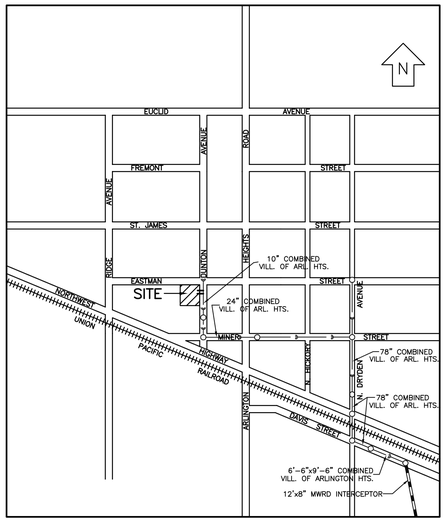
PARKVIEW APARTMENT BUILDING

212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS



MWRD LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
620.12	WALK GRADE	W=631.75
624.21	CURB GRADE	C=630.62
619.94	GUTTER GRADE	G=630.39
618.82	PAVEMENT GRADE	P=631.25
619.75	GRADE	632.51
639	CONTOUR	639
	CONCRETE CURB	
	CONC. CURB TO BE REMOVED	
	RETAINING WALL	
	SANITARY SEWER	
	COMBINED SEWER	
	STORM SEWER	
W 12"	WATERMAIN	W 2"
	METAL FENCE	
	GUARD RAIL	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK/PAVEMENT	
	ASPHALT PAVEMENT	
	FIRE LANE	
	SILT FENCE	S
	TREE	
	PROPERTY LINE	
E	UNDERGROUND ELECTRIC	
G	GAS MAIN	
T	UNDERGROUND TELEPHONE	
OH	OVERHEAD WIRES	
	OVERLAND FLOW ROUTE	
	WOOD FENCE	

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

THE ACCEPTANCE OR ELECTRONIC DATA TRANSMISSION BY USE, THEREOF, UNDERSIGNED, AND AGREES AS FOLLOWS:
1. ALL ELECTRONIC CADD FILES, THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE FITNESS OF THE CADD FILES FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THE ENGINEER SPECIFICALLY INTENDED THEM AT THE TIME AND FOR THE PROJECT FOR WHICH THEY WERE PREPARED. ANY REUSE OF THE CADD FILES FOR ANY OTHER PURPOSE OR PROJECT, OR ANY MODIFICATION OF THE CADD FILES, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH REUSE OR MODIFICATION WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH REUSE OR MODIFICATION WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.
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GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, A.T. & T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.

MWRD NOTE 2 —

8. All elevations shown are NAVD 88 datum.
9. The Village of Arlington Heights Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
10. All structures shall be clean at time of final acceptance by the Village at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "Water",storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".

MWRD NOTE 5 —

14. PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.

MWRD NOTE 6 —

16. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be IDOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.

MWRD NOTE 3 & 4 —

17. All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.

MWRD NOTE 7 —

18. A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4° and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
20. PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Arlington Heights requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
23. The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.

MWRD NOTE 8 —

25. When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    A. Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
    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 a non-shear mission coupling to hold it firmly in place.
26. All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer wherever encountering a drainage tile.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2009 edition.
31. The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Arlington Heights and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
32. All construction and traffic control within the highway right-of-way shall comply with all Illinois Department of Transportation, Cook County Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.

MWRD NOTE 1 —

36. The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
37. Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
38. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
39. All streetlighting material and construction shall comply with the "State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Northfield standards.

MWRD NOTE 11 —

40. 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 precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
41. Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
42. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

MWRD NOTE —

43. All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.

MWRD NOTE 12 —

44. Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, 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 other than those serving green infrastructure, 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.
45. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.

VILLAGE OF ARLINGTON HEIGHTS NOTES

1. EXISTING SEWER AND WATER CONNECTIONS THAT SERVE THE PROPERTY SHALL BE ABANDONED AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH ALL ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT REQUIREMENTS.
2. ANY REQUIRED ADA DETECTABLE WARNING SURFACES SHALL BE EAST JORDAN IRON WORKS 24" X 24" PANELS, OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. EXISTING BRICK PAVERS AND ADJACENT CONCRETE RIBBONS SHALL BE INSPECTED BY THE VILLAGE PUBLIC WORKS DEPARTMENT BOTH BEFORE AND AFTER CONSTRUCTION TO DEVELOP A CONDITION ASSESSMENT. ANY PORTIONS OF EXISTING BRICK PAVERS OR CONCRETE RIBBONS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED IN KIND.

SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND REQUIREMENTS.

MWRD NOTE #9:

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 CAN NOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

OPERATES 24 HOURS 365 DAYS

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO. SW 1/4 29-42-11

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

INDEX OF DRAWINGS

BENCHMARKS:

B.M. NO.1 = 704.05 (NAVD 88)=VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 47 = 3" DIA. BRASS DISC IN TRAFFIC SIGNAL POLE BASE LOCATED AT THE NORTHWEST CORNER OF ARLINGTON HEIGHTS ROAD AND EUCLID AVENUE.

B.M. NO.2 = 714.40 (NAVD 88)=NORTH BONNET BOLT OF THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF DUNTON AVENUE AND EASTMAN STREET.

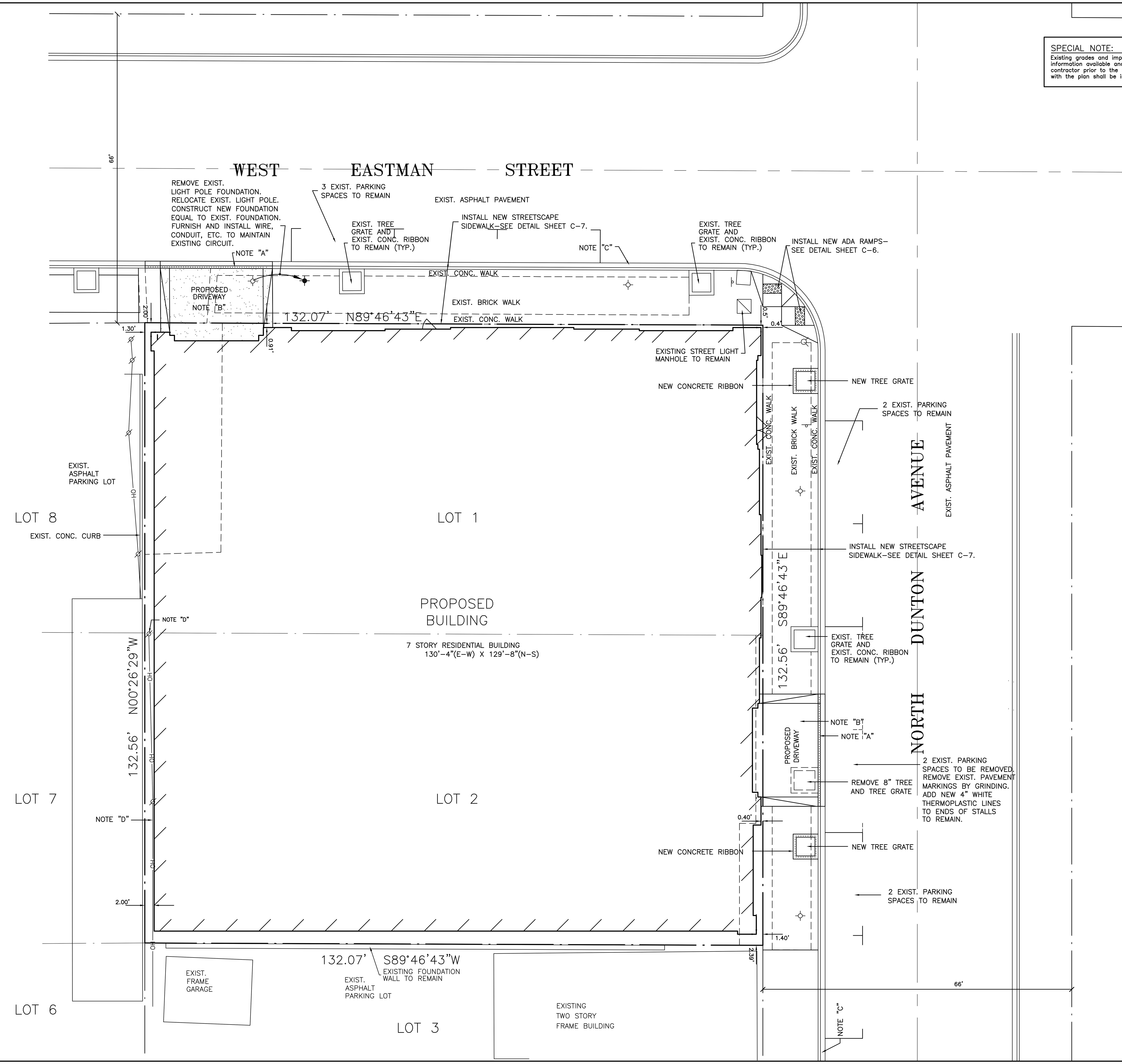
NOTE:

SEE PLAT OF SURVEY BY MICHAEL J. EMMERT SURVEYS, INC. DATED MAY 1, 2014 FOR DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2015
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
JANUARY 14 2015


