



August 1, 2016
City Council Meeting

Supplemental Packet

COMMITTEE OF THE WHOLE

2. **COMMUNITY DEVELOPMENT** – Alderman Mike Charewicz, Chair
 - b. Final Planned Unit Development and Final Plat of Subdivision at 2985-3003 Mannheim Road, 3011-3045 Orchard Road, and 10194, 10246, and 10256 Higgins Road, Case #16-027-PUD-SUB – ORDINANCE Z-18-16

UNFINISHED BUSINESS

(Revised Information – Please Replace Previously Issued Packet with this Packet)

2. RESOLUTION R-101-16/A Resolution Approving a Second Renewal Agreement with the Illinois Convenience & Safety Corporation for the Installation and Maintenance of Advertising in Transit Shelters (*deferred from July 5, 2016 City Council Meeting*)

MEMORANDUM

Date: July 21, 2016

To: Michael G. Bartholomew, MCP, LEED AP, City Manager
Michael McMahon, Community and Economic Development Director *mm*

From: Lauren Pruss, AICP, Economic Development Coordinator *LP*

Subject: Final Planned Unit Development and Final Subdivision Plat at: Properties South of I-90, North of Higgins Road and West of the Canadian National Railroad Tracks, addresses including, but not limited to 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road and specifically excluding 3067 Mannheim Road, Case #16-046-FPUD-FSUB, 6th Ward

Issue: Petitioner O'Hare Real Estate, LLC is requesting approval of a Final Unit Development (PUD) for The Orchards at O'Hare, a commercial PUD under Section 12-3-5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, and a Final Plat of Subdivision, under Section 13-2-2 of Subdivision Regulations of the City of Des Plaines Municipal Code, to allow for the construction of a 128 room hotel with a Class A restaurant; gasoline service station with convenience store, car wash, and Class B restaurant; and one freestanding Class A restaurant on approximately 9.0877 acres and eight lots, with one requested PUD exception from the C-3, General Commercial Zoning District standards for building height over 45 feet in the C-3 Zoning District, Section 12-7-3.L. of the 1998 City of Des Plaines Zoning Ordinance, Case #16-027-PUD-SUB

Analysis:

Final Planned Unit Development Report

Owners: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Petitioner: O'Hare Real Estate LLC d/b/a Prominence Hospitality Group, 2480 Bushwood Drive Suite 250, Elgin, IL 60124

Case Number: 16-043-FSUB-FPUD

Real Estate Index #s 09-33-305-002-0000, 09-33-305-005-0000, 09-33-305-006-0000, 09-33-305-009-0000, 09-33-305-010-0000, 09-33-305-013-0000, 09-33-305-014-0000, 09-33-306-001-0000, 09-33-306-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, p.t 09-33-500-005-0000

Existing Zoning	C-3, General Commercial
Existing Land Use	Vacant land
Surrounding Zoning	North: C-2, Limited Office Commercial District South: Commercial (Rosemont) East: C-2, Limited Office Commercial District West: Commercial (Rosemont)
Surrounding Land Use	North: I-90 Right-of-Way South: Fast Food/Office/Hotel East: Office West: Hotel
Street Classification	West Higgins and Mannheim Roads – Arterial Streets, IDOT I-90 Jane Addams Tollway – Limited Access Arterial Street, IL Toll Authority
Comprehensive Plan	Restaurant or Entertainment
Development Schedule	2016-2018 Construction
Project Description	<p>In 2015, the City of Des Plaines issued a Request for Proposals and entered into a Redevelopment Agreement with the applicant for the portion of the subject property located at 2985-3003 Mannheim Road, situated south of I-90, west of Orchard Place, north of McDonald’s, and east of Mannheim Road, and consisting of 4.4 acres of land. The City subsequently re-subdivided and rezoned the land to the current C-3 zone to facilitate the redevelopment of the site. In early 2016, the City purchased the area west of Orchard Place, south of I-90, east of the railroad tracks and North of Higgins Road, bringing the total tract area to 9.0877 acres. The City has invested significant time and resources in the redevelopment of this site, and has agreed to rebuild Orchard Place to the north line of the creek as well as remove portions of the site from the floodplain, and construct compensatory storage in order to maximize the buildable area of the property.</p> <p>The applicant proposes to subdivide the site into eight lots and construct the following:</p> <ul style="list-style-type: none"> 130 Room Hotel with 6,500 square foot Class A Restaurant Gasoline Service Station with 16 Pumps 2,463 square foot Convenience Store/2,000 square foot Class B Restaurant Tunnel Car Wash 6,550 Freestanding Class A Restaurant <p>The preliminary plan for the proposed development was approved by the City Council on June 20, 2016 (6-2). The proposed final PUD is in substantial</p>

conformance with the approved preliminary plan with the following modifications:

- The hotel increased from 128 rooms to 130 rooms;
- The hotel restaurant has decreased from 6,893 square feet to 6,500 square feet
- The mart building increased from 4,350 square feet to 4,463 square feet.
- The required parking as increased from 316.5 spaces to 316.8 spaces, while the parking provided has decreased from 328 spaces to 325 spaces.

PUD Findings

As required, the proposed development is reviewed below in terms of the findings contained in Section 3.5-5 of the Zoning Ordinance:

A. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3.5-1:

Comment: The proposed plan is consistent with the stated purpose of Section 3.5-A of the Zoning Ordinance in so far as the proposed commercial development would allow for a maximum of choice in the types of environment available to the public, and an efficient use of the land resulting in more economic networks of utilities, streets and other facilities that not be possible under the strict application of the Zoning Ordinance based on the proposed density of commercial development proposed for this site. Specifically, the proposed 61.3 foot tall hotel would not be possible given the 45 foot height restriction in the C-3 zone.

B. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:

Comment: The proposed Planned Unit Development meets all PUD requirements contained in Section 12-3.5-B of the Zoning Ordinance as it would be located in a zoning district (C-3) that permits PUDs, it meets the minimum size standard of two acres, as it is 9.0877 acres in size, and the land to be developed is under the control of Prominence Hospitality Group as contract purchaser.

C. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:

Comment: The proposed development meets or exceeds the following applicable zoning regulations as proposed for the C-3, General Commercial District:

- Minimum size for PUD; Two acres are required; the total site is 9.0877 acres;
- Maximum building coverage (Not applicable in C-3, General Commercial District);
- Parking requirements; 316.8 spaces are required; 325 are proposed;
- Compatibly with surrounding properties; and
- Traffic (Adequate provision for safe ingress and egress and minimal traffic congestion)

A proposed Planned Unit Development exception is requested for:

- Building Height; A maximum height of 45' is allowed and a maximum of approximately 61.3' is proposed;

D. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:

Comment: After reviewing the petitioner’s building and site improvement plans; it appears that the proposed development is making adequate provision for the necessary infrastructure. Comments and conditions from the Public Works and Engineering Department further address this issue.

The control of vehicular traffic is addressed by the petitioner’s professional traffic study, which was performed by KLOA of Rosemont, IL and reviewed by the City’s Engineering Division. The study concludes:

- The proposed development is well situated with respect to the area roadway system.
- The site will be provided with a flexible access system via a right-in/right-out access drive and one full ingress/egress access drive on Mannheim Road and via a connection with Orchard Place.
- With the recommended modifications, southbound left-turns from Mannheim Road into the proposed full ingress/egress access drive will be accommodated without impacting southbound through traffic.
- The intersection of Mannheim Road with Higgins Road will experience minimal increases in delay with an overall increase of one second or less under future conditions.
- The proposed coffee/donut and car wash drive-through facilities, as designed, will have minimal impact, if any, on the internal site circulation.

E. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

Comment: The proposed development is consistent with the pattern, form, and land uses within the surrounding area. The areas to the south and west are currently developed with a fast-food restaurant, office, and hotel uses. The area to the east is developed with an office building, and the area to the west is developed with hotels.

F. The extent to which the proposed plan is not desirable to physical development, tax base and economic well-being of the entire community:

Comment: The site is currently vacant. If the development is built as proposed, the assessed valuation of the property would likely increase, which will result in an increase in property tax revenue for the City of Des Plaines and thus enhance the economic well-being of the City. Additionally, it is anticipated that the proposed hotel, restaurant, and gasoline service station will generate significant amounts of sales and motor fuel tax revenue.

G. The extent to which the proposed plan is in conformity with the recommendations of the 2007 Comprehensive Plan:

Comment: The proposed development conforms to the land use plan contained in the 2007 City of Des Plaines Comprehensive Plan. The proposed development includes two Class A restaurants, and Class B restaurant within the gas station convenience store. While the hotel use does not strictly conform with an entertainment use, the hotel will include a restaurant, and the hotel supports surrounding entertainment uses such as the Allstate Arena and nearby Rivers Casino.

PUD Issues/Considerations: None.

Recommendations:

- The Planning and Zoning Board considered this application at their July 26, 2016 regular meeting and recommended *approval* (4-0) of the Final Planned Unit Development and Final Plat of Subdivision, subject to conditions #1-17 below.
- The Department of Community and Economic Development Department, the Public Works and Engineering Department, and the Fire Department recommend approval of the Final Planned Unit Development, subject to conditions #1-18 listed below.

Conditions:

1. The architecture of the proposed southerly car wash elevation shall be revised to increase the transparency of the façade. If actual windows cannot be provided, additional architectural elements shall be incorporated into the design of the elevation to the satisfaction of the Director of Community and Economic Development.
2. The landscape plan shall be revised to provide additional landscaping around the foundation of the car wash to the satisfaction of the Director of Community and Economic Development.
3. The development of Lot 1 shall be subject to an Amendment to the Final PUD.
4. Proposed sign locations and sign details to be approved through a separate application for a Localized Alternative Sign Regulation.
5. A Declaration of Covenants and Restrictions shall be provided which provides for unified control of the property and shared parking.
6. The architecture of the freestanding restaurant shall be approved as an amendment to the Final Planned Unit Development.
7. The trash enclosures shall be constructed of masonry materials.
8. A Grading and Drainage plan shall be provided with NAVD 88 vertical datum, and an auto cad disk with Illinois State Plane coordinates.
9. Elevation certificates shall be provided for all of the buildings.
10. The final plat of subdivision shall be revised to provide appropriate language regarding the ingress/egress easements, parking agreements, and utility easements for all parcels.
11. All fire sprinkler connections shall be within 100 feet of a fire hydrant.
12. All onsite utilities shall be buried.
13. IEPA, MWRD WMO, IDOT, and NPDES permits shall be obtained by the Petitioner prior to issuance of site development permits and copies provided to the City, unless agreed to in writing by the City's Director of Community and Economic Development and the Director of Public Works and Engineering.
14. The applicant shall continue to coordinate the Mannheim Road turn lane configuration with IDOT. Any modification to the Mannheim Road entrance shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
15. The City and Developer shall continue to work with the Rosemont Park District regarding the use of the Park District Parcel. Any necessary reconfiguration of the use of the Park District Parcel shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
16. Compensatory storage shall be recorded in an easement.
17. Compliance with all applicable codes and ordinances.
18. The architecture plans for the hotel shall be revised to eliminate the first floor EIFS.

Under Section 12-3-5 (Planned Unit Developments) of the Zoning Ordinance the City Council has the

authority to approve, approve with modifications, or disapprove the above-mentioned Preliminary Planned Unit Development.

It is requested that this item be placed on the Committee of the Whole agenda at the August 1, 2016 City Council meeting.

Attachments:

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Letter from Planning and Zoning Board

Ordinance Z – 18 –16 Approving a final planned unit development for 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10526 Higgins Road, Des Plaines, IL.

Exhibits:

Exhibit A: Final Plat of PUD, titled “Planned Unit Development Plat Orchards at O’Hare” consisting of one sheet, prepared by Haeger Engineering, and dated of July 13, 2016.

Exhibit B: Final Plat of Orchards at O’Hare, consisting of four sheets, prepared by Haeger Engineering, and dated of July 18, 2016.

Exhibit C: Site Plan, Overall, Final PUD Approval, prepared by Haeger Engineering, consisting of four sheets with a latest revision date of July 11, 2016.

Exhibit D: Site Improvement Plans, prepared by Haeger Engineering, consisting of forty-four sheets with a latest revision date of July 18, 2016 (included only in electronic version).

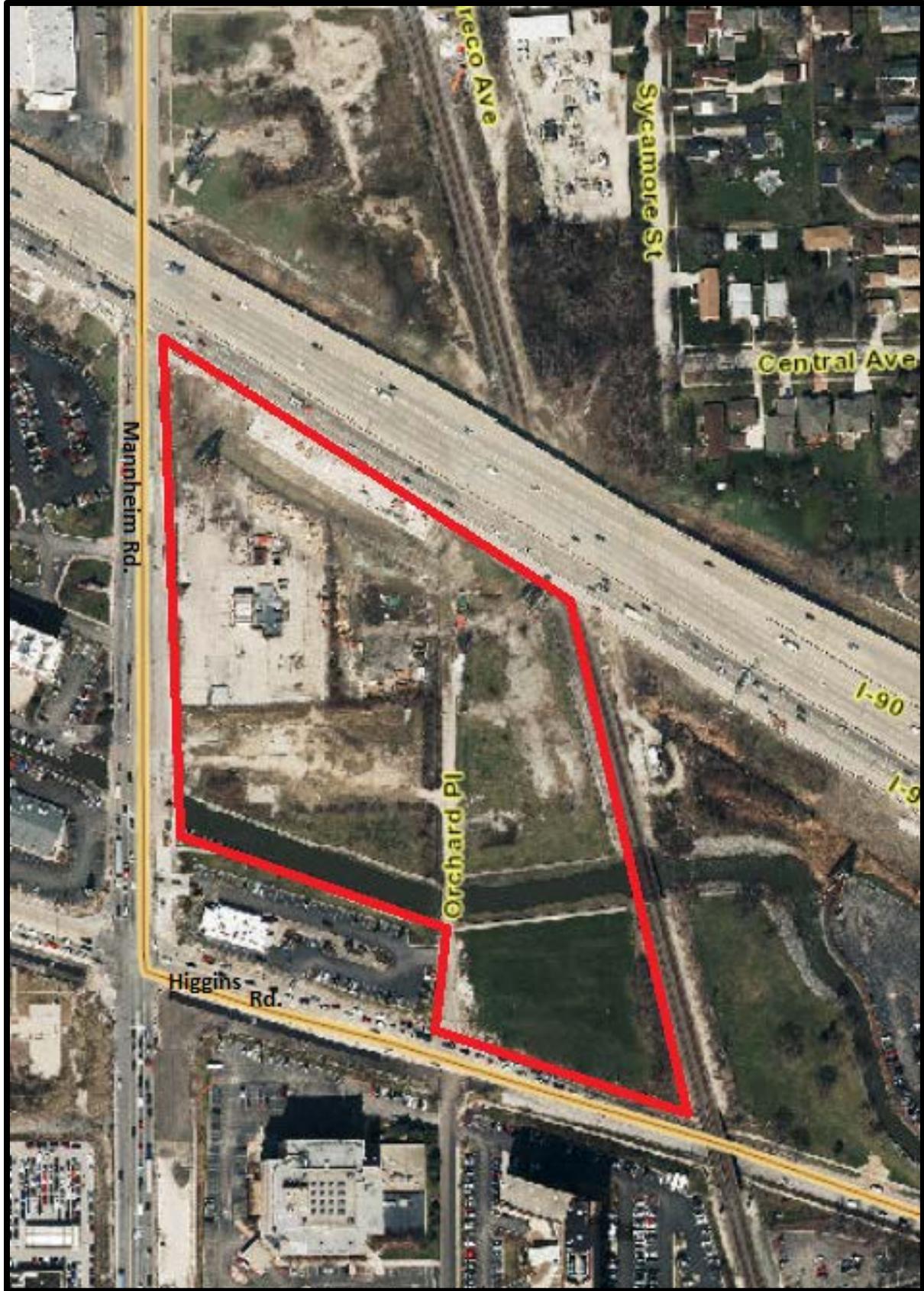
Exhibit E: Landscape Plan, prepared by Eriksson Architecture, consisting of one sheet with a latest revision date of July 14, 2016.

Exhibit F: Hotel Floorplan and Elevations, prepared by LJA Architecture, consisting of eight sheets with a latest revision date of July 7, 2016.

Exhibit G: Mart Floorplan and Elevations, prepared by Eriksson Architecture, consisting of three sheets with a latest revision date of July 18, 2016.

Exhibit H: Car Wash Elevations, prepared by Madison Industries, consisting of three sheets with a latest revision date of July 6, 2016.

Exhibit I: Unconditional Agreement and Consent



Prepared by Lauren Pruss, Community and Economic Development Department, July 21, 2016



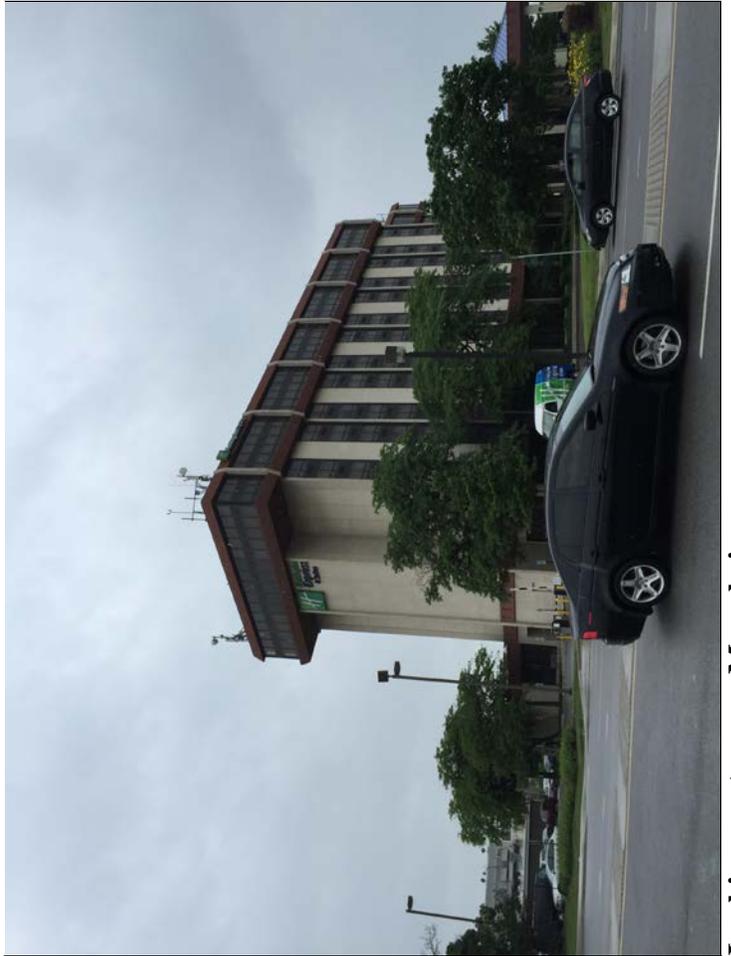
Looking South along Mannheim Road



View of Site



Public Hearing Sign



Looking west across Mannheim

July 28, 2016

Mayor Bogusz and Des Plaines City Council
CITY OF DES PLAINES

Subject: Planning and Zoning Board, 2985-3003, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road, Case # 16-046-FPUD-FSUB

RE: Request to authorize Final Planned Unit Development and Final Subdivision Plat

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board Commission met on July 26, 2016 to consider the above petition. The Planning and Zoning Board submits the following:

1. Mr. Bimal Doshi, representing the Petitioner, presented the pertinent facts.
2. The Community and Economic Development Department recommended approval of the requested final planned unit development and final plat subject to the following conditions:
 - a. The architecture of the proposed southerly car wash elevation shall be revised to increase the transparency of the façade. If actual windows cannot be provided, additional architectural elements shall be incorporated into the design of the elevation to the satisfaction of the Director of Community and Economic Development.
 - b. The landscape plan shall be revised to provide additional landscaping around the foundation of the car wash to the satisfaction of the Director of Community and Economic Development.
 - c. The development of Lot 1 shall be subject to an Amendment to the Final PUD.
 - d. Proposed sign locations and sign details to be approved through a separate application for a Localized Alternative Sign Regulation.
 - e. A Declaration of Covenants and Restrictions shall be provided which provides for unified control of the property and shared parking.
 - f. The architecture of the freestanding restaurant shall be approved as an amendment to the Final Planned Unit Development.
 - g. The trash enclosures shall be constructed of masonry materials.
 - h. A Grading and Drainage plan shall be provided with NAVD 88 vertical datum, and an auto cad disk with Illinois State Plane coordinates.
 - i. Elevation certificates shall be provided for all of the buildings.
 - j. The final plat of subdivision shall be revised to provide appropriate language regarding the ingress/egress easements, parking agreements, and utility easements for all parcels.
 - k. All fire sprinkler connections shall be within 100 feet of a fire hydrant.
 - l. All onsite utilities shall be buried.
 - m. IEPA, MWRD WMO, IDOT, and NPDES permits shall be obtained prior to issuance of site development permits.

July 28, 2016

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- n. The applicant shall continue to coordinate the Mannheim Road turn lane configuration with IDOT. Any modification to the Mannheim Road entrance shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
 - o. The City and Developer shall continue to work with the Rosemont Park District regarding the use of the Park District Parcel. Any necessary reconfiguration of the use of the Park District Parcel shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
 - p. Compensatory storage shall be recorded in an easement.
 - q. Compliance with all applicable codes and ordinances.
3. No members of the public spoke in opposition to the request.
 4. The Planning and Zoning Board *recommended* (4-0) that the City Council approve the proposed final plat and final planned unit development.

Respectfully submitted,



James Szabo

Des Plaines Planning and Zoning Board, Chairman

cc: City Officials
Aldermen
Planning and Zoning Board Members

CITY OF DES PLAINES

ORDINANCE Z - 18 - 16

AN ORDINANCE APPROVING A FINAL PLAT OF PLANNED UNIT DEVELOPMENT WITH A PERMITTED HEIGHT EXCEPTION AND A FINAL PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 2985-3003 MANNHEIM ROAD, 3011-3045 ORCHARD PLACE, AND 10194, 10246 AND 10256 HIGGINS ROAD, DES PLAINES, ILLINOIS. (Case #16-043-FSUB-FPUD).

WHEREAS, the City of Des Plaines (“*City*”) is the current record title holder of that certain real property consisting of approximately 8.007 acres, located in the C-3 General Commercial Zoning District (“*C-3 District*”), commonly known as 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road, Des Plaines, Illinois as well as that portion of the Orchard Place right-of-way vacated pursuant to Ordinance No. Z-10-16 adopted by the City Council on July 5, 2016 (collectively, the “*Subject Property*”); and

WHEREAS, O’Hare Real Estate LLC (“*Petitioner*”), intends to acquire a 6.509 acre portion of the Subject Property from the City which, along with certain areas over which the Petitioner will acquire easement rights, will constitute the “*Development Parcel*”; and

WHEREAS, the Petitioner desires redevelop the Development Parcel with a commercial planned unit development consisting of an automotive service station with two food service operations (“*Service Station*”), a tunnel car wash (“*Car Wash*”), a free-standing restaurant (“*Restaurant*”), and a hotel (“*Hotel*”) (collectively, the “*Proposed Development*”); and

WHEREAS, on June 20, 2016, the Zoning Board of the City of Des Plaines (“*Board*”) approved a tentative plat of subdivision for the Subject Property and recommended approval of a preliminary plat of planned unit development for the Proposed Development on the Development Parcel; and

WHEREAS, on July 5, 2016, the City Council adopted Ordinance Z-12-16, approving a preliminary plat of planned unit development of the Development Parcel, including certain proposed exceptions within the proposed planned unit development; and

WHEREAS, the City and the Petitioner have entered into that certain Amended and Restated Redevelopment and Economic Incentive Agreement dated as of July 6, 2016 (“*Redevelopment Agreement*”) setting forth the terms and conditions under which the Proposed Development shall be constructed on the Development Parcel; and

WHEREAS, pursuant to Sections 12-3-4 and 12-3-5 of the Des Plaines Zoning Ordinance of 1998, as amended (“*Zoning Ordinance*”), and Title 13 of the City Code of the City of Des Plaines, as amended (“*Subdivision Regulations*”), the Petitioner filed, with the consent of the City, an application for the approval of: (i) a final plat of planned unit development of the

Development Parcel (“*Proposed Final Plat of PUD*”), including a height exception within the proposed planned unit development; and (ii) a final plat of subdivision for the Subject Property (“*Proposed Final Plat of Subdivision*”); and

WHEREAS, within fifteen (15) days after the receipt thereof, the Petitioner’s application was referred by the Department of Community and Economic Development to the Planning and Zoning Board of the City of Des Plaines (“**PZB**”); and

WHEREAS, within ninety (90) days after the date of the Petitioner's application, a public hearing was held by the PZB on July 26, 2016 pursuant to publication in the *Daily Herald* on July 11, 2016; and

WHEREAS, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

WHEREAS, during the public hearing the PZB heard competent testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 13-2-3 of the Subdivision Regulations, on July 26, 2016 the PZB approved, by a vote of 5-0, the Proposed Final Plat of Subdivision; and

WHEREAS, pursuant to Sections 12-3-7 and 12-3-5 of the Zoning Ordinance, the PZB filed a written report with the City Council on July 28, 2016, summarizing the testimony and evidence received by the PZB and stating its recommendation, by a vote of 5-0, to approve the Final Plat of PUD, subject to certain conditions; and

WHEREAS, the Petitioner made certain representations to the PZB with respect to the Proposed Final Plat of PUD and the Proposed Final Plat of Subdivision, which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Proposed Final Plat of PUD and Proposed Final Plat of Subdivision; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for planned unit developments set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated July 22, 2016, and has determined that it is in the best interest of the City and the public to approve the Proposed Final Plat of PUD and the Proposed Final Plat of Subdivision in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for the approval of the Proposed Final Plat of PUD and Proposed Final Plat of Subdivision.

SECTION 2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AND THE DEVELOPMENT PARCEL.

A. The Subject Property is legally described as:

PARCEL 1A: LOTS 1 AND 2 IN SPEEDWAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF ORCHARD PLACE ROAD AND THE SOUTH LINE OF CENTRAL AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID CENTRAL AVENUE 93.75 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 AFORESAID 129.16 FEET TO A POINT OF BEGINNING OF THIS TRACT "B" THENCE CONTINUING SOUTH ALONG THE AFORESAID LINE 148.09 FEET, THENCE EAST 150 FEET TO A POINT ON THE WEST LINE OF SAID ORCHARD PLACE ROAD THENCE NORTH ALONG THE WEST LINE OF SAID ORCHARD PLACE ROAD 49.43 FEET, THENCE NORTHWESTERLY 176.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1C: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF ORCHARD PLACE ROAD 227 FEET 3 INCHES DUE SOUTH FROM THE SOUTH LINE OF CENTRAL AVENUE IN BRESCHÉ'S ADDITION TO ORCHARD PLACE; RUNNING THENCE SOUTH 87 1/2 DEGREES WEST PARALLEL TO SAID SOUTH LINE 180 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION, 75 FEET; THENCE NORTH 87 1/2 DEGREES EAST 180 FEET TO THE CENTER LINE OF SAID ORCHARD PLACE ROAD 75 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THE EAST 30.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 1D: BEGINNING AT A POINT IN THE CENTER LINE OF A HIGHWAY KNOWN AS ORCHARD PLACE ROAD IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE 352 FEET 3 INCHES DUE SOUTH FROM THE SOUTH LINE OF CENTRAL AVENUE IN COESCHS ADDITION TO ORCHARD PLACE, RUNNING THENCE SOUTH 87 1/2 DEGREES WEST PARALLEL TO SAID SOUTH LINE 180 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 50 FEET; THENCE NORTH 87 1/2 DEGREES EAST 180 FEET TO THE CENTER LINE OF SAID ORCHARD PLACE ROAD, AFORESAID, THENCE NORTH ON THE CENTER LINE OF ORCHARD PLACE ROAD, AFORESAID, 50 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THE EAST 30.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 1E: THAT PART OF THE WEST 7.14 CHAINS LYING SOUTH OF THE NORTH 703.6 FEET AND NORTH OF THE CENTER LINE OF WILLOW CREEK (EXCEPT THE NORTH 408.25 FEET OF THE EAST 180.0 FEET THEREOF) AND (EXCEPT THE NORTH 402.25 FEET OF THE WEST 291.24 FEET THEREOF) AND (EXCEPT THAT PART THEREOF LYING WEST OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET EAST, MEASURED AT RIGHT ANGLES THERETO, FROM THE CENTER LINE OF MANNHEIM ROAD) AND (EXCEPT THEREFROM THE EAST 30.00 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MANNHEIM ROAD AS DEDICATED PER DOCUMENT NUMBER 20088837, RECORDED MARCH 20, 1967 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AND THE CENTER LINE OF WILLOW CREEK; THENCE NORTH 00 DEGREES 17 MINUTES 21 SECONDS WEST PARALLEL WITH SAID CENTER LINE, 29.50 FEET TO THE NORTH LINE OF A PERMANENT EASEMENT PER DOCUMENT NO. 00110555198; THENCE ALONG SAID NORTH LINE THE FOLLOWING 3 COURSES: 1) SOUTH 68 DEGREES 38 MINUTES 56 SECONDS EAST, 220.46 FEET, 2) SOUTH 80 DEGREES 11 MINUTES 06 SECONDS EAST, 50.41 FEET, 3) SOUTH 70 DEGREES 44 MINUTES 01 SECOND EAST, 138.10 FEET TO THE WEST LINE OF RAILROAD AVENUE; THENCE SOUTH 00 DEGREES 17 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE, 45.75 FEET TO THE AFORESAID CENTER LINE OF WILLOW CREEK; THENCE NORTH 68

DEGREES 38 MINUTES 56 SECONDS WEST, 420.30 FEET TO THE POINT OF BEGINNING.

