



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
January 22, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Mr. B's Antiques - 1112 E. Central Rd. - 1/8/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. Gas Station Redevelopment - 1000 S. Arlington Heights Rd. - T1854
Special Use Permit for Auto Service Station
 - B. Claw U & Me - 256 E. Algonquin Rd. - T1865
Special Use Permit for Restaurant Device Arcade
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

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

A MEETING HELD ON:

January 8, 2025

Project Title: Mr. B's Antiques
Address: 1112 E. Central Rd. Unit B
Petitioner: Brian Rendon
Address: 1112 E. Central Rd. Unit B
 Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a Secondhand Store in the B-1 District.

Variations Required: None at this time.

Attendees: Brian Rendon, Petitioner
 John Sigalos, Plan Commissioner
 George Drost, Plan Commissioner
 Bruce Green, Plan Commissioner
 Michael Lysicatos, Planning Department
 Rachael Hitzemann, Planning Department
 Darko Bojin, Planning Department

Project Summary:

The subject property is located within the multi-tenant office building at 1112 E Central Rd. The building is approximately 4,200 sf and the subject tenant space is approximately 2,100 sf. Access to the building comes from Central Rd. The building has 22 surface parking lots.

The petitioner, Brian Rendon, is looking to open a new secondhand store. He is interested in a 2,100-sf tenant space (Unit B) in 1112 E Central Rd. Unit A is occupied by Maczko and Associates dental office. The proposed floor plan consists of an open sales floor, four rooms, and two bathrooms. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application.

The business aims to sell antiques, used furniture, and other donated secondhand items. They plan to have 1 employee working in the store, with another employee potentially being hired at a later date. The proposed hours of operation are Tuesday-Thursday 11:00am-6:00pm, Saturday-Sunday 11:00am-6:00pm, and closed Monday & Friday.

Meeting Discussion:

Mr. Rendon – would like to bring an antique resale shop to 1112 E. Central Rd. Enjoys repurposing items, the foot traffic is a positive and believes it will be successful.

Mr. Bojin – The petitioner is seeking a land use variation to allow for a secondhand store in the B-1 business district limited retail, which the Comprehensive Plan currently designates as office only. The property is a multi-tenant office building, approximately 4200 square feet made up of two tenant spaces, each approximately 2100 sq. feet. The proposed use would be in Unit. B, Unit A is currently occupied by a dental office. The proposed floor plan has submitted consists of an open sales floor, four rooms, and two bathrooms. The formal application will require a professionally drawn plan to be submitted.

The business aims to sell antiques, used merchandise, donated secondhand items. One employee working at the store with a potential additional employee(s) being hybrid at a later date. The proposed hours of operation are Tuesday and Thursday 11 am to 6 pm, Saturday and Sunday 11 am to 6 pm, and closed on Monday and Friday.

The proposed use is a second-hand store which is not permitted in this district. They will need a land use variation to operate. As part of their application, the petitioner must provide a written response to each of the four hardship criteria necessary for a land use variation approval. In addition, because the Comprehensive Plan identifies the properties appropriate for office use, the applicant must justify that this use is appropriate for the office district. There are no proposed changes to the exterior of the building or the site. There is no signage proposed at this point, but that will require separate permit application.

The proposed use would have to have satisfactory parking based on the approximate dimensions that's been submitted, and would be used as part of the parking requirement calculation. In addition, we would need more detailed explanations as to the delivery procedures, including how, when and where deliveries take place in order for us to calculate the parking requirements.

The Staff Development Committee reviewed the proposed land use variation, and was generally supportive of the application, subject to the resolution of the following:

- The petitioner must provide a written response to the land use variation of hardship criteria.
- Submit additional information regarding hours of operation, staff peak hours, peak staff, delivery hours, delivery procedures along with more information on any donation procedures as part of the formal Planning Commission application.
- The petitioner will need to provide a market analysis as required in the Planning Commission application packet, which does not necessarily have to be a professionally conducted study, but one that contains an explanation as to why secondhand store would be appropriate in this district and also take into account the nearby second-hand stores that are operating by right.
- A detailed work parking analysis would also be required that considers hours of operation, delivery times and schedules, and a number of employees and customers. This is required as the proposed use is located on a major arterial street which is Central Road.
- The subject unit must comply with all the applicable building code and fire life safety regulations.
- A full to scale floor plan will be required with dimensions and a full interior build out remodeling plan set would be required where work is to be done either inside or exterior of the site.

Commissioner Drost – asked about he picked this location, and if he was concerned about other similar businesses in the area.

Mr. Rendon – stated his dentist is next door and like the location for his business vision. He is familiar with other shops like this in the area that he frequents. He is a collector, would like to sell furniture, art work, vinyl records, Coke bottles, china dishes, and uranium glass.

Commissioner Drost – asked if this will be your own inventory or would it be consignment?

Mr. Rendon – has not done consignment, will probably just be a seller. Has lots of friends in the business that he can ask questions of. If he is looking for something specific this network is helpful.

Commissioner Drost – welcomed Mr. Rendon to the neighborhood, and felt it would be a good place for this type of business.

Commissioner Sigalos – asked about the inventory, do you purchase the items to resell or accept donated items.

Mr. Rendon – he would purchase items and resell. Furniture repairs or refurbished simply done at home or at the store.

Commissioner Sigalos – found this to be very interesting and looks forward to seeing his business open in Arlington Heights.

Commissioner Green – likes the idea, and would be interested in showing him some of his stuff. Three thumbs up to move forward.

Public Comment – None

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

DRAFT



1/22/2025

Item: Gas Station Redevelopment - 1000 S. Arlington Heights Rd. - T1854
Special Use Permit for Auto Service Station
Department: Planning & Community Development

Item Description:

Requested Action

1. Special Use Permit to allow an Auto Service Station with Convenience Mart in the B-2 General Business District.

Variations Required

1. No variations identified at this time.

Recommendation

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a Auto Service Station with a Convenience Mart, and is generally supportive of the use subject to the following conditions:

1. Provide a written justification to support the Special Use Permit approval criteria outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Submit a Design Commission Application for the building and canopy.
3. There is a portion of sidewalk adjacent to the building entrance as proposed that will encroach over this easement. The applicant must provide verification from the easement beneficiary authorizing said encroachment or relocate the sidewalk.

4. The existing sidewalk is located adjacent to the curb. An easement would be required to shift the sidewalk to create a parkway.
5. The drive aisle includes the flag of the curb. Two-way traffic requires a minimum of 24-feet.
6. Note that Central Road and Arlington Heights Road are under the jurisdiction of the Illinois Department of Transportation (IDOT).
7. A permit is required from IDOT for all work within the right-of-way.
8. IDOT may require modifications to the access points to more clearly define the right-in/right-out movements. Striping and signage may be required.
9. Provide an AutoTURN exhibit for the fire truck turning movements throughout the site.
10. The existing utility services shall be abandoned at the main. If the existing water service is lead, the water service shall be removed.
11. The existing site is over 0.5 acres and the redevelopment of the site would trigger Village detention requirements and MWRD volume control.
12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. CPRC Staff Report - 1000 Arlington Rd. Gas Station Redevelopment
2. Aerial
3. Project Narrative
4. Proposed Gas Station Site Plans
5. Building Elevations



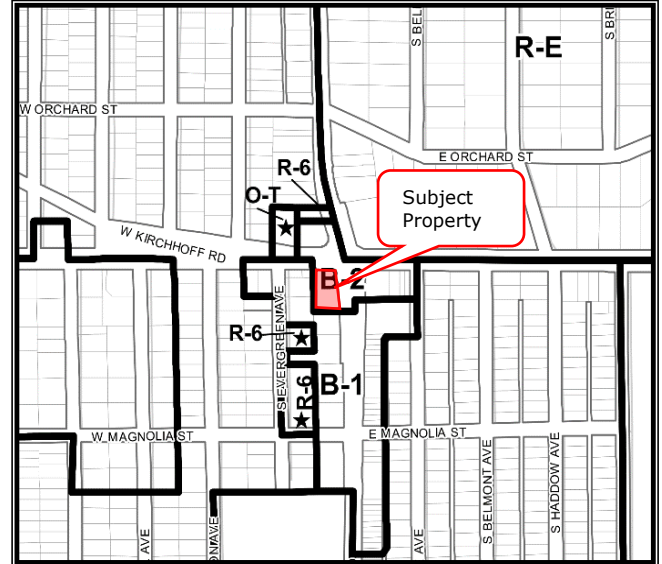
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1854
Project Title: Gas Station
 Redevelopment
Address: 1000 S. Arlington Heights Rd
PIN: 08-09-207-008

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: January 22, 2025
Date Prepared: January 14, 2025

Petitioner: Nathan Remitz
Address: 4040 N Calhoun Rd., Ste 200
 Brookfield WI, 53005

Existing Zoning: B-2, General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Vacant (Former Japan Auto Sales; Across W Central Rd)	Commercial
South	B-1, Business District Limited Retail	Myo Therapy	Commercial
East	B-2, General Business District & B-1, Business District Limited Retail	Arlington Automotive Services & South Arlington Heights Kinder Care (Across S Arlington Heights Rd)	Commercial
West	B-1, Business District Limited Retail	Northern Illinois Foot & Ankle Specialists	Commercial

Requested Action

1. Special Use Permit to allow an Auto Service Station with Convenience Mart in the B-2 General Business District

Variations Required

1. No variations identified at this time.

Project Background

The subject property is located at the intersection of E. Central Rd. and S Arlington Heights Rd. It is currently being utilized as a Napa AutoCare Center and Auto Tech facility. The petitioner plans to demolish the current structure and build a 3,080 square foot canopy with four pumps and 3,680 square-foot convenience store. Surrounding uses consist of offices and other auto repair shops.

Special Use ordinance 15-033 to permit a wireless antenna tower in the B-2 District was approved for the site. The telecommunication tower is located on the southwest corner of the site and will remain as part of this redevelopment. Additional landscaping around the tower and along W. Central Ave. and S. Arlington Heights Rd. were required as part of the special use approval.

The gas station and convenience store will be open 24 hours a day, seven days a week. Two employees are anticipated to be working during the day and one employee at night. The store will offer grab and go merchandise, but will not sell alcohol. An interior food vendor is being proposed, but has not been identified yet.

Fuel delivery could occur anytime during the day, as needed. Convenience store delivery hours are anticipated early in the day to avoid congestion, but could also occur throughout the day as needed and based on distributor schedules.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District. The proposed use is classified as an Auto Service Station with a Convenience Mart, which is allowed with a Special Use Permit in the B-2 District.

As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the three criteria necessary for special use permit approval, which criteria have been included below for reference:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses, and the proposed Auto Service Station with a Convenience Mart is compatible with this designation. The former use of the site was an auto repair shop, which matches the character of the surrounding uses.

In order to demonstrate conformance to the criteria for Special Use Permit approval, a market analysis must be provided that analyzes the market demand for the proposed facility at this location.

Building, Site, and Landscaping

The petitioner is proposing to demolish the current building and construct a new 3,680 square foot building. The building material will be cladding, masonry, and E.I.F.S. with transparent glass windows and aluminum storefront frames. The roof will be flat and a parapet will conceal any rooftop mechanicals. A trash enclosure is provided on the west side of the building, concealing it from Arlington Heights Rd. Also proposed is to install a 3,080 square foot gas canopy with four pumps. Building materials for the canopy were not provided. Both the convenience mart and the canopy will need Design Commission review.

Since food service will be provided, the facility will need to comply with all Health Department requirements for food service. If an exterior grease trap is proposed, a permit from the Metropolitan Water Reclamation District (MWRD) shall be required.

The existing north and east driveways will remain, with new asphalt paving and new curb and gutter installed at modified impervious areas. Petitioner plans to install new landscaping and a new public sidewalk along the east and north side of the parcel. A ten-foot buffer from the street edge will be provided where possible.

The existing telecommunication easement will remain as is.

Parking and Traffic

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a parking study by a certified traffic engineer that assesses the parking demand on the site. The parking analysis shall provide projections for the gas station and convenience store based on ITE projections and code required off-street parking to determine future parking demand.

Parking is required at a rate of one space for each employee plus three spaces for each service bay (service bays are not applicable for this proposal) and one space for each 300 square feet of floor area for the convenience store. Note that each fueling station pump may be used as one required off-street parking space. This has been integrated into the parking calculation below.

Use	Square Footage	Employee Count	Off-Street Parking Requirement	Parking Required
Proposed Auto Service Station with a Convenience Store	3,680	3	1 per 300 + 1 per Employee	15
TOTAL				15
Parking Provided				16
Parking Surplus/(Deficit)				1

With the new development, two bicycle parking spaces will be required for the convenience mart.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a Auto Service Station with a Convenience Mart, and is generally supportive of the use subject to the following conditions:

1. Provide a written justification to support the Special Use Permit approval criteria outlined in the Zoning Ordinance:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. Submit a Design Commission Application for the building and canopy.
3. There is a portion of sidewalk adjacent to the building entrance as proposed that will encroach over this easement. The applicant must provide verification from the easement beneficiary authorizing said encroachment or relocate the sidewalk.
4. The existing sidewalk is located adjacent to the curb. An easement would be required to shift the sidewalk to create a parkway.
5. The drive aisle includes the flag of the curb. Two-way traffic requires a minimum of 24-feet.
6. Note that Central Road and Arlington Heights Road are under the jurisdiction of the Illinois Department of Transportation (IDOT).
7. A permit is required from IDOT for all work within the right-of-way.
8. IDOT may require modifications to the access points to more clearly define the right-in/right-out movements. Striping and signage may be required.
9. Provide an AutoTURN exhibit for the fire truck turning movements throughout the site.
10. The existing utility services shall be abandoned at the main. If the existing water service is lead, the water service shall be removed.
11. The existing site is over 0.5 acres and the redevelopment of the site would trigger Village detention requirements and MWRD volume control.
12. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 15, 2025.

Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1854



0 150 300
ft

Print Date: 1/17/2025

Notes

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

December 9, 2024

New Gas Station

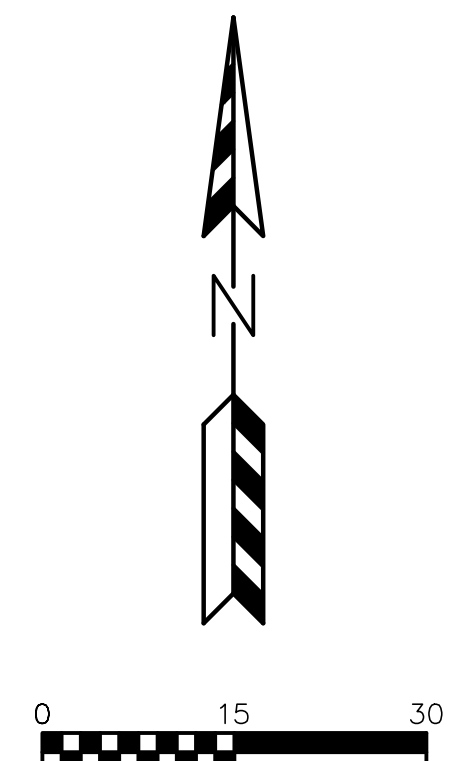
1000 S. Arlington Heights Rd.
Arlington, IL

Following is a brief project narrative for the proposed New Gas Station development:

- Raze existing building complete (auto care center).
- Proposed 4 pump gas pump and canopy on north side of parcel
 - o Fuel delivery could occur anytime during the day, as needed
 - o Convenience store delivery hours is anticipated early in the day to avoid congestion, but could occur throughout the day as well based on distributor schedules.
- Proposed 3700 +/- s.f. single story gas station convenience store on south end of parcel
 - o Hours of operation will be 24 hrs. per day, 7 days per week
 - o Anticipated to have 2 full time employees during the day and 1 full time employee during the night
 - o Typical gas station operations at the gas pumps. Inside the store will offer typical convenience store grab and go merchandise. No alcohol sales are proposed. An interior food vendor is proposed, exact tenant is yet to be determined.
- New building cladding will be masonry and E.I.F.S. with transparent glass in aluminum storefront frames.
- A flat roof with parapets will conceal any rooftop mechanicals.
 - o Majority of HVAC will be inside building in a furnace room.
- Existing north and east driveways to remain, with new asphalt paving with new concrete curb and gutter complete at modified impervious areas.
- Updated landscaping per code requirements
- New dumpster enclosure on west side of proposed building
- Existing tower easement to remain as-is
- New public sidewalk along east and north side of parcel, maintaining a 10' buffer to street edge as possible.
 - o Existing utility poles with overhead wires along street frontages to remain.

Thank you!

Nathan Remitz A.L.A.
Architect/Partner



— — 896 — — — — — EXISTING MINOR CONTOUR.
 — — -895- — — — — EXISTING MAJOR CONTOUR.
 ——— OHEL ——— — OVERHEAD ELECTRIC LINE.
 ——— BuEl ——— — BURIED ELECTRIC LINE.
 ——— BuTel ——— — BURIED TELEPHONE LINE.
 ——— FO ——— — FIBER OPTIC LINE.
 ——— GAS ——— — GAS LINE.
 ——— SAN ——— — SANITARY SEWER MAIN OR LATERAL.
 ——— WAT ——— — WATER MAIN OR SERVICE.
 ————— ——— — STORM SEWER LINE.
 [ELEC] ——— — ELECTRIC METER.
 [GAS] ——— — GAS METER.
 [C] ——— — GAS VALVE.
 [F] ——— — FIRE HYDRANT.
 [P] ——— — POWER POLE.
 [SN] ——— — SANITARY SEWER MANHOLE.
 [ST] ——— — STORM SEWER MANHOLE.
 [] ——— — STORM SEWER INLET.
 [T] ——— — TELEPHONE PEDESTAL.
 [TRAN] ——— — TRANSFORMER.
 [W] ——— — WATER VALVE.

[illegible]

PROJECT TITLE: **NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005**

DRAWN BY:
MBS

DESIGNED BY:
MBS

CHECKED BY:
KJP

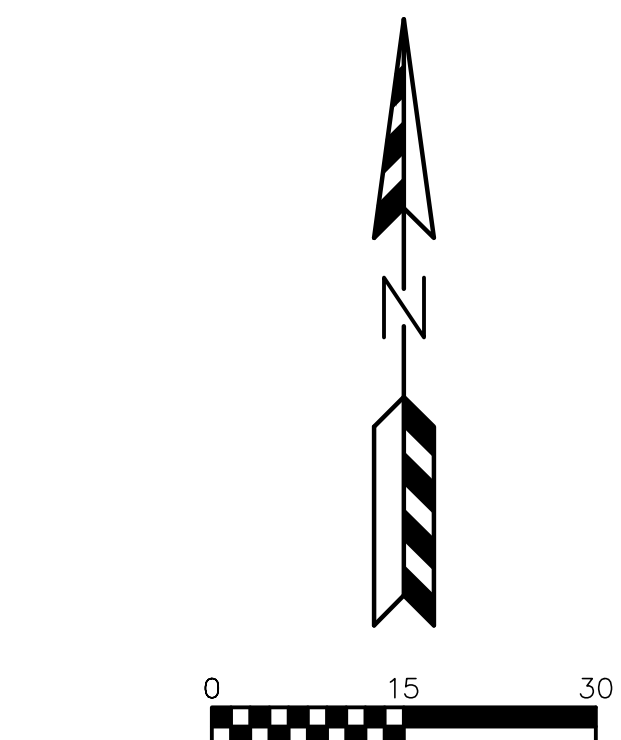
PLAN DATE:
12/3/2024

PROJECT NO:
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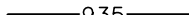
SUBMITTAL

SHEET NO:

C1.01



LEGEND:

	-936		- EXISTING MINOR CONTOUR.
	-935-		- EXISTING MAJOR CONTOUR.
	-936-		- PROPOSED MINOR CONTOUR.
	-935-		- PROPOSED MAJOR CONTOUR.
			- PROPOSED STORM SEWER.
			- EXISTING STORM SEWER.
			- INSTALL IDOT TYPE D INLET PROTECTION.
			- INSTALL SILT SOCK.

