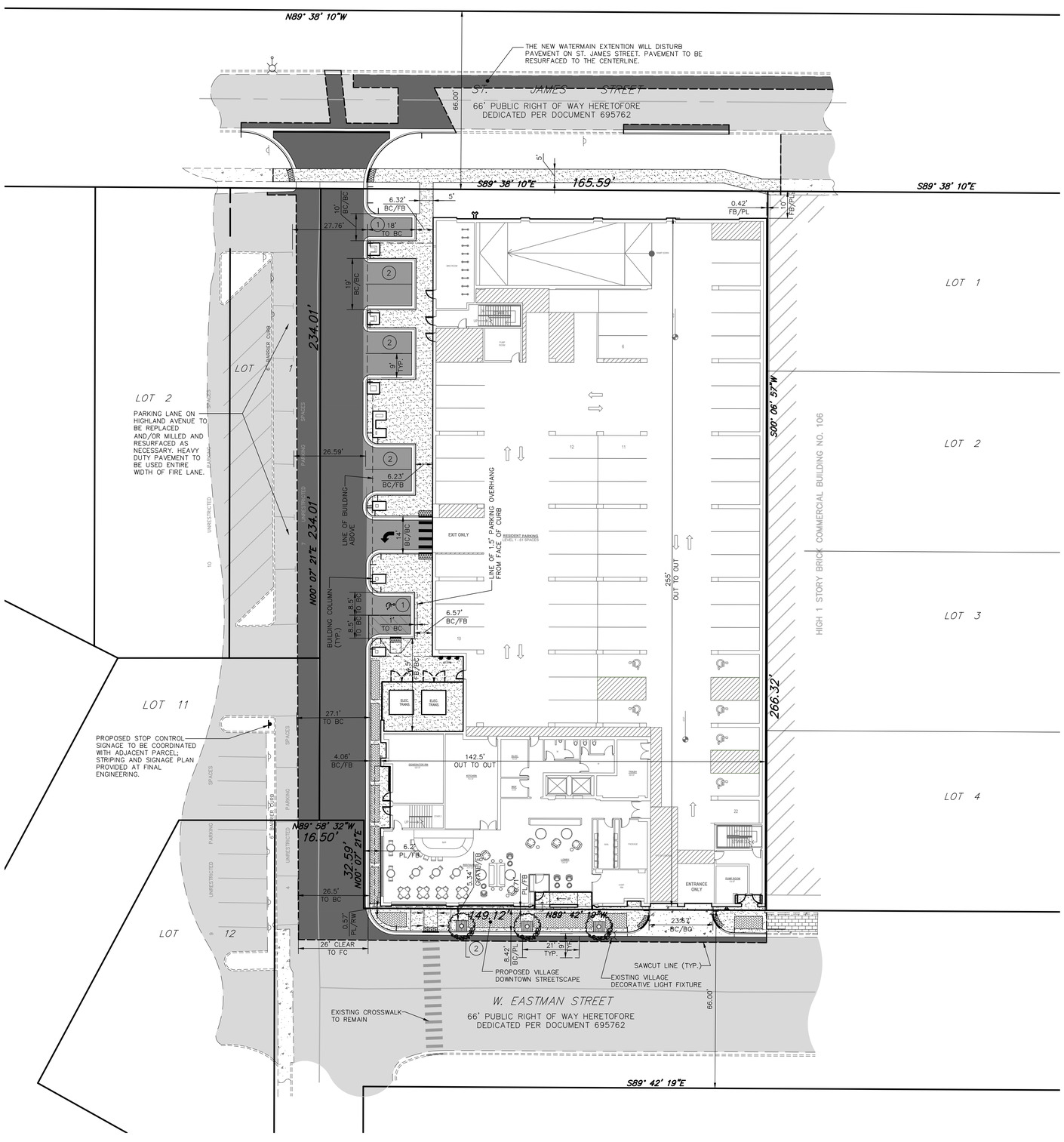


SURFACE IMPROVEMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- NEW ASPHALT PAVEMENT
- NEW HEAVY-DUTY ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALKS
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

SITE DATA:

TOTAL SITE SIZE	= 43,581 S.F. (1.0 AC)
EXISTING SITE CONDITIONS:	
EXISTING BUILDING/PAVT/SW	= 41,544 S.F.
EXISTING GREENSPACE	= 2,037 S.F.
EXISTING CONDITION IMPERVIOUS AREA	= 41,544 S.F.
PROPOSED SITE CONDITIONS:	
PROPOSED BUILDING/PAVT/SW	= 42,179 S.F.
PROPOSED GREENSPACE	= 1,402 S.F.
PROPOSED CONDITION IMPERVIOUS AREA	= 42,179 S.F.

