



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
February 11, 2026
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 1/14/26
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 7 Brew - 440 E. Rand Rd.- T1897
PUD Amendment for Special Use for Restaurant & Drive-Through
 - B. AH Park District Centennial Park - 1301 E. Burr Oak Dr. - T1898
Comprehensive Plan Amendment, Planned Unit Development, Rezone, Special Use Permit with Variations
- 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.

DRAFT

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS JANUARY 14, 2026 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Michael Lysicatos

ALSO PRESENT: Brian Carley & Chris Hurst

Call to Order

Chairman Green called the meeting to order at 6:00 p.m.

Approval of Minutes

The meeting minutes of October 22, 2025 meeting were reviewed.

SIGALOS MOVED AND SCHURTZ SECONDED A MOTION TO APPROVE THE OCTOBER 22, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1895 – 155 E Algonquin Road/Medical Office Building (MOB) Proposed Special Use for a Parking Garage

In 1981, as part of the 3-lot Lincoln Executive Plaza Subdivision, 155 E Algonquin Rd. received approval to construct a 5-story, 150,000sf office building and a 172-space two-story parking garage with skywalk. Previously, the Daily Herald was the long-term tenant of the building, but within the last 10 years has vacated the property. Access to the site is provided from S. Tonne Rd., which is a private street that connects to E Algonquin Rd.

In 2018-2019, Bradford Allen purchased the property as a piece of their overall development plan for the S. Arlington Heights corridor. The building is currently being marketed towards medical office tenants.

The property is located within the South Arlington Heights Overlay District, the current use fits the intent of the overlay. However, the overlay does note that PUDs are required for development.

At the time of acquisition, Bradford Allen performed inspections on the parking garage. It was determined that the garage was in serious disrepair and not currently in a usable condition. The garage was blocked off for safety reasons. In 2023, Bradford Allen received a demo permit (23-00003989) to remove the parking garage, which was demolished by April 2024. As noted within the demolition permit, the site was legal nonconforming due to being under parked after the parking garage was removed. Planning staff advised at the time that the petitioner would need to provide a new parking garage to meet the parking requirements if the intent was for the building to contain all medical office users. Parking garages require a Special Use under Zoning Code.

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Bradford Allen is requesting to construct a new 6-story parking garage in the same location as the previous garage to support their transition of the building from an office building to a medical office building. The proposal includes 573 spaces, but the petitioner may request a reduction in parking space size for floors 3-5 to accommodate additional spaces. They are also proposing to construct a covered walkway connecting the first floor of the parking garage to the existing building.

Mr. Carley explained that they are looking for a Special Use for the parking garage of the 155 E Algonquin Road medical building. Upgrading the look to match the building, with better ascetics. Parking will increase with a medical use. Comments that were received are not concerning, looking to move forward with the project. In talking to Mr. Lysicatos there has been discussion around whether a PUD or variance may be needed. Willing to work through that with you all.

Ms. Hitzemann summarized the project at hand. This proposal includes 573 parking spaces, but the petitioner may request a reduction in parking space size for floors 3 to 5 to accommodate additional spaces. They are also proposing to construct a covered walkway connecting the first floor of the parking garage to the existing building.

Under the M-2 zoning district, medical offices are not a permitted use, the SDC suggests rezoning of the property from M-2 to either M-1 or OT. This would allow for medical office use. The parking garage would still require a special use. This is located in the South Arlington Heights overlay district, where a PUD is required for any development per code. Any variances that are requested will need to respond to the variance criteria. There is at least one noted, the set back of the parking garage previously appeared to be a zero-foot set back, and based on our code it would need at least 15 feet for the rear yard.

The building and fire departments have indicated that the covered walkway will need to be moved higher to accommodate a required 13 1/2-foot clearance for emergency vehicles. A Design Commission application will be required for the garage and any changes to the office building. With the new construction the SDC is also requiring that the existing parking lot be upgraded to meet current Village standards, which includes paving, curbing, and landscaping, and on-site detention to meet Village detention requirements. With the proposed garage, there will be a 24-parking space surplus, possibly more depending on if they shrink those spaces on the 3rd to 5th floor. They will be required to provide 12 bike parking spaces per code.

Staff Development Committee has reviewed the rezoning, planned new development and special use parking garage, and is generally supportive of the application.

Commissioner Sigalos asked if there has been a market study for the need of medical offices at this location.

Mr. Carley stated that yes, we have been studying the location and have a brokerage firm working with us. There will be 150,000 square feet in this building.

Commissioner Sigalos asked why would you reduce the width of the parking spaces. I'm just concerned that with the office building that there is a need for medical offices, and that there are so many medical offices in the area, hoping you are right about the need.

Mr. Hurst stated that it would give an opportunity for more parking spaces for staff at the top of the garage, and the visitors on the lower floor's larger spaces.

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Commissioner Cherwin asked about the skywalk, is it still being included.

Mr. Carley a covered walkway on the first level.

Commissioner Cherwin shared that he has similar concern with shrinking the parking spaces and if that will be an issue. Market concern too, but if the big user does not come in, will you be reducing your tenant space.

Mr. Carley shared that they have had some interest from non-medical users, larger ones actually, we will see how it plays out.

Commissioner Cherwin asked if they had considered converting to residential. Would the façade change.

Mr. Carley shared that they did an analysis for both hospitality and residential, but it is such a big floorplan with the terracing and that it shrinks back it is not right, inefficient, for residential. The façade is in pretty good shape, some spalling in spots that will be repaired.

Commissioner Green concerned about smaller parking spots, keep them for the employees. Older people who go to the doctor need space to park.

Commissioner Cherwin asked if there will be any charging stations in the garage.

Ms. Hitzemann at this part of the review the Fire Department requires that the EV chargers be outside of the parking garage.

Commissioner Green you have received four thumbs up, you can move forward to a Plan Commission application.

PUBLIC COMMENT

None.

Adjournment

SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:23 p.m.

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



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

2/11/2026

Item: 7 Brew - 440 E. Rand Rd.- T1897
PUD Amendment for Special Use for Restaurant & Drive-Through

Department: Planning & Community Development

Item Description:

Requested Action

1. PUD Amendment for a Special Use Permit to allow a Restaurant with a drive-through in the B-2 General Business District.

Variations Required

- None identified at this time.
- Additional variations may be required upon review of a full Plan Commission submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Northpoint Shopping Center Planned Unit Development and Special Use to permit a Restaurant land use within the B-2 General Business District, and is generally supportive of the application subject to resolution of the following:

1. Written justification shall be provided based on the criteria for approval for Special Use Permits:
 - 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 made a part of the authorization granted by the Village Board of Trustees.

2. A Design Commission application is required to be submitted for review. A formal Design Commission meeting will be scheduled after a complete application is received. The Design Commission review should be completed prior to the Plan Commission review.

3. As this development includes a drive-through, a traffic study and parking analysis is required according to Sec. 6.12-1.1. The nature of the use is automobile-centric and is anticipated to increase traffic to this part of the shopping center. The impact of this additional traffic must be considered:

- The impact of vehicle traffic during peak times should be analyzed to ensure cars do not back up onto Palatine Road.
- The petitioner is proposing to change the existing two-way drive aisle near the Palatine Road curb cut to a one-way. Proper signage and striping must be provided to prevent vehicles from entering the wrong way.
- The shopping center entrance off Palatine Road must be thoroughly evaluated to determine level of service and impact on the Palatine Road turn lane.
- This use will be near a residential neighborhood to the east. There is an existing 6-foot solid wood fence that provides screening, but additional screening may be required to mitigate the increased noise and lighting associated with the new use.
- A bypass lane may be required.
- The impact of the parking space reduction on traffic and parking must be evaluated.
- Impact of the drive-through operation and queueing on the parking lot aisle, main shopping center road, and E. Rand Rd and E. Palatine Rd driveways.
- Provide operational and traffic data from existing sites that operate with a similar configuration to include in the traffic study and parking analysis.

4. The petitioner shall provide a detailed operations plan that includes business operations, business hours, estimated number of employees, and peak employee/customer hours.

5. A landscaping and tree preservation plan shall be required. Per Ord. #95-034, a second tree is not required for double islands in the parking lot.

6. Chapter 8, Section 1606 of the Municipal Code prohibits noise from commercial establishments from being plainly audible at a distance of 50 feet from any residential property from 10:00 p.m. to 6:00 a.m. To operate the business during the proposed hours, the petitioner must take measures

to ensure noise will not impact surrounding residential properties during that time of day.

7. A fire sprinkler system and fire alarm are required for the new building.

8. A separate permit will be required for the proposed signage.

9. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements.

10. 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_440 E Rand Rd - 7 Brew
2. Aerial
3. Operations Narrative
4. Floor Plan & Elevations
5. Proposed Site Plan
6. Signage Concepts



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1897
Project Title: 7 Brew
Address: 440 E. Rand Rd.
PINs: 03-17-301-022-0000

To: Conceptual Plan Review Committee
Prepared By: Darko Bojin, Planner I
Meeting Date: February 11, 2026
Date Prepared: January 29, 2026

Petitioner: Laura Pacino - 7 Brew
Address: 440 E. Rand Rd.
Arlington Heights, IL 60004

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



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	R-6 Multiple-Family Dwelling District	Circle Hill Apartments	Moderate Density Multi-Family
South	B-2 and B-3 General Business District; General Service, Wholesale and Motor Vehicle District	Town & Country Center and Southpoint Shopping Center	Commercial
East	R-3 One Family Dwelling District	Single family neighborhood	Single Family Detached
West	B-2 General Business District	Freestanding commercial	Commercial

Requested Action:

1. PUD Amendment for a Special Use Permit to allow a Restaurant with a drive through in the B-2 General Business District.

Variations Required:

- None identified at this time.
- Additional variations may be required upon review of a full Plan Commission submittal.

Project Background:

The petitioner would like to build a quick-service coffee shop, including a drive-through, as a new freestanding building in Northpoint Shopping Center. This use is considered a Restaurant with a drive through per code, which requires a Special Use approval in the B-2 zoning district. Other tenants in the shopping center include retail and restaurant uses.

Ord. #66-087 established the Northpoint Shopping Center PUD, which includes the subject property and several others. Subsequent amendments allowed for the construction of new retail spaces within the Planned Unit Development (PUD). The PUD must be amended to allow construction of this new outlot building adjacent to Rand Road and to permit a restaurant with a drive through as a special use. Northpoint Shopping Center is approximately 20 acres in size and contains 1,057 surface parking spaces. Access to the shopping center comes from Arlington Heights, Palatine, and Rand Roads. There are signalized intersections on the Arlington Heights Road entrance and the northernmost Rand Road entrance. The two shopping center entrances nearest to the proposed restaurant location function as a right-in, right-out with no signalization.

7 Brew has over 600 locations nationwide serving coffees, teas, and other drinks. They operate as a drive-through only facility with no indoor seating. As shown on the site plan, there will be two drive-through lanes. Employees with tablets will walk to customers' cars and take their orders as they wait in line to streamline service.

Proposed hours are 5:30 AM to 10 PM on weekdays and 5:30 AM to 11 PM on weekends. The business would have at most five (5) employees working at any one time. 7 Brew estimates they will fulfil approximately 750 orders a day.

Zoning and Comprehensive Plan

The property is currently zoned B-2 General Business District. Restaurants with a drive through that would require approval of a Special Use Permit in order to operate within the B-2 District. The petitioner shall provide a letter that demonstrates compliance with the three criteria for approval for Special Use Permits listed below.

- **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 made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan designates the property as appropriate for Commercial land uses. The proposed Restaurant use is consistent with the commercial designation of the Comprehensive Plan. The appropriateness of the proposed drive through will be evaluated with a formal Plan Commission application based upon the petitioner's written justification for the special use permit criteria above.

Building Improvements

The Petitioner shall provide detailed and fully-dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specific floor plans as required by the Staff Development Committee (SDC) as part of the formal Plan Commission application. New buildings require an automatic sprinkler system throughout the building. The Petitioner is encouraged to discuss the occupancies, accessibility requirements, and permit review requirements with the Building & Life Safety Department prior to formal submittal. Additionally, if any exterior lighting is proposed, a photometric plan will be required. A Design Commission application is required as the petitioner is proposing to construct a new commercial building. Design Commission approval will be required before the Plan Commission public hearing. Building signage will be reviewed under a separate permit.

Site Improvements & Landscaping

The petitioner is proposing to construct a new 510 square foot building and reconfigure the site to accommodate two drive-through lanes. These site plan changes will reduce total parking in Northpoint Shopping Center by approximately 63 spaces.

A landscaping plan has not yet been submitted, but one will be required as part of the formal Plan Commission application.

Parking and Traffic:

As per Chapter 28-6.12 of the municipal code, a traffic study and parking analysis will be required as the development proposes a drive-through and an amendment to the existing PUD.

As per code, take-out restaurants require one (1) parking space for every 300 square feet of floor area, so this use will require two (2) parking spaces. The proposed site plan involves a significant rearrangement of the existing parking lot, including a net decrease of 63 parking spaces and utilizing drive lanes to accommodate the queueing for the drive-through function. The proposed site plan changes will decrease the parking supply in the shopping center from 1057 to 994 while the number of code-required parking space generated by the uses will increase from 985 to 987. Despite the reduction in parking supply, the shopping center still provides a net surplus of seven (7) spaces in terms of code-required parking. The parking table on the next page provides additional detail regarding the impact of the use on the existing parking lot and code requirements as well as the status of the retail spaces. This information will need to be updated by the petitioner to ensure accuracy.

There are a number of vacant retail spaces at the southeast end of the shopping plaza served directly by the parking area where the proposed use and drive-through operation are located. These vacant retail spaces (#446, 460, and 470 in the chart below) account for 103 of the code required parking demand. The supply of parking adjacent to this portion of the shopping center seems to exceed the code-required parking for retail uses. It is not clear how the parking supply is being utilized and what the impacts of the proposed use may be on the current utilization and what would result if the vacant spaces were leased to new retail businesses or uses that carry a higher parking demand. As a result, staff is requesting the parking analysis illustrate the impact of the proposed project on the current parking supply and anticipates different types of uses allocated in the vacant retail spaces.

As was provided in the Project Background, the two closest access points to the proposed use from E. Rand Road and E. Palatine Road function as right-in, right-out driveways with no signalization. Access to the proposed drive-through lanes is provided by the common roadway through the shopping center and one of the parking lot drive lanes. Staff has significant concerns regarding the potential for the drive-through queue and the volume of patrons impacting the parking aisles, main shopping center drive, and the access points on E. Rand Road and E. Palatine Road. The petitioner will be required to illustrate, in detail, potential impacts of the drive-through operations including data from existing sites that operate with a similar configuration to include in the traffic study and parking analysis. The analysis should illustrate the potential impacts on the main access points, main shopping center drive, and parking lot access, how a bypass lane may be incorporated, and peak hour traffic impacts. In addition, the study should also investigate the reconfiguration of the proposed one-way exit driveway on E. Palatine Road on the entire shopping center operation and how the headlights from patrons may impact the residential development to the east when exiting the drive-through.

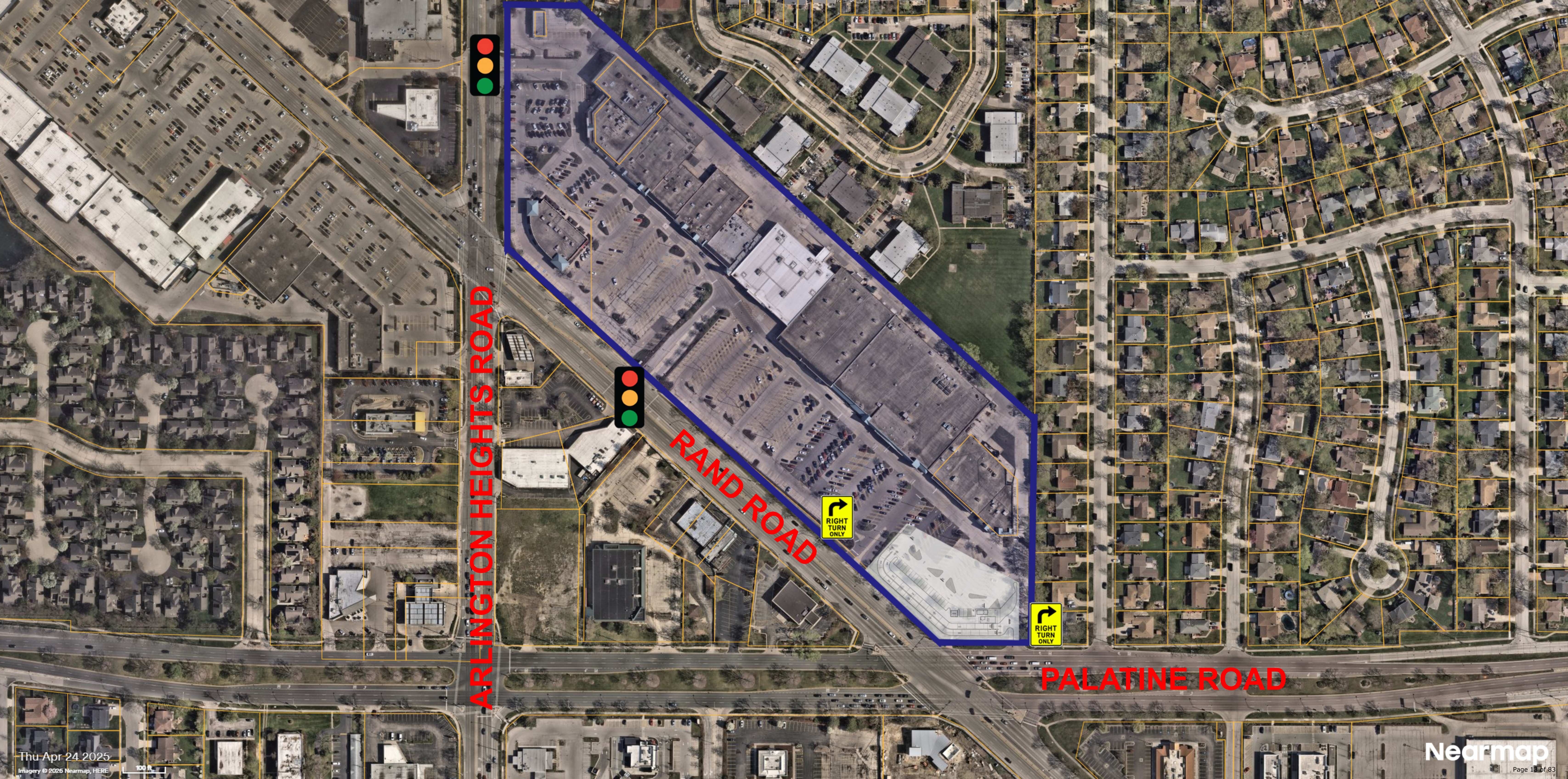
This new use will increase bicycle parking requirements in the PUD by 2 spaces. A bicycle parking survey will be required to determine whether or not there is sufficient existing bicycle parking in the PUD or if additional spaces need to be provided:

Space	Tenant	Use	Total SF	Dining Area	Parking Per SQ FT	Parking Required
202	Men's Wearhouse	Retail	4,743		1/300	16
206	ATI Physical Therapy	Phys. Rehab Cntr	3,013		1/250	12
210	Lovely Nails	Beauty Salon	1,804		1/250	7
214	VACANT	VACANT	1,170		1/300	4
216	KidSnips	Barber	1,400		1/250	6
300	Chase Bank	Bank	7,937		1/300	26
304	AccuQuest (HearingLife)	Medical Office	1,194		1/200	6
306	Brunch Café	Restaurant	6,779	3,200	1/45*	71
308	Salons by JC	Beauty Salon	6,132		1/250	25
314	Office Depot	Retail	16,198		1/300	54
316	VACANT	VACANT	737		1/300	2
318	VACANT	VACANT	1,956		1/300	7
320	VACANT	VACANT	1,500		1/300	5
324	Xfinity	Retail	4,450		1/300	15
330	TPS Group Holdings	Retail	15,056		1/300	50
338	Curry NaanStop	Restaurant	2,402	745	1/45	17
342-48	VACANT	VACANT	4,896		1/300	16
350	VACANT	VACANT	1,597		1/300	5
370	Ross Dress for Less	Retail	30,864		1/300	103
392	Marshall's	Retail	22,287		1/300	74
430	Five Below	Retail	11,480		1/300	38
440-42	Jewel/Osco	Grocery Store	68,237		1/300	227
446	VACANT	VACANT	2,007		1/300	7
450	LensCrafters	Retail	6,574		1/300	22
456	Popshelf	Retail	10,948		1/300	36
460	VACANT	VACANT	24,931		1/300	83
470	VACANT	VACANT	3,852		1/300	13
	2nd Floor Professional Bld.					
200	Northpoint Oral Surgery	Medical Office	1,863		1/200	9
201	VACANT	VACANT	2,758		1/300	9
225	Northpoint Hair Studio	Beauty Salon	478		1/250	2
230	VACANT	VACANT	532		1/300	2
240	VACANT	VACANT	996		1/300	3
260	Dale Douglas, DDS	Medical Office	1,075		1/200	5
275	VACANT	VACANT	458		1/300	2
280	Roto-Rooter	Retail/Service	250		1/300	1
285	VACANT	VACANT	650		1/300	2
290	VACANT	VACANT	468		1/300	2
Outlot	7 Brew	Take-out Restaurant	510	0	1/300	2
TOTAL			274,182			987
TOTAL PROVIDED						1057
SURPLUS / (DEFICIT)						70

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the Northpoint Shopping Center Planned Unit Development and Special Use to permit a Restaurant land use within the B-2 General Business District, and is generally supportive of the application subject to resolution of the following:

1. Written justification shall be provided based on the criteria for approval for Special Use Permits:
 - **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 made a part of the authorization granted by the Village Board of Trustees.**
2. A Design Commission application is required to be submitted for review. A formal Design Commission meeting will be scheduled after a complete application is received. The Design Commission review should be completed prior to the Plan Commission review.
3. As this development includes a drive-through, a traffic study and parking analysis is required according to Sec. 6.12-1.1. The nature of the use is automobile-centric and is anticipated to increase traffic to this part of the shopping center. The impact of this additional traffic must be considered:
 - The impact of vehicle traffic during peak times should be analyzed to ensure cars do not back up onto Palatine Road.
 - The petitioner is proposing to change the existing two-way drive aisle near the Palatine Road curb cut to a one-way. Proper signage and striping must be provided to prevent vehicles from entering the wrong way.
 - The shopping center entrance off Palatine Road must be thoroughly evaluated to determine level of service and impact on the Palatine Road turn lane.
 - This use will be near a residential neighborhood to the east. There is an existing 6-foot solid wood fence that provides screening but additional screening may be required to mitigate the increased noise and lighting associated with the new use.
 - A bypass lane may be required.
 - The impact of the parking space reduction on traffic and parking must be evaluated.
 - Impact of the drive-through operation and queueing on the parking lot aisle, main shopping center road, and E. Rand Rd and E. Palatine Rd driveways.
 - Provide operational and traffic data from existing sites that operate with a similar configuration to include in the traffic study and parking analysis.
4. The petitioner shall provide a detailed operations plan that includes business operations, business hours, estimated number of employees, and peak employee/customer hours.
5. A landscaping and tree preservation plan shall be required. Per Ord. #95-034, a second tree is not required for double islands in the parking lot.
6. Chapter 8, Section 1606 of the Municipal Code prohibits noise from commercial establishments from being plainly audible at a distance of 50 feet from any residential property from 10:00 p.m. to 6:00 a.m. To operate the business during the proposed hours, the petitioner must take measures to ensure noise will not impact surrounding residential properties during that time of day.
7. A fire sprinkler system and fire alarm are required for the new building.
8. A separate permit will be required for the proposed signage.
9. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements.
10. 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.



ARLINGTON HEIGHTS ROAD

RAND ROAD

PALATINE ROAD





7 Brew Drive-Thru Coffee Operations Narrative

7 Brew Drive Thru Coffee ("7 Brew"), founded in Rogers, AR in 2017, has over 600 stands nationwide, specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink combinations that can be created from 7 Brew's menu. 7 Brew is a drive-thru concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM on weekdays and 11:00 PM on weekends. Each 7 Brew location operates with 5 employees at the stand during peak times. There are 750 orders a day which equates to ~1,125 estimated customers per day.

Key Aspects of a 7 Brew Drive-Thru:

Direct Customer Interaction:

Team members stand outside to greet customers at their car windows, taking orders directly instead of using a speaker system. Allows for improved order accuracy, speed of service and overall positive guest experience.

High Speed Service:

Streamlined operation prioritizes quick order taking and drink preparation to minimize wait times.

Personalized Approach:

Team members are encouraged to engage with customers, often remembering regular orders and using friendly banter to create a positive guest experience.

Extensive Menu Options:

A large variety of customizable coffee drinks, including specialty flavors and "Original 7" options, are available to cater to diverse preferences. Over 20,000 unique drink options.

No Indoor Seating:

7 Brew operates exclusively as a drive-thru concept, with no dine-in area.

NATIONAL MODULAR MANUFACTURING

VARIOUS LOCATIONS

No.	Description	Date
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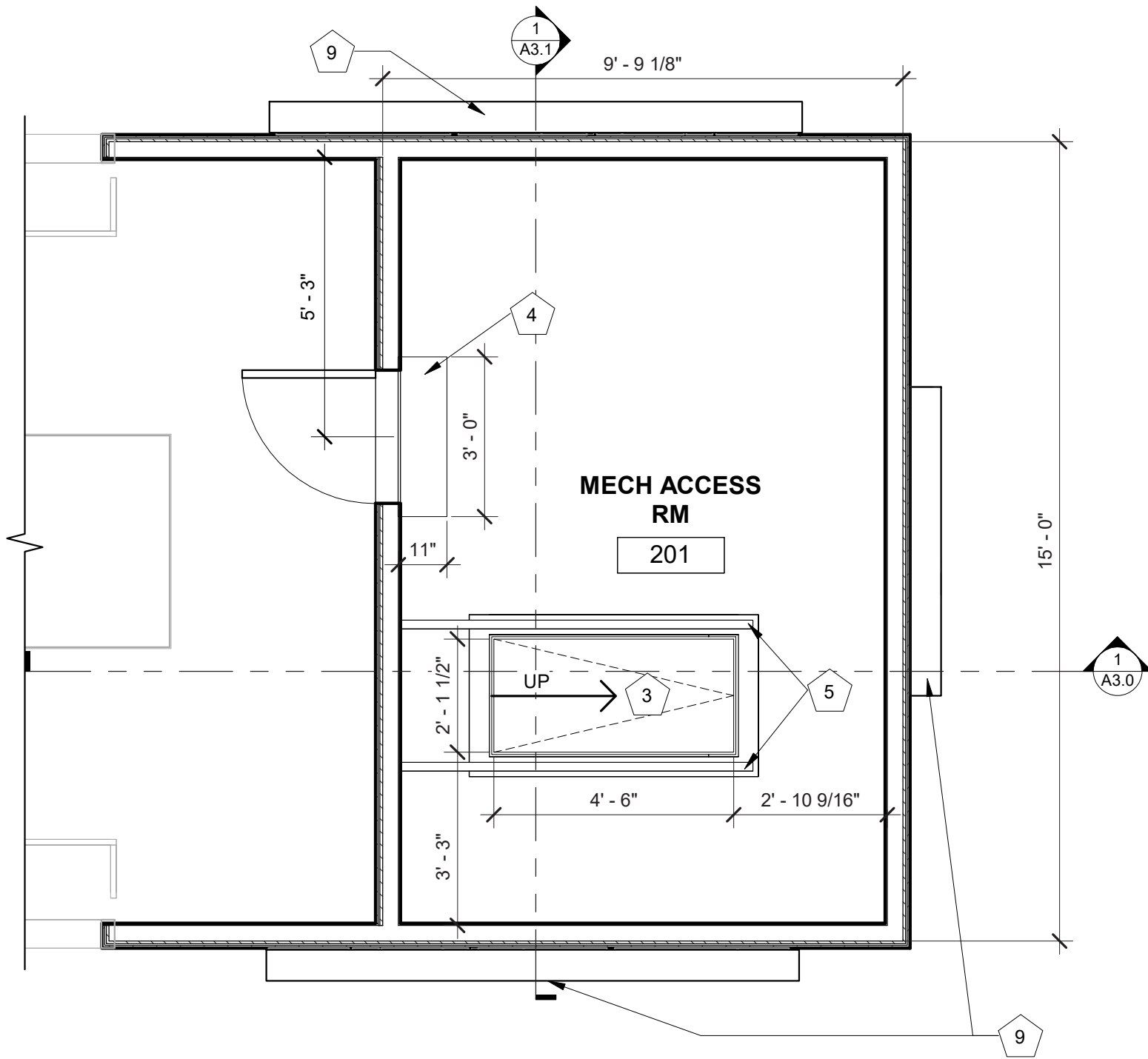
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FLOOR PLAN

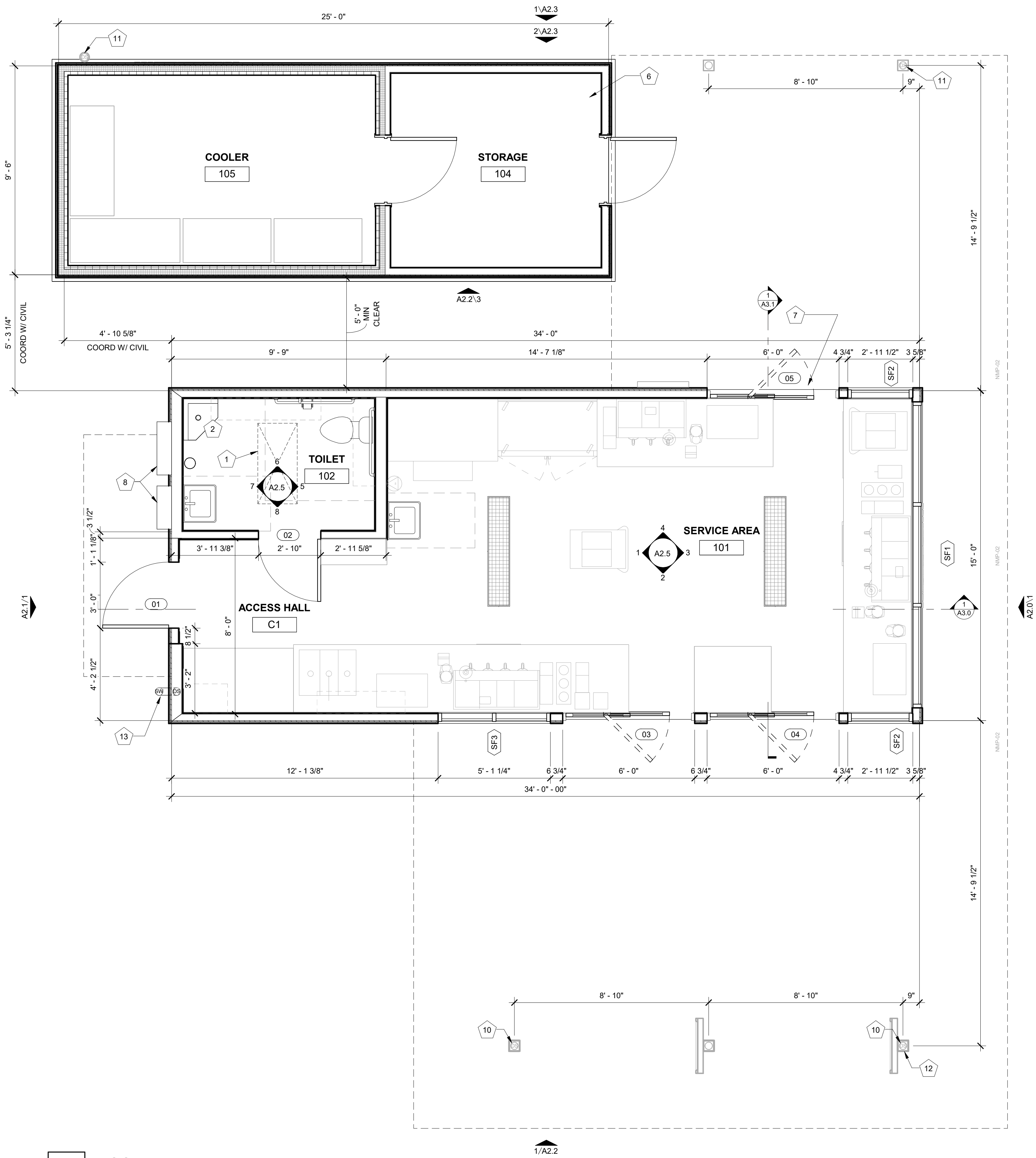
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A1.2

FLOOR PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION



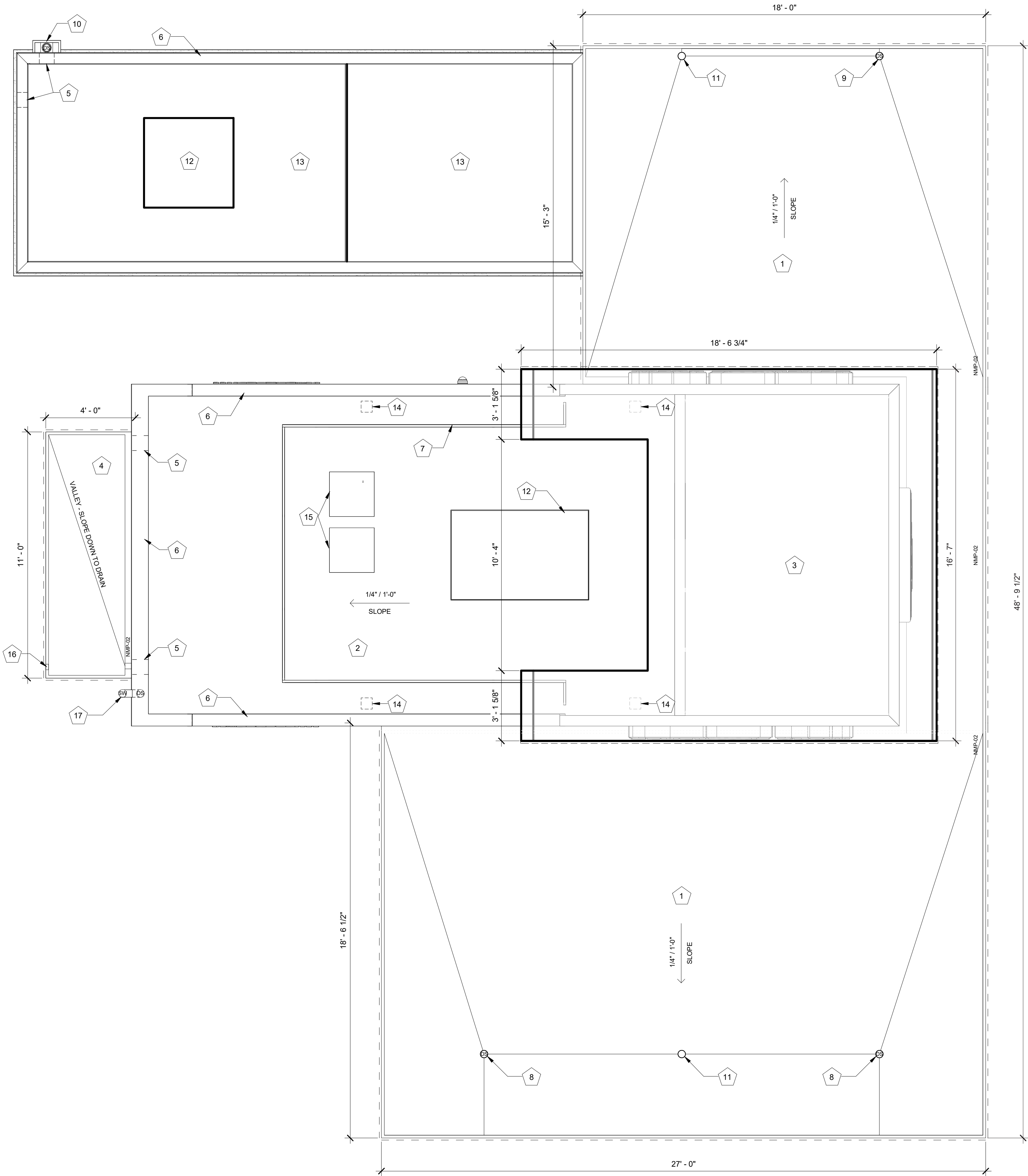
2	MECH ACCESS RM
	3/8" = 1'-0"



1 FLOOR PLAN

ROOF PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN: CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL

1 ROOF PLAN
3/8" = 1'-0"

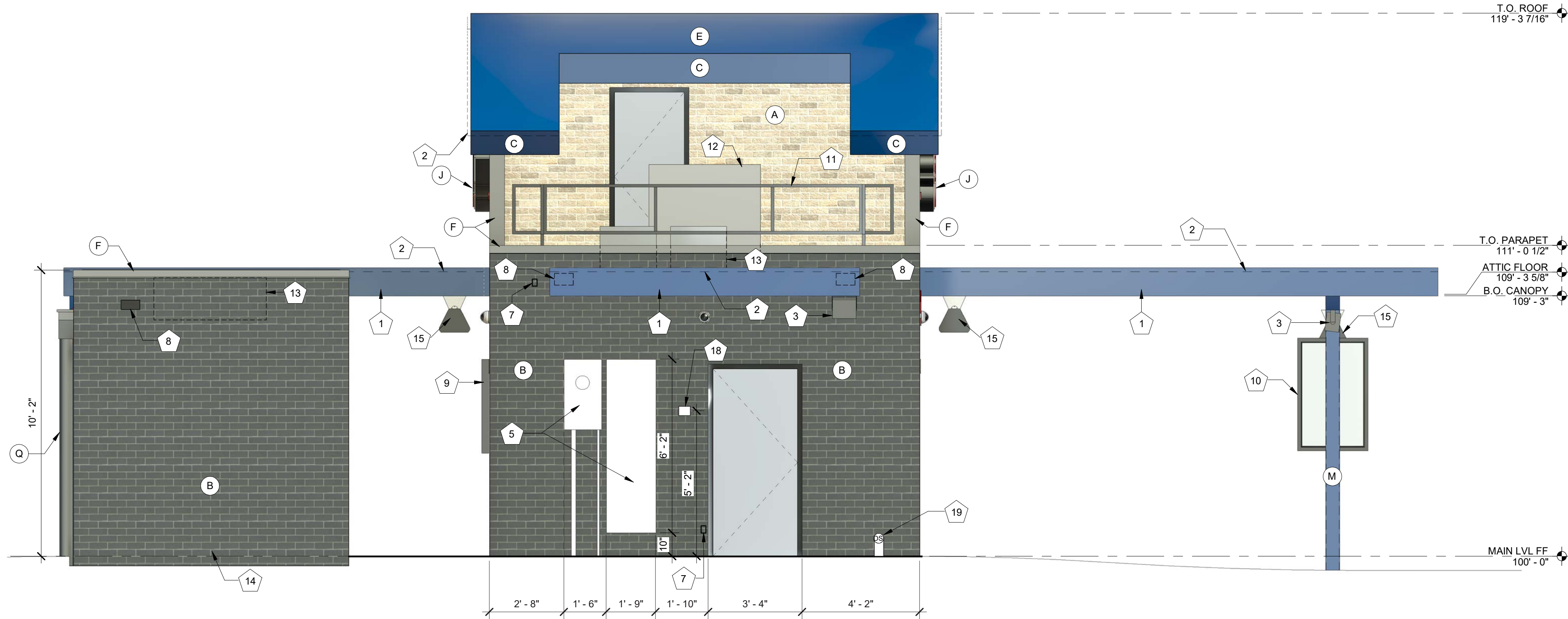




1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES		
NOTE NO.	NOTE TEXT	
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL	
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL	
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN	
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE	
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL	
6	FROST-PROOF FLUSH HOSE BIB	
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL	
8	THROUGH-WALL ROOF SCUPPER; TYP	
9	SURFACE-MOUNTED LIGHTED SIGN BOX	
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY	
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR	
12	HVAC EQUIPMENT	
13	OUTLINE OF MECHANICAL UNIT BEYOND	
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT	
15	CANOPY HEATER	
16	36" COOLER DOOR	
17	COOLER LOCK & CONTROLS	
18	KNOX BOX	
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL	

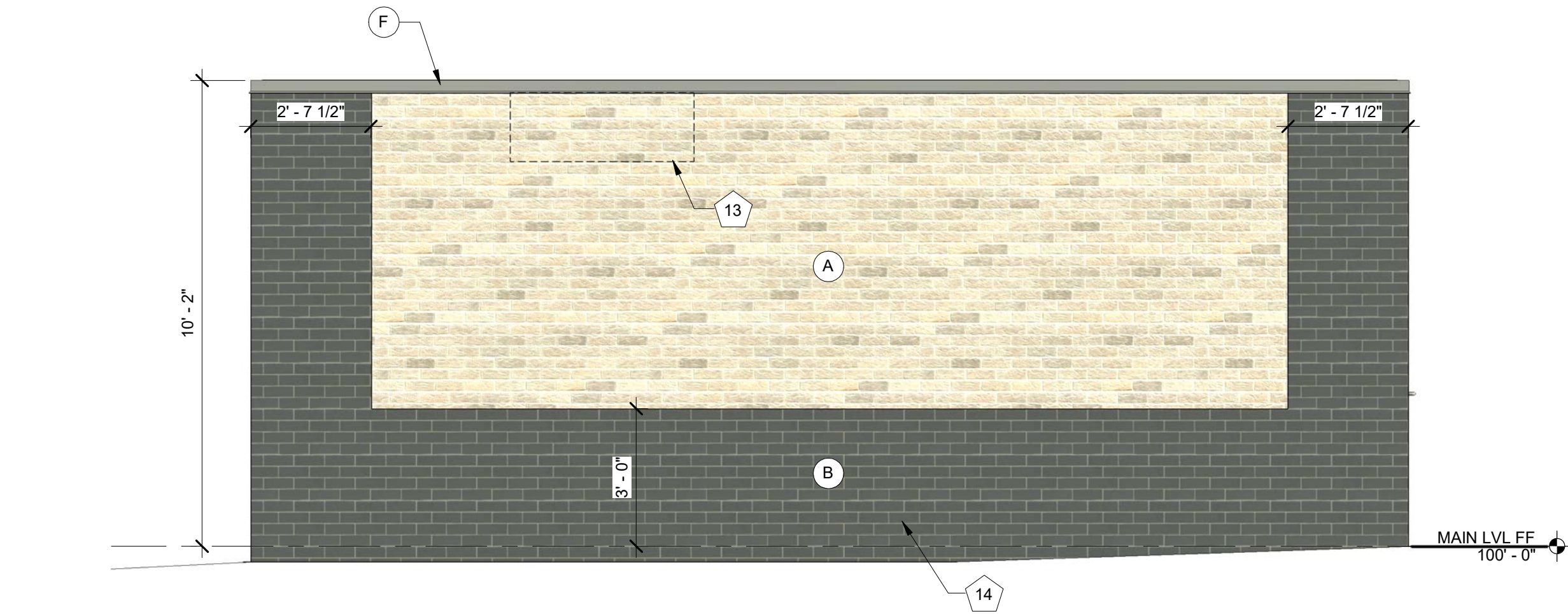
EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL



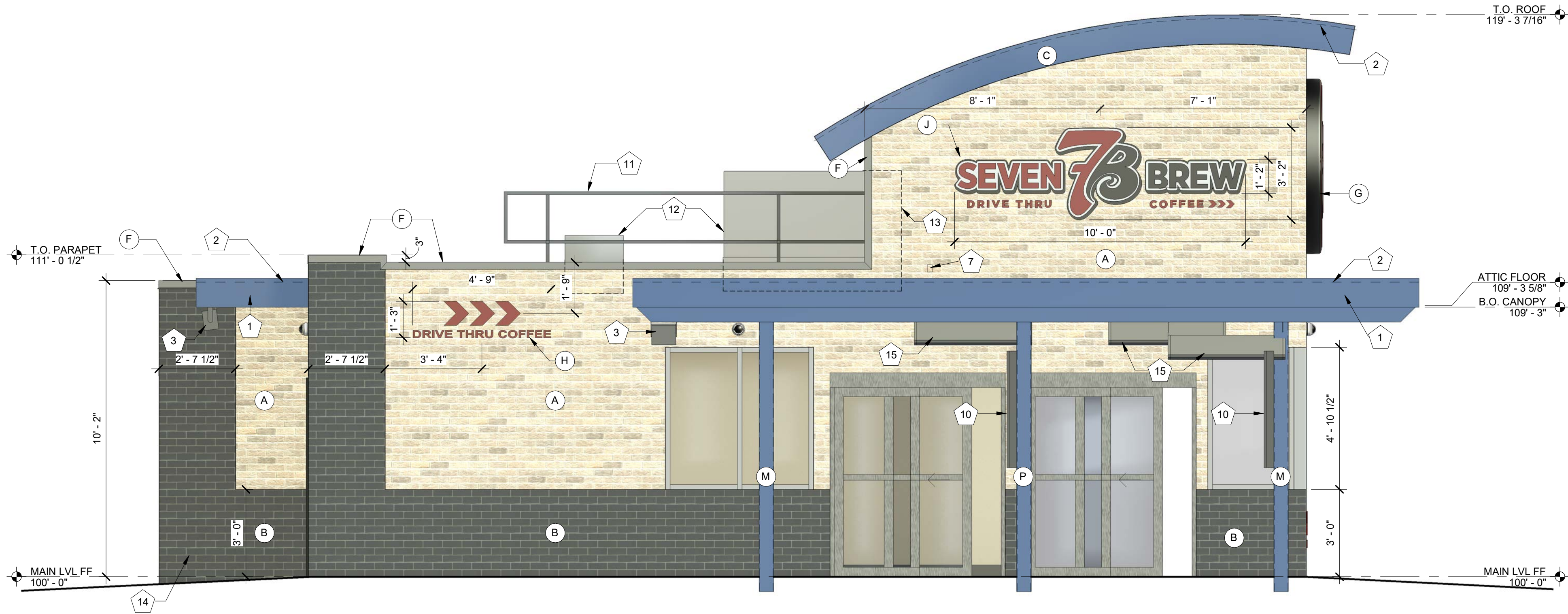
1 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL



3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



1 EXTERIOR ELEVATION - RIGHT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL



2 EXTERIOR ELEVATION - LEFT W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

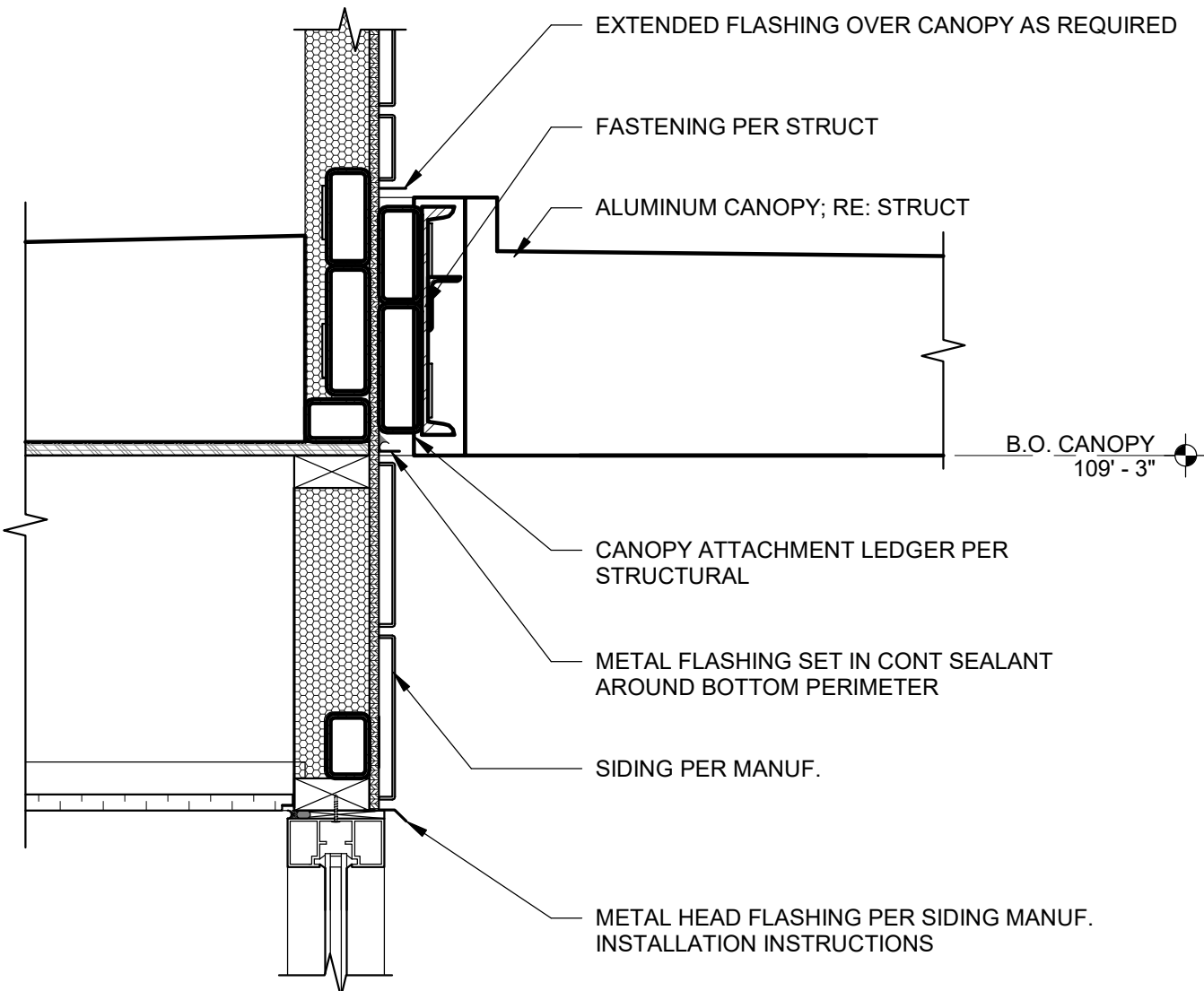
EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
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N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

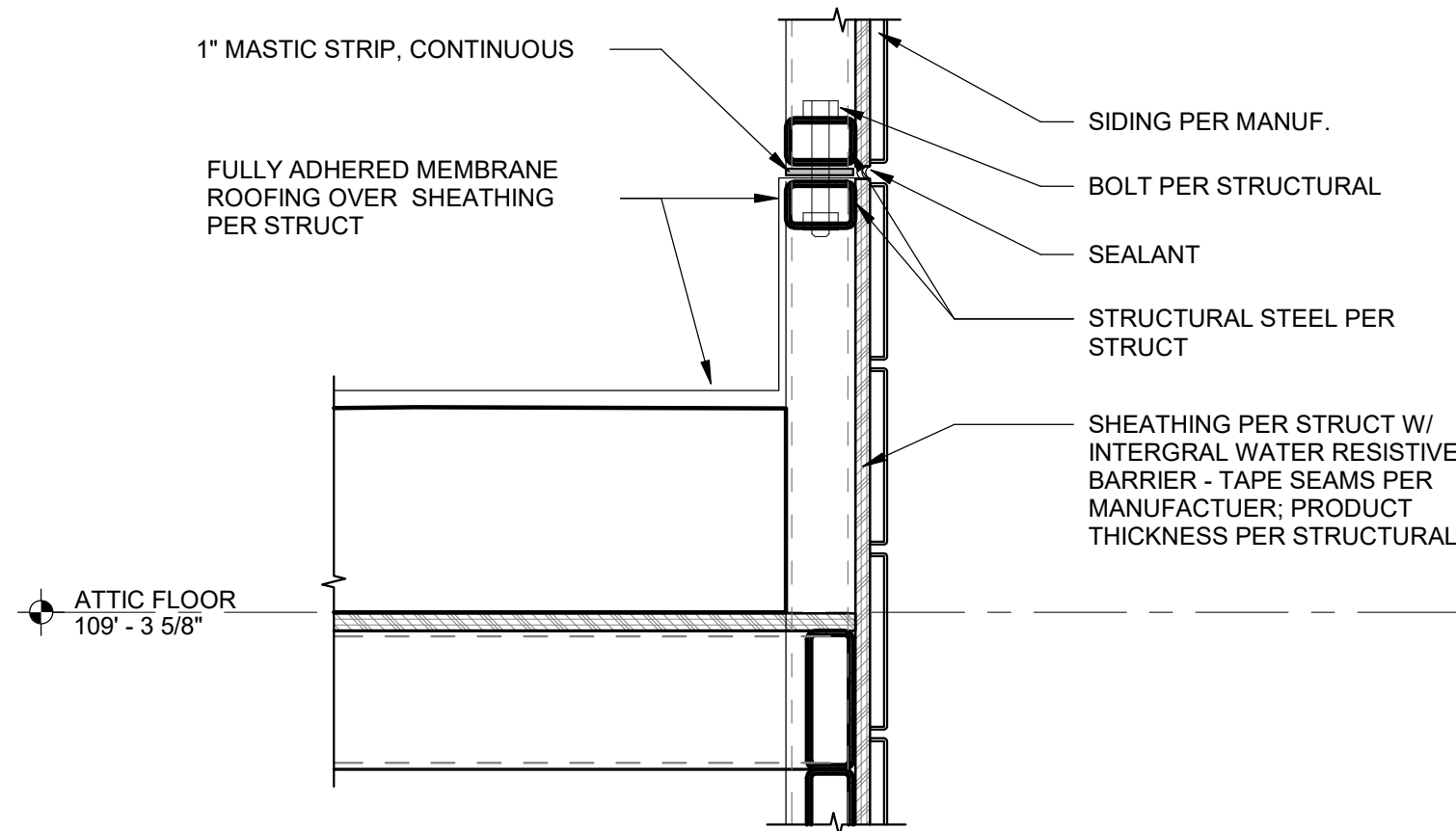
8/29/2024 8:18:59 PM C:\Users\Vanessa\Documents\22.34.01_7Brew_Template_V3.0_Standard_Cooler Beside_vanessaBWH88.rvt