WEST EASTMAN STREET
NORTH DUNTON AVENUE
REMOVE EXIST. LIGHT POLE FOUNDATION. RELOCATE EXIST. LIGHT POLE. CONSTRUCT NEW FOUNDATION EQUAL TO EXIST. FOUNDATION. FURNISH AND INSTALL WIRE, CONDUIT, ETC. TO MAINTAIN EXISTING CIRCUIT.
3 EXIST. PARKING SPACES TO REMAIN
EXIST. ASPHALT PAVEMENT
EXIST. TREE GRATE AND EXIST. CONC. RIBBON TO REMAIN (TYP.)
INSTALL NEW STREETSCAPE SIDEWALK–SEE DETAIL SHEET C-7.
NOTE "C"
INSTALL NEW ADA RAMPS–SEE DETAIL SHEET C-6.
NOTE "A"
PROPOSED DRIVEWAY
NOTE "B"
EXIST. CONC. WALK
EXIST. BRICK WALK
132.07' N89°46'43"E
EXISTING STREET LIGHT MANHOLE TO REMAIN
NEW CONCRETE RIBBON
NEW TREE GRATE
2 EXIST. PARKING SPACES TO REMAIN
EXIST. ASPHALT PARKING LOT
LOT 8
EXIST. CONC. CURB
LOT 1
INSTALL NEW STREETSCAPE SIDEWALK–SEE DETAIL SHEET C-7.
PROPOSED BUILDING
7 STORY RESIDENTIAL BUILDING 130'-4"(E-W) X 129'-8"(N-S)
NOTE "D"
132.56' N00°26'29"W
132.56' S89°46'43"E
EXIST. TREE GRATE AND EXIST. CONC. RIBBON TO REMAIN (TYP.)
NOTE "B"
NOTE "A"
2 EXIST. PARKING SPACES TO BE REMOVED. REMOVE EXIST. PAVEMENT MARKINGS BY GRINDING. ADD NEW 4" WHITE THERMOPLASTIC LINES TO ENDS OF STALLS TO REMAIN.
REMOVE 8" TREE AND TREE GRATE
LOT 7
LOT 2
NEW CONCRETE RIBBON
NEW TREE GRATE
2 EXIST. PARKING SPACES TO REMAIN
LOT 6
EXIST. FRAME GARAGE
132.07' S89°46'43"W
EXISTING FOUNDATION WALL TO REMAIN
EXIST. ASPHALT PARKING LOT
LOT 3
EXISTING TWO STORY FRAME BUILDING
66'
SCALE: 1"=10'

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES 24 HOURS 365 DAYS — CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY–TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO. SW1/4 29-42-11
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

NOTE "A":
SAW CUT AND REMOVE EXISTING BARRIER CONCRETE CURB AND GUTTER. REPLACE WITH NEW B6.12 DEPRESSED CONCRETE CURB AND GUTTER ACROSS NEW DRIVEWAY. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE.

NOTE "B":
EXISTING DRIVEWAY AND SIDEWALK TO BE REMOVED AS REQUIRED TO INSTALL NEW DRIVEWAY. NEW CONCRETE PAVEMENT FOR DRIVEWAY SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"–W4xW4 W.W.F. ON 6" CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "C":
EXISTING CONCRETE CURB AND GUTTER TO REMAIN.

NOTE "D":
EXISTING UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED BY UTILITY COMPANY.

NOTE:
ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING GARAGE DETAILS, SIGNAGE AND LANDSCAPING.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-15

SITE PLAN
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

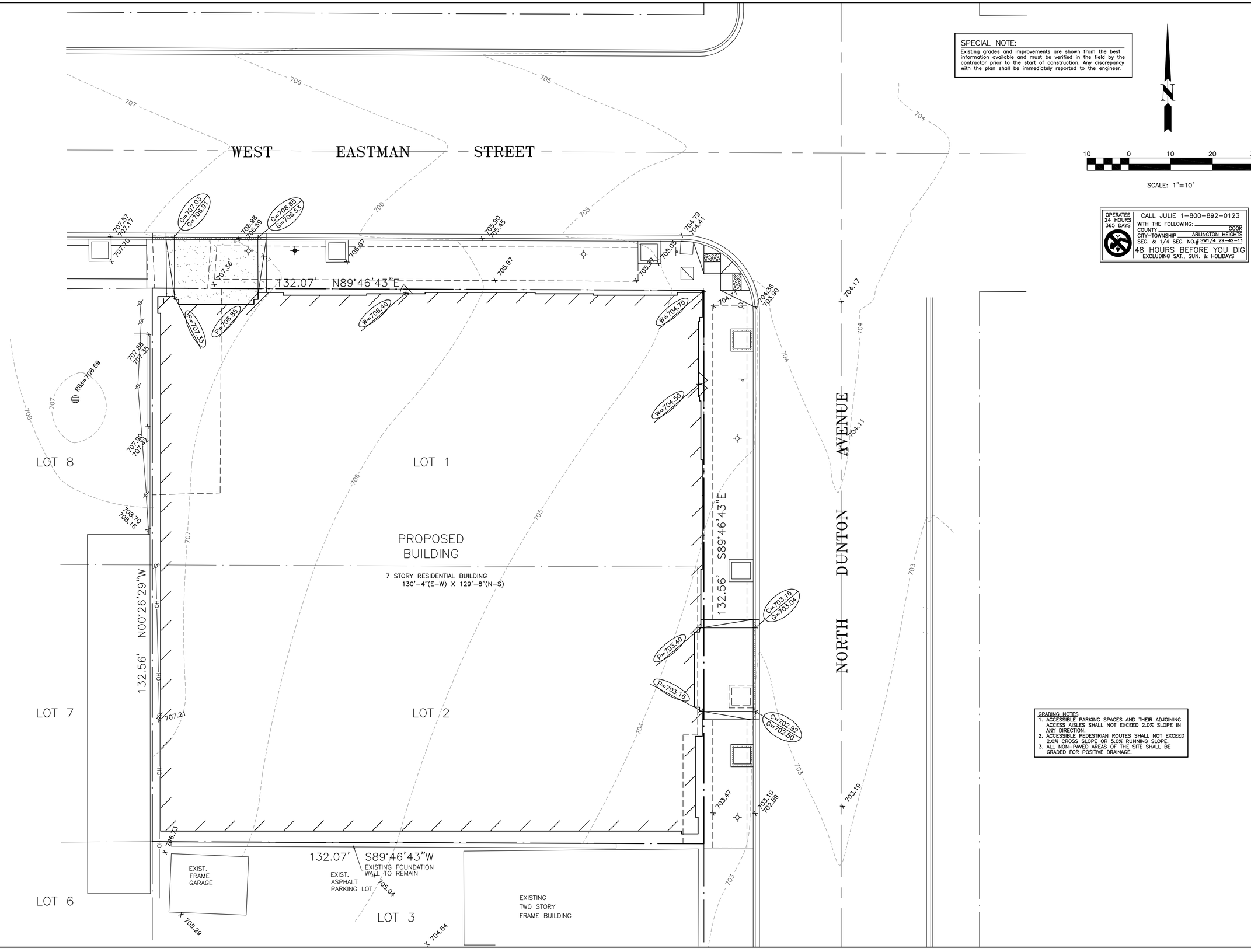
REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-14-15
SCALE: 1"=10'

DRAWING NO.
C-2

JOB NO.
14-13



SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES
24 HOURS
365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO.# SW1/4 29-42-11
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

GRADING NOTES
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE.
3. ALL NON-PAVED AREAS OF THE SITE SHALL BE GRADED FOR POSITIVE DRAINAGE.

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS:
PORTIONS OR ALL OF THE CIVIL ENGINEERING DRAWINGS FOR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE SUITABILITY OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE. DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THE HARD-COPY DRAWINGS TRANSMITTED TO THE CLIENT SHALL GOVERN OVER THE LOCATION OF THE IMPROVEMENTS AS LOCATED IN THE CADD FILES. THE CADD FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 1 INCH EQUALS 20 FEET PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES DELIVERED AND THE PRINTED HARD-COPY CONSTRUCTION DOCUMENTS. THE RECEIVER SHALL COMPARE THE DATA WITH AVAILABLE HARD COPIES. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA TRANSMISSION VIA EITHER DISK OR E-MAIL, TRANSLATION, INCOMPATIBILITY WITH RECEIVING SYSTEMS, HARDWARE OR SOFTWARE OR WITH REGARDS TO ANY Y2K RELATED PROBLEMS. INFORMATION IN THIS ELECTRONIC DATA FILE IS NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD FILE VIA EITHER E-MAIL OR DISK AGREES TO DEFEND, INDEMNIFY, AND HOLD NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS WITH RESPECT TO ANY DEFECT ERROR OR OMISSION IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE RETAINS ALL OWNERSHIP, COPYRIGHT AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-15

