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ARLINGTON DOWNS

3400 W EUCLID AVENUE

DIRECTORY

OWNER:

UST ADSP JV LP
730 W RANDOLPH ST. #500
CHICAGO, IL 60661
PHONE: (312) 929-2395

ARCHITECT:

OKW ARCHITECTS
600 W JACKSON BLVD. STE 250
CHICAGO, IL 60601
PHONE: (312) 798-7700
ILLINOIS LICENSE NO.: 184-000553 (1-006737)

CIVIL ENGINEER:

ERIKSSON ENGINEERING ASSOCIATES
135 S JEFFERSON ST. SUITE 135
CHICAGO, IL 60661
PHONE: (312) 463-0551

LANDSCAPE CONSULTANT:

DANIEL WEINBACH & PARTNERS
53 JACKSON BLVD. #250
CHICAGO, IL 60604
PHONE: (312) 427-2888

PUD APPLICATION REVISIONS - 5/9/2018

NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04

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www.okwarchitects.com

ARLINGTON DOWNS

PUD APPLICATION

ARLINGTON HEIGHTS, IL

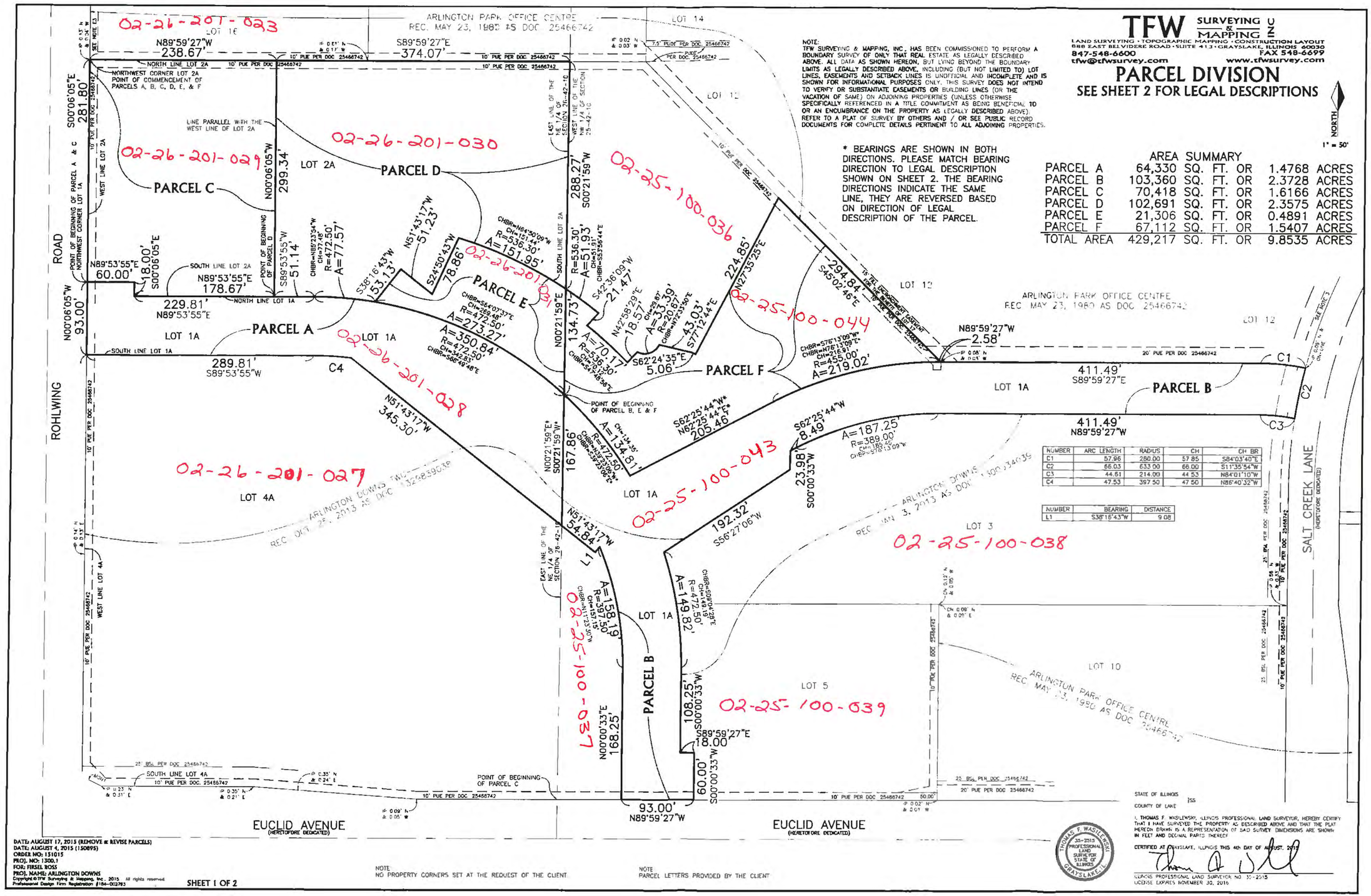
COVER SHEET - PUD

DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017

PROJ. NO.: 16093

SHEET NO.: G000



TFW SURVEYING & MAPPING LLC

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

PARCEL DIVISION

SEE SHEET 2 FOR LEGAL DESCRIPTIONS

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

* BEARINGS ARE SHOWN IN BOTH DIRECTIONS. PLEASE MATCH BEARING DIRECTION TO LEGAL DESCRIPTION SHOWN ON SHEET 2. THE BEARING DIRECTIONS INDICATE THE SAME LINE, THEY ARE REVERSED BASED ON DIRECTION OF LEGAL DESCRIPTION OF THE PARCEL.

NORTH
1" = 50'

AREA SUMMARY

PARCEL A	64,330 SQ. FT. OR	1.4768	ACRES
PARCEL B	103,360 SQ. FT. OR	2.3728	ACRES
PARCEL C	70,418 SQ. FT. OR	1.6166	ACRES
PARCEL D	102,691 SQ. FT. OR	2.3575	ACRES
PARCEL E	21,306 SQ. FT. OR	0.4891	ACRES
PARCEL F	67,112 SQ. FT. OR	1.5407	ACRES
TOTAL AREA	429,217 SQ. FT. OR	9.8535	ACRES

DATE: AUGUST 17, 2015 (REMOVE & REVISE PARCELS)
DATE: AUGUST 4, 2015 (150895)
ORDER NO: 151015
PROJ. NO: 1300.1
FOR: FIRSEL ROSS
PROJ. NAME: ARLINGTON DOWNS

Professional Design Firm Registration #184-002783

SHEET 1 OF 2

NOTE
NO PROPERTY CORNERS SET AT THE REQUEST OF THE CLIENT

NOTE
PARCEL LETTERS PROVIDED BY THE CLIENT

THOMAS F. WASILEWSKI 35-2515 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRAYSLAKE, IL

STATE OF ILLINOIS)SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF AUGUST, 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

