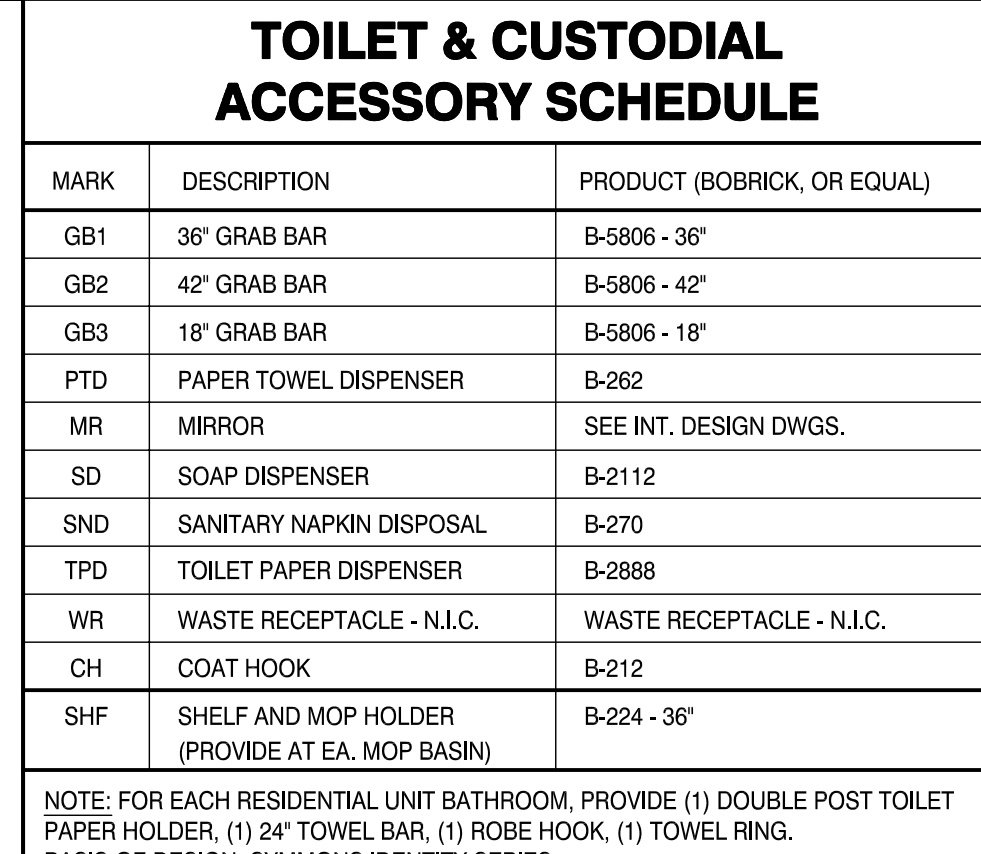
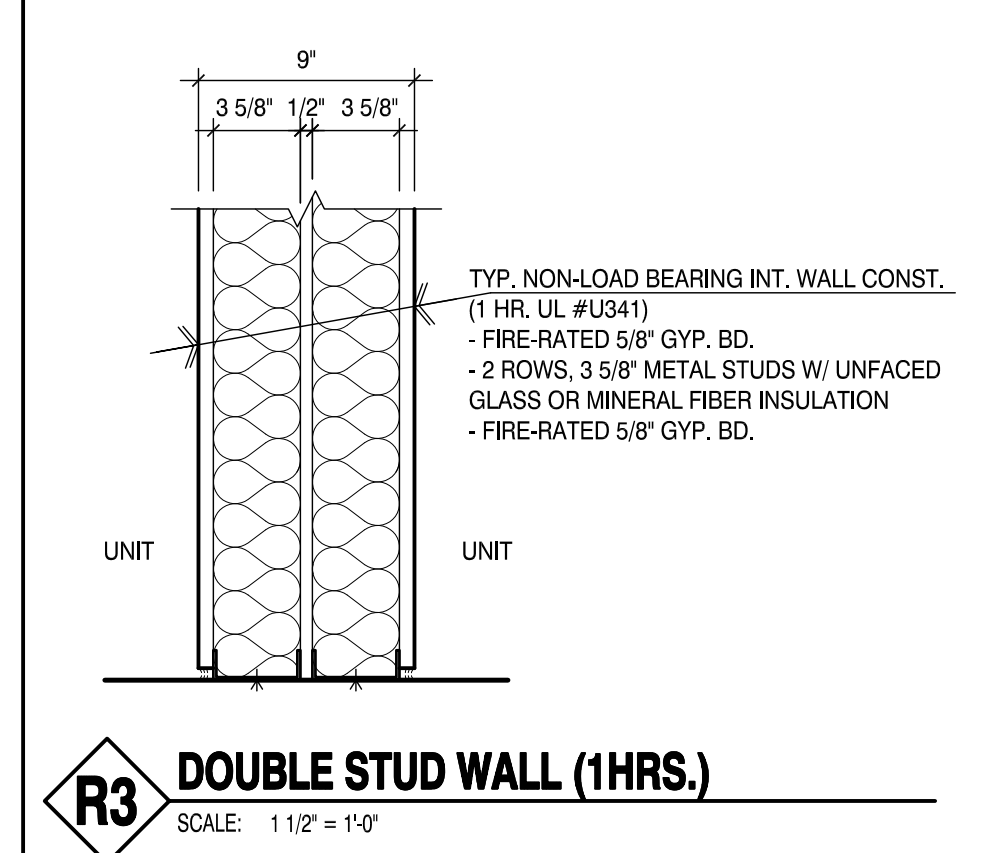
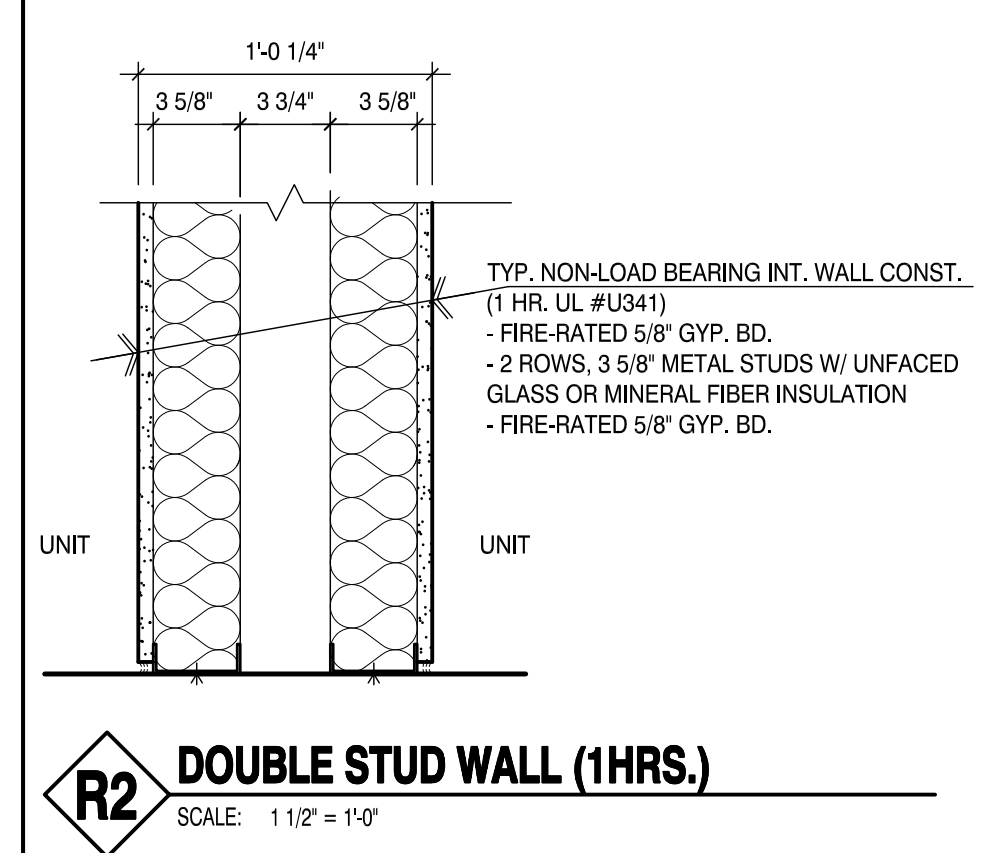
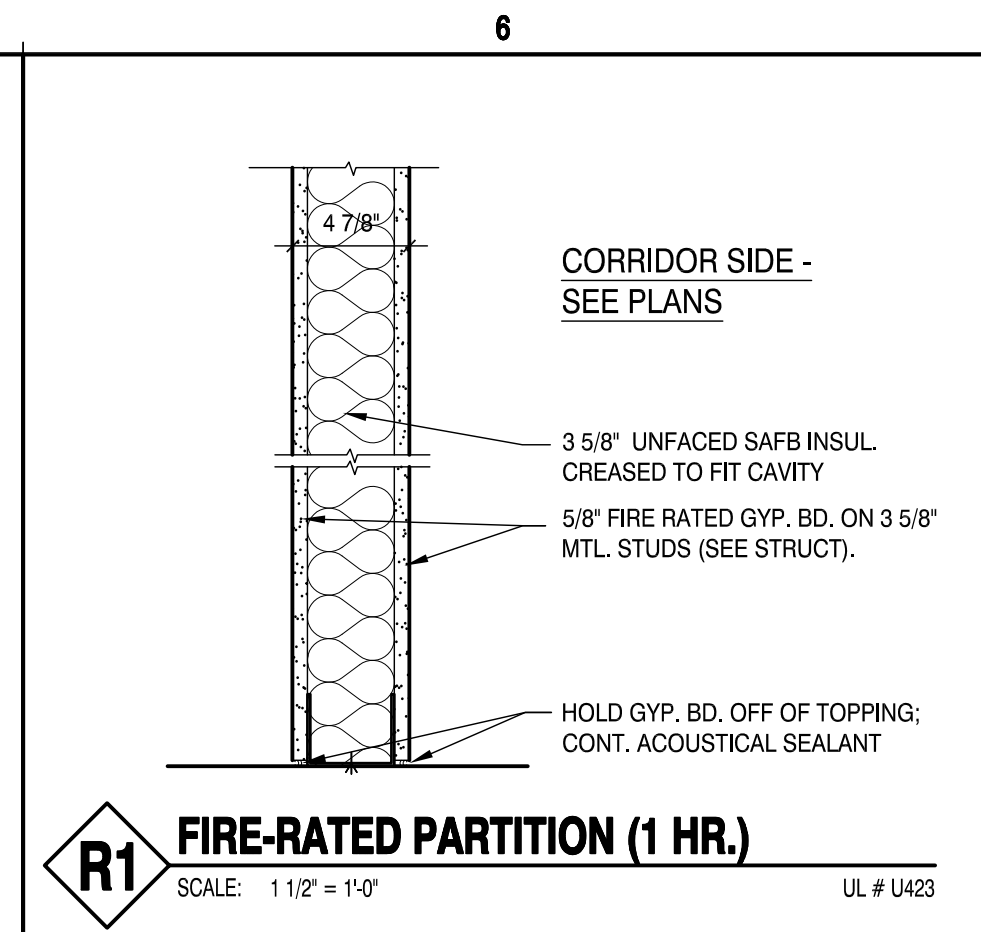
Building Sections Details

date	10/23/2018	drawn by	CL	checked by	MR
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Job No. 18003

Sheet No. A301

D



Building For Hope
1140 E Northwest Highway
Palatine, IL 60074

[illegible]

Wall Types & Mounting Heights

date	10/23/2018	drawn by	CL MR	checked by
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Job No. **18003**

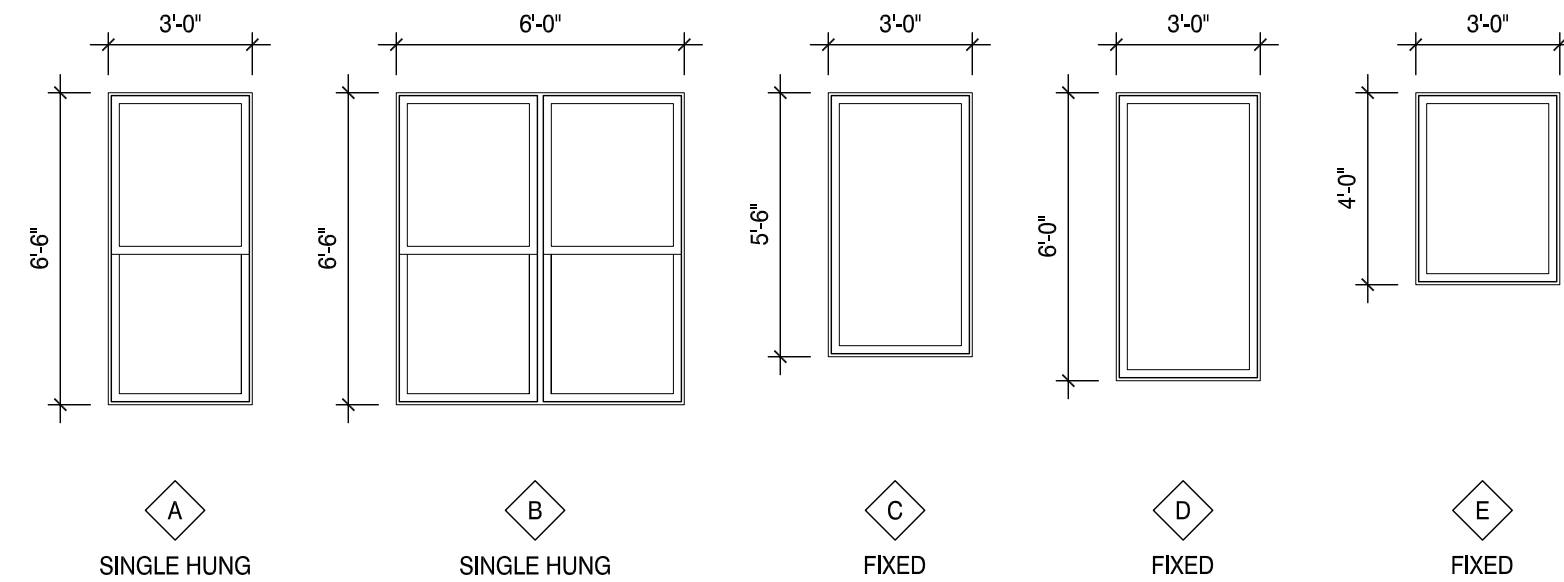
Sheet No. **A400**

DOORS, FRAMES, & HARDWARE

DOOR #	SPACE	W	H	FIRE RATING	DOOR TYPE	FRAME TYPE	HEAD	JAMB	SILL	COMMENTS
01	RECEIVING/STORAGE	6'-0"	7'-0"	-	B	F1	A1	A2	D1	
02	RECEIVING/STORAGE	3'-6"	7'-0"	90	B	F1	C1	C2	-	
03	TELECOM CLOSET	3'-0" (x2)	7'-0"	-	B	F1	C1	C2	-	
04	DRY STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
05, 15, 18	CORRIDOR	3'-0"	7'-0"	-	B	F1	B1	B2	-	
06	DRY STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
07	DINING EXIT	3'-0"	7'-0"	-	A	F1	A1	A2	D1	
08	KITCHEN	3'-0"	7'-0"	-	D	F1	C1	C2	-	
09, 10, 11, 12, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 60, 62, 63, 64, 100, 101, 102, 103	OFFICES	3'-0"	7'-0"	-	B	F1	C1	C2	-	
47, 52, 59, 65, 81, 98, 104	HOUSEKEEPING/STORAGE	3'-0"	7'-0"	-	B	F1	C1	C2	-	
35, 36, 49, 61, 67, 68, 70, 72, 74, 75, 78, 79, 85, 86, 88, 90, 92, 94, 96, 99, 105	BATHROOM ENTRY	3'-0"	7'-0"	-	B	F1	C1	C2	-	
13	STAIR	3'-0"	7'-0"	90	B	F1	C1	C2	-	
19, 50, 58, 83, 97	STAIR	3'-0"	7'-0"	90	B	F1	B1	B2	-	
20	STAIR EXIT	3'-0"	7'-0"	-	B	F1	A1	A2	D1	
14, 34, 40, 41, 57	SIDELEIGHT DOOR	3'-0"	7'-0"	-	A	F4	C1	C2	-	FIRE-RATED & SAFETY GLAZING
16, 17, 42, 51, 54, 56	CORRIDOR	3'-0"	7'-0"	-	B	F1	B1	B2	-	
21, 37, 48, 82	STORAGE	3'-0"	7'-0"	90	B	F1	C1	C2	-	
38, 39	CONFERENCE	3'-0" (x2)	7'-0"	-	B	F1	C1	C2	-	
43, 44, 53, 55	FAMILY/OVERFLOW	4'-0"	7'-0"	-	B	F1	C1	C2	-	SLIDING BARN DOOR
66, 69, 71, 73, 76, 84, 87, 89, 91, 93, 95	UNIT ENTRY	3'-0"	7'-0"	90	B	F1	B1	B2	-	
45, 46, 80	CORRIDOR	3'-0"	7'-0"	-	B	F1	C1	C2	-	
GLA-01	VESTIBULE	3'-0" (x2)	7'-0"	-	A	F5	-	-	D1	
GLA-02	LOBBY	3'-0" (x2)	7'-0"	-	A	F5	-	-	D1 SIM	
GLA-03	OFFICE LOBBY	3'-0"	7'-0"	-	A	F5	A1	A2	D1	

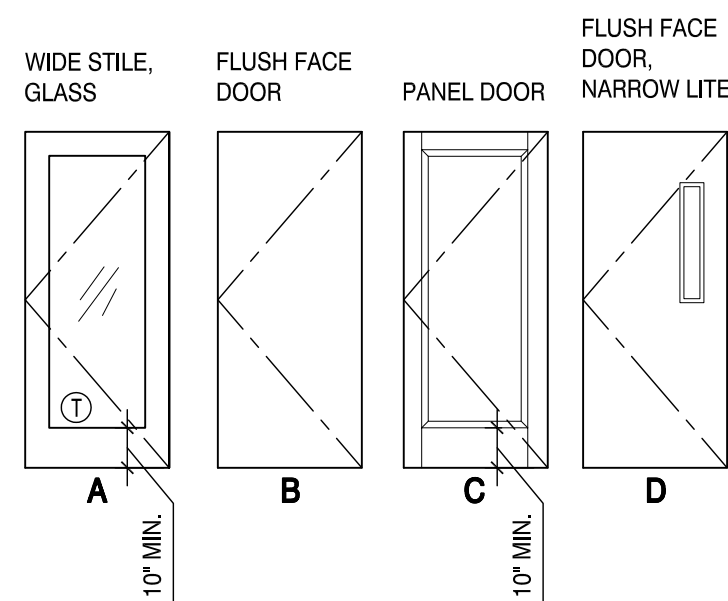
WINDOW NOTES

- ALL DIMENSIONS ARE ROUGH OPENING SIZES, COORDINATE WITH STRUCTURE.
- OC SHALL CONFIRM QUANTITIES.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING WINDOWS, HARDWARE, ACCESSORIES, AND OTHER COMPONENTS.
- PROVIDE GALVANIZED FASTENERS TO SET ALL WINDOWS.
- ALL OPERABLE WINDOWS TO HAVE SCREENS UNLESS NOTED OTHERWISE. SCREEN FRAMES SHALL MATCH THE INTERIOR FINISH OF THE WINDOW/PATIO UNIT.
- SHIP ALL SCREENS AND CRANKS SEPARATELY AT THE END OF THE PROJECT.
- ARCHITECT TO APPROVE ALL CAULKING COLORS.
- SEE SPECIFICATION FOR ALL WINDOW AND GLAZING THERMAL PERFORMANCE CRITERIA.
- HANDLING IS DETERMINED FROM THE EXTERIOR, ALSO SEE FLOOR PLANS FOR HANDLING INDICATOR.
- ALL OPERABLE WINDOW WHERE THE OPENING OF THE SILL IS LOCATED > 72" ABOVE GRADE OR THE SURFACE BELOW SHALL INCLUDE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F 2090.
- ALL MASONRY OPENINGS OF WINDOWS AND PATIO DOORS SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- PROVIDE TEMPERED GLASS WHERE SPECIFIED.



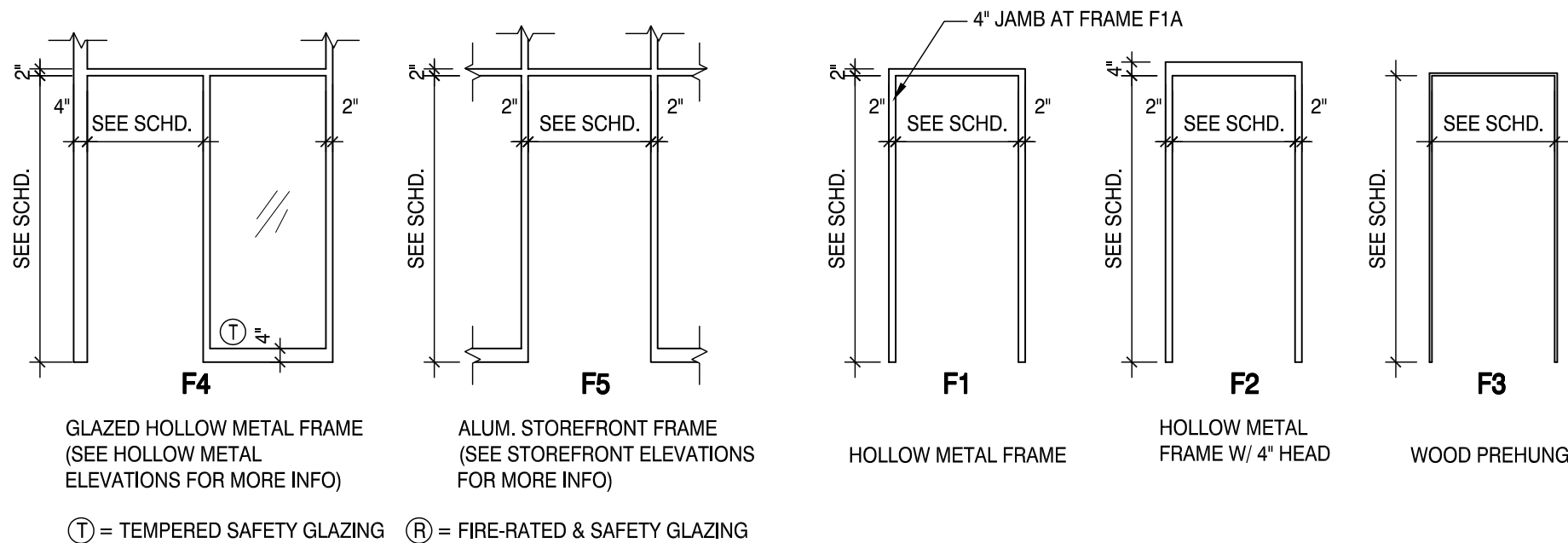
B5 WINDOW TYPES

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



C4 DOOR FRAME TYPES

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

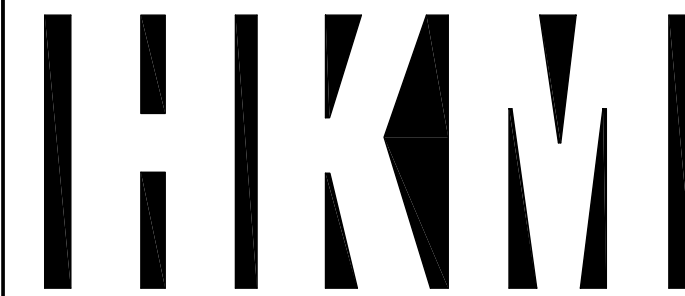
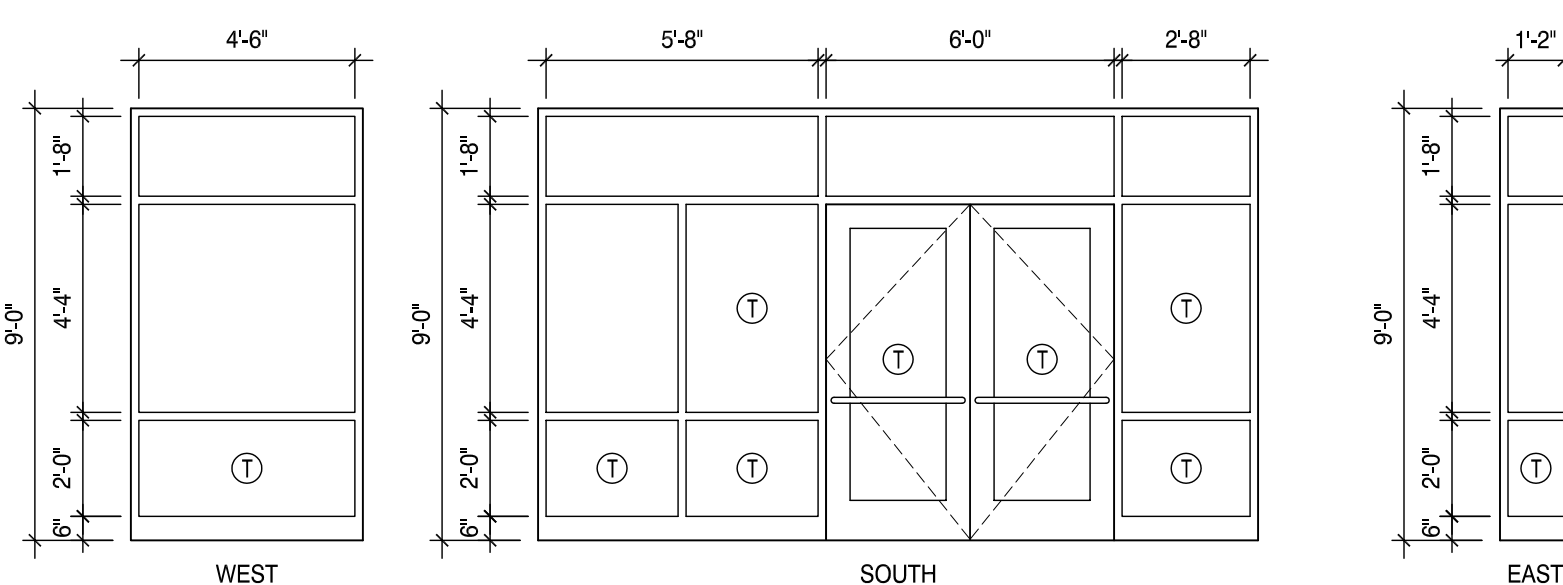


① = TEMPERED SAFETY GLAZING (B) = FIRE-RATED & SAFETY GLAZING

NOTE:
SEE DOOR SCHEDULE FOR
DIMENSIONS & HARDWARE
REQUIREMENTS.NOTE:
ALL FIRE-RATED GLAZING SHALL BE 20 MIN. FIRE PROTECTION RATED GLAZING IN
ACCORDANCE WITH NFPA 257, COMPLY WITH NFPA 80, AND SATISFY "SAFETY
GLAZING" CODE REQ'TS AND COMPLY W/ CPSC 16 CFR 1201; CLASS II.

