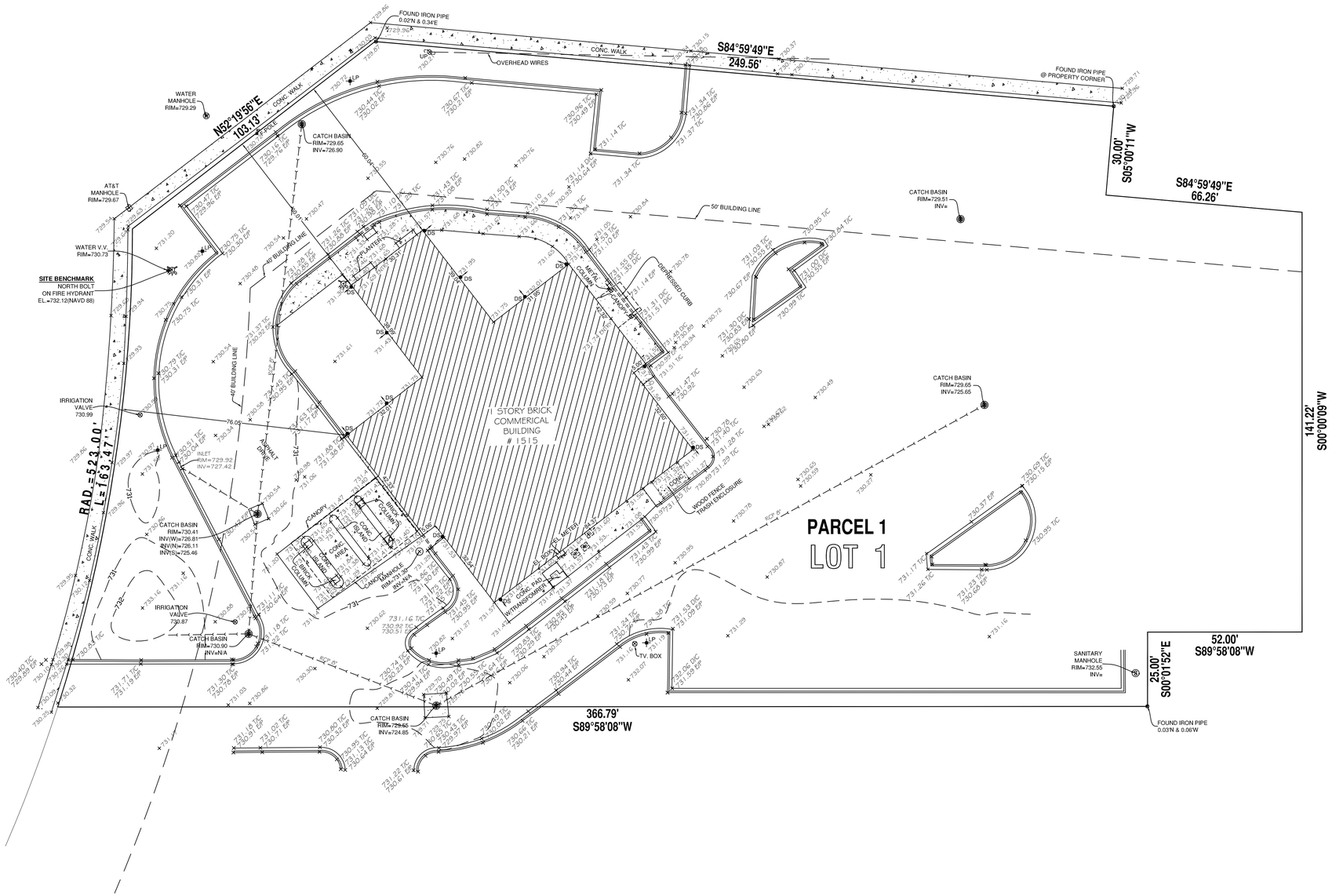
TOPOGRAPHICAL SURVEY

SCALE
1"=20'



LEGAL DESCRIPTION:

PARCEL 1 : LOT 1 IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 12 , 1983 AS DOCUMENT 26683318 , (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 , 148.0 FEET ; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 25.00 FEET ; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 , 52.00 FEET ; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1 , 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET , AS MEASURED AT RIGHT ANGLES , SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE , 66.26 FEET ; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 , 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY UNE ; THENCE NORTHEASTERLY ALONG THE NORTHERLY UNE OF SAID LOT 1 , 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 ; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 , 197.00 FEET TO THE POINT OF BEGINNING) , IN COOK COUNTY . ILLINOIS .