NO.	ISSUED FOR:	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04

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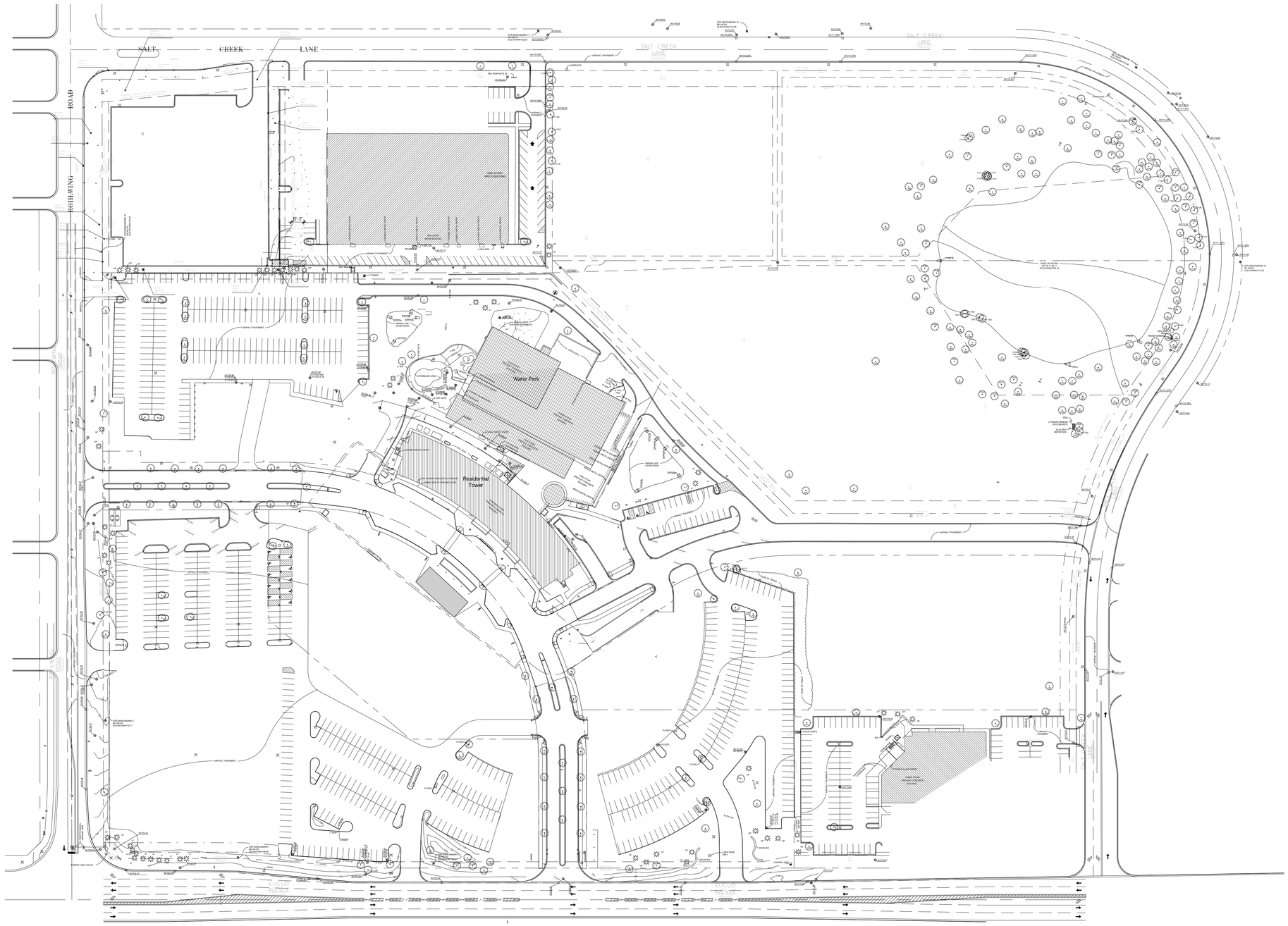
ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

EXISTING PLAT OF SURVEY

DRAWN BY: CHECKED:

DATE: May 15, 2017
PROJ. NO.: 16093
SHEET NO.: G001



1 EX1.0 EXISTING CONDITIONS
SCALE: 1" = 80'-0"

NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04

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ARLINGTON DOWNS

PUD APPLICATION

ARLINGTON HEIGHTS, IL

EXISTING CONDITIONS SITE PLAN

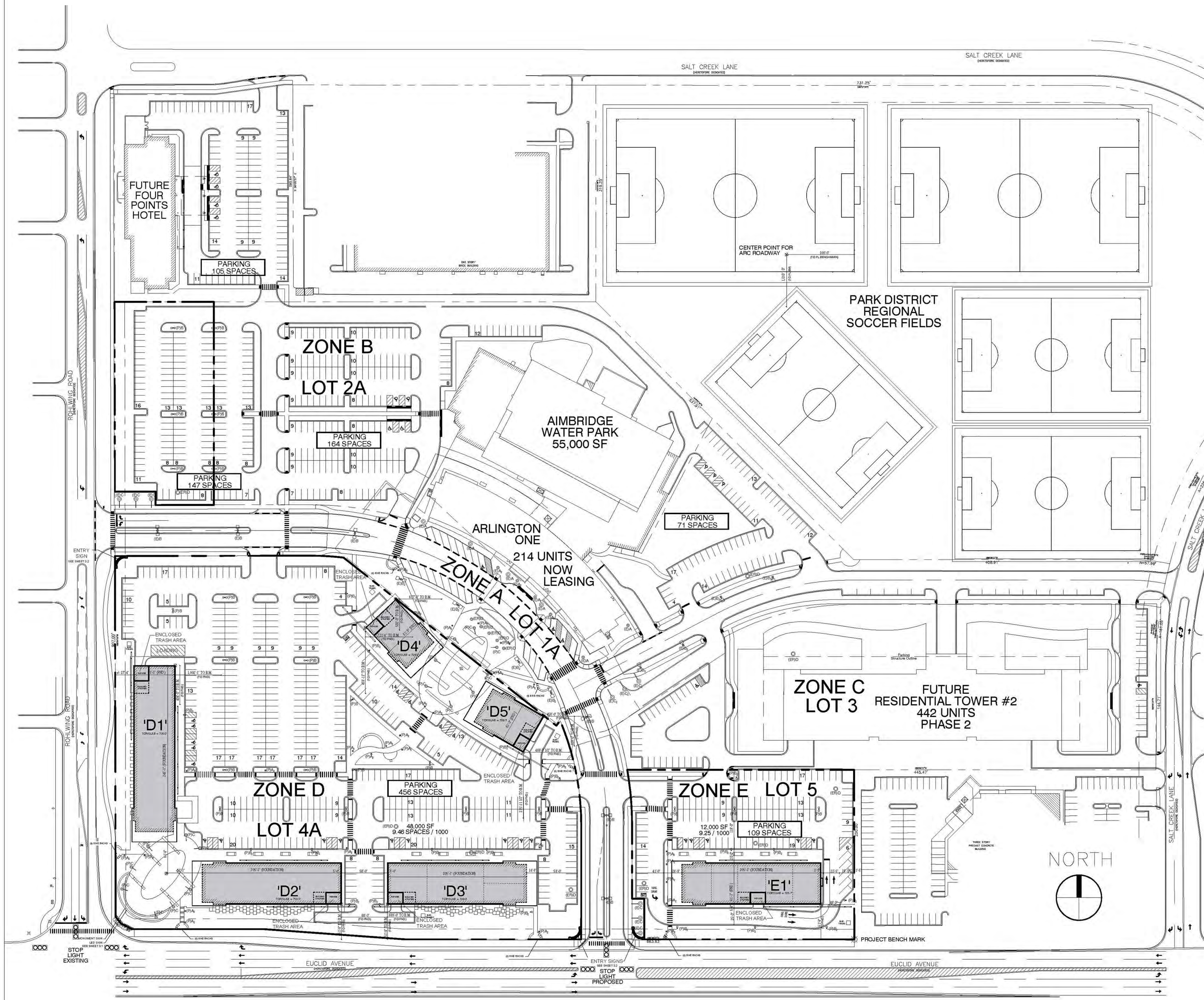
DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017

SHEET NO.: EX1.0

PROJ. NO.: 16093

funke architects
160 east Grand 300
Chicago Il 60611
c. 312.593.4812
p. 312.428.9979
f. 312.546.7065
www.funkearchitects.com



PROJECT DATA

ZONE	AREA (SF)	ACREAGE	BUILDING	AREA (SF)	LOT COVERAGE
ZONE B (PARTIAL)	70,244	1.61	-	-	0.00%
ZONE D	333,517	7.66	'D1'	15,000	
			'D2'	12,000	
			'D3'	12,000	
			'D4'	4,500	
			'D5'	4,500	
SUBTOTAL (ZONE D)				48,000	14.39%
ZONE E	81,057	1.86	'E1'	12,000	14.80%
TOTAL	484,814	11.13		60,000	12.38%