PARCEL 1F: THE SOUTH 6 FEET OF THE NORTH 1111.85 FEET OF THE EAST 180 FEET OF THE WEST 7.14 CHAINS OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 30.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 IN ORCHARD HIGGINS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 2016 AS DOCUMENT NO. 1607719068, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF RAILROAD AVENUE (AKA ORCHARD PLACE ROAD) VACATED BY ORDINANCE NO. Z-10-16 RECORDED _____, 2016 AS DOCUMENT NO. _____, IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ORCHARD HIGGINS SUBDIVISION RECORDED AS DOCUMENT NO. 1607719068; THENCE NORTH 00 DEGREES 17 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 53.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED RAILROAD AVENUE, 60.00 FEET TO THE SOUTHWEST CORNER OF SAID VACATED RAILROAD AVENUE; THENCE NORTH 00 DEGREES 17 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID VACATED RAILROAD AVENUE, 440.23 FEET TO THE NORTH LINE OF LAND CONVEYED BY DOCUMENT NO. _____; THENCE SOUTH 58 DEGREES 24 MINUTES 44 SECONDS EAST, ALONG SAID NORTH LINE 70.66 FEET TO THE EAST LINE OF RAILROAD AVENUE BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF AFORESAID LOT 2; THENCE SOUTH 00 DEGREES 17 MINUTES 21 SECONDS EAST FEET ALONG SAID EAST LINE AND NORTHERLY EXTENSION THEREOF, 402.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF LOT 1 IN BLOCK 7 IN ORCHARD PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 9,

1888 IN BOOK 29, PAGE 30, AS DOCUMENT 955011, CONDEMNED FOR HIGHWAY IN CASE NO. 54C3865 AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 1, SAID POINT BEING 76.31 FEET SOUTHERLY OF THE NORTH TIP OF SAID LOT 1, MEASURED ON THE WEST LINE THEREOF; THENCE TO A POINT IN THE EAST LINE OF SAID LOT 1, SAID POINT BEING 94.32 FEET SOUTHERLY OF THE NORTH TIP OF LOT 1 AFORESAID, MEASURED ON THE WEST LINE THEREOF).

PINS: 09-33-305-002-0000, 09-33-305-005-0000, 09-33-305-006-0000, 09-33-305-009-0000, 09-33-305-010-0000, 09-33-305-013-0000, 09-33-305-014-0000, 09-33-306-001-0000, 09-33-306-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, p.t 09-33-500-005-0000

Commonly known as 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road, Des Plaines, Illinois

B. The Development Parcel consists of the Subject Property with (1) the exception of Lots 1, 2, 4 as depicted on the Proposed Final Plat of Subdivision, which Lots shall be retained by the City and not incorporated into the Petitioner's proposed planned unit development at this time ; (2) the inclusion of a portion of Lot 8 which shall be retained by the City but utilized for ingress and egress from the Proposed Development as depicted on the Proposed Final Plat of PUD; and (3) the inclusion that certain parcel of property owned by the Rosemont Park District ("***District***") described as follows:

LOT 3 IN THE ORCHARD HIGGINS SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS RESUBDIVISIONS TOGETHER WITH A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER ALL IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PURSUANT TO THAT PLAT OF SUBDIVISION RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER ON MARCH 17, 2016 AS DOCUMENT NO. 1607719068.

("District Retained Parcel").

SECTION 3. APPROVAL OF PROPOSED FINAL PLAT OF PUD AND PERMITTED HEIGHT EXCEPTION. Subject to and contingent upon the conditions set forth

in Section 5 of this Ordinance, the City Council hereby:

A. Approves the Proposed Final Plat of PUD, titled “Planned Unit Development Plat Orchards at O’Hare” consisting of one sheet, prepared by Haeger Engineering, and dated of July 13, 2016, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit A**. The City Council hereby directs the Zoning Administrator to accept the Proposed Final Plat of PUD, subject to and contingent upon the satisfaction of the conditions set forth in Section 5 of this Ordinance.

B. Approves, pursuant to 12-3-5.C of the Zoning Ordinance, an exception to permit a maximum building height of 61.3 feet, where a maximum height of 45 feet is allowed in C-3 General Commercial District as set forth in Section 12-7-3 F of the Zoning Ordinance.

C. Grants, pursuant to Section 12-3-5.D.3 of the Zoning Ordinance, a conditional use permit to the Petitioner for the development of the Proposed Development as a planned unit development (“*PUD*”) on the Development Parcel in accordance with the Proposed Final Plat of PUD and the provisions of this Ordinance.

SECTION 4. APPROVAL OF PROPOSED FINAL PLAT OF SUBDIVISION.

Subject to, and contingent upon, the conditions, restrictions, limitations, and provisions set forth in Section 5 of this Ordinance, the City Council hereby approves the Proposed Final Plat of Subdivision for the Subject Property titled “Final Plat of Orchards at O’Hare,” consisting of four sheets, prepared by Haeger Engineering, and dated of July 18, 2016, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit B**. The City Council hereby authorizes and directs the Mayor and City Clerk to execute and seal, on behalf of the City, the

Proposed Final Plat of Subdivision after all conditions relating to the Final Plat of Subdivision set forth in Section 5 have been satisfied.

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance and the Subdivision Ordinance, and any other rights that the Petitioner may have, the approvals granted in Sections 3 and 4 of this Ordinance are subject to and contingent upon compliance with each and all of the following conditions, restrictions, limitations, and provisions:

- A. Compliance with Law and Regulations. The development, use, operation, and maintenance of the Proposed Development, the Subject Property, and the Development Parcel by the Petitioner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.
- B. Compliance with Plans. Except for minor changes and site work approved by the City Director of Community and Economic Development or Director of Public Works and Engineering (for matters within their respective permitting authorities) in accordance with all applicable City standards, the development, use, operation, and maintenance of the Proposed Development, the Subject Property, and the Development Parcel by the Petitioner must comply with the following plans and documents:
 - 1. “Site Plan, Overall, Final PUD Approval” prepared by Haeger Engineering, consisting of four sheets with a latest revision date of July 11, 2016, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;

2. “Site Improvement Plans” prepared by Haeger Engineering, consisting of forty-four sheets with a latest revision date of July 18, 2016, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;
 3. “Landscape Plan” prepared by Eriksson Architecture, consisting of one sheet with a latest revision date of July 14, 2016 a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**;
 4. “Hotel Floorplan and Elevations,” prepared by LJA Architecture, consisting of eight sheets with a latest revision date of July 7, 2016 copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;
 5. “Mart Floorplan and Elevations,” prepared by Eriksson Architecture, consisting of three sheets with a latest revision date of July 18, 2016, copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit G**;
 6. “Car Wash Elevations” prepared by Madison Industries, consisting of three sheets with a latest revision date of July 6, 2016 copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit H**;
 7. The Final Plat of Subdivision.
- C. Conditions Precedent to Building Permit. No permits for vertical construction of the Proposed Development shall be issued unless and until the Petitioner complies with each of the following conditions:

1. The Petitioner shall revise the proposed southerly Car Wash elevation to increase the transparency of the façade. If actual windows cannot be provided, additional architectural elements shall be incorporated into the design of the elevation to the satisfaction of the City's Director of Community and Economic Development.
2. The Petitioner shall revise the Landscape Plan to provide additional landscaping around the foundation of the Car Wash building to the satisfaction of the City's Director of Community and Economic Development.
3. The Petitioner shall revise the elevations for the Hotel to remove the use of EIFS panels on the first floor to the satisfaction of the City's Director of Community and Economic Development.
4. A Declaration of Covenants, Conditions, Restrictions and Easements conforming to the requirements of Section 5.B.3 of the Redevelopment Agreement shall be executed and recorded against the Development Parcel by the Petitioner or its successors in title.
5. The Petitioner shall submit to the City plans demonstrating that all trash enclosures in the Proposed Development will be constructed of masonry materials to the satisfaction of the City's Director of Community and Economic Development.
6. The Petitioner shall submit to the City a Grading and Drainage plan incorporating NAVD 88 vertical datum as well as an AutoCAD disk with

Illinois State Plane coordinates to the satisfaction of the City's Director of Public Works and Engineering.

7. The Petitioner shall submit to the City elevation certificates for all of the buildings proposed to be constructed as part of the Proposed Development.
8. The Petitioner shall revise the Final Plat of Subdivision to provide appropriate language and signature blocks regarding the ingress/egress, parking agreements, and utility easements for all parcels to the satisfaction of the City's Director of Community and Economic Development, the Director of Public Works and Engineering, and the General Counsel.
9. IEPA, MWRD WMO, IDOT, and NPDES permits shall be obtained by the Petitioner prior to issuance of site development permits and copies provided to the City, unless agreed to in writing by the City's Director of Community and Economic Development and the Director of Public Works and Engineering.
10. The Petitioner shall continue to coordinate with the Illinois Department of Transportation ("*IDOT*") regarding the configuration of ingress and egress turn lanes from Mannheim Road onto the Development Parcel. Any modification to the Mannheim Road ingresses and egresses shall be subject to approval by the City's Director of Community and Economic Development and the Director of Public Works and Engineering.
11. The Petitioner shall continue to work with the Rosemont Park District regarding the use, and inclusion into the Proposed Development, of the District Retained Parcel. Any changes to the Final PUD Plat necessitated by

the exclusion of the District Retained Parcel from the Development Parcel shall be deemed a Minor Project Revision, as defined in Section 5.E of the Redevelopment Agreement and may be approved by the City Manager without further action by the City Council.

12. All compensatory stormwater storage areas shall be located in easements depicted on the Final Plat of Subdivision which easements shall contain language satisfactory to the City's Director of Community and Economic Development and the General Counsel.

D. Construction Conditions.

1. All fire sprinkler connections in the Proposed Development shall be installed no farther than 100 feet from a fire hydrant.
2. All utilities installed on the Development Parcel shall be buried except as may be depicted in the approved plans.

E. Future Adjustments to the Proposed Development.

1. The development and inclusion of Lot 1 into the Proposed Development shall require an amendment to PUD approved herein pursuant to and in accordance with the provisions of Section 12-3-5G of the Zoning Code.
2. All signage to be located on the Development Parcel must be part of a localized alternative sign regulation plan approved pursuant to and in accordance with Section 12-11-8 of the Zoning Code.
3. The Elevations of the Restaurant on Lot 2 must be submitted and approved as an amendment to PUD approved herein pursuant to and in accordance with the provisions of Section 12-3-5G of the Zoning Code.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance must be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Development Parcel and inure to the benefit of, and are binding upon, the Petitioner and its respective personal representatives, successors, and assigns, including, without limitation, subsequent purchasers of the Development Parcel.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner fails to develop or maintain the Development Parcel in accordance with the plans submitted, the requirements of the Zoning Ordinance, the Subdivision Regulations, or the conditions set forth in Section 5 of this Ordinance, the approvals granted by Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such

revocation, the City Manager and the City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner.

SECTION 7. AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance and the Subdivision Regulations.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance will be effective only upon the occurrence of the following events:

- A. Passage by the City Council in the manner required by law;
- B. Publication in pamphlet form in the manner required by law;
- C. The filing with the City Clerk by the Petitioner of an unconditional agreement and consent in substantially the form attached to and, by this reference, made a part of this Ordinance as **Exhibit I**, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's consent to its recordation; and
- D. At Petitioner's sole cost and expense, the recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form this
____ day of _____, 2016.

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

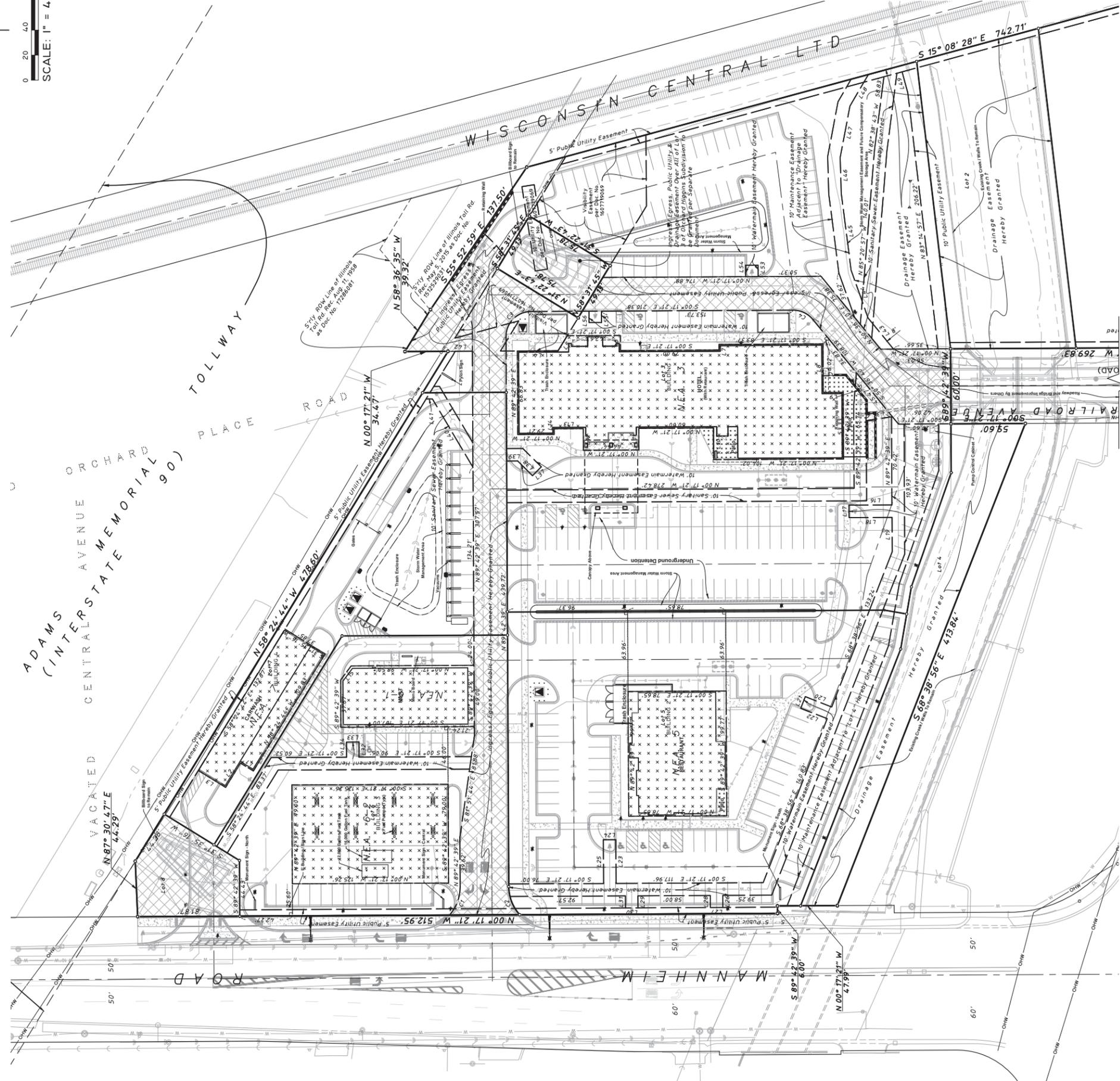
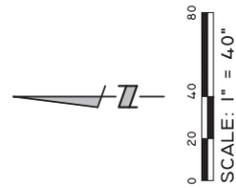
EXHIBITS

Exhibit A	Final Plat of PUD
Exhibit B	Final Plat of Subdivision
Exhibit C	Site Plan, Overall, Final PUD Approval
Exhibit D	Site Improvement Plans
Exhibit E	Landscape Plan
Exhibit F	Hotel Floorplan and Elevations
Exhibit G	Mart Floorplan and Elevations
Exhibit H	Car Wash Elevations
Exhibit I	Unconditional Agreement and Consent

PLANNED UNIT DEVELOPMENT PLAT THE ORCHARDS AT O'HARE

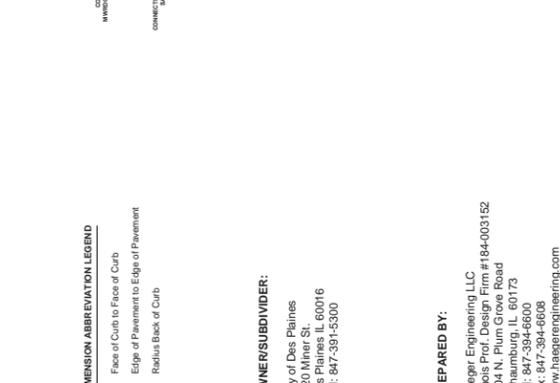
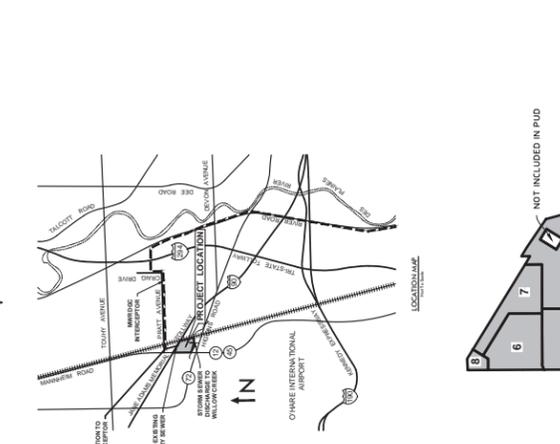
SHEET 1 OF 1

REFER TO PLAT OF SUBDIVISION FOR LEGAL DESCRIPTION
REFER TO GEOMETRY PLAN FOR DIMENSIONS



LEGEND

Existing Symbol	Proposed Symbol	Description
○	●	Storm Sewer Manhole
□	●	Catch Basin
○	●	Sanitary Sewer Manhole
○	●	Clean Out
○	●	Sanitary Sewer
○	●	Sanitary Sewer Service
○	●	Water Main
○	●	Fire Hydrant
○	●	Valve Vault
○	●	Valve Box
○	●	Curb & Gutter
○	●	Lot Line
○	●	Easement Line
○	●	Property / Lot Line
○	●	No. Parking Stalls
○	●	Light Pole
○	●	Light Pole With Mast Arm
○	●	Number of Parking Stalls
○	●	Overhead Utility Line
○	●	Sign
○	●	Fence
○	●	Retaining Wall



DIMENSION ABBREVIATION LEGEND

F/F Face of Curb to Face of Curb
 EP-EP Edge of Pavement to Edge of Pavement
 R/B/C Radius Back of Curb

OWNERS/SUBDIVIDER:
 City of Des Plaines
 1420 Miner St.
 Des Plaines IL 60016
 Tel: 847-394-6600
 Fax: 847-394-6608
 www.haegerengineering.com

PREPARED BY:
 Haeger Engineering, LLC
 Illinois Prof. Design Firm #184-003152
 1304 N. Plum Grove Road
 Schaumburg, IL 60173
 Tel: 847-394-6600
 Fax: 847-394-6608
 www.haegerengineering.com

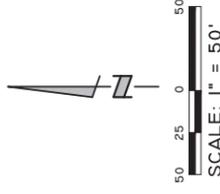
DEVELOPER:
 O'Hare Real Estate, LLC

No.	Date	Revision
1	15-180	Project No.
2	2016-07-13	Date
3	JWG	Surveyor
4	T.A.S.	Engineer

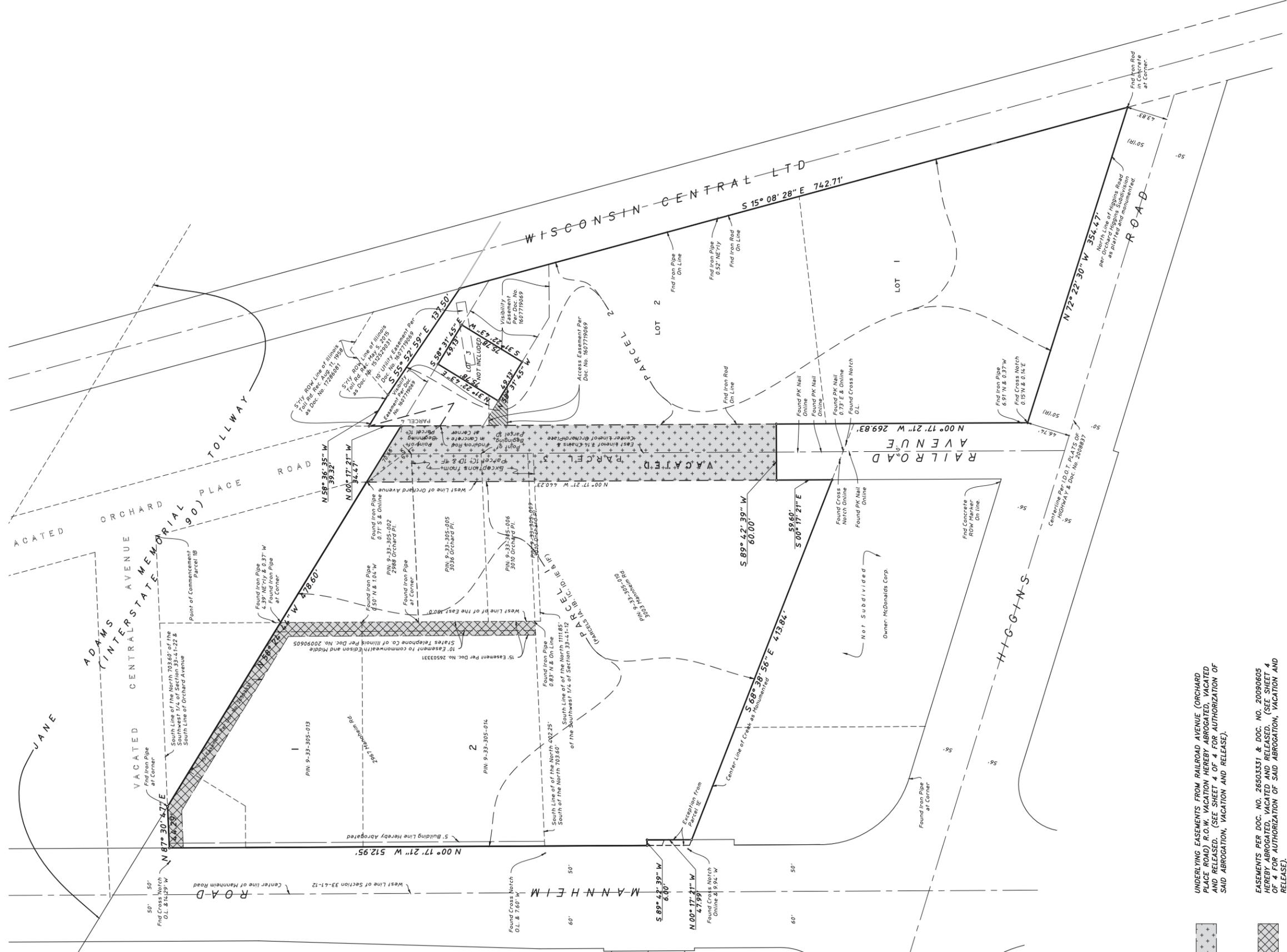
HAEGER ENGINEERING
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 Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com
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FINAL PLAT OF THE ORCHARDS AT O'HARE

BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



- P.I.N. No.
 09-33-305-002
 09-33-305-005
 09-33-305-006
 09-33-305-009
 09-33-305-010
 09-33-305-013
 09-33-305-014
 09-33-306-001
 09-33-306-001
 09-33-306-002
 09-33-306-003
 09-33-306-004
 09-33-309-005
 09-33-309-010
 Pt. 09-33-500-005



 UNDERLYING EASEMENTS FROM RAILROAD AVENUE (ORCHARD PLACE ROAD) R.O.W. VACATION HEREBY ABROGATED, VACATED AND RELEASED. (SEE SHEET 4 OF 4 FOR AUTHORIZATION OF SAID ABROGATION, VACATION AND RELEASE).

 EASEMENTS PER DOC. NO. 2650331 & DOC. NO. 20090605 HEREBY ABROGATED, VACATED AND RELEASED. (SEE SHEET 4 OF 4 FOR AUTHORIZATION OF SAID ABROGATION, VACATION AND RELEASE).

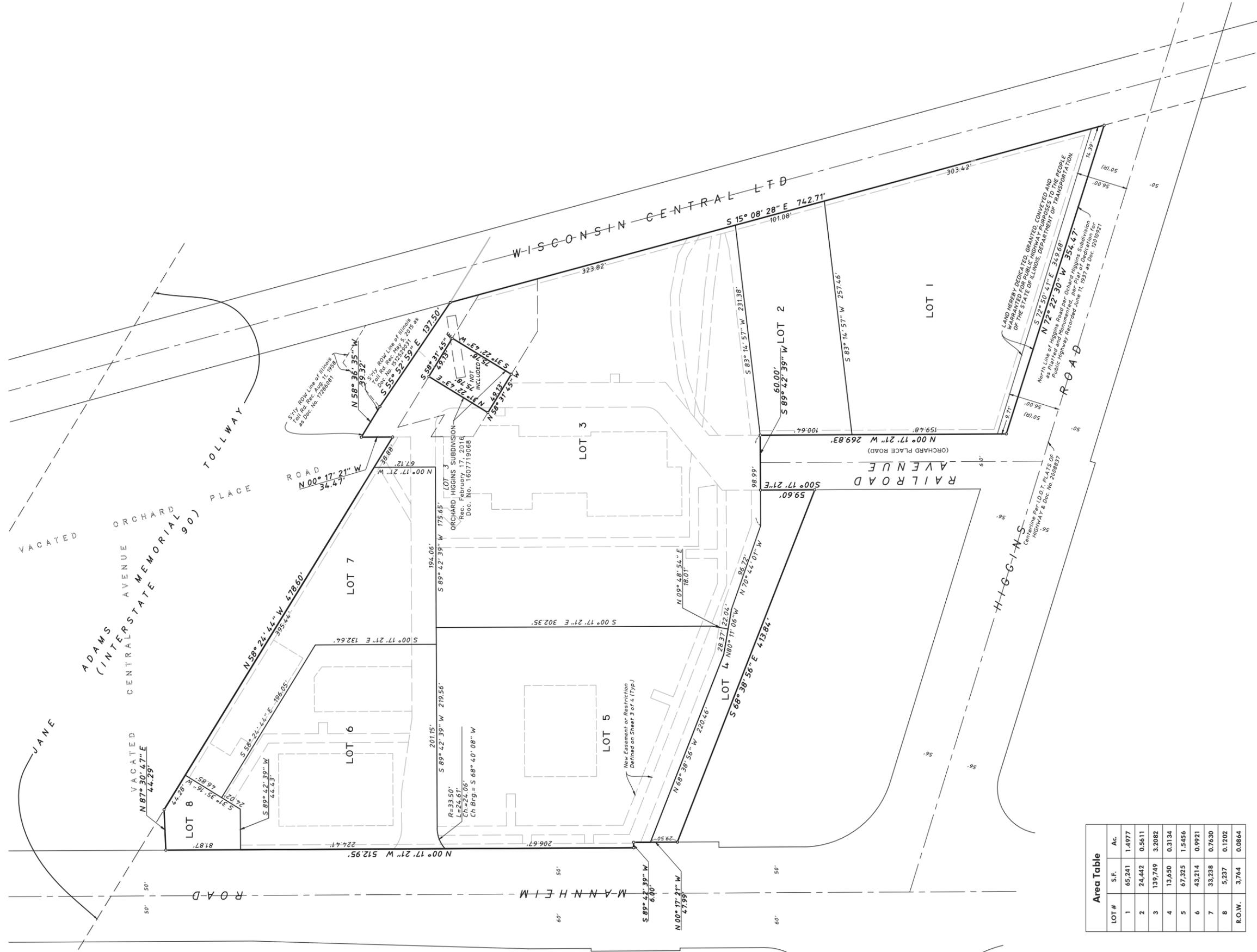
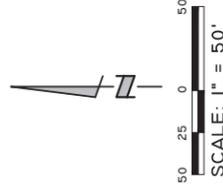
 ACCESS EASEMENT TO ROSEMONT PARK DISTRICT PER DOC. NO. 160779069 HEREBY ABROGATED, VACATED AND RELEASED. (SEE SHEET 4 OF 4 FOR AUTHORIZATION OF SAID ABROGATION, VACATION AND RELEASE).

- SURVEYOR'S NOTES:**
1. THE CALCULATION DATE OF THE FIELD WORK FOR THIS SURVEY IS APRIL 5, 2016.
 2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984.
 3. UNDEVELOPED LOTS AND LINES ARE NOT SHOWN HEREON.
 4. A TITLE COMMITMENT POLICY WAS NOT PROVIDED FOR THIS SURVEY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS NOT PROVIDED TO THE SURVEYOR BY THE COMPTON CORPORATION.

HAEGER ENGINEERING
 consulting engineers
 1304 N. Hunt Grove Road, Schaumburg, IL 60173
 Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 164-003152
 www.haegerengineering.com

FINAL PLAT OF THE ORCHARDS AT O'HARE

- P.I.N. No.
 09-33-305-002
 09-33-305-005
 09-33-305-006
 09-33-305-009
 09-33-305-010
 09-33-305-013
 09-33-305-014
 Pt. 09-33-306-001
 09-33-309-001
 09-33-309-002
 09-33-309-003
 09-33-309-004
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 09-33-309-010
 Pt. 09-33-500-005



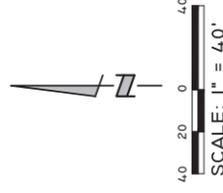
Area Table		
LOT #	S.F.	Ac.
1	65,241	1.4977
2	24,442	0.5611
3	139,749	3.2082
4	13,650	0.3134
5	67,325	1.5456
6	43,214	0.9921
7	33,238	0.7630
8	5,237	0.1202
R.O.W.	3,764	0.0864

TOTAL AREA = 395,860 S.F.
 9.0877 Ac.