C4 VESTIBULE STOREFRONT ELEVATIONS

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



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Arlington Heights, Illinois 60005
P 847.392.9200
F 847.392.9009

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Journeys
The Road
Home

1140 E Northwest Hwy
Palatine, IL 60074



DATE: 10/23/2018
EXPIRES: 11/30/2018

Building For Hope

1140 E Northwest Highway
Palatine, IL 60074

no.	revision	init.	date
1	ISSUED FOR PERMIT		10/23/2018
2			
3			
4			
5			
6			
7			
8			
9			
10			

Door and Window
Details

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A401



Sheet No. A402



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Building For Hope

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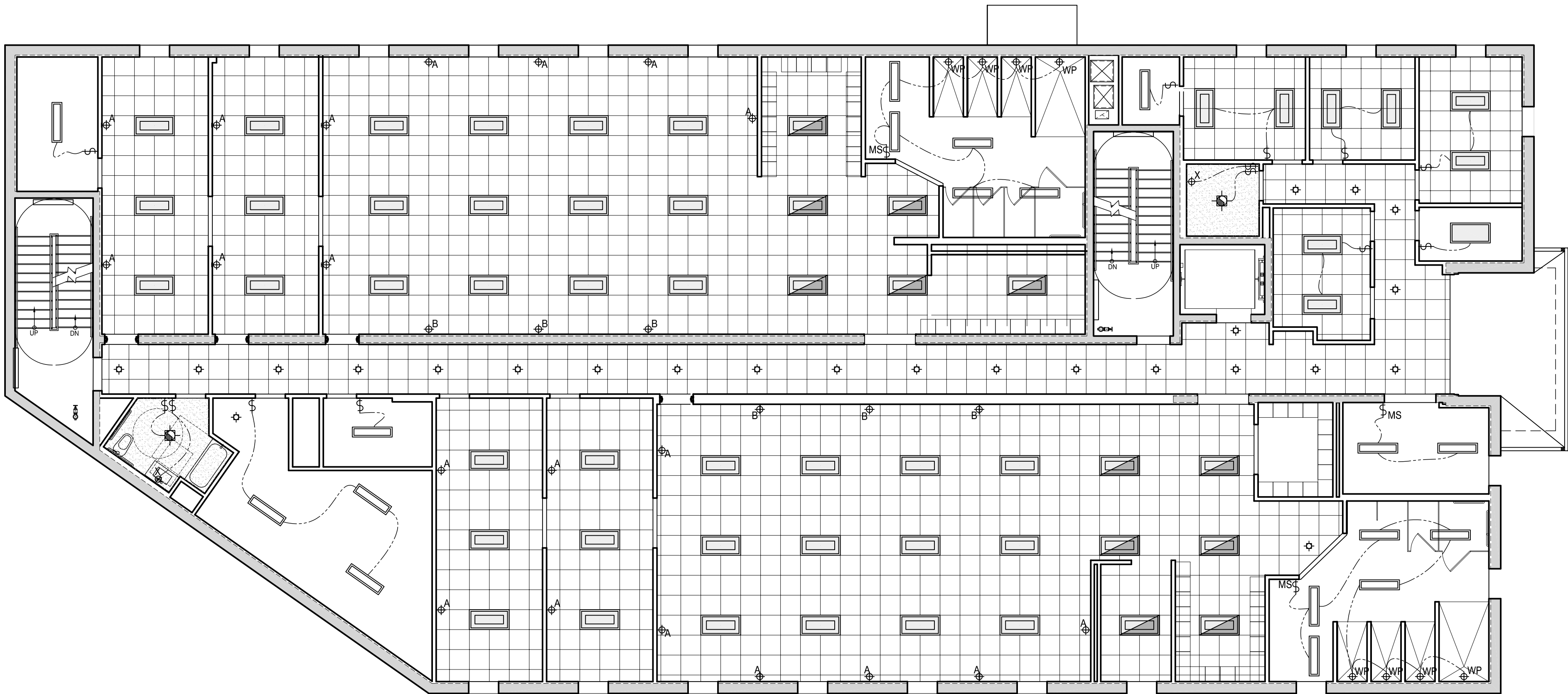
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1	ISSUED FOR PERMIT		10/23/2018

1st Flr Refl Clg Pln 2nd Flr Refl Clg Pln Refl Clg Pln Notes

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Job No. 18003

Sheet No. A500



C1 SECOND FLR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



E1 FIRST FLR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CLNG. NOTES

- ALL SPACES THAT DO NOT INDICATE A CEILING SYSTEM SHALL BE EXPOSED.
- ALL FIXTURES THAT DO NOT INDICATE A SWITCH SHALL BE CONTROLLED VIA A LIGHT CONTROL PANEL TO BE LOCATED BY OWNER.
- CEILING TILES UNDER 4", AND SMALL ANGULAR TILES MAY BE CUT FROM 2X4 GRID PIECES.
- HALF OF ALL HALL LIGHTS (EVERY OTHER FIXTURE) TO BE ON MOTION SENSORS

REFLECTED CLNG. PLAN KEY

SWITCH	WALL MOUNTED EXTERIOR LIGHT FIXTURE: 80"-96" A.F.F.
SWITCH: MOTION SENSOR	WALL MOUNTED TV, WITH OUTLET; CENTER 60" A.F.F.
DIMMER SWITCH	UNDER-CABINET LED STRIP/ PUCK LIGHTING
3-WAY SWITCH	SUSP. SYMMETRICAL LINEAR FIXTURE : 92" A.F.F.
INDIRECT WALL SCONCE LIGHT FIXTURE: 72" A.F.F.	WALL MOUNTED LINEAR LIGHT FIXTURE: 80" A.F.F.
WALL SCONCE - INDIRECT UP & DN COMPONENT (NIGHT LT.) FIXT.: 72" A.F.F.	RECESSED ASYMMETRICAL LINEAR WALL WASH FIXTURE
WALL SCONCE - INDIRECT UP COMPONENT ONLY (NIGHT LT.) FIXT.: 72" A.F.F.	RECESSED 1'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
VANITY LIGHT FIXTURE : MOUNT ABOVE MIRROR	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)- FUNCTIONS: ON 100%, ON 50%, OFF
WALL SCONCE - INDIRECT DN COMPONENT ONLY FIXT.: 96" A.F.F.: WET RDT	RECESSED 2'X4' FIXTURE W/ PRISMATIC LENS SURFACE MT @ PRECAST CLG
RECESSED LIGHT FIXTURE	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
RECESSED FAN W/ COVERED LIGHT	DENOTES 2'X2' CEILING GRID @ 9'-0" A.F.F., U.N.O.
SUSP. DECORATIVE FIXTURE: 92" A.F.F.	DENOTES DRYWALL CEILING @ 8'-0" A.F.F., U.N.O.
CEILING LIGHT FIXTURE: PULL CHAIN	



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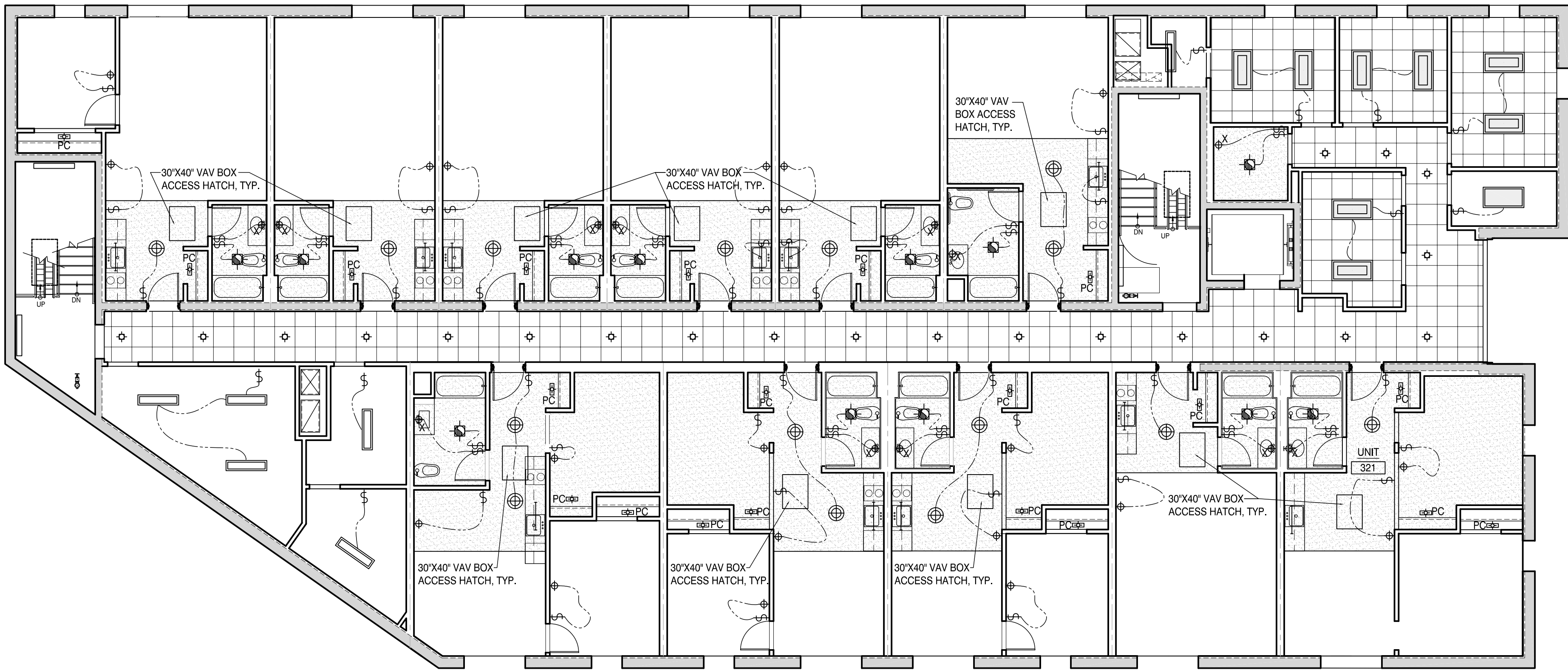
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Third Flr Refl Clg Pln Refl Clg Pln Notes

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Job No. 18003

Sheet No. A501

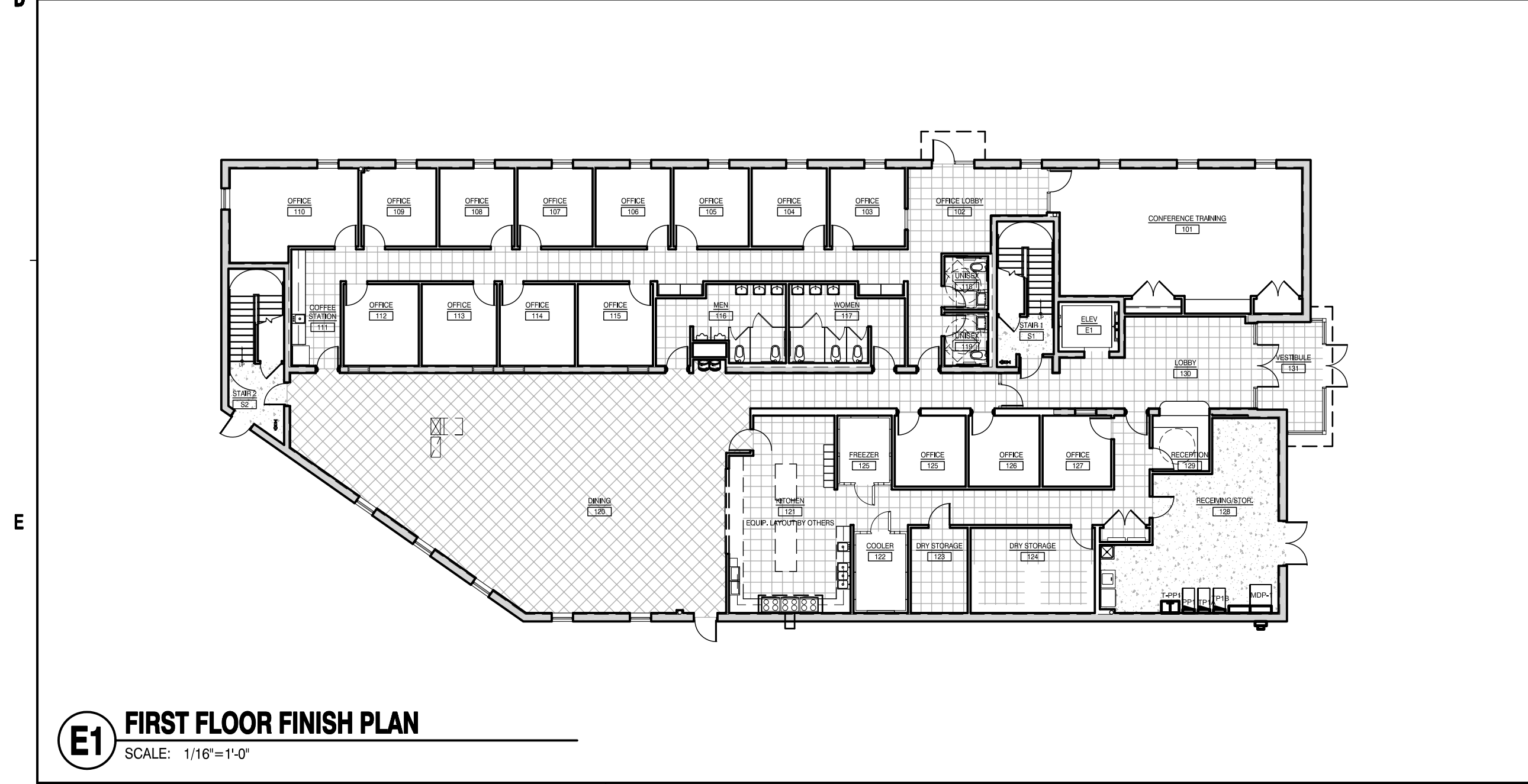
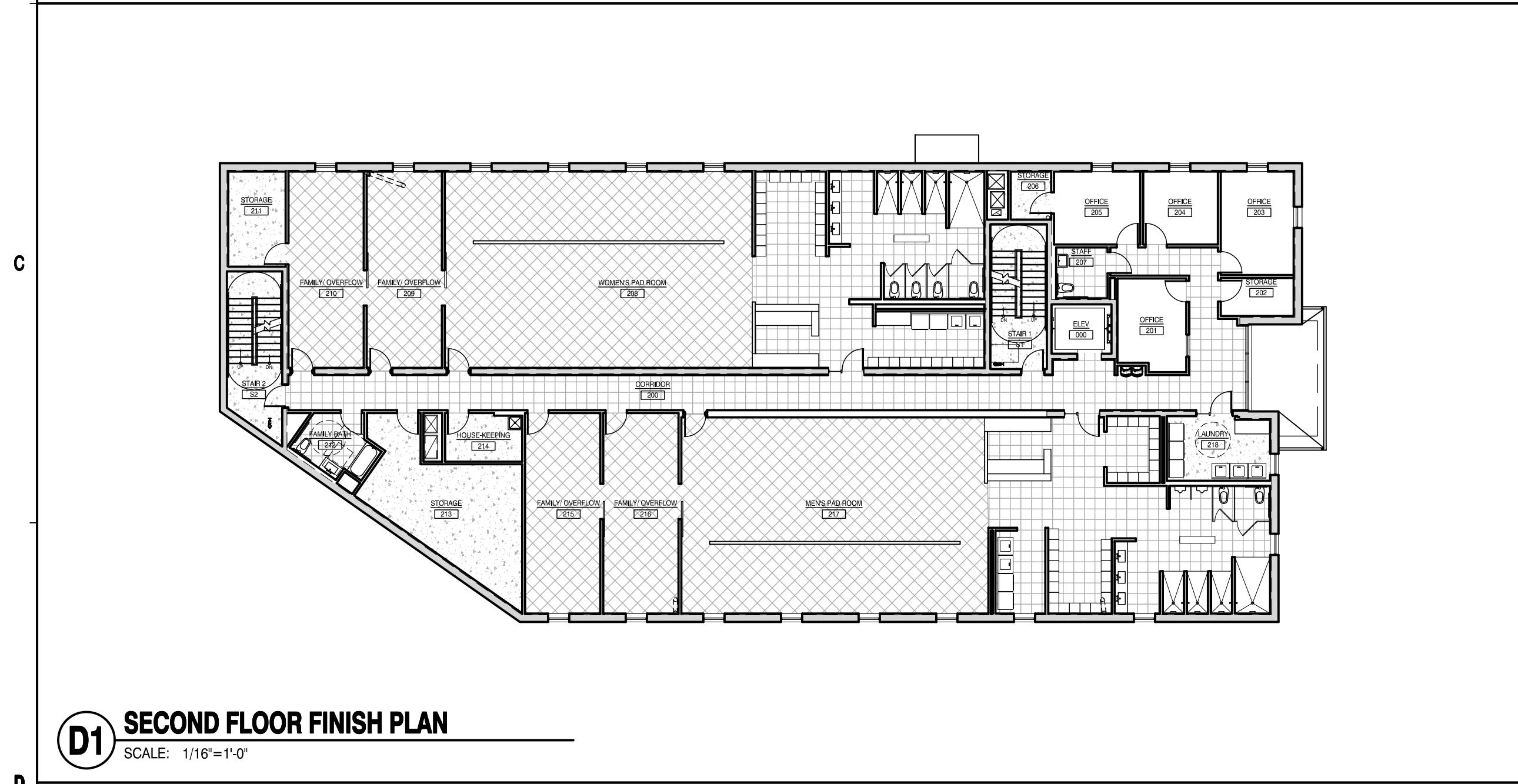
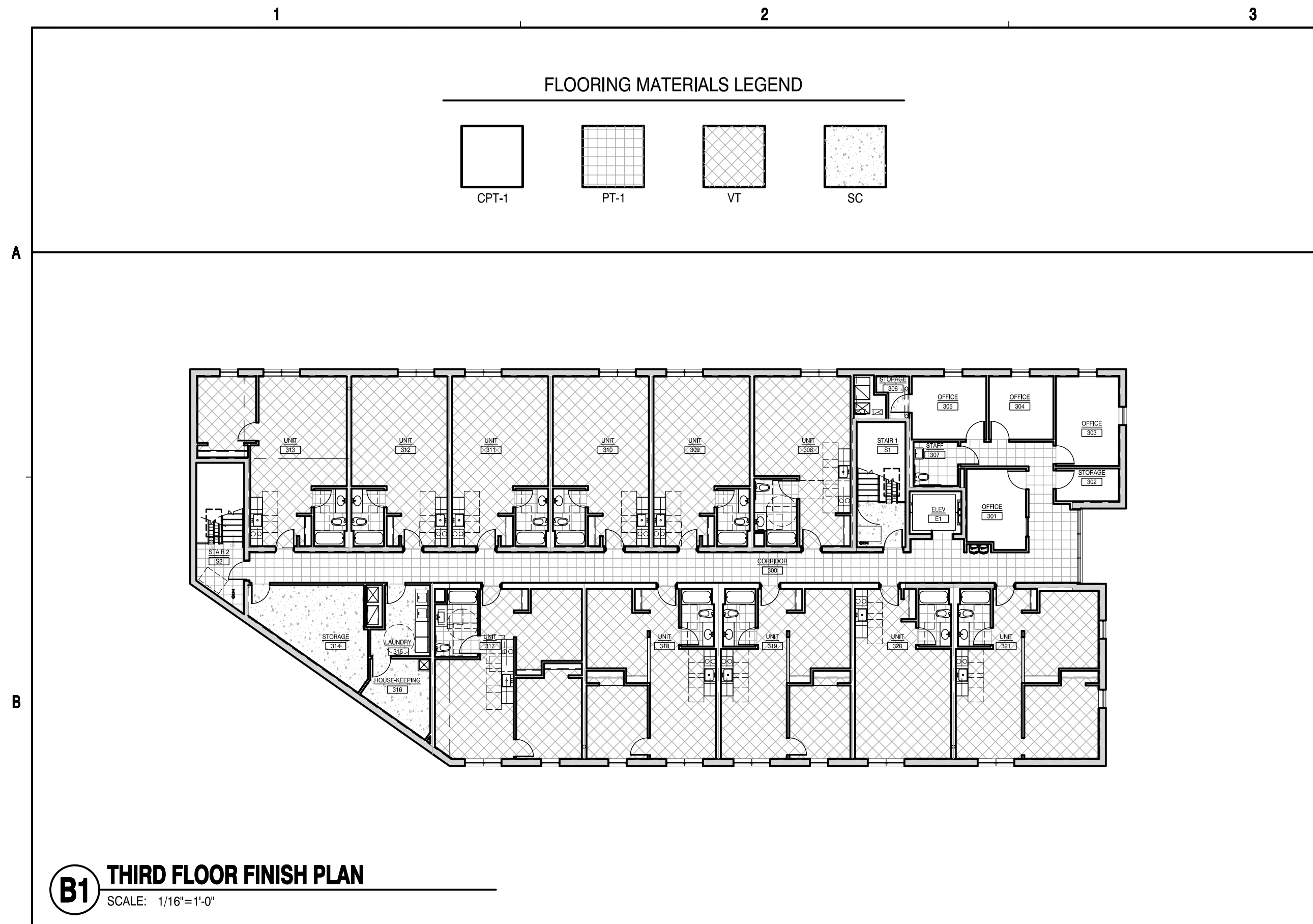


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WALL SCONCE - INDIRECT DN COMPONENT ONLY FIXT.: 96" A.F.F. : WET RTD	RECESSED 2'X4' FIXTURE W/ PRISMATIC LENS SURFACE MT @ PRECAST CLG)
RECESSED LIGHT FIXTURE	RECESSED 2'X4' FIXTURE W/ INDIRECT TROFFER (SURFACE MT @ PRECAST CLG)
RECESSED FAN W/ COVERED LIGHT	DENOTES 2'X2' CEILING GRID @ 9'-0" A.F.F., U.N.O.
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CEILING LIGHT FIXTURE: PULL CHAIN	



ROOM FINISH SCHEDULE								
ROOM No.	ROOM NAME	FLOORING		WALLS		CEILING		
		FLOOR	BASE					REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	
COMMON AREAS								
131	VESTIBULE	PT	PT	EXP	-	GYP	P	
130	LOBBY	PT	PT	GYP	P	DCT	-	
129	RECEPTION	CPT	RB	GYP	P	DCT	-	
116	MEN	PT	PT	GYP	P	DCT	-	
117	WOMEN	PT	PT	GYP	P	DCT	-	
E1	ELEVATOR	-	-			-	-	
S1, S2	STAIR	SC	-	EXP	-	EXP	-	
120	DINING	VPF	RB	EXP	-	DCT	-	
121	KITCHEN	PT	RB	GYP	P	DCT	-	
122	COOLER	-	-	-	-	-	-	
123, 124	DRY STORAGE	PT	RB			DCT	-	
125	FREEZER	-	-	-	-	-	-	
128	RECEIVING/STOR.	SC	RB	EXP, GYP	P	EXP	-	
218, 315	LAUNDRY	SC	RB	EXP	-	EXP	-	
217	MEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
209, 210, 215, 216	FAMILY OVERFLOW	VPF	RB	GYP	P	DCT	-	
214, 316	HOUSE-KEEPING	SC	RB	GYP	P	DCT	-	
211, 213, 314	STORAGE	SC	RB	GYP	P	DCT	-	
208	WOMEN'S PAD ROOM	VPF	RB	GYP	P	DCT	-	
200, 300	CORRIDOR	PT	RB	GYP	P	DCT	-	
UNIT ROOMS								
	LIVING	VPF	RB	GYP	P	GYP	P	
	KITCHEN	VPF	RB	GYP	P	GYP	P	
	BEDROOM	VPF	RB	GYP	P	GYP	P	
	BATH	PT	RB	GYP	P	GYP	P	
ADMINISTRATIVE								
102	OFFICE LOBBY	PT	RB	GYP	P	DCT	-	
103-110, 112-115	OFFICE	CPT	RB	GYP	P	DCT	-	
201-205, 301, 303-305	OFFICE	CPT	RB	GYP	P	DCT	-	
101	CONFERENCE/TRAINING	CPT	RB	GYP	P	DCT	-	
202, 206, 302, 306	STORAGE	SC	RB	GYP	P	EXP	-	
207, 307	STAFF RESTROOM	PT	RB	GYP	P	GYP	P	
118, 119	UNISEX	PT	RB	GYP	P	GYP	P	
111	COFFEE STATION	PT	RB	GYP	P	DCT	-	

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DATE: 10/23/2018
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no.	revision	init.	date
△	ISSUED FOR PERMIT		10/23/2018
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Interior Finish Plan

ROOM FINISH SCHEDULE	
CMU:	CONCRETE MASONRY UNIT
CPT:	CARPET
EXP:	EXPOSED MATERIAL
GYP:	GYPSUM BOARD
P:	PAINT
PC:	PRECAST
PT:	CERAMIC OR PORCELAIN TILE
P:	PAINT
PC:	PRECAST
PT:	CERAMIC OR PORCELAIN TILE
R:	TACTILE WARNING SURFACE
RB:	RUBBER BASE - 4" RUBBER BASE MOLD WITH STANDARD TOE
RBN:	RUBBER NOSING
RST:	RUBBER STAIR TREAD
RT:	RUBBER TILE
SC:	SEALED CONCRETE (SEE CONCRETE SPEC)
VT:	VINYL COMPOSITION TILE
VT:	SOLID VINYL TILE
FC:	100% ACRYLIC WATER BASED FLOOR COATING ON CONCRETE

date 10/23/2018 drawn by CL checked by MR

Job No. 18003

Sheet No. A600

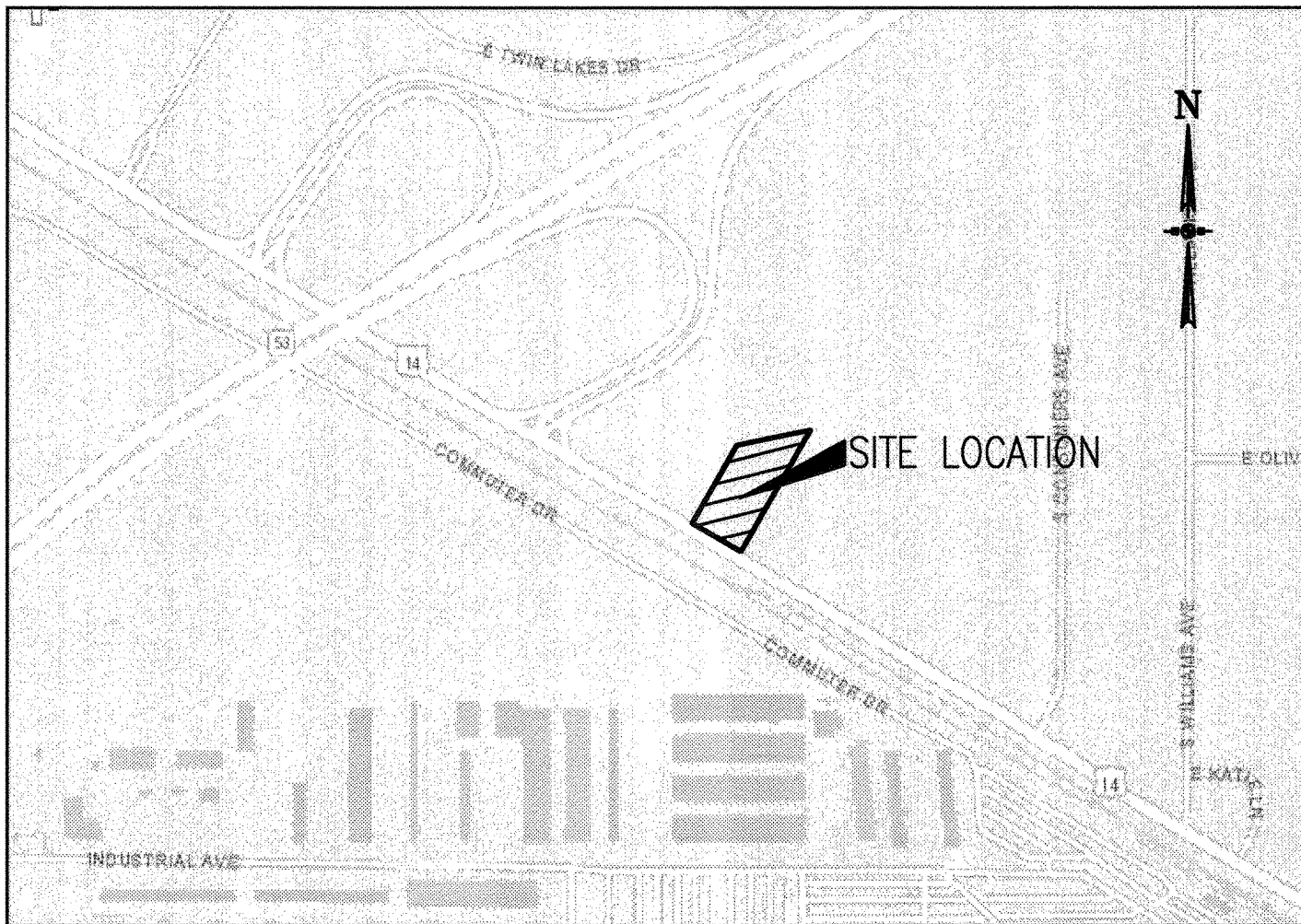
SITE IMPROVEMENT PLANS

FOR

JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME



LOCATION MAP
NOT TO SCALE

BENCHMARK & LOCATIONS:
REFERENCE BENCHMARK(S): ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM BENCH MARK DESIGNATION LD021 OF VILLAGE OF PALATINE, NAVD 88 ORTHO HEIGHT, ELEVATION IS +716.90 FEET.
SITE BENCHMARK(S): EAST FLANGE BOLT ON FIRE HYDRANT ELEVATION=717.71
TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GEOMETRIC & PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	STORMWATER POLLUTION PREVENTION PLAN
C8	SWPPP DETAILS
C9	GENERAL NOTES & SPECIFICATIONS
C10	MWRD GENERAL NOTES
C11-C12	DETAILS

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	GARAGE FLOOR, AT REAR OF GARAGE	
	TOP OF CURB, DEPRESSED	
	TOP OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	
	FENCE LINE	
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	GAS LINE	

WARNING

CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

Municipality: PALATINE
County: COOK
Township: 24
Range: 10E
Section: 42

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

PERMITS		
DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY
		IEPA WATER
		MWRD

No.	Description	Date
2	Issue for Permit	10/23/18
1	Original Plan Date	8/17/18
REVISIONS		

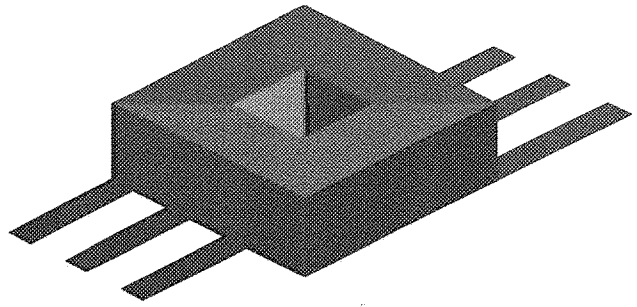
ENGINEER
JASON J. SNYDER
JSNYDER@JACOBANDHEFNER.COM

DATE

ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019

ENGINEER ONLY CERTIFIES SHEETS

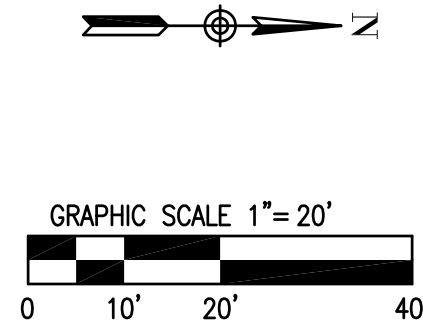
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".



JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
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FOR REVIEW PURPOSES ONLY



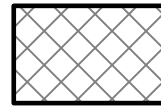
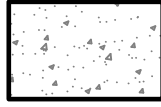
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED

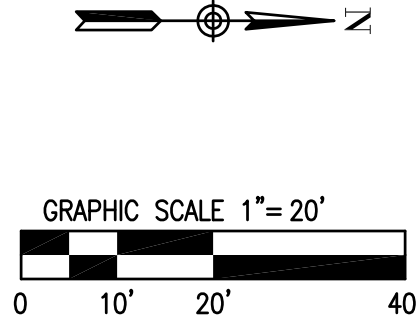
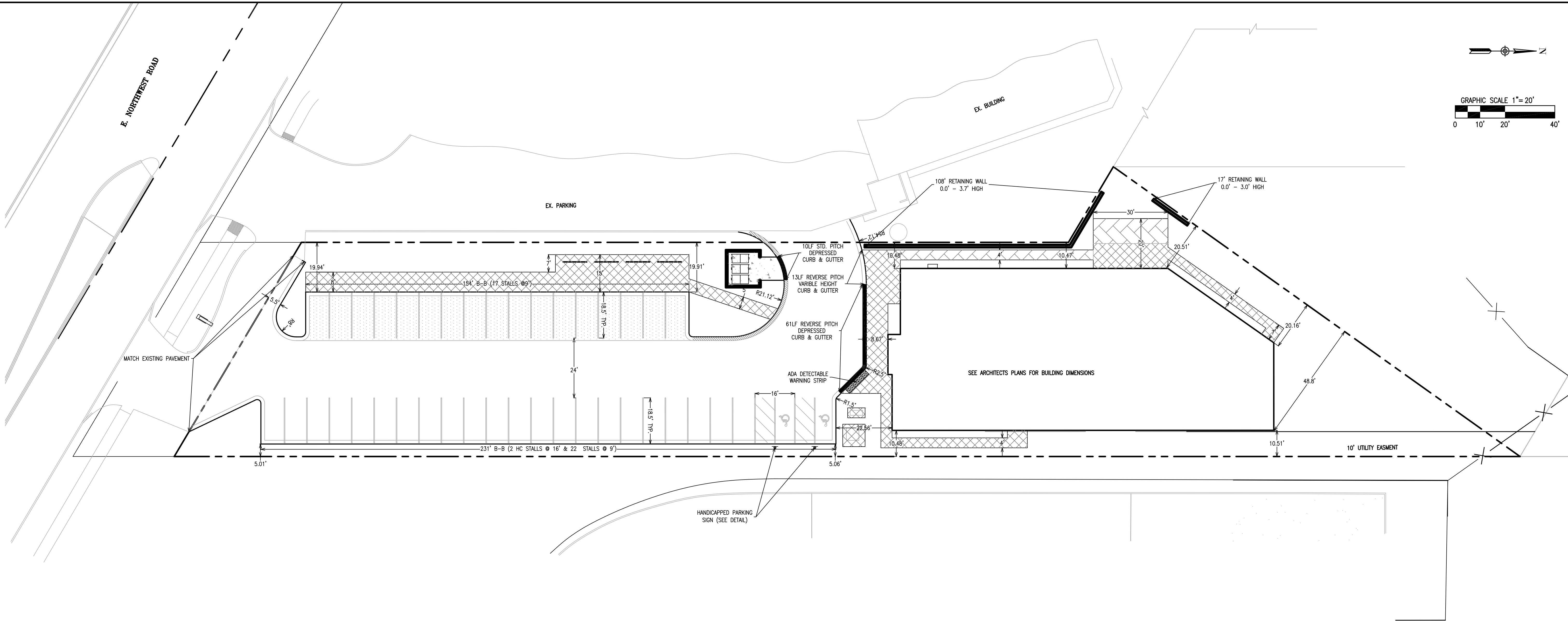
Packet Pg. 83

GEOMETRIC NOTES

- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2) INSTALL REVERSE PITCH B6.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 3) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING: 
- 4) CURB AND GUTTER DENOTED BY:
- 5) DEPRESSED CURB AND GUTTER DENOTED BY:
- 6) ALL RADII ARE 1.5-FT UNLESS NOTED OTHERWISE.
- 7) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
- 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
- 10) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- 11) ALL EXISTING MAILBOXES TO BE REPLACED AT EACH RECONSTRUCTED DRIVEWAY.
- 12) ALL RAISED REFLECTIVE PAVEMENT MARKERS USED WITH SKIP DASHES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
- 13) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
- 14) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
- 15) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

PAVEMENT LEGEND

- **LIGHT DUTY PAVEMENT**
2.0" SURFACE COURSE, MIX "D", NXX
2.25" HMA BINDER COURSE, IL-19,
6.0" CA-6 BASE COURSE
- **SIDEWALK PAVEMENT**
5.0" PCC PAVEMENT (4,000 PSI UNREINFORCED, BROOM FINISH)
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C
- **CONCRETE PAVEMENT**
7.0" PCC PAVEMENT, 4,000 PSI, A/E
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C
- **PERVIOUS PAVERS**
SEE WEST WALK DETAIL
SEE NW PATIO DETAIL
- **PERVIOUS PAVEMENT**
SEE DETAIL

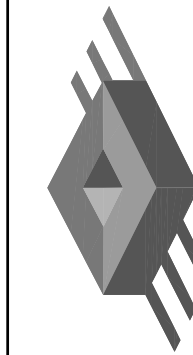


GEOMETRIC & PAVING PLAN

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

JACOB & HEFNER
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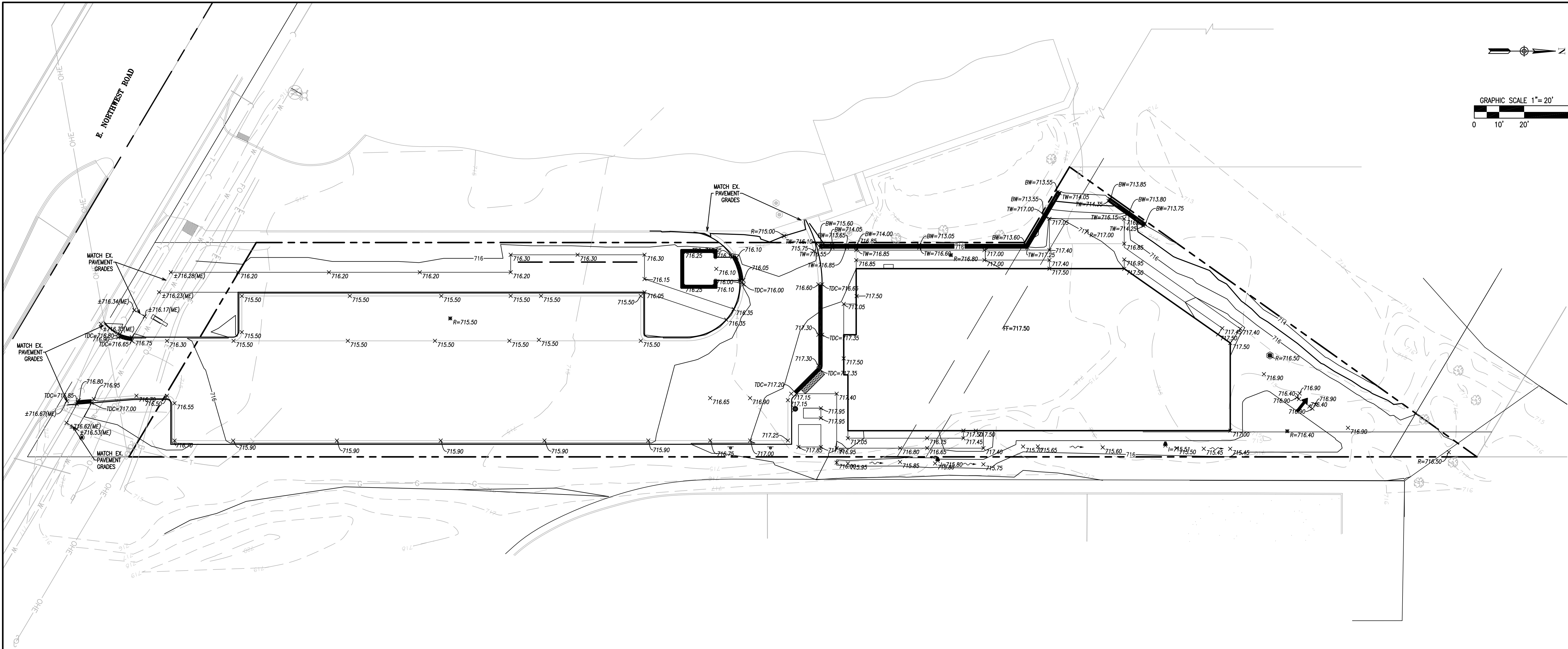
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PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com



F521

1" = 20'

C3



GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY GEI CONSULTATNS (847-984-3401) AND DATED MAY 29, 2018 FOR INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.
- TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

GRADING LEGEND

- XX.XX = PROPOSED SPOT GRADE
TW=XX.XX = PROPOSED GRADE AT TOP OF WALL
BW=XX.XX = PROPOSED GRADE AT BOTTOM OF WALL
EP=XX.XX = PROPOSED EDGE OF PAVEMENT
BC=XX.XX = PROPOSED BACK OF CURB
TDC=XX.XX = PROPOSED TOP OF DEPRESSED CURB
EX=±XX.XX = EXISTING ELEVATION
±XX.XX(ME) = MATCH EXISTING ELEVATION
→ = DRAINAGE FLOW ARROWS
→ = OVERLAND FLOW ROUTE
→ = 100-YEAR DESIGN STORM SEWER

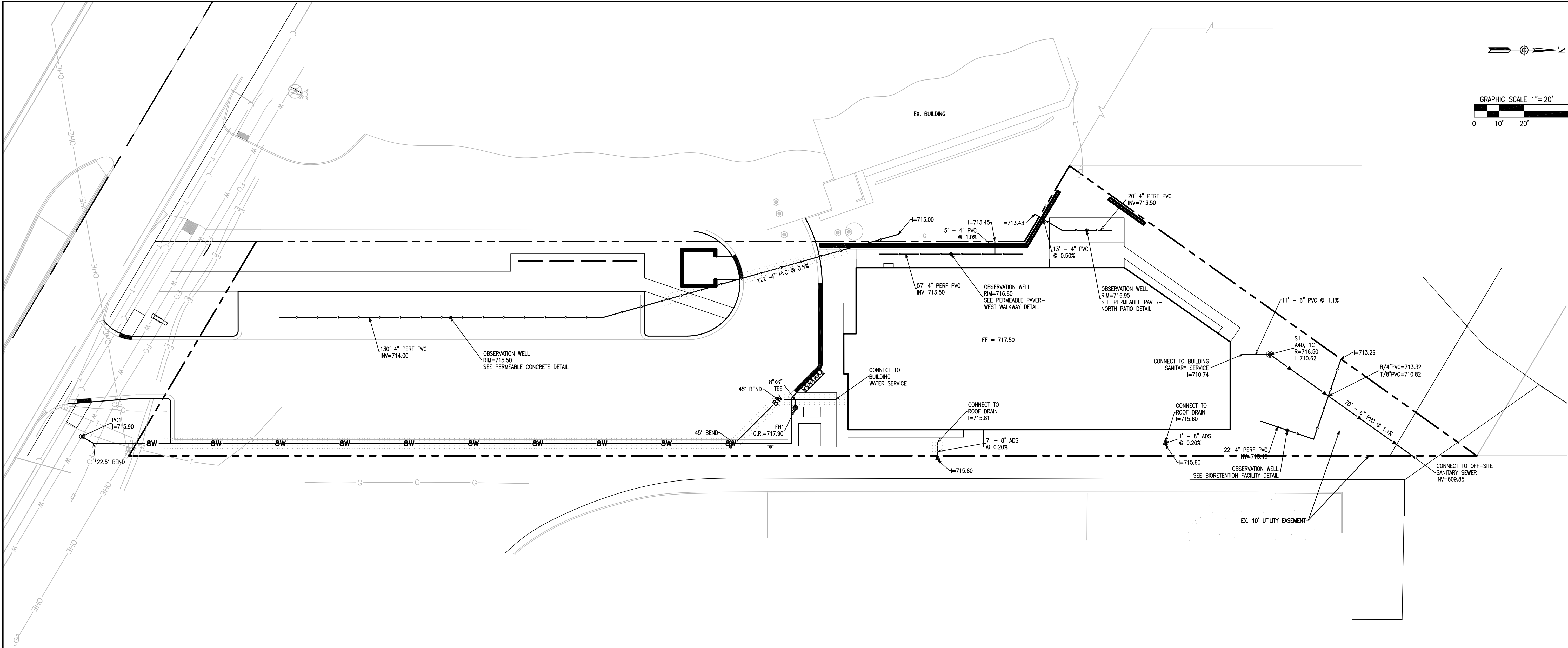
GRADING PLAN
JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
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www.jacobandhefner.com

F521

1" = 20'

C4



STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:

I = INLET
CB = CATCH BASIN
MH = MANHOLE

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:

1C = IDOT TYPE 1 (CLOSED), NEENAH R-1713
1P = IDOT TYPE 1 (OPEN), NEENAH R-2504-D (R-1713 WITH OPEN LID)
2P = NEENAH R-2557-G

EXAMPLE:

MH3
A40,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12" AND 15" STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS".
- ALL CATCH BASIN STRUCTURES NOTED WITH (*) SHALL HAVE A REMOVABLE SNOOT HOOD INSTALLED OVER THE OUTLET PIPE INSIDE THE STRUCTURE (SEE MWRD STANDARD DETAIL ON SHEET C8.4).

WATER MAIN NOTES

WATER MAIN STRUCTURE SYMBOL LEGEND:

Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
- ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST EACH SIDE OF THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:

S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID WITH 'SANITARY' AND 'VILLAGE OF SCHAUMBURG' CAST ON COVER:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 1050Z1

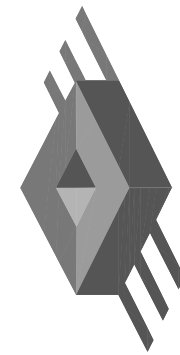
- ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL GREASE INTERCEPTORS SHALL HAVE HS-20 TRAFFIC RATED RIMS AND SHALL BE VENTED TO ADJACENT BUILDING (SEE BUILDING PLUMBING PLANS FOR VENT PIPE SIZE AND ROUTING).

MWRD NOTES:

- PROPERTY OWNER SHALL OWN AND MAINTAIN THE PROPOSED STORMWATER DETENTION SYSTEM AND SANITARY SEWER SYSTEM.
- ALL WASTE CONTAINING GREASE SHALL BE DISCHARGED TO A GREASE INTERCEPTOR OR GREASE TRAP BEFORE DISCHARGE INTO THE SANITARY SEWER WITH THE EXCEPTION OF RESTAURANT DISHWASHERS, WHICH SHALL HAVE THEIR DISCHARGE BYPASS THE GREASE SEPARATOR OR GREASE TRAP AND DISCHARGE DIRECTLY OR INDIRECTLY TO THE SANITARY SEWER.

UTILITY NOTES:

- ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
 - ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
 - ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
 - GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
 - CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
 - SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
 - BIDDING GENERAL CONTRACTOR SHALL REFERENCE RESTAURANT 1 SCOPE OF WORK EXHIBIT FOR BID CLARIFICATIONS.
 - SITE LIGHTING WILL REQUIRE A SEPARATE ELECTRICAL PERMIT.
- * DENOTES WATERMAIN CROSSING UNDER SEWER - WATERMAIN PROTECTION IS REQUIRED FOR 10 FEET ON EITHER SIDE OF THE CROSSING.



JACOB & HEFNER
ASSOCIATES

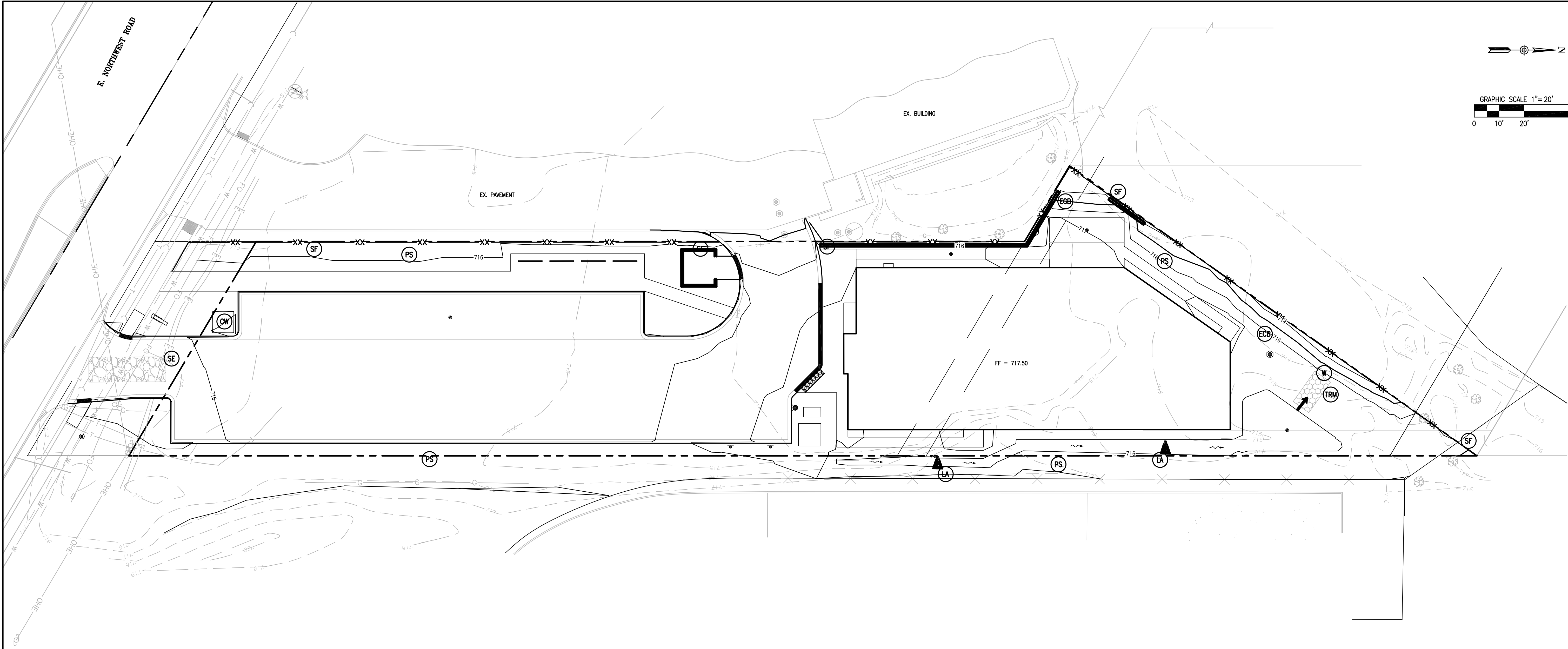
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UTILITY PLAN
JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME
PALATINE, ILLINOIS

F521

1" = 20'

C5



EROSION CONTROL NOTES

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 3) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- 4) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
- 5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
- 6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
- 7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
- 8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
- 9) EROSION CONTROL BLANKET SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
- 10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 6"/12" OF TOPSOIL AND PERMANENT SEEDED.

EROSION CONTROL LEGEND

- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (TRM) TURF REINFORCEMENT MAT
- (LA) LINED APRON
- (ECB) EROSION CONTROL BLANKET
- (CW) CONCRETE WASHOUT
- (PS) PERMANENT SEEDED
- (W) OVERFLOW WEIR

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.

EROSION CONTROL PLAN

JOURNEYS REDEVELOPMENT
JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KCT	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	☒	(TS)	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	☒	(PS)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING	☒	(DS)	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING	☒	(SO)	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION. FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING	☒	(GC)	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		X	N/A
	POLYMER	☒	(P)	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER	☒	(AG)	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	☒	(PV)	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION	☒	(RD)	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION	☒	(CD)	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION	☒	(DC)	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	☒	(CG)	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
WATERWAYS	BENCHES	☒	(B)	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
	VEGETATIVE CHANNEL	☒	(VC)	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL	☒	(LC)	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
	STORM SEWER	☒	(SM)	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
ENCLOSED DRAINAGE	UNDER DRAIN	☒	(UD)	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.	X	X	N/A
	STRAIGHT PIPE SPILLWAY	☒	(SPS)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY	☒	(DS)	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	☒	(W)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
SPILLWAYS	BOX INLET WEIR SPILLWAY	☒	(BS)	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	LINED APRON	☒	(LA)	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
	SEDIMENT BASIN	☒	(SB)	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP	☒	(ST)	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	☒	(SF)	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER	☒	(VF)	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
	STABILIZED CONST. ENTRANCE	☒	(SE)	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	☒	(DT)	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X	RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	☒	(ECB)	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.			REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	☒	(TRM)	REINFORCES TURF IN CHANNELS AND SHORELINES.			REPLACE AS NEEDED
	CELLULAR CONFINEMENT	☒	(CF)	USED TO HOLED TOPSOIL ON STEEP SLOPES.			REPLACE AS NEEDED
	GABIONS	☒	(GA)	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.			REPLACE AS NEEDED
SEDIMENT CONTROL	GEOTEXTILE FABRIC	☒	(GF)	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.			REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT	☒	(PP)	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.			REPLACE AS NEEDED
	INLET PROTECTION	☒	(IP)	USED FOR PROTECTION OF INLETS.			REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT	☒	(SI)	USED TO BREAK UP THE FLOW ON A SLOPE.			CLEAN OUT WHEN HALF-FULL OF SILT.
SEDIMENT CONTROL	DITCH CHECK	☒	(DC)	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.			CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG	☒	(FL)	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.			REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN	☒	(SC)	USED FOR SEDIMENT CONTROL IN STREAM / POND.			REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG	☒	(PB)	USED FOR PUMP DISCHARGE LINES.			REPLACE WHEN HALF-FULL. FABRIC IS TORN, OR HOLES BEGIN TO FORM.
SEDIMENT CONTROL	CONCRETE WASHOUT	☒	(CW)	FOR CONCRETE TRUCKS TO WASHOUT.			CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	☒	(SS)	USED TO PREVENT SILT BUILD UP IN STREETS.			CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

SEEDING CHART												
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			•	•					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			D						
SODDING			C*									
MULCHING	F											

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

C SPRING OATS 100 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

D WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E SOD

F STRAW MULCH 2 TONS/ACRE.

- * IRRIGATION NEEDED DURING JUNE AND JULY.
- ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
- *** MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION–MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION–OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities and Soil Erosion and Sediment Control Ordinance for the County.

1. Site Description.

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

The proposed development consists of construction of Residential Development.

The construction activities for site improvements will include:

- mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

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

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) mass grading, 3) underground utilities installation, 4) fine grading in pavement area and 5) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 0.97 acres.

The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is 0.97 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled Stormwater Management for _____ prepared by Jacob & Hefner Associates, Inc., which is hereby incorporated by reference in this plan.

The estimated proposed overall site runoff coefficient is _____

e. Existing data describing soils or quality of discharge (soils report if available) Poor/Fair/Good/Not Available

f. Name of receiving water(s) _____

Name of ultimate receiving water(s) _____

g. Wetland acreage _____

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(i) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a.(i)(A) and 2.b., stabilization measures shall be initiated within 1 working day in portions of the site where construction activities have temporarily or permanently ceased and must be completed within 14 calendar days after the construction activity in that portion of the site has ceased on all disturbed portions of the site where construction activity will not occur for a period of 14 or more calendar days.

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

The following interim and permanent stabilization practices, as a minimum, will be implemented to stabilize the disturbed area of the site:

- Permanent seeding
- Silt filter fence
- Vegetative Filter
- Stabilized construction entrance
- Barrier filter

(ii) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, stone flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

- Detention Pond
- Storm sewer system
- Rip-rap for outlet protection
- Permanent seeding

(iii) DUST CONTROL: Dust Control shall be provided per standard 825 of Illinois Urban Manual. Following are the dust control that can be used.

- Irrigation
- Spray on adhesive
- Vegetative cover
- Mulching

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implementation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

- Silt filter fence
- Barrier filters
- Storm sewers
- Retention/Detention ponds

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

Stormwater Management Control includes:

- Rip-rap for outlet protection
- Ditch check

c. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

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

The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards.

d. Approved State or Local Plans.

The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1987, Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plan, and the Municipal Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. Maintenance

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Stabilized construction entrance: The entrance shall be maintained to prevent tracking of sediment onto public streets. This will be done by top dressing with additional stones, remove and replace top layer of stones or washing the entrance. The sediment washed on the public right-of-way will be removed immediately.

Vegetative erosion control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering and fertilizer. The vegetative cover shall be removed and reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more than 1 foot below the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip-Rap outlet protection: It shall be inspected after high flows for any scour beneath the Rip-Rap or for stones that have been dislodged. It shall be repaired immediately.

4. Inspections

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures, and location where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm (or by the end of the following business or work day) that consists of 0.5 inches or greater of rainfall or a discharge occurs due to snowmelt.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this stormwater pollution prevention plan, and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the general permit.

d. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Resident Engineer or Resident Technician shall complete and file an "Incidence of Noncompliance" (ON) report for the identified violation. The Resident Engineer or Resident Technician shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit. The report of noncompliance shall be mailed to the following address:

ALL PACKAGES:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1024 North Grand Avenue, East
Springfield, IL 62784

ALL LETTERS:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
Post Office Box 19278
Springfield, IL 62794-9276

5. Non-Stormwater Discharge

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the residential activity addressed in this plan, are described below:

- Water main flushing
- Fire hydrant flushing
- Watering for dust control
- Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge:

The fire hydrant and water main shall not be flushed directly on the exposed area or subgrade of the pavement. Hoses shall be used to direct the flow into the storm sewer system.

The erosion due to irrigation of seeding shall be considered minor.

NPDES CERTIFICATE

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR00000000, issued by the Environmental Protection Agency on _____

PROJECT TITLE: JOURNEYS REDEVELOPMENT

PROJECT LOCATION: PALATINE WILL ILLINOIS
CITY/VILLAGE COUNTY STATE

DEVELOPER: JOURNEYS THE ROAD HOME

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

Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

Name: _____ Signature _____

STORMWATER POLLUTION PREVENTION PLAN

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

F521

N.T.S.

