



Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 12, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington Gateway Development/Final Plat of Subdivision - 25 E. Algonquin Rd. - 5/8/24

IV. PUBLIC HEARINGS

- A. 419 S. Pine Ave. Subdivision - PC#24-003
Preliminary & Final Plat of Subdivision for a 2-Lot Subdivision

V. OTHER BUSINESS

- A. Election of New Vice Chair & Secretary

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Plan Commission
6/12/2024**

Item: Arlington Gateway Development/Final Plat of Subdivision - 25 E.
Algonquin Rd. - 5/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Arlington Gateway Development - Final Plat of Subdivision - 5/8/24	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSIONCOMMISSION

RE: ARLINGTON GATEWAY DEVELOPMENT/PHASE 1 - 1, 15, 111 EAST ALGONQUIN
ROAD, 2355 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-012
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 8th day of May, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: All right, let's stand for the Pledge. One last time, hit that gavel.

(Gavel pounded.)

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes, here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, so first order of business we have is approval of the minutes.

Do I have a motion?

COMMISSIONER WARSKOW: Yes, I make a motion.

CHAIRPERSON DAWSON: Second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER ENNES: I abstain.

CHAIRPERSON DAWSON: I abstain as well; I was also not here.

MR. HUBBARD: That was a motion to approve the minutes?

CHAIRPERSON DAWSON: Yes.

All right, so then the next item is the Arlington Gateway Development, the final plat of subdivision.

Anyone here to speak on that?

MR. HUBBARD: Yes.

CHAIRPERSON DAWSON: All right, come on up. I will swear you in.

(Witness sworn.)

CHAIRPERSON DAWSON: Great. Could you state your name and spell it for the record please?

MR. MOCERI: Yes, it's Mike Mocerri, M-o-c-e-r-i.

CHAIRPERSON DAWSON: Great, thank you.

MR. MOCERI: So, I think we've met a few times. We have recently been approved for the full plan development at Arlington Gateway, the first phase of that project.

At the time, we had a preliminary plat that was approved. We had some lingering items to figure out and get signatures and such. So, we've worked with Sam and his department and have completed the final plat per his review and approvals. We went and got it signed by all the various parties, and we are here today to try to wrap things up. This is the last part of zoning which will allow us to get permit here in the short term and start construction in the next two months.

CHAIRPERSON DAWSON: Okay, great.

Sam, is there a Staff report on this?

MR. HUBBARD: Not really. I can touch on the items that were unresolved if you'd like.

CHAIRPERSON DAWSON: Is there any need for public notices on that final plat? No?

MR. HUBBARD: None, no.

CHAIRPERSON DAWSON: All right, yes, whatever you'd like to do.

MR. HUBBARD: So, yes, there were three conditions of approval on the preliminary plat, items that needed to be resolved prior to final plat approval. The first one was that there was a portion of the sidewalks on Algonquin and Arlington Heights Road that encroached off the property and the final plat of subdivision needed a public easement for those, and that was included on the final plat that the Petitioner prepared. So, that has resolved that item.

Additionally, we had asked for some details on the mechanical screening around the southern mechanical units to be provided as part of our final plat review. The Petitioner did provide those details. The screening met code requirements, was compatible with the building, and was constructed or to be constructed of high quality materials. So, they have met that obligation as well.

Finally, there was a condition relative to providing a plat of abrogation confirmation and grant of new easements for some of the shared access along the southern portion of the site and through the northern portion of the site underneath the building through the porte cochere there. They did provide that document. It has been fully reviewed since the Staff report was done, and they are now circulating that for signature. That's going to be presented to the Village along with the final plat and will get recorded along with that plat as well.

There was just one underlying issue relative to some public, I'm sorry, private utilities that were proposed on the lot just to the south of the subject property that's occupied by the Guitar Center. The Petitioners have closed on that lot, they are now the owners, and that lot was part of what they have identified as the Phase III of this overall redevelopment area. So, being that they are the owners, they have now granted to themselves the rights to construct those utilities across that portion of the Guitar Center lot. As a condition of approval, we just required that that agreement be finalized and signed and provided, and the Village will record that along with the final plat.

So, they have resolved all issues. We are recommending approval of the final plat of subdivision, subject to that one item relative to the private utility easement agreement. Thank you.

CHAIRPERSON DAWSON: Okay, thanks. Just remind me, Sam, there's no public commentary section for final plat or is there?

MR. HUBBARD: Right, this is not a public hearing, so we only do public comments at the end of the meeting.

CHAIRPERSON DAWSON: Okay, after it, for sure.

Any questions? Any motions?

COMMISSIONER DROST: Just one question. This Gateway project, this was, there was a program when there was a STAR Line, was there ever brought up, just for my recollection, how that might be complementary or included in the development of this nice project which is, you know, very interesting? But I saw some of the news reports and there was not a, you know, a mention as to --

MR. HUBBARD: Sure.

COMMISSIONER DROST: Do you recall?

MR. HUBBARD: Yes, the STAR Line station was actually going to be located just to the southeast of the Daily Herald building on what's a larger industrial property there. Those plans have fallen by the wayside. There is no plan for that STAR Line to move forward, so we don't think that that's going to occur.

COMMISSIONER DROST: Okay, just curious. That was a comment; we put a lot of effort into that.

COMMISSIONER LORENZINI: Yes, that's a true statement. They had developed very preliminary plans. They actually received federal money, but the state money, they didn't have the state money to match it, so it all fell by the wayside.

CHAIRPERSON DAWSON: All right.

COMMISSIONER CHERWIN: I would, shall I make a motion?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER CHERWIN: I make a motion.

A motion to recommend to the Village Board of Trustees approval of the Lot 1 Bradford Allen Final Plat of Subdivision, subject to the following conditions:

- 1. Prior to Village Board approval of the Final Plat of Subdivision, the Petitioner shall execute and provide to the Village for recording a separate document establishing private utility easements for utilities that fall beyond the boundaries of the subject property and are outside of the public right-of-way, as applicable.**

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON DAWSON: Great.

Do we roll call or do we have to do voice vote? Is this a voice vote?

MR. HUBBARD: I'll do a roll call.

CHAIRPERSON DAWSON: Okay.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, well, that was relatively painless.

MR. MOCERI: Yes.

CHAIRPERSON DAWSON: Congratulations. Again, we're just a recommending body. You've been through this before, you know the drill. Sam will tell you about next steps and next details, but congratulations.

MR. MOCERI: All right, appreciate everybody coming out for this one item.

CHAIRPERSON DAWSON: Thanks.

MR. MOCERI: Take care, Sam.

CHAIRPERSON DAWSON: All right, with that, I'm going to open up for public comment.

Any public comment? We're going to check with you.

(No response.)

CHAIRPERSON DAWSON: All right, closing public comment.

Any other -- oh, there is. I'm sorry, I should have gone to Election of the New Vice Chair. We will put that in, too. I got all crazy.

MR. HUBBARD: That was on the agenda. We were going to do that with the assumption that Commissioner Cherwin would have been appointed as the new Chair of the Plan Commission, but that hasn't happened yet.

CHAIRPERSON DAWSON: You just wanted one more meeting with me, didn't you, Sam?

MR. HUBBARD: Yes, we did.

CHAIRPERSON DAWSON: That's really what it was. It was like, please, one more.

MR. HUBBARD: So, we'll postpone that until the next meeting when Commission Cherwin assumes the role of Chair.

CHAIRPERSON DAWSON: Okay.

MR. HUBBARD: You should all start thinking about who you want to suggest for the Vice Chair role, and we'll also have to elect a new Secretary. I think Mr. Sigalos is the current Secretary.

CHAIRPERSON DAWSON: All right.

COMMISSIONER DROST: Are there any exploratory committees that have been established for the Vice President position?

COMMISSIONER WARSKOW: You get paid extra for those, so yes.

COMMISSIONER JENSEN: Double the pay.

CHAIRPERSON DAWSON: The exploratory committees?

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: Yes, because we could get paid double. I believe the next meeting is graduation, the 22nd; is that right?

MR. HUBBARD: The 22nd, yes.

COMMISSIONER ENNES: What are you graduating from?

CHAIRPERSON DAWSON: Prospect, I have a senior graduating. So, I will not be here to be with you to swear and vote. Congratulations in advance.

COMMISSIONER CHERWIN: Well, I've got one graduating from Rolling Meadows, so that may be a problem.

COMMISSIONER DROST: Yes.

CHAIRPERSON DAWSON: I don't think it's the same night, is it?

COMMISSIONER DROST: Me, too. Rolling Meadows, yes, we've got one.

CHAIRPERSON DAWSON: It's the same night?

COMMISSIONER DROST: We've got one at Rolling Meadows.

COMMISSIONER CHERWIN: Is that the 22nd?

CHAIRPERSON DAWSON: I don't know, I just know about Prospect.

MR. HUBBARD: Well, as long as Vice Chair Warskow will be in attendance, then we can continue with her for the meeting.

CHAIRPERSON DAWSON: Look at you, one more Vice Chair --

MR. HUBBARD: We will postpone the election of a new Vice Chair for a subsequent meeting.

COMMISSIONER ENNES: If we have a quorum.

COMMISSIONER CHERWIN: All right.

COMMISSIONER SIGALOS: What do we have coming up for our next Plan Commission?

MR. HUBBARD: There is a two-lot subdivision on Pine and Grove I believe that may be coming. There is a PUD amendment for a parking variation at a medical office building that may be coming forward. I don't know if we know exactly what's going to be ready at this point, but those are the two most likely items, I think.

COMMISSIONER DROST: At Pine and Grove, is that Northwest Metal Craft?

MR. HUBBARD: Yes, the lot that's owned by them, yes.

COMMISSIONER DROST: I probably couldn't go anyway.

CHAIRPERSON DAWSON: All right.

COMMISSIONER WARSKOW: Graduation is on the 24th.

CHAIRPERSON DAWSON: For Rolling Meadows?

COMMISSIONER WARSKOW: Yes.

COMMISSIONER ENNES: Is the medical building on North Arlington Heights Road?

CHAIRPERSON DAWSON: That could work because I'm not going to be Vice Chair.

MR. HUBBARD: South.

COMMISSIONER ENNES: South?

MR. HUBBARD: South.

COMMISSIONER CHERWIN: All right, well, that's good.

CHAIRPERSON DAWSON: All right, well, I'm enjoying this chatter, but would anybody like to make a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON DAWSON: Mary Jo, you want to second?

COMMISSIONER WARSKOW: Sure would.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Just kidding. All right, we're adjourned. I'm going to bang this gavel.

(Gavel pounded.)

(Whereupon, at 7:44 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
 I am a digital court reporter doing business in the State of Illinois; that
 I reported verbatim the foregoing proceedings and that the foregoing
 is a true and correct transcript to the best of my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2024.

 NOTARY PUBLIC



**Plan Commission
6/12/2024**

Item: 419 S. Pine Ave. Subdivision - PC#24-003

Department: Planning & Community Development Department

Requested Action

-
1. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required

-
- None identified at this time.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create two lots, and recommends APPROVAL of the application subject to the following conditions:

1. Prior to issuance of a building permit for the new homes on each lot, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
2. A Design Commission application shall be required for each new home on the subject property.
3. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to issuance of building permits for each new home on the subject property.
4. The petitioner shall continue to work with the Village on the final design and footprint of the homes.
5. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a fee-in-lieu of onsite detention.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Staff Report
Public Notice
Aerial
CPRC Minutes - 4/11/24
Project Narrative
Final Plat of Subdivision
Final Engineering Plans
Department Comments - Round 1
Department Comments - Round 1
Petitioner Response
Department Comments - Round 2
Department Comments - Round 2
Petitioner Response
Department Comments - Round 3
Department Comments - Round 3
Petitioner Response
Department Comments - Round 4
Public Comment

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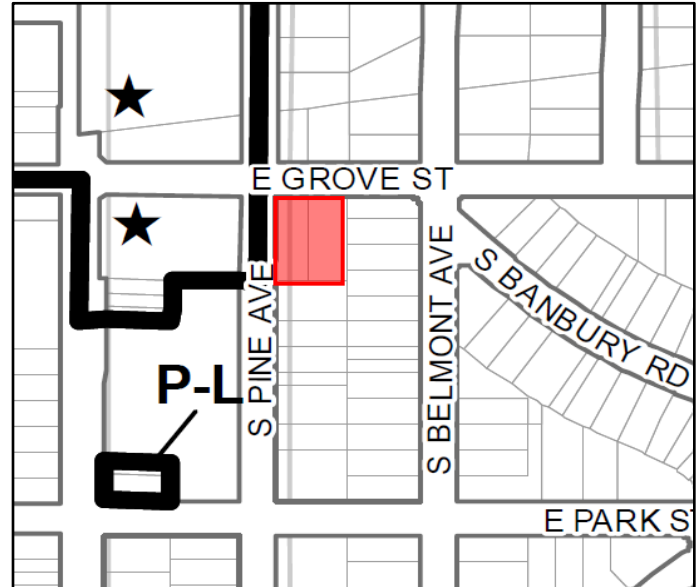
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC24-003
Project Title: 419 S. Pine
Subdivision
Address: 419 S. Pine Ave & 403 E.
Grove St
PIN: 0332115011 & 0332123001

To: Plan Commission
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: June 12, 2024
Date Prepared: June 4, 2024

Petitioner: Brian Kelly
Address: 35 E. Woodworth Pl.
Roselle, IL 60172

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
West	B-2, General Business District	Multi-Tenant Shopping Center	Commercial

Requested Action

1. Preliminary and Final Plat of Subdivision to subdivide the property into two lots.

Variations Required

None identified at this time.

Project Background

The subject property is located at the southeast corner of the intersection of South Pine Avenue and East Grove Street. Both lots are currently vacant. The properties have a combined size of 21,822 square feet (0.5 acres). The lots have been under common ownership since at least 1959. The first lot, 419 S. Pine Avenue, is substandard in size for a corner lot in the R-3 District and does not meet code requirements for the minimum lot size and lot width. However, the second lot, 403 E. Grove Street, meets current code requirements for a standard interior lot in the R-3 District.

The petitioner is under contract to purchase the subject property and is proposing to re-subdivide the lots to create two code-compliant lots facing Pine Avenue. They plan to construct two single-family homes, one on each lot.

Zoning and Comprehensive Plan

The subject property is located in the R-3, One-Family Dwelling District. The Comprehensive Plan designates this property as suitable for "Single-Family Detached" uses, which corresponds to the R-3 District. The Staff Development Committee is supportive of the proposed subdivision, as it orients the lots in a manner that is code-compliant and consistent with the surrounding lots.

An analysis of the proposed lot sizes and widths relative to the standards within the R-3 District is shown below:

Zoning Requirements	Lot Size (SF)	Lot Width (feet)
Required		
R-3 Corner Lot	9,900 SF	90'
R-3 Standard Lot	8,750 SF	70', 75' for lots greater than 10,000 SF
Proposed		
Lot 1 (corner lot)	11,870 SF	90'
Lot 2 (standard lot)	10,043 SF	76'

The petitioner has not held a formal neighborhood meeting, but has spoken to the adjacent property owners to inform them of their proposal. The adjoining neighbors did not have any major objections, other than some opposition to the installation of the public sidewalk. Impact fees will be required for the new homes that will be constructed. In addition, Design Commission approval will be required for each new home on the subject property. Finally, linkage fees, in accordance with Chapter 7 of the Municipal Code, will be required for the new homes at the time of building permit issuance.

Building, Site, Landscaping

Design Commission approval will be required prior to issuance of a building permit for all new homes on the subject property. While a tree preservation plan is not a code requirement given the number of lots in this subdivision, the petitioner is encouraged to preserve any high-quality mature trees on the site that are in good condition. Based on a preliminary analysis of the proposed lots, compliance with all required setbacks and bulk restrictions appears to be viable for each lot.

Engineering and Infrastructure

As a two-lot subdivision, no onsite detention will be required. However, the petitioner shall be required to provide a fee-in-lieu of onsite detention prior to issuance of the site development permit for the necessary infrastructure improvements. The lots will be graded to direct stormwater on the northwestern side of the site, towards Pine Avenue.

Pine Avenue is substandard relative to current code requirements, as there is currently no public sidewalk at this section of Grove Street and Pine Avenue. As part of this subdivision, a public sidewalk will be installed, including sidewalk ramps at the intersection that meet the requirements of the Public Rights-of-Way Accessibility Guidelines. The petitioner has worked with the Engineering Division to propose the necessary improvements to the existing infrastructure in the area.

Individual water and sewer service connections to the mains will be provided for each lot in the proposed subdivision. There is currently no sanitary sewer along this property's frontage. The petitioner plans to connect to the existing combined sewer from the South on Pine Avenue, which will involve the removal and replacement of the neighbor's concrete driveway apron. An IEPA sanitary permit and a Metropolitan Water Reclamation District (MWRD) permit will be required for such work.

Public utility easements, drainage easements, and drainage swales have been proposed along the side yard and rear yard, as required by code. Detention is required for this subdivision, however, as allowed by Code, the Village Engineer will exempt the petitioner from this requirement and a fee-in-lieu of onsite detention will be collected as part of the building permit process.

Parking and Traffic

A traffic and parking study is only required in subdivisions within the R-3 District that include 100 lots or more. Because the proposed subdivision includes only two lots, no traffic or parking study is required. Each home will have, at a minimum, a two-car garage. Staff expects the proposed subdivision to have a negligible impact on traffic within the vicinity.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed subdivision to create two lots, and recommends **APPROVAL** of the application subject to the following conditions:

1. Prior to issuance of a building permit for the new homes on each lot, impact fees shall be required in accordance with Chapter 29 of the Municipal Code.
2. A Design Commission application shall be required for each new home on the subject property.
3. Linkage fees, in accordance with Chapter 7 of the Municipal Code, shall be required prior to issuance of building permits for each new home on the subject property.
4. The petitioner shall continue to work with the Village on the final design and footprint of the homes.
5. Prior to issuance of a site development permit for the required improvements, the petitioner shall provide a fee-in-lieu of onsite detention.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

June 4, 2024

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 12, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-003, a request for Preliminary and Final Plat of Subdivision approval to subdivide the subject property into two lots. The subject property is located at 419 South Pine Avenue, in Arlington Heights, Illinois. The PINs for the subject property are 03-32-115-002 and 03-32-123-001. The subject property is legally described as follows:

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald May 28, 2024 (4616267)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/28/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4616267





REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

April 11, 2024

Project Title: 419 S. Pine Ave Subdivision

Address: 419 S. Pine Ave Subdivision

Petitioner: Brian Kelly
 J & B Homes

Address: 35 E. Woodworth Pl.
 Roselle, IL 60172

Requested Action:

1. Preliminary and Final Plat of Subdivision

Variations Required:

- None identified at this time.

Attendees: Brian Kelly, Petitioner
 Len Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Bruce Green, Plan Commissioner
 Sam Hubbard, Planning Department
 Hailey Nicholas, Planning Department

Project Summary:

The subject property is located at the northwest corner of the intersection of South Pine Avenue and East Grove Street. Both lots are currently vacant. The properties have a combined size of 21,822 square feet (0.5 acres). The lots have been under common ownership since at least 1959. The first lot, 419 S. Pine Avenue, is substandard in size for a corner lot in the R-3 District and does not meet code requirements for the minimum lot size and lot width. However, the second lot, 403 E. Grove Street, meets current code requirements for a standard interior lot in the R-3 District and would not require any variations to be developed as such.

The petitioner is under contract to purchase the subject property and is proposing to re-subdivide the lots to create two code-compliant lots facing Pine Avenue. Two homes would be constructed, one on each lot, which would involve removal of trees and other greenery that is currently on the property.

Meeting Discussion:

Mr. Kelly – shared that they would like to take the two parcels of property, and rework them to be more conforming. Comments received from Village staff has and couple of tweaks that I'm going to be doing to make adjustments. Our engineer is incorporating them now, but I believe that when we have everything finalized the correct way, there'll be no variance in needed. This is a simple subdivision and reconfiguration of the two properties. The one long skinny corner lot, would become two rectangular shaped flaps made for better building footprints. I've built in Arlington Heights before, and I've been building homes for 30 years, and I've probably built 300 homes throughout the northwest suburbs.

Ms. Nicholas – explained that the current request is for preliminary and final plat of subdivision approval for a two-lot subdivision in the R-3 family dwelling district. The subject properties are two lots and the southeast corner of Pine Ave. and Grove St. In regards to the existing lot conditions, the first lot in the corner, also known as 419 S Pine Ave. is substandard in size four corner lot in the R-3 district and does not meet code requirements for the minimum lot size and width. Therefore,

in order for this lot to be developed as is, multiple variations would likely be required. The second lot directly to the east meets code requirements for standard interior lot in the R-3 District. The petitioner is proposing to re-subdivide these two lots into two code compliant lots oriented to face Pine Ave. in order to construct a single-family home on each lot. The proposed lot sizes and widths meet code requirements for the R-3 district and are generally compatible with those of these surrounding residential lots. Therefore, the proposal meets current code requirements and is compatible with the comprehensive plan which designates laws as appropriate for single family detached land uses. The petitioner submitted a complete Plan Commission application on March 25th and staff has provided round one review comments to the petitioner this week. In regards to the setback requirements for the lots, the petitioner is aware that the exterior side yard setback along Grove St. for the proposed quarter lot will be based on the set back of the existing single-family home to the east. Additionally, the front yard setbacks for both blocks will be based on the average setbacks of the existing homes along the Pine Ave. frontage. The petitioner will need to provide an exhibit showing these setbacks to allow staff to calculate the required setbacks for the proposed subdivision.

Engineering staff have reviewed the proposal and identified that individual water and sewer service connections to the mains must be provided for each lot, which will require an extension of the existing combined sewer, either from the South on Pine Ave. or from the east on Grove St. and this will require a sanitary permit from the Illinois Environmental Protection Agency and a permit from the Metropolitan Water Reclamation District. Public utility and drainage easements are required along the side and rear yards. Drainage swells are required along the side yards. Detention is also required for the subdivision, however, engineering staff are evaluating a possible exemption from this requirement as allowed by code for fee in lieu of onsite detention, which would be collected as part of the building permit process. A number of public improvements are required for the subdivision code, including the installation of a public sidewalk, which would include sidewalk ramps of the intersection of Pine Ave. and Grove St. that meet the requirements of the Public Rights of Way Accessibility guidelines. Overall, the Staff Development Committee is generally supportive of the proposal and is currently working with the petitioner to address all of the code requirements as listed in the staff report.

Commissioner Jensen – questioned having public sidewalks required in the Scarsdale neighborhood, which originally do not have them. By the time you put in a parkway and a sidewalk, you would be encroaching way deep into the front yards, and aesthetically I don't find it making any sense.

Commissioner Sigalos – agreed that it does not make sense to throw in sidewalk here, when it will not connect to other sidewalks. Also, shared his support of the subdividing the property.

Commissioner Green – asked Mr. Kelly if he had opinion on the sidewalks.

Mr. Kelly – no, I do not see a purpose, our engineer spoke to the Village engineer regarding the requirement.

Mr. Hubbard – explained that the sidewalks are required. The Village does allow estoppel agreements, that is something we are transitioning away from to reimbursement agreements. Yes, in theory that could be requested to waive the requirement.

Commissioner Jensen – expressed opposition to reimbursement, sharing that a variance makes more sense.

Mr. Hubbard – acknowledged that is a fair point. Expressing that there may be people that would feel different. There are different perspectives on this, but we certainly respect your opinion and we'll take that back to the folks at the Village and discuss it and see what we can do.

Mr. Kelly – open to sidewalks, but would like to fit ascetically. It could get narrow between the sidewalk and parkway for a tree to be planted. Likes the location and had neighbors stop and ask questions, it will add to the neighborhood.

Commissioner Green – Good project. Three thumbs up, go ahead and move forward.

Public Comment

Sue ??? – is a Scarsdale resident, and we do not have sidewalks. Who decides if there are sidewalks? The Scarsdale Homeowners Association vote on the sidewalks.

Mr. Hubbard – explained that sidewalks are only on public land, it is a code requirement to have sidewalks or not. Such as a new subdivision, or division of a lot. A special assessment would be needed to vote for change.

George Reynolds – sits on Senior Citizen Commission, and is the Age Friendly Community Initiative. We recently did a community survey and senior survey and affordable housing is the number one concern. Affordable housing in Arlington Heights and the Northwest Suburbs related to aging in place or to US aging and community. We are in dire need of affordable housing for seniors. I know we're not hearing this tonight, but we do need the Senior Citizens Commission ask that you pay particular attention to this because we do need housing everybody, but mainly for seniors, it is something we do not. The preliminary on the Berkshire, they're going to be somewhat affordable, and because of the way they're financed with tax credits, they will be able to be restricted to seniors, something that we can't do when they are general, funds. I am asking here, but this is something that maybe the commissions and the committees interested in housing could get together and talk about definition of affordable housing, and get this into comprehensive planning for the future.

Male speaker – expressed that he understands that the staff development committee has a lot of objections to the Berkshire Project and would ask that the committee work to get those things ironed out so we can have a good clean application available to go to Planning Commission. I do concur we would like to see this project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

Project Summary

419 S Pine Subdivision

Existing Parcels:

Parcel 1 – 03-32-123-001 – Current lot size 74 x 166 – proposed size 90 x 131

Parcel 2 – 03-32-123-011 – Current lot size 57 x 166 – proposed size 76 x 131

Parcel 1 does not currently meet the required minimum width of R3 zoning. I propose to subdivide the two existing parcels to (2) new parcels facing Pine Ave.

I intend to build (2) new single-family homes on the new parcels. I intend to apply for new construction permits upon subdivision approval with construction starting upon receipt of permits. Once receiving permits, the construction time frame would be approximately 6-8 months. The size of the houses to be constructed will be approximately 3,300 sq ft. The anticipated list prices of the homes will be approximately \$1,000,000. The homes will have high efficiency mechanicals, insulation and windows.



DEED OF DEDICATION

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

WE, THE UNDERSIGNED, DMDS, LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS 419 S PINE SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____

OWNER: _____ PRINTED NAME: DANIEL MAYER, MANAGER OF DMDS, LLC

OWNER: _____ PRINTED NAME: DAWN SELLECK, MANAGER OF DMDS, LLC

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED DANIEL MAYER, MANAGER OF DMDS, LLC AND DAWN SELLECK, MANAGER OF DMDS, LLC, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF 20 ____

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

DANIEL MAYER, MANAGER OF DMDS, LLC AND DAWN SELLECK, MANAGER OF DMDS, LLC, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE PROPOSED SUBDIVISION LIES IN THE BOUNDARIES OF HARPER COMMUNITY COLLEGE DISTRICT #512, HIGH SCHOOL DISTRICT #214 AND ELEMENTARY SCHOOL DISTRICT #25 IN COOK COUNTY, ILLINOIS.

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

OWNER: _____ PRINTED NAME: DANIEL MAYER, MANAGER OF DMDS, LLC

OWNER: _____ PRINTED NAME: DAWN SELLECK, MANAGER OF DMDS, LLC

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DANIEL MAYER, MANAGER OF DMDS, LLC AND DAWN SELLECK, MANAGER OF DMDS, LLC WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0203J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A..