FINAL PLAT OF THE ORCHARDS AT O'HARE

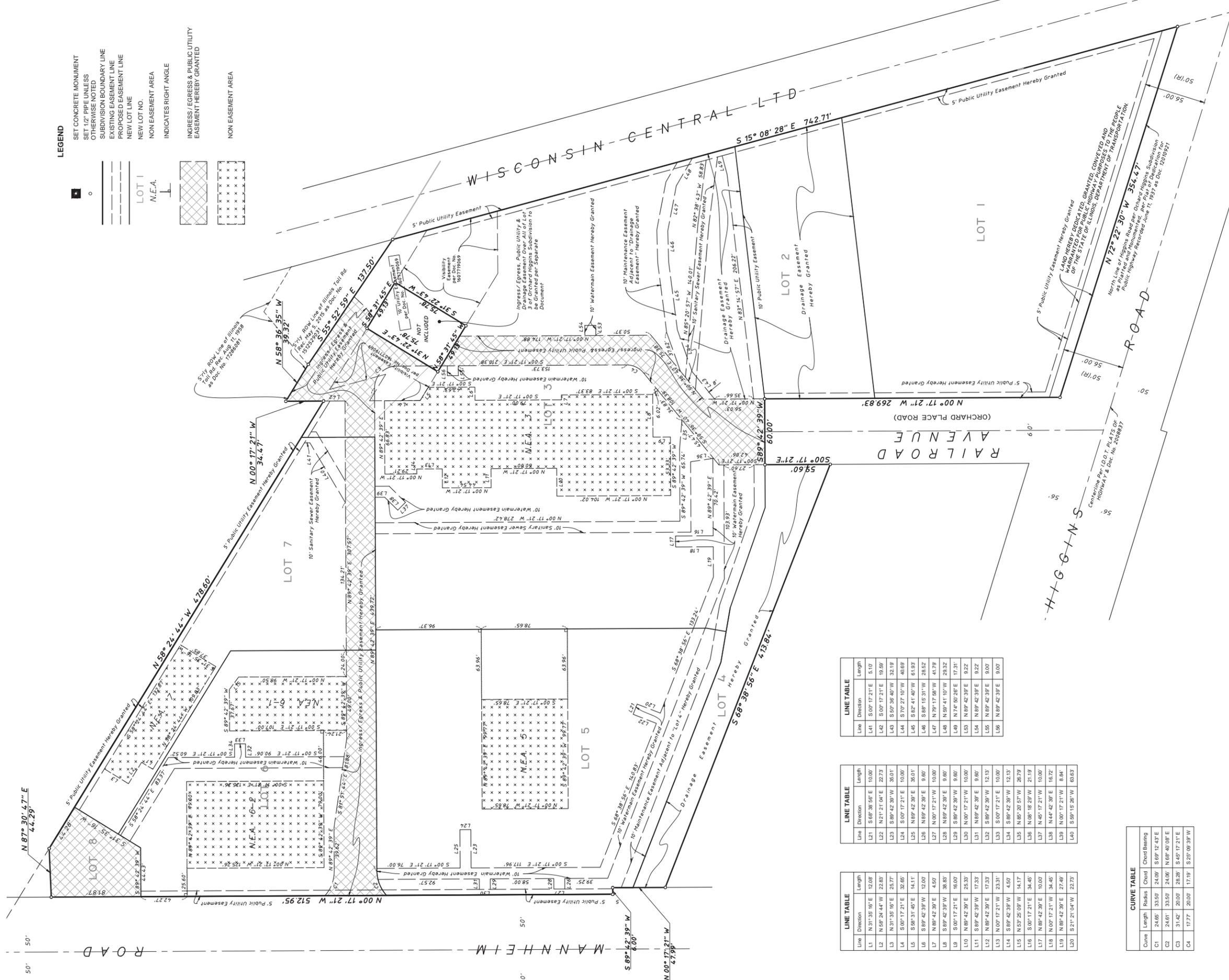
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 09-33-305-014
 09-33-306-001
 09-33-309-001
 09-33-309-002
 09-33-309-003
 09-33-309-004
 09-33-309-005
 09-33-309-010
 Pt. 09-33-500-005

Exhibit B



LEGEND

- SET CONCRETE MONUMENT
- SET 1/2" PIPE UNLESS OTHERWISE NOTED
- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- NEW LOT LINE
- NON EASEMENT AREA
- INDICATES RIGHT ANGLE
- INGRESS / EGRESS & PUBLIC UTILITY EASEMENT HEREBY GRANTED
- NON EASEMENT AREA



Line	Direction	Length
L41	S 00° 17' 21" E	5.10
L42	S 00° 17' 21" E	19.99
L43	S 00° 17' 21" E	32.19
L44	S 00° 17' 21" E	40.69
L45	S 00° 17' 21" E	61.03
L46	S 00° 17' 21" E	28.52
L47	N 79° 17' 58" W	41.79
L48	N 59° 41' 10" W	23.32
L49	N 74° 50' 26" E	17.31
L50	N 89° 42' 39" E	9.22
L51	N 89° 42' 39" E	9.07
L52	N 89° 42' 39" E	9.07

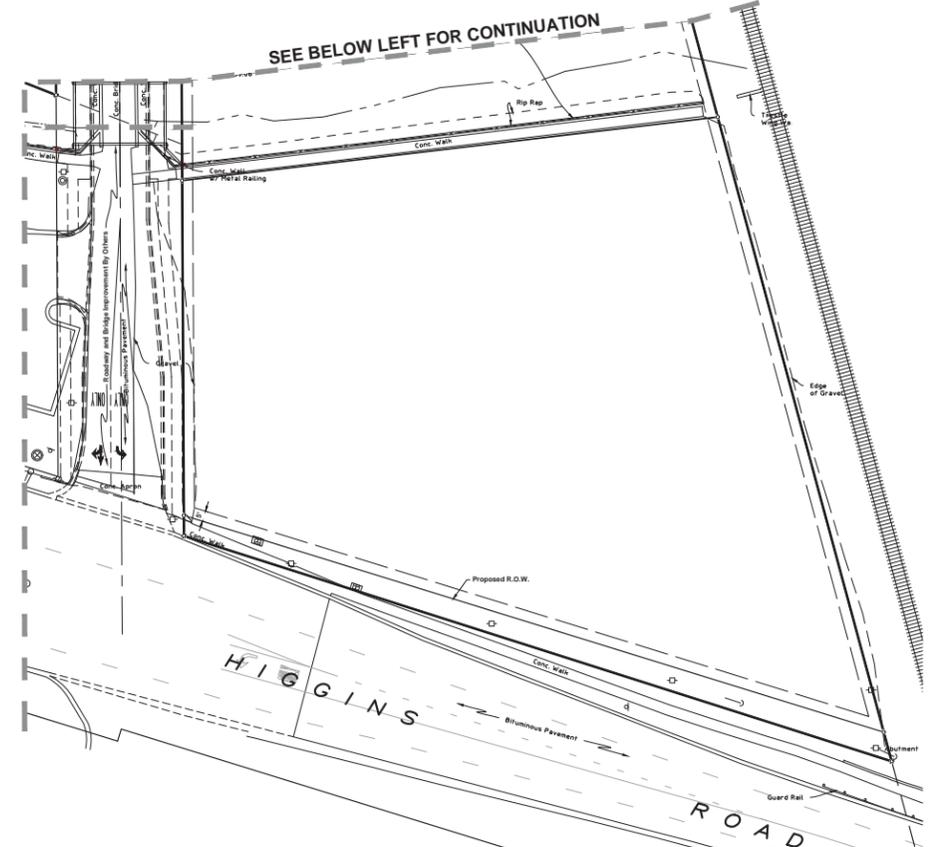
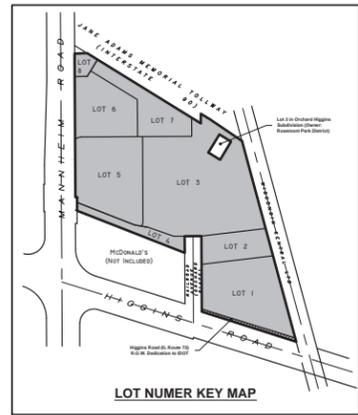
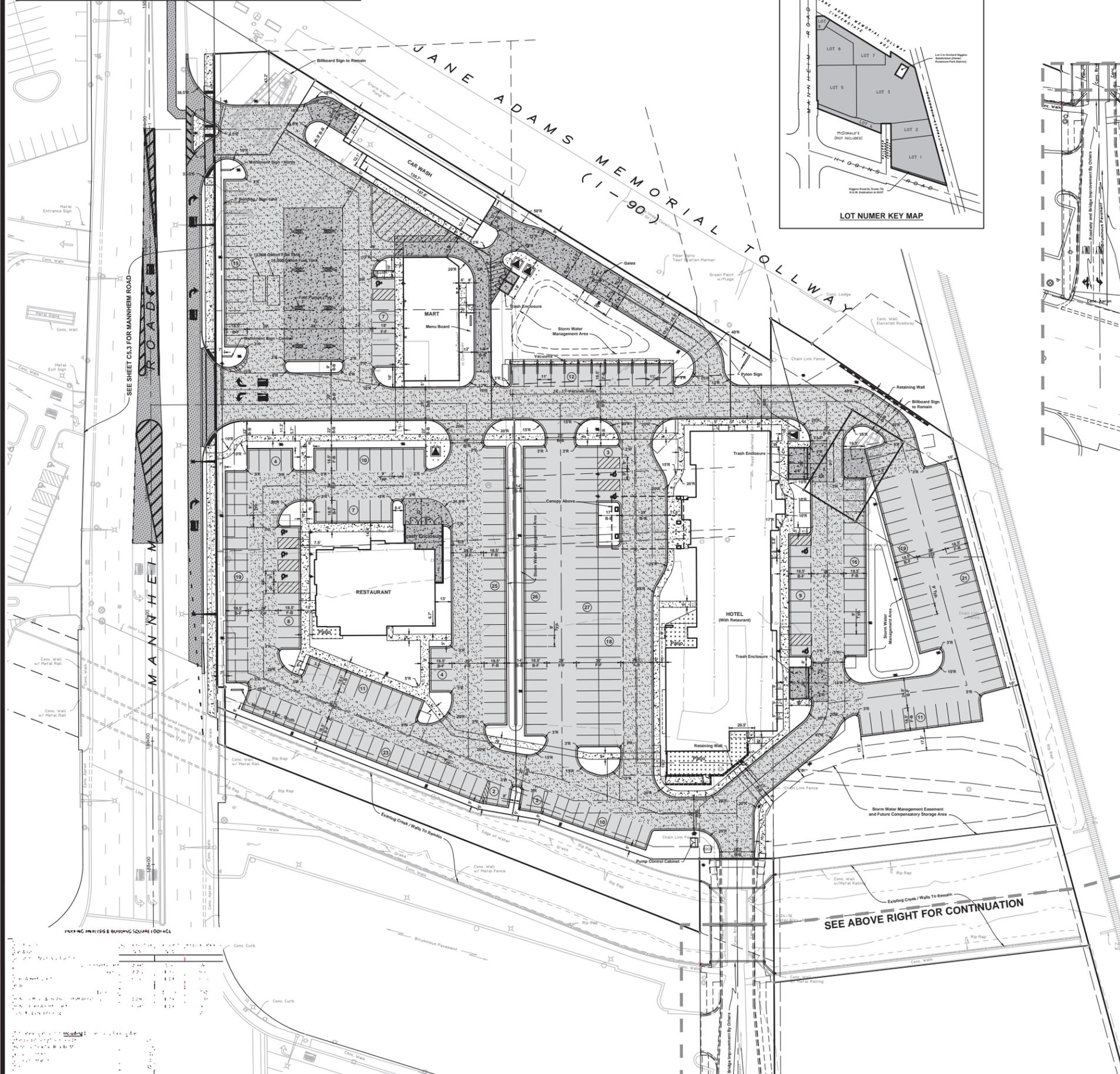
Line	Direction	Length
L21	S 00° 17' 21" E	10.00
L22	N 21° 21' 04" E	22.73
L23	S 89° 42' 39" W	35.01
L24	S 00° 17' 21" E	10.00
L25	N 89° 42' 39" E	35.01
L26	N 89° 42' 39" E	9.60
L27	N 00° 17' 21" W	10.00
L28	N 89° 42' 39" E	9.60
L29	S 89° 42' 39" W	9.60
L30	N 00° 17' 21" W	10.00
L31	N 89° 42' 39" E	9.60
L32	S 89° 42' 39" W	12.13
L33	S 00° 17' 21" E	10.00
L34	S 89° 42' 39" W	12.13
L35	N 85° 20' 57" W	26.79
L36	N 08° 18' 29" W	21.19
L37	N 45° 17' 21" W	10.00
L38	N 44° 52' 39" E	16.72
L39	N 00° 17' 21" W	8.84
L40	S 91° 15' 26" W	63.63

Line	Direction	Length
L1	N 31° 35' 16" E	12.08
L2	N 69° 24' 44" W	22.85
L3	N 31° 35' 16" E	25.77
L4	S 00° 17' 21" E	32.65
L5	S 89° 31' 45" E	14.11
L6	S 89° 42' 39" W	12.00
L7	N 89° 42' 39" E	4.50
L8	S 89° 42' 39" W	36.83
L9	S 00° 17' 21" E	16.00
L10	N 89° 42' 39" E	25.33
L11	S 89° 42' 39" W	17.33
L12	N 89° 42' 39" E	17.33
L13	N 00° 17' 21" W	23.31
L14	S 89° 42' 39" W	4.50
L15	N 53° 25' 09" W	14.17
L16	S 00° 17' 21" E	34.45
L17	N 89° 42' 39" E	10.00
L18	N 00° 17' 21" W	34.45
L19	N 89° 42' 39" E	27.49
L20	S 21° 21' 04" W	22.73

CURVE TABLE	Curve	Radius	Chord Bearing
C1	24.60	33.50	S 69° 12' 43" E
C2	24.61	33.50	N 68° 40' 08" E
C3	31.42	20.00	S 45° 17' 21" E
C4	17.77	20.00	S 25° 08' 39" W

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 www.haegerengineering.com

MATCHLINE - SEE BELOW RIGHT



SEE BELOW LEFT FOR CONTINUATION

SEE ABOVE RIGHT FOR CONTINUATION

LOT AREA SUMMARY:

A. OVERALL AREA SUMMARY FOR PLAT OF REDEVELOPMENT (NOT INCLUDING ROSEBORN PARK DISTRICT PARCEL (RPP01) - LOT 3 OF 'ORCHARD HIGGINS REDEVELOPMENT')

LOT DESCRIPTION	AREA (SF)	AREA (ACRES)	PERIODIC AREA	IMPERVIOUS AREA*	% PERIODIC	% IMPERVIOUS
LOT 1 (SEE PLAN)	10,241	1.407	1,407	1,000	100.0%	0.0%
LOT 2 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 3 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 4 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 5 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 6 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 7 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 8 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
TOTAL	88,880	12.077	12,077	8,800	41.75%	10.25%

B. OVERALL AREA SUMMARY FOR PLAT OF REDEVELOPMENT (INCLUDING ROSEBORN PARK DISTRICT PARCEL (RPP01) - LOT 3 OF 'ORCHARD HIGGINS REDEVELOPMENT')

LOT DESCRIPTION	AREA (SF)	AREA (ACRES)	PERIODIC AREA	IMPERVIOUS AREA*	% PERIODIC	% IMPERVIOUS
LOT 1 (SEE PLAN)	10,241	1.407	1,407	1,000	100.0%	0.0%
LOT 2 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 3 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 4 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 5 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 6 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 7 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 8 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 9 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 10 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 11 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 12 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 13 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 14 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 15 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 16 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 17 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 18 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 19 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 20 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 21 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 22 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 23 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 24 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 25 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 26 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 27 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 28 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 29 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 30 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 31 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 32 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 33 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 34 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 35 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 36 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 37 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 38 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 39 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 40 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 41 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 42 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 43 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 44 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 45 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 46 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 47 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 48 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 49 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 50 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 51 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 52 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 53 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 54 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 55 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 56 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 57 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 58 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 59 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 60 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 61 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 62 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 63 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 64 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 65 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 66 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 67 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 68 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 69 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 70 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 71 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 72 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 73 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 74 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 75 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 76 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 77 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 78 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 79 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 80 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 81 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 82 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 83 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 84 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 85 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 86 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 87 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 88 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 89 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 90 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 91 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 92 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 93 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 94 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 95 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 96 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 97 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 98 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 99 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 100 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
TOTAL	201,480	2.748	2,748	2,000	26.1%	7.35%

C. LOTS TO BE CONVEYED TO DEVELOPER ONLY (LOT 3, LOT 5, LOT 6 & LOT 7)

LOT DESCRIPTION	AREA (SF)	AREA (ACRES)	PERIODIC AREA	IMPERVIOUS AREA*	% PERIODIC	% IMPERVIOUS
LOT 3 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 5 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 6 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 7 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
TOTAL	47,200	6.500	6,500	4,800	26.1%	7.35%

D. LOTS TO BE CONVEYED TO DEVELOPER ONLY (LOT 3, LOT 5, LOT 6 & LOT 7) + LOT 8 (SEE PLAN) (BILBOARDS)

LOT DESCRIPTION	AREA (SF)	AREA (ACRES)	PERIODIC AREA	IMPERVIOUS AREA*	% PERIODIC	% IMPERVIOUS
LOT 3 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 5 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 6 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 7 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 8 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
TOTAL	59,000	8.136	8,136	6,000	26.1%	7.35%

E. LOTS TO BE CONVEYED TO DEVELOPER ONLY (LOT 3, LOT 5, LOT 6 & LOT 7) + LOT 8 (SEE PLAN) (BILBOARDS) + RPP01 LOT 3 OF 'ORCHARD HIGGINS REDEVELOPMENT'

LOT DESCRIPTION	AREA (SF)	AREA (ACRES)	PERIODIC AREA	IMPERVIOUS AREA*	% PERIODIC	% IMPERVIOUS
LOT 3 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 5 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 6 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 7 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
LOT 8 (SEE PLAN)	11,800	1.634	1,634	1,200	100.0%	0.0%
RPP01 LOT 3 (SEE PLAN)	10,241	1.407	1,407	1,000	100.0%	0.0%
TOTAL	74,281	10.345	10,345	7,600	26.1%	7.35%

OVERALL PARKING SUMMARY:

Standard Spaces of 8' x 12'	Value
Standard Spaces of 8' x 12'	300
Accessible Spaces of 8' x 12' to 9'6" x 12'	8
Van Spaces (11' x 18')	14
TOTAL	322

MAXIMUM BUILDING HEIGHT SUMMARY - 5 STORY HOTEL:

Item	Value
Hotel Building Height Above F.F. =	85.00' max
Hotel Building F.F. Elevation =	641.70'
Elevation of Top of Finished Hotel =	726.70'
Adjacent Area Elevation of Bottom of Columns of Roseborn Park District Billboards =	703.00' max
Adjacent Area Elevation of Bottom of Columns of Roseborn Park District Billboards =	703.00' max
Adjacent Area Elevation of Top of Billboards of Roseborn Park District Billboards =	707.00' max

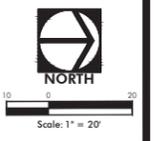
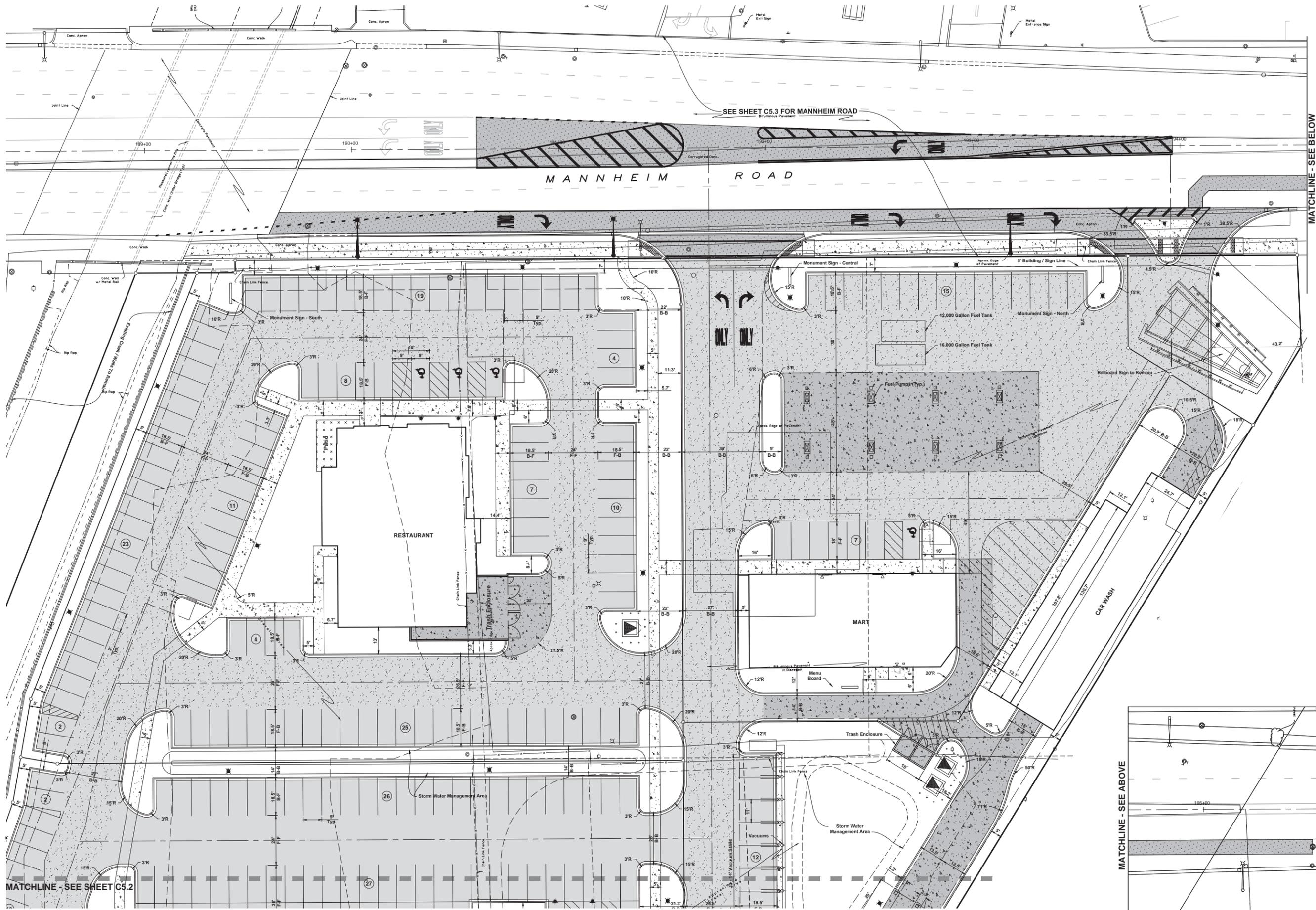
ERIKSSON ARCHITECTURE LLC
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 www.haegerengineering.com

SITE PLAN OVERALL
FINAL PUD APPROVAL
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/11/2016
 Project No. 15-180
 Sheet **SP1.0**

Exhibit C



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SITE PLAN
WEST
FINAL PUD APPROVAL
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/11/2016
 Project No. 15-180
 Sheet **SP1.1**

MATCHLINE - SEE SHEET C5.2

Exhibit C

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET C5.1

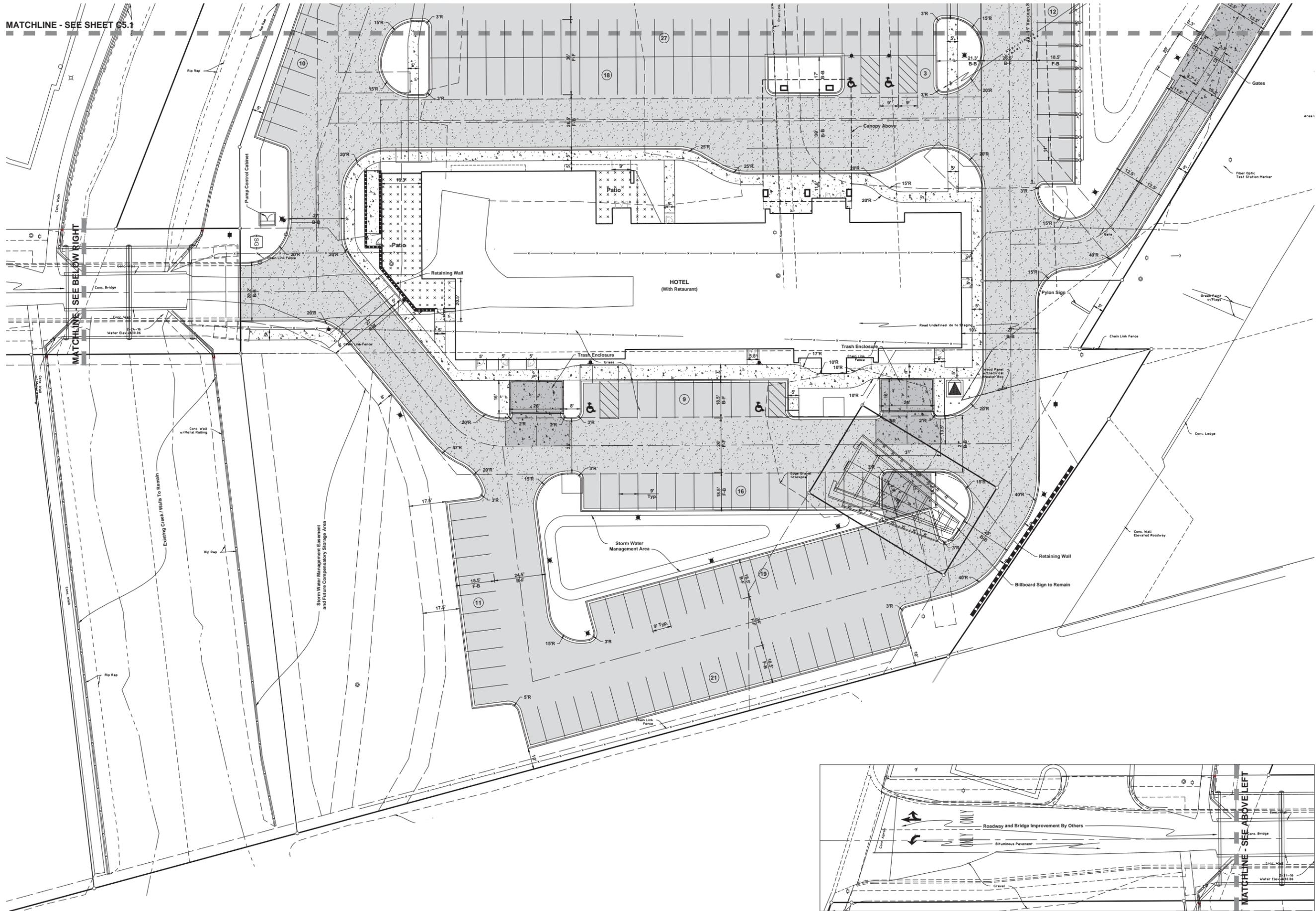


Exhibit C

Plot Date: Jul 11, 2016 - 11:49am Plotted By: phl:c
File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C5.D.GEOMETRY PAVING.dwg



NORTH

Scale: 1" = 20'

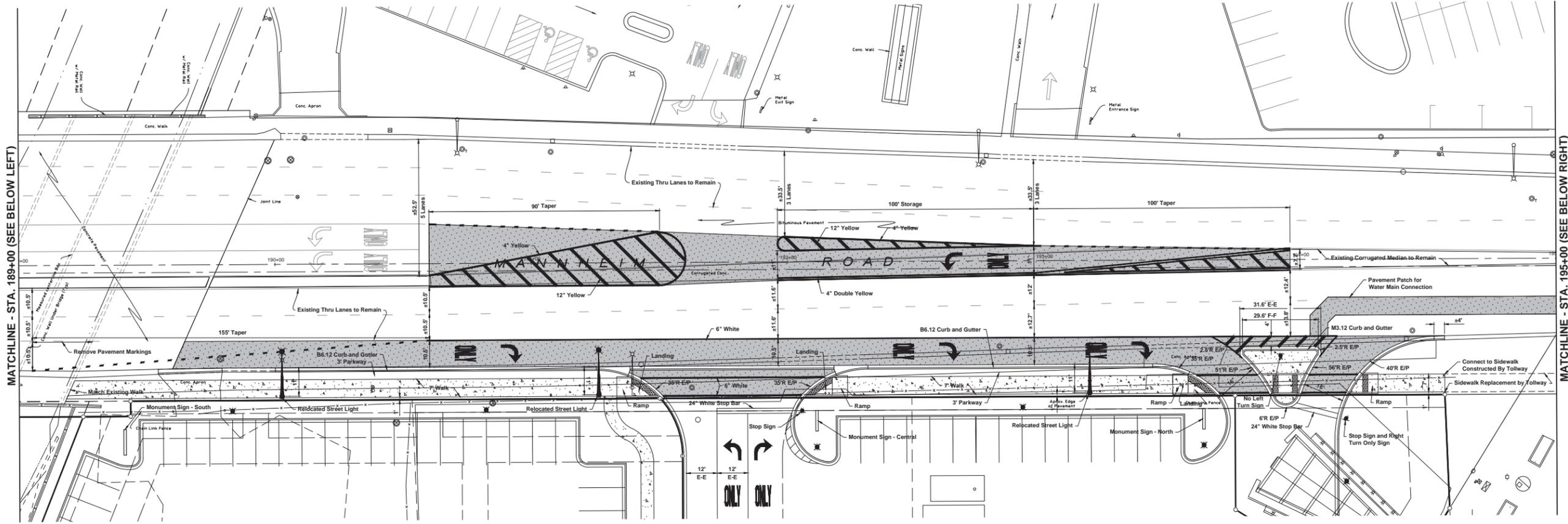
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SITE PLAN EAST
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THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