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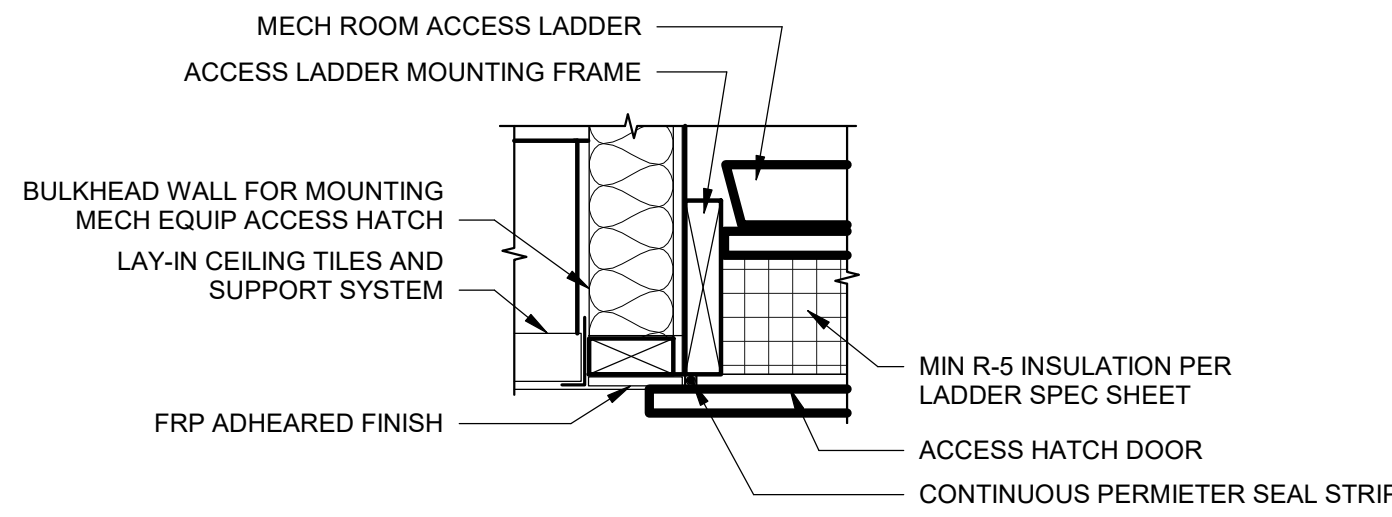
7 Brew Template V3.0



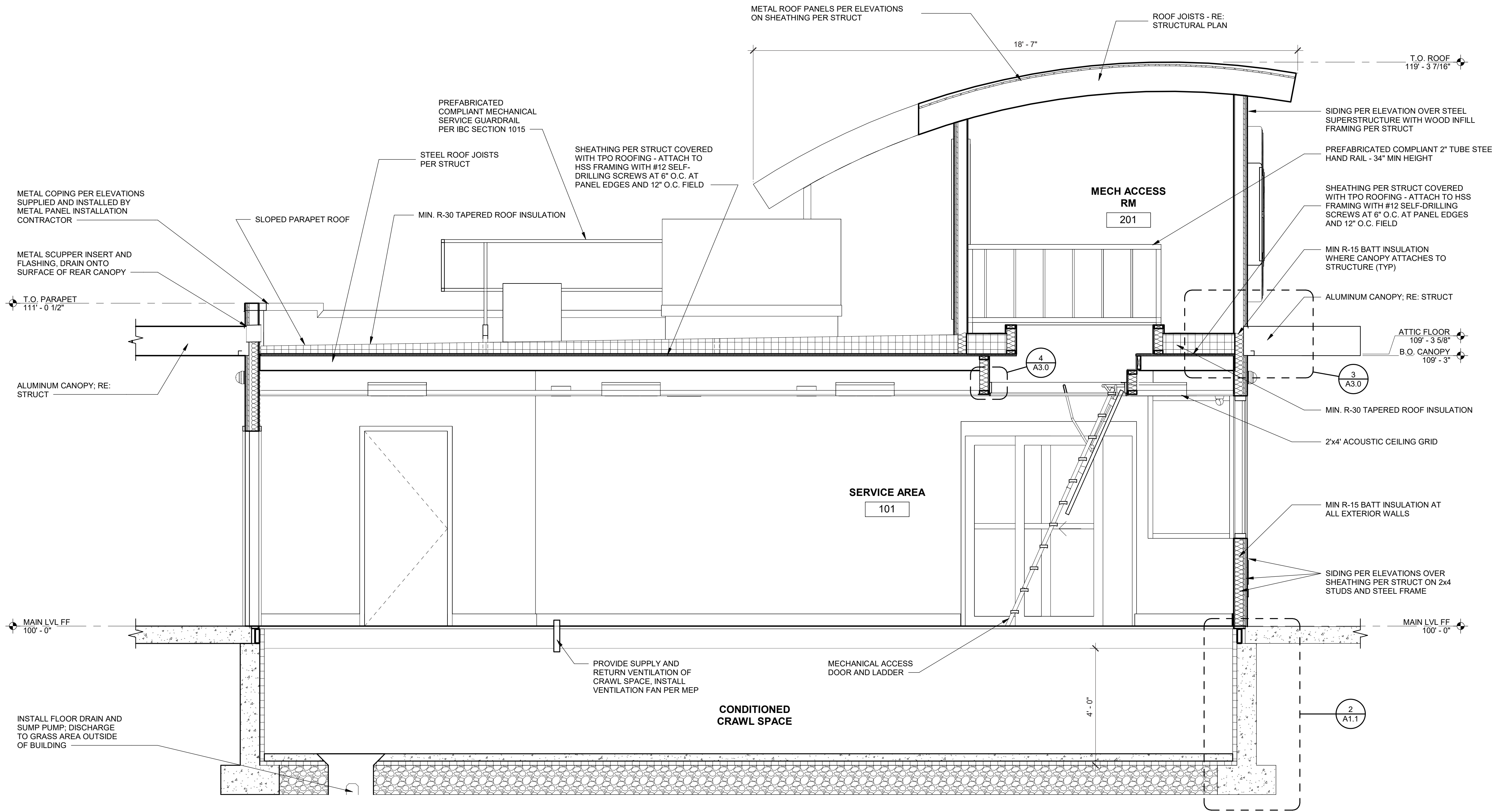
2 CANOPY CONNECTION
1 1/2" = 1'-0"



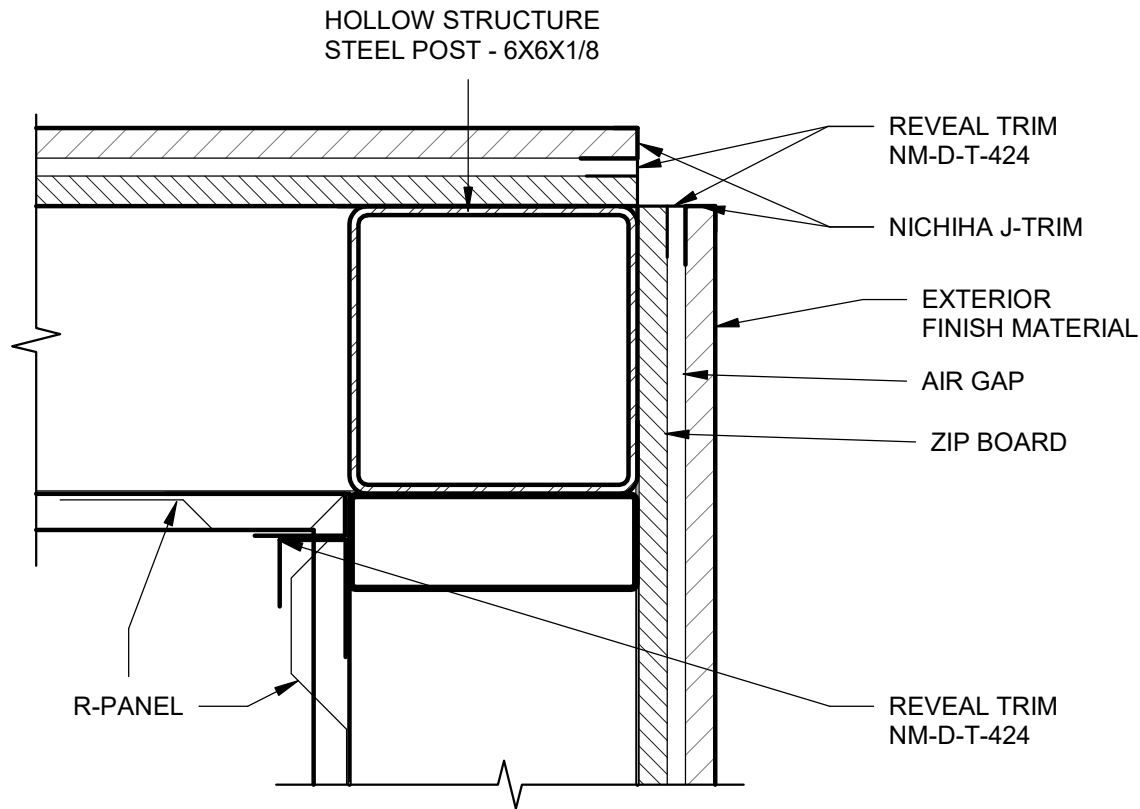
3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



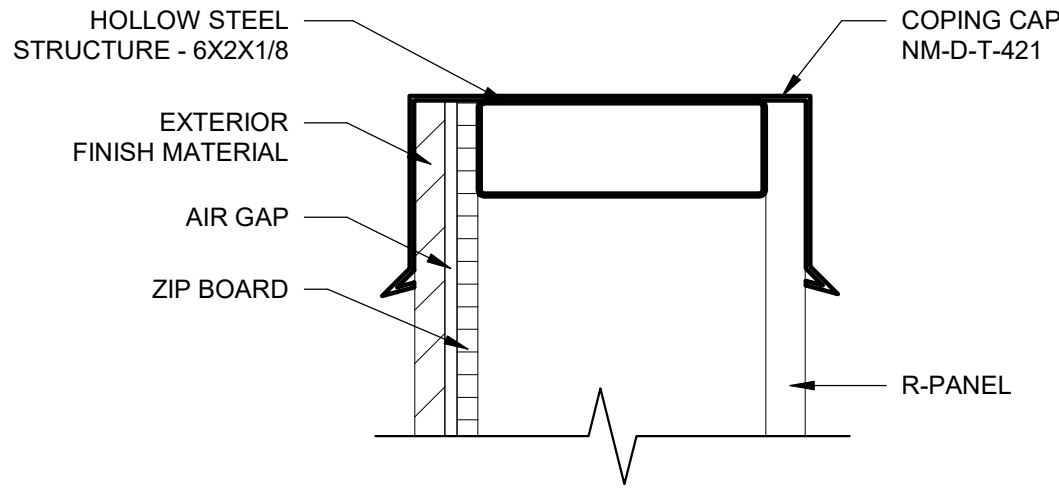
4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



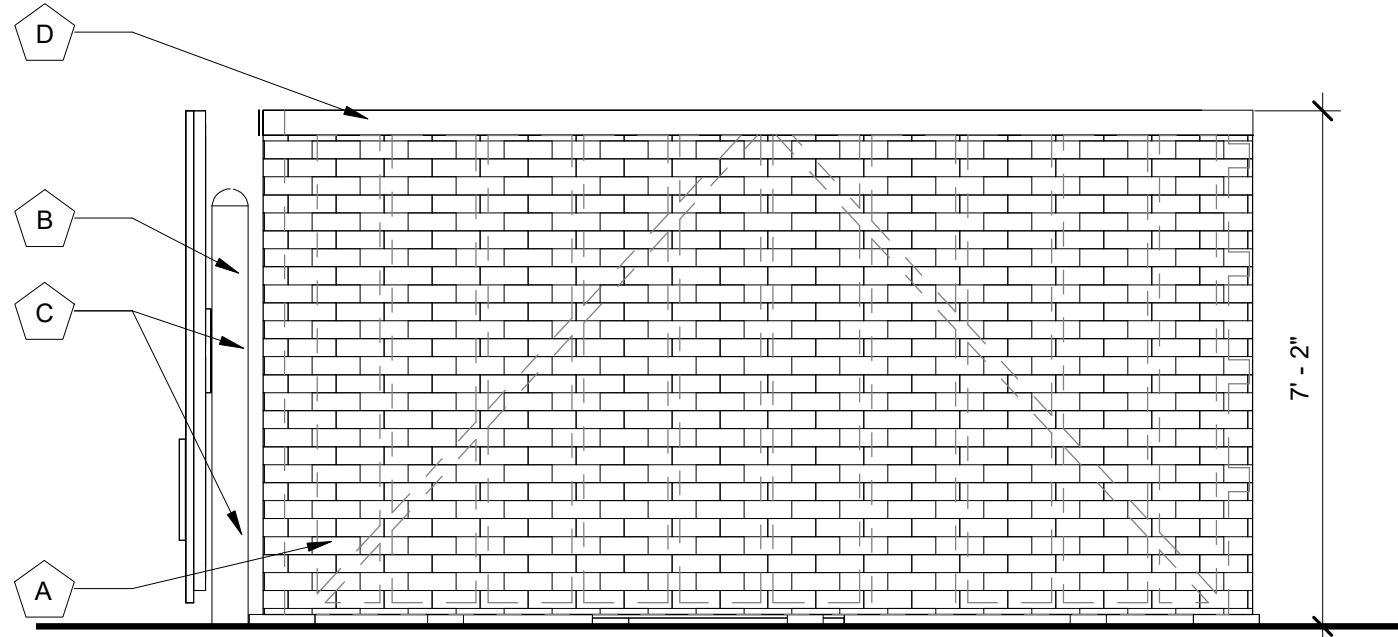
1 BUILDING SECTION
1/2" = 1'-0"



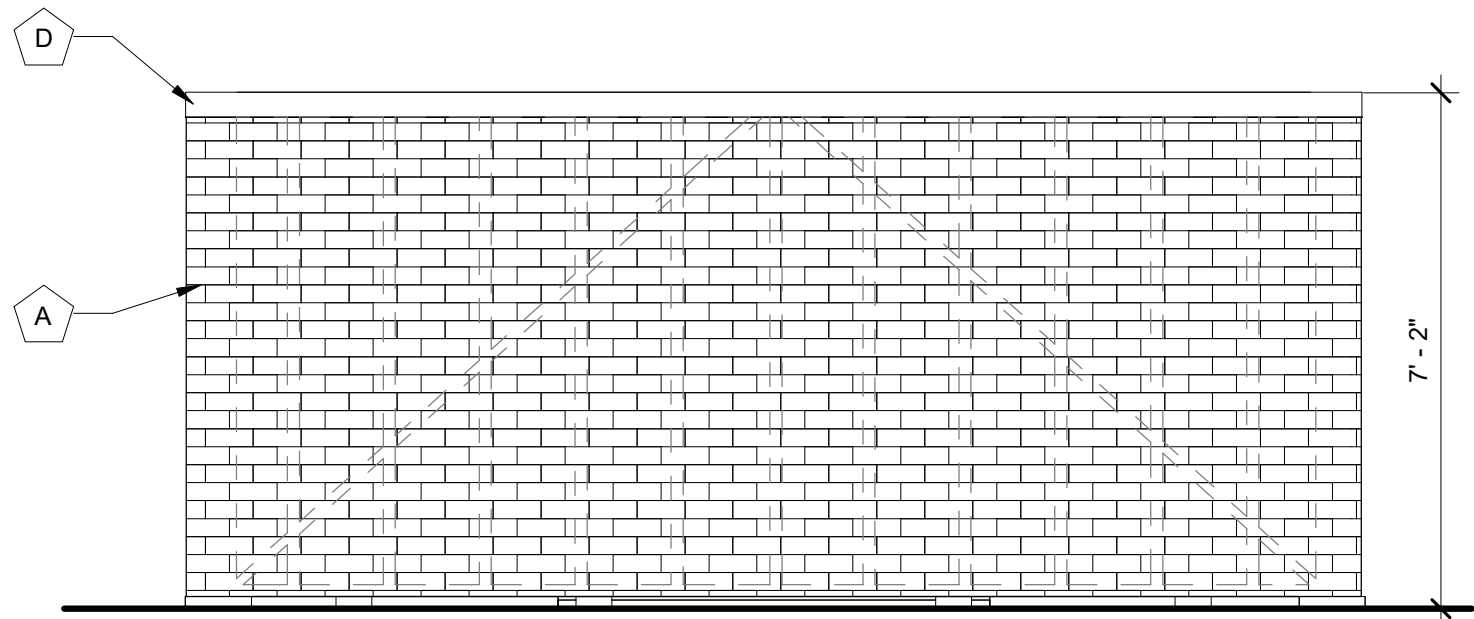
7 CORNER DETAIL
3" = 1'-0"



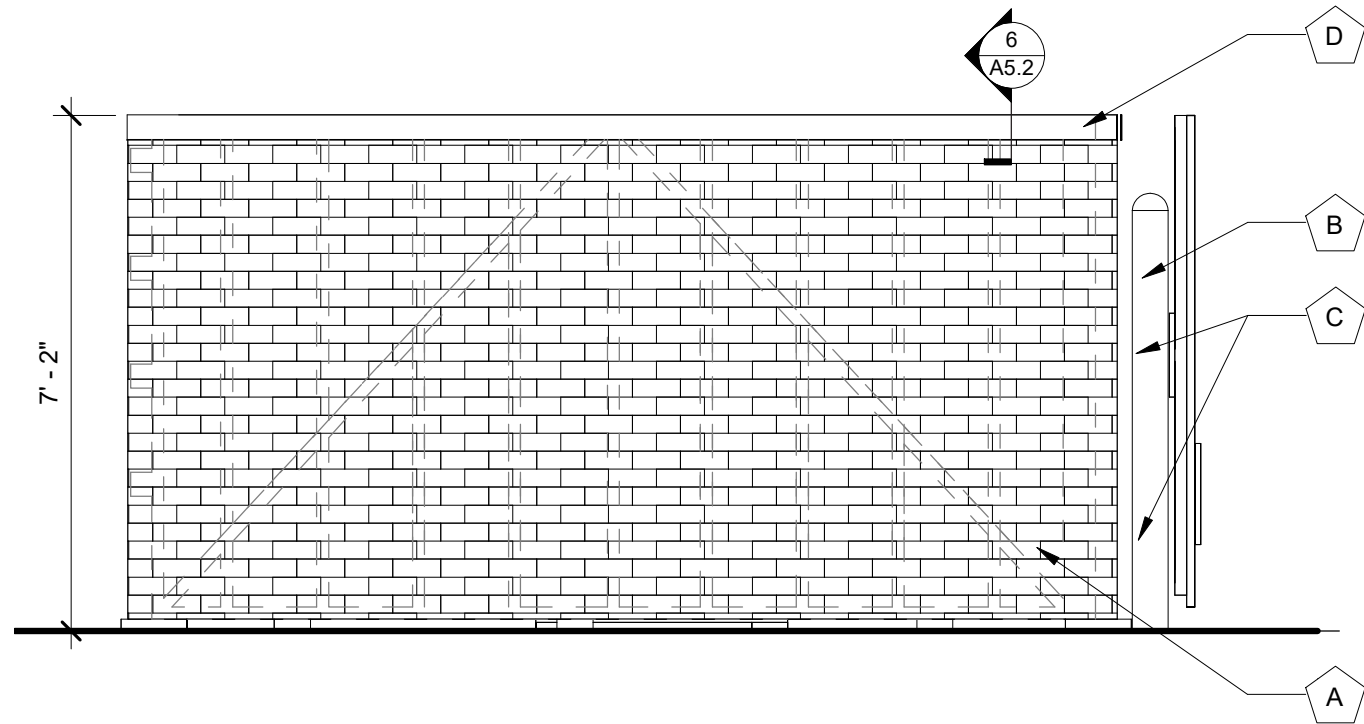
6 TOP COPING DETAIL
3" = 1'-0"



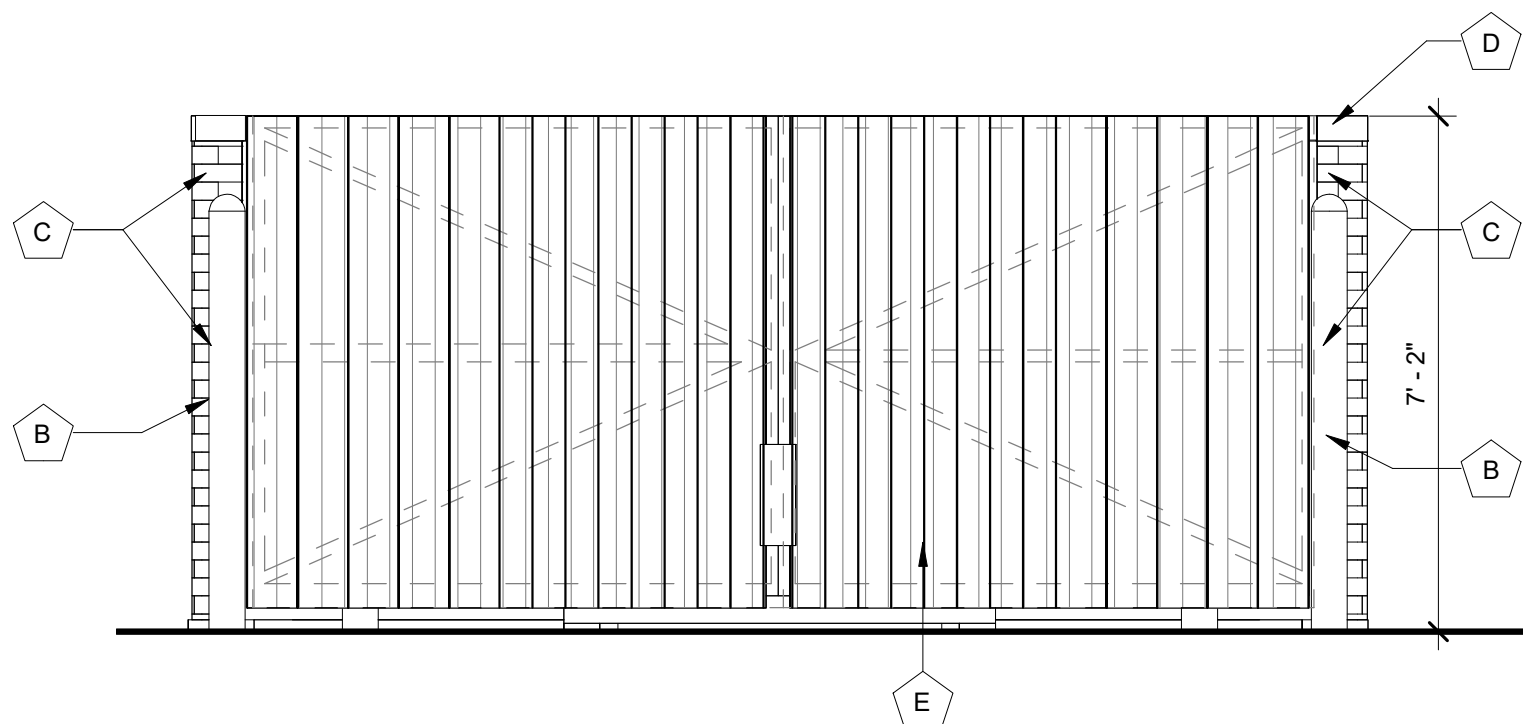
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



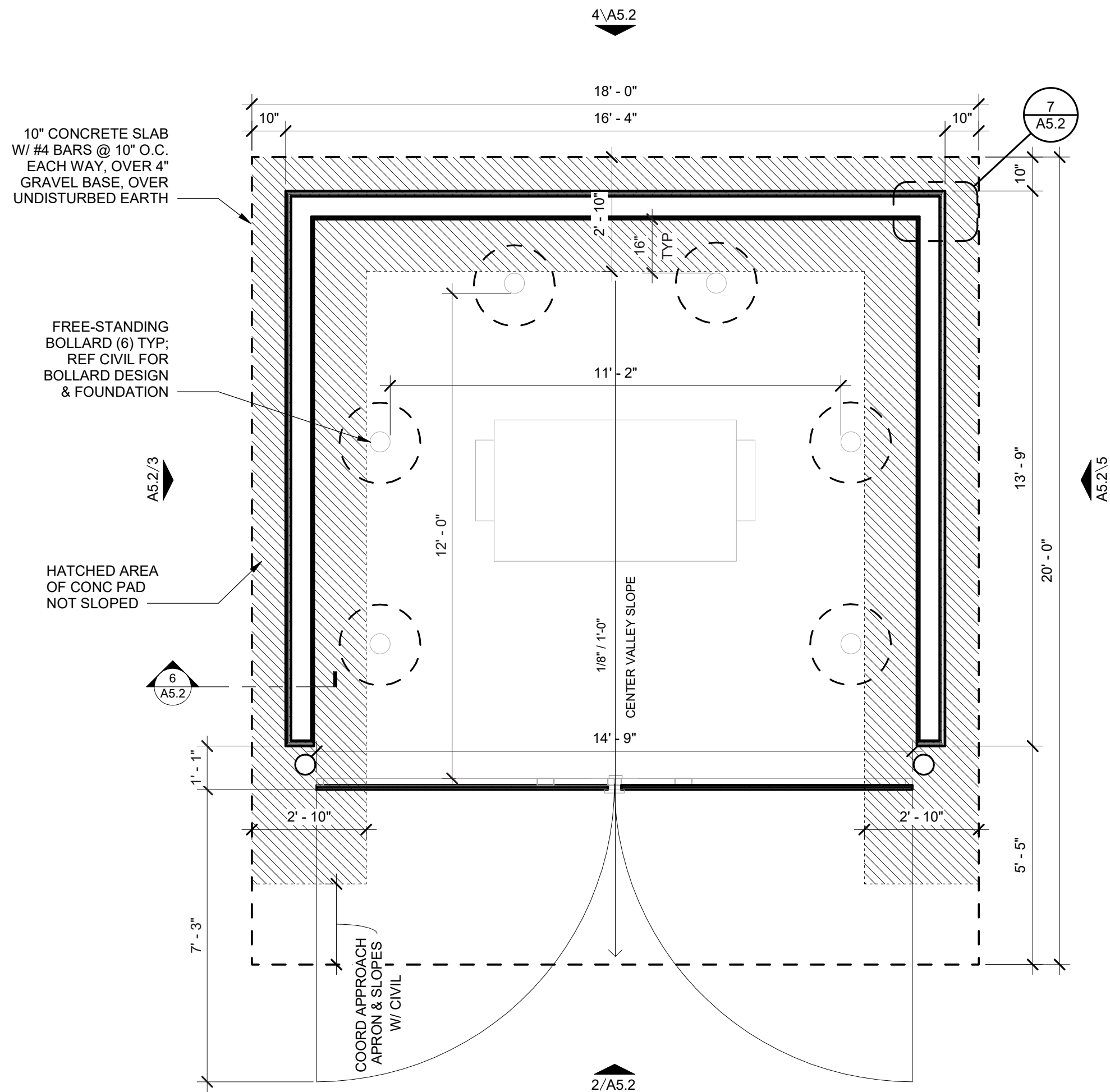
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"



DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

- GENERAL NOTES:**
- a. SITE WORK AND PREPARATION TO BE PERFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
 - b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
 - c. STRUCTURE DASHED BEYOND FOR REFERENCE.

7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

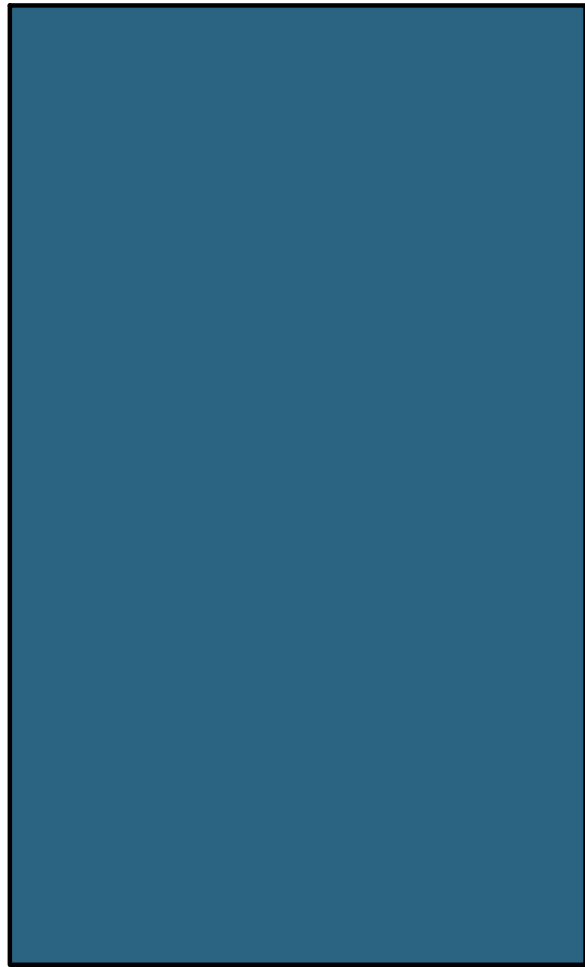
NATIONAL MODULAR MANUFACTURING

VARIOUS LOCATIONS

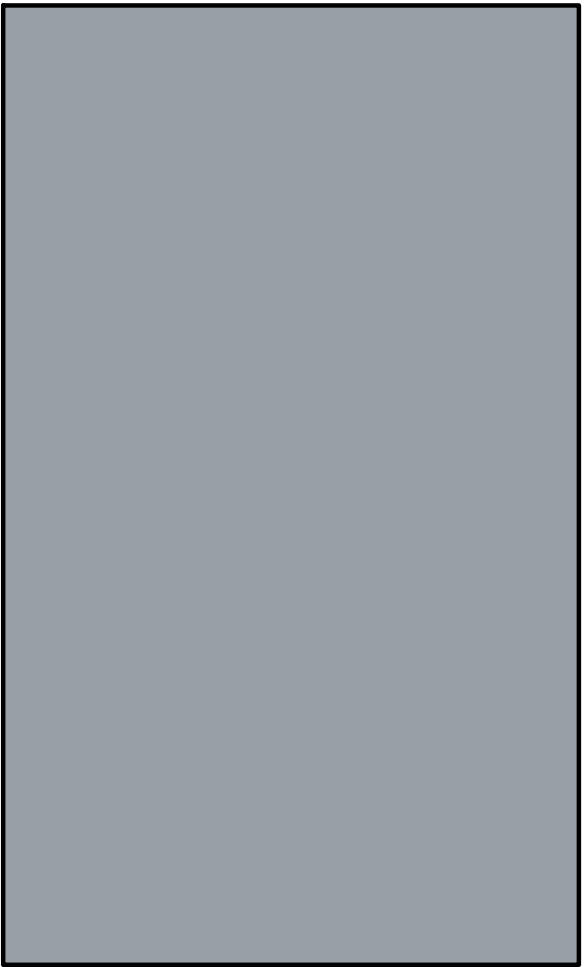
REVISIONS		
No.	Description	Date

Sheet issue date:
08/29/2024
project no.:
22.34.01
sheet contents:
TRASH ENCLOSURE

sheet no.:
A5.2



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
08/29/2024

**MATERIAL COLOR
BOARD**



22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
08/29/2024

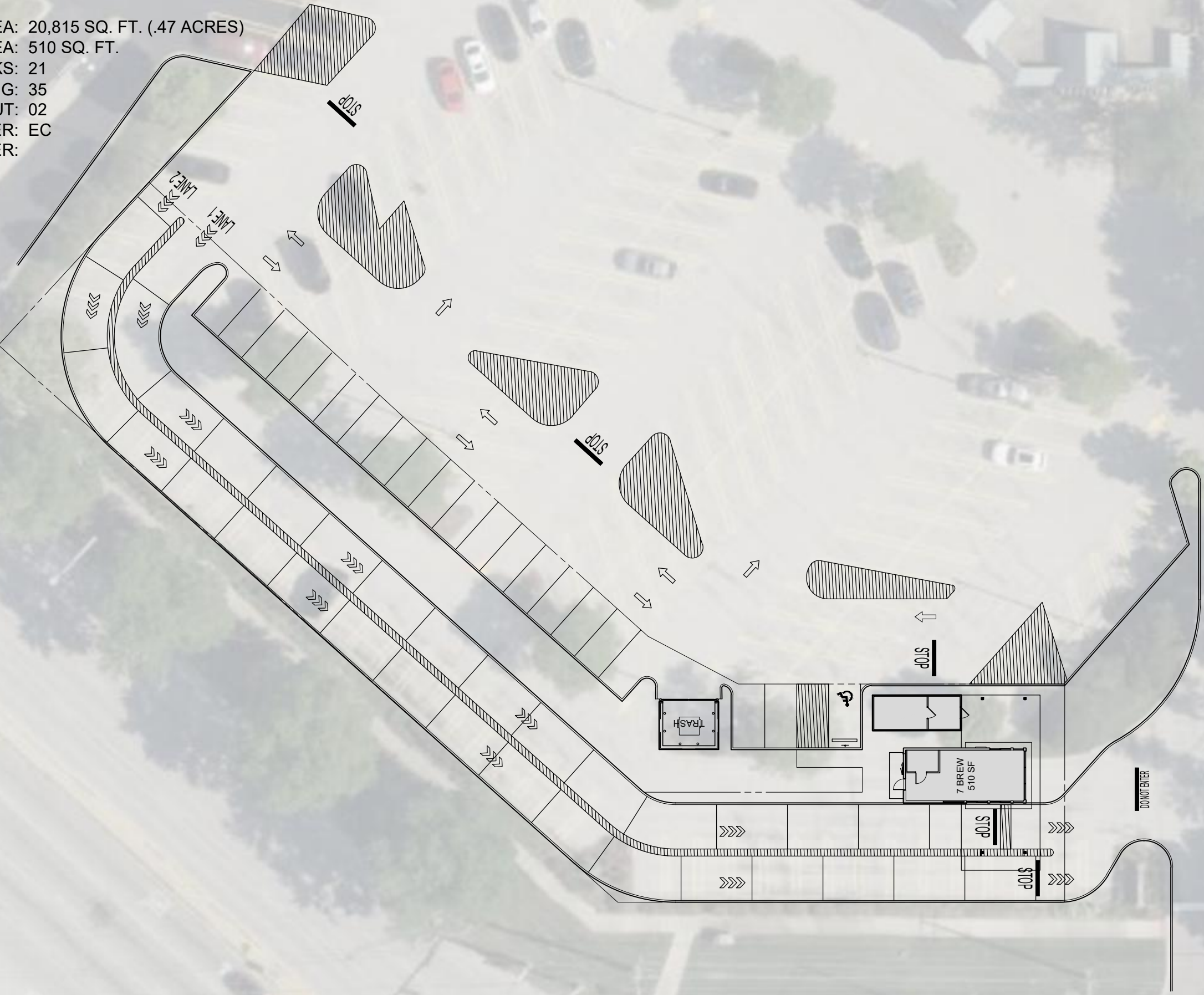
RENDERINGS

PRELIMINARY SITE PLAN
7 BREW COFFEE

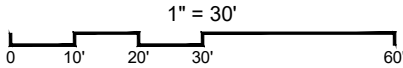
PROPERTY AREA: 20,815 SQ. FT. (.47 ACRES)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 21
STACKING: 35
LAYOUT: 02
DESIGNER: EC
OWNER:



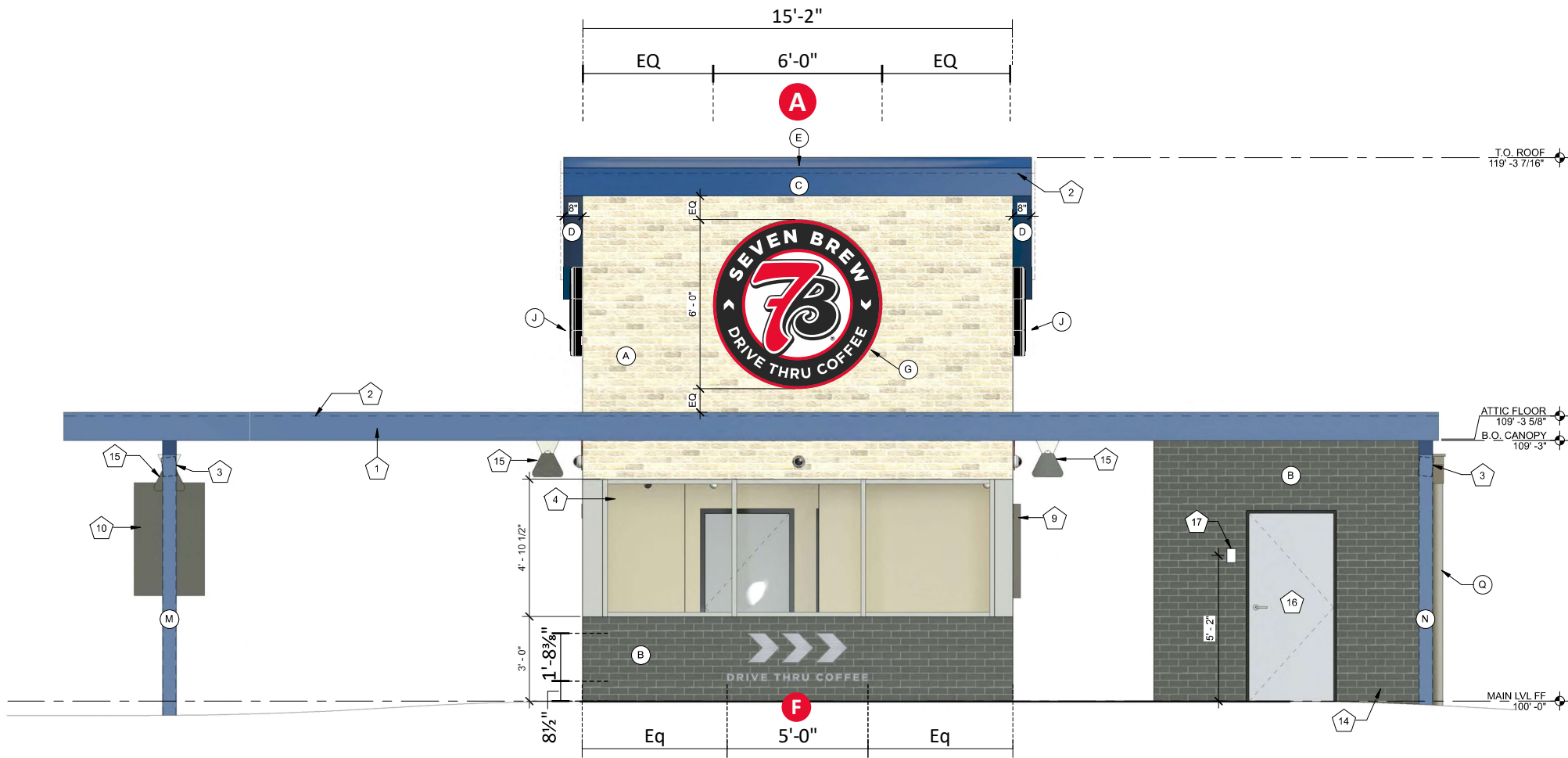
CONCEPTUAL SITE PLAN IS PREPARED
FOR PRELIMINARY TEST FIT PURPOSES
ONLY AND SHALL NOT BE USED FOR
CONSTRUCTION.



440 E RAND RD
ARLINGTON, ILLINOIS



CONCEPTUAL SITE PLAN



EXTERIOR FRONT ELEVATION SCALE: 3/16" = 1'-0"

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

Scale:

Revision Notes	
r1-AC-2/1/23	r2-AC-2/8/23
r3-AC-2/13/23	r4-TS-3/2/23
r5-KMc-3/9/23	r6-KMc-4/12/23
r7-AC-5/15/23	r8-AC-5/25/23
r9-KMc-6/7/23	r10-AC-6/9/23
r11-RMS-7/10/23	r12-KMc-7/20/23
r13-TS-8/21/23: 10pt. & Decimal	
r14-MAB-8/29/23: Updates per APV answers	
r15-AC-11/20/23: Add Monument opt.	
r16-MAB-11/30/23: B.4 opt's	
r17-AC-12/22/23: Upd A.1-4	
r18-MAB-2/5/24: B1-3 FCO size	
r19-MR-2/26/24: Add 4 new Banners	
r20-AC-3/4/24: Upd A.1-3 descript.	
r21-KMc-4/2/24: Revert back to 8x8 D/F Pylon Sign cabinets w/ retainers	
r22-JMc-4/19/24: Add Mon. design	
r23XX-MAB-11/19/24: Signs A-C mfr. option for formed polycarb. cabinet	
r24XX-MAB-11/21/24: Change A-C mfr. opt. from polycarb. cabinet to alum.	
r25-MAB-1/2/25: Omit Signs A-C polycarbonate backs option	
R26-AC-8/28/25: upd color/branding	

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

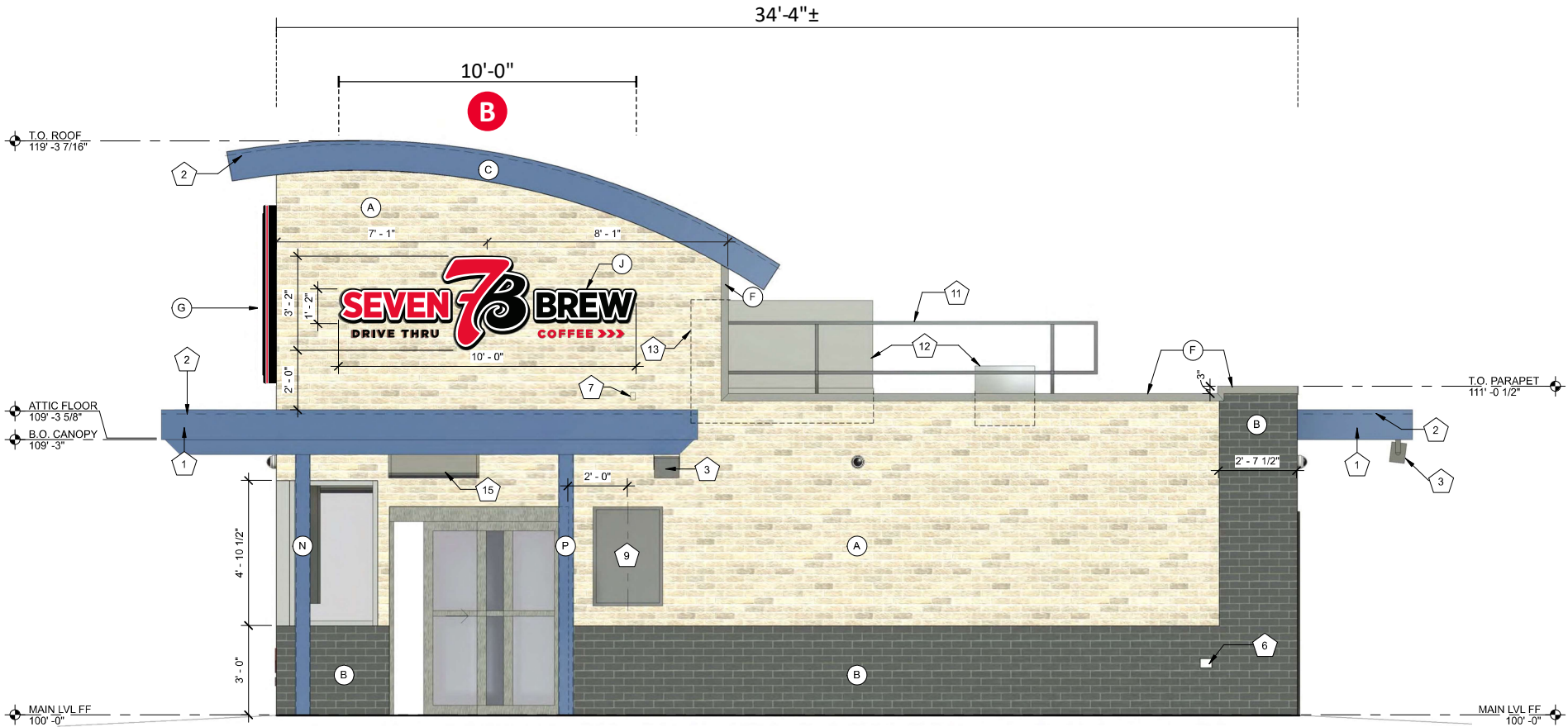
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EXTERIOR LEFT ELEVATION

SCALE: 3/16" = 1'-0"

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

Scale:

Revision Notes

- r1-AC-2/1/23
- r2-AC-2/8/23
- r3-AC-2/13/23
- r4-TS-3/2/23
- r5-KMc-3/9/23
- r6-KMc-4/12/23
- r7-AC-5/15/23
- r8-AC-5/25/23
- r9-KMc-6/7/23
- r10-AC-6/9/23
- r11-RMS-7/10/23
- r12-KMc-7/20/23
- r13-TS-8/21/23: 10pt. & Decimal
- r14-MAB-8/29/23: Updates per APV answers
- r15-AC-11/20/23: Add Monument opt.
- r16-MAB-11/30/23: B.4 opt's
- r17-AC-12/22/23: Upd A.1-4
- r18-MAB-2/5/24: B1-3 FCO size
- r19-MR-2/26/24: Add 4 new Banners
- r20-AC-3/4/24: Upd A.1-3 descript.
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- r22-JMc-4/19/24: Add Mon. design
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- r24XX-MAB-11/21/24: Change A-C mfr. opt. from polycarb. cabinet to alum.
- r25-MAB-1/2/25: Omit Signs A-C polycarbonate backs option
- R26-AC-8/28/25: upd color/branding

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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7 BREW DRIVE THRU - STANDARD with COOLER *BESIDE*



SCALE: 3/16" = 1'-0"

Project ID
419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

Scale:

Revision Notes

- r1-AC-2/1/23
- r2-AC-2/8/23
- r3-AC-2/13/23
- r4-TS-3/2/23
- r5-KMc-3/9/23
- r6-KMc-4/12/23
- r7-AC-5/15/23
- r8-AC-5/25/23
- r9-KMc-6/7/23
- r10-AC-6/9/23
- r11-RMS-7/10/23
- r12-KMc-7/20/23
- r13-TS-8/21/23: 10pt. & Decimal
- r14-MAB-8/29/23: Updates per APV answers
- r15-AC-11/20/23: Add Monument opt.
- r16-MAB-11/30/23: B.4 opt's
- r17-AC-12/22/23: Upd A.1-4
- r18-MAB-2/5/24: B1-3 FCO size
- r19-MR-2/26/24: Add 4 new Banners
- r20-AC-3/4/24: Upd A.1-3 descript.
- r21-KMc-4/2/24: Revert back to 8x8 D/F Pylon Sign cabinets w/ retainers
- r22-JMc-4/19/24: Add Mon. design
- r23XX-MAB-11/19/24: Signs A-C mfr. option for formed polycarb. cabinet
- r24XX-MAB-11/21/24: Change A-C mfr. opt. from polycarb. cabinet to alum.
- r25-MAB-1/2/25: Omit Signs A-C polycarbonate backs option
- R26-AC-8/28/25: upd color/branding

Information Required for Production

Customer Approval

Signature _____

MM/DD/YYYY

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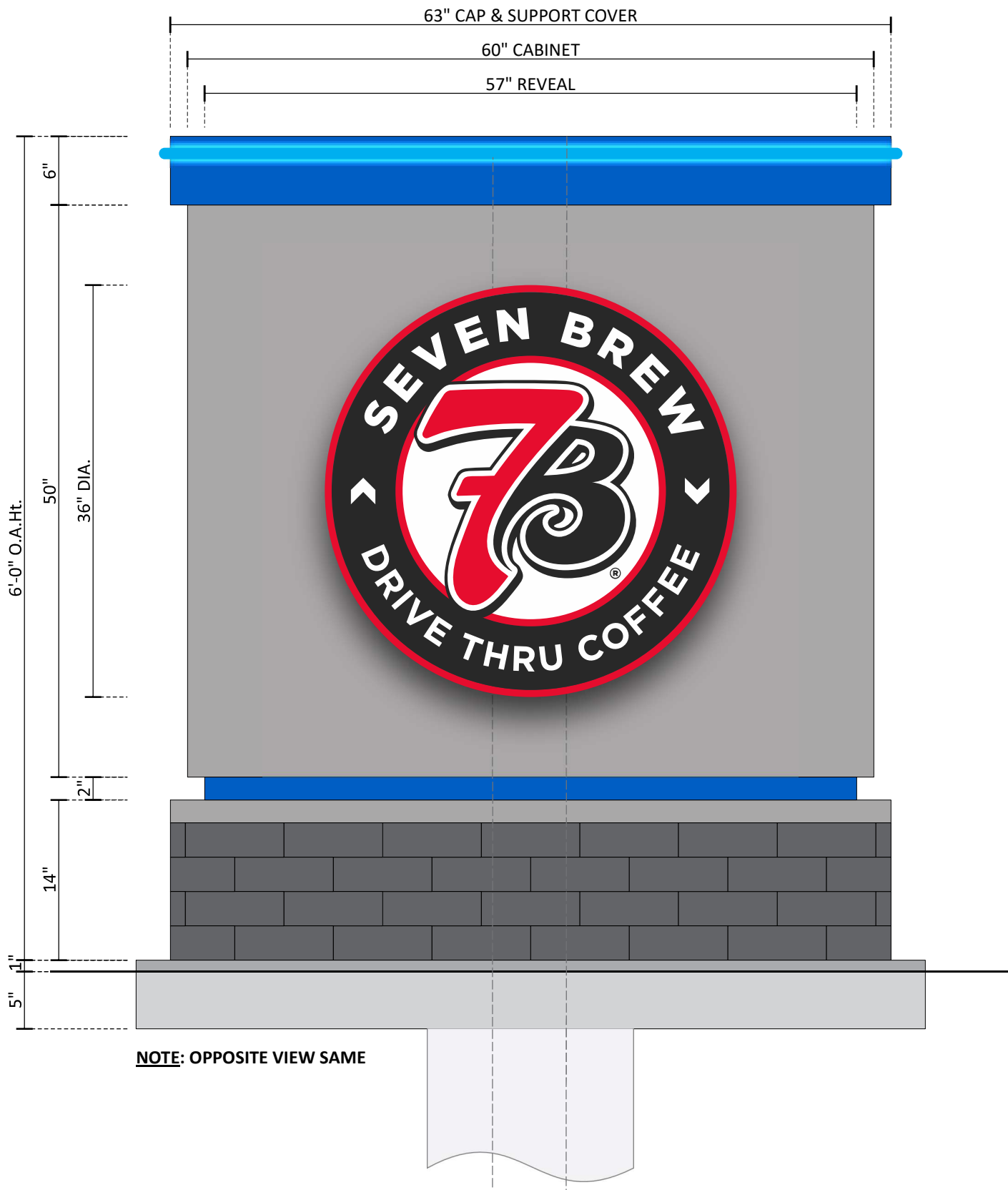
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7 BREW DRIVE THRU - STANDARD with COOLER *BESIDE*



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METAL COPING & REVEAL PAINTED BLUE - SEE COLOR KEY

BLUE TETRA CONTOUR GEN 2 SIDE BEND LED ACCENT LIGHTING MOUNTED TO TOPPER

FABRICATED ALUMINUM SIGN CABINET PAINTED TO MATCH PANTONE COOL GRAY 6 C

3" DEEP ILLUMINATED LOGO MEDALLION - FORMED & EMBOSSED FACE w/ LOGO TO MATCH COLOR KEY - INTERNALLY-ILLUMINATED w/ WHITE LED's - WEEP HOLES AT LOW POINTS OF LETTERS - FLUSH-MOUNTED TO MONUMENT FACES

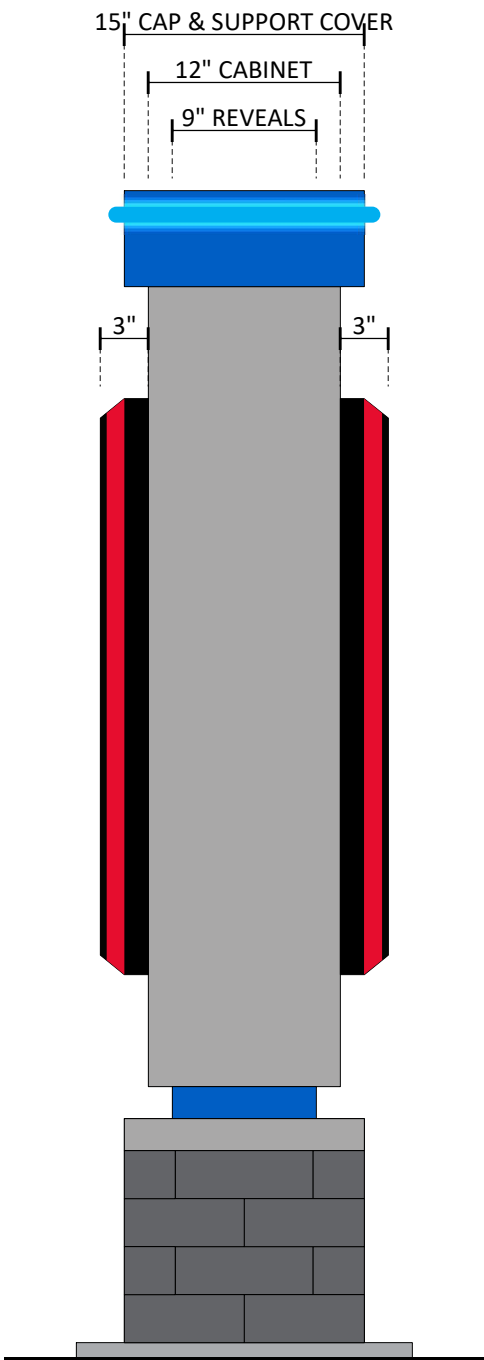
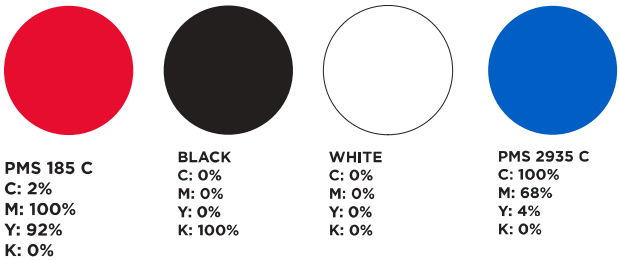
BRICK BASE w/ METAL CAP TO MATCH GC EXTERIOR BRICK FACADE **(BY INSTALLER)**

6" MOW PAD 1" ABOVE GRADE @ 3" PERIMETER

CONCRETE PIER-TYPE FOUNDATION w/ STEEL PIPE SUPPORTS AS REQUIRED PER ENGINEERING TO WITHSTAND NATIVE CONDITIONS & WIND LOAD, CODE ETC.