PARCEL 2 : EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK , A A NATIONAL BANKING ASSOCIATION , AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24 , 1977 AND KNOWN AS TRUST NUMBER 53022 , DUNDEE WILKE VENTURE , AN ILLINOIS GENERAL PARTNERSHIP , THE OWNER OF 100 PERCENT OF THE BENEFICIAL INTEREST OF TRUST NO . 53022 AND BILL KNAPP'S PROPERTIES , INC . , DATED JUNE 21 , 1983 AND RECORDED JULY 12 , 1983 AS DOCUMENT 26684378 , FOR INGRESS AND EGRESS , CONSTRUCTION , MAINTENANCE AND UPKEEP OVER , UPON AND ACROSS THE FOLLOWING DESCRIBED LAND : THE NORTH 17.5 FEET OF THE WEST 170 FEET OF LOT 2 (SAID 170 FEET AS MEASURED ON THE NORTH LINE OF LOT 2) IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 12 , BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 13 , 1978 AS DOCUMENT 24533497 , IN COOK COUNTY . ILLINOIS .

PARCEL 3 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS , INC . , A TEXAS CORPORATION AND BILL KNAPPS ' PROPERTIES , INC . , A MICHIGAN CORPORATION DATED MAY 29 , 1987 AND RECORDED APRIL 19 , 1988 AS DOCUMENT 88160821 , AS MODIFIED BY MODIFICATION OF COMMON - ACCESS AND CROSS - PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

AREA = 79,325 SQ. FT. OR 1.821 ACRE

LEGEND

- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- FCC = FOUND CUT CROSS
- = BOUNDARY OF SURVEYED PARCEL
- = BUILDING LINE
- = EASEMENT
- = VINYL FENCE
- = WOOD FENCE
- = CONCRETE
- = BUILDING
- = ELECTRIC, GAS METER
- LP = LIGHT POLE
- = TREE CONIFEROUS, DECIDUOUS
- = STORM SEWER
- = SANITARY SEWER
- GAS = GAS LINE
- = WATER
- ECOH = ELECTRIC OVERHEAD WIRE

T/C= TOP OF CURB
D/C= DEPRESSED CURB
E/P= EDGE OF PAVEMENT
T/W= TOP OF WALL

COMMONLY KNOW AS :
5151 W 82nd Pl,
Burbank, IL 60459

FIELD DATE:	05/12/2022
CHECKED BY:	ZM
DRAWN BY:	DB
SCALE:	1"=20'
JOB #	22-084

GEOMAY SURVEYING INC.
1461 CIRCLE COURT
ELK GROVE VILL. IL 60007
geomay02@gmail.com

GENERAL NOTES:

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
2. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
3. PROPER TRAFFIC CONTROL (IDOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
4. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
5. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
6. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
7. ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS:
   - 7.1. ASPHALT PAVEMENTS (2-INCH BITUMINOUS SURFACE COURSE AND 8-INCH BAM)
   - 7.2. CONCRETE PAVEMENTS (7" PCC CLASS PP WITH #6 BARS DOWELED 30"O.C. INTO THE ADJACENT PAVEMENT).
8. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT ¼" PER FOOT TOWARD THE ROADWAY.
17. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
18. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
19. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
20. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
21. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
22. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
23. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPER'S OR HOMEOWNER'S EXPENSE.
24. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
25. RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
26. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

SOIL EROSION / SEDIMENT CONTROL NOTES:

1. ALL EXISTING CATCH BASIN INLETS SHALL BE PROTECTED USING A BASKET FILTER PER DETAILS ER-8 AND ER-9.
2. INSPECT SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AS INCREASED SEDIMENT AND OTHER MATERIALS TEND TO ACCUMULATE DURING STORMS.