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
4. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED APRIL 27, 2022.
5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
8. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. THE HEAVY-DUTY PAVEMENT SECTION SHALL MEET VILLAGE STANDARD & CONSIST OF: 2" SURFACE, 2 1/4" N-50 BINDER, 5" N-50 BINDER, & 4" CA-6 STONE SUBBASE.
11. CONCRETE DRIVEWAY APRONS TO BE 8" THICK.
12. THE PAVEMENT ON W. EASTMAN ST. SHALL BE MILLED AS NECESSARY TO MATCH EXISTING GRADE NEAR CURBLINE. LOCATION DETERMINED AT FINAL ENGINEERING.
13. THE BRICK PAVER SECTION ALONG W EASTMAN ST. SHALL MATCH THE DOWNTOWN STREETSCAPE.
14. WITH THE ADDITION OF A FUTURE PUBLIC SIDEWALK EASEMENT, A 5.0' ACCESSIBLE ROUTE ALONG THE EASTMAN STREET SIDEWALK IS PROVIDED.
15. COORDINATION WITH PLANNING AND ENGINEERING AT THE TIME OF FINAL DESIGN WILL DETERMINE VILLAGE PAVERS AT CERTAIN CROSSWALK LOCATIONS, ALONG WITH THE OPTION FOR A STRIPED LOADING ZONE (21' LONG PARKING STALL) ALONG EASTMAN STREET.

VILLAGE OF ARLINGTON HEIGHT'S SIDEWALK REQUIREMENTS

REINFORCEMENT

No welded wire fabric is allowed to be placed in any sidewalk in the Village right-of-way or any sidewalk to be maintained by the Village. Where sidewalk crosses over a utility conduit, two #4 reinforcing bars shall be placed mid-depth within sidewalk and extend to a minimum of 5 feet beyond either side of the utility crossing.

FORMS

Side forms shall be lumber with a nominal thickness of 2 inches and a depth equal to the sidewalk thickness specified or of steel with equal rigidity. 2x4 forms will not be allowed. Side forms shall be held sectionly in place by stakes or braces, withthe top edges of the forms true to grade. The forms shall be lightly coated with oil prior to placing concrete.

FORM REMOVAL AND BACKFILL

Unless otherwise approved by the Director of Engineering, all forms shall remain undisturbed for a minimum of 24 hours after the concrete has been placed, and be removed within 48 hours. Upon the removal of the forms, the Contractor shall have seven calendar days to backfill between the side of the sidewalk and the ground using top soil. The Contractor is responsible for maintaining proper barricades until soil has been placed.

EXPANSION JOINTS

Expansion joints shall consist of preformed joint filler, 1/2 inch thick. The top of the expansion joint shall be placed 1/4 inch below the surface of the sidewalk, and extend to the full depth of the walk. Expansion joints shall be spaced a minimum of 50 feet and shall also be placed between the sidewalk and all structures, such as light standards, manholes, etc., which extend through the sidewalk.

Where the sidewalk is constructed adjacent to pavement or curb having expansion joints , the expansion joints in the sidewalk shall be placed opposite the existing expansion joints as nearly as practicable. Expansion joints shall also be placed where the sidewalk abuts existing sidewalks, between concrete driveway pavement and sidewalk, and between sidewalk and curbs where the sidewalk abuts a curb.

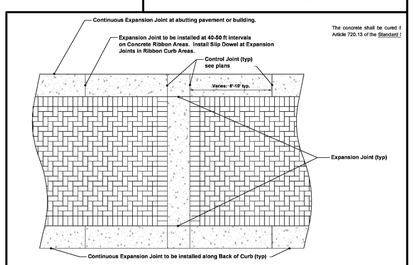
Slip Dowels are to be installed at all expansion joint locations within concrete ribbon areas.

PLACING, FINISHING, PROTECTION AND CURING

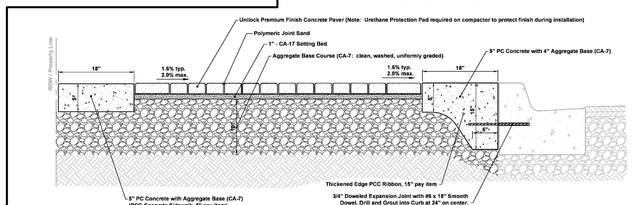
The concrete sidewalk shall be placed and finished in accordance with Article 424.06 of the Standard Specifications for Road and Bridge Construction.