SUB-GRADE ELECTRICAL SERVICE REQUIRED BY GC /CUSTOMER'S ELECTRICIAN PRIOR TO INSTALLATION

BRAND COLORS



NOTE: OPPOSITE VIEW SAME

END VIEW

OPT B.6



D/F MONUMENT SIGN - 6'-0" O.A.Ht.
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 1" = 1'-0"

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

D/F MONUMENT OPT.6

Scale: 1" = 1'-0"

Revision Notes

r1-AC-2/1/23 r2-AC-2/8/23
r3-AC-2/13/23 r4-TS-3/2/23
r5-KMc-3/9/23 r6-KMc-4/12/23
r7-AC-5/15/23 r8-AC-5/25/23
r9-KMc-6/7/23 r10-AC-6/9/23
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r20-AC-3/4/24: Upd A.1-3 descript.
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R26-AC-8/28/25: upd color/branding

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

FRONT ELEVATION

Scale: 3/16" = 1'-0"

Revision Notes

- r1-AC-2/1/23

r2-AC-2/8/23
- r3-AC-2/13/23

r4-TS-3/2/23
- r5-KMc-3/9/23

r6-KMc-4/12/23
- r7-AC-5/15/23

r8-AC-5/25/23
- r9-KMc-6/7/23

r10-AC-6/9/23
- r11-RMS-7/10/23

r12-KMc-7/20/23
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- R26-AC-8/28/25: upd color/branding

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

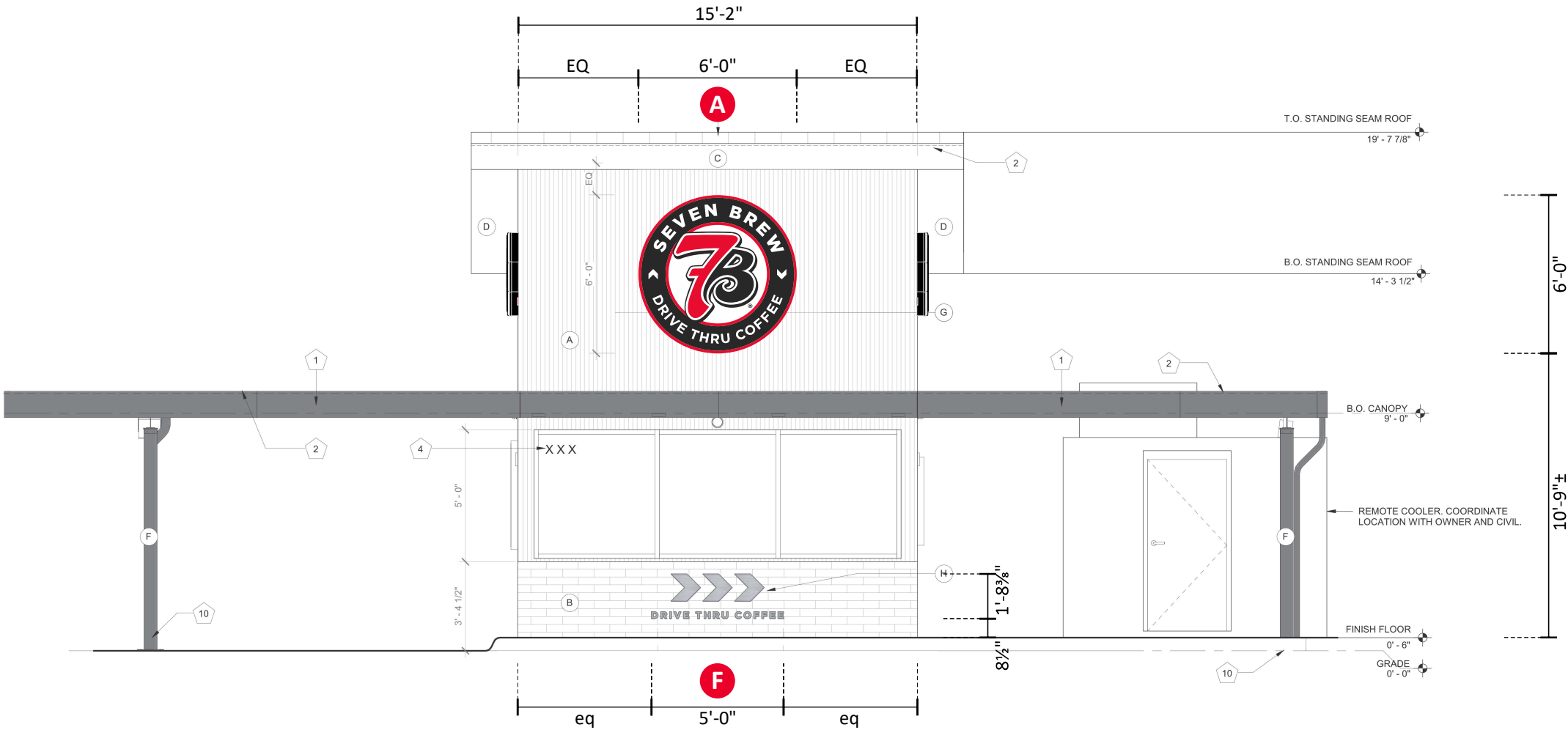
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FRONT ELEVATION (TYPICAL) SCALE: 3/16" = 1'-0"

- r1-AC-2/1/23r2-AC-2/8/23
- r3-AC-2/13/23r4-TS-3/2/23
- r5-KMc-3/9/23r6-KMc-4/12/23
- r7-AC-5/15/23r8-AC-5/25/23
- r9-KMc-6/7/23r10-AC-6/9/23
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Signature

MM/DD/YYYY

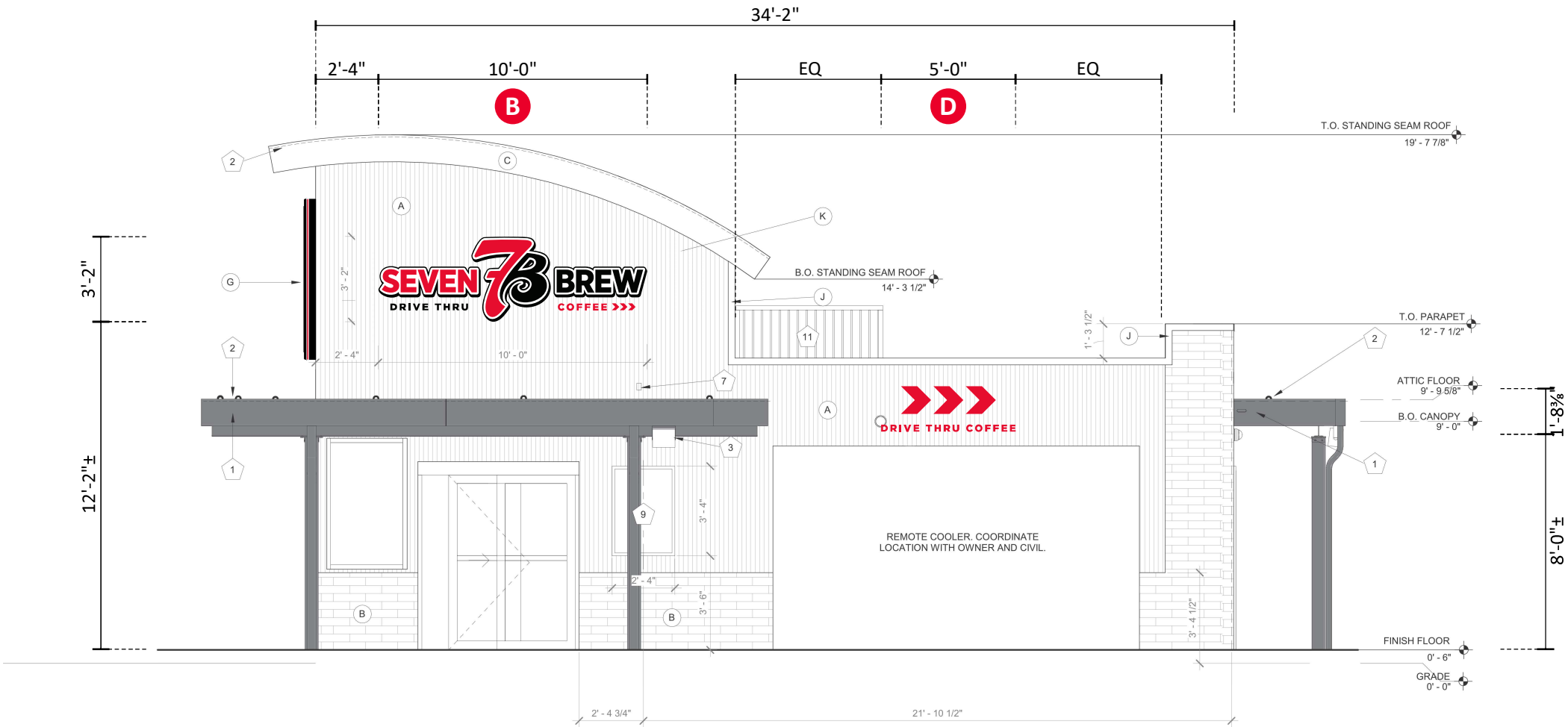
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SIDE ELEVATION (TYPICAL)

SCALE: 3/16" = 1'-0"

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

DRIVE THRU ELEVATION

Scale: 3/16" = 1'-0"

Revision Notes

- r1-AC-2/1/23

r2-AC-2/8/23
- r3-AC-2/13/23

r4-TS-3/2/23
- r5-KMc-3/9/23

r6-KMc-4/12/23
- r7-AC-5/15/23

r8-AC-5/25/23
- r9-KMc-6/7/23

r10-AC-6/9/23
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- R26-AC-8/28/25: upd color/branding

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

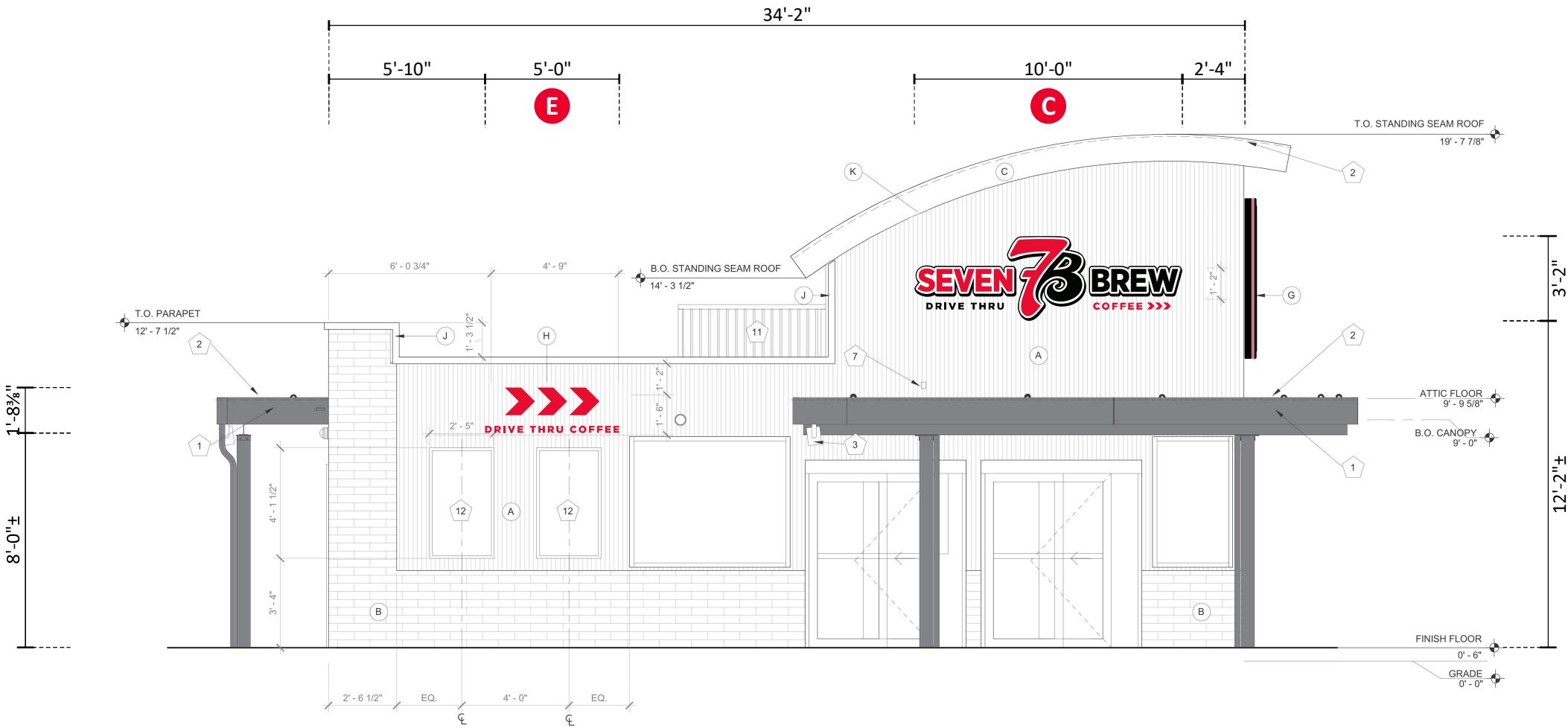
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DRIVE THRU ELEVATION (TYPICAL)

SCALE: 3/16" = 1'-0"



PERIMETER COPY, ARROWS & “7B”
TO BE EMBOSSED ADD’L 1/4"

A S/F ILLUMINATED MEDALLION SIGN SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

4" DEEP FABRICATED ALUMINUM SIGN CABINET -
RETURNS & BACKS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
WHITE CIRCLE AREA TO BE DEBOSSD AROUND
“7B” LOGO & COPY

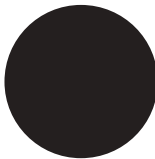
INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED’s - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA
w/ NON-CORROSIVE HARDWARE AS REQ'D -
BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION

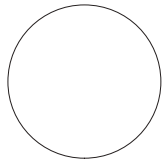
BRAND COLORS



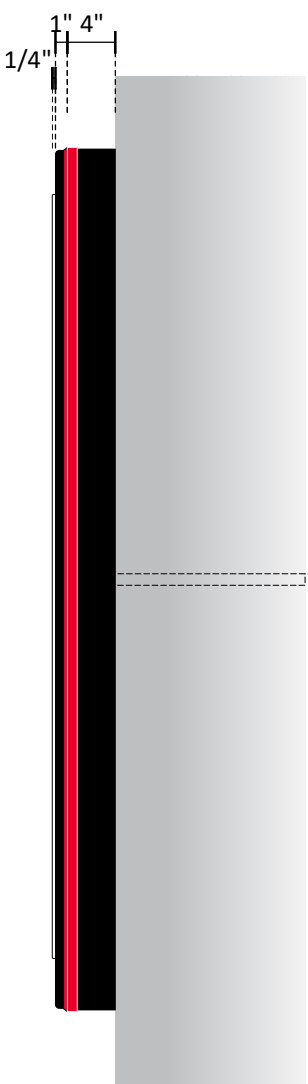
PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%



END VIEW

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

A: LOGO MEDALLION

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

Revision Notes	
r1-AC-2/1/23	r2-AC-2/8/23
r3-AC-2/13/23	r4-TS-3/2/23
r5-KMc-3/9/23	r6-KMc-4/12/23
r7-AC-5/15/23	r8-AC-5/25/23
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r25-MAB-1/2/25: Omit Signs A-C polycarbonate backs option	
R26-AC-8/28/25: upd color/branding	

Information Required
for Production

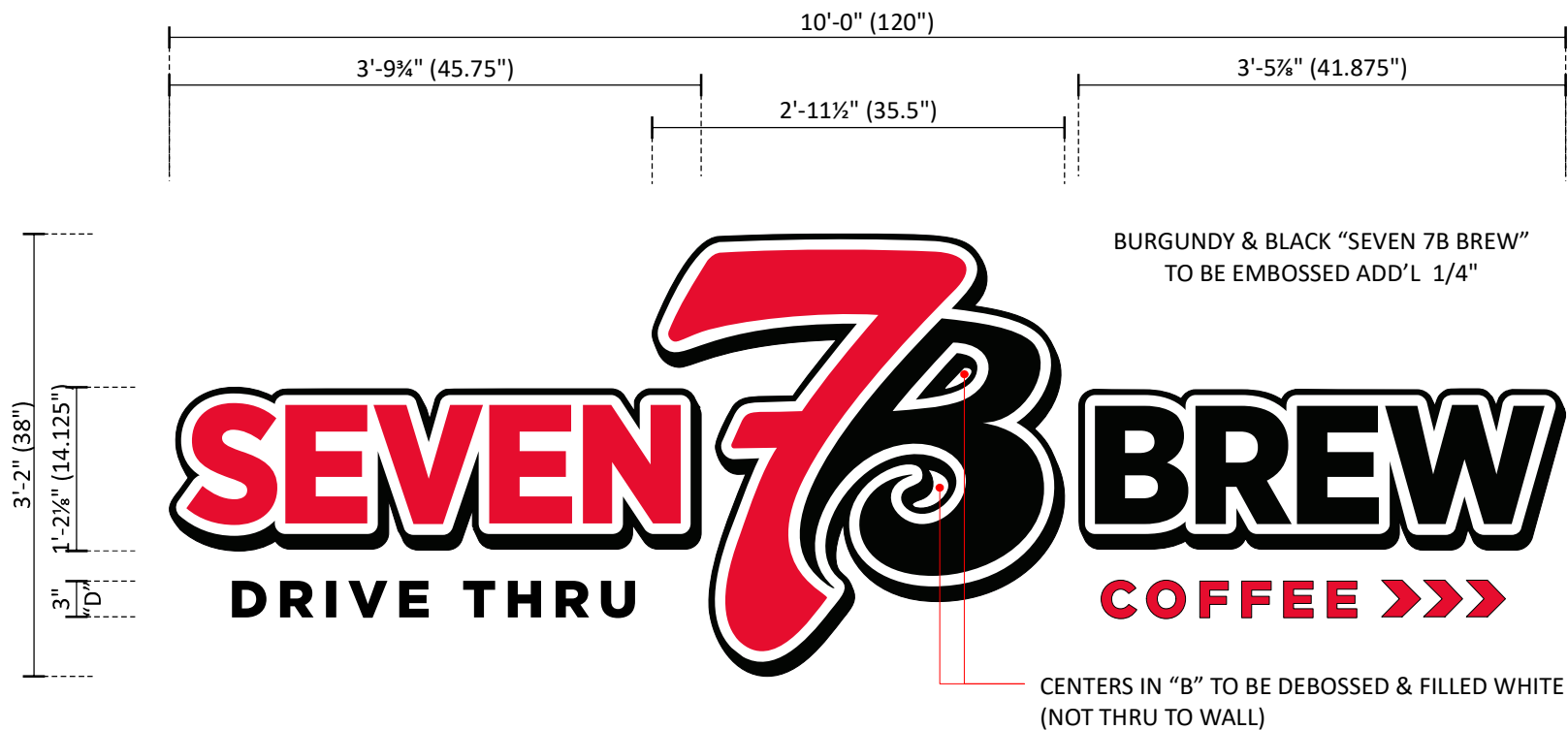
Customer Approval

Signature

MM/DD/YYYY

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B C **S/F ILLUMINATED LOGO COPY SIGN** SCALE: 3/4" = 1'-0"
TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP FABRICATED ALUMINUM SIGN
CABINETS - RETURNS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
CENTERS IN "B" ON LOGO TO BE DEBOSSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF
CABINETS w/ ALUMINUM LIGHT SCREENS @
EACH WEEP HOLE TO PREVENT LIGHT LEAKS

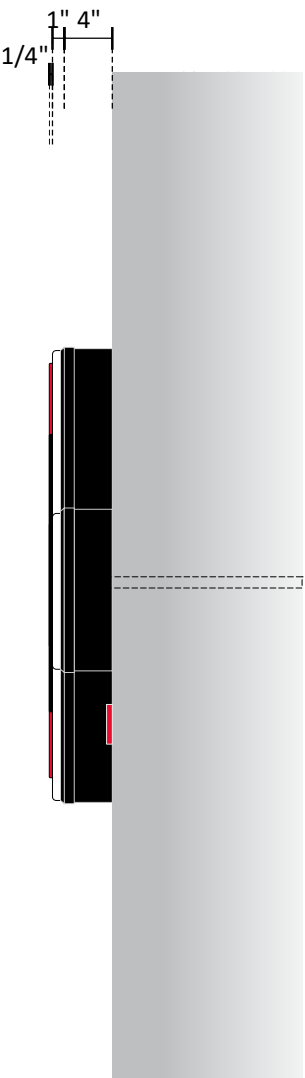
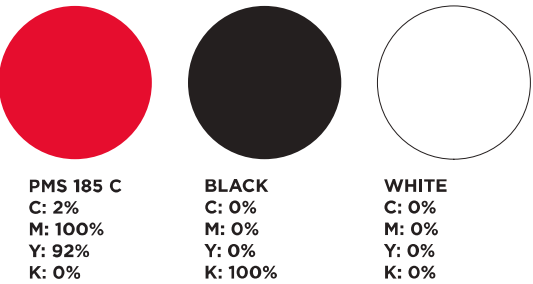
INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED's - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH MOUNTED TO FASCIA w/ NON-
CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE >>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS
(SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION

BRAND COLORS



END VIEW

Project ID
0419266Ar26

SEVEN BREW COFFEE
BRAND STANDARDS
VARIOUS LOCATIONS

Date: 11/22/22
Contact: WLF/JMR
Designer: TS

Sign Item

B,C: LOGO COPY

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

Revision Notes

r1-AC-2/1/23 r2-AC-2/8/23
r3-AC-2/13/23 r4-TS-3/2/23
r5-KMc-3/9/23 r6-KMc-4/12/23
r7-AC-5/15/23 r8-AC-5/25/23
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VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

2/11/2026

Item: AH Park District Centennial Park - 1301 E. Burr Oak Dr. - T1898
Comprehensive Plan Amendment, Planned Unit Development, Rezone, Special Use Permit with Variations
Department: Planning & Community Development

Item Description:
Requested Action

1. Amendment to the Comprehensive Plan to redesignate 1408 E. Eaton Drive from a Single Family Detached designation to a Parks designation.
2. Rezoning of 1408 E. Eaton Drive from R-3 One Family Dwelling District to P-L Public Land District.
3. Planned Unit Development (PUD) for park improvements on property within the P-L Public Land District.
4. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis.
5. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where fence height is limited to a maximum of 6 feet.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed park improvements and variances to waive the requirement for a traffic study and parking analysis, and to permit a fence height of 40 feet where 6 feet is the maximum, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide site development plans, including site, grading, utility, landscape, tree preservation, and site detail plans for the park improvements.
2. The petitioner shall provide a preliminary development schedule indicating the approximate date of construction start, the number of phases, and a construction phasing plan for the PUD. Additional detail shall be provided in the project description for any deadline dates related to grant funding.

3. The petitioner shall update the project description to be consistent with the required zoning relief listed in this report.
 4. Landscaping shall be provided in compliance with code for the existing parking lot.
 5. Landscape material shall be provided between new or improved sidewalk paths and abutting residential properties.
6. Any variation request must be identified, and written justification provided based on the criteria for approval.
- 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.
7. 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. Staff Report_1301 E Burr Oak Dr - Centennial Park AHPD
2. Aerial
3. Plat of Survey
4. Project Narrative
5. Site Development Plans



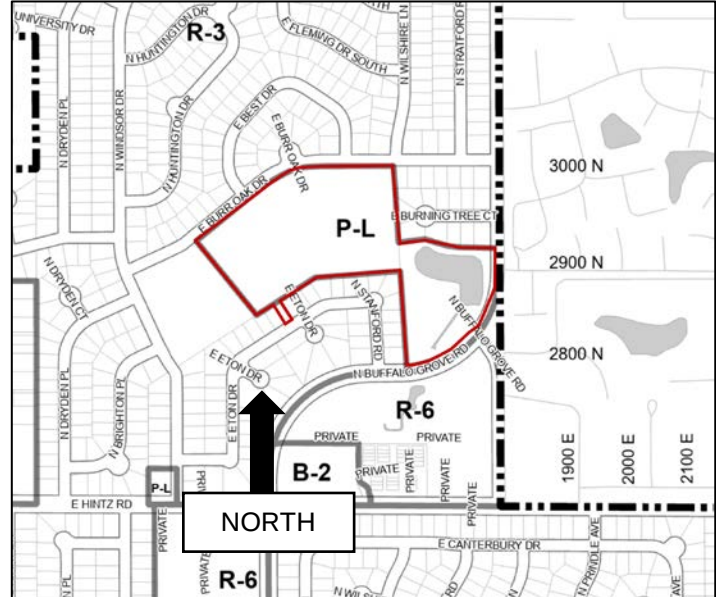
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1898
Project Title: Centennial Park AHPD
Address: 1301 E. Burr Oak Dr
PINs: 03093020030000; 03093120020000;
 03093020610000

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner II
Meeting Date: February 11, 2026
Date Prepared: January 29, 2026

Petitioner: Monica Goshorn-Maroney
 RVi Planning
Address: 22 E. Chicago Ave, Ste 200a
 Naperville, IL 60540

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



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	R-3 One Family Dwelling District; R-6 Multiple Family Dwelling District	Single-Family Detached; Redwood Brook Run Apartments	Moderate Density Multi-Family
East	R-3 One Family Dwelling District; Buffalo Grove	Single-Family Detached; Multifamily	Single-Family Detached
West	R-3 One Family Dwelling District	Single-Family Detached; James W. Riley Elementary School	Single-Family Detached; Schools

Requested Action:

1. Amendment to the Comprehensive Plan to redesignate 1408 E. Eaton Drive from a Single Family Detached designation to a Parks designation.
2. Rezoning of 1408 E. Eaton Drive from R-3 One Family Dwelling District to P-L Public Land District.
3. Planned Unit Development (PUD) for park improvements on property within the P-L Public Land District.
4. Variation from Chapter 28, Section 6.12-1(3) to waive the requirement for a petition for a PUD to include a traffic study and parking analysis.
5. Variation from Chapter 28, Section 6.13-3(b) to allow a fence height of 40 feet for the baseball field backstop where fence height is limited to a maximum of 6 feet.

Project Background:

The 20.96-acre property is located southwest of the intersection of E. Burr Oak Drive and N. Buffalo Grove Road. The property is developed as an Arlington Heights Park District (AHPD) owned and maintained park, known as Centennial Park. The site improvements include a playground, multi-purpose walking paths, tennis courts, baseball and softball fields, a shelter, boardwalk around the eastern retention pond, and a 73-stall parking lot. Refer to Exhibit A – Aerial, for surrounding site context and existing improvements.

The Petitioner is proposing to upgrade the existing park facilities, including the walking paths, playground equipment, shelter, dugout, spectator seating, and baseball field backstops. Additional accessible fitness equipment and game tables are proposed along the walking path. The existing boardwalk is proposed to be demolished and reconstructed as a pier into the pond. Landscape materials throughout the site will also be updated within this project scope. The petitioner is not proposing changes to site lighting.

Zoning and Comprehensive Plan

The property is currently zoned P-L Public Land District (Ord. 78-019), which permits Facilities Owned and Operated by the Arlington Heights Park District as a special use. The P-L District requires all facilities be developed in accordance with an approved Planned Unit Development per Chapter 28, Section 5.1-17. The existing park is considered legal non-conforming as it is currently not developed in accordance with an approved PUD. Since there are several improvements being made to the park, the site will need to come into code compliance which requires a PUD approval.

As part of the formal application to the Plan Commission, the petitioner shall provide a written response to the three criteria for approval for Special Use Permits:

- o **That said special use is deemed necessary for the public convenience at this location.**
- o **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.**
- o **That the proposed use will comply with the regulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

In addition, the Petitioner shall provide a written response to the four criteria for approval for variations for each variation requested:

- **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.**

The Comprehensive Plan designates the property as appropriate for Parks land uses. The existing use is consistent with the Parks designation and the proposed facility upgrades are consistent with the Comprehensive Plan.

There is a portion of the site located at 1408 E. Eaton Drive that was acquired by the AHPD after the original park rezoning in 1978. The property is currently zoned R-3 One Family Dwelling District and is designated as appropriate for Single Family Detached in the Comprehensive Plan. In an effort to make the whole park site consistent, staff is requesting the Park District to also include a rezoning of this property from the R-3 District to the P-L District and an amendment to the Comprehensive Plan to redesignate the property from single-family detached to parks. The petitioner has already provided a Plat of Survey (reference Exhibit B) that includes the legal description of the parcel. The project description needs to be updated to reflect all of the requested zoning relief as described in this section.

Site Improvements & Landscaping

The proposed site improvements shall be shown on an overall site plan and grading plan submitted with the PUD. Site furnishings such as trash receptacles, benches, wayfinding signs, and fencing shall be

shown on a site details sheet. The furnishings should be of a cohesive style and design to match existing improvements.

According to the petitioner's project narrative (reference Exhibit C – Project Narrative), the park will operate from dawn to dusk with some ball games extending until 10:00 pm. The petitioner is proposing approximately 550 linear feet of new walking paths throughout the site, several of which are abutting residential properties. Landscaping shall be provided adjacent to these paths to provide further buffering between the park use and the adjacent residential use. The parking lot along E. Burr Oak Drive will need to be landscaped in accordance with code including parking lot screening and parking lot island landscaping. There are several existing islands that do not contain the required tree planting. These landscaping improvements shall be shown on a landscape plan provided with the PUD.

The SDC is generally supportive of the variance request to allow a fence height of 40 feet for the baseball field backstop as it is a typical improvement for baseball fields in the Village. The petitioner must provide detailed specifications of the fence, posts and netting for staff review. Additionally, if there is any correspondence with the neighbors regarding this proposal, including minutes from Park Board meetings or separate neighborhood meetings, include that correspondence in the formal Plan Commission application.

Parking and Traffic:

All PUDs not on a collector or arterial street require a traffic study and parking analysis prepared by a professional engineer. The petitioner intends to request a variance to waive this requirement. The SDC is supportive of this request as the site improvements will not have an impact on traffic. The existing parking lot is not changing with this proposal. The intensity of the park land use is not increasing; therefore, it does not equate to an additional parking requirement.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed park improvements and variances to waive the requirement for a traffic study and parking analysis, and to permit a fence height of 40 feet where 6 feet is the maximum, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide site development plans, including site, grading, utility, landscape, tree preservation, and site detail plans for the park improvements.
2. The petitioner shall provide a preliminary development schedule indicating the approximate date of construction start, the number of phases, and a construction phasing plan for the PUD. Additional detail shall be provided in the project description for any deadline dates related to grant funding.
3. The petitioner shall update the project description to be consistent with the required zoning relief listed in this report.
4. Landscaping shall be provided in compliance with code for the existing parking lot.
5. Landscape material shall be provided between new or improved sidewalk paths and abutting residential properties
6. Any variation request must be identified and written justification provided based on the criteria for approval.
 - **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.**
7. 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.

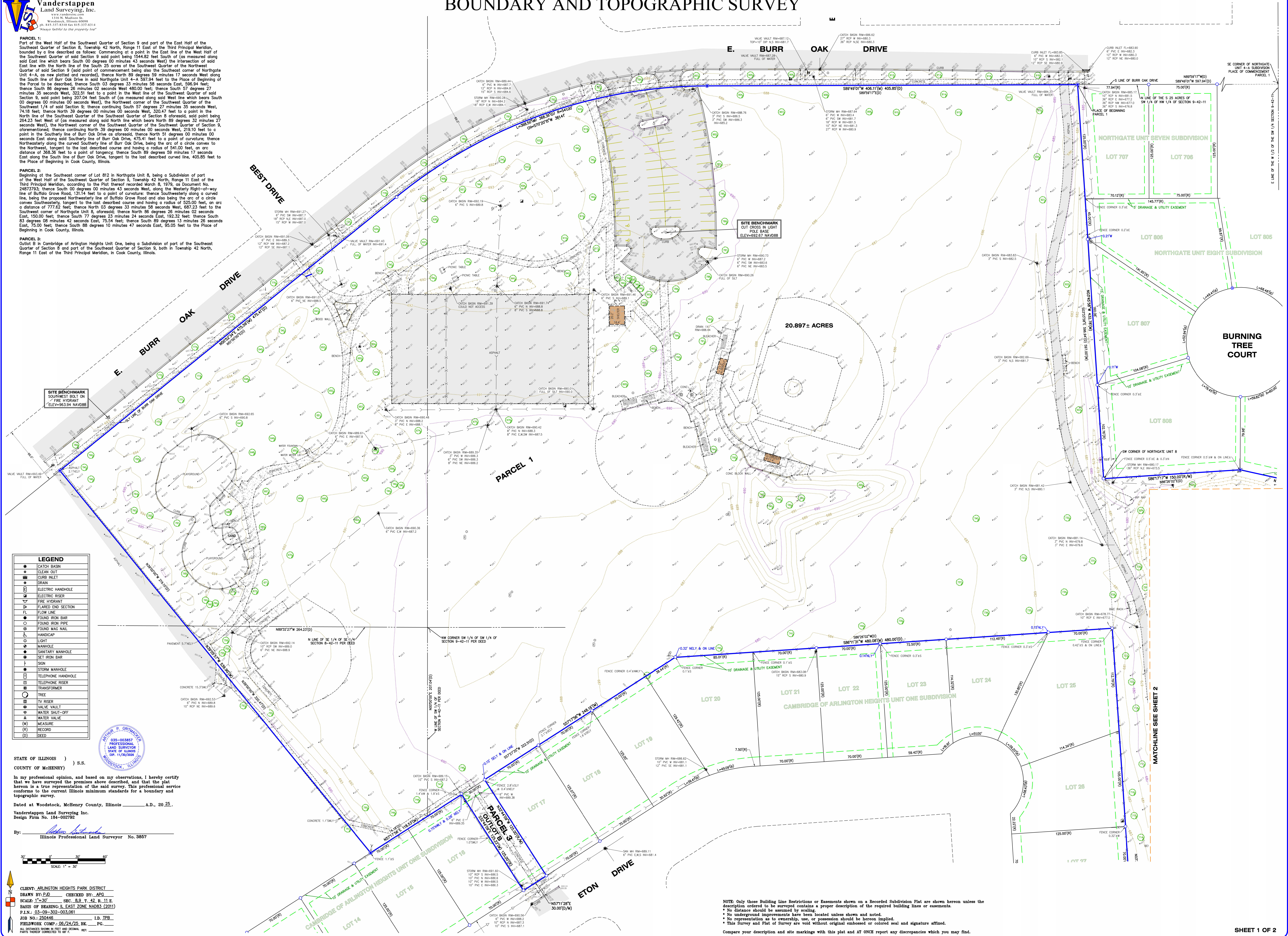


BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 1:
Part of the West Half of the Southwest Quarter of Section 9 and part of the East Half of the Southeast Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at a point in the East line of the West Half of the Southwest Quarter of said Section 9 said point being 1544.82 feet South of (as measured along said East line which bears South 00 degrees 00 minutes 45 seconds West) the intersection of said East line with the North line of the South 25 acres of the Southwest Quarter of the Northwest Quarter of said Section 9 (said point of commencement being also the Southeast corner of Northgate Unit 4-A, as now platted and recorded), thence North 89 degrees 59 minutes 17 seconds West along the South line of Burr Oak Drive in said Northgate Unit 4-A 597.94 feet to the Place of Beginning; thence South 88 degrees 26 minutes 02 seconds West 480.00 feet; thence South 57 degrees 27 minutes 35 seconds West, 322.51 feet to a point in the West line of the Southwest Quarter of said Section 9, said point being 207.04 feet South of (as measured along said West line which bears South 00 degrees 00 minutes 00 seconds West), the Northwest corner of the Southwest Quarter of the Southwest 1/4 of said Section 9; thence continuing South 57 degrees 27 minutes 35 seconds West, 74.18 feet; thence North 39 degrees 00 minutes 00 seconds West, 320.47 feet to a point in the North line of the Southeast Quarter of the Southeast Quarter of Section 8 aforesaid, said point being 284.23 feet West of (as measured along said North line which bears North 89 degrees 32 minutes 27 seconds West), the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 9, aforesaid; thence continuing North 39 degrees 00 minutes 00 seconds West, 219.10 feet to a point in the Southern line of Burr Oak Drive as aforesaid, thence North 51 degrees 00 minutes 00 seconds East along said Southern line of Burr Oak Drive, 475.41 feet to a point of curvature; thence Northeasterly along the curved Southerly line of Burr Oak Drive, 475.41 feet to a point of curvature; thence Northeasterly along the curved Southerly line of Burr Oak Drive, being the arc of a circle convex to the Northwest, tangent to the last described course and having a radius of 541.00 feet, an arc distance of 368.36 feet to a point of tangency; thence South 89 degrees 59 minutes 17 seconds East along the South line of Burr Oak Drive, tangent to the last described curve line, 405.85 feet to the Place of Beginning in Cook County, Illinois.

PARCEL 2:
Beginning at the Southeast corner of Lot 812 in Northgate Unit 8, being a Subdivision of part of the West Half of the Southwest Quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded March 8, 1979, as Document No. 24873793, thence South 00 degrees 00 minutes 43 seconds West, along the Westerly Right-of-way line of Buffalo Grove Road, 131.14 feet to a point of curvature; thence Southwesterly along a curved line, being the proposed Northwestern line of Buffalo Grove Road and also being the arc of a circle convex Southwesterly, tangent to the last described course and having a radius of 525.00 feet, an arc distance of 777.62 feet; thence North 03 degrees 33 minutes 58 seconds West, 687.23 feet to the Southwest corner of Northgate Unit 8, aforesaid; thence North 86 degrees 26 minutes 02 seconds East, 150.00 feet; thence South 77 degrees 23 minutes 24 seconds East, 192.32 feet; thence South 83 degrees 08 minutes 42 seconds East, 75.54 feet; thence South 89 degrees 13 minutes 26 seconds East, 75.00 feet; thence South 88 degrees 10 minutes 47 seconds East, 95.05 feet to the Place of Beginning in Cook County, Illinois.

PARCEL 3:
Outlet B in Cambridge of Arlington Heights Unit One, being a Subdivision of part of the Southeast Quarter of Section 8 and part of the Southeast Quarter of Section 9, both in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



LEGEND	
●	CATCH BASIN
○	CLEAN OUT
■	CURB INLET
■	DRAIN
○	ELECTRIC HANDHOLE
○	ELECTRIC RISER
▽	FIRE HYDRANT
▬	FLARED END SECTION
▬	FLOW LINE
●	FOUND IRON BAR
○	FOUND IRON PIPE
○	FOUND MAG NAIL
○	HANDICAP
○	LIGHT
○	MANHOLE
●	SANITARY MANHOLE
●	SET IRON BAR
○	SON
○	STORM MANHOLE
○	TELEPHONE HANDHOLE
○	TELEPHONE RISER
■	TRANSFORMER
○	TREE
○	TV RISER
○	VALVE VAULT
○	WATER SHUT-OFF
○	WATER VALVE
(M)	MEASURE
(R)	RECORD
(D)	DEED

STATE OF ILLINOIS) S.S.
COUNTY of McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois _____ A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Michael J. Vanderstappen*
Illinois Professional Land Surveyor No. 3857

30' 0' 30' 60'
SCALE: 1" = 30'

CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 8, Q. T. 42, R. 11 E.
BASIS OF BEARING: N. EAST ZONE NAD83 (2011)
P.L.N. 03-09-302-003,001
JOB NO.: 250446 I.D. JPB
FIELDWORK COMP.: 06/24/25 BK. _____ PG. _____
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
POINTS TYPICALLY CONNECTED TO 40' OF

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
• No distance should be assumed by scaling.
• No underground improvements have been located unless shown and noted.
• No representation as to ownership, use, or possession should be inferred implied.
• This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

BOUNDARY AND TOPOGRAPHIC SURVEY

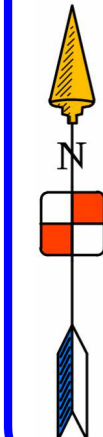
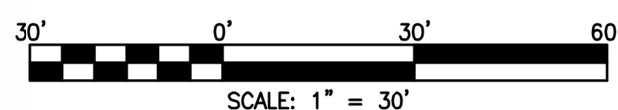


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LEGEND	
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	TRANSFORMER
	TREE
	TV RISER
	VALVE VAULT
	WATER SHUT-OFF
	WATER VALVE
	MEASURE
	RECORD
	DEED



CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 9 T. 42 R. 11 E.
BASIS OF DRAWING: ILL. EAST ZONE NAD83 (2011)
P.L.N. 03-09-302-003,001
JOB NO.: 250446 I.D. JPB
FIELDWORK COMP.: 06/24/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
POINTS TYPICALLY CONNECTED TO 48" P.



MEMORANDUM

Date: January 28, 2026

To: Dan Osoba
Planner II
Village of Arlington Heights

From: Monica Goshorn-Maroney
Senior Project Manager
RVI Planning

Project Name: Centennial Park Renovation

RE: Project Narrative

Centennial Park is an approximately 21.4-acre community park located at 1301 East Burr Oak Drive. The park currently includes a 1.5-acre pond within a 6.4-acre natural area managed in a prairie-style setting. Additional amenities include a 73-stall parking lot, a multi-purpose path, two baseball fields, one softball field, a playground and wooden picnic shelter that have exceeded their useful life, and an aging boardwalk with an observation deck and shelter.

The Centennial Park Renovation Project will include replacement of the existing playground with a new, nature-themed playground, as well as accessible fitness equipment and game tables. The primary baseball field will be enhanced with a new backstop, and the softball field will be upgraded with new dugout fencing, ADA-accessible dugouts, and improved spectator areas.

The existing 320-square-foot wooden picnic shelter will be replaced with a new prefabricated steel shelter measuring 384 square feet and approximately 11 feet in height. The aging boardwalk will be removed and replaced with a new ADA-compliant fishing pier and interpretive overlook. Enhancements to the natural area will include native habitat restoration and interpretive signage highlighting local flora and fauna.

Park circulation will be improved through the construction of approximately 550 linear feet of new trail, providing ADA-accessible connections between key park features.

Centennial Park will continue to operate from dawn to dusk, with some ball games extending until 10:00 p.m. Construction is anticipated to begin in May, 2026 with project completion in Fall, 2026.

Encl: None

Cc: John Kramer, Arlington Heights Park District
Carrie Fullerton, Arlington Heights Park District
Mirandi Berger, RVI Planning
Steve Konters, RVI Planning



1301 EAST BURR OAK DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004

410 NORTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

DECEMBER 12, 2025

LANDSCAPE ARCHITECT SHEETS: L-SERIES
HITCHCOCK DESIGN GROUP
22 EAST CHICAGO AVENUE
SUITE 200A
NAPERVILLE, ILLINOIS 60540
T 630.961.1787

CIVIL ENGINEER SHEETS C-SERIES
ERIKSSON ENGINEERING
ASSOCIATES, LTD.
135 SOUTH JEFFERSON ST, SUITE 135
CHICAGO, ILLINOIS 60661
T 312.463.0551

1. BASEMAP INFORMATION OBTAINED FROM PLANS PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC. RECEIVED JULY 7, 2025.
2. VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, MISTAKES, DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
3. SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES.
5. THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLETED ENTIRELY BY THE CONTRACTOR. UNLESS CLEARLY IDENTIFIED AS "BY OWNER," ALL WORK CONTAINED WITHIN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PROJECT LOCATION MAP

- L1.0 Existing Conditions Plan
- L1.1 Existing Conditions Plan
- L2.0 Site Preparation & Removals Plan - Overall
- L2.1 Site Preparation & Removals Plan - Enlargement
- L2.2 Site Preparation & Removals Plan - Enlargement
- L2.3 Site Preparation & Removals Plan - Enlargement
- L3.0 Layout & Materials Plan - Overall
- L3.1 Layout & Materials Plan - Enlargement
- L3.2 Layout & Materials Plan - Enlargement
- L3.3 Layout & Materials Plan - Enlargement
- L3.4 Layout & Materials Plan - Enlargement
- L3.5 Layout & Materials Plan - Enlargement
- L3.6 Layout & Materials Plan - Enlargement
- L4.0 Planting Plan - Overall
- L4.1 Planting Plan - Enlargement
- L4.2 Planting Plan - Enlargement
- L4.3 Planting Plan - Enlargement
- L4.4 Planting Plan - Enlargement
- L4.5 Planting Plan - Enlargement
- L5.0 Details
- L5.1 Details
- L5.2 Details
- L5.3 Details
- L5.4 Details
- L5.5 Details
- L5.6 Details

- | | |
|------|--|
| C0.1 | Civil Notes and Details |
| C0.2 | Existing Topographic Conditions |
| C2.0 | Site Utility Plan - Overall |
| C2.1 | Site Utility Plan - Central |
| C2.2 | Site Utility Plan - East |
| C2.3 | Site Utility Plan - South & Playground |
| C3.0 | Grading & Paving Plan - Overall |
| C3.1 | Grading & Paving Plan - Central |
| C3.2 | Grading & Paving Plan - East |
| C3.3 | Grading & Paving Plan - South & Playground |
| C4.0 | SESC Plan - Overall |
| C4.1 | SESC Plan - Central |
| C4.2 | SESC Plan - East |

- C4.3 SESC Plan - South & Playground
C5.0 Site Work Details
C5.1 Site Work Details



EXPIRATION DATE: 11/30/2027

CIVIL PROFESSIONAL ENGINEER STAMP
PERTAINS ONLY TO C SERIES SHEETS THAT
WERE PREPARED BY EEA.

410 N. Arlington Heights Road
Arlington Heights, Illinois 60004

CIVIL ENGINEER
ERIKSSON ENGINEERING
ASSOCIATES, LTD.
145 Commerce Drive, Suite A
Grayslake, Illinois 60030
T 847.223.4804

STRUCTURAL ENGINEER
MCCLUSKEY ENGINEERING
CORPORATION
1887 High Grove Lane
Naperville, Illinois 60004
T 630.717.5395

ISSUE FOR PERMIT

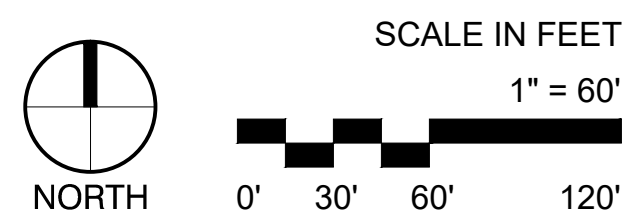
DECEMBER 12, 2025

REVISIONS

NO DATE ISSUE

CHECKED BY
ARH / MGM

DRAWN BY
MDM / CNO

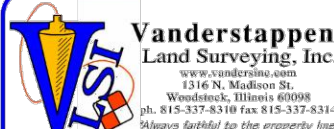


SHEET TITLE

EXISTING
CONDITIONS PLAN

SHEET NUMBER

L1.1



CONTROL POINT TABLE				
Point #	LOCATION	Elevation	Northing	Easting
10101	CUT CROSS IN WALK @ 3015 N WINDSOR DR.	680.827	1990209.5440	1020373.5060
10102	CUT CROSS IN CURB @ SW CORNER OF E BURR GATE DR. @ N BUFFALO GROVE ROAD	685.772	1990700.0575	1020974.2710
10103	CUT CROSS ON MIKA/SLAND @ 1750 N. HWY 83	682.851	1988818.3200	1020304.4882
10104	CUT CROSS @ SE CORNER OF N. DRYDEN PL. @ N. DRYDEN PL.	683.677	1988363.1780	1020401.1900

LEGEND	
	CATCH BASIN
	CLEAN OUT
	CURB INLET
	DRAIN
	ELECTRIC HANDHOLE
	ELECTRIC RISER
	FIRE HYDRANT
	FLOW LINE
	FLARED END SECTION
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG. NAIL
	HANDICAP
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SET IRON BAR
	SIGN
	STORM MANHOLE
	TELEPHONE HANDHOLE
	TELEPHONE RISER
	TRANSFORMER
	TREE
	TV RISER
	VALVE VAULT
	VALVE SHUT-OFF
	WATER TIE-IN
(N)	WEAVER
(R)	RECORD
(D)	DEED

CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: SEC. 9 T. 42 R. 11 E.
BASIS OF BEARING: E. EAST ZONE NAD83 (2011)
P.L.N.: 03-09-302-003,081
JOB NO.: 250446 I.D. IPR
FIELD/WORK COMP: 05/24/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CONNECTED TO 66° F.

SHEET 2 OF 2

J:\Projects\Naperville\Arlington Heights Park District\Centennial Park Final Design\05 Production\01 CAD\00 Current\L2.0 Site Preparations and Removals Plan.dwg

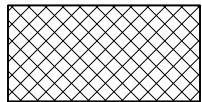


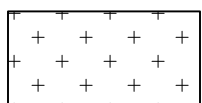
Tree Inventory					
Tag	Species	Condition	DBH (Inches)	Remove/Protect	Replacement Quantity
606	Pine sp.	Poor	24"	Remove, new shelter construction	Not included in replacements
795	Linden sp.	Good	36"	Remove, retaining wall maintenance	8
Required Replacement Quantity					8
Provided Replacement Quantity					8
Note: All other trees to remain and be protected with tree protection fence.					

