

MJK SOUTHPOINT DEVELOPMENT

E. RAND ROAD
ARLINGTON HEIGHTS, IL

PRELIMINARY ENGINEERING

CLIENT:

MJK REAL ESTATE HOLDING COMPANY
790 ESTATE DRIVE
SUITE 100
DEERFIELD, IL 60015

ARCHITECT:

SOOS & ASSOCIATES, INC.
105 SCHELTER ROAD
LINCOLNSHIRE, IL 60069
(847) 821-7667

ENGINEER :

GSG CONSULTANTS
735 REMINGTON ROAD
SCHAUMBURG, IL 60173
(630) 994-2600

SURVEYOR:

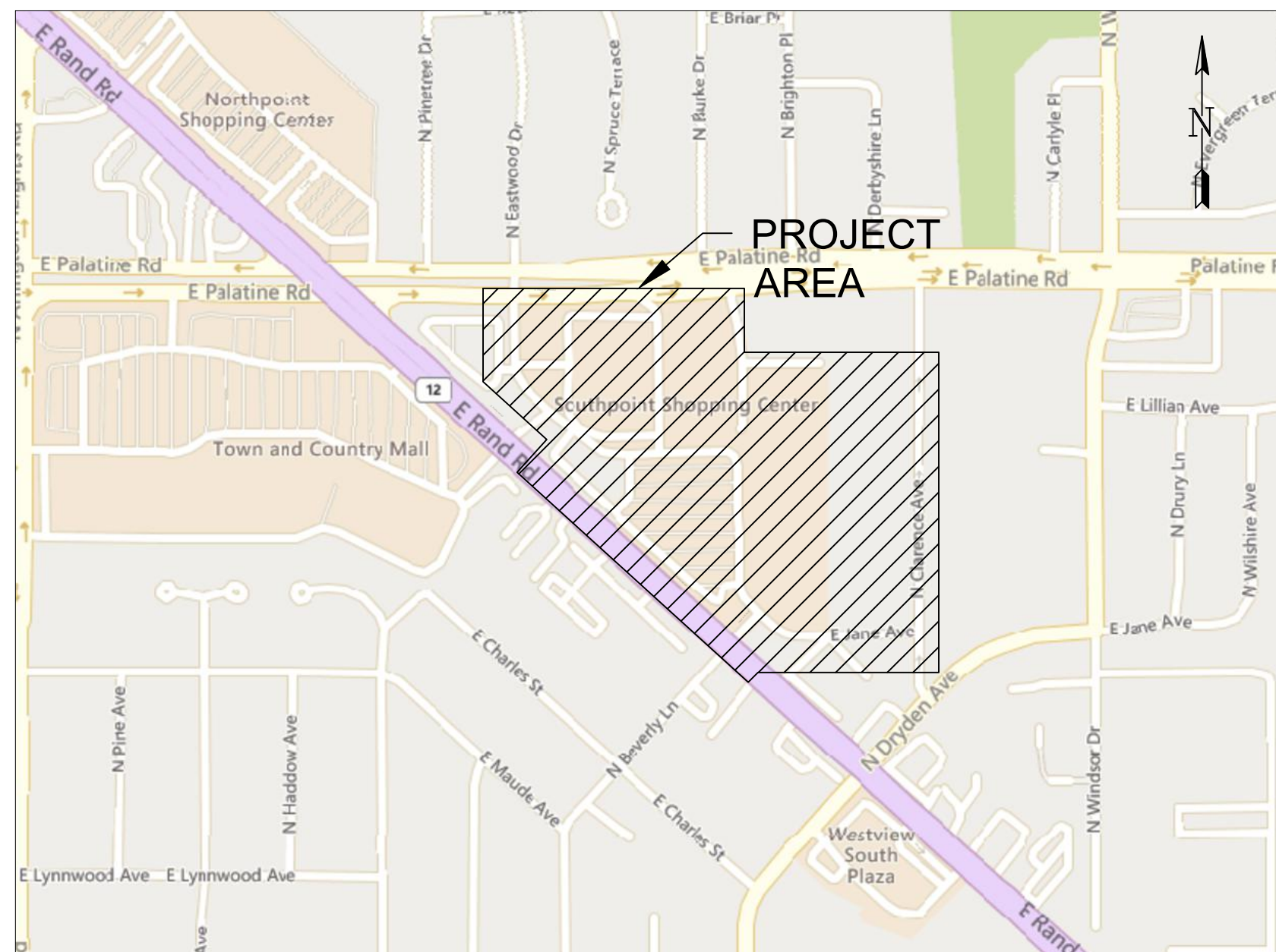
COMPASS SURVEYING LTD.
2631 GINGER WOODS PKWY
SUITE 100
AURORA, IL 60502
(630) 820-9100

SURVEYOR:

HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
(847) 394-6600



Know what's below.
Call before you dig.



LOCATION MAP

N.T.S

BENCHMARKS

SITE BENCHMARK 1
DESCRIPTION: MUELLER BOLT ON FIRE HYDRANT IN CURB ISLAND AT EAST CENTER OF SUBJECT SITE
ELEVATION = 685.13 (NAVD 88)

SITE BENCHMARK 2
DESCRIPTION: MUELLER BOLT ON FIRST FIRE HYDRANT NORTHWEST OF RAND ROAD AND JANE AVENUE
ELEVATION = 685.58 (NAVD 88)

SITE BENCHMARK 3
DESCRIPTION: MUELLER BOLT ON SECOND FIRE HYDRANT NORTHWEST OF RAND ROAD AND JANE AVENUE
ELEVATION = 685.33 (NAVD 88)

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE & KEY PLAN
3-5	EXISTING CONDITIONS
6-7	GEOMETRY PLAN
8-10	GRADING PLAN
11-12	UTILITY PLAN

REVISIONS

DESCRIPTION:

DATE:

NO.

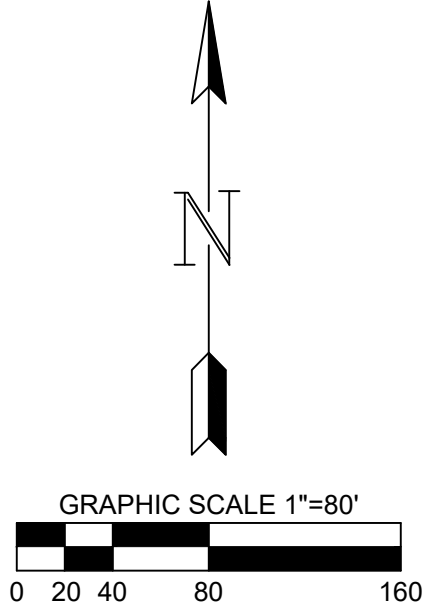
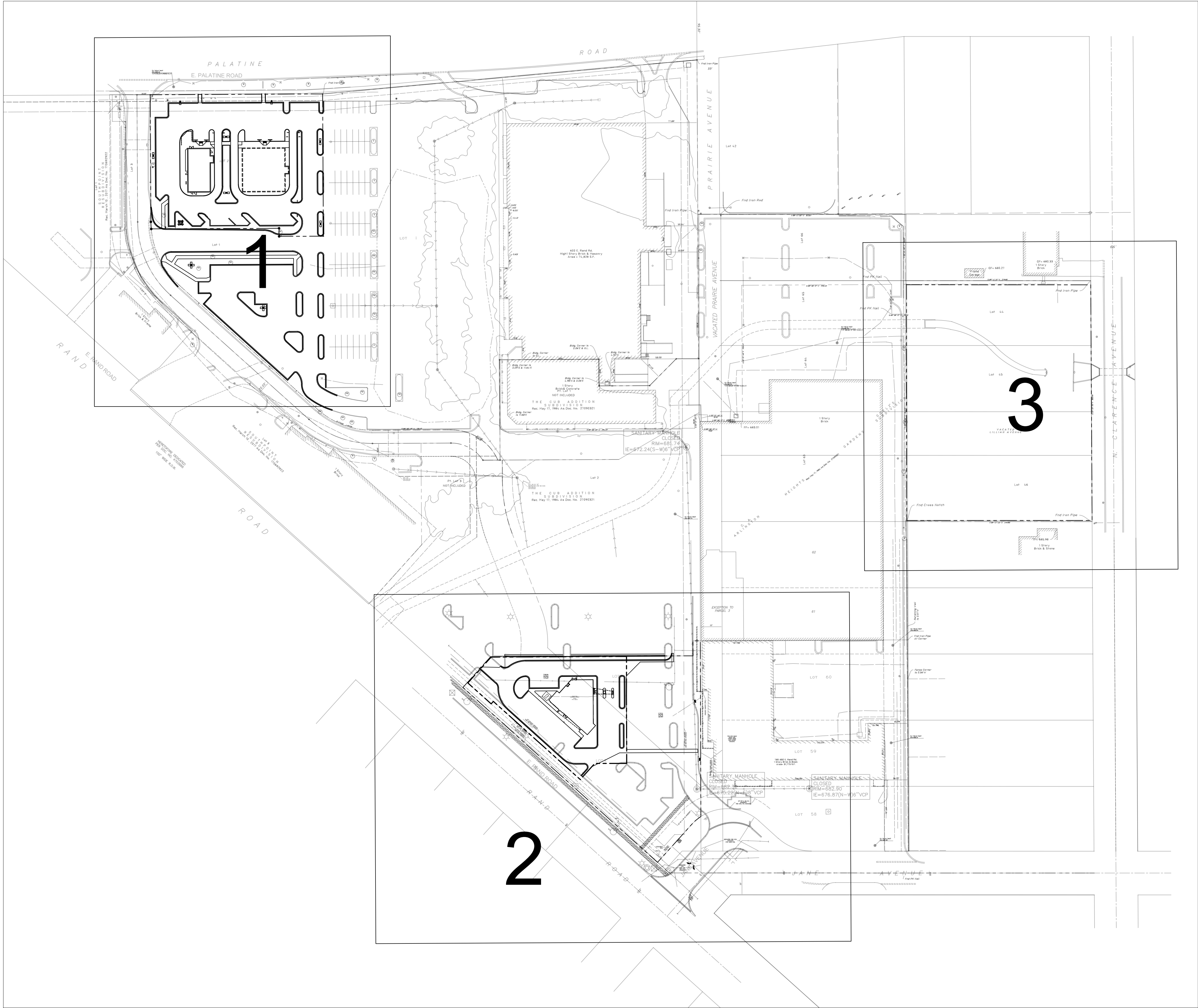
GSG CONSULTANTS, INC.
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TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM



COVER SHEET

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
12/9/2021	1 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	



REVISIONS

DESCRIPTION:	
NO.	DATE:

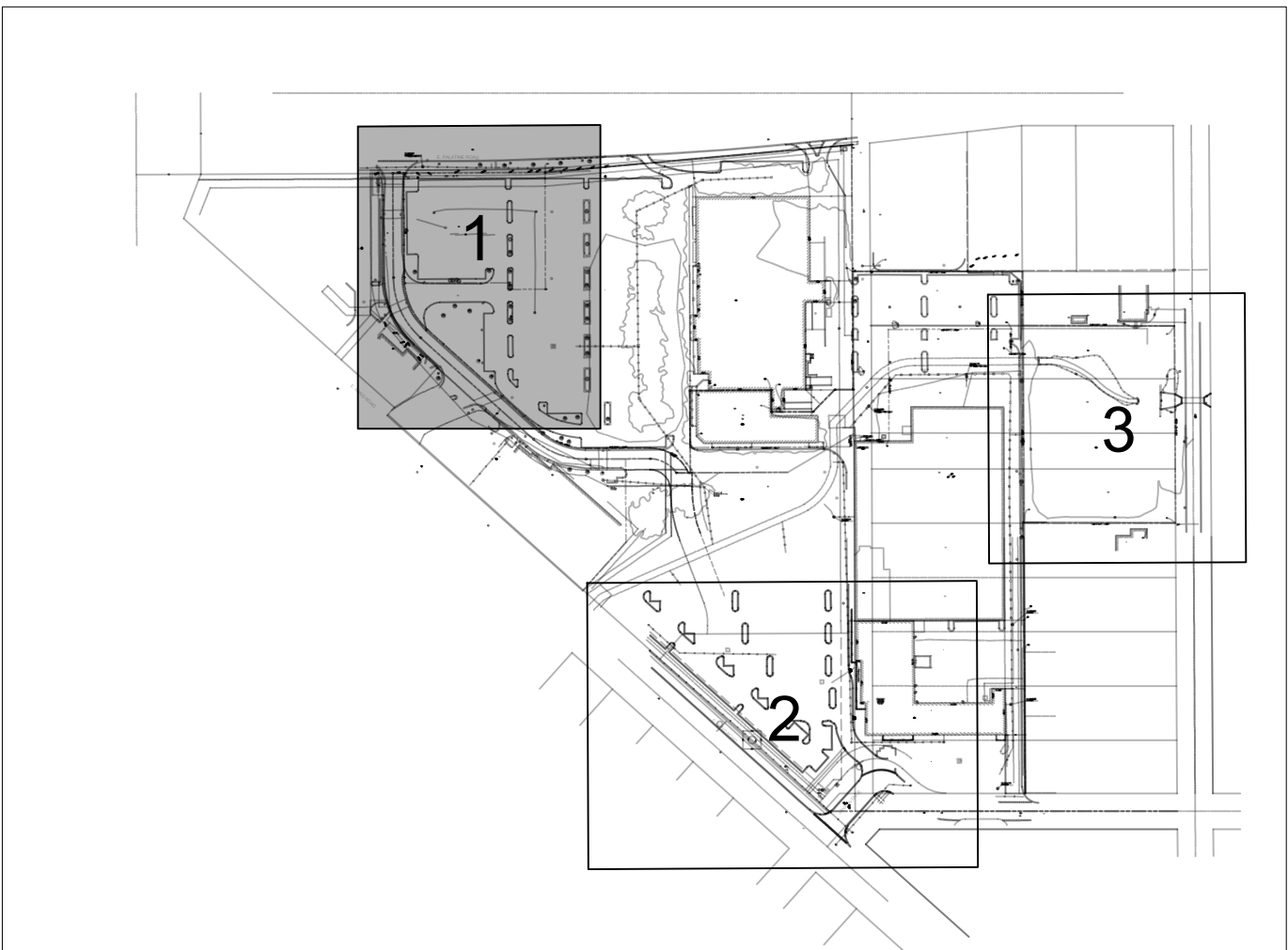
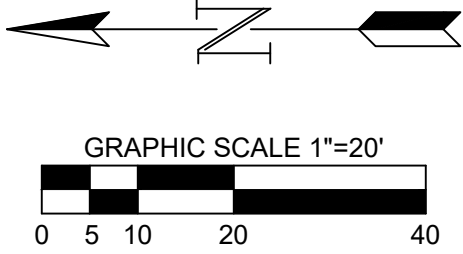
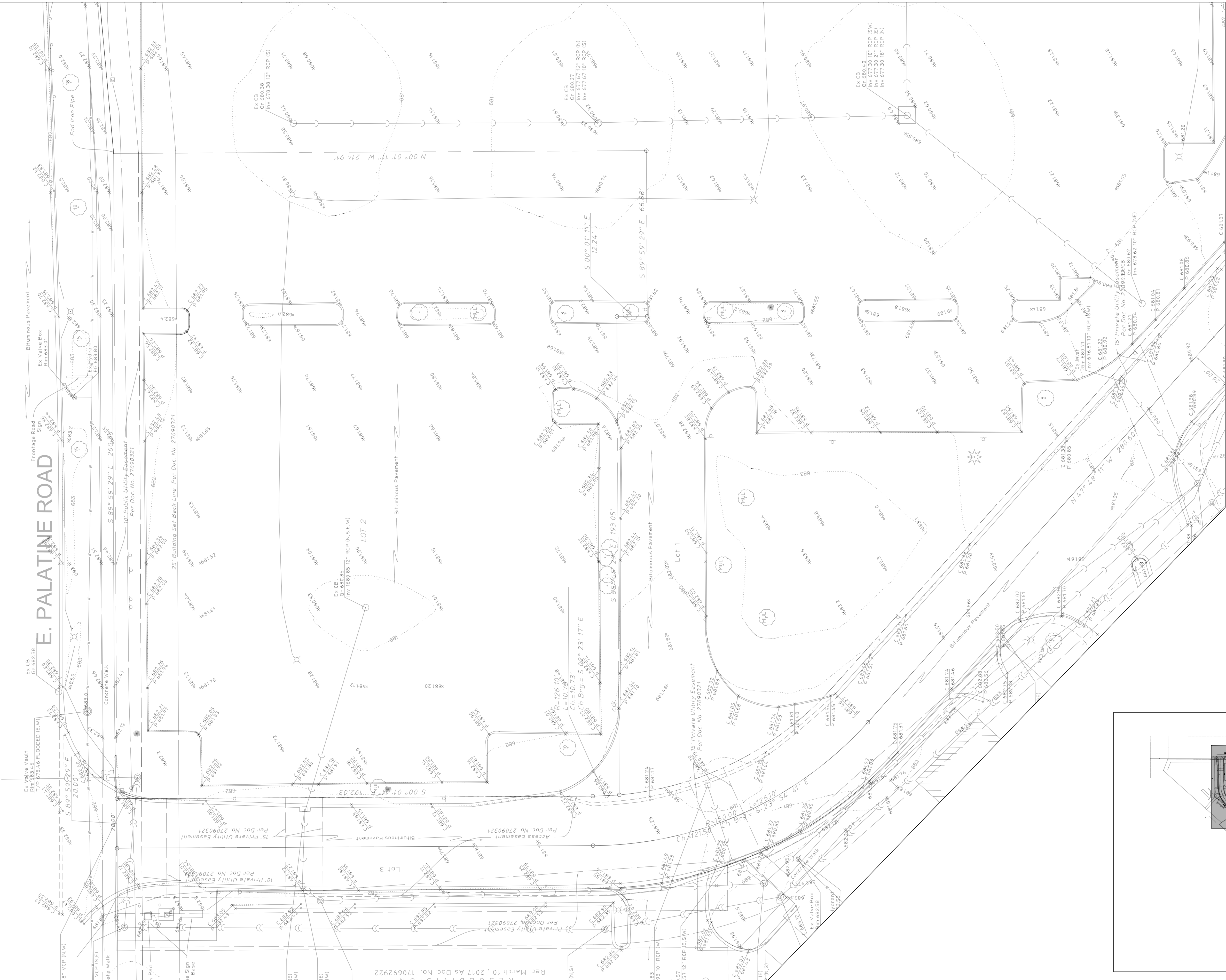
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OVERALL SITE & KEY PLAN

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 80'
DATE:	SHEET #:
12/9/2021	2 OF 12
FILE NAME:	
MIJ ARLINGTON HTS_PRELIMINARY	



