

**DEVELOPER**

TRAMMELL CROW COMPANY  
700 COMMERCE DRIVE, SUITE 455  
OAK BROOK, IL 60523  
(630) 481-1599

**ARCHITECT**

ESG ARCHITECTURE & DESIGN  
500 WASHINGTON AVENUE SOUTH  
MINNEAPOLIS, MN 55415  
(612) 339-5508

**LANDSCAPE ARCHITECT**

CONFLUENCE  
307 N MICHIGAN AVENUE, SUITE 601  
CHICAGO, IL 60601  
(312) 663-5494

**CALL J.U.L.I.E. 1-800-892-0123  
WITH THE FOLLOWING:**

COUNTY COOK  
CITY, TOWNSHIP ARLINGTON HEIGHTS, ELK GROVE  
SEC. & 1/4 SEC. NO. SEC 16, T41N, R11E

**48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN. & HOLIDAYS**

**PRELIMINARY ENGINEERING PLANS  
for**

**ARLINGTON HEIGHTS SENIOR**

**2045 S. ARLINGTON HEIGHTS ROAD  
VILLAGE OF ARLINGTON HEIGHTS  
COOK COUNTY, ILLINOIS  
PROJECT NO:11144**

**NOTE:**

SPACECO, INC. IS TO BE NOTIFIED AT LEAST  
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION  
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

**REVISIONS**

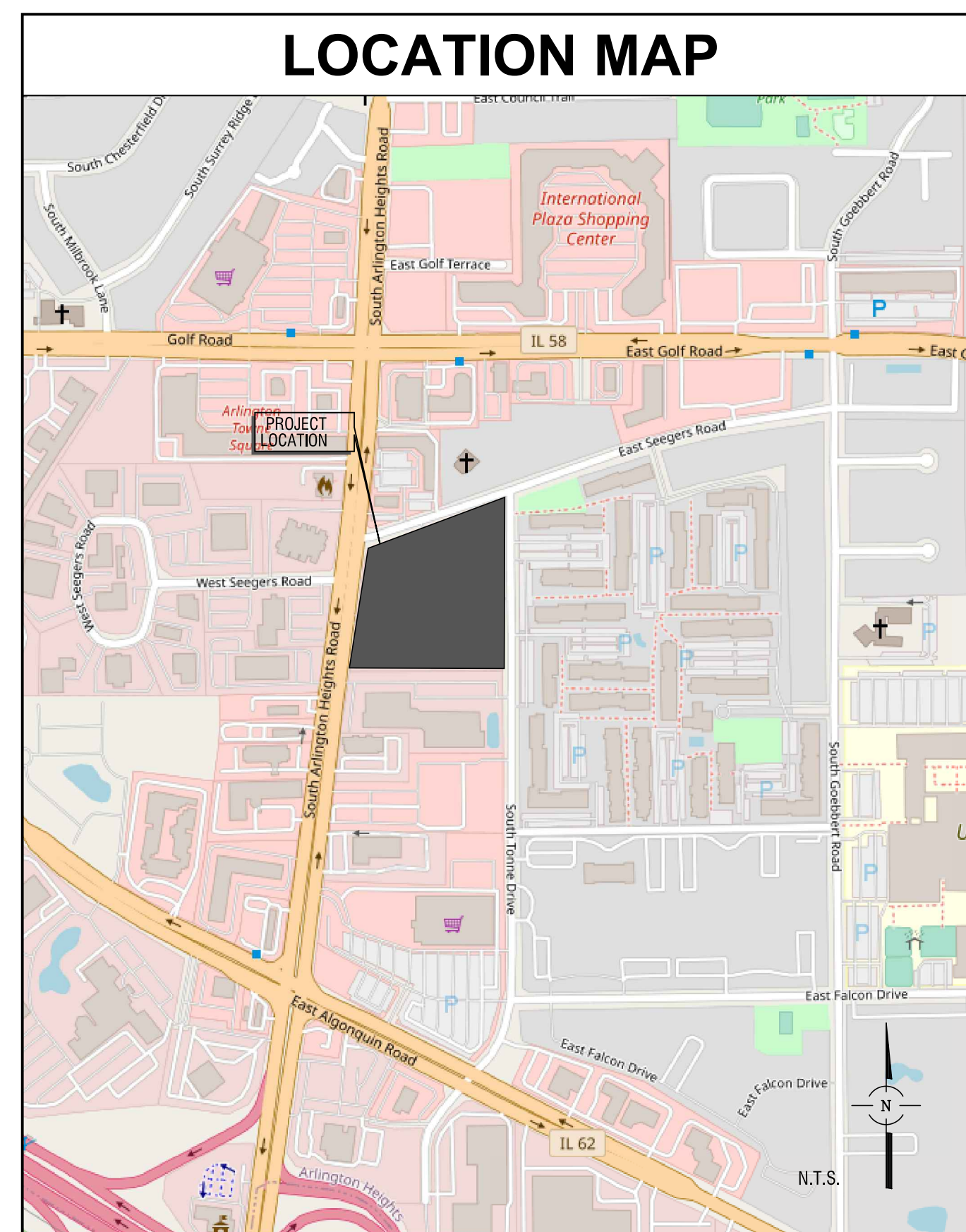
ORIGINAL PLAN DATE: AUGUST 19, 2020

#	SHEET #	REMARKS	DATE
1	ALL	REVISIONS PER VILLAGE	10/28/20
2	1,3,4	REVISIONS PER VILLAGE	11/20/20

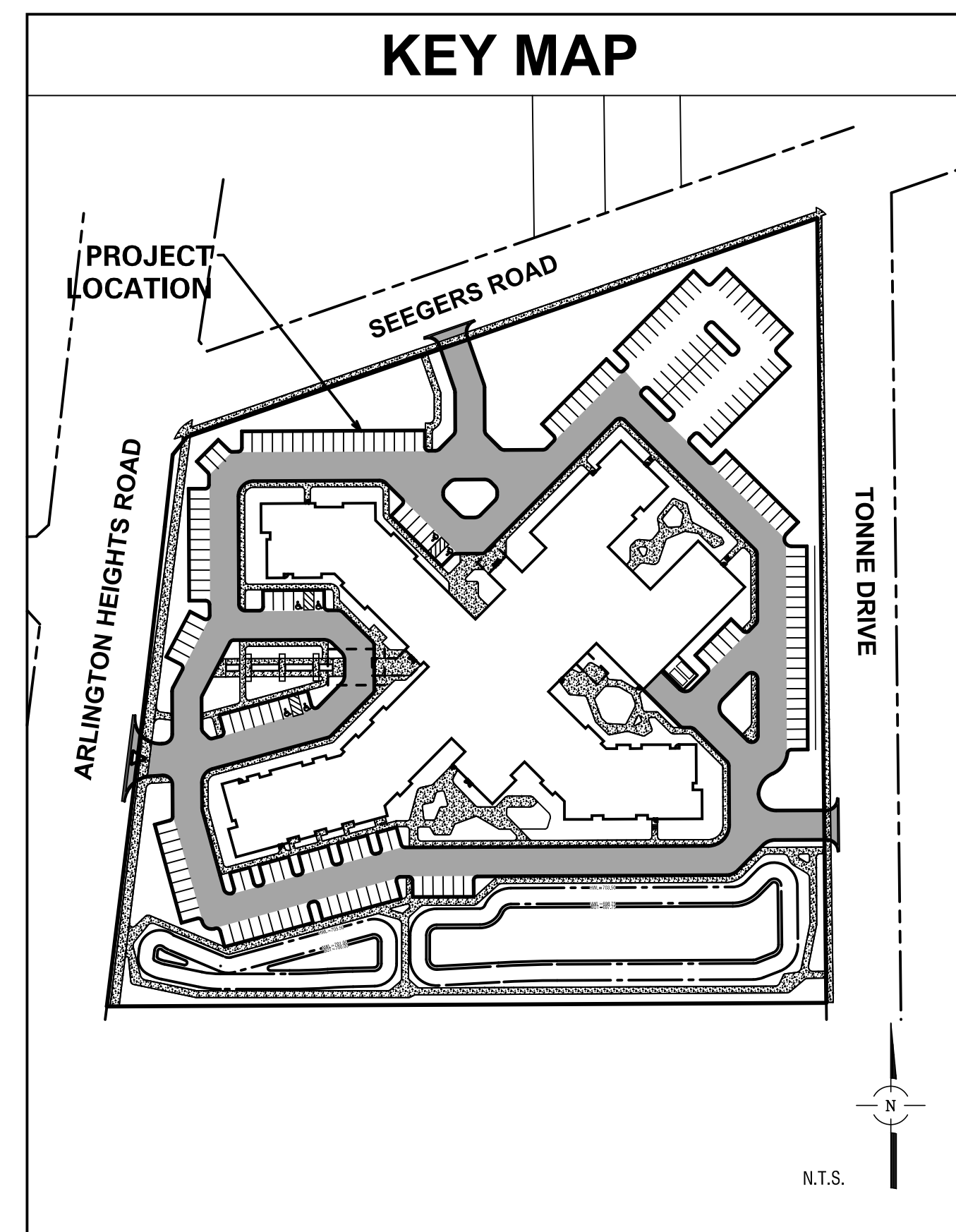
**INDEX**

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	P-GM	PRELIMINARY GEOMETRIC PLAN
4	P-GRUT	PRELIMINARY GRADING AND UTILITY PLAN