SITE PREPARATION AND REMOVALS NOTES

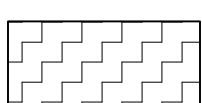
- Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust construction fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
- Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
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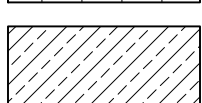
SITE PREPARATION AND REMOVALS LEGEND

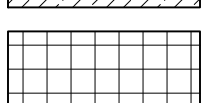
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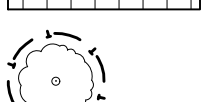
Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- 

Remove and dispose asphalt paving and gravel base. Remove subgrade material as needed.
- 

Mill and resurface asphalt path.
- 

Remove and dispose playground sand. Remove subgrade material as needed.
- 

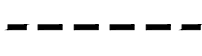
Remove all playground equipment, footings, and engineered wood fiber. Remove subgrade material as needed.
- 

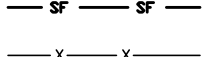
Remove boardwalk, decking, framing, and piers.
- 

Tree Protection Fence
- 

Item to be relocated
- 

Item to be removed
- 

Curb to be removed
- 

Limit of sawcut
- 

Silt Fence
- 

Construction Fence
- 

Project Limit Line



22 EAST CHICAGO AVENUE
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PROJECT
CENTENNIAL
PARK

1301 E. Burr Oak Drive
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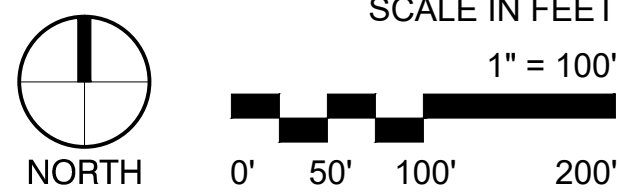
DECEMBER 12, 2025

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MDM / CNO



SHEET TITLE

SITE PREPARATIONS
AND REMOVALS
PLAN - OVERALL

SHEET NUMBER

L2.0

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SITE PREPARATION AND REMOVALS NOTES

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SITE PREPARATION AND REMOVALS LEGEND

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| | Tree Protection Fence |
| | Item to be relocated |
| | Item to be removed |
| | Curb to be removed |
| | Limit of sawcut |
| | Silt Fence |
| | Construction Fence |
| | Project Limit Line |



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PROJECT CENTENNIAL PARK

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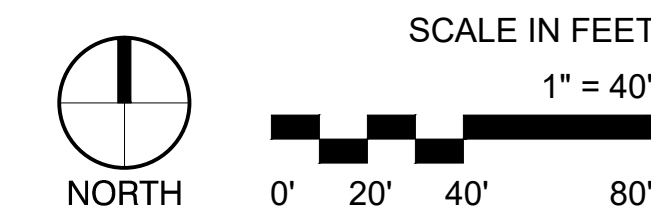
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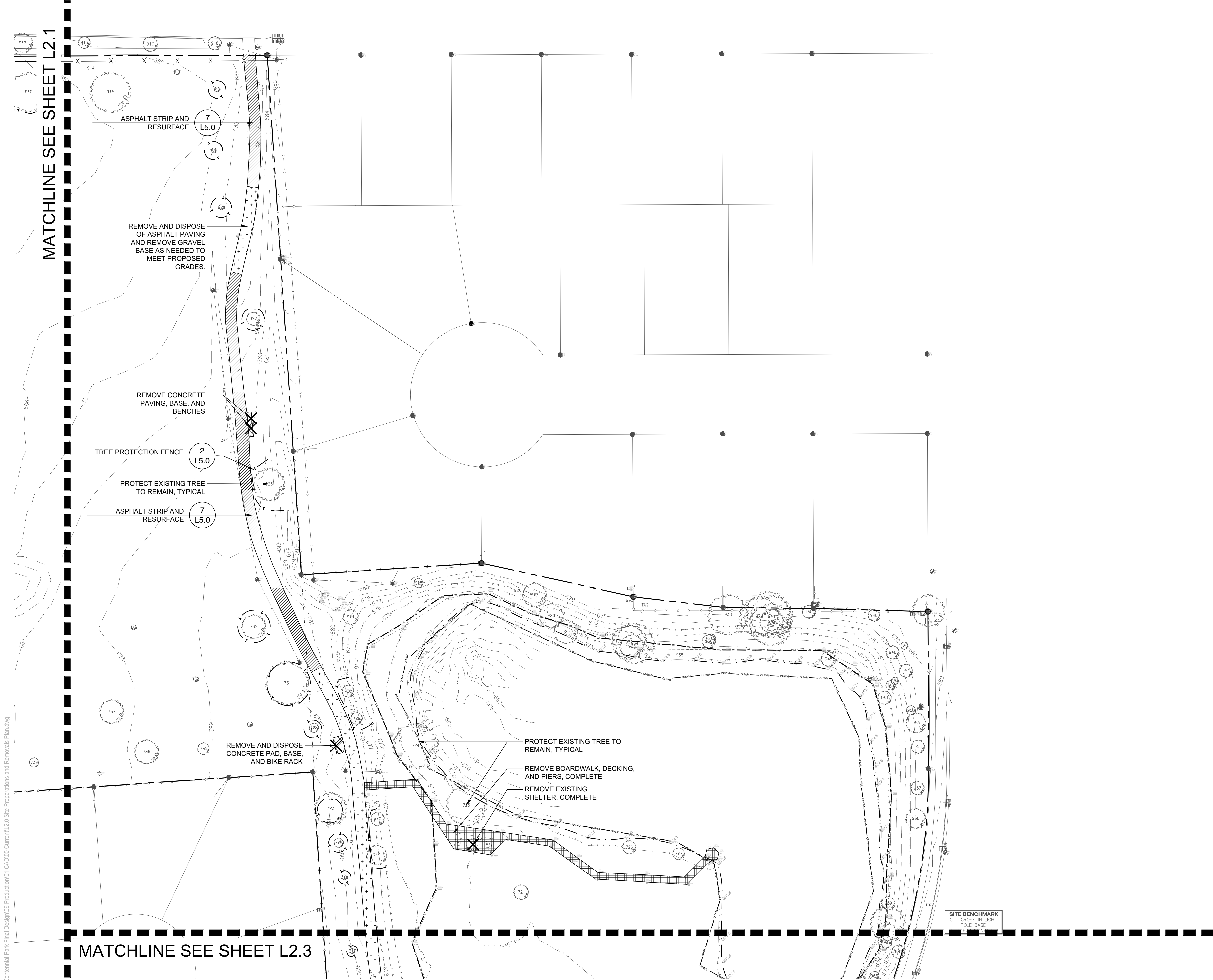
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SHEET TITLE SITE PREPARATIONS AND REMOVALS PLAN - ENLARGEMENT

SHEET NUMBER

L2.1



SITE PREPARATION AND REMOVALS NOTES

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SITE PREPARATION AND REMOVALS LEGEND

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- Tree Protection Fence
- Item to be relocated
- Item to be removed
- Curb to be removed
- Limit of sawcut
- Silt Fence
- Construction Fence
- Project Limit Line



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PROJECT

CENTENNIAL
PARK

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Arlington Heights, Illinois 60004

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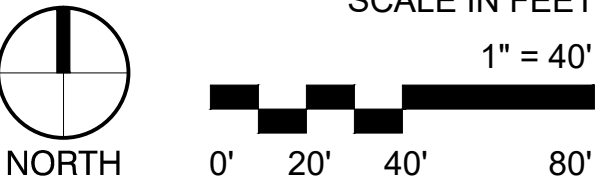
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SHEET TITLE

SITE PREPARATIONS
AND REMOVALS PLAN
- ENLARGEMENT

SHEET NUMBER

L2.2

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MATCHLINE SEE SHEET L2.2



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SITE PREPARATION AND REMOVALS LEGEND

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| | Item to be removed |
| | Curb to be removed |
| | Limit of sawcut |
| | Silt Fence |
| | Construction Fence |
| | Project Limit Line |



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PROJECT
CENTENNIAL
PARK

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

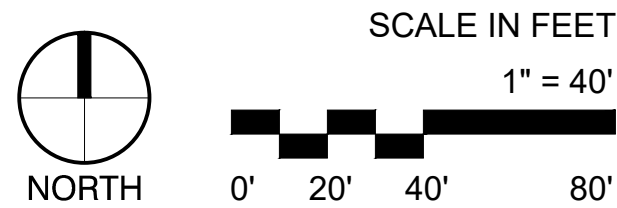
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NO	DATE	ISSUE
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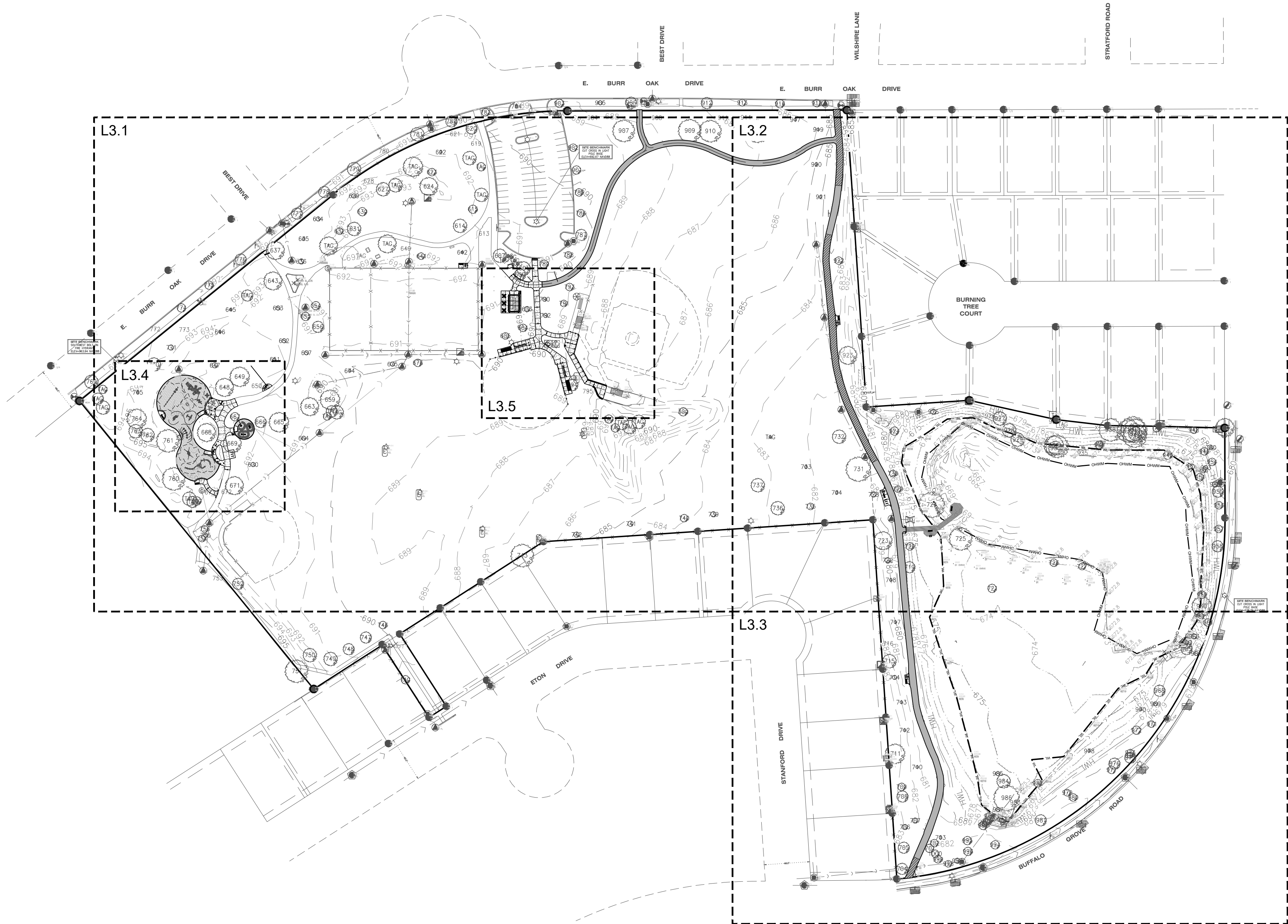


SHEET TITLE
SITE PREPARATIONS
AND REMOVALS PLAN
- ENLARGEMENT

SHEET NUMBER

L2.3

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LAYOUT NOTES

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- Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
- Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
- Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
- All walls are dimensioned to Face of Wall unless otherwise noted.
- All dimensions from roadway are from Back of Curb unless otherwise noted.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
- Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
- All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
- Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
- Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.
- All improvements to comply with 2018 Illinois Accessibility Code.

LAYOUT LEGEND

- Expansion joint
- Asphalt Paving
- Asphalt Paving - Resurface
- Concrete Paving
- Play Surfacing



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PARK DISTRICT

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PROJECT
CENTENNIAL
PARK

1301 E. Burr Oak Drive
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SCALE IN FEET
1" = 100'
0' 50' 100' 200'

SHEET TITLE

LAYOUT AND
MATERIALS PLAN
- OVERALL

SHEET NUMBER

L3.0

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LAYOUT LEGEND

- Expansion joint
- Asphalt Paving
- Asphalt Paving - Resurface
- Concrete Paving
- Play Surfacing



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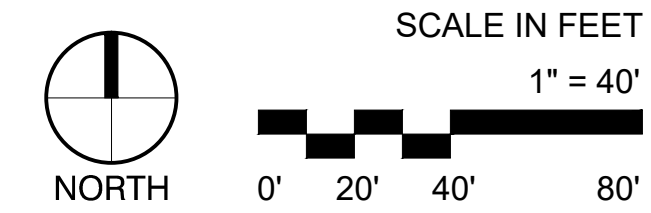
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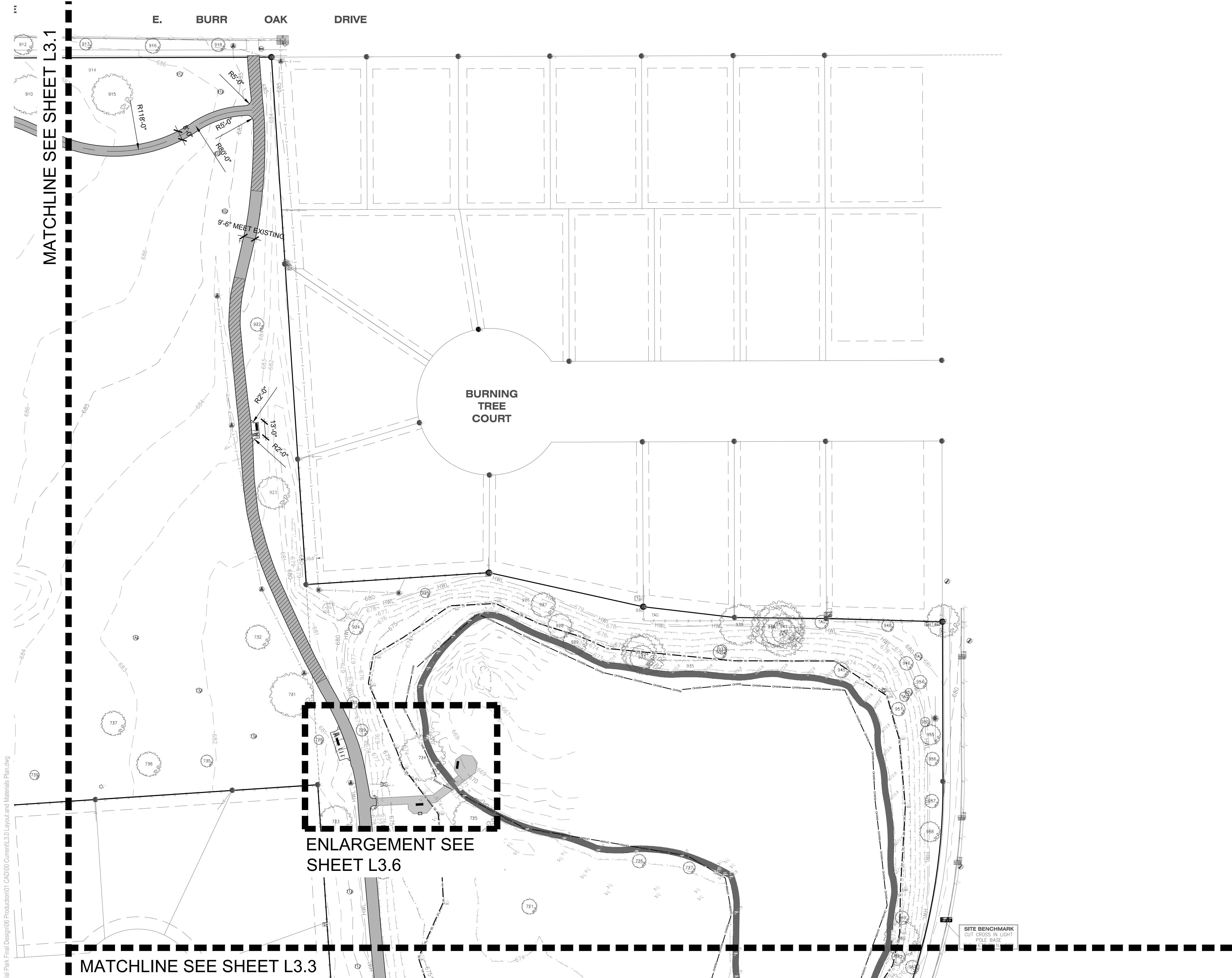


SHEET TITLE

LAYOUT AND
MATERIALS PLAN
- ENLARGEMENT

SHEET NUMBER

L3.1



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LAYOUT LEGEND

- Expansion joint
- Asphalt Paving
- Asphalt Paving - Resurface
- Concrete Paving
- Play Surfacing

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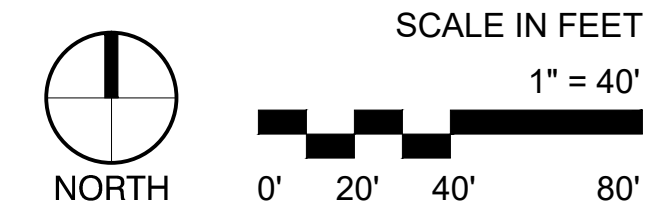
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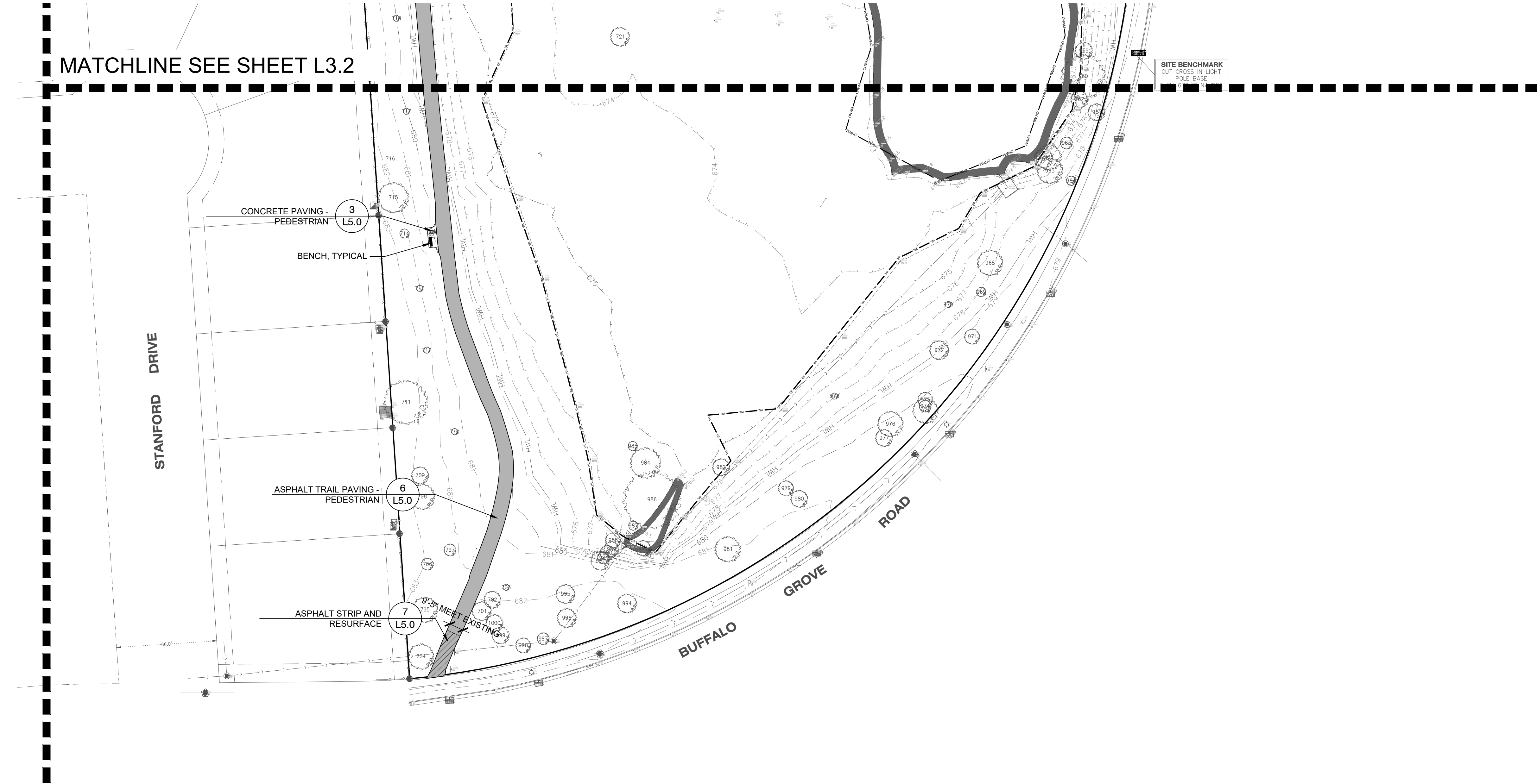


SHEET TITLE

LAYOUT AND MATERIALS PLAN - ENLARGEMENT

SHEET NUMBER

L3.2



LAYOUT NOTES

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LAYOUT LEGEND

- Expansion joint
- Asphalt Paving
- Asphalt Paving - Resurface
- Concrete Paving
- Play Surfacing



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PROJECT

CENTENNIAL
PARK

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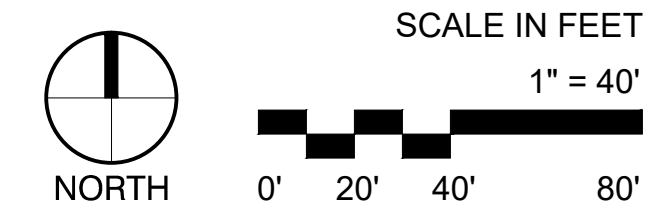
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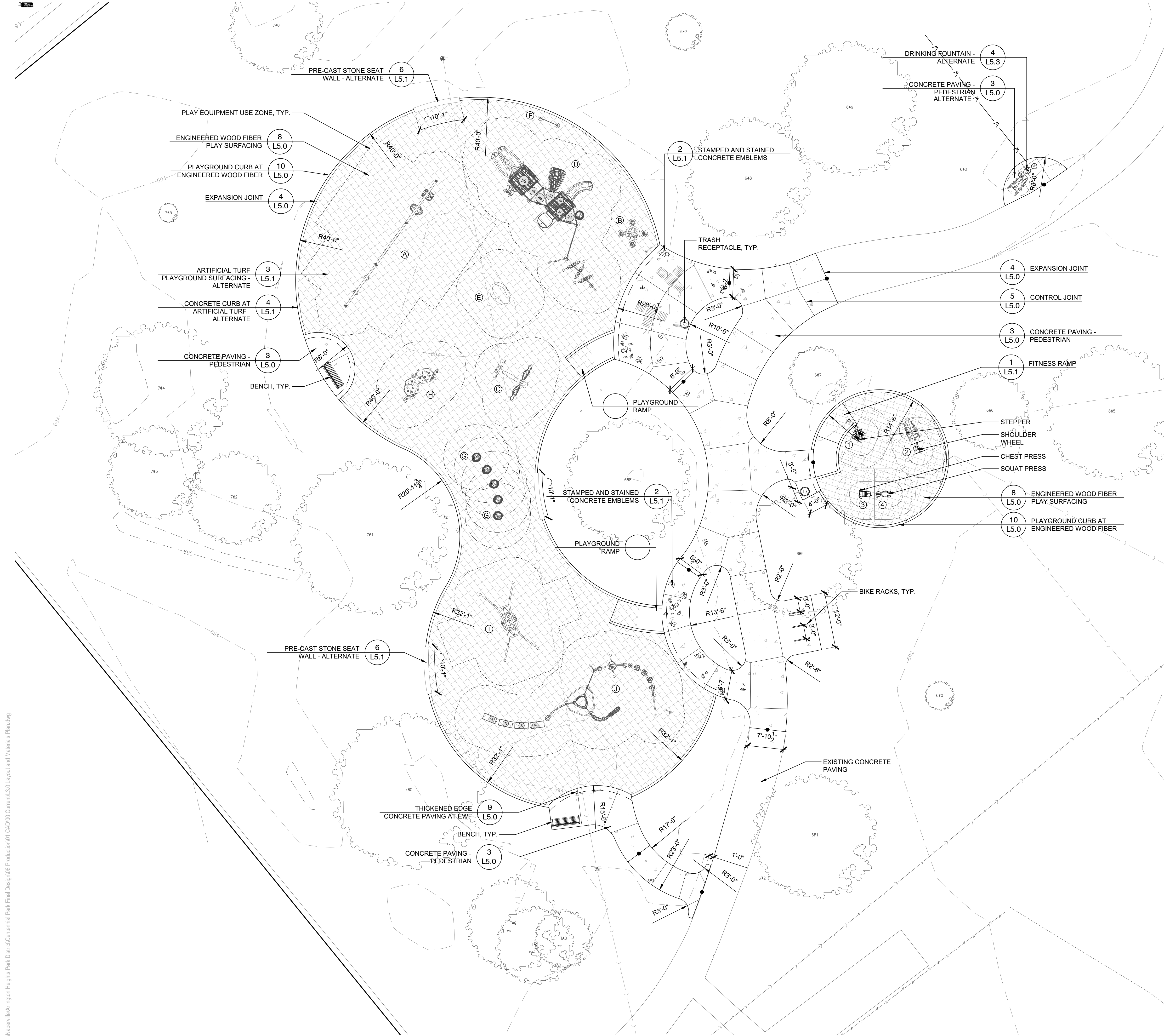


SHEET TITLE

LAYOUT AND
MATERIALS PLAN
- ENLARGEMENT

SHEET NUMBER

L3.3



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LAYOUT LEGEND

- Expansion joint
- Asphalt Paving
- Asphalt Paving - Resurface
- Concrete Paving
- Play Surfacing

PLAY EQUIPMENT SCHEDULE

- A. Swing Set
- B. Mushroom Table
- C. Dragonfly See-Saw
- D. 2-5 Structure
- E. Frog Climber
- F. Communication Panel
- G. Small Stump
- H. Cirrus Climber
- I. Cirrus Group Swing
- J. 5-12 Structure

FITNESS EQUIPMENT SCHEDULE

- 1. Stepper
- 2. Shoulder Wheel
- 3. Chest Press
- 4. Squat Press



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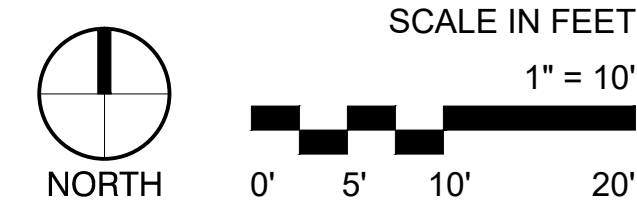
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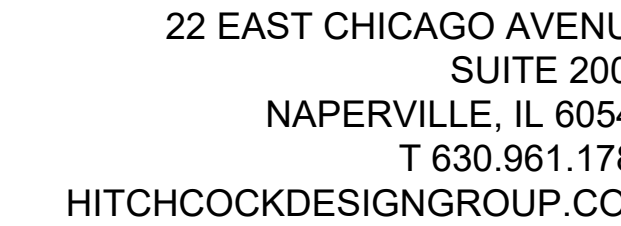


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LAYOUT AND
MATERIALS PLAN -
ENLARGEMENT

SHEET NUMBER

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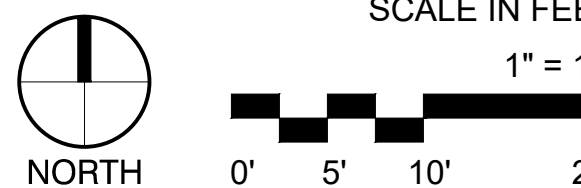
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ENLARGEMENT

SHEET NUMBER

L3.5

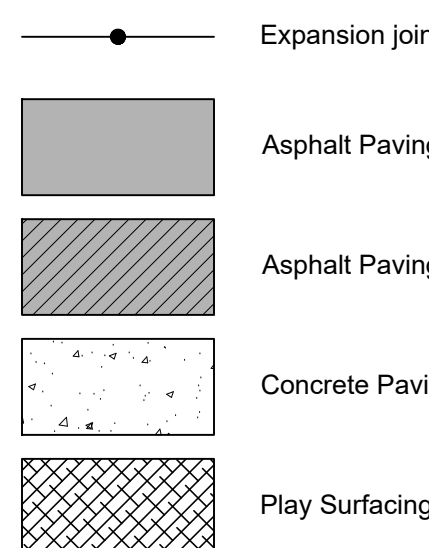
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Page 57

LAYOUT NOTES

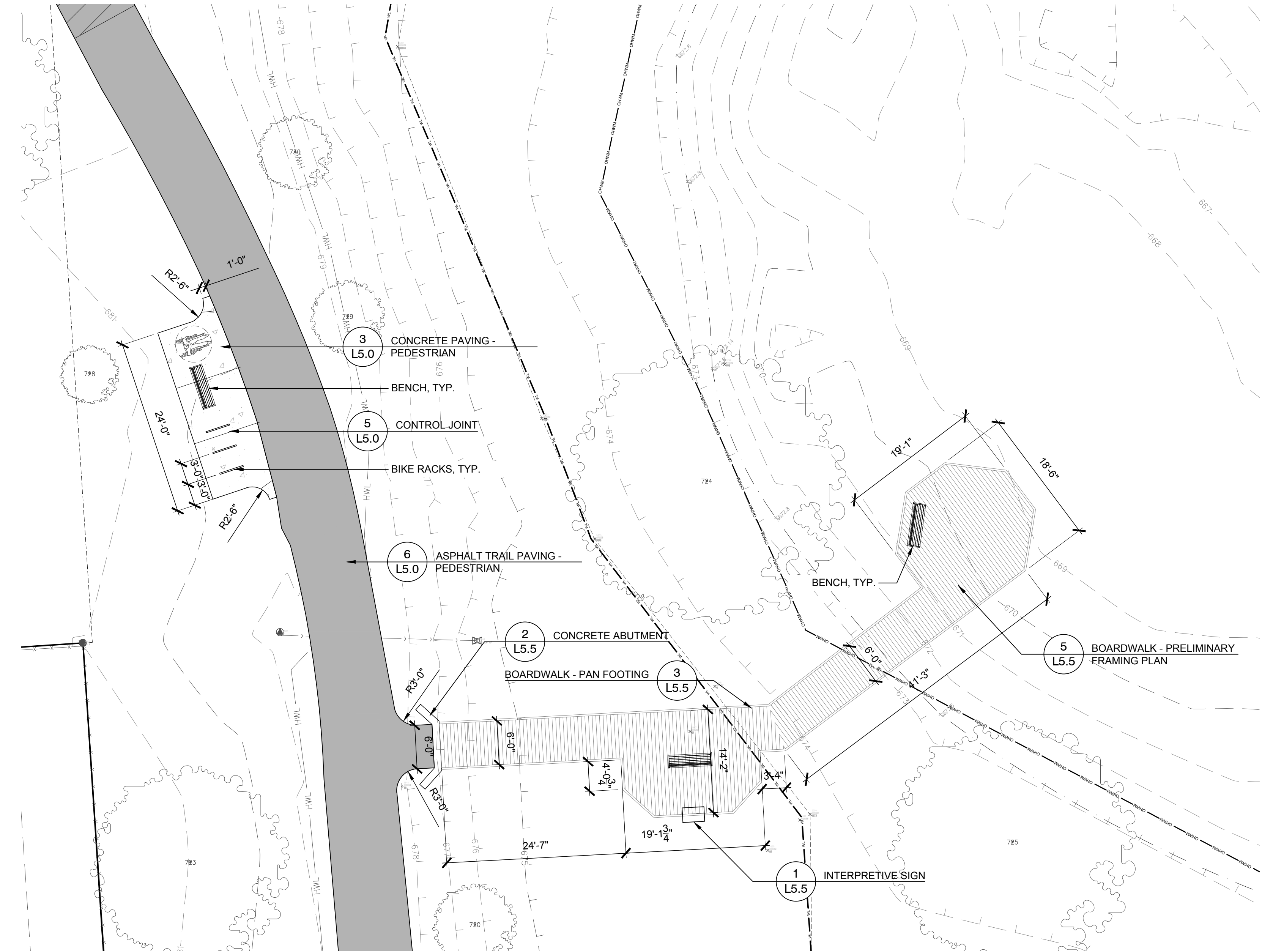
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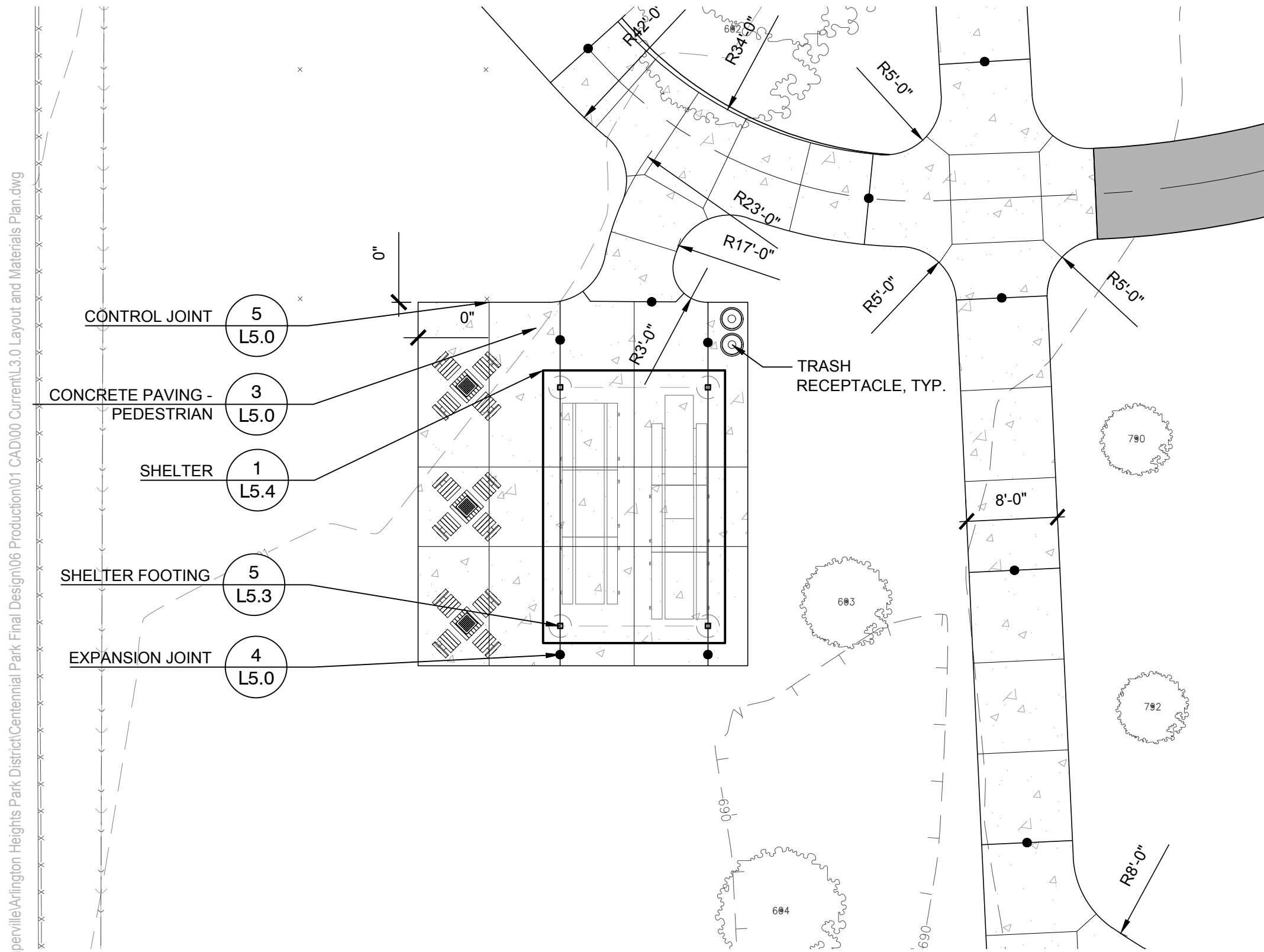


MATCHLINE SEE SHEET L3.6

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1 ENLARGEMENT 1: BOARDWALK
1"=10'-0"



2 ENLARGEMENT 2: SHELTER BASE BID
1"=10'-0"

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- Asphalt Paving - Resurface
- Concrete Paving
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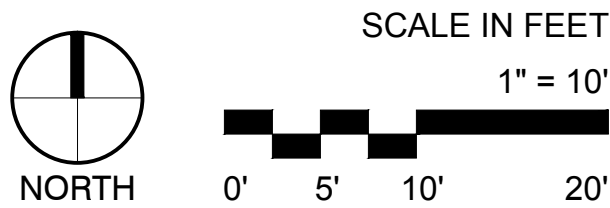
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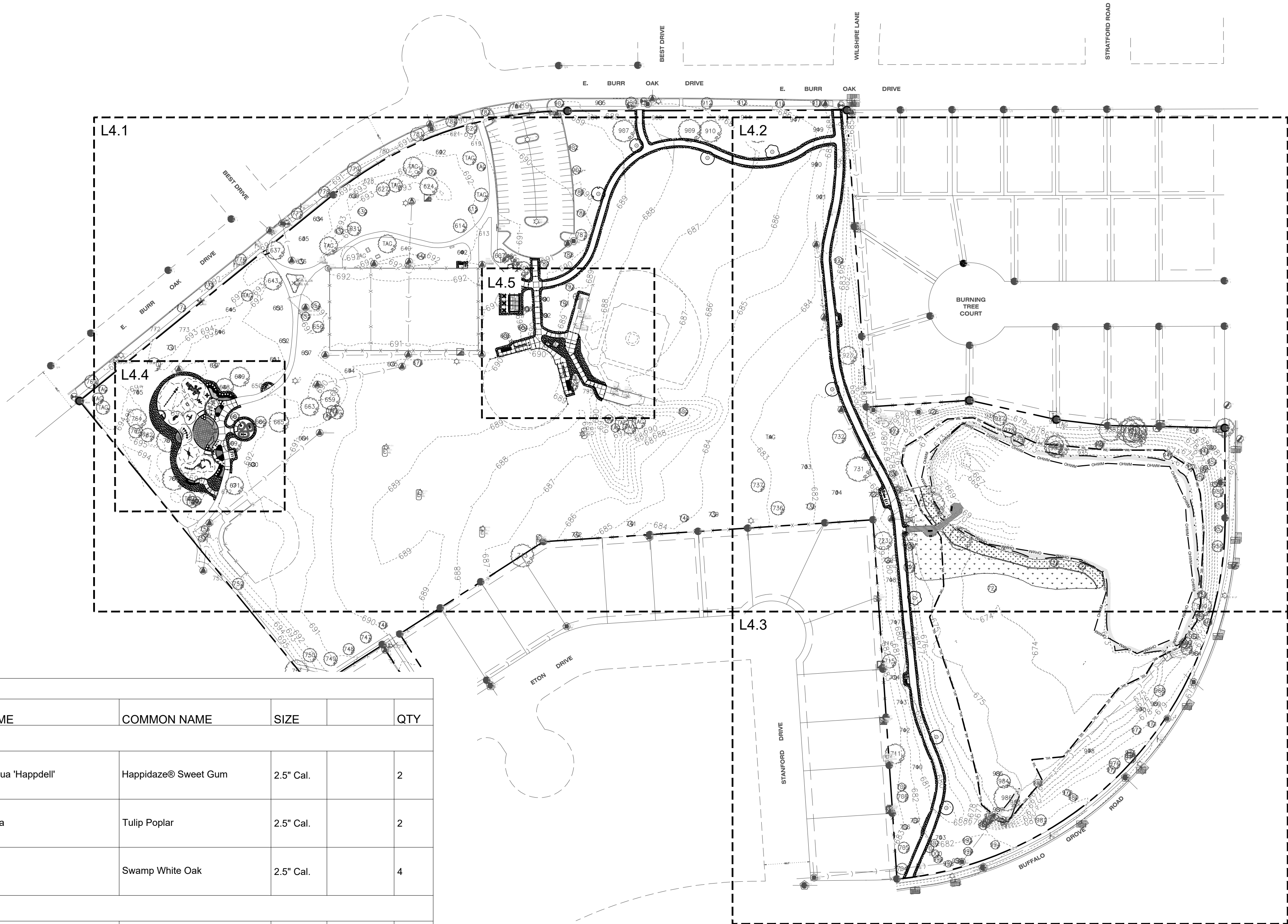
LAYOUT AND
MATERIALS PLAN -
ENLARGEMENT

SHEET NUMBER

L3.6

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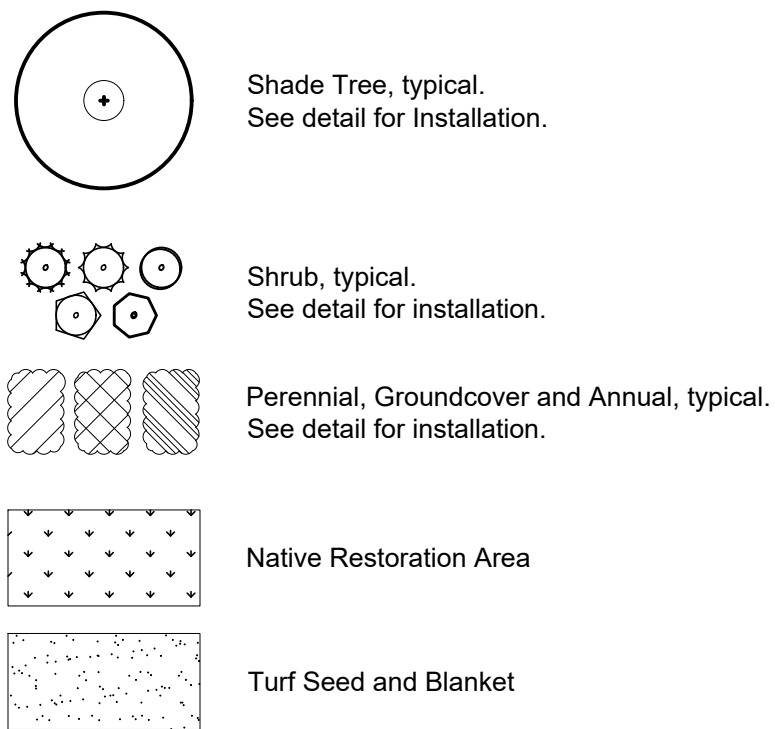
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
TREES						
	LH	Liquidambar styraciflua 'Happdell'	Happidaze® Sweet Gum	2.5" Cal.		2
	LT	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.		2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.		4
SHRUBS						
	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.		19
ORNAMENTAL GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.		51
	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.		12
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS						
	EP	Echinacea purpurea	Coneflower	1 Gal.	18" o.c.	48
	GR	Geranium x 'Rozanne'	Rozanne Cranesbill	1 Gal.	18" o.c.	113
	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" o.c.	61
	HD	Hosta x 'Abiqua Drinking Gourd'	Drinking Gourd Hosta	1 Gal.	24" o.c.	51
	PR	Polemonium reptans	Greek Valerian	1 Gal.	18" o.c.	42
	SO	Symphyotrichum oblongifolium 'October Skies'	October Skies Fall Aster	1 Gal.	18" o.c.	75



PLANTING NOTES

- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
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- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
- Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
- FOR LUMP SUM CONTRACTS, Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
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PLANTING LEGEND



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PROJECT CENTENNIAL PARK

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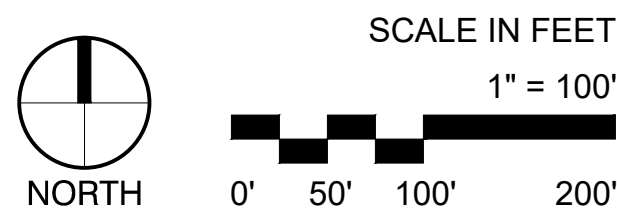
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SHEET TITLE

PLANTING PLAN - OVERALL

SHEET NUMBER

L4.0

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PLANTING LEGEND

-
- Shade Tree, typical.
See detail for installation.
-
- Shrub, typical.
See detail for installation.
-
- Perennial, Groundcover and Annual, typical.
See detail for installation.
-
- Native Restoration Area
-
- Turf Seed and Blanket



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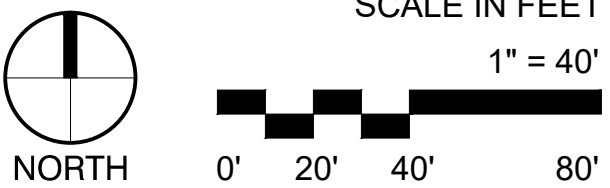
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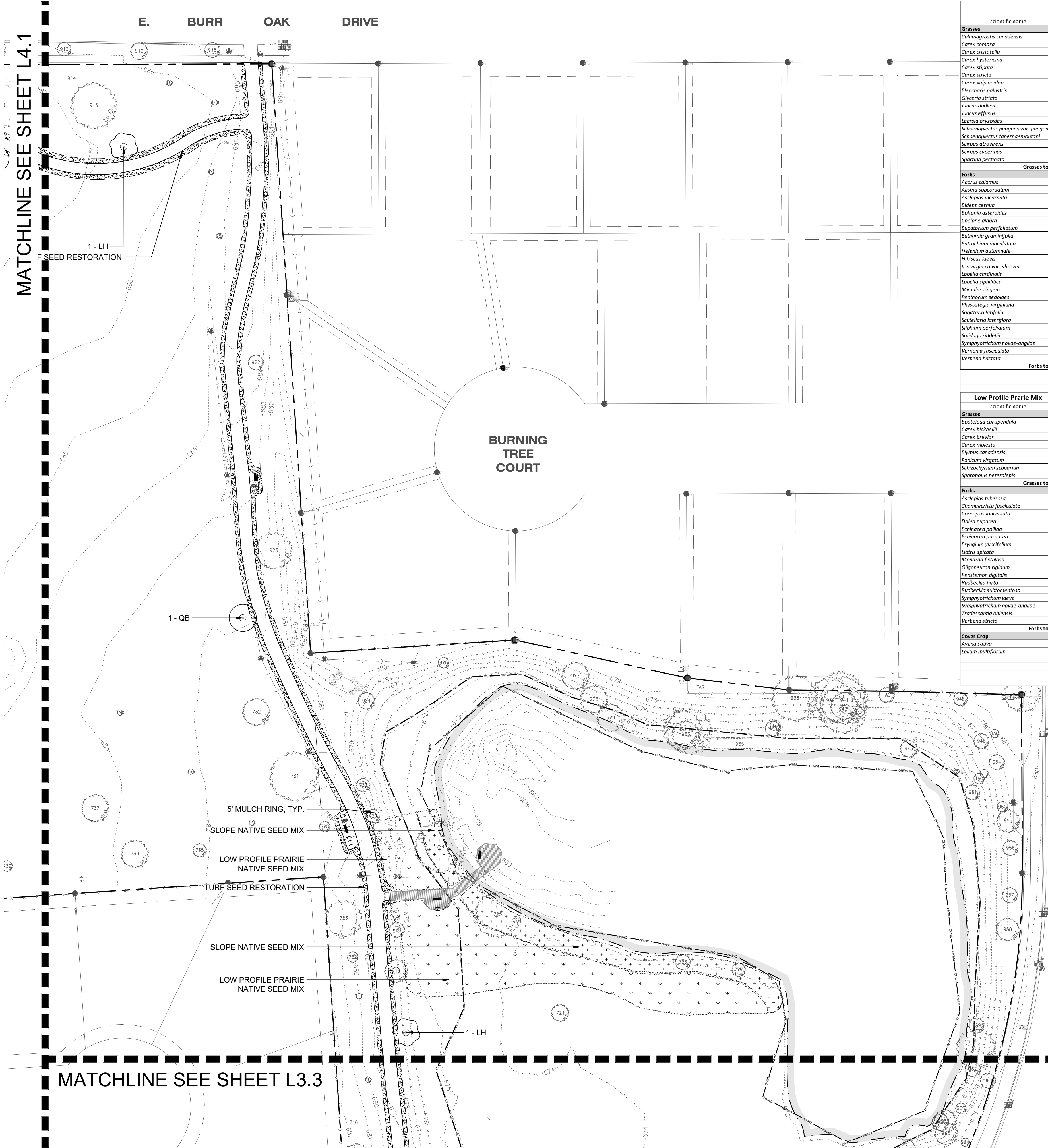


SHEET TITLE

PLANTING PLAN -
ENLARGEMENT

SHEET NUMBER

L4.1



Native Slope Mix								
scientific name	common name	C	W	height (in)	seeds/cz	lbs/acre	% by count	
Grasses								
<i>Calamagrostis canadensis</i>	blue joint grass	3	OBL	12-18	280,000	0.060	16,800	3.56%
<i>Carex comosa</i>	bristly sedge	5	OBL	24-40	30,000	0.190	5,700	1.14%
<i>Carex cristatella</i>	crested oval sedge	4	FACW	24-48	58,000	0.060	3,480	0.74%
<i>Carex hystericina</i>	porcupine sedge	5	OBL	12-18	30,000	0.250	7,500	1.53%
<i>Carex stipata</i>	common fox sedge	3	OBL	18-36	34,000	0.250	8,500	1.73%
<i>Carex stricta</i>	common tussock sedge	5	OBL	24-48	53,000	0.130	6,890	1.35%
<i>Carex vulpinoidea</i>	brown fox sedge	2	FACW	18-36	100,000	0.750	75,000	15.26%
<i>Echinochloa polystachya</i>	great spike rush	2	OBL	24-48	51,000	0.130	6,630	1.30%
<i>Glyceria striata</i>	foxtail manna grass	4	OBL	24-40	90,000	0.060	5,400	1.14%
<i>Juncus dudleyi</i>	dudley's rush	4	FACW	12-36	3,200,000	0.010	32,000	5.09%
<i>Juncus effusus</i>	common rush	7	OBL	21-48	1,000,000	0.030	30,000	6.36%
<i>Leersia oryzoides</i>	rice cut grass	4	OBL	24-48	34,000	0.380	12,920	2.59%
<i>Schoenoplectus purpureus</i> var. <i>purpureus</i>	chairmaker's rush	5	OBL	24-60	12,000	0.130	1,540	0.31%
<i>Schoenoplectus tabernaemontani</i>	great bulrush	5	OBL	48-84	31,000	0.130	4,030	0.79%
<i>Scirpus atrovirens</i>	dark green bulrush	4	OBL	24-72	60,000	0.030	1,800	2.93%
<i>Scirpus cyperinus</i>	wool grass	6	OBL	36-60	1,700,000	0.010	17,000	2.70%
<i>Spartina pectinata</i>	cord grass	4	FACW	36-84	6,400	1.500	9,000	2.01%
Grasses total					6,769,600	4.078	245,110	50.53%
Forbs								
<i>Aceris columbia</i>	sweet flag	7	OBL	12-36	6,800	0.750	5,100	1.04%
<i>Alisma subcordatum</i>	mud plantain	4	OBL	12-13	60,000	0.250	15,000	3.05%
<i>Asclepias incarnata</i>	swamp milkweed	4	OBL	36-72	4,800	1.500	7,200	1.47%
<i>Bidens cernua</i>	nodding bur marigold	5	OBL	12-36	21,000	0.380	7,980	1.60%
<i>Botanion asteroides</i>	false aster	9	OBL	36-60	160,000	0.050	8,000	1.53%
<i>Chelone glabra</i>	turtlehead	8	OBL	36-72	92,000	0.130	11,960	2.34%
<i>Eupatorium perfoliatum</i>	honesty	4	OBL	36-48	150,000	0.050	9,500	2.03%
<i>Euthamia graminifolia</i>	grass-leaved goldenrod	4	FACW	24-48	350,000	0.020	7,000	1.11%
<i>Eutrochium maculatum</i>	spotted joe pye weed	4	OBL	36-72	95,000	0.130	12,350	2.42%
<i>Hackmum autumnale</i>	ironweed	5	FACW	24-60	130,000	0.060	7,800	1.55%
<i>Hibiscus laevis</i>	halberd-leaved rose mallow	6	OBL	36-72	2,800	1.000	2,800	0.57%
<i>Iris virginica</i> var. <i>shrevei</i>	southern blue flag	5	OBL	12-36	1,000	1.500	1,500	0.31%
<i>Lobelia cardinalis</i>	cardinal flower	7	OBL	24-60	400,000	0.060	24,000	5.09%
<i>Lobelia spicata</i>	great blue lobelia	6	OBL	12-48	500,000	0.060	30,000	6.36%
<i>Mimulus ringens</i>	monkey flower	6	OBL	12-36	2,300,000	0.010	23,000	3.66%
<i>Penstemon sedoides</i>	ditch stonecrop	5	OBL	12-24	1,300,000	0.020	26,000	4.13%
<i>Phytolago virginiana</i>	obedient plant	6	FACW	36-48	11,000	0.130	1,430	0.28%
<i>Sagittaria latifolia</i>	common arrowhead	4	OBL	12-36	65,000	0.130	7,930	1.55%
<i>Scutellaria lateriflora</i>	mad dog skullcap	5	OBL	12-30	65,000	0.130	5,450	1.65%
<i>Silphium perfoliatum</i>	cup plant	5	FACW	72-96	1,400	0.030	42	0.01%
<i>Solidago radialis</i>	ridgell's goldenrod	7	OBL	24-48	93,000	0.130	12,090	2.37%
<i>Symphoricarum novae-angliae</i>	new england aster	4	FACW	36-60	66,000	0.130	8,580	1.69%
<i>Vernonia fasciculata</i>	common ironweed	5	FACW	36-72	24,000	0.250	6,000	1.22%
<i>Verbena hastata</i>	blue vervain	4	FACW	24-72	93,000	0.130	12,090	2.37%
Forbs total					5,997,800	7.040	255,902	49.49%
Total lbs per acre						11.118		
Low Profile Prairie Mix								
scientific name	common name	C	W	height (in)	seeds/lbs	lbs/acre	% by count	
Grasses								
<i>Bouteloua curtipendula</i>	side oats grama	8	UPL	18-36	105,000	3.000	315,000	17.39%
<i>Carex bicknellii</i>	bicknell's oval sedge	10	UPL	24-36	445,000	0.250	111,250	6.14%
<i>Carex brevior</i>	shorter sedge	4	FACU	12-36	430,000	0.125	53,750	2.97%
<i>Carex nalisata</i>	troublesome sedge	2	FAC+	24-48	580,000	0.125	72,500	4.06%
<i>Elymus canadensis</i>	canada wild rye	4	FAC	24-48	120,000	1.000	120,000	6.63%
<i>Panicum virgatum</i>	prairie switch grass	5	FAC+	24-48	317,000	0.500	158,500	8.75%
<i>Schizachyrium scoparium</i>	little bluestem	5	FACU+	30-72	250,000	3.000	750,000	41.41%
<i>Sporobolus heterolepis</i>	prairie dropseed	10	FACU+	24-36	230,000	1.000	230,000	12.70%
Grasses total					2,477,000	9.000	1,811,000	100.00%
Forbs								
<i>Asclepias tuberosa</i>	butterfly weed	7	UPL	18-24	88,000	0.125	11,000	0.51%
<i>Chamaecrista fasciculata</i>	partridge pea	5	FACU+	12-24	55,000	0.125	6,875	0.31%
<i>Careopsis lanceolata</i>	lanceleaf coreopsis	5	FACU	12-36	190,000	0.250	47,500	2.20%
<i>Dalea purpurea</i>	purple prairie clover	9	UPL	18-30	300,000	0.250	75,000	3.48%
<i>Echinacea pallida</i>	pale purple coneflower	8	UPL	24-36	100,000	0.250	25,000	1.16%
<i>Echinacea purpurea</i>	purple coneflower	3	UPL	24-48	115,000	1.000	115,000	5.33%
<i>Eryngium yuccifolium</i>	rattlesnake master	9	FAC+	24-60	142,000	0.250	35,500	1.65%
<i>Liatris spicata</i>	spike blazing star	6	FAC	12-48	163,000	0.125	20,375	0.94%
<i>Monarda fistulosa</i>	bergamont	4	FACU	24-48	1,100,000	0.250	275,000	12.75%
<i>Oligoneuron rigidum</i>	stiff goldenrod	4	FACU+	36-72	650,000	0.125	81,250	3.77%
<i>Penstemon digitalis</i>	foxglove beardtongue	4	FAC	12-30	1,800,000	0.125	225,000	10.43%
<i>Rudbeckia hirta</i>	black-eyed susan	1	FACU	12-24	1,500,000	0.500	750,000	34.77%
<i>Rudbeckia subtomentosa</i>	sweet coneflower	9	FACU+	24-48	740,000	0.125	92,500	4.29%
<i>Symphoricarum laevis</i>	smooth blue aster	9	UPL	24-42	1,100,000	0.125	137,500	6.37%
<i>Symphoricarum novae-angliae</i>	new england aster	4	FACW	36-60	1,400,000	0.125	175,000	8.11%
<i>Tradescantia ohioensis</i>	ohio spiderwort	2	FACU+	18-30	146,000	0.125	18,250	0.85%
<i>Verbena stricta</i>	hoary vervain	4	UPL	24-72	530,000	0.125	66,250	3.07%
Forbs total					10,115,000	4.000	2,157,000	100.00%
Cover Crop								
<i>Avena sativa</i>	oats	*	UPL	24-36	15,000	32,000	480,000	29.72%
<i>Lolium multiflorum</i>	annual rye	*	UPL	24-36	277,000	5,000	1,135,000	70.28%
					242,000	37.000	1,615,000	100.00%
Total lbs per acre						50.000		

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	LH	Liquidambar styraciflua 'Happdell'	Happidaze® Sweet Gum	2.5" Cal.	2
	LT	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.	2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	4

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PLANTING LEGEND

Shade Tree, typical.
See detail for installation.

Shrub, typical.
See detail for installation.

Perennial, Groundcover and Annual, typical.
See detail for installation.