SITE LIGHTING LEGEND

SYMBOL	TAG	QTY	TYPE	CATALOG NUMBER	DESCRIPTION	REMARKS
	(E)A	6	EXISTING	MSA-C06-LED-E1-5MQ	MESA DECORATIVE LED LUMINAIRE (6) LIGHTBARS WITH AccuLED OPTICS - TYPE 5 SQUARE MEDIUM ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	$(E)A_2$	4	EXISTING	230063	VAP SLIM 90 TC-TSE 15W E27	
	(E)B	6	EXISTING	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8) LIGHTBARS WITH AccuLED OPTICS - RECTANGULAR WIDE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	$(E)B_2$	4	EXISTING	VTS-C08-LED-E1-5WQ	VENTUS LED SITE LUMINAIRE (8) LIGHTBARS WITH AccuLED OPTICS - TYPE 5 SQUARE WIDE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	$(E)B_3$	4	EXISTING	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 ABSOLUTE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	(E)C	6	EXISTING	34'-6" ECLIPSE W110-C414 XM2932	HEAVY CAST ALUMINUM TOP COVER WITH EMBEDDED HEAT SINK. LED LIGHT ENGINE. 8" DIA (203) HIGH IMPACT WHITE TRANSLUCENT ACRYLIC DIFFUSER U.V. STABILIZED. 1/2" DIA (13) ALUMINUM STRUTS. CAST ALUMINUM UPPER BASE WITH BUILT-IN HINGE MECHANISM. CAST ALUMINUM DRIVER HOUSING. 8" DIA (203) X .125" WALL EXTRUDED ALUMINUM COLUMN WITH CAST ALUMINUM BASE PLATE.	
	$(E)C_2$	3	EXISTING	18'-0" ECLIPSE W110-C216 XM2933		
	(ER)D	>5	DEMO			
	$(P)A_2$	28	NEW	230063	VAP SLIM 90 TC-TSE 15W E27	
	(P)B	17	NEW	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8) LIGHTBARS WITH AccuLED OPTICS - RECTANGULAR WIDE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	$(P)B_2$	19	NEW	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 ABSOLUTE ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	
	(P)C	16	NEW	18'-0" ECLIPSE W110-C216 XM2933	HEAVY CAST ALUMINUM TOP COVER WITH EMBEDDED HEAT SINK. LED LIGHT ENGINE. 8" DIA (203) HIGH IMPACT WHITE TRANSLUCENT ACRYLIC DIFFUSER U.V. STABILIZED. 1/2" DIA (13) ALUMINUM STRUTS. CAST ALUMINUM UPPER BASE WITH BUILT-IN HINGE MECHANISM. CAST ALUMINUM DRIVER HOUSING. 8" DIA (203) X .125" WALL EXTRUDED ALUMINUM COLUMN WITH CAST ALUMINUM BASE PLATE.	

1. QTY OF FIXTURES TO BE VERIFIED BY CONTRACTOR
2. EXISTING LIGHTS INDICATED TO BE REMOVED ARE TO BE:
   - EVALUATED IN TERMS OF CONDITION AND FUNCTION
   - TO BE REMOVED WITH CARE
   - TO BE RE-INSTALLED AT NEW LOCATIONS

ARLINGTON DOWNS - RETAIL

OWNER(S):

ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC

2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

NO.	DATE	DESCRIPTION
2	09.03.15	PLAN COMMISSION APPLICATION REV. 1
1	09.03.15	PLAN COMMISSION APPLICATION

SHEET TITLE:

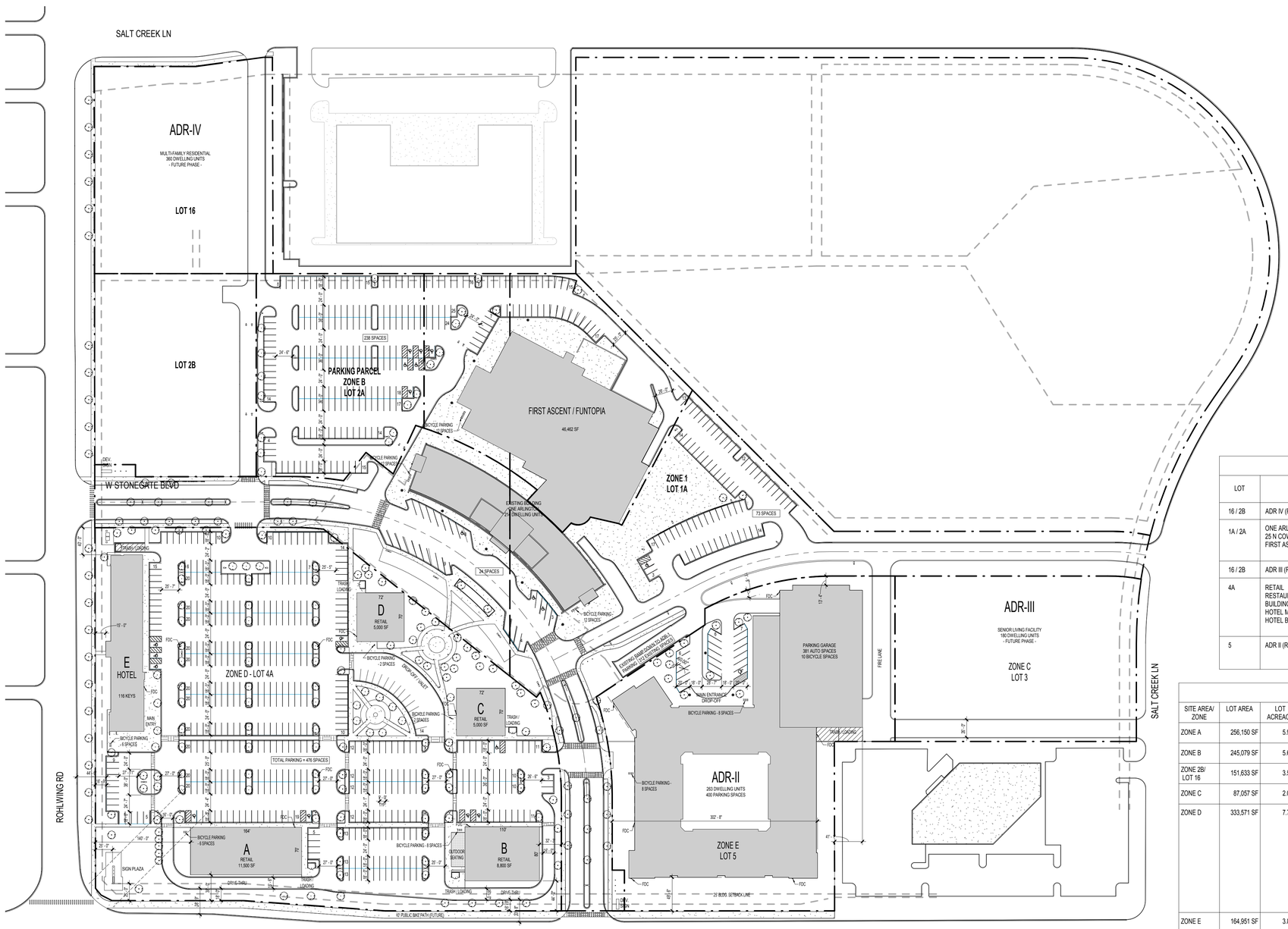
SITE PLAN

SHEET NO.