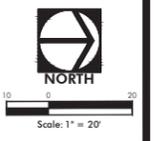
Project Manager: T A S
Engineer: P A C
Date: 07/11/2016
Project No. 15-180
Sheet **SP1.2**

SP1



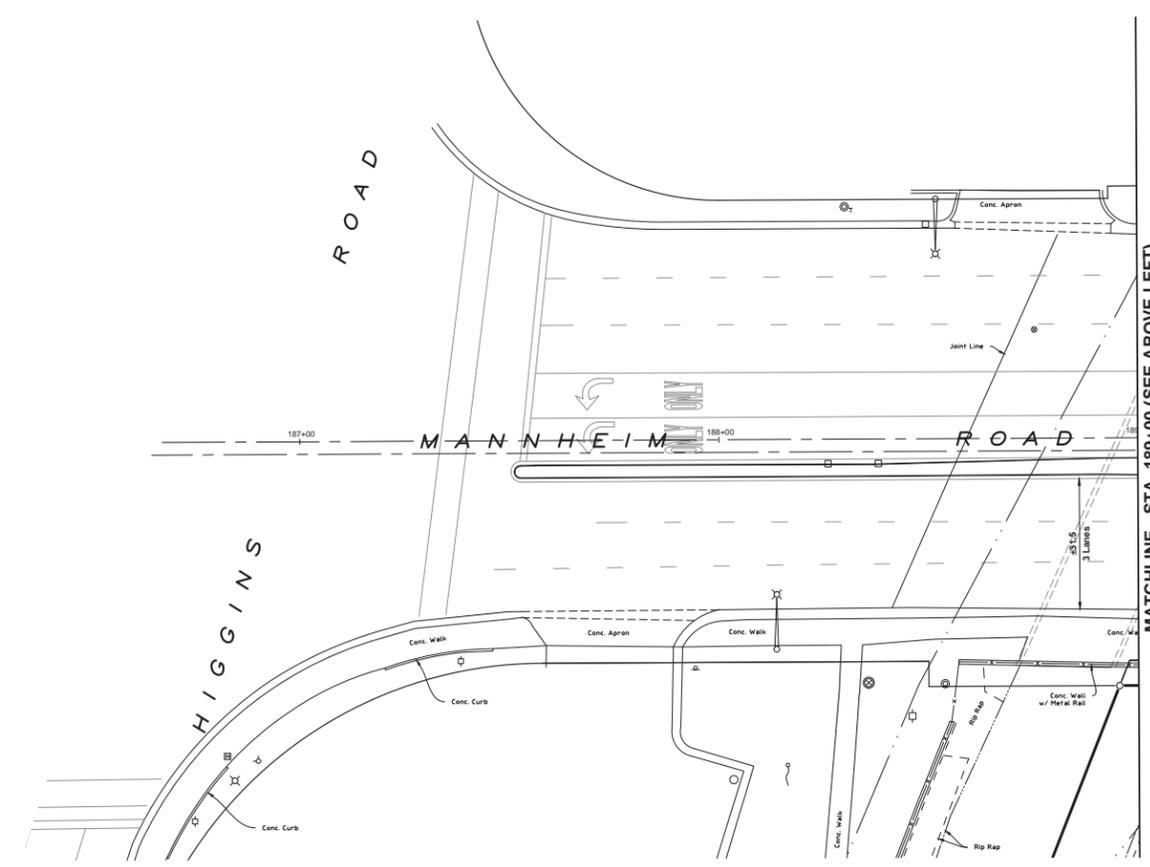
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MATCHLINE - STA. 195+00 (SEE BELOW RIGHT)



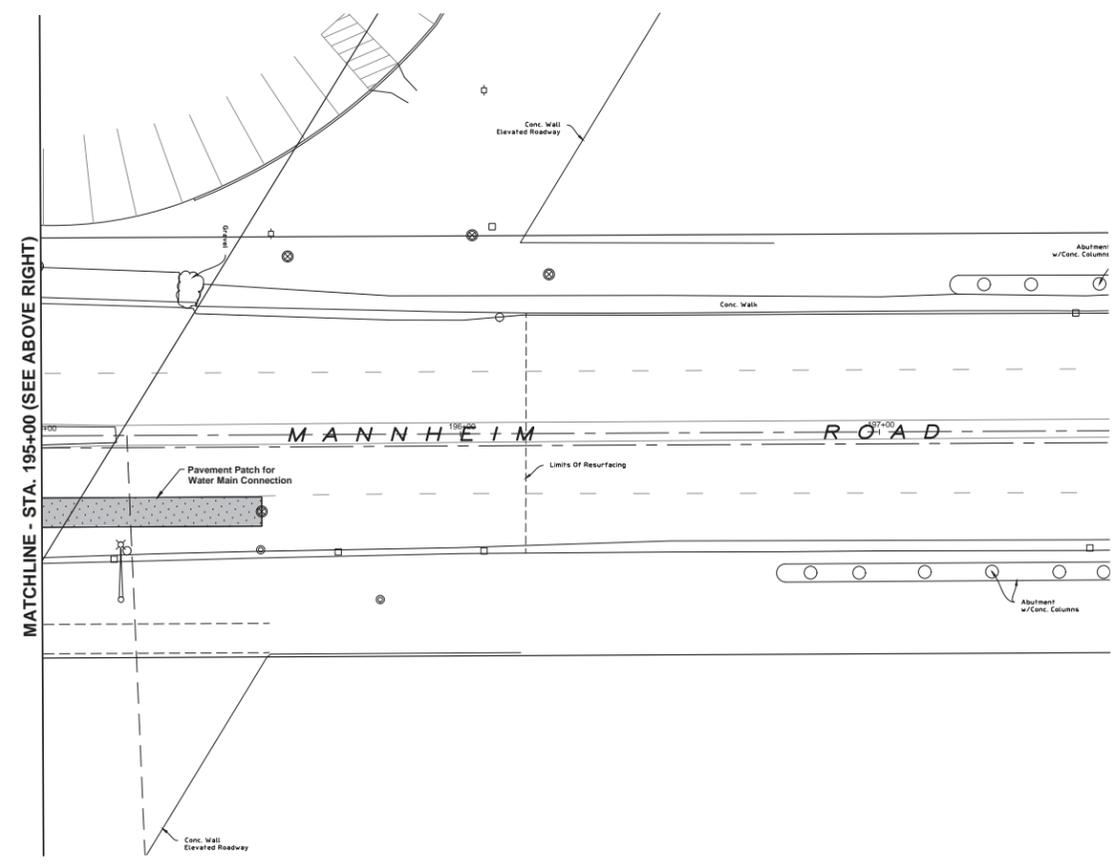
ERIKSSON
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No. _____
 Date _____
 Revision _____



MATCHLINE - STA. 189+00 (SEE ABOVE LEFT)

Exhibit C



MATCHLINE - STA. 195+00 (SEE ABOVE RIGHT)

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SITE PLAN
MANNHEIM ROAD
FINAL PUD APPROVAL
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/11/2016
 Project No. 15-180
 Sheet **SP1.3**

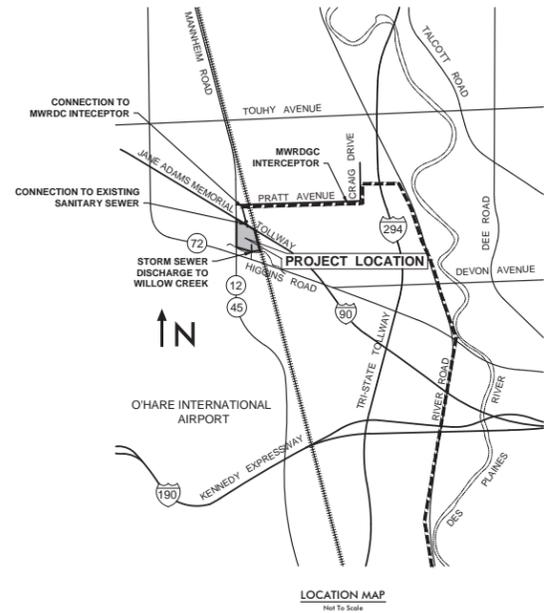
THE ORCHARDS AT O'HARE

SITE IMPROVEMENT PLANS

SECTION 33 TOWNSHIP 41 NORTH RANGE 12 EAST

DES PLAINES, ILLINOIS

COOK COUNTY



Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
○	Catch Basin	⊙
□	Inlet	⊙
⊙	Sanitary Manhole	⊙
⊙	Clean Out	⊙
→	Storm Sewer	→
→	Sanitary Sewer	→
→	Combined Sewer	→
—	Water Main	—
—	Underdrain	—
—	Roof Drain	—
⊙	Fire Hydrant	⊙
⊙	Valve Vault	⊙
⊙	Valve Box	⊙
⊙	B-Box	⊙
⊙	Well Head	⊙
⊙	Sprinkler	⊙
⊙	Light Pole	⊙
⊙	Light Pole With Mast Arm	⊙
⊙	Traffic Signal	⊙
⊙	Traffic Signal With Mast Arm	⊙
⊙	Hand Hole	⊙
⊙	Fence	⊙
⊙	Guardrail	⊙
⊙	Flagpole	⊙
⊙	Pipe Bollard	⊙
⊙	Sign	⊙
⊙	Gas Valve	⊙
⊙	Gas Meter	⊙
⊙	Gas Line	⊙
⊙	Electric Line	⊙
⊙	Overhead Utility Line	⊙
⊙	Cable Television Line	⊙
⊙	Electric Manhole	⊙
⊙	Electric Meter	⊙
⊙	Guy Wire	⊙
⊙	Utility Pole	⊙
⊙	Telephone Manhole	⊙
⊙	Telephone Line	⊙
⊙	Curb & Gutter	⊙
⊙	Reverse Pitch Curb & Gutter	⊙
⊙	Depressed Curb	⊙
⊙	Retaining Wall	⊙
⊙	Curb Elevation and Gutter/Pavement Elevation	⊙
⊙	Pavement Elevation	⊙
⊙	Ground Elevation	⊙
⊙	Contour Line	⊙
⊙	Deciduous Tree	⊙
⊙	Coniferous Tree	⊙
⊙	Treeline	⊙
⊙	Pavement Core	⊙
⊙	Bottom of Catwalk	⊙
⊙	Bottom Billboard	⊙
⊙	Top Billboard	⊙
⊙	Top of Base	⊙
⊙	Bottom Electric Meter	⊙
⊙	Bottom Electrical Box	⊙

BENCHMARKS:

Source Benchmark
City of Des Plaines Benchmark # 80

Description: Concrete monument

Location: Monument set in concrete on East side of River Road North of Devon Avenue 24' East of edge of pavement of River Road and 48' South of entrance to # 3000 River Road.

Elevation: 632.46 (NAVD 88)

Site Benchmark
CP#813 (See Survey)

Description: Chiseled square set in concrete.

Location: (See survey)

Elevation: 641.13 (NAVD 88)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS PLAN
C4.0	DEMOLITION PLAN
C5.0	GEOMETRY / PAVING PLAN - OVERALL
C5.1	GEOMETRY / PAVING PLAN - WEST
C5.2	GEOMETRY / PAVING PLAN - EAST
C5.3	MANNHEIM ROAD GEOMETRY / PAVING PLAN
C6.0	UTILITY PLAN - OVERALL
C6.1	UTILITY PLAN - WEST
C6.2	UTILITY PLAN - EAST
C6.3	12' SANITARY SEWER RELOCATION PLAN & PROFILE
C6.4	SANITARY SEWER PROFILES
C6.5	WATER MAIN PROFILES
C6.6	WATER MAIN PROFILES
C6.7	OUTLET CONTROL STRUCTURE & UG DETENTION SCHEMATIC
C6.8	STORM OUTLET PROFILES & UG DETENTION TYPICAL SECTIONS
C6.9	STORM WATER LIFT STATION PLAN
C6.10	STORM WATER LIFT STATION CALCULATIONS & SPECIFICATIONS
C6.11	UNDERGROUND STORM WATER DETENTION PLAN
C6.12	UNDERGROUND STORM WATER DETENTION PLAN
C7.0	GRADING PLAN - OVERALL
C7.1	GRADING PLAN - WEST
C7.2	GRADING PLAN - EAST
C7.3	VOLUME CONTROL AREA DETAILS
C7.4	VOLUME CONTROL AREA DETAILS
C8.0	SIGNAGE PLAN
C9.0	MANNHEIM ROAD CROSS SECTIONS
C9.1	MANNHEIM ROAD CROSS SECTIONS
C9.2	MANNHEIM ROAD CROSS SECTIONS
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C10.0	MWRD DETAILS
C10.1	IDOT DETAILS
C10.2	IDOT DETAILS
C10.3	IDOT DETAILS
C10.4	DES PLAINES DETAILS
C10.5	TYPICAL DETAILS
C10.6	RETAINING WALL DETAILS
C10.7	RETAINING WALL DETAILS

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES AND SPECIFICATIONS
EC3.0	SWPPP TYPICAL DETAILS
EC4.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

811

Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Exhibit D

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • 616-847-394-6608 Fax: 616-394-6608
Illinois Professional Design Firm License No. 184-000132
www.haegerengineering.com

TITLE SHEET

SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/18/2016
Project No. 15-180
Sheet **C1.0** / C10

GENERAL NOTES

- 1. Definition of Terms:
a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted...
b. "Engineer" shall mean Haeger Engineering, LLC.
c. "Contract Documents" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Ordinances, Rules, Regulations, etc.
b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards.
3. Contract Documents:
a. The Plans and Specifications shall be included as part of the Contract Documents.
b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work.
4. Should any errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:
Haeger Engineering, LLC
1104 N. Plum Grove Road
Schauenburg, IL 60173
847-394-6600
Job Number: #15-180
7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
a. City of Des Plaines
b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
e. Illinois Department of Transportation (IDOT)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds with all necessary surety, and obtain all necessary permits, licenses, etc.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment of these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the

- proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC elevators as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning such utility lines within the limits of related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date.
16. No construction activities shall be performed until the necessary permits or approvals for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies.
18. The Contractor shall maintain positive drainage at all times during construction.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc.
21. The Contractor shall not disturb or remove any natural resources that are identified on the Plans and also shall not disturb or remove any natural resources that are identified on the Plans and also shall not disturb or remove any natural resources that are identified on the Plans and also shall not disturb or remove any natural resources that are identified on the Plans.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety shall be the responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the applicable Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment is being used on existing public or private roads and/or pavement.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours.
33. Trees not marked for removal shall be protected as necessary by the Contractor.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings

- and any required supporting design calculations must be prepared, and signed and sealed by an Illinois Professional Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor.
40. All work and further under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative.
42. If required, the Owner shall have As-Built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction.
43. The Contractor shall maintain positive drainage at all times during construction.
44. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps.
45. Existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge.
46. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material as compacted as required by the applicable Jurisdictional Agency.
47. The Contractor shall implement a daily program for dust control at all sites related to the demolition and clearing activities.
48. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
49. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
50. All material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
51. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
52. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner.
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DEMOLITION AND CLEARING

- 1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utility lines and structures.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps.
5. Existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge.
6. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material as compacted as required by the applicable Jurisdictional Agency.
7. The Contractor shall implement a daily program for dust control at all sites related to the demolition and clearing activities.
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EARTHWORK AND GRADING

- 1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D2321 and F477.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
4. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
5. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
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39. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
40. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
41. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
42. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
43. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
44. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
45. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
46. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
47. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
48. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
49. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
50. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
51. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
52. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
53. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
54. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
55. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
56. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
57. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
58. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
59. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
60. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
61. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
62. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
63. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
64. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
65. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
66. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
67. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
68. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
69. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
70. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
71. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
72. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
73. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
74. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
75. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
76. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
77. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
78. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
79. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
80. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
81. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
82. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
83. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
84. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
85. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
86. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
87. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
88. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
89. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
90. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
91. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
92. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
93. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
94. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
95. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
96. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
97. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
98. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
99. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
100. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.1 and AWWA C111.
101. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D1319 and F477.
102. Ductile Iron Pipe (

STORM SEWER

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
- 2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
 - c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
 - d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The exterior of the pipe and fittings shall be cement-mortar lined in accordance with ASTM A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- 3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
 - a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
 - b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
 - c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
 - d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ASTM A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
- 4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and ASHTO M206
 - b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and ASHTO M207.
 - c. Reinforced Concrete Box Culvert Structures in accordance with ASTM C1433.
- 5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by the structure diameter. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between an inlet and outlet pipe inverts. Storm manholes and catch basins shall have a minimum eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
- 6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypolyethylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- 7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
- 8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
- 9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
- 10. Yard structures shall be Nylplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
- 11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate at anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
- 12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
- 13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
- 14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
- 15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or #294, perforated polyethylene pipe as specified on the Plans with a smooth interior and grating in a soil filter fabric sack supported over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
- 16. Elevations of structures located in curb and gutter are the flow line elevations.
- 17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

- 1. Refer to Sewer and Water Main General Notes for additional requirements.
- 2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
 - a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C860.
 - b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
 - c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906. DR 11-160 psi, with ductile iron pipe outside diameter.
- 3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
- 4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. Structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have conic cones, except where necessary due to head and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the #4-H2HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
- 5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
- 6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water on the Plans.
- 7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
- 8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
- 9. The standards for maximum deflection at joint points and laying radius for the various pipe types and lengths shall be per the following:
 - a. Ductile Iron Pipe (DIP) - AWWA C600.
 - b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
 - c. Polyethylene (HDPE) - Per Manufacturer's requirements.

- 10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
- 11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
- 12. All bolts and nuts shall be stainless steel.
- 13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
- 14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
- 15. All water valves, fire hydrants, B-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves and other water main related appurtenances shall conform to Village/City and applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
- 16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
- 17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of work shall be provided to the Owner. Work shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
- 18. Water Main and related appurtenances shall be tested in accordance with the following:
 - a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
 - b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
- 19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

- Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All those previously mentioned items shall collectively be referred to as "sewers" for the remainder of this section.
- Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:
 - 1. Horizontal Separation:
 - a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer. If the water main is in a separate trench or in the same trench on an undisturbed earth shall be located to one side of the sewer.
 - c. If it is possible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to the water main quality pipe and joint standards, and be pressure tested to the maximum expected surge head to assure water tightness before backfilling.
 - 2. Vertical Separation:
 - a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossing.
 - b. Water mains shall be laid at such an elevation that the invert of the water main is at least ten (10) feet horizontally from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - c. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two methods shall be used:
 - i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
 - ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
 - 3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation, may be used for water services.
 - 4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
 - 5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
 - 6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
 - 7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
 - 8. Cast in place concrete sidewalks and walks shall be installed in accordance with the Plans or where necessary need the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

MWRD GENERAL NOTES

- A. Referenced Specifications
 - 1. All construction shall be in accordance with the applicable sections of the following, except as modified herein in the Plans:
 - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
 - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
 - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
 - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.
- B. Notifications
 - 1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
 - 2. The City of Des Plaines Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work
 - 3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction.
- C. General Notes
 - 1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
 - 2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
 - 3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
 - 4. The proposed improvements must be constructed in accordance with the engineering plans approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
 - 5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verified locations and elevations prior to beginning the construction operations.
 - 6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
 - 7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
 - 8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
 - 9. All new and existing utility structures on site and in areas disturbed during construction shall be added to finish grade prior to final inspection.
 - 10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as they are completed. Any changes to the drawings shall be noted on the drawings. Any changes to the drawings shall be noted on the drawings. Any changes to the drawings shall be noted on the drawings. Any changes to the drawings shall be noted on the drawings.
 - 11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specifically otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

- 12. Portland cement concrete (PCC) pavement shall be Class IV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
- 13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
- 14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition curb joint and/or taper shall also be provided as necessary. Refer to the Plans for details.
- 15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the required reports to the Owner. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
- 16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
- 17. Prior to installation of the aggregate base course:
 - a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
 - b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1 ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
 - c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
- 18. Prior to the installation of the binder course:
 - a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
 - b. The aggregate base course shall be clean and dry.
 - c. The bituminous prime material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
 - d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
 - e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.
- 19. Prior to the installation of the surface course:
 - a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
 - c. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
 - d. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.
- 20. Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
 - a. Pavement markings shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
 - b. Where applying marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
 - c. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
 - d. Pavement markings shall be uniform and have clean, straight edges.
 - e. Pavement markings shall be uniform and have clean, straight edges.
 - f. Pavement markings shall be uniform and have clean, straight edges.
 - g. Pavement markings shall be uniform and have clean, straight edges.
- 21. Handicapped stalls shall be set stripe and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall signage shall be yellow in color.
- 22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
- 23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency, or authorized agent.
- 24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
- 25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

- E. Erosion and Sediment Control
 - 1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
 - 2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
 - 3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual.
 - 4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
 - 5. Inspections and documentation shall be performed, at a minimum:
 - a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
 - b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
 - 6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures.
 - 7. A stabilized mat of crushed stone or other materials meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulations warrant and transported to a controlled sediment disposal area.
 - 8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
 - 9. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins.
 - 10. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
 - 11. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fences (or equivalent).
 - 12. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
 - 13. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers.
 - 14. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
 - 15. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
 - 16. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer.
 - 17. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities.
 - 18. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or silt fence (topsoil and sediment) or other approved methods. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system.
 - 19. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
 - 20. All erosion and sediment control measures shall be maintained and repaired as needed on a permanent basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
 - 21. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
 - 22. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

- 7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

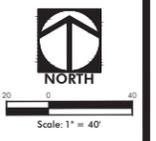
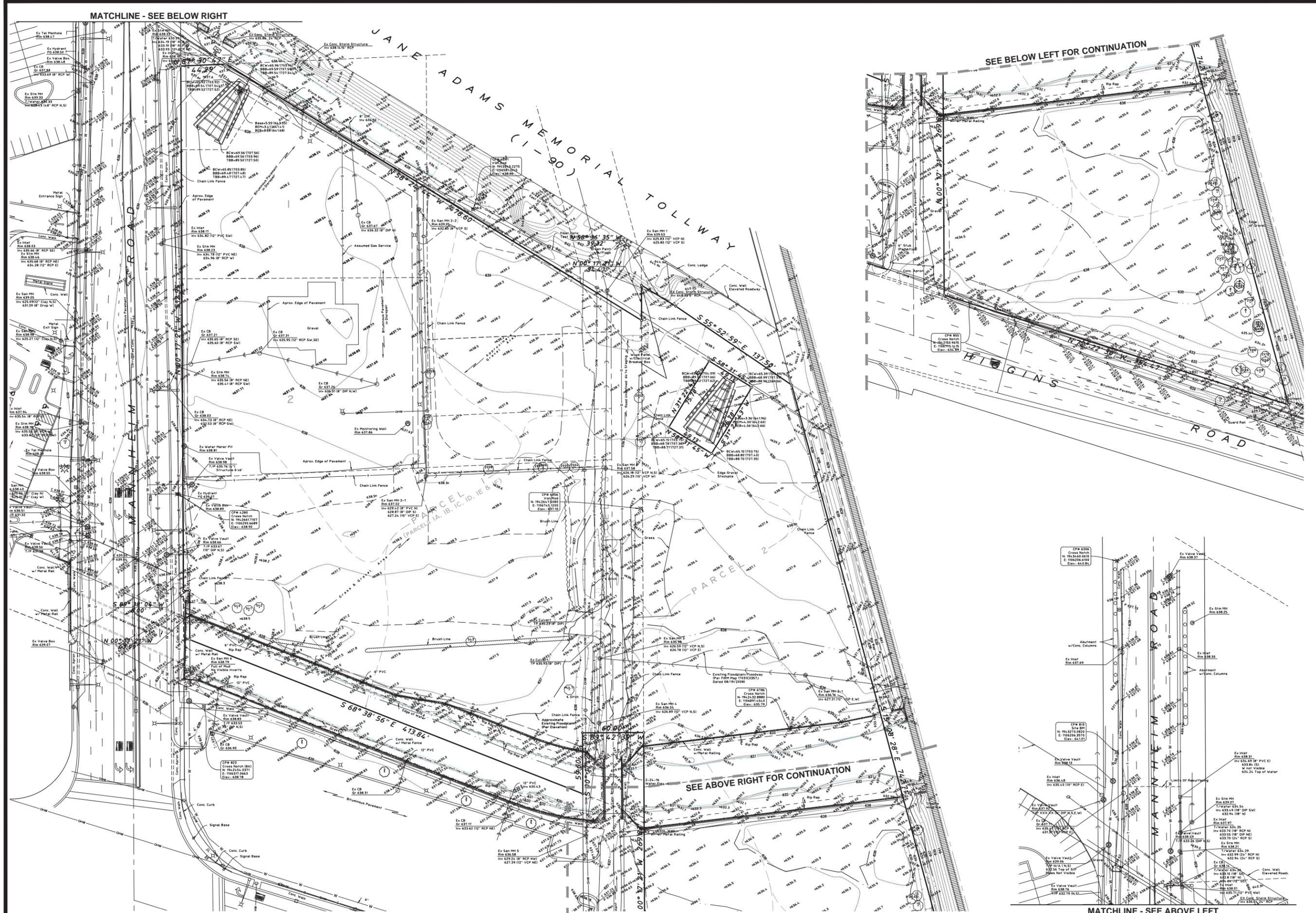
Pipe Material	Verified Clay Pipe	Pipe Specifications	Joint Specifications
Reinforced Concrete Sewer Pipe		ASTM C-76	ASTM C-443
Cast Iron Soil Pipe		ASTM A-74	ASTM C-564
Ductile Iron Pipe		ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
High Density Polyethylene (HDPE)		ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
Water Main Quality PVC		ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
4-inch to 36-inch		ASTM D-2241	ASTM D-2672 or ASTM D-3139
4-inch to 12-inch		AWWA C900	ASTM D-3212
14-inch to 48-inch		AWWA C905	ASTM D-3212

 - 8. Area bedding with stone 14" to 1" in size, with minimum bedding thickness equal to 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 CA-11 or CA-13 and shall be extended at least 12' above the top of the pipe when using PVC.
 - 9. "Band Seal" or similar non-shear flexible-type couplings shall be used in the connection of sewer pipe.
 - 10. Below the flood protection elevation (FPE = BFE + 2 feet), all sanitary sewer manholes and structures shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "Sanitary" cast into the lid.
 - 11. When connecting to an existing sewer main by means other than an existing tee, tee, or an existing manhole, one of the following methods shall be used:
 - a. A circular saw-out of sewer main by proper tools ("Shewer-tap" machine or similar) and proper installation of hubway saddle or hub-tee saddle.
 - b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or branch section.
 - c. With pipe cutter, neatly and accurately cut off desired length of pipe for insertion of proper fitting, using "Band Seal" or similar couplings to hold it firmly in place.
 - 12. 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 watermain 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 cannot be maintained, or the sewer crosses above the watermain, the sewer shall be constructed to watermain standards.
 - 13. All existing septic systems shall be abandoned. Abandoned tanks shall be filled with granular material or removed.
 - 14. 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 pre-cast reinforced concrete.
 - 15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections. Precast sections shall consist of modified groove tongue and rubber gasket type joints.
 - 16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.
 - 17. Except for foundation footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain fields/leach fields/underdrains/perforated pipes are not allowed to be connected to 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 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.
 - 18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event a several days of non-operation occurs, the contractor shall be held responsible for the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES - MISCELLANEOUS
 - 1. All soil erosion and sedimentation control (SE/SC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will alter either the disturbance of one (1) acre or more of the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. LR10, latest edition, shall also be followed.
 - 2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and all other details in the disturbance of one (1) acre or more of the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. LR10, latest edition, shall also be followed.
 - 3. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and all other details in the disturbance of one (1) acre or more of the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. LR10, latest edition, shall also be followed.
 - 4. The Owner together with all the Contractor and/or other entities so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the SWPPP and all measures and shall be subject to the terms of Federal, State, and local regulations, certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
 - 5. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
 - 6. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
 - 7. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
 - 8. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
 - 9. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface water from flowing onto adjacent property.
 - 10. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with sediment control measures as well as conditions for the rest of the site.
 - 11. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
 - 12. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
 - 13. Erosion and sedimentation control measures shall be maintained, adjusted, and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
 - 14. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All sediment or debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
 - 15. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
 - 16. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment trap, sediment basin, or other appropriate measure).
 - 17. Except for foundation footing drains proved to protect buildings, or perforated pipes associated with volume control facilities, drain fields/leach fields/underdrains/perforated pipes are not allowed to be connected to 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 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.
 - 18. A backflow preventer is required for all detention basins tributary to combined sewers. Required backflow preventers shall be inspected and exercised annually by the property owner to ensure proper operation, and any necessary maintenances shall be performed to ensure functionality. In the event a several days of non-operation occurs, the contractor shall be held responsible for the permittee shall ensure that clean up and wash out of sewage takes place within 48 hours of the storm event.
 - 19. Erosion Control Maintenance Notes:
 - a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
 - b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier silt be necessary, the fabric shall be replaced promptly.
 - d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
 - f. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
 - 20. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these responsibilities for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
 - 21. The work shall generally follow the following typical Construction Sequencing:
 - a. Installation of their soil erosion and sediment control (SE/SC) measures:
 - b. Selective vegetation removal for silt fence installation
 - c. Silt fence installation
 - d. Stabilized construction entrance
 - e. Install tree protection fencing and tree removal where necessary (clear & grub)
 - f. Construct sediment trapping devices (sediment traps, basins, etc.)
 - g. Construct detention facilities and outlet control structure with restrictor.
 - h. Strip and stockpile topsoil and mass grade the site
 - i. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - j. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
 - k. Permanently stabilize detention basins with seed and erosion control blanket
 - l. Temporarily stabilize all areas including lots that have reached temporary grade
 - m. Install roadways, parking areas, etc.
 - n. Final grade and permanently stabilize all outcut areas with topsoil and seed
 - o. Install structures and grade individual lots
 - p. Permanently stabilize site with topsoil and seed
 - q. Remove all temporary SE/SC measures after the site is stabilized with vegetation