GRADING AND DRAINAGE PLAN
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

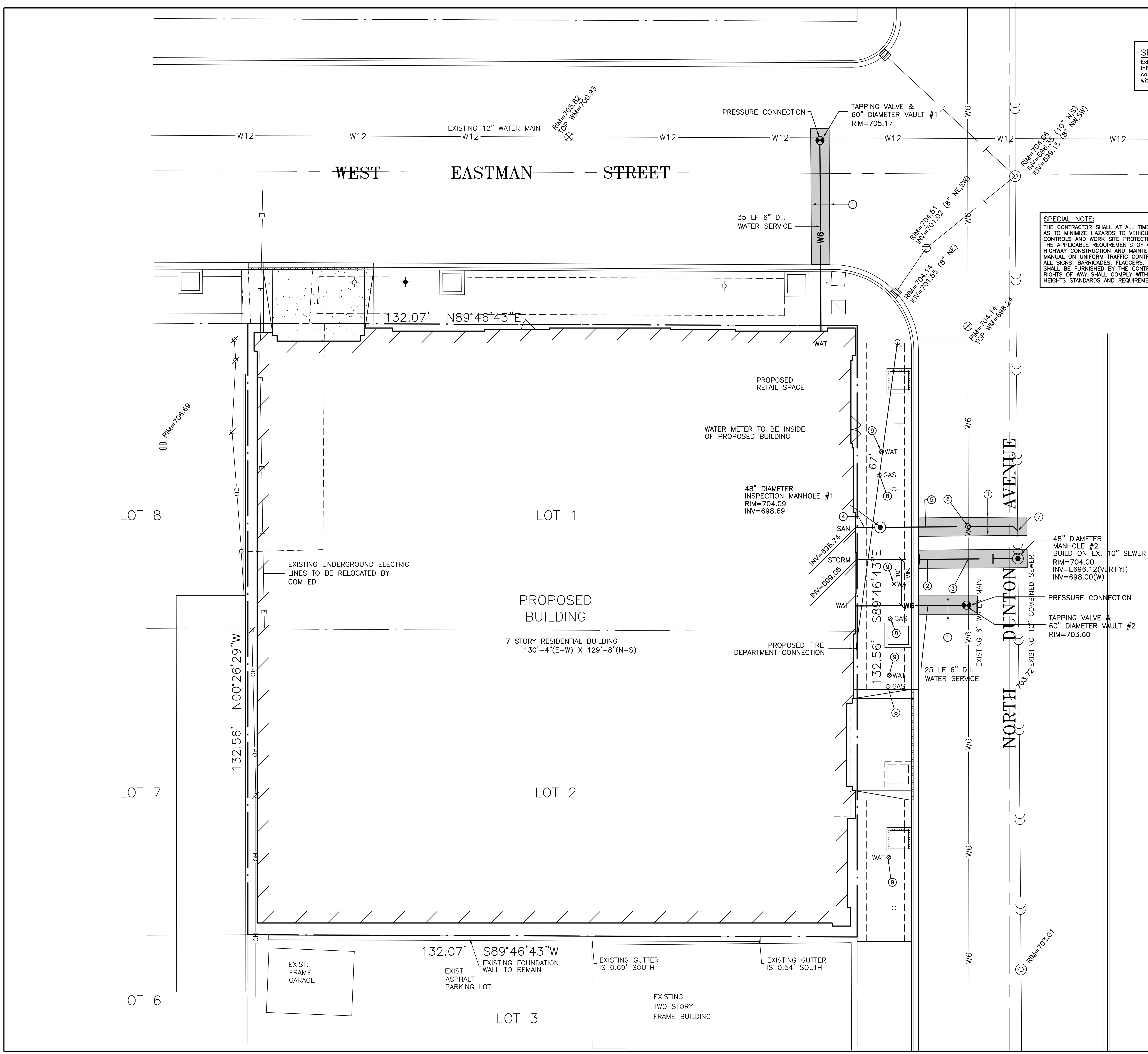
REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-14-15
SCALE: 1"=10'

DRAWING NO.
C-3

JOB NO.
14-13



SPECIAL NOTE:

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND REQUIREMENTS.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO.# SW1/4 29-42-11
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

UTILITY NOTES

1. SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT IN KIND AS REQUIRED TO INSTALL NEW UTILITY LINE. SEE WATER MAIN TRENCH DETAIL SHEET C-6 FOR PAVEMENT RESTORATION DETAILS.
2. 35 LF 8" D.I. STORM SEWER S=3.00%
3. TOP 6" WM=E697.7(VERIFY!). INV 8" ST=698.33.
4. 5 LF 6" D.I. SANITARY SEWER S=1.00%
5. 30 LF 6" D.I. SANITARY SEWER S=1.00%
6. TOP 6" WM=E697.8(VERIFY!). INV 8" SAN=698.50.
7. PROPOSED SERVICE RISER. 10" INV=E696.14(VERIFY!). 6" INV AT TOP OF RISER=698.39.
8. EXISTING GAS VALVE TO BE REMOVED BY NICOR.
9. CONTRACTOR SHALL VERIFY THAT EXISTING WATER SERVICE HAS BEEN ABANDONED IN ACCORDANCE WITH VILLAGE REQUIREMENTS. CONTRACTOR SHALL THEN REMOVE EXISTING WATER SERVICE BOX.

VILLAGE OF ARLINGTON HEIGHTS NOTES

1. EXISTING SEWER AND WATER CONNECTIONS THAT SERVE THE PROPERTY SHALL BE ABANDONED AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH ALL ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT REQUIREMENTS.

NOTE:

Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

SPECIAL NOTE

The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

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UTILITY PLAN
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: KRL
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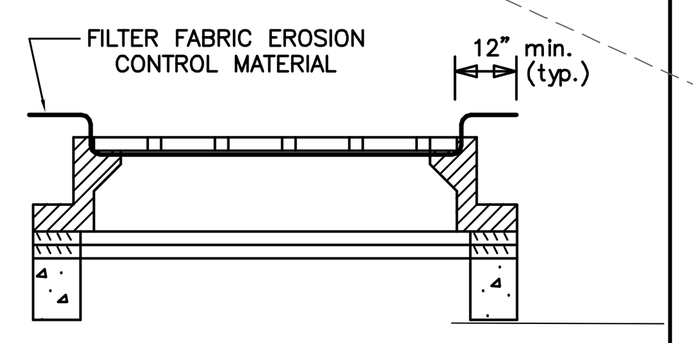
DATE: 1-14-15
SCALE: 1"=10'

DRAWING NO. C-4

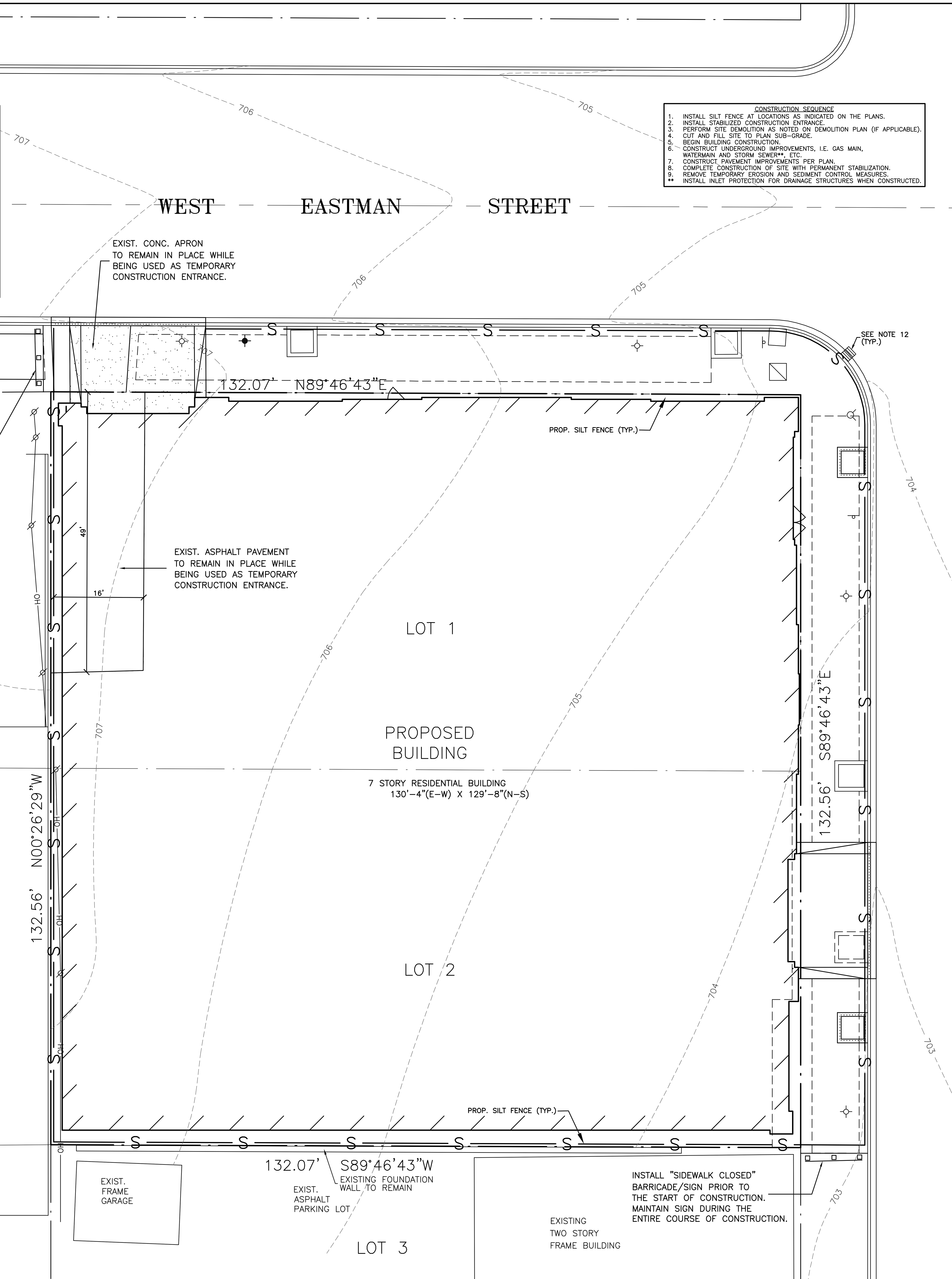
JOB NO. 14-13



DETAIL SHOWING PLACEMENT OF FILTER FABRIC EROSION CONTROL UNDER CATCHBASIN AND INLET RIMS DURING CONSTRUCTION

N.T.S.