Native Restoration Area

Turf Seed and Blanket

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CENTENNIAL
PARK

1301 E. Burr Oak Drive
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ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE

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ARH / MGM

DRAWN BY
MDM / CNO

NORTH

SCALE IN FEET

1" = 40'

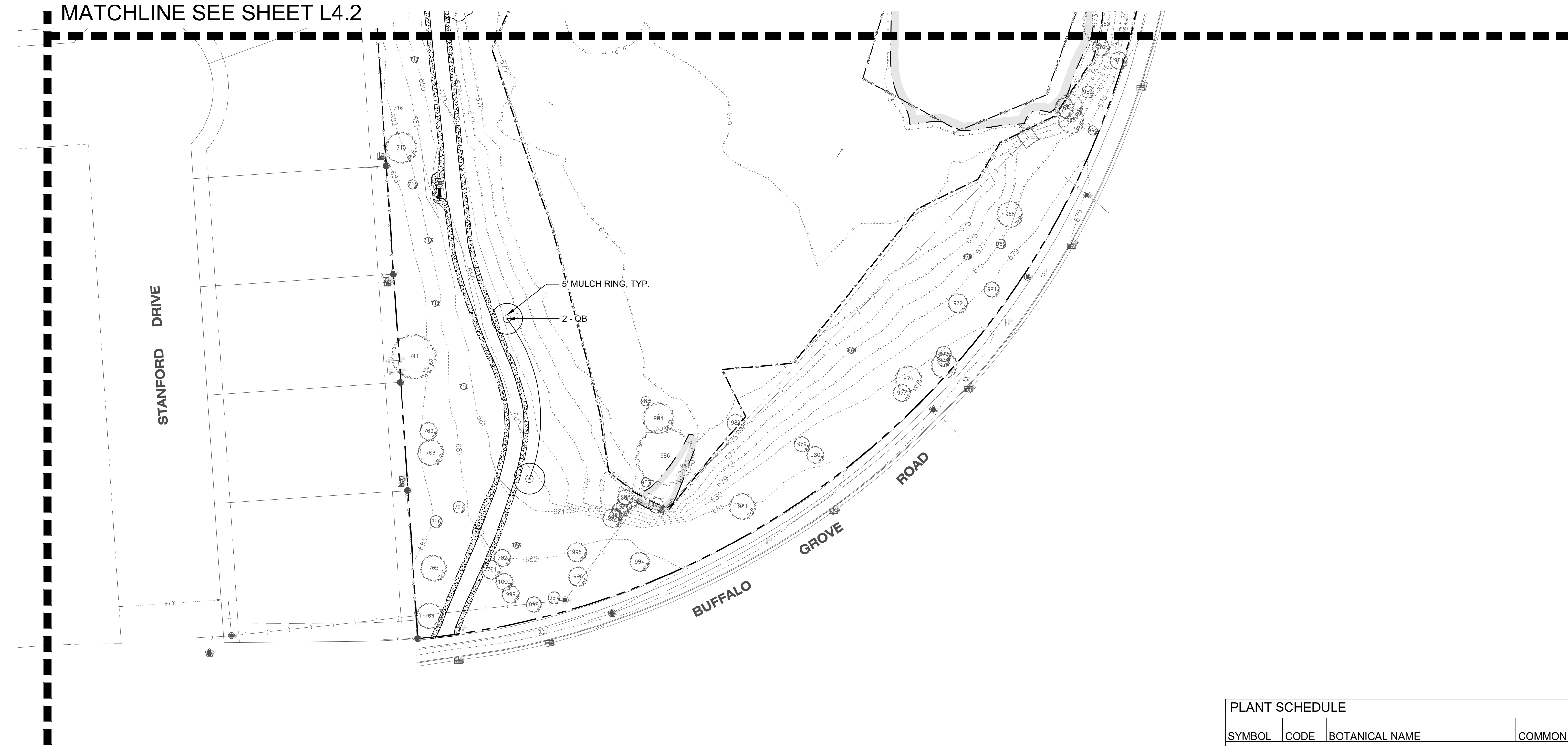
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SHEET TITLE

PLANTING PLAN -
ENLARGEMENT

SHEET NUMBER

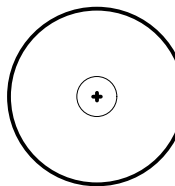
L4.2



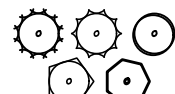
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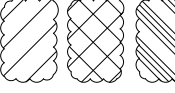
PLANTING LEGEND



Shade Tree, typical.
See detail for installation.



Shrub, typical.
See detail for installation.



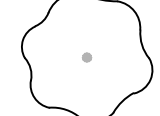
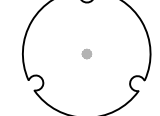
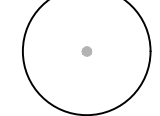
Perennial, Groundcover and Annual, typical.
See detail for installation.



Native Restoration Area



Turf Seed and Blanket

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
TREES						
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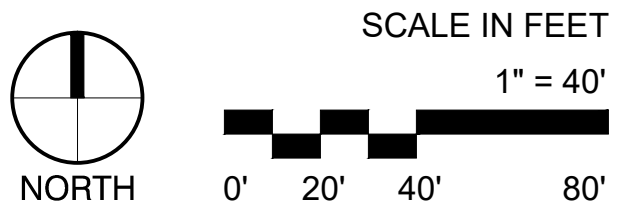
DECEMBER 12, 2025

REVISIONS

NO DATE ISSUE

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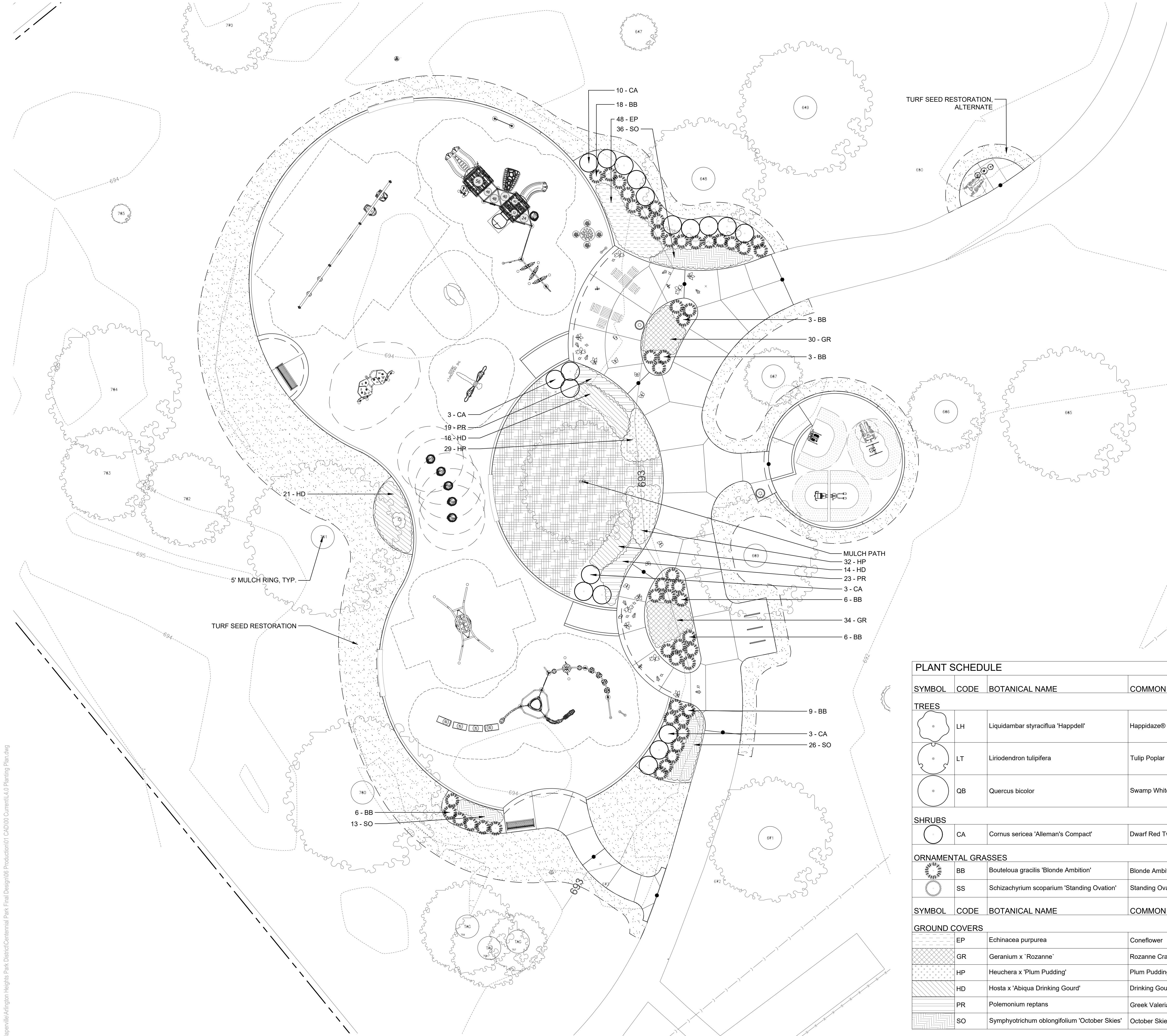


SHEET TITLE

PLANTING PLAN
ENLARGEMENT

SHEET NUMBER

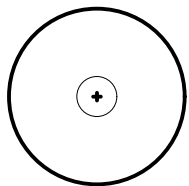
L4.3



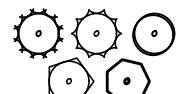
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PLANTING LEGEND



Shade Tree, typical.
See detail for installation.



Shrub, typical.
See detail for installation.



Perennial, Groundcover and Annual, typical.
See detail for installation.



Native Restoration Area

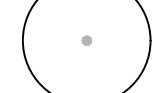
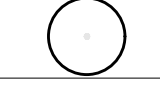
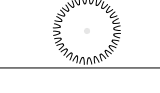
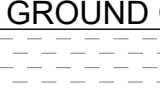
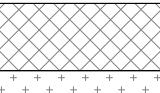
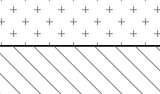


Turf Seed and Blanket



Mulch

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY
TREES						
	LH	Liquidambar styraciflua 'Happdell'	Happdaze® Sweet Gum	2.5" Cal.		2
	LT	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.		2
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.		4
SHRUBS						
	CA	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	5 Gal.		19
ORNAMENTAL GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 Gal.		51
	SS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.		12
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS						
	EP	Echinacea purpurea	Coneflower	1 Gal.	18" o.c.	48
	GR	Geranium x 'Rozanne'	Rozanne Cranesbill	1 Gal.	18" o.c.	113
	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 Gal.	18" o.c.	61
	HD	Hosta x 'Abiqua Drinking Gourd'	Drinking Gourd Hosta	1 Gal.	24" o.c.	51
	PR	Polemonium reptans	Greek Valerian	1 Gal.	18" o.c.	42
	SO	Symphyotrichum oblongifolium 'October Skies'	October Skies Fall Aster	1 Gal.	18" o.c.	75



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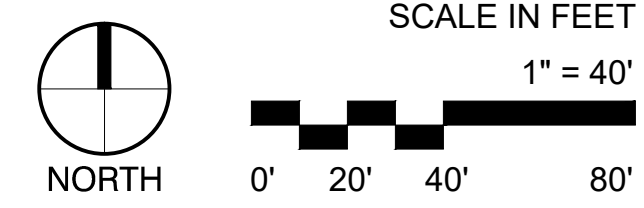
DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE

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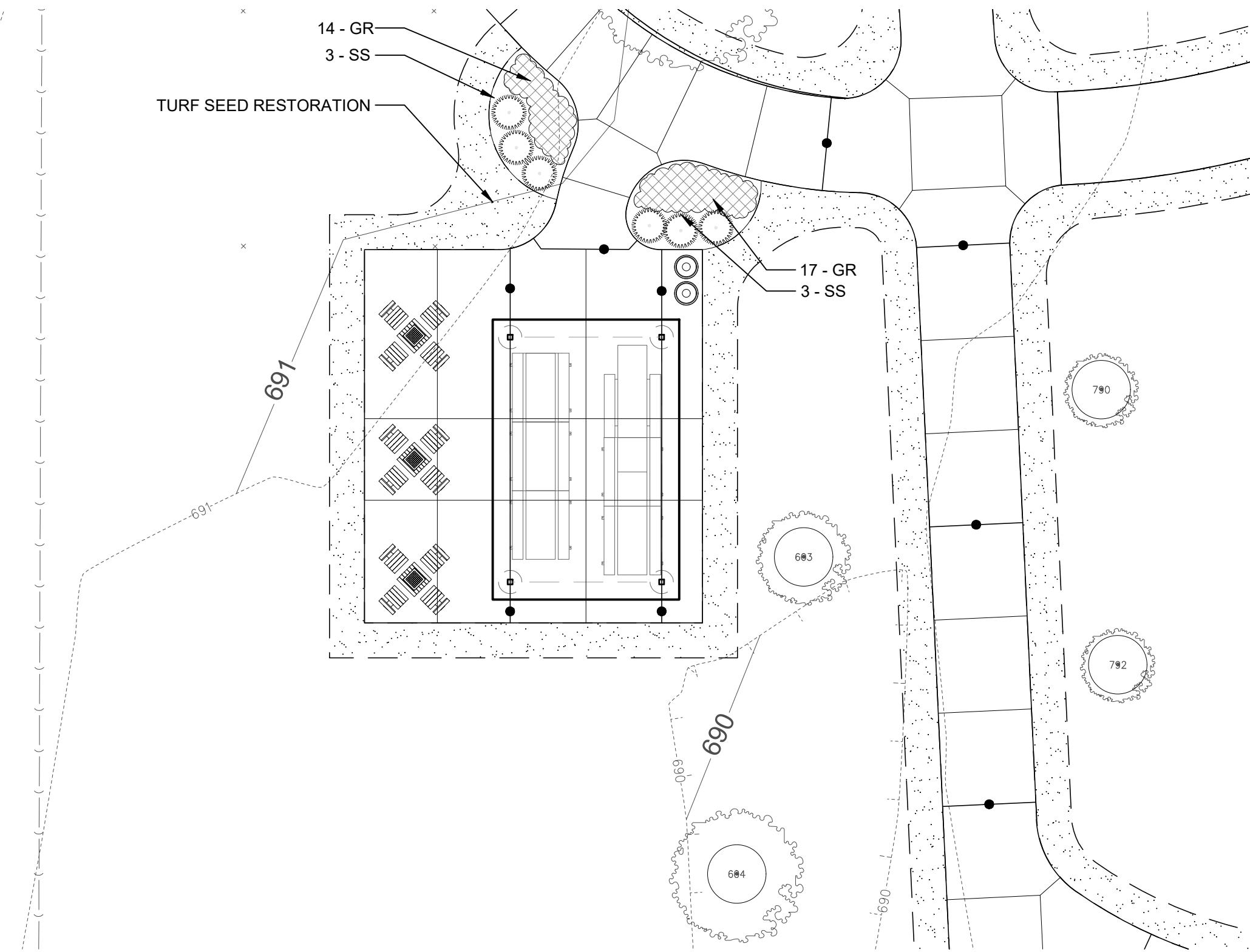
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SHEET TITLE
PLANTING PLAN
ENLARGEMENT

SHEET NUMBER

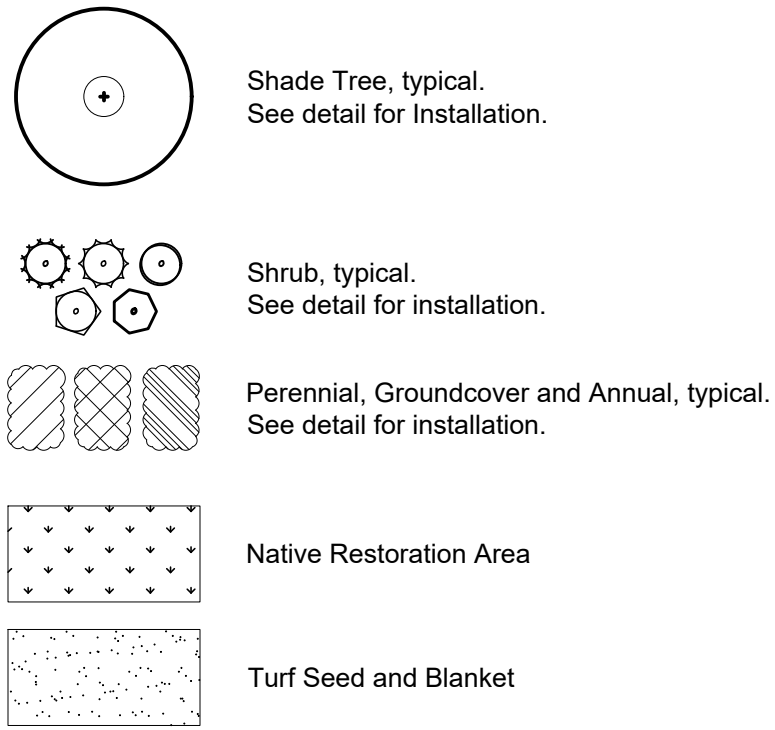
L4.4



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PLANTING LEGEND



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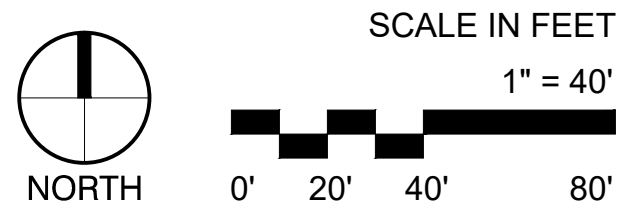
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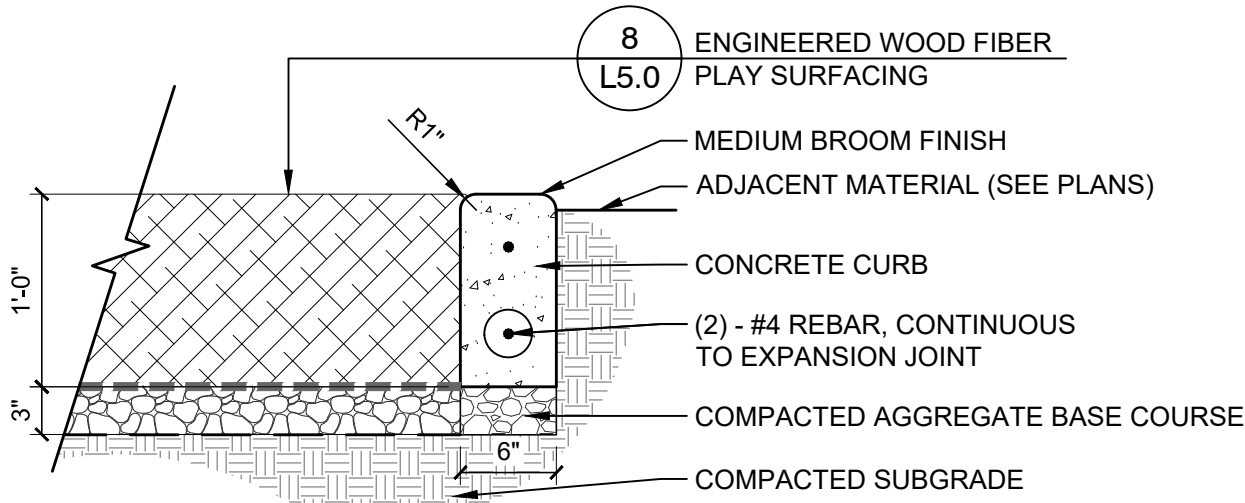


SHEET TITLE

PLANTING PLAN
ENLARGEMENT

SHEET NUMBER

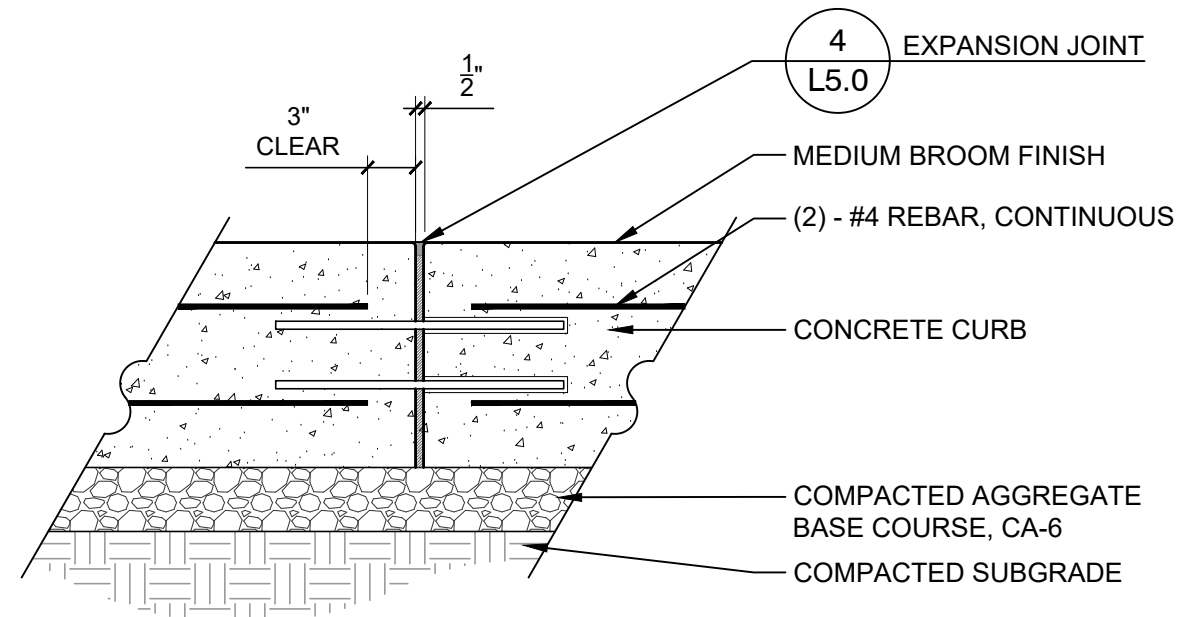
L4.5



NOTE:
PLACE EXPANSION JOINTS 30' O.C. AND CONTROL JOINTS 10' O.C. UNLESS OTHERWISE NOTED.

10 PLAYGROUND CURB AT ENGINEERED WOOD FIBER

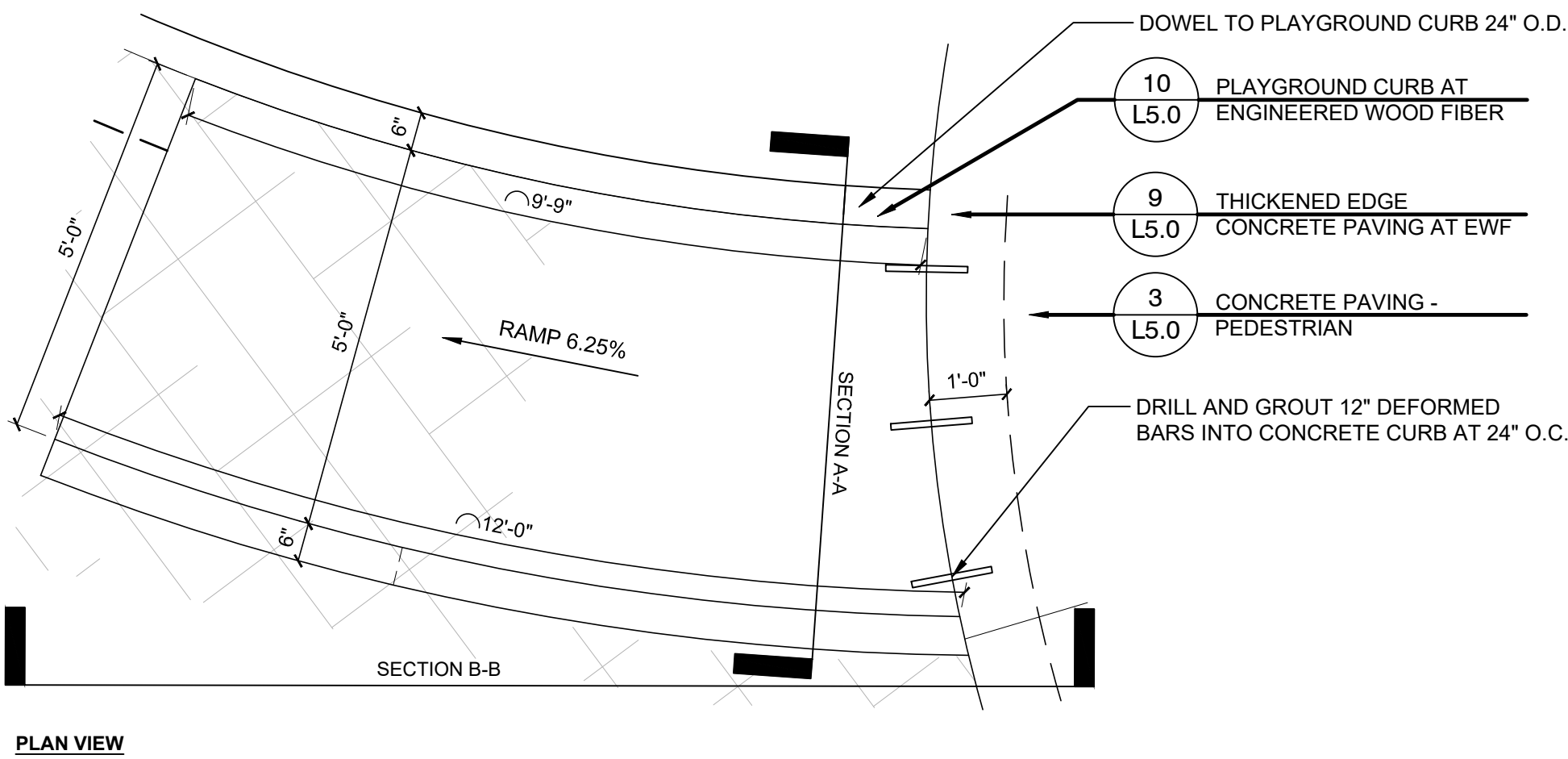
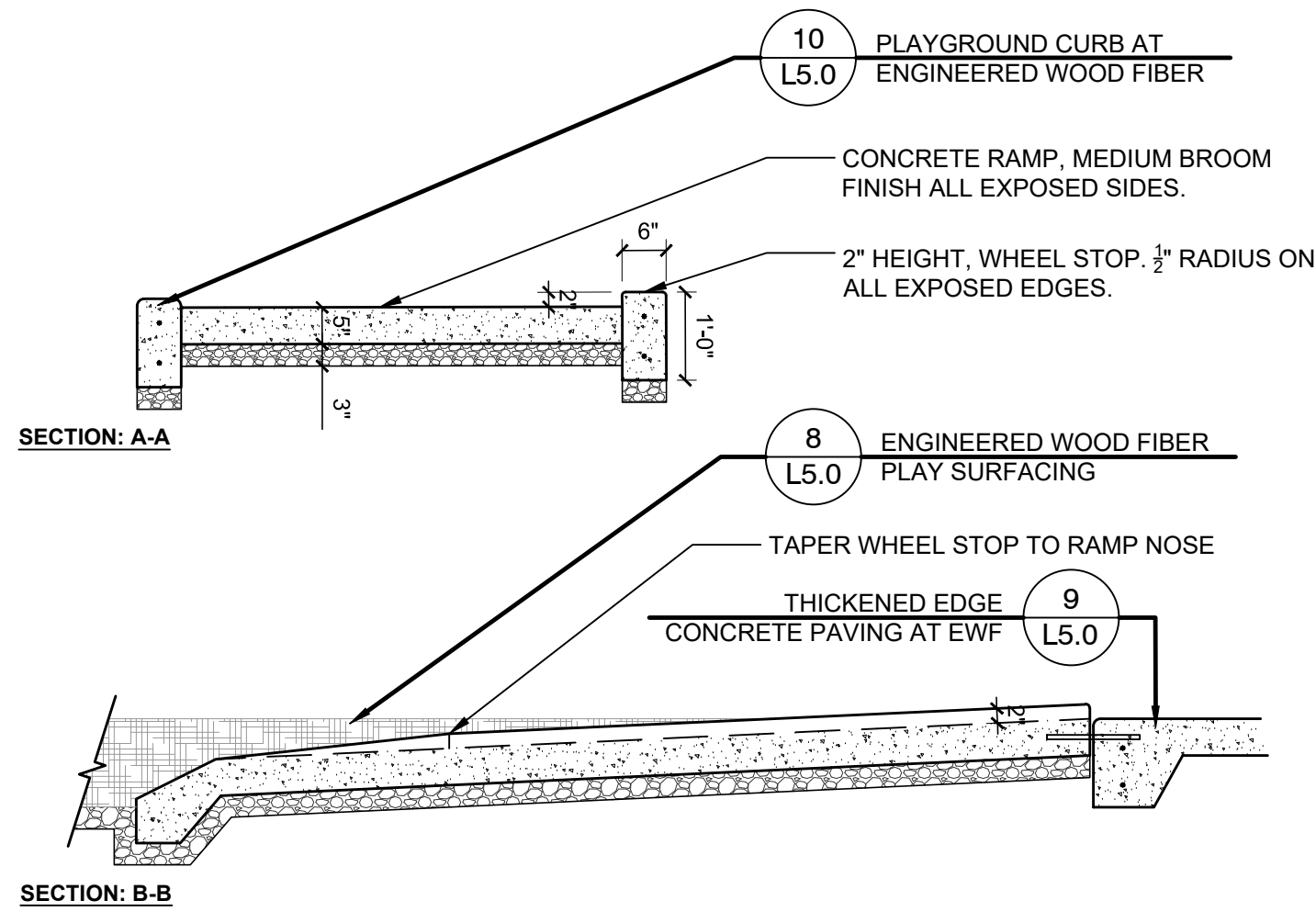
1" = 1'-0"



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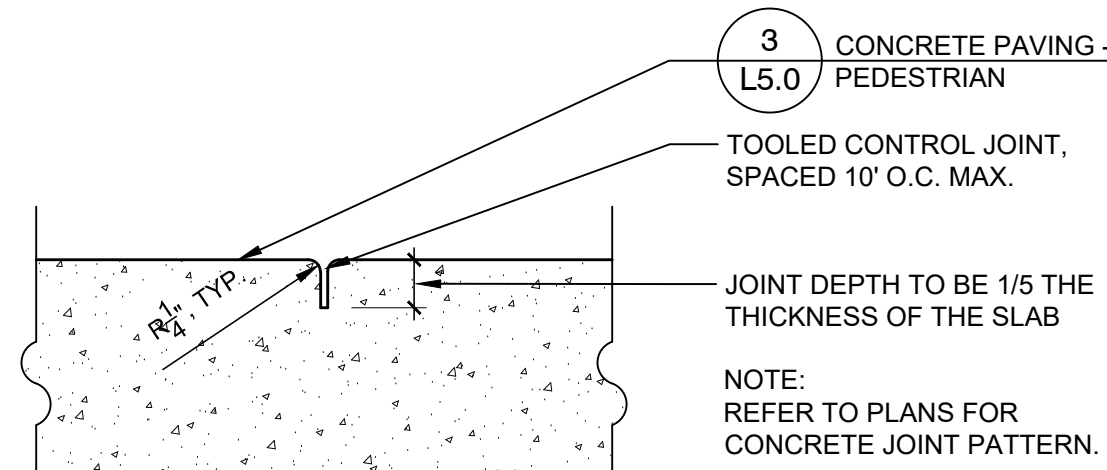
11 EXPANSION JOINT AT PLAYGROUND CURB

1" = 1'-0"



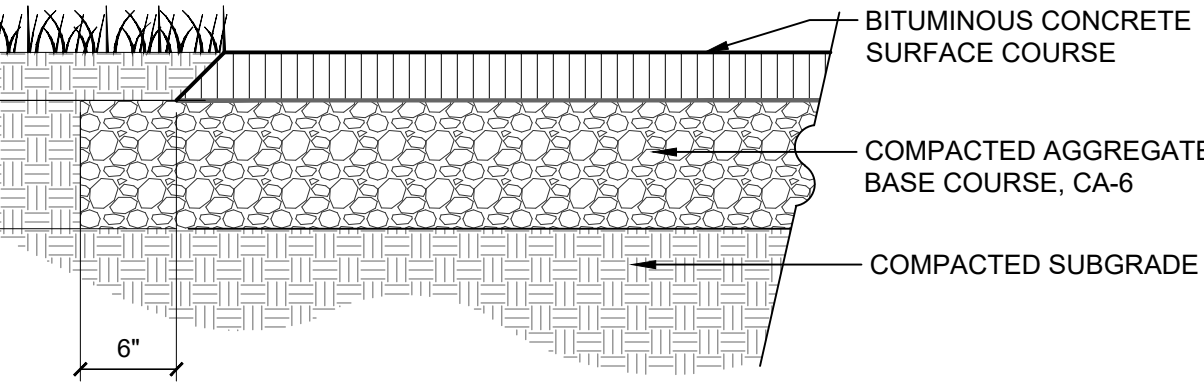
12 PLAYGROUND RAMP

1/2" = 1'-0"



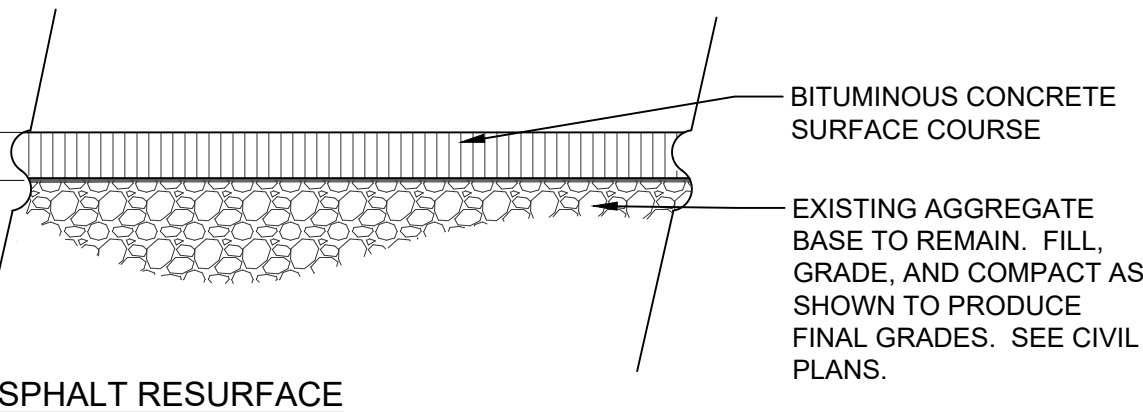
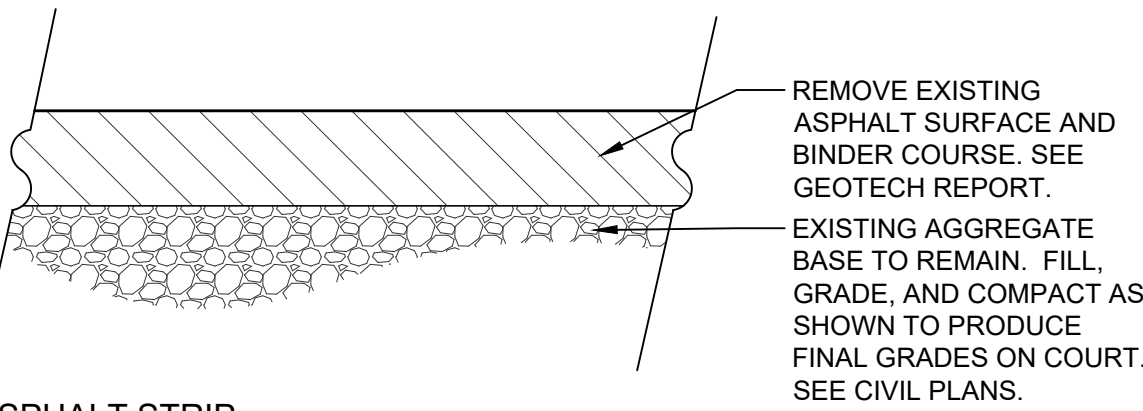
5 CONTROL JOINT

3" = 1'-0"



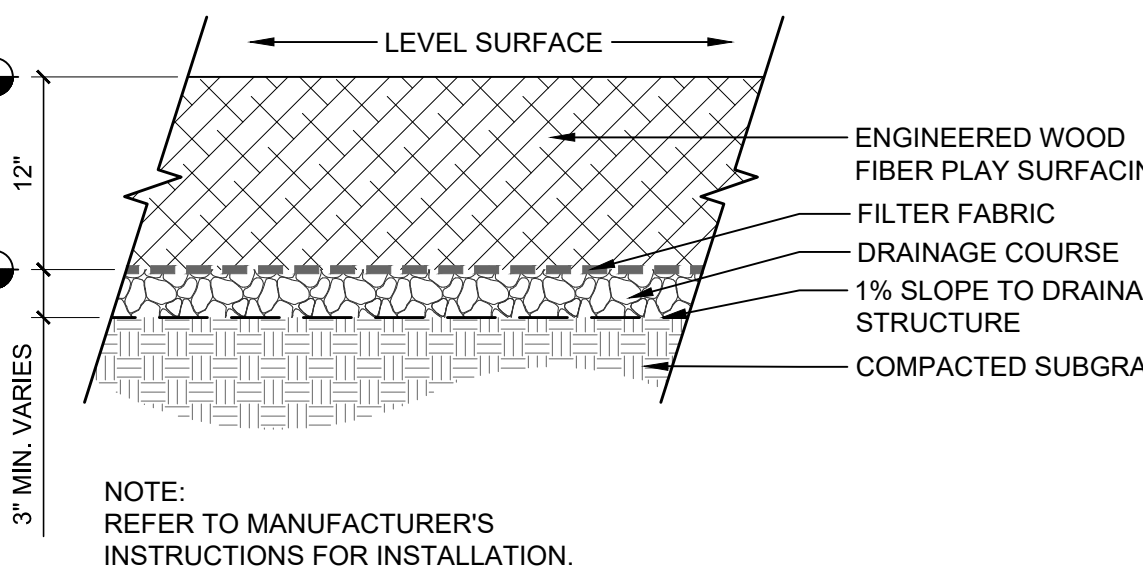
6 ASPHALT TRAIL PAVING - PEDESTRIAN

1" = 1'-0"



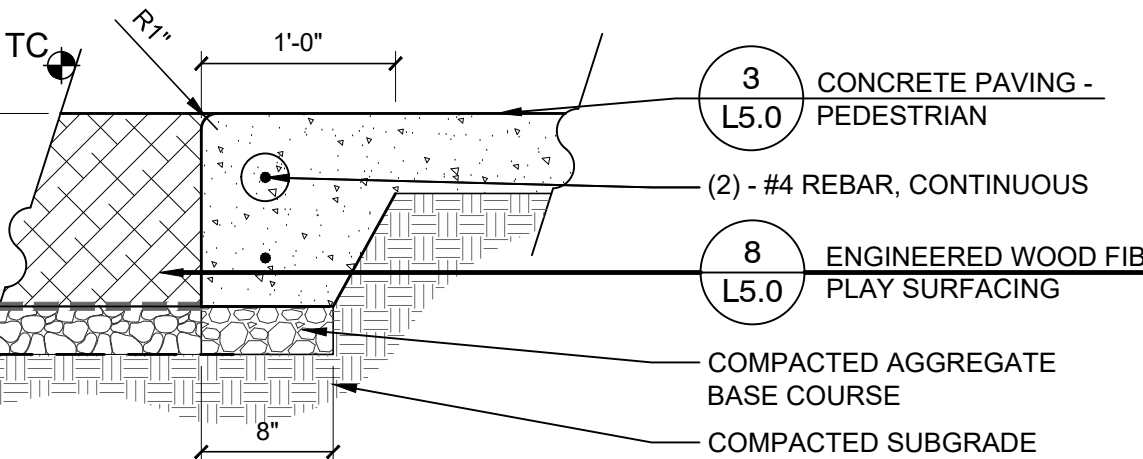
7 ASPHALT STRIP AND RESURFACE

1" = 1'-0"



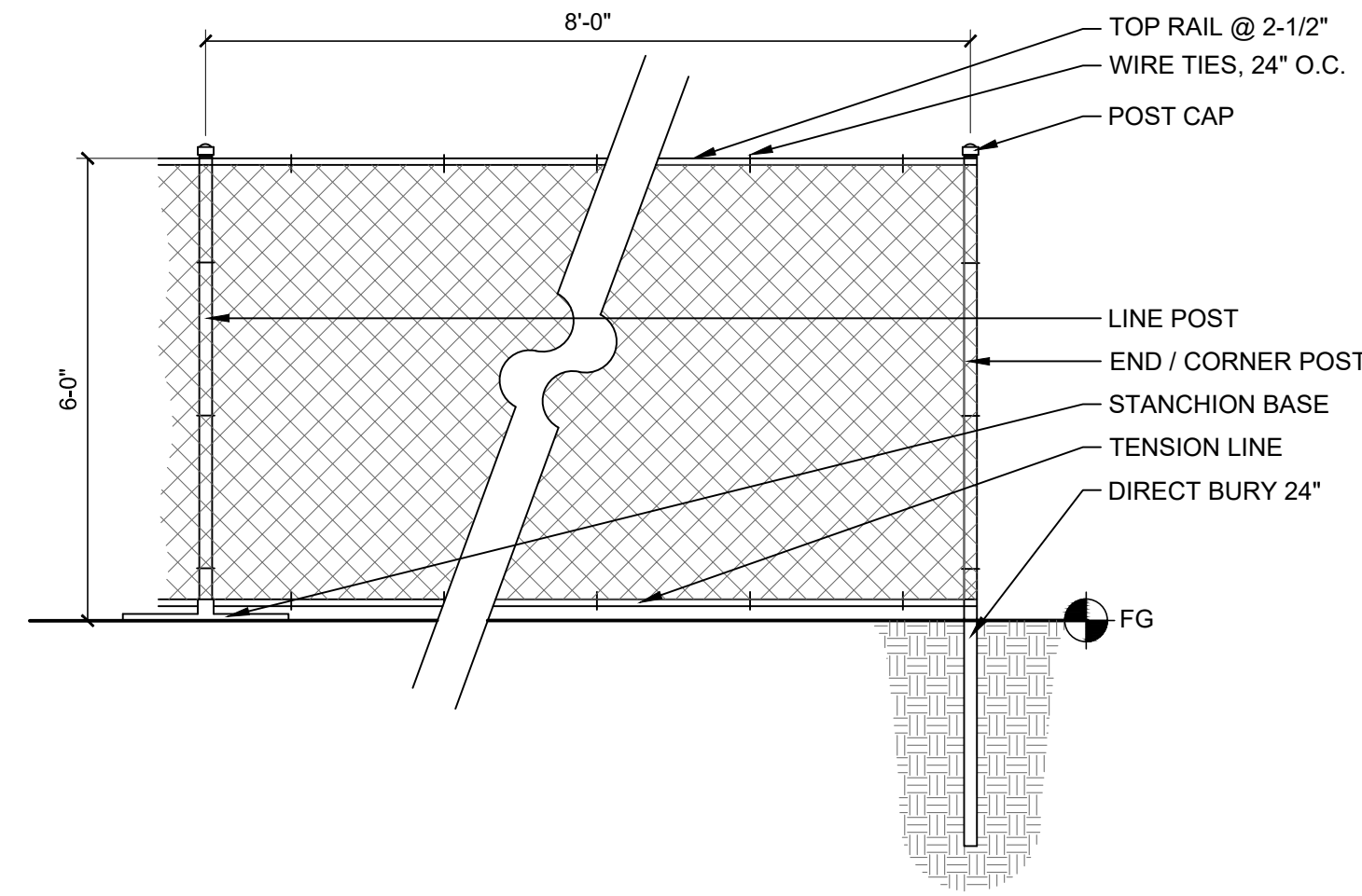
8 ENGINEERED WOOD FIBER PLAY SURFACING

1" = 1'-0"



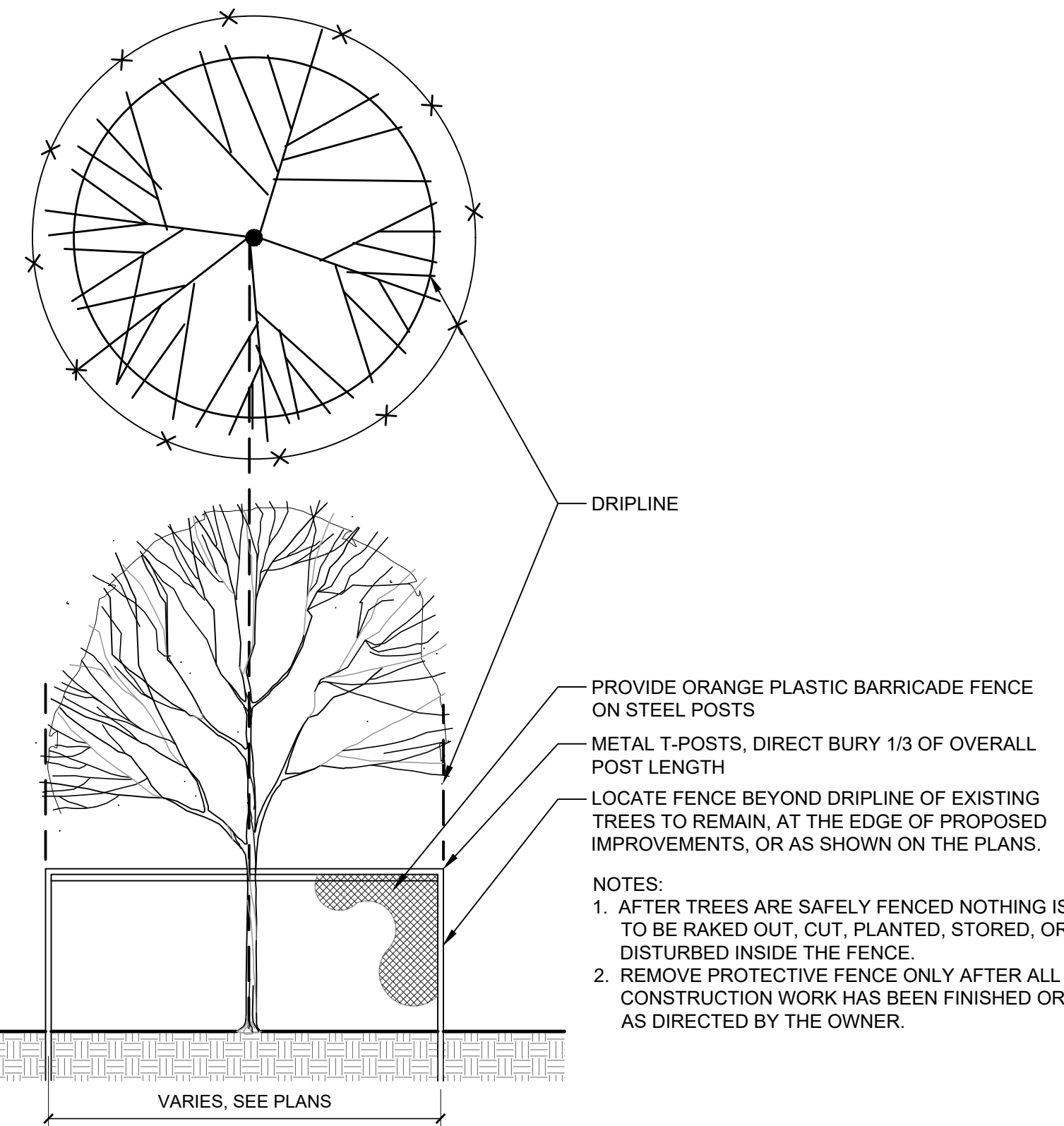
9 THICKENED EDGE CONCRETE PAVING AT EWF

1" = 1'-0"



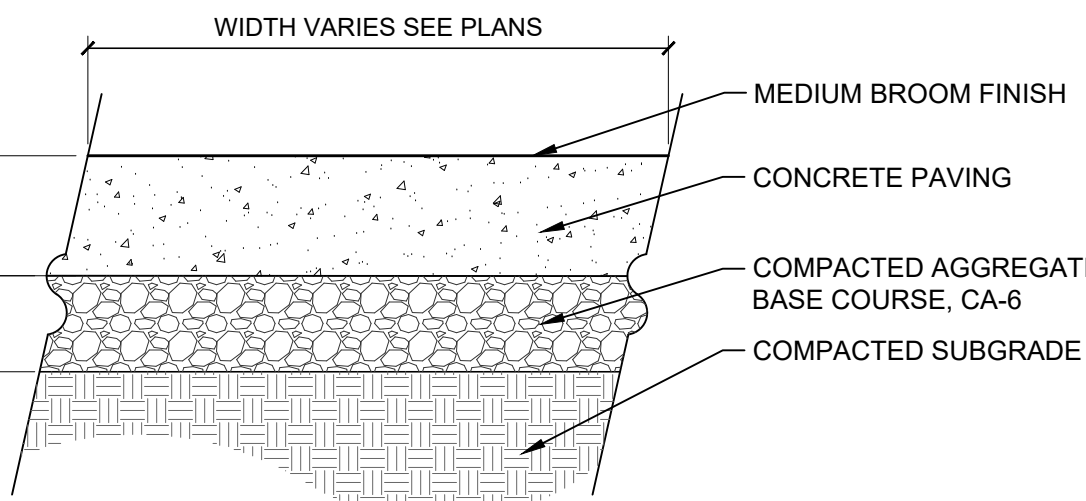
1 TEMPORARY CONSTRUCTION FENCE

1/2" = 1'-0"



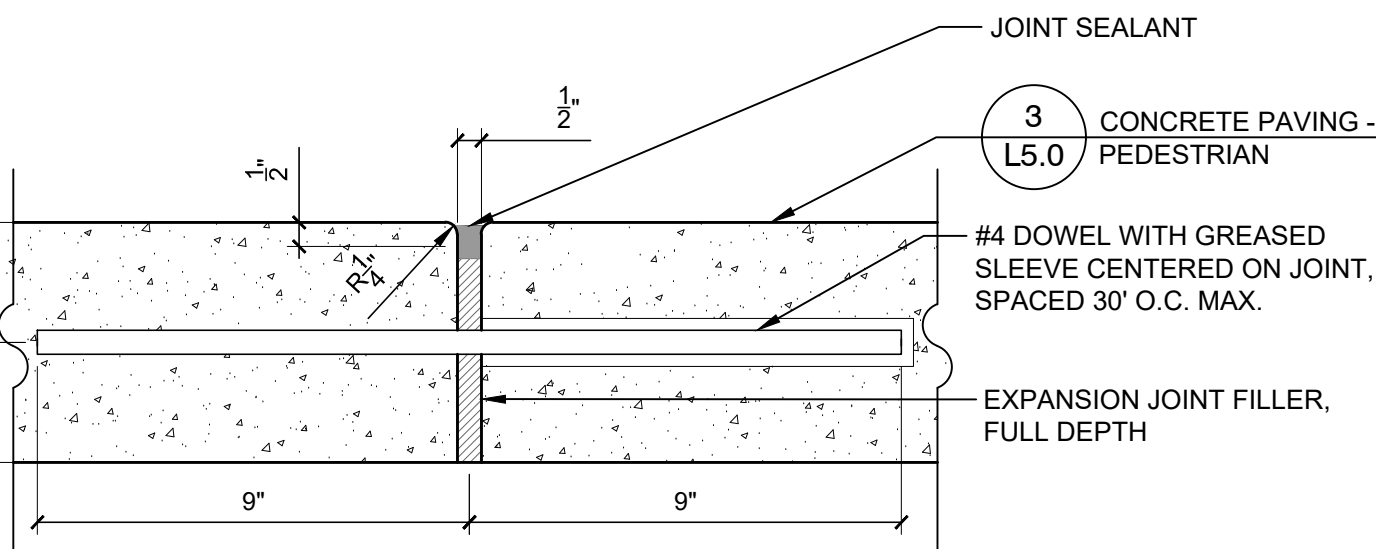
2 TREE PROTECTION FENCE

1/2" = 1'-0"



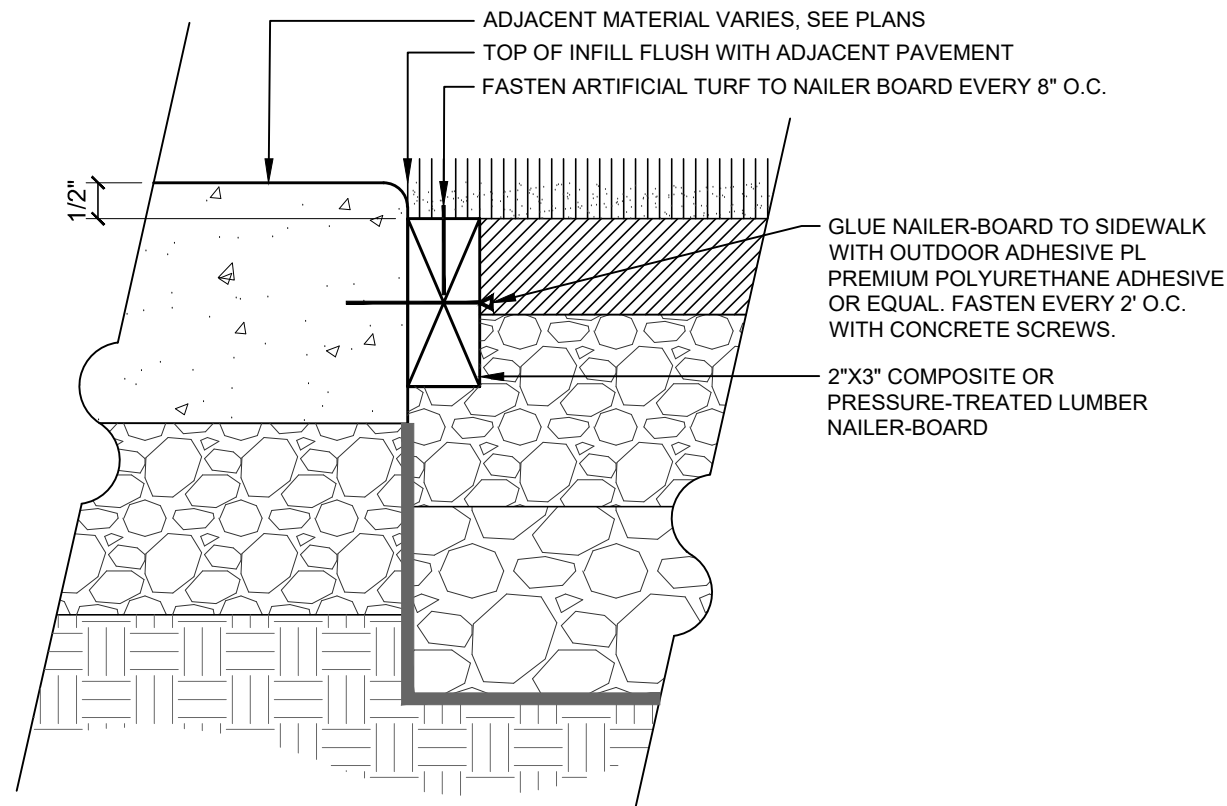
3 CONCRETE PAVING - PEDESTRIAN

1 1/2" = 1'-0"