KEY PLAN

EXISTING CONDITIONS - 1

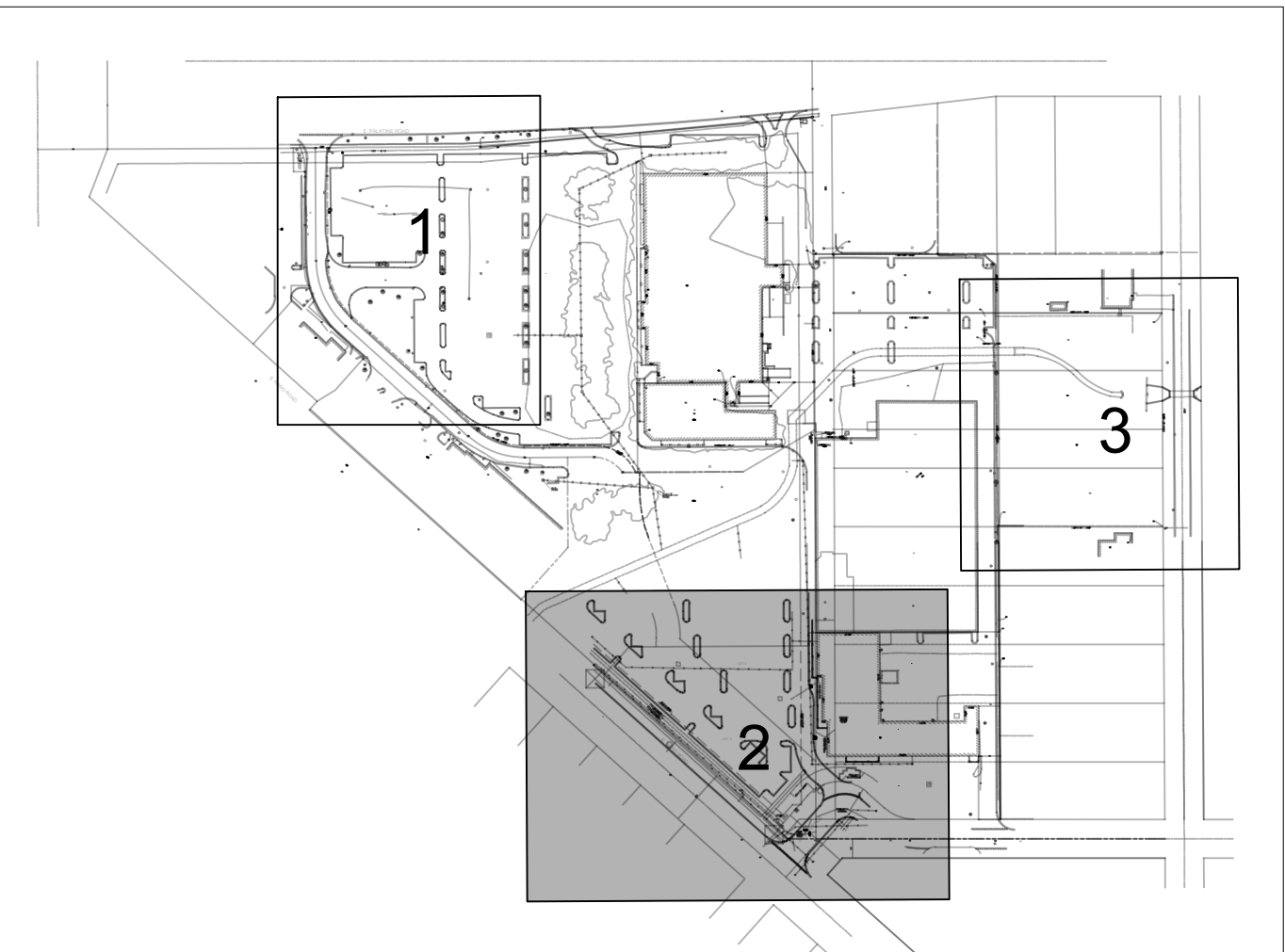
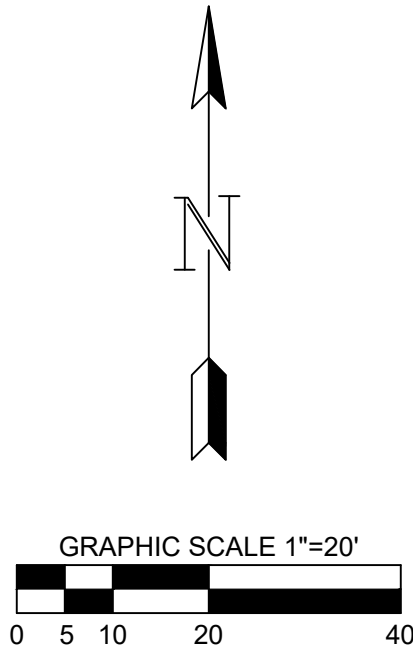
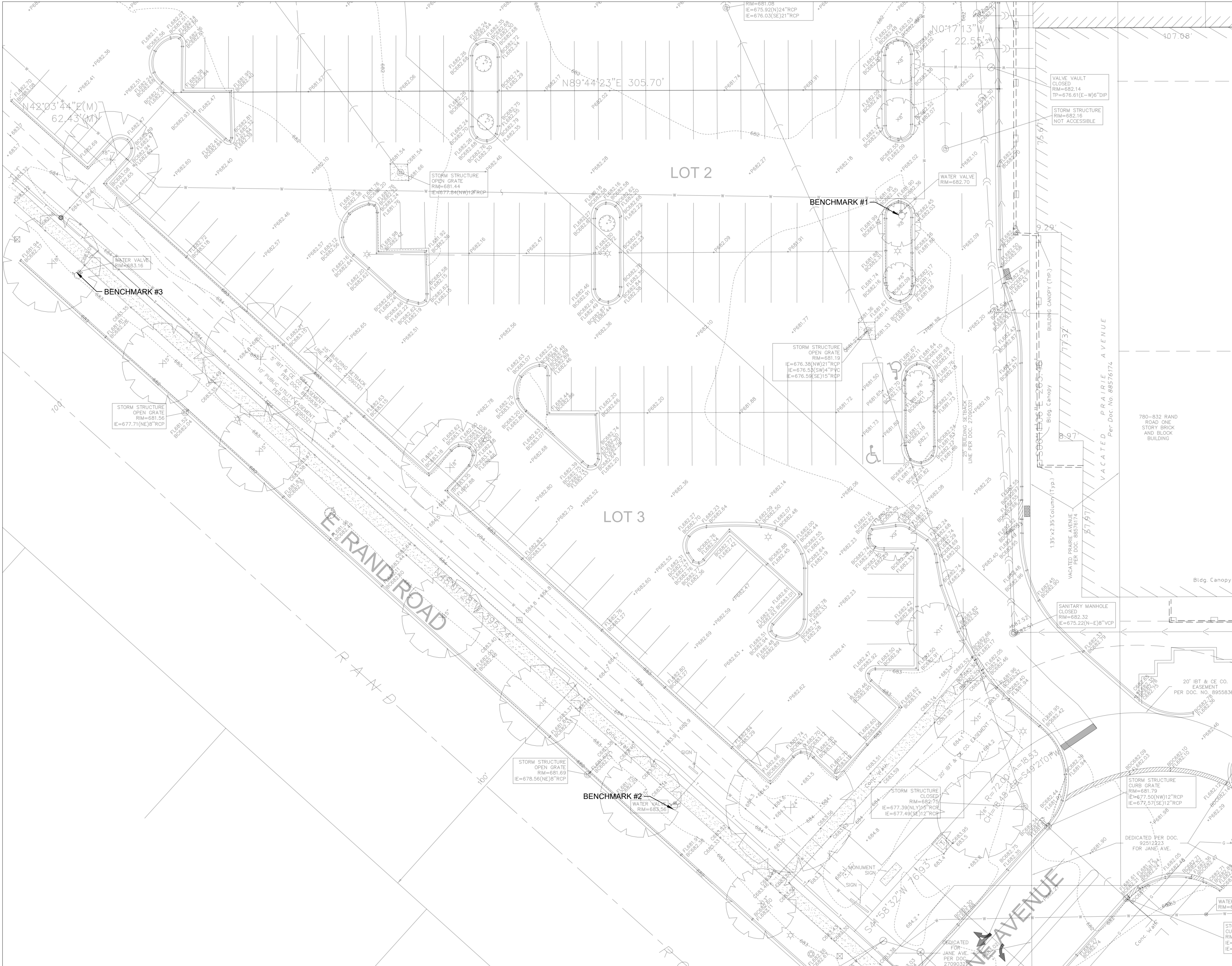
E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

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CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	3 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

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REVISIONS

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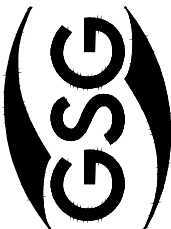


KEY PLAN

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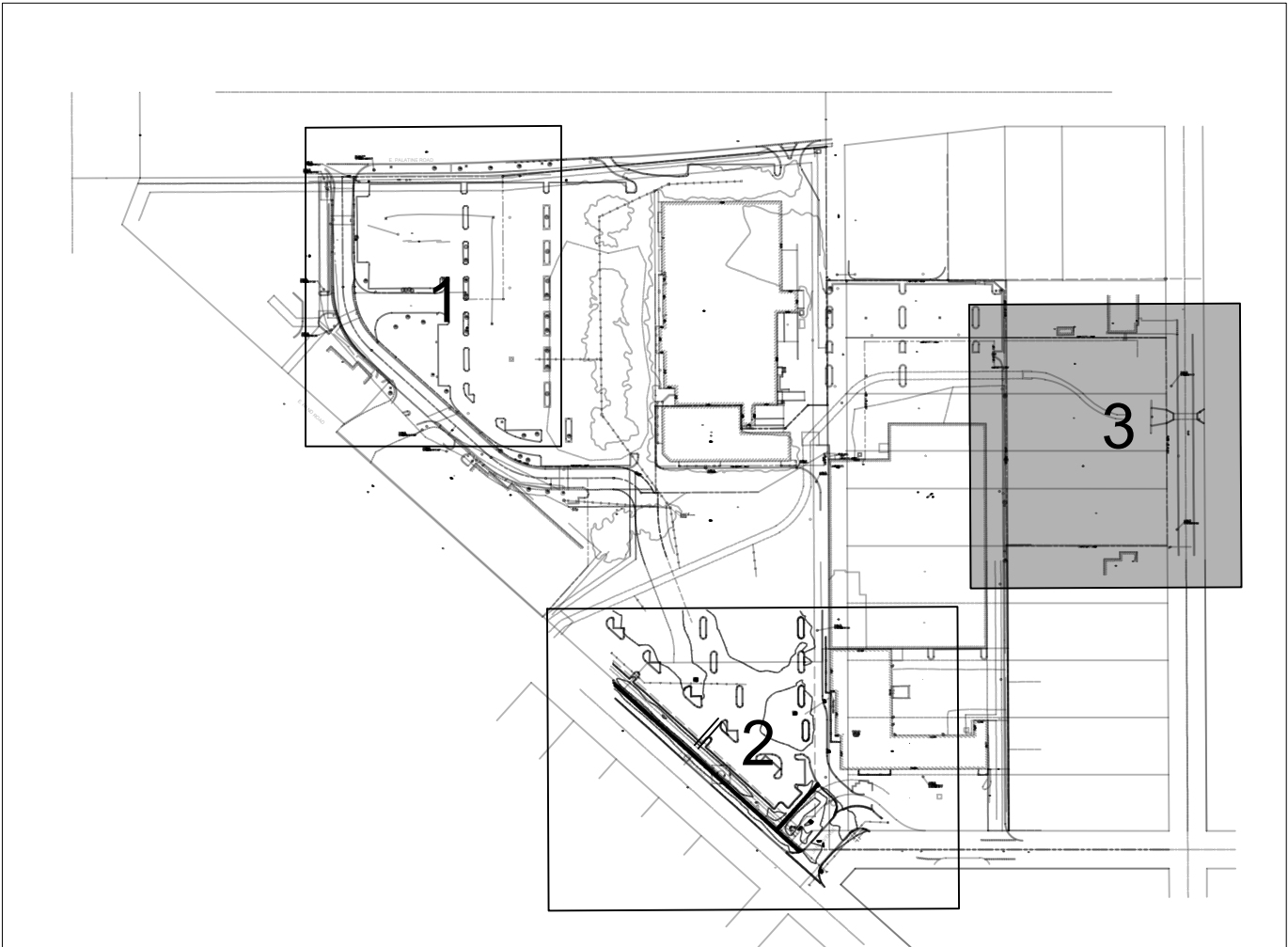
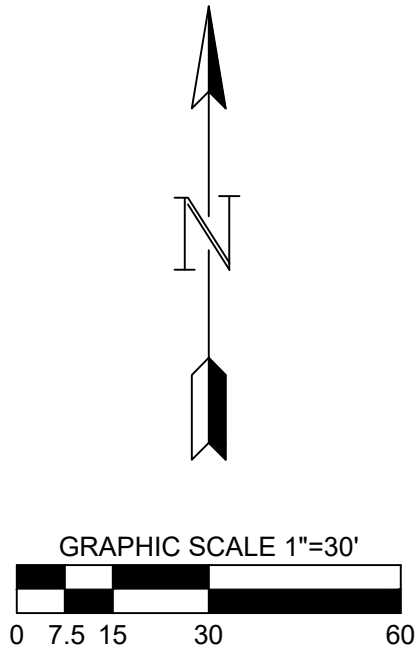
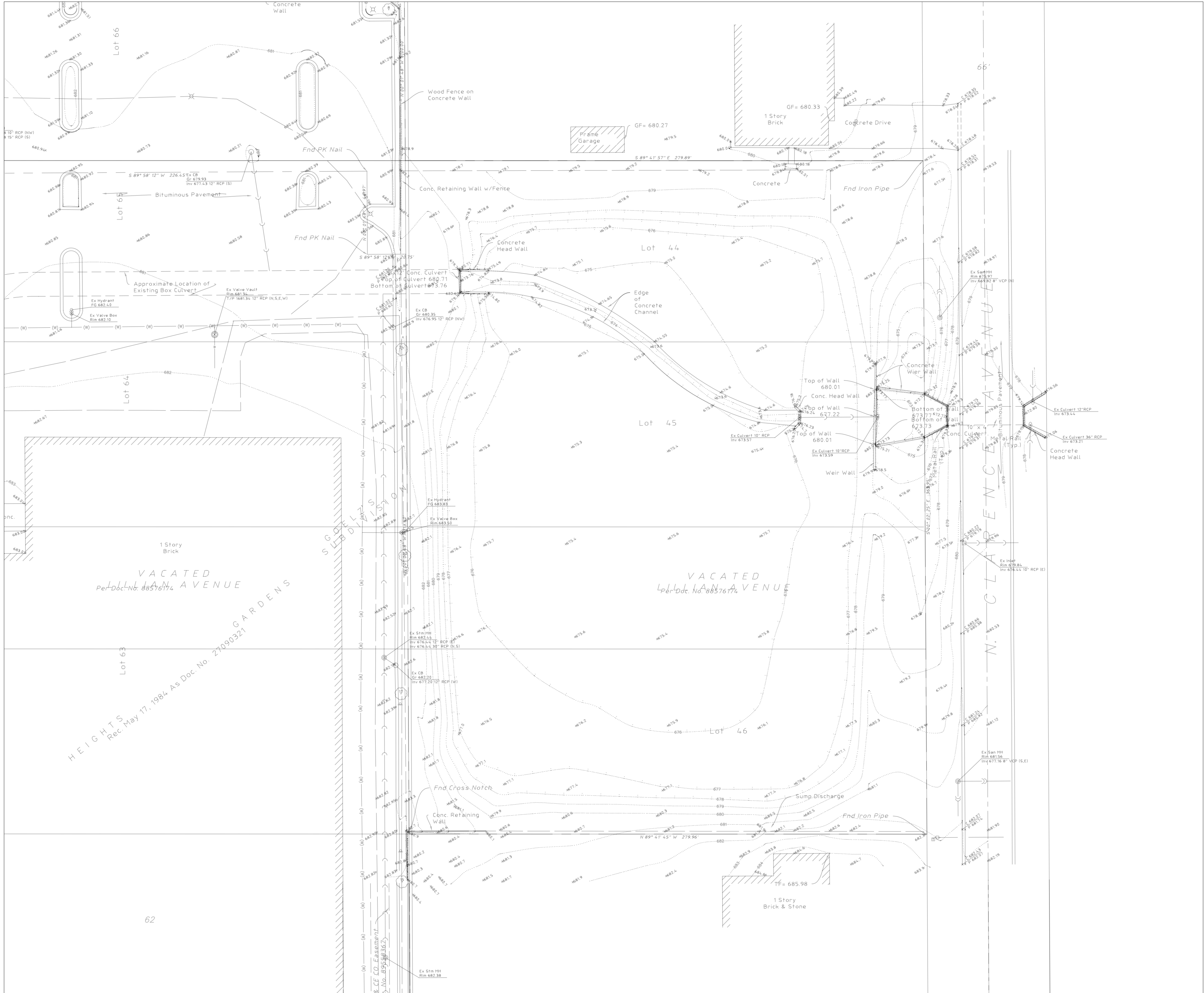
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EXISTING CONDITIONS - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	4 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	