C7

10/23/18

8/17/18

2 ISSUE FOR PERMIT

1 ISSUE FOR REVIEW

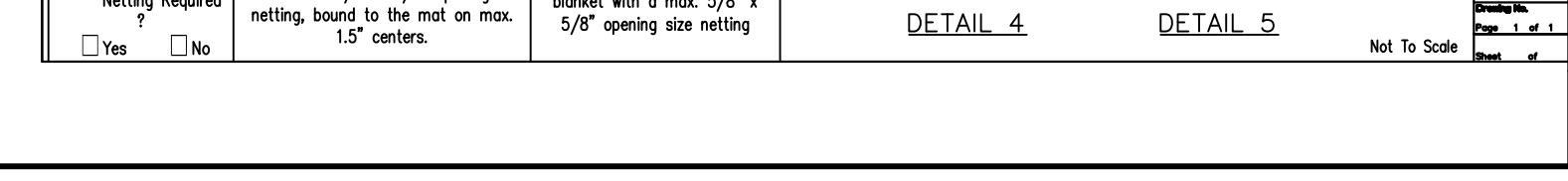
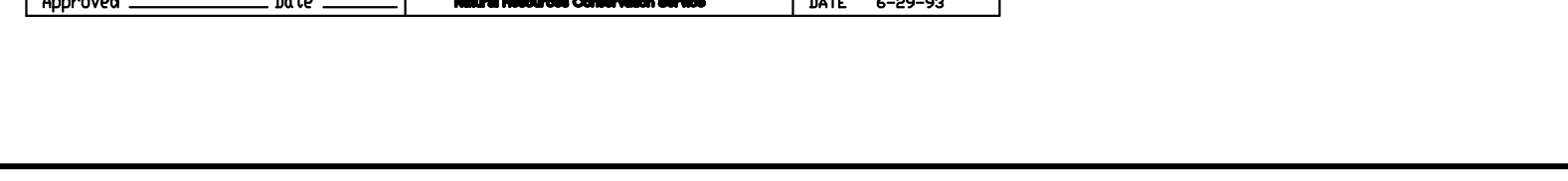
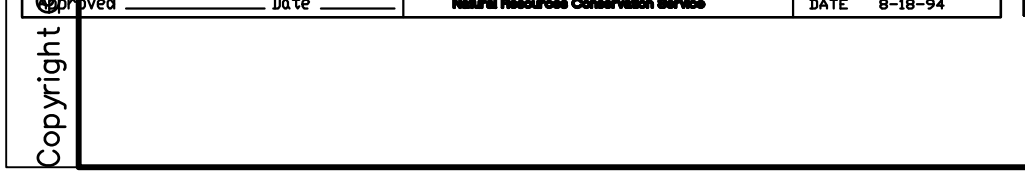
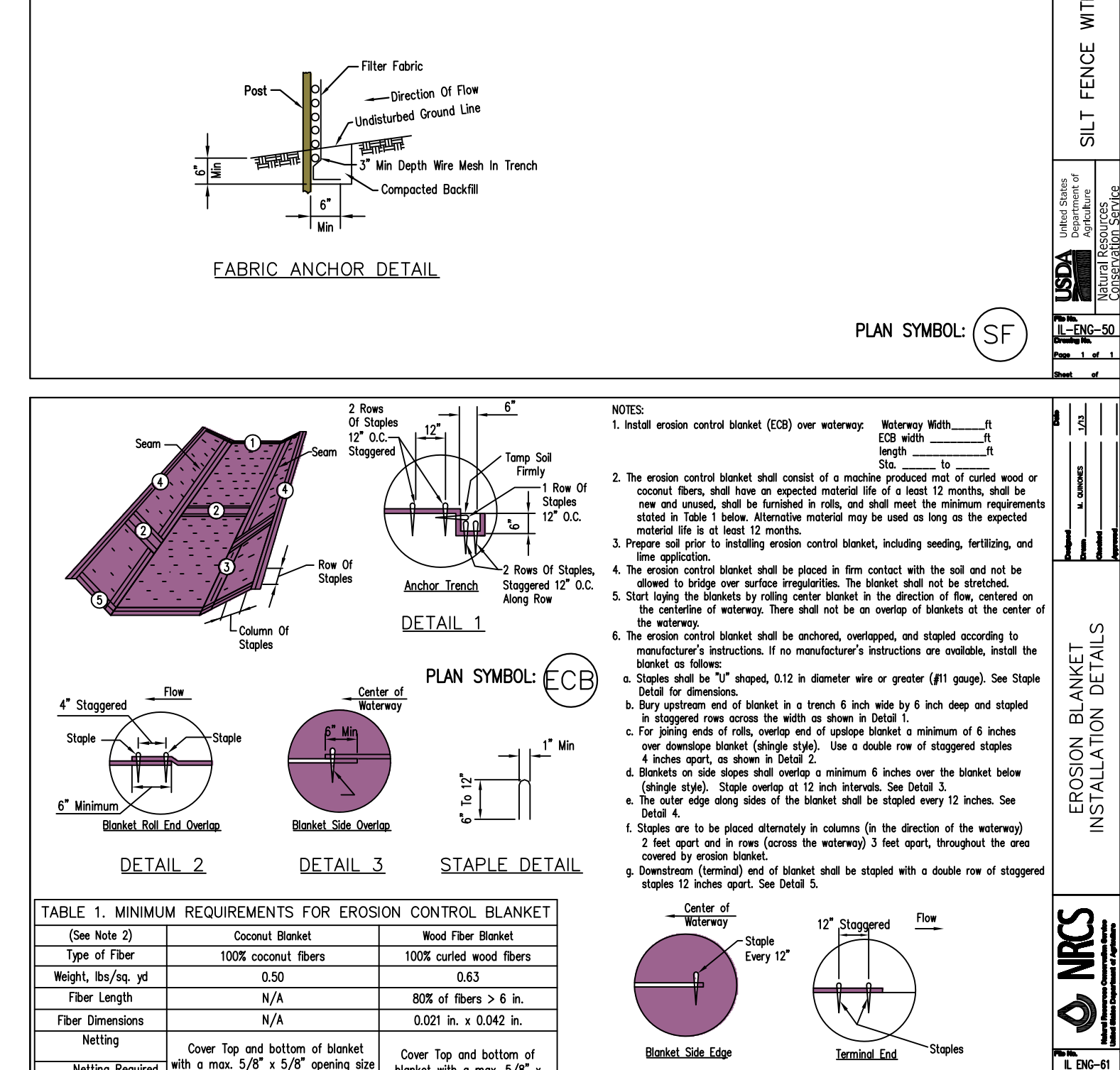
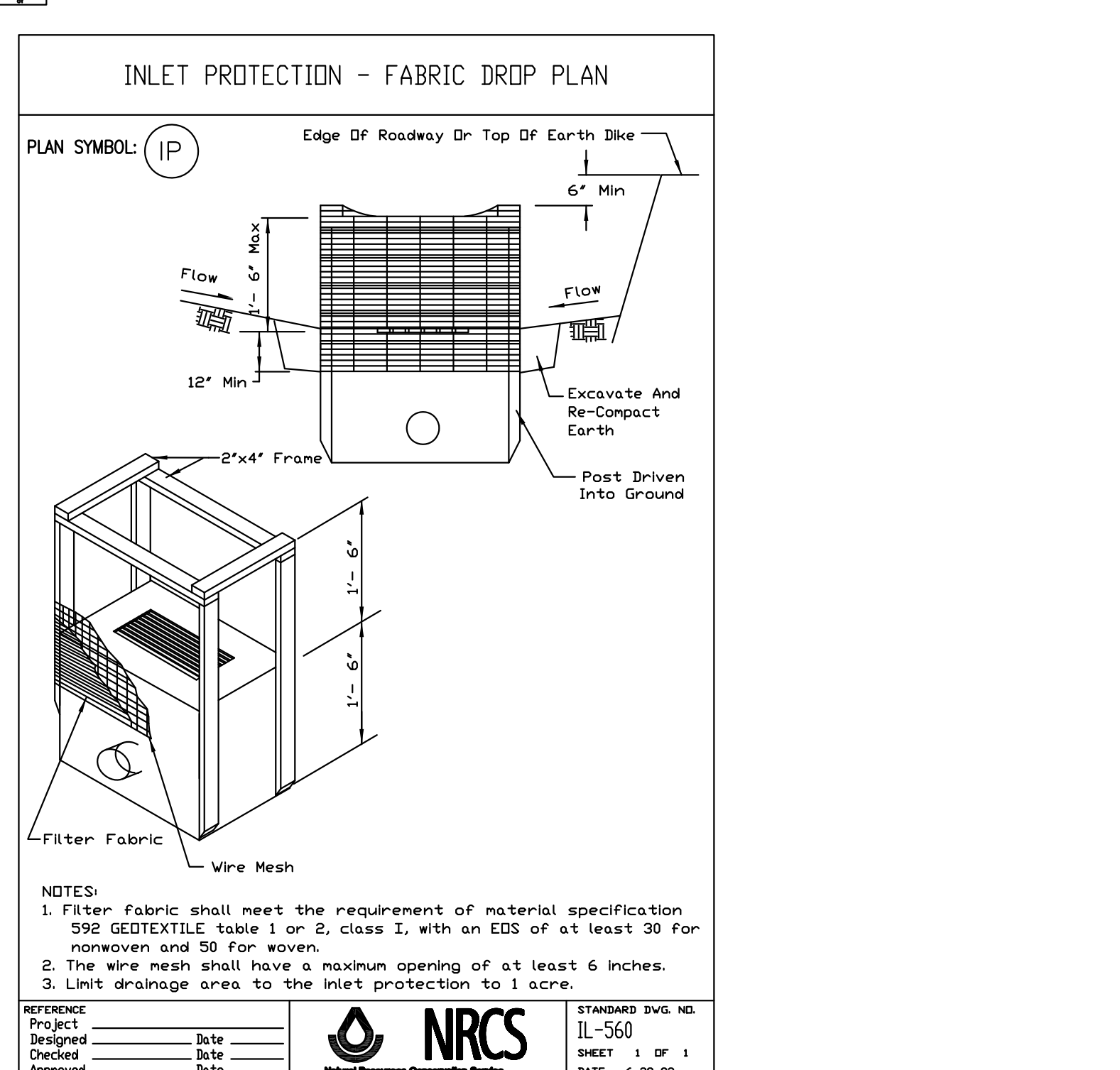
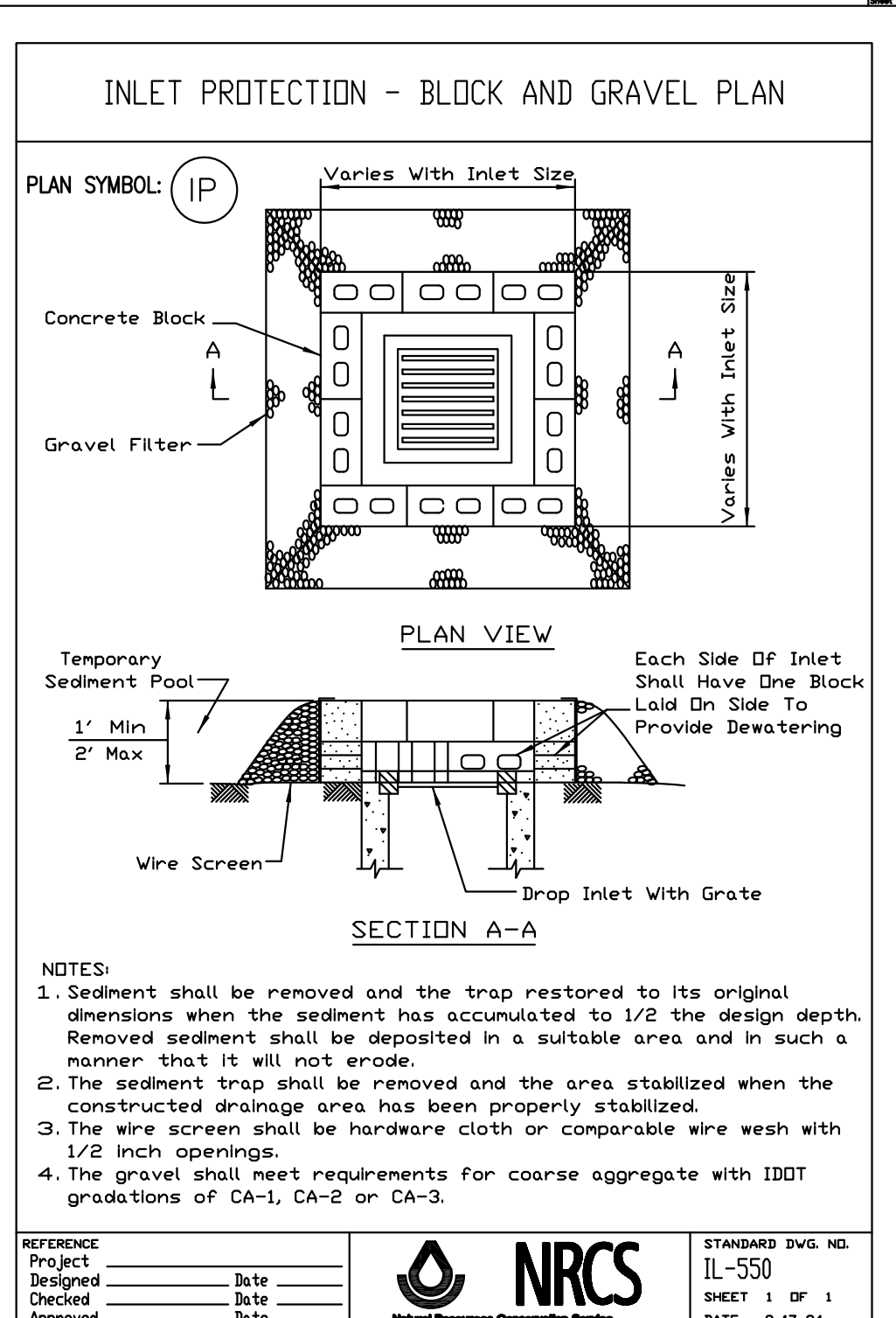
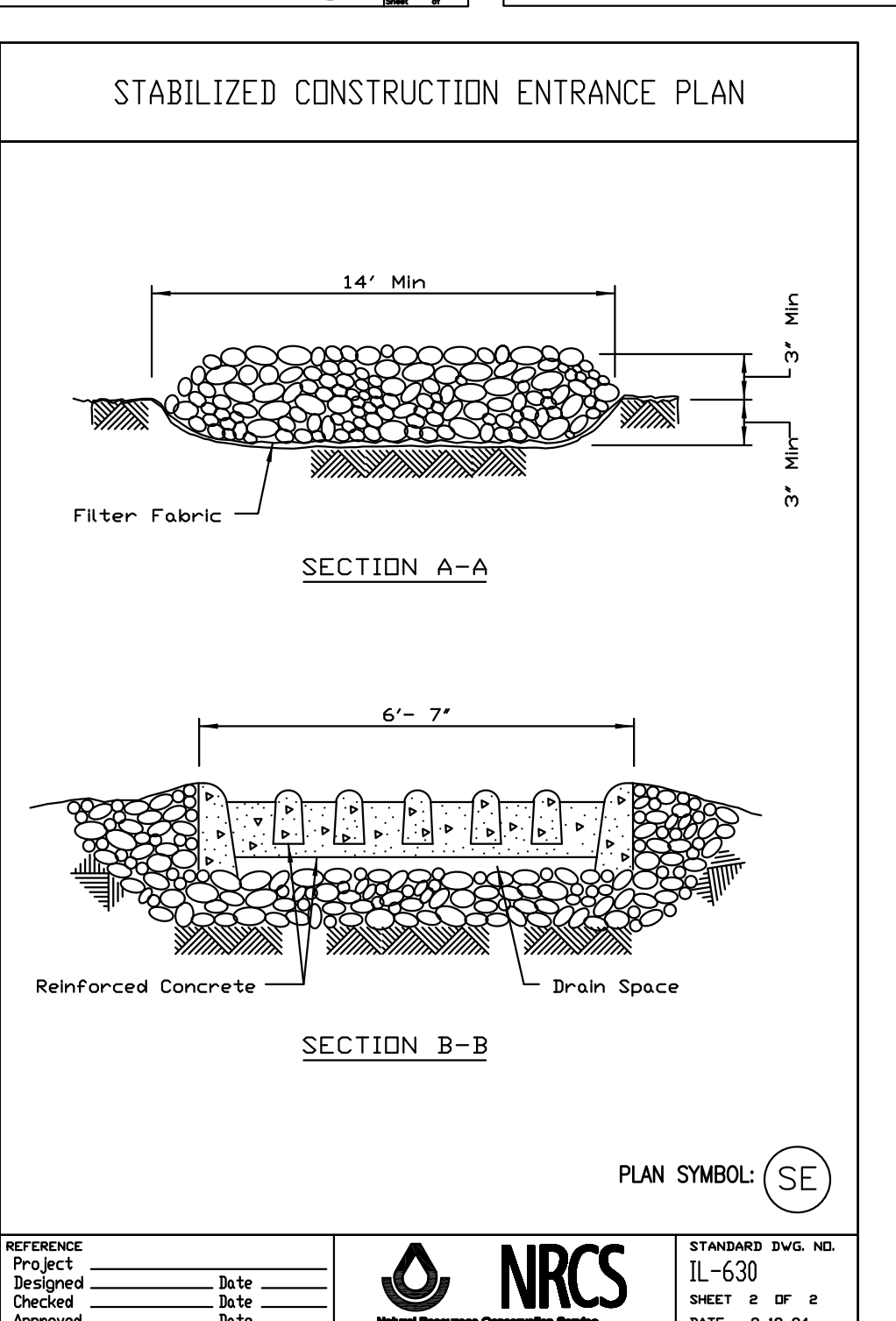
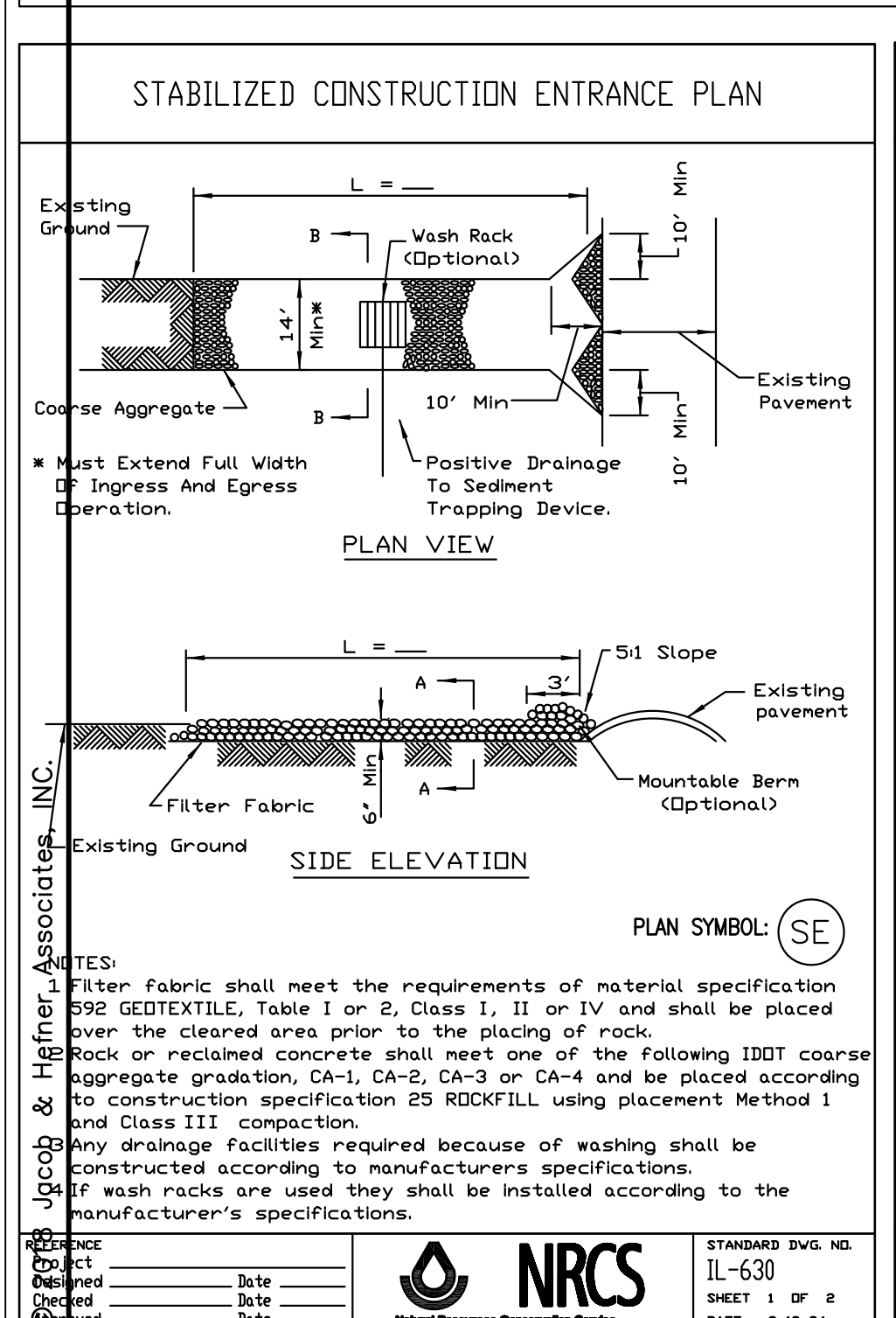
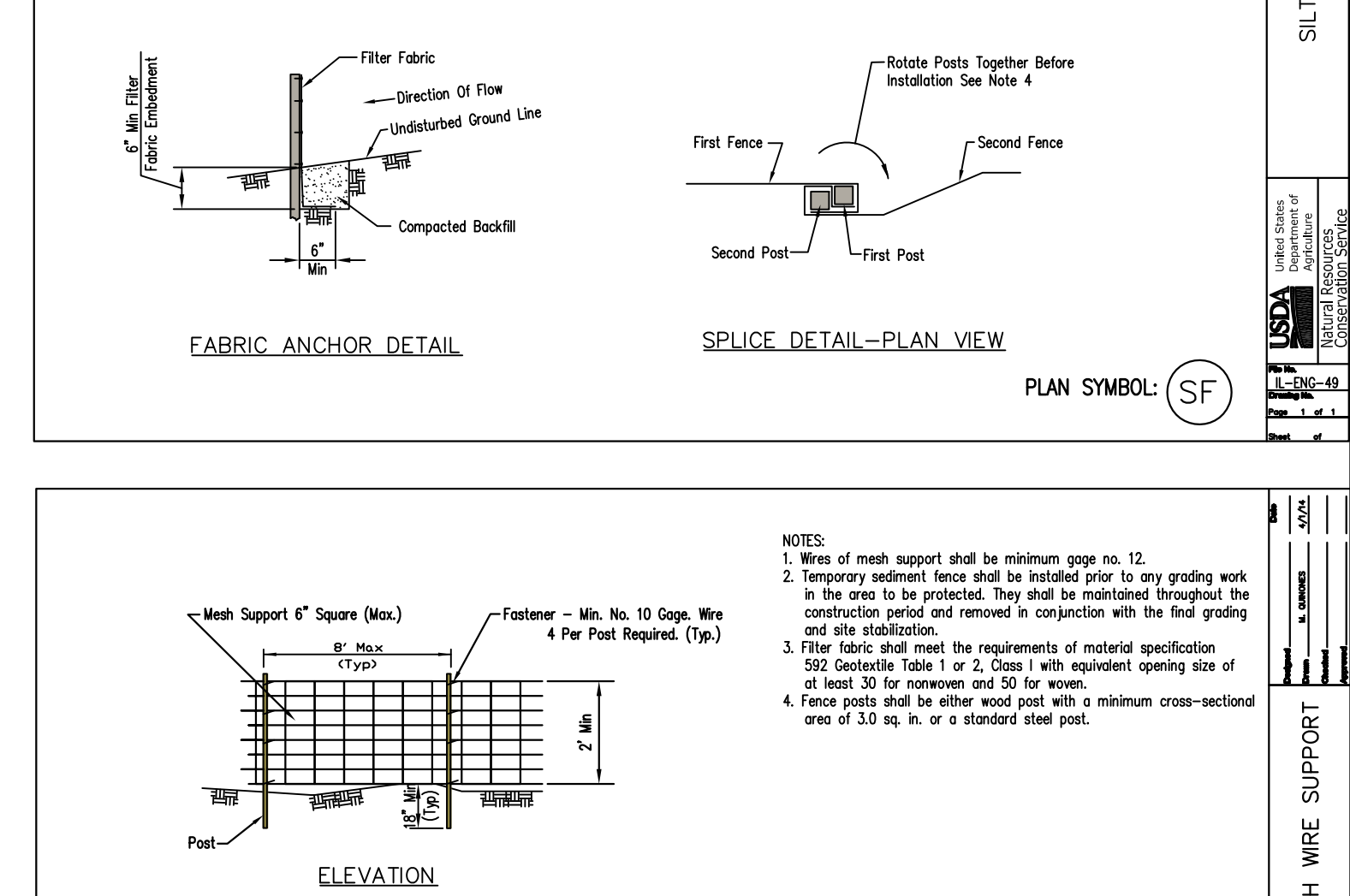
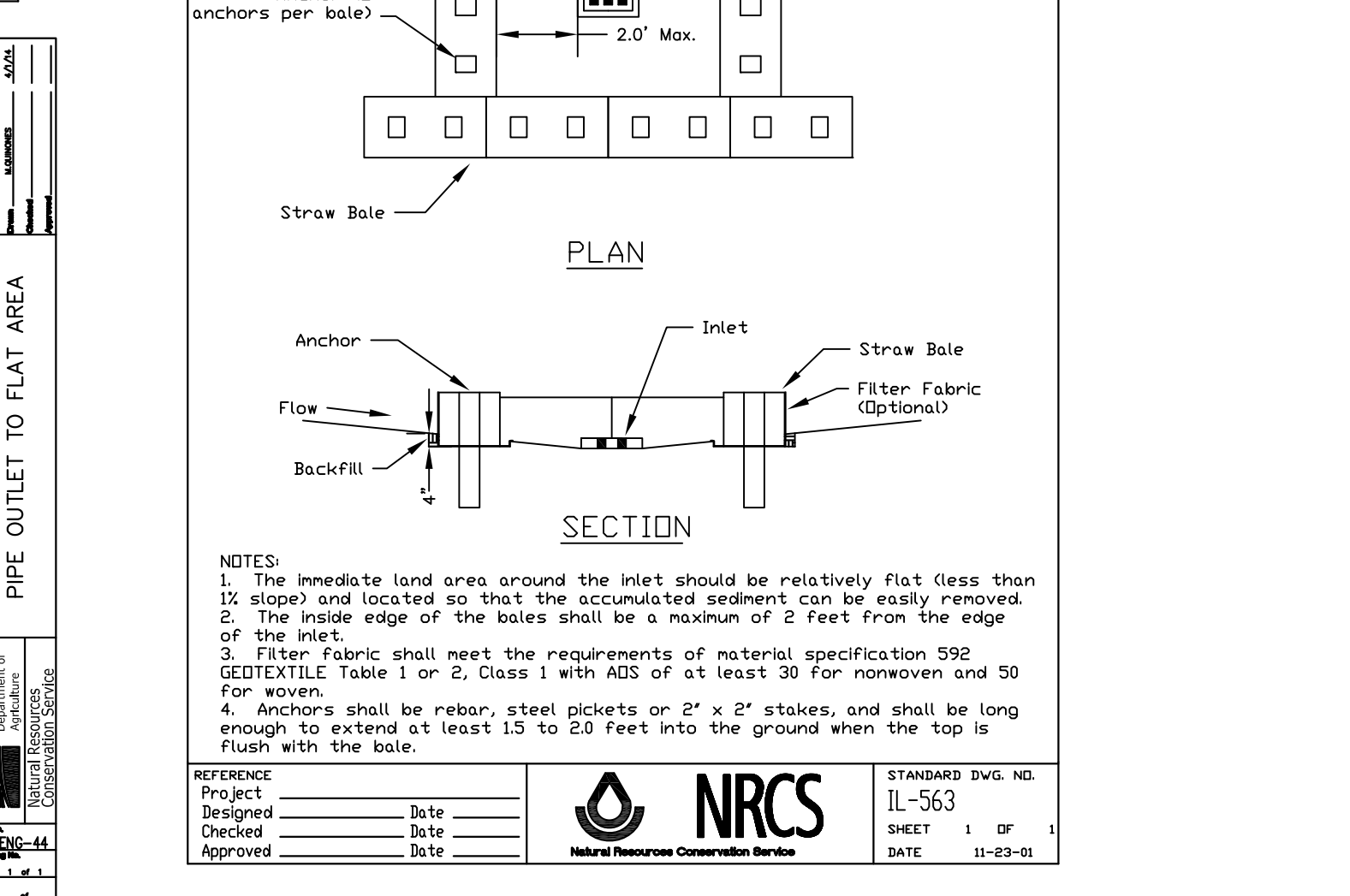
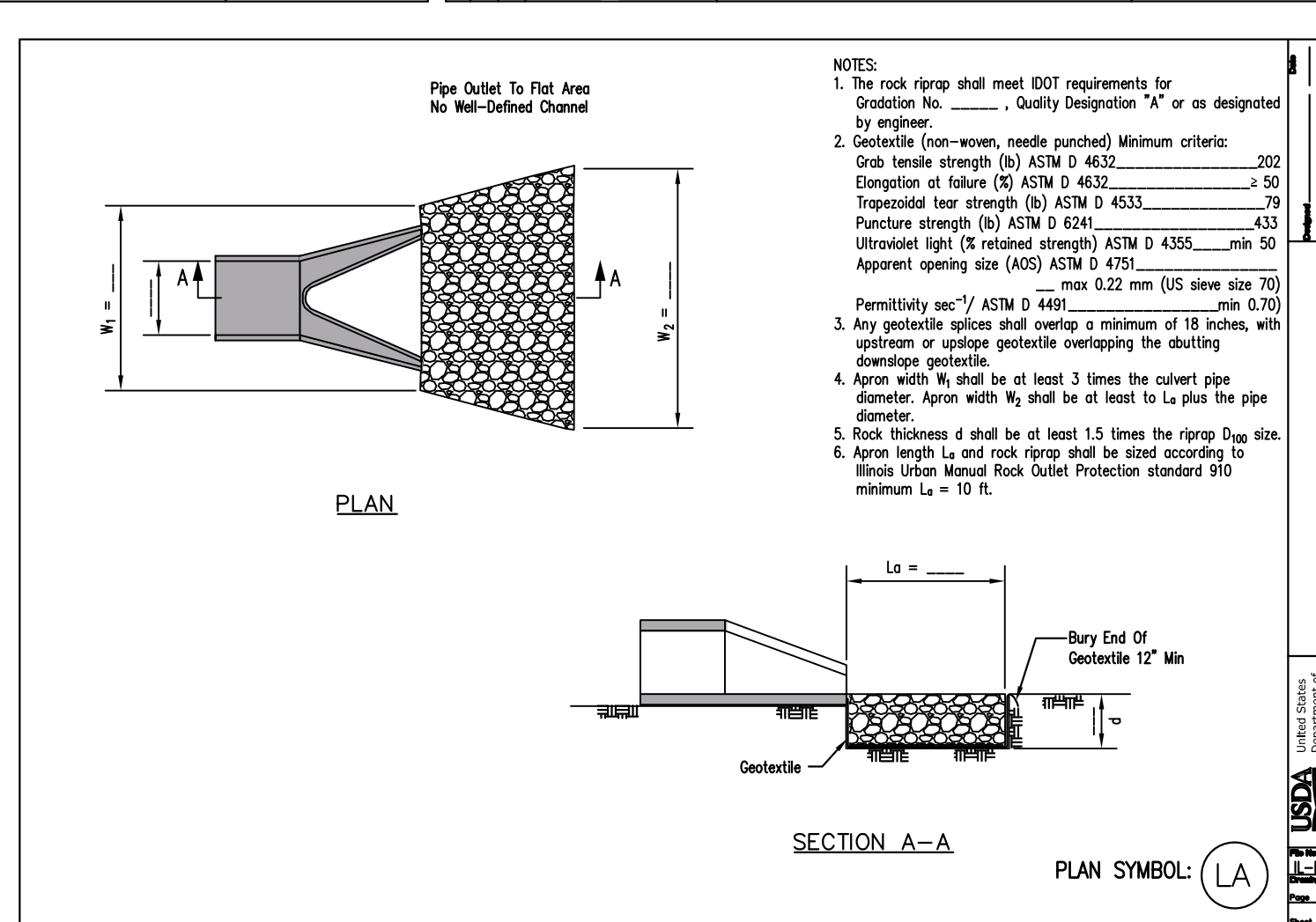
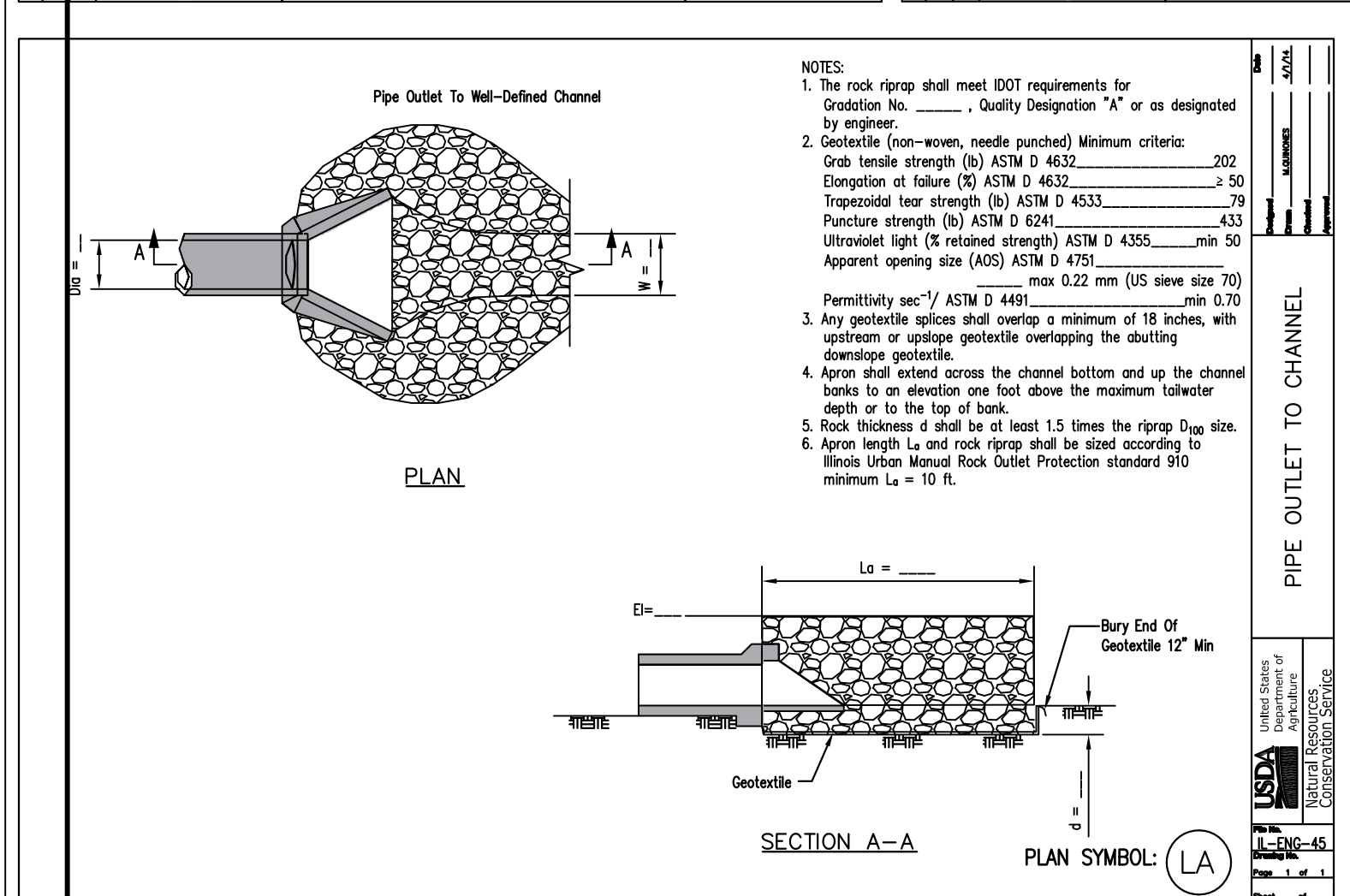
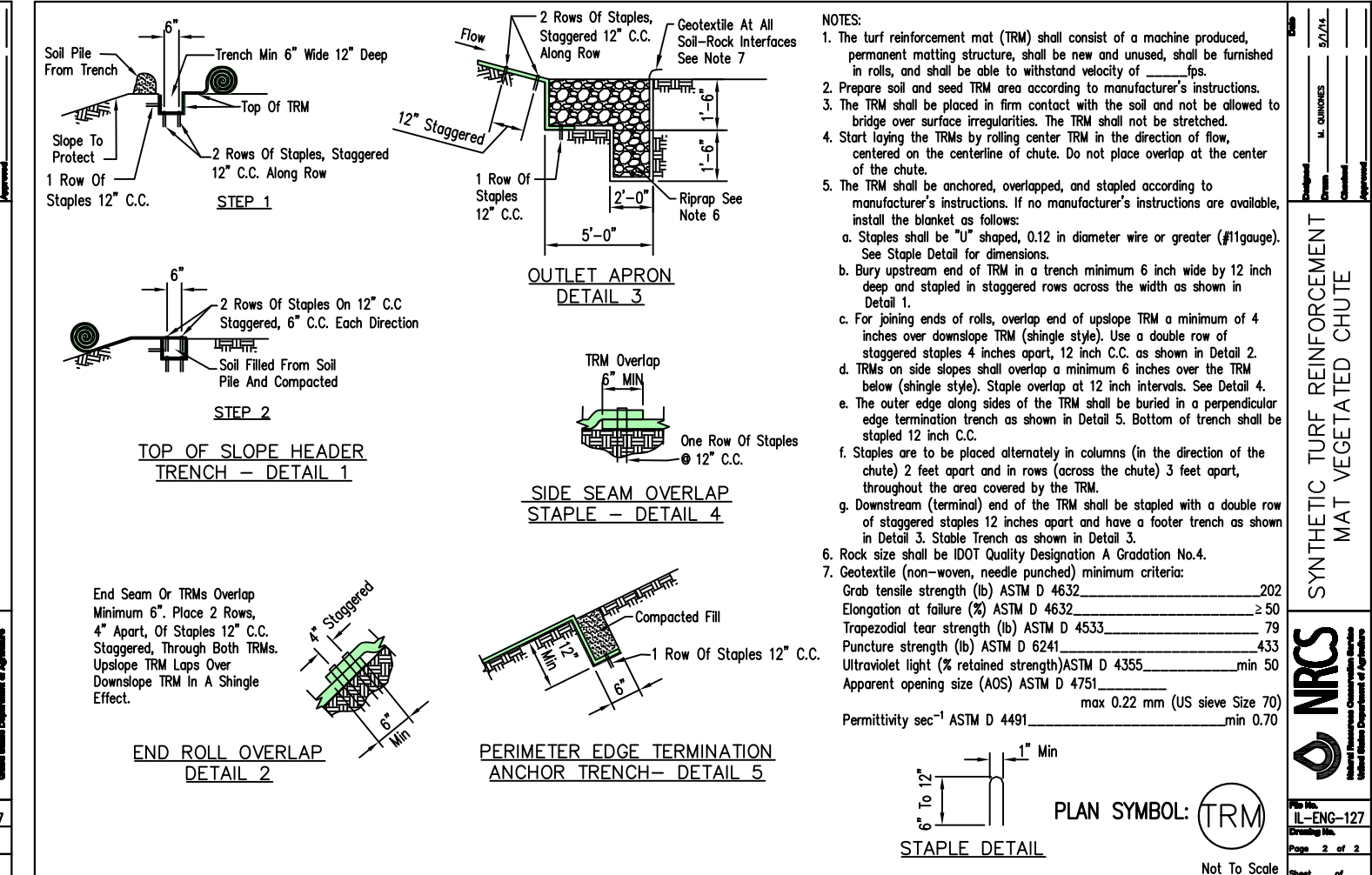
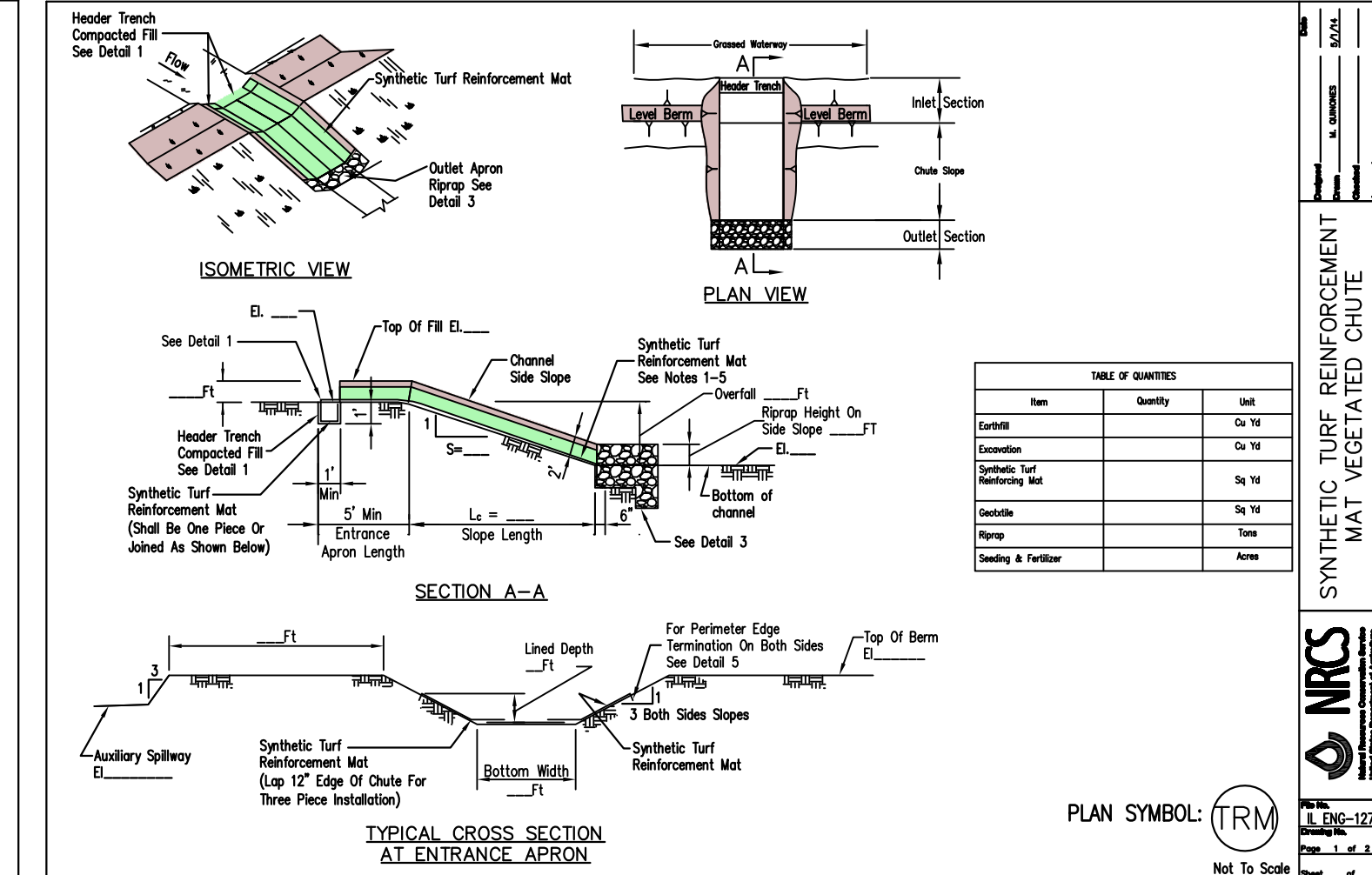
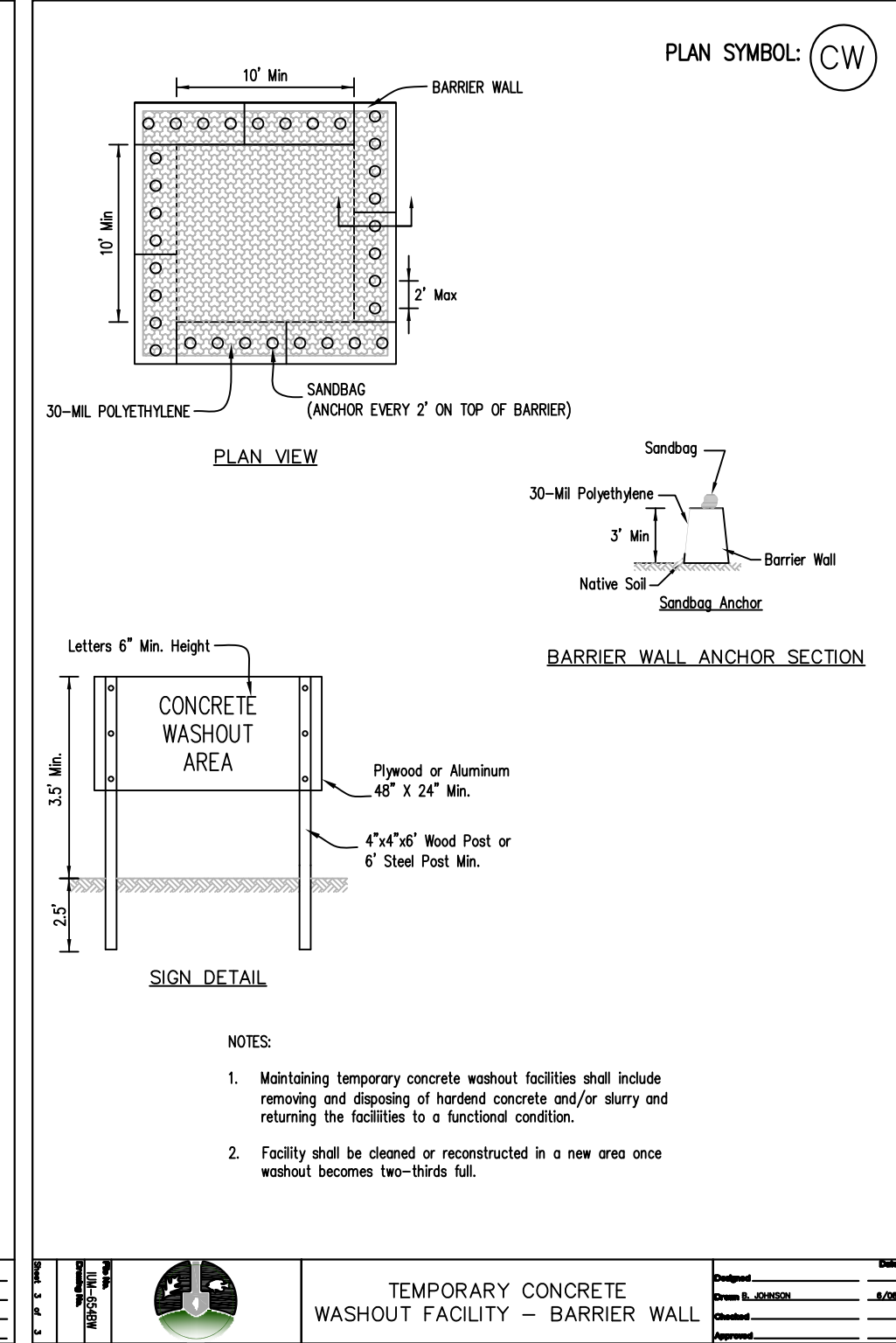
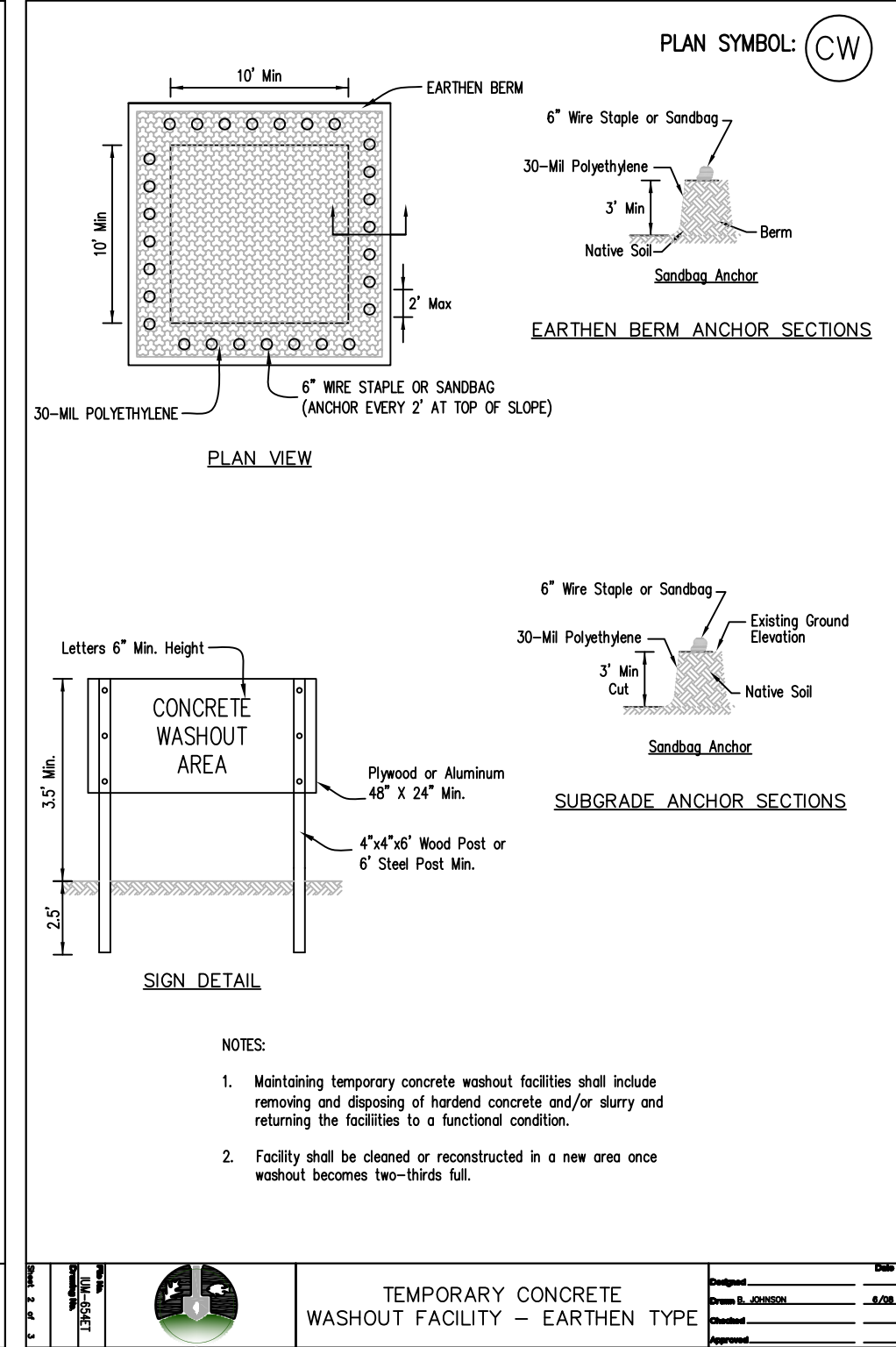
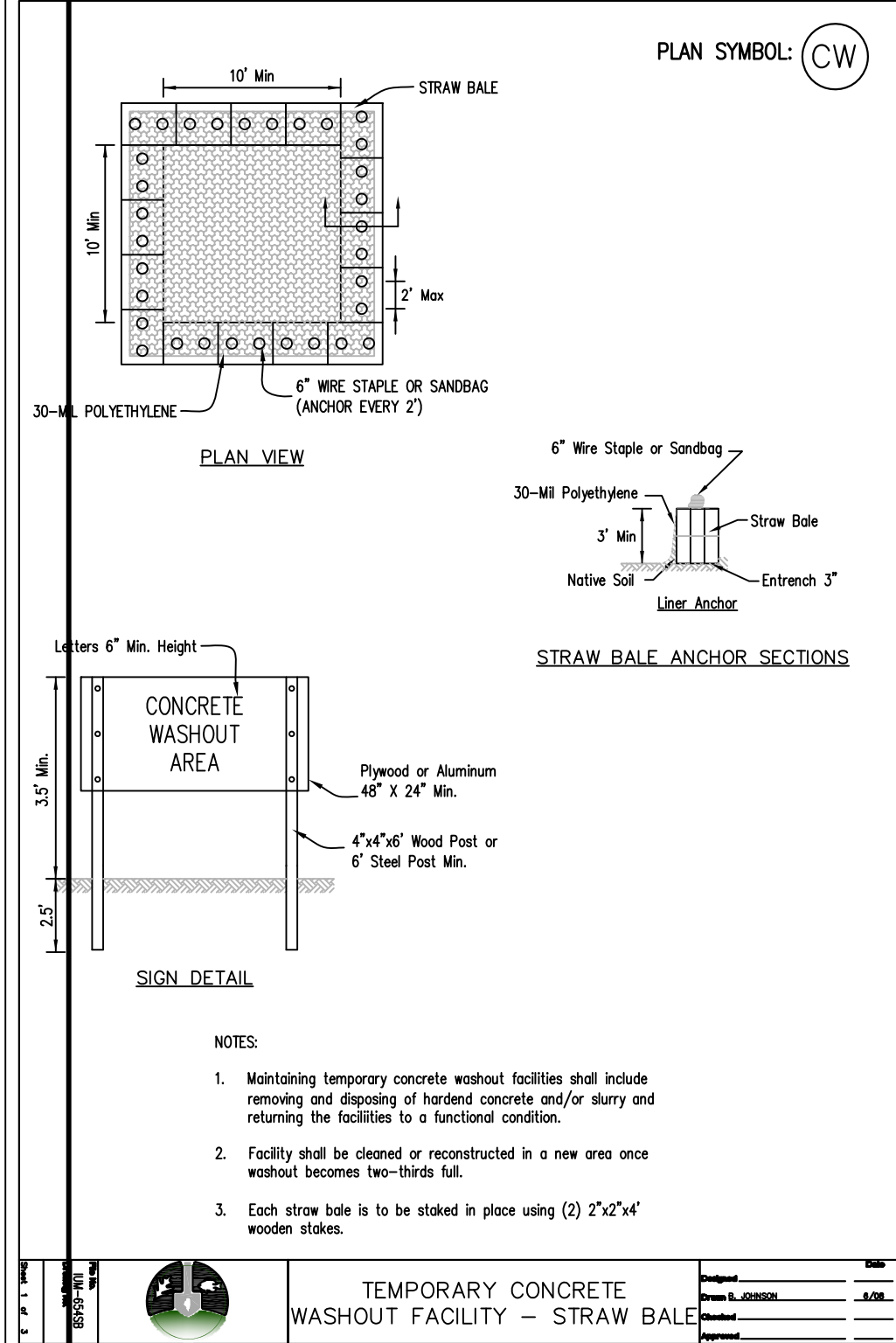
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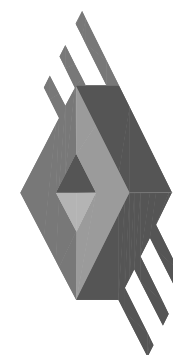
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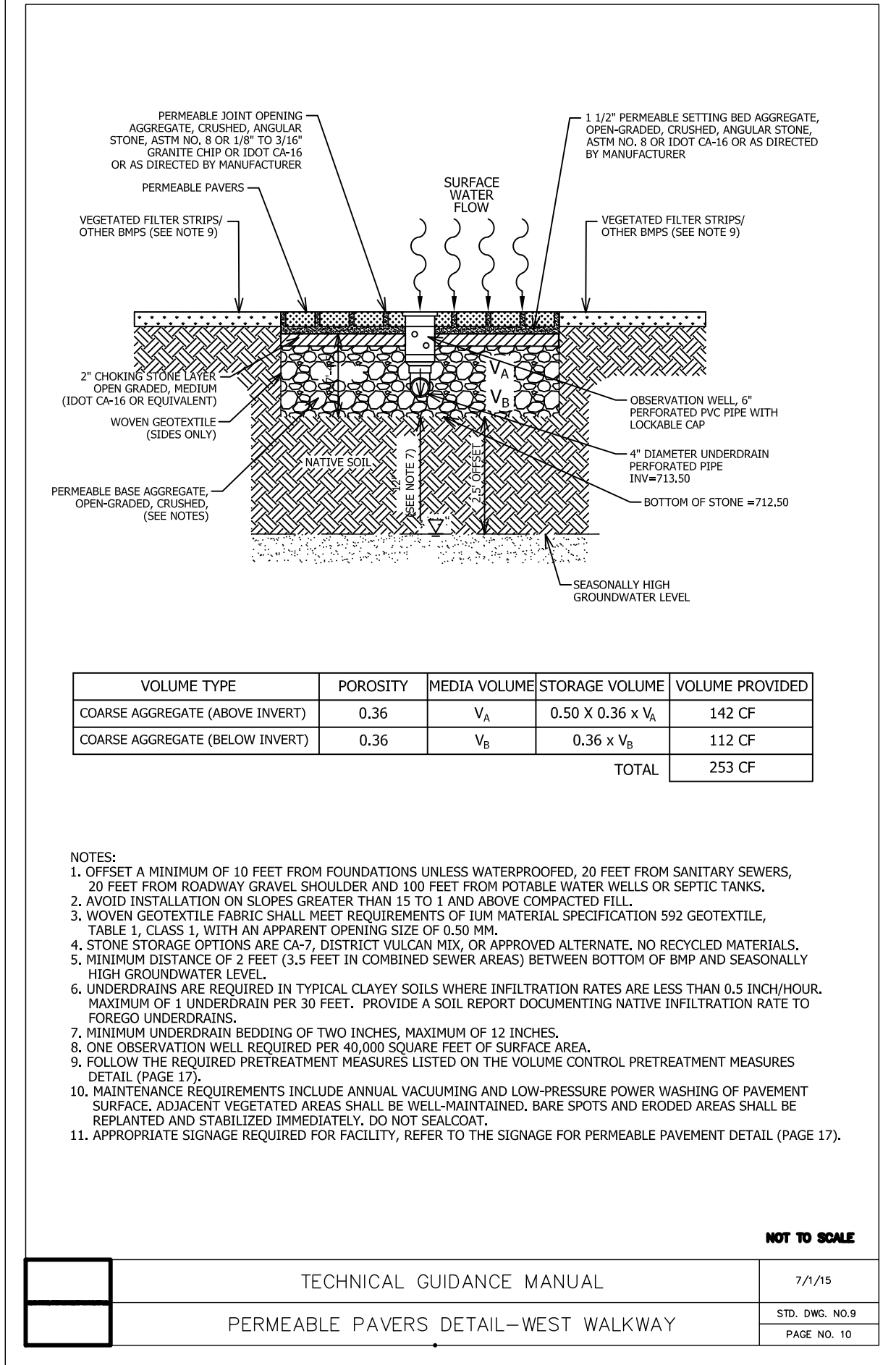
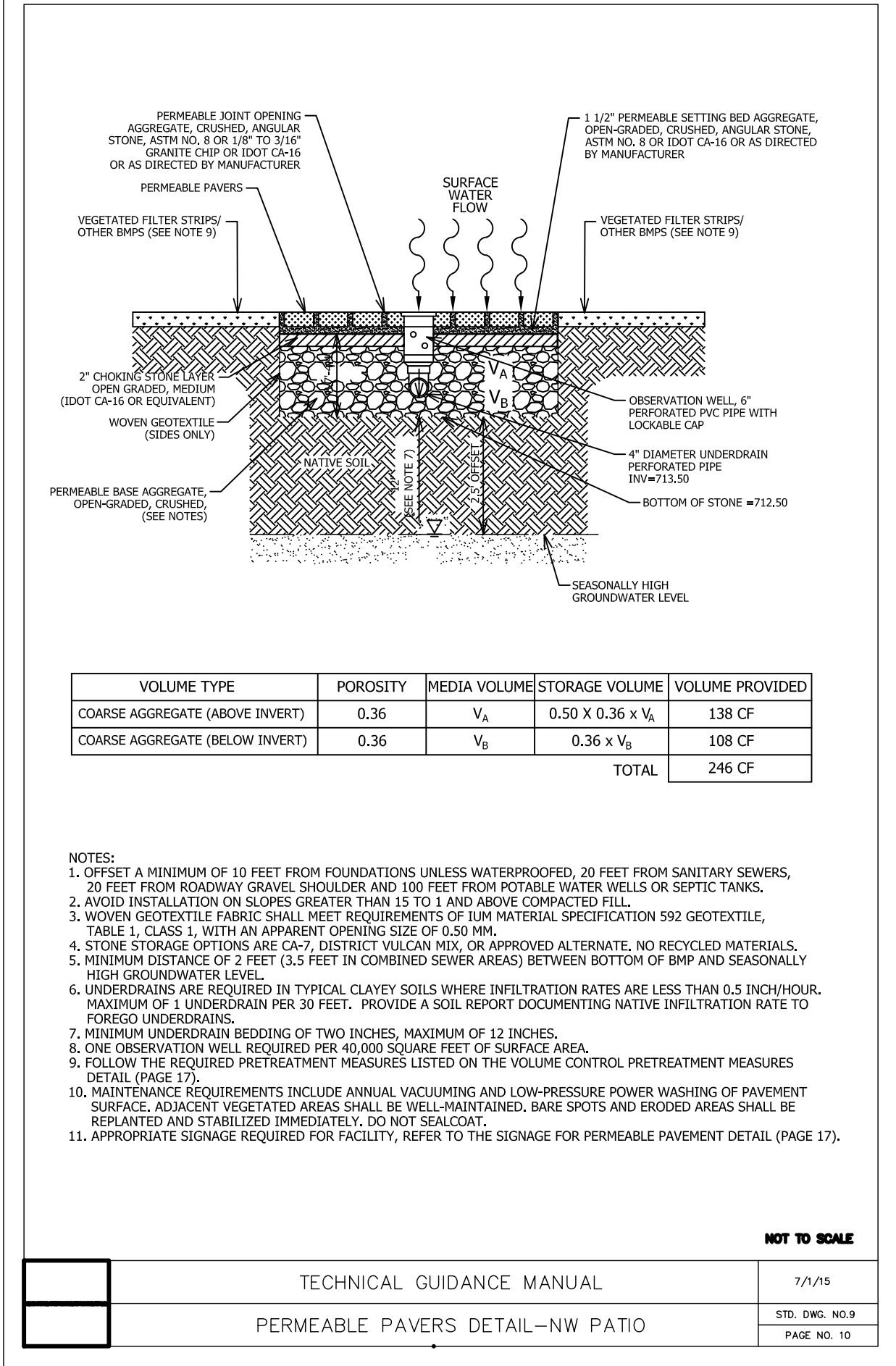
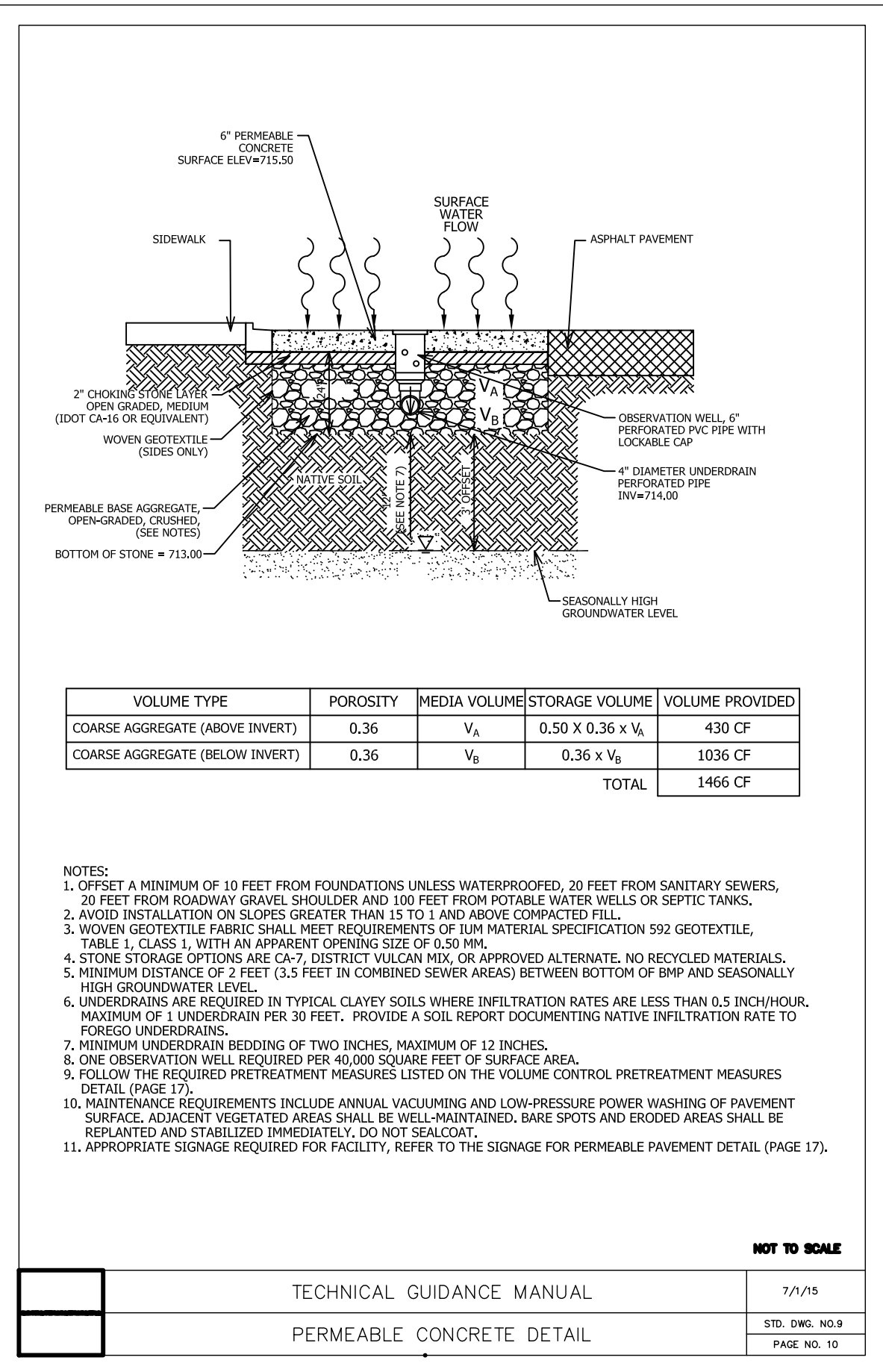
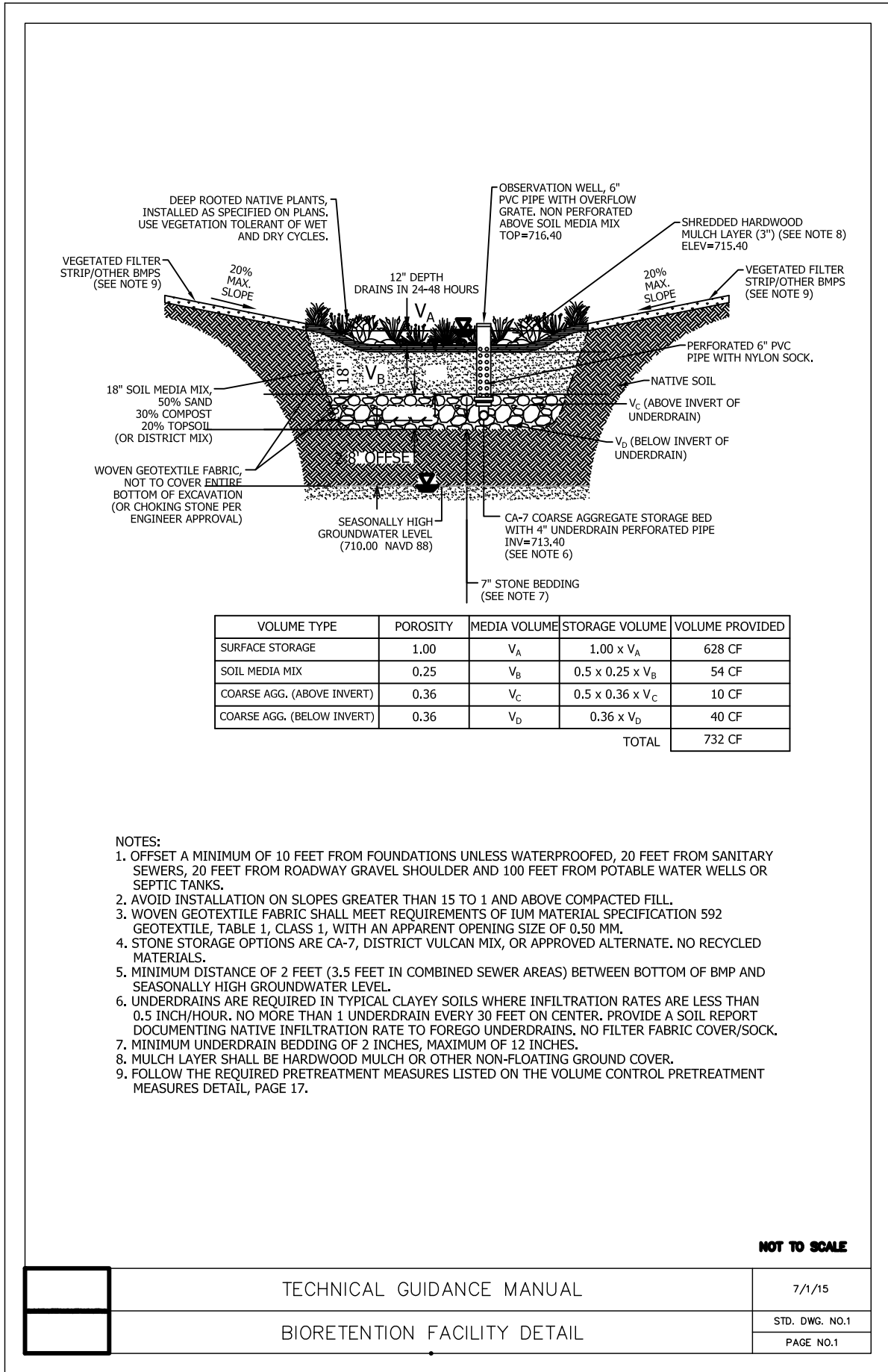
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GENERAL NOTES		GENERAL NOTES (CONTINUED)		PAVEMENT (CONTINUED)		WATER MAIN AND WATER SERVICES		SOIL EROSION AND SEDIMENT CONTROL		GENERAL NOTES & SPECIFICATIONS		CONTACTS		JACOBI & HEFNER ASSOCIATES		JOURNEYS REDEVELOPMENT		JOURNEYS THE ROAD HOME		PALATINE, ILLINOIS		10/23/18 8/17/18		2 ISSUE FOR PERMIT 1 ISSUE FOR REVIEW		No		Description		Date	
1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE. 2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. 3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS. 5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. 6. NOTIFICATION OF COMMENCING CONSTRUCTION 6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. 6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR. 7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE. 8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT CONTRACTOR'S COST. 10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEViate THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE. 11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL, SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS. 12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL. 13. ALL FIELD LIE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD LIE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY. 14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. 15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY. 16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. 17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION. 18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS. 19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS. 21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED. 22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T. 23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET. 24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. 25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS. 27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. 28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. 29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. 30. ANY DETERIORATION OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. 31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.		32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6. 33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. 34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE. 35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SATISFACTORY GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED. 37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND TOP OF FOUNDATION ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.		1. GENERAL THE PAVING CONTRACTOR SHALL: A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. C. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS. D. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. 2. TESTING AND FINAL ACCEPTANCE A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IIR VALUE OF 3.0. B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." C. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND VERIFICATION REQUIREMENTS CITED ABOVE. 3. METHOD OF MEASUREMENT A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER. B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." 4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION. THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. 5. LONGITUDINAL JOINT CONSTRUCTION A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT. B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F. C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING: 1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING. 2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT. D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE. 6. LONGITUDINAL JOINT DENSITY SPECIFICATIONS A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT - DENSITY TESTING OF LONGITUDINAL JOINTS" (BOE) AS FOLLOWS: LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE, I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES. 1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST. 2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCONFINED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION. DENSITY CONTROL LIMITS TABLE <table><tr><th>MIXTURE COMPOSITION</th><th>PARAMETER</th><th>INDIVIDUAL TEST (INCLUDES CONFINED EDGES)</th><th>UNCONFINED EDGE JOINT DENSITY MINIMUM</th></tr><tr><td>IL-19.0, IL-19.0L, IL-25.0</td><td>Ndesign < 90</td><td>93.0-97.4%</td><td>90%</td></tr><tr><td>ALL OTHER</td><td>Ndesign = 30</td><td>93.0-97.4%</td><td>90%</td></tr></table>		MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM	IL-19.0, IL-19.0L, IL-25.0	Ndesign < 90	93.0-97.4%	90%	ALL OTHER	Ndesign = 30	93.0-97.4%	90%	1. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), CLASS 52, CONFORMING TO AWWA C-151 (ANSI A-21.51) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING, CONFORMING TO ANSI-A-21.4 (AWWA C-104). ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE WITH THE MUNICIPAL REGULATIONS. 2. THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH PUSH-ON JOINTS, CONFORMING TO ANSI A21.10 (AWWA C-110). 3. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON ALL WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. 4. DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE, CONFORMING TO AWWA C-508, LATEST STANDARDS AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NEEHAW R-1713-B OR APPROVED EQUAL. LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME. 5. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. 6. ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF FOUR HOURS. THE ONLY ALLOWABLE LEAKAGE IS AS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN. 7. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX LID SHALL HAVE WORD "WATER" EMBOSSED ON THE LID. 8. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND AWWA SPECIFICATIONS. 9. BEDDING FOR ALL NEW WATER MAINS SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE. 10. WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE "K" COPPER TUBING CONFORMING TO ASTM B88-58. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING. 11. WATER SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP. 12. IEPA WATER MAIN PROTECTION A. WATER MAINS SHALL BE PROTECTED BY THE FOLLOWING: 1. HORIZONTAL SEPARATION: a) WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION. b) WATER MAINS MAY BE LAID CLOSER THAN 10 FEET TO A SEWER LINE WHEN: 1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET 2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER 3) THE WATER MAIN IS IN A SEPARATE TRENCH. c) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET CONDITION (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 18 INCHES 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 10 FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE, I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES.		1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL. 2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS. 3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES. 4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE. 5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. 