1 SITE PLAN
SCALE: NTS

0 50' 100' 150' 300'

EX2.0 - PREVIOUSLY APPROVED PUD SITE PLAN - NOT BY OKW ARCHITECTS



4 A010 MASTER SITE PLAN
SCALE: 1" = 150'-0"

DENSITY TABLE

LOT AREA	ONE ARLINGTON	ADR-II	ADR-III	ADR-IV
TOTAL NUMBER OF UNITS	214	263	180	360
STUDIO & 1-BEDROOM UNITS	168	137	TBD	TBD
2-BEDROOM UNITS	46	89	TBD	TBD
3-BEDROOM UNITS	0	27	TBD	TBD

PARKING TABLE

LOT	USE	AREA	REQUIRED PARKING	PROVIDED PARKING	REQUIRED HANDICAP	PROVIDED HANDICAP	REQUIRED BICYCLE	PROVIDED BICYCLE
16 / 2B	ADR IV (RESIDENTIAL)	360 UNITS	720	540 (FUTURE)	11	FUTURE	FUTURE	FUTURE
1A / 2A	ONE ARLINGTON (RESIDENTIAL) 25 N COWORKING (OFFICE) FIRST ASCENT/FUNTOPIA	214 UNITS 11,722 SF 46,463 SF	310 39 343 692 TOTAL	312 (GARAGE) 335 (SURFACE) 647 TOTAL	13 TOTAL	6 3 7 16 TOTAL	21 2 11 33	36
16 / 2B	ADR III (RESIDENTIAL)	180 UNITS	360	540 (FUTURE)	7	FUTURE	FUTURE	FUTURE
4A	RETAIL RESTAURANT BUILDING E (HOTEL) - 116 KEYS HOTEL MEETING ROOMS HOTEL BAR	10,300 SF 23,000 SF 116 ROOMS 90 PERSONS 138 SF	34 289 116 27 3 469 TOTAL	476 TOTAL	9 TOTAL	2 2 1 1 3 9 TOTAL	2 1 1 1 2 7	6 8 2 2 6 24
5	ADR II (RESIDENTIAL)	263 UNITS	526	381 (GARAGE) 19 (SURFACE) 400 (TOTAL)	8 (GARAGE) 1 (SURFACE) 9 TOTAL	8 (GARAGE) 1 (SURFACE) 9 (TOTAL)	26	16 (SURFACE) 10 (GARAGE) 137 (INDOOR)

LOT COVERAGE TABLE

SITE AREA/ ZONE	LOT AREA	LOT ACREAGE	LOT ACREAGE		BUILDING FOOTPRINT	LOT COVERAGE	IMPERVIOUS COVERAGE	BUILDING F.A.R.	BUILDING HEIGHT
ZONE A	256,150 SF	5.9 AC	RESIDENTIAL TOWER	NO CHANGE OFFICE: 11,000 SF	24,000 SF	9.4%	24,000 SF	1.12	~150 FEET
ZONE B	245,079 SF	5.6 AC	ENTERTAINMENT	CLIMBING FACILITY/ RECREATION	46,180 SF	18.9%	153,893 SF	0.27	59 FEET
ZONE 2B/ LOT 1B	151,633 SF	3.5 AC	RESIDENTIAL	360 DWELLING UNITS	TBD	TBD	TBD	TBD	TBD
ZONE C	87,057 SF	2.0 AC	RESIDENTIAL	160-180 DWELLING UNITS	TBD	TBD	TBD	TBD	TBD
ZONE D	333,571 SF	7.7 AC	RETAIL/RESTAURANT	NO CHANGE: GENERAL RETAIL: RESTAURANT ORIENTED: OUTDOORS DINING UP TO 1,000 SF PER RESTAURANT; 3 TOTAL	10,305 SF 19,995 SF 3,000 SF	11.2% 0.9%	261,112 SF	.25	24 FEET 24 FEET 24 FEET
			HOTEL	SELECT SERVICE HOTEL, 116 KEYS	12,643 SF	3.8%			59 FEET
ZONE E	164,951 SF	3.8 AC	RESIDENTIAL	263 DWELLING UNITS 381 SPACE PARKING GARAGE	60,141 SF	36.5%	113,273 SF	1.8	58 FEET
TOTALS	**1,168,098 SF**	**26.8 AC**			**176,264 SF**	**15.1%**			

NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04

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www.okwarchitects.com

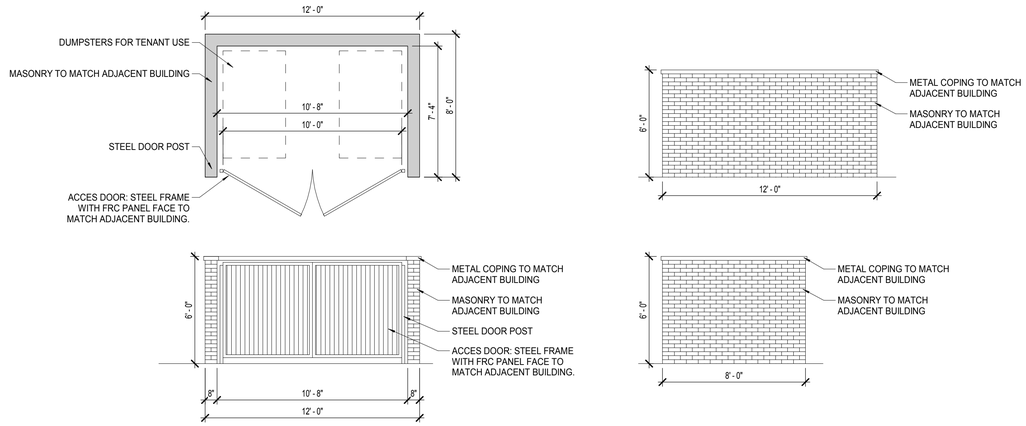
ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

MASTER SITE PLAN

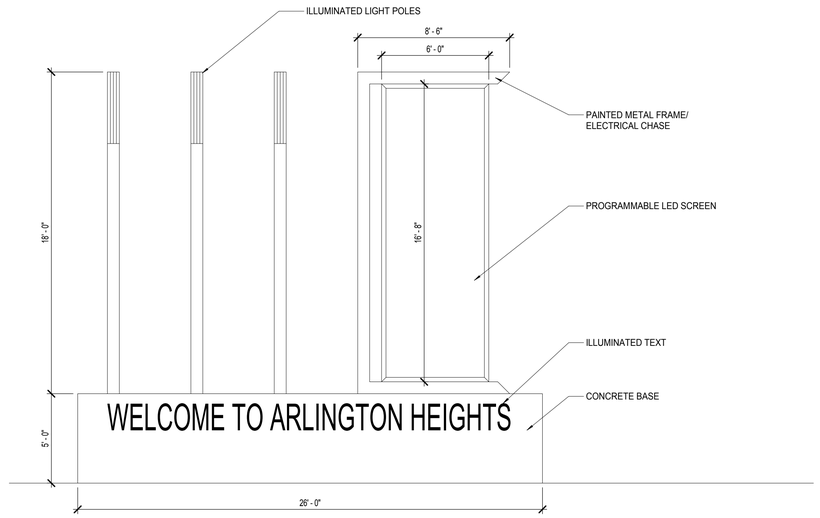
DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017
PROJ. NO.: **16093**
SHEET NO.: A010



2 A011 TRASH ENCLOSURE DETAIL

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



1 A011 Entry Sign Elevation

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

NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22

OKW Architects

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www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

SITE PLAN DETAILS

DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017

PROJ. NO.: 16093

SHEET NO.: A011

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, IL 60004

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying And Mapping, Inc. For Argent Group on September 19, 2011. Order Number 110606

Phase 1 Design Information Per Design Drawings By Eriksson Engineering Associates, LTD.

Lot 16 Plat of Survey and Topography Provided By Survey Systems of America, Inc. For Arlington Downs Management on November 26, 2013
Order Number 133–0538.16 TM

SW Site Survey Update: Plat of Survey and Topography Provided By V3 Companies For ChiArch on June 19, 2015
Order Number 15126

PROJECT BENCHMARKS

SOURCE:

STATION DESIGNATION: 4A–KASPAR

ELEVATION: 719.17 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: VILLAGE OF ARLINGTON HEIGHTS MONUMENT, BRONZE DISK AT SOUTHWEST CORNER OF OAKTON STREET AND KASPAR AVENUE.

STATION DESIGNATION: LD021 (PID: DM3898)
ESTABLISHED BY: NGS
DATE: APRIL 2011

ELEVATION: 716.90 (PUBLISHED), 716.677 (MEASURED)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD NEAR THE SOUTHWEST CORNER OF EUCLID AVENUE AND WILKE ROAD, 65.6 FEET SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVENUE, 21.3 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.5 FEET EAST OF THE EDGE OF SIDEWALK AND 6.6 FEET WEST OF THE EDGE OF PAVEMENT OF WILKE ROAD

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 720.10 (MEASURED)
DATUM: NAVD88
DESCRIPTION: CUT SQUARE NEAR SOUTHEAST CORNER OF PROPERTY, IN TOP OF CURB NEAR NORTH END OF EASTERLY CURB RETURN OF THE SOUTHEAST ENTRANCE.