LEGEND & ABBREVIATIONS:

- BENCHMARK (BM)
- ELEVATION POINT
- FENCE
- FLOW LINE
- ROW — RIGHT OF WAY (ROW)
- 100.0 — CONTOUR
- ADJ — STRUCTURE TO BE ADJUSTED
- AEG — AVERAGE EXISTING GRADE
- R — STRUCTURE TO BE REMOVED
- R&R — STRUCTURE TO BE REM.& REP.
- ASPH — ASPHALT
- CONC, PCC — CONCRETE
- FC — FRAME & COVER
- AR — ADJUSTING RINGS
- AR&FC — ADJUSTING RINGS & FRAME & COVER
- FV — FIELD VERIFY
- CGC — CONCRETE DR. GOOD CONDITION
- CFC — CONCRETE DR. FAIR CONDITION
- CPC — CONCRETE DR. POOR CONDITION
- BGC — BITUMINOUS DR. GOOD CONDITION
- BFC — BITUMINOUS DR. FAIR CONDITION
- BPC — BITUMINOUS DR. POOR CONDITION
- BRP — BRICK PAVER
- NW — NO WORK
- EOP — EDGE OF PAVEMENT
- B-B — BACK OF CURB TO BACK OF CURB
- E-E — EDGE OF PAVEMENT TO EDGE OF PAV

- Tree
- Wood Fence = CONCRETE
- Wire Fence
- Iron Fence = BUILDING
- Fire Hydrant
- Water Valve
- B-Box
- Water Manhole
- Storm Manhole
- Catch Basin
- Inlet
- SanitaryCombined Manhole
- Wood Power Pole
- Down Spout
- Combined Sewer
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Wires

- N. = North
- S. = South
- W. = West
- E. = East
- T/F = Top of Foundation
- B/S = Bottom of Siding
- F.FL. = Finish Floor
- G/S = Garage Slab
- TC = Top of Curb
- G = Gutter
- TW = Top of Wall
- T/P = Top of Pipe
- Conc. = Concrete

SITE PROTECTION NOTES:

1. PROVIDE A 6-FOOT HIGH LINK FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION (ORANGE SNOW FENCE IS NOT PERMITTED). FENCING MUST REMAIN IN PLACE THROUGHOUT ENTIRE DURATION OF CONSTRUCTION UNTIL VILLAGE ALLOWS REMOVAL.
2. PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE INSPECTIONAL SERVICES DEPARTMENT.
3. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
4. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

DEMOLITION NOTES:

1. AN APPROVED DEMOLITION PLAN/PERMIT MUST BE AVAILABLE ON THE BUILDING SITE.
2. EXISTING UTILITY SERVICES SHALL REMAIN AND BE PROTECTED IN PLACE.
3. MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.

GRADING & DRAINAGE NOTES:

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR IMPERVIOUS SURFACE. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. RUNOFF FROM ROOF OF STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
3. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
4. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
5. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
7. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
8. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.

LEGAL DESCRIPTION:

PARCEL 1 : LOT 1 IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 12 , 1983 AS DOCUMENT 26683318 , (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 , 148.0 FEET ; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 25.00 FEET ; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 , 52.00 FEET ; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1 , 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET , AS MEASURED AT RIGHT ANGLES , SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE , 66.26 FEET ; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE , 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 : THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 , 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY UNE ; THENCE NORTHEASTERLY ALONG THE NORTHERLY UNE OF SAID LOT 1 , 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 : THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 , 197.00 FEET TO THE POINT OF BEGINNING) , IN COOK COUNTY . ILLINOIS .