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GENERAL NOTES AND SPECIFICATIONS
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS



No.	Date	Revision

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EXISTING CONDITIONS PLAN
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C3.0** of C10

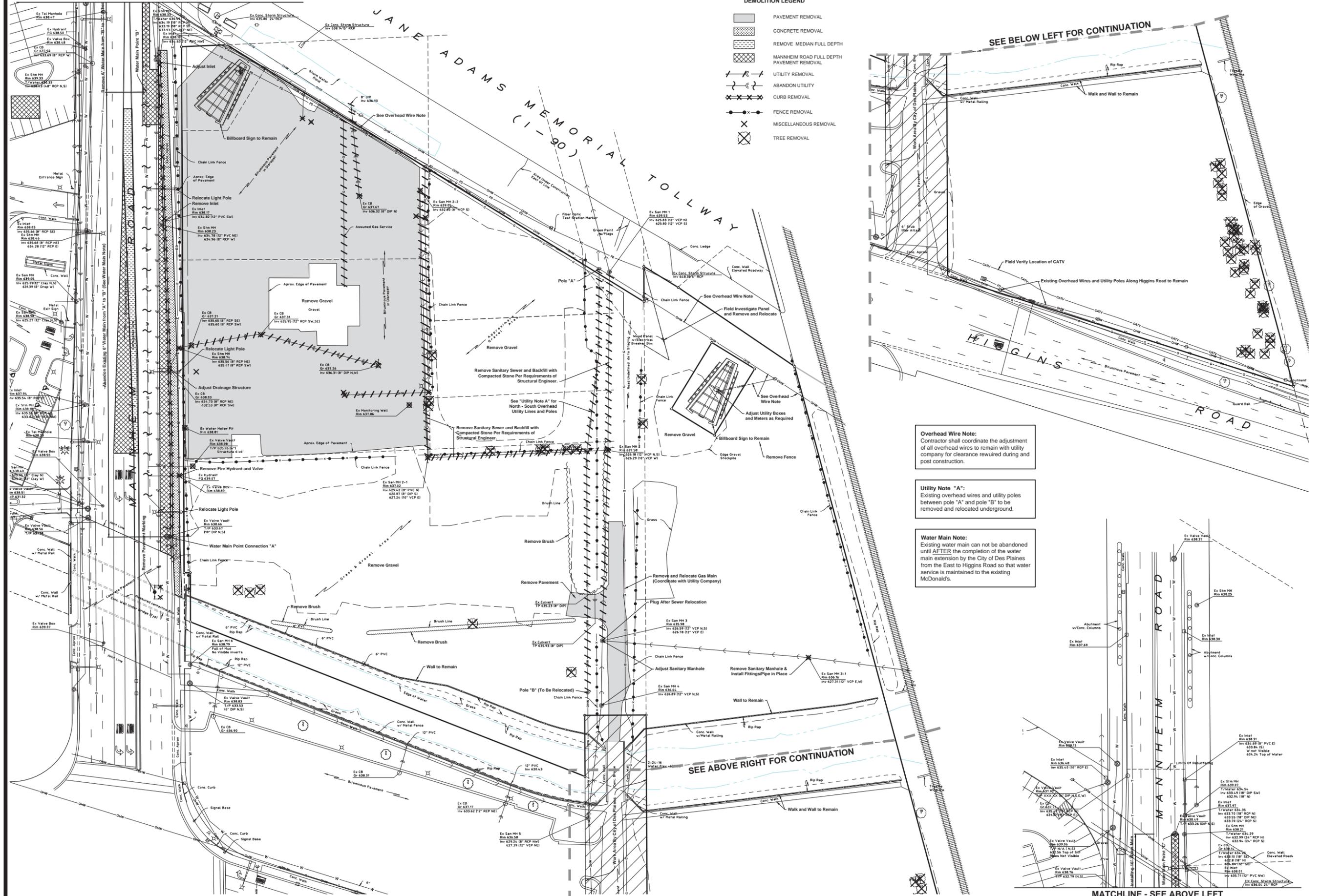
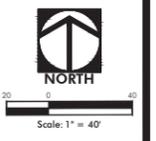
Exhibit D

Plot Date: Jul 18, 2016 - 10:15am Plotted By: phil.c
 File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C3.DWG.D3.DWG.dwg

MATCHLINE - SEE BELOW RIGHT

- DEMOLITION LEGEND**
- PAVEMENT REMOVAL
 - CONCRETE REMOVAL
 - REMOVE MEDIAN FULL DEPTH
 - MANNHEIM ROAD FULL DEPTH PAVEMENT REMOVAL
 - UTILITY REMOVAL
 - ABANDON UTILITY
 - CURB REMOVAL
 - FENCE REMOVAL
 - MISCELLANEOUS REMOVAL
 - TREE REMOVAL

SEE BELOW LEFT FOR CONTINUATION

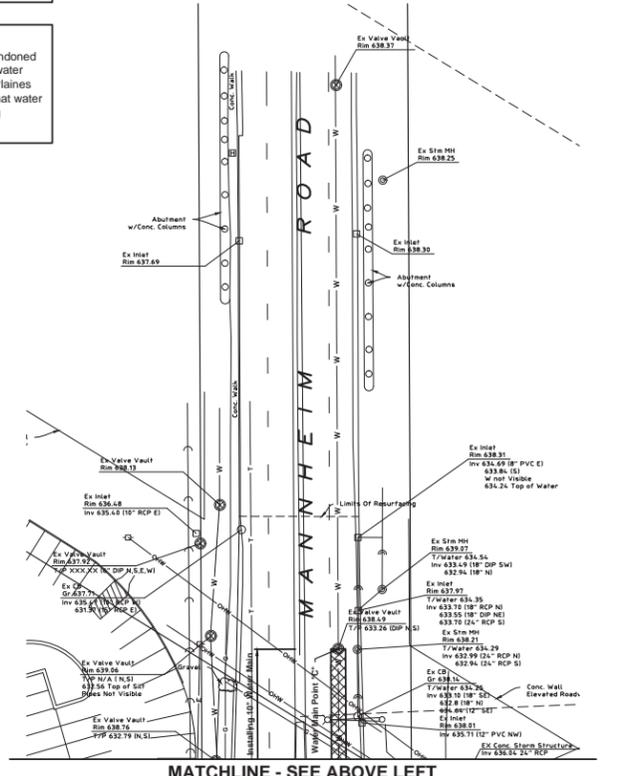


Overhead Wire Note:
Contractor shall coordinate the adjustment of all overhead wires to remain with utility company for clearance required during and post construction.

Utility Note "A":
Existing overhead wires and utility poles between pole "A" and pole "B" to be removed and relocated underground.

Water Main Note:
Existing water main can not be abandoned until AFTER the completion of the water main extension by the City of Des Plaines from the East to Higgins Road so that water service is maintained to the existing McDonald's.

SEE ABOVE RIGHT FOR CONTINUATION



MATCHLINE - SEE ABOVE LEFT

Exhibit D

Plot Date: Jul 18, 2016 - 10:15am Plotted By: phl/c
File Name: P:\2015\180\Drawings\Final Engineering\Site Improvement Plans\C4.DEMO.dwg

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DEMOLITION PLAN
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/18/2016
Project No. 15-180
Sheet **C4.0**

MATCHLINE - SEE BELOW RIGHT

PAVING LEGEND

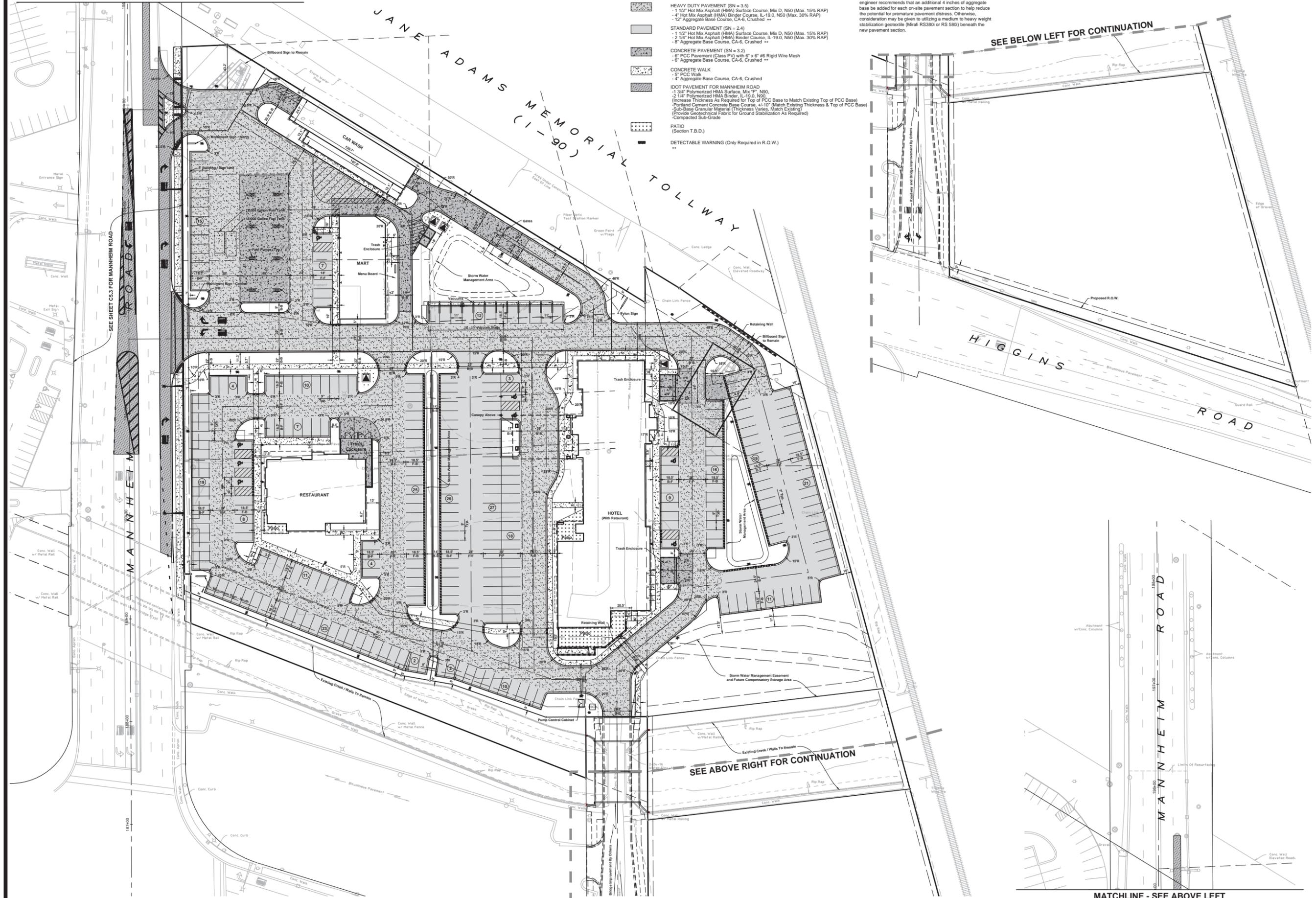
- HEAVY DUTY PAVEMENT (SN = 3.5)
 - 1" 12" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP)
 - 4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP)
 - 12" Aggregate Base Course, CA-6, Crushed **
- STANDARD PAVEMENT (SN = 2.4)
 - 1" 12" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP)
 - 2" 14" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP)
 - 6" Aggregate Base Course, CA-6, Crushed **
- CONCRETE PAVEMENT (SN = 3.2)
 - 6" PCC Pavement (Class PVI) with 6" x 6" #6 Rigid Wire Mesh
 - 6" Aggregate Base Course, CA-6, Crushed **
- CONCRETE WALK
 - 5" PCC Walk
 - 4" Aggregate Base Course, CA-6, Crushed
- IDOT PAVEMENT FOR MANNHEIM ROAD
 - 1 3/4" Polymerized HMA Surface, Mix F, N90,
 - 2 1/4" Polymerized HMA Binder, IL-19.0, N90,
 - (Increase Thickness As Required for Top of PCC Base to Match Existing Top of PCC Base)
 - Portland Cement Concrete Base Course, 4-10" (Match Existing Thickness & Top of PCC Base)
 - Sub-Base Granular Material (Thickness Varies, Match Existing)
 - Provide Geotextile Fabric for Ground Stabilization As Required
 - Compacted Sub-Grade
- PATIO (Section T.B.D.)
- DETECTABLE WARNING (Only Required in R.O.W.)

** If existing undocumented Fill is left in place, the geotechnical engineer recommends that an additional 4 inches of aggregate base be added for each on-site pavement section to help reduce the potential for premature pavement distress. Otherwise, consideration may be given to utilizing a medium to heavy weight stabilization geotextile (Metall RS390 or RS 580) beneath the new pavement section.



Scale: 1" = 40'

SEE BELOW LEFT FOR CONTINUATION



SEE ABOVE RIGHT FOR CONTINUATION

MATCHLINE - SEE ABOVE LEFT

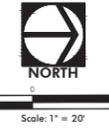
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GEOMETRY / PAVING PLAN - OVERALL
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C5.0

Exhibit D

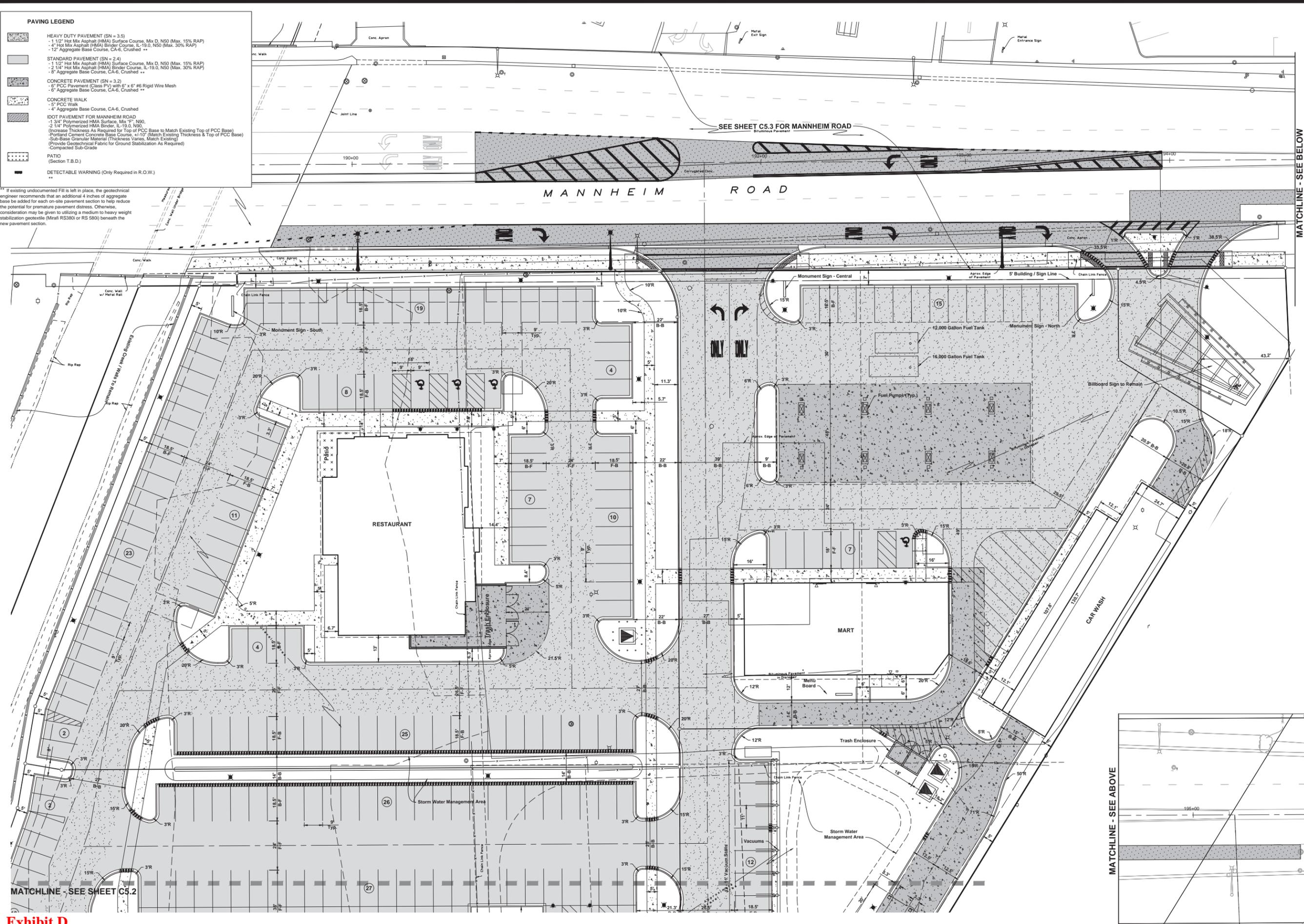
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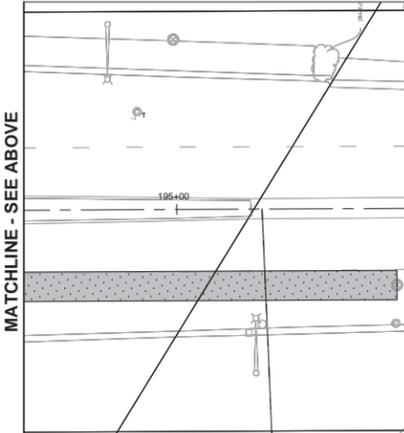
PAVING LEGEND

- HEAVY DUTY PAVEMENT (SN = 3.5)**
 - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP)
 - 4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP)
 - 12" Aggregate Base Course, CA-6, Crushed ***
- STANDARD PAVEMENT (SN = 2.4)**
 - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP)
 - 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP)
 - 8" Aggregate Base Course, CA-6, Crushed ***
- CONCRETE PAVEMENT (SN = 3.2)**
 - 8" PCC Pavement (Class PVI) with 8" x 6" #6 Rigid Wire Mesh
 - 6" Aggregate Base Course, CA-6, Crushed ***
- CONCRETE WALK**
 - 5" PCC Walk
 - 4" Aggregate Base Course, CA-6, Crushed
- IDOT PAVEMENT FOR MANNHEIM ROAD**
 - 1 3/4" Polymerized HMA Surface, Mix "F", N90
 - 2 1/4" Polymerized HMA Binder, IL-19.0, N90
 - Increase Thickness As Required for Top of PCC Base to Match Existing Top of PCC Base
 - Portland Cement Concrete Base Course, +/- 10" (Match Existing Thickness & Top of PCC Base)
 - Sub-Base Granular Material (Thickness Varies, Match Existing)
 - (Provide Geotechnical Fabric for Ground Stabilization As Required)
 - Compacted Sub-Grade
- PATIO (Section T.B.D.)**
- DETECTABLE WARNING (Only Required in R.O.W.)**

If existing undocumented Fill is left in place, the geotechnical engineer recommends that an additional 4 inches of aggregate base be added for each on-site pavement section to help reduce the potential for premature pavement distress. Otherwise, consideration may be given to utilizing a medium to heavy weight stabilization geotextile (Miraf RS3801 or RS 5801) beneath the new pavement section.



MATCHLINE - SEE SHEET C5.2



MATCHLINE - SEE BELOW

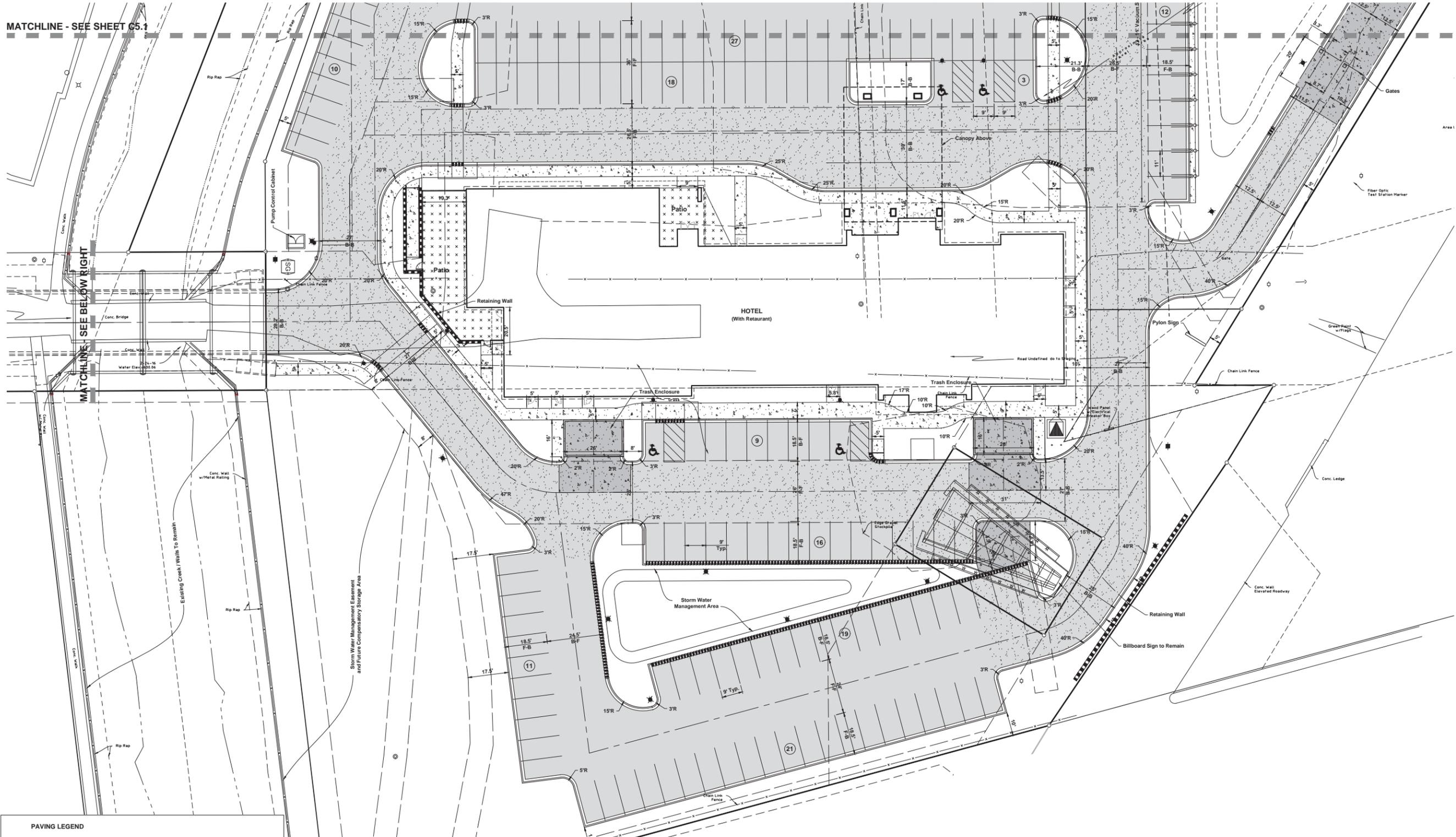
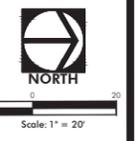
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GEOMETRY / PAVING
PLAN - WEST
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C5.1**

Exhibit D

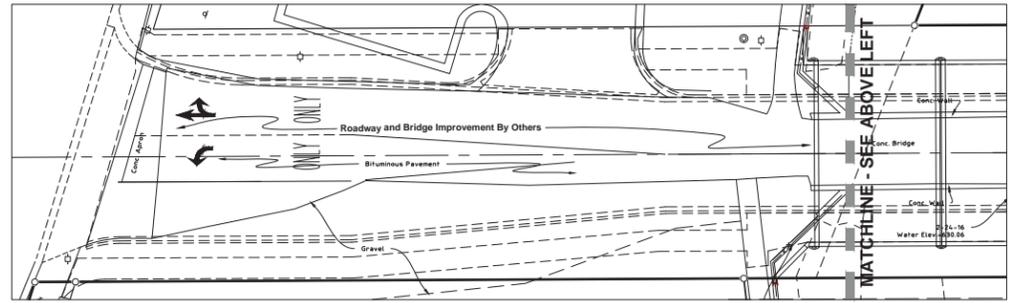
MATCHLINE - SEE SHEET C5.1



PAVING LEGEND

	HEAVY DUTY PAVEMENT (SN = 3.5) - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP) - 4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP) - 12" Aggregate Base Course, CA-6, Crushed **
	STANDARD PAVEMENT (SN = 2.4) - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 (Max. 15% RAP) - 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 (Max. 30% RAP) - 8" Aggregate Base Course, CA-6, Crushed **
	CONCRETE PAVEMENT (SN = 3.2) - 5" PCC Pavement (Class PVI) with 5' x 6' #6 Rigid Wire Mesh - 6" Aggregate Base Course, CA-6, Crushed **
	CONCRETE WALK - 5" PCC Walk - 4" Aggregate Base Course, CA-6, Crushed
	IDOT PAVEMENT FOR MANNHEIM ROAD - 1 3/4" Polymerized HMA Surface, Mix F, N90 - 2 1/4" Polymerized HMA Binder, IL-19.0, N90 (Increase Thickness As Required for Top of PCC Base to Match Existing Top of PCC Base) - Portland Cement Concrete Base Course, +10" (Match Existing Thickness & Top of PCC Base) - Sub-Base Granular Material (Thickness Varies, Match Existing) (Provide Geotechnical Fabric for Ground Stabilization As Required) - Compacted Sub-Grade
	PATIO (Section T.B.D.)
	DETECTABLE WARNING (Only Required in R.O.W.) **

** If existing undocumented fill is left in place, the geotechnical engineer recommends that an additional 4 inches of aggregate base be added for each on-site pavement section to help reduce the potential for premature pavement distress. Otherwise, consideration may be given to utilizing a medium to heavy weight stabilization geotextile (Miraf RS380 or RS 580) beneath the new pavement section.



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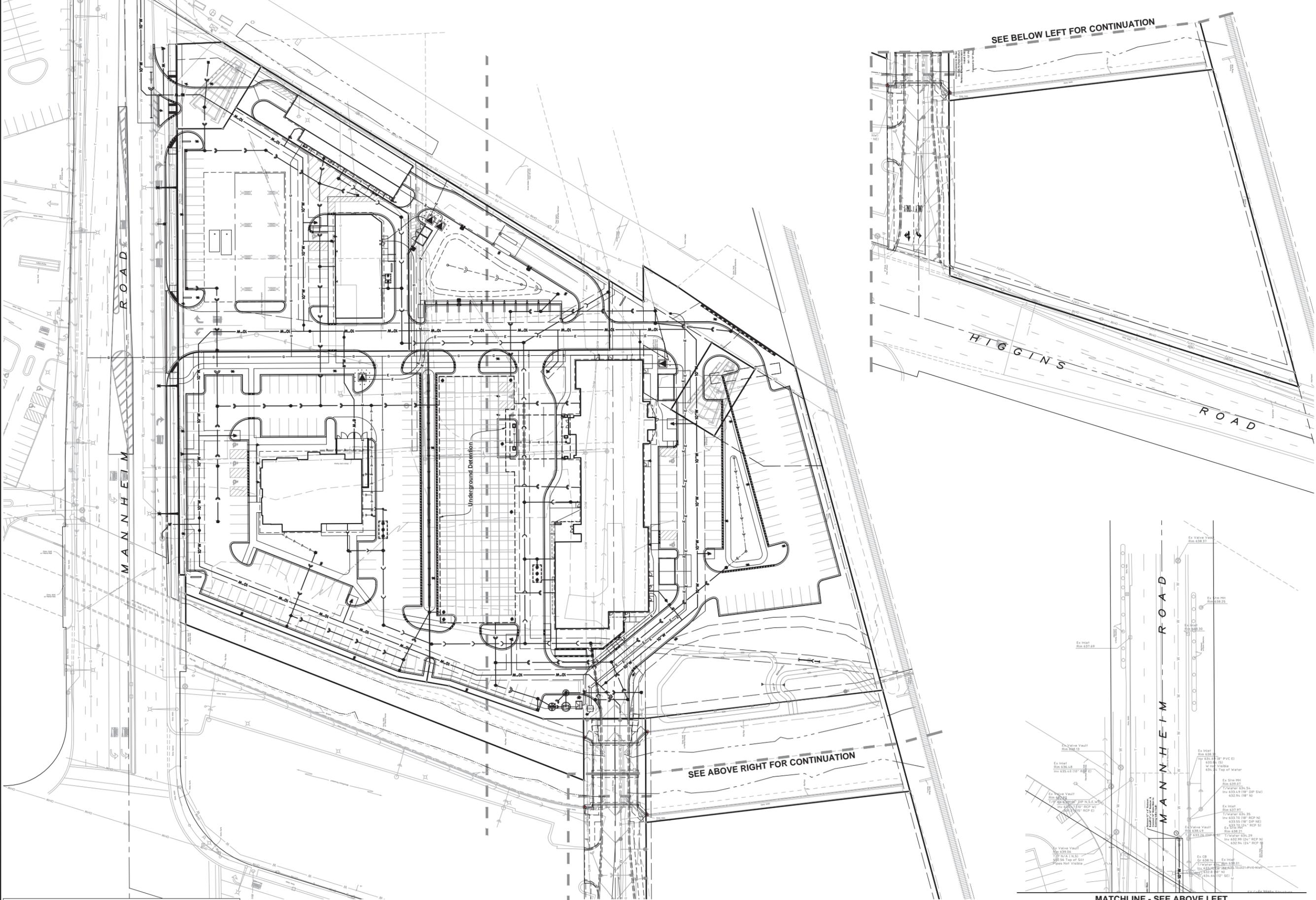
GEOMETRY / PAVING PLAN - EAST
SITE IMPROVEMENT PLANS THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/18/2016
Project No. 15-180
Sheet C5.2 / C10

Exhibit D

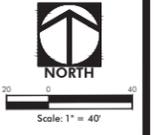
MATCHLINE - SEE BELOW RIGHT

SEE BELOW LEFT FOR CONTINUATION



Note: All storm sewer designed to convey runoff from a 100-year storm event.
 Refer to Appendix A for calculations, provided separately, for detailed calculations.