KEY PLAN

REVISIONS

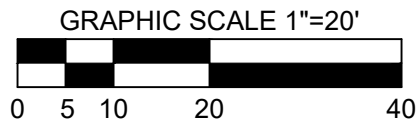
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EXISTING CONDITIONS - 3

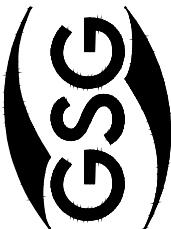
E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 30'
DATE:	SHEET #:
12/9/2021	5 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	



REVISIONS		DESCRIPTION:
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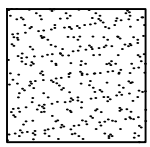
GEOMETRY PLAN - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

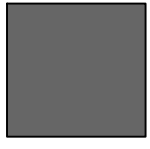
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CHECKED BY:	SCALE:
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DATE:	SHEET #:
12/28/2021	6 OF 12
FILE NAME:	

MJK ARLINGTON HTS_PRELIMINARY

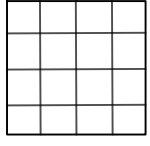
LEGEND



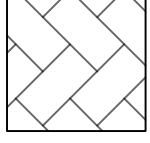
HD PCC PAVEMENT



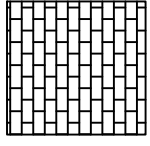
HEAVY DUTY ASPHALT



PCC SIDEWALK



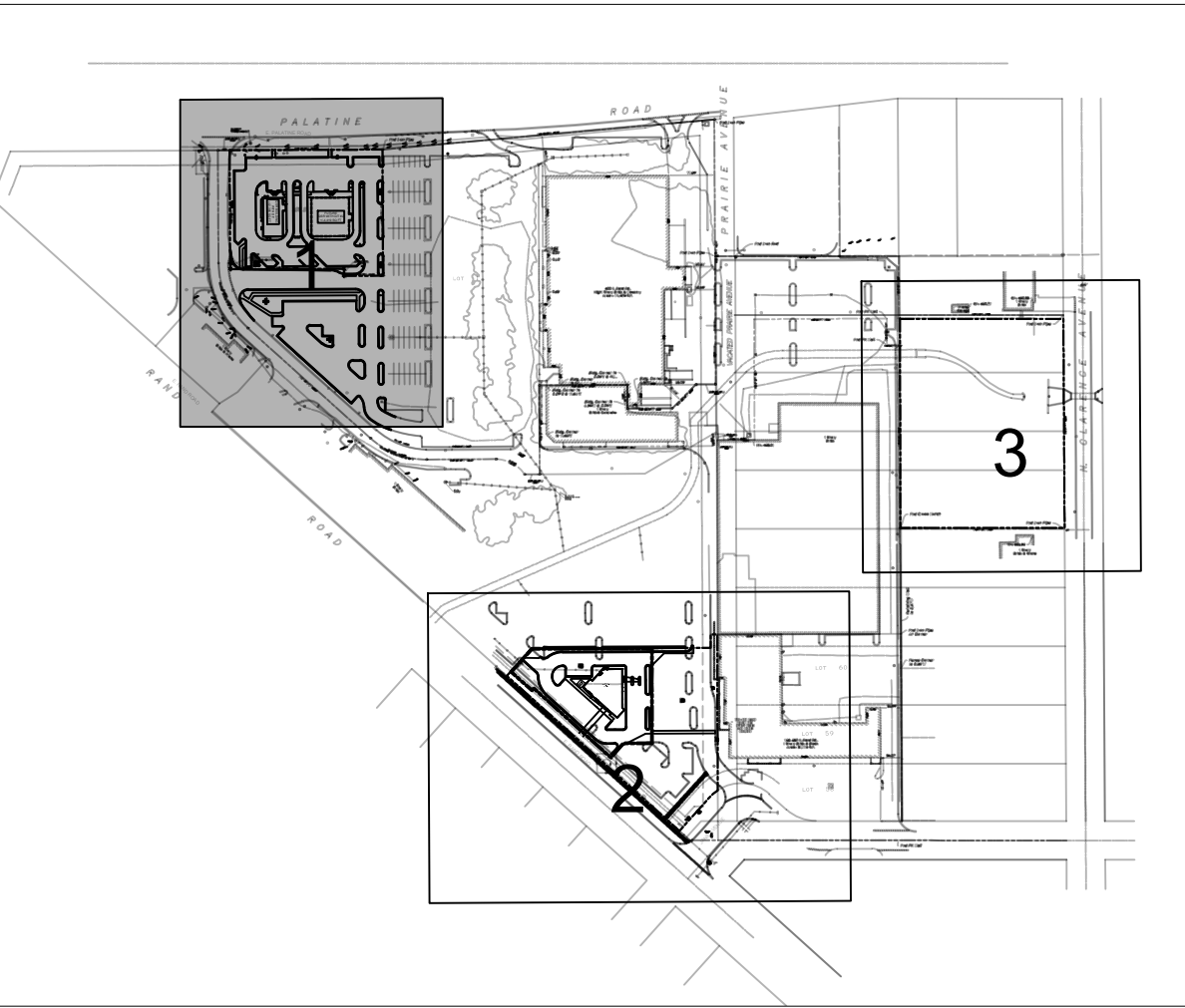
PERMEABLE PAVERS

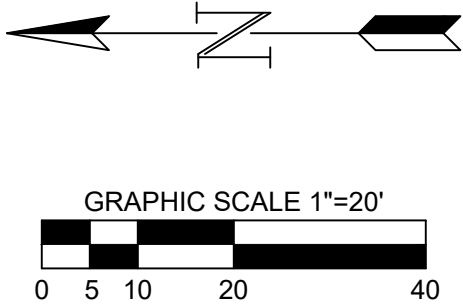
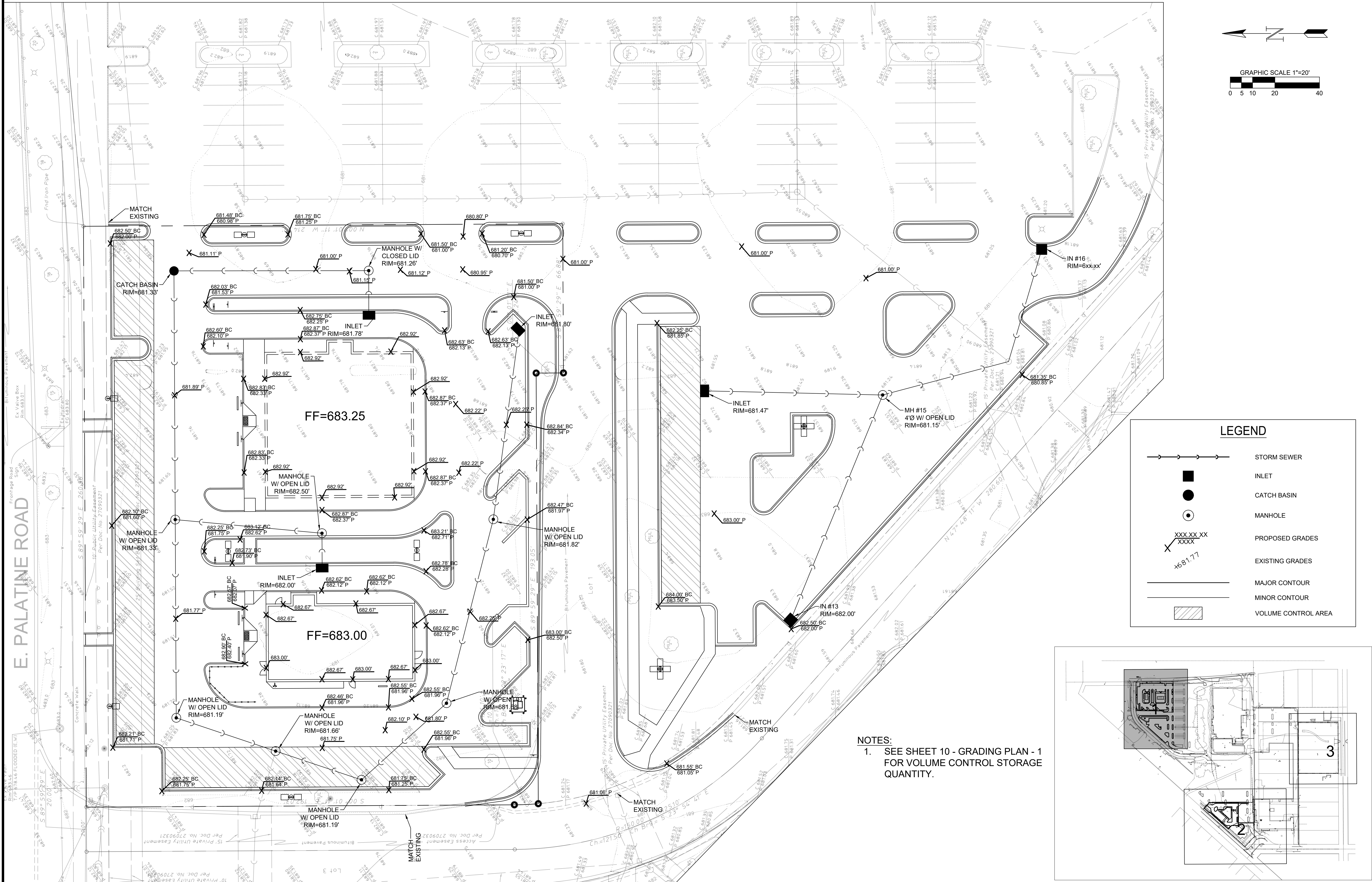


ASPHALT CONCRETE
PAINTED BRICK RED

NOTES:

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.