All exposed concrete surfaces shall be protected against damage by rain or other natural causes. The Contractor shall be responsible for protecting the concrete against vandalism until the concrete is set and cured.

The concrete shall be cured for a minimum period of three days after placement as described in Article 720.13 of the Standard Specifications for Road and Bridge Construction. The concrete shall be cured in accordance with Article 720.13 of the Standard Specifications for Road and Bridge Construction.



PROPOSED PAVER PATTERN DETAIL
90-DEGREE HERRINGBONE



PROPOSED SIDEWALK CROSS-SECTION

VILLAGE PAVER DETAILS

DRAWN BY	DATE	REVISIONS
TLM		
TLM	08/31/23	1 PER VILLAGE REVIEW #1
	10/27/23	2 PER VILLAGE REVIEW #2

EASTMAN STREET APARTMENTS
116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL

PRELIMINARY SITE DEVELOPMENT PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 68512022
DATE 07/31/23
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 2

October 27, 2023 1:15:25 p.m. AcadVer:24.2s (LMS Tech)
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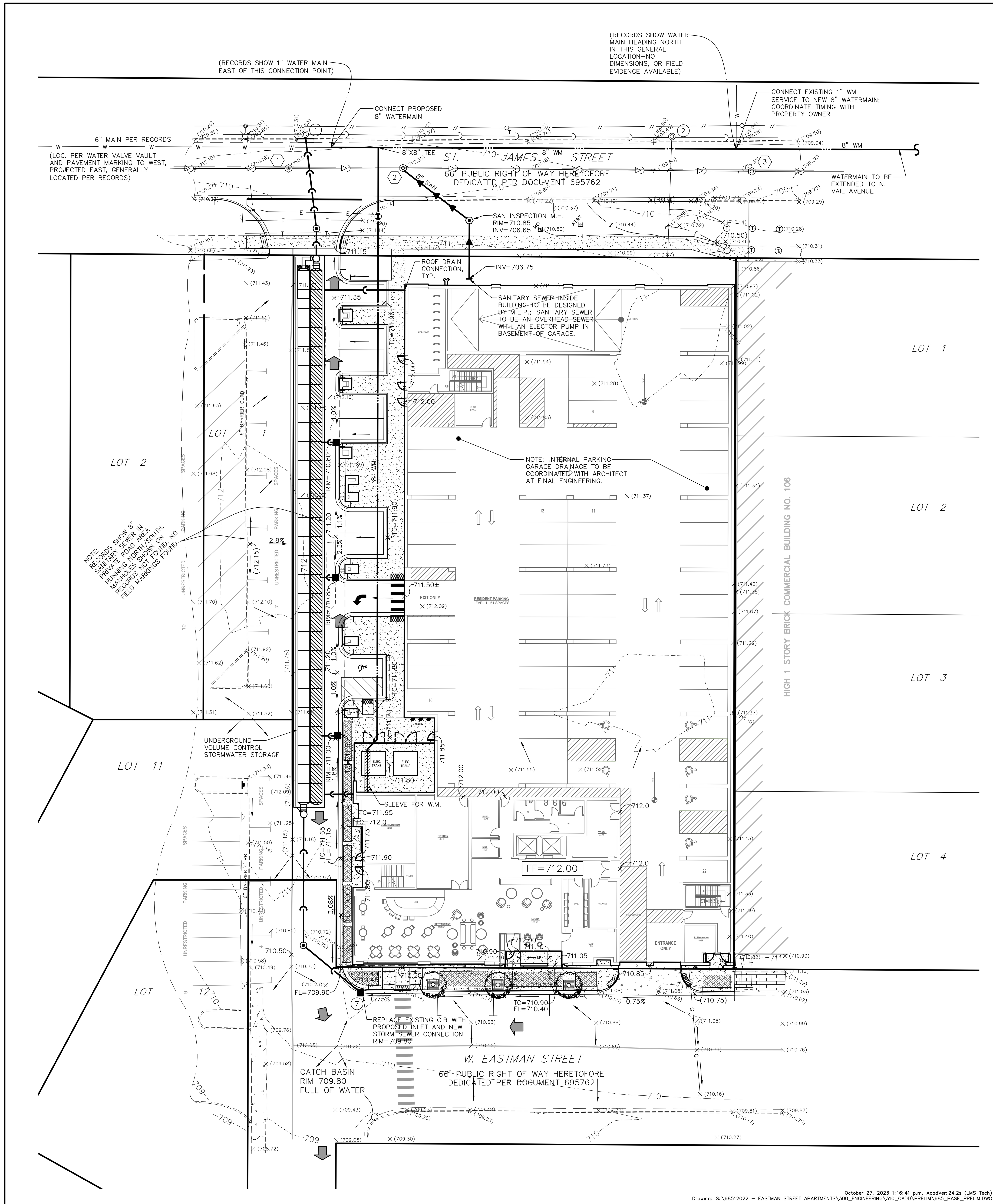