APRIL 15, 2025

1. INSTALL SITE SILT SOCK, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF ARLINGTON HEIGHTS AND ILLINOIS D.O.T. SHALL HAVE A TRUCKING PAD.

APRIL 16, 2025 – SEPTEMBER 1, 2025

2. REMOVE AND RAZE EXISTING BUILDINGS, PAVEMENT AND CONCRETE.
3. ABANDON EXISTING SEWER AND WATER SERVICES PER CITY REQUIREMENTS.
4. ROUGH GRADE SITE.
5. START CONSTRUCTION SANITARY, WATER, STORM SEWER AND UNDERGROUND PETROLEUM TANKS.
6. CONSTRUCT BUILDING PAD AND BUILDING.
7. COMPLETE FINISH GRADING.
8. INSTALL BASE COURSE, CURB, CONCRETE AND PAVEMENT.

SEPTEMBER 2 – 15, 2025

9. INSTALL LANDSCAPING.
10. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15, ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15.

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT CONSTRUCTION CONTROL MAT. AFTER OCTOBER 15, AREAS 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF ARLINGTON HEIGHTS PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE.

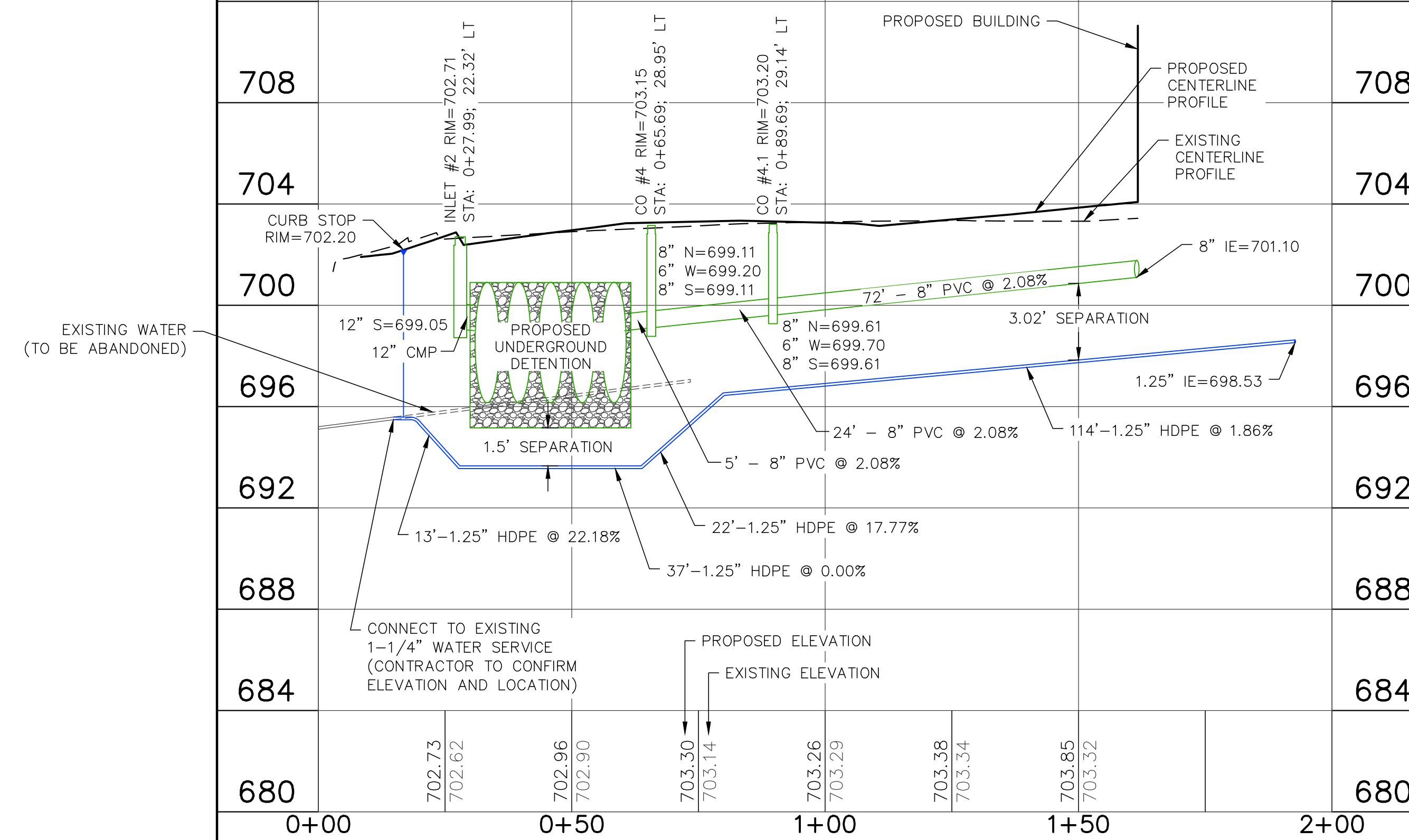
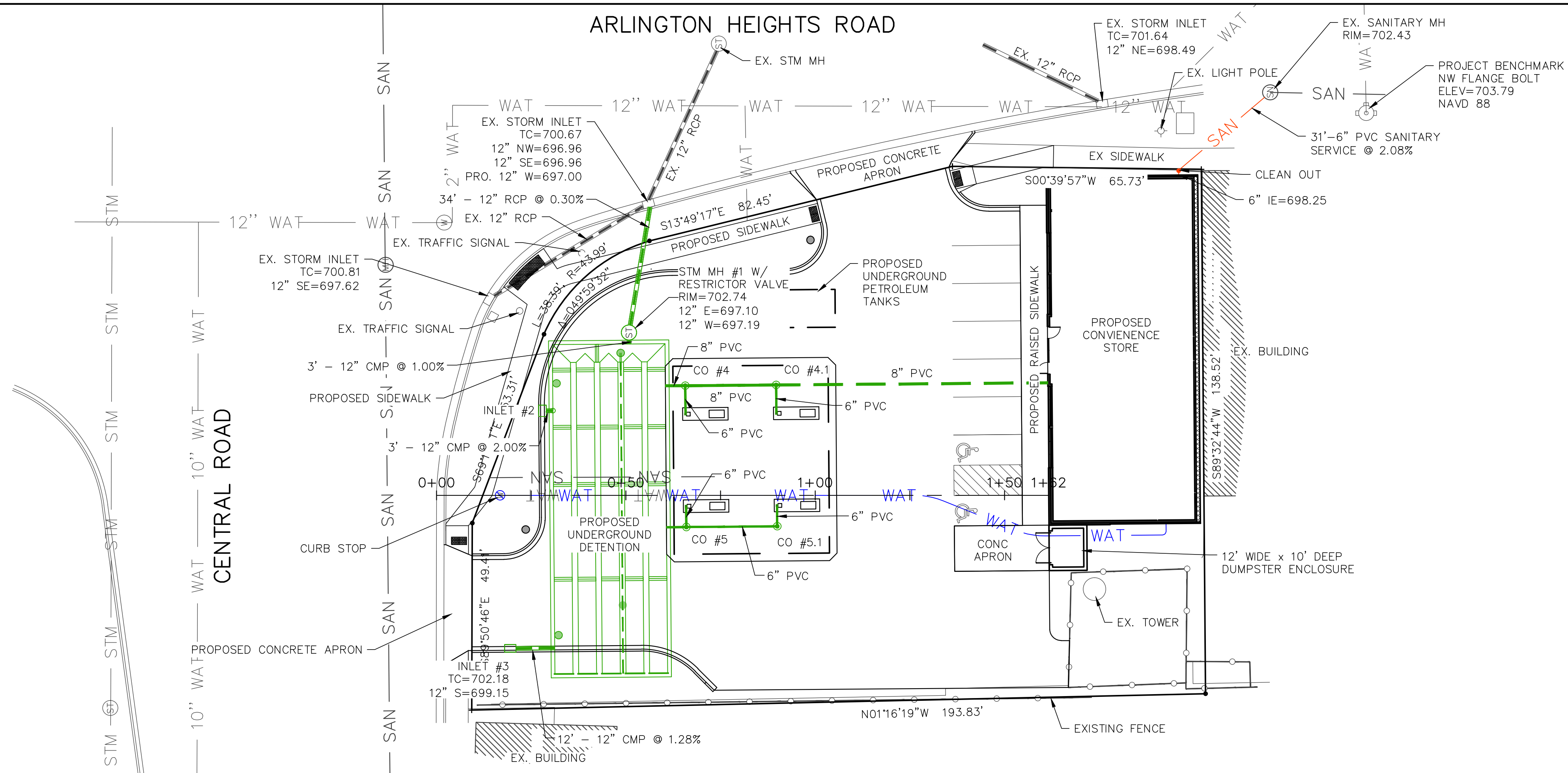
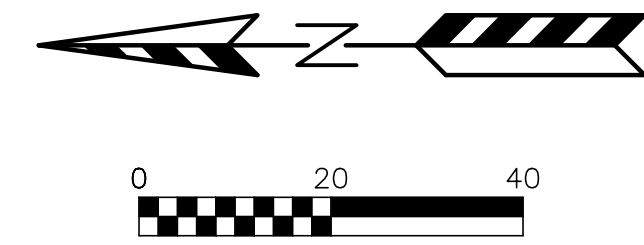
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

[illegible]

PROJECT TITLE: **NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005**

SHEET NO:

C1.03



GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS D.O.T. STANDARD SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN ILLINOIS, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING ASPHALT IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF ARLINGTON HEIGHTS PRIOR TO CONNECTING TO THE EXISTING WATER LATERAL.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF THE ILLINOIS D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH ILLINOIS DOT SECTION OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW.

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DATE DESCRIPTION



PROJECT TITLE:
**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:

**CONSTRUCTION
NOTES**

DRAWN BY:

JAB

DESIGNED BY:

MBS

CHECKED BY:

KJP

PLAN DATE:

12/3/2024

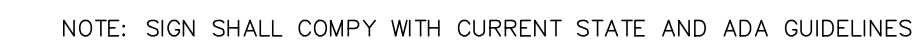
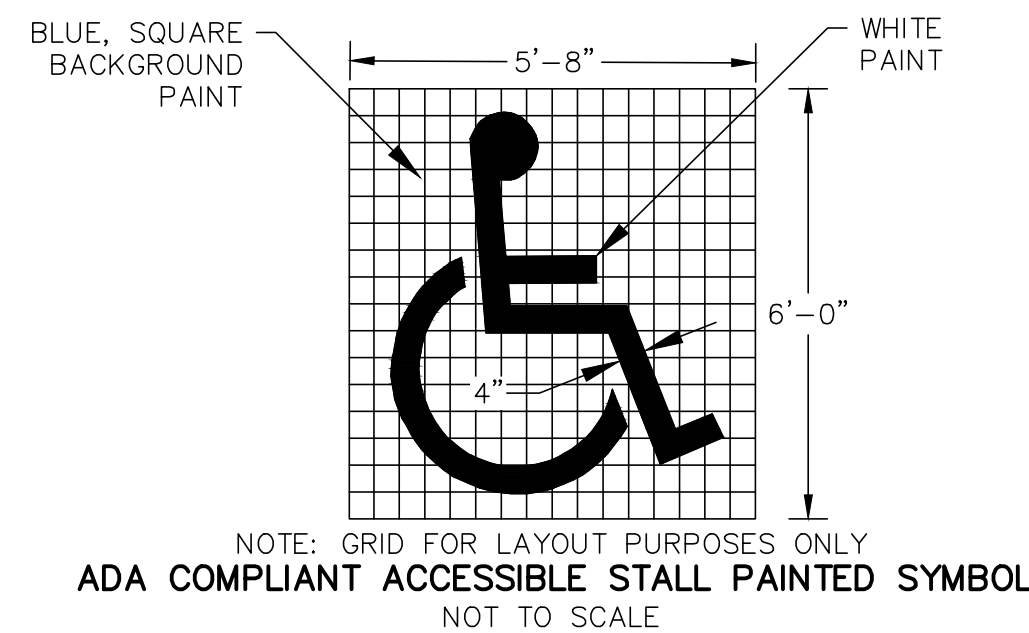
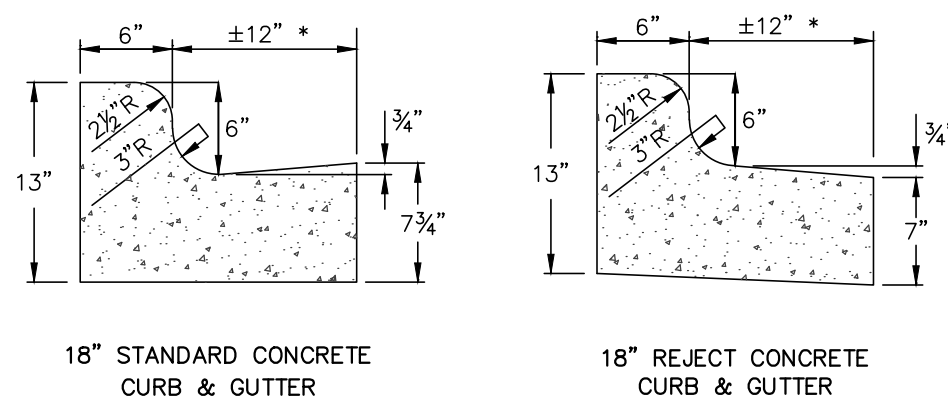
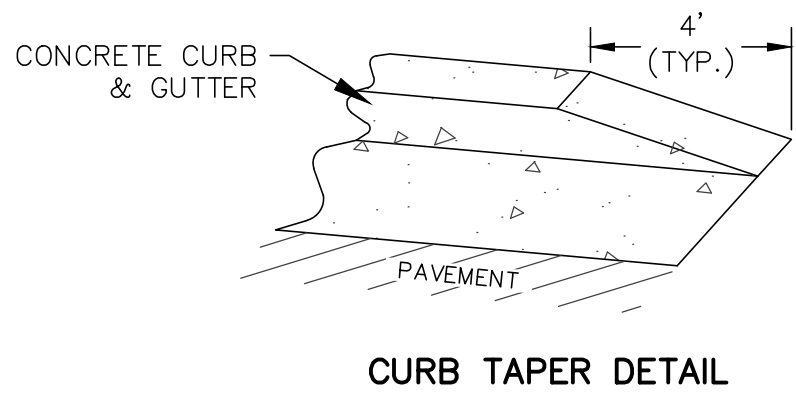
PROJECT NO:

\PA-35-24

SUBMITTAL

SHEET NO:

C2.00

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PSE
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PROJECT TITLE:
**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:

SITE DETAILS

DRAWN BY: **JAB**
DESIGNED BY: **MBS**
CHECKED BY: **KJP**

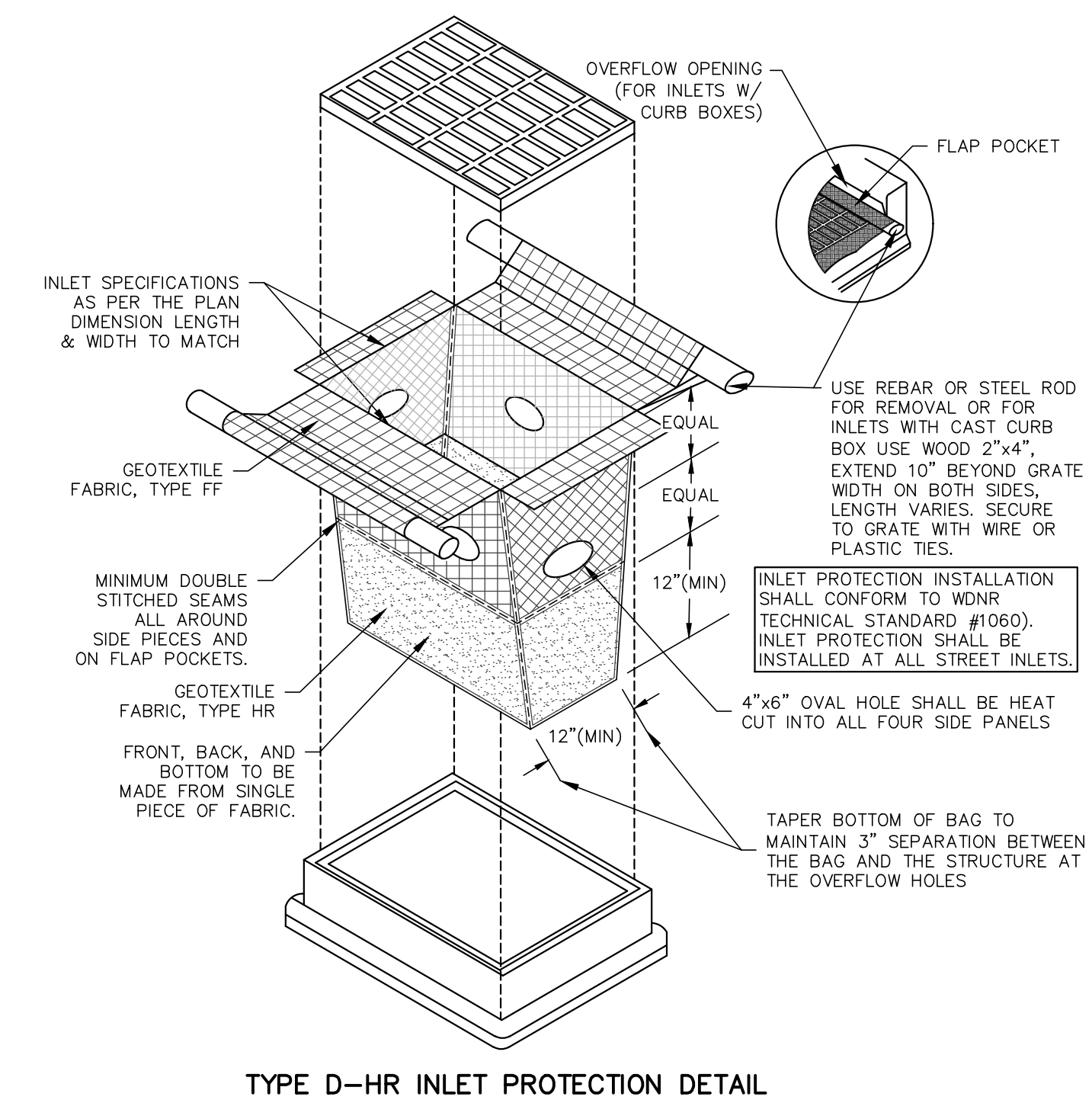
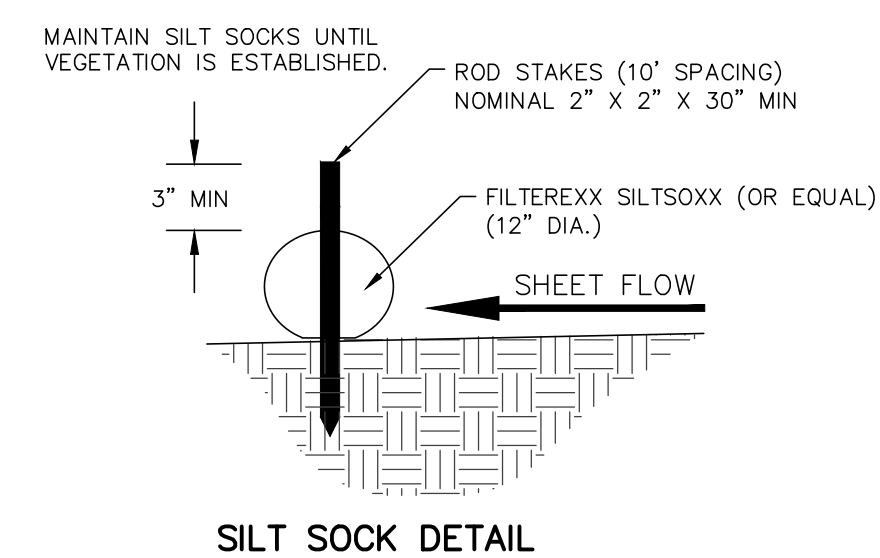
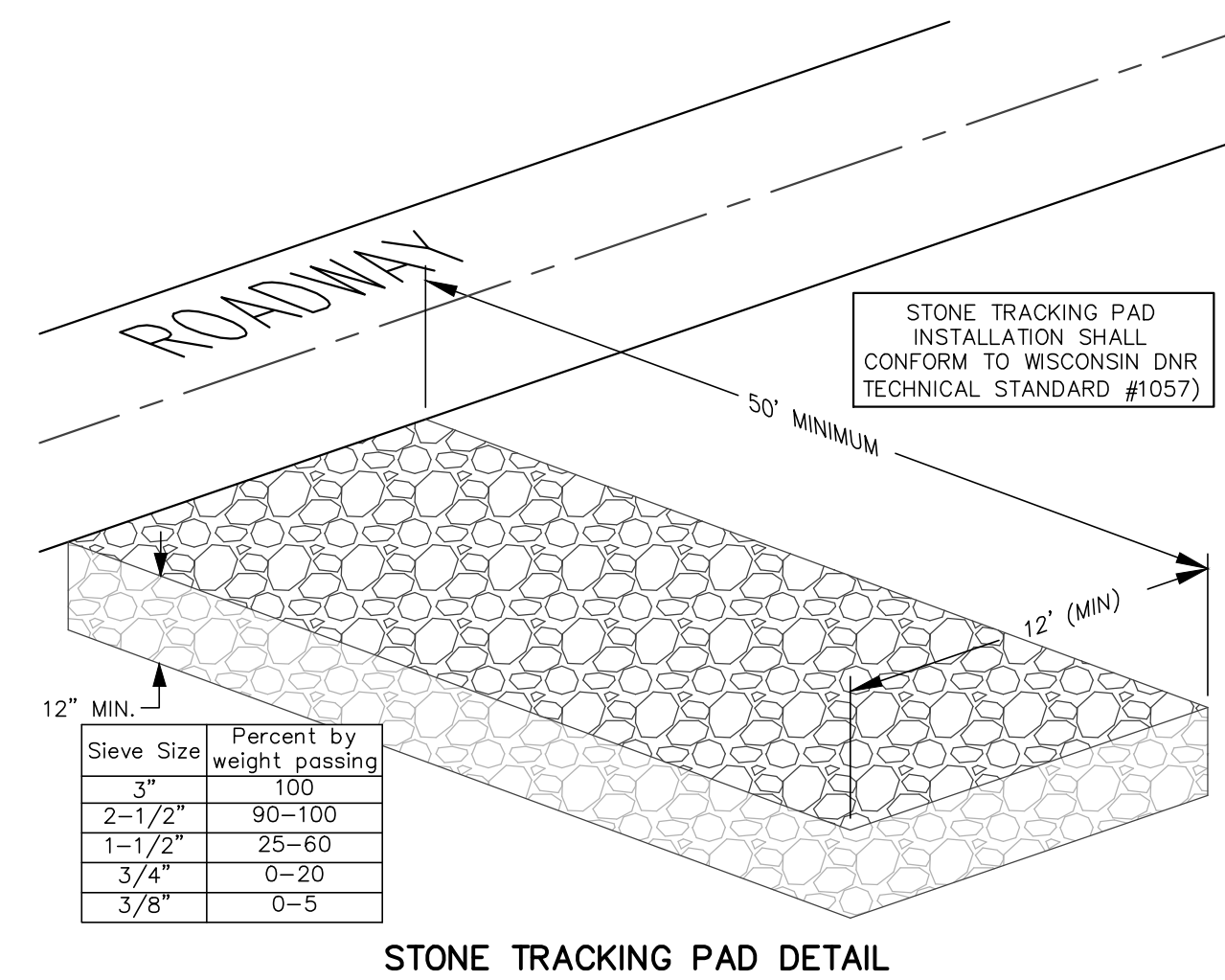
PLAN DATE:
12/3/2024