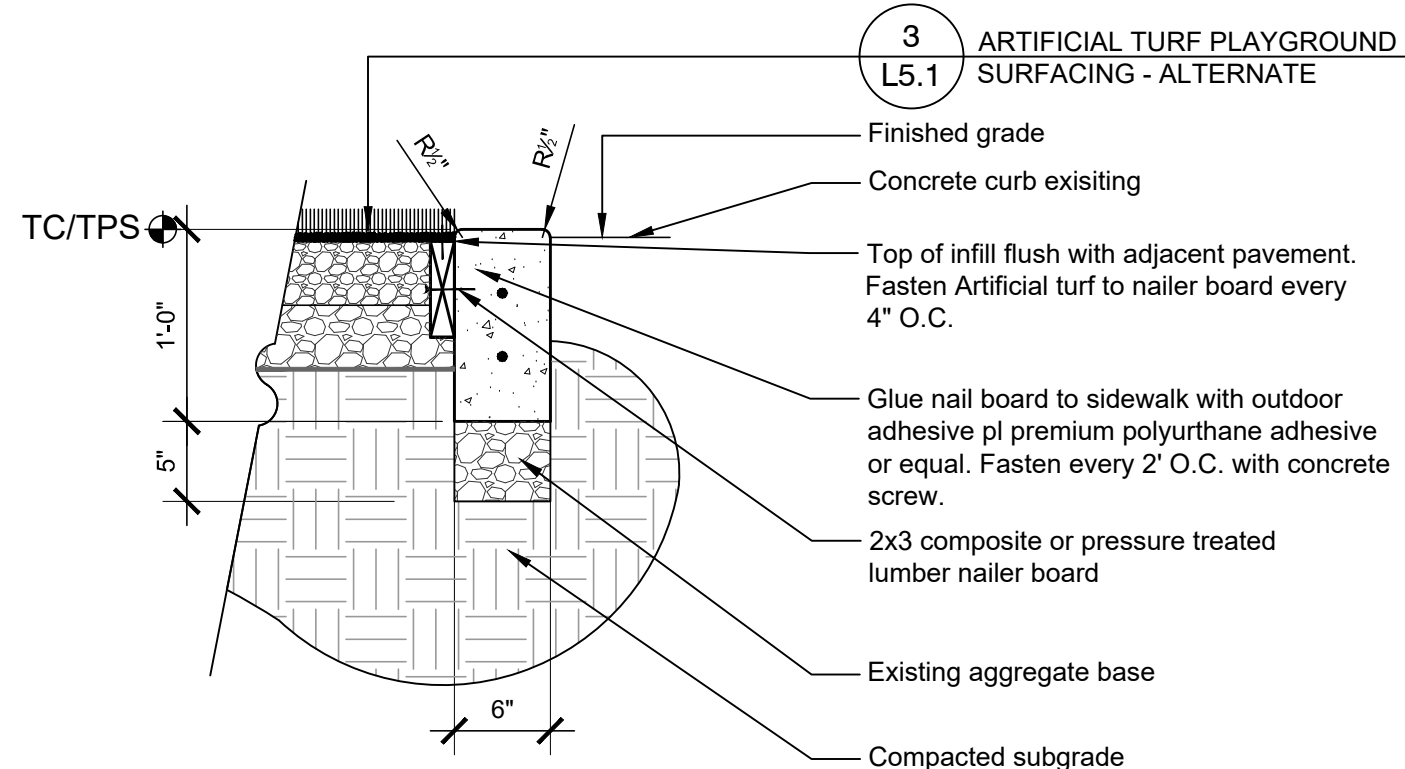
4 EXPANSION JOINT

3" = 1'-0"



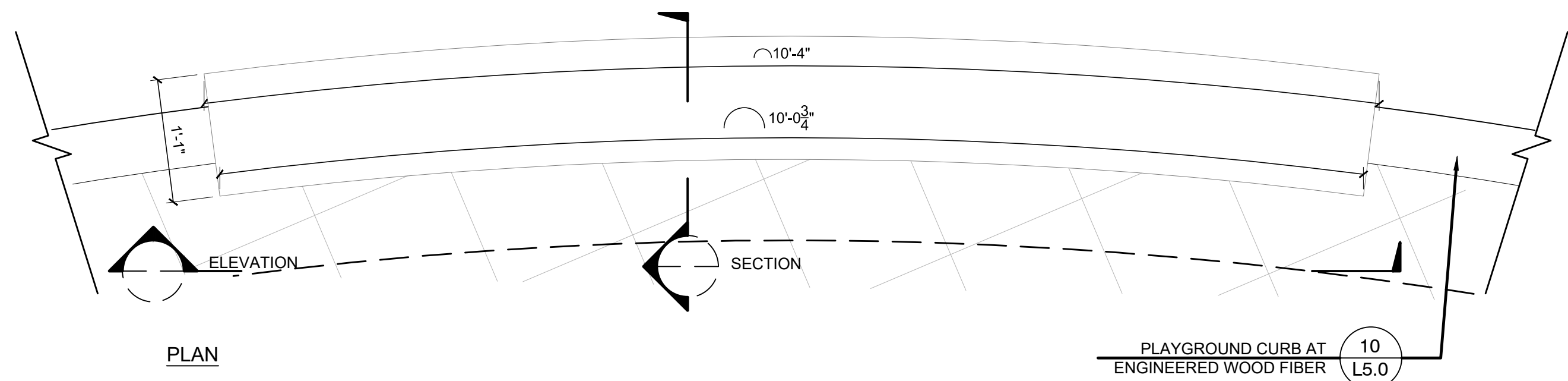
5 ARTIFICIAL TURF NAILER-BOARD - ALTERNATE

3" = 1'-0"

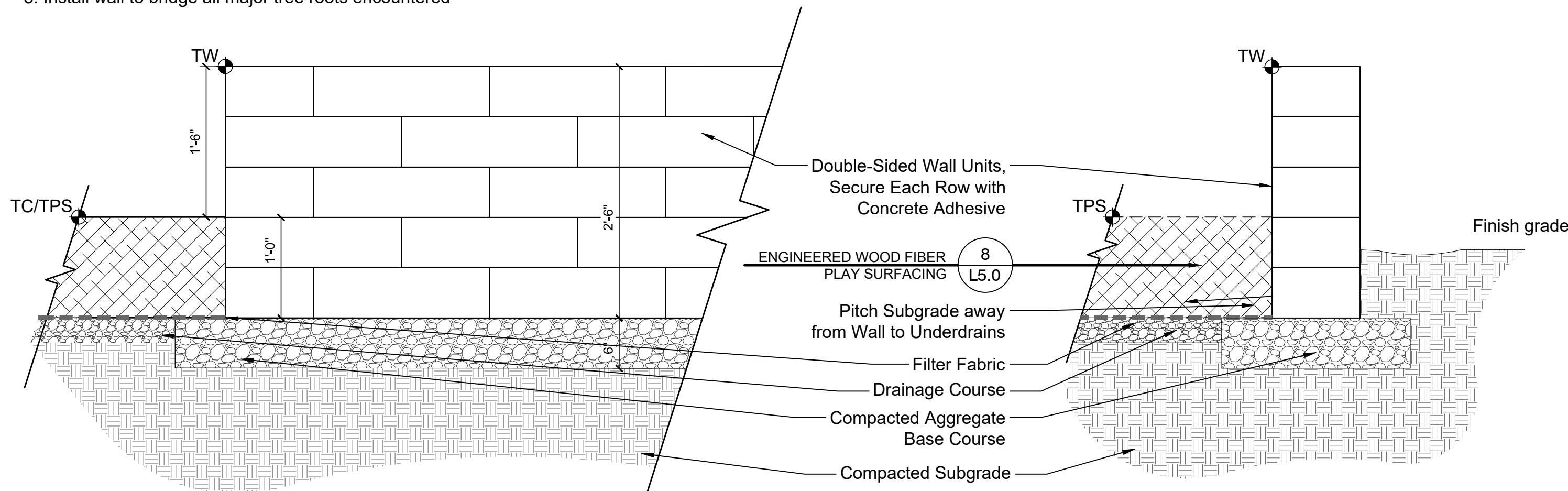


4 CONCRETE CURB AT ARTIFICIAL TURF - ALTERNATE

1" = 1'-0"



- Notes:
1. Kodah Seatwall by Rosetta Hardscape, Inc.
 2. Install per Manufacturer's recommendations.
 3. Wall to be laid in random pattern with manufacturer's standard unit sizes.
 4. Color to be Fond du Lac, as selected by Owner.
 5. Install wall to bridge all major tree roots encountered

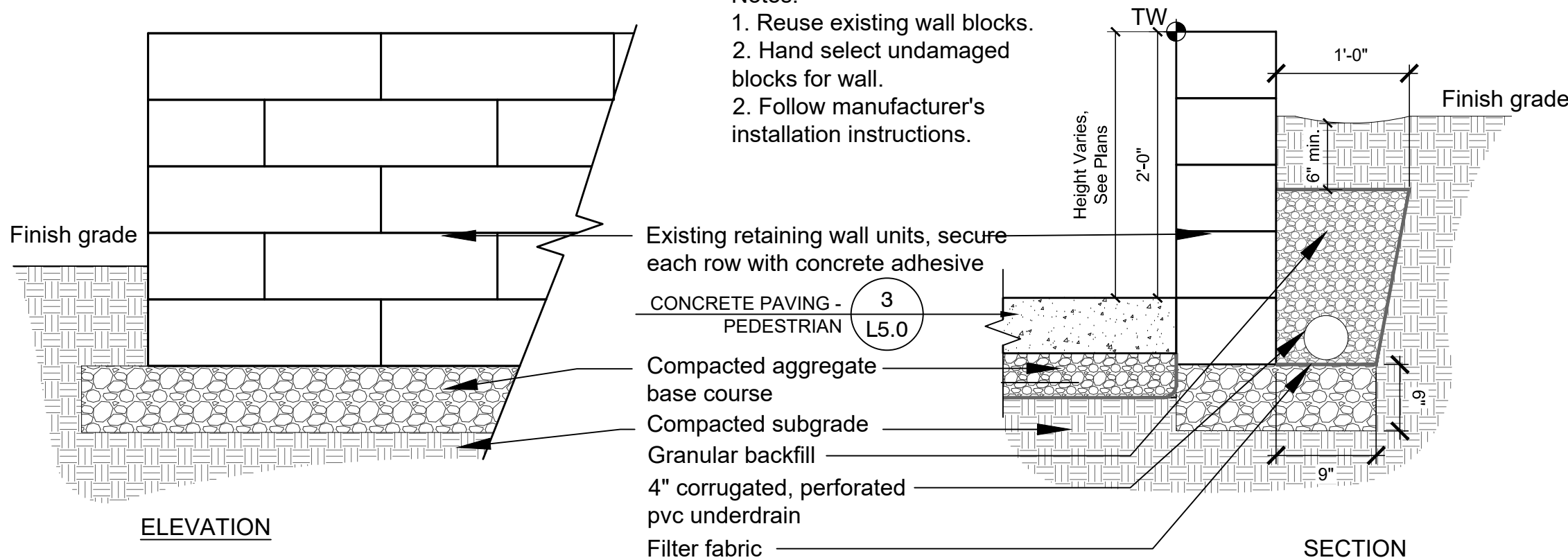


ELEVATION

SECTION

6 PRE-CAST STONE SEAT WALL - ALTERNATE

1" = 1'-0"

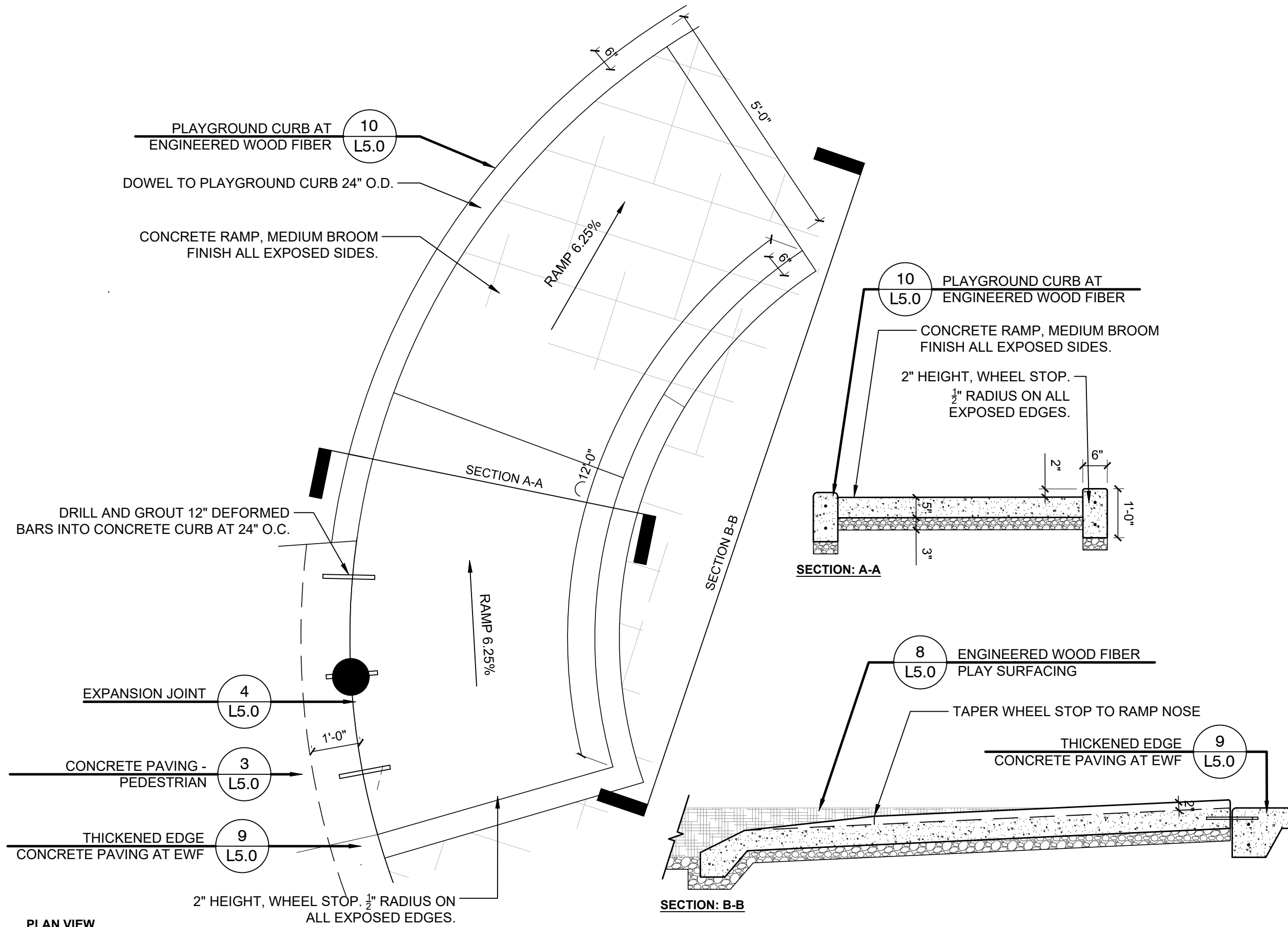


ELEVATION

SECTION

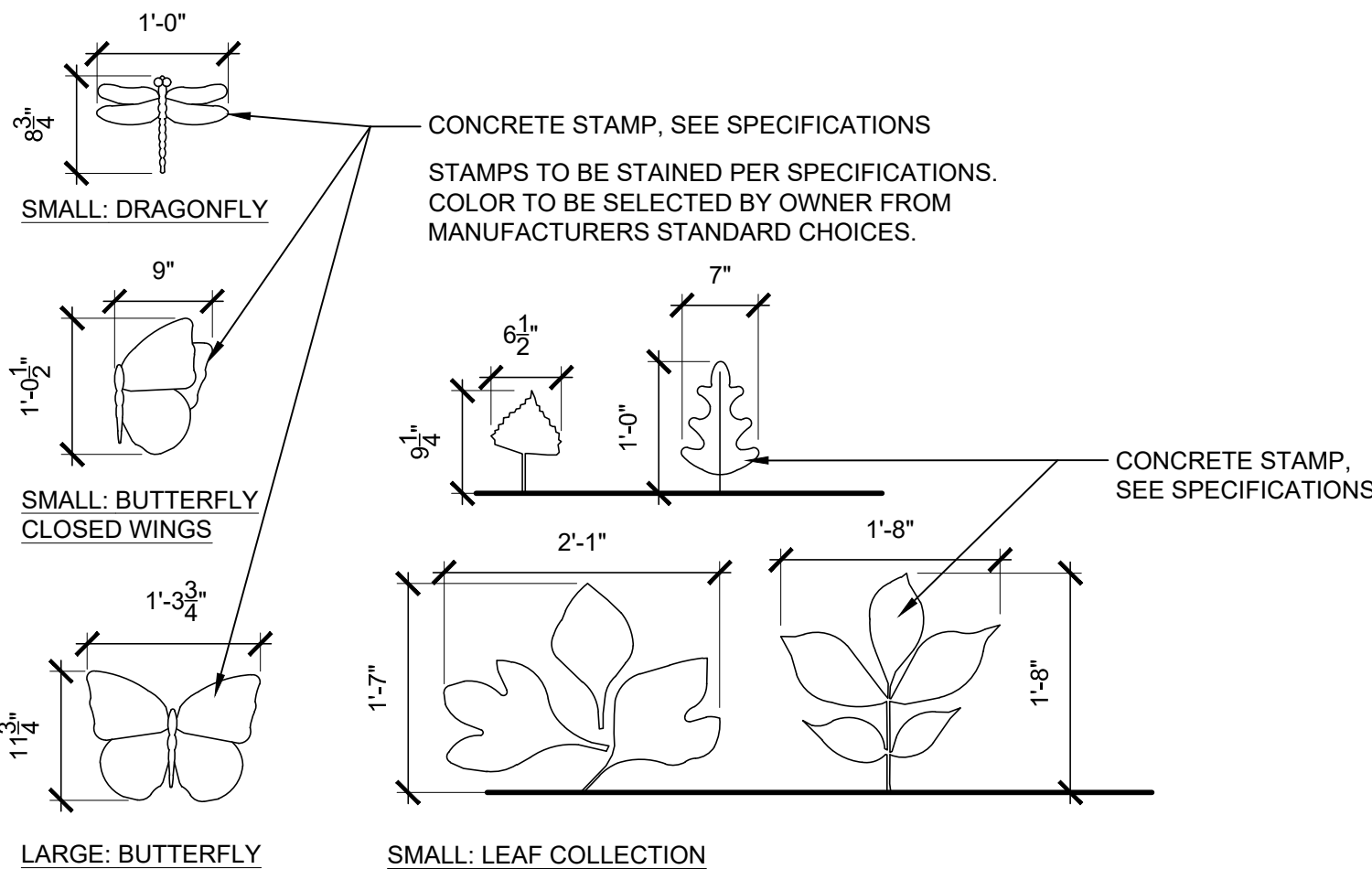
7 PRE-CAST BLOCK RETAINING WALL

1" = 1'-0"



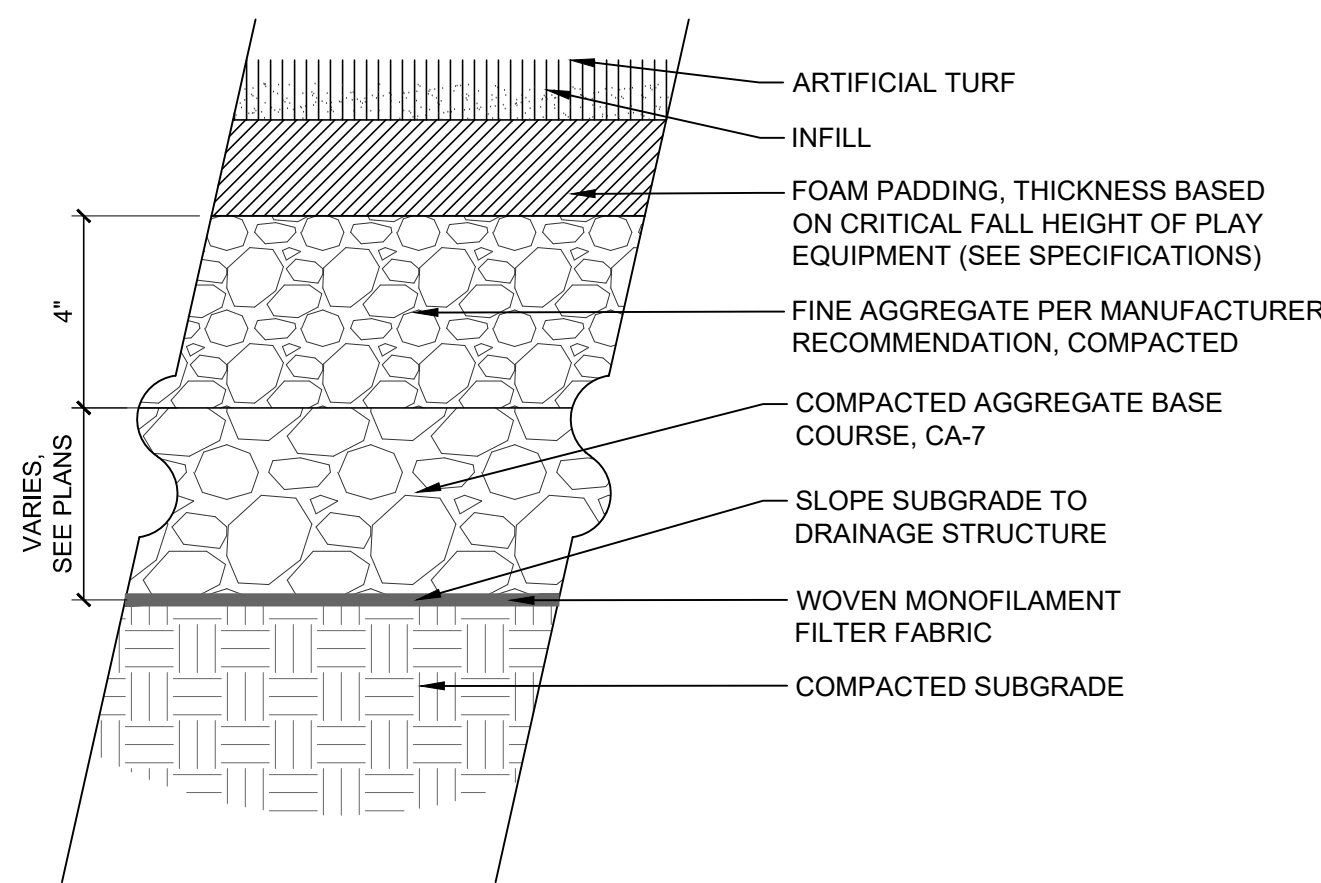
1 FITNESS RAMP

1/2" = 1'-0"



2 STAMPED AND STAINED CONCRETE EMBLEMS

3/4" = 1'-0"



3 ARTIFICIAL TURF PLAYGROUND SURFACING - ALTERNATE

3" = 1'-0"

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CORPORATION
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Naperville, Illinois 60004
T 630.717.5399

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ART1 / MGM

DETAILS

L5.2

Page 67 of


$$3/16'' = 1'-0''$$

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1887 High Grove Lane
Naperville, Illinois 60004
T 630.717.5399

PROJECT

**CENTENNIAL
PARK**

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

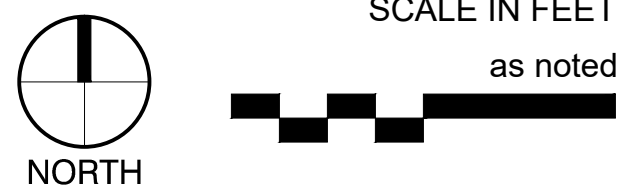
ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

NO	DATE	ISSUE
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CHECKED BY	DRAWN BY
ARH / MGM	MDM / CNO

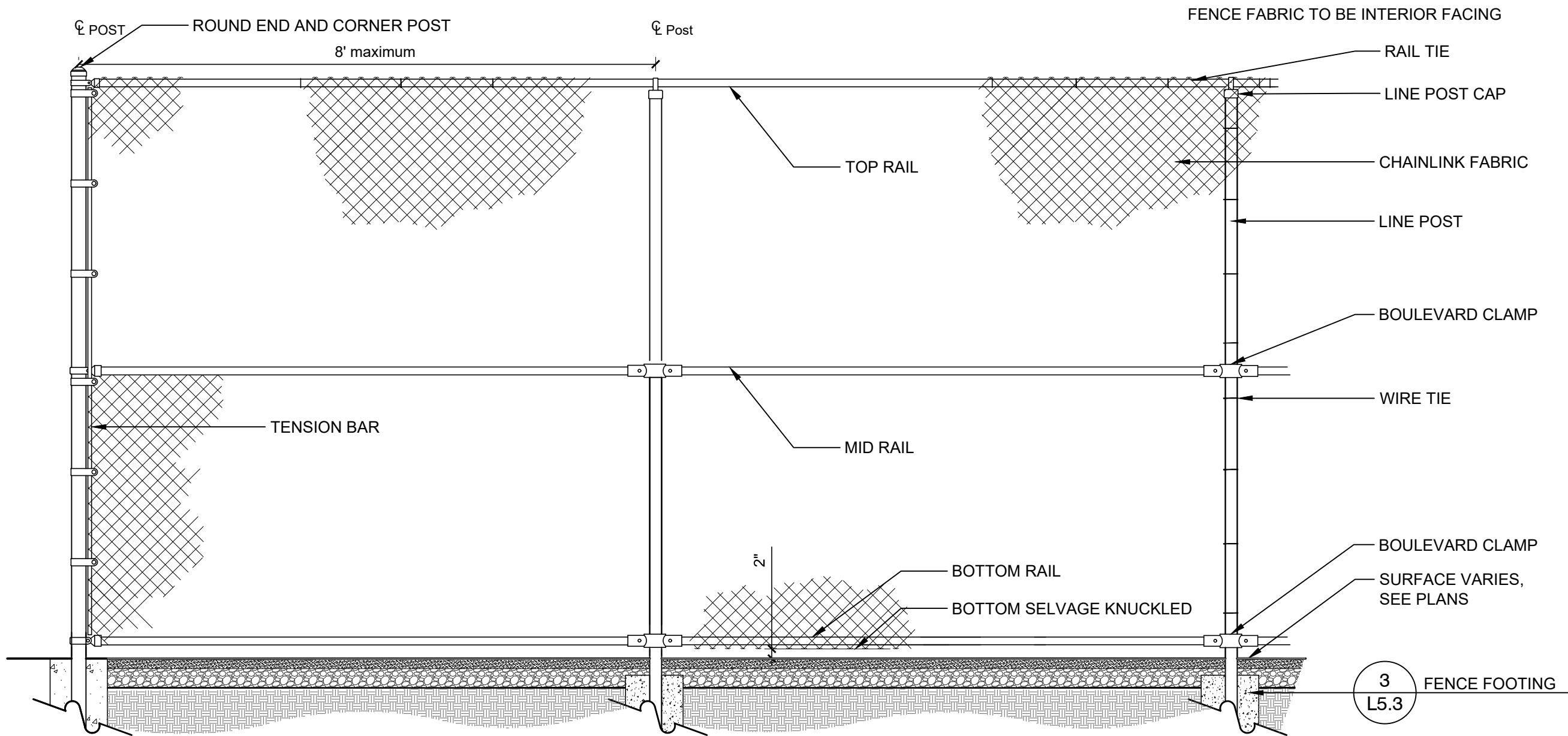


SHEET TITLE
DETAILS

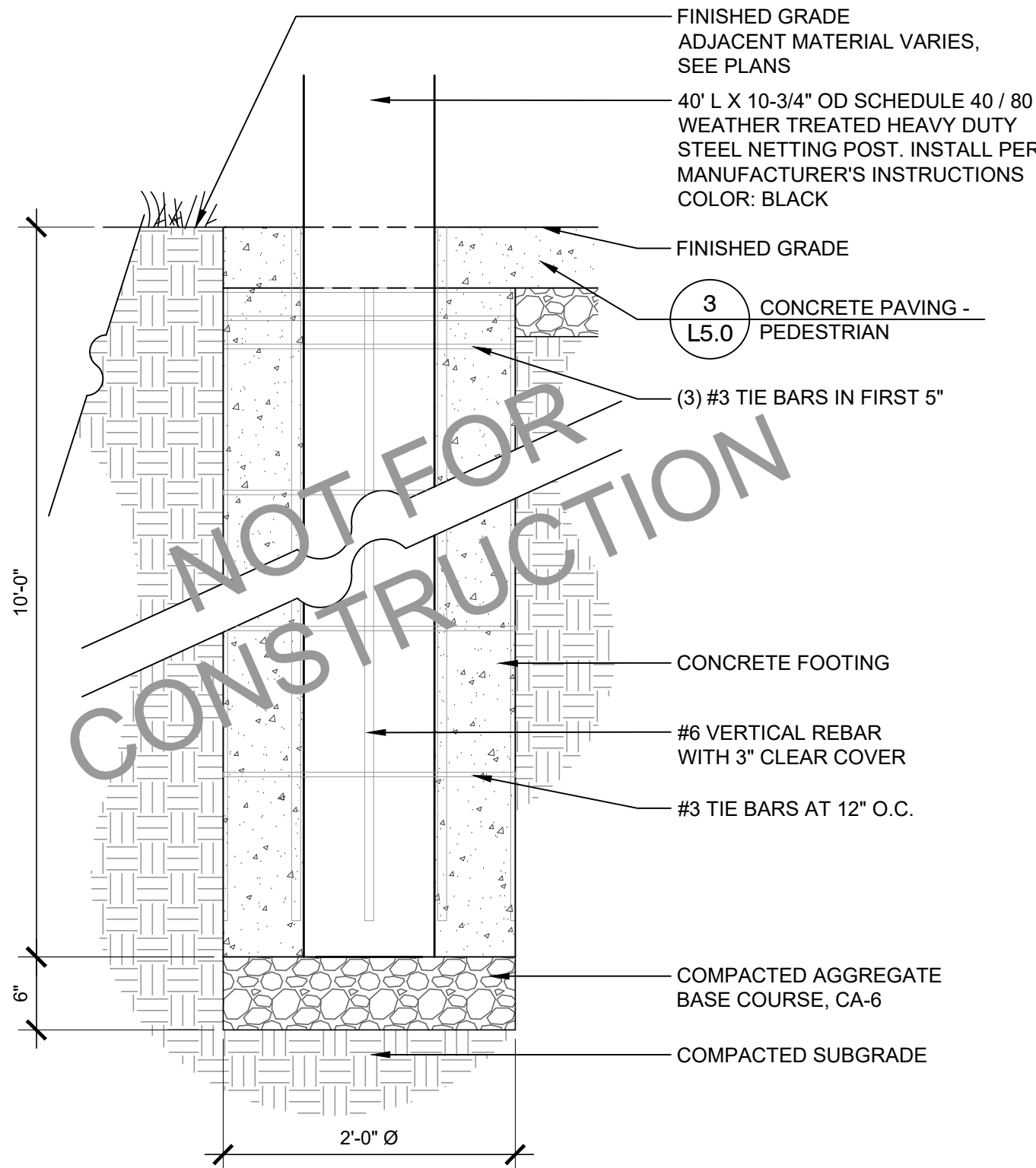
SHEET NUMBER

L5.3

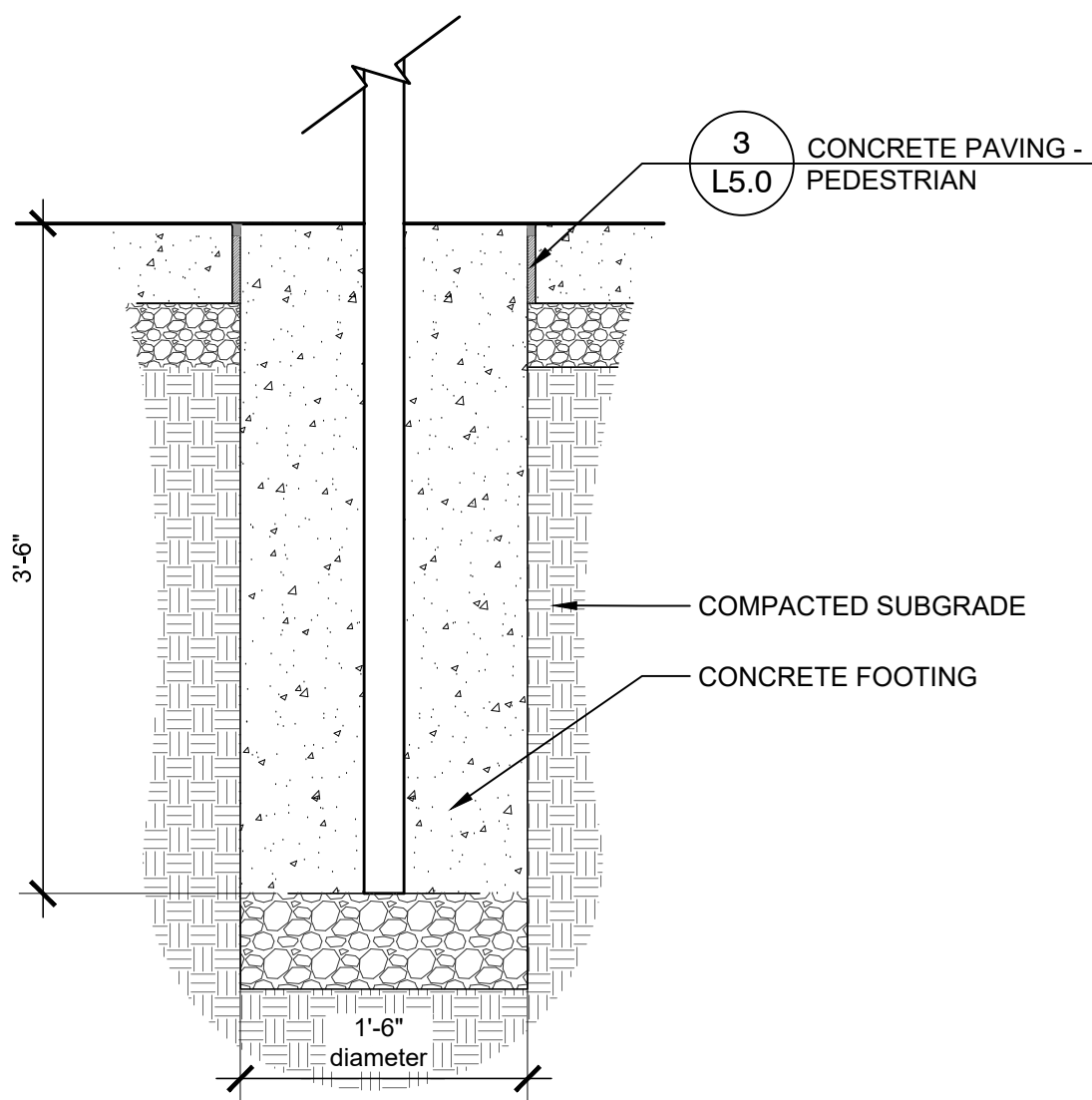
Chainlink Fence Schedule																
Description	Height	Mid Rail Height	Fabric (Gauge/Mesh)	Fabric Selvage (top and bottom)	Footling Depth	Footling Dia.	Terminal Posts	Line Posts	Post Spacing	Top Rail	Mid Rail	Bottom Rail	Truss Rod w/ Turnbuckle	Tension Wire	PVC Coated	Post Cap
Softball field line	8'	Midpoint	9GA. / 2"	Knuckled	48"	18"	3"	3"	Max 8'-0" O.C.	1.66"	1.66"	1.66"	n/a	n/a	PVC Coated, Black	Dome
Backstop fencing	8'	Midpoint	6GA. / 2"	Knuckled	48"	18"	n/a	3"	Max 8'-0" O.C.	1.66"	1.66"	1.66"	n/a	n/a	PVC Coated, Black	Dome



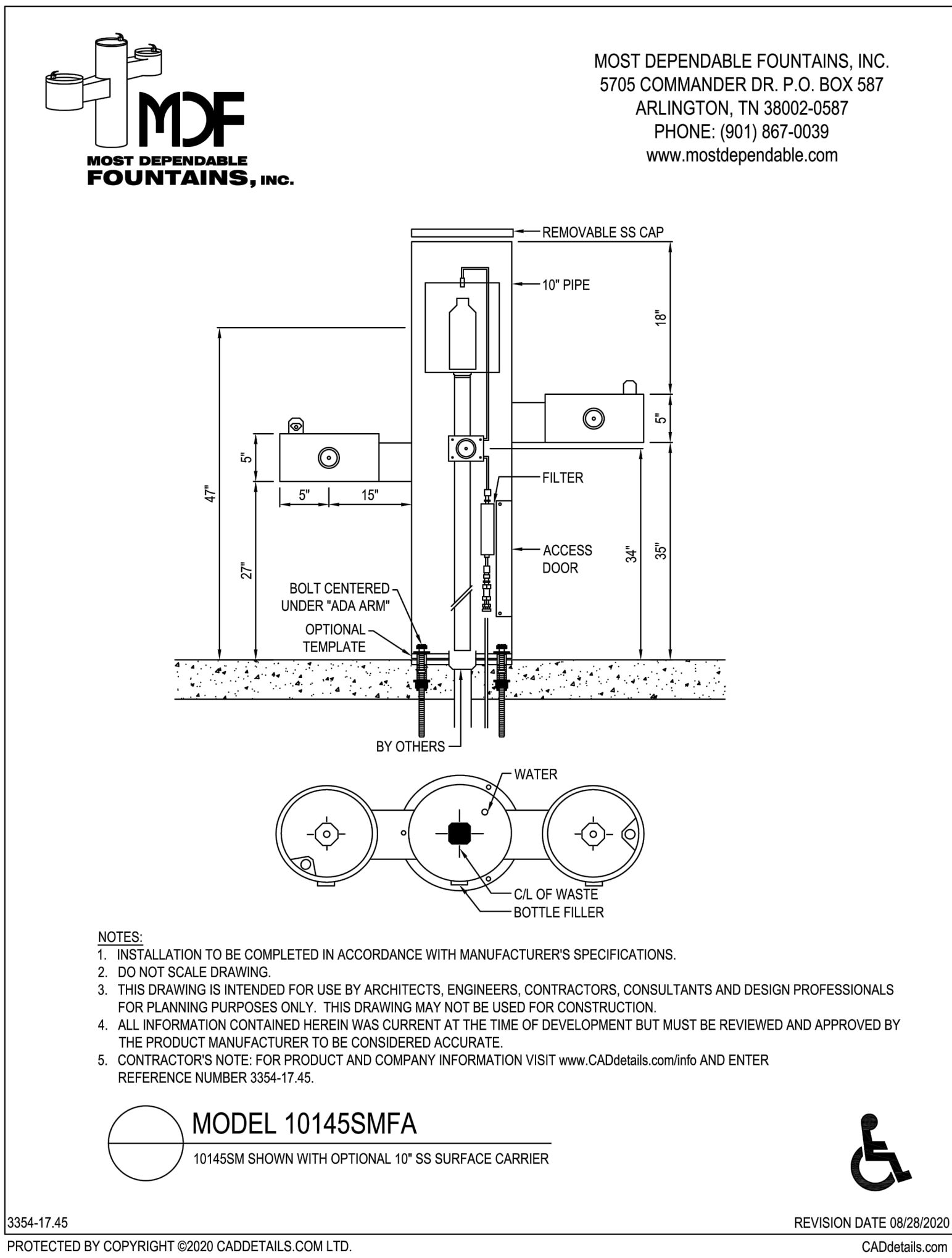
1 CHAINLINK FENCE
1/2" = 1'-0"



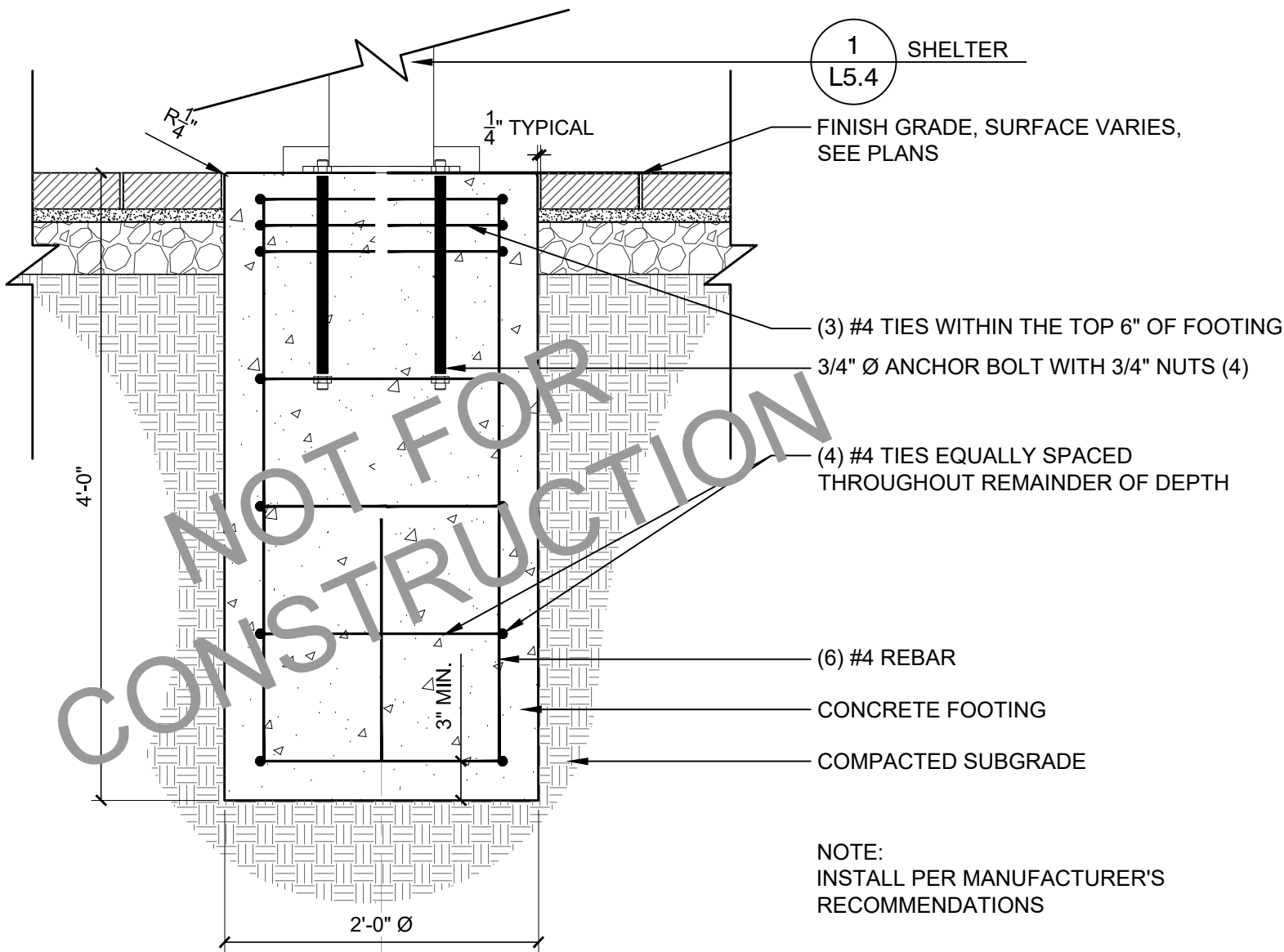
2 NETTING FOOTING
1" = 1'-0"



3 FENCE FOOTING
1" = 1'-0"

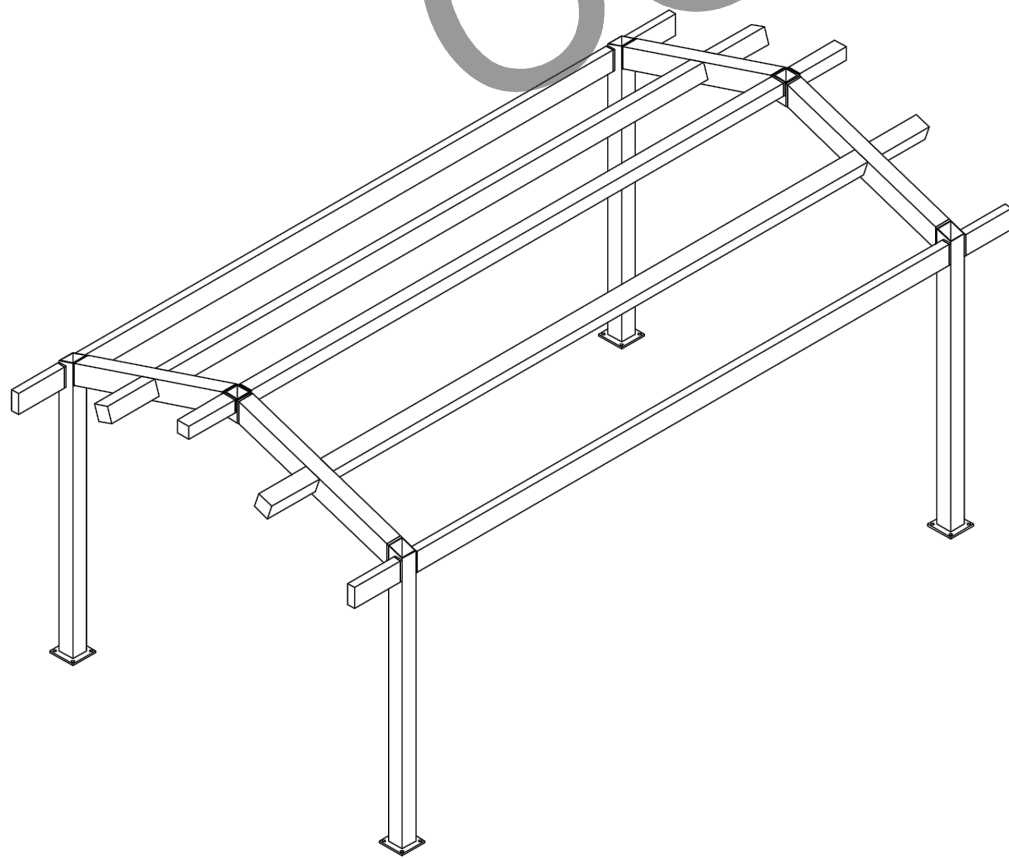
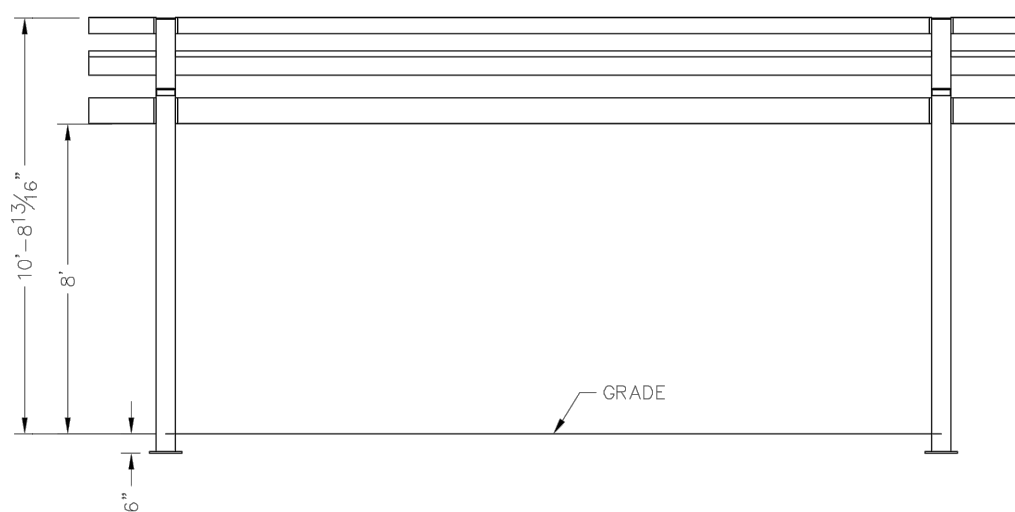
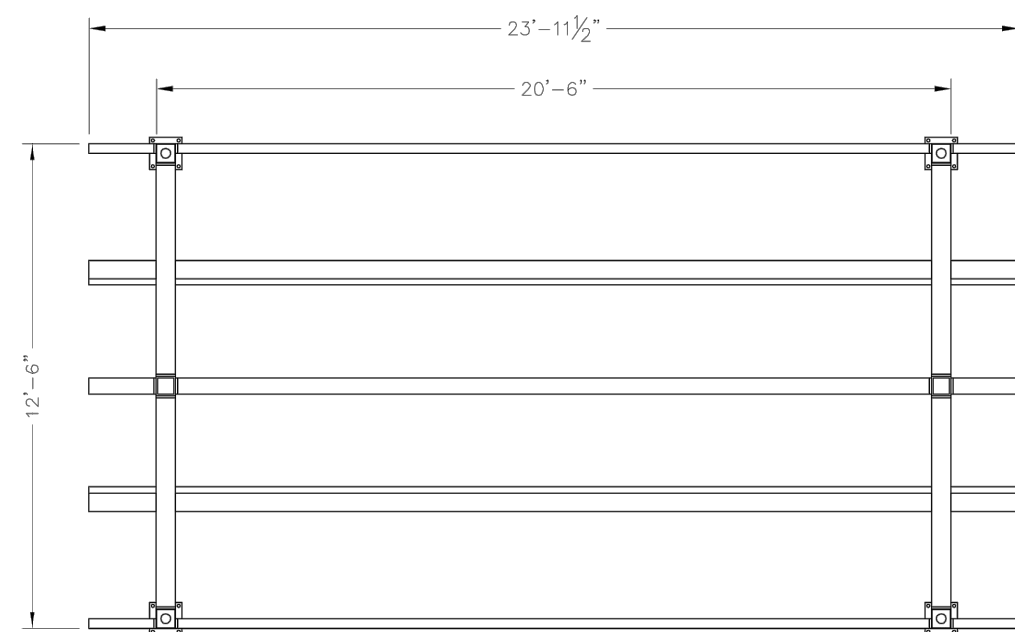
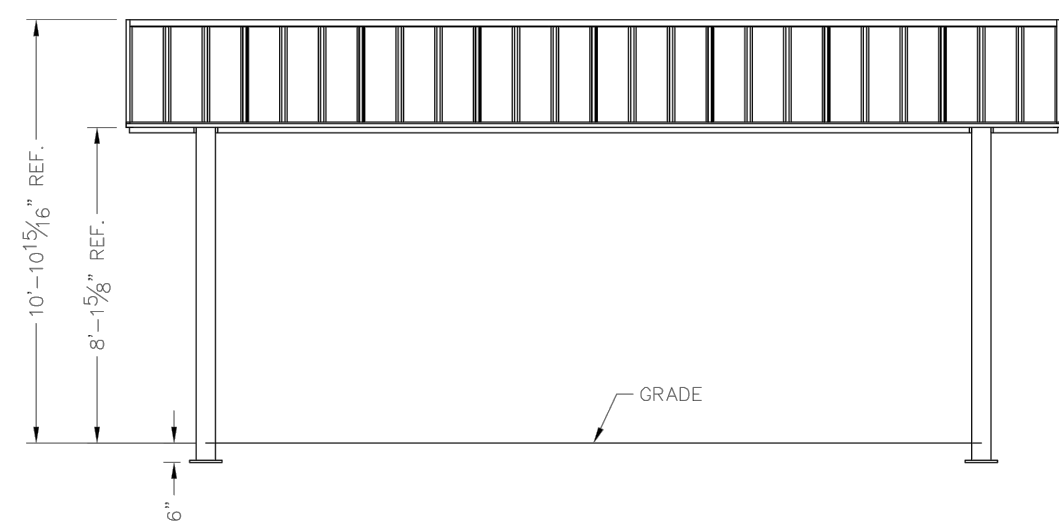
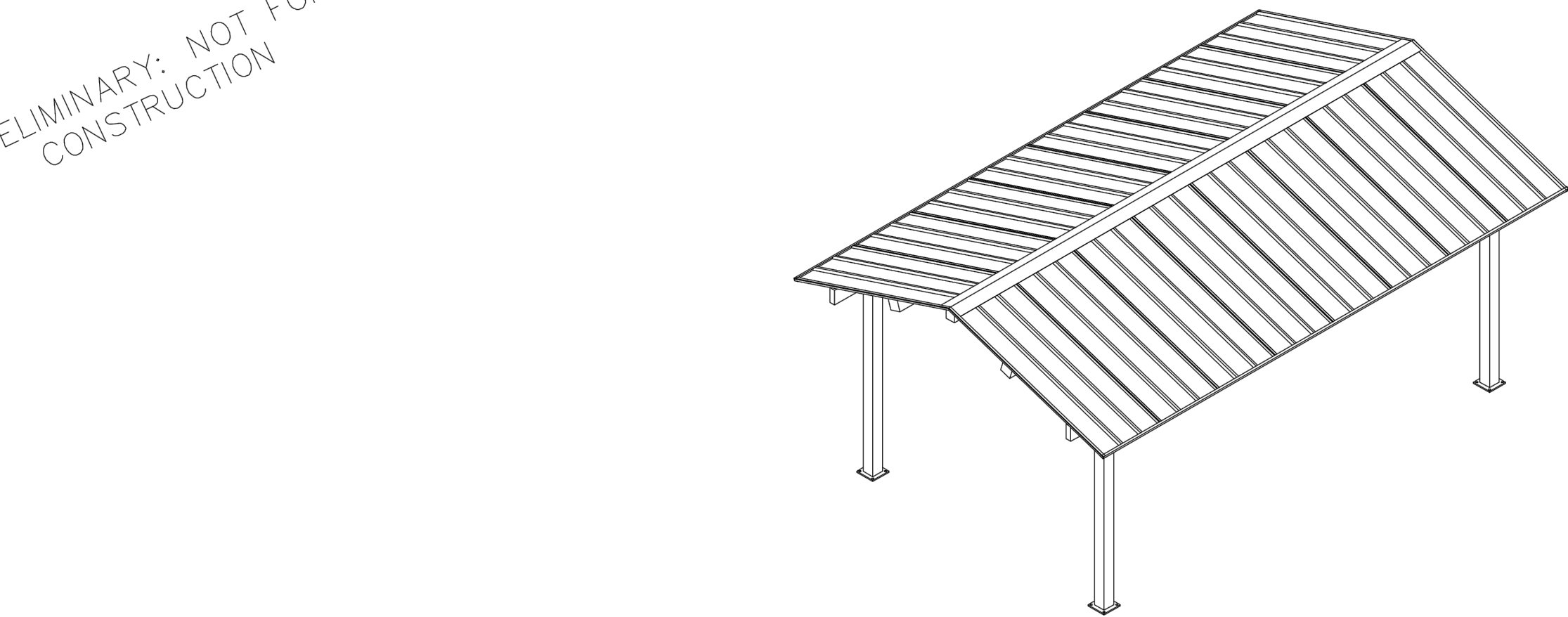


4 DRINKING FOUNTAIN - ALTERNATE
N.T.S.



5 SHELTER FOOTING
1" = 1'-0"

PRELIMINARY: NOT FOR
CONSTRUCTION



ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 6x6x3/16

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616.744.0985
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Elevation

DRAWN BY:
JLA
DATE:
12/1/08
JOB NO.:
REVISION:
BUILDING TYPE:
RG16X24M-P4-50-120-150
PROJECT NAME:
SHEET
1.0

DWG.SS: Engineering Standards\Shelters\RG16x24M-P4-50-120-150 Drawings\Preliminary\RG16x24M-P4-50-120-150-8640.dwg