SEE NOTE 12 IN SOIL EROSION CONTROL PLAN ON THIS SHEET



CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF APPLICABLE).
4. CUT AND FILL SITE TO PLAN SUB-GRADE.
5. BEGIN BUILDING CONSTRUCTION.
6. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. GAS MAIN, WATERMAIN AND STORM SEWER**, ETC.
7. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
8. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.

SPECIAL NOTE:

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

N

10 0 10 20 30

SCALE: 1"=10'

TYPICAL SOIL PROTECTION CHART

Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A------------ XXX XXX X--------									
Dormant Seeding	B----------											
Temporary Seeding			C------------ XXX XXX X--------									
Sodding			E-XXX----------------------------									
Mulching	F--											

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
C= Spring Oats @ 100lbs/ac.
D= Wheat or Cereal Rye @150 lbs/ac.
E= Sod
F= Straw Erosion Control Blanket
XXX= Irrigation needed

Irrigation should be provided as necessary to throughly establish growth.

OPERATES 24 HOURS 365 DAYS

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INSPECTIONS AND MAINTENANCE

ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.

2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.

3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.

4. SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.

5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER.

6. ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Arlington Heights and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

1. Soil Erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
2. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets.
3. Adjacent streets will be manually or mechanically swept periodically as may be required, minimum at end of each working day or as directed by Village Inspector. Village streets are to be kept free from mud and debris.
4. Each catch basin will be installed with a sump as indicated on the drawings. The rims will be set at final grade. A temporary 1 foot deep sump shall be excavated in a 10 foot diameter area around the structure to act as a silt trap. Both sumps will be inspected after each rain and cleaned as required.
5. Soil stockpile areas shall be designated and surrounded by a geotextile fabric silt fence to intercept sediment-laden runoff from the stockpile. The fence shall be continuously maintained and sediment shall be removed to restore planned capacity as required.
6. If the stockpiles will not be used for construction activity for a period of more than 14 days, thay shall be protected with temporary vegetative cover.
7. No material from construction site shall be discharged to the storm sewer.
8. The contractor shall take whatever other steps are deemed necessary by the Village Inspector to prevent erosion from taking place during the course of the construction project.
9. The contractor shall comply with all requirements of this plan and shall include the cost of such compliance in the total price bid for his contract.
10. All temporary and permanent erosion control measures must be maintained and repaired as needed. Erosion control features shall be inspected every 7 days or after 1/2" of rainfall. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
11. All work shall conform to NRCS Standards as described in the latest edition of the Illinois Urban Manual.
12. Install filter fabric erosion control material under the rim of the existing storm structures to prevent eroded material from entering the storm sewer system during the construction project. Filter fabric shall be Typar, or equal, shall extend a minimum of 12" beyond the rims in all directions, and shall be checked after each rain and replaced if covered with dirt or torn. The contractor shall use extreme care not to allow eroded material to enter the storm structure when removing or changing the filter fabric.
13. Watering shall be used as required to control dust on the project. A water truck shall be kept on the site at all times during mass earthwork construction, if required by the Village.
14. The name, address and telephone number of the individual in responsible charge of erosion control measures during the construction project shall be given to the Village Public Works Department prior to the start of construction.
15. Disturbed areas shall be protected with seeding according to the "Typical Soil Protection Chart" on this sheet.
16. All erosion control measures and inspections shall be documented on site in the site superintendent's log book.
17. A copy of the approved Storm Water Pollution Prevention Plan shall be maintained on the site at all times.
18. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed of.
19. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the State.
20. All Contractors and Subcontractors involved with storm water pollution prevention shall obtain a copy of the storm water pollution prevention plan and the State of Illinois National Pollution Discharge Elimination General Permit (NPDES Permit) and become familiar with their contents.
21. The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost to the owner throughtout all phases of construction.
22. Best management practices (BMP'S) and controls shall conform to federal, state, or local requirements or manual of practice. As applicable Contractor shall implement additional controls as directed by permitting agency or owner.
23. All temporary erosion and sediment control items are to be removed within thirty (30) days of the site's final stabilization by the contractor.
24. All construction activities within the boundaries of the project as well as all construction activities involved in making any connections to utilities outside the boundaries of the project shall comply with the requirements of this plan. This Storm Water Pollution Prevention Plan shall cover all such activities.
25. Refer to the Landscape Plan for locations and specifications of sodding, seeding and other permanent ground cover.

Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

Contractor

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.

675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410

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STORM WATER POLLUTION PREVENTION PLAN

PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

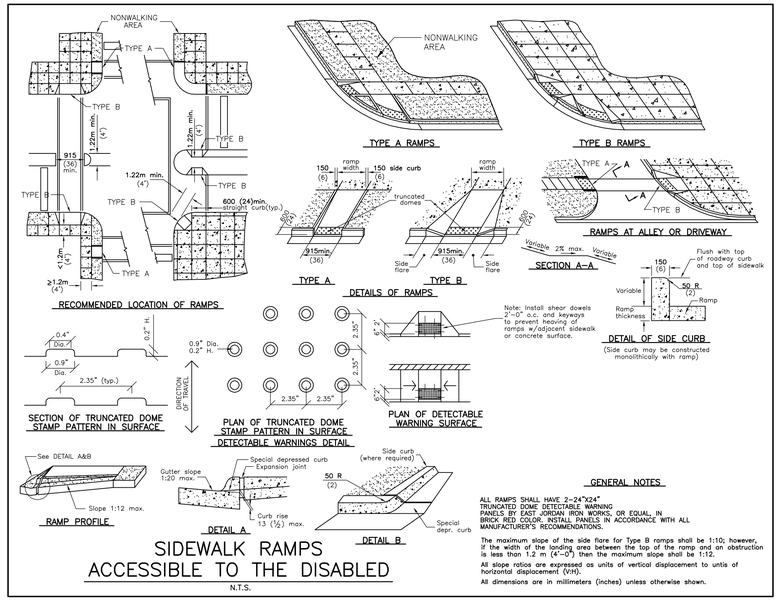
REVISIONS

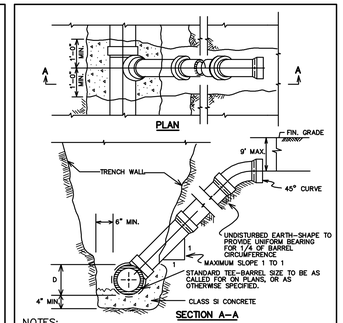
NO.	DATE	DESCRIPTION

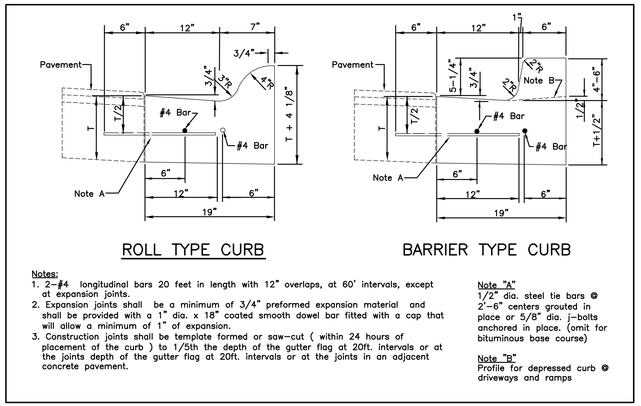
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-14-15
SCALE: 1"=10'

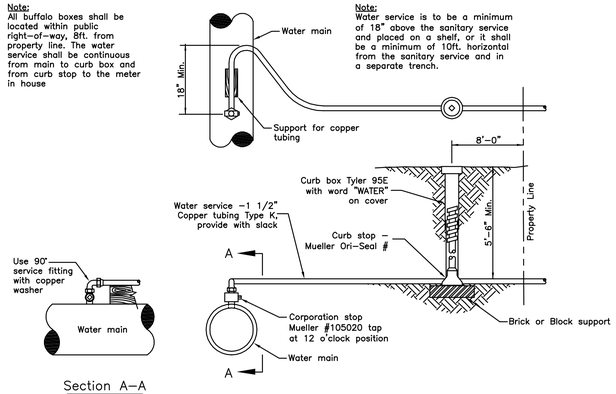
DRAWING NO. C-5

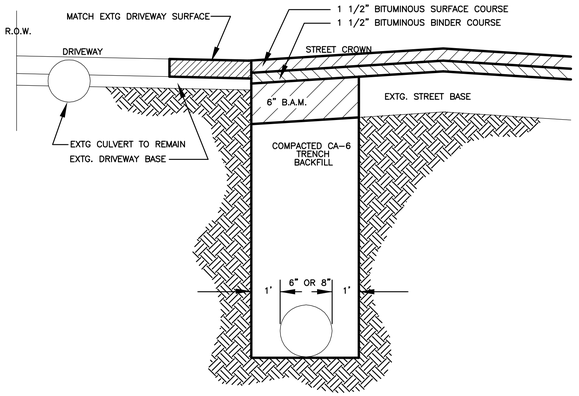
JOB NO. 14-13

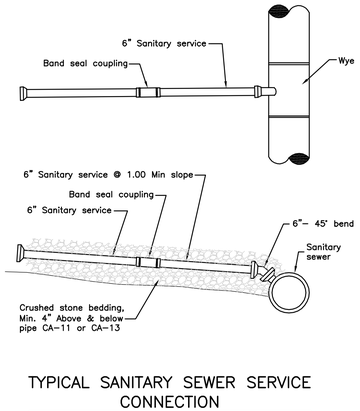


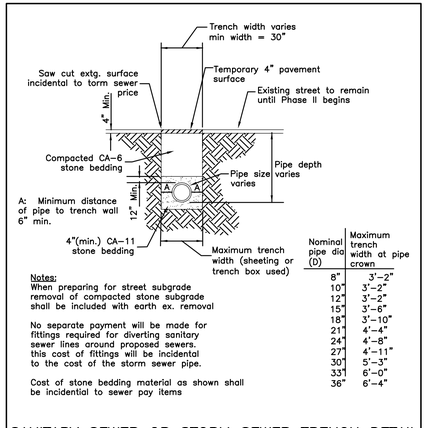


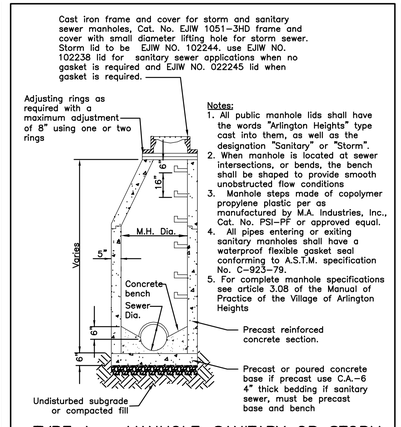


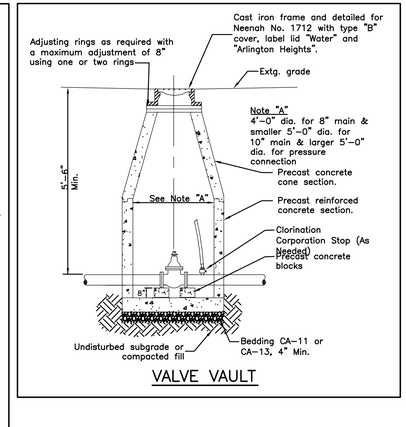


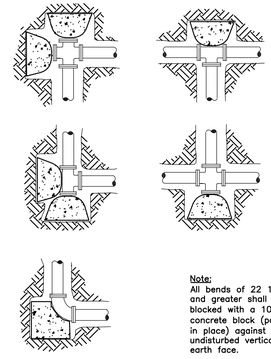


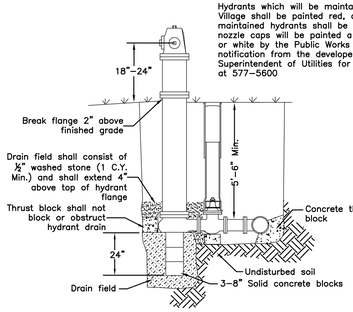


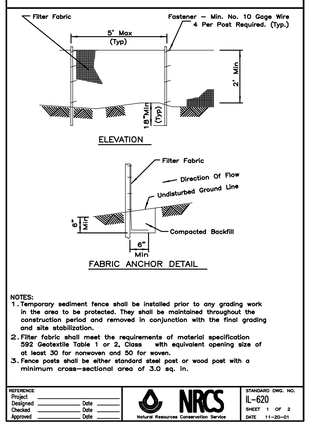


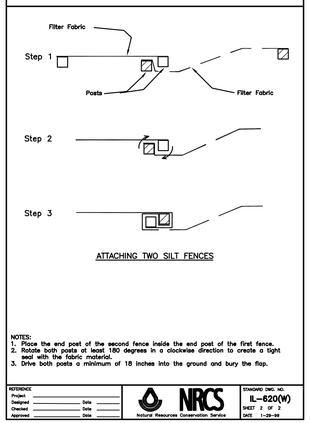












THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS:
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SIDEWALK RAMPS ACCESSIBLE TO THE DISABLED

N.T.S.

GENERAL NOTES

ALL RAMPS SHALL HAVE 2-24"X24" TRUNCATED DOME DETECTABLE WARNING PANELS BY EAST JORDAN IRON WORKS, OR EQUAL, IN BRICK RED COLOR. INSTALL PANELS IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS.

The maximum slope of the side flare for Type B ramps shall be 1:10; however, if the width of the landing area between the top of the ramp and an obstruction is less than 1.2 m (4'-0") then the maximum slope shall be 1:12.

All slope ratios are expressed as units of vertical displacement to untis of horizontal displacement (V:H).

All dimensions are in millimeters (inches) unless otherwise shown.

NOTES:

1.) THE OPEN ENDS OF LATERAL SHALL BE PROTECTED WITH EITHER POLYESTER OR VITRIFIED CLAY COVER.
2.) MAXIMUM SLOPE SHALL BE LESS THAN 1 TO 1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
3.) STAKES SHALL BE USED IF NECESSARY TO HOLD LATERAL IN PLACE.
4.) COST OF CONCRETE ENCASEMENT TO BE INCLUDED IN UNIT PRICE BID FOR LATERAL SEWER PIPE.
5.) Stone bedding 1/4" to 1" in size, with a minimum depth of 6" below the pipe and 12" above the pipe shall be provided for all sanitary sewer construction (IDOT gradation CA-11 or CA-13).

RISER FOR SERVICE LATERAL

N.T.S.

ROLL TYPE CURB

BARRIER TYPE CURB

Notes:

1. 2-#4 longitudinal bars 20 feet in length with 12" overlaps, at 60' intervals, except at expansion joints.
2. Expansion joints shall be a minimum of 3/4" preformed expansion material and shall be provided with a 1" dia. x 18" coated smooth dowel bar fitted with a cap that will allow a minimum of 1" of expansion.
3. Construction joints shall be template formed or saw-cut (within 24 hours of placement of the curb) to 1/5th the depth of the gutter flag at 20ft. intervals or at the joints depth of the gutter flag at 20ft. intervals or at the joints in an adjacent concrete pavement.

Note "A"
1/2" dia. steel tie bars @ 2'-6" centers grouted in place or 5/8" dia. j-bolts anchored in place. (omit for bituminous base course)

Note "B"
Profile for depressed curb @ driveways and ramps

Note:
All buffalo boxes shall be located within public right-of-way, 8ft. from property line. The water service shall be continuous from main to curb box and from curb stop to the meter in house

Note:
Water service is to be a minimum of 18" above the sanitary service and placed on a shelf, or it shall be a minimum of 10ft. horizontal from the sanitary service and in a separate trench.

TYPICAL 1 1/2" DOMESTIC WATER SERVICE

TYPICAL SANITARY SEWER SERVICE CONNECTION

Nominal pipe dia (D)	Maximum trench width at pipe crown
8"	3'-2"
10"	3'-2"
12"	3'-2"
15"	3'-6"
18"	3'-10"
21"	4'-4"
24"	4'-8"
27"	4'-11"
30"	5'-3"
33"	6'-0"
36"	6'-4"

Notes:
When preparing for street subgrade removal of compacted stone subgrade shall be included with earth ex. removal

No separate payment will be made for fittings required for diverting sanitary sewer lines around proposed sewers. this cost of fittings will be incidental to the cost of the storm sewer pipe.

Cost of stone bedding material as shown shall be incidential to sewer pay items

SANITARY SEWER OR STORM SEWER TRENCH DETAIL

Cast iron frame and cover for storm and sanitary sewer manholes, Cat. No. EJIW 1051-3HD frame and cover with small diameter lifting hole for storm sewer. Storm lid to be EJIW NO. 102244. use EJIW NO. 102238 lid for sanitary sewer applications when no gasket is required and EJIW NO. 022245 lid when gasket is required.

Notes:

1. All public manhole lids shall have the words "Arlington Heights" type cast into them, as well as the designation "Sanitary" or "Storm".
2. When manhole is located at sewer intersections, or bends, the bench shall be shaped to provide smooth unobstructed flow conditions
3. Manhole steps made of copolymer propylene plastic per as manufactured by M.A. Industries, Inc., Cat. No. PSI-PF or approved equal.
4. All pipes entering or exiting sanitary manholes shall have a waterproof flexible gasket seal conforming to A.S.T.M. specification No. C-923-79.
5. For complete manhole specifications see article 3.08 of the Manual of Practice of the Village of Arlington Heights

TYPE A - MANHOLE-SANITARY OR STORM

Note "A"
4'-0" dia. for 8" main & smaller 5'-0" dia. for 10" main & larger 5'-0" dia. for pressure connection

VALVE VAULT

WATER MAIN TRENCH DETAIL
PAVEMENT SECTION (NOT INCLUDING A.H. ROAD)

Note:
All bends of 22 1/2° and greater shall be blocked with a 10" thick concrete block (poured in place) against an undisturbed vertical earth face.

THRUST BLOCK INSTALLATIONS

Fire hydrants shall meet AWWA C-502 and be Traverse City Iron Works, East Jordan 5 br, or approved equal with one 5 1/4" valve opening, two 2 1/2" hose nozzles and one 5" pumper nozzle. Threads shall conform with national standard specifications. Each hydrant shall be equipped with an auxiliary resilient seal gate valve complete with roadway box, Tyler 6850 series, item 658-S. Fire hydrants must have thier discharge at least 18" but not more than 24" from the surface of the adjacent ground. hydrants shall be installed no closer than 3 feet and no more than 8 feet from the back of curb or edge of pavement to the 5" steamer nut. No barriers, trees, bushes, walls or other obstacles which may hide or impede the use of a fire hydrant shall be installed, maintained, constructed, or enlarged, within 48" of a fire hydrant.

Hydrants which will be maintained by the Village shall be painted red, and privately maintained hydrants shall be painted yellow. all nozzle caps will be painted a reflective gray or white by the Public Works Dept. after notification from the developer. Contact the Superintendent of Utilities for additional details at 577-5600

FIRE HYDRANT

SILT FENCE PLAN

NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project ______
Designed ______ Date ______
Checked ______ Date ______
Approved ______ Date ______

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-620
SHEET 1 OF 2
DATE 11-20-01

SILT FENCE

ATTACHING TWO SILT FENCES

NOTES:

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE
Project ______
Designed ______ Date ______
Checked ______ Date ______
Approved ______ Date ______

NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL-620(W)
SHEET 2 OF 2
DATE 1-29-99

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-15

DETAILS
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

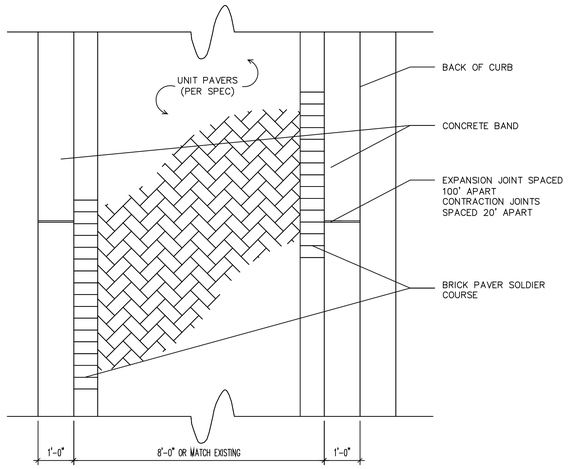
REVISIONS

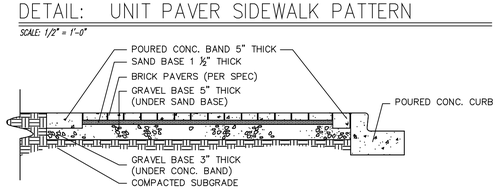
NO.	DATE	DESCRIPTION

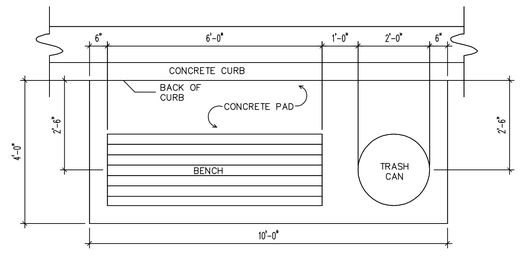
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-14-15
SCALE: N.T.S.

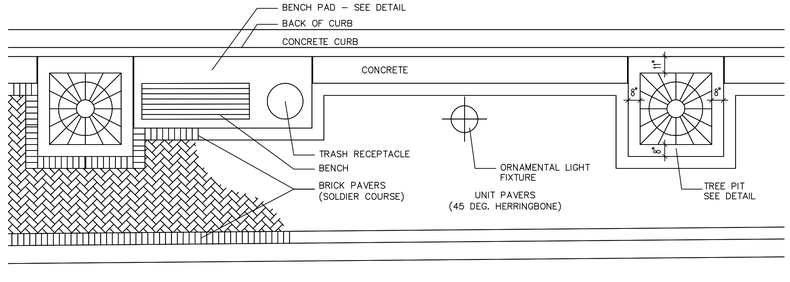
DRAWING NO.
C-6

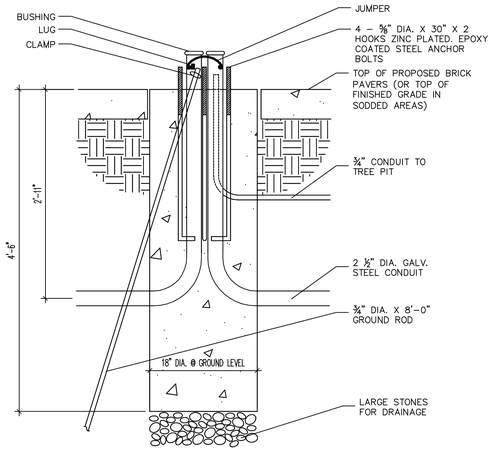
JOB NO.
14-13

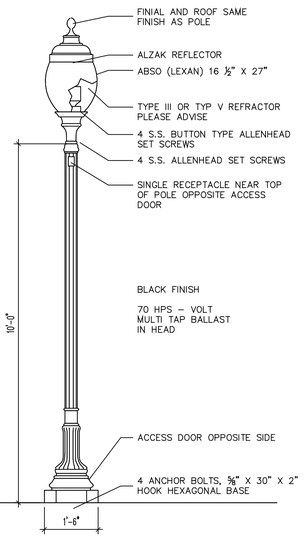


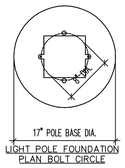


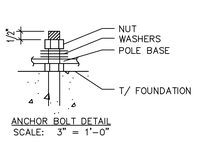


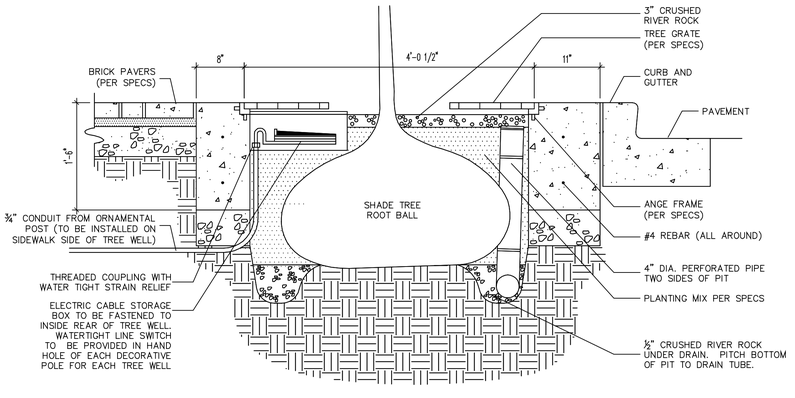












DETAIL: UNIT PAVER SIDEWALK PATTERN

SCALE: 1/2" = 1'-0"

DETAIL: BRICK PAVER SIDEWALK SECTION

SCALE: 1/2" = 1'-0"

DETAIL: BENCH PAD

SCALE: 1/2" = 1'-0"

DETAIL: BRICK PAVER SIDEWALK PLAN

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

DETAIL: ORNAMENTAL LIGHT FIXTURE FOUNDATION

SCALE: 1" = 1'-0"

DETAIL: STERNBERG ORNAMENTAL LIGHT FIXTURE

SCALE: 1/2" = 1'-0"

DETAIL: TREE PIT SECTION

SCALE: 1" = 1'-0"

DECORATIVE ELEMENTS

1. CATALOGUE CUTS AND DRAWING

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL CATALOG CUTS OR SHOP DRAWINGS OF THE FOLLOWING MATERIALS TO BE USED ON THE PROJECT: LIGHTING EQUIPMENT AND BRICK PAVERS, PRIOR TO CONSTRUCTION.

2. CONCRETE INTERLOCKING PAVING STONE SIDEWALK

THIS WORK SHALL INCLUDE FURNISHING AND INSTALLING AN AGGREGATE BASE COURSE, A SAND LEVELING BED, AND CONCRETE INTERLOCKING PAVING STONES IN ACCORDANCE WITH THE DETAILS ON THE PLANS. THE AGGREGATE BASE COURSE SHALL BE TYPE 'B' AS SPECIFIED IN SECTION 301 OF THE STANDARD SPECIFICATIONS AND SHALL BE COMPACTED TO A THICKNESS OF 5 INCHES. THE SAND FOR THE LEVELING BED SHALL MEET THE REQUIREMENTS OF SECTION 703 OF THE STANDARD SPECIFICATIONS FOR FA–1 OR FA–2 AND SHALL BE CONSTRUCTED TO A COMPACTED THICKNESS OF NOT LESS THAN 1 INCH NOR MORE THAN 2 INCHES.

THE PAVING STONES SHALL BE MANUFACTURED WITH TYPE I PORTLAND CEMENT MEETING ASTM 150 AND AGGREGATES CONFORMING TO ASTM 233 SUCH AS TO PRODUCE A COMPRESSIVE STRENGTH OF 8500 PSI AT 28 DAYS AND A WATER ABSORPTION RATE OF LESS THAN 13 1/2 PERCENT. THE INTERLOCKING CONCRETE PAVERS SHALL BE PAVELOCK HOLLAND STONE WITH BUILT–IN SPACERS, OR APPROVED EQUAL AND THE COLOR SHALL BE ARLINGTON RED. THE SIZE OF THE INTERLOCKING PAVERS SHALL BE 8 3/8" X 4 1/8" X 2 3/8".

PRIOR TO INSTALLATION, SAMPLES AND MANUFACTURER'S SPECIFICATIONS OF UNIT PAVERS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER.

ADJUSTMENT OF INDIVIDUAL SERVICE SHUT OFF VALVE BOXES SUCH AS GAS, WATER, ETC., THAT OCCUR IN BRICK PAVER AREA SHALL BE CONSIDERED INCIDENTAL TO THE ITEM CONCRETE PAVING STONE SIDEWALK.

PRIOR TO INSTALLATION OF THE AGGREGATE BASE COURSE THE SUB–GRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 212 OF THE STANDARD SPECIFICATIONS. AFTER INSTALLATION OF THE AGGREGATE BASE COURSE, THE SAND LEVELING BED SHALL BE PLACED, VIBRATED, AND SCREEDED TO THE DESIRED ELEVATION. THE CONCRETE PAVING STONE SHALL THEN BE AS CLOSE TOGETHER AS POSSIBLE WITH A 45 DEGREE HERRINGBONE PATTERN, AND LEVELED AND COMPACTED WITH A MECHANICAL VIBRATOR UNTIL THE PAVERS ARE UNIFORMLY LEVEL, TRUE TO GRADE, AND TREE OF ANY MOVEMENT. ALL OUTSIDE EDGES SHALL BE FORMED BY USE OF EDGING STONE WHERE POSSIBLE OR BY CUTTING WITH A MASONRY SAW. ALL PAVER JOINTS SHALL THEN BE FILLED WITH SAND BY THOROUGH SWEEPING.

THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER "SQUARE FOOT" FOR CONCRETE INTERLOCKING PAVING STONE SIDEWALK WHICH PRICE SHALL INCLUDE ALL SUB–GRADE PREPARATION, AGGREGATE BASE COURSE, SAND COURSE, CONCRETE PAVERS, ALL LABOR, AND EQUIPMENT NECESSARY TO INSTALL THE ITEM CONCRETE PAVING STONE SIDEWALK AS SPECIFIED HEREIN, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, AND AS APPROVED BY THE ENGINEER IN PLACE.

3. TREE WELL WITH FRAME AND GRATE

THIS ITEM OF WORK SHALL INCLUDE CONSTRUCTION OF A CONCRETE CURB, EIGHT INCHES (8") WIDE, EXCEPT THE WALL ADJACENT TO THE B–6.12 CURB AND GUTTER WHICH IS 11" WIDE AS SHOWN IN THE DETAILS, AND EIGHTEEN INCHES (18") DEEP, TO FORM A SQUARE ENCLOSURE FOR A TREE. WELLS SHALL BE LOCATED AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. THE WELL SHALL HAVE INSIDE DIMENSIONS OF FOUR FEET (4'–0") BY FOUR FEET (4'–0"). TWO #4 REINFORCING BARS SHALL BE PLACED IN THE TREE WELL CURB, OVERLAPPED AND TIED TO EACH OTHER, AS INDICATED ON THE DETAILS SHOWN IN THE PLANS AND AS DIRECTED BY THE ENGINEER. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 616 AND ARTICLE 710.12 OF THE STANDARD SPECIFICATIONS AND THE DETAILS SHOWN ON THE PLANS.

THE CAST IRON TYPE "U" ANGLE FRAME SHALL BE INSTALLED WHEN THE CONCRETE IS PLACED.

THE GRATE SHALL BE A NEENAH R–8742 (FORMERLY R–8642–C) SQUARE GRATE OR APPROVED EQUAL. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE "EACH", FOR TREE WELL WITH FRAME AND GRATE. THIS PRICE SHALL INCLUDE SUPPLYING AND INSTALLING ALL MATERIAL REQUIRED TO CONSTRUCT THE TREE WELL CURBS, INCLUDING ELECTRICAL WORK INSIDE TREE WELL, AND THE REQUIRED FRAME AND GRATE. CONTRACTOR TO PROVIDE DUPLEX RECEPTACLES IN BELL BOXES IN ROUND TYPE PLASTIC ENCLOSURES IN TREE PITS (SEE ELECTRICAL SPECIFICATIONS).

4. BENCH

BENCHES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. BENCHES SHALL BE VICTOR STANLEY, INC. MODEL C–10 OR APPROVED EQUAL, SIX FEET (6'–0") IN LENGTH, MADE WITH TEN 2X3 SLATS (FULL 1 1/2" X 2 1/2" SIZE). THE FRAME SHALL BE CAST IRON WITH A 3/8" THICK CENTER BRACE AND FULL 1 5/16" DIAMETER CROSS BRACE. THE WOOD SHALL BE PRESSURE TREATED CLEAR STAINED REDWOOD.

EACH BENCH SHALL BE FASTENED INTO THE CONCRETE SIDEWALK BY DRILLING AN APPROPRIATE SIZE HOLE INTO THE CONCRETE, INSERTING A "MOLLY" TYPE DEVICE AND BOLTING THE BENCH INTO THE CONCRETE, AS RECOMMENDED BY THE MANUFACTURER AND ACCEPTABLE TO THE ENGINEER.

THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE "EACH", FOR BENCH, WHICH SHALL BE FULL COMPENSATION FOR FURNISHING THE LABOR AND MATERIALS FOR FURNISHING AND INSTALLING THE BENCH AS SPECIFIED.

5. TRASH RECEPTACLE

TRASH RECEPTACLES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

TRASH RECEPTACLES SHALL BE CANTERBURY INTERNATIONAL PENNSYLVANIA AVENUE RECEPTACLE, BLACK COLOR OR APPROVED EQUAL. THE BARREL SHALL BE STEEL AND CAST IRON WITH WELDED CONSTRUCTION. THE LINER SHALL BE RIDGED UNBREAKABLE PLASTIC. EACH RECEPTACLE SHALL ALSO INCLUDE THE APPROPRIATE LID.

EACH RECEPTACLE SHALL BE FASTENED INTO THE CONCRETE SIDEWALK BY DRILLING AN APPROPRIATE SIZE HOLE INTO THE CONCRETE, INSERTING A "MOLLY" TYPE DEVICE AND BOLTING THE RECEPTACLE INTO THE CONCRETE, AS RECOMMENDED BY THE MANUFACTURER AND ACCEPTABLE TO THE ENGINEER.

THIS ITEM SHALL BE PAID FOR AT THE CONTRACT PRICE PER "EACH" FOR TRASH RECEPTACLE, WHICH SHALL BE FULL COMPENSATION FOR FURNISHING THE LABOR AND MATERIALS FOR FURNISHING AND INSTALLING THE RECEPTACLE AS SPECIFIED.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520–8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184–002695 EXPIRES 4–30–15

VILLAGE STREETSCAPE DETAILS
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1–14–15
SCALE: N.T.S.

DRAWING NO.
C–7

JOB NO.
14–13

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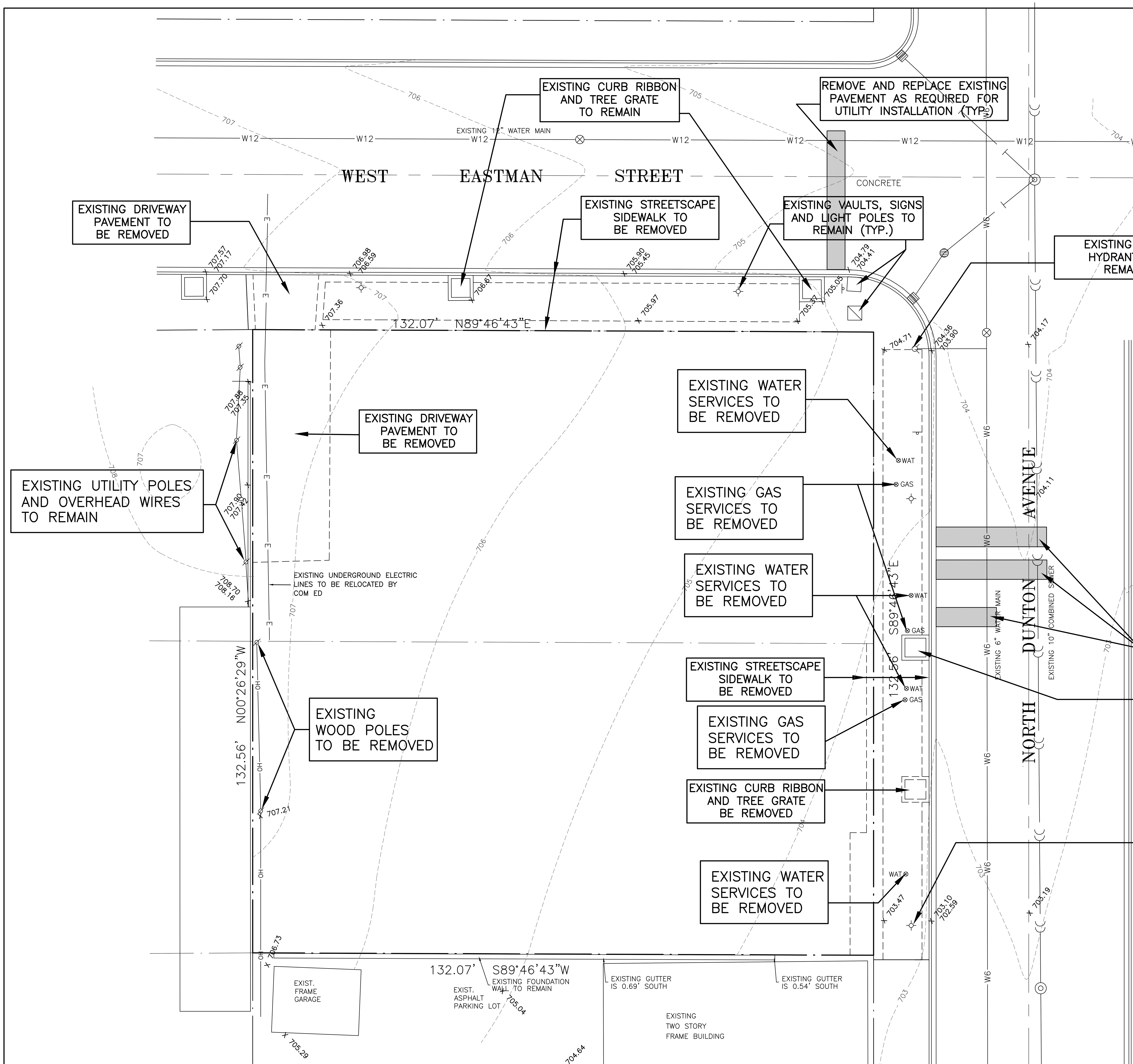


SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

N

10 0 10 20 30

SCALE: 1"=10'

OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO.# SW1/4 29-42-11
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL DEMOLITION NOTES

1. All utility companies are to be contacted to permit marking their facilities before any work is done on the site.
2. The contractor shall be fully responsible for the demolition of existing on site facilities above and underground. All buildings, foundations, pavements, driveways, walks, fences, signs, storage tanks, septic tanks, light poles and other structures existing on the site are to be removed and disposed of off-site by the contractor, excepting that which is noted on the drawings to remain or is approved for re-use in the new construction. The contractor is responsible for the removal from the site of all demolished materials, the filling of all depressions caused by demolition, and the grading of these areas so as not to be objectionable to view. The contractor shall observe all required safety precautions in the performance of his work. The contractor shall comply with any recommendations in the Soils Report for the site for the removal of existing facilities.
3. Contractor is to verify that all existing utility service lines have been shut off or disconnected at their respective main lines before beginning structure and pavement removal on the site.
4. All existing buildings, foundations, utilities, landscaping and other improvements on adjacent properties shall be protected at all times during demolition and construction work. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
5. The owner shall be provided with copies of all demolition permits and utility information prior to the commencement of the work.
6. Any excavations caused by the removal of existing underground improvements shall be backfilled with compacted structural fill material in accordance with the soils engineer's requirements.
7. The contractor may at his option remove and stockpile existing stone base course material on the site. Stockpiled material approved by the soils engineer may be reused as part of the structural fill material required on the site. The balance of the material shall be removed from the site and legally disposed of by the contractor.
8. Any existing water services for the site shall be abandoned. Any existing sewer or water service under or within 10 feet of the proposed building shall be removed. Each end of the removed section shall be plugged, and the trench shall be backfilled with compacted structural fill material.
9. Any existing water service stubs to the site are to be shut off at the main in accordance with all Village of Arlington Heights requirements prior to commencing demolition work.
10. The contractor shall meet with utility company representatives prior to commencing demolition work to review if there are any utility lines on the site serving other properties. If there are utility lines serving properties, these lines shall remain in place and be carefully protected from damage during the demolition and construction work.
11. The contractor is advised that the site contains some trees and brush. The contractor shall make his own investigation and shall include the cost of the tree, tree stump, and brush removal in his demolition work as required. Those trees designated to remain shall be protected (including root structures) by the contractor.
12. All trees whose trunk is located on both sides of any property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-15

DEMOLITION PLAN
PARKVIEW APARTMENT BUILDING
212 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

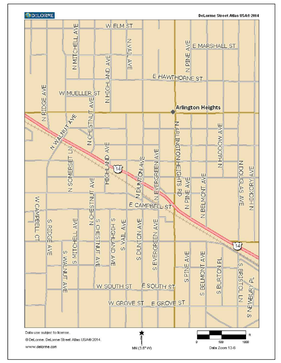
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-14-15
SCALE: 1"=10'

DRAWING NO. C-8

JOB NO. 14-13

PLAT OF SURVEY
ALTA \ACSM LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.



North

W E

S

0 3 5 10

1 IN. = 10 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2011 ITEM 7 CERTIFICATION
THE PLAT OR MAP OF AN ALTA/ACSM LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B

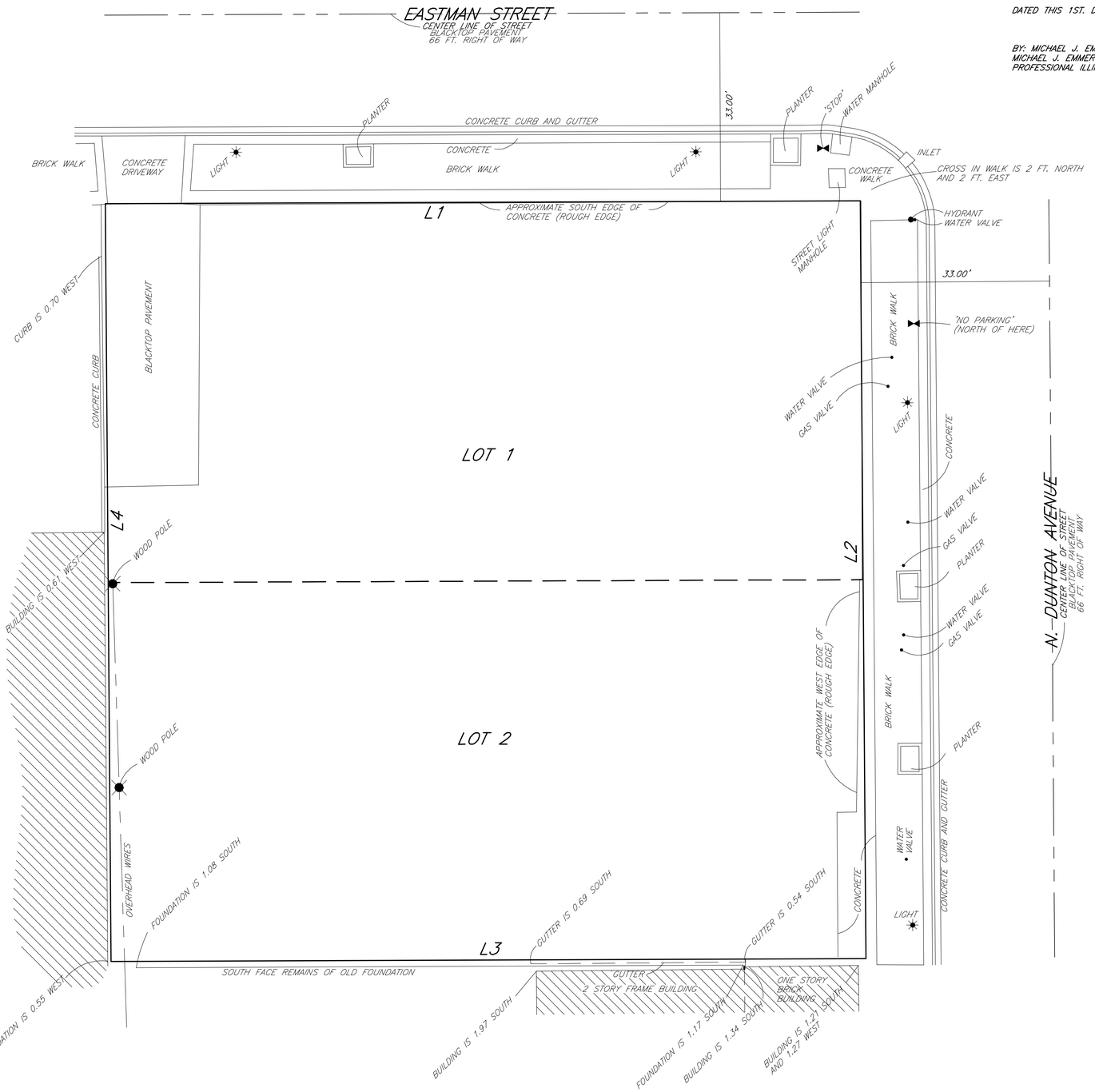
TO: UP DEVELOPMENT, LLC AND
CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011.
THE FIELD WORK WAS COMPLETED ON MAY 1, 2014.

DATED THIS 1ST. DAY OF MAY, 2014

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

original plat is in colors
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387



VICINITY MAP

FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER – 170056
ON MAP DATED – AUGUST 19, 2008
ON PANEL NUMBER – 17031C0203J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BEARING BASIS

THE CENTERLINE OF N. DUNTON AVENUE IS ASSUMED TO BE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST

ZONED " B–5" DOWNTOWN DISTRICT

ZONING INFORMATION AS PER VILLAGE OF ARLINGTON HEIGHTS ONLINE ZONING MAP

LEGALLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN BLOCK 15 IN TOWN OF DUNTON, (NOW ARLINGTON HEIGHTS), IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 17,507 SQ. FT. OR 0.4019 ACRES

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 1410 NW1700809 AH BEARING AN EFFECTIVE DATE OF APRIL 4, 2014 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

THE SUBJECT PROPERTY ADJOINS EASTMAN STREET (A PUBLIC STREET) ON THE NORTH AND ADJOINS N. DUNTON AVENUE (A PUBLIC STREET) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 7 – NOT SURVEY RELATED
8. PERMANENT INDEX NUMBERS
03–29–325–004–0000
03–29–325–005–0000
03–29–325–006–0000
ITEMS 9 THROUGH 22 – NOT SURVEY RELATED
END OF SCHEDULE B

NOTES:

1. SURVEY SHOWN HEREON IS OF VACANT PROPERTY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.89°46'43"E.	132.00'	132.07'
L2	S.00°26'29"E.	132.00'	132.56'
L3	S.89°46'43"W.	132.00'	132.07'
L4	N.00°26'29"W.	132.00'	132.56'

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- TEST WELL
- MONITORING WELL
- METAL COVER – SIZE VARIES
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

212 - 220 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

SCALE: 1" = 10'	CHKD. / AP'V'D:
DATE: MAY 1, 2014	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	