LEGEND

STORM SEWER

INLET

CATCH BASIN

MANHOLE

PROPOSED GRADES

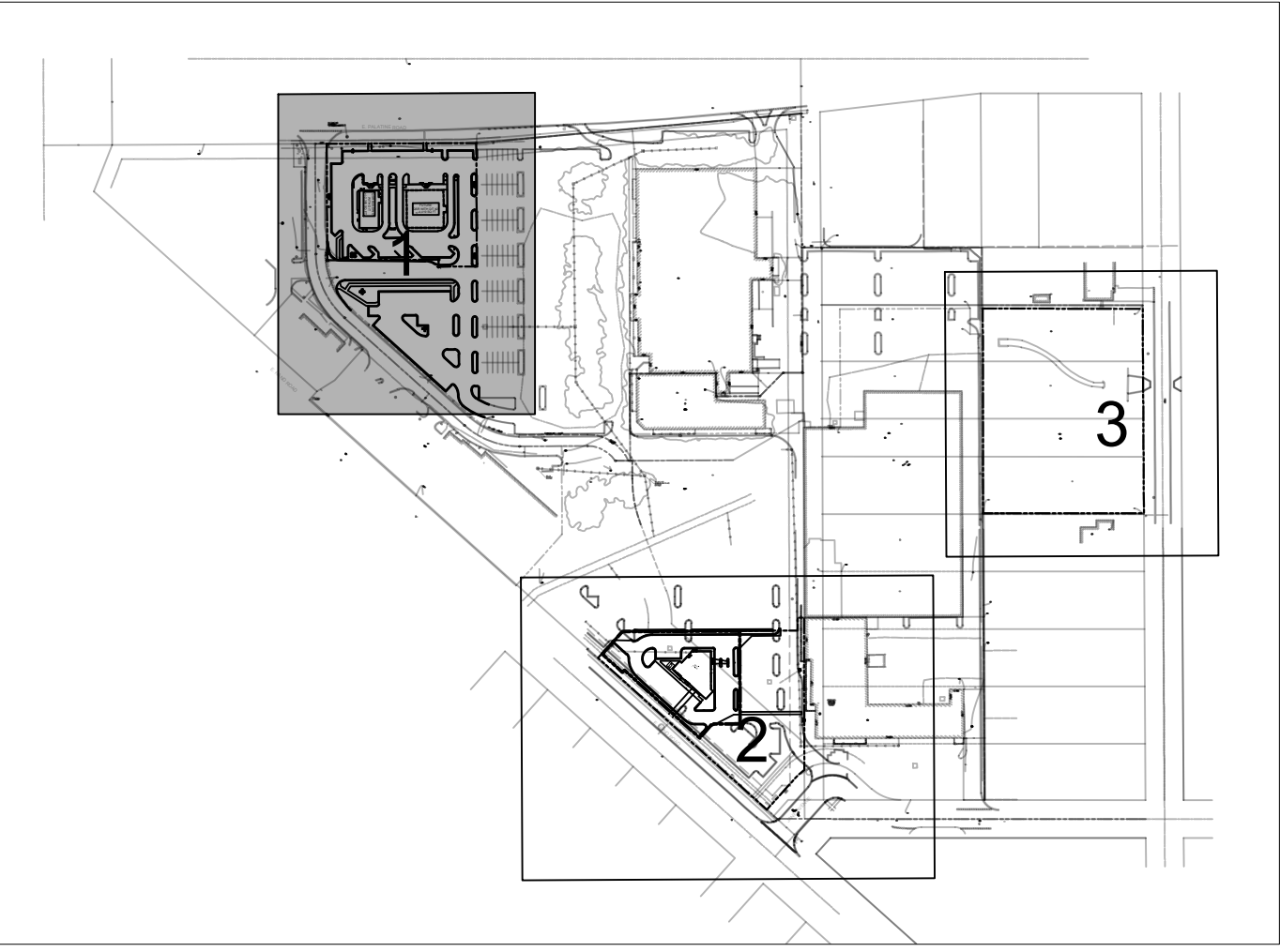
EXISTING GRADES

MAJOR CONTOUR

MINOR CONTOUR

VOLUME CONTROL AREA

NOTES:
1. SEE SHEET 10 - GRADING PLAN - 1
FOR VOLUME CONTROL STORAGE
QUANTITY.



KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
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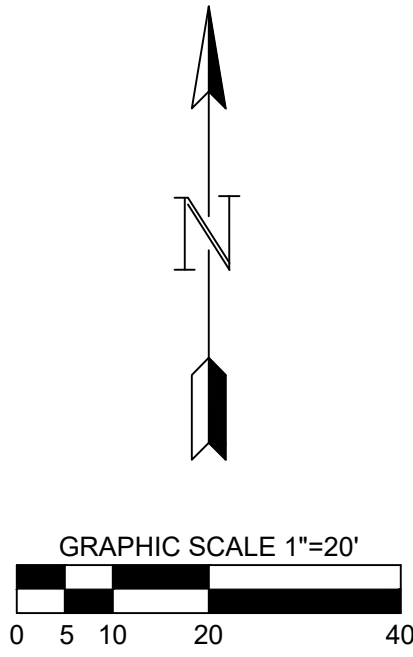
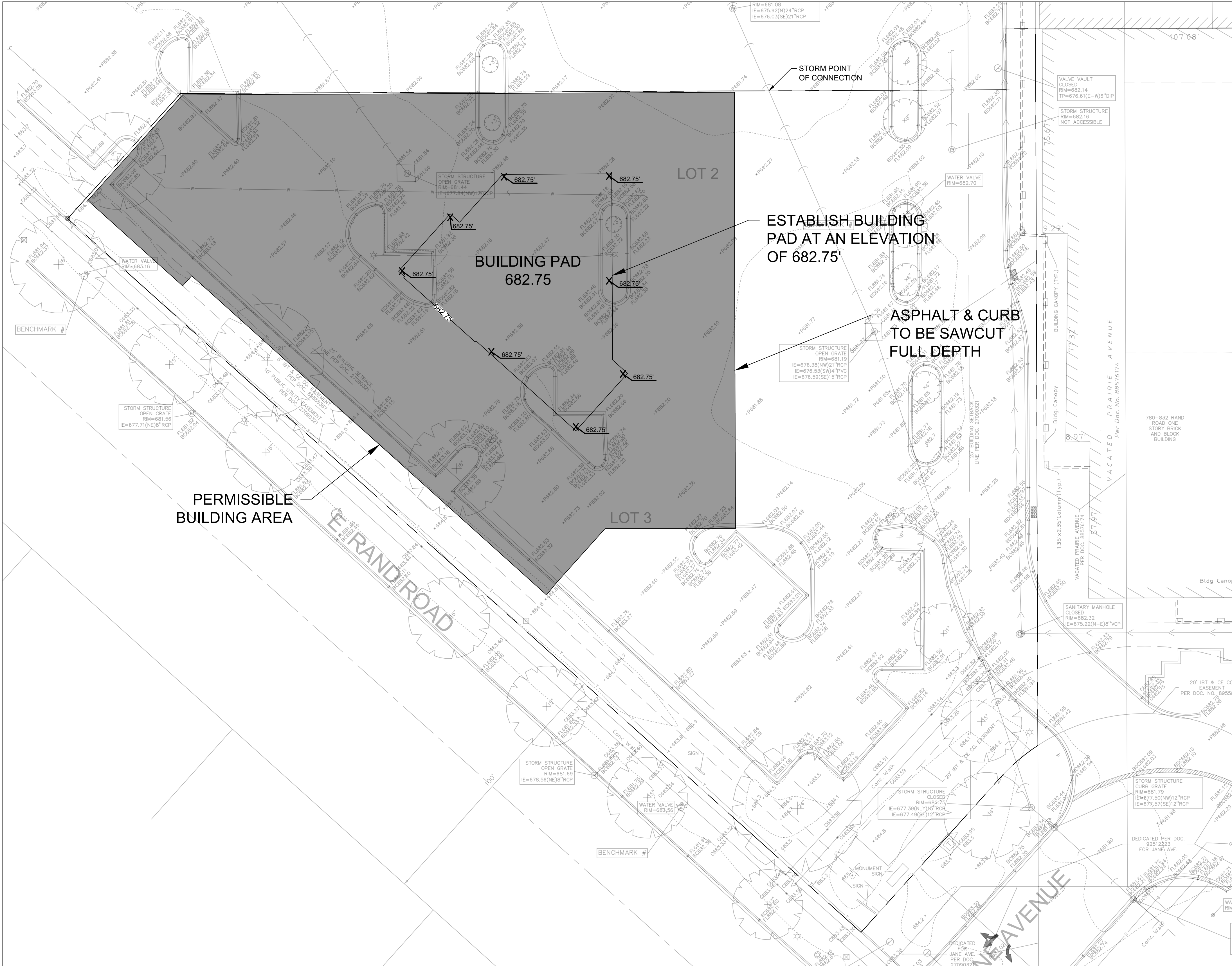
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GSG