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

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

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE 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 GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON REAL PROPERTY" SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC UTILITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES, PERMITEES OR LICENSEES MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERE TO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT, LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS AND SUBJECT TO VILLAGE APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, 20 ____

VILLAGE COLLECTOR

VILLAGE CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

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

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

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

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

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

VILLAGE COLLECTOR

APPROVED BY THE VILLAGE ENGINEER

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

VILLAGE ENGINEER

FINAL PLAT OF SUBDIVISION

FOR

419 S PINE
SUBDIVISION

BEING PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

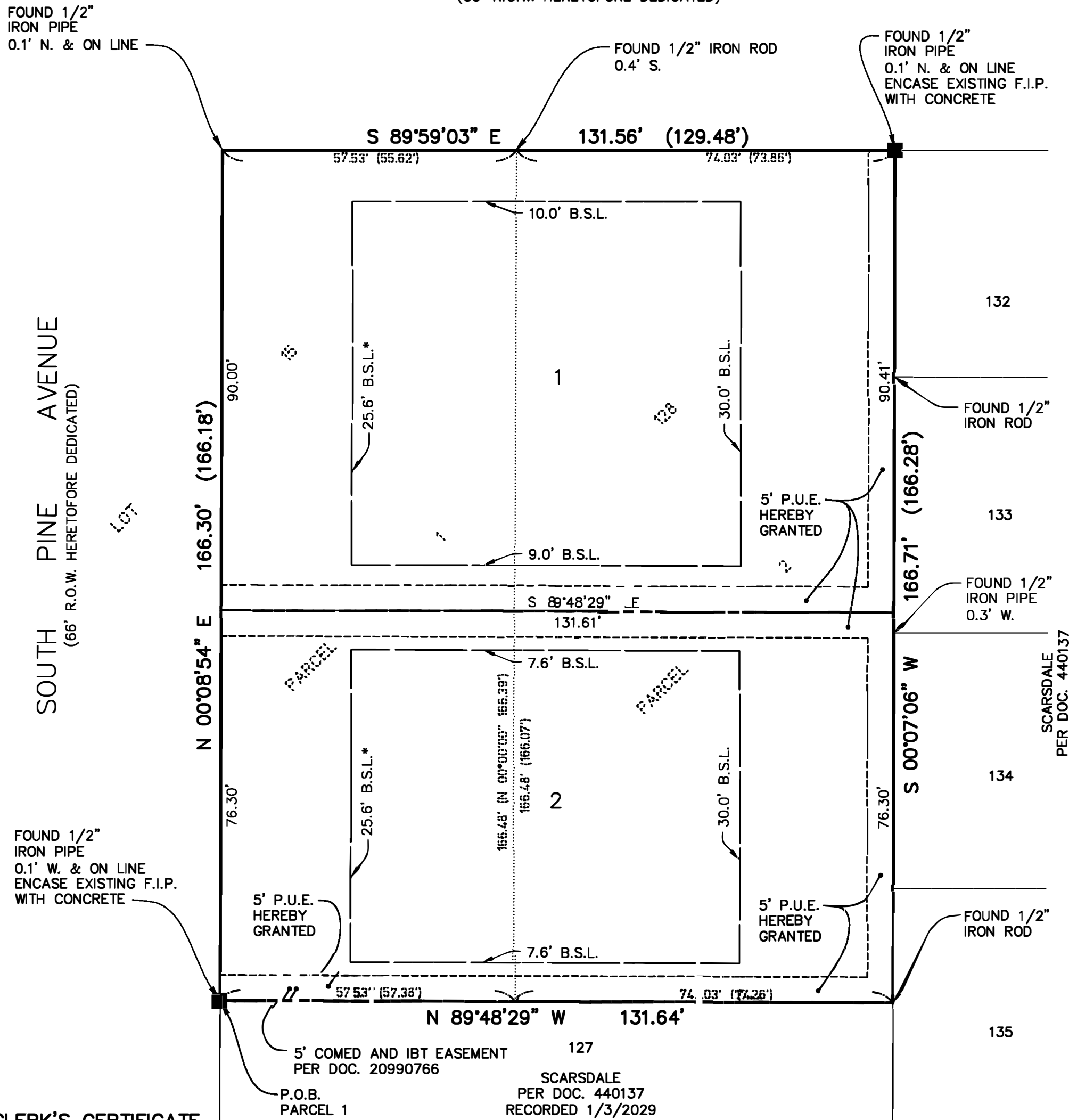
PROPOSED PROPERTY INFORMATION			
PROPOSED LOT	PROPOSED ADDRESS	OWNER NAME	OWNER ADDRESS
LOT 1		DMDS, LLC	413 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005
LOT 2			

NOTE: SUBDIVIDER NAME: J & B HOMES, LLC
ADDRESS: P.O. BOX 886, ITASCA, IL 60143

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LINE/PROPERTY LINE (Light Dotted Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- SET CONCRETE MONUMENT

EAST GROVE STREET
(66' R.O.W. HERETOFORE DEDICATED)



COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____

COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D. ____ AT ____ O'CLOCK ____ M.

RECORDER OF DEEDS

TOTAL AREA OF SUBDIVISION

0.503 ACRES
21,913 S.F.
(MORE OR LESS)

PARCEL INDEX NUMBER

03-32-115-011
03-32-123-001
ARLINGTON HEIGHTS, ILLINOIS

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	11,870
2	10,043

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88) EAST ZONE.

POSSIBLE PUBLIC UTILITY EASEMENT ALONG EAST PROPERTY LINE OF UNDERLYING LOT 128 (PARCEL 2), EXACT SIZE & LOCATION CAN NOT BE ASCERTAINED FROM RECORD DOCUMENTS.

* THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 26.5' AS PRESCRIBED IN THE ARLINGTON HEIGHTS VILLAGE ORDINANCE, LOCAL CODE, SECTION 5.1.3.6(a) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN MORE OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

F.I.P. - FOUND IRON PIPE
F.I.R. - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY
B.S.L. - BUILDING SETBACK LINE
P.U.E. - PUBLIC UTILITY EASEMENT

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AT & T ILLINOIS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

ASTOUND

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

PREPARED FOR:

J & B HOMES

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8008012 FILE NAME: RESUB
DRAWN BY: SMR FLD. BK. / PG. NO.:

COMPLETION DATE: 3-19-2024 JOB NO.: 8008.0012

PROJECT REFERENCE:

CHECKED BY: 3-26-2024 / GLK

REVISIONS: 4-29-24/SMR PER VILLAGE REVIEW DATED 4-10-24

5-15-24/SMR PER CLIENT REVIEW

5-28-24/SMR PER CLIENT REVIEW

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419 S. PINE AVENUE
TWO-LOT SUBDIVISION
SUBDIVISION IMPROVEMENT PLANS
SECTION 32 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

OWNER / SUBDIVIDER:
Landmark Custom Homes
401 W. Pierce Road
Itasca, IL 60143

CIVIL ENGINEERS / LAND SURVEYORS:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS - ENGINEERING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5250

VILLAGE OF ARLINGTON HEIGHTS - BUILDING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5560

BENCHMARKS:

ELEVATION REFERENCE MARKS

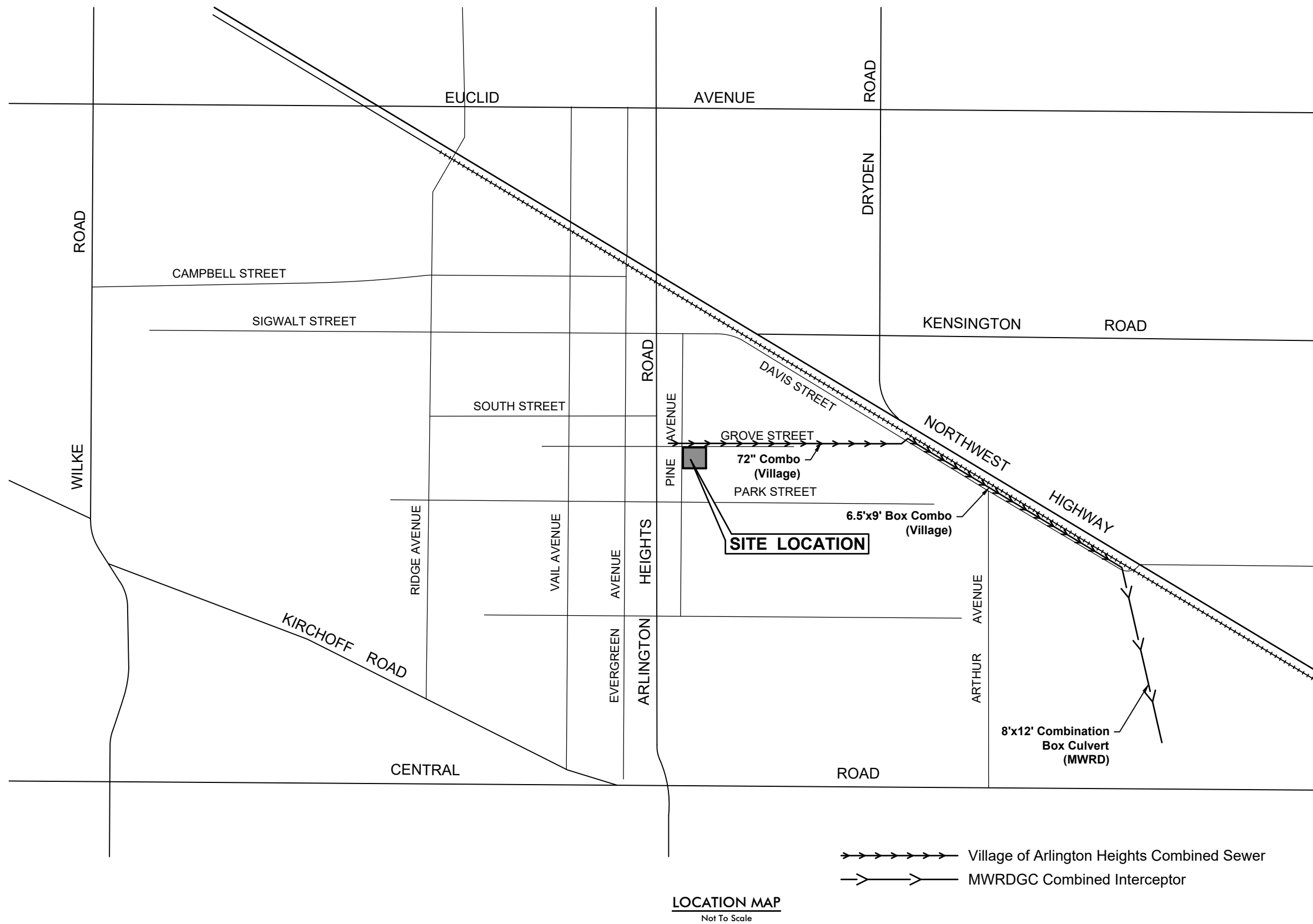
COOK COUNTY BM DM3899 - FLANGE
ENCASED ROD LOCATED ALONG THE EAST
RIGHT OF WAY OF WILKE ROAD, NORTH OF
THE INTERSECTION OF WILKE ROAD AND
CENTRAL ROAD, NEAR THE WESTERN
PARKING LOT FOR SUNSET MEADOWS
PARK.

ELEVATION = 690.96 (NAVD 88)

SITE BENCHMARK:

SET CROSS IN TOP OF CURB ALONG
WESTERN RIGHT OF WAY OF PINE AVENUE,
NEAR SOUTHWEST CORNER OF SUBJECT
PROPERTY, AS SHOWN HEREON.

ELEVATION = 751.39 (NAVD 88)



INDEX TO SHEETS	
NO.	DESCRIPTION
C1	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	GEOMETRY & PAVING PLAN
C5	GRADING & EROSION CONTROL PLAN
C6	UTILITY PLAN
C7	TYPICAL DETAILS

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Overhead Utility Line	
	Electric Meter	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Cable TV Pedestal	
	Handicapped Parking Stall	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY
PART THEREOF, OR THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO
PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE DIRECTOR OF PUBLIC WORKS
AND ENGINEERING, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO
REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE
CONSTRUCTION OF THIS PROJECT.

BY:
MICHAEL ANDERSON, P.E.
ILLINOIS PROFESSIONAL ENGINEER
NO. 062-053214

DATED: 05.16.2024

EXPIRES 11-30-25

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

TITLE SHEET
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No. 24-042
Sheet C1



Know what's below.
Call before you dig.

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

GENERAL NOTES

1. Definition of Terms:
- "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
 - "Engineer" shall mean Haeger Engineering, LLC.
 - "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other documents, but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
 - "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
 - "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
- All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
 - Roadway and Earthwork Construction Supplement to the Illinois Supplement to Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
 - Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
 - Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
 - Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
 - All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
 - General Notes and Specifications contained herein or elsewhere as a separate document.
- If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
- The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
 - All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
 - Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor shall be responsible for this and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
 - The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____ to become familiar with the subsurface soil conditions for the site. Copies of all such soil borings _____ to become familiar with the subsurface soil conditions for the site. Copies of all such soil borings _____ to become familiar with the subsurface soil conditions for the site. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, that shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make 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 results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc., necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by Camcon Ltd.
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
- Village of Arlington Heights
 - Metropolitan Water Reclamation District of Greater Chicago (MWRD)
 - Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, the Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding and protecting the same.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City and other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. If any utility companies which are not members of J.U.L.I.E. or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment of any existing utility lines or any and all services or facilities owned or operated by them within the limits of general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned

shall be removed if necessary and legally disposed of legally off-site by the Contractor.

16. No extra compensation will be allowed by the Contractor for any expenditures, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this project is not delayed or interrupted by the failure of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, storm sewers, drainage ways or similar drainage off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as compliance with all of the necessary permits, certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their work during Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for preservation and protection of these areas. Also, if private lands, including prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better. The Contractor shall be responsible for the maintenance of maintained lanes and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades and legally disposed of materials shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety, the sole responsibility of the Contractor, and shall include but not be limited to, restoration, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this project is not delayed or interrupted by the failure of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubble, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including steel sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, fuel, paint material, rebar, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or tree in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, etc. necessary to maintain traffic flow and 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 were satisfactory prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances when, in their opinion, it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans.

These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of all construction.

All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.

All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed. The improvement is not delayed or interrupted by the failure of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.

If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agencies' standards. The As-built or Record Drawings must be prepared, signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

- The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
- Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
- The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
- Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
- All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
- Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
- Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
- All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
- All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
- The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
- All existing buildings serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
- All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
- All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The Contractor shall then be removed and disposed legally off-site or as otherwise designated on the Plans or authorized by the Owner.
- Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
- All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
- It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

- All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
- Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project.
- The Contractor shall determine all material quantities and appraise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. 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 methods and the methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
- The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
- The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
- All earthwork and grading operations shall be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
- A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berms to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
- Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer zones.
- Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
- The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
- Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
- Topsoil respread shall consist of placing a minimum of four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed ungraded areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.

- Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
- Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
- Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
- The Contractor shall provide uniform slopes between proposed grades and smooth vertical curbs and transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
- The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
- It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

- All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
- Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
- Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
- When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for suitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
- All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
- The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the proposed underground improvement.
- Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
- When connected to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
 - Circular saw-cut of sewer main by proper tools ("shearer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
 - Remove the entire Section of pipe breaking only to the top of one bell and replace with a wye or tee branch Section.
 - With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
 - Other method approved by Jurisdictional Agency.
- "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
- The Contractor shall mark the locations of the ends of the service stubs with "4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
- All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted to the existing ground surface and finished grade elevations.
- All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
- The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdictional Agency.
- The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
- All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignments shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
- Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the base of the invert elevation and oriented to the bench-mark defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eoncentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjoining joints will be permitted where necessary and shall be limited to two (2) feet maximum in length and eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic or butyl from structure and buttress joints as mortar.
- External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
- Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall not be located within flood prone areas or within designated buffer zones.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans.

- Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction where possible.
- An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
 - The minimum cover over sanitary sewer lines and services shall be three (3) feet.
 - The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
 - Sanitary sewer service risers shall be having where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
 - Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
 - All floor drains shall discharge into the sanitary sewer.
 - External grease trap, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
 - Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
 - All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
 - All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
 - All sanitary manholes shall be tested for watertightness using a leakage test 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 Prior to Backfill".
 - The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements and to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

GENERAL NOTES
& SPECIFICATIONS

419 S PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No: 24-042
Sheet C2.0

1
No.
Date
05.16.2024
Revised per Village Review
Revision

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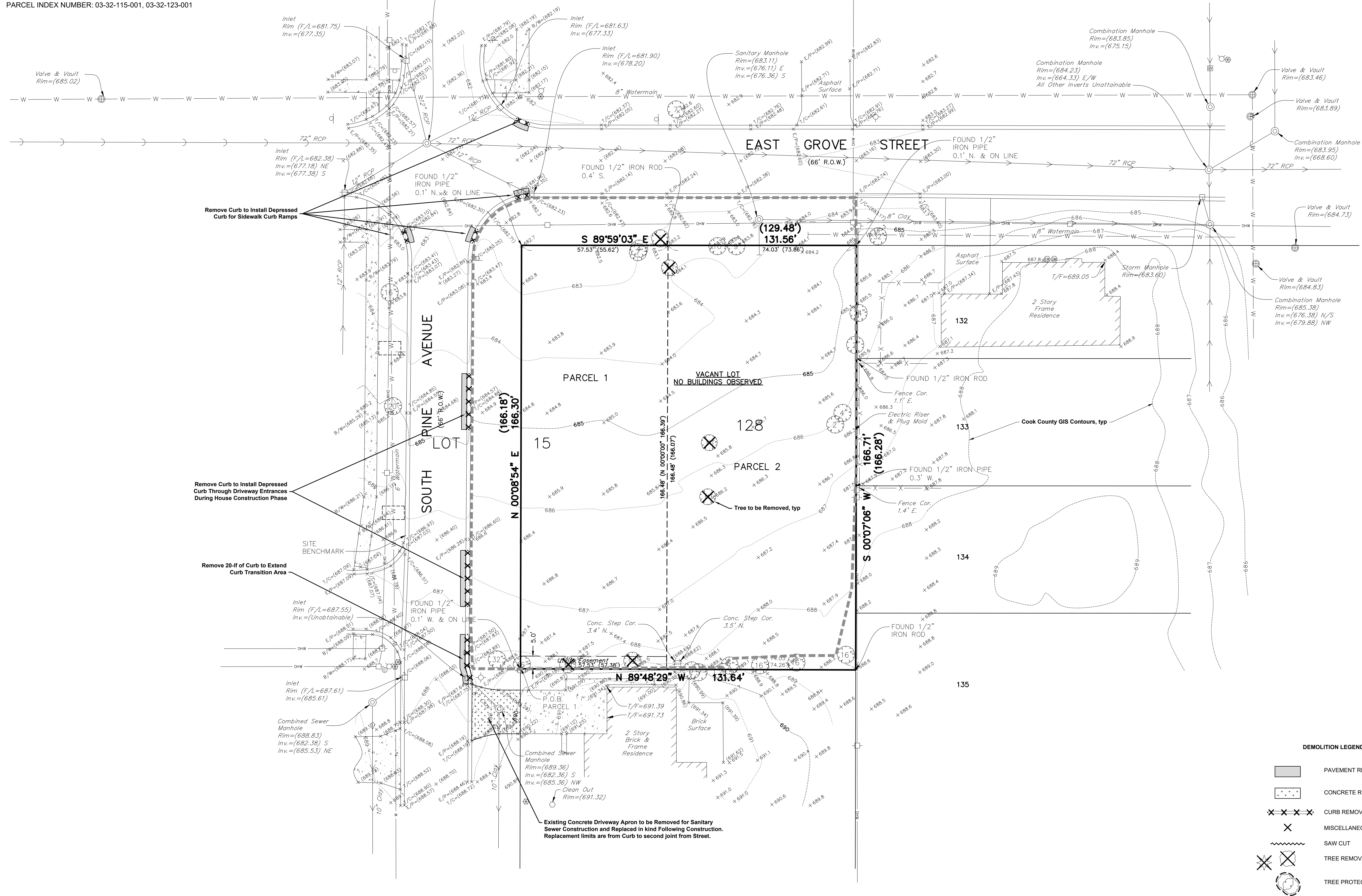
1. Refer to Sewer and Water Main General Notes for additional requirements.					
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:					
a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 590 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).					
b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and ASTM D2241.					
c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.					
d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.					
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:					
a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 590 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).					
b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.					
c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C506.					
d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.					
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:					
a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.					
b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.					
c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.					
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined chutes for inlet flow lines shall be located at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.					
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.					
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.					
8. Closed lid storm structures and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.					
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.					
10. Yard area drain structures shall be Nylotap inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.					
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.					
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.					
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.					
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.					
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.					
16. Elevations of structures located in curb and gutter are flow line elevations.					
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.					
WATER MAIN					
1. Refer to Sewer and Water Main General Notes for additional requirements.					
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:					
a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased in a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.					
b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.					
c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.					
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.					
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.					
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.					
6. Water services 2 1/2 inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.					
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.					
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.					
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:					
a. Ductile Iron Pipe (DIP) - AWWA C600.					
b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.					
c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.					
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 1/4 degrees or greater, per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place with broom finish unless specified otherwise in the Plans.					
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Luk retaining glands or Field Lok gasket in casings, between fittings and at grade changes.					
12. All bolts and nuts shall be stainless steel.					
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.					
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.					
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.					
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.					
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected washed to returning the water to service with the following:					
18. Water Main and related appurtenances shall be tested in accordance with the following:					
a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.					
b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.					
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.					
WATER MAIN PROTECTION REQUIREMENTS					
Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:					
1. Horizontal Separation:					
a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.					
b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.					
c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.					
2. Vertical Separation:					
a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.					
b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or if it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:					
i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.					
ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.					
c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.					
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.					
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.					
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.					
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.					
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.					
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.					
PAVEMENT, CURB & GUTTER, AND WALKS					
1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.					
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A 1/2" (1/2") epoxy coated smooth round fiber glass filler along with two (2) 18" long x 1/2" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.					
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x 1/2" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.					
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.					
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.					
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a 1/2" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.					
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.					
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curbs and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.					
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.					
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.					
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.					
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and in accordance with Section 420 of the IDOT Standard Specifications.					
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.					
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to built joint detail for additional information.					
15. The testing of the aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.					
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.					
17. Prior to installation of the aggregate base course, the following shall be performed:					
a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.					
b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.					
c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.					
18. Prior to the installation of the binder course:					
a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.					
b. The aggregate base course shall be clean and dry.					
c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.					
d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.					
e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.					
19. Prior to the installation of the surface course:					
a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.					
b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.					
c. Structures within pavement shall be adjusted to final surface grade.					
d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.					
e. Final grade and permanently stabilize all water main standards or joint materials with topsoil and seed and the forecast is for rising temperatures.					
20. Pavement marking/stripping:					
a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.					
b. Pavement markings shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.					
c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.					
d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.					
e. Pavement markings shall be uniform and have clean, straight edges.					
f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.					
g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.					
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stalls shall be yellowed with reflective paint.					
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.					
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.					
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.					
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.					
SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES					
1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and the Illinois Erosion and Sedimentation Control Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.					
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) are followed and not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent with greater or greater rainfall) and storm sewer and storm water shall be kept on-site and be organized and ready for viewing.					
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.					
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.					
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.					
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.					
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to stabilize the disturbed areas and prevent erosion and sediment from flowing onto adjacent property.					
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or steeper shall be stabilized with erosion control blanket or mat in addition to seeding.					
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.					
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.					
11. Temporary erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.					
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.					
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.					
14. All dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).					
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.					
16. Storm water conveyance systems, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the disturbance and in accordance with Section 420 of the IDOT Standard Specifications.					
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The Contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.					
18. The Contractor shall water the site, as required during dry weather to control dust.					
19. Erosion Control Maintenance and Replacement Notes:					
a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.					
b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.					
c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.					
d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.					
e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.					
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.					
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector.					
22. The work shall generally follow the following typical Construction Sequencing:					
a. Installation of their soil erosion and sediment control (SE/SC) measures:					
1. Selective vegetation removal for silt fence installation					
2. Silt fence installation					
3. Construct water control structures					
4. Stabilized construction entrance					
5. Install tree protection fencing and tree removal where necessary (clear & grub)					
6. Construct sediment trapping devices (sediment traps, basins, etc.)					
7. Construct detention facilities and outlet control structure with restrictor.					
8. Strip and stockpile topsoil and mass grade the site					
9. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)					
g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection					
h. Permanently stabilize detention basins with seed and erosion control blanket					

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 419 S. PINE AVENUE
PARCEL INDEX NUMBER: 03-32-115-001, 03-32-123-001



Revised per Village Review

Revision

05.16.2024

Date

1

No.

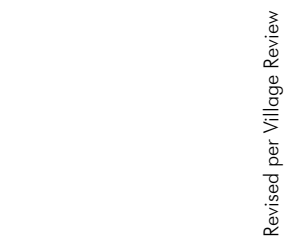
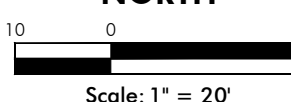
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consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No. 24-042
Sheet

C3

C7



5.16.202.