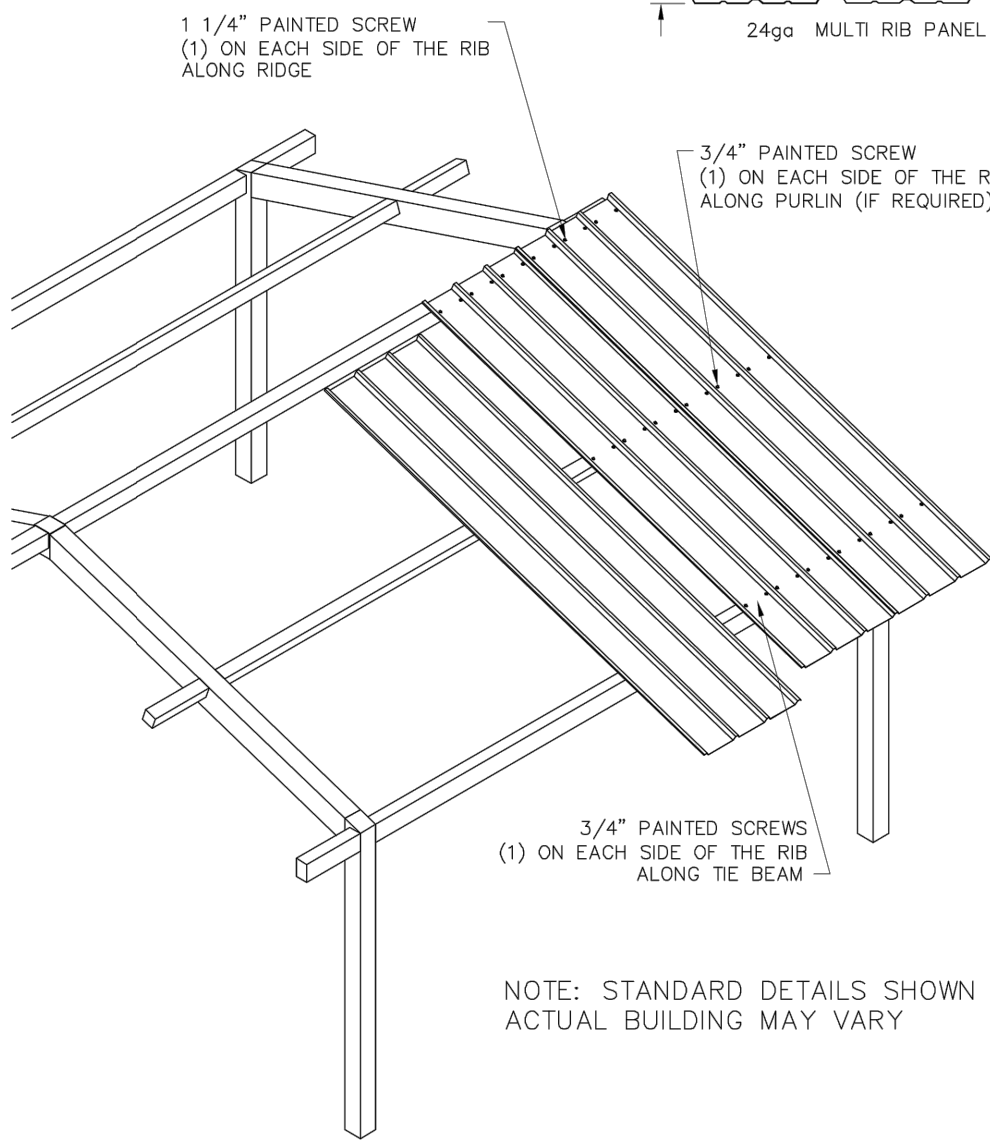
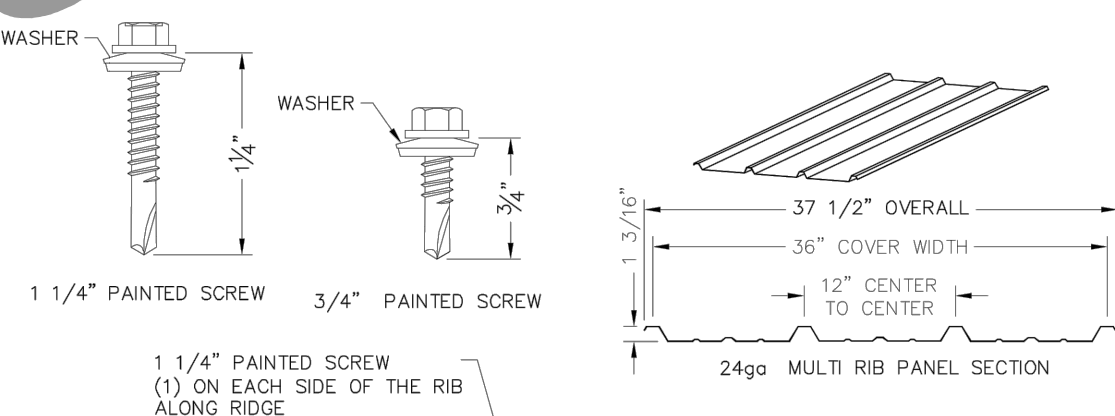
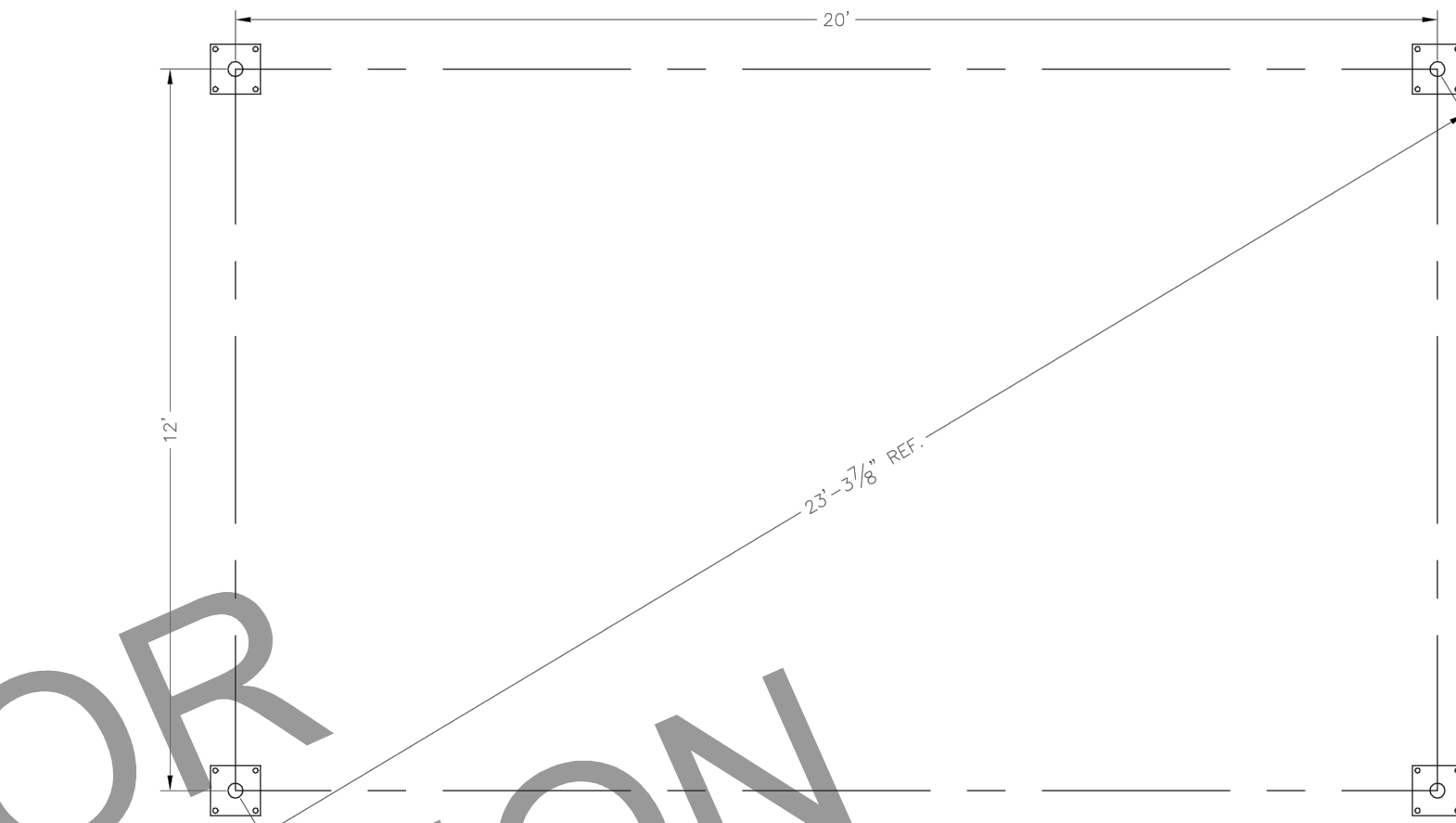
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Frame

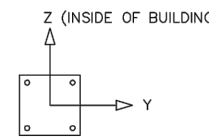
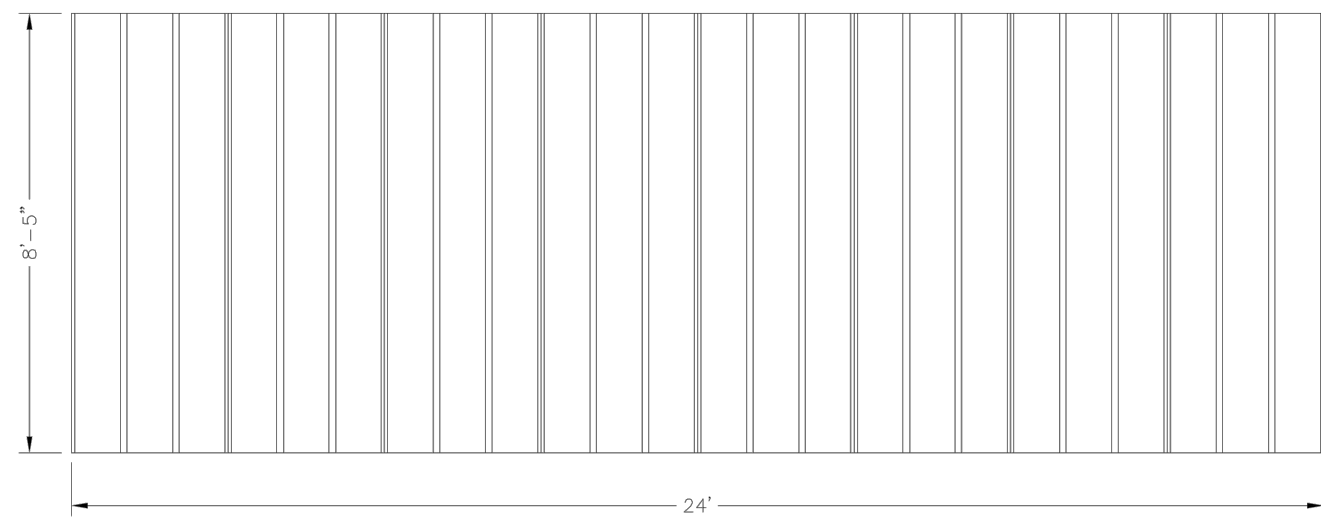
DRAWN BY:
JLA
DATE:
12/1/08
JOB NO.:
REVISION:
BUILDING TYPE:
RG16X24M-P4-50-120-150
PROJECT NAME:
SHEET
3.0

DWG.SS: Engineering Standards\Shelters\RG16x24M-P4-50-120-150 Drawings\Preliminary\RG16x24M-P4-50-120-150-8640.dwg

PRELIMINARY: NOT FOR
CONSTRUCTION



NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY

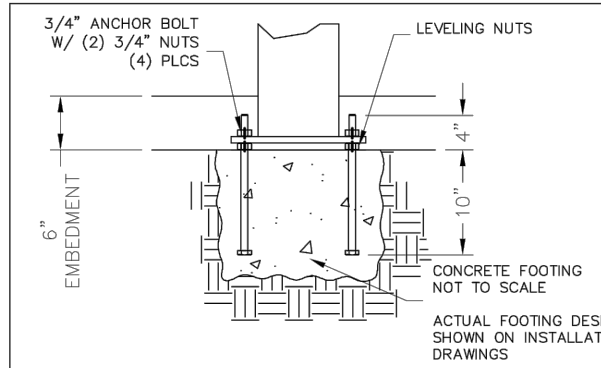


LOADS TO FOUNDATION (KIPS, KI-FTS)	FOUNDATION LOADS					DL
	AXIAL (F _x)	SHEAR (F _y)	SHEAR (F _z)	MOMENT (M _y)	MOMENT (M _z)	
DL	0.91	0.01	0.02	-0.17	0.02	
SL	4.23	0.06	0.08	-0.79	0.18	
W-UPLIFT	-1.85	0.24	-0.03	0.29	2.31	
W-FY	-1.85	-0.29	-0.03	0.26	-2.47	
W-FZ	0.15	0.01	0.50	-4.52	0.01	
E-FY	0.08	-1.31	0.00	-0.04	-11.77	
E-FZ	-0.15	0.00	-1.31	11.77	0.00	

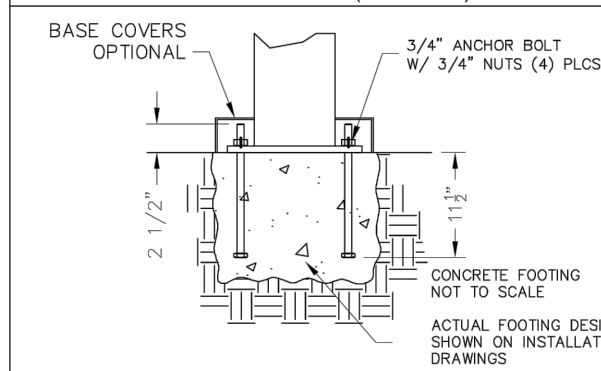
THESE FOUNDATION LOADS ARE FOR ESTIMATING PURPOSE ONLY.
THE ACTUAL LOADS WILL BE DETERMINED IN THE FINAL ENGINEERING

NOTES:
- TABLE SHOWS UNFACTORED SERVICE LOADS
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY ICON SHELTER SYSTEMS INC.
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE
MUST PERFORM A FOUNDATION DESIGN
- THE STRUCTURE HAS BEEN ENGINEERED AS AN OPEN STRUCTURE.
- COORDINATES ARE LOCAL TO THE COLUMN

DEFINITIONS:
DL = SERVICE LEVEL DEAD LOAD REACTION WITH THE GREATEST AXIAL LOAD
SL = SERVICE LEVEL SNOW LOAD REACTION WITH THE GREATEST AXIAL LOAD
W-U = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST UPLIFT LOAD
W-FY = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST MAGNITUDE OF
SHEAR IN THE LOCAL Y DIRECTION
W-FZ = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST MAGNITUDE OF
SHEAR IN THE LOCAL Z DIRECTION
E-FY = SERVICE LEVEL EARTHQUAKE LOAD REACTION WITH THE GREATEST MAGNITUDE OF
SHEAR IN THE LOCAL Y DIRECTION
E-FZ = SERVICE LEVEL EARTHQUAKE LOAD REACTION WITH THE GREATEST MAGNITUDE OF
SHEAR IN THE LOCAL Z DIRECTION



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED
STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

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Anchor Bolt Layout

DRAWN BY:
JLA
DATE:
12/1/08
JOB NO.:
REVISION:
BUILDING TYPE:
RG16X24M-P4-50-120-150
PROJECT NAME:
SHEET
2.0

DWG.SS: Engineering Standards\Shelters\RG16x24M-P4-50-120-150 Drawings\Preliminary\RG16x24M-P4-50-120-150-8640.dwg

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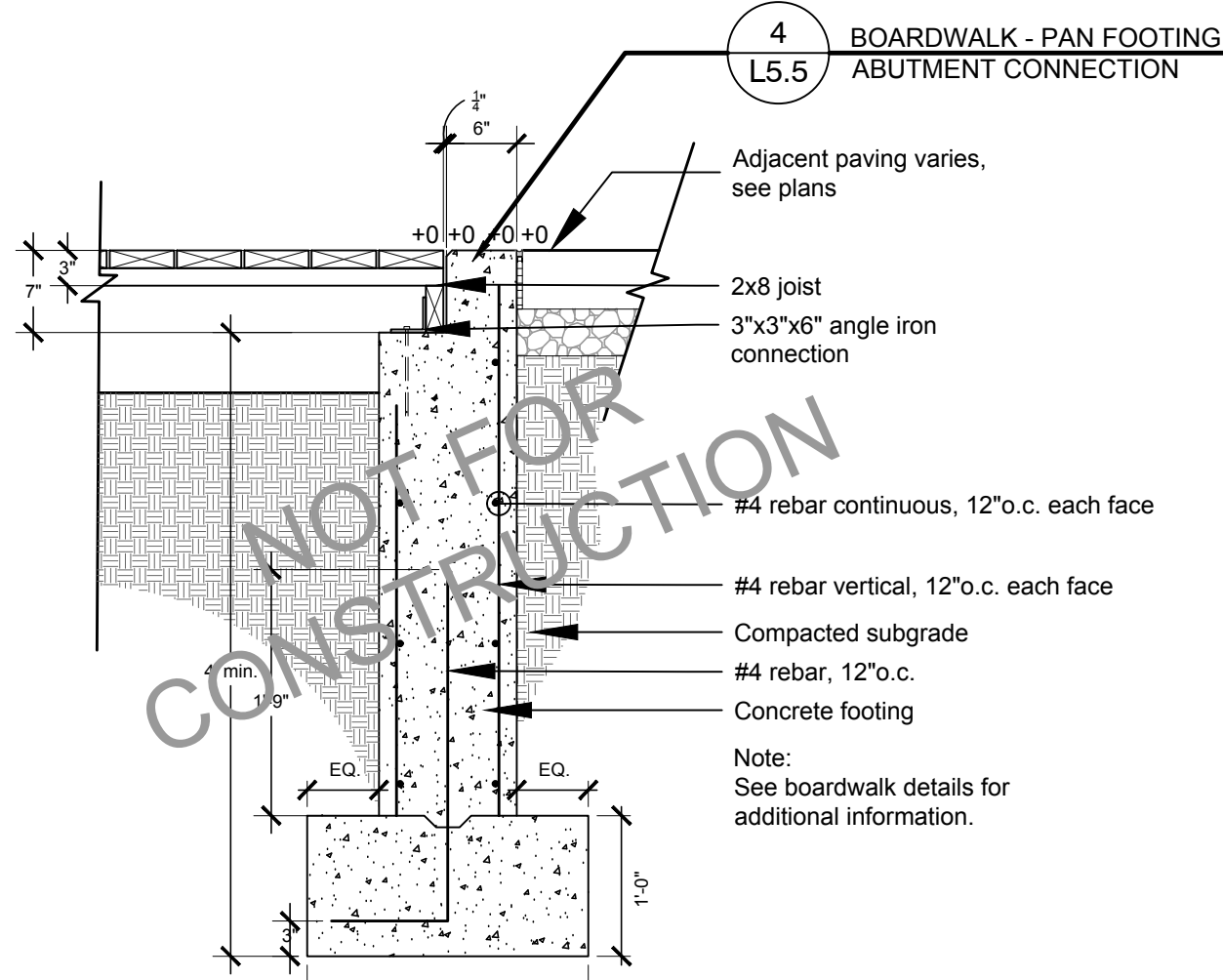
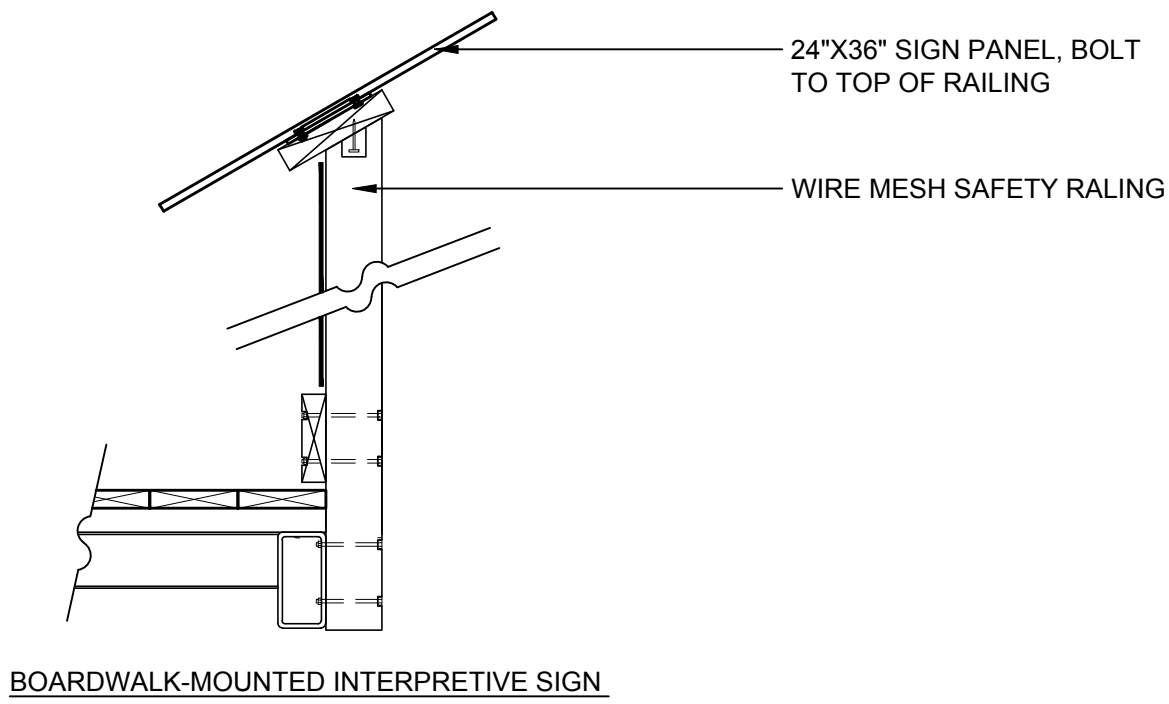
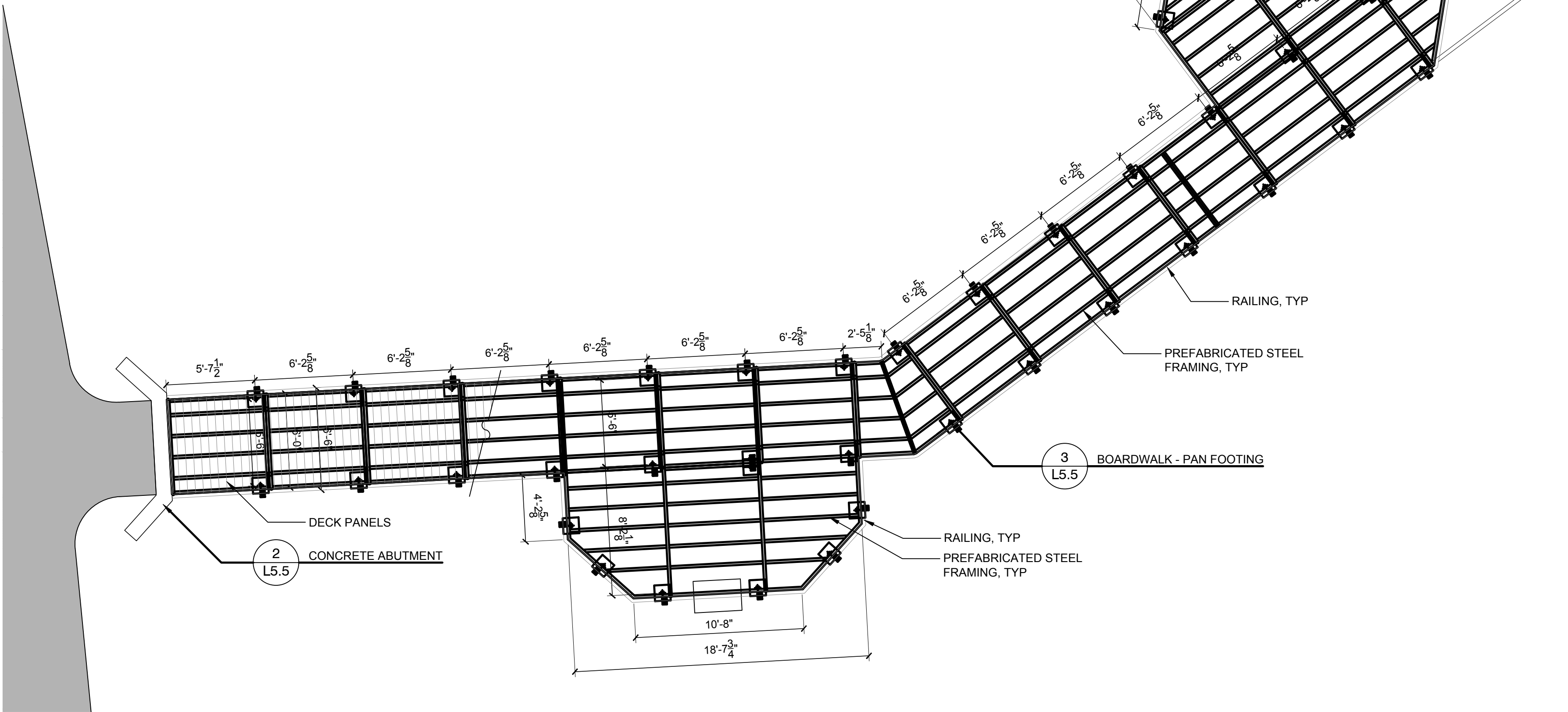
Roof Layout

DRAWN BY:
JLA
DATE:
12/1/08
JOB NO.:
REVISION:
BUILDING TYPE:
RG16X24M-P4-50-120-150
PROJECT NAME:
SHEET
4.0

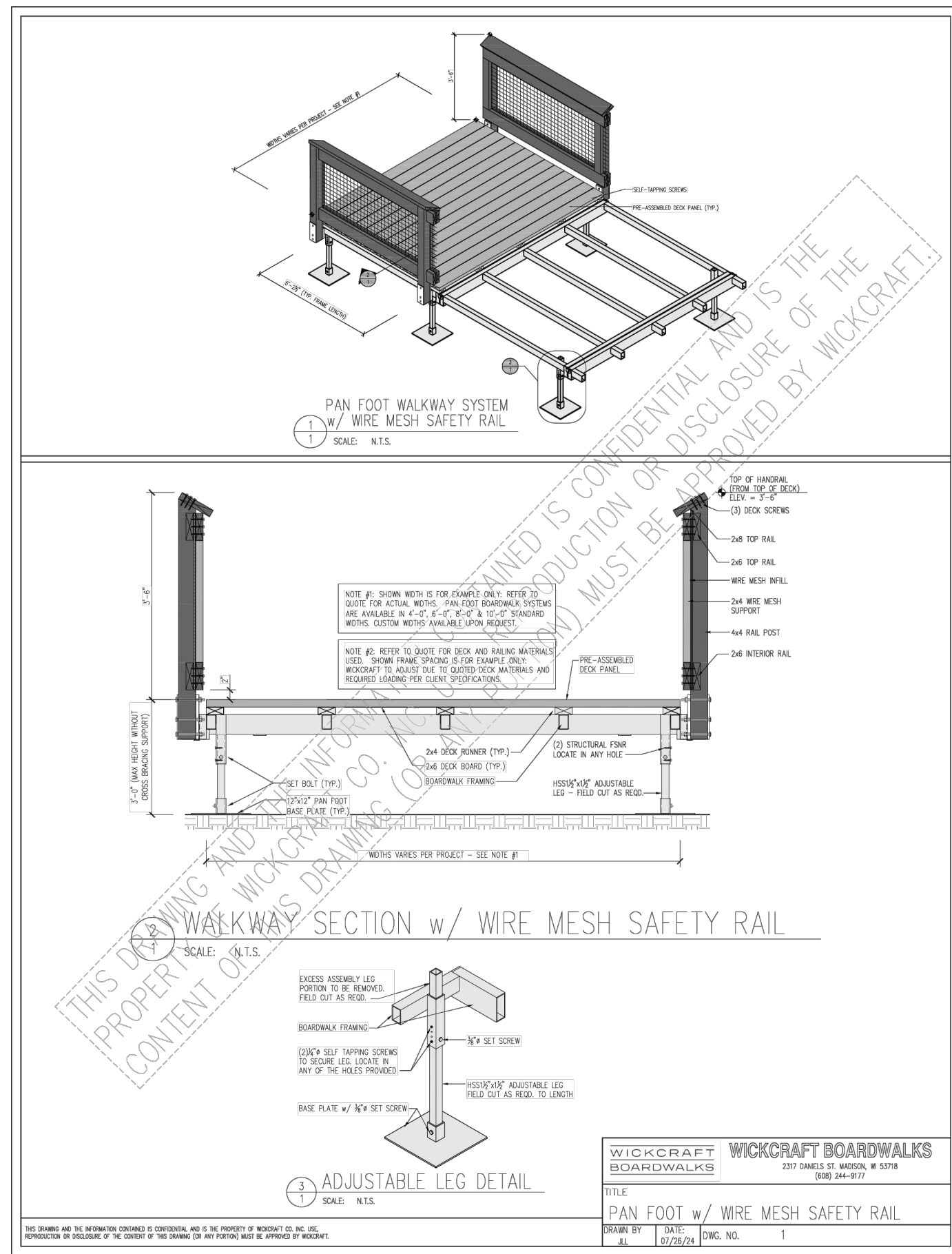
DWG.SS: Engineering Standards\Shelters\RG16x24M-P4-50-120-150 Drawings\Preliminary\RG16x24M-P4-50-120-150-8640.dwg



L:\Naperville\Arlington Heights Park District\Centennial Park Final Design\06 Production\01 CAD\00 Current\L5.0 Details.dwg

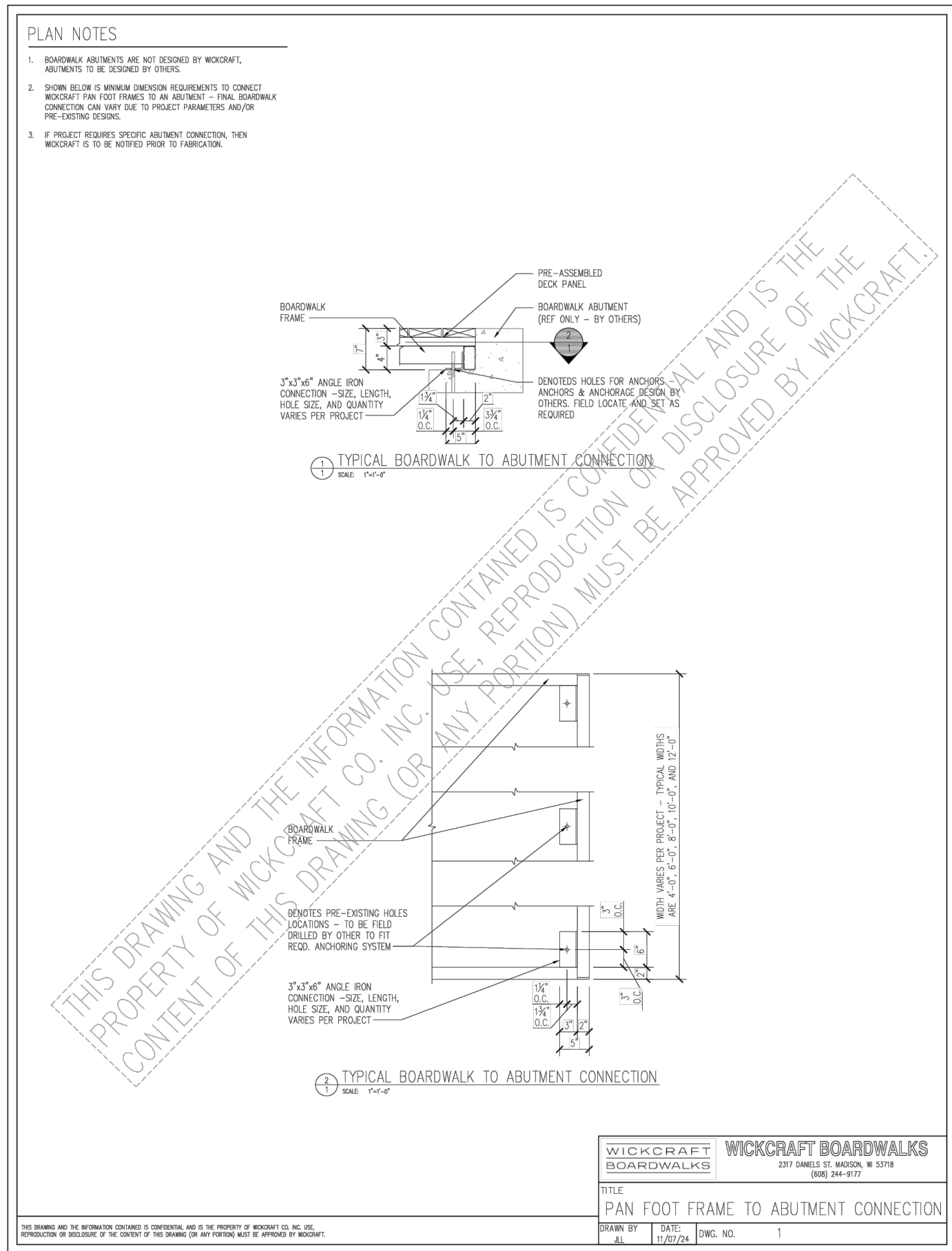


NOT FOR CONSTRUCTION



3 BOARDWALK - PAN FOOTING
N.T.S.

NOT FOR CONSTRUCTION



4 BOARDWALK - PAN FOOTING ABUTMENT CONNECTION
N.T.S.

**HITCHCOCK
DESIGNGROUP**

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SUITE 200A
NAPERVILLE, IL 60540
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HITCHCOCKDESIGNGROUP.COM

PREPARED FOR
**ARLINGTON HEIGHTS
PARK DISTRICT**

410 N. Arlington Heights Road
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PROJECT
**CENTENNIAL
PARK**

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUE FOR PERMIT

DECEMBER 12, 2025

REVISIONS

NO DATE ISSUE

CHECKED BY
ARH / MGM

DRAWN BY
MDM / CNO



SCALE IN FEET
as noted

SHEET TITLE
DETAILS

SHEET NUMBER

L5.5

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. Refer to Landscape Architectural Drawings for Locations and Details of All Permanent Site Fencing.
4. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2"/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

UTILITY NOTES

1. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary, Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
2. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged. Within Influence Zone Of New Construction. Contact Engineer if The Existing Utilities Vary From The Plans.
3. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
4. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
5. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
6. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
7. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.
8. All Abandoned Sewers Shall Be Plugged at Both Ends With a Minimum of 2-Foot Long Non-Shrink Concrete Plug.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal. For Cone Sections install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops install the Following Minimum Height of Grade Rings:
4" Diameter Structure - 4"
3. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
4. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done in A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Landscape Architecture Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

- **Asphalt Path Pavement - Overlay**
See LA Plans For Section and Details
- **Asphalt Path Section - Full Depth**
See LA Plans For Section and Details
- **Concrete Sidewalk Section**
See LA Plans For Section and Details
- **Play & Fitness Surface**
See LA Plans For Section and Details.
3" CA=7 Min.
ALTERNATE 3 & 4 - 8" CA=7 MIN.
- **Ridge Line/High Point**

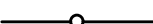
INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

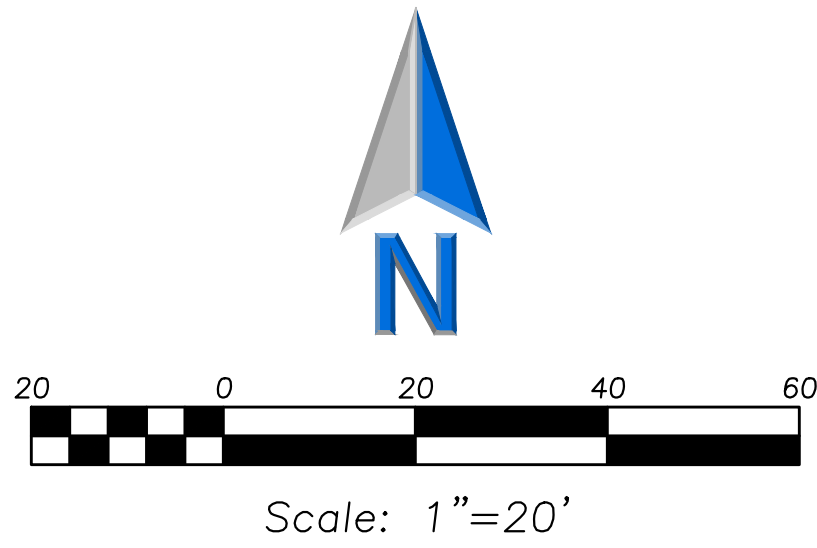
1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity. Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
3. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES Requirements for Project.
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Watties Around The Grate in Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
13. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
14. Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur In Accordance with IEPA NPDES Requirements.
15. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
16. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- **Silt Fence**
- **Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas**



LEGEND

- | EXISTING | PROPOSED |
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KEY MAP



22 East Chicago Avenue
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PREPARED FOR
ARLINGTON HEIGHTS
PARK DISTRICT

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PROJECT
CENTENNIAL
PARK

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR PERMIT

DECEMBER 10, 2025

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EXPIRATION DATE: 11/30/2025

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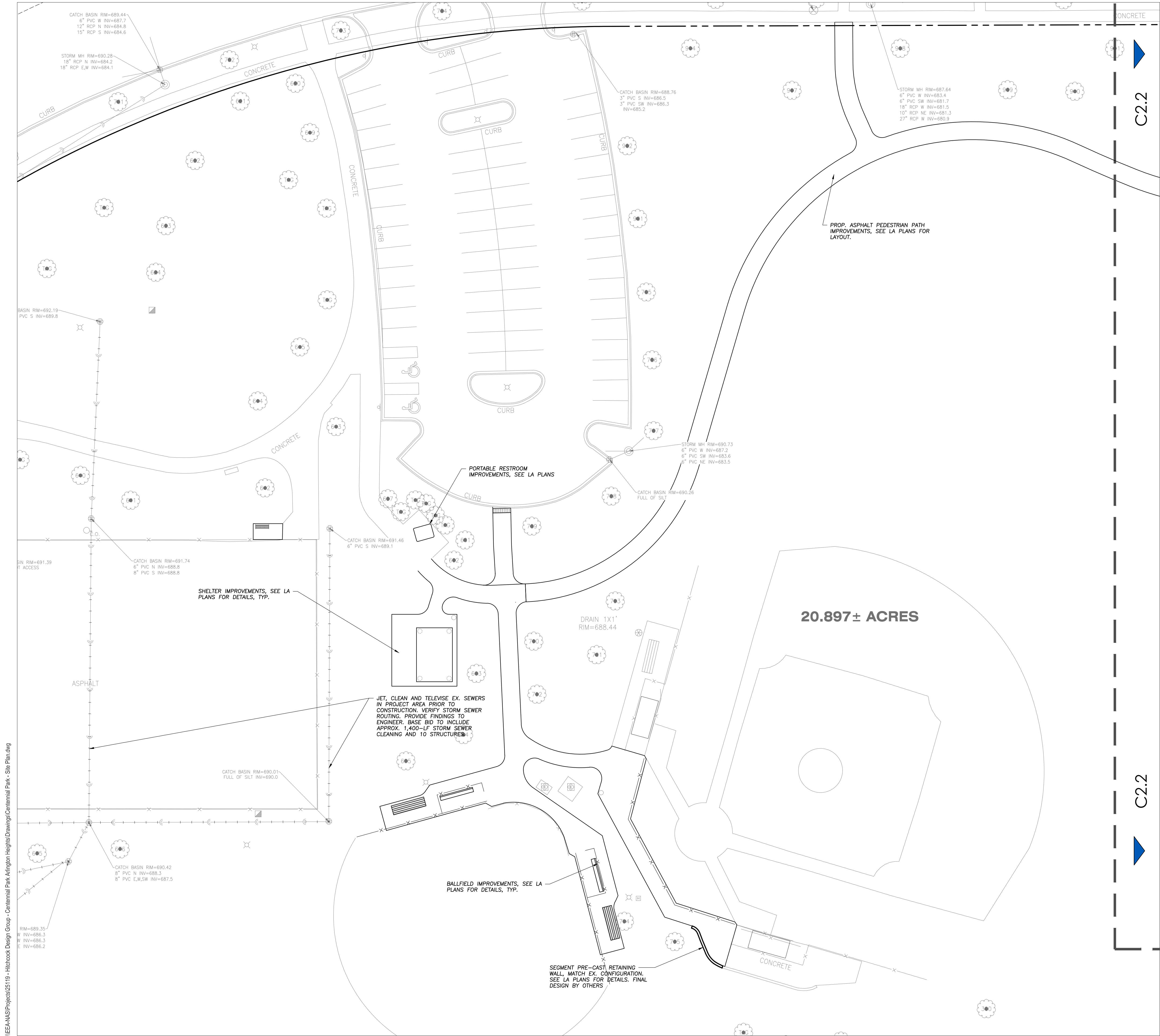
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SITE UTILITY PLAN - CENTRAL

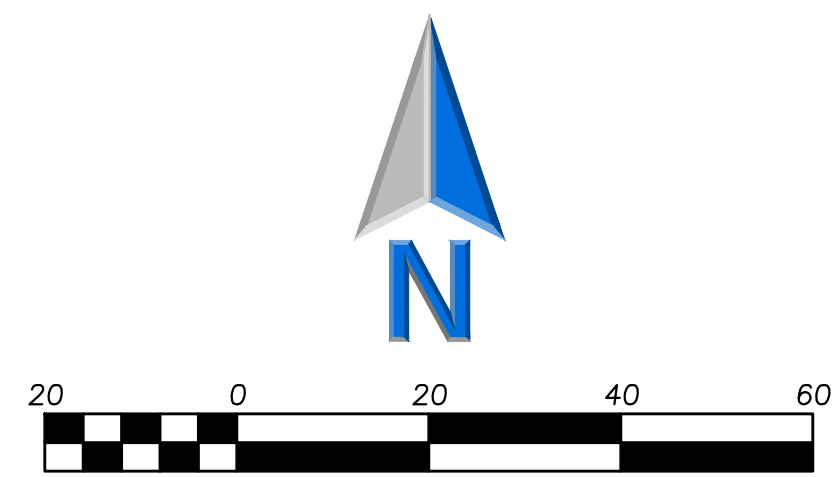
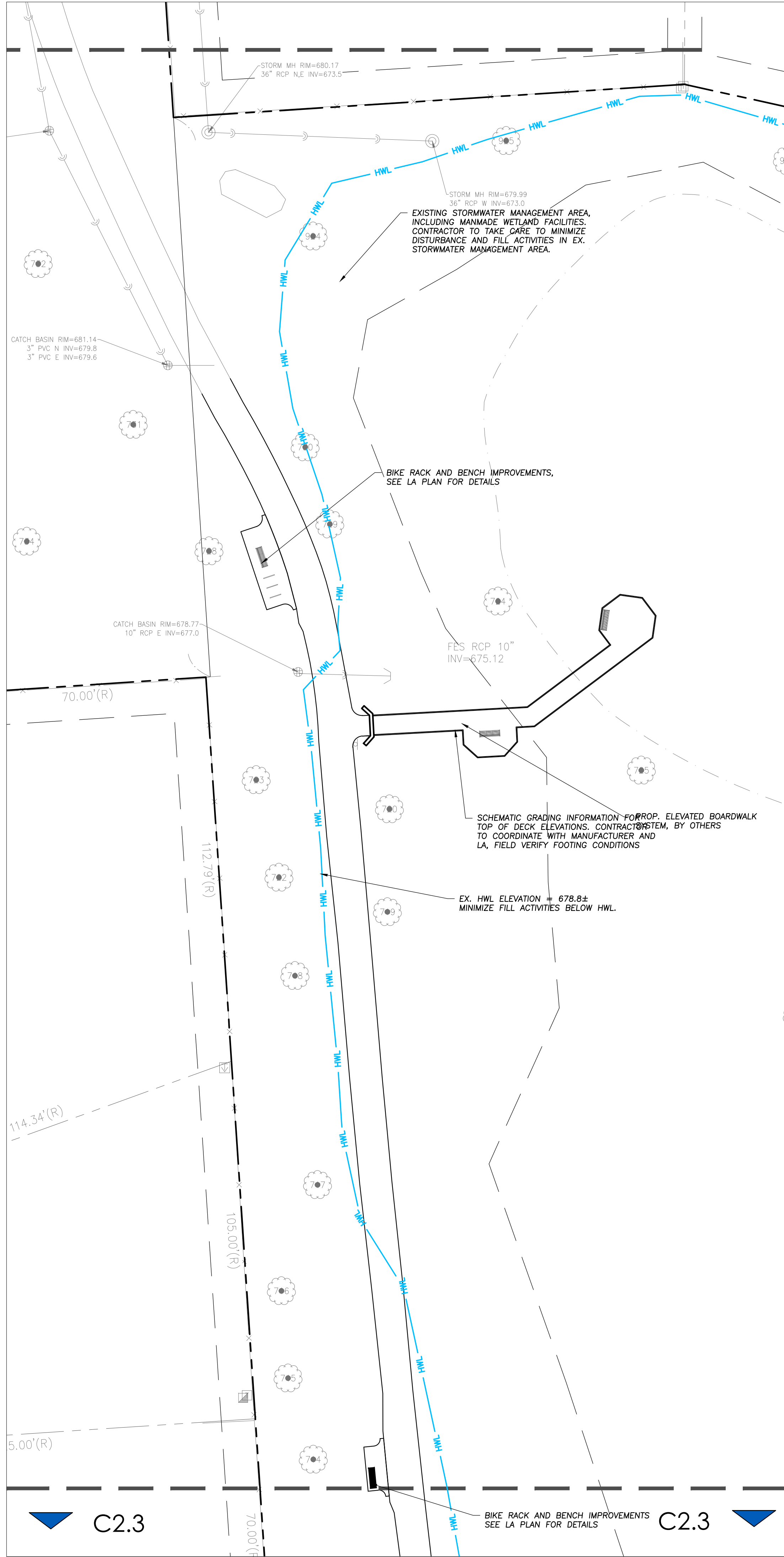
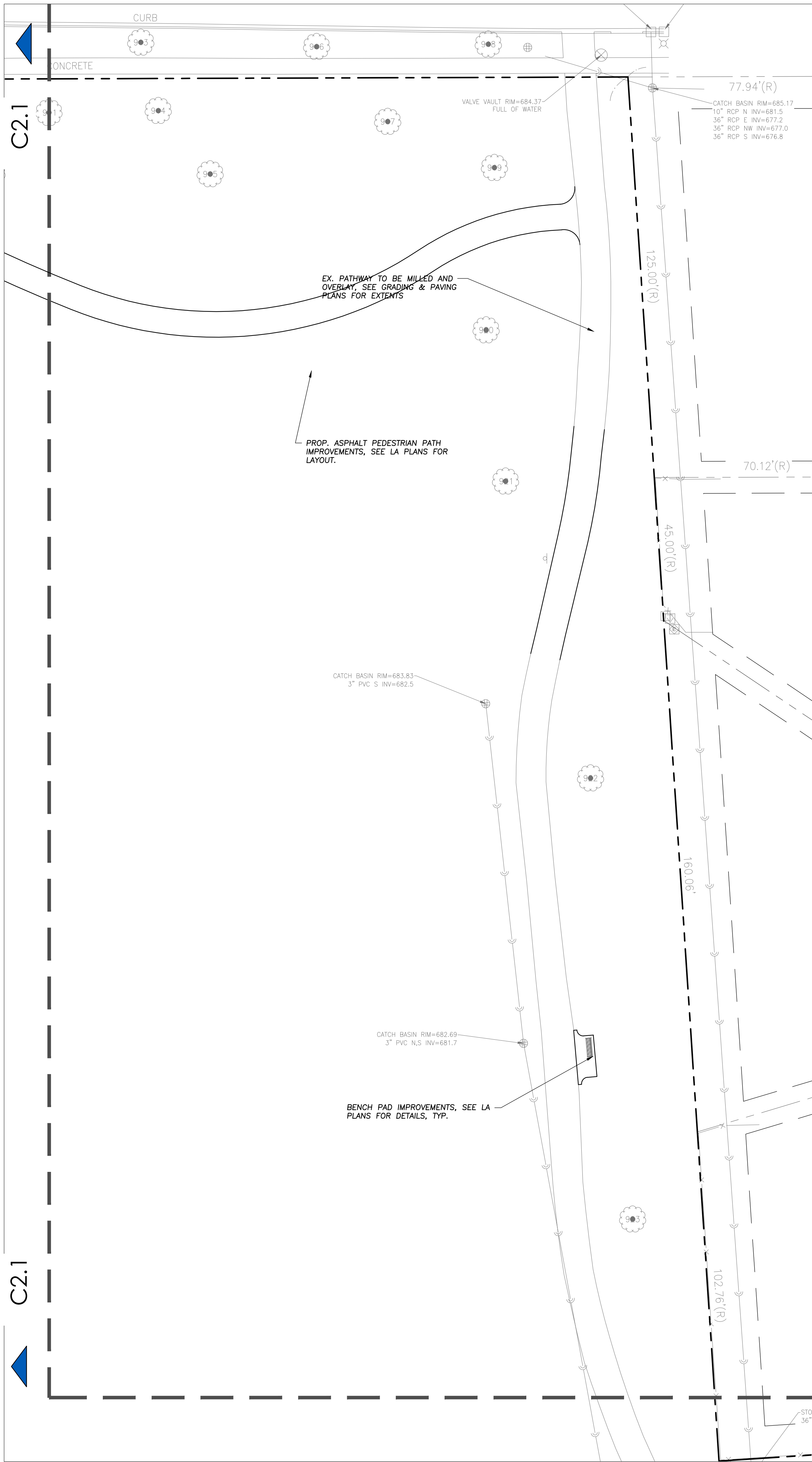
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C2.1

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\\EEA-NAS\Projects\25119 - Hitchcock Design Group - Centennial Park Arlington Heights\Drawings\Centennial Park - Site Planning



Scale: 1"=20'

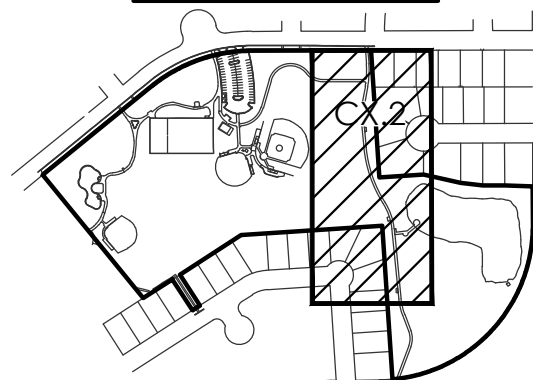
LEGEND

EXISTING	PROPOSED

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KEY MAP



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PROJECT CENTENNIAL PARK

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Arlington Heights, Illinois 60004

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REVISIONS

NO	DATE	ISSUE

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DRAWN BY
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SHEET TITLE

SITE UTILITY PLAN -
EAST

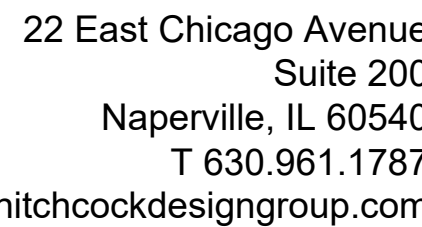
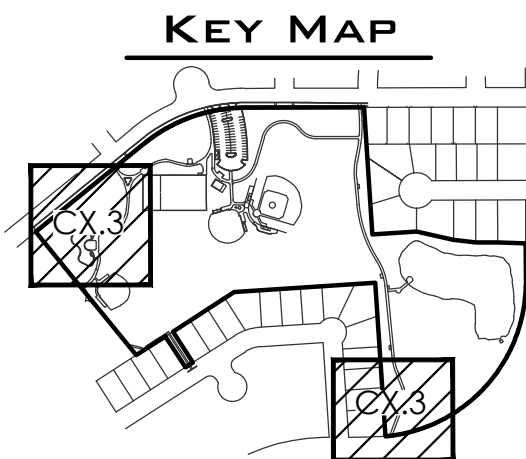
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C2.2



EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Ballard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curve	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Contour Line	
	Deciduous Tree	

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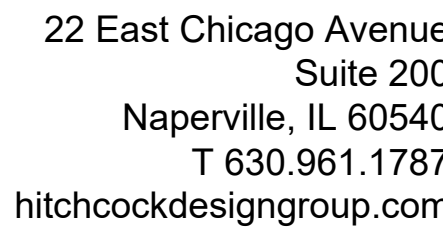
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SITE UTILITY PLAN - SOUTH & PLAYGROUND

SHEET NUMBER

C2.3

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GRADING & PAVING

PLAN CENTRAL

PLAIN - CENTRAL

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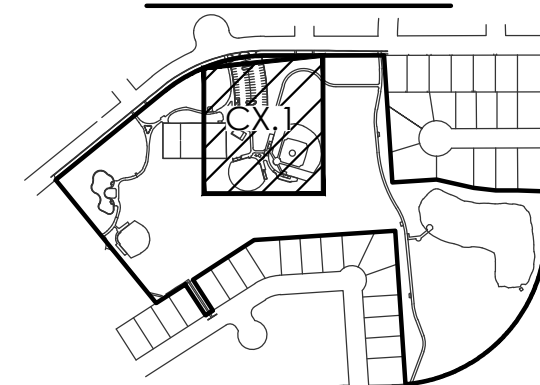
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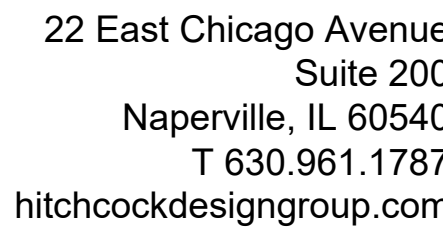


EXISTING	PROPOSED
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GENERAL NOTES

