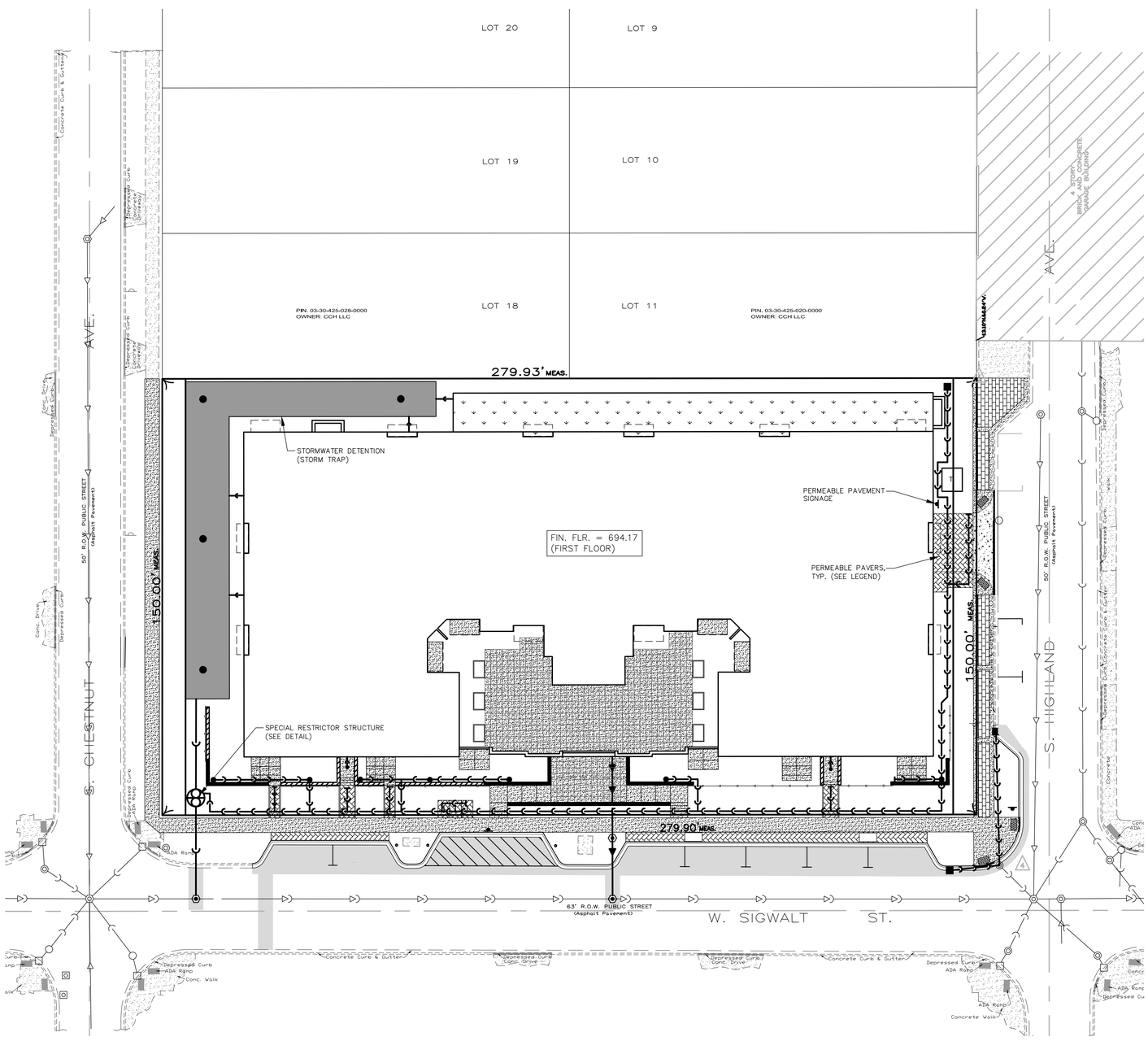


GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SURFACE IMPROVEMENT LEGEND:

- PERMEABLE PAVERS — SEE DETAIL
- VILLAGE STANDARD BRICK PAVER — SEE DETAIL
- CONCRETE DRIVEWAY APRONS (GARAGE ENTRY) — 8"– PCC PAVEMENT WITH 6"x6" No. 6 WELDED WIRE MESH; 6"– AGGREGATE BASE COURSE CA–6, TYPE B
- CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE) — 5"– PCC SIDEWALK; 4"– AGGREGATE BASE COURSE TYPE B, CA–6
- EX. CURB AND GUTTER
- CURB AND GUTTER (B6.12) SEE DETAIL SHEET
- REVERSED PITCH CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- ADA CURB RAMP WITH DETECTABLE WARNING

SITE DATA:

EXISTING ZONING:
VC–PD (VILLAGE CENTER – PLANNED DEVELOPMENT)

TOTAL PROPERTY SIZE AFTER DEDICATED ROW= 39,587 S.F. (0.909 AC)

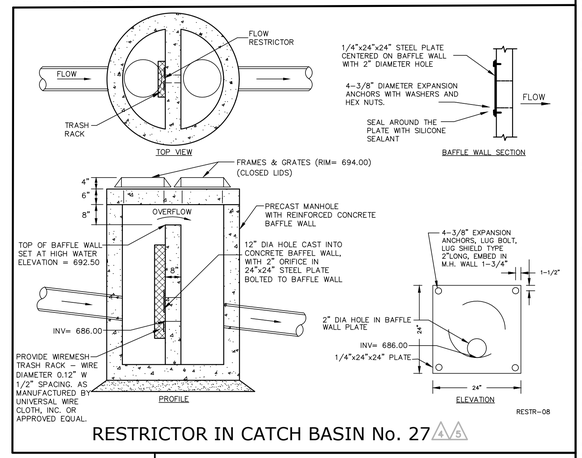
PROPOSED SITE CONDITIONS:

IMPERVIOUS:

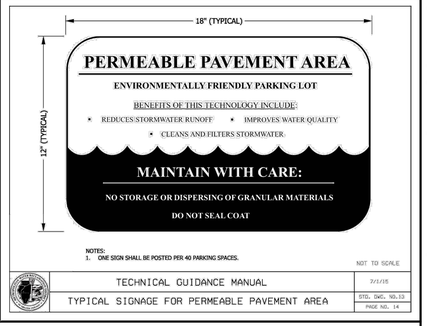
PROPOSED BUILDING IMPERVIOUS FOOTPRINT	= 26,405 S.F.
SIDEWALK/PATIO AREAS	= 1,095 S.F.
TOTAL IMPERVIOUS AREA	= 27,501 S.F. (70%)

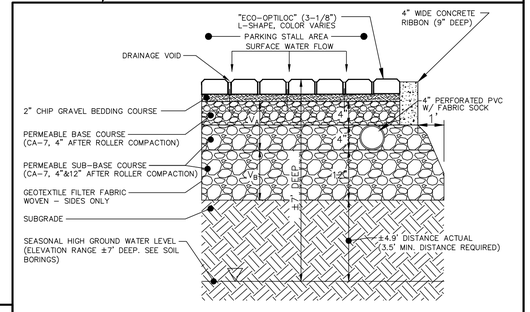
PERVIOUS:

PROPOSED BUILDING GREENROOF FOOTPRINT	= 2,200 S.F.
PERMEABLE PAVER AREAS	= 461 S.F.
PROPOSED GREENSPACE	= 9,425 S.F.
TOTAL PERVIOUS AREA	= 12,086 S.F. (30%)



RESTRICTOR IN CATCH BASIN No. 27 4 5





*GEOTEXTILE FILTER FABRIC TO MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN OPENING SIZE OF 0.50 mm

PERMEABLE PAVER SECTION

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
2. AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
4. STONE STORAGE OPTIONS ARE CA–7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
7. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
8. ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
10. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW–PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL–MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.
11. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

MAINTENANCE PLAN

THE OWNER OF THE SIGWALT STREET APARTMENTS, CLARK STREET HOLDINGS, L.L.C. WITH FACILITIES AS SHOWN ON THIS EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
- ___ Litter and debris shall be controlled
- ___ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- ___ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- ___ Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- ___ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities
All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure
- ___ Inspect embankments for settlement and erosion
- ___ Remove woody growth from the embankment
- ___ Any breaks, hire Registered Professional Engineer for design resolution
- ___ Seed and sod any eroded areas
- ___ Signs of piping (leakage) or seepage, repair
- ___ Stabilize emergency overflow structure if erosion observed
- ___ Remove obstructions blocking emergency overflow spillway

Vegetated Areas
- ___ Regular mowing to control vegetation, no cutting of native vegetation
- ___ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
- ___ Evidence of grazing, motorbikes or other vehicles, repair
- ___ Check for invasive vegetation, remove where possible
- ___ All vegetation must be maintained per the approved planting plan

Outlet Control Structure
- ___ Inspect restrictor and remove debris if clogged or discharge reduced
- ___ Remove accumulated sediment at outlet
- ___ Scour and erosion at outlet, repair and reseed
- ___ Any ice damage to outlet of pipe, repair if necessary
- ___ Condition of trash tracks, remove debris
- ___ Outlet channel conditions downstream

Access for Maintenance Equipment
- ___ Remove any obstructions placed in maintenance easements

Safety Features
- ___ Access controls to hazardous areas
- ___ Fences
- ___ Loose or damaged posts
- ___ Loose or broken wires
- ___ Condition of gates
- ___ Signs

Detention Volume
- ___ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- ___ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- ___ Surface of permeable pavement shall be cleaned with low-pressure power washer.
- ___ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- ___ Appropriate signage shall be repaired if damaged or illegible.

4. Stormwater Collection System
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes
- ___ Remove accumulated leaves and other debris from grates
- ___ Reset covers/lids on as-needed basis
- ___ Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts
- ___ Visually inspect pipes by removing manhole lids, make repairs as necessary
- ___ Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- ___ Restore riprap at outfalls if erosion observed
- ___ Restore riprap at outfalls
- ___ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
- ___ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
- ___ Remove any obstructions that have been placed in the drainage path
- ___ Seed and sod any eroded areas
- ___ Restore riprap as necessary
- ___ Regrade to provide positive drainage as necessary
- ___ Regular mowing to control vegetation

5. Qualified Sewer Construction
- ___ Perform manhole inspections once every five years, make repairs as necessary.
- ___ Perform sewer inspections once every five years, make repairs as necessary.
- ___ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- ___ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SEE NOTE ON PLAN
PROPERTY ADDRESS: 45 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL.
PROPERTY INDEX NUMBER(S): SEE NOTE ON PLAN
TOTAL CONTIGUOUS OWNERSHIP: 0.909 ACRES
PROJECT AREA: 0.909 ACRES

DETENTION AND VOLUME CONTROL SUMMARY			
	VILLAGE REQUIRED (AC–FT)	MWRD REQUIRED (AC–FT)	PROVIDED (AC–FT)
VOLUME CONTROL	0	0.053	TBD
DETENTION	0.29	0.0	0.29

UTILITY LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▷	▶
SANITARY SEWER		
STORM SEWER		

EXISTING PROPERTY DATA

ADDRESS: 37–45 S. CHESTNUT AVE, ARLINGTON HEIGHTS
36–40 S. HIGHLAND AVE, ARLINGTON HEIGHTS

EXISTING ZONE:
VC–PD (VILLAGE CENTER – PLANNED DEVELOPMENT)

TOTAL SITE AREA BEFORE DEDICATED ROW: 41,987 SF (0.964 Ac)
TOTAL SITE AREA AFTER DEDICATED ROW: 39,587 S.F. (0.909 Ac)

PIN: 03–30–425–012–0000
03–30–425–013–0000
03–30–425–014–0000
03–30–425–021–0000
03–30–425–022–0000
03–30–425–023–0000

LEGAL DESCRIPTION: LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

NO.	DATE	REVISIONS	DRAWN BY
3.	12/15/17	VILLAGE/CLIENT REVISIONS	TLM
4.	01/26/18	VILLAGE REVISIONS	TLM
5.	02/13/18	CLIENT REVISIONS	AVS

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SIGWALT STREET APARTMENTS
ARLINGTON HEIGHTS, ILLINOIS
EXHIBIT R - MAINTENANCE 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. 29112716
DATE 09/06/17
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY ZRN

SHEET
1 OF 1

February 14, 2018 10:57:58 a.m. AcadVer:22.0s (LMS Tech)
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