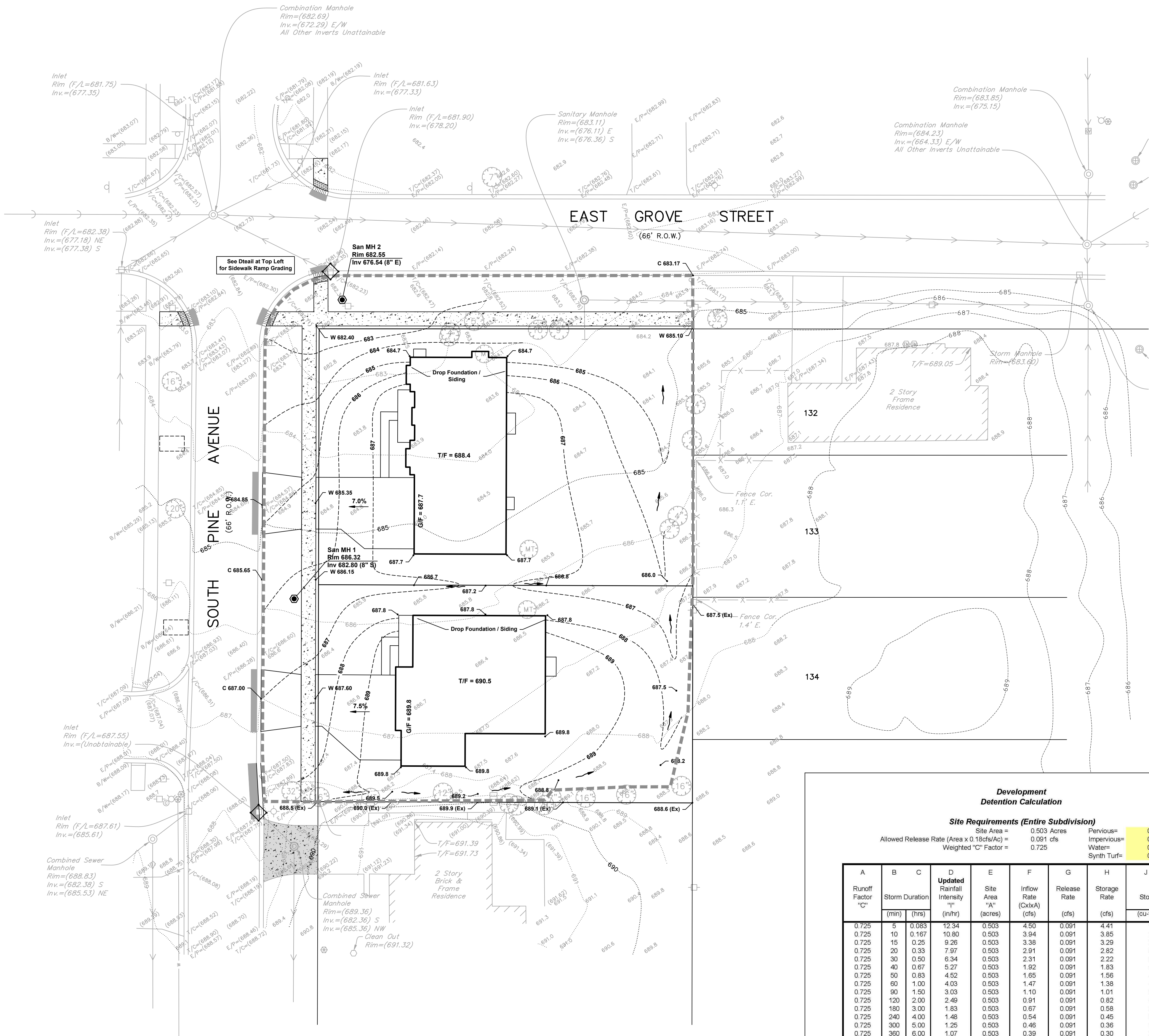
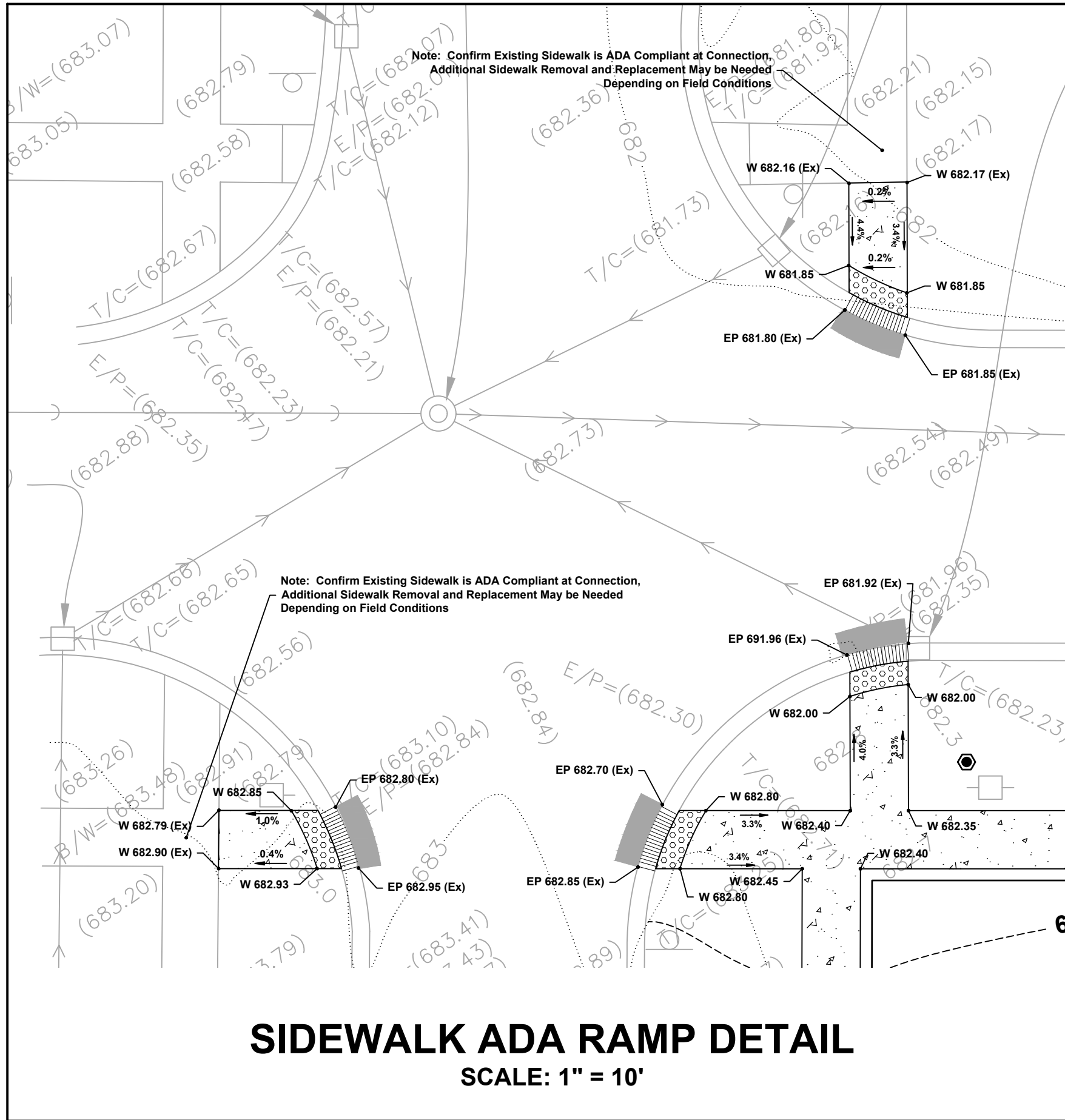
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**GEOMETRY &
PAVING PLAN**

Project Manager: M L
Engineer: M L
Date: 04.30.202
Project No. 24-04
Sheet C4

C4/



Development
Detention Calculation

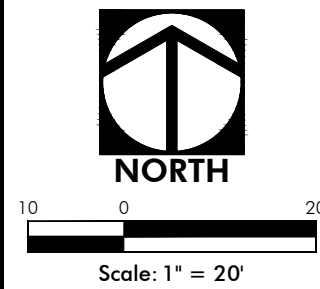
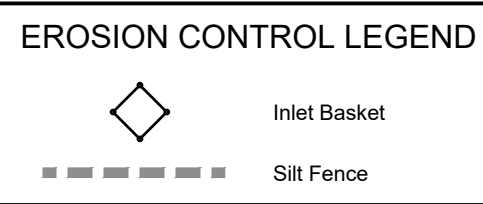
Site Requirements (Entire Subdivision)

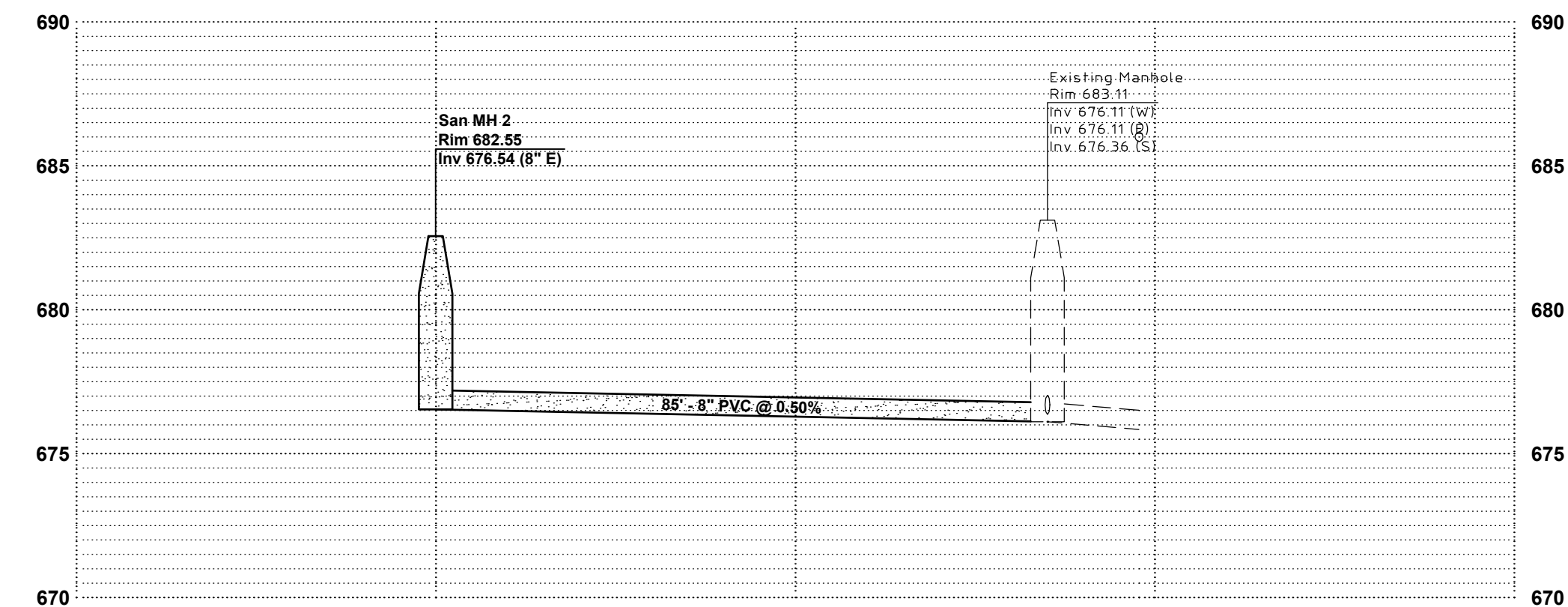
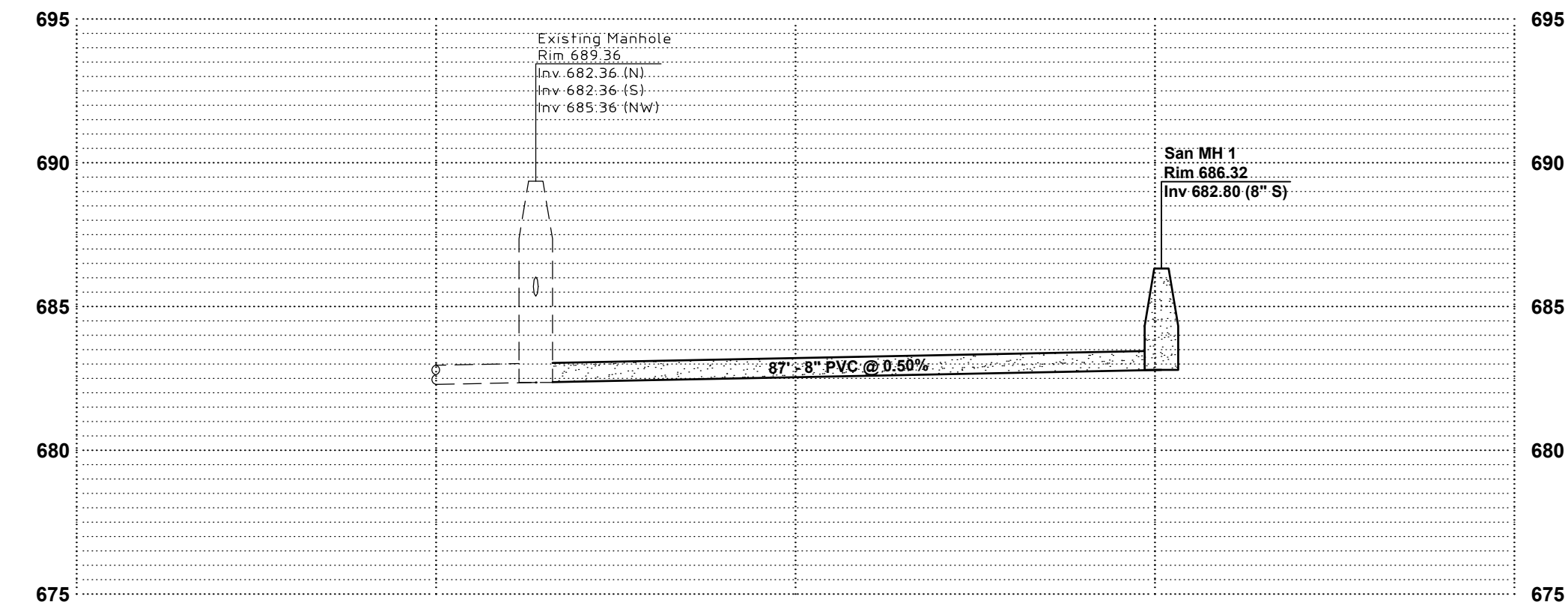
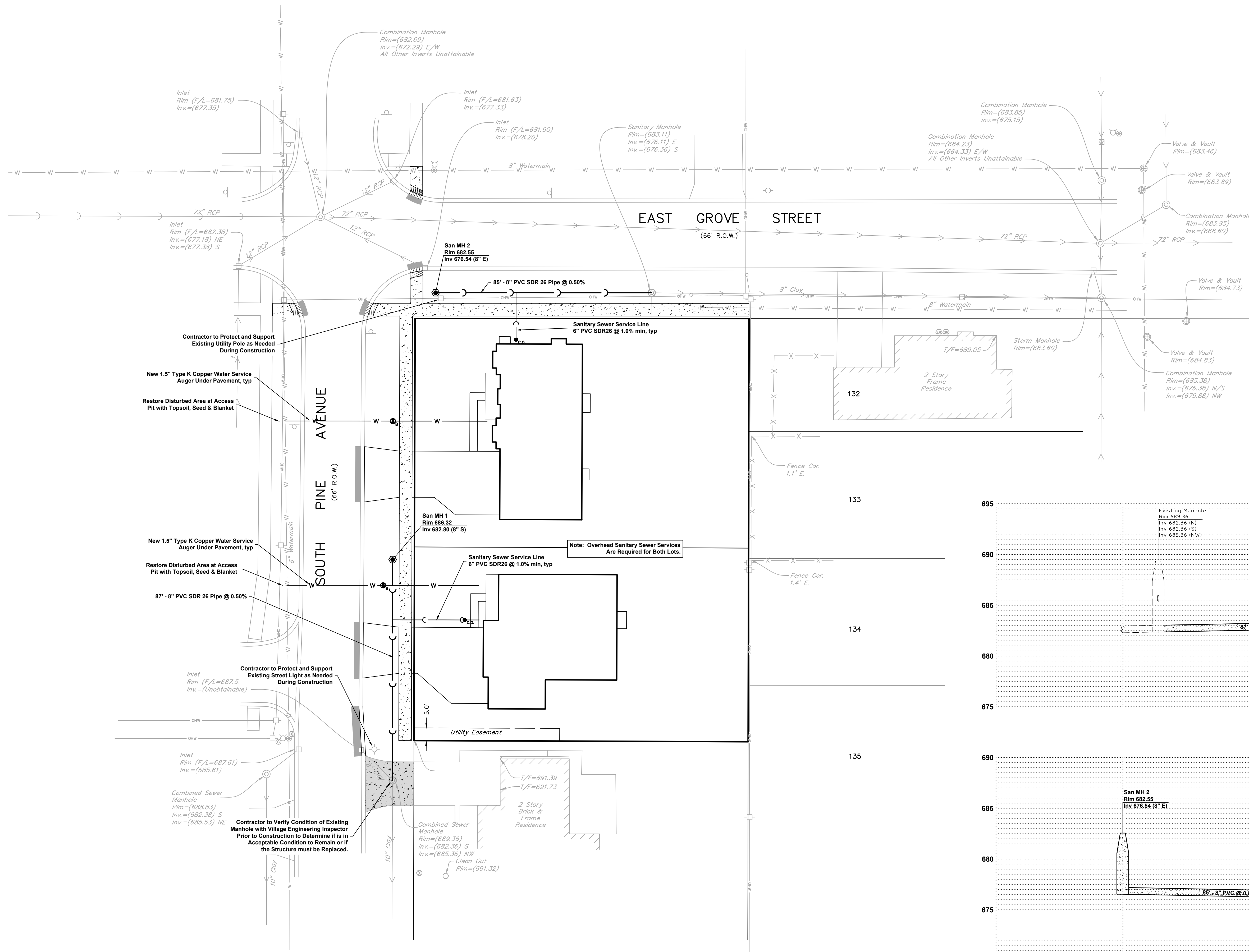
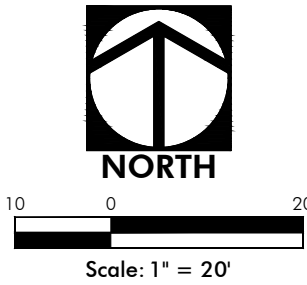
Site Area = 0.503 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.091 cfs
Weighted "C" Factor = 0.725

Pervious = 0.252 Acres
Impervious = 0.252 Acres
Water = 0.000 Acres
Synth Turf = 0.000 Acres

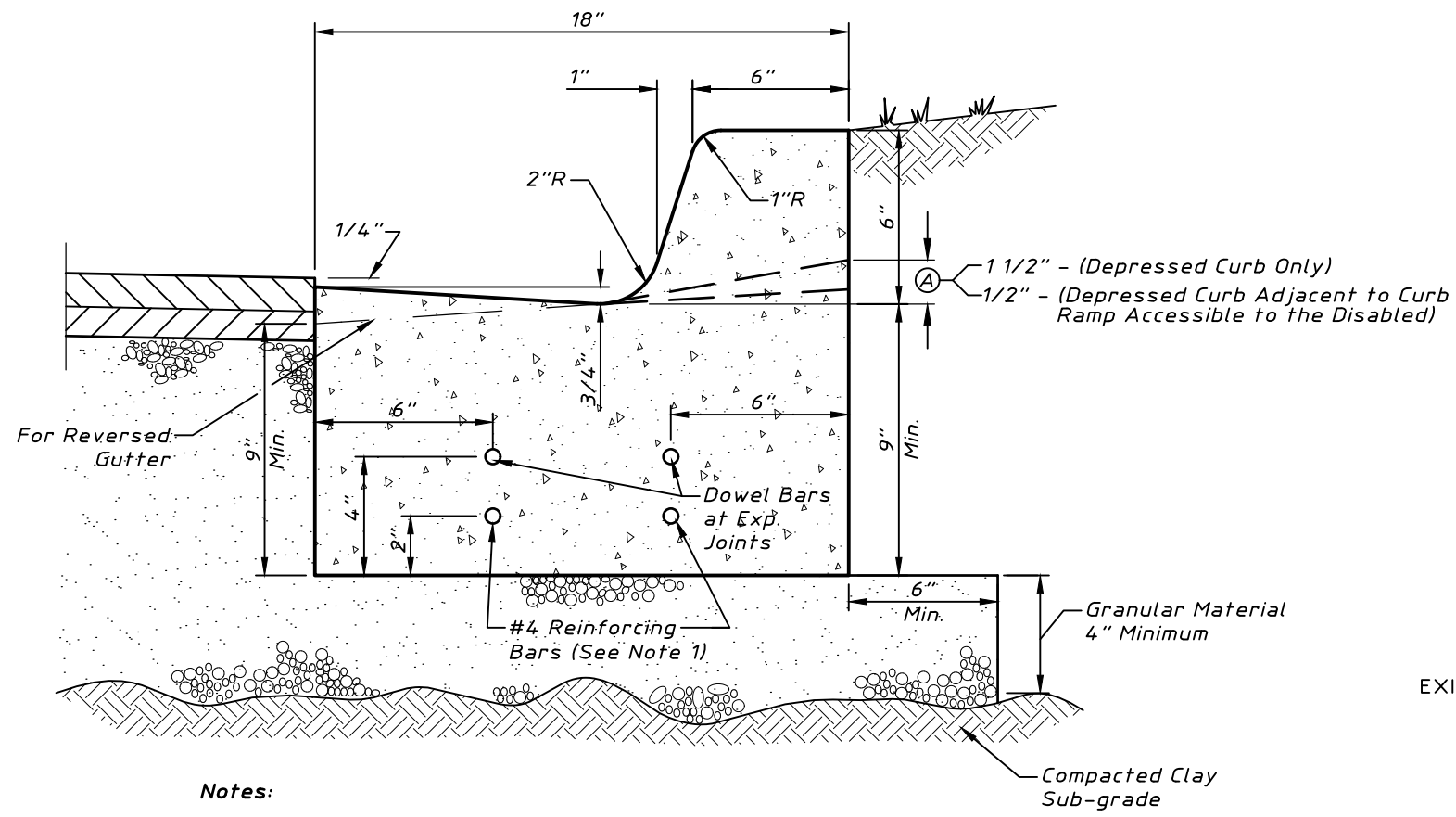
A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration (min)	Updated Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (Cfs/Ac) (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	Storage Required (Ac-ft)	
0.725	5	0.083	12.34	0.503	4.50	0.091	4.41	1317	0.030
0.725	10	0.167	10.80	0.503	3.94	0.091	3.85	2313	0.063
0.725	15	0.25	9.26	0.503	3.39	0.091	3.29	2857	0.088
0.725	20	0.33	7.87	0.503	2.91	0.091	2.82	3345	0.077
0.725	30	0.50	6.34	0.503	2.31	0.091	2.22	3998	0.092
0.725	40	0.67	5.27	0.503	1.92	0.091	1.83	4416	0.101
0.725	50	0.83	4.52	0.503	1.65	0.091	1.58	4653	0.107
0.725	60	1.00	4.03	0.503	1.47	0.091	1.38	4963	0.114
0.725	90	1.50	3.03	0.503	1.10	0.091	1.01	5475	0.126
0.725	120	2.00	2.49	0.503	0.91	0.091	0.82	5883	0.135
0.725	180	3.00	1.83	0.503	0.67	0.091	0.58	6225	0.143
0.725	240	4.00	1.48	0.503	0.51	0.091	0.45	6462	0.148
0.725	300	5.00	1.25	0.503	0.46	0.091	0.39	6567	0.151
0.725	360	6.00	1.07	0.503	0.39	0.091	0.30	6463	0.148
0.725	420	7.00	0.97	0.503	0.35	0.091	0.26	6621	0.152
0.725	480	8.00	0.87	0.503	0.32	0.091	0.23	6516	0.150
0.725	540	9.00	0.79	0.503	0.29	0.091	0.20	6366	0.147
0.725	600	10.00	0.72	0.503	0.26	0.091	0.17	6176	0.142
0.725	660	11.00	0.67	0.503	0.24	0.091	0.15	6072	0.139
0.725	720	12.00	0.62	0.503	0.23	0.091	0.14	5836	0.134
0.725	1080	18.00	0.45	0.503	0.16	0.091	0.07	4737	0.108
0.725	1440	24.00	0.36	0.503	0.13	0.091	0.04	3480	0.080

Max Volume = 0.152 Acre-Ft
6,621 cu-ft

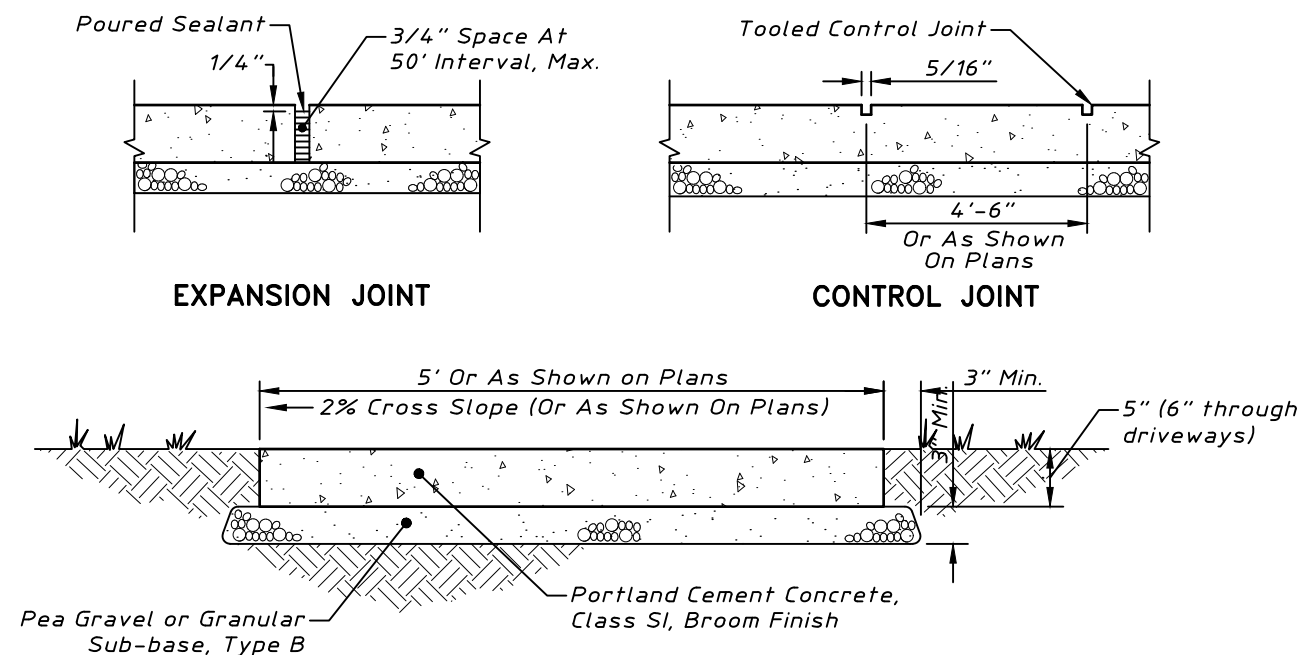




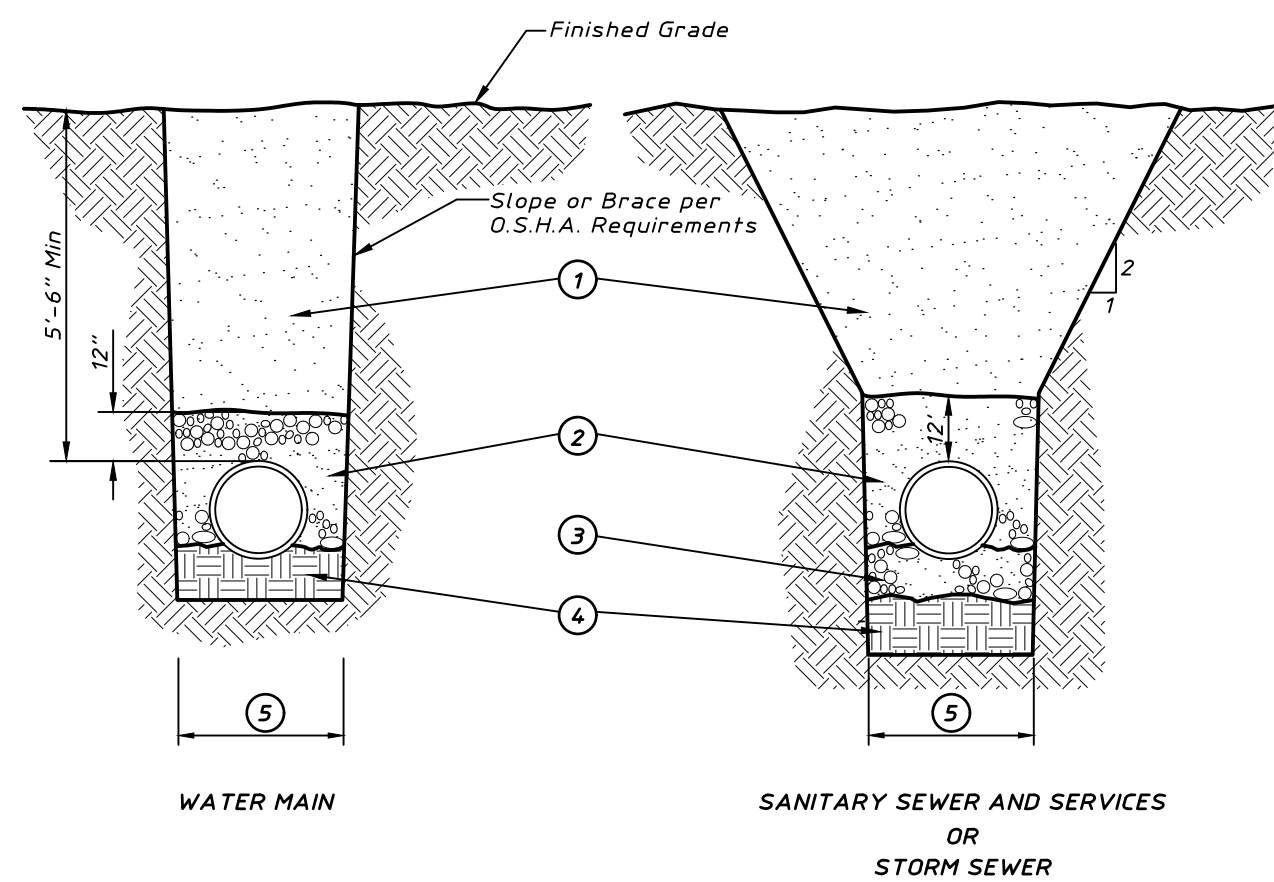
SANITARY SEWER PROFILES
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 5' (VERTICAL)