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AREA = 79,325 SQ. FT. OR 1.821 ACRE

LOT COVERAGE SUMMARY:

TOTAL AREA: 79,325 SF

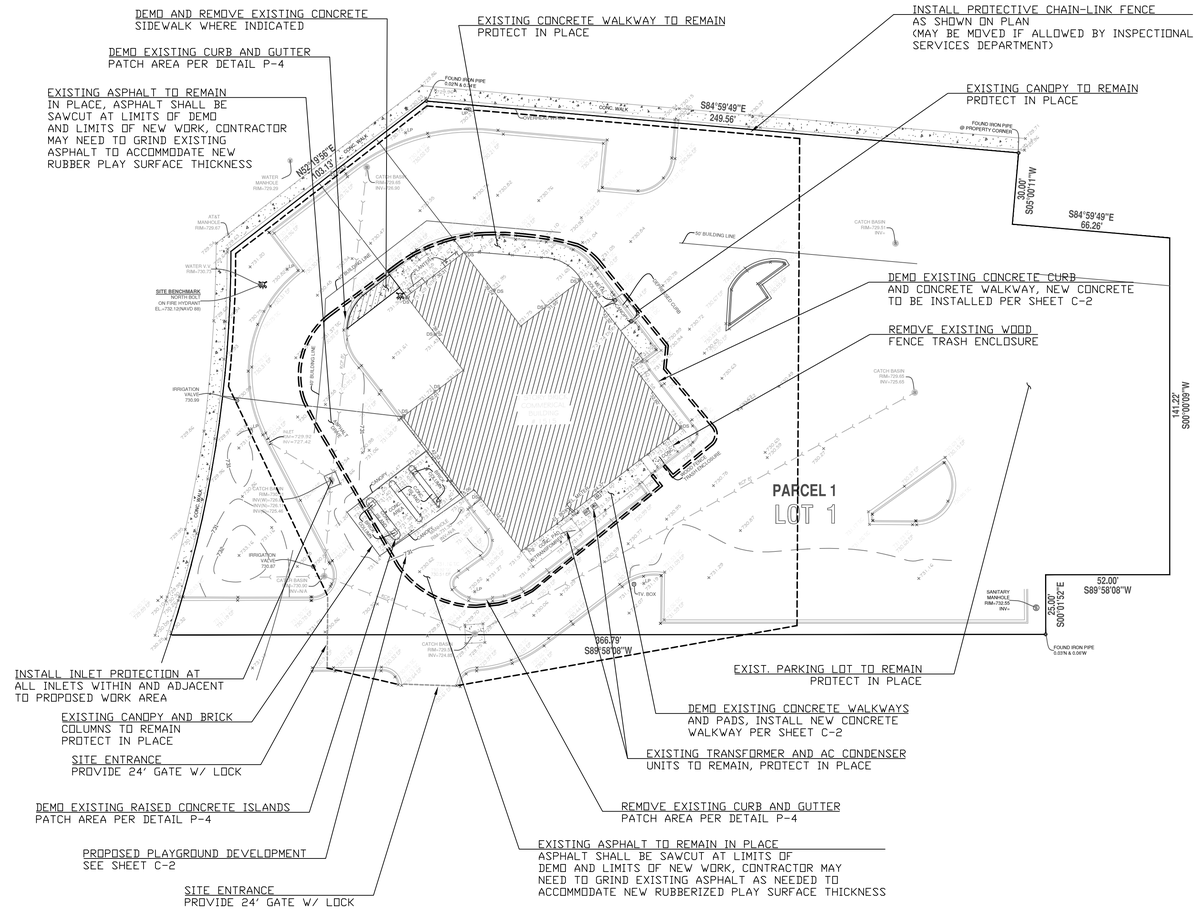
	EXISTING IMP. AREA	PROPOSED IMP. AREA	NET CHANGE
BUILDING	7,925 SF	7,925 SF	+ 0 SF
IMPERVIOUS SURFACES	57,770 SF	59,904 SF	+ 2,134 SF
TOTAL	65,695 SF	67,829 SF	+ 2,134 SF
% OF LOT	82.8 %	85.5 %	+ 2.7 %