GRADING PLAN - 1

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

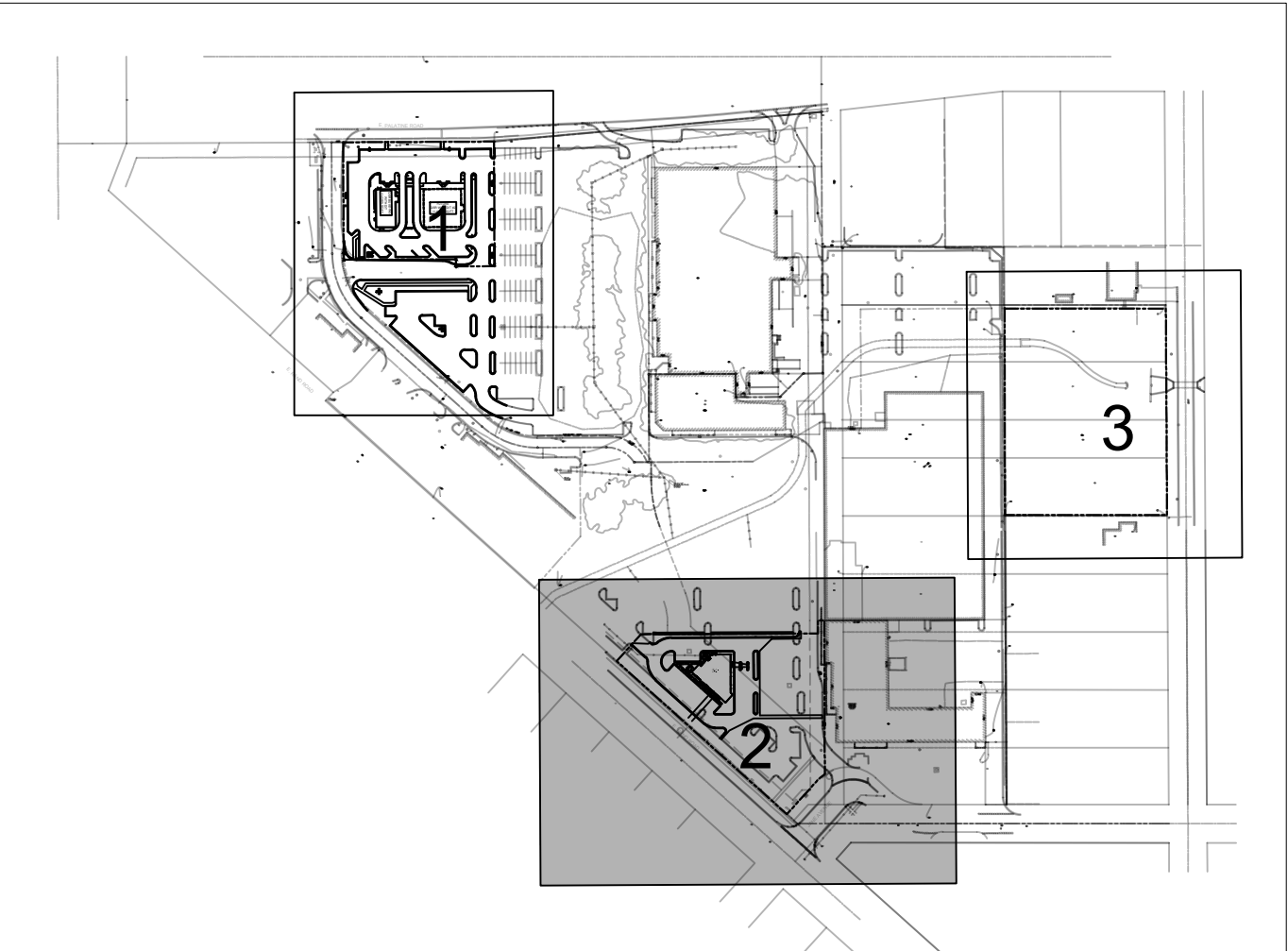
DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	8 OF 12
FILE NAME:	
MIJ ARLINGTON HTS_PRELIMINARY	



LEGEND

AREA TO BE CLEARED OF ALL ASPHALT, CONCRETE, LANDSCAPE, AND ANY OTHER MISCELLANEOUS ITEMS

NOTES:
1. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.



KEY PLAN

REVISIONS

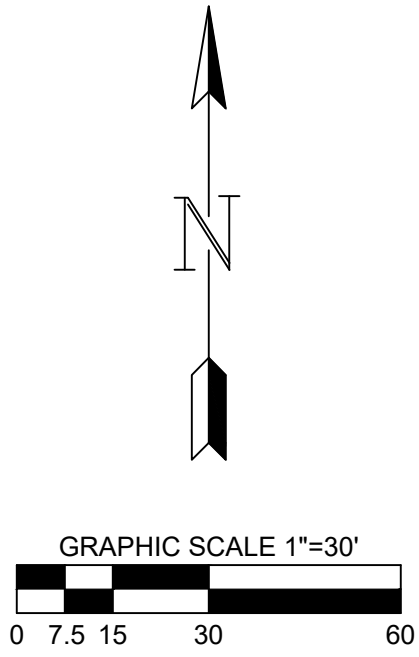
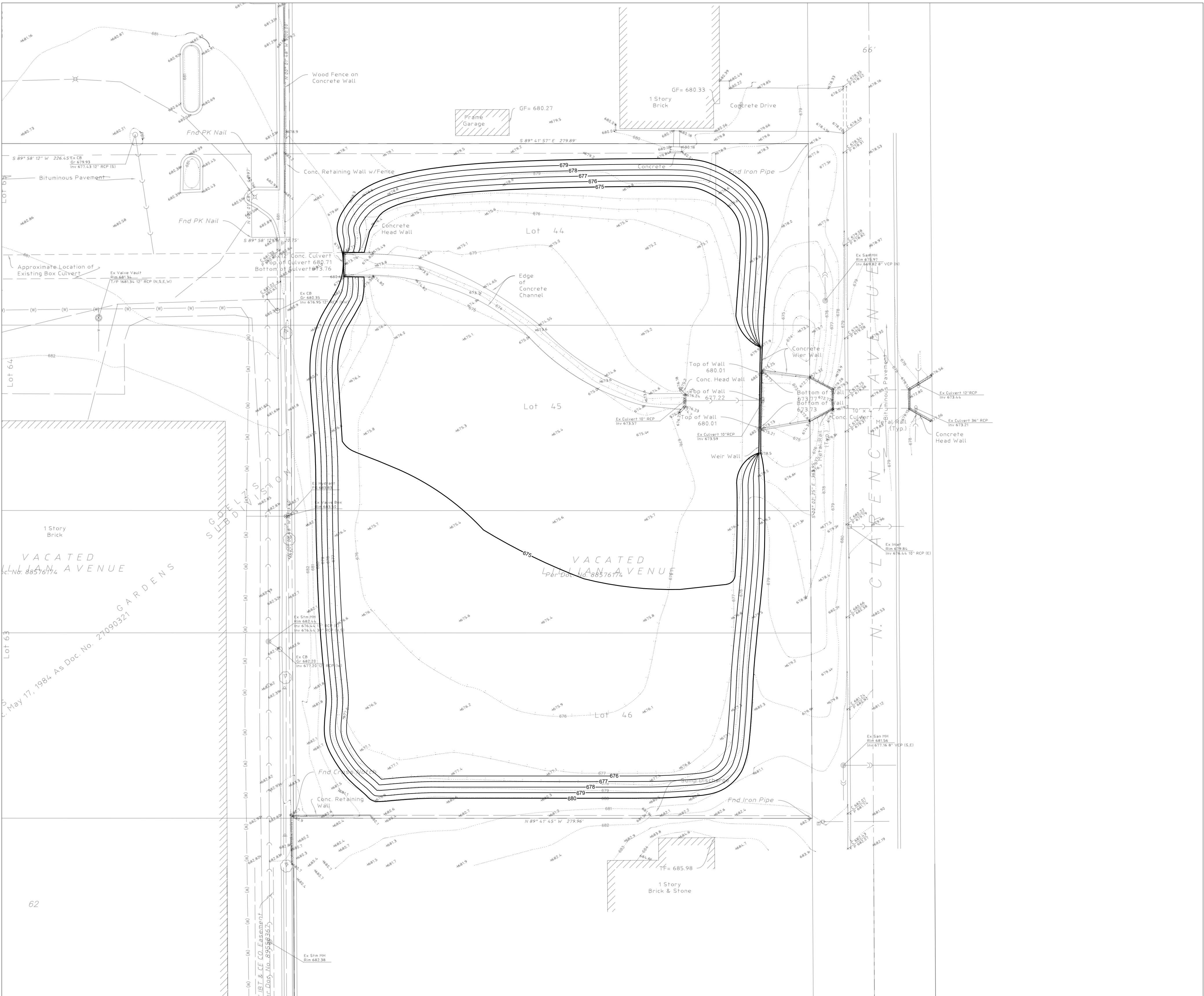
DESCRIPTION:	
NO.	DATE:

GSG CONSULTANTS, INC.
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GRADING PLAN - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
12/9/2021	9 OF 12
FILE NAME:	
MIJ ARLINGTON HTS_PRELIMINARY	