7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN. 8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM. 9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL. 10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE. 11. A STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS. B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE. 12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. 13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION. 14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED UNLESS A 1/2" OR GREATER RAINFALL EVENT IS FORECAST PRIOR TO 7 DAYS. IN THAT CASE THE PROPER SOIL PROTECTION SHALL BE INSTALLED IMMEDIATELY. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION UNLESS GRADING ACTIVITIES ARE RESUMED WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED. 15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE. 16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY. 17. ALL CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.		CIVIL ENGINEER JACOB & HEFNER ASSOCIATES, INC 5030 38TH AVENUE, SUITE 5 MOLINE, IL 61265 CONTACT: JASON SNYDER, P.E. (309) 757-1900 SURVEYOR PROFESSIONAL ASSOCIATED SURVEY, INC. 7100 N. TRIPP AVENUE LINCOLNWOOD, IL 60712 (847) 675-3000		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com		Attachment: Onsite Civil Plans (1140 E. Northwest Highway - PD Journeys)					
MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM																												
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A. REFERENCED SPECIFICATIONS	B. NOTIFICATIONS	C. GENERAL NOTES	D. SANITARY SEWER	E. EROSION AND SEDIMENT CONTROL																																	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS: 1.1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION; 1.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION; 1.3. VILLAGE OF SCHAUMBURG MUNICIPAL CODE; 1.4. THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL; 1.5. IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.	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 SCHAUMBURG 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.I.L.E. AT 1-800-892-0123.	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 REPRESENTED TO THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS. 6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. 7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER. 8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES. 9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION. 10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.	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: <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>VITRIFIED CLAY PIPE</td><td>ASTM C-700</td><td>ASTM C-425</td></tr><tr><td>REINFORCED CONCRETE SEWER PIPE</td><td>ASTM C-76</td><td>ASTM C-443</td></tr><tr><td>CAST IRON SOIL PIPE</td><td>ASTM A-74</td><td>ASTM C-564</td></tr><tr><td>DUCTILE IRON PIPE</td><td>ANSI A21.51</td><td>ANSI A21.11</td></tr><tr><td>POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46</td><td>ASTM D-3034 ASTM F-679</td><td>ASTM D-3212 ASTM D-3212</td></tr><tr><td>HIGH DENSITY POLYETHYLENE (HDPE) 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH</td><td>ASTM D-3350 ASTM D-3035 ASTM D-2241 AWWA C900 AWWA C905</td><td>ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED) ASTM D-3139 ASTM D-3219 ASTM D-3219</td></tr></table> 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. <table><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr><tr><td>POLYPROPYLENE (PP) PIPE</td><td></td><td></td></tr><tr><td>12-INCH TO 24-INCH DOUBLE WALL</td><td>ASTM F-2736</td><td>ASTM D-3212, F-477</td></tr><tr><td>30-INCH TO 60-INCH TRIPLE WALL</td><td>ASTM F-2764</td><td>ASTM D-3212, F-477</td></tr></table> 8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12' ABOVE THE TOP OF THE PIPE WHEN USING PVC. 9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS. 10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID. 11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: 11.1. A CIRCUULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. 11.2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. 11.3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. 12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATERMAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED. 13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED. 14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. 15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS. 16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG. 17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS. 18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.	PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443	CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564	DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212	HIGH DENSITY POLYETHYLENE (HDPE) 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-3350 ASTM D-3035 ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED) ASTM D-3139 ASTM D-3219 ASTM D-3219	PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	POLYPROPYLENE (PP) PIPE			12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	ASTM D-3212, F-477	30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477	1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. 2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE. 3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL. 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. 5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM: 5.1. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE. 5.2. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION. 6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES. 7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. 8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE. 9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES. 10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS. 11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS. 12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT). 13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. 14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS. 15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET. 16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES. 17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. 18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES. 19. THE CONTRACTOR 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 LOADED WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM. 20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES. 21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED. 22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION. 23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS																																			
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425																																			
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443																																			
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564																																			
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11																																			
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30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	ASTM D-3212, F-477																																			