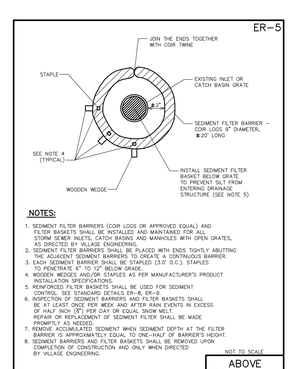
EXISTING SITE PLAN

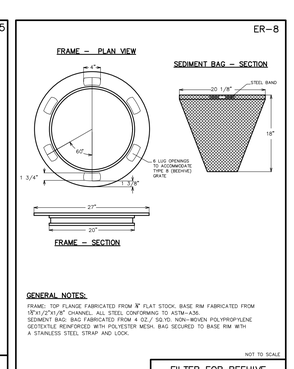
SCALE: 1" = 30'

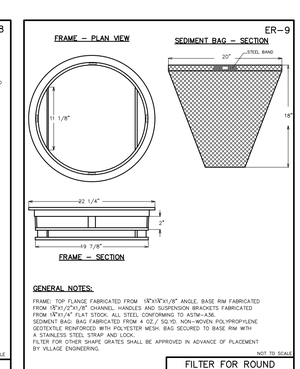
GRAPHIC SCALE (1 inch = 20 feet) 0 15' 30' 60'

N









ISSUE	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	09/21/2022

EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION

COMMERCIAL RENOVATION PROJECT
1515 W DUNDEE RD
ARLINGTON HEIGHTS, IL 60074

PE STAMP

EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

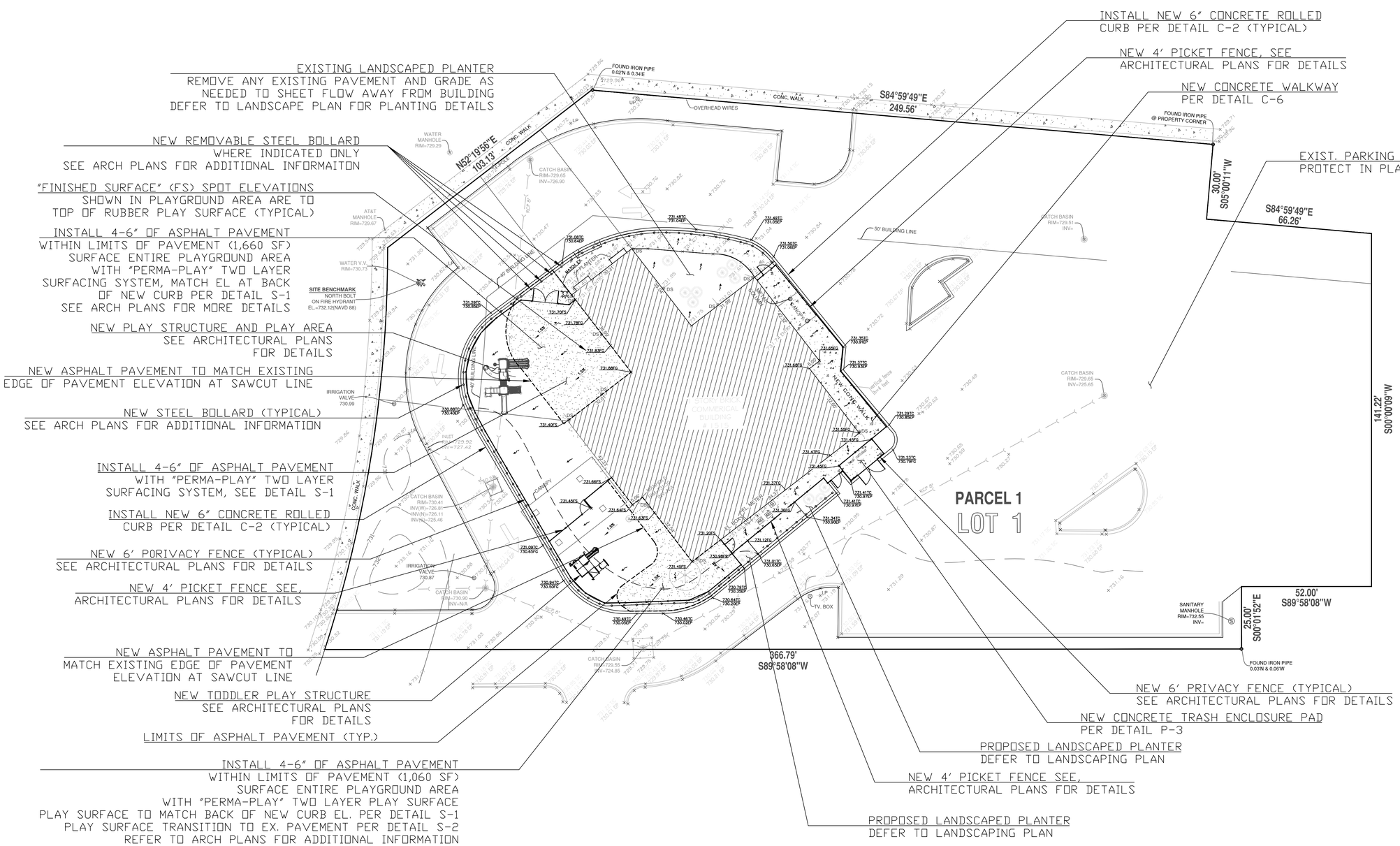
SHEET NO
C-1

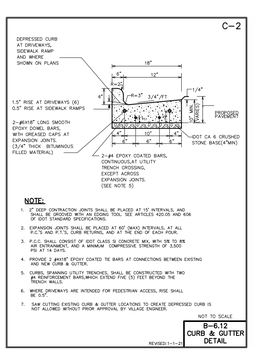
PROPOSED SITE PLAN

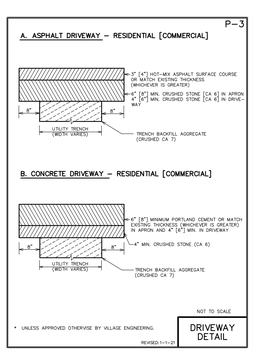
SCALE: 1" = 15'

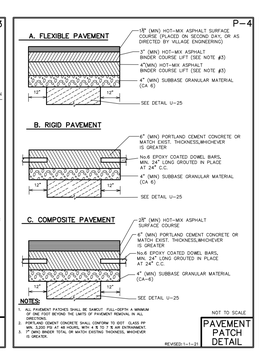
GRAPHIC SCALE (1 inch = 15 feet) 0 15' 30'

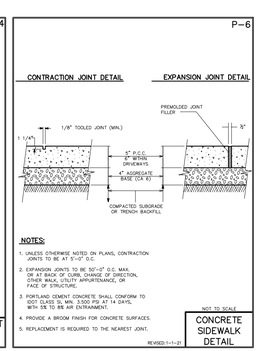
N

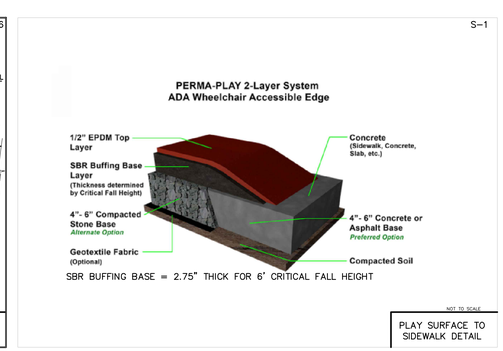


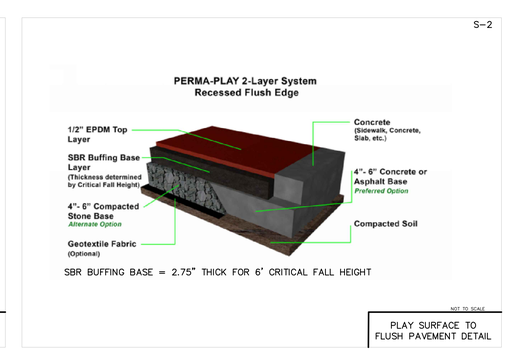












ISSUE	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	09/21/2022

PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES

COMMERCIAL RENOVATION PROJECT
1515 W DUNDEE RD
ARLINGTON HEIGHTS, IL 60074

PE STAMP

EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

PHONE
(847) 533 - 1601

EMAIL
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SHEET NO
C-2