B-6.12 CONCRETE CURB & GUTTER

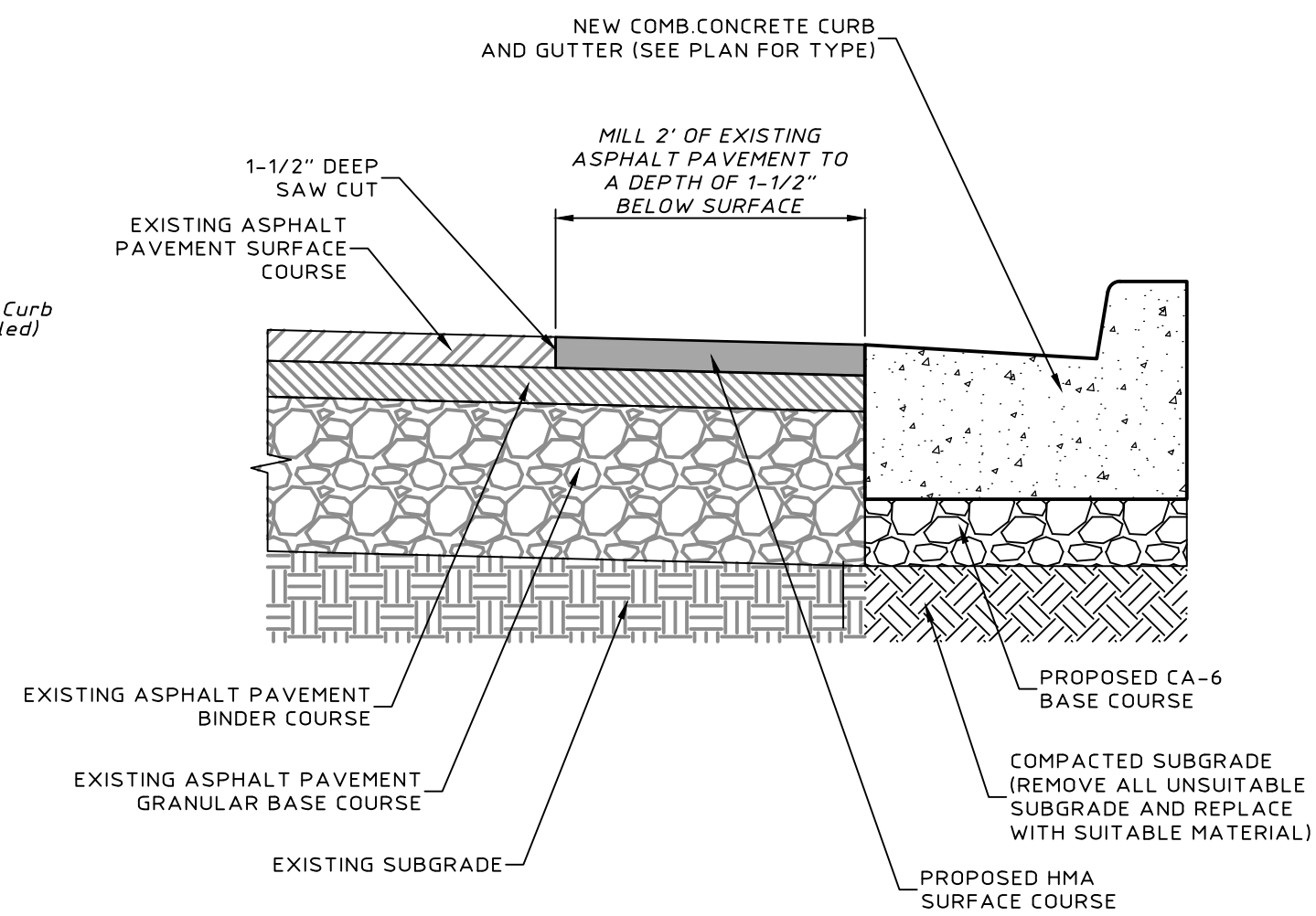


PORTLAND CEMENT CONC. SIDEWALK

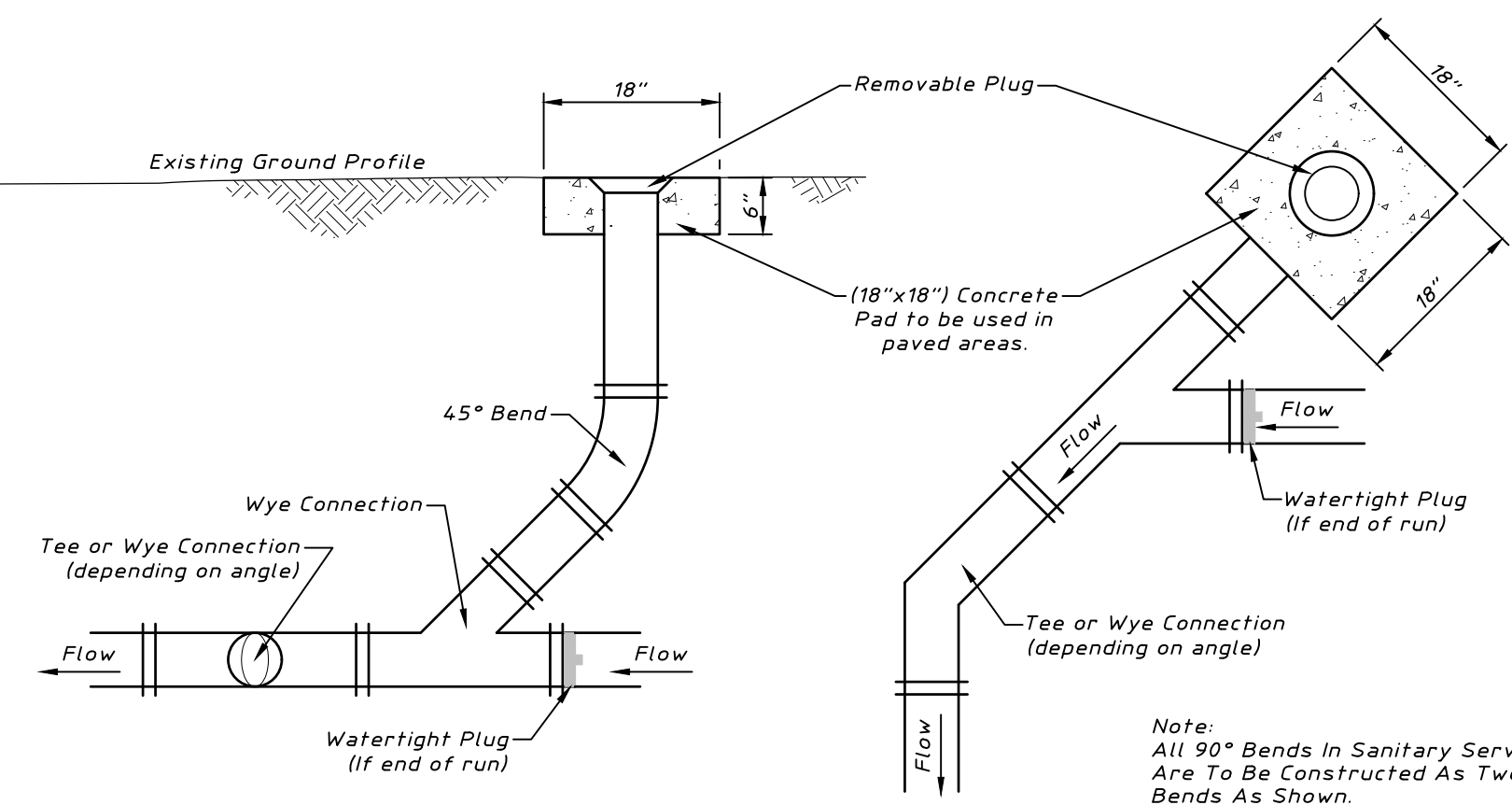


- Notes:**
- CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter. Mechanically compacted backfill of excavated granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
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 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
- Notes:**
- PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
 - All CA 6, CA 11 and CA13 to be IDOT approved.
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
- Notes:**
- CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter. Mechanically compacted backfill of excavated granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
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TYPICAL TRENCH CROSS SECTION



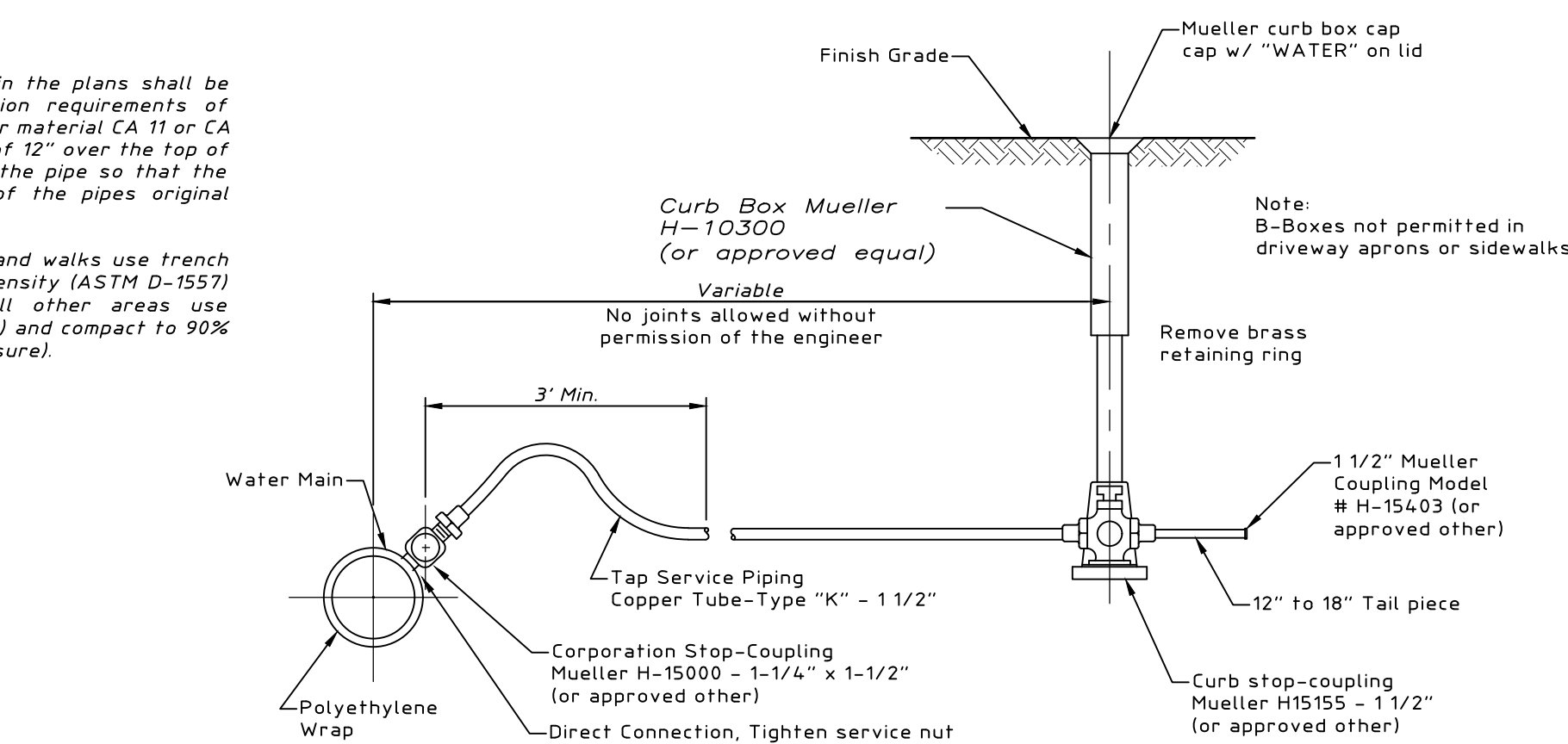
PAVEMENT PATCHING AT CURB AND GUTTER REMOVAL



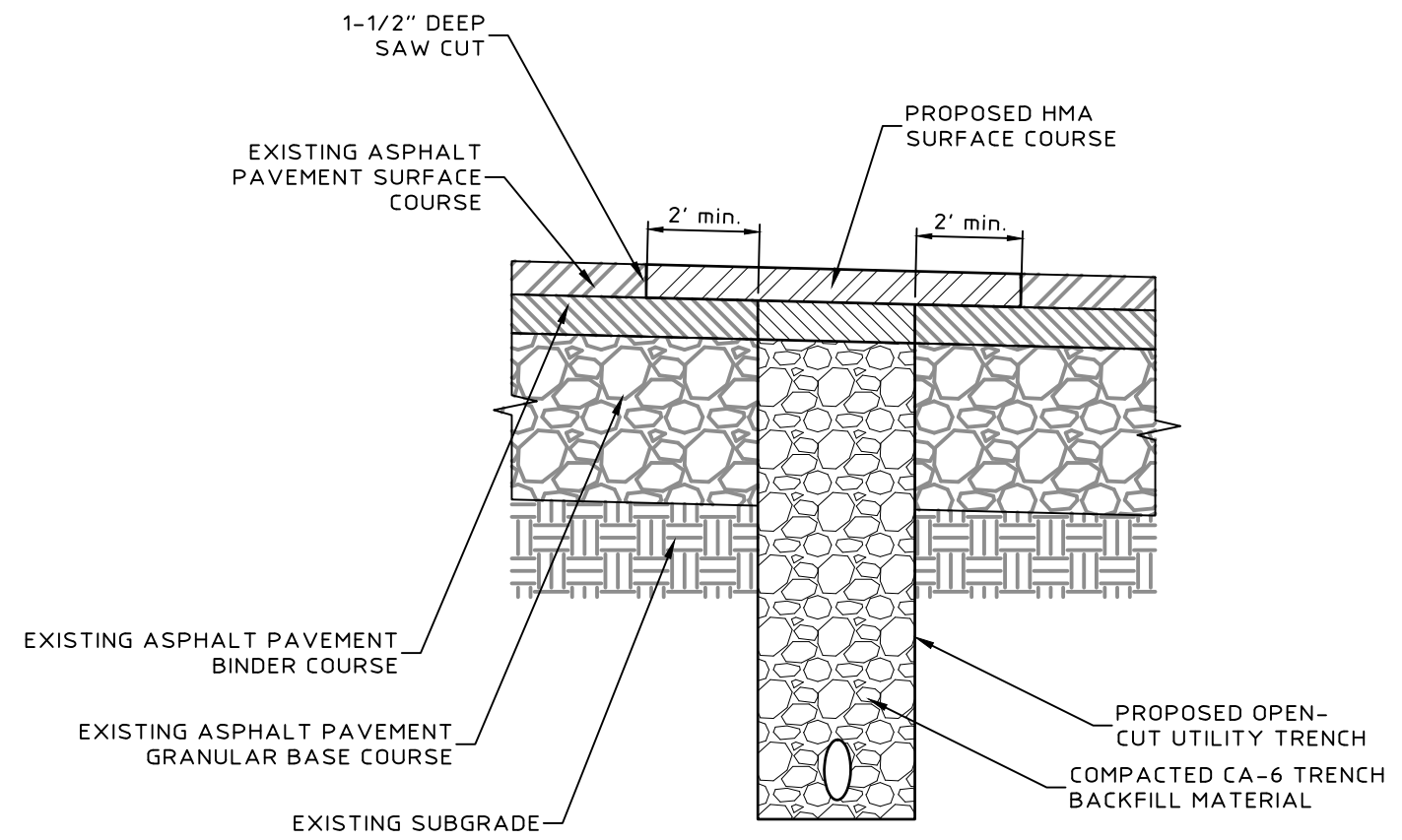
SECTION A-A

PLAN VIEW

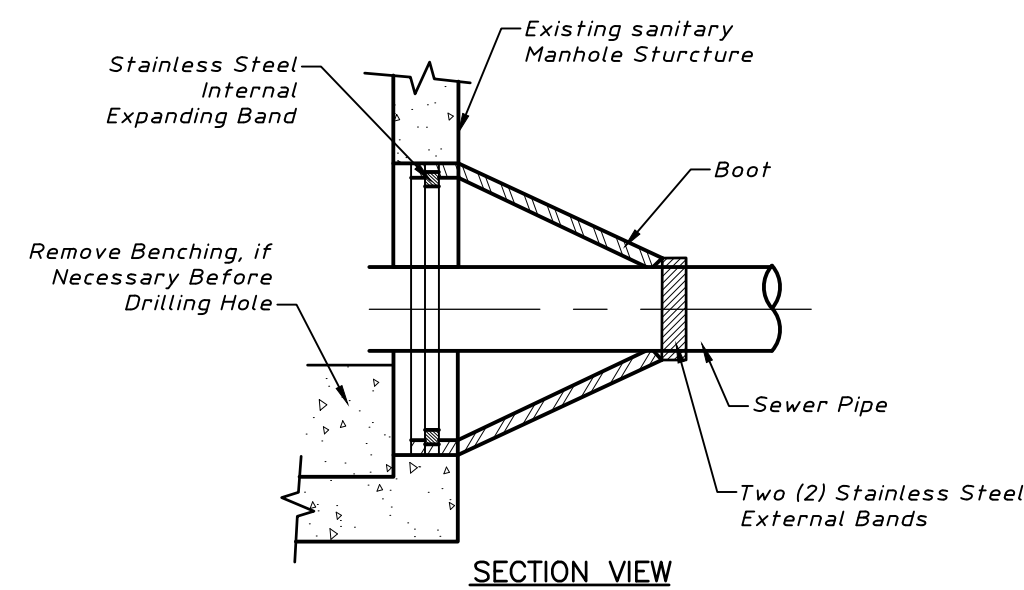
SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



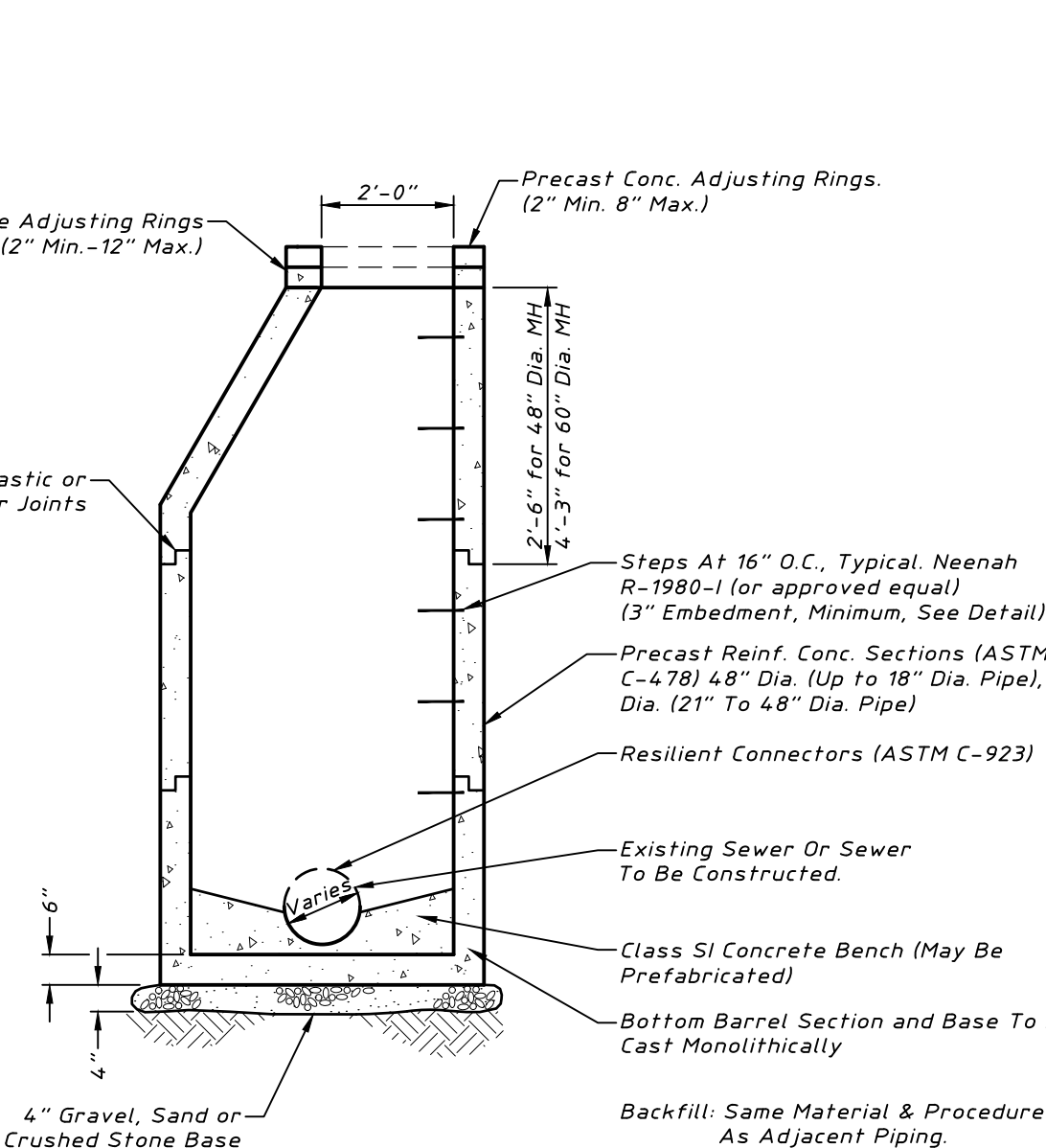
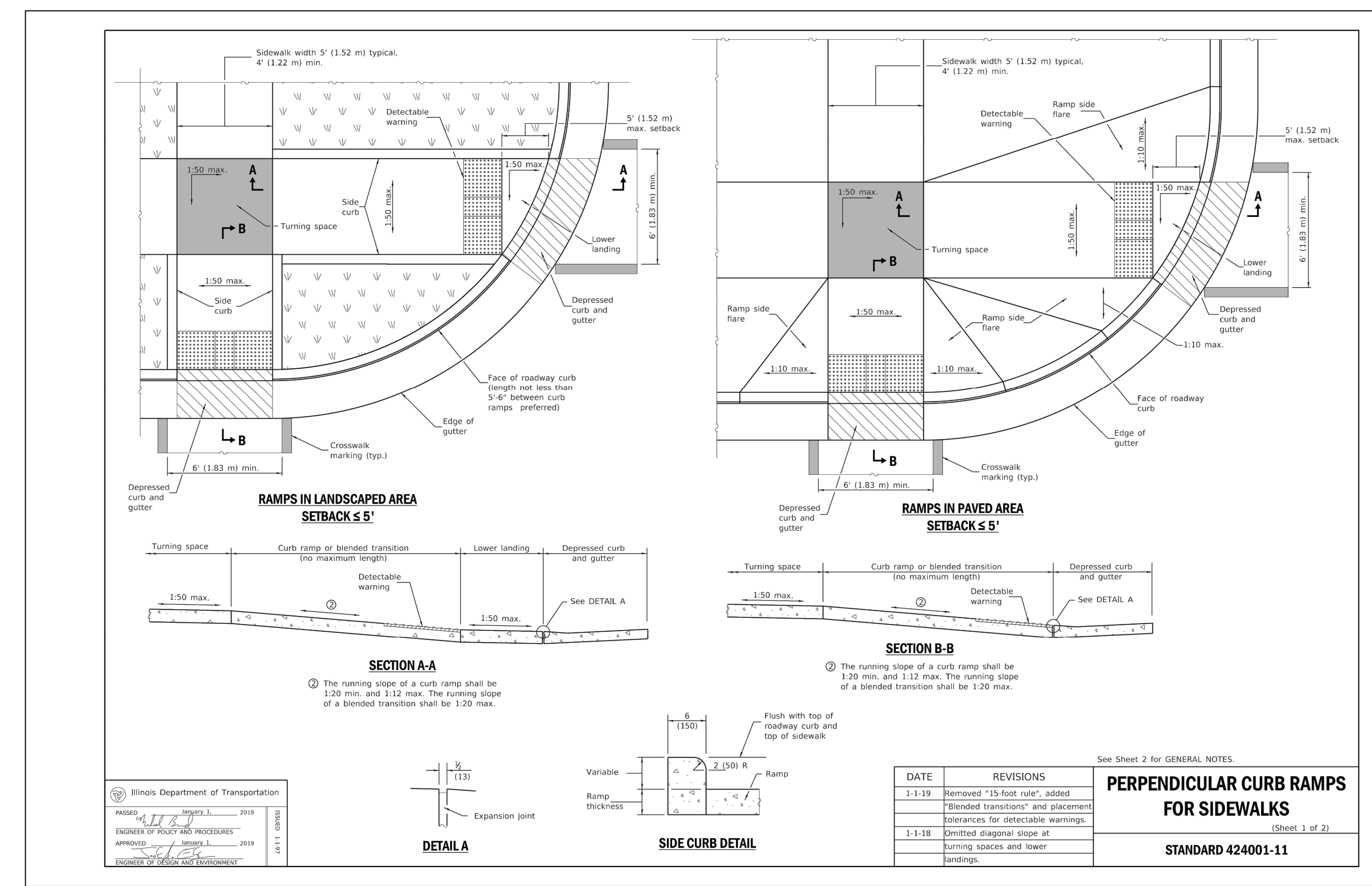
WATER SERVICE DETAIL



PAVEMENT PATCHING AT UTILITY TRENCH



SANITARY SEWER CONNECTION TO EXISTING STRUCTURE DETAIL



SANITARY MANHOLE - TYPE A

Village of Arlington Heights

Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works Department, Engineering Division
File Number: PCA00003-2024
Project: 419 S Pine Ave Subdivision
Review Round: Round 1
Date: April 9, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☒	☐	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb & Gutter.....	☒	☐	_____
iii. Sidewalks.....	☒	☐	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☒	☐	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☒	d. IEPA.....	☒
b. IDOT.....	☐	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☒	_____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☒	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
7. STORMWATER DETENTION REQUIRED.....	YES ☒	NO ☐	Fee-in-Lieu acceptable _____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING.....	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be public sidewalk, ADA ramps and a sanitary sewer extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. Plan Commission approval will require preliminary engineering plans including detention calculations. Per the Manual of Practice for *the Design of Public & Private Improvements Section 3.05E Small Developments*, the Village Engineer may exempt a Developer from the detention requirements if it is determined that the immediate downstream flooding conditions will not be significantly worsened. A cash payment can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. Based on the maximum allowed lot coverage of 50%, the fee-in-lieu

for the proposed development would be \$6,674 (\$3,540 for Lot 1, \$3,134 for Lot 2). This fee is considered a permit fee and would be collected as part of the building permit process.

16. Final subdivision approval will require final engineering plans.
17. Based on the provided grades, the proposed sanitary sewer will not have enough cover to serve the north lot. The 8" sanitary sewer along Grove Street can be extended to serve that lot. The following comments shall be addressed:
 - a. The existing combined sewer structure is called out as a storm manhole. Correct the structure type on the Engineering plans.
 - b. The structure is located in the concrete driveway for 425 S Pine Ave. The driveway shall be removed and replaced from the curb to approximately the property line, to the second joint from the street.
 - c. The condition of the existing structure shall be evaluated before connecting.
 - d. An existing 32" tree is located in the parkway. Identify if this tree is proposed to be removed.
 - e. There is an existing street light located less than 6 ft from the sanitary sewer. The light shall be protected during construction.
 - f. Sanitary sewer extensions shall be across the entire frontage of the lots.
18. The public sanitary sewer extension will require an IEPA permit and MWRD permit.
19. Overhead sewer setup is required for new construction.
20. Correct the misalignment of curb at the south limits of the proposed subdivision.
21. Provide the curb cuts for the proposed driveway. The pavement shall be repaired adjacent to the new curb.
22. Any open cut utility trenches in pavement shall have asphalt ground 2' beyond edge of utility trench for a smooth transition. Provide a detail on the final engineering plans.
23. Provide ADA compliant sidewalk with depressed curb at the northeast corner of S Pine Ave and E Grove St to complete the accessible route. The southbound ramp at the NE corner shall align with the northbound ramp at the SE corner.
24. Provide ADA compliant sidewalk with depressed curb at the southwest corner of S Pine Ave and E Grove St to complete the accessible route. The eastbound ramp at the SW corner shall align with the westbound ramp at the SE corner.
25. Provide additional information to evaluate the existing drainage patterns for the rear yards for 406 and 410 S Belmont Ave.
26. The T/F for 402 S Belmont is shown as 689.05; however, the finished grade along the west side of the home is 687.0. With 6" exposed foundation, equating to a theoretical T/F of 687.5.
 - a) Both lots currently show over 2 ft of fill in the rear yard. The foundations should be stepped down, or the siding shall be dropped further along the east side of the home to better account for the grade different.
 - b) Preliminary layout for patios should be evaluated for grading.

Preliminary Plat of Subdivision:

27. Provide the name of the subdivision.
28. The names and last know addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

Final Plat of Subdivision:

29. Provide a notarized statement from the owner indicating the school district in which each parcel lies. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
30. Add the utility signature blocks.
31. Include all the items on the attached Final Plat of Subdivision Checklist.


Michael L. Pagones P.E. 04-10-24
Village Engineer Date

Attachments:

- Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (1 page)

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Village Engineer

”

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

“I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____”

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: 419 S Pine Ave Subdivision
Review Round: Round 1 Review
Date: April, 11, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code.

Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

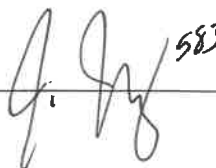
This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

The Police Department has no additional comments at this time.



Supervisor

Nicholas, Hailey

From: Roberts, David
Sent: Friday, April 19, 2024 12:09 PM
To: Hubbard, Sam
Cc: Nicholas, Hailey; Harris, Lance
Subject: RE: New Plan Commission Application: PCA00003-2024 (419 S. Pine Subdivision)

Sam,

No comments from FD. Updated in Tyler. Sorry for the delay.

Regards,

David Roberts CFO

Division Chief

Fire Department

Village of Arlington Heights, IL

O: 847-368-5450

www.vah.com

Village of Arlington Heights

Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner

From: Sean Freres, Environmental Health Officer

Department: Health Services Department

File Number: PCA00003-2024

Project: 419 S. Pine Ave.

Review Round: v1

Date: 3,26,24

GENERAL COMMENTS:

The Health Department has no comments at this time.



Village of Arlington Heights Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 1
Date: April 9th, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☒	☐
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.
 - b. Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - c. Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
- 8) The following Variations has been identified:
 - a. Lot 1: Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - b. Lot 1: Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.

Staff recommends that you reduce the lot width of Lot 2 to allow for a 90' wide code-compliant lot width for Lot 1. Lot 2, as a standard lot, is required to have a minimum lot width of 75' if its size is 10,000-14,999 square feet and a minimum lot width of 70' if its size is 8,750-9,999 square feet. The proposed lot width for Lot 2 is 78' and the lot size is 10,267 square feet.

If there are circumstances that prevent you from adjusting the lot width for both lots, Variations must be requested as outlined in 7b and 7c above. In order to justify any Variation request, you must provide a written response to each of the four criteria for Variation approval:

- The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
- 9) Please note that appearing before the Conceptual Plan Review Committee is required prior to appearing before the Plan Commission. You are currently scheduled to appear before the Conceptual Plan Review Committee on the evening of April 11th, 2024.
 - 10) Please provide more information in your project narrative. You should include the lot dimensions and sizes of the proposed lots. You should also provide an estimated construction timeline, the approximate size of the homes to be constructed, the estimated sale price of the homes, and any other information about how you plan to utilize the properties once subdivided. You should also include any green features that are planned for the homes.
 - 11) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village. Please review the Engineering/Public Works Department comments 12 & 16 to verify what information is missing to complete the Final Plat of Subdivision application process.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 12) Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided *one week prior* to appearing before the Village Board for Final Plat approval.
- 13) Please note that a Design Commission application will be required for any proposed home on the new lots.
- 14) Impact fees will be due in accordance with Chapter 29 at time of permit issuance for all homes within the proposed subdivision.
- 15) A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required at time of building permit issuance for any single-family home on the property.
- 16) Please make sure all revised plans are labeled with a revision date.
- 17) It is recommended that you hold a neighborhood meeting to introduce the proposed project to all surrounding property owners within 250 feet. If this is not feasible, you should reach out to all abutting property owners and all property owners located across the street to introduce the project to your neighbors.
- 18) The engineering plans indicate that there are substantial changes being proposed to the grading on the lot. Please note that the maximum allowable building height is measured from the average elevation of the finished lot grade at the front of the building. Per Code, average elevation of the finished lot grade at the front of the building is based on the Village of Arlington Heights Municipal Code, Chapter 23, Section 23-103 General Lot Grade Maximums, which states, "No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grades of the lots on either side abutting such lot." The maximum height of a building in the R-3 District is 25'.
- 19) Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.

Preliminary & Final Plat of Subdivision:

- 20) Please include the name of the proposed subdivision.
- 21) The front yard setback for both lots is determined by the average front yard setback for the neighboring homes on the block. This should include all of the homes to the South of the subject properties, bounded by Grove Avenue to the North and Park Street to the South. Please provide an exhibit showing the existing setbacks of the other homes on the frontage to clarify how the 26.5' front yard setback was calculated.
- 22) Since the front yard setback is based on the average of the frontage, please provide an asterisk at the end of the front yard setback for each lot (i.e. the "26.5' B.S.L"). Additionally, the asterisk shall reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 26.5' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.6(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements."
- 23) Please include the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 24) Will there be protective covenants for the proposed subdivision? If so, please provide them as a separate document and reference them within the Deed of Dedication as per Section 29-217a of Chapter 29.
- 25) The line that indicates the division of the existing lots is currently shown as an "adjacent lot line" according to the legend provided on both Plats of Subdivision. Please choose another method to indicate the existing/previous division of the lots and indicate the revised method in the legend.
- 26) The easement line on the southern portion Lot 2 switches from a dashed line to a solid line. Please revise accordingly on both Plats.
- 27) Please add the 4th paragraph to the Deed of Dedication, as outlined in Section 29-217a of Chapter 29.
- 28) The Deed of Dedication is missing a sentence: "All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public". Please add the sentence at the appropriate location.
- 29) Utility company signature lines will likely be required. Please see the Public Works/Engineering review comments.
- 30) The Deed of Dedication must also be notarized. Please revise the Notary Certificate to apply to both the Owners Certificate and the Deed of Dedication.
- 31) Please note that the building footprint and other proposed site improvements were not reviewed as part of this application. When a new home on each lot is proposed, compliance with all applicable Zoning regulations shall be required or a Variation must be requested.

Prepared by: Hailey Nicholas

Village of Arlington Heights
Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00003-2024
Project: 419 S Pine Avenue
Review Round: Round 1 Review
Date: April 4, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	N/A	☐
3. PARKWAY TREE FEE REQUIRED:	☒	☐

COMMENTS:

It is recommended that any trees along the perimeter that are deemed in fair condition or better be preserved.

April 30, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 419 S. Pine Ave
Response to Village Comments
Haeger File No.: 24-042

Haeger Engineering ("Haeger") is in receipt of your review comments dated April 9, 2024. We have revised the submittal materials accordingly per the comments. The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

The petitioner acknowledges this requirement.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be public sidewalk, ADA ramps and a sanitary sewer extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Final Engineering Plans and accompanying Engineer's Estimate of Construction Cost for the public improvements is submitted herewith.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Acknowledged, the plans are prepared on tis coordinate system.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

The petitioner acknowledges this requirement.

15. Plan Commission approval will require preliminary engineering plans including detention calculations. Per the Manual of Practice for the Design of Public & Private Improvements Section 3.05E Small Developments, the Village Engineer may exempt a Developer from the detention requirements if it is determined that the immediate downstream flooding conditions will not be significantly worsened. A cash payment can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. Based on the maximum allowed lot coverage of 50%, the fee-in-lieu for the proposed development would be \$6,674 (\$3,540 for Lot 1, \$3,134 for Lot 2). This fee is considered a permit fee and would be collected as part of the building permit process.

Stormwater detention calculations are included in this submittal, with calculations shown on Sheet C5.

16. Final subdivision approval will require final engineering plans.

Final Engineering Plans are submitted herewith for review.

17. Based on the provided grades, the proposed sanitary sewer will not have enough cover to serve the north lot. The 8" sanitary sewer along Grove Street can be extended to serve that lot. The following comments shall be addressed:

- a. The existing combined sewer structure is called out as a storm manhole. Correct the structure type on the Engineering plans.*



- b. The structure is located in the concrete driveway for 425 S Pine Ave. The driveway shall be removed and replaced from the curb to approximately the property line, to the second joint from the street.*
- c. The condition of the existing structure shall be evaluated before connecting.*
- d. An existing 32" tree is located in the parkway. Identify if this tree is proposed to be removed.*
- e. There is an existing street light located less than 6 ft from the sanitary sewer. The light shall be protected during construction.*
- f. Sanitary sewer extensions shall be across the entire frontage of the lots.*

The proposed sanitary sewer configuration has been updated in accordance with the review comments above.

18. The public sanitary sewer extension will require an IEPA permit and MWRD permit.

Acknowledged. We will provide MWRD & IEPA permit application forms for Village review and signature once the engineering plans have been approved.

19. Overhead sewer setup is required for new construction.

Acknowledged, this is noted on Sheet C6.

20. Correct the misalignment of curb at the south limits of the proposed subdivision.

This has been noted on the plans.

21. Provide the curb cuts for the proposed driveway. The pavement shall be repaired adjacent to the new curb.

This has been added to the plans.

22. Any open cut utility trenches in pavement shall have asphalt ground 2' beyond edge of utility trench for a smooth transition. Provide a detail on the final engineering plans.

This detail has been added to the plan on Sheet C7.

23. Provide ADA compliant sidewalk with depressed curb at the northeast corner of S Pine Ave and E Grove St to complete the accessible route. The southbound ramp at the NE corner shall align with the northbound ramp at the SE corner.

This curb ramp has been added to the plan.

24. Provide ADA compliant sidewalk with depressed curb at the southwest corner of S Pine Ave and E Grove St to complete the accessible route. The eastbound ramp at the SW corner shall align with the westbound ramp at the SE corner.

This curb ramp has been added to the plan.

25. Provide additional information to evaluate the existing drainage patterns for the rear yards for 406 and 410 S Belmont Ave.

Additional off-site contour elevations have been added to Sheet C3.

26. The T/F for 402 S Belmont is shown as 689.05; however, the finished grade along the west side of the home is 687.0. With 6" exposed foundation, equating to a theoretical T/F of 687.5.

- a) Both lots currently show over 2 ft of fill in the rear yard. The foundations should be stepped down, or the siding shall be dropped further along the east side of the home to better account for the grade different.*
- b) Preliminary layout for patios should be evaluated for grading.*

The proposed grading will be stepped down as requested and will be detailed during building permit submittal. The house footprints shown are anticipated to be built on the lots but depending on the market the builder would prefer to allow for different house footprints to be constructed.

This concludes our submittal. We have emailed these files directly to you as well. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

HAEGER ENGINEERING, LLC

Mike Anderson, P.E., LEED AP
Vice-President

Village of Arlington Heights
Interoffice Memorandum



To: Sam Hubbard
From: Officer Steven Dinov #358
Department: Police Department
File Number:
Project: 419 S Pine Ave Subdivision
Review Round: Round 1 Review
Date: April, 11, 2024

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

Lighting should be up to Village of Arlington Heights code.

Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity.

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

This is not a problem area in relation to traffic accidents.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

6. GENERAL COMMENTS:

The Police Department has no additional comments at this time.

Response:

#1 Trespass signs will be added during construction

#2 Exterior home lighting will meet Village of Arlington Heights Code

#3-6 No response required.

Brian Kelly

[Signature] 583

Supervisor



Village of Arlington Heights Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 1
Date: April 9th, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☒	☐
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

General:

- 7) The following approvals are required:
 - a. Preliminary & Final Plat of Subdivision to subdivide two lots into two lots.
 - b. Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - c. Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
- 8) The following Variations has been identified:
 - a. Lot 1: Variation from Chapter 28, Section 5.1-3.2 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.
 - b. Lot 1: Variation from Chapter 29, Section 29-307(a)3 to allow a lot width of 88.30' where a minimum lot width of 90' is required for corner lots.

Staff recommends that you reduce the lot width of Lot 2 to allow for a 90' wide code-compliant lot width for Lot 1. Lot 2, as a standard lot, is required to have a minimum lot width of 75' if its size is 10,000-14,999 square feet and a minimum lot width of 70' if its size is 8,750-9,999 square feet. The proposed lot width for Lot 2 is 78' and the lot size is 10,267 square feet.

If there are circumstances that prevent you from adjusting the lot width for both lots, Variations must be requested as outlined in 7b and 7c above. In order to justify any Variation request, you must provide a written response to each of the four criteria for Variation approval:

- The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
- 9) Please note that appearing before the Conceptual Plan Review Committee is required prior to appearing before the Plan Commission. You are currently scheduled to appear before the Conceptual Plan Review Committee on the evening of April 11th, 2024.
 - 10) Please provide more information in your project narrative. You should include the lot dimensions and sizes of the proposed lots. You should also provide an estimated construction timeline, the approximate size of the homes to be constructed, the estimated sale price of the homes, and any other information about how you plan to utilize the properties once subdivided. You should also include any green features that are planned for the homes.
 - 11) Please be aware the Preliminary Plat of Subdivision approval and Final Plat of Subdivision approval can be done separately as individual processes, or can be combined into one process if all details, plans, fees, and deposits are submitted to the Village. Please review the Engineering/Public Works Department comments 12 & 16 to verify what information is missing to complete the Final Plat of Subdivision application process.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 12) Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided *one week prior* to appearing before the Village Board for Final Plat approval.
- 13) Please note that a Design Commission application will be required for any proposed home on the new lots.
- 14) Impact fees will be due in accordance with Chapter 29 at time of permit issuance for all homes within the proposed subdivision.
- 15) A Linkage fee for each lot, in accordance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of the Municipal Code, shall be required at time of building permit issuance for any single-family home on the property.
- 16) Please make sure all revised plans are labeled with a revision date.
- 17) It is recommended that you hold a neighborhood meeting to introduce the proposed project to all surrounding property owners within 250 feet. If this is not feasible, you should reach out to all abutting property owners and all property owners located across the street to introduce the project to your neighbors.
- 18) The engineering plans indicate that there are substantial changes being proposed to the grading on the lot. Please note that the maximum allowable building height is measured from the average elevation of the finished lot grade at the front of the building. Per Code, average elevation of the finished lot grade at the front of the building is based on the Village of Arlington Heights Municipal Code, Chapter 23, Section 23-103 General Lot Grade Maximums, which states, "No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grades of the lots on either side abutting such lot." The maximum height of a building in the R-3 District is 25'.
- 19) Please provide a formal response to all Round 1 Department Review Comments through the Citizen Self-Service Portal.

Preliminary & Final Plat of Subdivision:

- 20) Please include the name of the proposed subdivision.
- 21) The front yard setback for both lots is determined by the average front yard setback for the neighboring homes on the block. This should include all of the homes to the South of the subject properties, bounded by Grove Avenue to the North and Park Street to the South. Please provide an exhibit showing the existing setbacks of the other homes on the frontage to clarify how the 26.5' front yard setback was calculated.
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PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- 24) Will there be protective covenants for the proposed subdivision? If so, please provide them as a separate document and reference them within the Deed of Dedication as per Section 29-217a of Chapter 29.
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- 30) The Deed of Dedication must also be notarized. Please revise the Notary Certificate to apply to both the Owners Certificate and the Deed of Dedication.
- 31) Please note that the building footprint and other proposed site improvements were not reviewed as part of this application. When a new home on each lot is proposed, compliance with all applicable Zoning regulations shall be required or a Variation must be requested.

Prepared by: Hailey Nicholas

Response:

#1-6	Understood
#7a	Understood
#7b, c & 8	No longer necessary, see new Plat of Subdivision
#9	Conceptual Plan Review Committee completed on 4/11/24
#10	Revised project narrative provided 5/1/24
#11	Understood
#12	Understood
#13-15	Understood
#16	New dates have been added to plans
#17	Builder will reach out to surrounding neighbors
#18	Please refer to revised engineering plan and engineer response letter
#19	Responses have been provided
#20-23	See revised plan submitted
#24	There will not be protective covenants added to the subdivision
#25	The existing lot line is shown on the Plat of Subdivision as “Underlying Lot Line/Property Line” as a Light Dotted Line
#26	The easement line is shown as a dashed line
#27-30	See revised plan submitted
#31	Understood

Brian Kelly

Village of Arlington Heights
Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00003-2024
Project: 419 S Pine Avenue
Review Round: Round 1 Review
Date: April 4, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	N/A	☐
3. PARKWAY TREE FEE REQUIRED:	☒	☐

COMMENTS:

It is recommended that any trees along the perimeter that are deemed in fair condition or better be preserved.

Response: Agreed

Brian Kelly

Project Summary

419 S Pine Subdivision

Existing Parcels:

Parcel 1 – 03-32-123-001 – Current lot size 74 x 166 – proposed size 90 x 131

Parcel 2 – 03-32-123-011 – Current lot size 57 x 166 – proposed size 76 x 131

Parcel 1 does not currently meet the required minimum width of R3 zoning. I propose to subdivide the two existing parcels to (2) new parcels facing Pine Ave.

I intend to build (2) new single-family homes on the new parcels. I intend to apply for new construction permits upon subdivision approval with construction starting upon receipt of permits. Once receiving permits, the construction time frame would be approximately 6-8 months. The size of the houses to be constructed will be approximately 3,300 sq ft. The anticipated list prices of the homes will be approximately \$1,000,000. The homes will have high efficiency mechanicals, insulation and windows.



consulting engineers • land surveyors

100 East State Parkway
Schaumburg, Illinois 60173
Tel: 847.394.6600
Fax: 847.394.6608

Engineer's Opinion of Probable Construction Cost - Public Improvements

Project: 419 S. Pine - Two Lot Subdivision
Location: Arlington Heights
Project #: 24-042

Prepared: MLA

Date: 04.30.2024

SUMMARY OF ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Section	Description	Total Cost
A	Sanitary Sewer	\$ 20,585
B	Public Sidewalk	\$ 11,400
Total		\$ 31,985

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
A Sanitary Sewer					
1	8" PVC SDR 26 SANITARY SEWER	172	LF	\$55.00	\$9,460.00
2	TYPE A SANITARY MANHOLE	2	EA	\$3,250.00	\$6,500.00
3	CONNECT TO EXISTING SANITARY MANHOLE	2	EA	\$1,750.00	\$3,500.00
4	TRENCH BACKFILL	45	CY	\$25.00	\$1,125.00
Subtotal					\$20,585.00
B Public Sidewalk					
1	5" PCC SIDEWALK W/ 4" AGGREGATE BASE	1,700	SF	\$6.00	\$10,200.00
2	DETECTABLE WARNING RAMP	40	SF	\$30.00	\$1,200.00
Subtotal					\$11,400.00

DEED OF DEDICATION

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

WE, THE UNDERSIGNED, _____ OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS _____ AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERCTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERCTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERCTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____

OWNER: _____ PRINTED NAME: _____

OWNER: _____ PRINTED NAME: _____

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND _____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF 20 ____

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

_____, AND _____ HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE PROPOSED SUBDIVISION LIES IN THE BOUNDARIES OF HARPER COMMUNITY COLLEGE DISTRICT #512, HIGH SCHOOL DISTRICT #214 AND ELEMENTARY SCHOOL DISTRICT #25 IN COOK COUNTY, ILLINOIS.

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

OWNER: _____ PRINTED NAME: _____

OWNER: _____ PRINTED NAME: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____ AND _____ (TITLE) _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C0203J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A..

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF April, A.D., 2024.

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PRELIMINARY/FINAL PLAT OF SUBDIVISION

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20 ____

TITLE: _____

AMERITECH/SBC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20 ____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20 ____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20 ____

TITLE: _____

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20 ____

TITLE: _____

PUBLIC UTILITY EASEMENT PROVISIONS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC UTILITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES, PERMITEES OR LICENSEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH; RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS AND SUBJECT TO VILLAGE APPROVAL.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY.

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, 20 ____

VILLAGE COLLECTOR

VILLAGE CERTIFICATE OF APPROVAL

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

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

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

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

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

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

VILLAGE ENGINEER

FOR

419 PINE
SUBDIVISION

BEING PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NEIGHBORING PROPERTIES OF 419 S. PINE			
PIN	ADDRESS	OWNER NAME	OWNER ADDRESS
03-32-123-002	425 S. PINE AVE., ARLINGTON HEIGHTS, IL 60005	JAMES S. JARVIS	<SAME>
03-32-123-009	402 S. BELMONT AVE., ARLINGTON HEIGHTS, IL 60005	M. STURM	<SAME>
03-32-123-010	406 S. BELMONT AVE., ARLINGTON HEIGHTS, IL 60005	HARRY P. REEB TRUST	<SAME>
03-32-123-011	410 S. BELMONT AVE., ARLINGTON HEIGHTS, IL 60005	MATTHEW D. WHISTLER	<SAME>
03-32-123-012	412 S. BELMONT AVE., ARLINGTON HEIGHTS, IL 60005	THOMAS BEIHOFFER	<SAME>

PROPOSED PROPERTY INFORMATION			
PROPOSED LOT	PROPOSED ADDRESS	OWNER NAME	OWNER ADDRESS
LOT 1	ARLINGTON HEIGHTS, IL 60005	DMDS, LLC	413 S. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60005
LOT 2	ARLINGTON HEIGHTS, IL 60005		

NOTE: SUBDIVIDER NAME: J & B HOMES, LLC
ADDRESS: P.O. BOX 886, ITASCA, IL 60143

AVERAGE BUILDING SETBACKS ALONG S. PINE AVENUE	
ADDRESS	SETBACK
425	25.1'
427	27.0'
431	26.0'
433	24.9'
437	25.3'
445	25.4'

SEND TAX BILL TO:		
(PRINT NAME)		
(ADDRESS)		
(CITY/TOWN)	(STATE)	(ZIP CODE)

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:		
(PRINT NAME)		
(ADDRESS)		
(CITY/TOWN)	(STATE)	(ZIP CODE)

TOTAL AREA OF SUBDIVISION

0.503 ACRES
21,913 S.F.
(MORE OR LESS)

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	11,870
2	10,043

PARCEL INDEX NUMBER

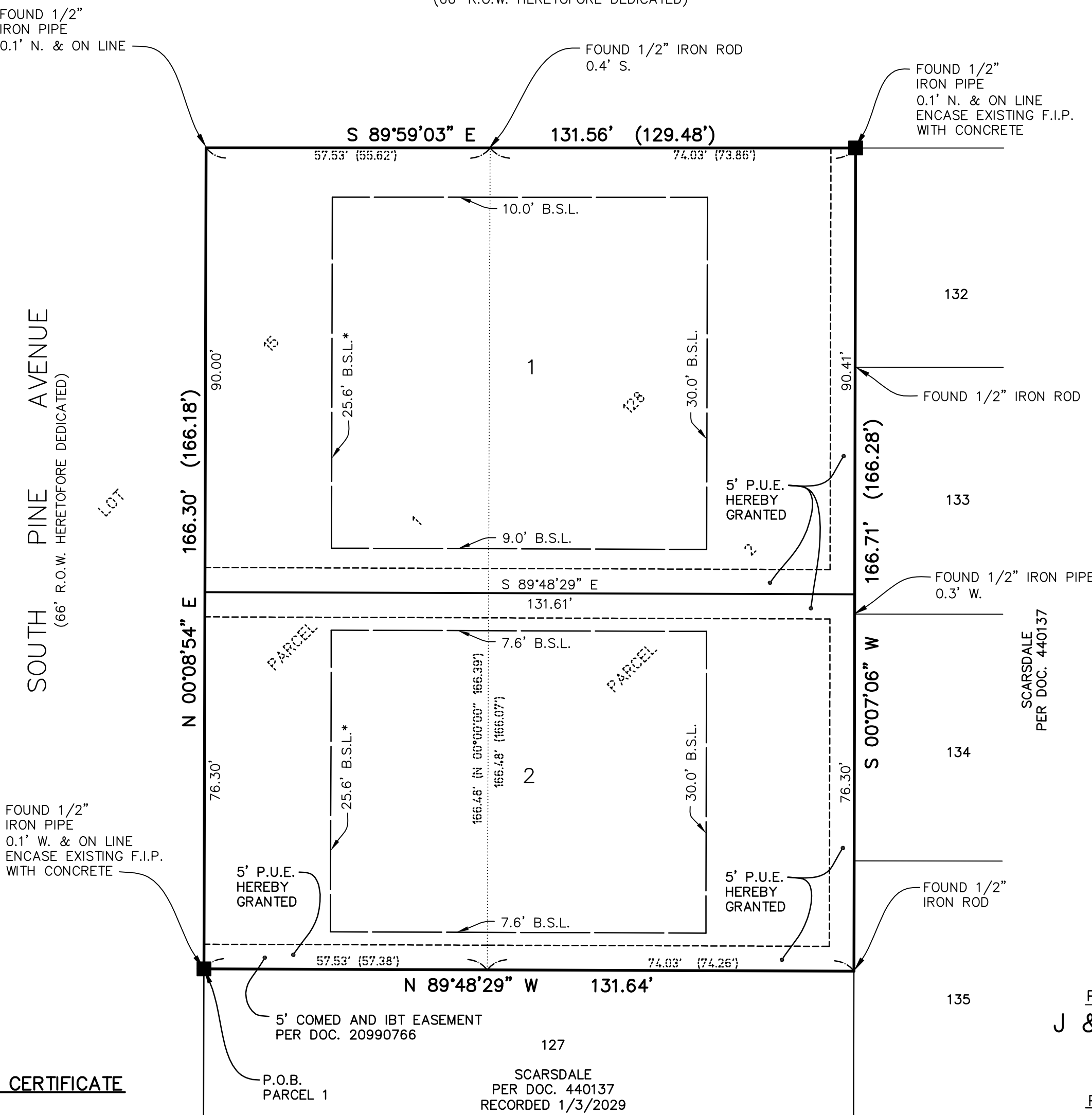
03-32-115-011
03-32-123-001
ARLINGTON HEIGHTS, ILLINOIS

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LINE/PROPERTY LINE (Light Dotted Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

- 3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD83 88) EAST ZONE.
- POSSIBLE PUBLIC UTILITY EASEMENT ALONGS EAST PROPERTY LINE OF UNDERLYING LOT 128 (PARCEL 2), EXACT SIZE & LOCATION CAN NOT BE ASCERTAINED FROM RECORD DOCUMENTS.
- * THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 28.5' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.6(a) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARDS MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.
- F.I.P. - FOUND IRON PIPE
- F.I.R. - FOUND IRON ROD
- R.O.W. - RIGHT-OF-WAY
- B.S.L. - BUILDING SETBACK LINE
- P.U.E. - PUBLIC UTILITY EASEMENT



COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____

COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D. ____ AT ____ O'CLOCK ____ M.