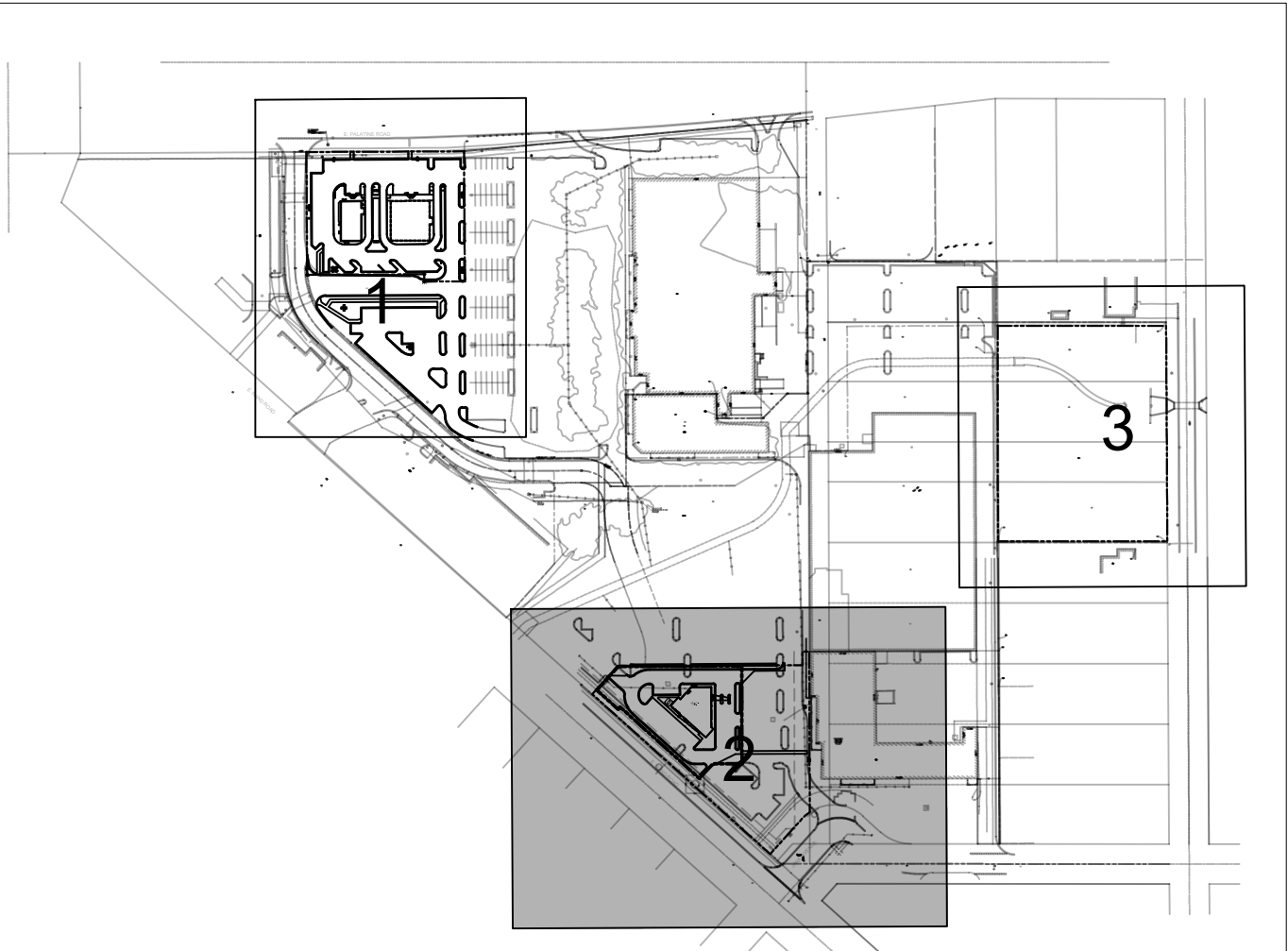
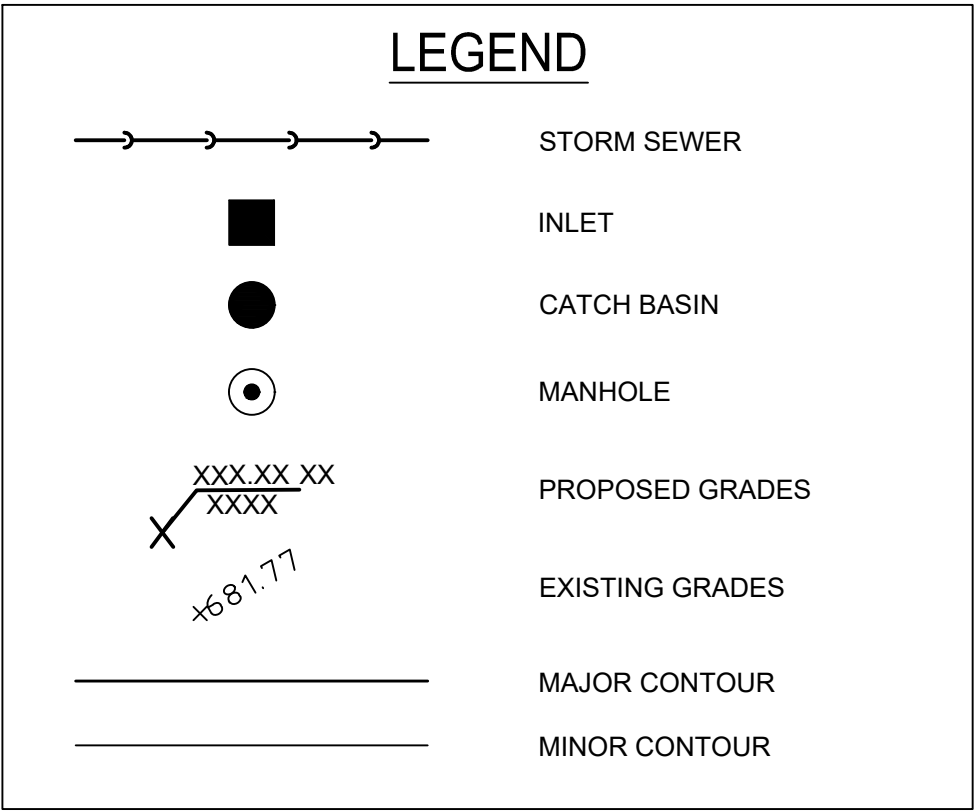
EXISTING DETENTION VOLUME:	
TRIBUTARY AREA:	18.00 AC
SPO PERMIT REQUIRED:	5.68 AC-FT
ACTUAL (CURRENT POND):	3.44 AC-FT
UNDISTURBED PARKING DETENTION:	0.76 AC-FT

PROPOSED DETENTION VOLUME:	
TRIBUTARY AREA:	10.08 AC
UNDISTURBED SPO VOLUME REQUIRED:	4.12 AC-FT
WMO PERMIT REQUIRED:	4.82 AC-FT

TOTAL DETENTION REQUIRED:	8.94 AC-FT
TOTAL POND VOLUME REQUIRED:	8.18 AC-FT
ACTUAL POND VOLUME PROVIDED:	8.49 AC-FT

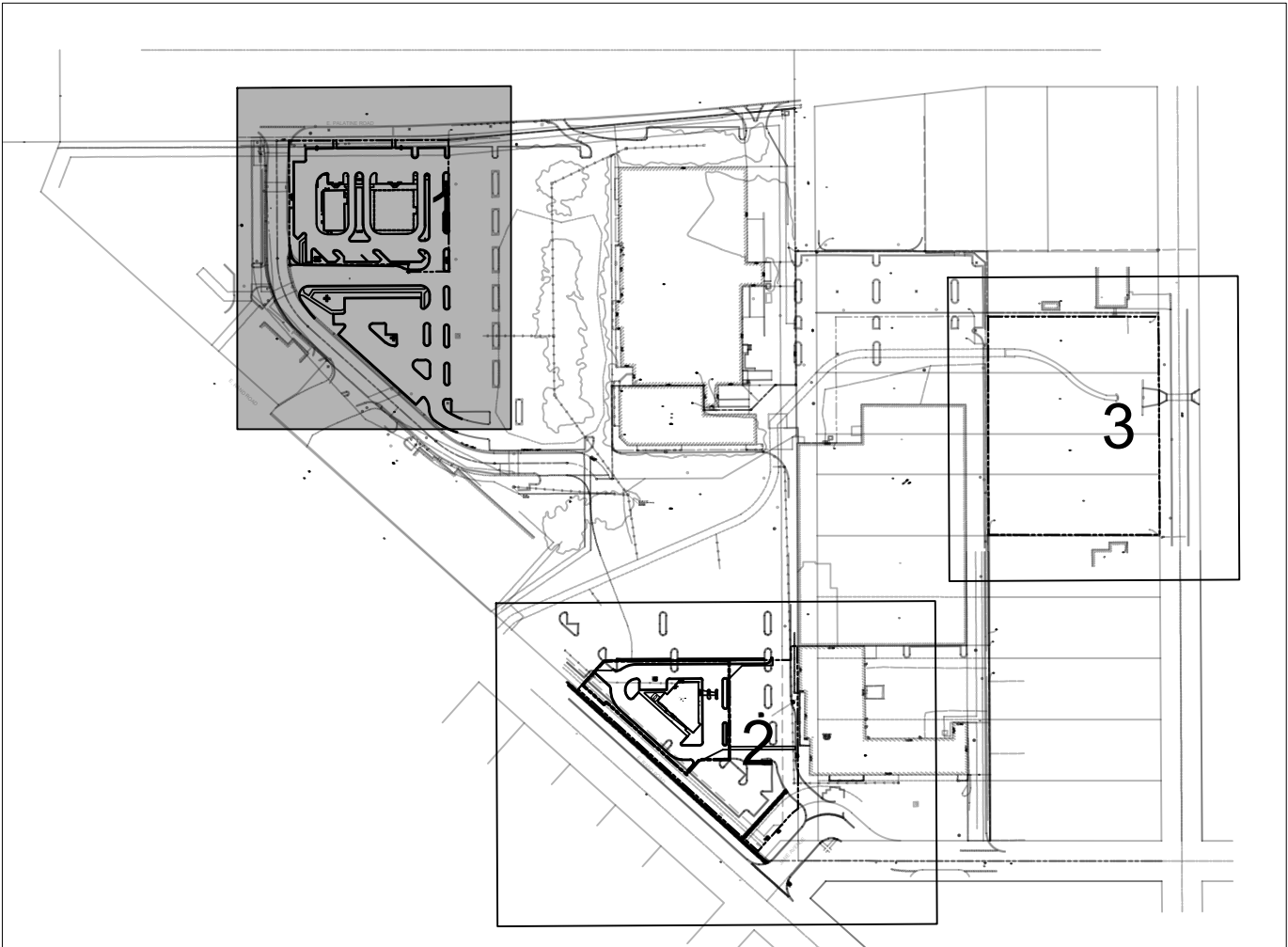
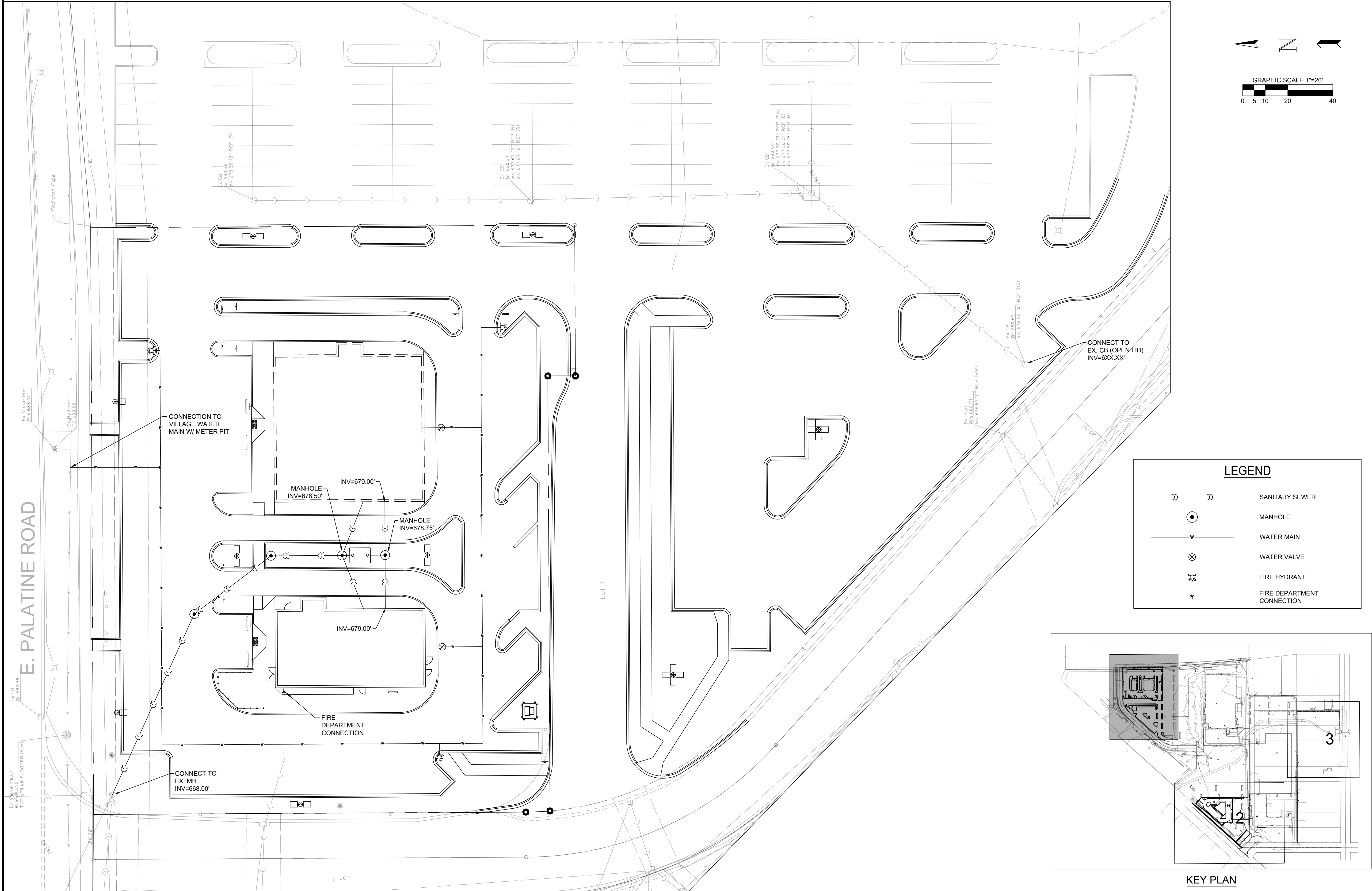
PROPOSED VOLUME CONTROL:	
PERMEABLE PAVERS	
WMO PERMIT REQUIRED:	0.14 AC-FT
VOLUME PROVIDED:	0.15 AC-FT

SEE DRAINAGE REPORT FOR CALCULATIONS.