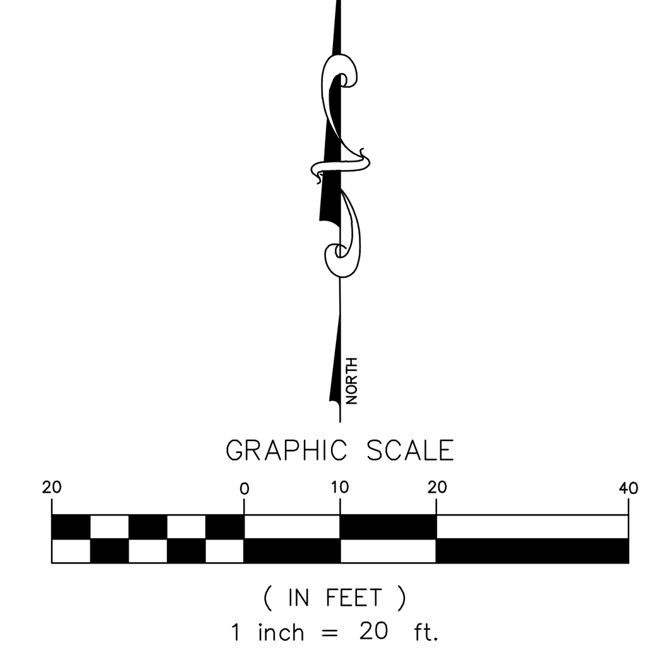

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VOLUME CONTROL STORAGE SUMMARY

VOLUME CONTROL STORAGE REQUIRED= 0.0807 AC–FT
VOLUME CONTROL STORAGE PROVIDED= 0.0837 AC–FT

STORM TECH SYSTEM= 3647 CF

VV Total STORM TECH= 0.0837 AC–FT

SEASONAL HIGH GROUND WATER LEVEL= (±) 10' DEEP ON TSC SOIL BORINGS DATED APRIL 25, 2022.

ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)

- EX = EXISTING
- PR = PROPOSED
- BC = BACK OF CURB
- FC = FACE OF CURB
- EP = EDGE OF PAVEMENT
- PL = PROPERTY LINE
- FB = FACE OF BUILDING
- EC = EDGE OF CONCRETE
- RW = RETAINING WALL
- ROW = RIGHT OF WAY
- BC/BC= BACK OF CURB TO BACK OF CURB
- SW = SIDEWALK
- R = RADIUS
- (TYP) = TYPICAL
- DW = DEMISING WALL

EXISTING UTILITY STRUCTURE SCHEDULE

SANITARY SEWER STRUCTURES

(1) SANITARY MANHOLE RIM 710.26 18" VCP W INV 700.77 18" VCP E INV 700.77	(2) SANITARY MANHOLE RIM 710.35 18" VCP W INV 700.58 18" VCP E INV 700.53 6" VCP N INV 701.15 8" VCP S INV 701.36 **PROP. INV=±706.00**
(3) SANITARY MANHOLE RIM 709.52 18" VCP W INV 700.42 18" VCP E INV 700.39 8" RCP NE INV 704.17 8" RCP SE INV 704.12	

STORM SEWER STRUCTURES

(1) STORM MANHOLE RIM 710.34 24" RCP W INV 696.39 24" RCP E INV 696.24 **PROP. INV=±706.00**	(2) STORM MANHOLE RIM 709.65 24" RCP W INV 695.52 24" RCP E INV 695.35
(3) CATCH BASIN RIM 710.64 10" RCP SE INV 706.79	(4) STORM MANHOLE RIM 710.88 10" RCP NW INV 705.73 12" RCP W INV 705.73 15" RCP N INV 699.00 15" RCP S INV 699.18
(5) STORM MANHOLE RIM 711.42 15" RCP N INV 700.03 12" PVC S INV 704.60	(6) CATCH BASIN RIM 710.50 12" PVC N INV 704.90 6" PVC S INV 706.20
(7) CATCH BASIN RIM 709.80 6" PVC N INV 707.75	