Plot Date: Jul 18, 2016 - 10:17am Plotted By: phil.c
 File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C&G\UTILITY.dwg



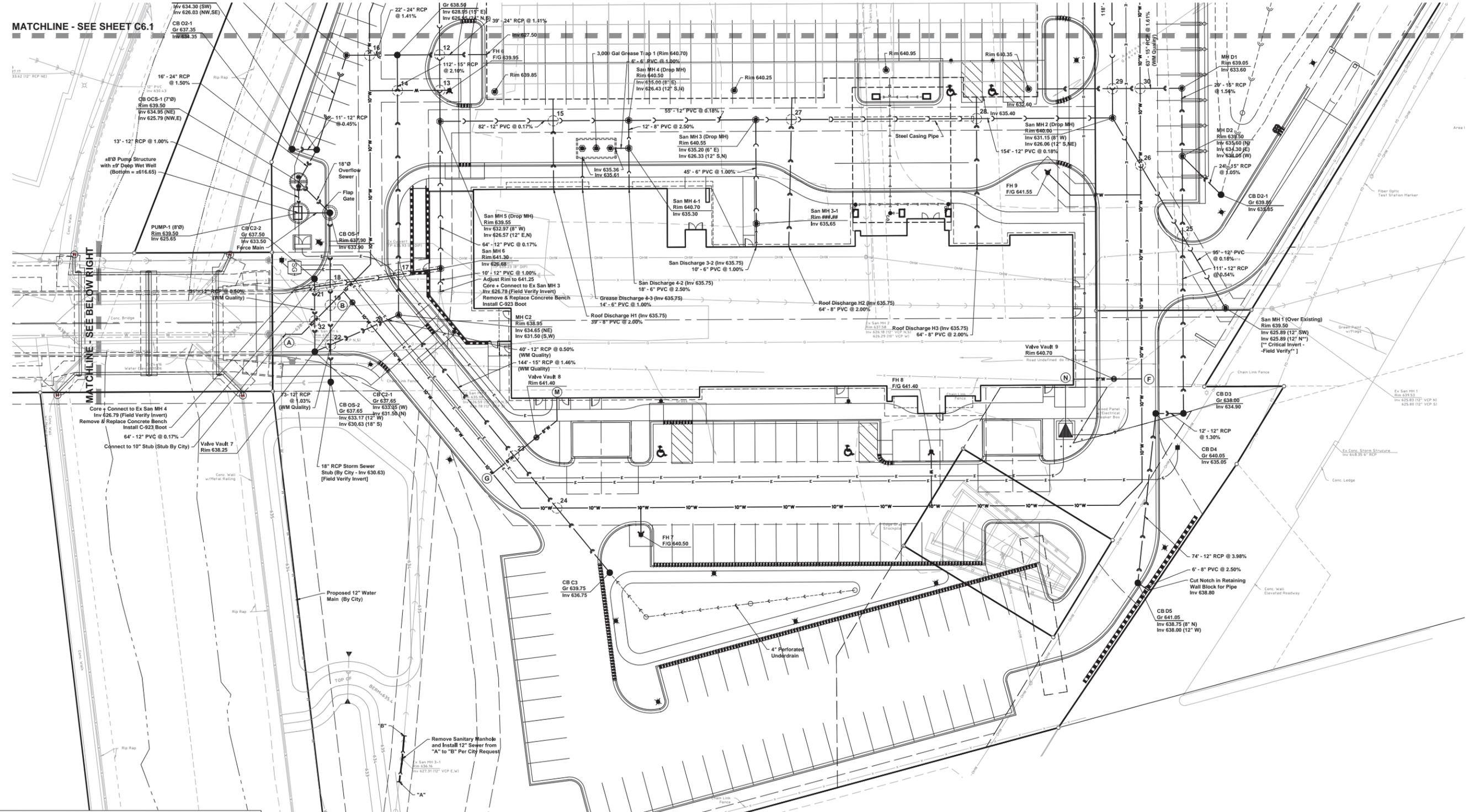
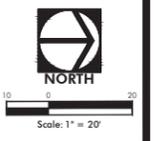
No.	Date	Revision

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UTILITY
PLAN - OVERALL
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

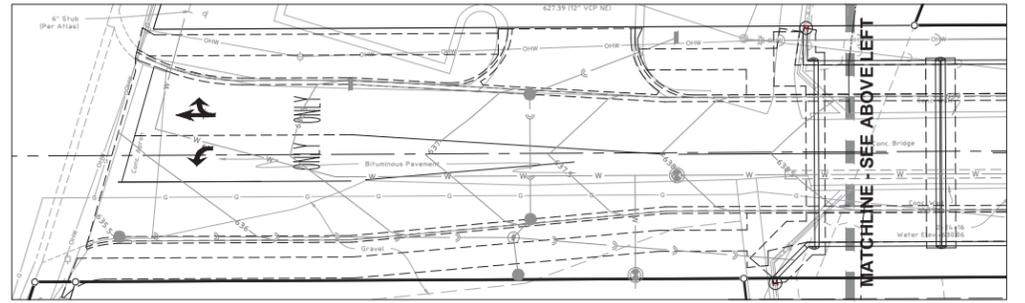
Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C6.0

C10



Note: All storm sewer designed to convey runoff from a 100-year storm event. Refer to the Storm Sewer Calculations, provided separately, for detailed calculations.

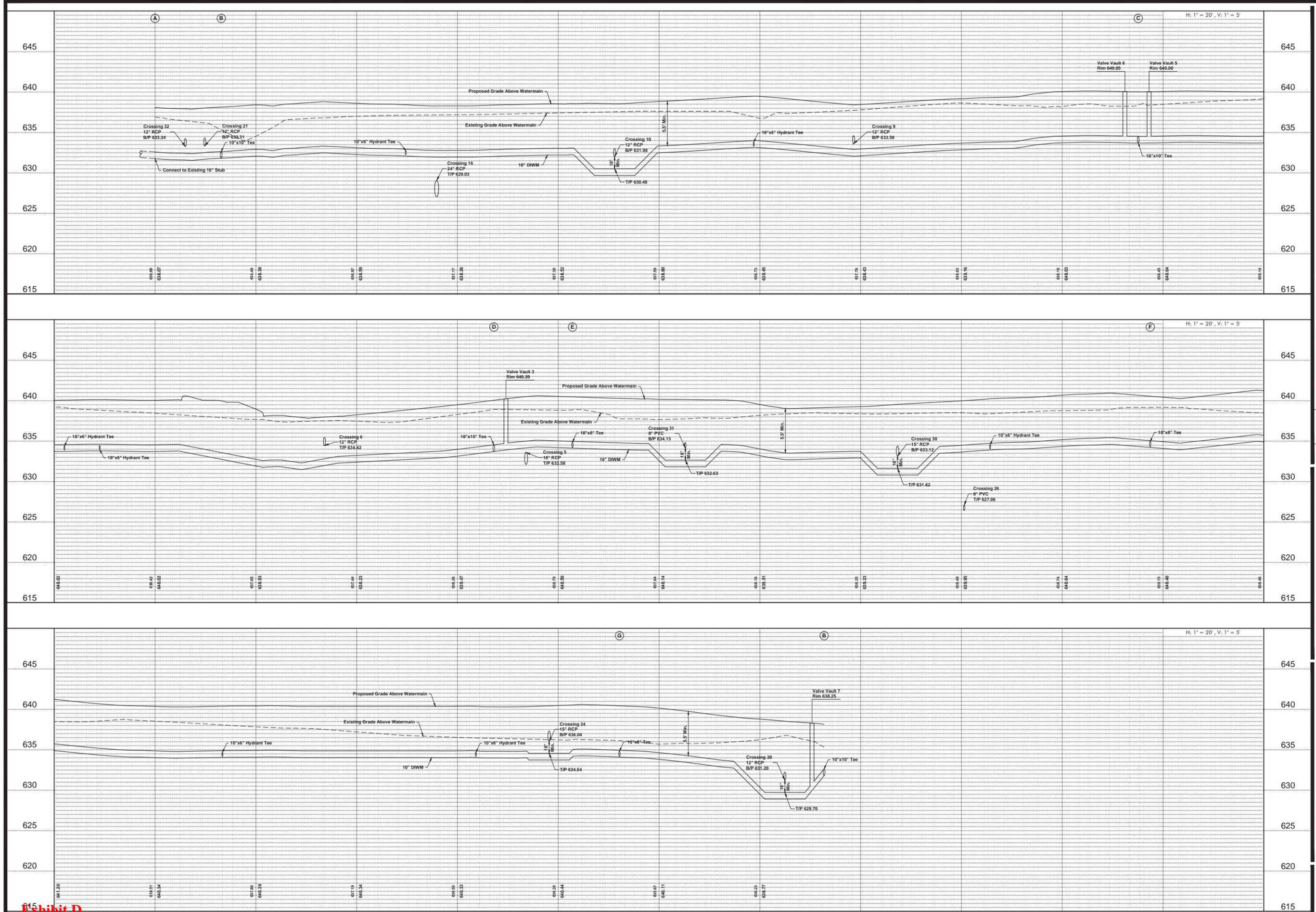
CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES	CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
12	639.6	T18" Sanitary = 633.81 B18" Sanitary = 633.09	T24" Storm = 629.46 B24" Storm = 626.96	43.6		22	638.0	T12" Storm = 636.87 B12" Storm = 634.74	T12" Storm = 634.48 B12" Storm = 631.15	3.1	
13	638.8	T18" Sanitary = 633.74 B18" Sanitary = 633.02	T16" Water = 631.82 B16" Water = 630.96	18.0	Sanitary sewer to be water main quality. Water main to be dipped.	23	640.6	T15" Storm = 637.24 B15" Storm = 635.61	T18" Water = 634.11 B18" Water = 631.39	18.0	Storm sewer to be water main quality. Water main to be dipped.
14	638.7	T18" Water = 633.19 B18" Water = 632.64	T15" Storm = 630.90 B15" Storm = 629.28	20.8		24	640.4	T15" Storm = 637.66 B15" Storm = 635.94	T10" Water = 634.54 B10" Water = 633.64	18.0	Storm sewer to be water main quality. Water main to be dipped.
15	640.3	T18" Storm = 635.98 B18" Storm = 633.43	T12" Sanitary = 627.83 B12" Sanitary = 626.45	94.9		25	640.4	T12" Storm = 635.71 B12" Storm = 634.43	T12" Sanitary = 626.99 B12" Sanitary = 625.91	89.3	
16	638.3	T10" Water = 632.75 B10" Water = 631.86	T24" Storm = 629.03 B24" Storm = 626.53	33.9		26	640.0	T10" Water = 634.40 B10" Water = 633.59	T12" Sanitary = 627.06 B12" Sanitary = 625.58	78.3	
17	639.3	T15" Storm = 632.57 B15" Storm = 630.95	T12" Sanitary = 627.75 B12" Sanitary = 626.67	36.3		27	640.7	T18" Storm = 635.32 B18" Storm = 634.65	T12" Sanitary = 627.34 B12" Sanitary = 626.26	87.7	
18	637.9	T12" Storm = 634.75 B12" Storm = 633.41	T12" Sanitary = 627.80 B12" Sanitary = 626.72	67.3		28	640.8	T18" Storm = 635.32 B18" Storm = 634.65	T12" Sanitary = 627.20 B12" Sanitary = 626.12	89.5	
19	638.0	T12" Storm = 634.66 B12" Storm = 633.32	T10" Water = 631.82 B10" Water = 630.93	18.0	Storm sewer to be water main quality. Water main to be dipped.	29	639.8	T15" Storm = 634.55 B15" Storm = 632.92	T18" Sanitary = 632.16 B18" Sanitary = 631.44	9.2	
20	638.5	T12" Storm = 632.26 B12" Storm = 631.20	T10" Water = 629.70 B10" Water = 628.81	18.0	Storm sewer to be water main quality. Water main to be dipped.	30	639.5	T15" Storm = 634.75 B15" Storm = 633.12	T10" Water = 631.62 B10" Water = 630.73	18.0	Storm sewer to be water main quality. Water main to be dipped.
		T12" Storm = 634.55 B12" Storm = 633.32	T12" Sanitary = 627.82 B12" Sanitary = 626.73	86.0		32	637.9	T12" Storm = 634.58 B12" Storm = 633.24	T10" Water = 631.74 B10" Water = 630.85	18.0	Storm sewer to be water main quality. Water main to be dipped.



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UTILITY
PLAN - EAST
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C6.2**



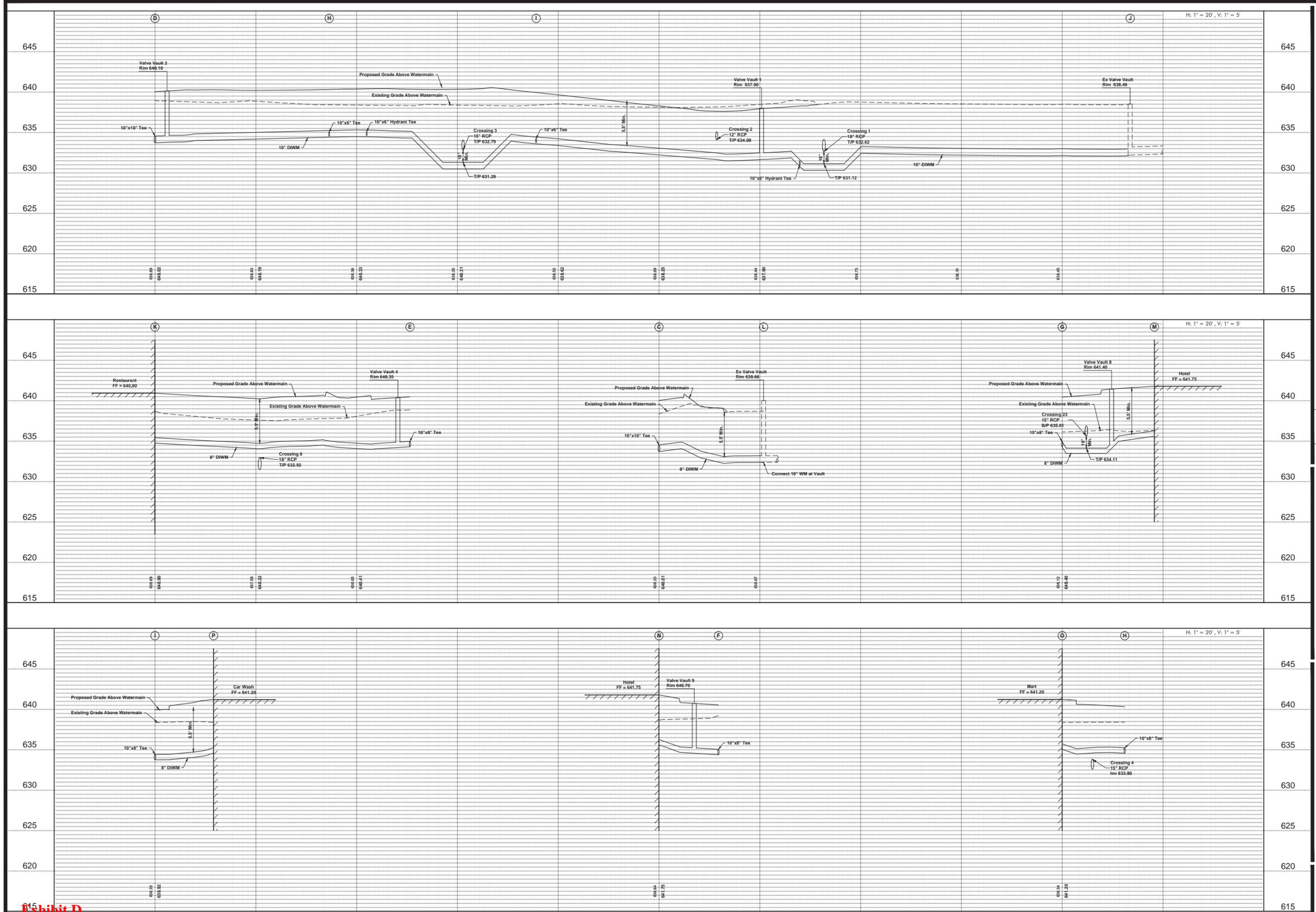
15
Exhibit D

No.	Date	Revision

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WATER MAIN PROFILES
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C6.5 / C10



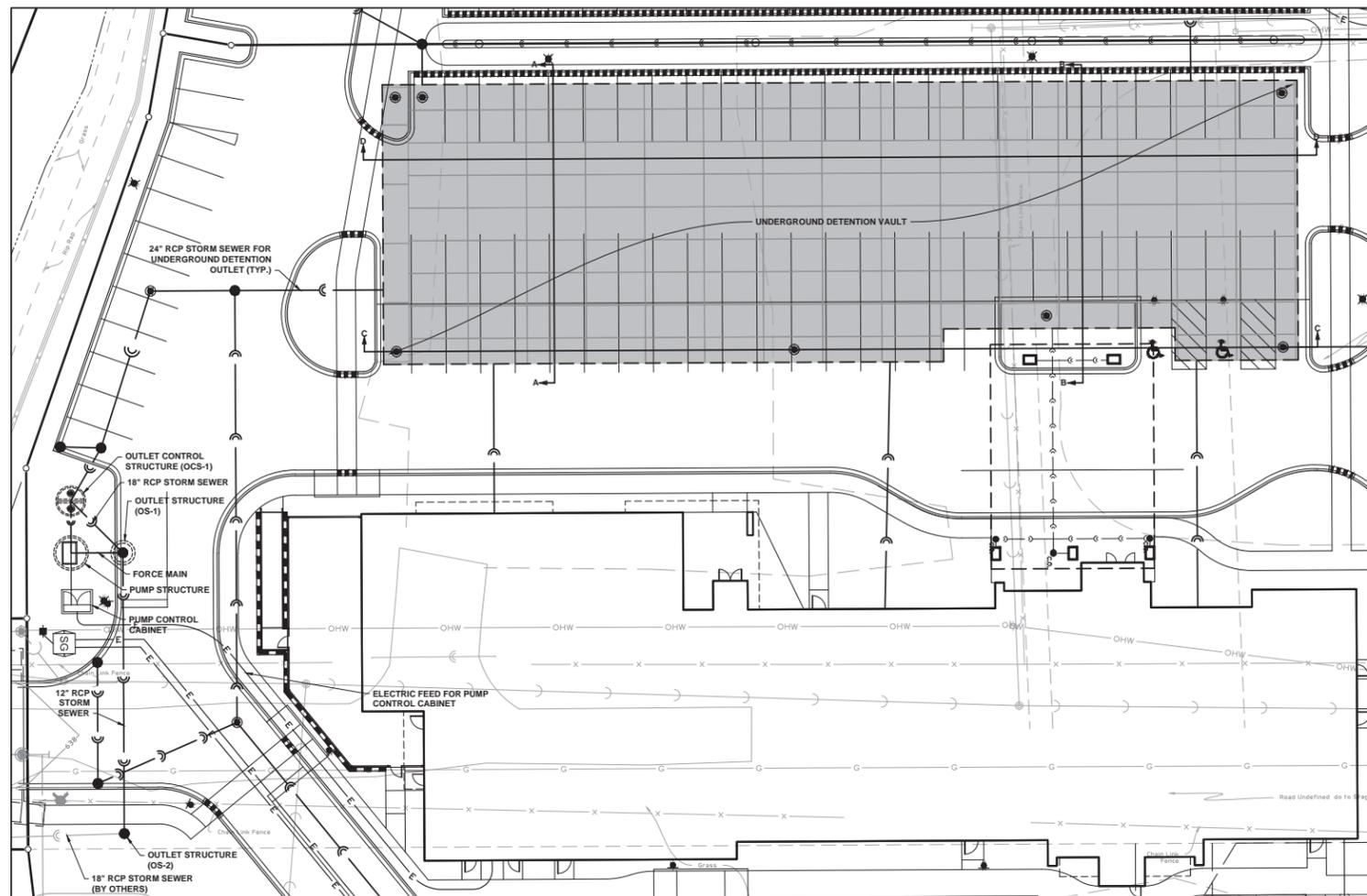
No.	Date	Revision

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WATER MAIN PROFILES
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

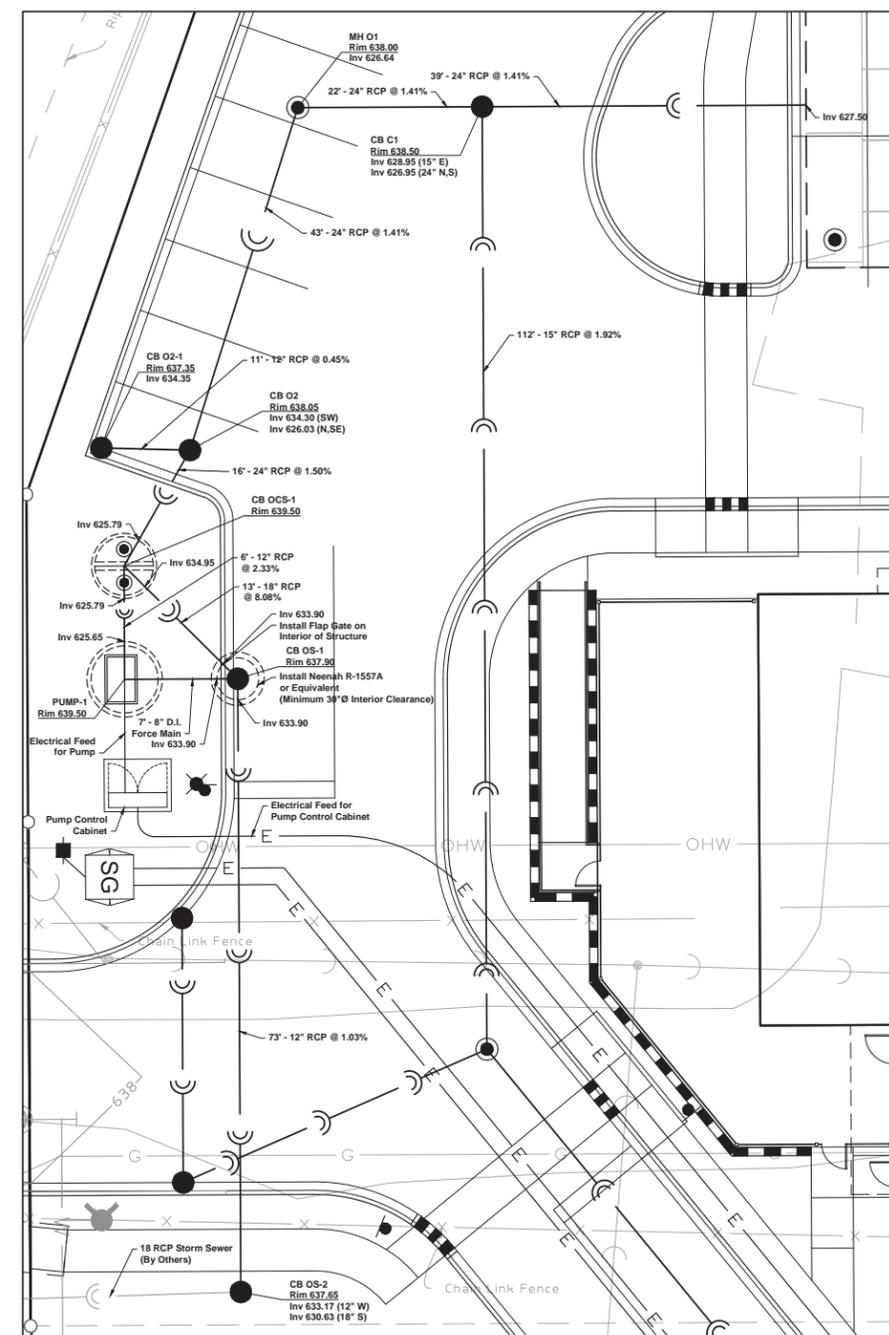
Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C6.6 / C10

Exhibit D



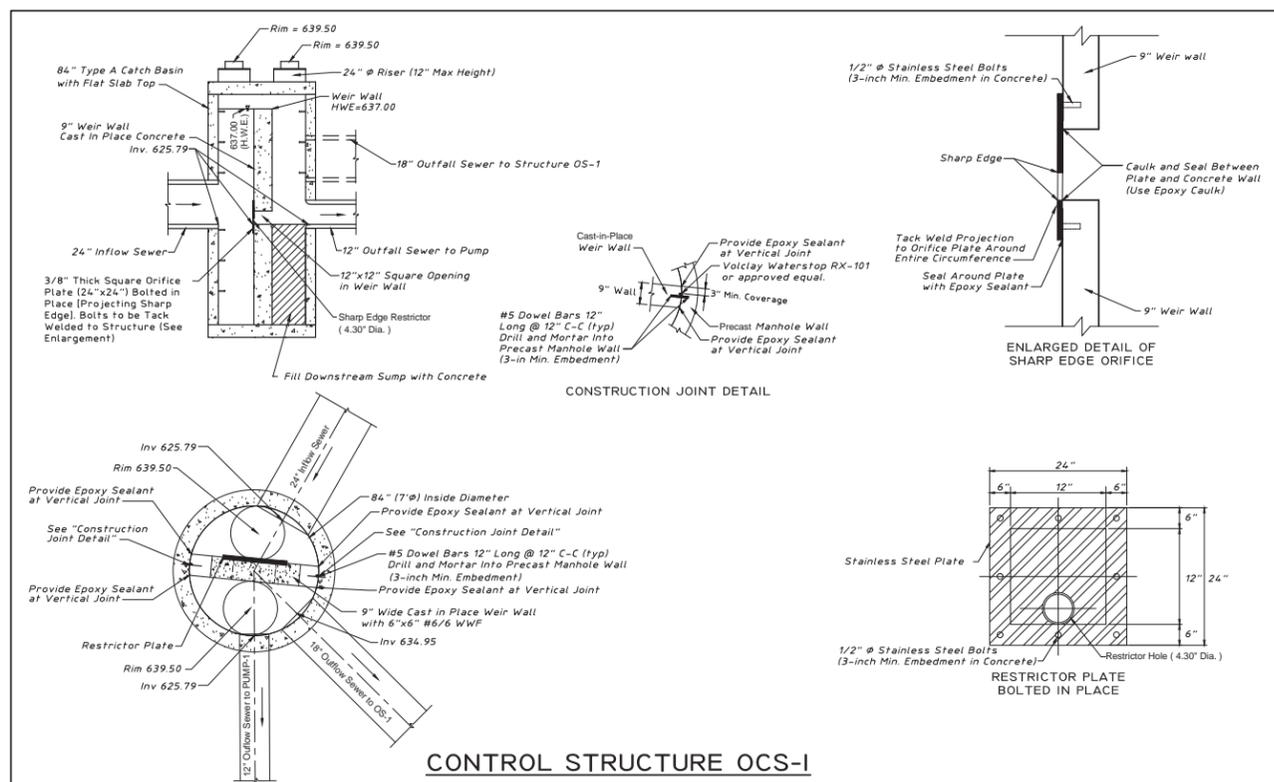
UNDERGROUND DETENTION ENLARGED DETAIL

(Scale: 1" = 20')

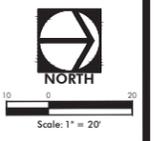


UNDERGROUND DETENTION OUTLET ENLARGED DETAIL

(Scale: 1" = 10')