- ## KEY MAP





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PARK**
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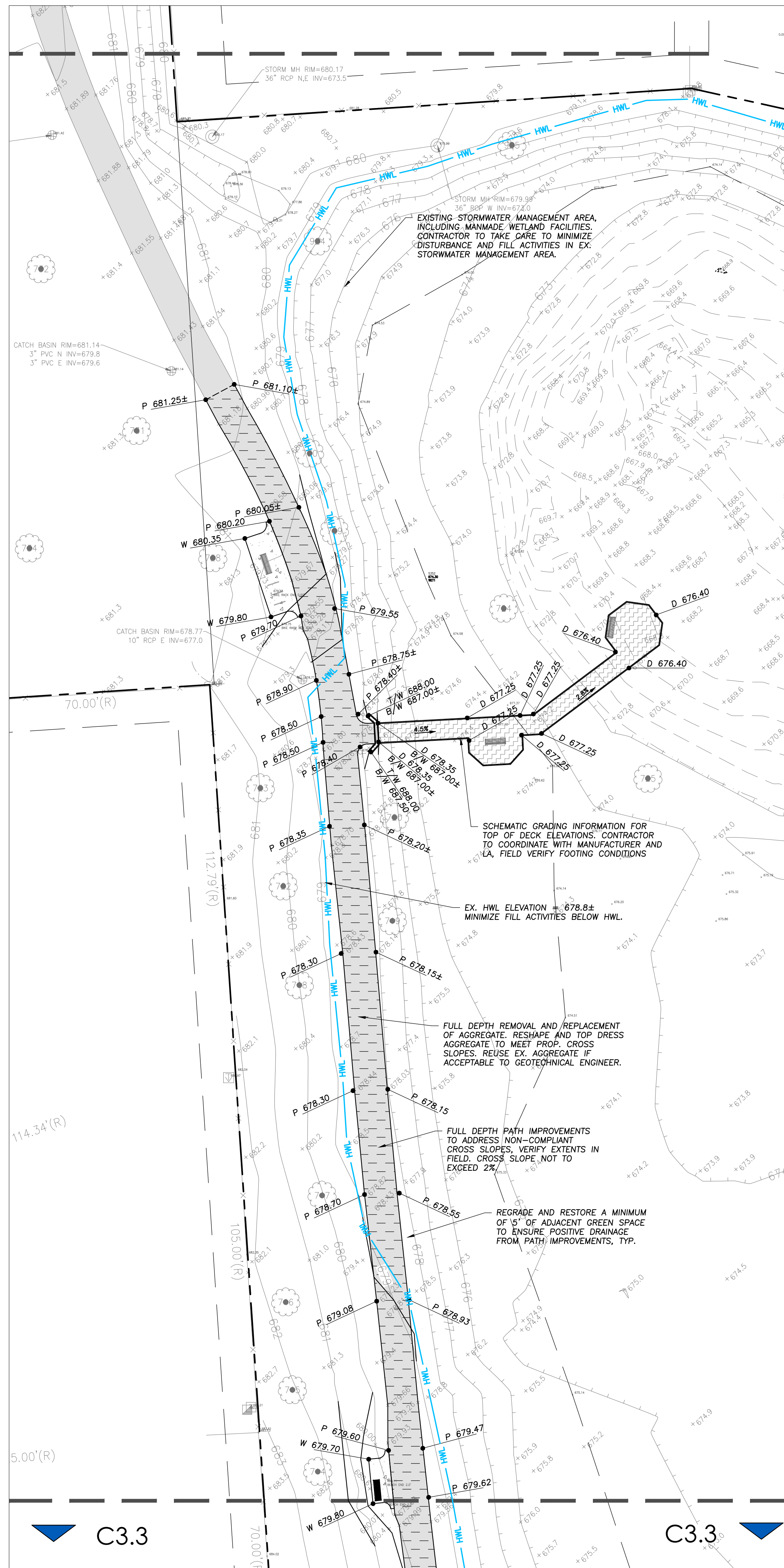
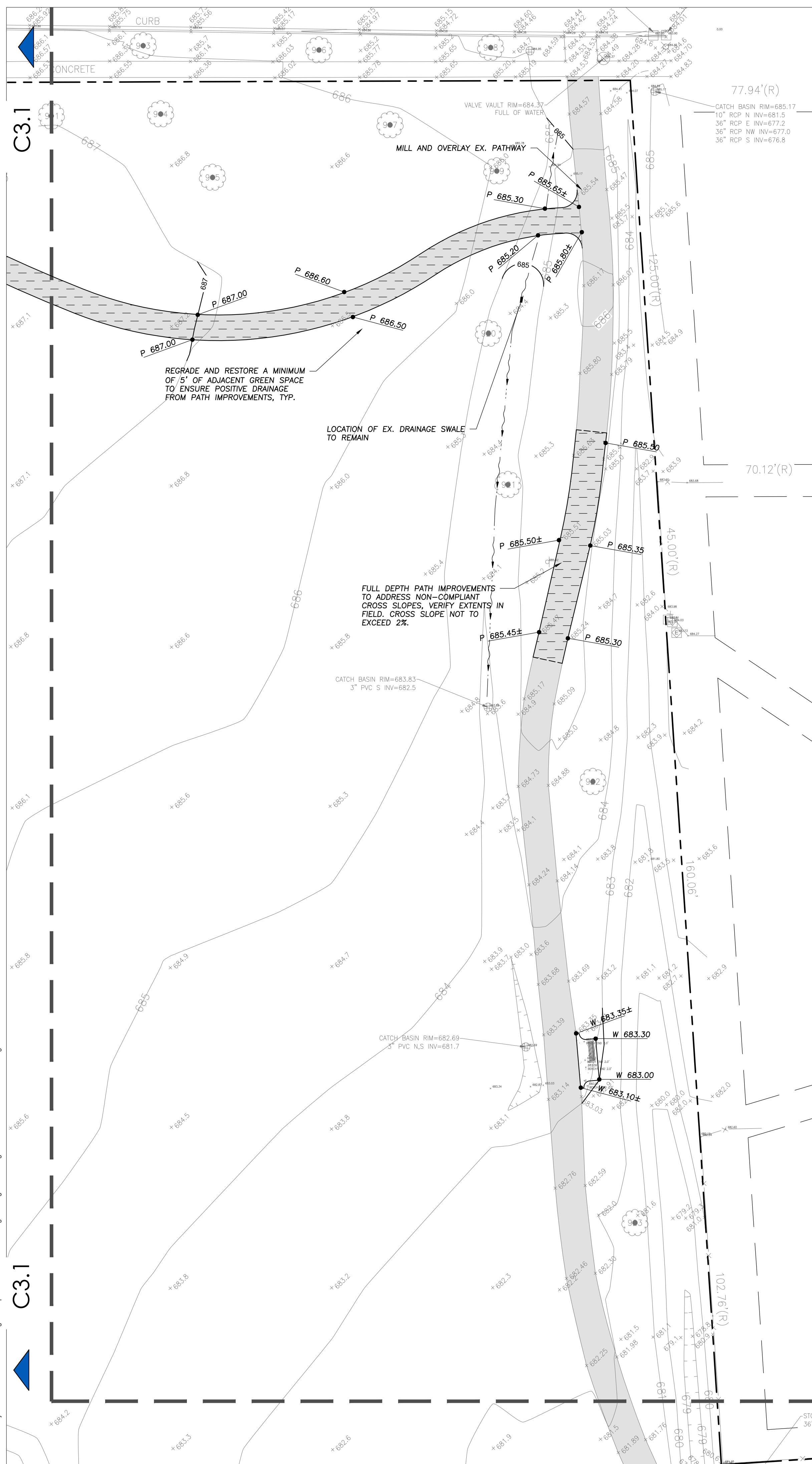
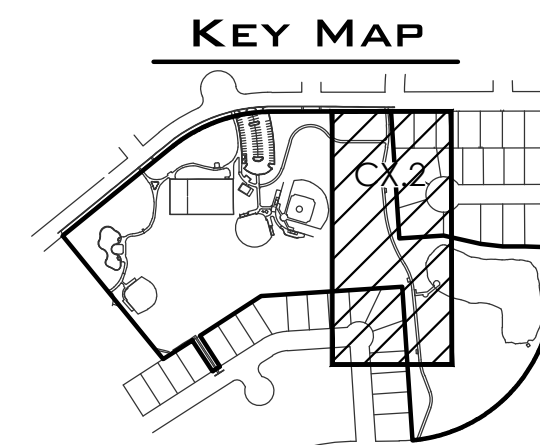
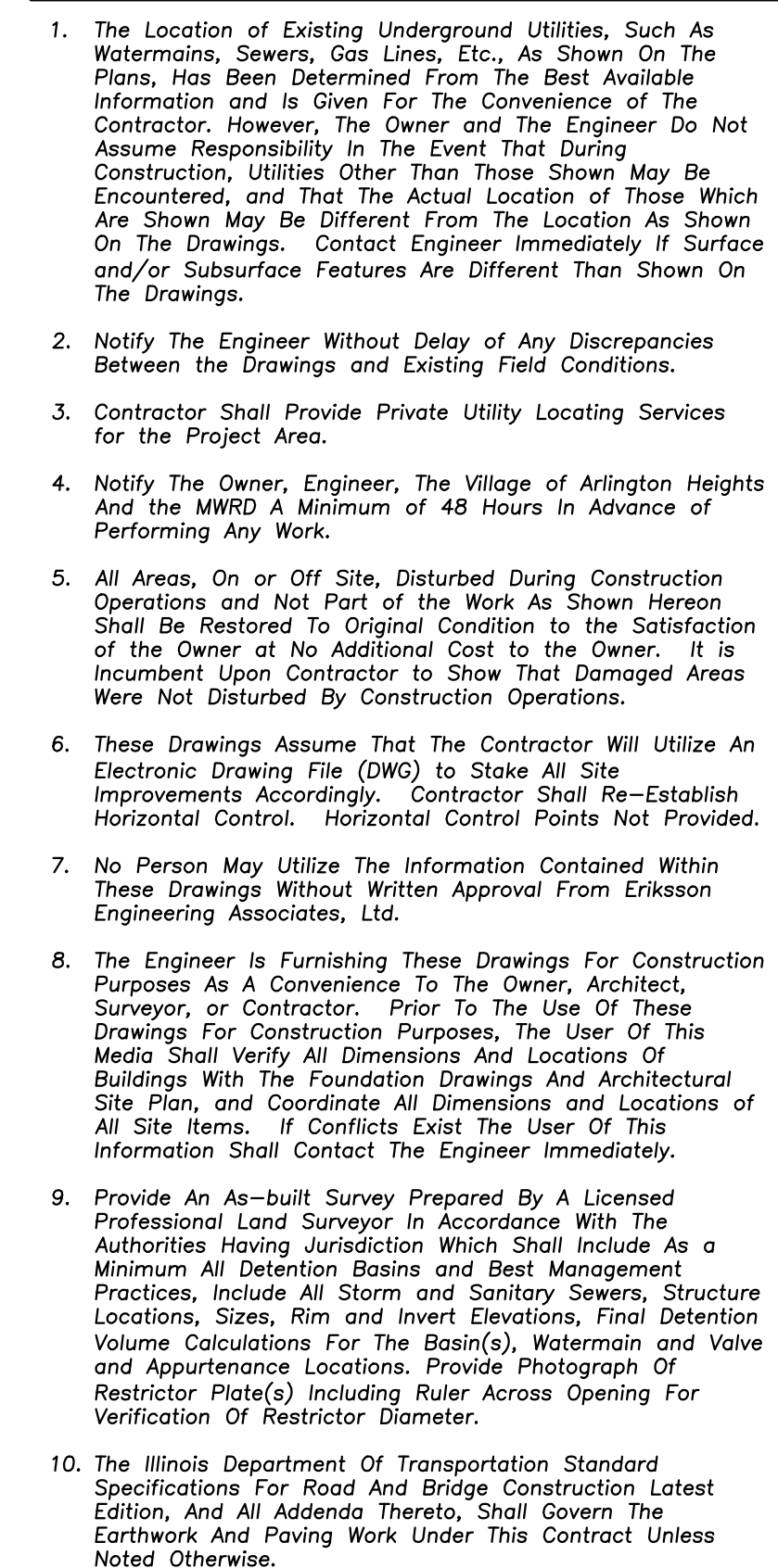
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GRADING & PAVING PLAN - EAST

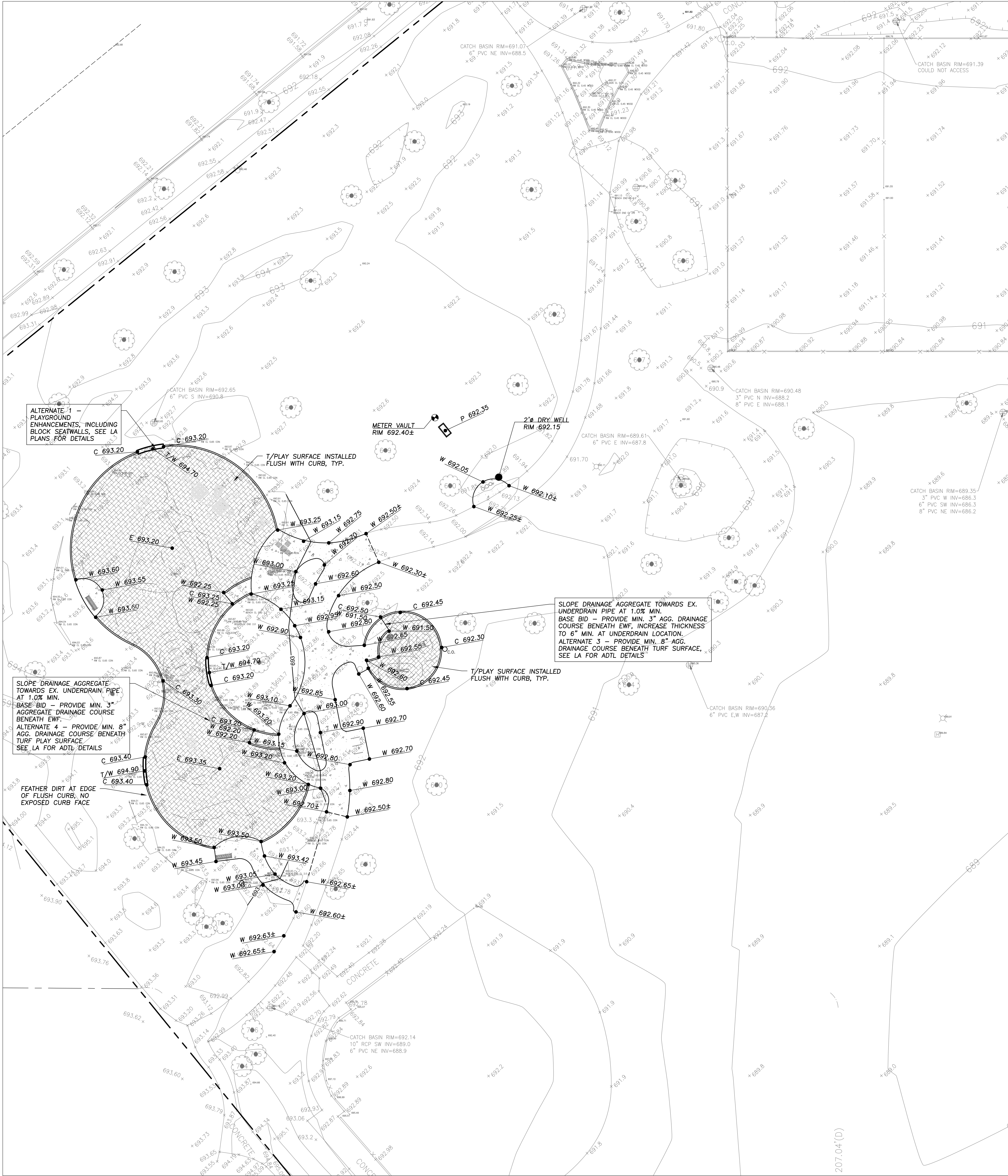
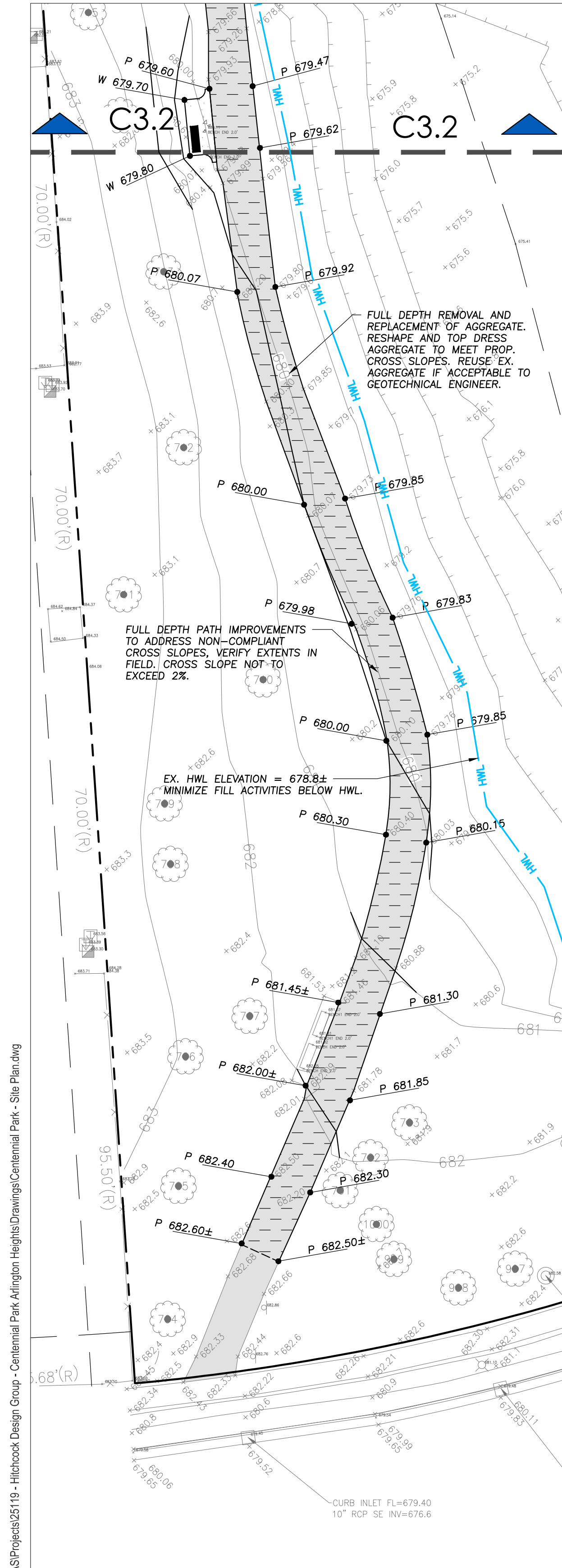
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C3.2

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PLAYGROUND AREA IMPROVEMENTS



20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable	Electrical Cable
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Bollard	Bollard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall	Top of Retaining Wall
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree

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SHEET TITLE

GRADING & PAVING
PLAN - SOUTH &
PLAYGROUND

SHEET NUMBER

C3.3



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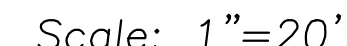
SHEET TITLE

SESC PLAN - EAST

SHEET NUMBER

C4.2

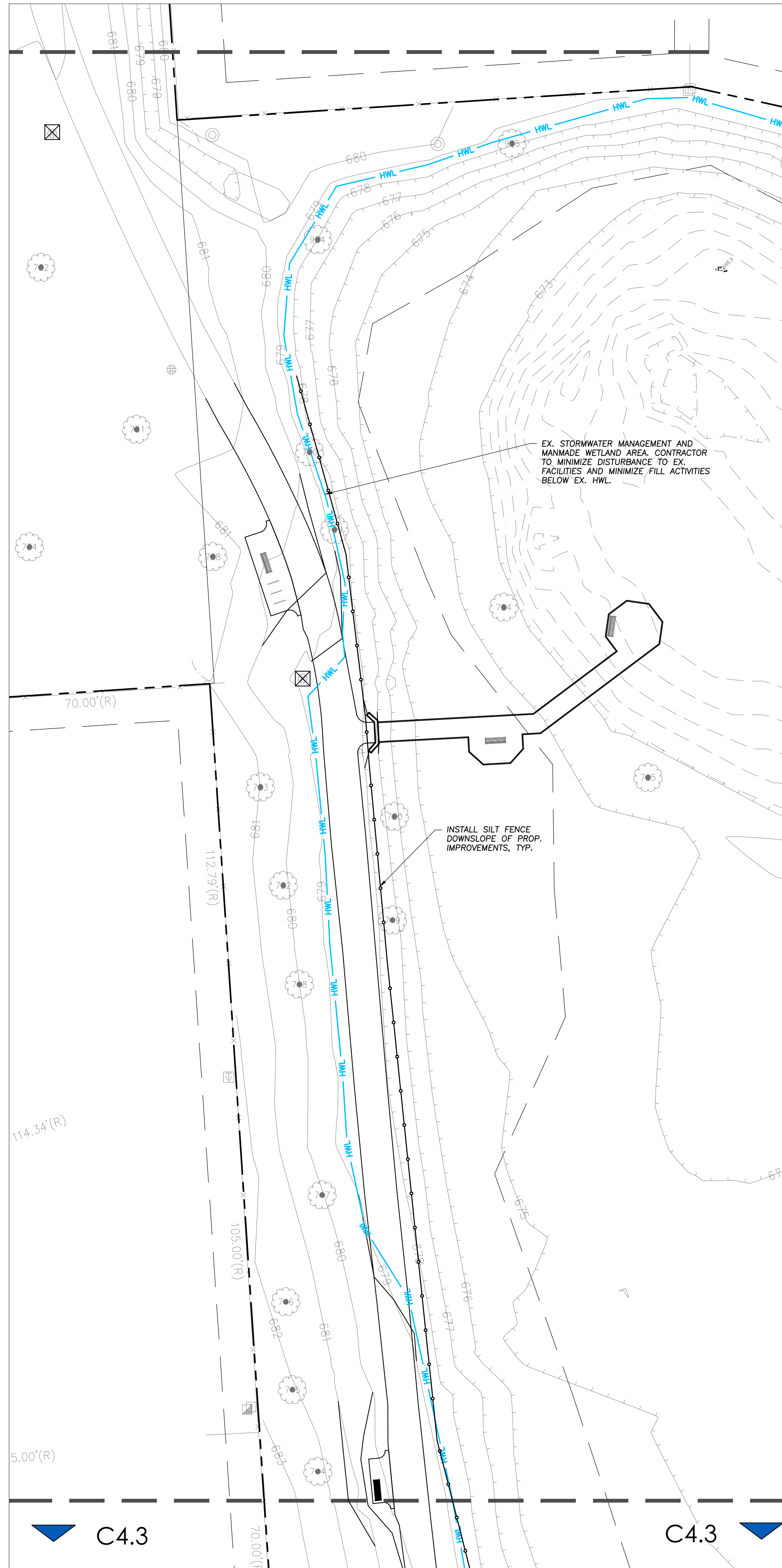
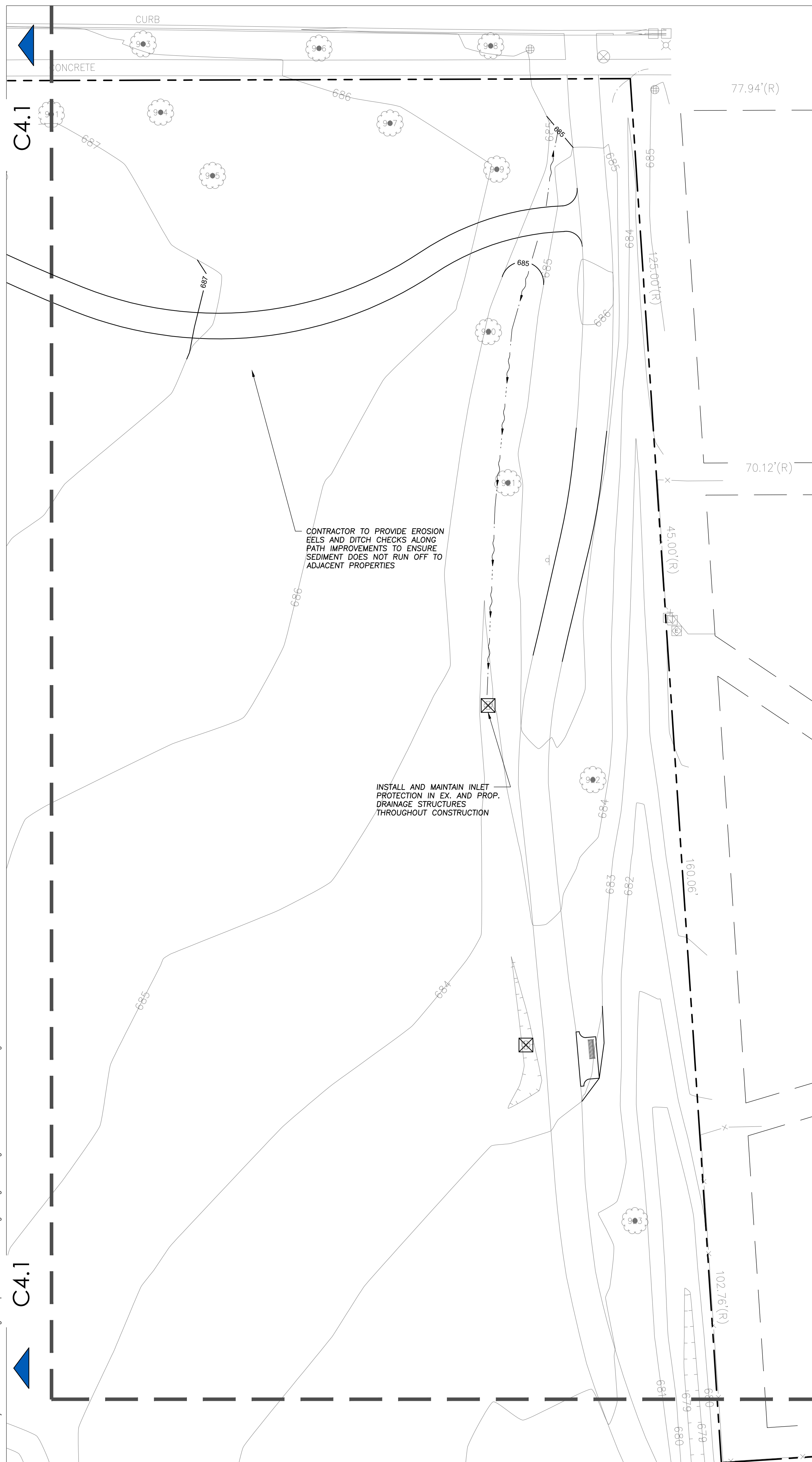
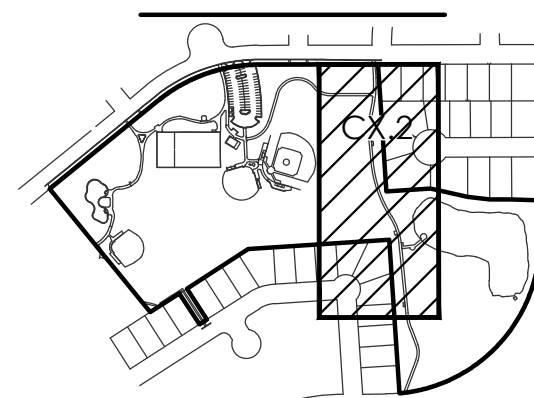
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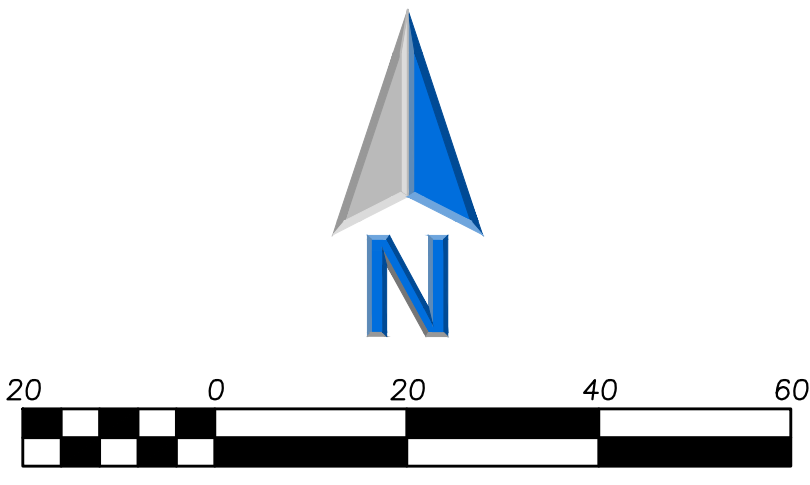
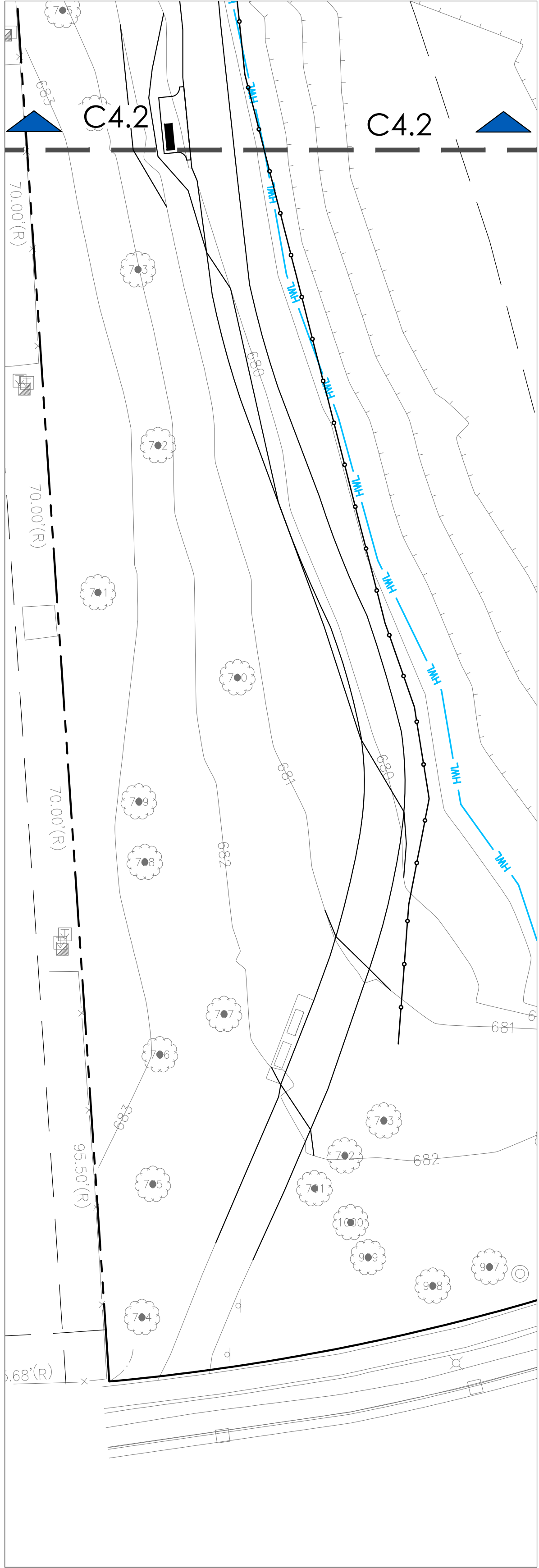
EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	
	Gutter Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Contour Line	
	Deciduous Tree	

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and The Location Of Those Utilities Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for The Project Area.
4. Notify The Owner, Engineer, The Village of Arlington Heights and the MWRD A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Herein Shall Be Restored To Original Condition To The Satisfaction of the Engineer at the Contractor's Expense. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor or Contractor. The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Features With The Addition Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Facilities, Stormwater Management Practices, Including All Storm and Sanitary Sewers, Structure Locations, Sizes, Rims and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve Locations and Manhole Locations. Provide Photograph of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Existing And Paving Work Under This Contract Unless Noted Otherwise.

KEY MAP

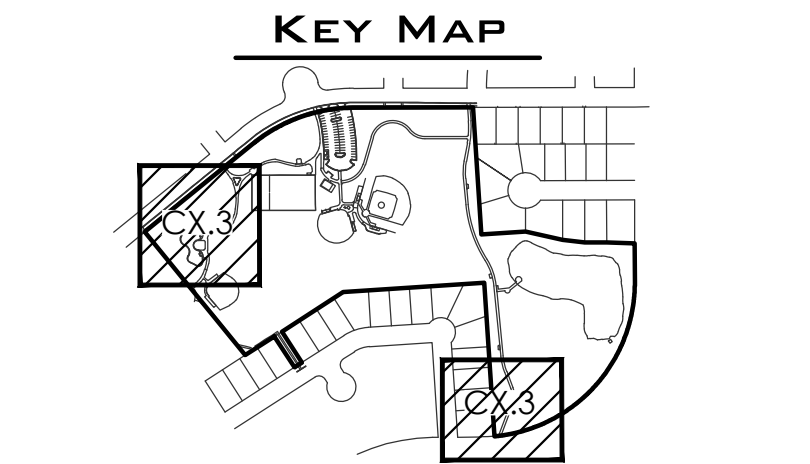


PLAYGROUND AREA IMPROVEMENTS



LEGEND	
EXISTING	PROPOSED

- GENERAL NOTES**
- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
 - Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
 - Contractor Shall Provide Private Utility Locating Services for the Project Area.
 - Notify The Owner, Engineer, The Village of Arlington Heights And the MWRD A Minimum of 48 Hours In Advance of Performing Any Work.
 - All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
 - These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
 - No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
 - The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions and Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
 - Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
 - The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



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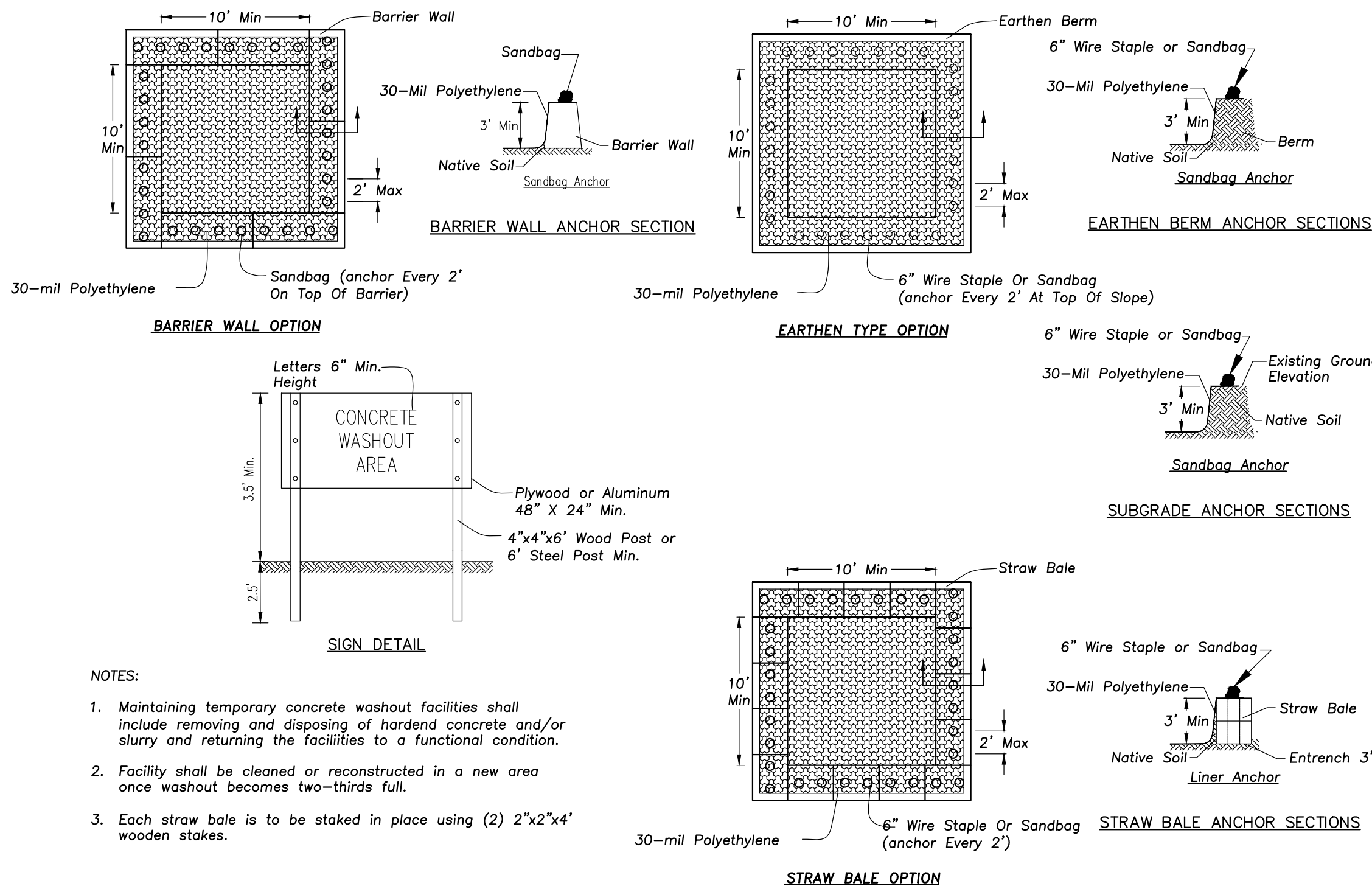
PROJECT
CENTENNIAL PARK
1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR PERMIT	
DECEMBER 10, 2025	
REVISIONS	
NO	DATE
	ISSUE

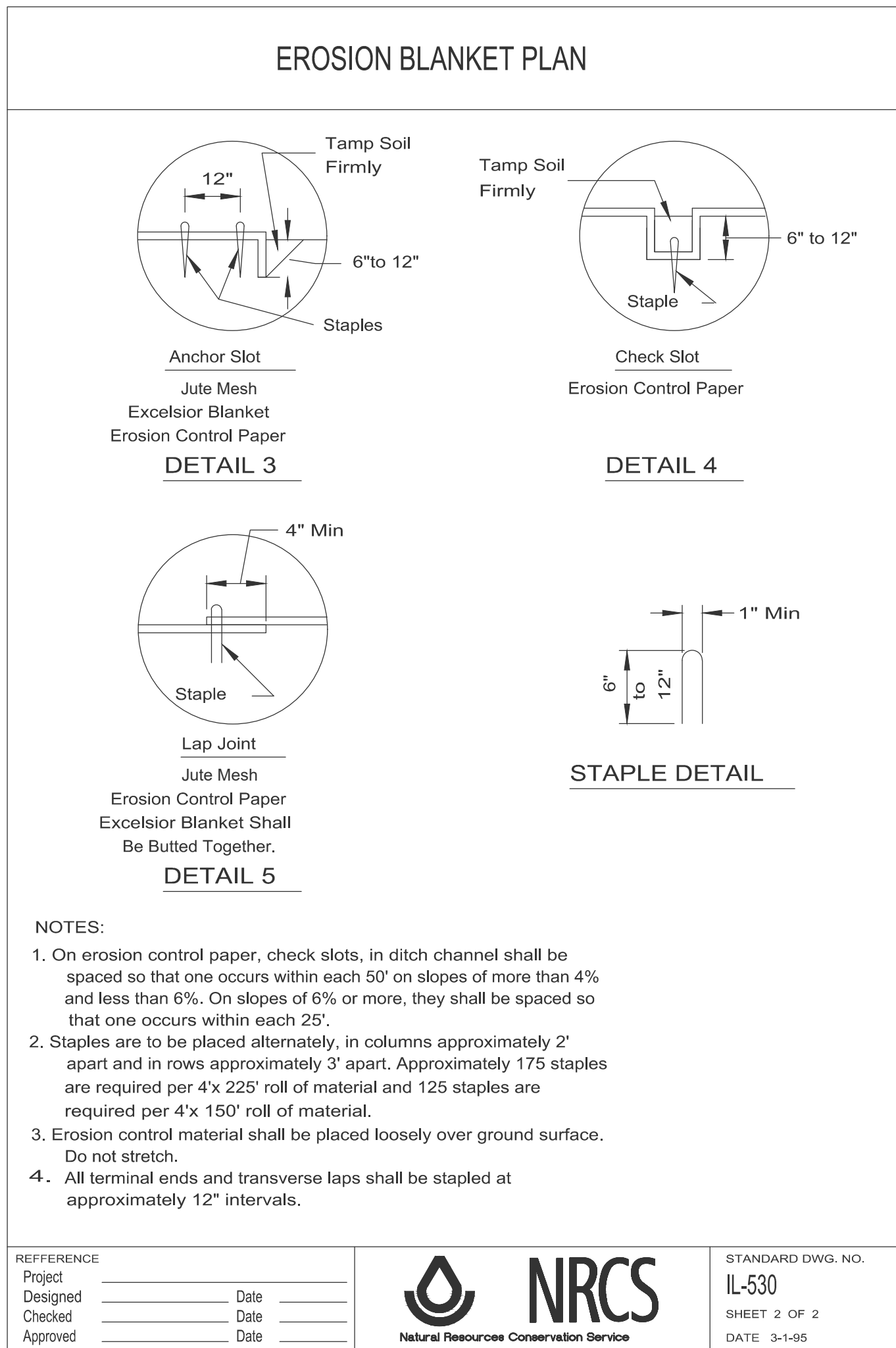
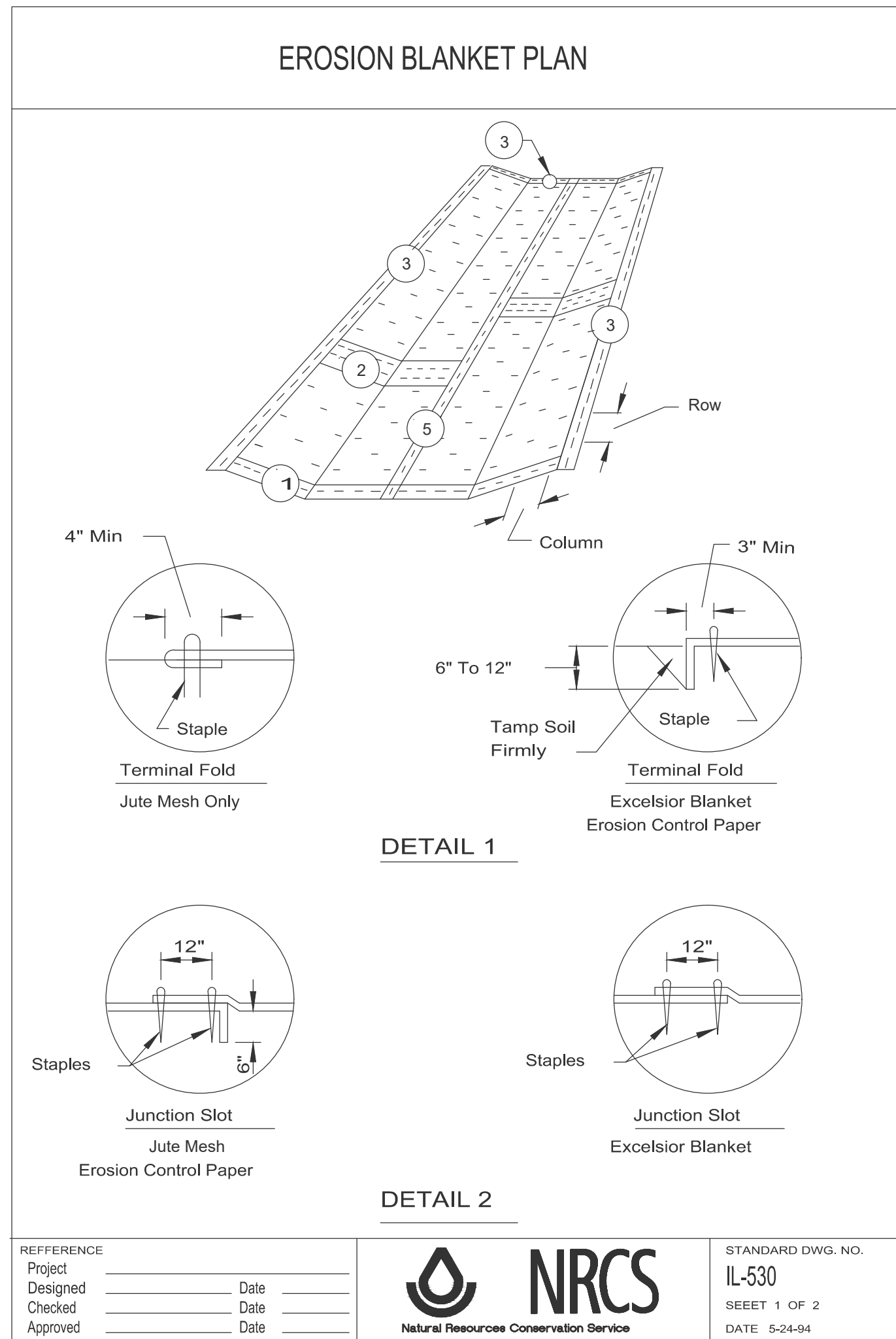
CHECKED BY BJA	DRAWN BY JG
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SHEET TITLE
SESC PLAN - SOUTH & PLAYGROUND

SHEET NUMBER
C4.3



CONCRETE WASHOUT FACILITY



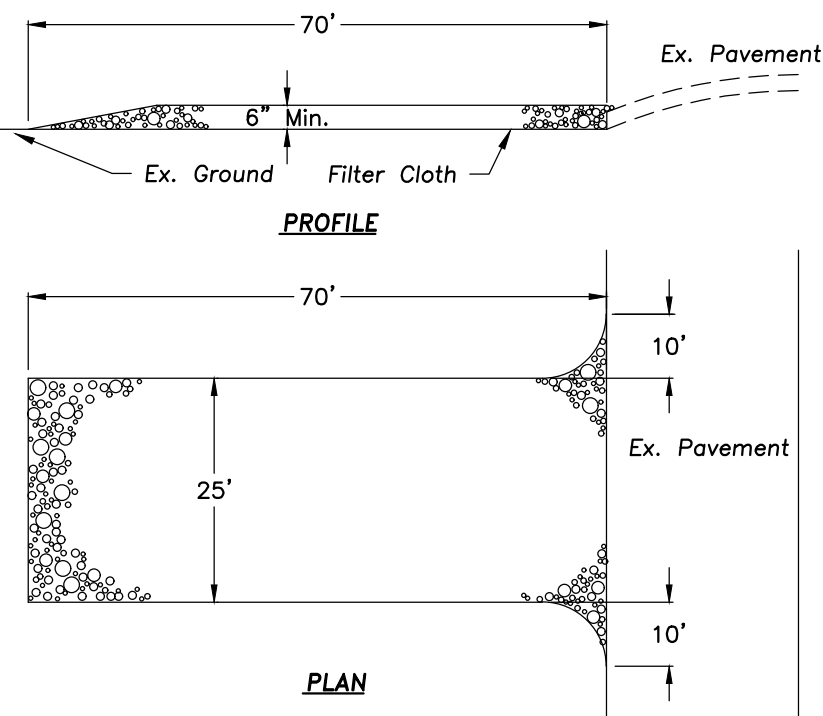
INLET PROTECTORS – SEDIMENT BAG

General Notes:
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected To Fit Frame and Grate of Open Lid Structures To Be Protected. www.marathonmaterials.com
Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1 1/8" Angle. Base Rim Fabricated From 1 1/4" x 1/2" x 1/8" Channel. Handles And Suspension Brackets Fabricated From 1 1/4" x 1/2" Flat Stock. All Domestic Steel Conforming To ASTM-A36
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.
Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

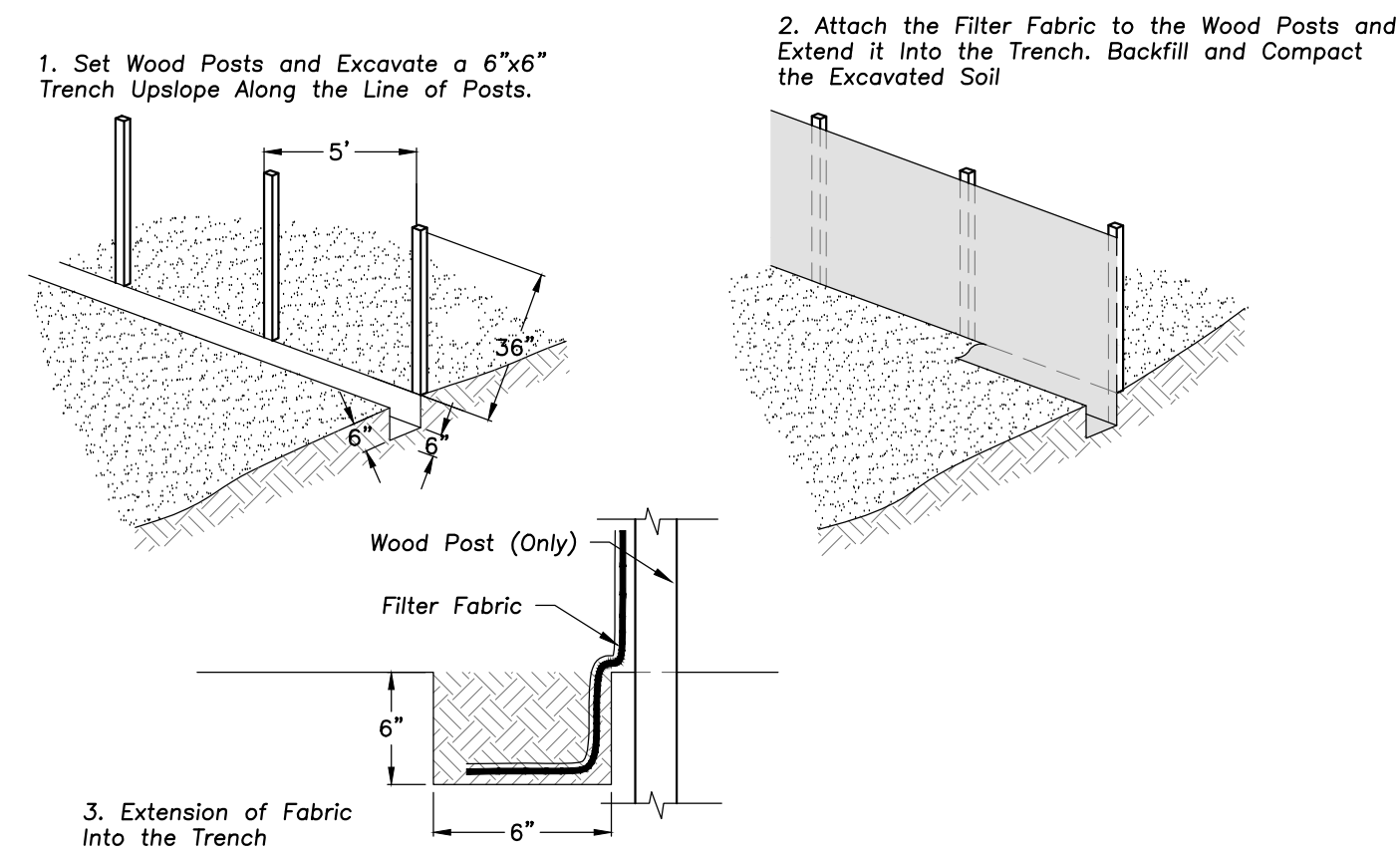
GENERAL NOTES

STONE SIZE – Use IDOT gradation CA-1 aggregate stone.
MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

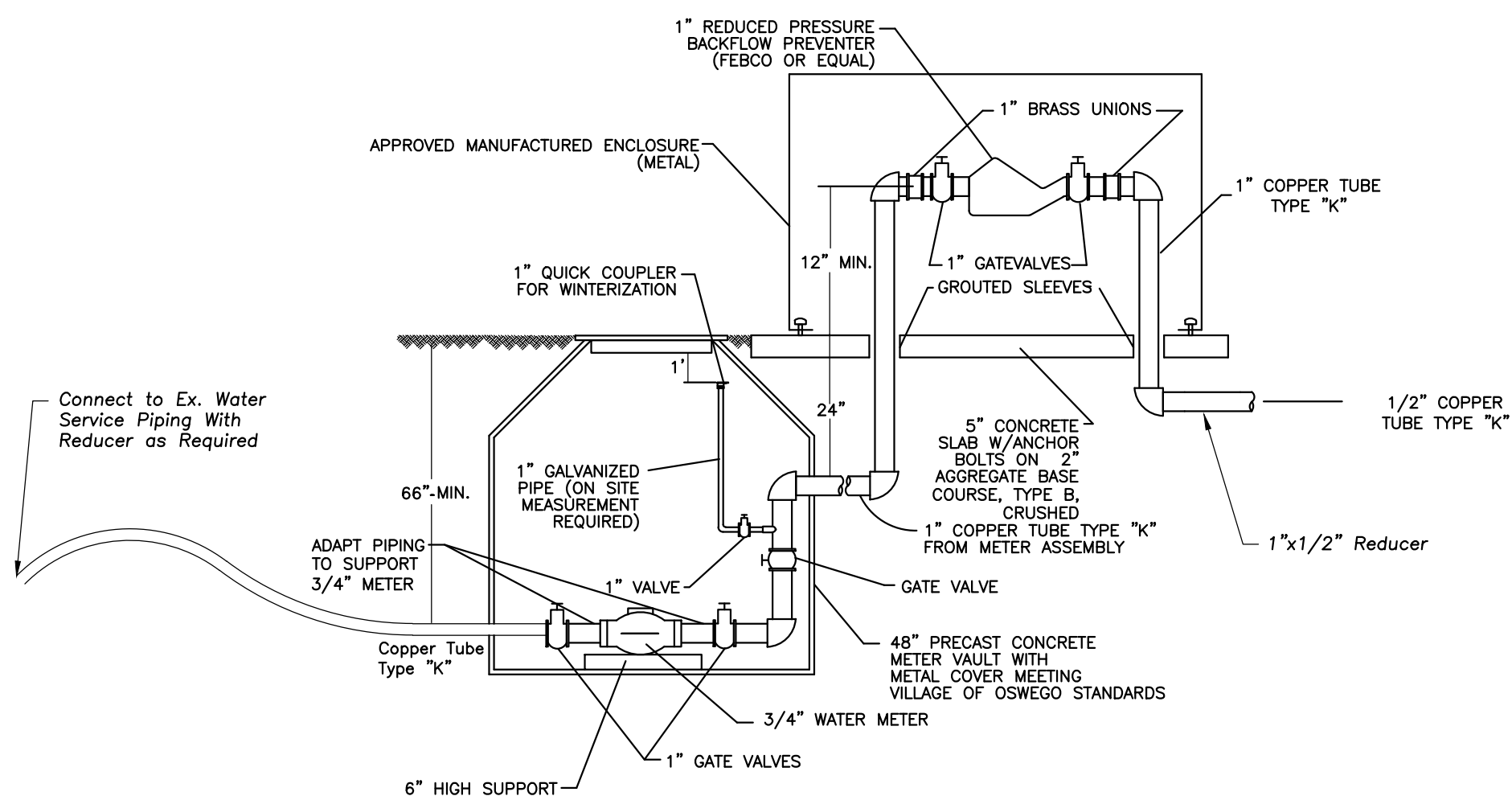
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 552, Type I, II, or IV.
WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288-00)



METER PIT / BACKFLOW PREVENTER DETAIL

PREPARED FOR
**ARLINGTON HEIGHTS
PARK DISTRICT**

410 N. Arlington Heights Road
Arlington Heights, Illinois 60004

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PROJECT
**CENTENNIAL
PARK**

1301 E. Burr Oak Drive
Arlington Heights, Illinois 60004

ISSUED FOR PERMIT	
DECEMBER 10, 2025	
REVISIONS	
NO	DATE

CHECKED BY
BJA

DRAWN BY
JG

SHEET TITLE
SITE WORK DETAILS

SHEET NUMBER
C5.0