RECORDER OF DEEDS

PREPARED FOR:
J & B HOMES

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8008012 FILE NAME: RESUB
DRAWN BY: SMR FLD. BK. / PG. NO.:
COMPLETION DATE: 3-19-2024 JOB NO.: 8008.0012
PROJECT REFERENCE:
CHECKED BY: 3-26-2024 / GLK
REVISIONS: 4-29-24/SMR PER VILLAGE REVIEW DATED 4-10-24

419 S. PINE AVENUE
TWO-LOT SUBDIVISION
SUBDIVISION IMPROVEMENT PLANS
SECTION 32 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

OWNER / SUBDIVIDER:
Landmark Custom Homes
401 W. Pierce Road
Itasca, IL 60143

CIVIL ENGINEERS / LAND SURVEYORS:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS - ENGINEERING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5250

VILLAGE OF ARLINGTON HEIGHTS - BUILDING DEPT.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Tel: 847-368-5560

BENCHMARKS:

ELEVATION REFERENCE MARKS

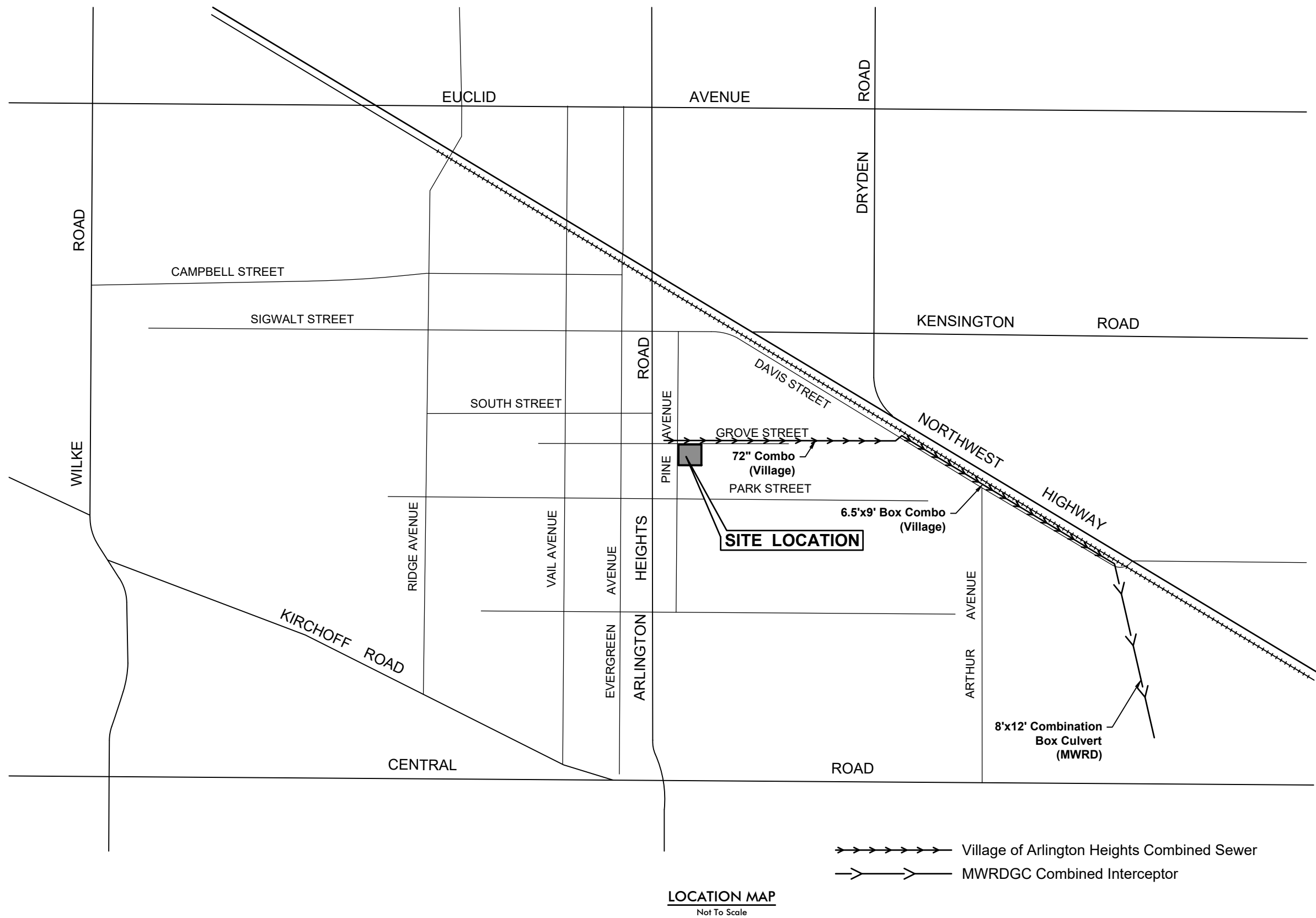
COOK COUNTY BM DM3899 - FLANGE
ENCASED ROD LOCATED ALONG THE EAST
RIGHT OF WAY OF WILKE ROAD, NORTH OF
THE INTERSECTION OF WILKE ROAD AND
CENTRAL ROAD, NEAR THE WESTERN
PARKING LOT FOR SUNSET MEADOWS
PARK.

ELEVATION = 690.96 (NAVD 88)

SITE BENCHMARK:

SET CROSS IN TOP OF CURB ALONG
WESTERN RIGHT OF WAY OF PINE AVENUE,
NEAR SOUTHWEST CORNER OF SUBJECT
PROPERTY, AS SHOWN HEREON.

ELEVATION = 751.39 (NAVD 88)

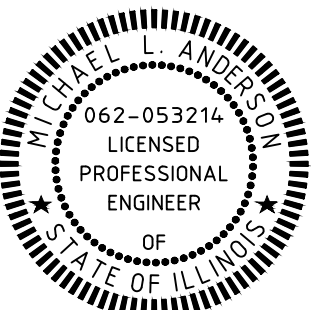


INDEX TO SHEETS	
NO.	DESCRIPTION
C1	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	GEOMETRY & PAVING PLAN
C5	GRADING & EROSION CONTROL PLAN
C6	UTILITY PLAN
C7	TYPICAL DETAILS

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Pipe Bollard	
	Sign	
	Overhead Utility Line	
	Electric Meter	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Cable TV Pedestal	
	Handicapped Parking Stall	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY
PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO
PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE DIRECTOR OF PUBLIC WORKS
AND ENGINEERING, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO
REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE
CONSTRUCTION OF THIS PROJECT.



BY:
MICHAEL ANDERSON, P.E.
ILLINOIS PROFESSIONAL ENGINEER
NO. 062-053214

DATED: 04.30.2024

EXPIRES 11-30-25

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

TITLE SHEET
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No. 24-042
Sheet C1



Know what's below.
Call before you dig.

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

GENERAL NOTES

1. Definition of Terms:
- "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
 - "Engineer" shall mean Haeger Engineering, LLC.
 - "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other documents, but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
 - "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
 - "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
- All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
 - Roadways and Earth Retention Structures Supplement to the Illinois Supplement to Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
 - Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
 - Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
 - Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
 - All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
 - General Notes and Specifications contained herein or elsewhere as a separate document.
- If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
- The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
 - All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
 - Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor shall be responsible for this and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
 - The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____ to become familiar with the subsurface soil conditions for the site. Copies of all such soil borings _____ to become familiar with the subsurface soil conditions for the site. Copies of all such soil borings _____ to become familiar with the subsurface soil conditions for the site. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, that shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make 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 results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc., necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by Camcon Ltd.
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
- Village of Arlington Heights
 - Metropolitan Water Reclamation District of Greater Chicago (MWRD)
 - Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, the Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding and protecting the same.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City and other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. If any utility companies which are not members of J.U.L.I.E. or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or proposed utilities as indicated on the Plans or that become apparent as the result of field locates by Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits of general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned

shall be removed if necessary and legally disposed of legally off-site by the Contractor.

16. No extra compensation will be allowed by the Contractor for any expenditures, nor for complying with all of these aforementioned utility coordination and relocation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed by the nature of the workmanship of the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, ditches, storm sewers or similar drainage off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as compliance with all of the necessary permits, certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for preservation. Also, if private lands or areas of these areas, including prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, or to the condition of the area prior to the work. If maintained lands and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety, the sole responsibility of the Contractor, and shall include but not be limited to, restoration, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed by the nature of the workmanship of the existing utilities, public or private, shall rest upon the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubble, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including stick sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, fuel, paint material, rebar, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or tree in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, etc. necessary to maintain traffic flow and 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 were satisfactory prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances when in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans.

These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.

All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.

All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed. The improvement is not delayed by the nature of the workmanship of the existing utilities, public or private, for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.

Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.

If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agencies' standards. The As-built or Record Drawings must be prepared, signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

- The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
- Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
- The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
- Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
- All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
- Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
- Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
- All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
- All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
- The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
- All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
- All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
- All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The Contractor shall then be removed and disposed legally off-site or as otherwise designated on the Plans or authorized by the Owner. All liquid and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
- Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
- All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
- It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

- All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
- Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project.
- The Contractor shall determine all material quantities and appraise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. 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 methods, and the construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
- The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
- The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
- All earthwork and grading operations shall be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
- A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
- Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood-prone areas or within designated buffer zones.
- Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
- The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
- Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
- Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed ungraded areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.

- Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
- Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
- Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
- Contractor shall provide uniform slopes between proposed grades and smooth vertical curbs/transition through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
- The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
- It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

- All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
- Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
- Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
- When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for suitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
- All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
- The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the proposed underground improvement.
- Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible watertight gasket/boot (resilient connector) conforming to ASTM C923.
- When connected to existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
 - Circular saw-cut of sewer main by proper tools ("shearer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
 - Remove the entire Section of pipe breaking only on the top of one bell and replace with a wye or tee branch Section.
 - With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
 - Other method approved by Jurisdictional Agency.
- "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
- The Contractor shall mark the locations of the ends of the service stubs with "4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
- All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted to the existing ground surface and finished grade elevations.
- All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
- The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdictional Agency.
- The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
- All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignments shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
- Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

- Refer to Sewer and Water Main General Notes for additional requirements.
- Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the base of the invert elevation and oriented to the "Benches" defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlets and outlet pipe inverts. Sanitary manholes shall have ecentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjoining joints will be permitted where necessary and shall be limited to no more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic or butyl from structure and butt joints and mortar.
- External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
- Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall not be located within flood-prone areas or within designated buffer zones.
- Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans.

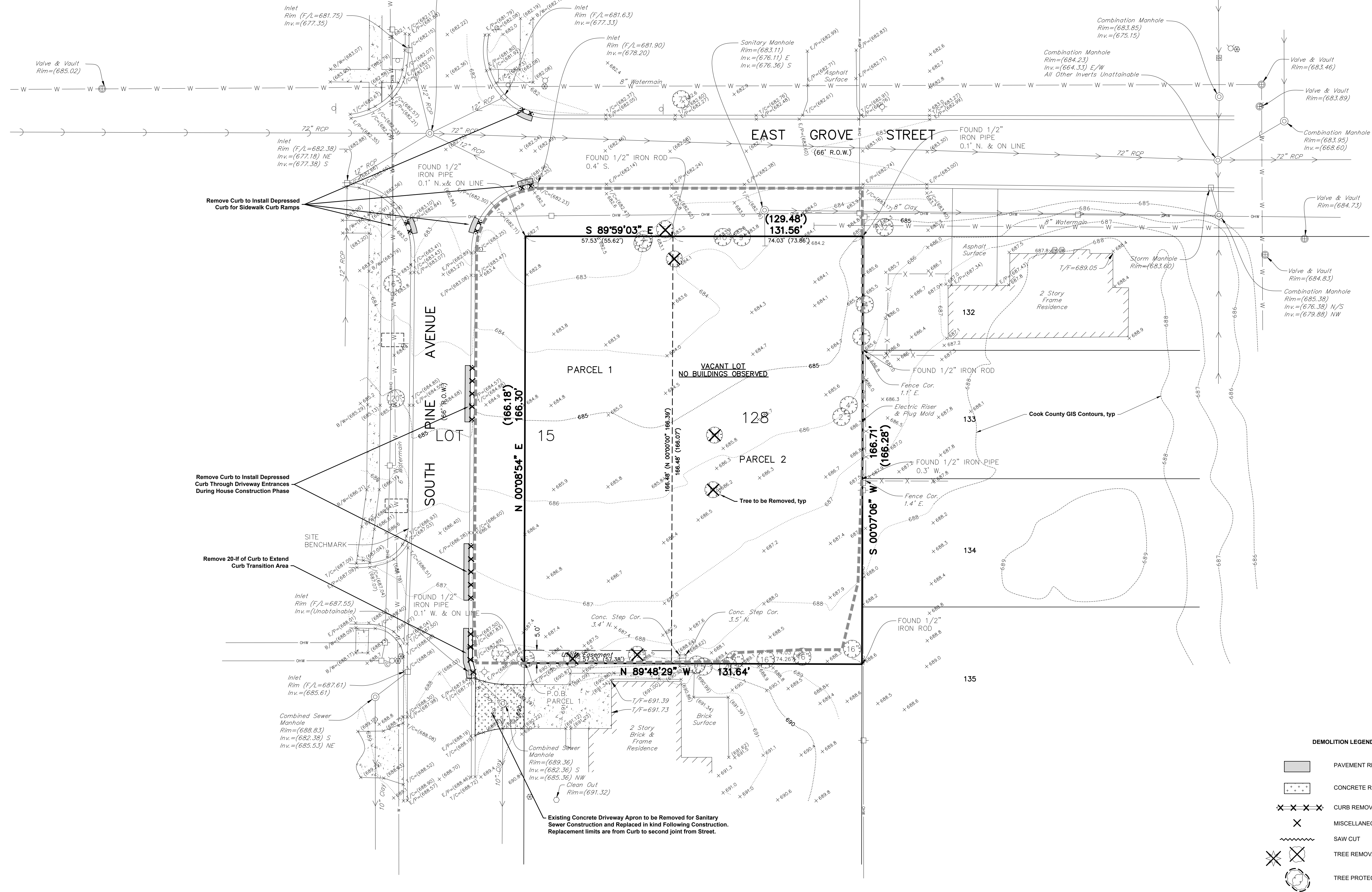
- Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction where possible.
- An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
 - The minimum cover over sanitary sewer lines and services shall be three (3) feet.
 - The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
 - Sanitary sewer service risers shall be having where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
 - Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
 - All floor drains shall discharge into the sanitary sewer.
 - External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
 - Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
 - All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
 - All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
 - All sanitary manholes shall be tested for watertightness using a leakage test 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 Prior to Backfill".
 - The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements and to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

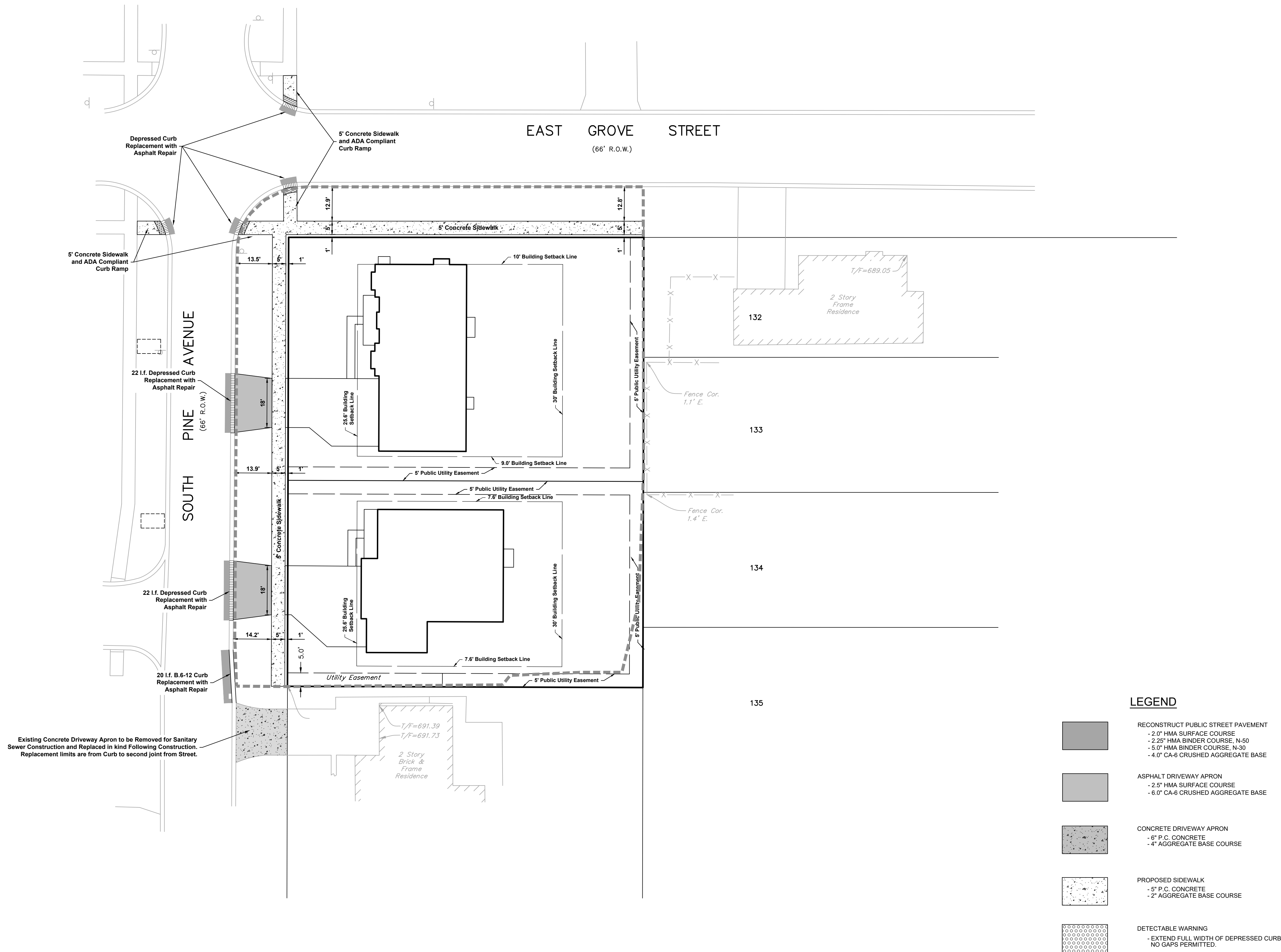
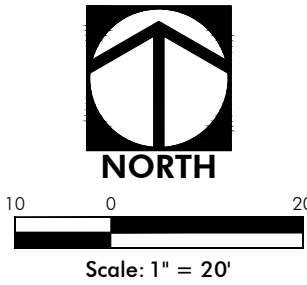
LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST LINE OF PINE AVENUE AND THE SOUTH LINE OF LOT 15; THENCE EAST ALONG THE SOUTH LINE OF LOT 15, 57.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 166.39 FEET; THENCE WEST ALONG THE SOUTH LINE OF GROVE STREET 55.62 FEET; THENCE SOUTH ALONG THE EAST LINE OF PINE AVENUE 166.18 FEET TO THE POINT OF BEGINNING, IN ASSESSOR'S DIVISION OF PART OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT ONE HUNDRED TWENTY-EIGHT (128) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 419 S. PINE AVENUE
PARCEL INDEX NUMBER: 03-32-115-001, 03-32-123-001

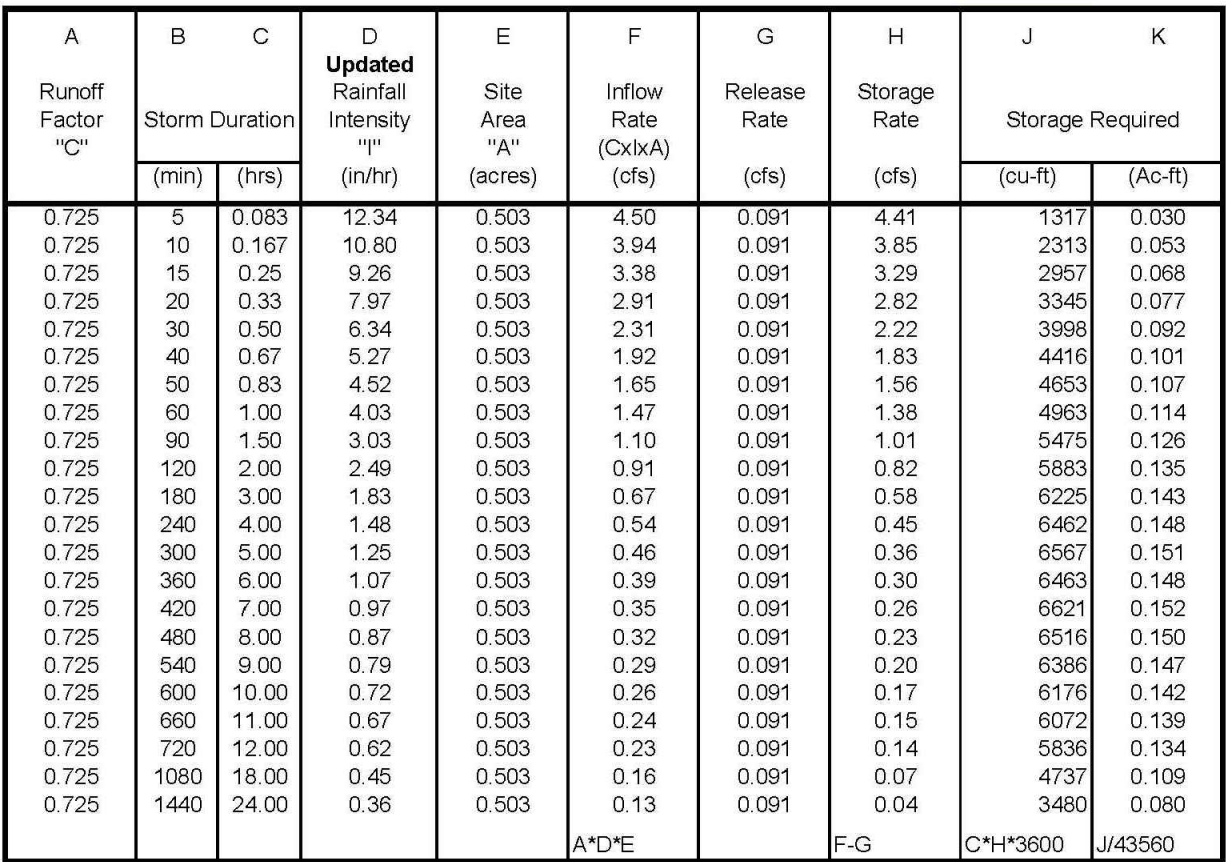




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100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haengerengineering.com

GEOMETRY & PAVING PLAN
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No. 24-042
Sheet C4 / C7



A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration	Updated Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (Cox/kA)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required		
							(cu-ft)	(Ac-ft)	
							(min)	(in/hr)	
0.725	5	0.083	12.34	0.503	4.50	0.091	4.41	1371	0.030
0.725	10	0.167	10.80	0.503	3.94	0.091	3.85	2113	0.053
0.725	15	0.25	9.26	0.503	3.38	0.091	3.29	2957	0.068
0.725	20	0.33	7.97	0.503	2.91	0.091	2.82	3348	0.077
0.725	30	0.50	6.34	0.503	2.31	0.091	2.22	3998	0.092
0.725	40	0.67	5.15	0.503	1.92	0.091	1.83	4416	0.101
0.725	50	0.83	4.52	0.503	1.65	0.091	1.56	4653	0.107
0.725	60	1.00	4.03	0.503	1.47	0.091	1.38	4963	0.114
0.725	90	1.50	3.03	0.503	1.10	0.091	1.01	5475	0.126
0.725	2.05	0.083	2.49	0.503	0.91	0.091	0.82	5882	0.133
0.725	180	3.00	1.83	0.503	0.67	0.091	0.58	6225	0.143
0.725	240	4.00	1.48	0.503	0.54	0.091	0.45	6462	0.148
0.725	300	5.00	1.25	0.503	0.46	0.091	0.36	6567	0.151
0.725	360	6.00	1.07	0.503	0.39	0.091	0.30	6463	0.148
0.725	420	7.00	0.93	0.503	0.35	0.091	0.26	6521	0.150
0.725	480	8.00	0.87	0.503	0.32	0.091	0.23	6516	0.150
0.725	540	9.00	0.79	0.503	0.29	0.091	0.20	6386	0.147
0.725	600	10.00	0.72	0.503	0.26	0.091	0.17	6176	0.142
0.725	660	11.30	0.67	0.503	0.24	0.091	0.16	6072	0.138
0.725	720	12.00	0.62	0.503	0.23	0.091	0.14	5836	0.134
0.725	1080	18.00	0.45	0.503	0.16	0.091	0.07	4737	0.090
0.725	1440	24.00	0.36	0.503	0.13	0.091	0.04	3480	0.080
A+D+E					F-G				
					J+K/3600				

Development
 Version Calculation

Site Requirements (Entire Subdivision)

Site Area =	0.503 Acres	Per
(Area x 0.18cfs/Ac) =	0.091 cfs	Im
Weighted "C" Factor =	0.725	Wa

4/30/2024

Max Volume = 0.152 Acre-Ft
= 6,621 cu-ft

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**GRADING &
EROSION CONTROL PLAN**

