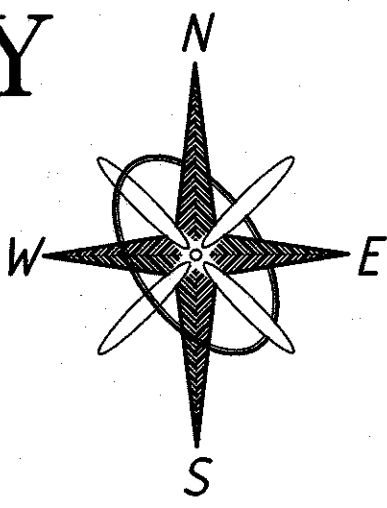


BOUNDARY AND TOPOGRAPHIC SURVEY

EAST HALF OF LOT 1 IN BLOCK 14, LOT 2 IN BLOCK 15, IN MINER'S ADDITION TO DUNTON, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING AN AREA OF 13,082 SQ.FT OR 0.300 ACRES, MORE OR LESS

ADDRESS : 412 W. CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND

- INDICATES EXISTING SPOT ELEVATIONS
- INDICATES TREE LOCATION AND SIZE
- INDICATES POWER POLE
- INDICATES FIRE HYDRANT
- INDICATES WATER VALVE
- SCC INDICATES SET CROSS CUT AT CORNER
- FIP INDICATES FOUND IRON PIPE
- FIR INDICATES FOUND IRON ROD
- INDICATES STORM/SANITARY MANHOLE
- INDICATES STEET SIGN
- INDICATES CONTOUR LINES
- INDICATES 5' WIRE FENCE
- OHW INDICATES OVERHEAD WIRES
- W INDICATES LOCATION OF EXISTING WATER MAIN
- INDICATES EXISTING COMBINED SEWER
- REC. INDICATES RECORDED DIMENSION
- MEAS. INDICATES MEASURED DIMENSION
- INDICATES DOWNSPOUT LOCATIONS
- INDICATES A/C UNIT
- INDICATES B-BOX LOCATION
- INDICATES ELECTRIC METER
- INDICATES GAS METER
- INDICATES BACK OF CURB
- SIP INDICATES SET IRON PIPE

BENCHMARKS/CONTROL

- CP100 SET CROSS CUT 23.09' W AND 68.34' S OF SOUTHWEST PROPERTY CORNER
N: 1972940.343
E: 1077862.669
ELEVATION = 703.06 (NAVD'88 - GPS DERIVED)
- CP102 SET CROSS CUT 23.54' W AND 8.69' S OF SOUTHEAST PROPERTY CORNER
N: 1973000.196
E: 1077961.157
ELEVATION = 703.44 (NAVD'88 - GPS DERIVED)
- NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSDUCER ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

- GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
- SURVEYOR'S NOTES:
1. BEARINGS ARE GPS DERIVED. VERTICAL DATUM IS NAVD'88.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED AUGUST 9, 2017.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. PROPERTY NOT MONUMENTED PER CLIENT'S REQUEST.

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF December 2017 IN CHICAGO, ILLINOIS.

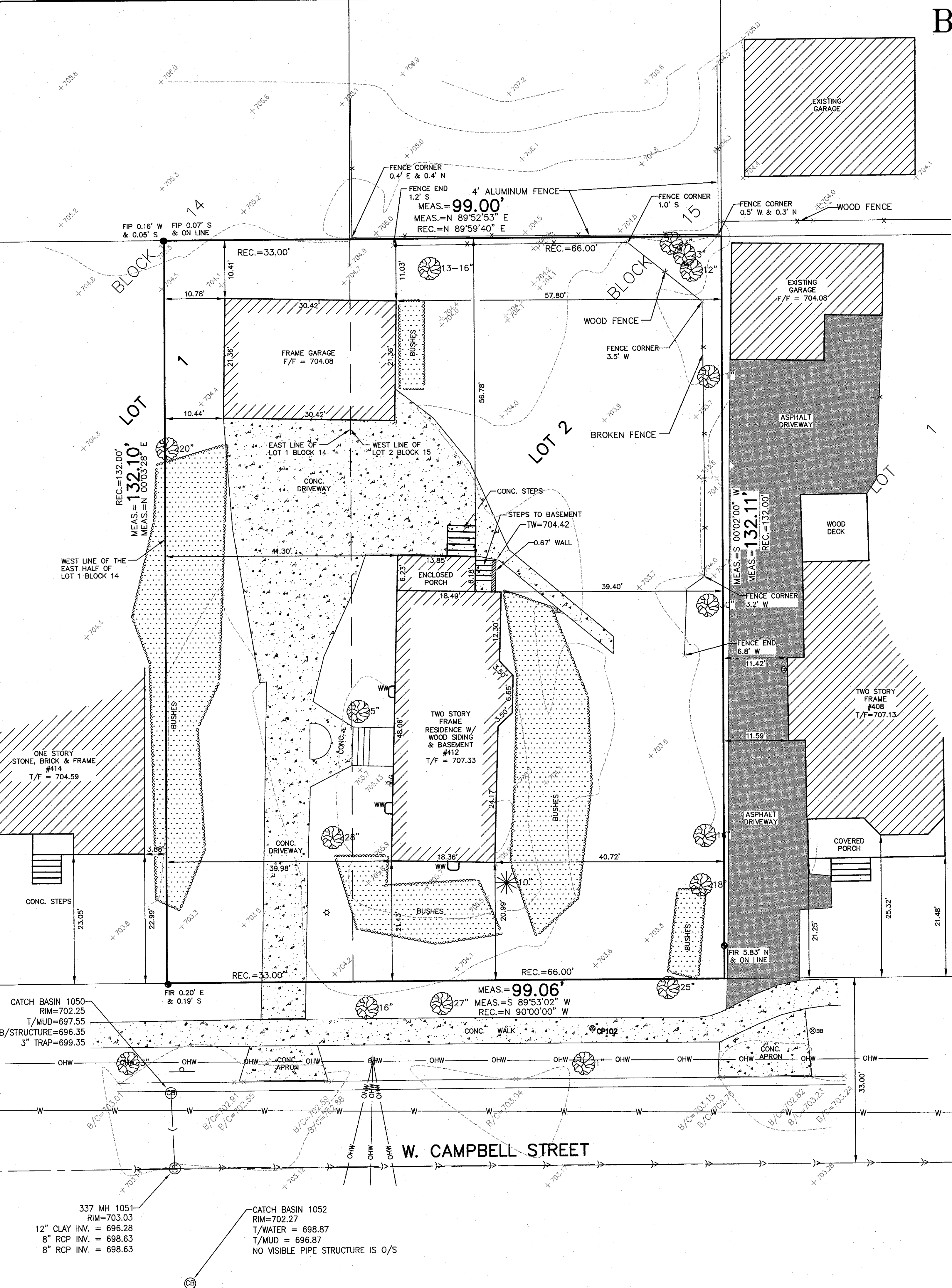
KNIGHT E/A, INC.

STEVEN BARCZAK, PLS. NO. 038003269
LICENSE EXPIRES: 11/30/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A RAISED SEAL.

L:\Site Surveys\7281\7281.17\CAD\Sheets\7281.17_02 BOUNDARY AND TOPO.dwg



BOUNDARY AND TOPOGRAPHIC SURVEY

REVISED	DATE	BY

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC

530 S. ARTHUR AVENUE

ARLINGTON HEIGHTS, IL 60005

(847) 456-8017

KNIGHT

Engineers & Architects

Phone (312) 577-3300

Fax (312) 577-3526

knigheaa.com

221 N. LaSalle Street, Suite 300

Chicago, Illinois 60601-1211

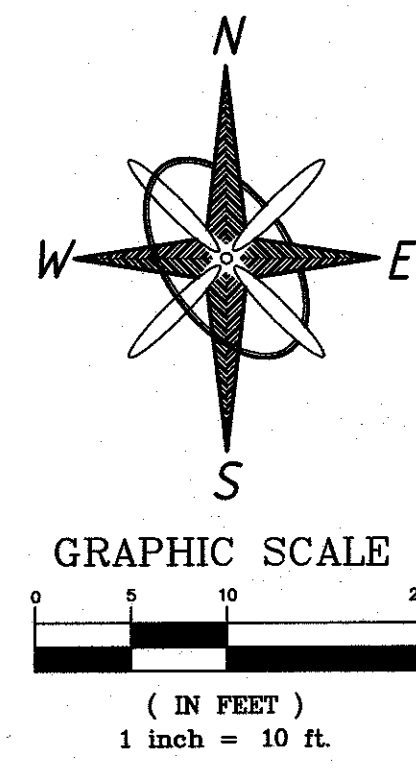
SHEET NO.

2

OF 6

DATE: 12/15/17

JOB NO. 7281.17



Drawn By: JV	Designed By: SJP	Scale: 1"=10'
SITE ENGINEERING PLAN		
REVISIONS		

412 W. CAMPBELL ST., ARLINGTON HEIGHTS, IL 60005

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC

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SITE ENGINEERING PLAN

KNIGHT
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knightea.com

SHEET NO.
4
OF **6**

DATE: 12/15/17
JOB NO. 7281.17

- SERVICES**
- 6" SDR-26 P.V.C. SANITARY SERVICE
1.0% MIN. SLOPE. CONNECT TO EXISTING SAN. SEWER.
 - 1-1/2" TYPE "K" COPPER WATER SERVICE
CONNECT TO EXIST. WATERMAIN
 - 4" P.V.C. SUMP DISCHARGE
IN ACCORDANCE WITH VILLAGE CODE
MIN. 1.0% SLOPE.

- NOTES:**
- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
 - ROOT-PRUNE TO ALLOW FOR WATER SERVICE INSTALLATION.
 - THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
 - PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.

- ★ **DRIVEWAY CONSTRUCTION SPECIFICATIONS:**
- DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE.

Single-Family Home Application and Procedures

Village of Arlington Heights

412 W Campbell St

Arlington Heights IL 60005



Property to left 3
502 W Campbell St



Property to left 2
418 W Campbell St



Property to left 1
414 W Campbell St



Subject Property
412 W Campbell St



Property to Right 1
408 W Campbell St



Property to Right 2
402 W Campbell St

k

W Campbell Street



Property Across 1
405 W Campbell



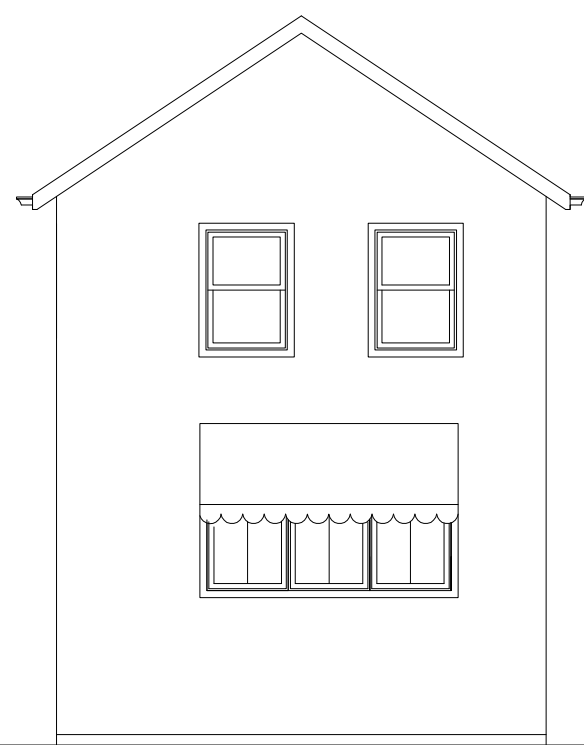
Property Across 2
407 W Campbell



Property Across 3
409 W Campbell



1C
A201
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



3C
A201
EXISTING PROPERTY (TO BE DEMOLISHED)
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



5C
A201
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"



2C
A201
FRONT ELEVATION
414 W. CAMPBELL ST.
LEFT NEIGHBOR
1/8"=1'-0"



4C
A201
PROPOSED FRONT ELEVATION
412 W. CAMPBELL ST.
SUBJECT PROPERTY
1/8"=1'-0"



5C
A201
FRONT ELEVATION
408 W. CAMPBELL ST.
RIGHT NEIGHBOR
1/8"=1'-0"

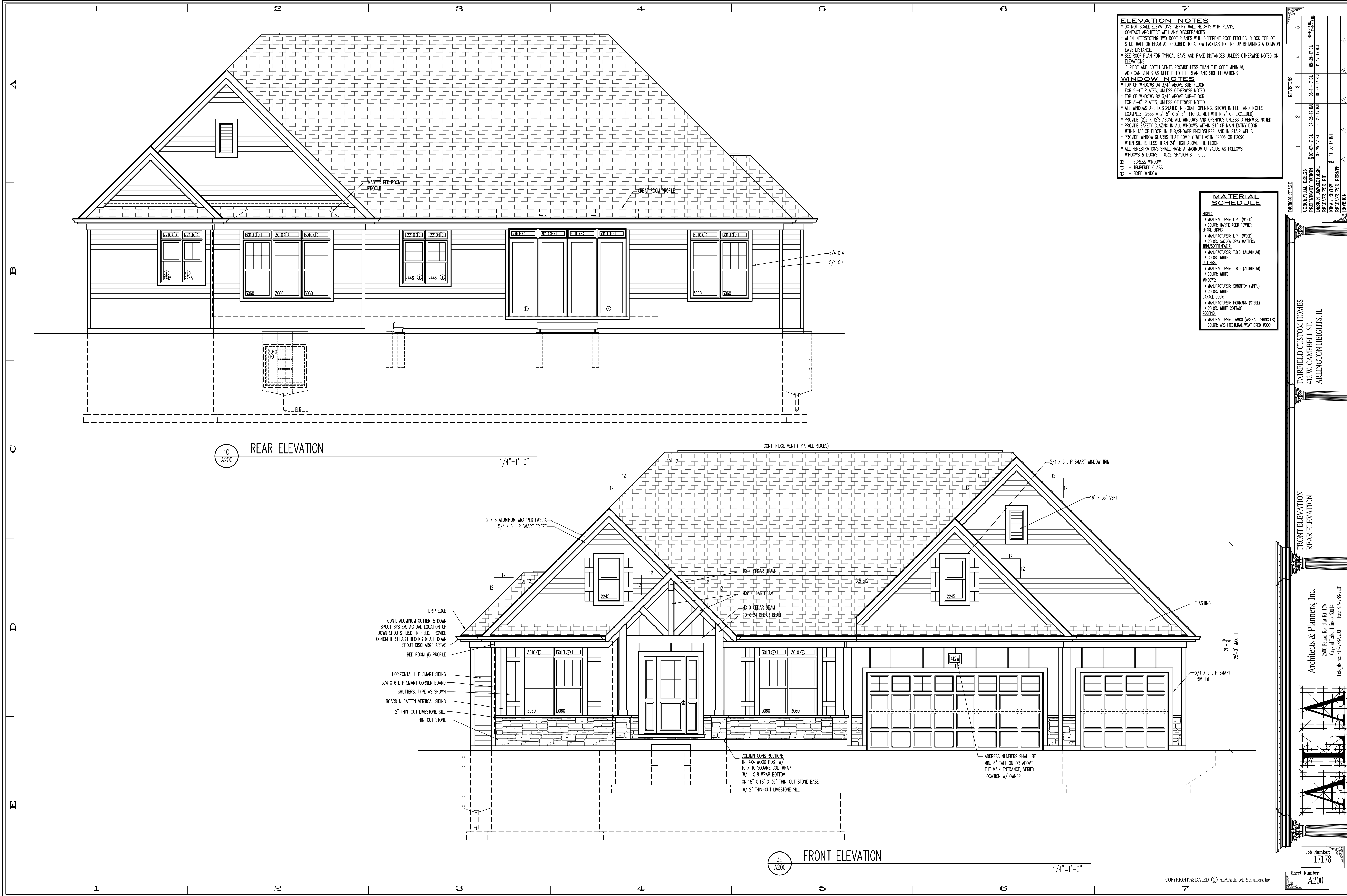
DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
RELEASE FOR BID						
PERMIT FOR CONSTRUCTION						
REVISION						

DR. HORTON, INC.
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2600 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA
Job Number: 17178
Sheet Number: A202
File Name: 171785202



ELEVATION NOTES

- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS. CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- TOP OF WINDOWS 34 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- PROVIDE (2)2" X 12" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
- WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

① - EGRESS WINDOW
② - TEMPERED GLASS
③ - FIXED WINDOW

MATERIAL SCHEDULE

SIDING:

- MANUFACTURER: L.P. (WOOD)
- COLOR: HARTIE AGED PEWTER

SHAKE SIDING:

- MANUFACTURER: L.P. (WOOD)
- COLOR: SW/066 GRAY MATTERS

TRIM/SOFFIT/FASCIA:

- MANUFACTURER: L.B.D. (ALUMINUM)
- COLOR: WHITE

GUTTERS:

- MANUFACTURER: T.B.D. (ALUMINUM)
- COLOR: WHITE

WINDOWS:

- MANUFACTURER: SIMONTON (VINYL)
- COLOR: WHITE

GARAGE DOOR:

- MANUFACTURER: NORMANN (STEEL)
- COLOR: WHITE COTTAGE

ROOFING:

- MANUFACTURER: TAMKO (ASPHALT SHINGLES)
- COLOR: ARCHITECTURAL WEATHERED WOOD

DESIGN STAGE

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
PERMITTING					
CONSTRUCTION					

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Delta Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number: 17178
Sheet Number: A200
File Name: 17178200

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1234567

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DESIGN STAGE

CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
Schematic Design
PERMIT SET
RELEASE FOR PERMIT

07-07-17 BA
07-25-17 BA
09-25-17 BA
09-29-17 BA
11-30-17 BA

08-11-17 BA
08-29-17 BA
10-27-17 BA
11-17-17 BA
11-17-17 BA

REVISION

123456789101112

FAIRFIELD CUSTOM HOMES
412 W. CAMPBELL ST.
ARLINGTON HEIGHTS, IL

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

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17178

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SUNSET STONE

www.sunset
CASTLE ROCK

COMPLETE representation of
not an installation suggestion
installation instructions for p
practices.

AB

Atlantic Blue
Georgetown Gray

Birchwood
Heather Blend

Burnt Sienna
Hunter Green

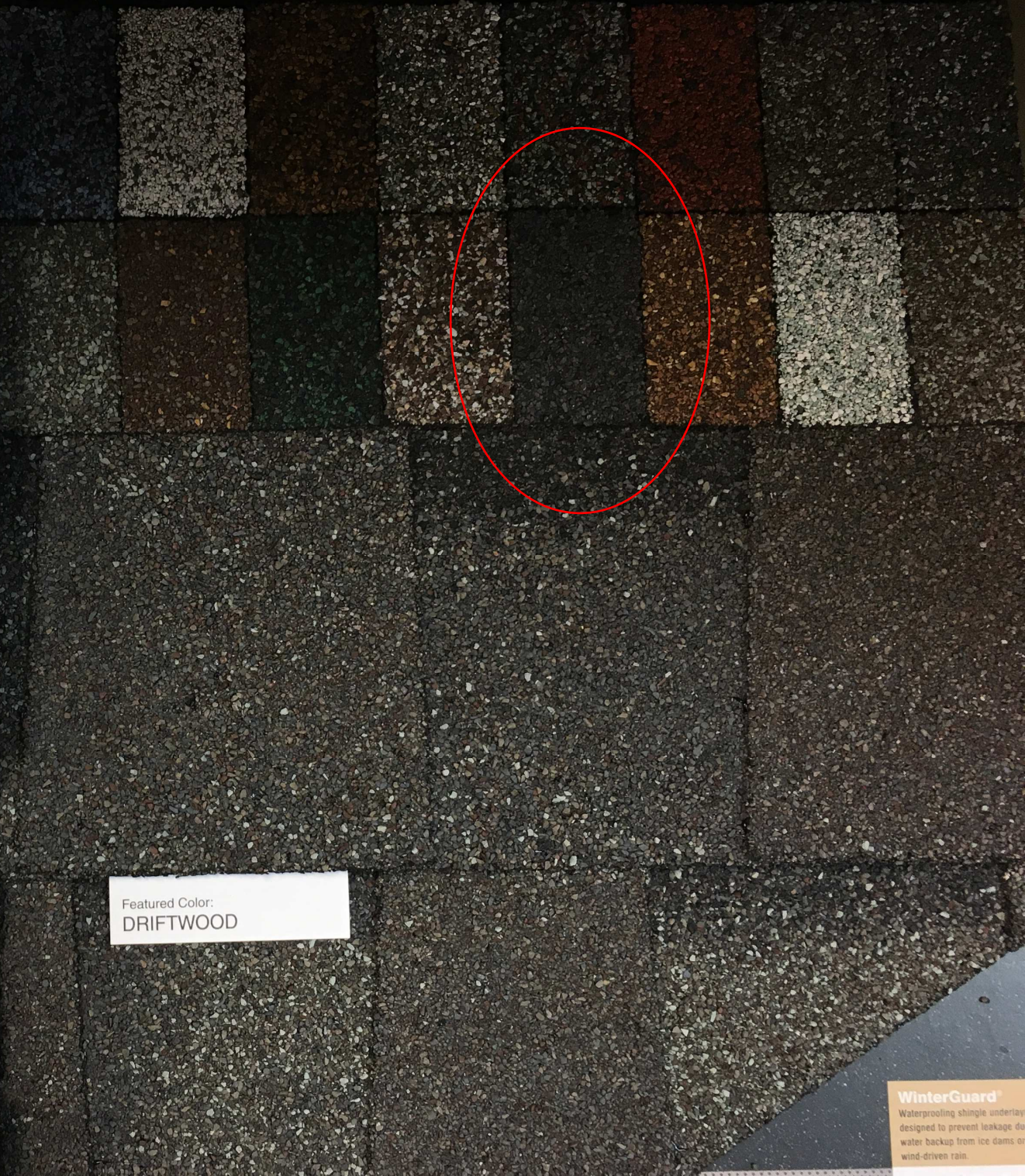
Cobblestone Gray
Mission Brown

Colonial Slate
Moire Black

Cottage Red
Resawn Shake

Driftwood
Silver Birch

Pewter
Weathered Wood



Featured Color:
DRIFTWOOD

WinterGuard
Waterproofing shingle underlayment designed to prevent leakage due to water backup from ice dams or wind-driven rain.

Fairfield Homes, Inc.
412 W Campbell
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Stone	Cultured Stone	Sunset Stone	Willow Park Stacked Stone
Roof	Asphalt Shingles	IKO	Architectural - Black
Siding	Wood	LP	White
Shutters	Plastic	Mid-America	Black
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		SW 6256 Serious Gray
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664 with 6- pane lites and hardware	White