CONTROL STRUCTURE OCS-1



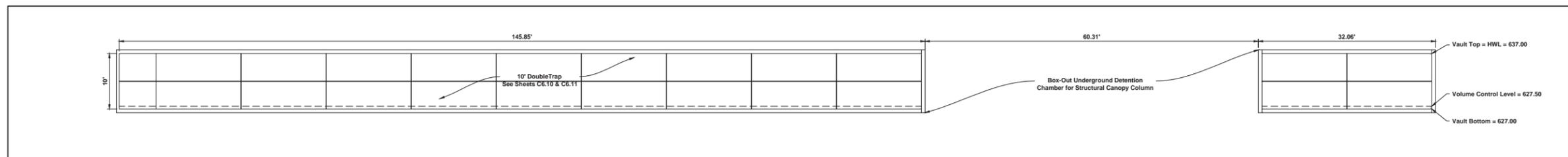
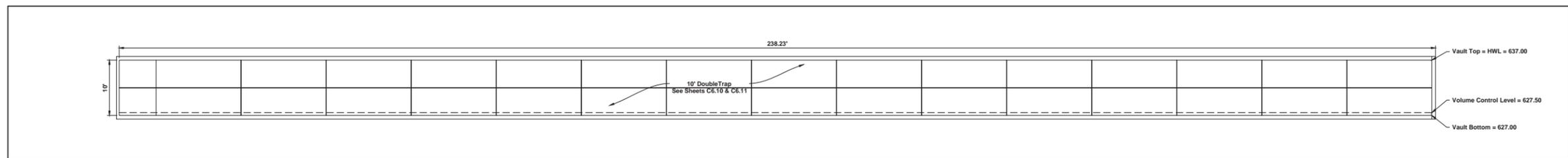
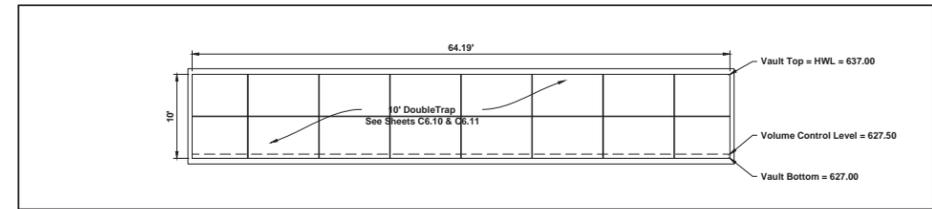
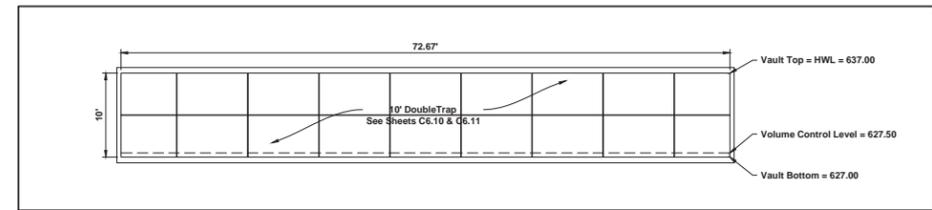
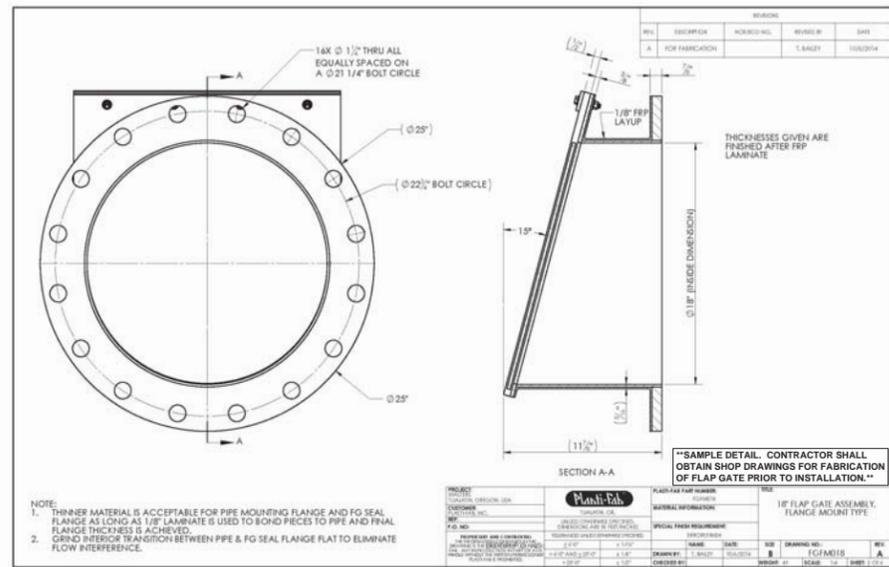
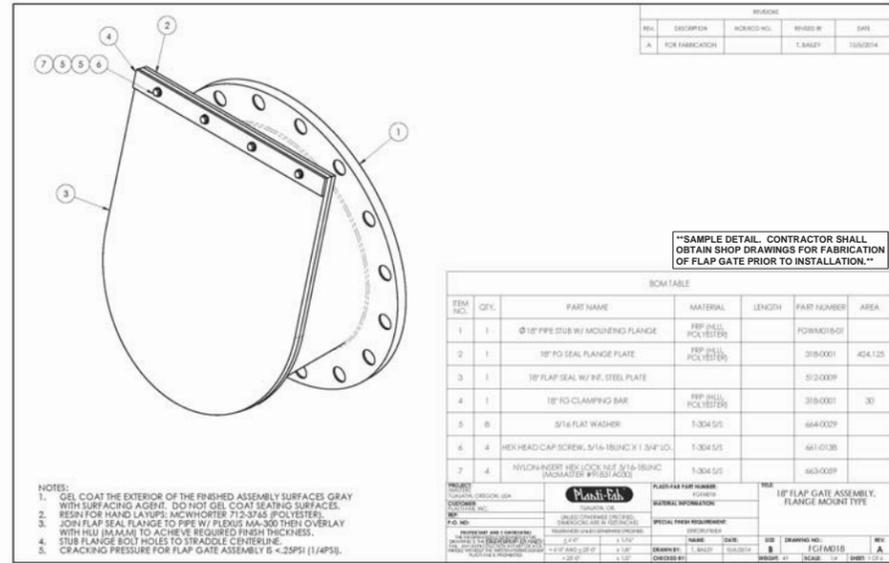
No.	Date	Revision

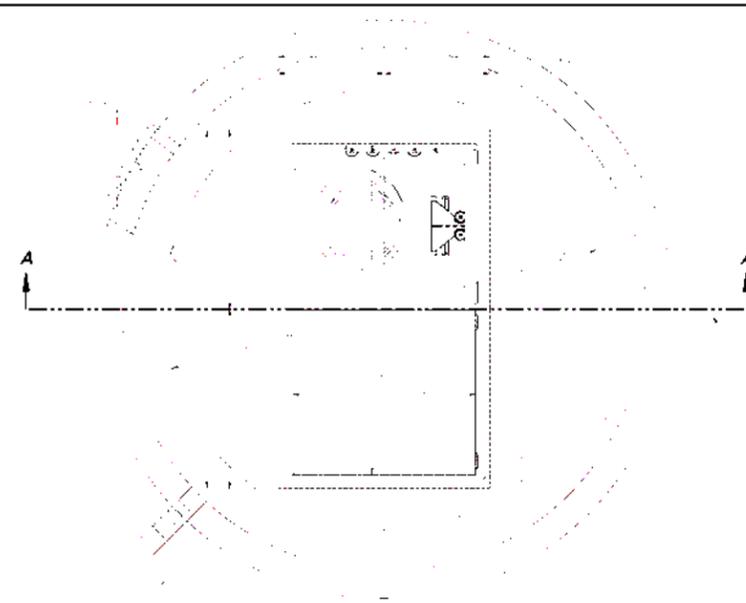
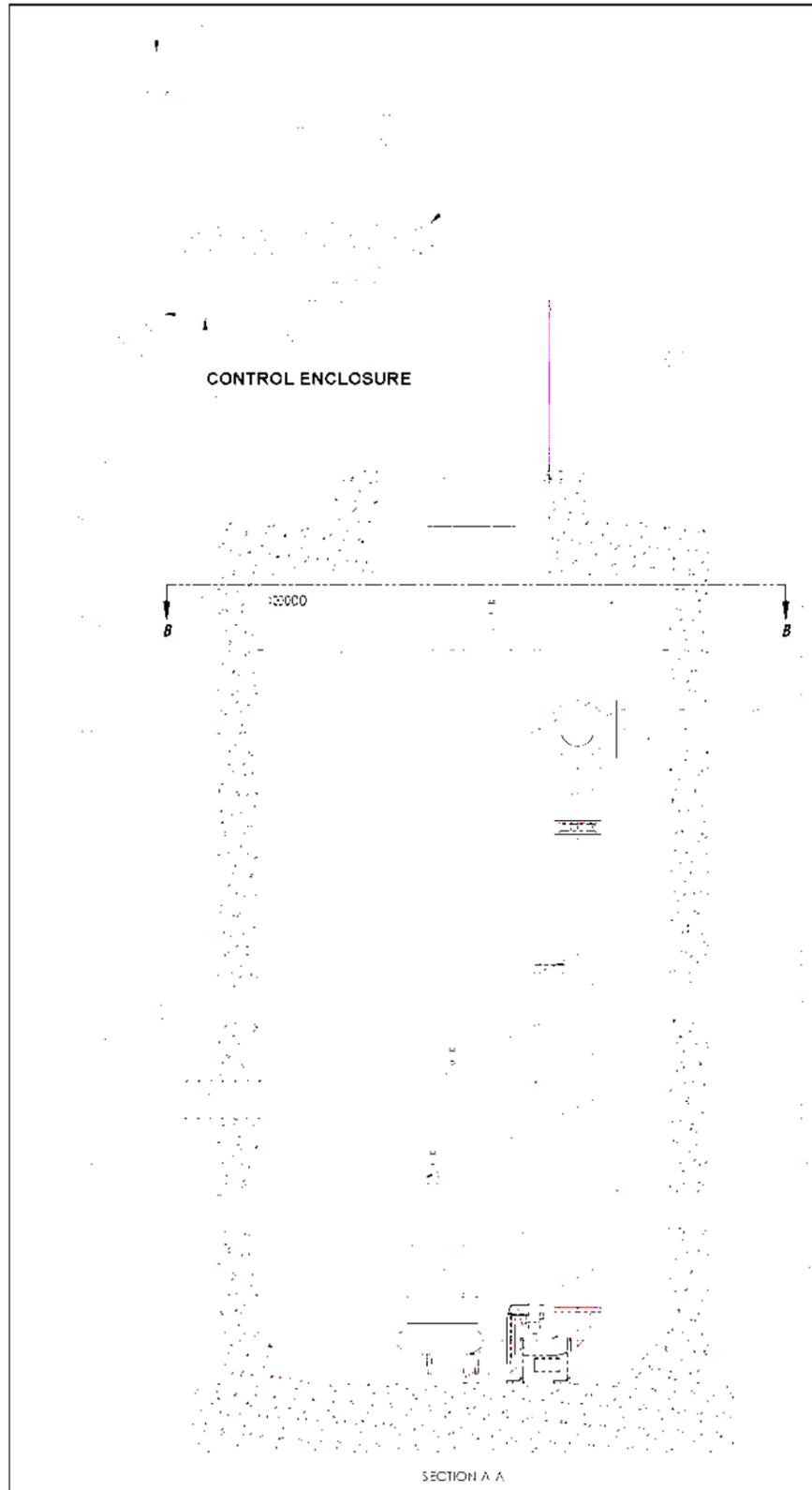
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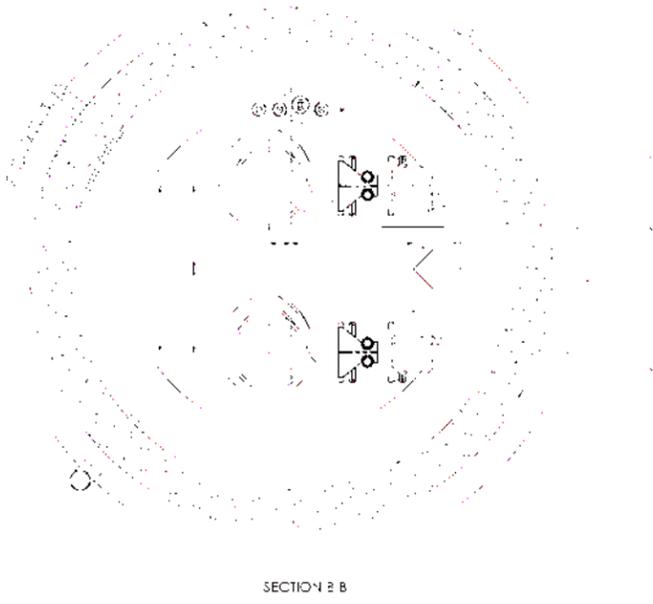
OUTLET CONTROL STRUCTURE & UG DETENTION SCHEMATIC
 SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C6.7 / C10





- NOTES:**
1. THIS DRAWING IS A PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
 2. SOME ITEMS NOT SHOWN FOR CLARITY.
 3. ALL PIPING & VALVES ARE TO BE PROVIDED BY CONTRACTOR, UNLESS NOTED OTHERWISE.
 4. METROPOLITAN PUMP TO PROVIDE ONLY THE ITEMS SHOWN IN BOLD.
 5. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
 6. CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.
 7. ALL CONCRETE WORK AND CONDUIT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 8. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUTS, AND ORIENTATION OF INLET(S), DISCHARGE AND CONDUIT(S).
 9. CONDUITS ARE AS FOLLOWS: (1) 2" FOR EACH PUMP POWER CORD, (1) 2" FOR EACH PUMP SENSOR CABLE, (1) 2" FOR LEVEL CONTROL & (1) 1" FOR TRANSDUCER.



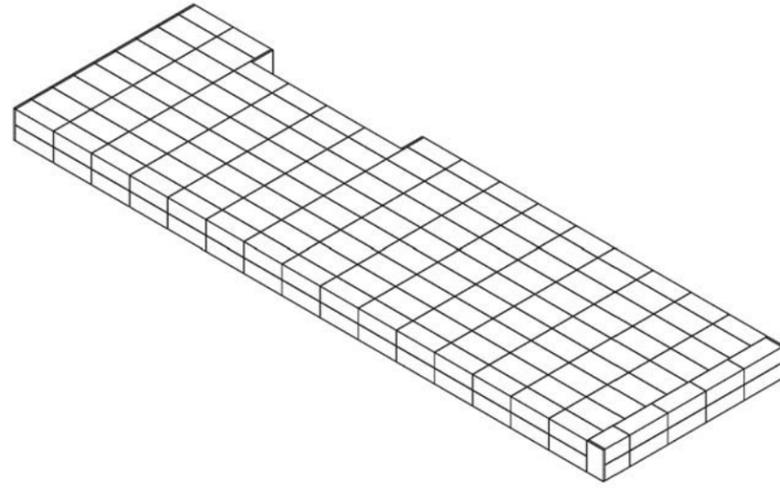
ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	CONCRETE WET WELL	8'-0" DIA. x 20'-0" DEEP	1
2	APD300-40x72	DUPEX ALUMINUM ACCESS HATCH	1
3	UPPER GUIDE RAIL SUPPORTS	FOR 2" RAIL SYSTEM, BY OTHERS	2
4	6" MTM ELBOW		2
5	S6LS00M4-B	SUBMERSIBLE SEWAGE PUMP	2
6	6" MTM SEALING FLANGE		2
7	INTERMEDIATE GUIDE RAIL SUPPORT	2" GUIDE RAILS	2
8	2" GUIDE RAIL	SCH ED. 40 STAINLESS STEEL PIPE	8
9	4" VENT PIPING	BY OTHERS	1
10	FLOAT MOUNTING BRACKET	STAINLESS STEEL TO BE SHIPPED LOOSE - CONTRACTOR TO INSTALL IN FIELD	1
11	FLOAT: OFF LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
12	FLOAT: ONE PUMP ON	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
13	FLOAT: ALARM LEVEL	METROPOLITAN SUBMERSIBLE LEVEL SWITCH	1
14	SUBMERSIBLE LEVEL TRANSDUCER		1
15	ANCHOR	100lb+ CAST IRON WITH STAINLESS STEEL CHAIN FOR LEVEL CONTROL MOUNTING	1
16	1" FLEXIBLE PIPE	BY CONTRACTOR	1
17	1" CONDUIT	BY OTHERS	1
18	2" CONDUIT	BY OTHERS	5
19	6" P/SER	DIP. BY OTHERS	2
20	6" SPOOL	4" ISI GLASS 125-FLANGES, DIP	2
21	8" FORCE MAIN	DIP. BY OTHERS	1
22	8" S/SER	REDUCING FLOW	2
23	CONCRETE FLUET	BY OTHERS	1
24	8" WAFER CHECK VALVE	FIGURE 813, FRINCE	2
25	8" TEE	D.I. FITTING	1

DATE	BY	REV. NO.	DATE	BY	REV. NO.	SCALE 1/16	METROPOLITAN INDUSTRIES, INC. 37 FORESTWOOD DR. ROMEOVILLE, IL 62459 60448 (618) 898-9200 FAX (618) 898-4573 PUMPS - CONTROLS - SYSTEMS	TITLE	PROJECT	SHEET 1 OF 1
								DUPEX METRO-RAIL COMPONENT LIFT STATION	DUPEX STORM WATER LIFT STATION THE ORCHARDS AT O'HARE DES PLAINES, ILLINOIS	

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STORM WATER LIFT STATION PLAN
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C6.9** / C10



THE ORCHARDS AT O'HARE
DES PLAINES, IL

DESIGN ASSUMPTIONS

COVER	MIN 1.40' - MAX 3.50'
GROUNDWATER TABLE	BELOW THE SYSTEM INVERT
SOIL PRESSURE	3000 PSF
LOADING	ASHTO HS-20 HIGHWAY LOADING

SHEET INDEX

PAGE	DESCRIPTION	REV
00	COVER SHEET	2
1.0	DOUBLETRAP INSTALLATION SPECIFICATIONS	2
2.0	DOUBLETRAP INSTALLATION SPECIFICATIONS	2
3.0	DETAIL LAYOUT	2
4.0	STANDARD 10'-0" DOUBLETRAP UNIT TYPES	2

JOB SITE INFORMATION

DESCRIPTION

JOB NAME: THE ORCHARDS AT O'HARE

ENGINEERING COMPANY: HAEGAR ENGINEERING
CONTACT PHONE: 847.394.6600

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: KYLE MCCREARY
CONTACT PHONE: 815.586.5859
CONTACT EMAIL: KMCCREARY@STORMTRAP.COM

WATER STORAGE REQ'D: 153,000.00 CUBIC FEET
WATER STORAGE PROVIDED: 153,000.00 CUBIC FEET
UNIT HEADROOM: 10'-0" DOUBLETRAP
UNIT QUANTITY: 272 TOTAL PIECES



HAEGAR ENGINEERING
1304 N PLUM GROVE RD
SCHAMBURG, IL 60173
Phone: 847.394.6600
Fax:

THE ORCHARDS AT O'HARE
DES PLAINES, IL

DATE: 12-JUL-2016

APPROVED BY:

ISSUED FOR: PRELIMINARY

REV	DATE	DESC	DWG
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1	12-JUL-2016	ISSUED FOR PRELIMINARY	DS

SCALE: N/A

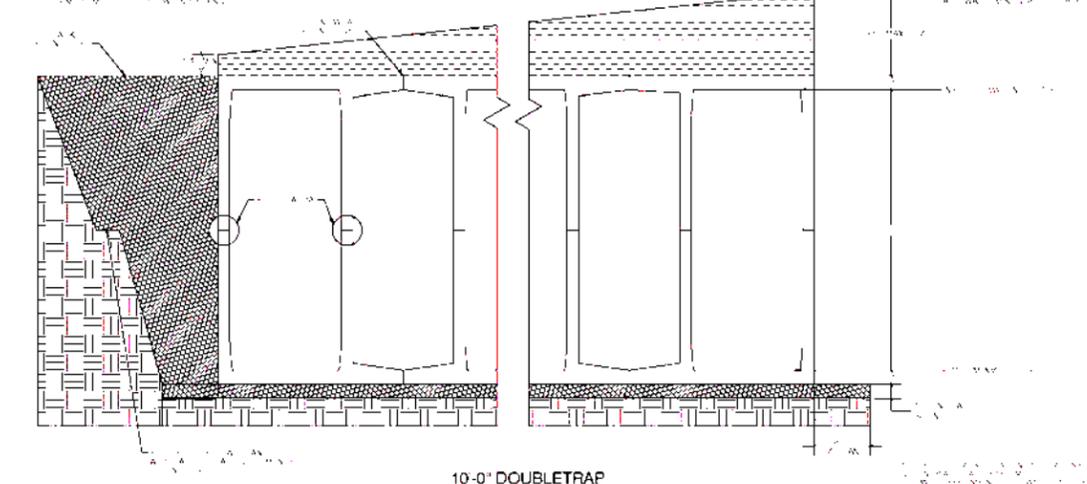
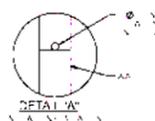
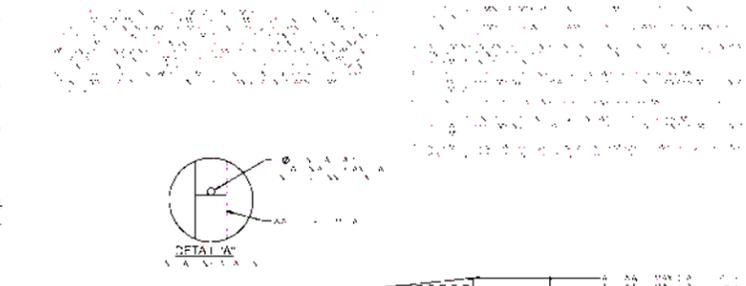
SHEET TITLE: COVER SHEET

SHEET NUMBER: 0.0

STORMTRAP INSTALLATION SPECIFICATION



STORMTRAP SPECIFICATION



10'-0" DOUBLETRAP



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Phone: 847.394.6600
Fax:

THE ORCHARDS AT O'HARE
DES PLAINES, IL

DATE: 12-JUL-2016

APPROVED BY:

ISSUED FOR: PRELIMINARY

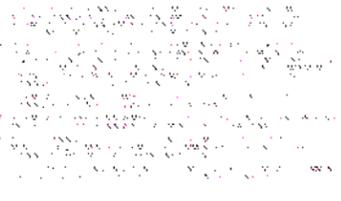
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SCALE: N/A

SHEET TITLE: DOUBLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER: 1.0

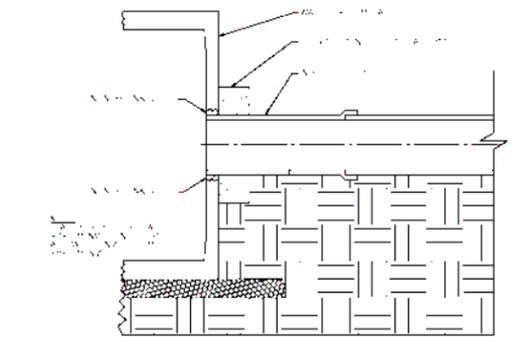
RECOMMENDED ACCESS OPENING SPECIFICATION



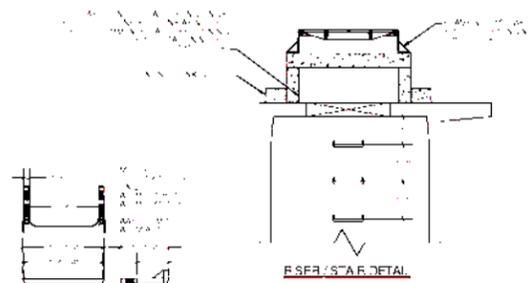
RECOMMENDED PIPE OFFERING SPECIFICATION



RECOMMENDED PIPE INSTALLATION INSTRUCTIONS



FOUNDATION PIPE CONNECTION



RISE Riser Detail



STAIR DETAIL



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Fax:

THE ORCHARDS AT O'HARE
DES PLAINES, IL

DATE: 12-JUL-2016

APPROVED BY:

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REV	DATE	DESC	DWG
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1	12-JUL-2016	ISSUED FOR PRELIMINARY	DS

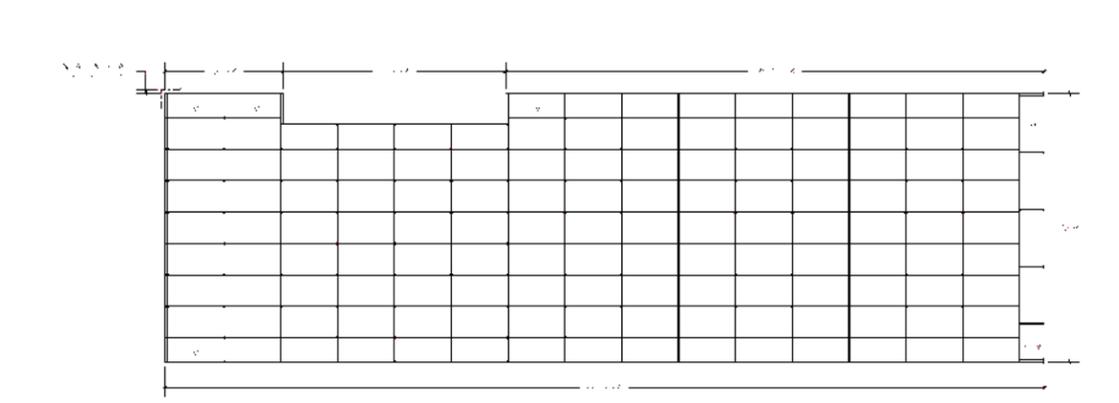
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SHEET TITLE: RECOMMENDED DOUBLETRAP INSTALLATION SPECIFICATIONS

SHEET NUMBER: 2.0

BILL OF MATERIALS

NO.	DESCRIPTION	QTY	UNIT
1	10'-0" DOUBLETRAP	1	EA
2	10'-0" DOUBLETRAP	1	EA
3	10'-0" DOUBLETRAP	1	EA
4	10'-0" DOUBLETRAP	1	EA
5	10'-0" DOUBLETRAP	1	EA
6	10'-0" DOUBLETRAP	1	EA
7	10'-0" DOUBLETRAP	1	EA
8	10'-0" DOUBLETRAP	1	EA
9	10'-0" DOUBLETRAP	1	EA
10	10'-0" DOUBLETRAP	1	EA



LAYOUT DETAIL



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SCHAMBURG, IL 60173
Phone: 847.394.6600
Fax:

THE ORCHARDS AT O'HARE
DES PLAINES, IL

DATE: 12-JUL-2016

APPROVED BY:

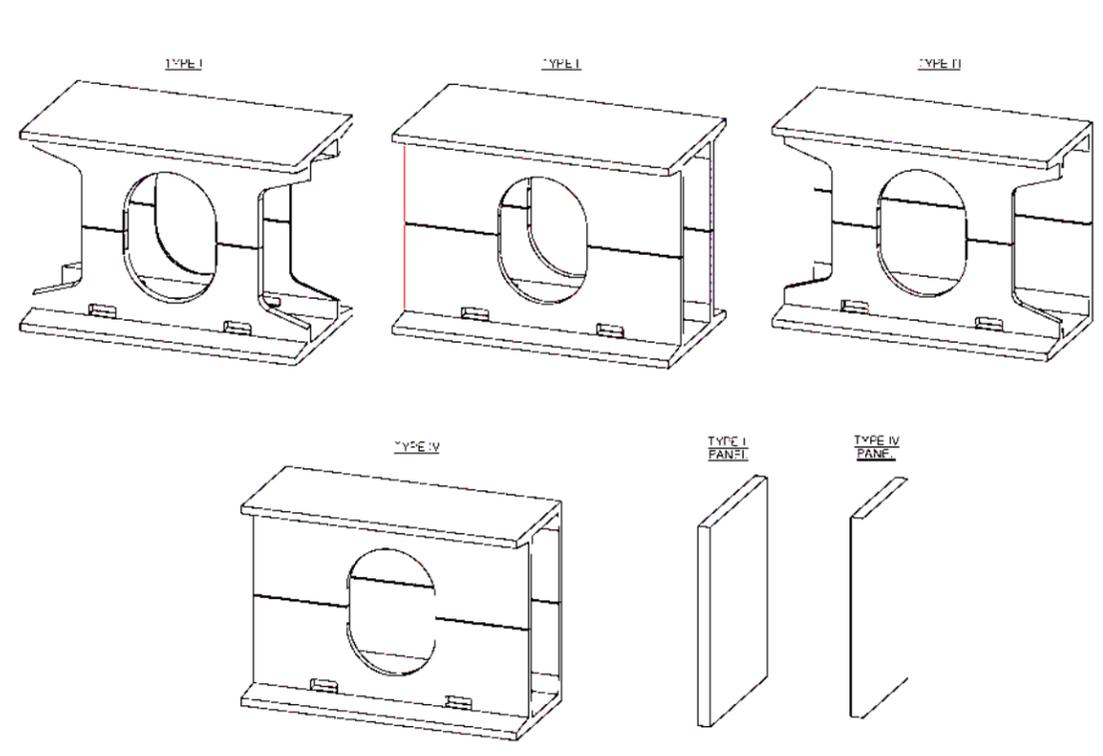
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1	12-JUL-2016	ISSUED FOR PRELIMINARY	DS

SCALE: N/A

SHEET TITLE: LAYOUT DETAIL

SHEET NUMBER: 3.0



STORMTRAP

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THE ORCHARDS AT O'HARE
 DES PLAINES, IL

12 JUL 2016

PRELIMINARY

10" x 20" DOUBLETRAP UNIT TYPES

4.0

No.	Date	Revision

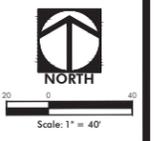
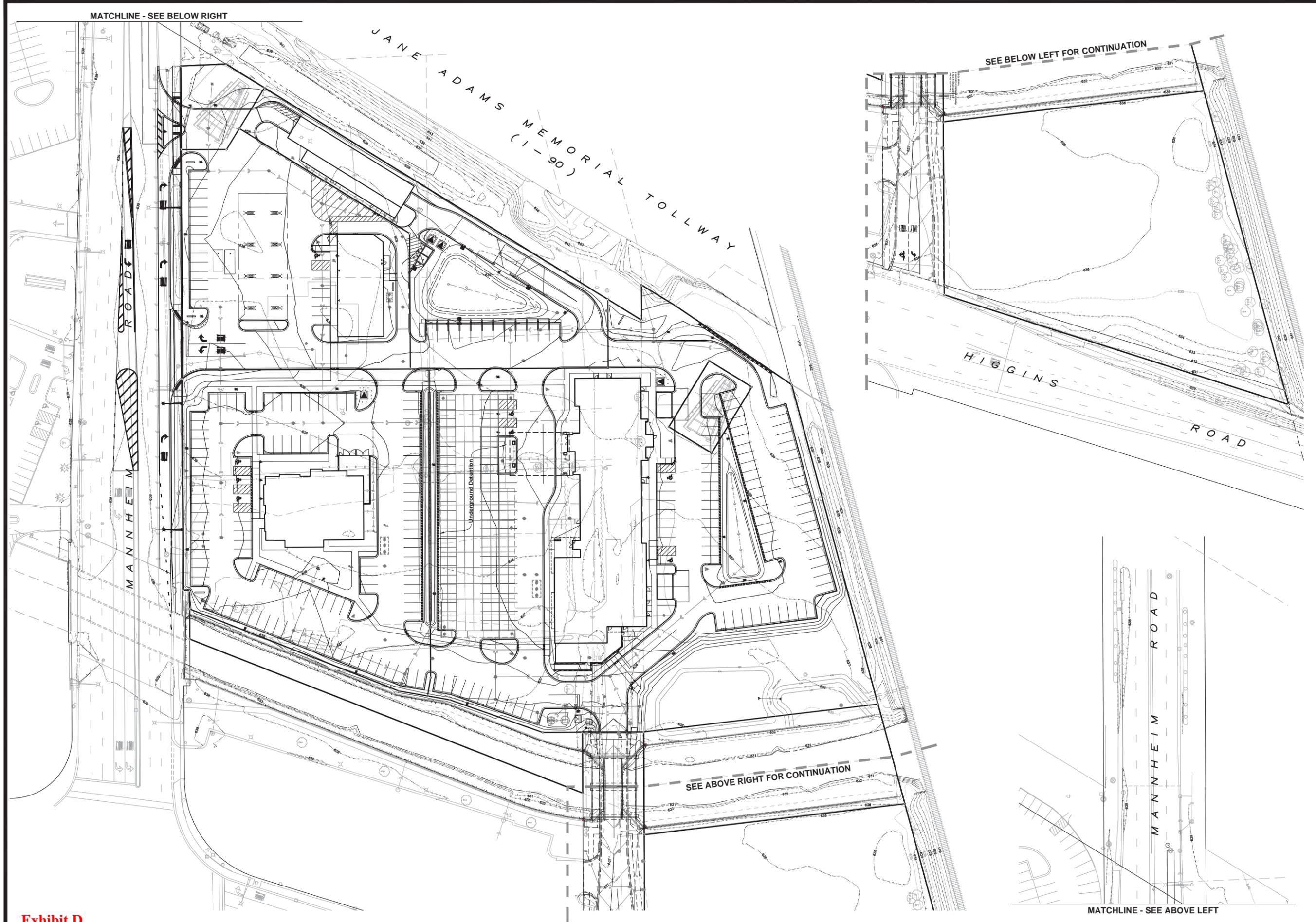
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**UNDERGROUND STORM WATER
 DETENTION PLAN
 SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS**