BMP DETAILS

JOURNEYS REDEVELOPMENT

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

JACOB & HEFNER ASSOCIATES

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

SANITARY SEWER CONNECTION

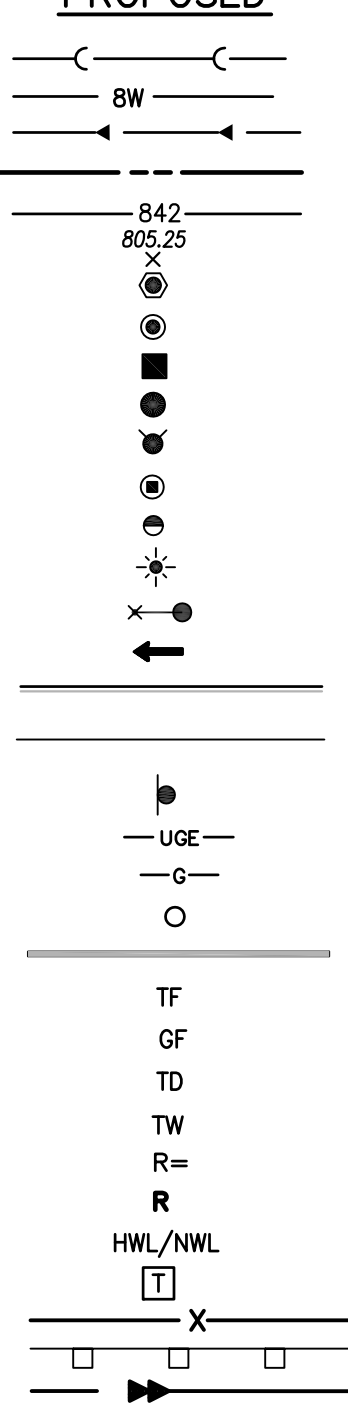
FOR

JOURNEYS REDEVELOPMENT

PALATINE, ILLINOIS

JOURNEYS THE ROAD HOME

PROPOSED



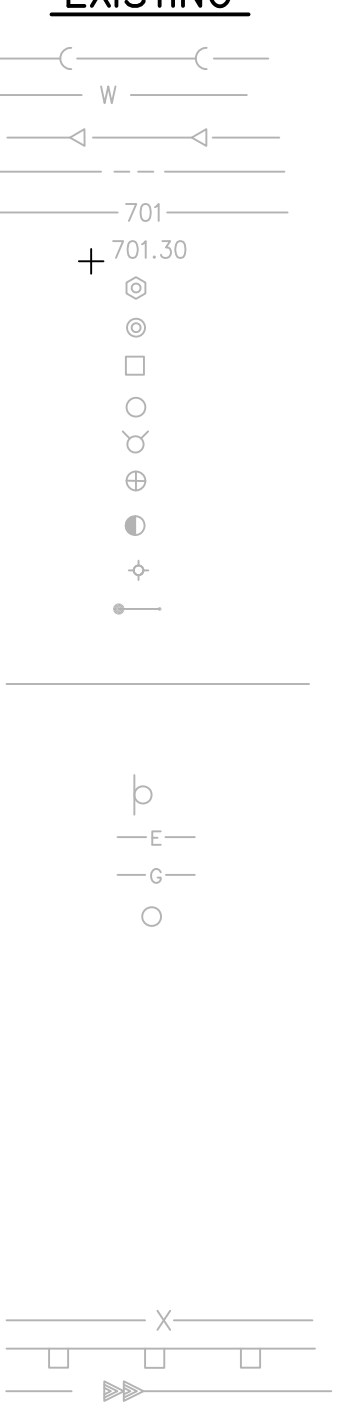
TF
GF
TD
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R=
R
HWL/NWL
T

LEGEND

DESCRIPTION

STORM SEWER
WATER MAIN WITH SIZE
SANITARY SEWER
RIGHT-OF-WAY
CONTOUR
SPOT GRADE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM CATCH BASIN
FIRE HYDRANT
PRESSURE CONNECTION
GATE VALVE W/VAULT
LIGHT POLE
STREET LIGHT W/MAST
OVERFLOW DIRECTION
CURB & GUTTER
SILT FENCE
ROAD SIGN
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UTILITY POLE
DEPRESSED CURB FOR RAMP/DRIVEWAY
TOP OF FOUNDATION
GARAGE FLOOR, AT REAR OF GARAGE
TOP OF CURB, DEPRESSED
TOP OF RETAINING WALL
RIM FOR STRUCTURES
RISER FOR SANITARY SERVICE
HIGH/NORMAL WATER LEVEL
TRANSFORMER
FENCE LINE
GUARD RAIL
FORCE MAIN
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
GAS LINE

EXISTING



W
701
701.30
X
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OHE
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LOCATION MAP
NOT TO SCALE

BENCHMARK & LOCATIONS:
REFERENCE BENCHMARK(S): ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM BENCH MARK DESIGNATION LD021 OF VILLAGE OF PALATINE, NAVD 88 ORTHO HEIGHT, ELEVATION IS +716.90 FEET.

SITE BENCHMARK(S): EAST FLANGE BOLT ON FIRE HYDRANT
ELEVATION=717.71

TOPOGRAPHIC INFORMATION IS FROM A TOPOGRAPHICAL SURVEY PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., DATED JUNE 7, 2018.

SHEET	TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	OVERALL LOCATION MAP
C4	SANITARY PLAN & PROFILE
C5	EROSION CONTROL PLAN
C6	STORMWATER POLLUTION PREVENTION PLAN
C7	MWRD SPECIFICATIONS & DETAILS

WARNING



CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)



Know what's below.
Call before you dig.

PERMITS		
DATE	PERMIT #	AGENCY
XXXX	XXXX	IEPA SANITARY IEPA WATER MWRD

No.	Description	Date
2	RE-NUMBERED SHEETS	1/22/19
1	ISSUE FOR REVIEW	12/13/18
REVISIONS		

ENGINEER
JASON J. SNYDER
JSNYDER@JACOBANDHEFNER.COM

DATE

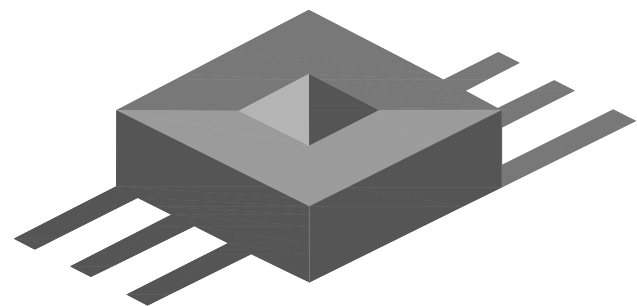
ILLINOIS REGISTRATION NO. 062-055425
EXPIRES 11/30/2019

ENGINEER ONLY CERTIFIES SHEETS

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

Municipality: PALATINE
County: COOK
Township: 24
Range: 10E
Section: 42

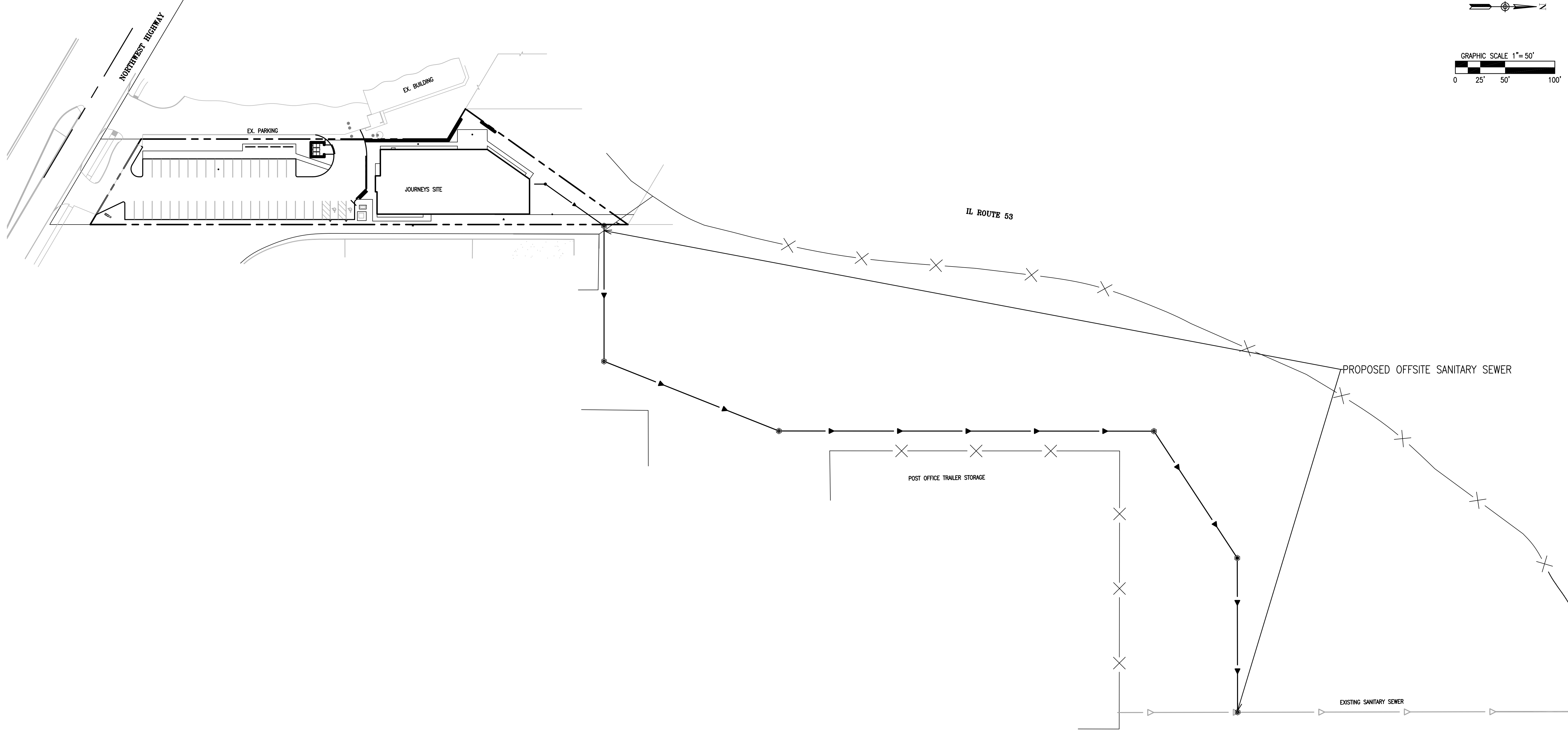
FOR REVIEW PURPOSES ONLY



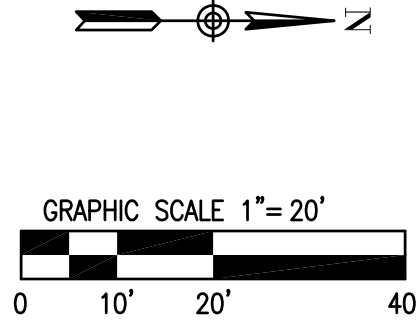
JACOB & HEFNER
ASSOCIATES

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GENERAL NOTES		GENERAL NOTES (CONTINUED)		SANITARY SEWER		CONTACTS			
1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE. 2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. 3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.C. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS. 5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT, OR QUESTIONS, WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. 6. NOTIFICATION OF COMMENCING CONSTRUCTION 6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. 6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR. 7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE. 8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT CONTRACTOR'S COST. 10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE. 11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGES TO THESE SIGNS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS. 12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL. 13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY. 14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. 15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY. 16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. 17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THE PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION. 18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS. 19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS. 21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE, RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED. 22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T. 23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET. 24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. 25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS. 27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. 28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. 29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. 30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. 31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.		32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6. 33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEARED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. 34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SURFACES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SURGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE. 35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED. 37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND TOP OF FOUNDATION ELEVATIONS, UTILITY RM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE 6-INCHES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR.		1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC D18 SANITARY SEWER SHALL CONFORM TO ANWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO ANWA C900/C905. 2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139. 3. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT PERMITTED. 4. ALL FLOOR DRAWS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE MUNICIPALITY. 5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL, CONFORMING TO ASTM D-2321, CL. 1. 6. COST FOR PIPE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. 7. PIPE BEDDING SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWER PIPE SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF PIPE, TO A MINIMUM OF 12 INCHES. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-11 AND INSTALLED PER ASTM D-2321 CLASS 1. 8. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN THE "WATER MAIN" SECTION. 9. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE. 10. THE TESTING OF THE PIPE STRAIGHTNESS AND FIELD TESTING, SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT CODE OF THE MUNICIPALITY. 11. SANITARY SEWER MANHOLES SHALL BE FOUR FOOT INNER DIAMETER, PRECAST REINFORCED CONCRETE RINGS OR MONOLITHIC CONCRETE, CONFORMING TO ASTM C 478. THE STRUCTURE SHALL HAVE AN ECCENTRIC CONE INSTALLED, LINING UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE NEENAH R-1981-I AT 16 INCHES ON-CENTER. 12. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEENAH R-1713-B OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. 13. ALL MANHOLE JOINTS SHALL BE SEALED WITH "O" RING JOINTS. NO MORE THAN EIGHT INCHES OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL MANHOLES SHALL HAVE MISSION COUPLING TYPE FITTINGS FOR PIPE CONNECTIONS. 14. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL. 15. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS. ALL VISIBLE LEAKAGE SHALL BE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE. 16. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES, INCLUDING SERVICE LINES, SHALL INCLUDE LOW PRESSURE AIR TEST AND DEFLECTION TEST PER STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY. THE TESTS SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244-02. 17. TELEVISION TESTING OF ALL SANITARY SEWERS SHALL BE TELEVIEWED. A COPY OF THE RECORDING AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE STUB LOCATIONS, A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND IDENTIFICATION OF LENGTH FROM THE MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK TESTING. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. THE LOCATION OF TELEVISION INSPECTION SHALL BE DESIGNATED BY THE MUNICIPAL ENGINEER. 18. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL MATERIALS AND WORKMANSHIP AS NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS. 19. THE CERTIFICATION CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF THE TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD METHOD OF TESTING FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING," ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212, TO DEMONSTRATE JOINT PERFORMANCE AT 5X MAXIMUM DIAOMETRIC DEFLECTION OF THE SPOUT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.		CIVIL ENGINEER JACOB & HEFNER ASSOCIATES, INC 5030 38TH AVENUE, SUITE 5 MOLINE, IL 61265 CONTACT: JASON SNYDER, P.E. (309) 757-1900 SURVEYOR PROFESSIONAL ASSOCIATED SURVEY, INC. 7100 N. TRIPP AVENUE LINCOLNWOOD, IL 60712 (847) 675-3000		1/22/19 12/13/18 2. RE-NUMBERED SHEETS 1. ISSUE FOR REVIEW No. Description	
GENERAL NOTES		EARTHWORK		SOIL EROSION AND SEDIMENT CONTROL		CONTACTS			
1. TOPSOIL EXCAVATION A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL. B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. 2. EARTH EXCAVATION A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION. B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/-, THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN THE PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS. C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED. 3. UNSUITABLE MATERIAL A. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION, IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER. 4. THE GRADING CONTRACTORS RESPONSIBILITIES A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS. C. SCARIFY AND COMPACT THE UPPER 12 INCHES OF THE SUITABLE SUBGRADE MATERIAL, AS SPECIFIED, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS. D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION. E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS. G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER. 5. TESTING AND FINAL ACCEPTANCE A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER. B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER. C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.		1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL. 2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS. 3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES. 4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE. 5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. 7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2" AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN. 8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM. 9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL. 10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE. 11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS. B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE. 12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. 13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION. 14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED UNLESS A 3/4" OR GREATER RAINFALL EVENT IS FORECAST PRIOR TO 7 DAYS. PRIOR TO CASE THE PROPER SOIL PROTECTION SHALL BE INSTALLED IMMEDIATELY. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION UNLESS GRADING ACTIVITIES ARE RESUMED WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED. 15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE. 16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY. 17. ALL CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.		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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KCT	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMANT	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	☒	(TS)	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	☒	(PS)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		(DS)	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		(SO)	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION. FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		(GC)	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.		X	N/A
	POLYMER		(P)	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REAPPLY EVERY 1½ MONTHS.
	AGGREGATE COVER		(AG)	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	☒	(PV)	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		(RD)	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		(CD)	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		(DC)	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	☒	(CG)	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
	BENCHES		(B)	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		(VC)	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		(LC)	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X	REPLACE PROTECTION WHEN NEEDED.
ENCLOSED DRAINAGE	STORM SEWER	☒	(STM)	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
	UNDER DRAIN	☒	(UD)	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		(SPS)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY		(DS)	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	☒	(W)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		(BS)	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	☒	(LA)	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		(SB)	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		(ST)	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	☒	(SF)	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		(VF)	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	☒	(SE)	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	☒	(DT)	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X	RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET	☒	(ECB)	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.			REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	☒	(TRM)	REINFORCES TURF IN CHANNELS AND SHORELINES.			REPLACE AS NEEDED
	CELLULAR CONFINEMENT		(CF)	USED TO HOLED TOPSOIL ON STEEP SLOPES.			REPLACE AS NEEDED
	GABIONS		(GA)	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.			REPLACE AS NEEDED
	GEOTEXTILE FABRIC		(GF)	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.			REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		(PP)	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.			REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	☒	(IP)	USED FOR PROTECTION OF INLETS.			REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		(SI)	USED TO BREAK UP THE FLOW ON A SLOPE.			CLEAN OUT WHEN HALF-FULL OF SILT.
	DITCH CHECK	☒	(DC)	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.			CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		(FL)	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.			REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		(SC)	USED FOR SEDIMENT CONTROL IN STREAM / POND.			REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		(PB)	USED FOR PUMP DISCHARGE LINES.			REPLACE WHEN HALF-FULL, FABRIC IS TORN, OR HOLES BEGIN TO FORM.
	CONCRETE WASHOUT	☒	(CW)	FOR CONCRETE TRUCKS TO WASHOUT.			CLEAN OUT WHEN HALF-FULL, CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING	☒	(SS)	USED TO PREVENT SILT BUILD UP IN STREETS.			CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

SEEDING CHART

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

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

C SPRING OATS 100 LBS/ACRE
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

D WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E SOD

F STRAW MULCH 2 TONS/ACRE.

- * IRRIGATION NEEDED DURING JUNE AND JULY.
- ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
- *** MOW LAWNS AS NECESSARY

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION-MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION-OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

NOTES:

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for Stormwater Discharges from Construction Site Activities and Soil Erosion and Sediment Control Ordinance for the County.

1. Site Description.

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

The proposed development consists of construction of Residential Development. The construction activities for site improvements will include: mass grading, pavement construction, installation of utilities including storm sewers, soil erosion and sedimentation control measures, as a minimum.

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

The sequence of the construction activities may be as follows: 1) install silt filter fence and stabilized construction entrance, 2) mass grading, 3) underground utilities installation, 4) fine grading in pavement area and 5) pavement construction. The soil erosion and sedimentation control items will be constructed as needed during the above construction activities.

c. The total area of the construction site is estimated to be 1.2 acres.

The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is 2.1 acres.

d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled Stormwater Management for _____ prepared by Jacob & Hefner Associates, Inc. which is hereby incorporated by reference in this plan. The estimated proposed overall site runoff coefficient is _____

e. Existing data describing soils or quality of discharge (soils report if available) Poor/Fair/Good/Not Available

f. Name of receiving water(s) _____
Name of ultimate receiving water(s) _____

g. Wetland acreage _____

2. Controls.

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b above. For each measure discussed, the contractors will be responsible for its implementation as indicated. Each such contractor has signed the required certification on forms which are attached to, and are a part of, this plan.

a. Erosion and Sediment Controls.

(i) STABILIZATION PRACTICES. Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Except as provided in 2.a.(i)(A) and 2.b., stabilization measures shall be initiated within 1 working day in portions of the site where construction activities have temporarily or permanently ceased and must be completed within 14 calendar days after the construction activity in that portion of the site has ceased on all disturbed portions of the site where construction activity will not occur for a period of 14 or more calendar days.

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

The following interim and permanent stabilization practices, as a minimum, will be implemented to stabilize the disturbed area of the site:

- Permanent seeding
- Silt filter fence
- Vegetative Filter
- Stabilized construction entrance
- Barrier filter

(ii) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. The installation of these devices may be subject to Section 404 of the Clean Water Act.

- Detention Pond
- Storm sewer system
- Rip-rap for outlet protection
- Permanent seeding

(iii) DUST CONTROL: Dust Control shall be provided per standard 825 of Illinois Urban Manual. Following are the dust control that can be used.

- Irrigation
- Spray on adhesive
- Vegetative cover
- Mulching

b. Stormwater Management.

(i) Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

The practices selected for implementation were determined on the basis of the technical guidance contained in IEPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other ordinances listed in the Specifications.

The stormwater pollutant control measures shall include:

- Silt filter fence
- Barrier filters
- Storm sewers
- Retention/Detention ponds

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

Stormwater Management Control includes:

- Rip-rap for outlet protection
- Ditch check

c. Other Controls.

(i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to acquire any permit required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

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

The sanitary sewage will be discharged to the proposed sanitary sewer constructed per IEPA and local standards.

d. Approved State or Local Plans.

The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1987, Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Plan, and the Municipal Subdivision Ordinance. Requirements specified in sediment and erosion control site plans or site permits or stormwater management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI to be authorized to discharge under this permit, incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

3. Maintenance

The following is a description of procedures that will be used to maintain, in good and effective operating conditions, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Standard Specifications.

Stabilized construction entrance: The entrance shall be maintained to prevent tracking of sediment onto public streets. This will be done by top dressing with additional stones, remove and replace top layer of stones or washing the entrance. The sediment washed on the public right-of-way will be removed immediately.

Vegetative erosion control measures: The vegetative growth of temporary and permanent seeding, sodding, vegetative channels, vegetative filter, etc. shall be maintained periodically and supply adequate watering and fertilizer. The vegetative cover shall be removed and reseeded as necessary.

Sedimentation basins/traps: The sediments shall be removed when 40-50 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more than 1 foot below the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.

Silt filter fence: The damaged silt filter fence shall be restored to meet the standards or removed and replaced as needed

Straw bale barrier filters: The straw bale barrier filter shall be inspected frequently and shall be repaired or removed and replaced as needed.

Rip-Rap outlet protection: It shall be inspected after high flows for any scour beneath the Rip-Rap or for stones that have been dislodged. It shall be repaired immediately.

4. Inspections

The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been finally stabilized, structural control measures, and location where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm (or by the end of the following business or work day) that consists of 0.5 inches or greater of rainfall or a discharge occurs due to snowmelt.

a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off site sediment tracking.

b. Based on the results of the inspection, the description of potential pollutant sources identified in section 1 above and pollution prevention measures identified in section 2 above shall be revised as appropriate as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented within 7 calendar days following the inspection.

c. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this stormwater pollution prevention plan, and actions taken in accordance with section 4.b. shall be made and retained as part of the plan for at least three (3) years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the general permit.

d. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Resident Engineer or Resident Technician shall complete and file an "Incidence of Noncompliance" (ON) report for the identified violation. The Resident Engineer or Resident Technician shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit. The report of noncompliance shall be mailed to the following address:

ALL PACKAGES:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1024 North Grand Avenue, East
Springfield, IL 62784

ALL LETTERS:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
Post Office Box 19278
Springfield, IL 62794-9276

5. Non-Stormwater Discharge

Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharges associated with the residential activity addressed in this plan, are described below:

- Water main flushing
- Fire hydrant flushing
- Watering for dust control
- Irrigation drainage for vegetative growth for seeding, etc.

The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge:

The fire hydrant and water main shall not be flushed directly on the exposed area or subgrade of the pavement. Hoses shall be used to direct the flow into the storm sewer system.

The erosion due to irrigation of seeding shall be considered minor.

NPDES CERTIFICATE

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR00000000, issued by the Environmental Protection Agency on _____

PROJECT TITLE: JOURNEYS SANITARY SEWER CONNECTION

PROJECT LOCATION: PALATINE WILL ILLINOIS
CITY/VILLAGE COUNTY STATE

DEVELOPER: JOURNEYS THE ROAD HOME

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

Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

Name: _____ Signature _____

JACOB & HEFNER
ASSOCIATES

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

STORMWATER POLLUTION PREVENTION PLAN

JOURNEYS SANITARY SEWER CONNECTION

JOURNEYS THE ROAD HOME

PALATINE, ILLINOIS

F521

N.T.S.

OS-C6

1/22/19

12/13/18

2 RE-NUMBERED SHEETS

1 ISSUE FOR REVIEW

No

Date

Description

3.2.g

Attachment: Offsite Civil Plans (1140 E. Northwest Highway - PD Journeys)

Packet Pg. 99

Packet Pg. 100



Entry Drive



Arlington Heights, Illinois 60005
© 2018
March 16, 2018
HKM
ARCHITECTS + PLANNERS, INC.

Attachment: JOURNEYS Renderings (1140 E. Northwest Highway - PD Journeys)



Entry East

Arlington Heights, Illinois 60005
© 2018
March 16, 2018
HK M
ARCHITECTS - PLANNERS, INC.

Attachment: JOURNEYS Renderings (1140 E. Northwest Highway - PD Journeys)



Entry West

Arlington Heights, Illinois 60005
© 2018
March 16, 2018
HKM
ARCHITECTS - PLANNERS, INC.



Aerial



Arlington Heights, Illinois 60005
© 2018
March 16, 2018
HKM
ARCHITECTS + PLANNERS, INC.

Attachment: JOURNEYS Renderings (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. 0-141-01

**ORDINANCE GRANTING A SPECIAL USE
FOR A HOMELESS DAY FACILITY
1140 E. NORTHWEST HIGHWAY**

Attachment: ORD #O-141-01 - Journeys existing Special Use (1140 E. Northwest Highway - PD Journeys)

ORDINANCE NO. 0-141-01

**AN ORDINANCE
GRANTING A SPECIAL USE FOR A HOMELESS DAY FACILITY
1140 E. NORTHWEST HIGHWAY**

WHEREAS, hearings were held by the Zoning Board of Appeals of the Village of Palatine on April 24, 2001 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Zoning Board has reported their findings on a petition for a Special Use for a Homeless Day Facility, pursuant to Section 11.03(d)(34) of the Palatine Zoning Ordinance, on the following legally described property:

That part of the East 1/2 of the Southwest 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, bounded by a line described as follows, to wit: Commencing at a point in the West line of the East 1/2 of the Southwest 1/4 of said Section 24, which is 606.0 feet South of the Northwest corner thereof; thence East along a line 606.0 feet South of and parallel to the North line of the Southwest 1/4 of said Section 24, for a distance of 470.0 feet; thence South parallel to and 470.0 feet East of said West line for a distance of 222.63 feet to a point which is 300.0 feet North of the Northerly right of way line of Northwest Highway as it existed on September 29, 1959 (as measured at right angles thereto); thence Southeasterly along the line parallel to and 300.0 feet North of said Northerly right of way as aforesaid for a distance of 735.29 feet to the Northwest corner and point of beginning of the tract to be herein described; thence continuing along said parallel line for a distance of 100.0 feet to a point in a line drawn parallel to and 2794.84 feet West of the East line of said Section 24; thence South along said parallel line for a distance of 348.80 feet to the Northerly right of way line of Northwest Highway aforesaid; thence Northwesterly along said Northerly right of way line for a distance of 100.0 feet; thence North parallel to the East line of said Section 24, for a distance of 348.80 feet to the place of beginning, excepting therefrom all that part taken for widening of Northwest Highway, in Cook County, Illinois

commonly known as 1140 E. Northwest Highway.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Illinois, acting in the exercise of their home rule power:

SECTION 1: That a Special Use for a Homeless Day Facility, pursuant to Section 11.03(d)(34) of the Palatine Zoning Ordinance, is hereby granted subject to the following conditions:

- 1) The Special Use shall substantially conform to the site plans, floor plan and elevation plan by HKM Architects dated 4/9/01 except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions below:
- 2) Any new signage shall conform to the B-2 standards.
- 3) The sidewalk shall be installed no later than June 30, 2002 in a manner acceptable to the Village Engineer. An IDOT permit is required.
- 4) The petitioner shall explore options for the installation of an off-site sidewalk or bike path along Northwest Highway leading to the Arlington Park Train station and a signalized pedestrian walkway across Northwest Highway by working with the US Postal Service, Metra, IDOT and the Salt Creek Park District.
- 5) A lighting plan including photometrics shall be provided in a manner acceptable to the Village Engineer.
- 6) The dumpster enclosure shall be constructed of materials and colors similar to the existing building.
- 7) Two parking spaces shall be eliminated to provide emergency cross access between the subject property and 1136 E. Northwest Highway in a manner acceptable to the Fire Prevention Bureau.
- 8) The Special Use to operate a homeless day facility is granted solely to Hope Now and Northwest Suburban PADS and shall not be transferable.
- 9) The petitioner shall provide transportation services, in a form of a minimum of 2 passenger vans, to its clients during all operating hours. The vans shall be registered to either Hope Now or Northwest Suburban PADS or leased by the same and shall have a driver dedicated to the transportation of the their clients.
- 10) The petitioner shall participate in quarterly meetings with the Village Staff and representatives of the surrounding neighborhoods if requested by the Village Manager.
- 11) The hours of operation shall be limited to 9am to 5pm Monday thru Friday excluding those holidays for which the facility would be closed.

12) The Special Use shall be subject to review by the Village Council approximately 9 months from the effective date of the Ordinance. The Village Council reserves the right to amend the conditions of the Special Use and/or to conduct additional reviews as deemed necessary.

13) There shall be no storage of inoperable/unlicensed vehicles on the site. The petitioner shall contract with an automobile company to ensure that inoperable/unlicensed vehicles are not parked on the site overnight.

14) The petitioner shall work with the Palatine Police Department to prevent loitering on the site.

15) The existing pole sign shall be removed.

SECTION 2: That the petition for special use, and a copy of the public notice and minutes of the Zoning Board hearing be attached hereto and form a part of this ordinance.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 8th day of October, 2001

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 8th day of October, 2001



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8th
day of October, 2001



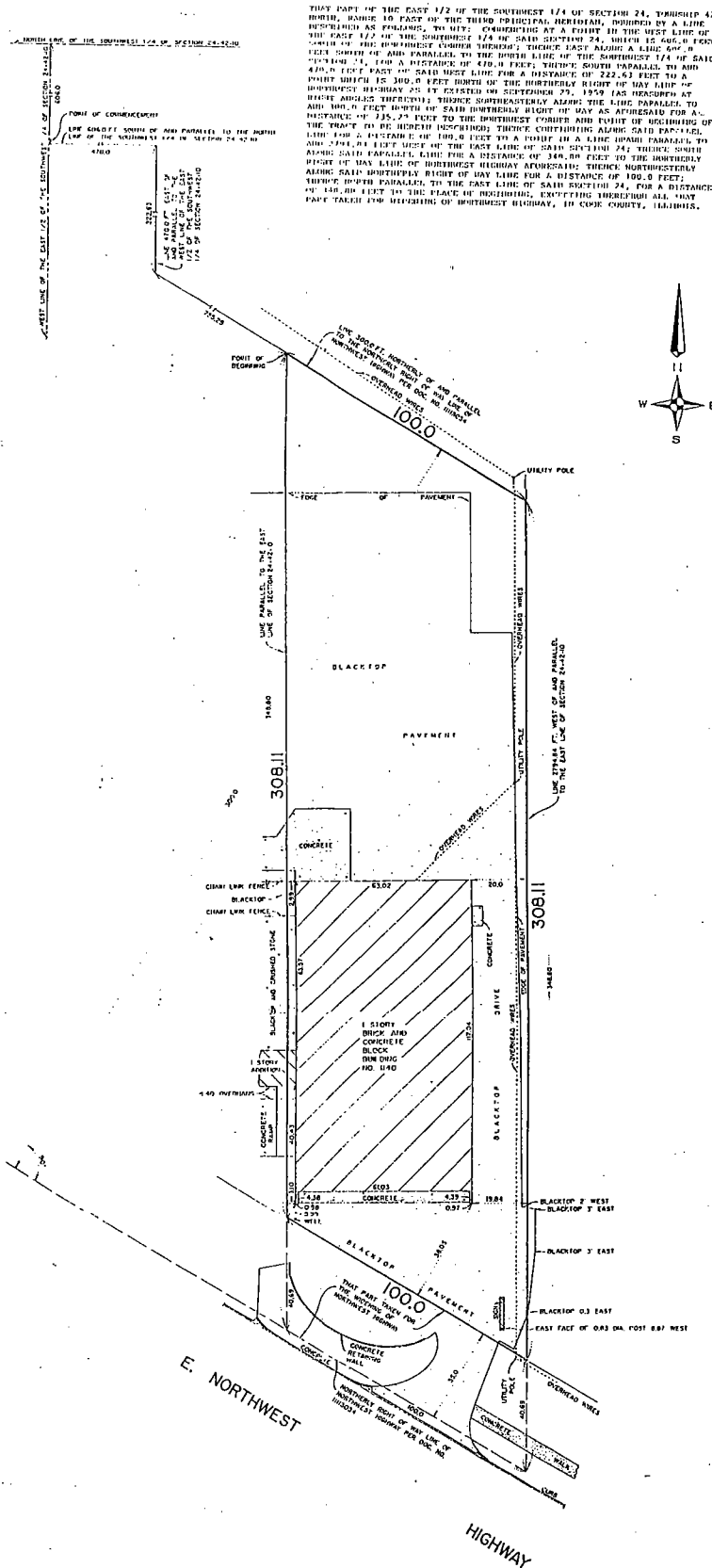
Village Clerk

PLAT OF SURVEY

By

JOHN M. HENRIKSEN
OF

3.2.i



ORDER NUMBER 891486-B
DATE MARCH 20, 1992
SCALE 1 INCH = 20 FEET
ORDERED BY REDMOND P. MURPHY

*BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
*PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
*COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
*DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

NO.	DATE	DESCRIPTION	AMOUNT
1	1992	100.00	100.00
2	1992	100.00	100.00
3	1992	100.00	100.00
4	1992	100.00	100.00
5	1992	100.00	100.00
6	1992	100.00	100.00
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99	1992	100.00	100.00
100	1992	100.00	100.00

STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN MICHAEL HENRIKSEN, an Illinois Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.
Observations are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

JOHN M. HENRIKSEN
ILLINOIS REGISTERED LAND SURVEYOR #7668

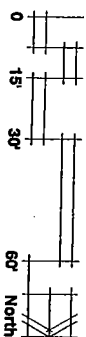


Hope Now / P.A.D.S. Facility

4-9-01
JOB NO. 98007

Site Plan

HKM ARCHITECTS + PLANNERS, INC.
6500 N. VIAL AVENUE, ANAHEIM, CALIF. 92805

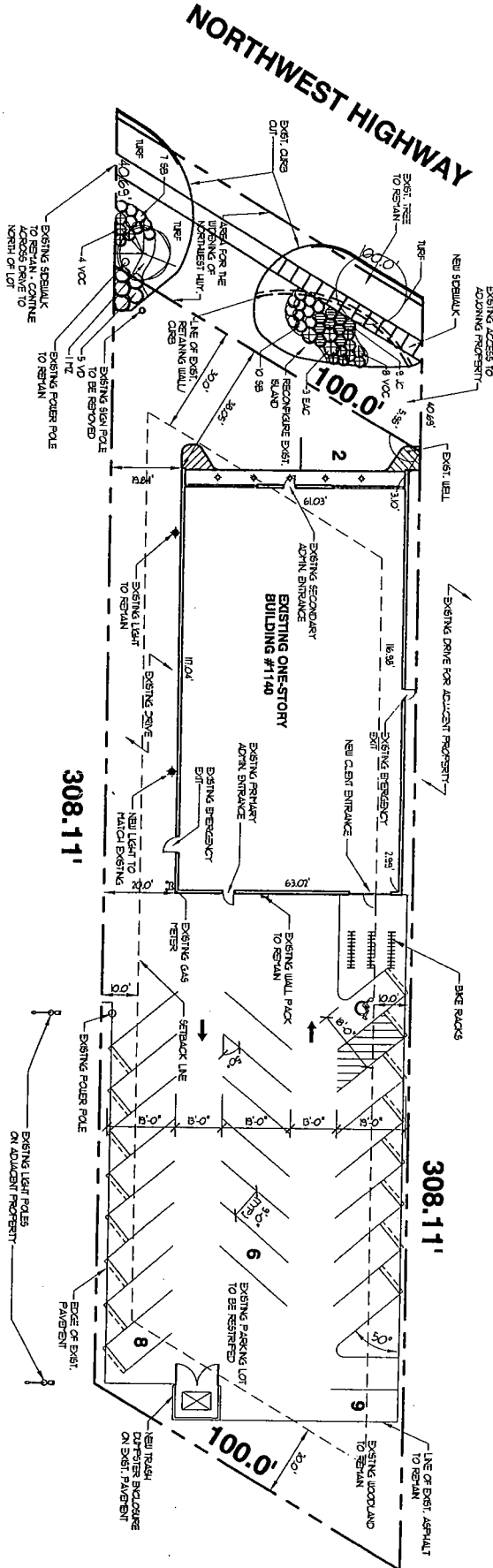


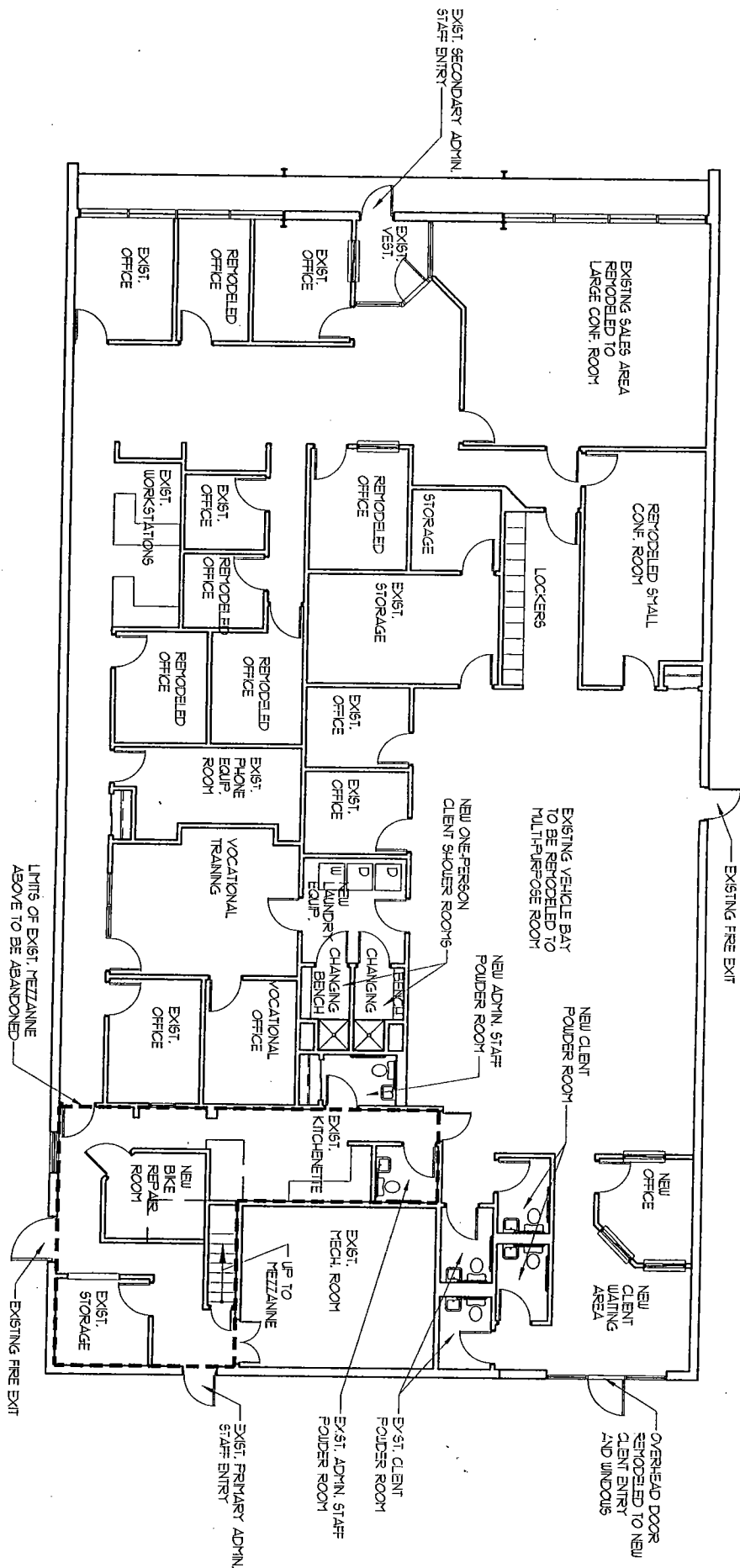
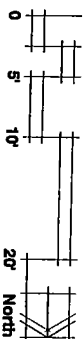
PETITIONER'S EXHIBIT
4

PLANT LIST

12	JUNIPERUS CHINENSIS 'PYRAMIDALIS'	24" BG
12	ELONIA ALATA 'CORPACATA'	4" BG
12	VERBENA ORNATA 'CORPACATA'	24" BG
12	SPRENGERIA 'BONPLANDIA' 'ARBORESCENS'	24" BG
12	VERBENA ORNATA	8" BG
12	VERBENA ORNATA	3" BG

TOTAL EXISTING BUILDING AREA: 7,095 S.F.
TOTAL PARKING PROVIDED: 25 CARS





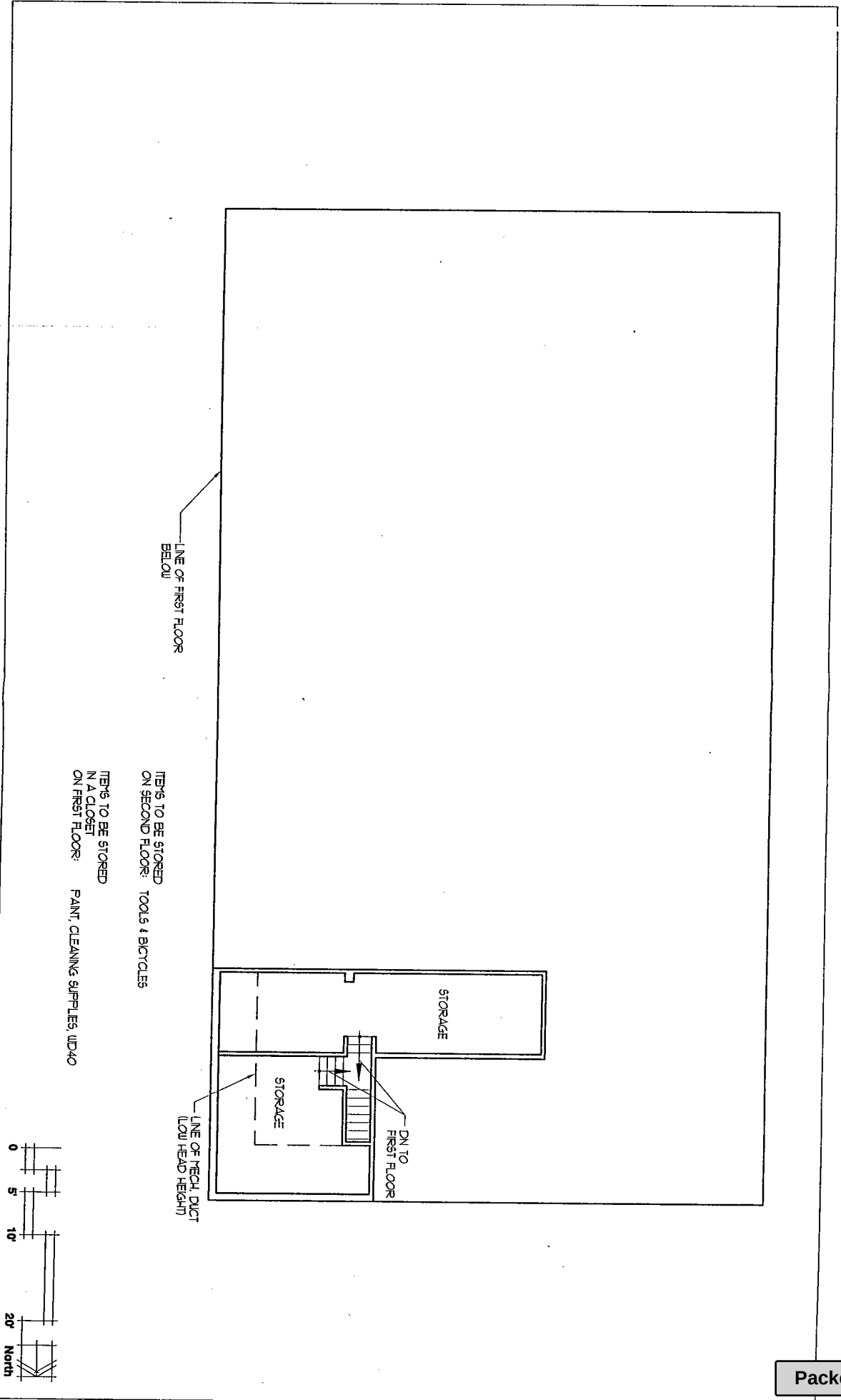
Hope Now / P.A.D.S. Facility

44-01
JOB NO. 88007

Mezzanine Floor Plan

HKM

ARCHITECTS + PLANNERS, INC.
9 SOUTH WAL AVENUE, ASHLAND, WISCONSIN 54806 (715) 635-0101



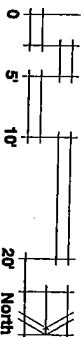
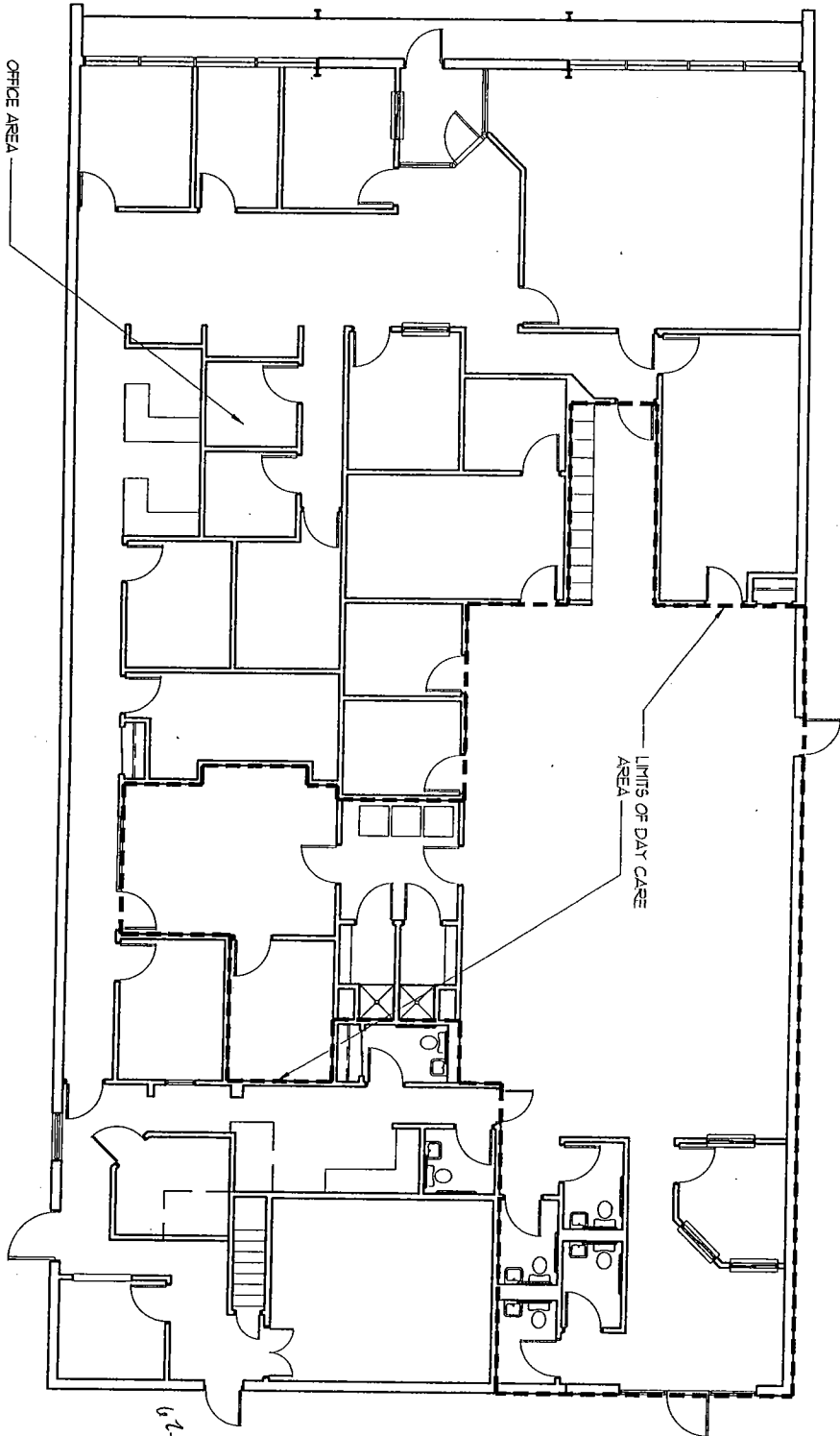
Hope Now / P.A.D.S. Facility

3-14-07
Jed No. 8807

HKM ARCHITECTS + PLANNERS, INC.
5 SOUTH VAL AVENUE WASHINGTON HEIGHTS, ILLINOIS 60605 ©2001

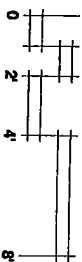
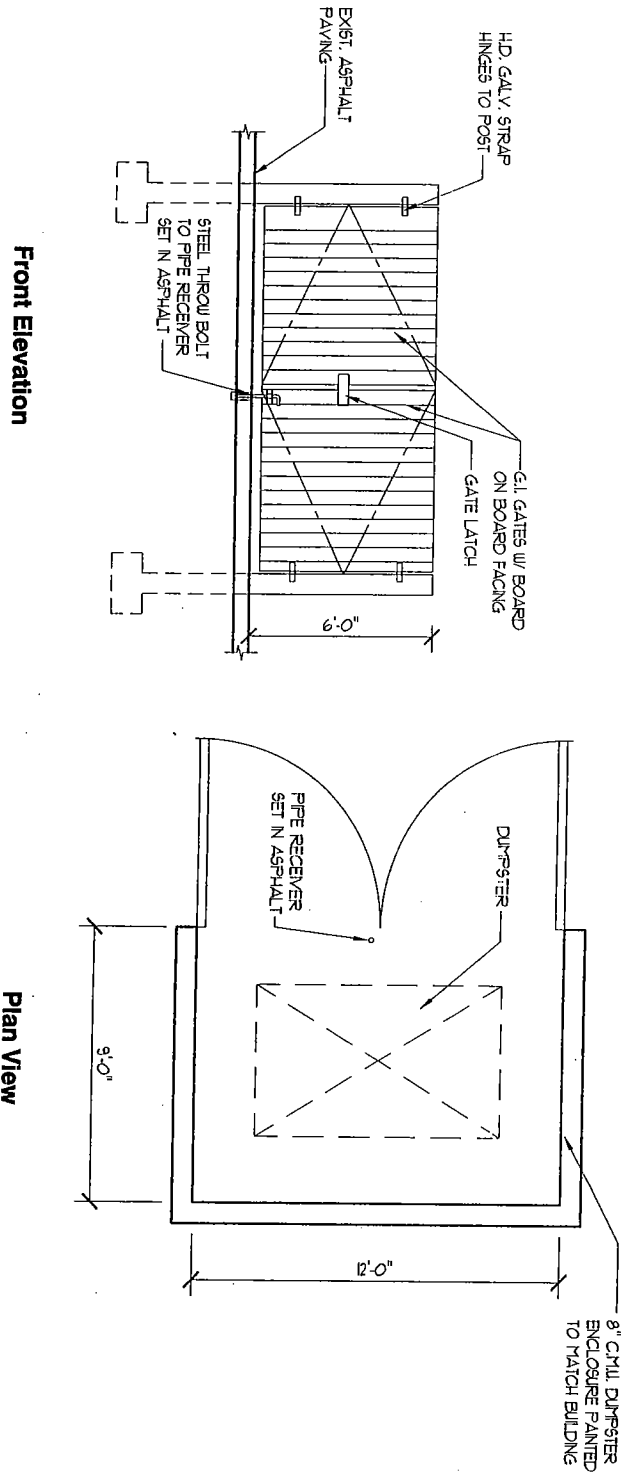
OCCUPANCY CALCULATIONS FOR PLUMBING FIXTURE PURPOSES

DAY CARE USE	2473	S.F. / 10 S.F. PER PERSON = 36 OCCUPANTS
OFFICE USE	4612	S.F. / 200 S.F. PER PERSON = 24 OCCUPANTS
TOTAL G.S.F.	7085	G.S.F.



Handwritten calculations:

$$\begin{array}{r} 112 \\ \times 62.5 \\ \hline 225 \\ \times 245 \\ \hline 10094 \end{array}$$
 5/2



Hope Now / P.A.D.S. Facility

Job No. 8807

Dumpster Enclosure Details

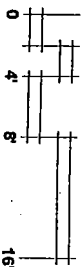
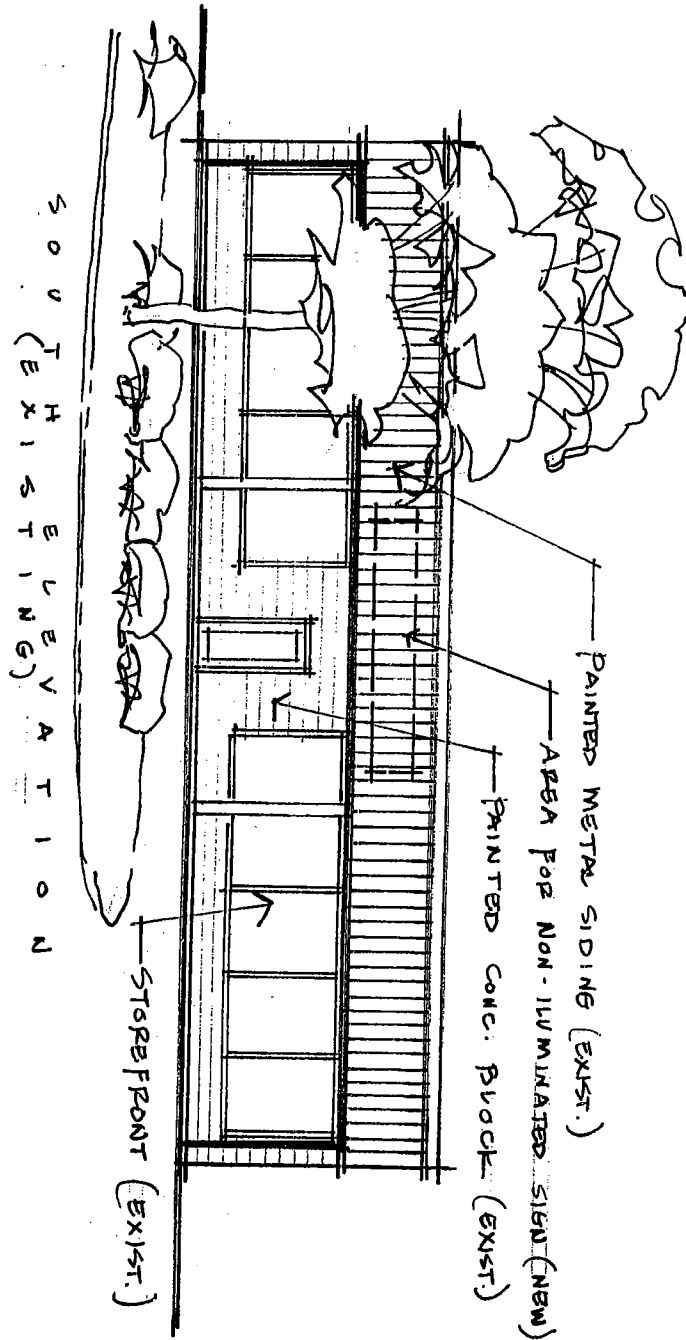
HKM ARCHITECTS + PLANNERS, INC.

6300 N.W. 11th Avenue, Jacksonville, FL 32209

Hope Now / P.A.D.S. Facility
Job No. 0807

Front Elevation (Existing)

HKM ARCHITECTS + PLANNERS, INC.
8 SOUTH VAL AVENUE ASHLAND HEIGHTS, ILLINOIS 60005-6200



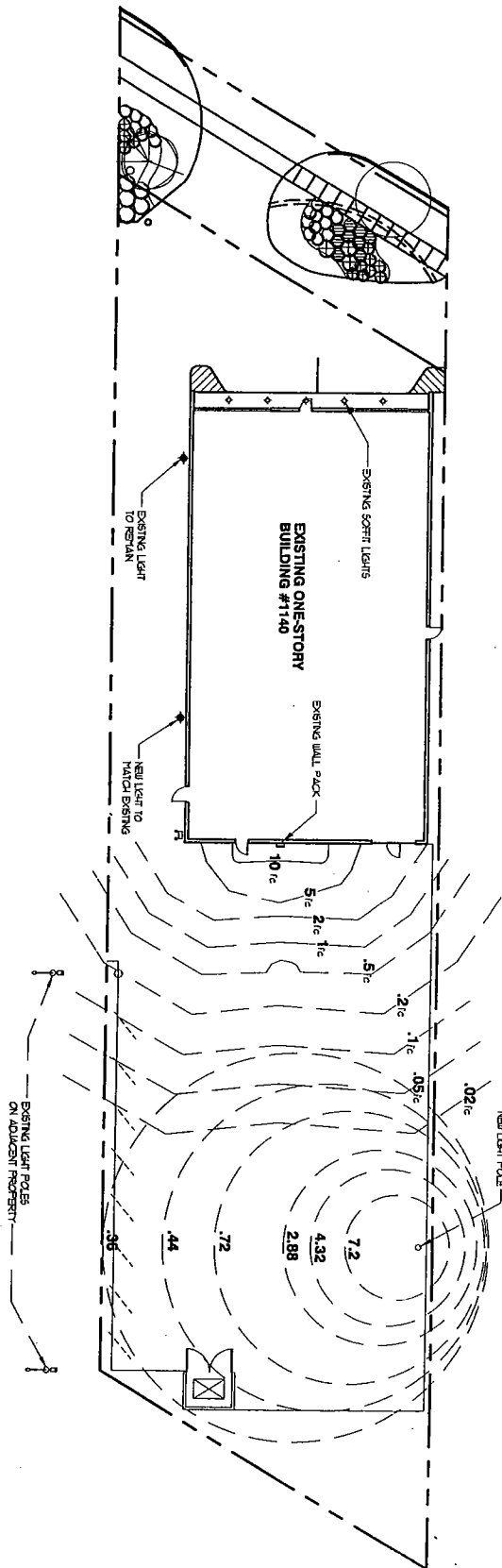
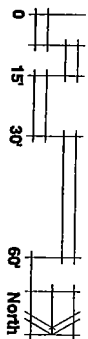
Hope Now / P.A.D.S. Facility

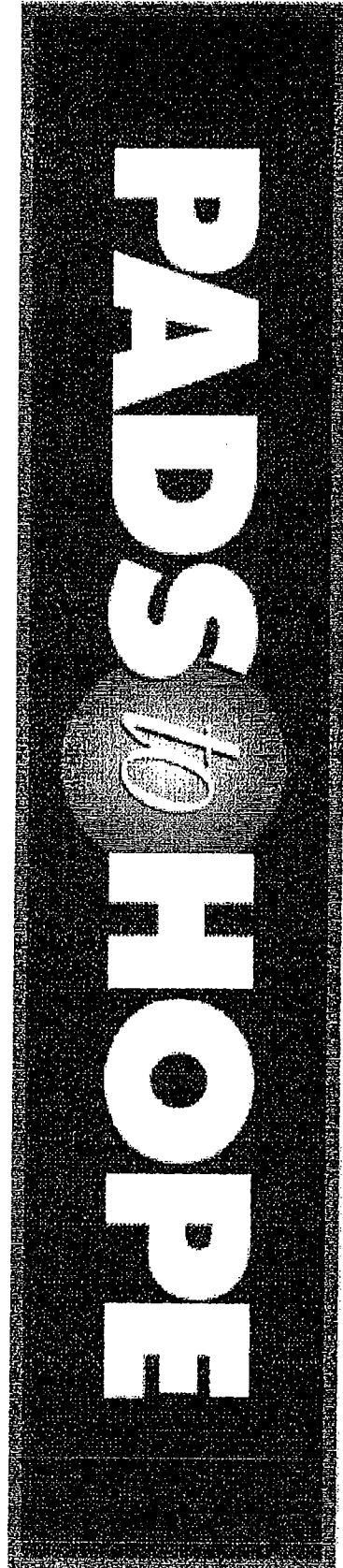
Job No. 8807

Lighting Plan

HKM ARCHITECTS + PLANNERS, INC.

5300 N. W. AVENUE, SUITE 1000, DALLAS, TEXAS 75205





15' x 3'

PUBLIC NOTICE
 A public hearing will be held before the Palatine Plan Commission on Tuesday, February 19, 2019 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 Planned Development to permit a 3-story shelter and supportive housing center.
2. Rezoning from B-2 General Business District to Planned Development.

The property is commonly known as 1140 E. Northwest Highway (PIN# 02-24-309-014) and vacant lot to the north (PIN# 02-24-309-017). The Petitioner, Beth Nabors, JOURNEYS | The Road Home is requesting to demolish their existing building and reconstruct a new 3-story, 27,000 square foot building, containing the following uses: The Hope Center, overflow PADS shelters, and 11 supportive permanent housing units. The new center will include the existing homeless day center, social service center, and also provide overnight stays for their clients. The above petition has been filed by Beth Nabors, JOURNEYS | The Road Home, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 18-41
 VILLAGE OF PALATINE
 Dennis Dwyer, Chair
 Palatine Plan Commission
 DATED: This 4th day of February 2019.
 February 4, 2019 (4517649)

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, Bannock 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, El 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 V Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island I Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, N Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round I Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wild 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 in 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 notice of which the annexed printed slip is a true copy, was published 04-FEB-19 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 Baltz*
 Authorized Agent

Control # 4517649

Attachment: Public Notice (1140 E. Northwest Highway - PD Journeys)