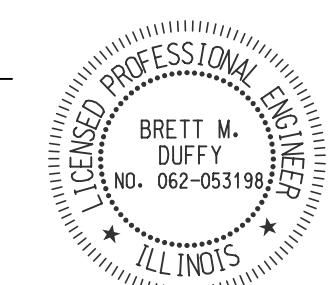
**LOCATION MAP**



**KEY MAP**



ENGINEER  
BRETT M. DUFFY, P.E.  
ILLINOIS REGISTRATION NO.: 062-053198  
EXPIRATION DATE: 11/30/2021  
PROFESSIONAL DESIGN FIRM NO.: 184-001157  
EXPIRATION DATE: 04/30/2021  
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



**ARLINGTON HEIGHTS SENIOR  
ARLINGTON HEIGHTS, ILLINOIS**

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

**CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS**



FILENAME:  
11144-P-TITLE

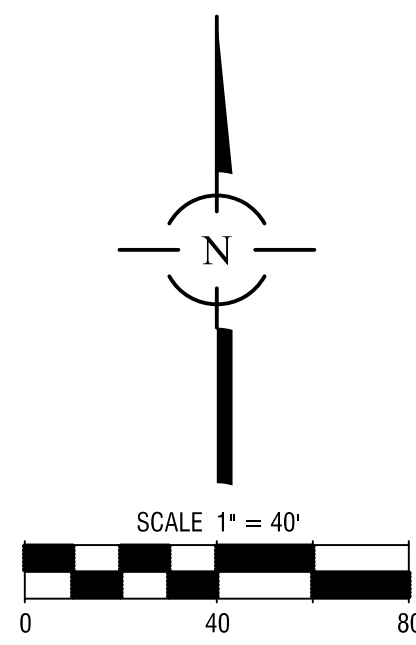
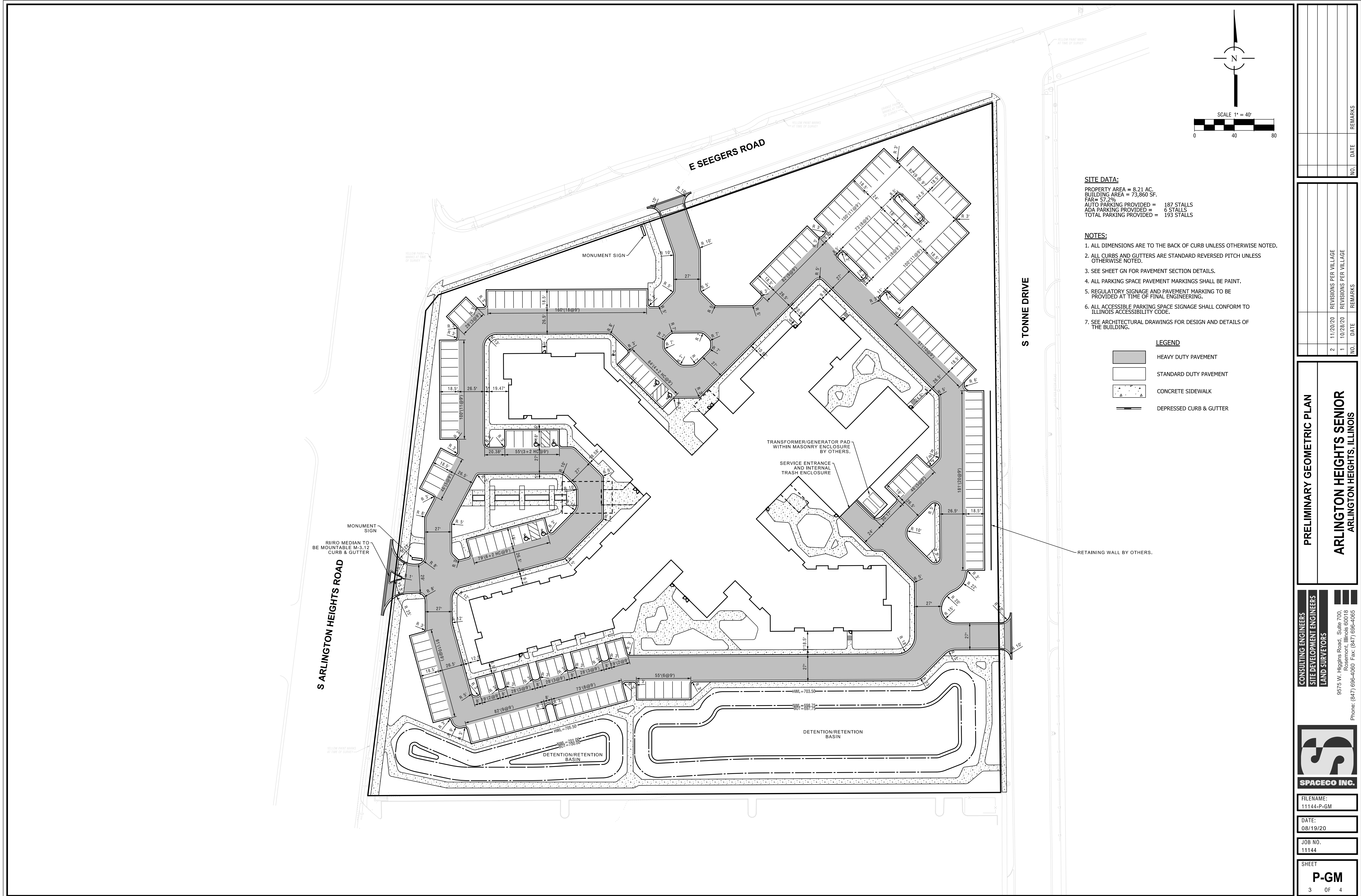
DATE:  
08/19/2020

JOB NO.  
11144

SHEET  
**C1**

1 OF 4





**SITE DATA:**  
 PROPERTY AREA = 8.21 AC.  
 BUILDING AREA = 73,860 SF.  
 FAR = 57.2%  
 AUTO PARKING PROVIDED = 187 STALLS  
 ADA PARKING PROVIDED = 6 STALLS  
 TOTAL PARKING PROVIDED = 193 STALLS

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
  3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
  4. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE PAINT.
  5. REGULATORY SIGNAGE AND PAVEMENT MARKING TO BE PROVIDED AT TIME OF FINAL ENGINEERING.
  6. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
  7. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

**LEGEND**

	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT
	CONCRETE SIDEWALK
	DEPRESSED CURB & GUTTER

NO.	DATE	REMARKS

NO.	DATE	REVISIONS PER VILLAGE	REMARKS
2	11/20/20		
1	10/28/20		

**PRELIMINARY GEOMETRIC PLAN**  
**ARLINGTON HEIGHTS SENIOR**  
 ARLINGTON HEIGHTS, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

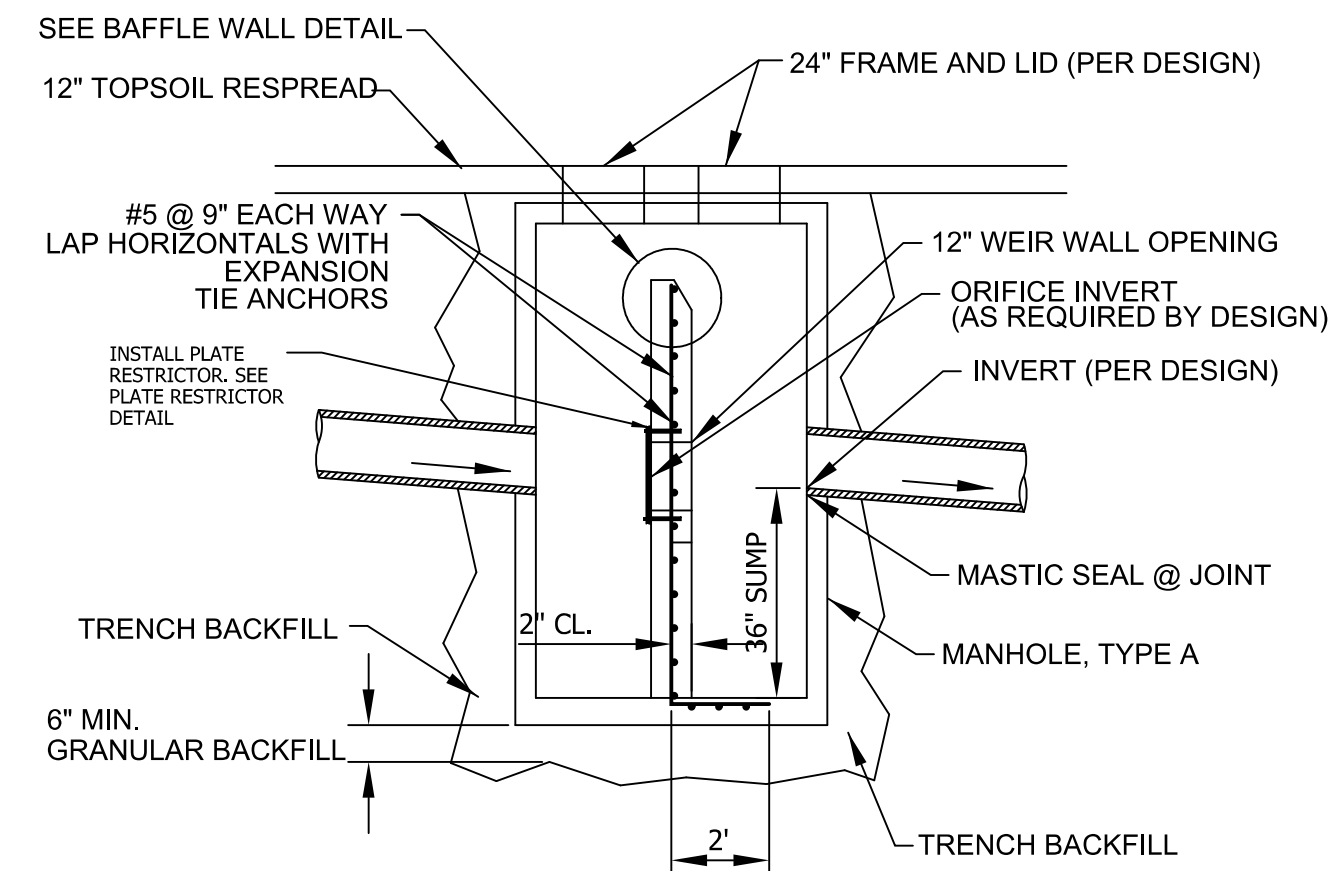
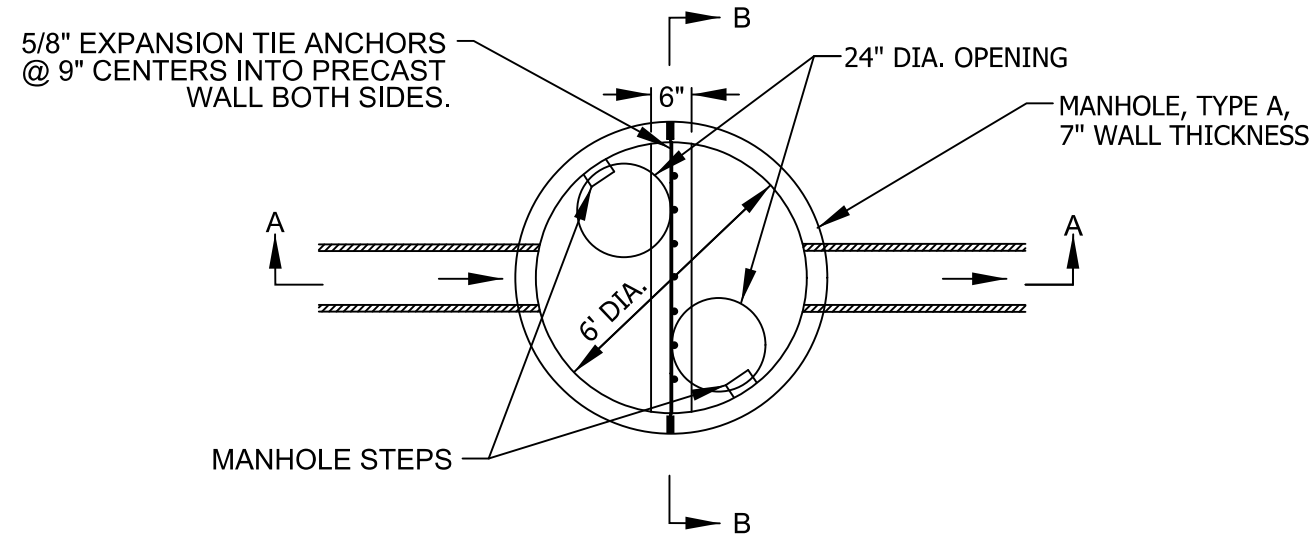
9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065



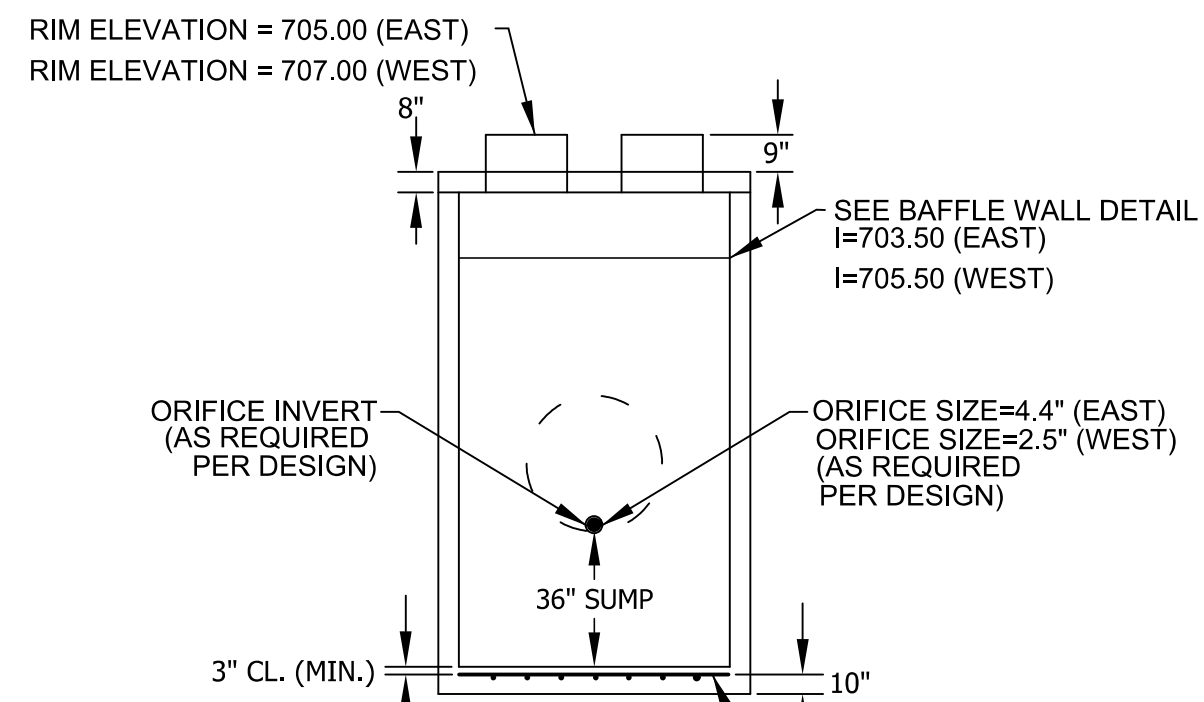
FILENAME: 11144-P-GM
DATE: 08/19/20
JOB NO. 11144
SHEET <b>P-GM</b>

3 OF 4

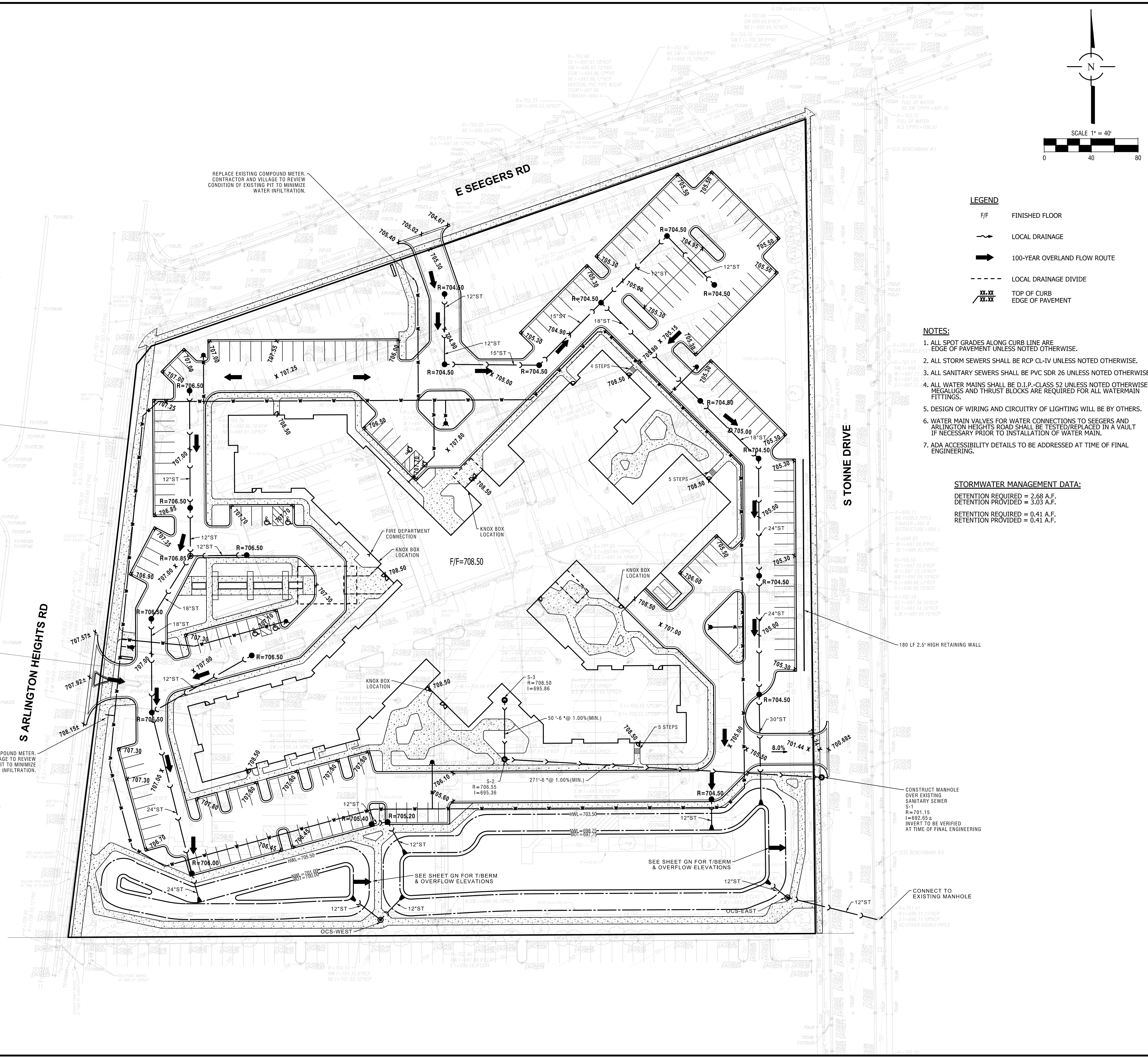
OUTLET CONTROL STRUCTURE DETAIL



SECTION A-A FOR OCS-1



SECTION B-B FOR OCS-1



LEGEND

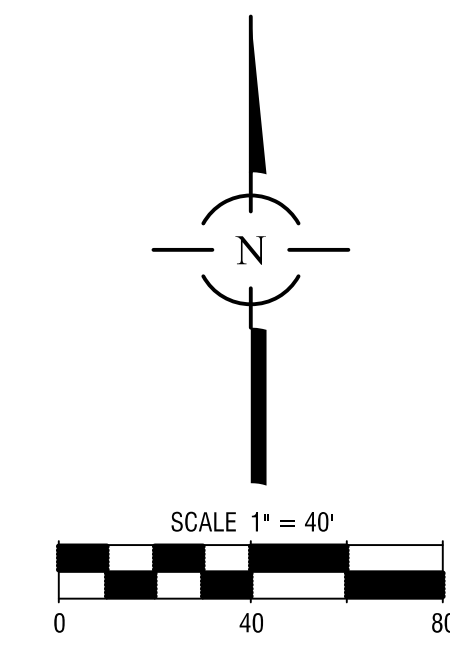
- F/F FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- TOP OF CURB
- EDGE OF PAVEMENT

NOTES:

1. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
3. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
4. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
5. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
6. WATER MAIN VALVES FOR WATER CONNECTIONS TO SEEGERS AND ARLINGTON HEIGHTS ROAD SHALL BE TESTED/REPLACED IN A VAULT IF NECESSARY PRIOR TO INSTALLATION OF WATER MAIN.
7. ADA ACCESSIBILITY DETAILS TO BE ADDRESSED AT TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT DATA:

DETENTION REQUIRED = 2.68 A.F.  
 DETENTION PROVIDED = 3.03 A.F.  
 RETENTION REQUIRED = 0.41 A.F.  
 RETENTION PROVIDED = 0.41 A.F.



NO.	DATE	REVISIONS PER VILLAGE	REMARKS

NO.	DATE	REVISIONS PER VILLAGE	REMARKS
2	11/20/20		
1	10/28/20		

PRELIMINARY GRADING AND UTILITY

**ARLINGTON HEIGHTS SENIOR**

ARLINGTON HEIGHTS, ILLINOIS

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 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS

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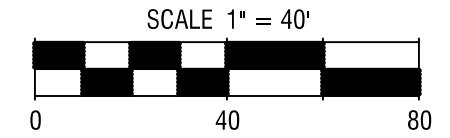
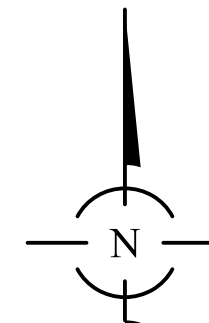
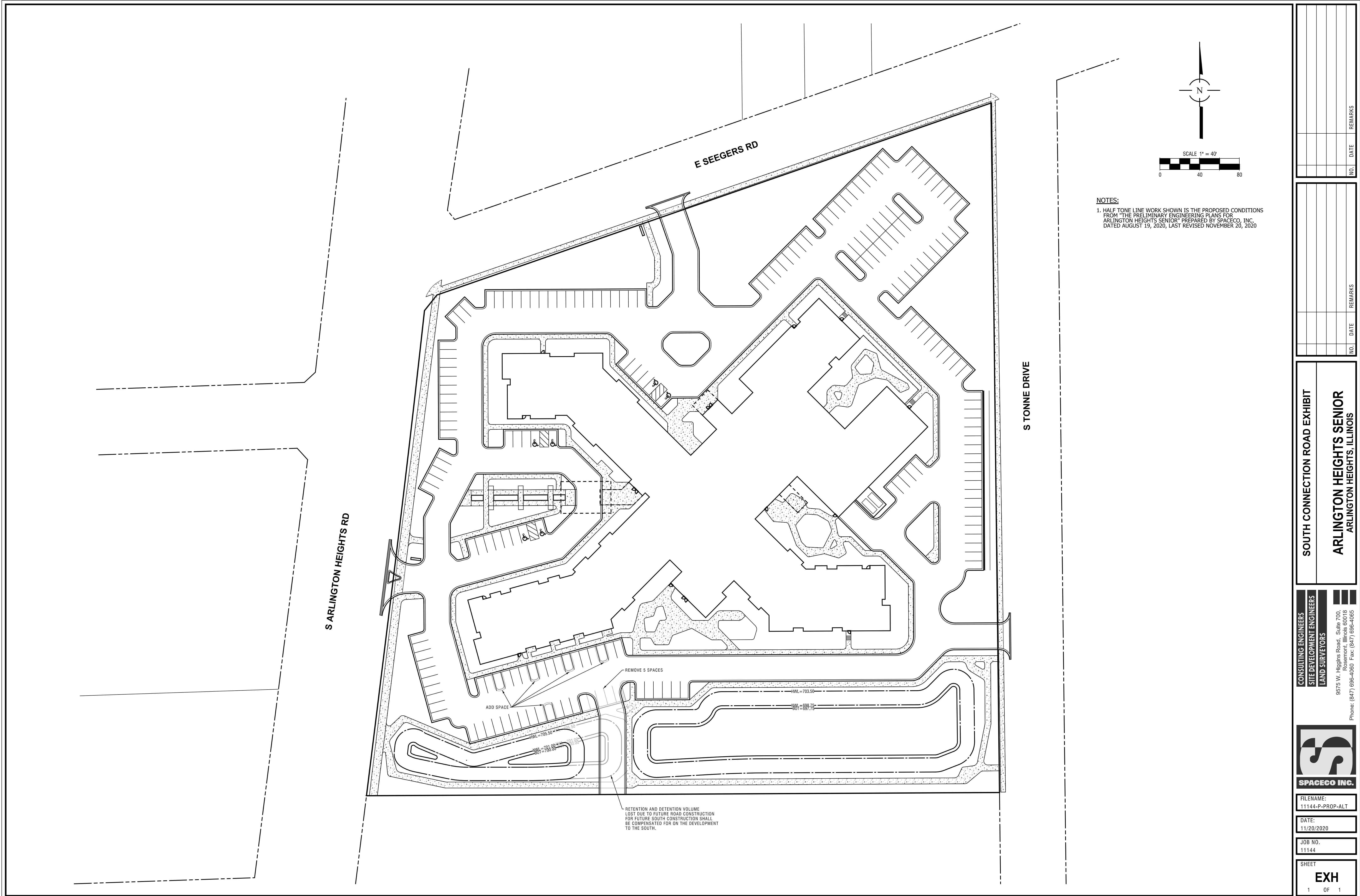
FILENAME:  
11144-P-GRUT

DATE:  
08/19/20

JOB NO.  
11144

SHEET  
**P-GRUT**

4 OF 4



**NOTES:**  
 1. HALF TONE LINE WORK SHOWN IS THE PROPOSED CONDITIONS FROM "THE PRELIMINARY ENGINEERING PLANS FOR ARLINGTON HEIGHTS SENIOR" PREPARED BY SPACECO, INC. DATED AUGUST 19, 2020, LAST REVISED NOVEMBER 20, 2020

NO.	DATE	REMARKS

NO.	DATE	REMARKS

**SOUTH CONNECTION ROAD EXHIBIT**  
**ARLINGTON HEIGHTS SENIOR**  
 ARLINGTON HEIGHTS, ILLINOIS

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**LAND SURVEYORS**

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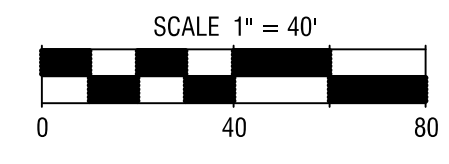
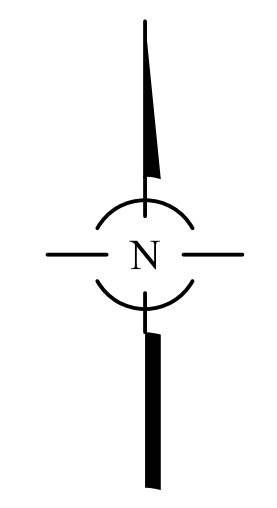
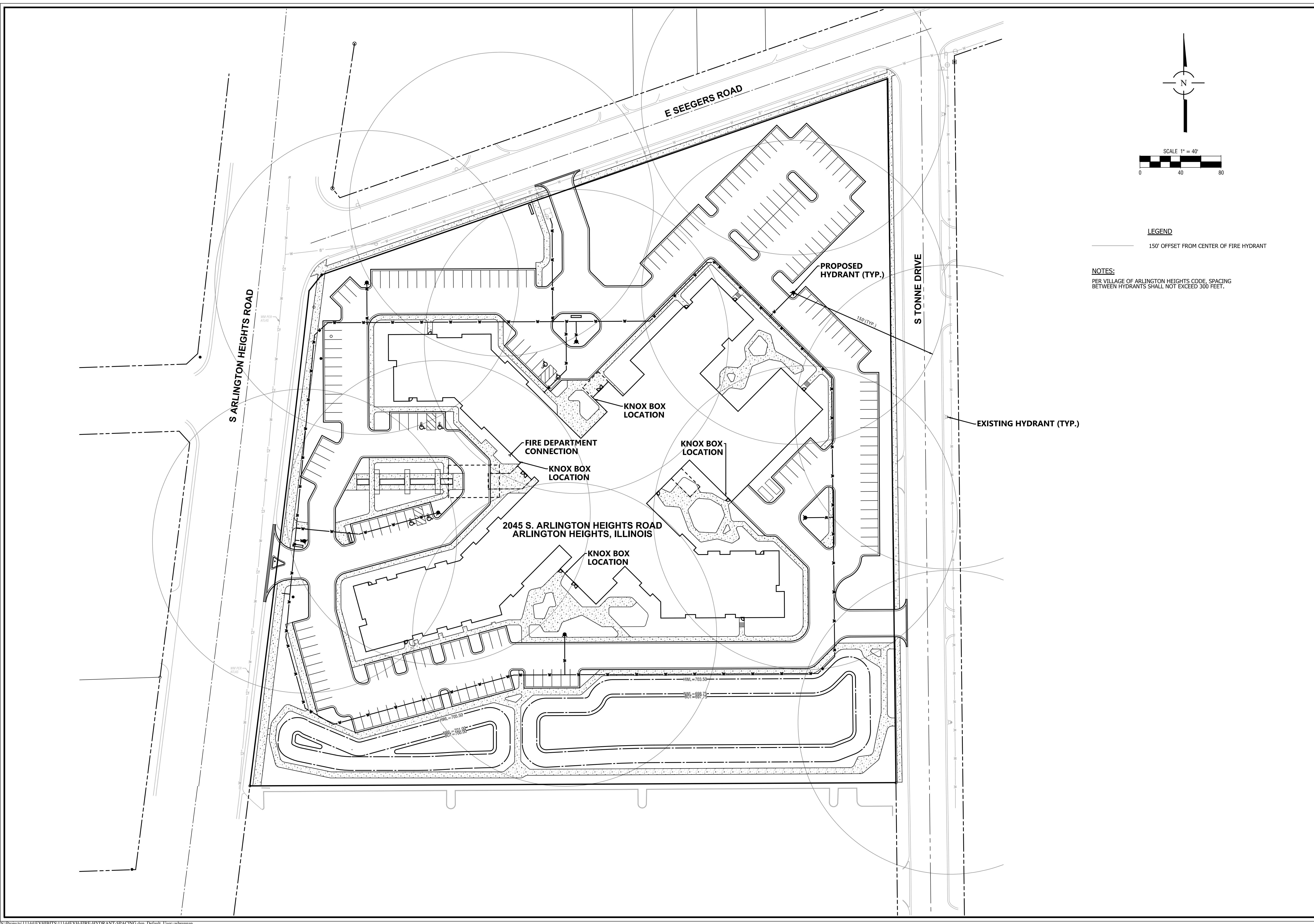


FILENAME:  
11144-P-PROP-ALT

DATE:  
11/20/2020

JOB NO.  
11144

SHEET  
**EXH**  
 1 OF 1



**LEGEND**

150' OFFSET FROM CENTER OF FIRE HYDRANT

**NOTES:**

PER VILLAGE OF ARLINGTON HEIGHTS CODE, SPACING BETWEEN HYDRANTS SHALL NOT EXCEED 300 FEET.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

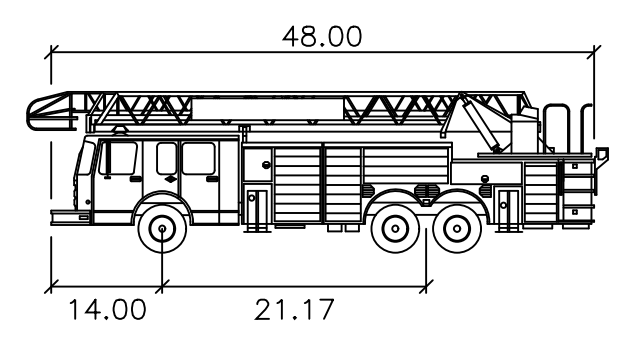
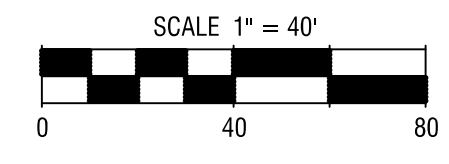
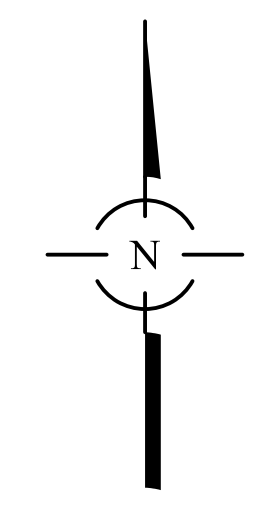
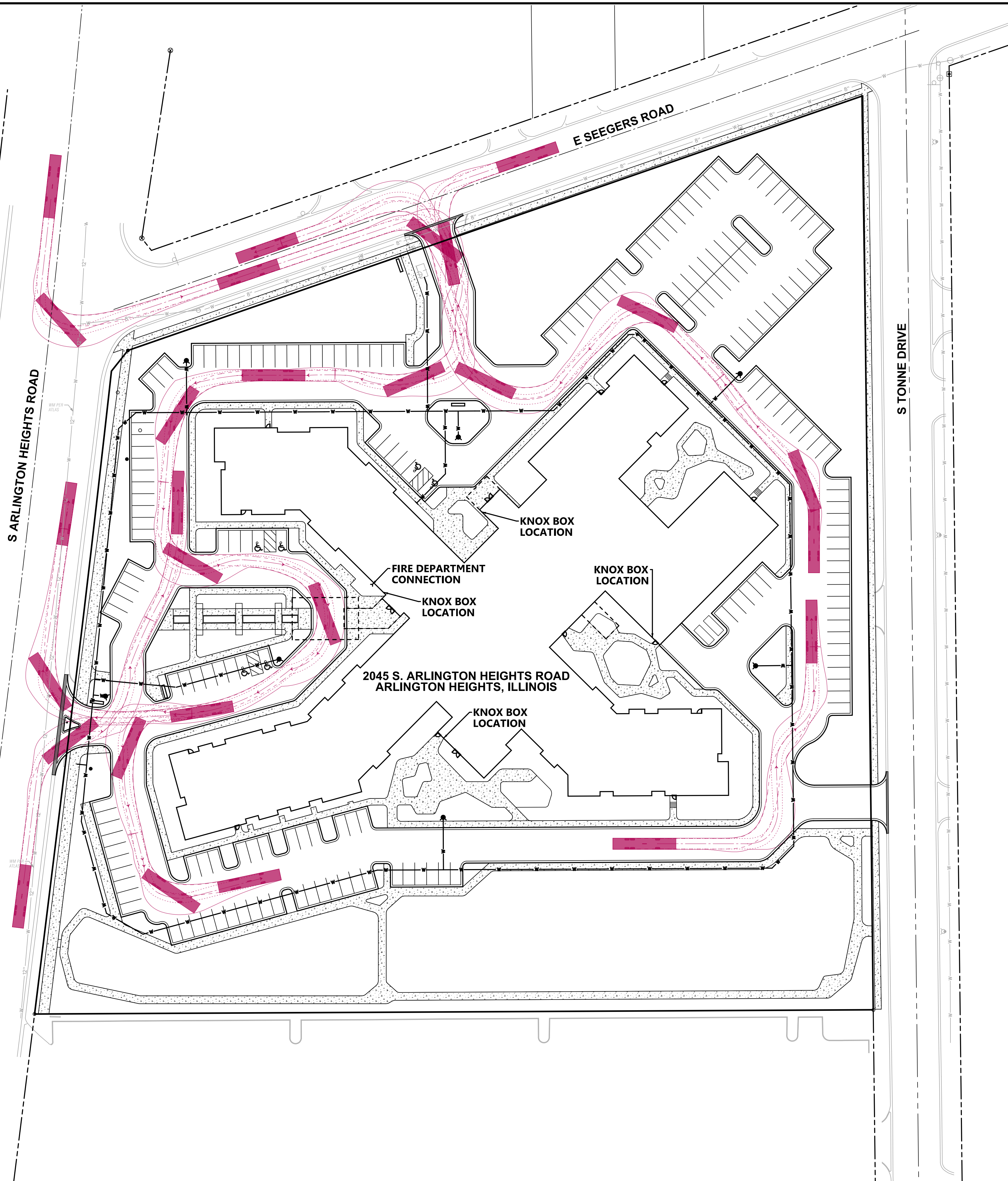
**FIRE HYDRANT SPACING EXHIBIT**  
**ARLINGTON HEIGHTS SENIOR**  
**ARLINGTON HEIGHTS, ILLINOIS**

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FILENAME: 11144EXH_FIRE_HYD
DATE: 10/28/20
JOB NO. 11144
SHEET <b>FRHYDR</b> 1 OF 1



Arlington Heights Tower 131  
feet  
Width : 8.50  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 40.0

**VEHICLE ENVELOPES**  
 - - - - - FRONT TIRE PATH  
 - - - - - REAR TIRE PATH  
 ——— VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

**FIRETRUCK EXHIBIT**  
**ARLINGTON HEIGHTS SENIOR**  
 ARLINGTON HEIGHTS, ILLINOIS

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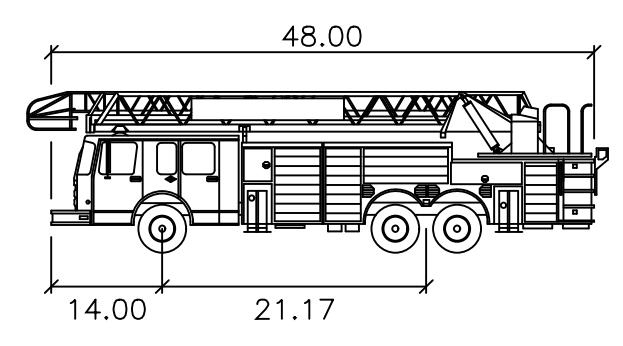
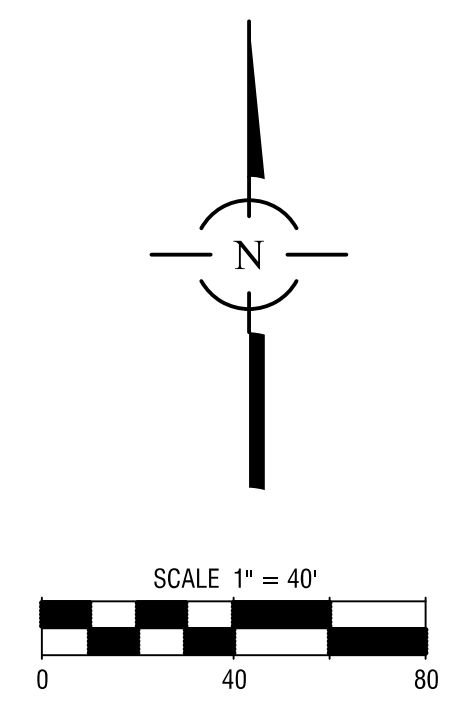
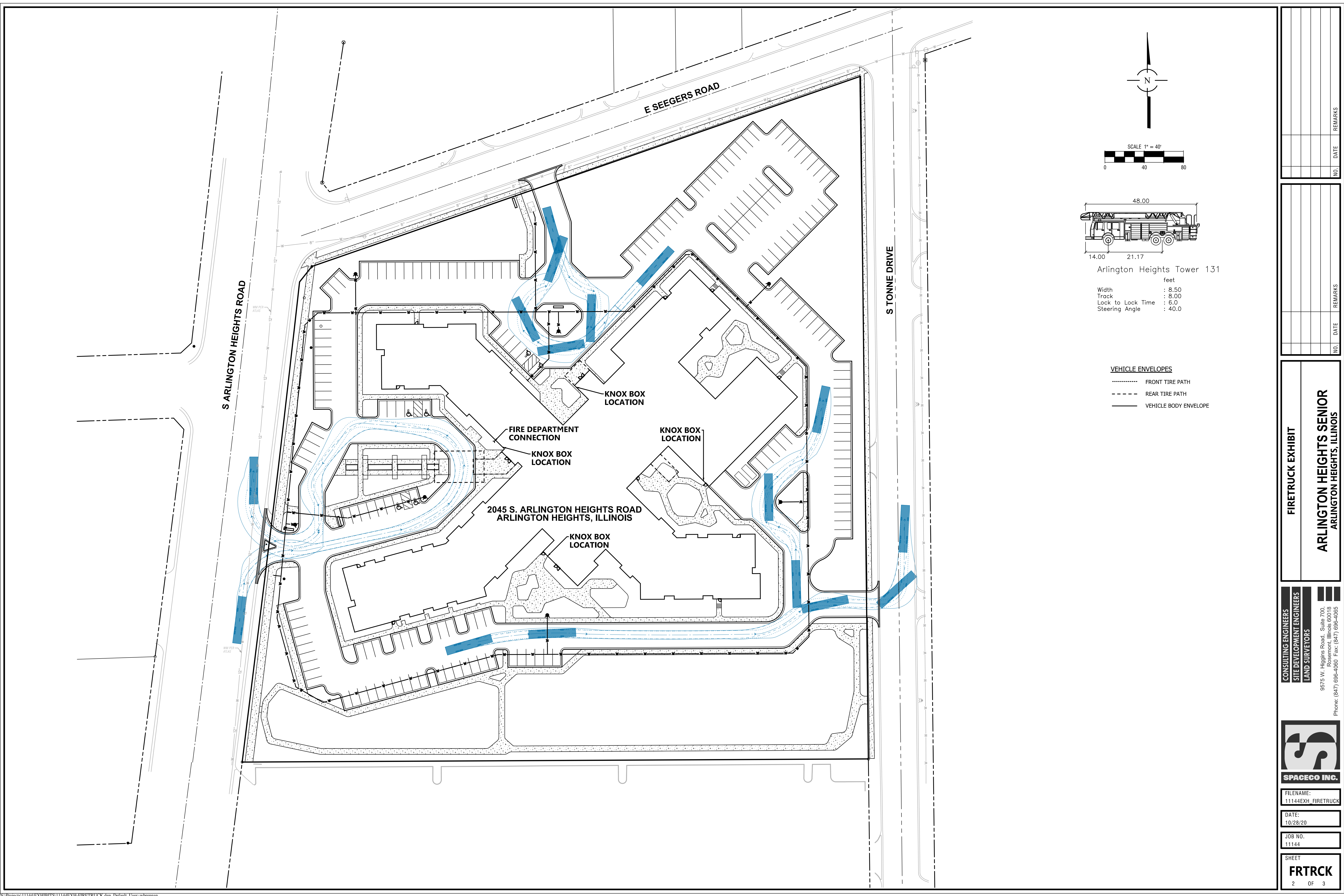


FILENAME:  
11144EXH\_FIRETRUCK

DATE:  
10/28/20

JOB NO.  
11144

SHEET  
**FRTRCK**  
1 OF 3



Arlington Heights Tower 131

feet	
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

- VEHICLE ENVELOPES**
- ..... FRONT TIRE PATH
  - REAR TIRE PATH
  - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

**FIRETRUCK EXHIBIT**

**ARLINGTON HEIGHTS SENIOR**  
ARLINGTON HEIGHTS, ILLINOIS

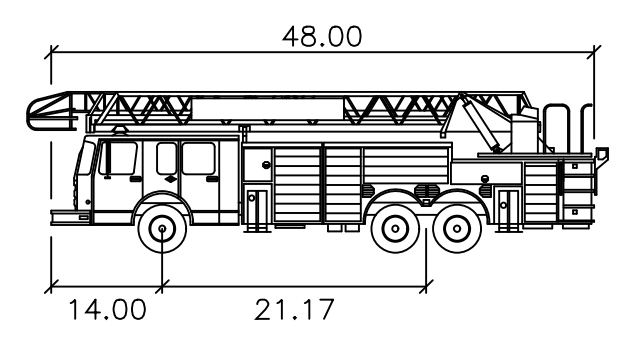
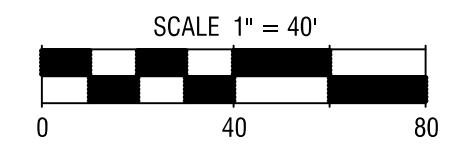
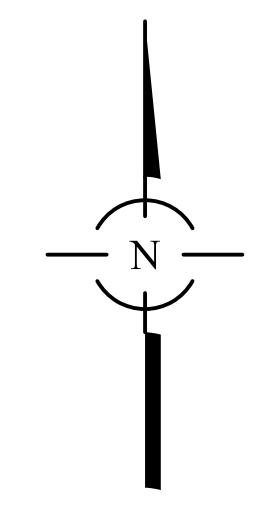
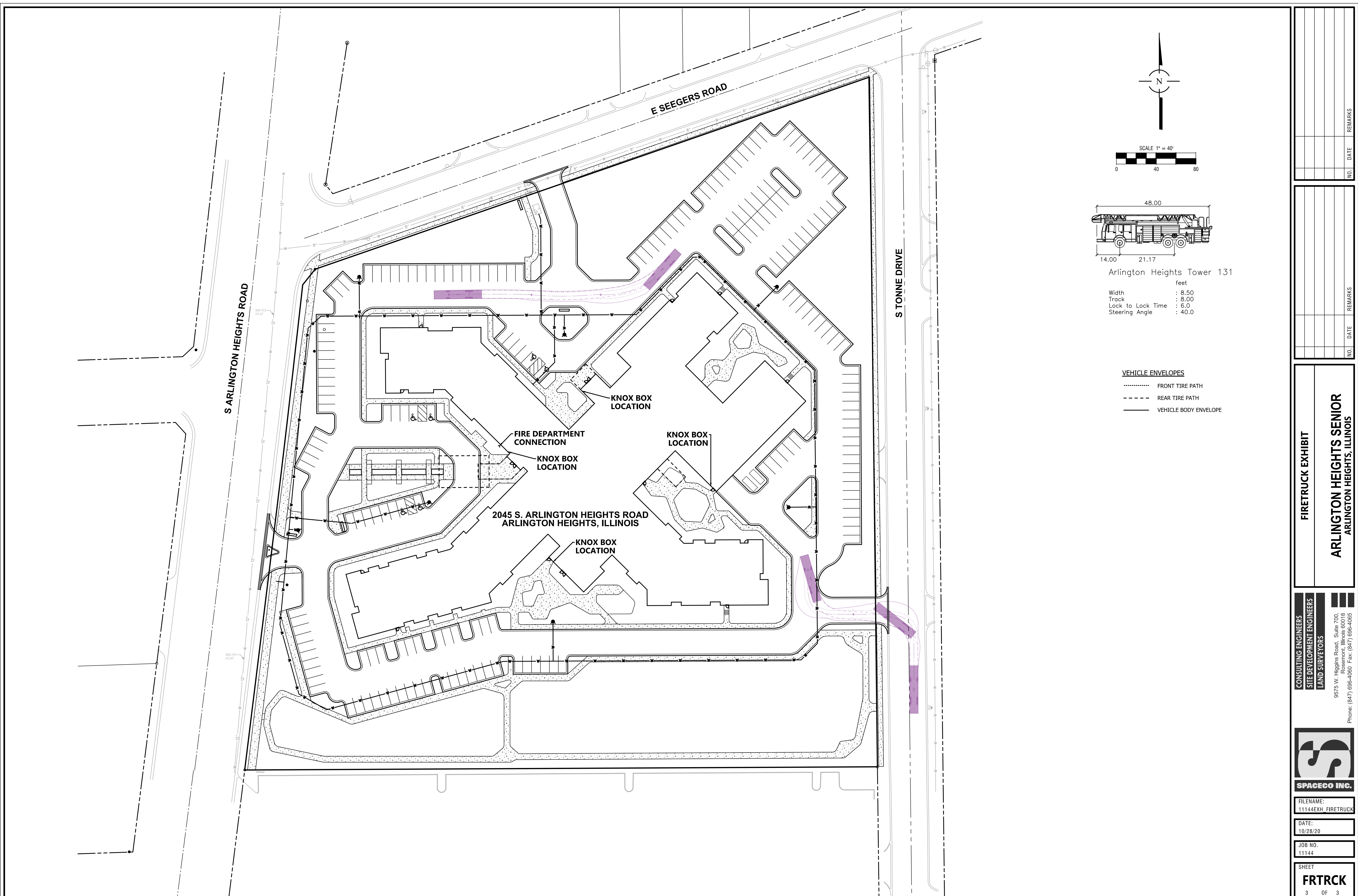
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FILENAME: 11144EXH_FIRETRUCK
DATE: 10/28/20
JOB NO. 11144
SHEET <b>FRTRCK</b> 2 OF 3





Arlington Heights Tower 131  
feet  
Width : 8.50  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 40.0

**VEHICLE ENVELOPES**  
 ..... FRONT TIRE PATH  
 - - - - - REAR TIRE PATH  
 \_\_\_\_\_ VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

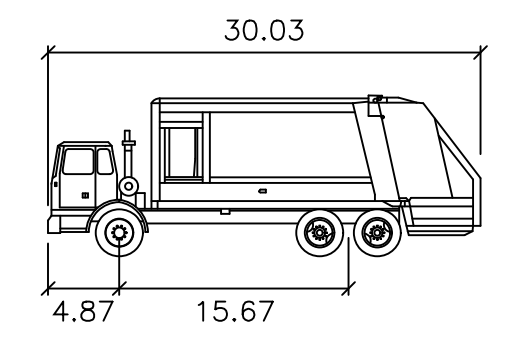
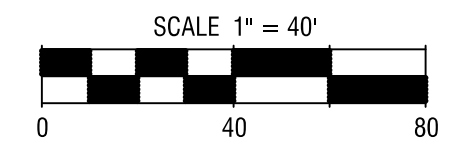
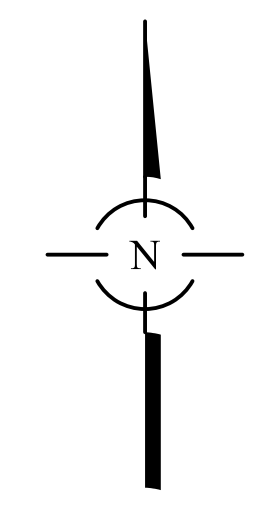
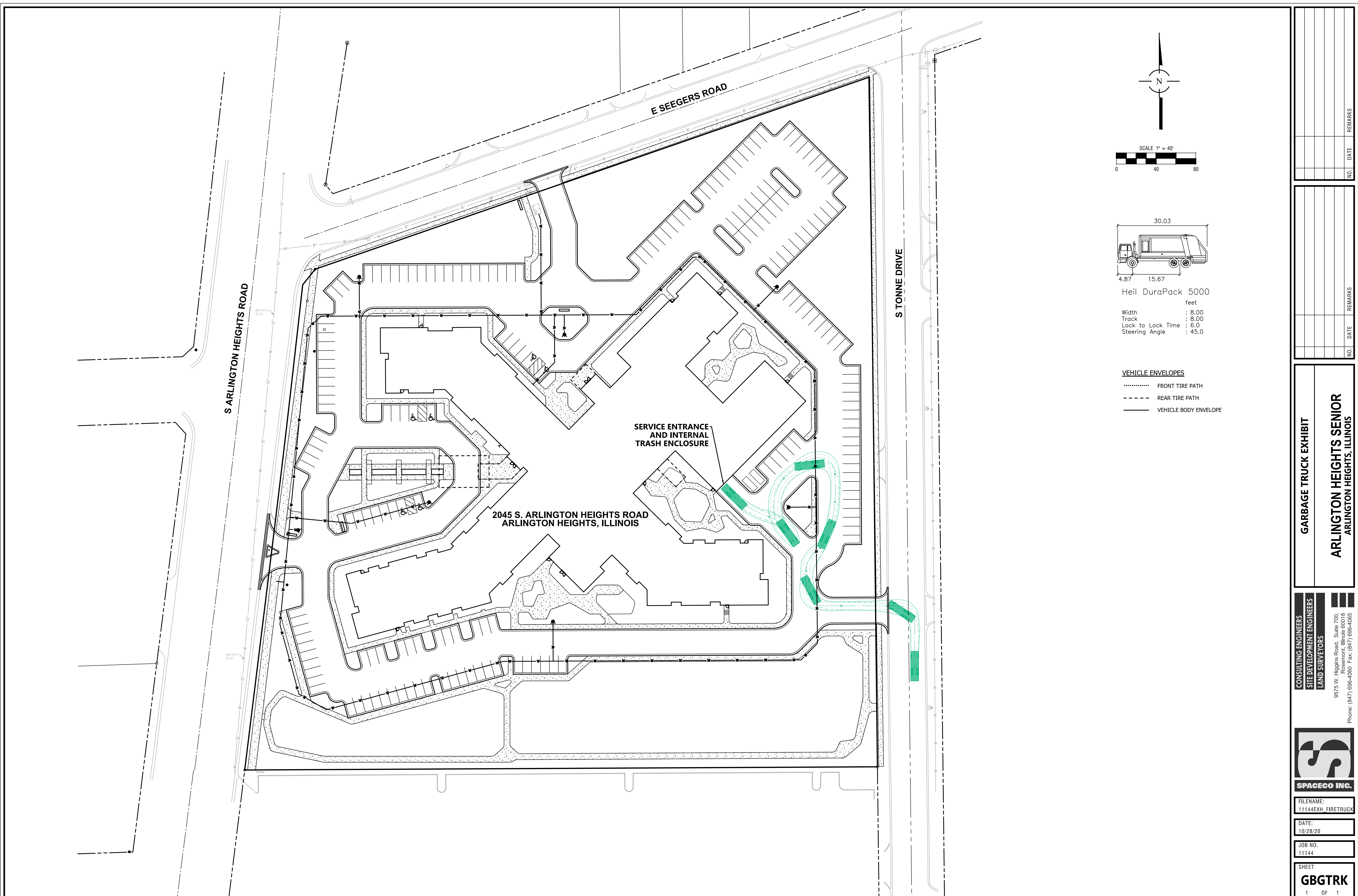
NO.	DATE	REMARKS

**FIRETRUCK EXHIBIT**  
**ARLINGTON HEIGHTS SENIOR**  
 ARLINGTON HEIGHTS, ILLINOIS

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FILENAME: 11144EXH_FIRETRUCK
DATE: 10/28/20
JOB NO. 11144
SHEET <b>FRTRCK</b> 3 OF 3



Heil DuraPack 5000  
 feet  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

**VEHICLE ENVELOPES**  
 ..... FRONT TIRE PATH  
 - - - - REAR TIRE PATH  
 \_\_\_\_\_ VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

**GARBAGE TRUCK EXHIBIT**  
**ARLINGTON HEIGHTS SENIOR**  
**ARLINGTON HEIGHTS, ILLINOIS**

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FILENAME:  
11144EXH\_FIRETRUCK

DATE:  
10/28/20

JOB NO.  
11144

SHEET  
**GBGTRK**  
 1 OF 1