- (2) SANITARY STRUCTURE NUMBER
- (11) STORM STRUCTURE NUMBER
- [5] WATERMAIN STRUCTURE NUMBER

NOTES;

1. EXISTING WATER SERVICES SHALL BE ABANDON AT THE MAIN.
2. THE EXISTING SANITARY SERVICE FOR 116 W. EASTMAN SHALL BE ABANDON.
3. THE PAVEMENT REPAIR ON ST. JAMES STREET FOR UTILITY CONNECTIONS SHALL BE FULL DEPTH AND A MINIMUM OF 5.0' WIDE.

PRELIMINARY PLAN NOTES:

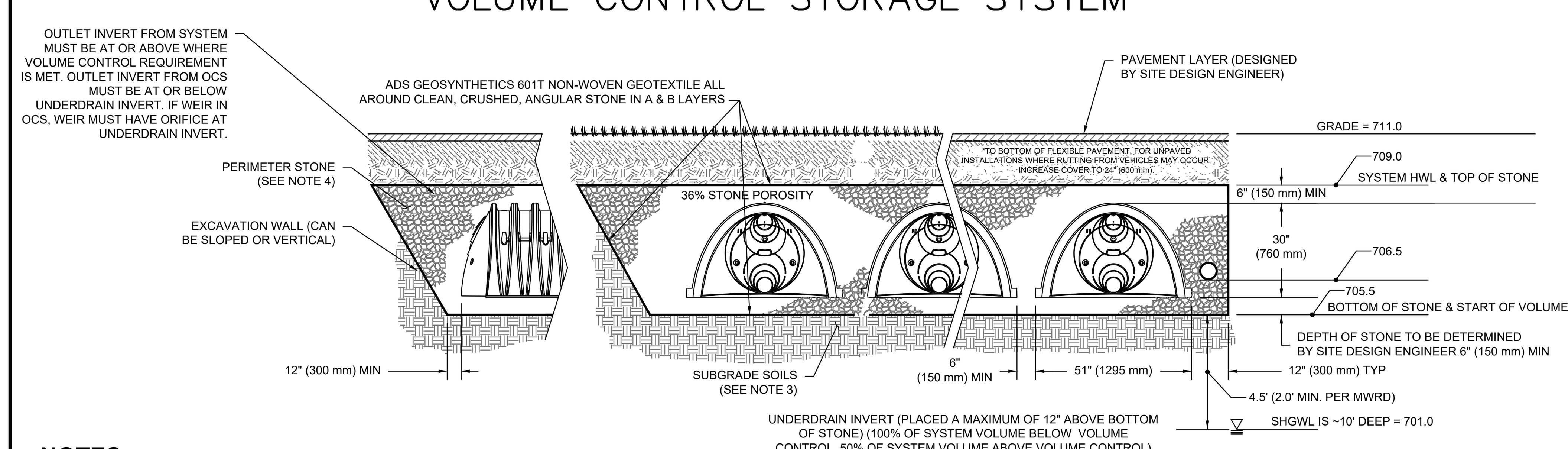
1. THESE PLANS ARE PRELIMINARY, FOR REVIEW ONLY, AND NOT FOR CONSTRUCTION. THE FINAL PLANS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING MANUALS: "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS"; "THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS"; "THE RECOMMENDED STANDARDS FOR SEWAGE WORKS"; THE VILLAGE OF ARLINGTON HEIGHTS ORDINANCES, CODES AND DETAILS; AND THE MANUALS, CODES AND ORDINANCES REFERENCED IN THE FOLLOWING NOTES.
2. THE TOPOGRAPHIC AND EXISTING UTILITY INFORMATION SHOWN HEREIN WAS PROVIDED BY GENTILE AND ASSOCIATES, INC. PLAT OF SURVEY DATED APRIL 27, 2022.
3. THE SITE PLAN SHOWN HEREIN WAS PROVIDED BY OKW ARCHITECTS. THE PLAN SHALL BE GEOMETRICALLY VERIFIED AND ADJUSTED DURING PREPARATION OF FINAL PLAT.
4. ADDITIONAL SOIL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED PER LOCAL ORDINANCE AND PER THE "ILLINOIS URBAN MANUAL" AT TIME OF FINAL ENGINEERING DESIGN.
5. SIDEWALKS SHALL BE P.C.C. AND SHALL EXTEND THROUGH DRIVEWAY APRONS. RAMPS AT INTERSECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE "ILLINOIS ACCESSIBILITY CODE".
6. PUBLIC AND PRIVATE STREETS SHALL BE P.C.C. CURB AND GUTTER WITH FLEXIBLE PAVEMENT MATERIAL.
7. PAVEMENT MARKING SHALL BE RETRO–REFLECTIVE PLIANT POLYMER FILM; PARKING STRIPING SHALL BE PAINT.
8. PRELIMINARY STORM WATER VOLUME CONTROL HAS BEEN CALCULATED IN ACCORDANCE WITH MWRD WMO.
9. SANITARY SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE TO "MWRDGC SEWER PERMIT ORDINANCE". SANITARY SEWER MAIN SHALL BE 8 INCHES IN DIAMETER AND MATERIAL SHALL BE PVC SDR 26. SANITARY SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER.
10. STORM SEWER 10" IN DIAMETER OR LESS SHALL BE PVC SDR 26 OR DIP CLASS 52. STORM SEWER 12 INCHES IN DIAMETER OR LARGER SHALL BE RCP CLASS III, ASTM C–76. STORM INLET LOCATIONS MAY BE ADJUSTED DURING FINAL ENGINEERING DESIGN.
11. WATER MAIN SHALL BE 8 INCHES IN DIAMETER DIP CLASS 52 UNLESS OTHERWISE NOTED.
12. APARTMENT BUILDINGS SHALL HAVE INDIVIDUAL WATER, SANITARY & STORM SERVICES, AND DOWNSPOUTS SHALL CONNECT TO STORM SEWER.
13. EASEMENTS SHALL BE PROVIDED FOR PUBLIC UTILITIES WHICH ARE OUTSIDE DEDICATED PUBLIC RIGHT–OF–WAYS. FINAL LOCATION SHALL BE SHOWN ON FINAL PLAT AND PLANS.
14. UTILITY SIZES AND LOCATIONS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
15. EXISTING UTILITIES AND PAVEMENTS REMAINING ON SITE SHALL BE REMOVED.
16. ALL EXISTING TREES ON SITE SHALL BE REMOVED. A LANDSCAPE PLAN WILL BE PROVIDED BY OTHERS.
17. STORM WATER DETENTION SHALL BE PROVIDED AS A FEE–IN–LIEU OF MEETING VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.