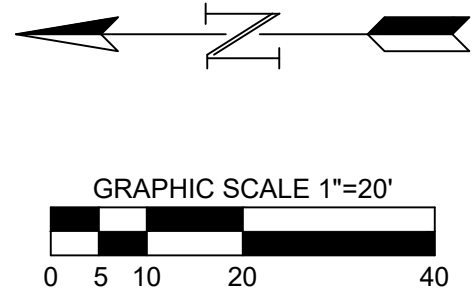


KEY PLAN

REVISONS		DESCRIPTION:	
NO.	DATE:		
GSG CONSULTANTS, INC. 735 E REMINGTON RD, SCHAMBERG, IL 60173 TEL: +1630.994.2600 WWW.GSG-CONSULTANTS.COM			
GRADING PLAN - 3		E. RAND ROAD & E. PALATINE ROAD ARLINGTON HEIGHTS, IL	
DRAWN BY:	PGW	PROJECT:	21-4002
CHECKED BY:	WC	SCALE:	1" = 30'
DATE:	12/9/2021	SHEET #:	10 OF 12
FILE NAME:		MJK ARLINGTON HTS_PRELIMINARY	



KEY PLAN

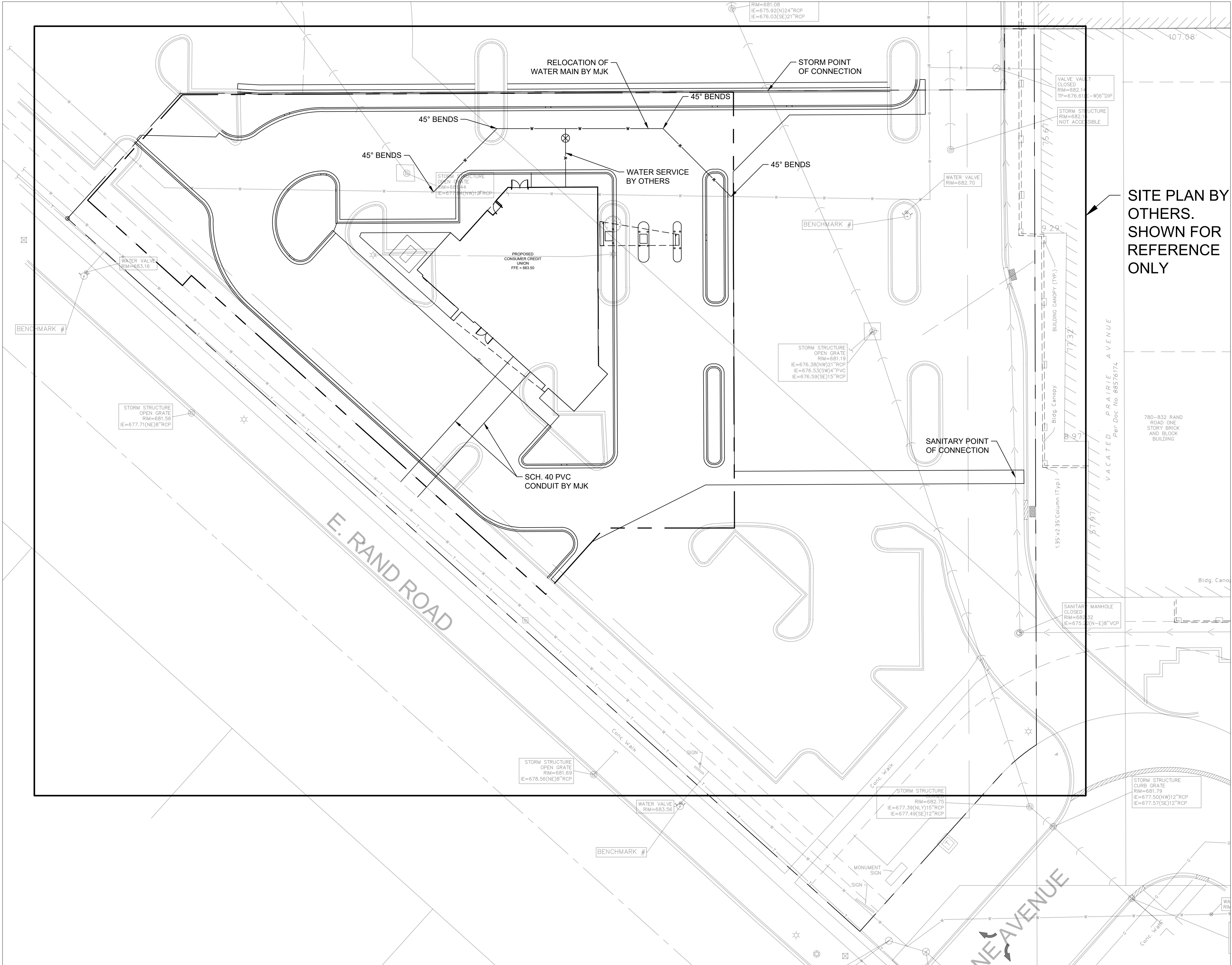


LEGEND

	SANITARY SEWER
	MANHOLE
	WATER MAIN
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

UTILITY PLAN - 1		E. RAND ROAD & E. PALATINE ROAD ARLINGTON HEIGHTS, IL	
DRAWN BY: PGW		PROJECT: 21-4002	
CHECKED BY: WC		SCALE: 1" = 20'	
DATE: 12/9/2021		SHEET #: 11 OF 12	
FILE NAME: MJK ARLINGTON HTS, PRELIMINARY			

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SITE PLAN BY OTHERS.
SHOWN FOR
REFERENCE
ONLY

LEGEND

SANITARY SEWER

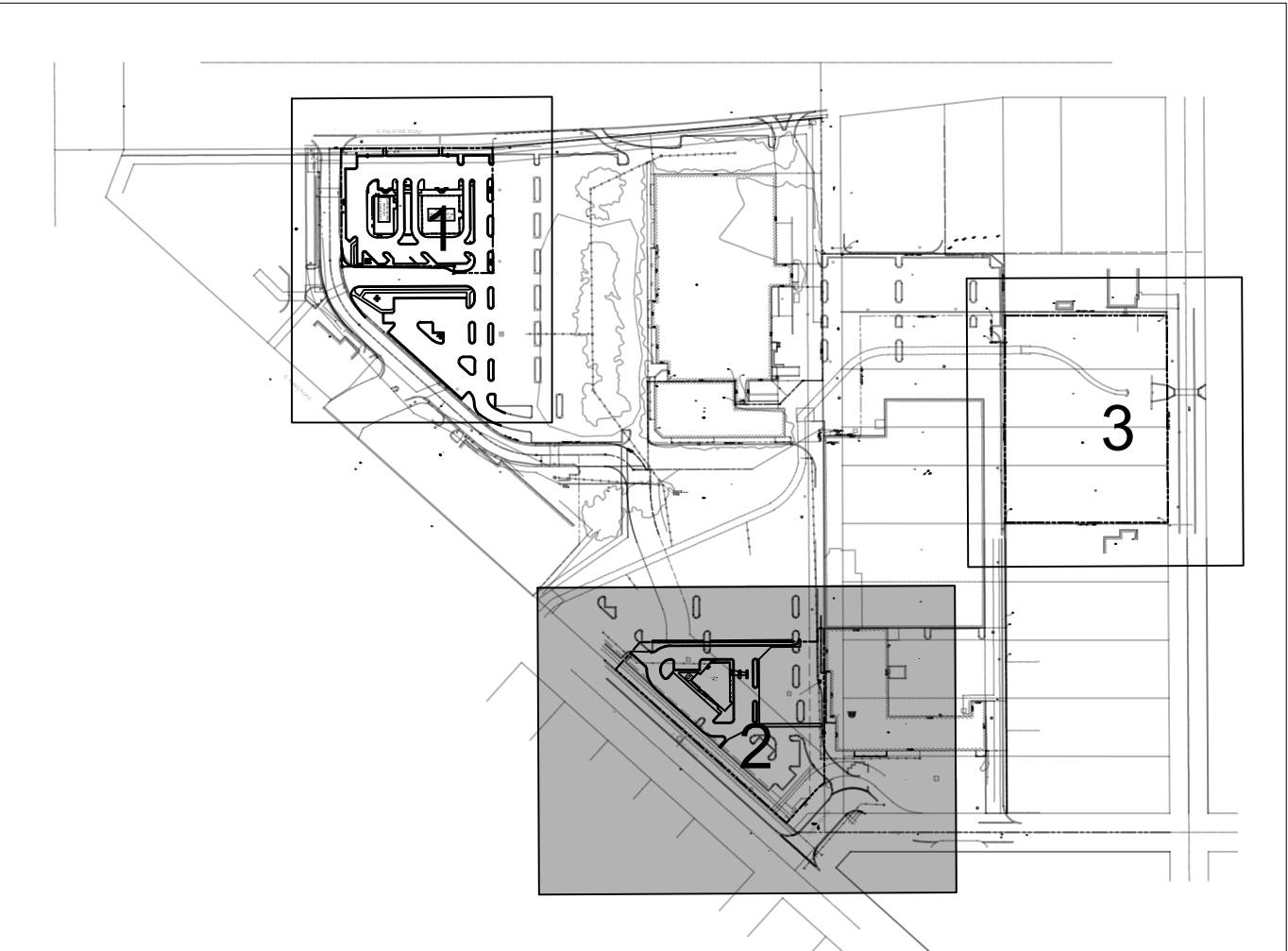
MANHOLE

WATER MAIN

WATER VALVE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION



KEY PLAN

UTILITY PLAN - 2		E. RAND ROAD & E. PALATINE ROAD ARLINGTON HEIGHTS, IL	
DRAWN BY:		PROJECT:	
PGW		21-4002	
CHECKED BY:		SCALE:	
WC		1" = 20'	
DATE:		SHEET #:	
12/9/2021		12 OF 12	
FILE NAME:			
MJK ARLINGTON HTS_PRELIMINARY			

REVISIONS		DESCRIPTION
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