**419 S. PINE AVENUE
TWO-LOT SUBDIVISION**

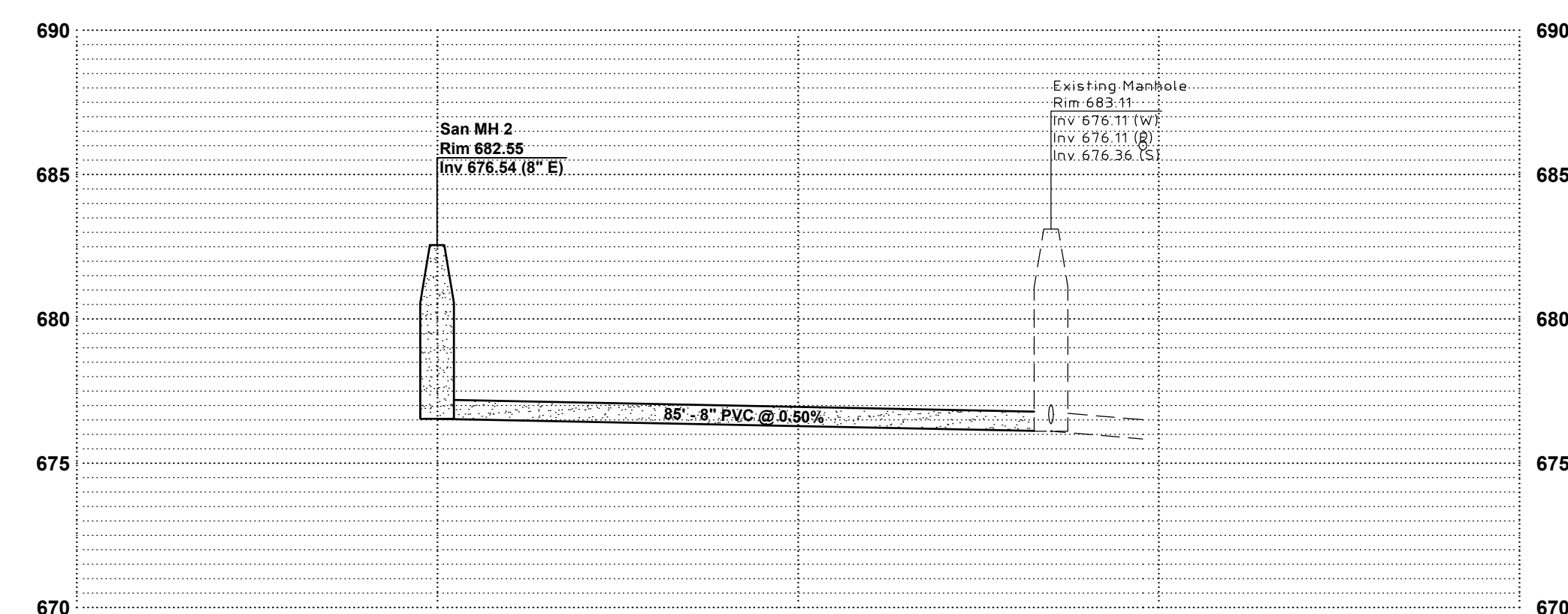
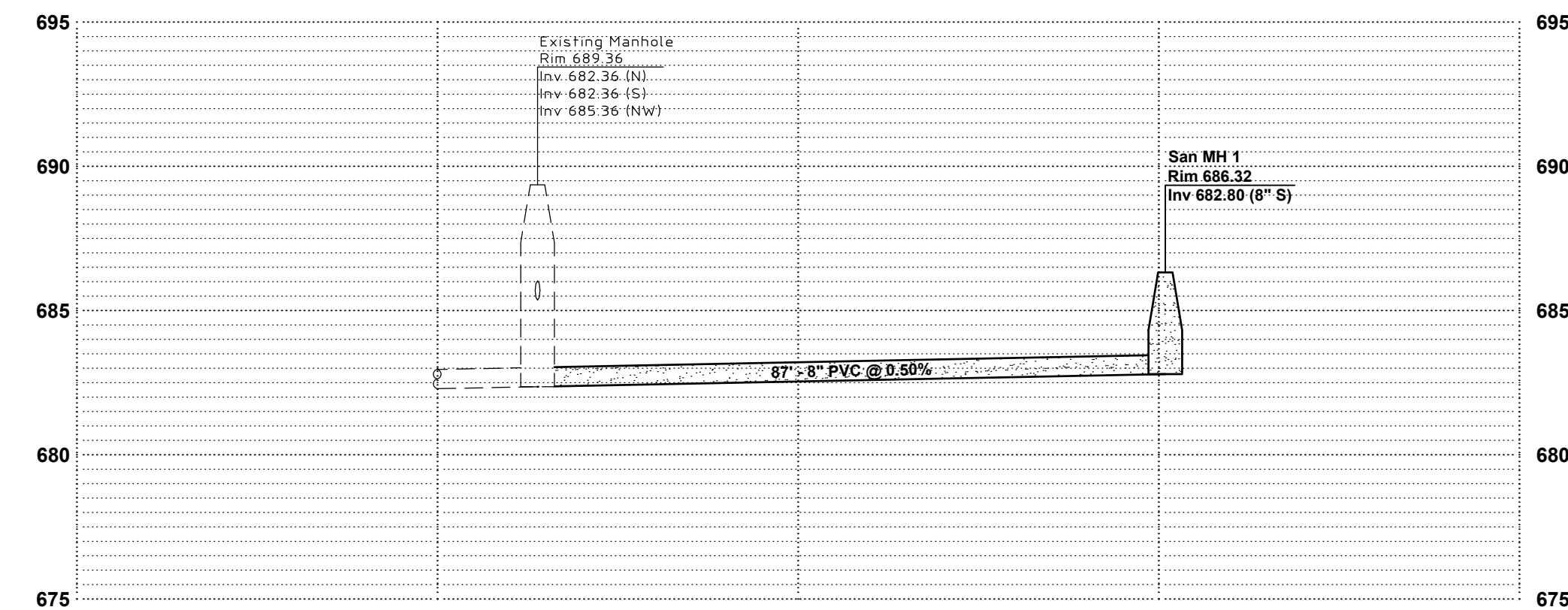
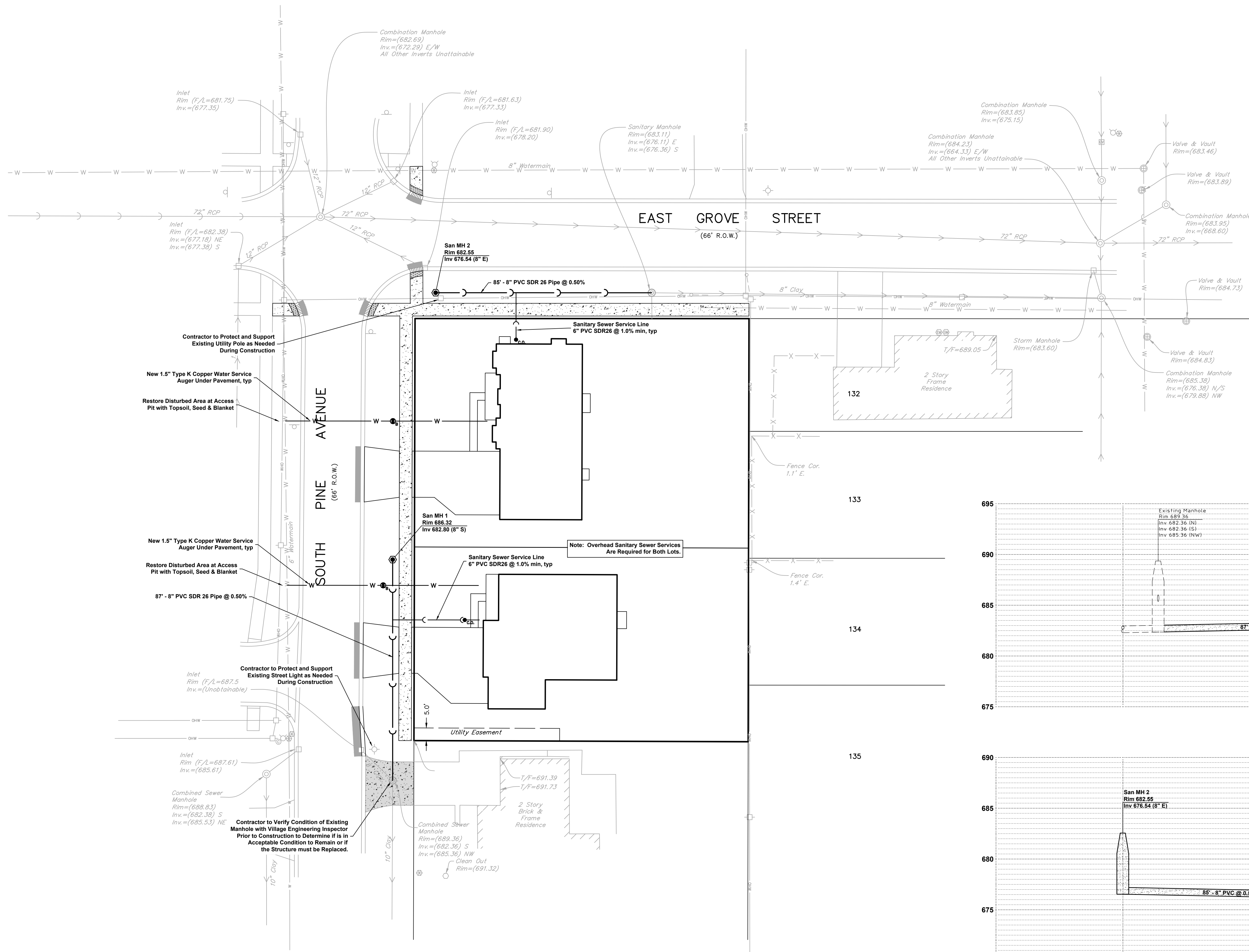
LANDMARK CUSTOM HOMES

Project Manager: M L A
Engineer: M L A
Date: 04.30.2024
Project No. 24-042
Sheet C5

C5 / **C7**



Scale: 1" = 20'

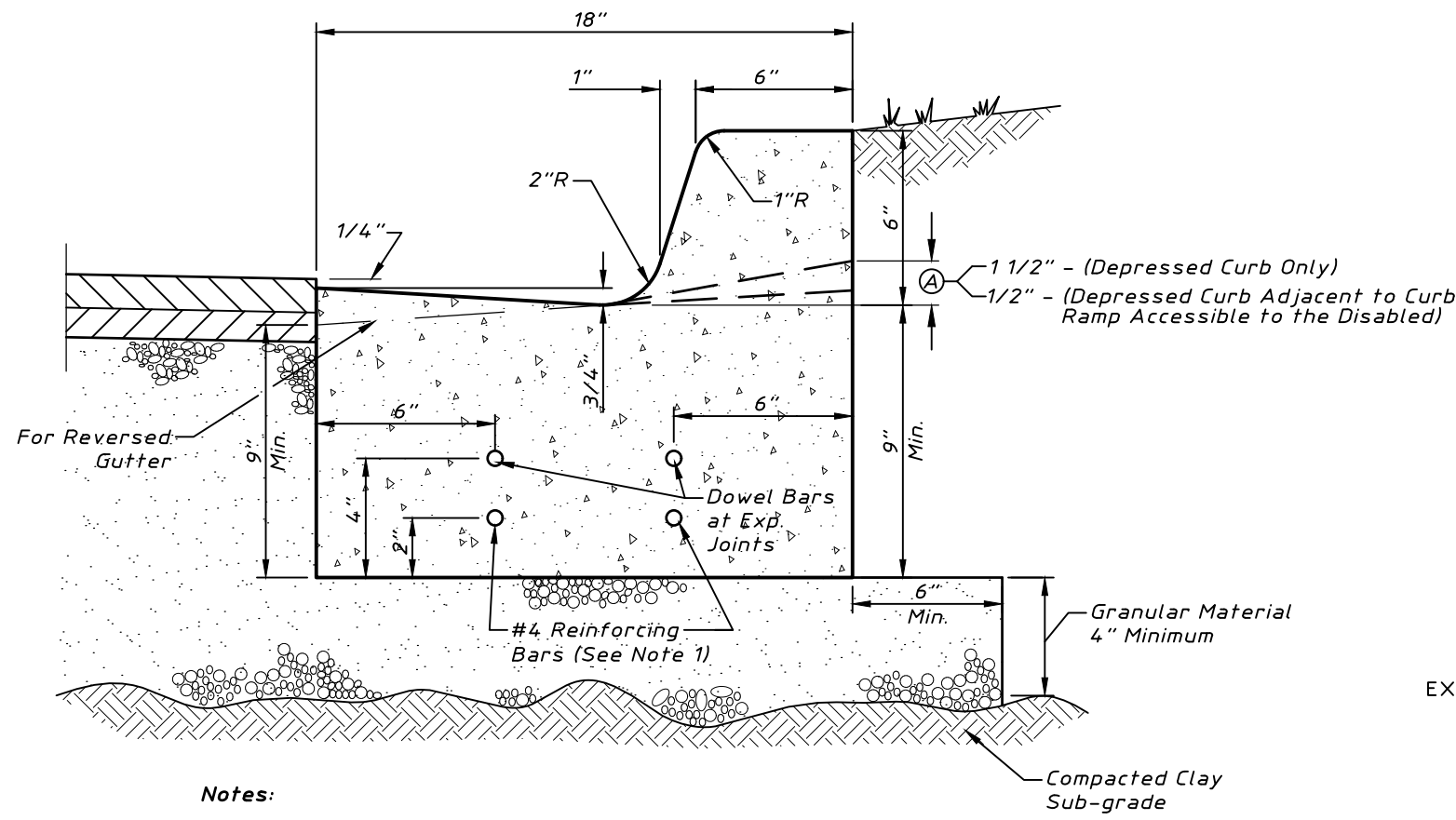


SANITARY SEWER PROFILES
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 5' (VERTICAL)

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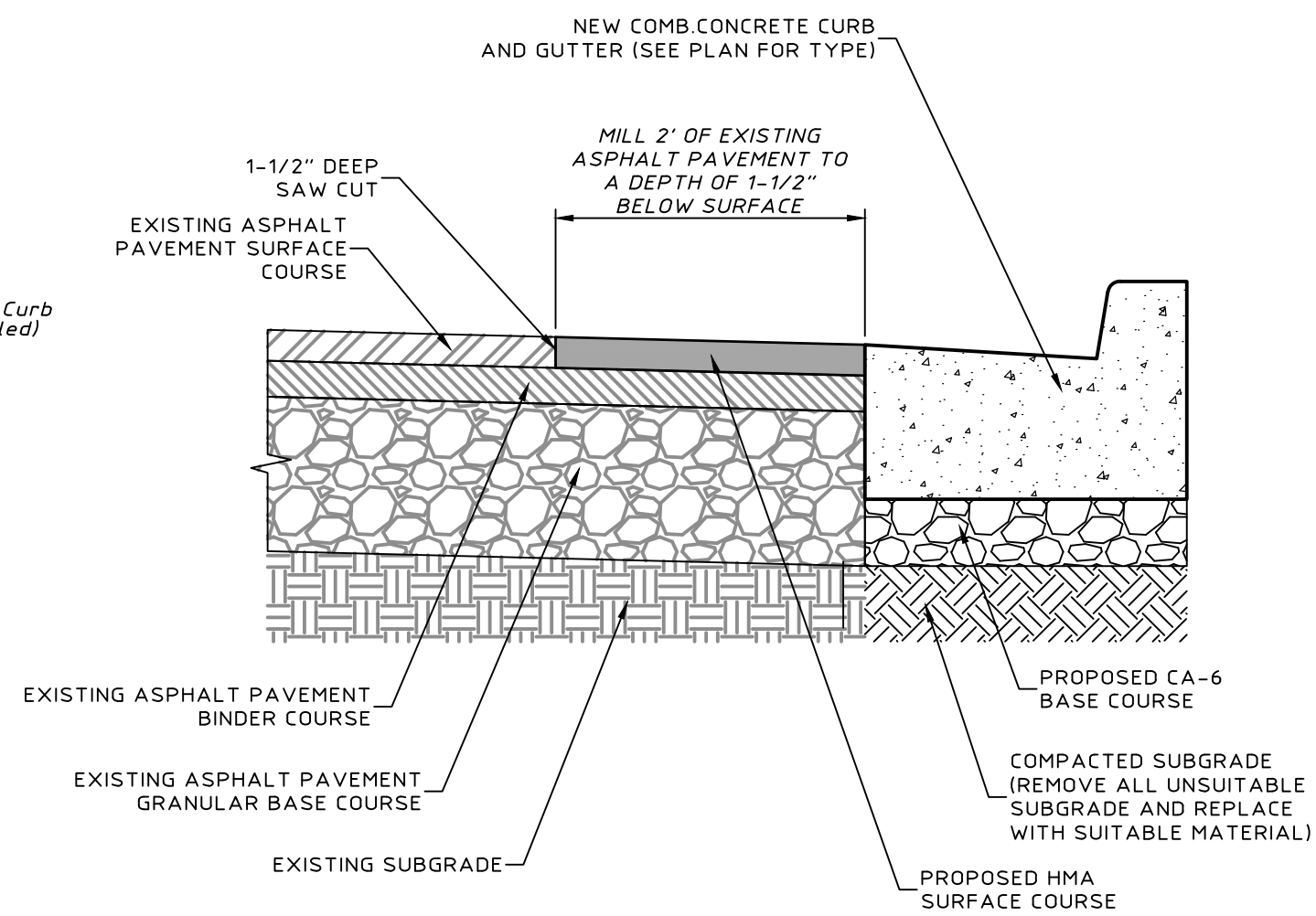
UTILITY PLAN
419 S. PINE AVENUE
TWO-LOT SUBDIVISION
LANDMARK CUSTOM HOMES

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 04.30.2024
Project No. 24-042
Sheet C6



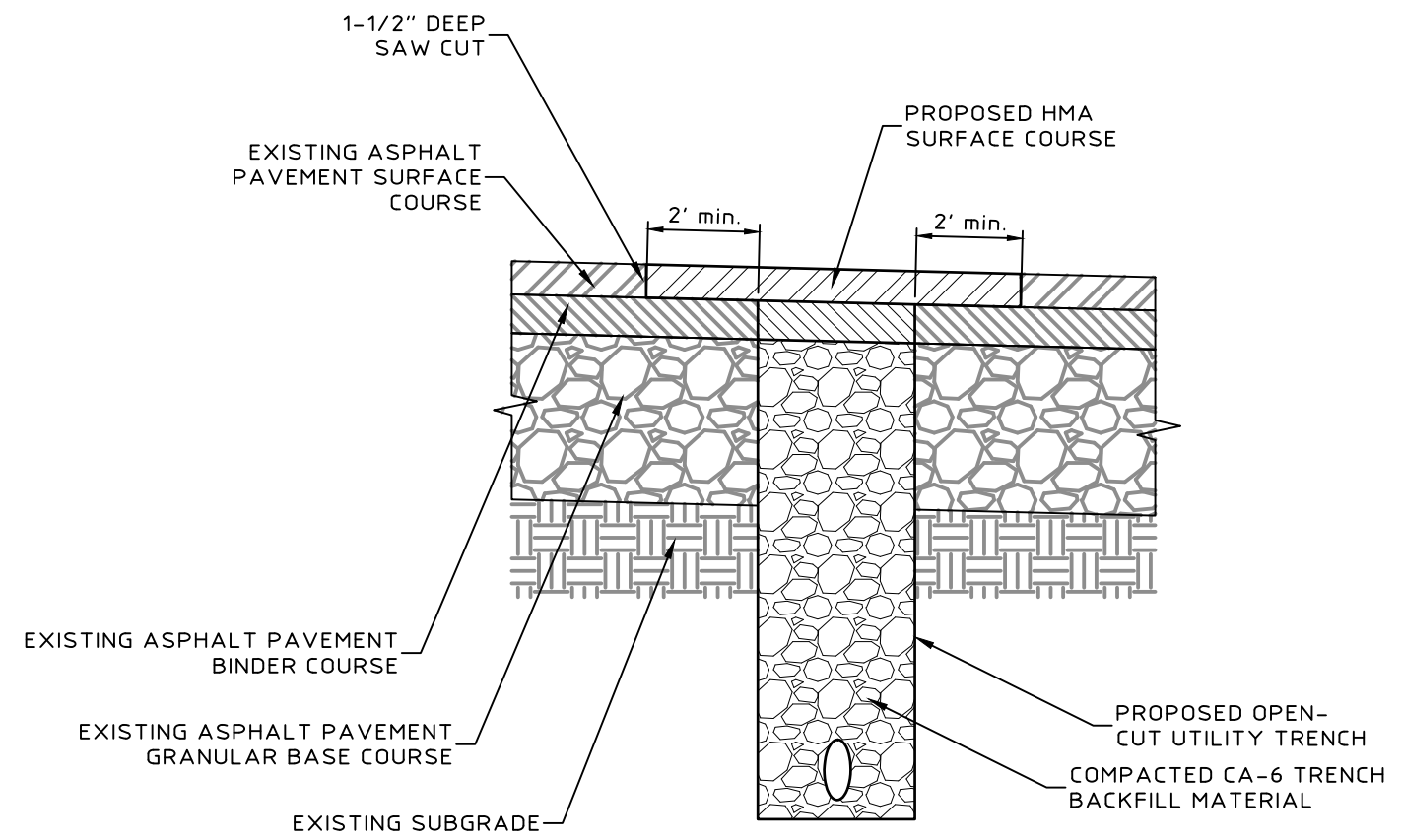
- Notes:**
- Use two #4 bars for 10 feet on either side of all utility trenches.
 - A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4" Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
 - Maximum contraction (control) joint spacing shall be 20'.
 - Flag thickness shall match proposed roadway, or 9" minimum.
 - See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curb are proposed.

B-6.12 CONCRETE CURB & GUTTER



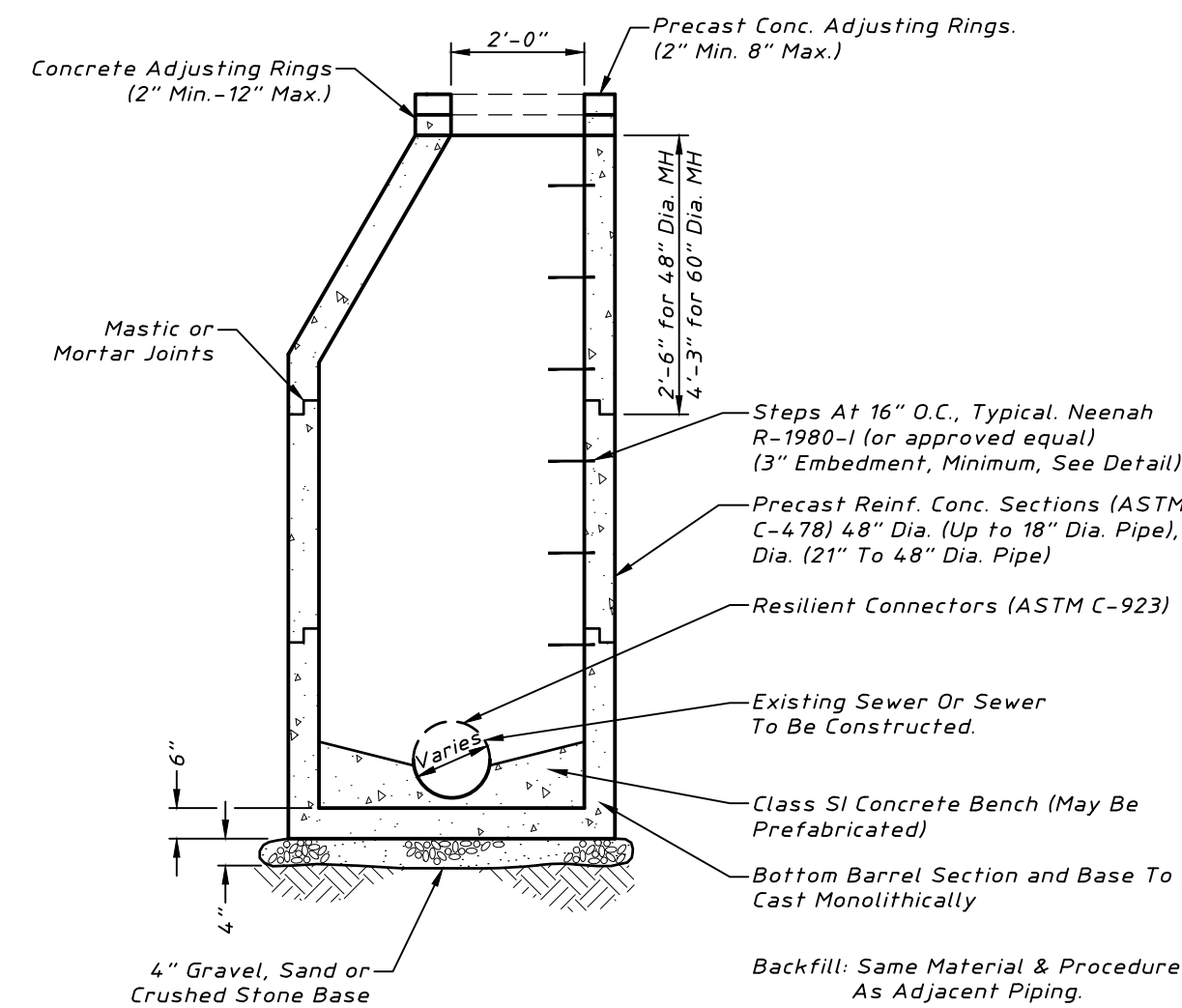
- NOTES:**
- EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
 - ALL ASPHALT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
 - BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

PAVEMENT PATCHING AT CURB AND GUTTER REMOVAL

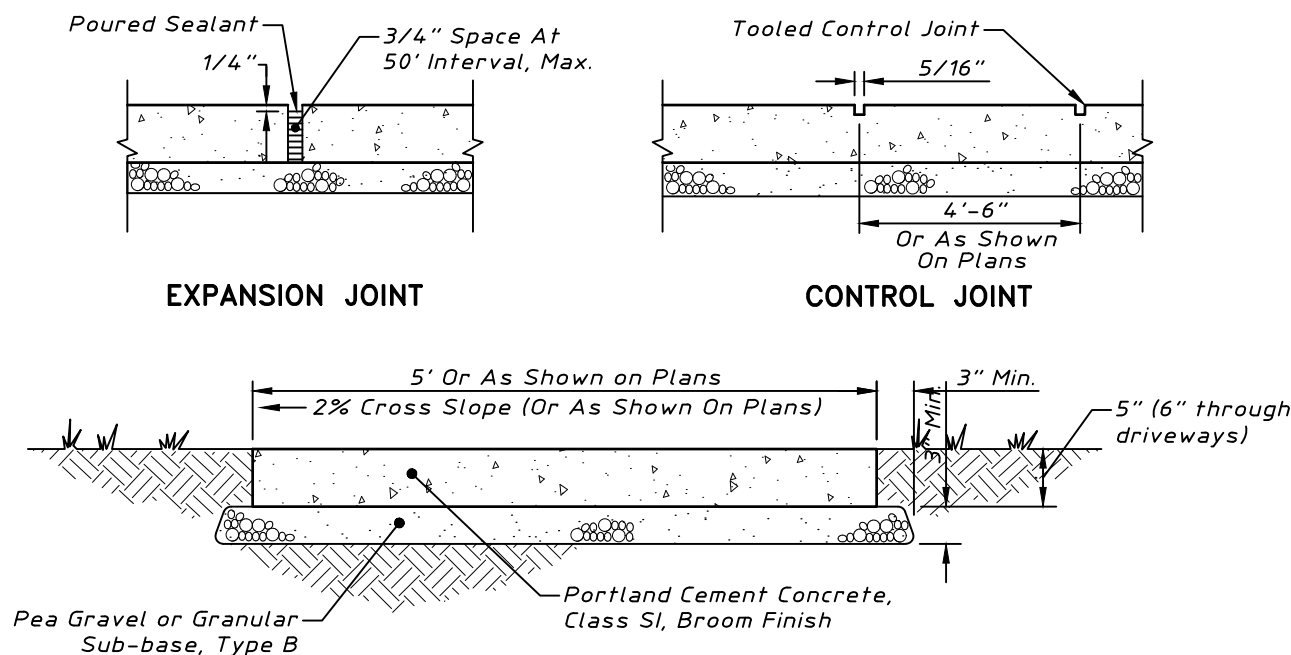


- NOTES:**
- EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
 - ALL ASPHALT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
 - BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