LEGEND

EXISTING / PROPOSED

SANITARY MANHOLE; STORM MANHOLE; CATCH BASIN; INLET; PRECAST FLARED END SECTION; CONCRETE HEADWALL; VALVE VAULT; VALVE BOX; FIRE HYDRANT; BUFFALO BOX; CLEANOUT; SANITARY SEWER; FORCE MAIN; STORM SEWER; WATER MAIN; CONSTRUCT WATER MAIN UNDER SEWER; GRANULAR TRENCH BACKFILL; STREET LIGHT; ELECTRICAL CABLE; 2" CONDUIT ENCASEMENT; ELECTRICAL TRANSFORMER OR PEDESTAL; POWER POLE; STREET SIGN; GAS MAIN; TELEPHONE LINE; CONTOUR (749); SPOT ELEVATION (×(750.00) / ×750.00); WETLANDS; FLOODWAY; FLOODPLAIN; HIGH WATER LEVEL (HWL); NORMAL WATER LEVEL (NWL); DIRECTION OF SURFACE FLOW; DITCH OR SWALE; OVERFLOW RELIEF ROUTING; SLOPE BANK; TREE WITH TRUNK SIZE; SOIL BORING; TOPSOIL PROBE; FENCE LINE, WIRE OR SILT; FENCE LINE, CHAIN LINK OR IRON; FENCE LINE, WOOD OR PLASTIC; CONCRETE SIDEWALK; CURB AND GUTTER; DEPRESSED CURB; REVERSE PITCH CURB & GUTTER; EASEMENT LINE

VOLUME CONTROL STORAGE SYSTEM



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DATE	REVISIONS	DRAWN BY
1 08/31/23	PER VILLAGE REVIEW #1	TLM
2 10/27/23	PER VILLAGE REVIEW #2	TLM

EASTMAN STREET APARTMENTS
116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL
PRELIMINARY ENGINEERING PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 68512022
DATE 07/31/23
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM