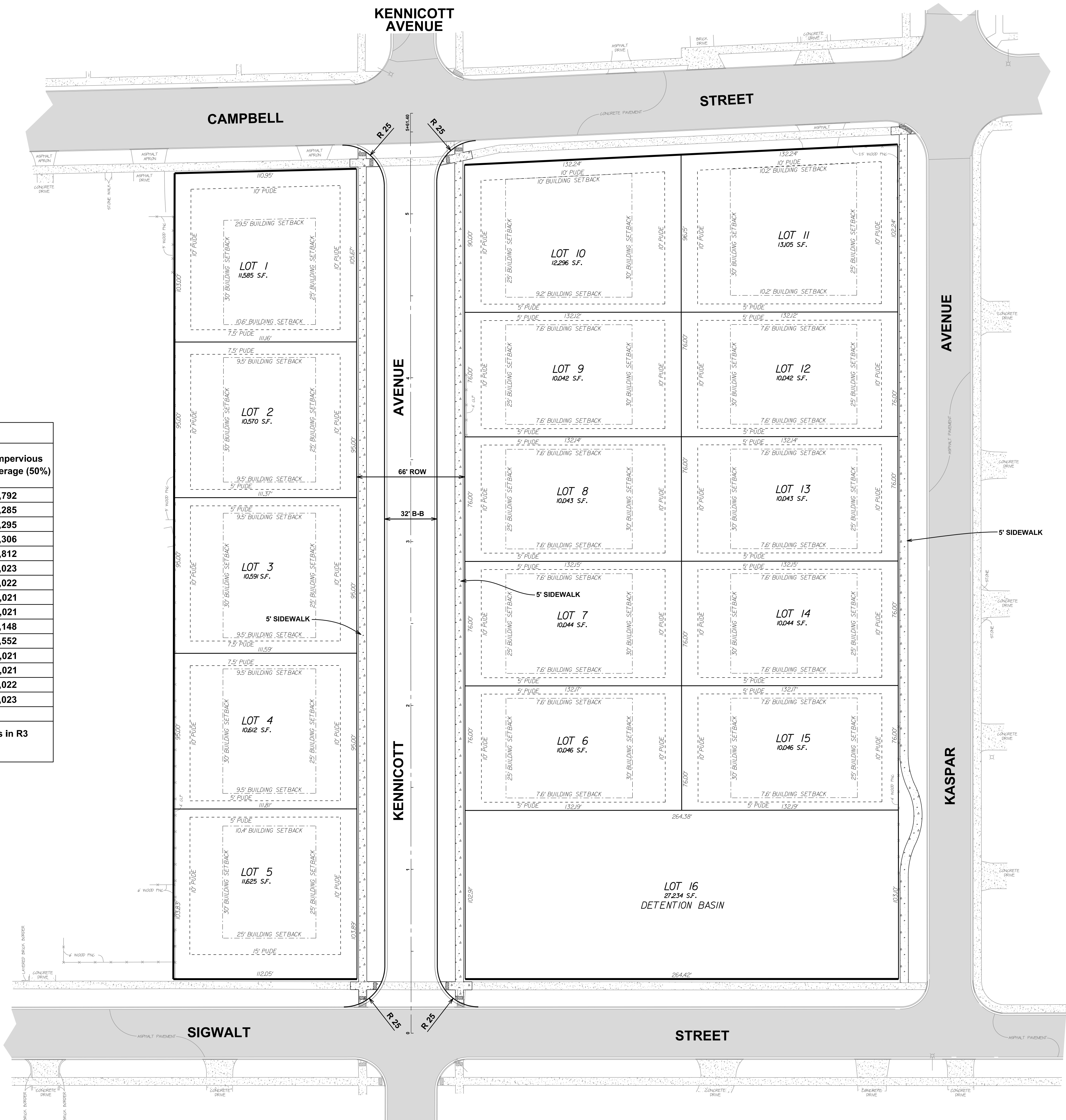


R-2 Single Family Zoning Ordinance				
Lot	Lot Size	Max Floor Area ^[1]	Max Building Coverage (35%)	Max Impervious Lot Coverage (50%)
1	11,585	5,072	4,055	5,792
2	10,570	4,666	3,700	5,285
3	10,591	4,674	3,707	5,295
4	10,612	4,683	3,714	5,306
5	11,625	5,088	4,069	5,812
6	10,046	4,456	3,516	5,023
7	10,044	4,456	3,515	5,022
8	10,043	4,455	3,515	5,021
9	10,042	4,455	3,515	5,021
10	12,296	5,356	4,304	6,148
11	13,105	5,680	4,587	6,552
12	10,042	4,455	3,515	5,021
13	10,043	4,455	3,515	5,021
14	10,044	4,456	3,515	5,022
15	10,046	4,456	3,516	5,023

1. (Ord. #03-065) 5.3-3.2 - Max Floor Calculation for Single Family Lots in R3
One Family Dwelling: (b) Lots over 8,750 SF = 3938 + [(LA-8750) x 0.4]



NORTH

LEXINGTON TOWNE AT ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (847) 387-2557
FAX: (847) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com
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DESIGNED BY: R.A.A.

DRAWN BY: R.C.J.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 02/15/16

DATE BY

04/12/16 AKZ

REVISED PER VILLAGE REVIEW COMMENTS

SITE PLAN

SHEET NUMBER

1

OF 2 SHEETS

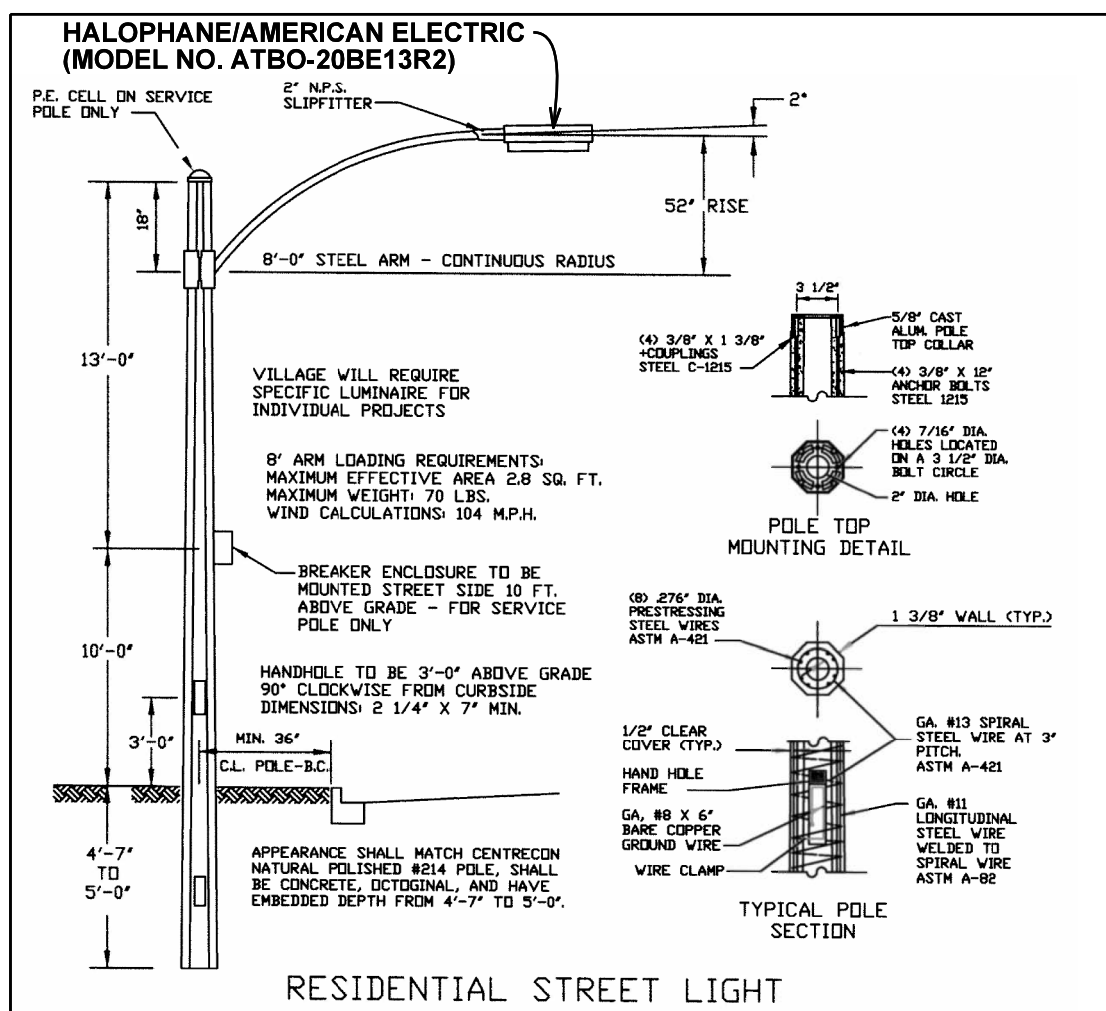
JOB No.

1585

REVISIONS

<u>EXISTING</u>	<u>PROPOSED</u>		<u>EXISTING</u>	<u>PROPOSED</u>	
		SANITARY SEWER			FENCE
		STORM SEWER			GAS MAIN
		P.V.C. STORM SEWER			TELEPHONE CABLE
		COMBINED SEWER			ELECTRIC CABLE
		WATER MAIN			RETAINING WALL
		DRAIN TILE			UTILITY POLE
		TRENCH BACKFILL			PEDESTAL
		MANHOLE			TRANSFORMER
		CATCH BASIN			DECIDUOUS TREE, DIAMETER
		INLET			EVERGREEN TREE, HEIGHT
		2' STORM MANHOLE			SOIL BORING
		INLET MANHOLE	T/F 600.0	T/F 600.0	TOP OF FOUNDATION
		CLEAN-OUT	V/G 600.0	V/G 600.0	FINISHED GRADE
		VALVE VAULT	+600.0	+600.0	SPOT ELEVATION
		VALVE BOX	1" 600.00	1" 600.00	TOP OF CURB ELEVATION
		BUFFALO BOX	F/A 600.00	F/A 600.00	FLOW LINE OF GUTTER
		FIRE HYDRANT	600-	600-	CONTOUR
		STREET LIGHT			DITCH
		FLARED END SECTION			DRAINAGE FLOW
		HEADWALL	R-600.00	R-600.00	OVERLAND FLOW
		CURB & GUTTER	I-600.00	I-600.00	IRM ELEVATION
		CURB & REVERSE GUTTER PITCH			VERTICAL ELEVATION
		DEPRESSED CURB & GUTTER			

ARLINGTON HEIGHTS MONUMENT NO. 51
4" DIA. ALUMINUM DISC IN GROUND 29' +/- SOUTH OF THE CENTERLINE OF CAMPBELL STREET AND
33' +/- EAST OF THE CENTERLINE OF DWYER AVENUE AT SOUTHEAST CORNER OF THE INTERSECTION.
ELEVATION: 708.03 NAVD 1988

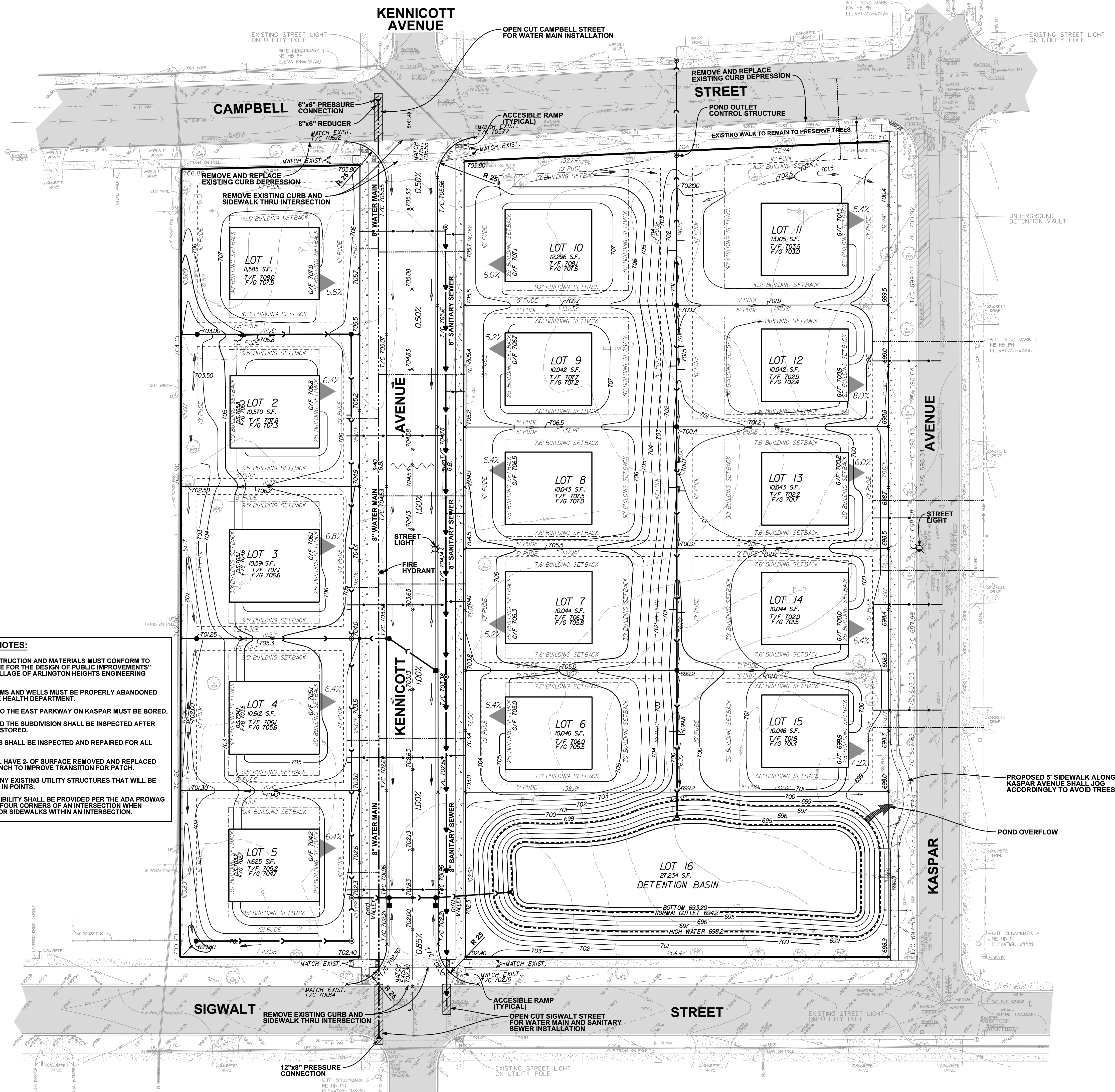


<u>Site Requirements:</u>		<u>Impervious Areas:</u>	
Site Area	5.08 Acres	Roadway and Sidewalk	0.54 Acres
<u>Allowed Release Rate</u>	<u>0.94 cfs</u>	50% Lot Coverage	1.85 Acres
<u>Area (0.19 cb / ac)</u>		<u>Total Impervious</u>	<u>2.39 Acres</u>
PerVIOUS Area	2.69 Acres	53%	
Impervious Area	2.39 Acres	47%	
<u>C-Factor:</u>			
PerVIOUS Surface	0.70 Acres		
Impervious Surface	0.65 Acres		
<u>Weighted C Factor</u>	<u>0.71</u>		

A	B	C	D	E	F	G	H	I	J	K
Runoff Factor "C"	Storm Duration (minutes)	Storm Duration (hours)	Rainfall Intensity (in/hr)	Site Area "A" (acres)	Inflow Rate (cfs)	Release Rate (cfs)	Storage (cfs)	Storage (cu-ft)	Storage (cu-ft)	Storage (Ac-Feet)
0.712	5	0.08	10.02	5.000	39.48	0.914	38.57	11,170	0.266	
0.712	10	0.17	10.02	5.000	36.23	0.914	35.31	21,880	0.486	
0.712	15	0.25	8.9	5.000	29.87	0.914	28.95	35,610	0.695	
0.712	30	0.50	5.000	5.000	20.25	0.914	19.33	34,788	0.789	
0.712	60	1.00	3.56	5.000	12.87	0.914	11.96	40,044	0.883	
0.712	90	1.50	2.60	5.000	9.51	0.914	8.59	45,300	0.977	
0.712	120	2.00	2.24	5.000	8.10	0.914	7.18	51,281	1.07	
0.712	180	3.00	1.62	5.000	5.86	0.914	4.94	63,727	1.225	
0.712	240	4.00	1.19	5.000	4.63	0.914	3.71	75,474	1.378	
0.712	300	5.00	1.08	5.000	3.90	0.914	2.99	83,628	1.536	
0.712	360	6.00	1.000	5.000	3.43	0.914	2.52	94,439	1.700	
0.712	420	7.00	0.914	5.000	3.00	0.914	2.05	107,160	1.871	
0.712	480	8.00	0.75	5.000	2.71	0.914	1.80	150,760	1.188	
0.712	540	9.00	0.68	5.000	2.42	0.914	1.54	20,300	1.149	
0.712	600	10.00	0.600	5.000	2.28	0.914	1.40	22,818	1.101	
0.712	660	11.00	0.559	5.000	2.13	0.914	1.22	48,262	1.060	
0.712	720	12.00	0.55	5.000	1.99	0.914	1.07	48,402	1.065	
0.712	780	13.00	0.500	5.000	1.88	0.914	0.98	48,881	1.071	
0.712	840	14.00	0.49	5.000	1.67	0.914	0.86	43,033	0.992	
0.712	900	15.00	0.46	5.000	1.60	0.914	0.75	40,249	0.927	
0.712	960	16.00	0.450	5.000	1.55	0.914	0.71	39,418	0.918	
0.712	1020	17.00	0.41	5.000	1.48	0.914	0.59	37,479	0.798	
0.712	1080	18.00	0.39	5.000	1.41	0.914	0.57	32,118	0.737	

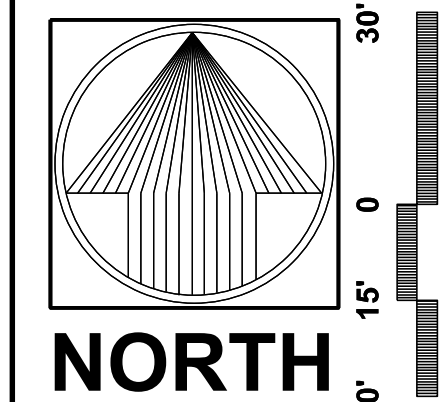
Provided Detention Volume = 1.30 Ac-Ft

1. ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" AS PROVIDED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.
2. EXISTING SEPTIC SYSTEMS AND WELLS MUST BE PROPERLY ABANDONED AND WITNESSED BY THE HEALTH DEPARTMENT.
3. THE WATER SERVICES TO THE EAST PARKWAY ON KASPAR MUST BE BORED.
4. ALL SIDEWALKS AROUND THE SUBDIVISION SHALL BE INSPECTED AFTER CONSTRUCTION AND RESTORED.
5. SIDEWALK ON ALL SIDES SHALL BE INSPECTED AND REPAIRED FOR ALL DEFICIENCIES.
6. UTILITY PATCHES SHALL HAVE 2' OF SURFACE REMOVED AND REPLACED ON EITHER SIDE OF TRENCH TO IMPROVE TRANSITION FOR PATCH.
7. VERIFY CONDITION OF ANY EXISTING UTILITY STRUCTURES THAT WILL BE UTILIZED INCLUDING TIE IN POINTS.
8. ADA SIDEWALK ACCESSIBILITY SHALL BE PROVIDED PER THE ADA PROWAG REQUIREMENTS AT ALL FOUR CORNERS OF AN INTERSECTION WHEN WORKING ON STREETS OR SIDEWALKS WITHIN AN INTERSECTION.



DATE	BY	DESCRIPTION
04/12/16	AKZ	REVISED PER VILLAGE REVIEW COMMENTS
04/29/16	AKZ	RELOCATED PROPOSED HYDRANT ON KENNICOTT 30-FEET NORTH TO BE APPROX 315' FROM EXISTING HYDRANTS AT CAMPBELL & SIGWALT

PRELIMI
SHEET NUMBER
2
OF 2 SHEETS



WIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY: R.A.A.
DRAWN BY: R.C.J.
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