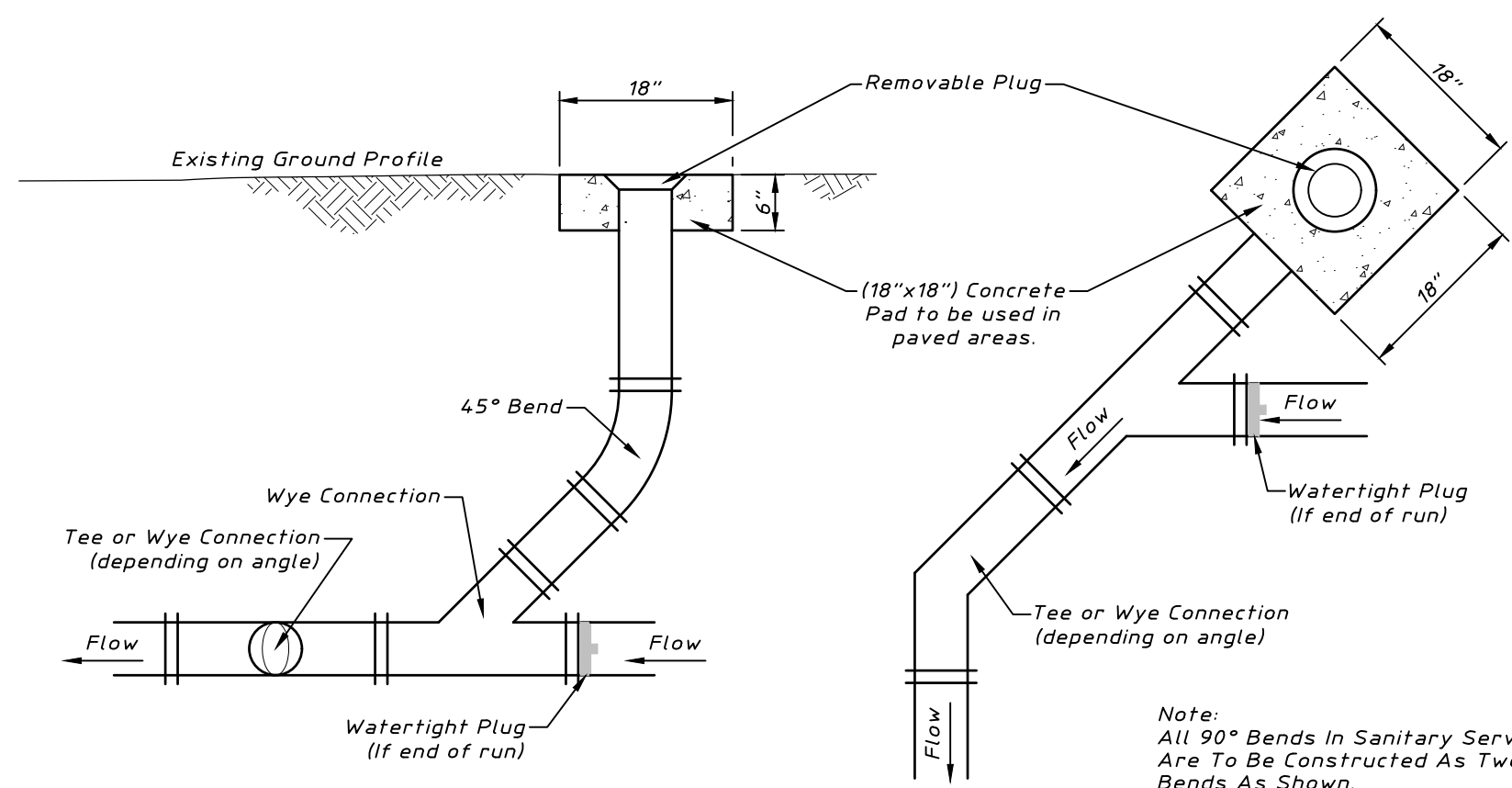
PAVEMENT PATCHING AT UTILITY TRENCH



SANITARY MANHOLE - TYPE A



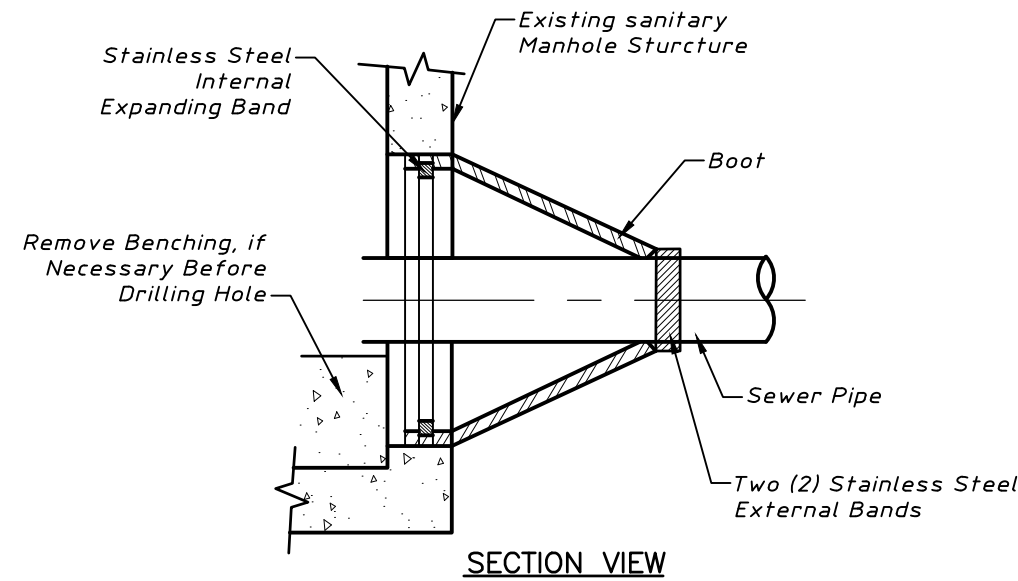
PORTLAND CEMENT CONC. SIDEWALK



SECTION A-A

PLAN VIEW

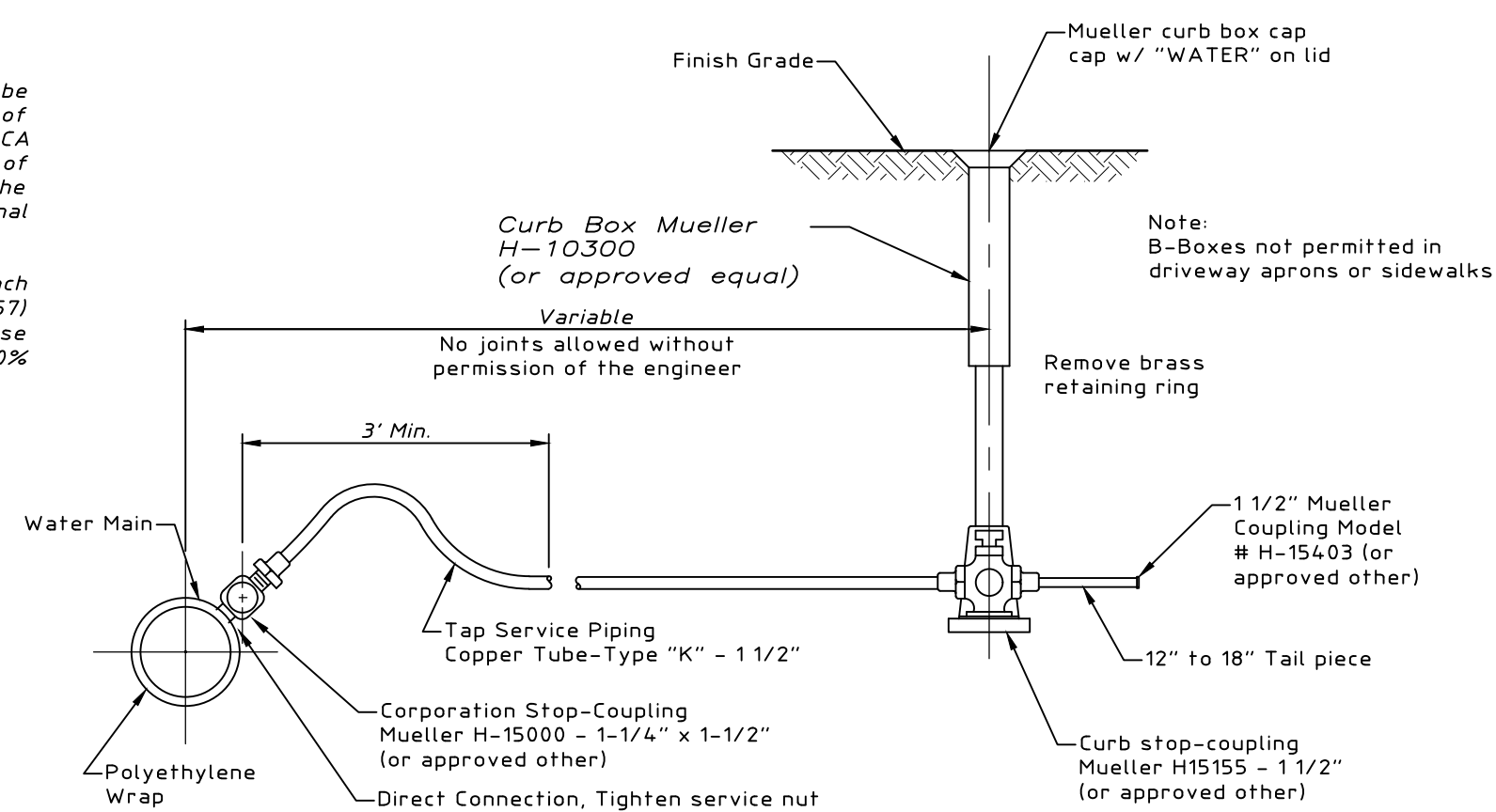
SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL



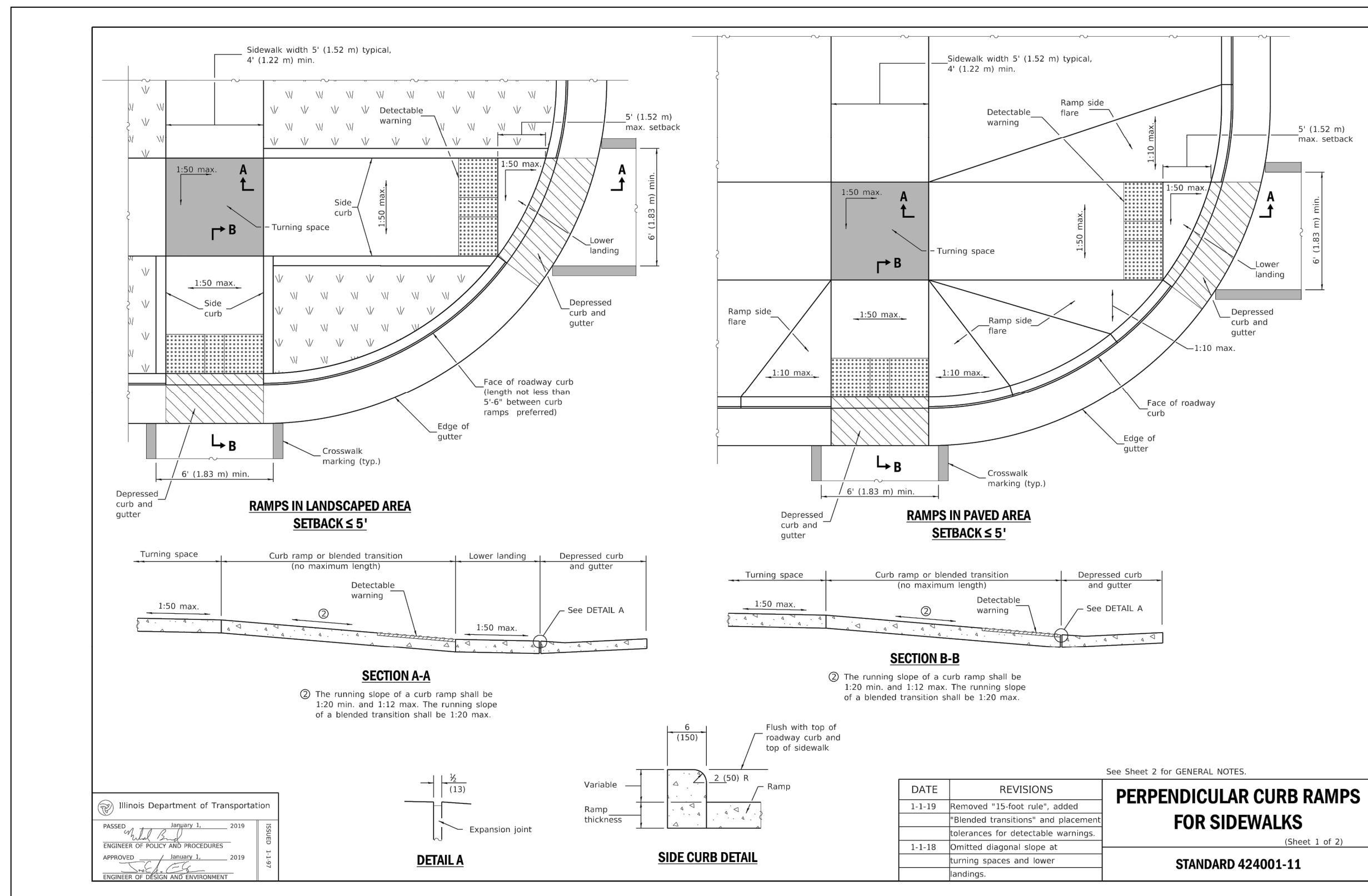
- NOTES:**
- Core-Drill Circular Opening in Manhole Wall of Diameter to Fit the Required Boot Size.
 - Kor-N-Seal Flexible Rubber Boot (Manufactured by National Pollution Control Systems, Inc. or as Approved by the Engineering Department shall be Used for Watertight Connection cut, Shape and Slope New Invert Channel in the Existing Concrete Bench for Smooth Flow from New Sanitary Sewer Connection.
 - Clean Existing Manhole of Any Dirt, Concrete or Debris which may Accumulate During Construction Process

SANITARY SEWER CONNECTION TO EXISTING STRUCTURE DETAIL

- Notes:**
- CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter. Mechanically compacted backfill of excavated granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).



WATER SERVICE DETAIL



Village of Arlington Heights
Interoffice Memorandum



To: Hailey Nicholas
Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety

Department: Building & Life Safety

File Number: PCA00003-2024

Project: 419 S. Pine Ave Subdivision

Review Round: 2nd Review Round

Date: May 2, 2024

1. GENERAL COMMENTS:

The Building & Life Safety Department has reviewed the above referenced Plan Commission application comprised of the Project Summary, Engineer's Probable Cost Opinion, Engineering Plan, and Plat of Subdivision dated April 30, 2024 for 419 S. Pine Ave. At this time, the BLS has no objections to the 419 S. Pine Subdivision.

Village of Arlington Heights

Interoffice Memorandum



To: Hailey Nicholas, Assistant Planner

From: Sean Freres, Environmental Health Officer

Department: Health Services Department

File Number: PCA00003-2024

Project: 419 S. Pine Ave.

Review Round: v2

Date: 5,7,24

GENERAL COMMENTS:

The Health Department has no comments at this time.

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 2

31. The petitioner's response to comment nos. 11-14, 16, 18-22 and 25 are acceptable. A written response was not provided for the preliminary plat comments 27-30.
32. The petitioner's response to comment no. 15 and the detention calculations are acceptable. The fee-in-lieu for the proposed development would be \$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2). These fees will be collected at permit.
33. The petitioner's response to comment no. 17 is noted. The homeowner at 425 S Pine Ave shall be notified before the connection to the combined sewer and the replacement of the apron. This can be addressed at permit.
34. The petitioner's response to comment nos. 23 & 24 is noted. The existing transition areas at the SW and NE corners of Pine Ave and George St are non-compliant. Remove and replace additional sidewalk to provide an ADA compliant accessible route.
35. The petitioner's response to comment no. 26 is noted. Stepping down the foundations, dropping the siding and adjusting the grading to accommodate patios can be addressed at permit.

Final Plat of Subdivision:

36. The plat was reviewed against the Final Plat of Subdivision Checklist. The following comments shall be addressed:
 - a) Item o.) Provide a signature line after the Village Clerk "APPROVED by Village Collector."
 - b) Item q.) Provide a notarized statement from the owner indicating the school district in which each parcel lies. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
 - c) Item t.) A block stating "Send Tax Bill To: (Name/Address)."
 - d) Item u.) Provide a location to identify the address of each new lot.
37. Regarding the utility signatures, revise Wide Open West to Astound.



05-13-24

Michael L. Pagones, P.E.
Village Engineer

Date

Public Improvements:
ADA ramps and extension of the sanitary sewer.

IEPA permit
MWRD permit
Overhead sewer



Village of Arlington Heights Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 2
Date: May 9th, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 32) The responses to #1-16, #18-20, #22, & #24-31 are acceptable.
- 33) The response to #17 is noted. If a neighborhood meeting is to be held, please provide a summary of the meeting, including the approximate number of attendees, questions asked/concerns raised, and responses given.
- 34) The response to #21 is noted, but should be included in a separate exhibit. Please remove the table with the average front yard setbacks of adjacent properties from the Plat of Subdivision and include it in a separate document.
- 35) The response to #23 is noted. However, you should remove the "Proposed Address" column from the table titled "Proposed Property Information". The addresses for the proposed lots will be determined by the Building & Life Safety Department at a later date.
- 36) Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd, and Ameritech/SDC Global require additional language added to the Plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.
- 37) Please provide a formal response to all Round 2 Department Review Comments through the Citizen Self-Service Portal.

Prepared by: Hailey Nicholas

May 16, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: **419 S. Pine Ave**
 Response to Village Comments – Round 2
 Haeger File No.: 24-042

Haeger Engineering (“Haeger”) is in receipt of your review comments dated May 13, 2024. We have revised the submittal materials accordingly per the comments. The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

31. The petitioner's response to comment nos. 11-14, 16, 18-22 and 25 are acceptable. A written response was not provided for the preliminary plat comments 27-30.

Acknowledged.

32. The petitioner's response to comment no. 15 and the detention calculations are acceptable. The fee-in-lieu for the proposed development would be \$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2). These fees will be collected at permit.

Acknowledged.

33. The petitioner's response to comment no. 17 is noted. The homeowner at 425 S Pine Ave shall be notified before the connection to the combined sewer and the replacement of the apron. This can be addressed at permit.

Acknowledged.

34. The petitioner's response to comment nos. 23 & 24 is noted. The existing transition areas at the SW and NE corners of Pine Ave and George St are non-compliant. Remove and replace additional sidewalk to provide an ADA compliant accessible route.

A note regarding the additional sidewalk removal and replacement has been added to the plan as discussed with Nanci Julius.

35. The petitioner's response to comment no. 26 is noted. Stepping down the foundations, dropping the siding and adjusting the grading to accommodate patios can be addressed at permit.

Acknowledged.

This concludes our submittal. We have emailed these files directly to you as well. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

HAEGER ENGINEERING, LLC



Mike Anderson, P.E., LEED AP
Vice-President

Responses: Item#27 - 30: All items have been updated and included on Plat of Subdivision.

Preliminary Plat of Subdivision:

- 27. Provide the name of the subdivision.
- 28. The names and last know addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

Final Plat of Subdivision:

- 29. Provide a notarized statement from the owner indicating the school district in which each parcel lies. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512.
- 30. Add the utility signature blocks.
- 31. Include all the items on the attached Final Plat of Subdivision Checklist.



04-10-24

Michael L. Pagones P.E.
Village Engineer

Date

Attachments:
Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (1 page)

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 32) The responses to #1-16, #18-20, #22, & #24-31 are acceptable.
- 33) The response to #17 is noted. If a neighborhood meeting is to be held, please provide a summary of the meeting, including the approximate number of attendees, questions asked/concerns raised, and responses given.
- 34) The response to #21 is noted, but should be included in a separate exhibit. Please remove the table with the average front yard setbacks of adjacent properties from the Plat of Subdivision and include it in a separate document.
- 35) The response to #23 is noted. However, you should remove the "Proposed Address" column from the table titled "Proposed Property Information". The addresses for the proposed lots will be determined by the Building & Life Safety Department at a later date.
- 36) Prior to resubmitting the Final Plat of Subdivision, please verify with all utility companies that will be signing the Plat whether they will require additional language/easement provisions to be added to the Plat. It is common to see Nicor, ComEd, and Ameritech/SDC Global require additional language added to the Plat and prior to printing the Plat on mylar, you will want to ensure that each utility company has the necessary language they need.
- 37) Please provide a formal response to all Round 2 Department Review Comments through the Citizen Self-Service Portal.

Prepared by: Hailey Nicholas

Responses:

#32 - Noted

#33 - Attempts have been made with each neighbor to introduce the project. The neighbors reached did not object to proposed subdivision. Most mentioned they were happy that the property was not being subdivided into 3 lots; one neighbor requested sidewalks not be added.

#34 - The table has been removed from the Plat and is included on a separate document

#35 - Proposed Address has been removed from the Plat and blank boxes have been added to each lot for future addresses.

#36 - All utility companies have reviewed and approved revised Plat submitted.

#37 - Noted

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 3

38. The petitioner's response to comment nos. 31-35 are acceptable. A written response was not provided for the preliminary plat comments 36 and 37.

Final Plat of Subdivision:

39. Remove "Preliminary" from the Final Plat.
40. The adjacent property owner's information is not required for the Final Plat, remove the adjacent property owners.
41. The plat was reviewed against the Final Plat of Subdivision Checklist. The following comments shall be addressed:
- a) Item n.) Fill in the name of the subdivision and the name(s) in the notary block.
 - b) Item t.) A block stating "Send Tax Bill To: (Name/Address)." Fill in name and address.
 - c) Item u.) Provide a location to identify the address of each new lot.



05-28-24

Michael L. Pagones, P.E.
Village Engineer

Date

Public Improvements:

ADA ramps and extension of the sanitary sewer.

IEPA permit

MWRD permit

Overhead sewer

\$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2)

Notify 425 S Pine for the driveway and sanitary sewer extension

Step down foundations in the rear to accommodate patios (at permit)



Village of Arlington Heights Interoffice Memorandum

To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 3
Date: May 28th, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 38)The responses to #32-37 are acceptable.
- 39)The address blocks on the Final Plat of Subdivision should not actually be located on the lots. They should be located in a separate table underneath the name of the Subdivision, or in another alternate location on the Plat. See the Engineering Department comment #41c.
- 40)Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval. The Engineering Department is currently calculating such fees, and information will be provided to you as soon as it is ready.
- 41)Please make the necessary changes to the Final Plat of Subdivision and submit it to me electronically for review to be sure it is ready to be printed on mylar for you to begin gathering signatures.

Prepared by: Hailey Nicholas

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 3

38. The petitioner's response to comment nos. 31-35 are acceptable. A written response was not provided for the preliminary plat comments 36 and 37.

Final Plat of Subdivision:

39. Remove "Preliminary" from the Final Plat. **Revised on Plat of Subdivision**
40. The adjacent property owner's information is not required for the Final Plat, remove the adjacent property owners. **Revised on Plat of Subdivision**
41. The plat was reviewed against the Final Plat of Subdivision Checklist. The following comments shall be addressed:
- a) Item n.) Fill in the name of the subdivision and the name(s) in the notary block.
 - b) Item t.) A block stating "Send Tax Bill To: (Name/Address)." Fill in name and address.
 - c) Item u.) Provide a location to identify the address of each new lot.
- a, b & c - All have been revised on Plat of Subdivision**



05-28-24

Michael L. Pagones, P.E.
Village Engineer

Date

DocuSigned by:

Brian Kelly

834D7A15EA224BA...

5/28/2024

Public Improvements:

ADA ramps and extension of the sanitary sewer.

IEPA permit

MWRD permit

Overhead sewer

\$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2)

Notify 425 S Pine for the driveway and sanitary sewer extension

Step down foundations in the rear to accommodate patios (at permit)

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

General:

- 38)The responses to #32-37 are acceptable.
- 39)The address blocks on the Final Plat of Subdivision should not actually be located on the lots. They should be located in a separate table underneath the name of the Subdivision, or in another alternate location on the Plat. See the Engineering Department comment #41c. **Revised on Plat of Subdivision**
- 40)Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval. The Engineering Department is currently calculating such fees, and information will be provided to you as soon as it is ready. **Understood**
- 41)Please make the necessary changes to the Final Plat of Subdivision and submit it to me electronically for review to be sure it is ready to be printed on mylar for you to begin gathering signatures. **Revised on Plat of Subdivision**

Prepared by: Hailey Nicholas

DocuSigned by:
Brian Kelly
834D7A15EA224BA...
5/28/2024

PLAN COMMISSION PCA00003-2024
419 S Pine Ave Subdivision
419 S Pine Ave
Round 4

42. The petitioner's response to comment nos. 38-41 are acceptable. The Public Works Department & Engineering Division have no further comments.



05-31-24

Michael L. Pagones, P.E.
Village Engineer

Date

Public Improvements:

ADA ramps and extension of the sanitary sewer.

IEPA permit

MWRD permit

Overhead sewer

\$6,621 (\$3,593 for Lot 1, \$3,028 for Lot 2)

Notify 425 S Pine for the driveway and sanitary sewer extension

Step down foundations in the rear to accommodate patios (at permit)

Village of Arlington Heights Interoffice Memorandum



To: Brian Kelly
From: Hailey Nicholas, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 24-003
Project: 419 S. Pine Ave Subdivision
Review Round: 4
Date: May 29th, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☐	☒
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☒	☐
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☒	☐

See additional review comments on next page.

General:

- 42)The responses to #38-41 are sufficient.
- 43)We suggest that the name of the subdivision be changed to "419 **S** Pine Subdivision" or "419 **South** Pine Subdivision". There is a 419 N Pine in Arlington Heights, so adding the "S" would be helpful for record keeping. This change should be reflected throughout the plat, anywhere that references the subdivision name (Deed of Dedication).
- 44)In the "Proposed Property Information" table, "Proposed" is spelled wrong in the first two columns. Please edit the table to reflect the correct spelling.
- 45)The Planning and Community Development Department offer no further comments.

Prepared by: Hailey Nicholas

Arlington Heights Plan Commission

I understand that this proposed subdivision will be discussed at the Plan Commission meeting on June 12 and since I am unable to attend the meeting, I am submitting this letter to voice my concern with one of the public improvements required: the installation of sidewalks.

I am concerned that the requirement of a sidewalk as part of this subdivision will be extended to eventually include all of the Scarsdale neighborhood where I live. The original design of Scarsdale, which was developed in the 1920s, did not include sidewalks and installing them at some later date would destroy the ascetics of the area and have a significant negative impact on property values.

I estimate that these sidewalks would be approximately 25 feet from the front of homes, cutting in half the distance between the homes and the street and would be out of character with the neighborhood. There have been two recent instances where the Village Board decided not to allow subdivisions in Scarsdale and a key factor in each decision was the negative impact on the character of the neighborhood. I believe the same reasoning is applies here.

And, if the sidewalk requirement is applied to Scarsdale will that same requirement be applied to Stonegate, Sherwood and Scarsdale Estates all of which were designed without sidewalks?

Robert C Arnold

625 South Newbury Place
Arlington Heights, IL 60005