STATION DESIGNATION: SBM # 2
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 725.91 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH–NORTHEAST FLANGE BOLT ON FIRST FIRE HYDRANT WEST OF MAIN ENTRANCE, ON NORTH SIDE OF EUCLID AVE.

STATION DESIGNATION: SBM # 3
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 726.78 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH–NORTHEAST FLANGE BOLT ON SECOND FIRE HYDRANT WEST OF MAIN ENTRANCE (FIRST EAST OF ROHLWING RD), ON NORTH SIDE OF EUCLID AVE.

STATION DESIGNATION: SBM #4
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 736.34 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHEAST BOLT ON FIRST FIRE HYDRANT NORTH OF EUCLID AVE, ON WEST SIDE OF ROHLWING RD.

STATION DESIGNATION: SBM #5
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

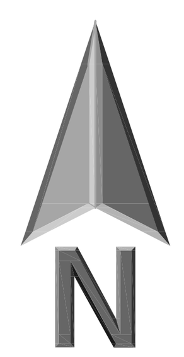
ELEVATION: 734.53 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON YELLOW HYDRANT AT NORTHEAST CORNER ROHLWING RD AND WESTERLY ENTRANCE.

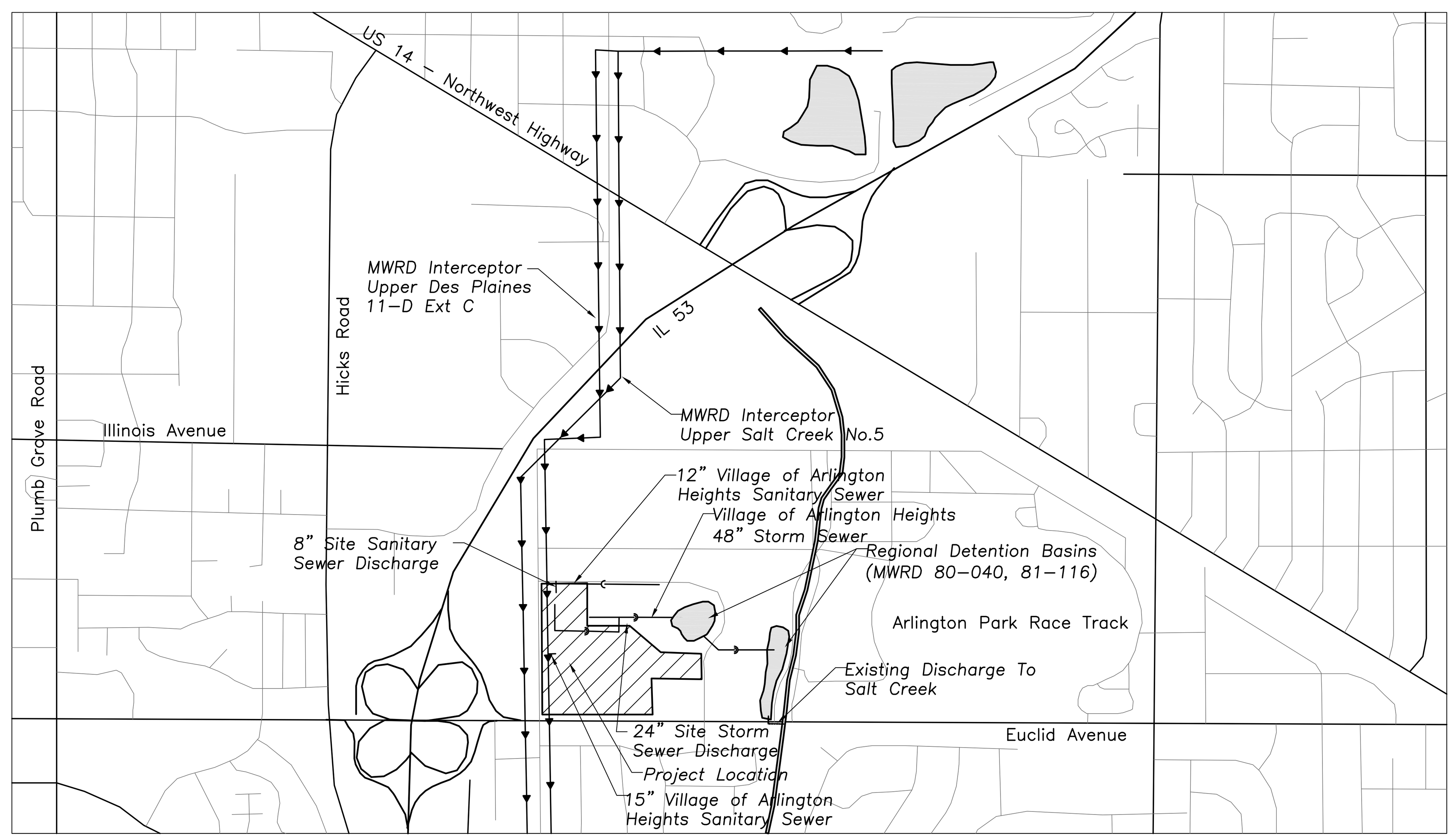
J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM – EAST ZONE (NAD 83)





LOCATION MAP
1"~1000'

INDEX OF SHEETS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
SITE COVER SHEET

Sheet No:
C-0.01

EEA – P:\Pat\Arlington Downs\06 West Site – OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 7:56am By: pdimmer

DEMOLITION NOTES

All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.

Contractor Shall Keep All **Local And County Streets** Free and Clear of Construction Related Dirt/Dust/Debris.

Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.

Adjacent Buildings are to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.

All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and Should Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.

Contractor Shall Provide and Shall Be Responsible for Any Necessary Traffic Control and Safety Measures During Demolition and Construction Operations Within or Near the Public Roadway.

All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.

Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.

Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.

Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

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.

All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.

All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.

Refer to Architectural Drawings for Exact Locations of All Buildings.

Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.

Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.

Contractor Shall 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.

Contractor Shall Be Responsible For Coordinating 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 Appreciably From The Plans.

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.

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.

Clean Out All Existing and Proposed Storm Catch Basins And Storm Sewers at the Completion of Construction.

The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

Coordinate Village Water Distribution Unit At 847-368-5800 Prior To Any Water Main Shutdown.

STRUCTURE NOTES

All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.

All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B 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"
- 5' Diameter Structure- 6"
- 6' Diameter Structure- 8"

All Catch Basins to Be Installed Along Curb and Gutter Shall Have Neenah R3281-A Frame & Grate or Approved Equal.

Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of the Gutter or at the Pavement Edge Where No Gutter Exists.

All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.

All Existing Structures To Be Adjusted To Finished Grade As Necessary.

For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary To Maintain Maximum Allowed Adjusting Ring Heights

All Sanitary Manholes Shall Include a Chimney Seal.

Field Verify The Condition of All Existing Utility Structures To Be Re-Used.

GRADING NOTES

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.

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.

Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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.

Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.

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, 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 Done Within 14 Days after Completion of Final Grading of Soil.

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.

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.

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 "Dandy Pop" Inlet Protectors (or equal) In Landscaped Areas And "Dandy Bag" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.

All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.

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.

Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And Shall Be Maintained Throughout Construction And Until Vegetation Has Been Fully Established.

The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Engineer Or Governing Agency.

Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green D575 Erosion Control Blanket, or Approved Equal.

Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.

All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition

If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.

IEPA GENERAL NOTES

Sanitary Sewer Construction, as a Minimum, must comply with the following requirements:

Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, shall govern all sanitary sewer construction on this project.

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.

Flexible thermoplastic sanitary sewer pipe shall be installed in accordance with ASTM 2321-89 using *Class B* embedment material. Processed materials produced for highway construction should be classified in accordance with ASTM 2321-89, Section 5 and Table 1 according to particle size, shape and gradation.

4. Sewer bedding for rigid pipe sanitary sewers shall be Class B in accordance with ASTM D2321 as described in Appendix 'A' of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

All sanitary sewers shall be tested for infiltration, exfiltration or exfiltration of air under pressure, and for deflection of flexible thermoplastic pipe as described in Section 31-1 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Pickholes in sanitary sewer manhole covers shall not be larger than 1 inch in diameter or shall be of the concealed type.

A drop pipe shall be provided for a sanitary sewer entering a manhole where its invert is more than 24 inches above the manhole invert.

Contractor shall test manhole tightness in accordance with ASTM C969-94 or ASTM C1244-93.

Leakage Testing Shall Be Conducted On All Manholes For Watertightness In Accordance With ASTM C969-94 "Standard Practice For Infiltration And Exfiltration Acceptance Testing Of Installed Precast Concrete Pipe Sewer Lines", Vol. 04.05, Chemical Resistant Materials, Vitrified Clay, Concrete, Fiber-Cement Products; Mortars; Masonry (1996) (No Later Editions Or Amendments) Or ASTM C1244-93 "Standard Test Method For Concrete Sewer Manholes By The Negative Pressure (Vacuum) Test", Vol. 04.05, Chemical Resistant Materials, Vitrified Clay, Concrete, Fiber-Cement Products; Mortars; Masonry (1996) (No Later Editions Or Amendments) Prior To Placing Into Service.

M.W.R.D.G.C. NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   - * Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
   - * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
   - * Village of Arlington Heights Municipal Code;
   - * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
   - * In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. The Village of Arlington Heightsfind Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This WorkOn The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, Mwrd, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6-Inch To 15-Inch Diameter SDR-26	ASTM D-3034	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3035	ASTM D03212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 12-Inch	AWWA C900	ASTM D-3212

8. All Sanitary Sewer Construction (and Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-7, CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal" Or Similar Couplings To Hold It Firmly In Place.

M.W.R.D.G.C. NOTES (CONTINUED)

12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards Or It Shall Be Encased With A Water Main Quality Carrier Pipe With The Ends Sealed.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick and Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Are Allowed In Combined Sewer Area For Green Infrastructure Practices Only.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contrctor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

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.

Contractor Shall Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.

Contractor Shall Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.

No Construction Traffic Will Be Permitted To Use Rohlwing Road Without Authorization Of The City of Rolling Meadows.

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 and Stake All Site Improvements Using Coordinates Tied Into The Control Points. The Dimensions Indicated On The Drawings Are For The Convenience of The Contractor Only.

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, Or Surveyor. 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. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.

Contractor Shall Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, and Watermain and Valve and Appurtenance Locations.

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.

All Methods Of Construction And Materials To Conform To "A Manual of Practice for the Design of Public Improvements" as Provided by the Village of Arlington Heights Engineering Department.

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.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. 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 LEGEND

- Silt Fence
- Erosion Control Blanket North American Green D575 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas - Location by Contractor Dependent on Construction Sequencing/Phasing)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
G	Gas Valve	
CE	ComEd Manhole	
H	Hand Hole	
	Light Pole	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2.25" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  9" Aggregate Base Course, Type B, Crushed
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
  Omit Welded Wire Fabric In ROW
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
  Omit Welded Wire Fabric In ROW
- **Heavy-Duty Asphalt Pavement Section**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2.25" Hot Mix Asphalt, IL-19.0, N50
  5" Hot Mix Asphalt, IL-25.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed
- **Decorative Sidewalk**
  Pavers (Refer To Landscape Drawings For Type)
  1" Sand Setting
  6" Aggregate Base Course, Type B, Crushed
- **Decorative Crosswalk**
  Pavers (Refer To Landscape Drawings For Type)
  1" Sand Setting
  12" Aggregate Base Course, Type B, Crushed
- Stormwater Overland Flow Path
- Ridge Line/High Point

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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By:	Date:
PD	04/04/18
Approved By:	Project No.

Sheet Title:

SITE NOTES AND LEGENDS

Sheet No:

C-0.02

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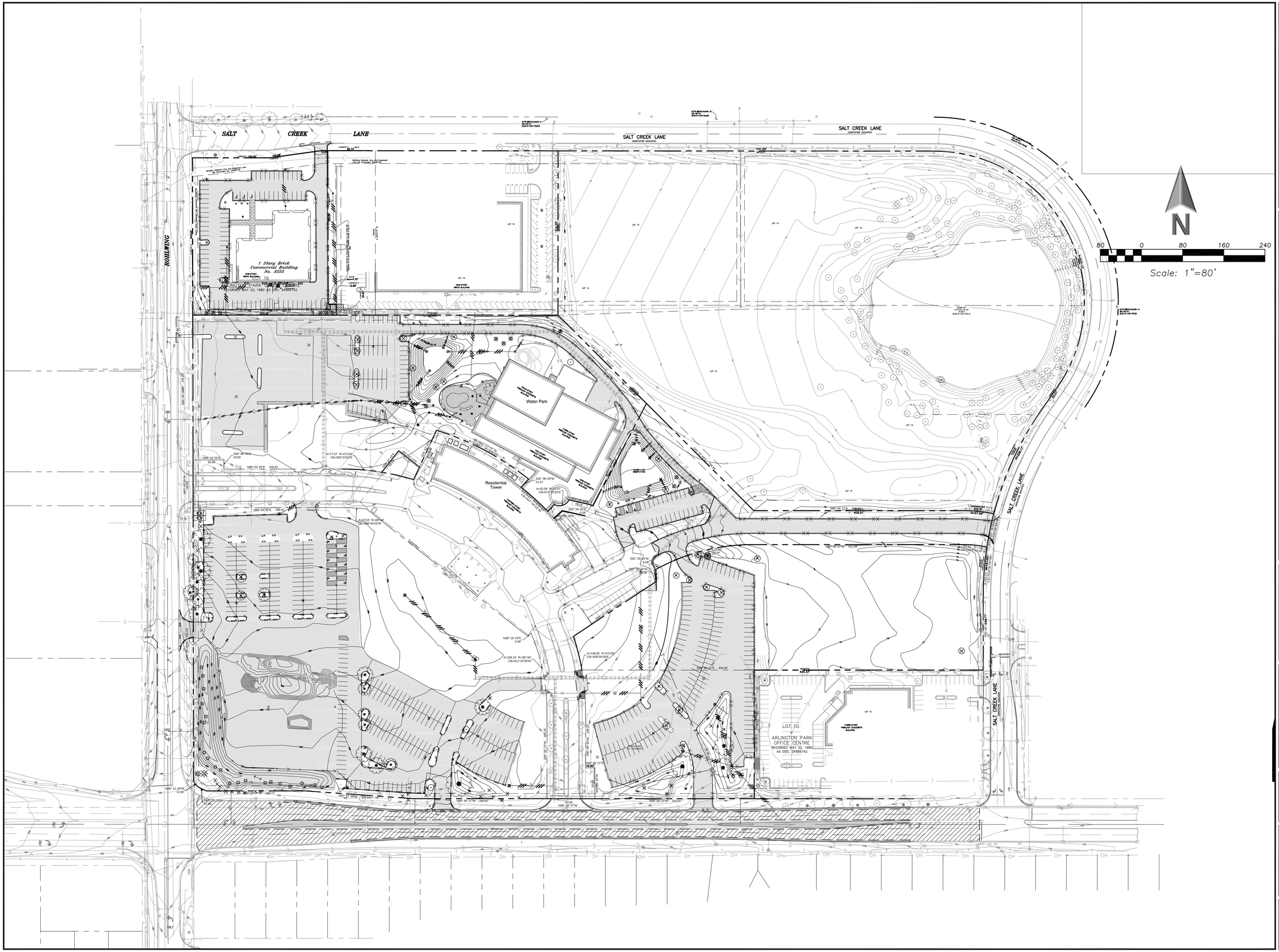

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Sheet Title:

SITE DEMOLITION
PLAN

OVERALL

Sheet No:

C-1.00

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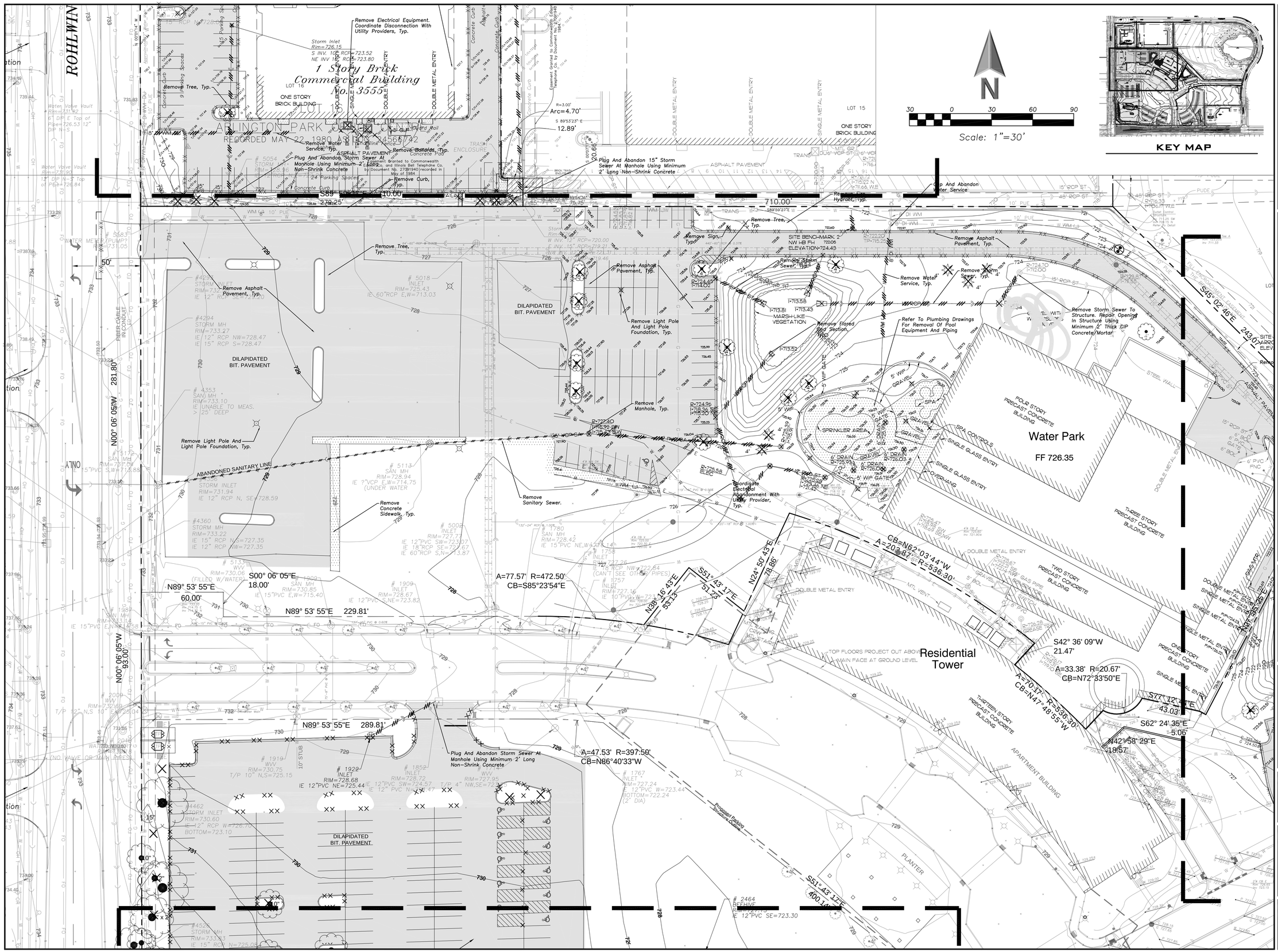
Sheet Title:

SITE DEMOLITION PLAN

NORTHWEST

Sheet No:

C-1.01



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Sheet Title:

SITE DEMOLITION PLAN

WEST

Sheet No:

C-1.02

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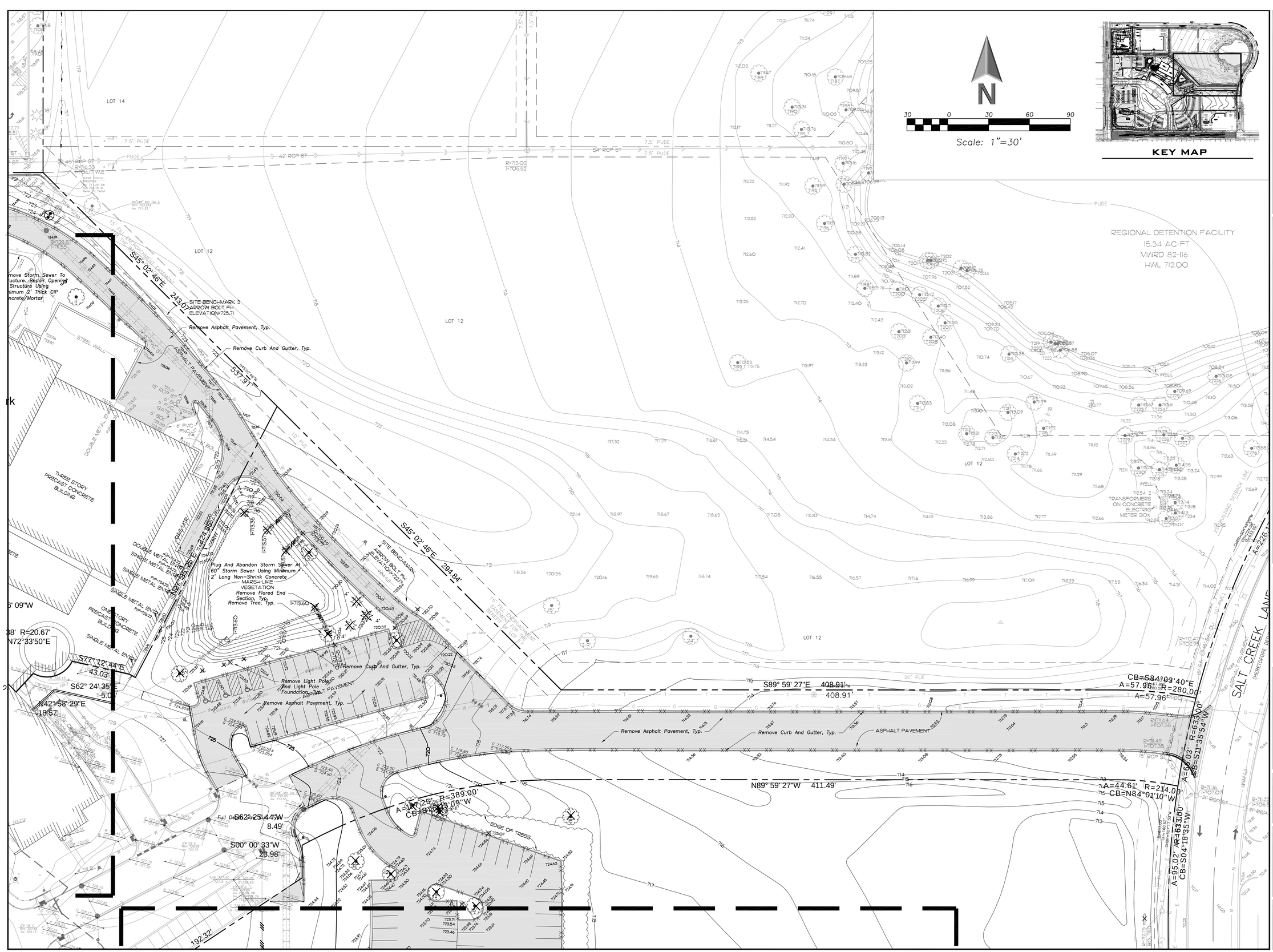

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	06/22/18	Revised

Design By: PD

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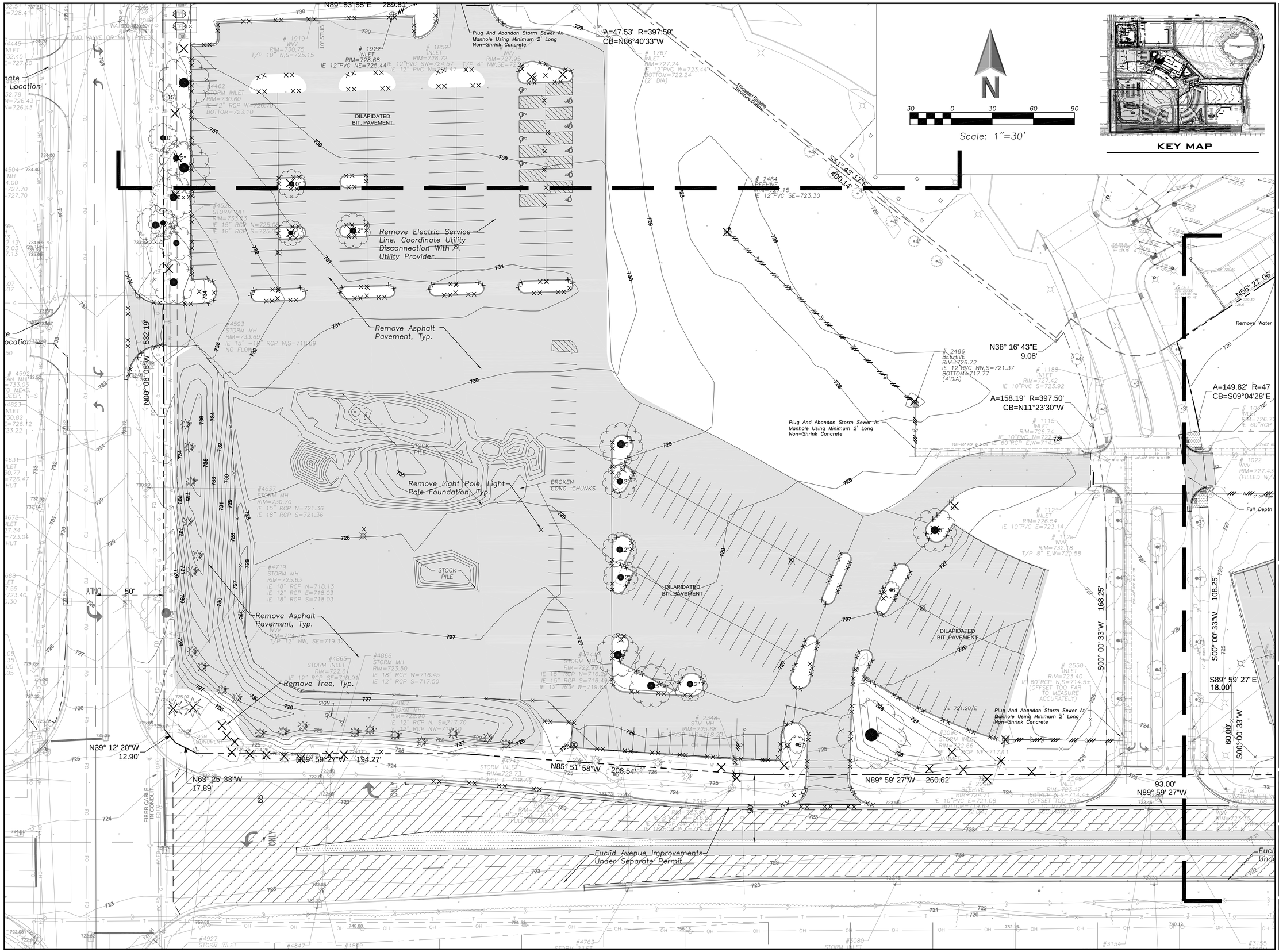

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Sheet Title:

SITE DEMOLITION PLAN

SOUTHWEST

Sheet No:

C-1.04

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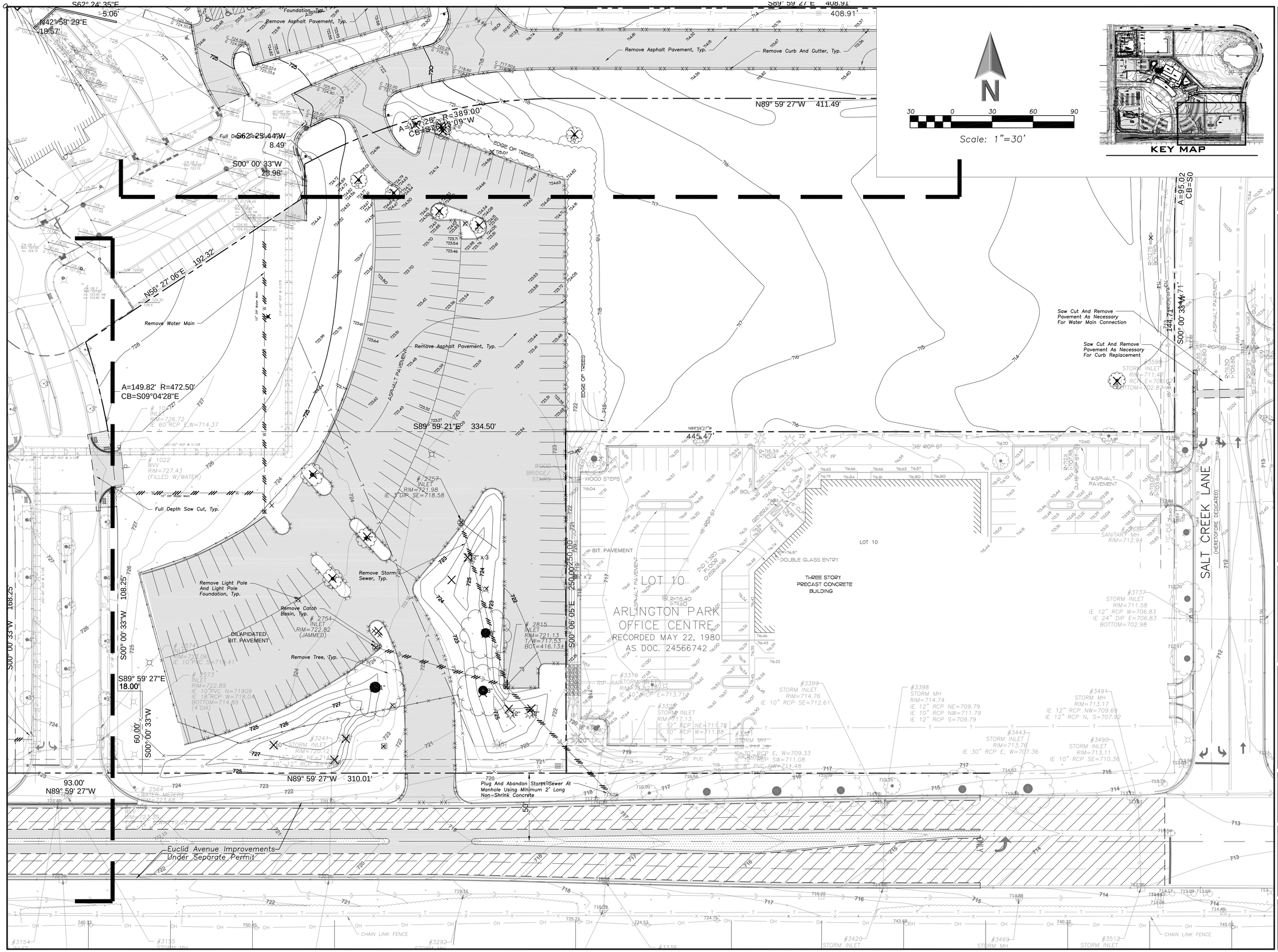

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Sheet Title:

SITE DEMOLITION PLAN

SOUTHEAST

Sheet No:

C-1.05