PROJECT NO:
\PA-35-24

SUBMITTAL

SHEET NO:

C2.01

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PROJECT TITLE:
**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:

**EROSION
CONTROL
DETAILS**

DRAWN BY:
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DESIGNED BY:
MBS

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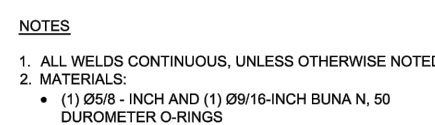
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12/3/2024

PROJECT NO:
\PA-35-24

SUBMITTAL

SHEET NO:

C2.02



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PROJECT TITLE:

**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:

UTILITY DETAILS

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JAB

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PLAN DATE:

12/3/2024

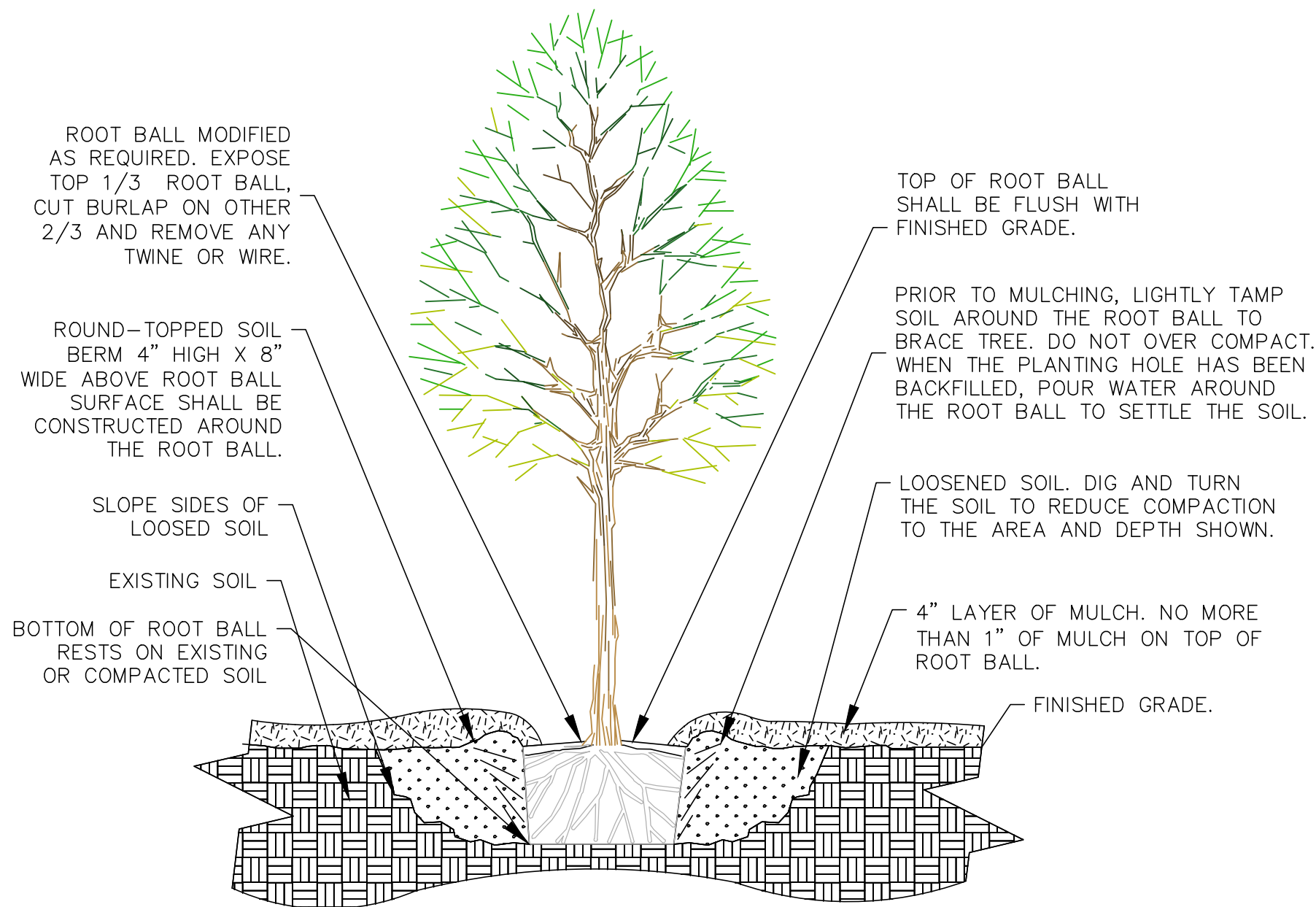
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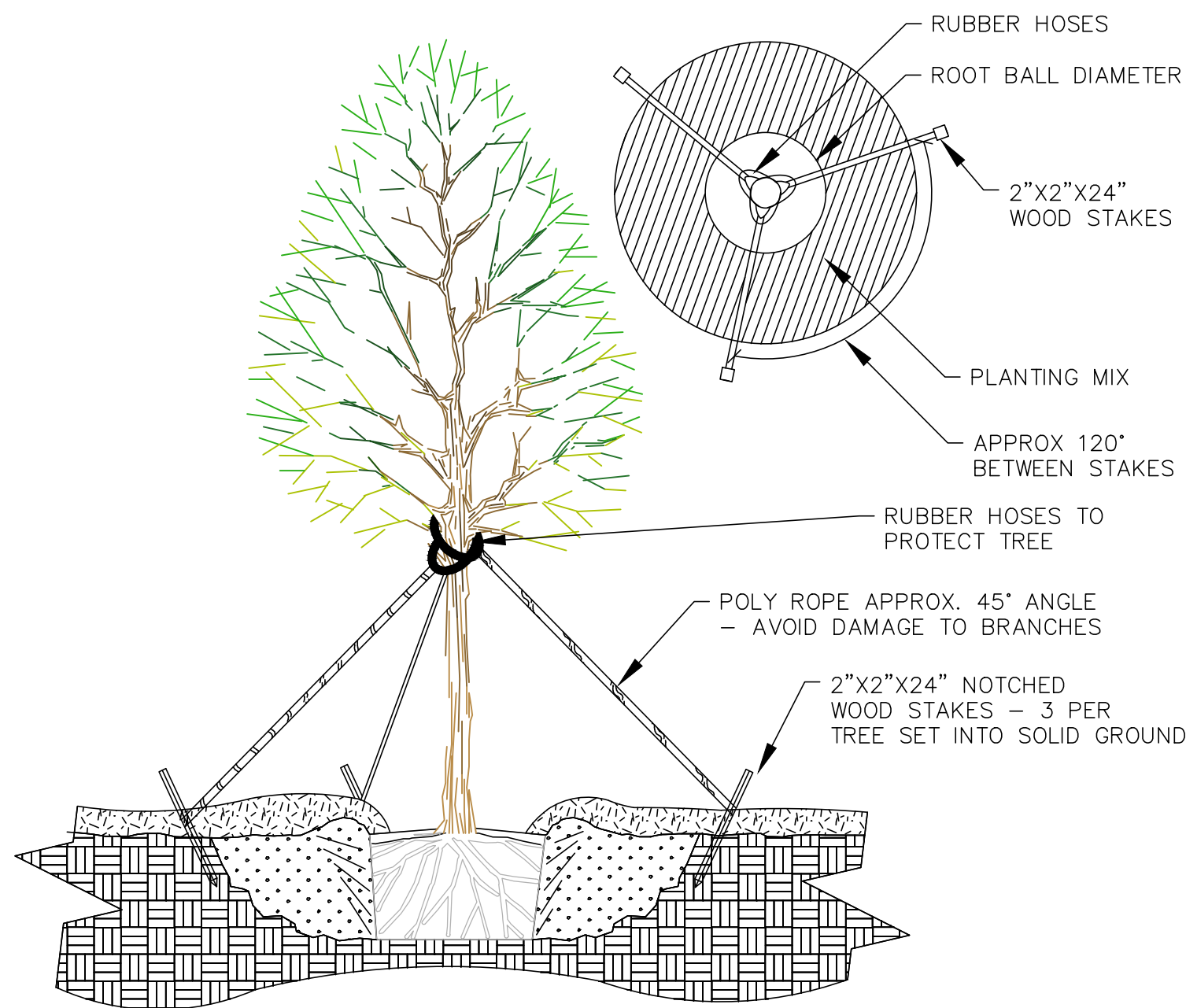
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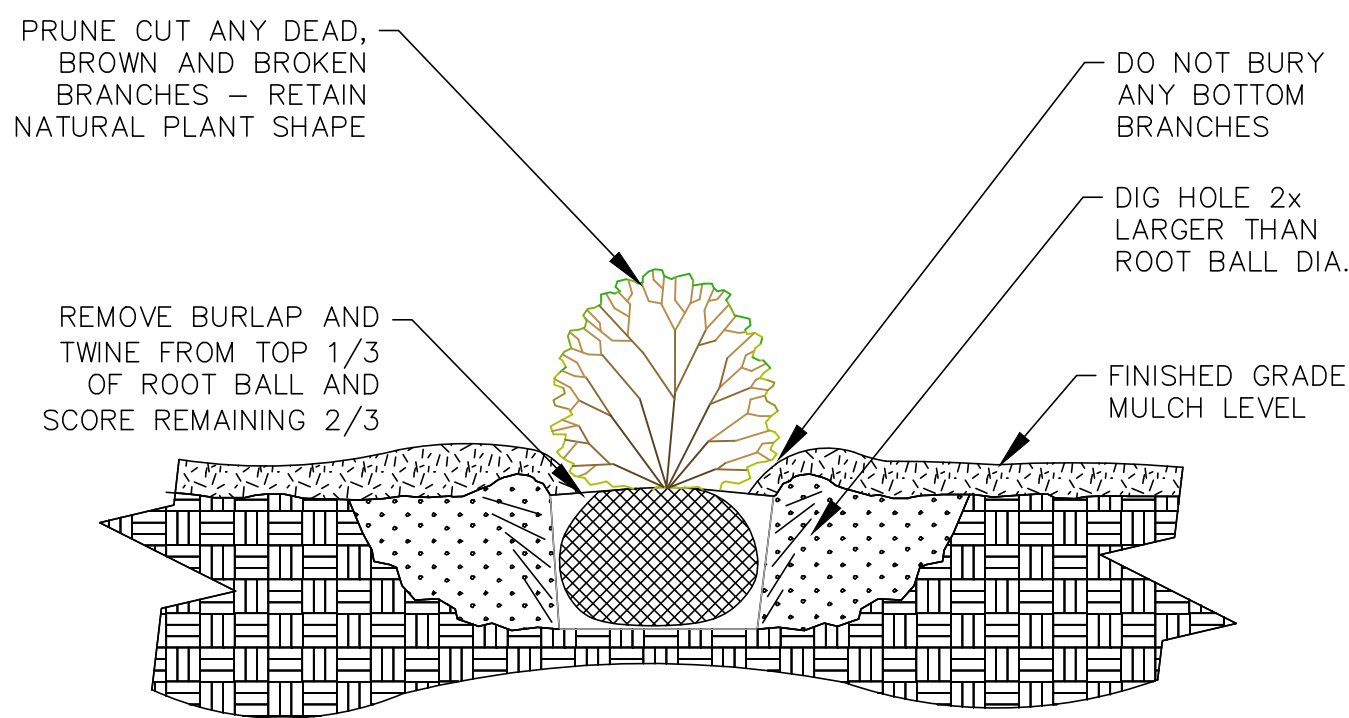
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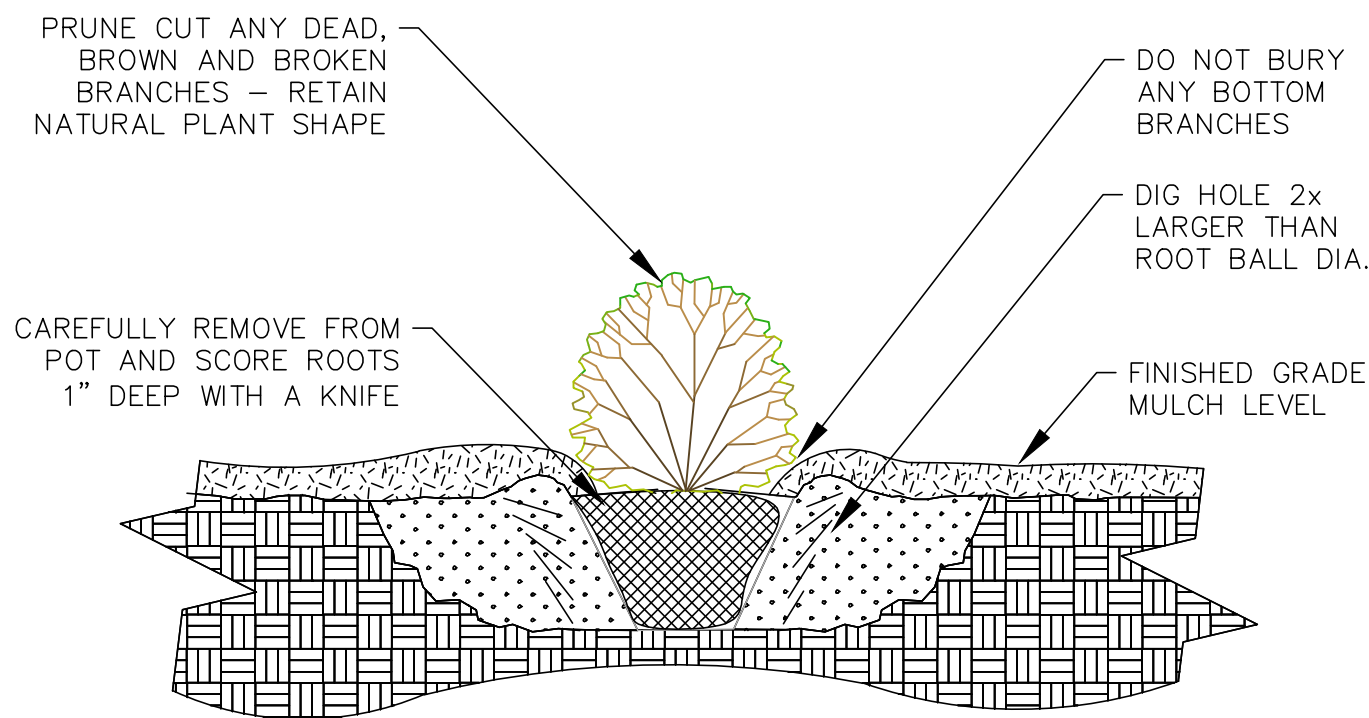
DECIDUOUS TREE
PLANTING DETAIL



DECIDUOUS TREE
STAKING DETAIL



SHRUB PLANTING
BALLED AND BURLAPPED



SHRUB PLANTING
CONTAINER GROWN

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES LISTED ON PLANT MATERIALS SCHEDULE AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK – Z60.1 ANSI (LATEST VERSION). NO SUB-STANDARD "B GRADE" OR "PARK GRADE" PLANT MATERIALS WILL BE ACCEPTED.
- PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. ALL PLANTS MUST BE INSTALLED AS PER SIZES INDICATED ON PLANT MATERIALS SCHEDULE UNLESS APPROVED BY THE ARCHITECT ANY CHANGES IN SIZES SHOWN ON PLAN MUST BE APPROVED BY OWNER IN WRITING PRIOR TO INSTALLATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT THE ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE FROM THE TOP THIRD OF THE ROOT BALL AND CAREFULLY BEND REMAINING WIRE DOWN TO BOTTOM OF THE HOLE. WHEN TREE HAS BEEN PLACED AND WILL NO LONGER BE MOVED, SCORE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. PROVIDE ONE SLOW-RELEASE FERTILIZER PACKET PER 1" CALIPER OF EACH TREE PLANTED.
- BACKFILL TREE PLANTING HOLES WITH 80% EXISTING SOILS REMOVED FROM EXCAVATION AND 20% SOIL AMENDMENTS (SEE SPECIFICATION BELOW). AVOID AIR POCKETS. DO NOT TAMP SOIL. DISCARD ANY GRAVEL, ROCKS, HEAVY CLAY OR CONCRETE. WATER TREE THOROUGHLY WHEN HOLE IS TWO-THIRDS FULL. ALLOW WATER TO TO SOAK IN BEFORE FEILLING REMAINDER OF HOLE. WATER AGAIN TO FULLY SOAK THE NEW PLANTING. EACH TREE SHALL RECEIVE A 3" DEEP 4-5' DIAMETER SHREDDED HARDWOOD BARK MULCH RING/SAUCER. DO NOT BUILD UP MULCH ONTO TRUNK OF ANY TREE. INCORRECTLY INSTALLED TREES SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- ALL SHRUBS SHALL BE PLANTED IN GROUPINGS INDICATED ON THE LANDSCAPE PLAN. INSTALL SHRUBS WITH AN EQUAL MIX OF SOIL AMENDMENTS AND BLENDED, PULVERIZED TOPSOIL. INSTALL TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND TO DISPLACE UNDESIRABLE SOILS. REMOVE GRAVEL, CLAY AND STONES FROM PLANT BEDS PRIOR TO PLANTING. WATER THOROUGHLY WHEN HOLES ARE TWO-THIRDS BACKFILLED AND ALLOW TO SOAK IN BEFORE PROCEEDING. PROVIDE SLOW-RELEASE FERTILIZER PACKETS AT THE RATE OF 1 PER 24" HEIGHT/DIAMETER OF SHRUB AT PLANTING.
- ALL TREE RINGS SHALL RECEIVE A 3" DEEP LAYER OF HIGH-QUALITY UN-PIGMENTED SHREDDED HARDWOOD BARK MULCH. ALL SHRUB AND PERENNIAL PLANTING BED AREAS SHALL RECEIVE A 2-3" LAYER OF DECORATIVE STONE BEDDING. DO NOT ALLOW STONE TO CONTACT PLANT STEMS AND TREE TRUNKS.
- PERENNIAL AND GROUNDCOVER AREAS SHALL RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO INSTALLATION. ROTO-TILL THE FOLLOWING MATERIALS AT THE FOLLOWING RATIOS INTO EXISTING SOIL BEDS OR INSTALLED TOPSOIL BEDS TO A DEPTH OF 8-10".
 - SOIL AMENDMENT COMPOSITION PER 100 SQ.FT. OF BED AREA
 - ¾ CU.YD. PEAT MOSS OR MUSHROOM COMPOST
 - ¾ CU.YD. BLENDED/PULVERIZED TOPSOIL
 - ¼ CU.YD. COMPOSTED MANURE
 - 2 LBS. STARTER FERTILIZER (ROTO-TILLED BED ONLY)
- REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING. PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE.
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION AND UPON COMPLETION OF THE PROJECT AS NEEDED. TREES, EVERGREENS AND SHRUBS (DECIDUOUS AND EVERGREEN) SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES SHALL BE GUARANTEED FOR A MINIMUM OF ONE GROWING SEASON. PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES PLANTED AFTER SEPTEMBER 15 SHALL BE GUARANTEED THROUGH MAY 31 OF THE FOLLOWING YEAR. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS. WATERING AND ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED TO THE OWNER BY THE LANDSCAPE CONTRACTOR UPON COMPLETION OF THE PROJECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL TREES, SHRUBS, EVERGREENS, PERENNIALS, ORNAMENTAL GRASSES, TURF GRASS, NO-MOW GRASS AND NATIVE PRAIRIE SEED MIX / STORMWATER SEED MIX. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING, FERTILIZING, TRIMMING, REMOVAL OF GRASS CLIPPINGS, PRUNING AND DEADHEADING.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:
**LANDSCAPE
DETAILS**

DRAWN BY:
JAB
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12-02-2024

PROJECT NO:
\PA-35-24

SUBMITTAL

SHEET NO:
C2.04

PROJECT SUMMARY

CALCULATION DETAILS

- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 441 LF

STORAGE SUMMARY

- STORAGE VOLUME REQUIRED = 10,015 CF
- PIPE STORAGE VOLUME = 7,815 CF
- BACKFILL STORAGE VOLUME = 2,273 CF
- TOTAL STORAGE PROVIDED = 10,088 CF
- STONE VOID = 36%

PIPE DETAILS

- DIAMETER = 57"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 18"

BACKFILL DETAILS

- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 3"

NOTES

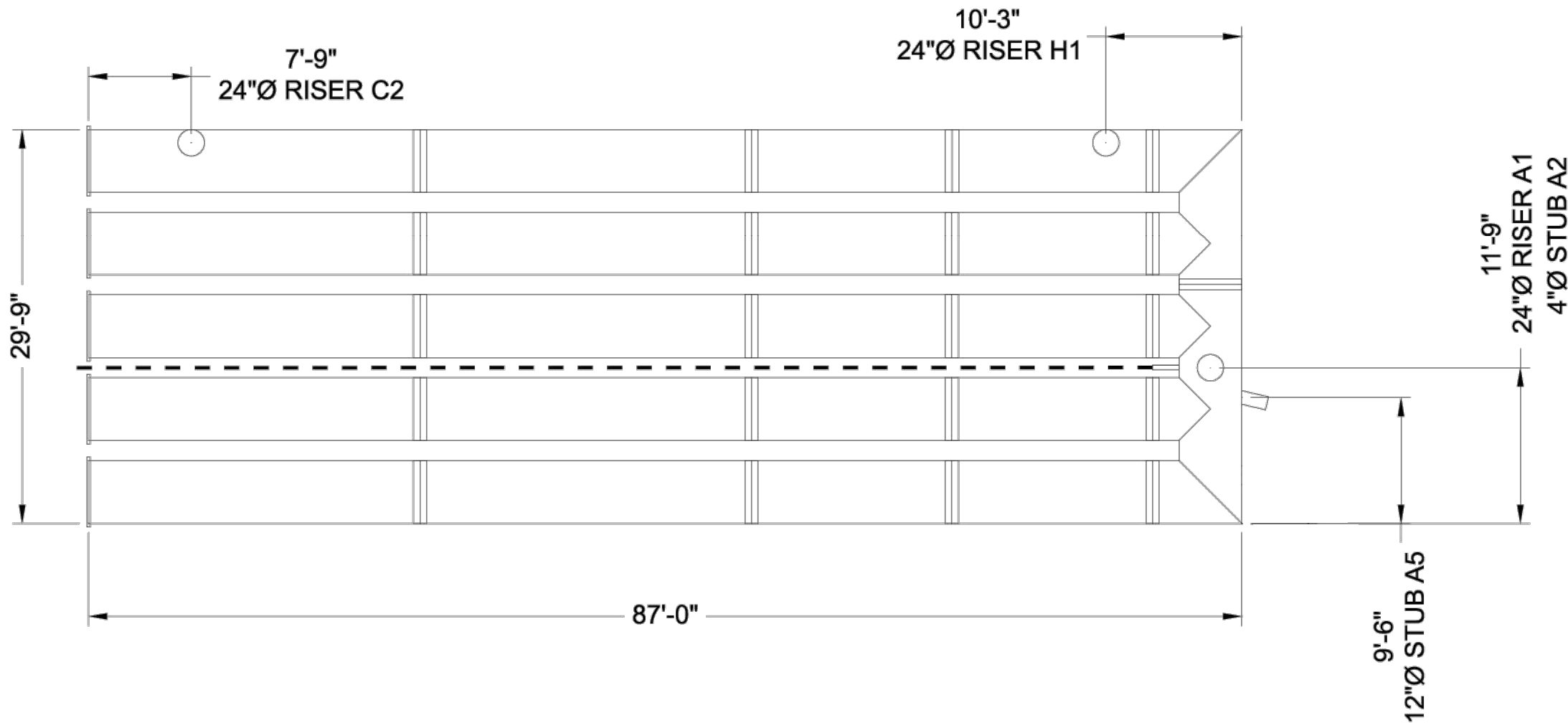
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 2/3" x 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

STUB INFORMATION

PIECE	STUB INVERT	SYSTEM INVERT
4"Ø STUB A2	696.17	696.17
12"Ø STUB A5	697.23	696.17

RISER INFORMATION

PIECE	RISER RIM	SYSTEM INVERT
24"Ø RISER A1	702.76	696.17
24"Ø RISER C2	702.05	696.17
24"Ø RISER H1	702.37	696.17



ASSEMBLY

SCALE: 1" = 20'

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CONTECH®
CMP DETENTION SYSTEMS

CONTECH
DYODS
DRAWING

DY063707 1000 Arlington Height Road
57" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.: 45226	SEQ. No.: 63707	DATE: 11/22/2024
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		1

REVISIONS:		
NO.	DATE	DESCRIPTION

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHT, IL 60005

PLAN TITLE:
STORMWATER
MANAGEMENT
PLAN 1

DRAWN BY:
MBS
DESIGNED BY:
MBS
CHECKED BY:
KJP

PLAN DATE:
12/3/2024

PROJECT NO:
\PA-35-24\

SUBMITTAL

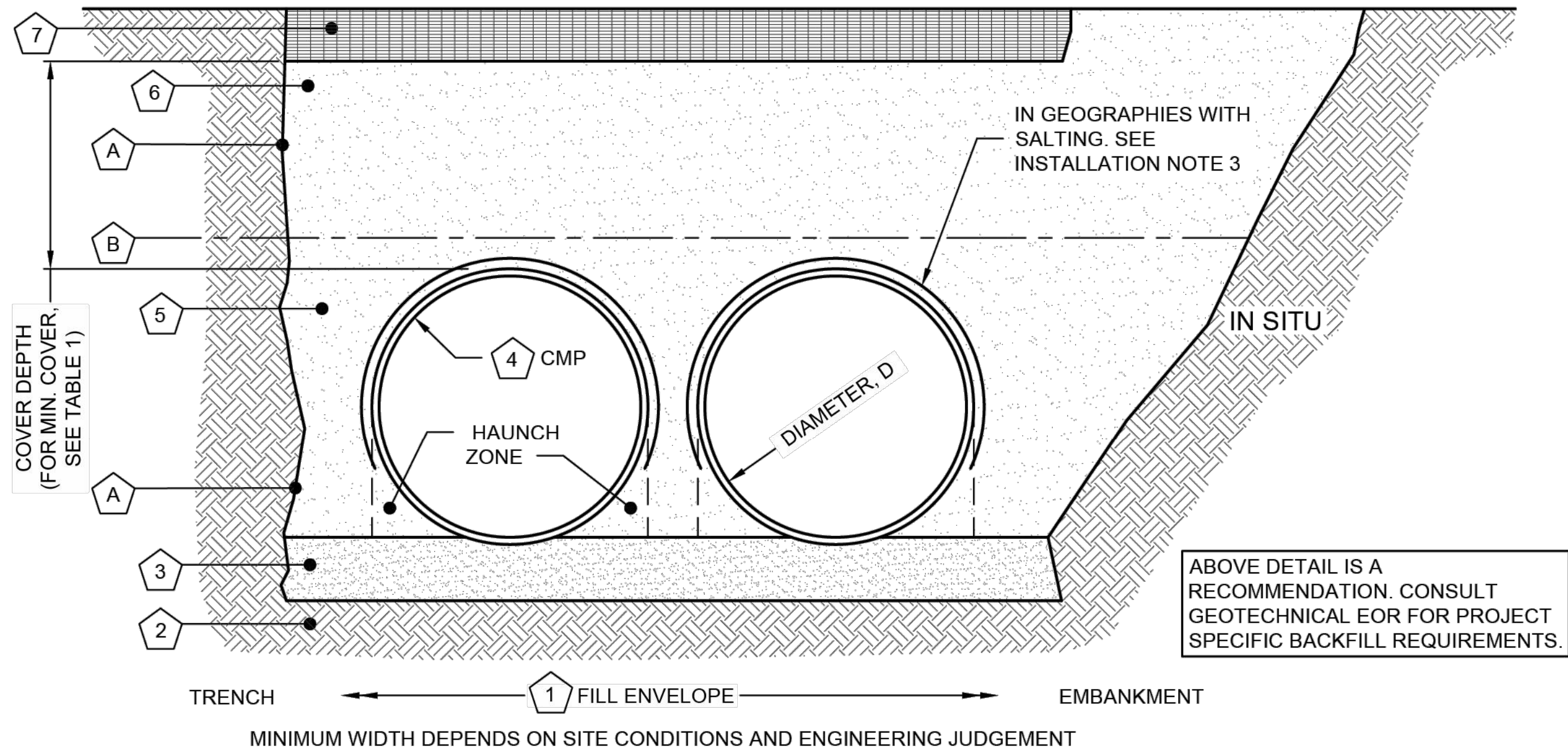
SHEET NO:

C3.01

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



INSTALLATION NOTES

- WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
- OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
- IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS			
MATERIAL LOCATION		MATERIAL SPECIFICATION	
DESCRIPTION			
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"
2	FOUNDATION	AASHTO 26.5.2 - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
3	BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1
4	CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.
6	COVER MATERIAL	UP TO MIN. COVER - AASHTO M 145: A-1, A-2, A-3 ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

NOTES:

- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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CONTECH
CMP DETENTION SYSTEMS

CONTECH
DYODS
DRAWING

DYO63707 1000 Arlington Height Road
57" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.: 45226	SEQ. No.: 63707	DATE: 11/22/2024
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	3	

REVISIONS:	
NO.	DESCRIPTION

PSE

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
NEW GAS STATION HEIGHT ROAD
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHT, IL 60005

PLAN TITLE:
STORMWATER
MANAGEMENT
PLAN 3

DRAWN BY:
MBS
DESIGNED BY:
MBS
CHECKED BY:
KJP

PLAN DATE:
12/3/2024

PROJECT NO:
IPA-35-24\

SUBMITTAL

SHEET NO:

C3.03



1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
 - 12" THRU 48" 1-PIECE
 - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL

NOT TO SCALE



1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
 - 12" THRU 48" 1-PIECE
 - 54" THRU 96" 2-PIECES
 - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

5-C BAND DETAIL

NOT TO SCALE

PROJECT No.: 45226	SEQ. No.: 63707	DATE: 11/22/2024
DESIGNED: DYO		DRAWN: DYO
CHECKED: DYO		APPROVED: DYO
SHEET NO.: 4		

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PROJECT TITLE:

PROJECT TITLE:
**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHT, IL 60005**

PLAN TITLE:

STORMWATER MANAGEMENT PLAN 4

DRAWN BY:

MBS

DESIGNED BY:

CHECKED BY:

PLAN DATE:

12/3/2024

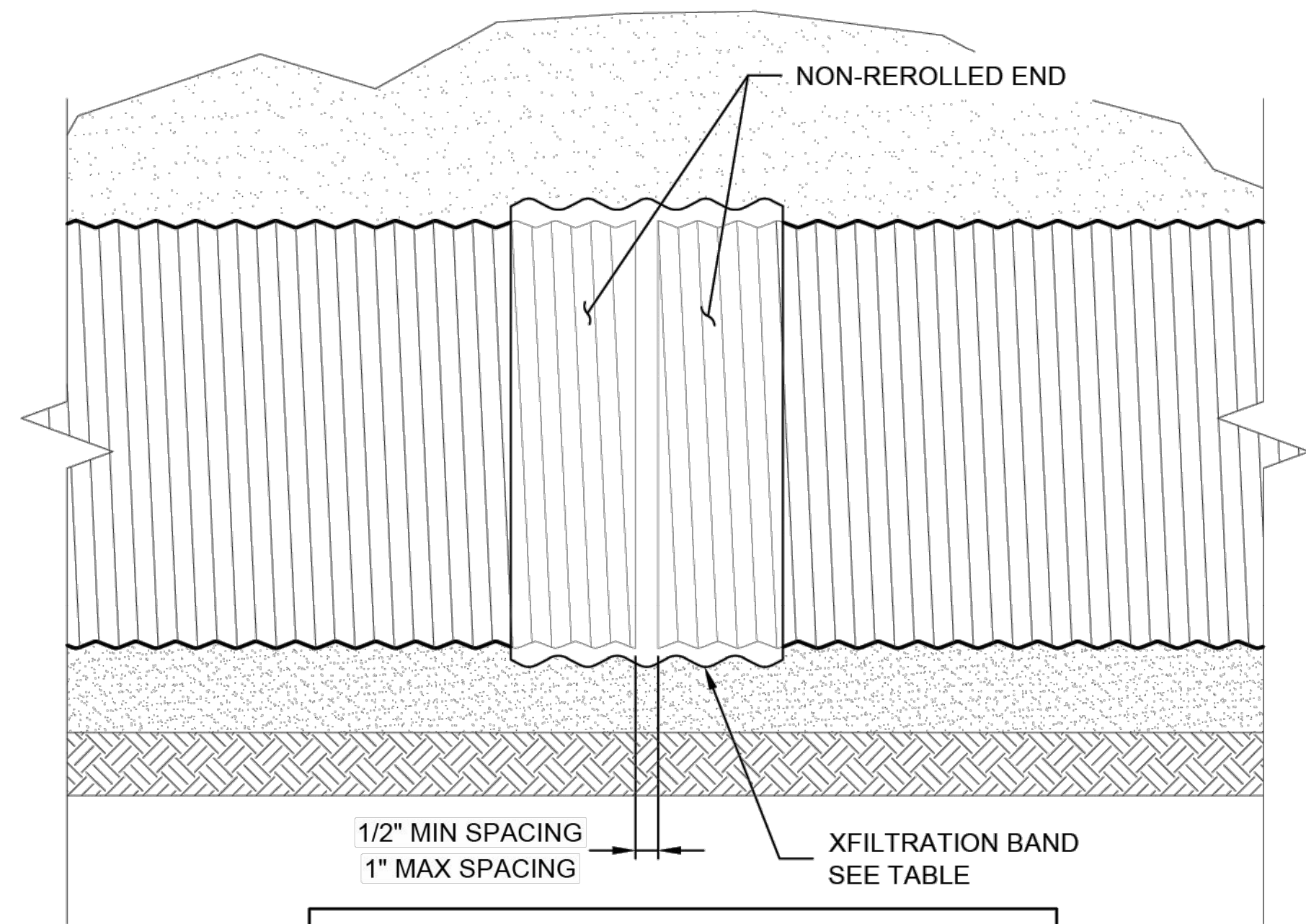
PROJECT NO:

\PA-35-24'

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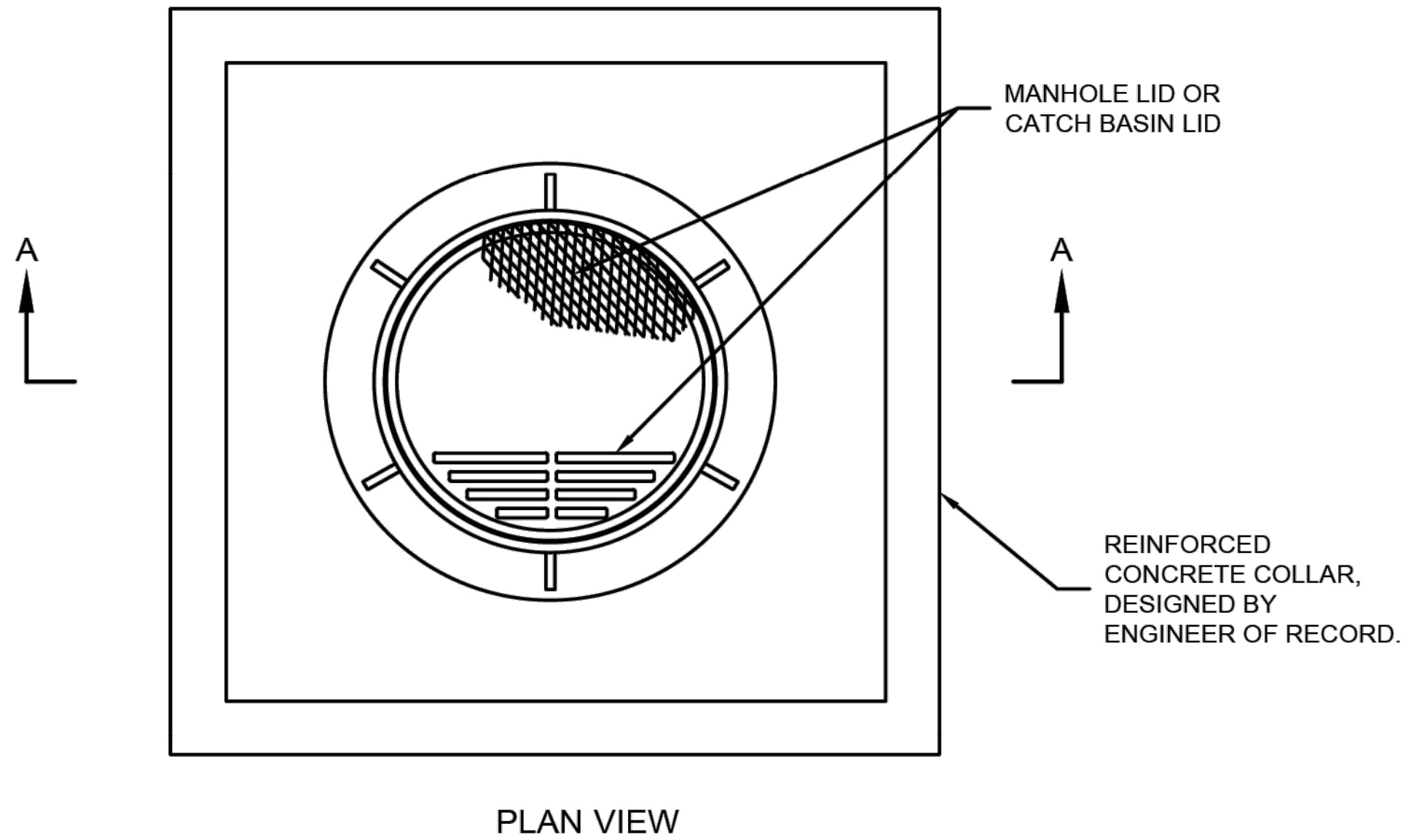
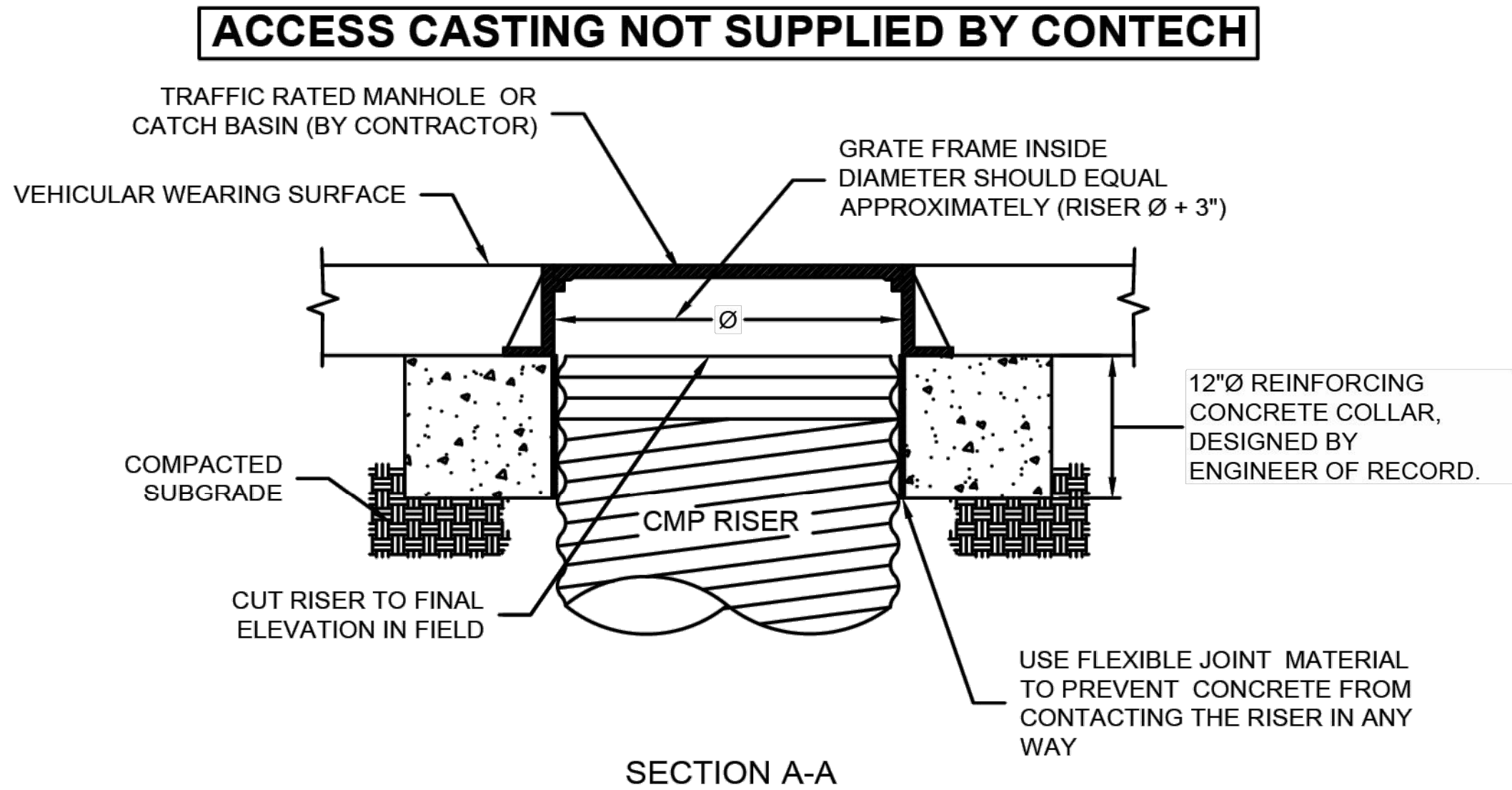
SHEET NO:

C3.04



XFILTRATION BAND		
DIAMETER	BAND	FASTENER
UP TO 84"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
84"Ø +	10-C	STD. PLANT FASTENER WITH NO GASKET

XFILTRATION JOINT DETAIL
NOT TO SCALE



- NOTES:
1. REINFORCED CONCRETE COLLAR SHALL BE SIZED AND DESIGNED BY ENGINEER OF RECORD SO THAT THE LOADS ARE TRANSMITTED TO THE SOIL, AND NOT THE RISER.
 2. REINFORCED CONCRETE COLLAR SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.
 3. THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQUIVALENT) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.

MANHOLE CAP DETAIL
NOT TO SCALE

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CONTECH
CMP DETENTION SYSTEMS

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DYODS
DRAWING

DY063707 1000 Arlington Height Road
57" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
45226	63707	11/22/2024
DESIGNED:	DRAWN:	
DYO	DYO	
CHECKED:	APPROVED:	
DYO	DYO	
SHEET NO.:	5	

PROJECT TITLE:
**NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHT, IL 60005**

PLAN TITLE:
**STORMWATER
MANAGEMENT
PLAN 5**

DRAWN BY:
MBS

DESIGNED BY:
MBS

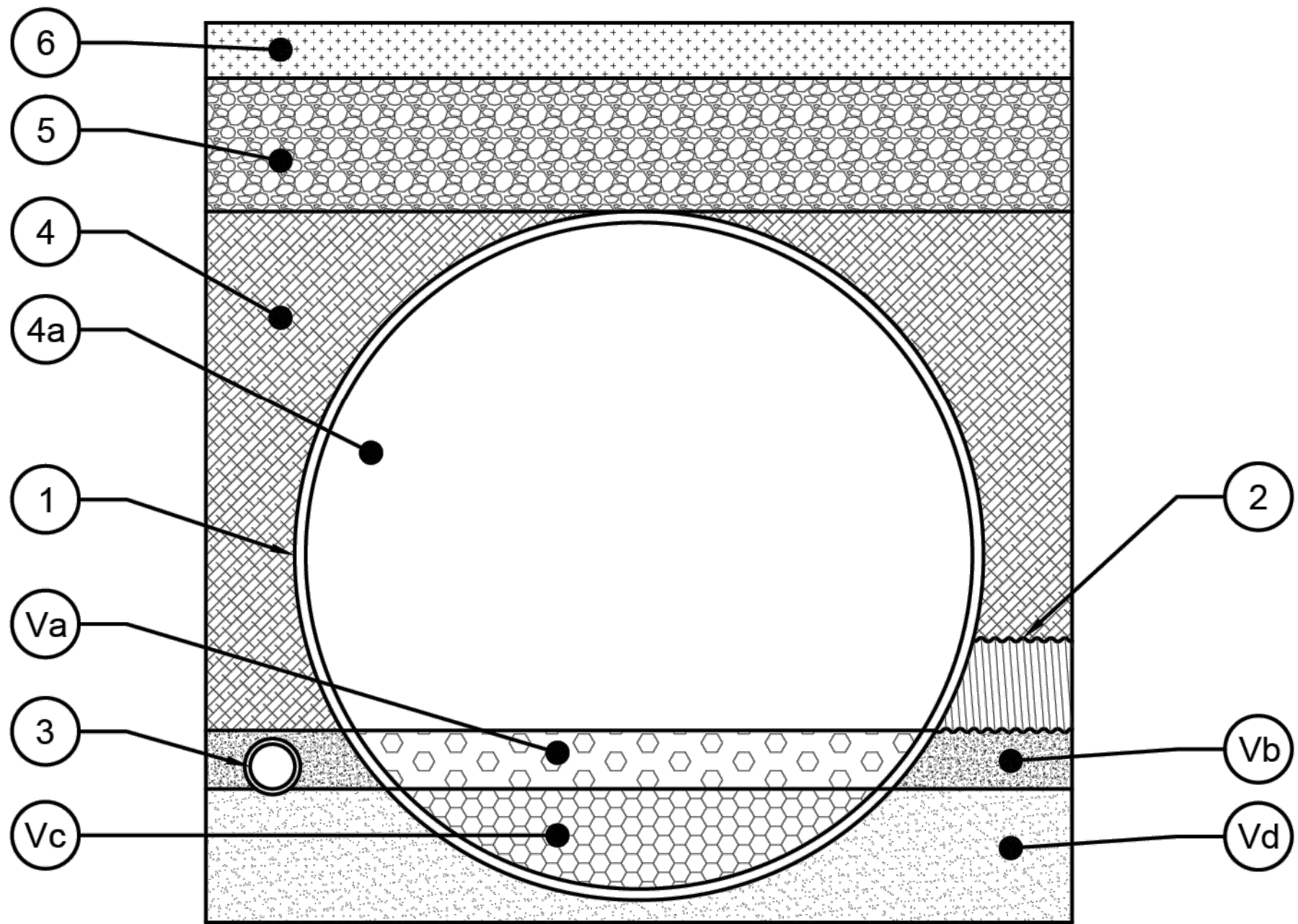
CHECKED BY:
KJP

PLAN DATE:
12/3/2024

PROJECT NO:
IPA-35-24

SUBMITTAL

SHEET NO:
C3.05



- IMPORTANT ELEVATIONS:
BOTTOM OF STONE: 695.92
CMP SYSTEM INVERT: 696.17
INT. UNDERDRAIN INVERT: 696.17
EXT. UNDERDRAIN INVERT: 696.92
CMP OUTLET ELEVATION: 697.23
TOP OF CMP SYSTEM: 700.92
MIN. GRADE: 702.25
- 1. CMP UNDERGROUND STORAGE
 - 2. PRIMARY OUTLET FROM CMP
 - 3. EXTERNAL UNDERDRAIN - SET 1 FOOT FROM BOTTOM OF VOLUME CONTROL
 - 4. RATE CONTROL - COARSE AGGREGATE ABOVE CMP OUTLET
 - 4a. RATE CONTROL - PIPE STORAGE ABOVE CMP OUTLET
 - 5. COARSE AGGREGATE - 12" FROM CROWN OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT, MINIMUM
 - 6. PAVEMENT SECTION

MEDIA VOLUME DESCRIPTIONS:
Vc - VOLUME OF CMP STORAGE BELOW UNDERDRAIN INVERT.
Vd - VOLUME OF COARSE AGGREGATE BELOW UNDERDRAIN INVERT.
Va - VOLUME OF CMP STORAGE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.
Vb - VOLUME OF COARSE AGGREGATE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.

VOLUMES				
VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
CMP STORAGE BELOW UD INV.	1	Vc	1.0 X Vc	791.76 CF
COARSE AGGREGATE BELOW UD INV.	0.36	Vd	0.36 X Vd	732.24 CF
CMP STORAGE ABOVE UNDERDRAIN INV.	1	Va	0.5 X Va	254.54 CF
COARSE AGGREGATE ABOVE UNDERDRAIN INV.	0.18	Vb	0.18 X Vb	66.04 CF
TOTAL VOLUME CONTROL				1,844.58 CF

MWRD VOLUME CALCULATIONS

N.T.S.

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CONTECH
CMP DETENTION SYSTEMS

CONTECH
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DYO63707 1000 Arlington Height Road

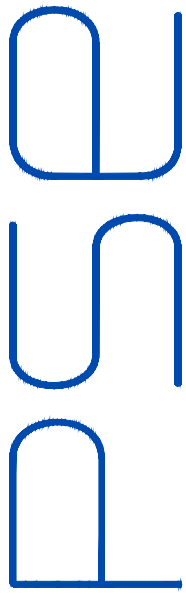
57" CMP Detention System

Arlington Heights, IL

DETENTION SYSTEM

PROJECT No.: 45226	SEQ. No.: 63707	DATE: 11/22/2024
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	6	

REVISIONS:		
NO.	DATE	DESCRIPTION



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PARISH SURVEY & ENGINEERING

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
NEW GAS STATION
1000 ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHT, IL 60005

PLAN TITLE:
STORMWATER
MANAGEMENT
PLAN 6

DRAWN BY:
MBS
DESIGNED BY:
MBS
CHECKED BY:
KJP

PLAN DATE:
12/3/2024

PROJECT NO:
\PA-35-24\

SUBMITTAL

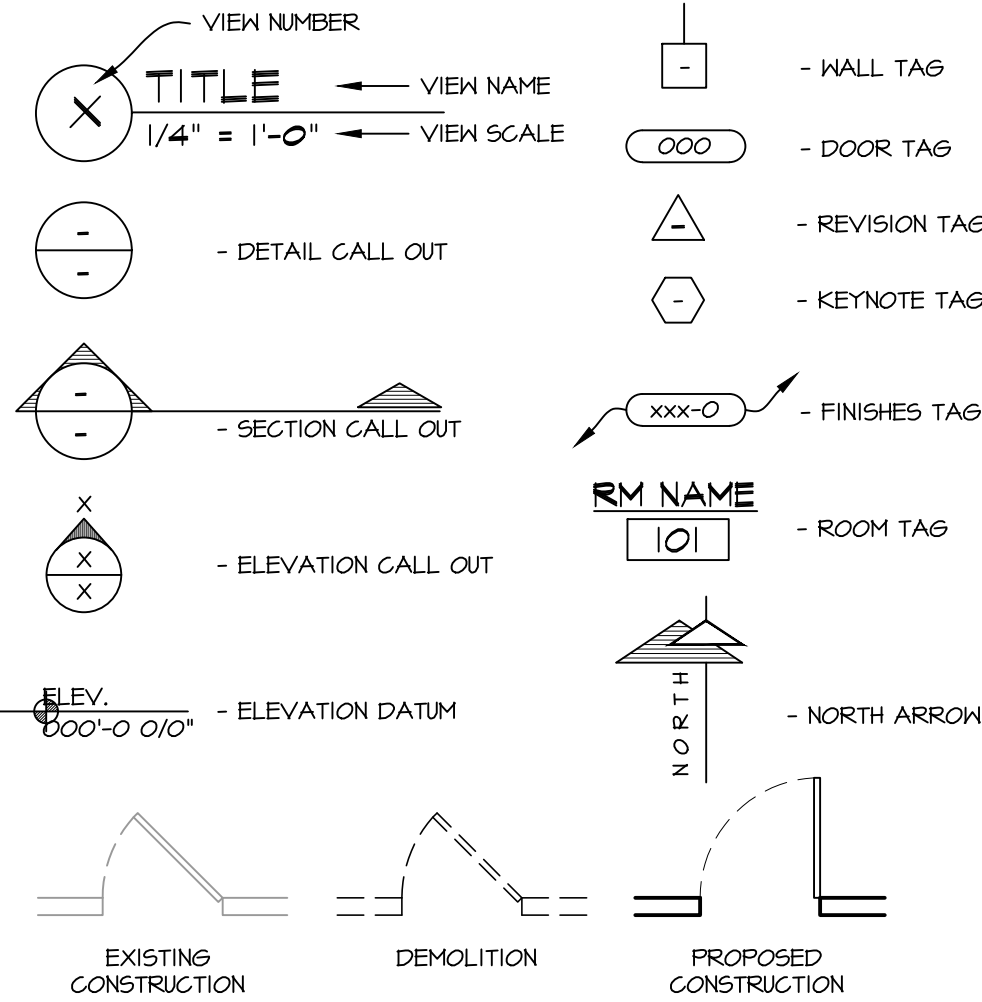
SHEET NO:

C3.06

ABBREVIATIONS

AFF	Above Finished Floor	FC	Fire Code	NIC	Not In Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FG	Fiberglass	NTS	Not to Scale	THK	Thick
BLDG	Building	FIN	Finished	O/	On, Over	TOF	Top of Footing
BLKG	Blocking	FLR	Floor	OC	On Center	TRTD	Treated
BRG	Bearing	FT	Foot or Feet	OPNG	Opening	TV	Television
		FTG	Footing	OPP	Opposite	TYP	Typical
CLG	Ceiling	GYP	Gypsum	OH	Overhead		
CONC	Concrete	HT	Height	PLY	Plywood	UL DES	Underwriters
CONSTR	Construction	HC	Handicap	PROP	Property		Laboratory
CONT	Continuous	HDR	Header	PT	Point	UNO	Unless Noted
CONTR	Contract(or)	HR	Hour	PVMT	Pavement		Otherwise
CTR	Center	HVAC	Heating, Ventilating & Air Conditioning	PWR	Power	VB	Vapor Barrier
				PSF	Pounds per Square Foot	VCT	Vinyl Composite Tile
DP	Deep	INCL	Including	PSL	Parallam Structure	VEN	Veneer
DBL	Double	INSUL	Insulation	FLF	Per linear foot		
DET	Detail	INT	Interior			W	Wide
DIA	Diameter			R	Riser	W	With
DIM	Dimension	JST	Joist	RAD	Radius	WD	Wood
DN	Down	KD	Kiln Dried	REF	Refrigerator	WIN	Window
DR	Door			REINF	Reinforcing	WO	Without
DS	Downspout	LAV	Lavatory	REQD	Required	WP	Weatherproof
DWG	Drawing	LT	Light	REV	Revision	WPF	Welded Wire Fabric
		LVL	Laminated Veneer Lumber	RH	Room		
				RO	Rough Opening	&	And
EA	Each	MAX	Maximum	SECT	Section	@	At
ELEC	Electrical	MC	Moisture Content	SHT	Sheet	CL	Center Line
ELEV	Elevation	MECH	Mechanical	SHTG	Sheeting	DIA	Diameter
EP	Electrical Panel	MET	Metal	SIM	Similar		
EXT	Exterior	MFR	Manufacturer	SPEC	Specified		
		MIN	Minimum	STD	Standard		
		MISC	Miscellaneous	STOR	Storage		
				STP	Southern Yellow Pine		

SYMBOL LEGEND



GENERAL NOTES:

1. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
7. ALL STATE, LOCAL AND O.SHA. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

PLAN NOTES:

1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT THE ARCHITECT WITH ANY QUESTIONS.
3. ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE. (SEE WINDOW TYPES FOR ACTUAL DIMENSIONS)
4. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS.

SCOPE OF DRAWING:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

ARCHITECT & STRUCTURAL ENGINEER:

PATERA LLC

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BROOKFIELD, WI 53005
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PROJECT ARCHITECT:
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CIVIL ENG. CONSULTANT:

"PSE" PARISH SURVEY & ENG.

122 WISCONSIN STREET
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PH: (262) 346-7800

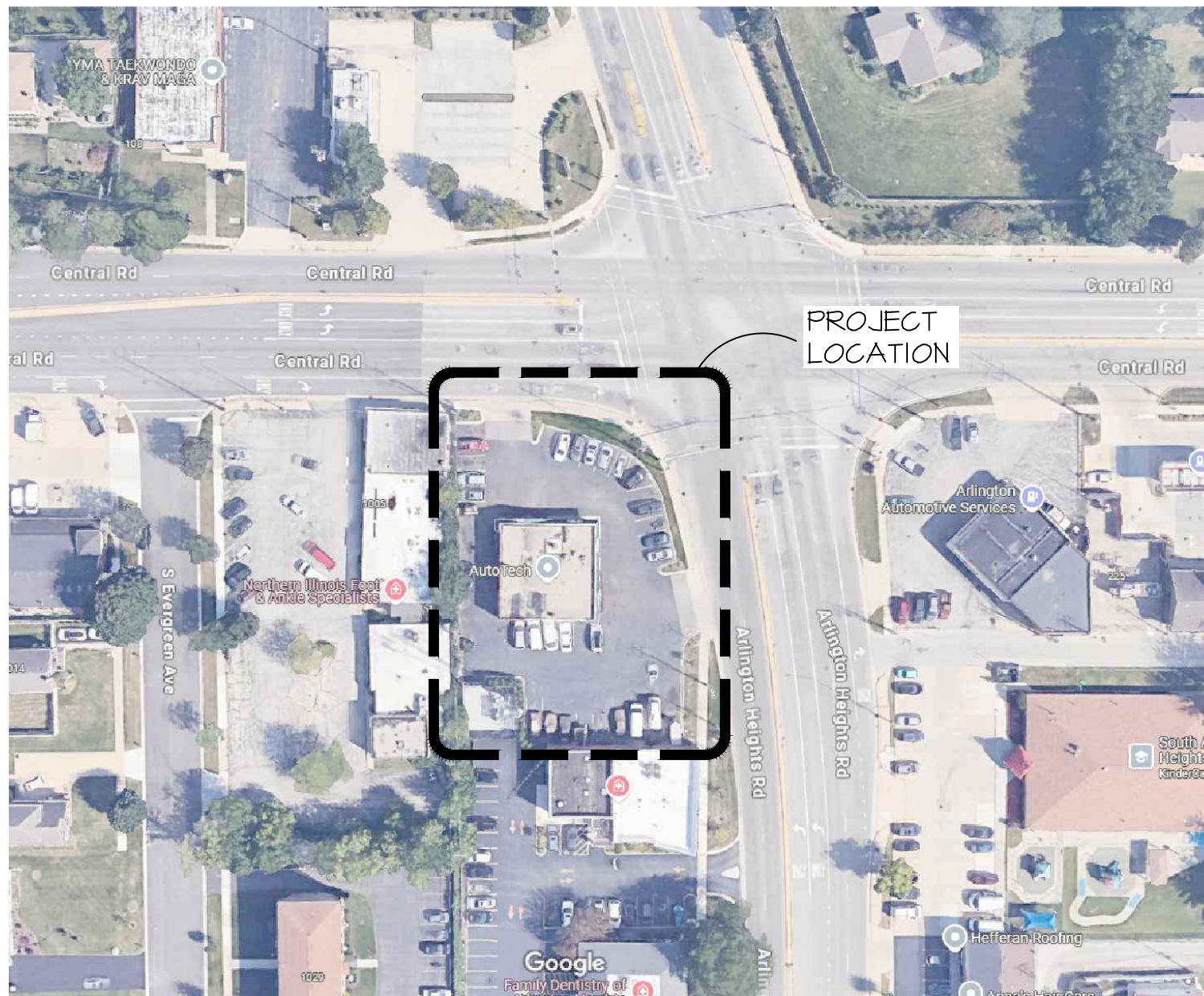
KEVIN PARISH
MOBILE: (262) 338-6641
KPARISH@PARISHSE.COM



3 PROPOSED RENDERING (FROM N.W.)



2 PROPOSED RENDERING (FROM S.E.)



1 SATELLITE IMAGE

SHEET INDEX

SHT NO.	SHEET TITLE
ARCHITECTURAL: (BY "PATERA")	
T.100	SHEET INDEX, LOCATION PLAN, RENDERINGS, & GEN. NOTES
CIVIL: (BY "PSE")	
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.06	UTILITY PLAN
C1.07	LANDSCAPE PLAN
C1.08	LIGHTING PLAN
C2.01	CONSTRUCTION SPECIFICATIONS AND NOTES
C2.02	SITE DETAILS
ARCHITECTURAL: (BY "PATERA")	
A.001	STANDARD MOUNTING HEIGHTS & GENERIC ACCESSIBILITY DETAILS & STANDARDS
A.002	EGRESS/OCCUPANCY PLAN & DETAILS
A.101	FLOOR PLAN, WALL TYPES
A.110	REFLECTED CEILING PLAN
A.140	ROOF PLAN, SECTIONS, & DETAILS
A.200	ELEVATIONS
A.201	ELEVATIONS
A.300	SECTIONS & DETAILS
A.301	SECTIONS & DETAILS
A.500	DOOR SCHEDULE, ROOM SCHEDULE, WINDOW & FRAME TYPES, & ENLARGED RESTROOM PLAN
STRUCTURAL: (BY "PATERA")	
S.001	STRUCTURAL SPECIFICATIONS
S.002	ROOF UPLIFT & SNOW DRIFT PLANS
S.100	FOUNDATION PLAN
S.300	STRUCTURAL SECTIONS & DETAILS
S.301	STRUCTURAL SECTIONS & DETAILS

NEW GAS STATION

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

SHEET TITLE:

SHEET INDEX, LOCATION PLAN, RENDERINGS, & GENERAL NOTES

T.100

DATE: MAY 16, 2024

PROJECT NUMBER: 24-123

REVISIONS:

5/16/24: PRELIM #1

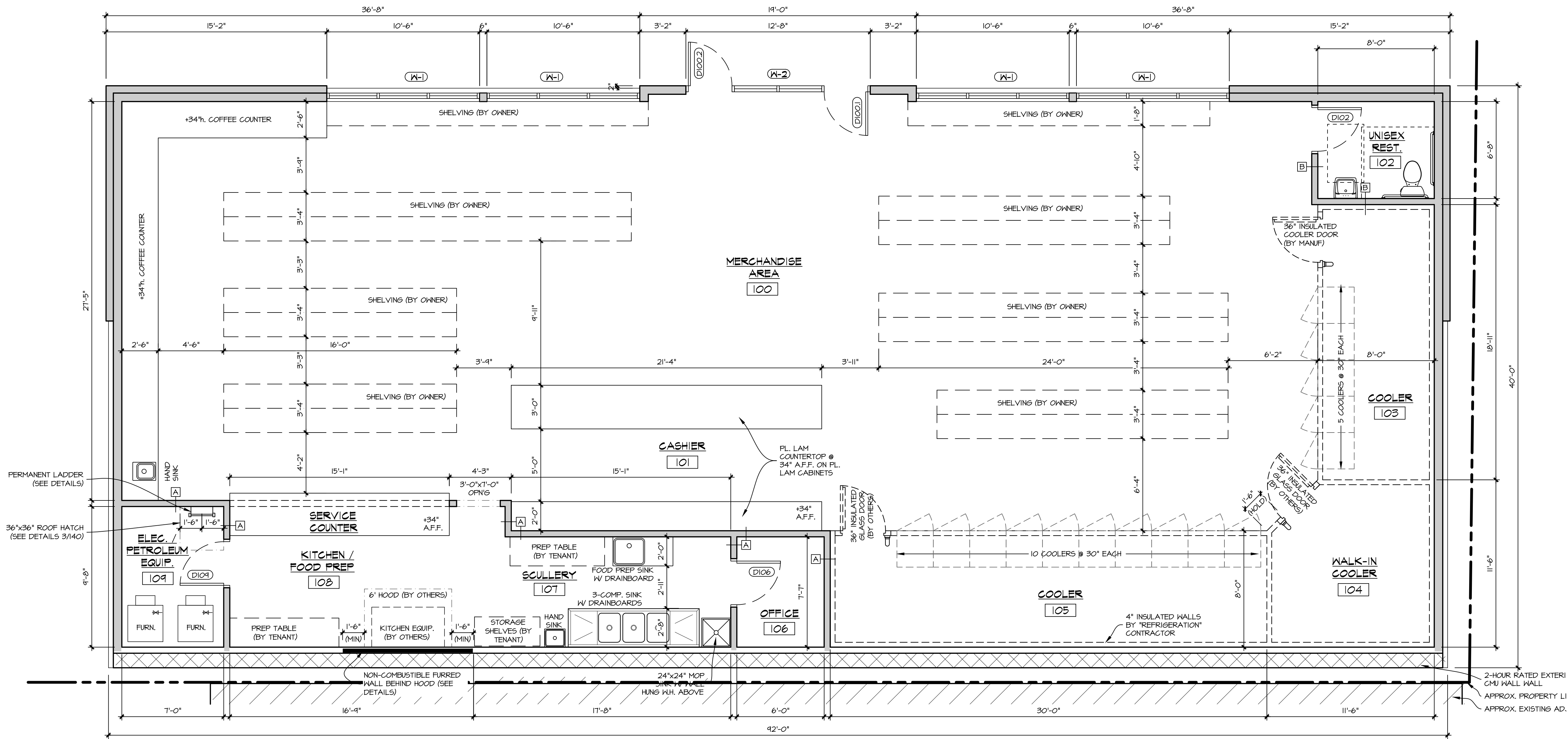
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10/3/24: PRELIM #3

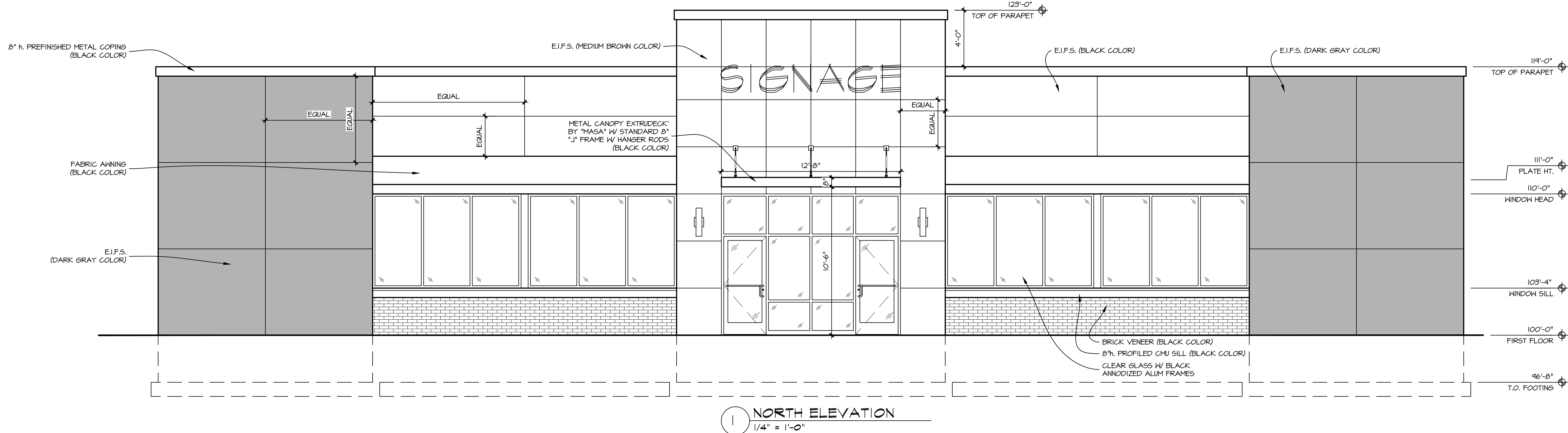
10/17/24: PRELIM #4

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1 FIRST FLOOR PLAN
1/4" = 1'-0" FLOOR AREA - 3678 SQ.FT.



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

REVISIONS:
5/16/24: PRELIM #1
9/20/24: PRELIM #2
10/3/24: PRELIM #3
10/17/24: PRELIM #4

NEW GAS STATION

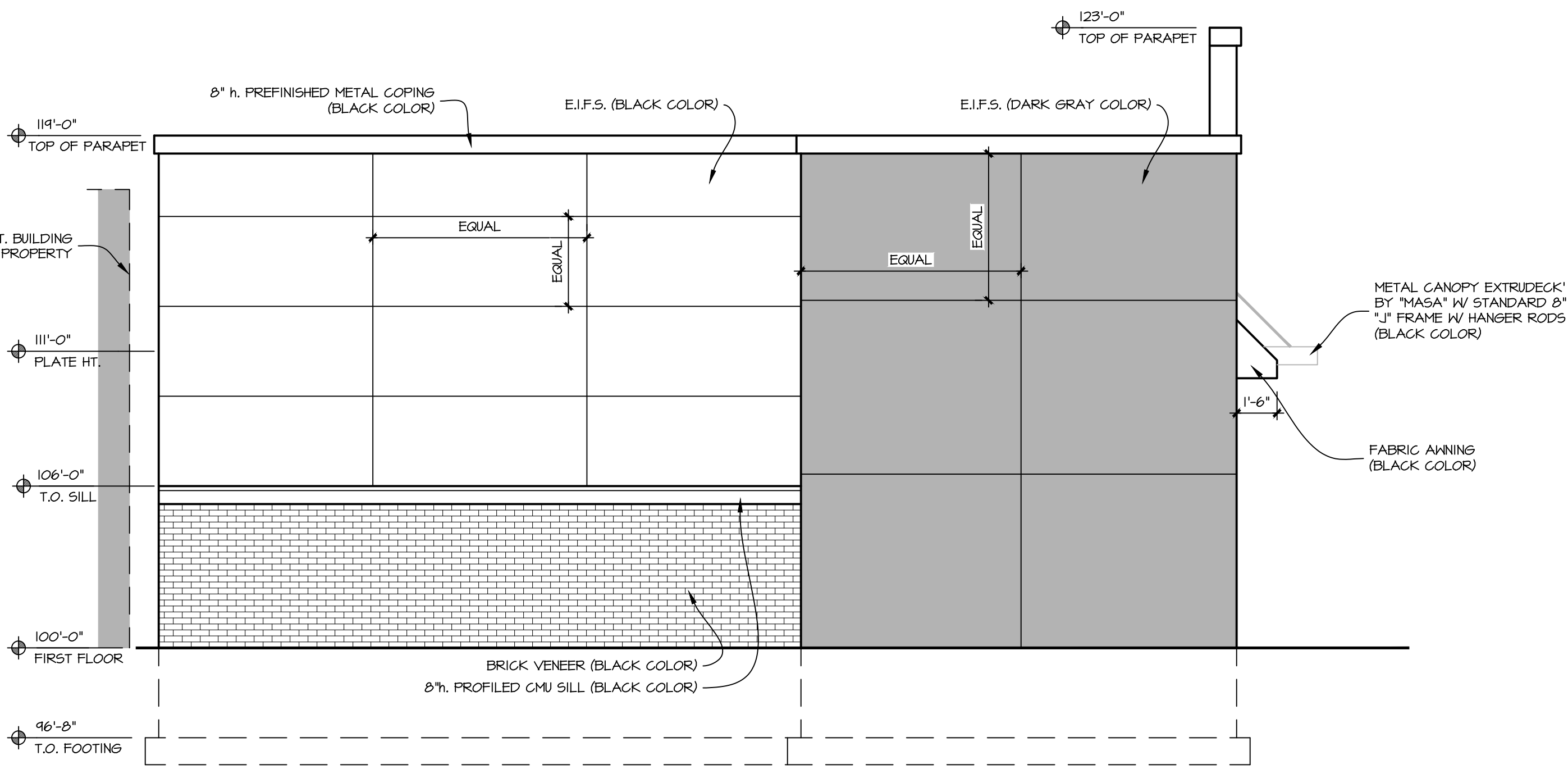
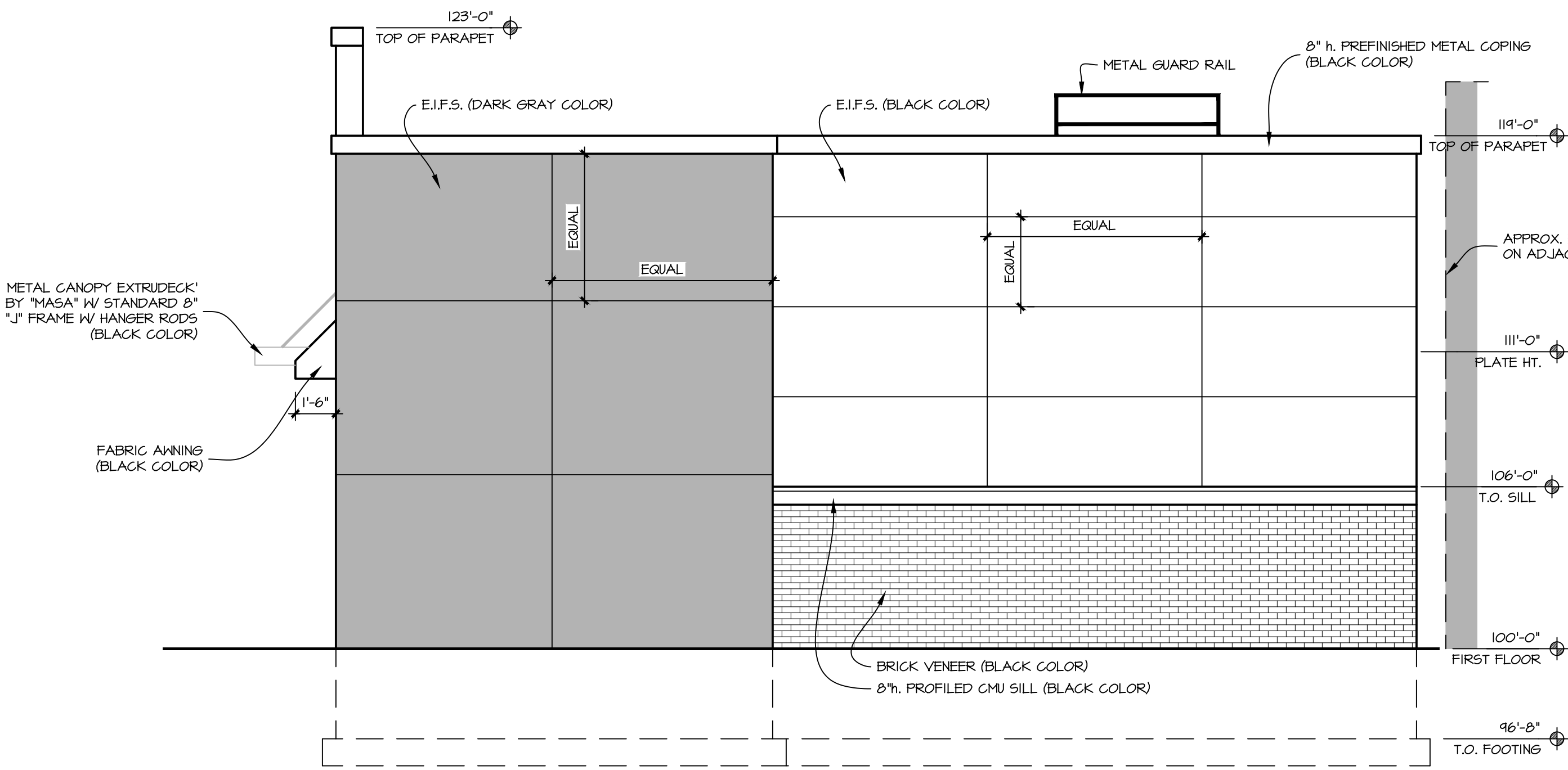
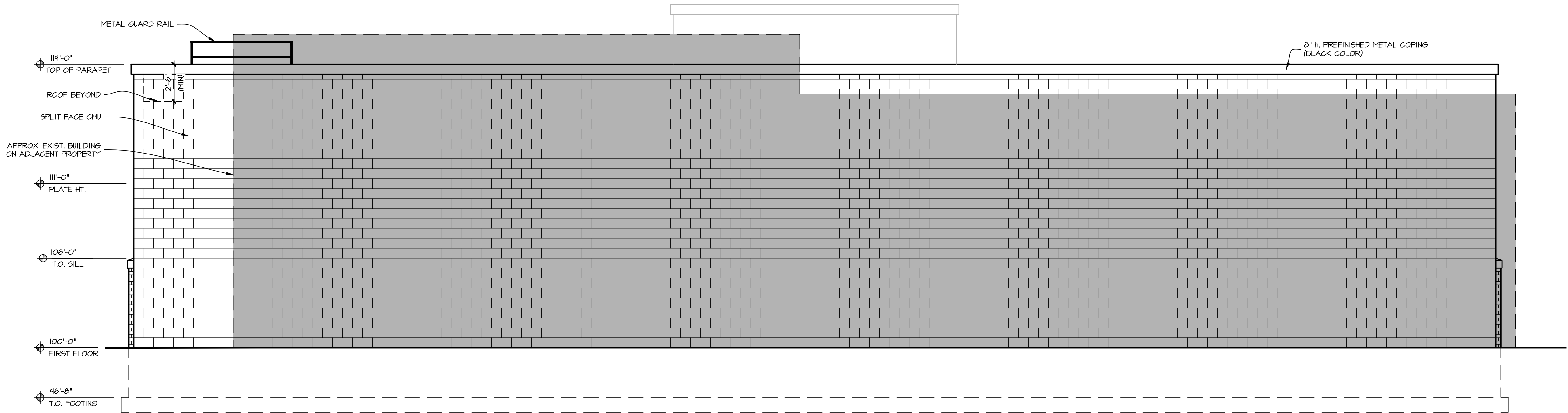
1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

SHEET TITLE:
FIRST FLOOR PLAN

A.100

DATE: MAY 16, 2024

PROJECT NUMBER: 24-123



REVISIONS:	
5/16/24:	PRELIM #1
9/20/24:	PRELIM #2
10/3/24:	PRELIM #3
10/17/24:	PRELIM #4

NEW GAS STATION

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

SHEET TITLE:

ELEVATIONS

A.200

DATE: MAY 16, 2024

PROJECT NUMBER: 24-123



1/22/2025

Item: Claw U & Me - 256 E. Algonquin Rd. - T1865
Special Use Permit for Restaurant Device Arcade
Department: Planning & Community Development

Item Description:

Requested Action:

1. Special Use Permit to allow a Restaurant, Amusement Device Arcade in the B-3, General Service, Wholesale and Motor Vehicle District.

Variations Required:

1. Chapter 28, Section 10.4-2, to reduce the parking requirement from parking stalls to 52 parking spaces to 45 parking spaces.
2. Additional variations may be required based upon the submittal of detailed plans.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit to allow a Restaurant, Amusement Device Arcade on the subject property, and Variation to Chapter 28 of the Municipal Code, Section 10.4-2, to reduce the parking requirement from 52 parking spaces to 45 parking spaces, and is generally supportive of the application subject to resolution of the following:

1. Provide a written justification outlining compliance with the three standards for Special Use Permit approval:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Provide a written justification to support any requested variations as

per the hardship criteria outlined in the Zoning Ordinance:

- The proposed use 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.

3. Provide a market study that evaluates the demand for a facility of this type and size at this location, provides examples of similar businesses in the northwest suburbs, and includes target demographic information for staff review.

4. A detailed parking study shall be provided, which outlines peak usage and capacity of the proposed use, surveys the existing parking demand within the subject site during peak times to establish baseline demand, and estimates the overall future peak parking demand for this land use and other tenants on the subject site.

5. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application.

6. Considerations for delivery hours and location to the proposed use shall be provided with a formal Plan Commission application. Specific detail shall be provided on any deliveries occurring on the north of the building adjacent to a residential district.

7. Provide a shared parking agreement or evidence that a shared parking agreement has been pursued between the subject site and adjacent property owners.

8. Provide proof of access agreements between the subject property and adjacent properties or access agreements shall be provided with a formal Plan Commission application.

9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. CPRC Staff Report - 1/22/25

2. Aerial
3. Narrative
4. Floor Plan
5. Specification Books
6. Business Details
7. Alta Survey_256 E Algonquin Rd



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

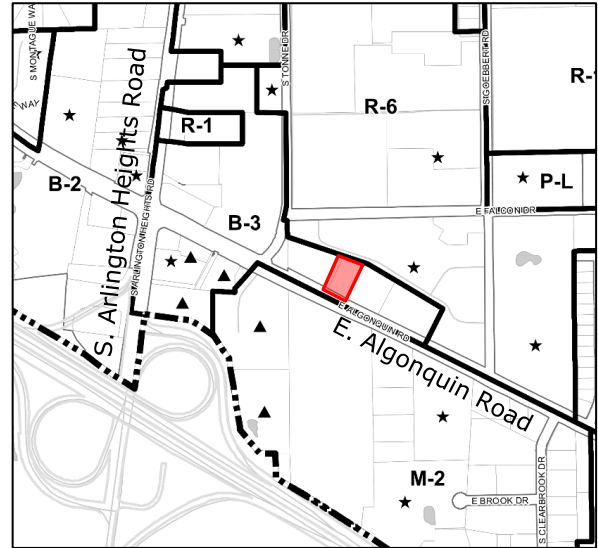
Temp File Number: T1865
Project Title: Claw U & Me
Address: 256 E. Algonquin Road
PIN: 08-15-300-015-0000

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: January 22, 2025
Date Prepared: January 14, 2025

Petitioner: Fiona Fong

Address: 256 E. Algonquin Road
Arlington Heights, IL 60005

Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District
Comprehensive Plan: Offices Only



SURROUNDING LAND USES

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-6, Multiple-Family Residential District	Lincoln Square Apartments (PUD)	Moderate Density Multi-Family
South	M-2, Limited Heavy Manufacturing District	425-455 Algonquin Road (Warehouse)	Mixed-Use
East	B-3, General Service, Wholesale and Motor Vehicle District	Vacant (Yearly Spirit Halloween)	Offices Only
West	B-3, General Service, Wholesale and Motor Vehicle District	Maax Asian BBQ & Hot Pots	Offices Only

Requested Action:

1. Special Use Permit to allow a Restaurant, Amusement Device Arcade in the B-3, General Service, Wholesale and Motor Vehicle District.

Variations Required:

1. Chapter 28, Section 10.4-2, to reduce the parking requirement from parking stalls to 52 parking spaces to 45 parking spaces.
2. Additional variations may be required based upon the submittal of detailed plans.

Project Background:

The petitioner is proposing a new restaurant and amusement device arcade consisting of 40 “claw style” gaming machines within a vacant 7,700 square-foot tenant space in 256 E. Algonquin Road. Access to the property is provided indirectly from right-in, right-out accesses on E. Algonquin Road. Access is directly provided as ingress/egress points on 222 E. Algonquin Road and 330 E. Algonquin Road. The surrounding development context is generally commercial with retail and medical office uses along the north side of E. Algonquin Road and industrial uses on the south side. The property abuts Lincoln Square Apartments multifamily residential to the north. There is one existing restaurant (Nikko Sushi) and two bakeries (Bakery Crescent and Mont Blanc Pastry) located within other tenant spaces on the subject property.

The proposed land use is considered a “Restaurant, Amusement Device Arcade”, which requires a Special Use Permit to operate within the B-3 District. This land use is defined in code as an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices. The subject tenant space had previously been a small food market and obtained a Special Use Permit for a restaurant within the market. This previous Special Use Permit would not be applicable to this proposal as the land uses are significantly different.

No alcohol sales are proposed. The menu includes sandwiches, burgers, wings, fish/shrimp and chicken tenders. There would be approximately 6 employees with 7 at peak hours. The restaurant and arcade area would have the same hours of 12:00 PM to 9:00 PM, Monday through Sunday.

Zoning and Comprehensive Plan

The subject property is zoned B-3, General Service, Wholesale and Motor Vehicle District, which only allows Restaurant, Amusement Device Arcades through the issuance of a Special Use Permit. The site is classified as Offices Only on the Comprehensive Plan. The proposed usage may be compatible with this designation as other commercial retail, service or restaurant uses have been approved previously on the subject site. The use is consistent with the development context along E. Algonquin Road.

Special Use Permits shall only be granted when they conform to the three criteria of approval as outlined within the Zoning Ordinance. In order to demonstrate conformance to these standards, the petitioner must provide a written justification to the following criteria:

- 1. That said special use is deemed necessary for the public convenience at this location.**
- 2. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

In order to substantiate the public need for this facility, the petitioner will be required to provide a market study that evaluates the demand for a facility of this type and size at this location. The Staff Development Committee recommends that the market study include, but not be limited to, information on the following:

- Estimates for usage or demand for the claw gaming machines and the restaurant to fill a need for the use and public convenience at this location
- Examples of other similar businesses in the northwest suburbs, including a vicinity map showing distances from the subject property
- Examples of other businesses nationwide that have this same model may also be included in the market study
- The target demographic and demographic information in the surrounding area

Building

As part of any Plan Commission application, the petitioner will need to clarify whether any exterior modifications to the building are proposed. Based on initial conversations, exterior modifications to the building are not anticipated. The petitioner is encouraged to reach out to the Building & Life Safety

Department to verify whether the proposed occupancy is considered a change of use relative to the Building Code and whether this may require improvements to update the unit to current life safety, accessibility, and building code standards.

Since food service will be provided, the facility will need to comply with all Health Department requirements for food service. If an exterior grease trap is proposed, a permit from the Metropolitan Water Reclamation District (MWRD) shall be required.

Site Plan and Landscaping

The applicant has not identified any site alterations as part of the proposed Special Use Permit application. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required.

The Staff Development Committee is requesting information on the delivery schedule and location for the use as it is directly abutting a residential district to the north. Considerations for delivery hours and location to the proposed use shall be provided with a formal Plan Commission application.

Traffic and Parking

Per section 6.12-1 of Chapter 28 of the Municipal Code, any Special Use Permit application over 5,000 square feet in floor area and located along a Major Arterial (such as Algonquin Road) must submit a traffic and parking study from a certified Traffic Engineer that assesses access (location, design, and Level of Service), on-site circulation, parking, trip generation, and impacts to adjacent roadways. Given that the existing pad site operates with existing right-in, right-out accesses and the petitioner is not proposing any new accesses, parking or drive aisle changes, the petitioner may request a variation to waive the traffic portion of this code requirement. This variation request, along with any other requests, must be submitted in writing to be evaluated with a formal Plan Commission application.

Per Code, a total of 52 parking spaces are required on the subject site upon occupancy of Claw U & Me. Since there are only 45 parking spaces located onsite, a deficit of 7 parking stall will occur. In addition to a variation to waive the traffic study, the following parking variation is also required:

- **Variation from Chapter 28, Section 10.4-2, to reduce the parking requirements from 52 parking spaces to 42 parking spaces.**

To justify the parking variation, a detailed parking study must be provided, which outlines peak usage and capacity at the facility and surveys the existing parking demand on the subject property during peak times to establish baseline demand. Using the peak usage and existing demand, the parking study shall forecast the parking demand with the proposed land use. The parking survey shall include at least three days, one of which shall be a Saturday. Given the commercial uses along E. Algonquin Road operate with shared access drive aisles, the petitioner should consider options for shared parking between the properties adjacent to the subject site to mitigate the requested variation. The petitioner shall verify the existence of cross access easements or provide cross access easements with a formal Plan Commission application. The petitioner shall provide a written responses to the four hardship criteria necessary for Variation approval, as outlined below:

- **The proposed use 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 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

As this proposal increases the amount of motor vehicle parking required on-site, bicycle parking spaces must be provided per Section 10.8. Two bicycle parking spaces are required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit to allow a Restaurant, Amusement Device Arcade on the subject property, and Variation to Chapter 28 of the Municipal Code, Section 10.4-2, to reduce the parking requirement from 52 parking spaces to 45 parking spaces, and is generally supportive of the application subject to resolution of the following:

1. Provide a written justification outlining compliance with the three standards for Special Use Permit approval:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. Provide a written justification to support any requested variations as per the hardship criteria outlined in the Zoning Ordinance:
 - **The proposed use 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.**
3. Provide a market study that evaluates the demand for a facility of this type and size at this location, provides examples of similar businesses in the northwest suburbs, and includes target demographic information for staff review.
4. A detailed parking study shall be provided, which outlines peak usage and capacity of the proposed use, surveys the existing parking demand within the subject site during peak times to establish baseline demand, and estimates the overall future peak parking demand for this land use and other tenants on the subject site.
5. A fully dimensioned site plan and/or Plat of Survey that depicts the existing conditions and boundaries of the subject property will be required as part of any Plan Commission application.
6. Considerations for delivery hours and location to the proposed use shall be provided with a formal Plan Commission application. Specific detail shall be provided on any deliveries occurring on the north of the building adjacent to a residential district.
7. Provide a shared parking agreement or evidence that a shared parking agreement has been pursued between the subject site and adjacent property owners.
8. Provide proof of access agreements between the subject property and adjacent properties or access agreements shall be provided with a formal Plan Commission application.
9. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 14, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1865

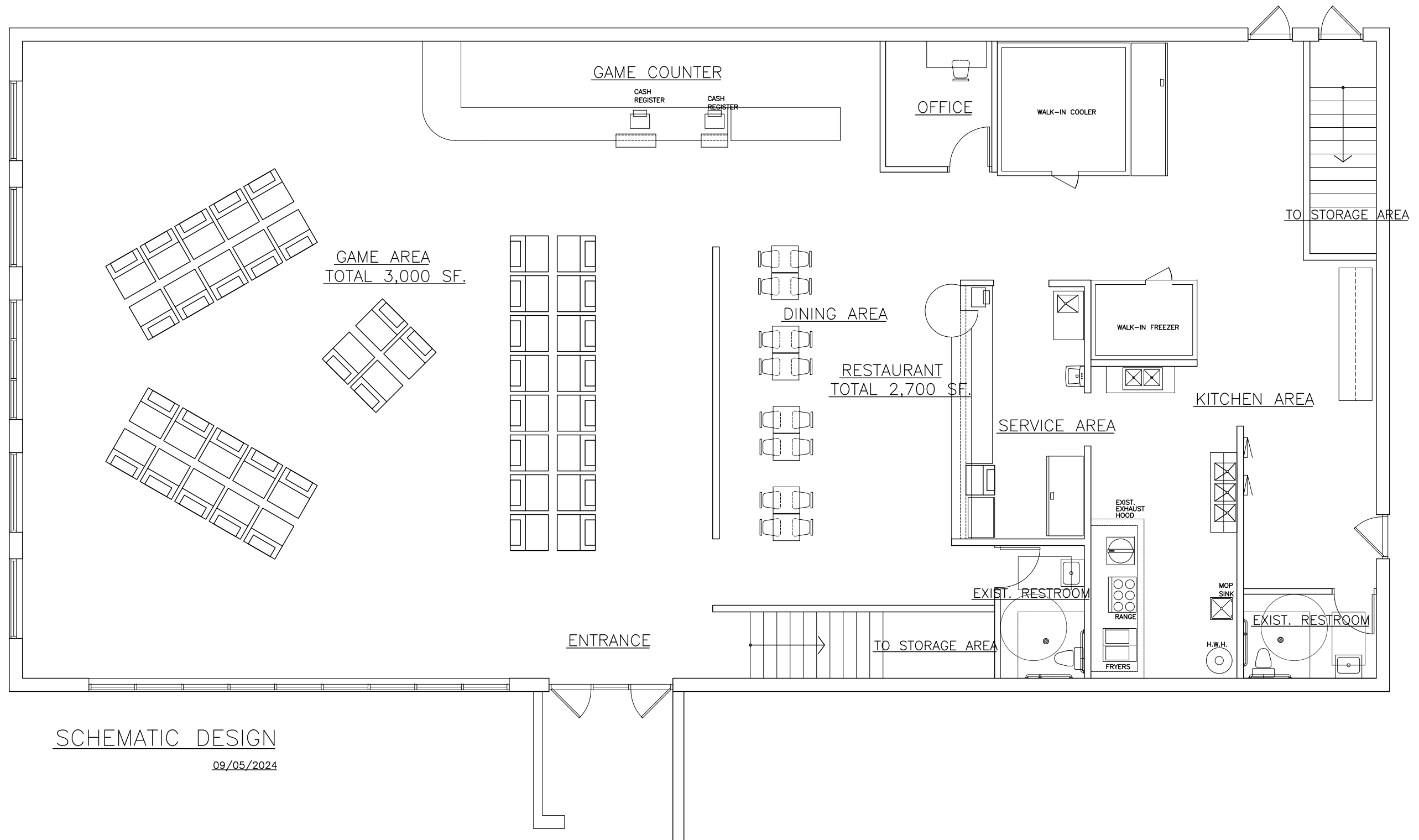


Claw U & Me

“Claw U and Me” is an entertainment venue where people of all ages can have fun. This venue is catered toward the people of Arlington Heights and other nearby cities and villages like the Chicago area. It serves as both the largest Claw Machine game store in town and a joint restaurant. Our goal is to ensure everyone who walks in has a great time at Claw U and Me: win some amazing prizes, eat and drink quality food, and spend time with their loved ones. People are also welcome to hold birthday parties or other types of parties in our store! We are willing to provide superb customer service and an amazing experience for all our customers. We hope to bring enjoyment and excitement to everybody. Look forward to serving you!

Narrative:

- Location: 256 E. Algonquin Rd (Unit 256) total Approx. 7,700 sqft. tenant space:
 - Restaurant – 2,700 sqft
 - Game area – 3,000 sqft
 - Storage (2nd floor) - 2,000 sqft
- Personnel: 6 employees (7 at peak hours)
- Hour: Daily 12pm to 9pm of operation for both restaurant and game area
- Restaurant menu attached
- No Alcohol
- Approx. 40 claw machines
- No other gaming machines



SCHEMATIC DESIGN

09/05/2024

Claw Machine Specification Book

1. General Information

Product Name: Claw Machine

Model Number: [Sp-machime01]

Product Code: [wwj-01-220v]

Manufacturer: [Guangzhou Shangpin Amusement Equipment Co., Ltd.]

2. Dimensions

Height: 190 cm

Width: 78.5 cm

Depth: 86 cm

3. Material Composition

Main Body: Metal

Panels: Wood panels

Glass: Tempered Glass (used for display and protection areas)

4. Product Features

Operation: Coin-operated or free play (optional setup)

Claw Mechanism: Adjustable strength with customizable gameplay duration

Control Panel:

- Joystick: Multi-directional
- Buttons: Play, Move, Drop Claw, etc.

Lighting: LED strip lights for enhanced visibility and aesthetics

Speaker: Built-in sound system for music and sound effects

Prize Compartment: Secure lockable compartment for prize retrieval

Power Supply: Standard power input [110V/220V]

5. Construction and Design

Frame: High-strength metal frame designed for durability and stability

Glass Panels: Tempered glass for safety and long-lasting clarity

Interior Storage: Ample space for plush toys or other prizes

Finish: Durable powder-coated paint, resistant to corrosion and wear

6. Safety Features

Tempered glass for safe handling

Overload protection for claw mechanism

Lockable doors for secure prize retrieval

7. Maintenance and Care

-Cleaning

Clean the glass regularly with a soft cloth and mild cleaner to maintain visibility.

- Wipe down the machine's exterior to prevent dirt buildup.

Inspecting Mechanical Parts

- Check the claw, joystick, and other moving parts regularly for wear and tear.

- Lubricate the moving parts as necessary.

8. Packaging Information

Packaging Dimensions: [Pearl cotton + stretch film]

Weight: [140KG]

9. Compliance and Certifications

[C.E certifications]







Side Orders

	Individual	Family		Individual
Coleslaw	2.95	-----	Fried Dumplings (6pcs)	8.45
Fries	3.75	7.85	Chicken & Vegetable	
Onion Rings	3.75	7.85	Mozzarella Stick	4.75
Okra	4.75	9.85	Jalapeno Poppers	4.75
Mushrooms	4.75	11.85	Pizza Puff	3.75
Corn Nuggets	4.75	11.85	Cheese Cake	3.25
			Strawberry Cheese Cake	3.75

Drinks

Smoothies \$5.75 (Mix 2 Flavors)

- Strawberry
- Pineapple
- Mango
- Watermelon
- Coconut
- Banana
- Peach



Signature Smoothies \$6.55

- | | |
|----------------|--------------|
| Cookie n Cream | Snow-White |
| Taro | Triple Punch |
| Pink Lady | Cool Lime |

- | | |
|------------------------|------|
| Lemonade | 3.75 |
| Sweet Ice Tea | 3.75 |
| Strawberry Lemonade | 5.25 |
| Passion Fruit Lemonade | 5.25 |

Fruit Tea

- Mango
- Strawberry
- Passion Fruit
- Lychee
- Green Apple
- Red Guava

\$5.25



Spice n Wings
Full Flavor, Rich Taste
Carry Out • Delivery • Catering
www.spicenwing.com
708.344.9908
9908 Roosevelt Rd
Westchester, IL 60154



PRSR, STD
U.S. POSTAGE
PAID
CHICAGO, IL
PERMIT NO. 478



MENU UPDATE
08-01-2024

Spice n Wings

Full Flavor, Rich Taste

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9908 Roosevelt Rd
Westchester, IL 60154

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We Deliver

Limited Area, \$10 minimum order.
Delivery Charge: \$5 & up



OPEN HOURS

Sun – Thurs: 11:00am – 9:30pm
Fri – Sat: 11:00am – 10:00pm



Oriental Chicken Wings

Daily Specials

Choice Flavors: Original, Lemon Pepper, Garlic, Ginger,
Curry, Cajun Spicy (Hot), Smoky Chipotle (Hot),
Mild BBQ or Hot Buffalo Sauce

2 pcs Fish w. Fries / Bread (Catfish / Tilapia/ Perch)	9.85
3 pcs Tenders w. Fries / Bread	9.75
5 pcs Whole Wings w. Fries / Bread	10.25
5 pcs Legs & Thighs w. Fries / Bread	10.95
10 pcs Wingettes w. Fries / Bread	12.45
8 pcs Shrimp w. Fries / Bread	13.25
22 pcs Wingettes w. Fries (House Special)	19.95
10 pcs Oriental Chicken Wings w. Fries (Hot)	12.95
Seasoned Popcorn Shrimp w. Fries / Bread	9.95
Seasoned Catfish Nuggets w. Fries / Bread	9.95

Pick 2: 13.95

Served with Fries, Bread & Cole Slaw

2 pcs Fish (Catfish, Tilapia Fillet, Purch)	2 pcs Chicken Tender
6 pcs Wingettes	5 pcs Shrimp
	3 pcs Whole Wing

Sandwich / Meal

(With Fries & Can Pop)

A. Philly Cheese Steak

Sandwich 8.95 / Meal 11.45

Onions, bell peppers, lettuce, mozzarella cheese & mayo

B. Philly Cheese Chicken

Sandwich 8.95 / Meal 11.45

Onions, bell peppers, lettuce, mozzarella cheese & mayo

C. Italian Beef

Sandwich 8.95 / Meal 11.45

Giardiniera, beef

D. Spicy Chicken

Sandwich 5.95 / Meal 8.45

Coleslaw, spicy mayo

E. Buffalo Chicken

Sandwich 5.95 / Meal 8.45

Lettuce, mayo

F. BBQ Chicken

Sandwich 5.95 / Meal 8.45

Lettuce, mayo

Family Special

20 pcs
Legs & Thighs
\$29.95
w. Fries add \$7.85

15 pcs
Whole Wings
\$15.95
w. Fries add \$3.75

30 pcs
Whole Wings
\$31.95
w. Fries add \$7.85

NEW
ITEMS

Signature Fried Chicken / Fish / Shrimp

Combo served with Fries, Bread, Cole Slaw & Can Pop

Choice Flavors: Original, Lemon Pepper, Garlic, Ginger, Curry, Cajun Spicy (Hot),
Smoky Chipotle (Hot), Mild BBQ or Buffalo Hot Sauce

Whole Wing

	Order	Combo
6 pcs 1 Flavor	9.45	12.45
10 pcs 1 Flavor	14.25	----
16 pcs 2 Flavors	19.95	----
20 pcs 2 Flavors	25.95	----
25 pcs 2 Flavors	30.95	----

Wingettes / Party Wings

	Order	Combo
5 pcs 1 Flavor	7.95	10.45
11 pcs 1 Flavor	11.75	14.75
15 pcs 1 Flavor	14.75	----
20 pcs 2 Flavors	18.25	----
25 pcs 2 Flavors	20.75	----

Jumbo Shrimp

(Lightly Breaded Jumbo Shrimp)

	Order	Combo
5 pcs 1 Flavor	8.75	11.75
10 pcs 1 Flavor	14.25	17.25
15 pcs 1 Flavor	19.95	----
20 pcs 2 Flavors	24.95	----
25 pcs 2 Flavors	30.95	----

Price are subject to change without notice.

Please alert your server to any food allergies before ordering.

Fish Fry Fillet

(Catfish Fillet, Tilapia, Perch Fillet)

	Order	Combo
2 pcs 1 Flavor	8.75	11.75
3 pcs 1 Flavor	11.75	14.75
5 pcs 1 Flavor	17.50	----
10 pcs 2 Flavors	30.75	----

Chicken Tenders (Boneless Strips)

	Order	Combo
3 pcs 1 Flavor	8.75	11.75
5 pcs 1 Flavor	11.75	14.75
10 pcs 2 Flavors	20.95	----

Legs & Thighs

	Order	Combo
4 pcs 1 Flavor	8.95	11.95
6 pcs 1 Flavor	11.55	14.55
8 pcs 1 Flavor	14.25	----
10 pcs 2 Flavors	17.95	----
15 pcs 2 Flavors	25.95	----



Seasoned
Catfish Nuggets
w. Fries / Bread
\$9.95



Seasoned
Popcorn Shrimp
w. Fries / Bread
\$9.95

ALTA/NSPS LAND TITLE SURVEY
LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 22CSC118148LP, REVISED DATE MAY 5, 2023

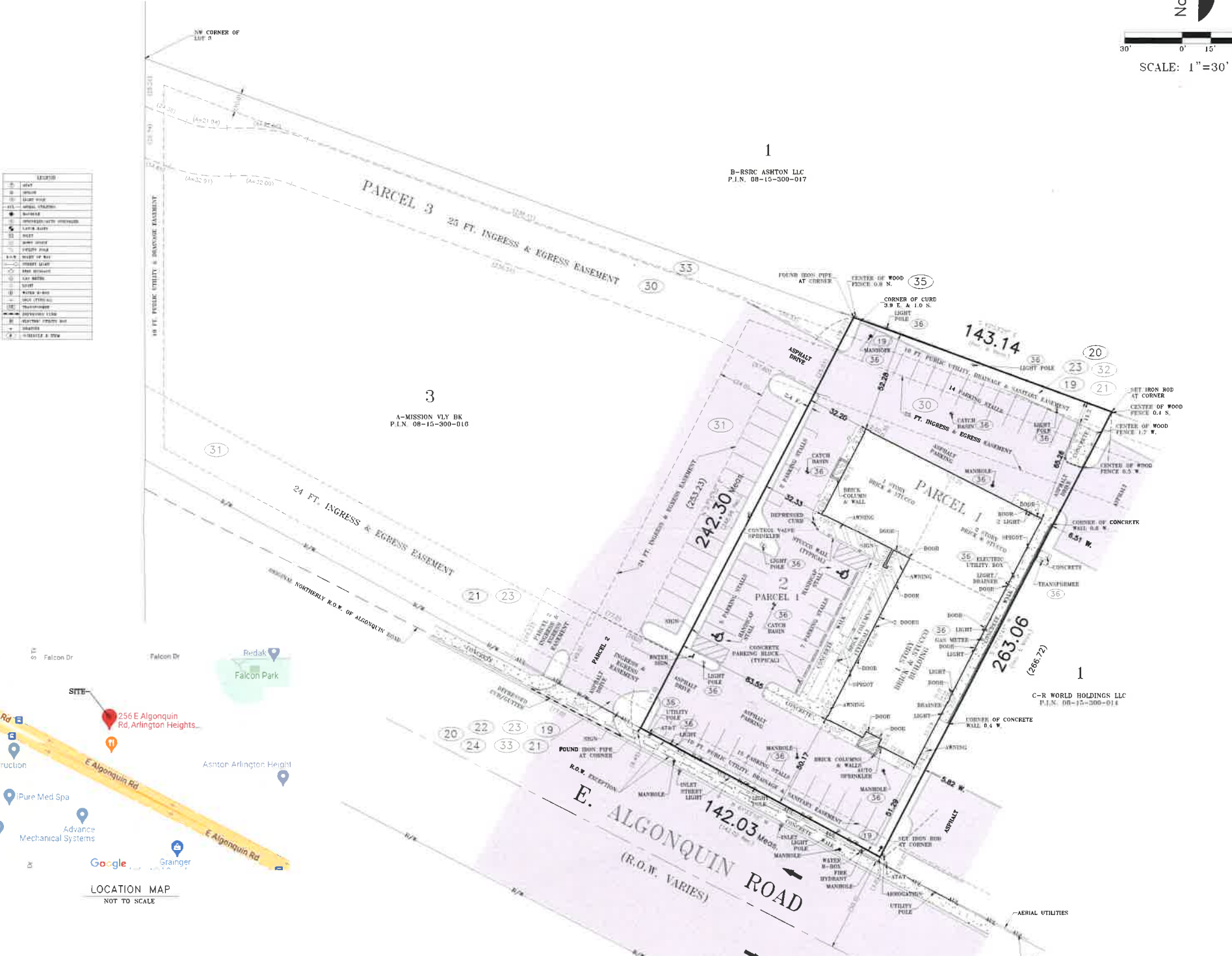
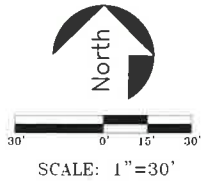
PARCEL 1:
LOT 2 (EXCEPTING THEREFROM THAT PART TAKEN FOR WIDENING) OF ALGONQUIN ROAD AND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF NORTH 26 DEGREES 35 MINUTES 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 6.45 FEET; THENCE SOUTH 62 DEGREES 01 MINUTES 16 SECONDS EAST, 142.07 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 26 DEGREES 35 MINUTES 15 SECONDS WEST ALONG THE SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 3.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF LOT 2, A DISTANCE OF 142.02 FEET (142.00 FEET RECORDED) TO THE POINT OF BEGINNING) IN ALGONQUIN GOEBBERT SUBDIVISION II, BEING A RESUBDIVISION OF LOT 1 IN ALGONQUIN GOEBBERT PARTNERSHIP SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 2, 1988 AS DOCUMENT LR3736873, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1972 AND KNOWN AS TRUST NUMBER 44898 AND MARIE CALLENDER VENTURES, INC., DATED OCTOBER 4, 1988 AND FILED OCTOBER 11, 1988 AS DOCUMENT LR 3745332, FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, ONTO AND FROM ALGONQUIN ROAD, ON, OVER AND ACROSS A PARCEL OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 62 DEGREES 46 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 50.00 FEET; THENCE NORTH 27 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF 49.00 FEET; THENCE SOUTH 62 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 27 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 49.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART TAKEN FOR ALGONQUIN ROAD IN CASE NO. 93L51147), IN CCI.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY PLAT OF EASEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO COMERICA BANK- ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 8, 1989 AND KNOWN AS TRUST NUMBER S-10741 AND RECORDED FEBRUARY 21, 1996 AS DOCUMENT 96135187 FOR INGRESS AND EGRESS, ON, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:
THAT PART OF LOT 3 IN "ALGONQUIN-GOEBBERT PARTNERSHIP SUBDIVISION II", BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON SEPTEMBER 2, 1988 AS DOCUMENT LR3736873, ALL IN COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 25.26 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.38 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 21.94 FEET (THE CHORD OF WHICH BEARS SOUTH 61 DEGREES 47 MINUTES 28 SECONDS EAST AND MEASURES 21.76), TO A POINT OF REVERSE CURVATURE, THENCE CONTINUING EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 42.06 FEET (THE CHORD OF WHICH BEARS SOUTH 82 DEGREES 08 MINUTES 25 SECONDS EAST AND MEASURES 42.34 FEET), THENCE SOUTH 69 DEGREES 55 MINUTES 08 SECONDS EAST A DISTANCE OF 238.11 FEET, THENCE SOUTH 61 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 58.93 FEET TO THE EASTERLY LINE OF SAID LOT 3, SAID POINT BEING 19.27 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID EASTERLY LINE) OF THE NORTHEAST CORNER OF SAID LOT 3. THENCE SOUTH 27 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 25.01 FEET, THENCE NORTH 61 DEGREES 40 MINUTES 37 SECONDS WEST A DISTANCE OF 57.60 FEET, THENCE NORTH 69 DEGREES 55 MINUTES 08 SECONDS WEST A DISTANCE OF 236.31 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AN ARC LENGTH OF 32.00 FEET (THE CHORD OF WHICH BEARS NORTH 82 DEGREES 08 MINUTES 25 SECONDS WEST AND MEASURES 31.75 FEET) TO A POINT OF REVERSE CURVATURE, THENCE CONTINUING WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AN ARC LENGTH OF 32.91 FEET (THE CHORD OF WHICH BEARS NORTH 81 DEGREES 47 MINUTES 28 SECONDS WEST AND MEASURES 32.65 FEET), THENCE NORTH 69 DEGREES 13 MINUTES 14 SECONDS WEST A DISTANCE OF 14.89 FEET TO THE WEST LINE OF SAID LOT 3, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 26.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 256 E. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
P.L.N. 08-15-300-015

SYMBOL	DESCRIPTION
(Symbol)	1. LOT
(Symbol)	2. EASEMENT
(Symbol)	3. EASEMENT
(Symbol)	4. EASEMENT
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(Symbol)	98. EASEMENT
(Symbol)	99. EASEMENT
(Symbol)	100. EASEMENT



ADJOINER OWNERSHIP INFORMATION

A-MISSION VLY BK
P.L.N. 08-15-300-016
0110 SUN VALLEY BLVD., SUN VALLEY, CA., 91352

B-RSRC ASHTON LLC
P.L.N. 08-15-300-017
1060 BUSSE HWY, DES PLAINES, IL 60016

C-R WORLD HOLDINGS LLC
P.L.N. 08-15-300-014
570 W. LOOP RD., WHEATON, IL 60100

GENERAL NOTES:

- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, KNOWN AS COMMITMENT NUMBER 22CSC118148LP, WITH A REVISED DATE OF MAY 5, 2023.
- PROPERTY INDEX NUMBERS FOR THIS PROPERTY IS: 08-15-300-015.
- PROPERTY IS SHOWN IN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER A NON-PRINTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 18, 2006.
- TOTAL AREA SURVEYED 35,079 ± SQUARE FEET OR 0.82 ACRES MORE OR LESS.
- PARCEL HAS DIRECT ACCESS TO AND FROM EAST ALGONQUIN ROAD, A LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAY.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION PER TABLE A, ITEM 10.
- SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED PER TABLE A, ITEM 17.
- SUB SURFACE (UNDERGROUND) UTILITY INFORMATION NOT SUPPLIED TO SURVEYOR.
- MONUMENTS, WERE FOUND OR SET PER CLIENT REQUEST.

SCHEDULE B PART II EXCEPTIONS

ITEM	PER TITLE COMMITMENT NO. 22CSC118148LP, REVISED DATE MAY 5, 2023
1-18	NOT SURVEY RELATED
19	A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE NORTHERLY AND SOUTHERLY LINES OF THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2) AS SHOWN ON SURVEY.
20	EASEMENT RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS; SEE DOCUMENT FOR PARTICULARS, AS SHOWN ON THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2) AS SHOWN ON SURVEY.
21	EASEMENT FOR THE PURPOSE, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWAGE, DRAINAGE AND STREET LIMITS IS HEREBY GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ITS SUCCESSORS AND ASSIGNS; SEE DOCUMENT FOR PARTICULARS, AS SHOWN ON THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2).
22	A 10 FOOT SANITARY SEWER EASEMENT ALONG THE SOUTHWESTERLY LINE AND SOUTHERLY LINE OF THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2) AS SHOWN ON PLAT.
23	EASEMENT OVER THE LAND SHOWN BY DOTTED LINES FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2)
24	A 10 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SOUTHERLY LINE OF THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT LR3631713. (AFFECTS PARCELS 1 AND 2) AS SHOWN ON SURVEY.
25	EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT THE ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY & THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FILED SEPTEMBER 17, 1987 AS DOCUMENT LR3632236. DOES NOT AFFECT SUBJECT PROPERTY.
26-29	BLANKET EASEMENT PROVISIONS AS DISCLOSED BY THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP SUBDIVISION II FILED SEPTEMBER 2, 1988 AS DOCUMENT LR 3736873 AS AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED TO THE COMMONWEALTH EDISON COMPANY, AND THE ILLINOIS BELL TELEPHONE COMPANY; SEE DOCUMENT FOR PARTICULARS. (AFFECTS PARCELS 1 AND 2) AS SHOWN ON SURVEY, ENCOMPASSES ENTIRE SUBJECT PROPERTY.
30	A 25 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTHERLY PORTION OF THE LAND AS DISCLOSED BY THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP SUBDIVISION II FILED SEPTEMBER 2, 1988 AS DOCUMENT LR 3736873. (AFFECTS PARCEL 1) AS SHOWN ON SURVEY.

- A 24 FOOT AND 25 FOOT EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP SUBDIVISION II FILED SEPTEMBER 2, 1988 AS DOCUMENT LR 3736873. (AFFECTS PARCEL 2) AS SHOWN ON SURVEY.
- NOT SURVEY RELATED
- A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTHERLY 10 FEET AND THE SOUTHERLY 10 FEET OF THE LAND AS DISCLOSED BY THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP SUBDIVISION II FILED SEPTEMBER 2, 1988 AS DOCUMENT LR3736873. AS SHOWN ON SURVEY
- NOT SURVEY RELATED
- ENCROACHMENT OF THE WOOD FENCE LOCATED MAINLY ON SUBJECT PROPERTY ONTO THE LAND NORTH AND ADJOINING BY APPROXIMATELY 0.8 FEET, AS DISCLOSED BY SURVEY PRESENTED AT CLOSING BY PREFERRED SURVEY, INC., DATED 03/15/23.
- POSSIBLE UNRECORDED EASEMENTS IN FAVOR OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES FOR THE RIGHT TO MAINTAIN AND REPAIR UTILITY POLES, MANHOLES, SPRINKLERS, CATCH BASIN INLETS, GAS METERS, DRAINERS AND ELECTRIC UTILITY BOXES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON PLAT OF SURVEY MADE BY PREFERRED SURVEY, INC., DATED 03/15/2023.

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

TO: INTERNATIONAL BANK OF CHICAGO-BELLWOOD
CHICAGO TITLE INSURANCE COMPANY
TWIN'S PLUS LLC
IQ3 INVESTMENT PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 13, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/20/2023. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS
2ND DAY OF JULIE A.D. 2023

Gary Holt
P.S.I. DESIGN FIRM LAND SURVEYOR CORPORATION
GARY HOLT - LIC#005-005000 - EXPIRES 11/30/24

P.S.I. NO. 221008-9418

Professional Design Registration #184-002795

Preferred SURVEY, INC.

10091 W. LINCOLN HWY, FRANKFORD, IL 60423
Phone 708-458-7815 / Fax 708-475-4975
www.psisurvey.com

Field Work Completed	09/21/2023	FILED	10/07
Land Area Surveyed		CAD	140
Drawing Revised			



ARLINGTON HEIGHTS