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C6.12** / C10



No.	Date	Revision

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GRADING PLAN
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C7.0** / C10

Exhibit D

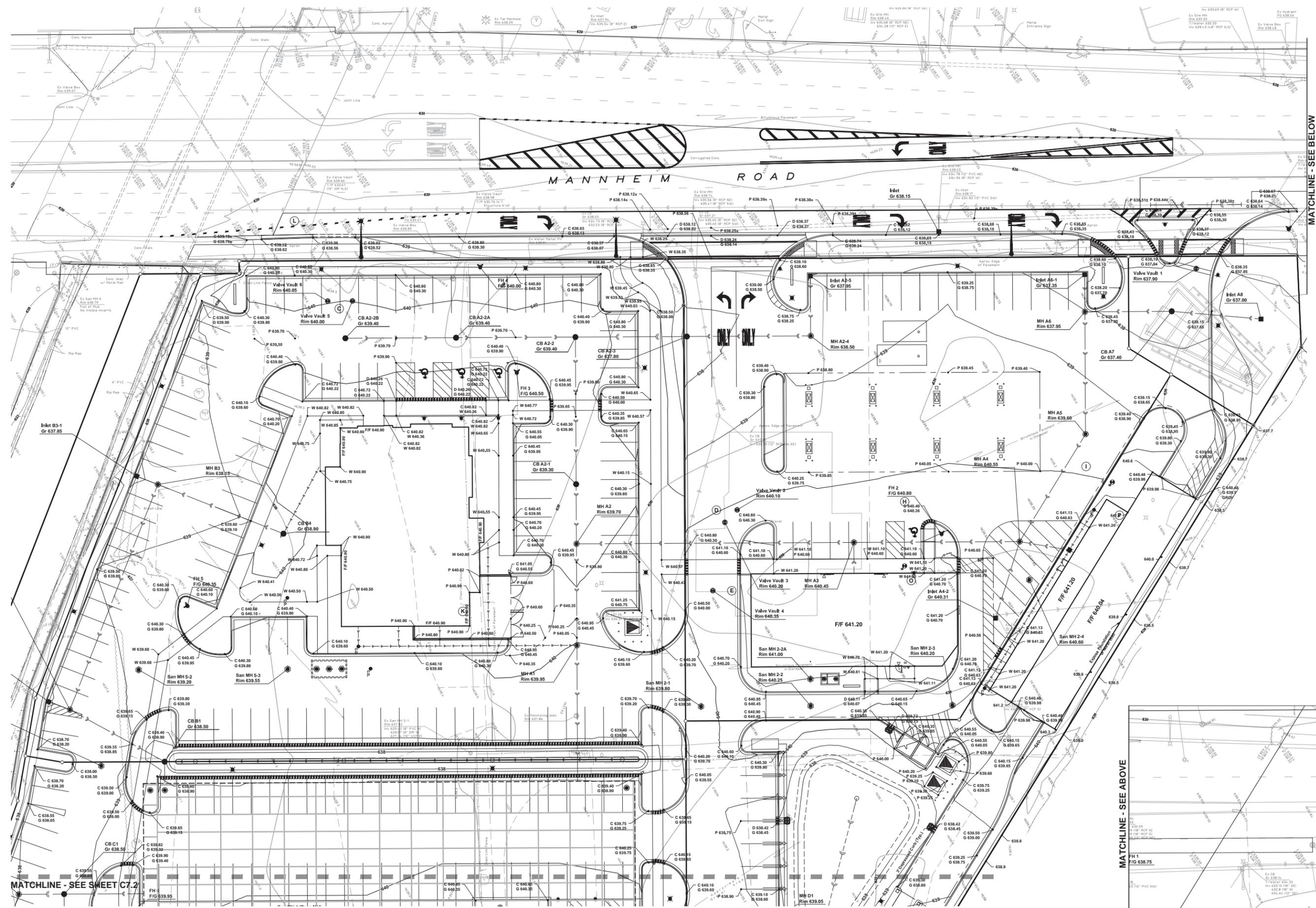
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 File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C7.0.GRADING.dwg



NORTH

Scale: 1" = 20'

MATCHLINE - SEE BELOW



No. Date Revision

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**GRADING
 PLAN - WEST**

**SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE**
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Sheet No. 15-180
 Sheet **C7.1**

C10

MATCHLINE - SEE SHEET C7.2

Exhibit D

MATCHLINE - SEE SHEET C5.1

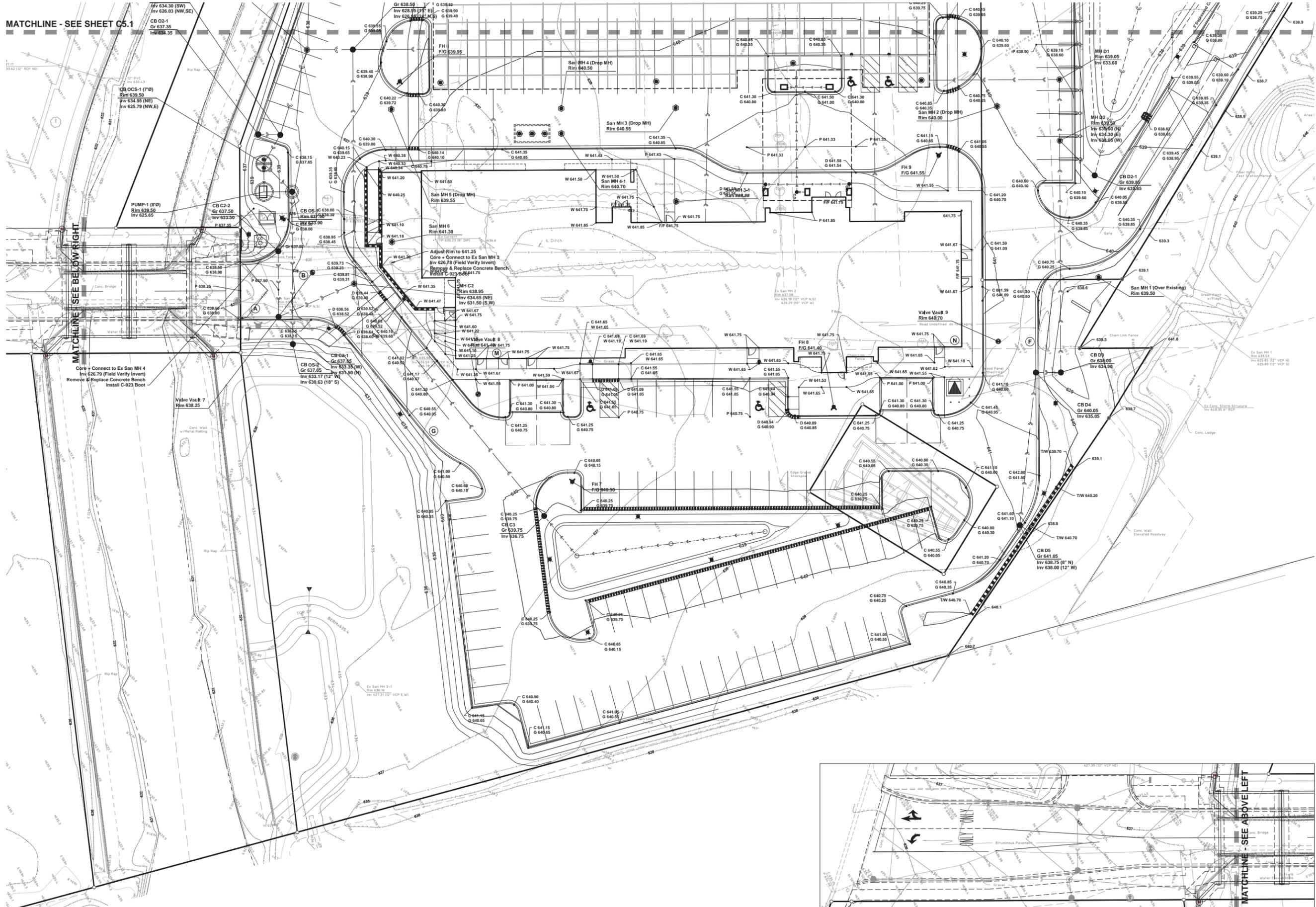
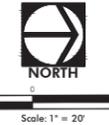


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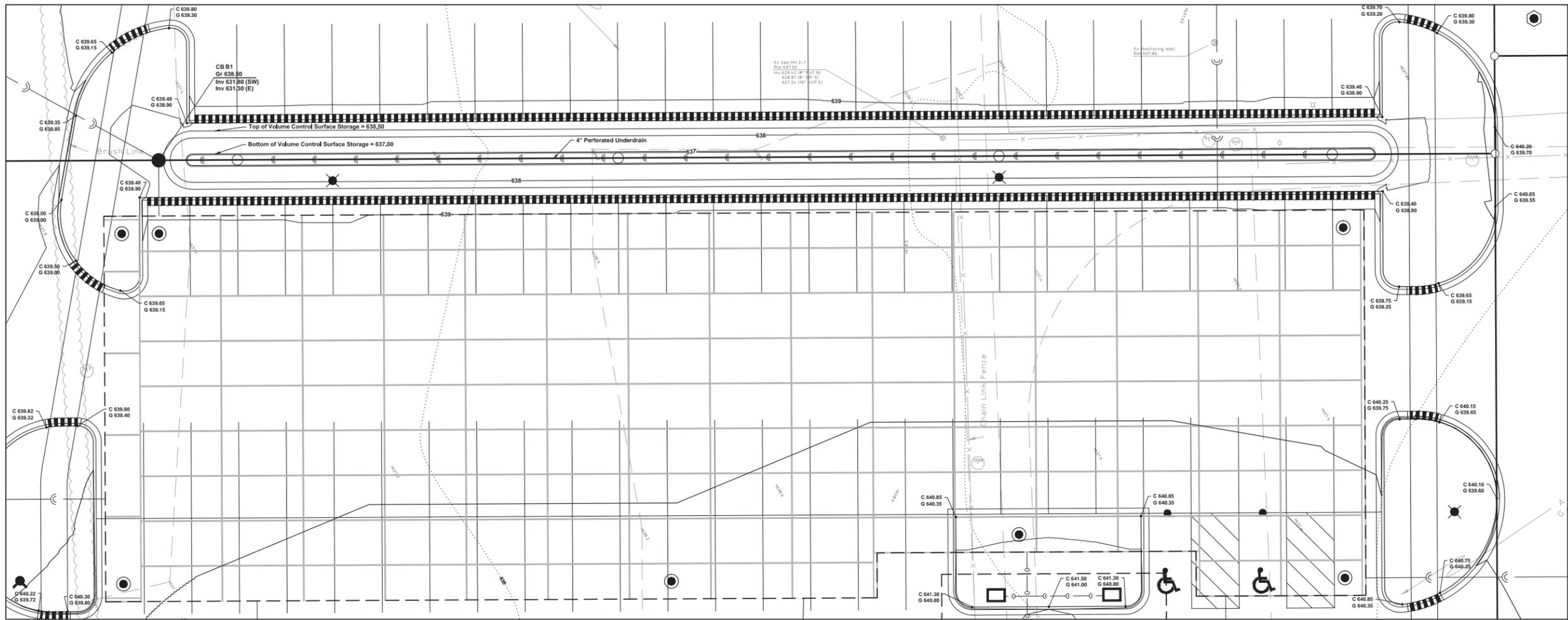
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**GRADING
 PLAN - EAST**
**SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE**
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C7.2

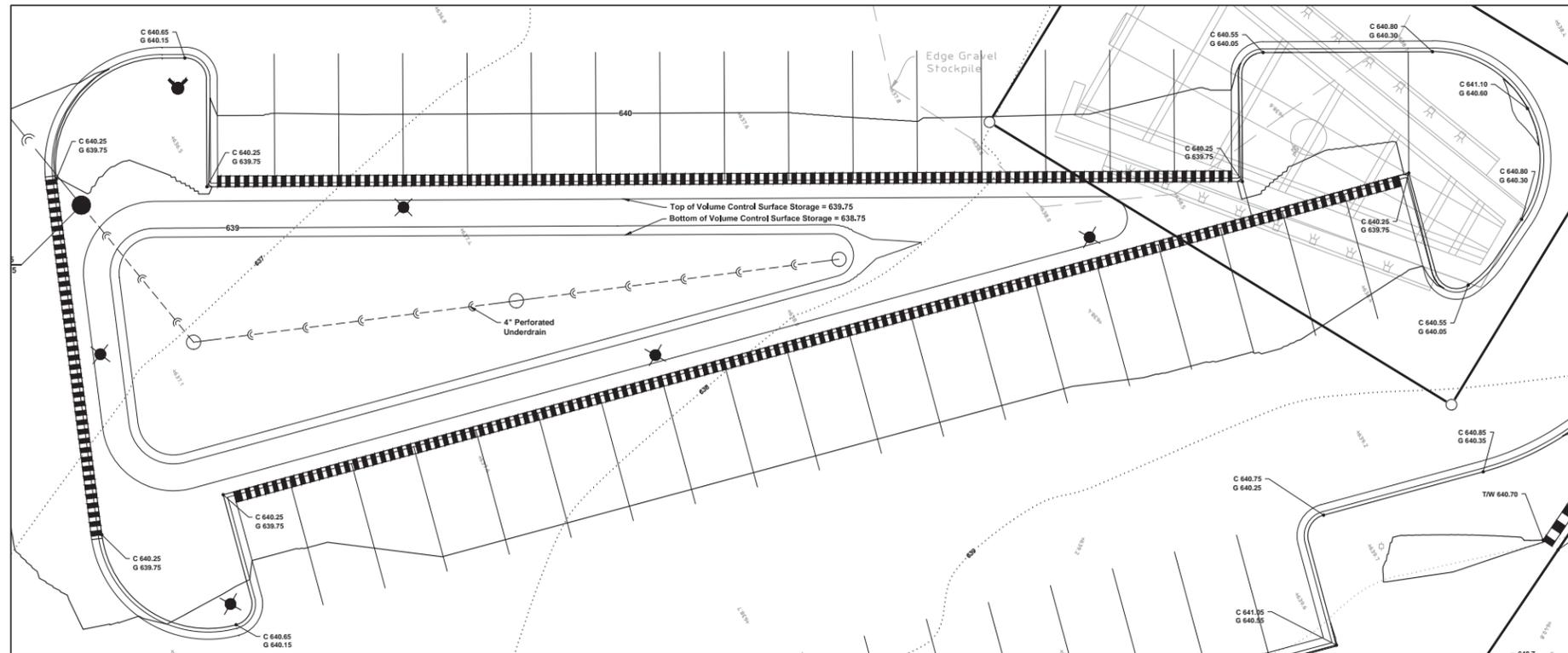
No. _____
Date _____
Revision _____

C10



VOLUME CONTROL AREA 2 (VC2) DETAIL

(Scale: 1" = 10')

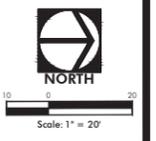


VOLUME CONTROL AREA 3 (VC3) DETAIL

(Scale: 1" = 10')

Volume Control Area 2						
Volume Type	Porosity	MWHI Factor	Media Volume (CY)	Storage Volume (CY)	Storage Volume (CL)	
...
...
...
...
...

Volume Control Area 3						
Volume Type	Porosity	MWHI Factor	Media Volume (CY)	Storage Volume (CY)	Storage Volume (CL)	
...
...
...
...
...
...



No.	Date	Revision

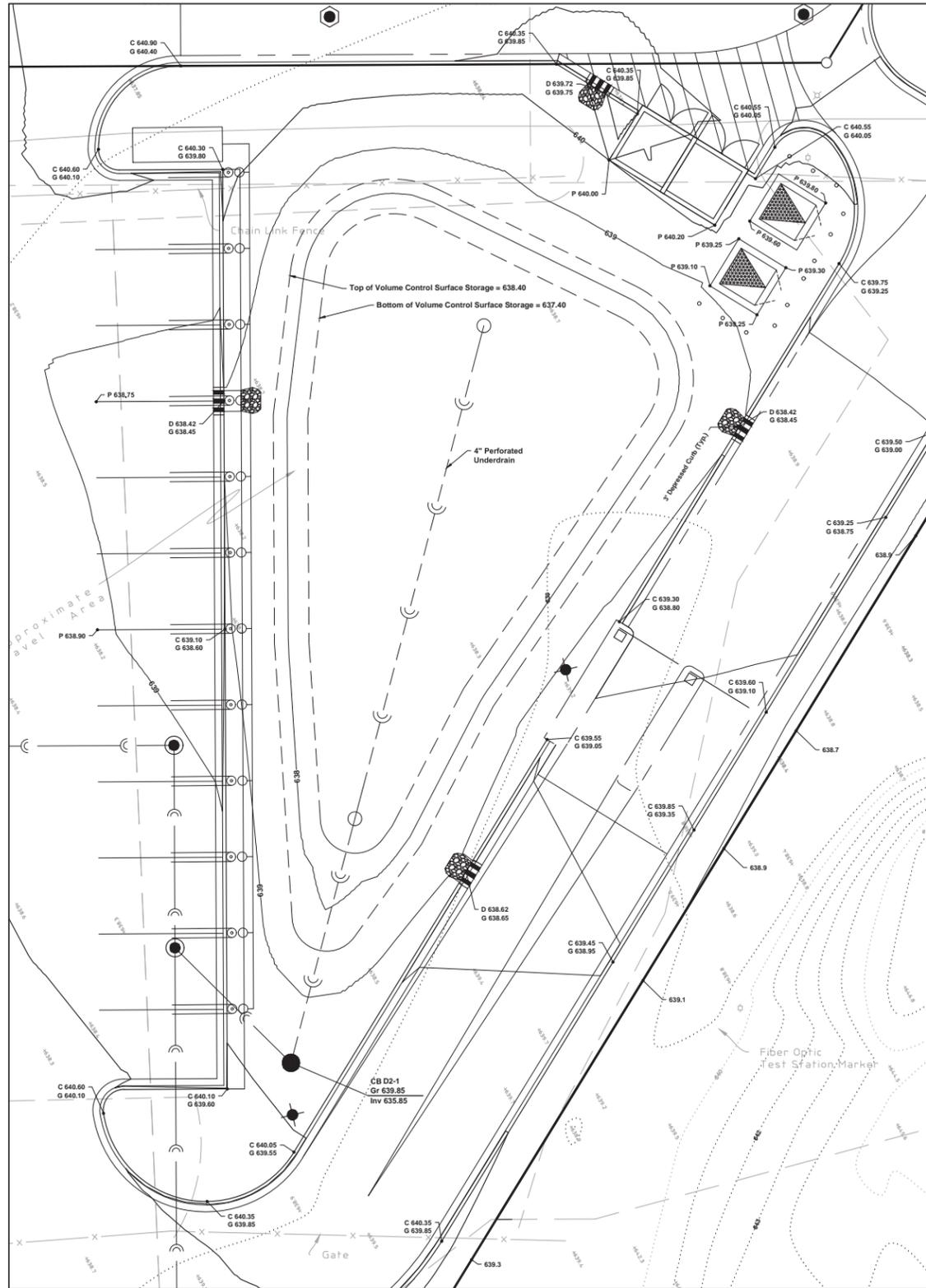
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VOLUME CONTROL AREA DETAILS
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C7.3** / C10

Exhibit D

Plot Date: Jul 18, 2016 - 10:21am Plotted By: phl:c
 File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C7.3-GRADING DETAIL.dwg



VOLUME CONTROL AREA I (VCI) DETAIL
 (Scale: 1" = 10')

Volume Type	Porosity Factor	SWP Factor	Media Volume (CY)	Storage Volume (CY)	Storage Volume (CY)
...
...
...
...

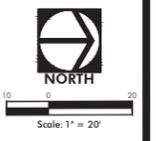


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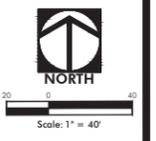
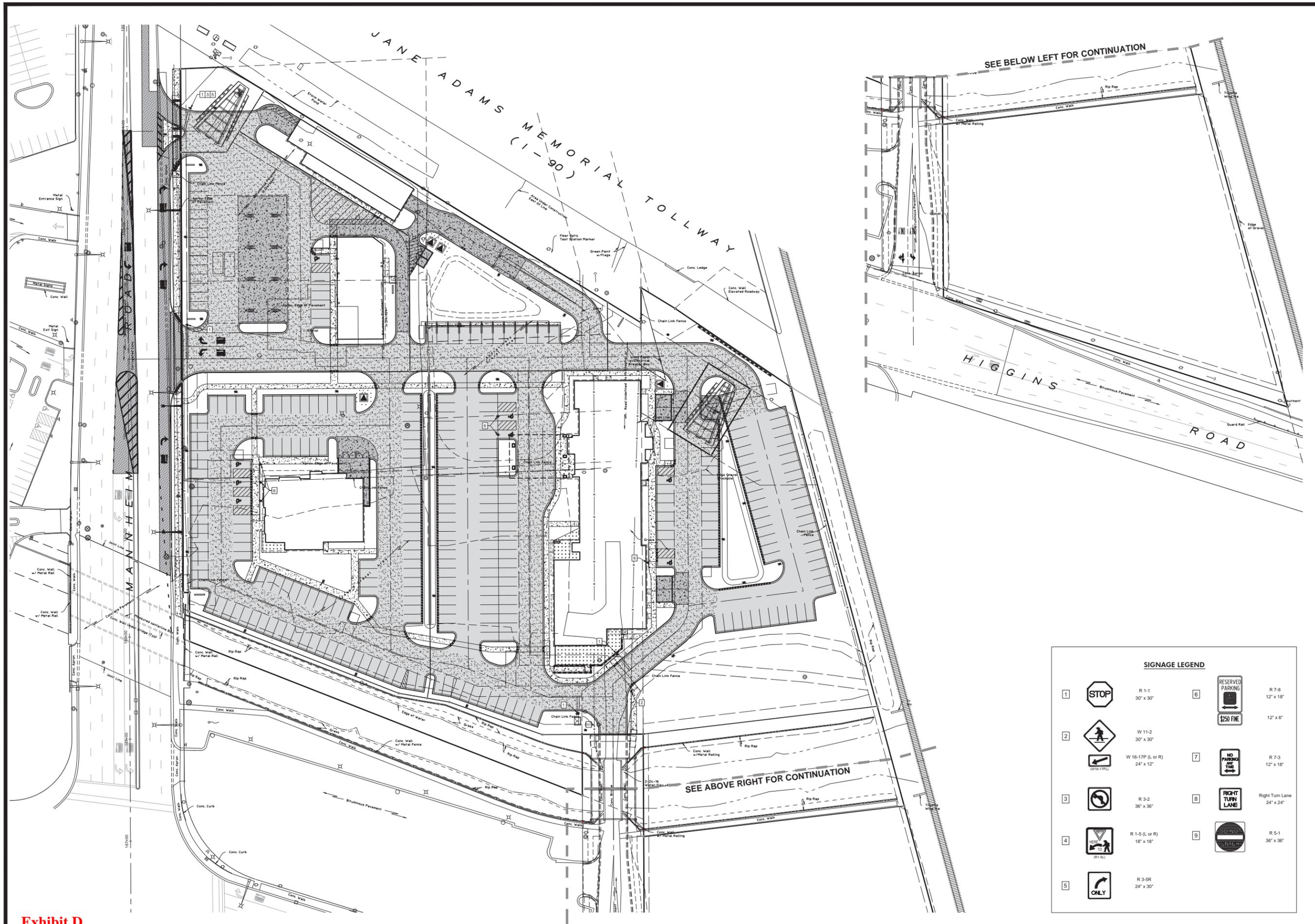
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VOLUME CONTROL AREA DETAILS
 SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 07/18/2016
 Project No. 15-180
 Sheet C7.4 / C10

No. _____
 Date _____
 Revision _____



SEE BELOW LEFT FOR CONTINUATION

SEE ABOVE RIGHT FOR CONTINUATION

SIGNAGE LEGEND					
1		R 1-1 30" x 30"	6		R 7-8 12" x 18"
2		W 11-2 30" x 30"			12" x 6"
3		W 16-17P (L or R) 24" x 12" (W16-17P)	7		R 7-3 12" x 18"
4		R 1-5 (L or R) 18" x 18" (R1-5L)	8		Right Turn Lane 24" x 24"
5		R 3-SR 24" x 30"	9		R 5-1 36" x 36"

Exhibit D

Plot Date: Jul 18, 2016 - 10:21am Plotted By: phl:c
File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C8.D SIGNAGE.dwg

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SIGNAGE PLAN
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/18/2016
Project No. 15-180
Sheet **C8.0**

No. _____
Date _____
Revision _____

C10

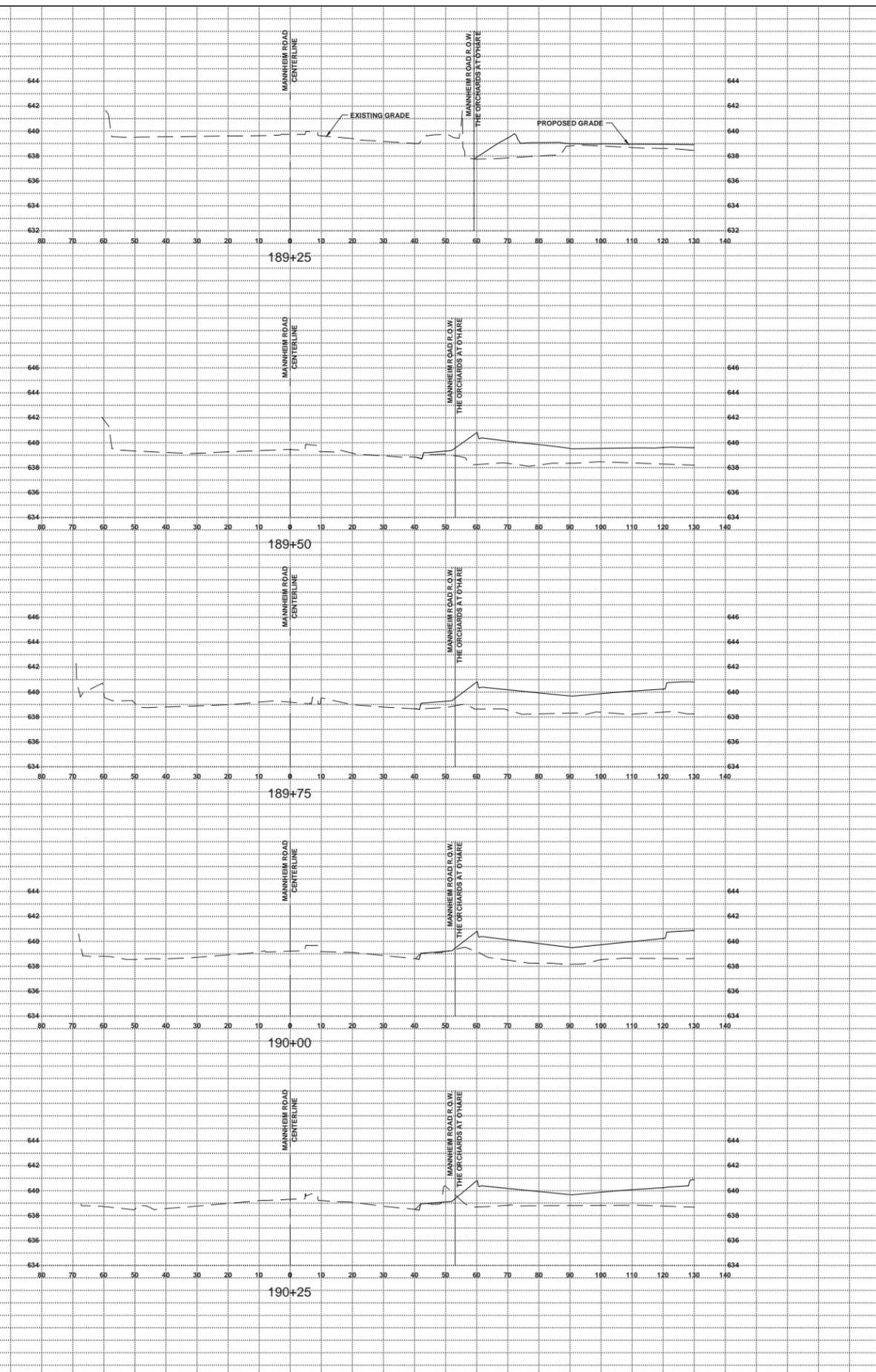
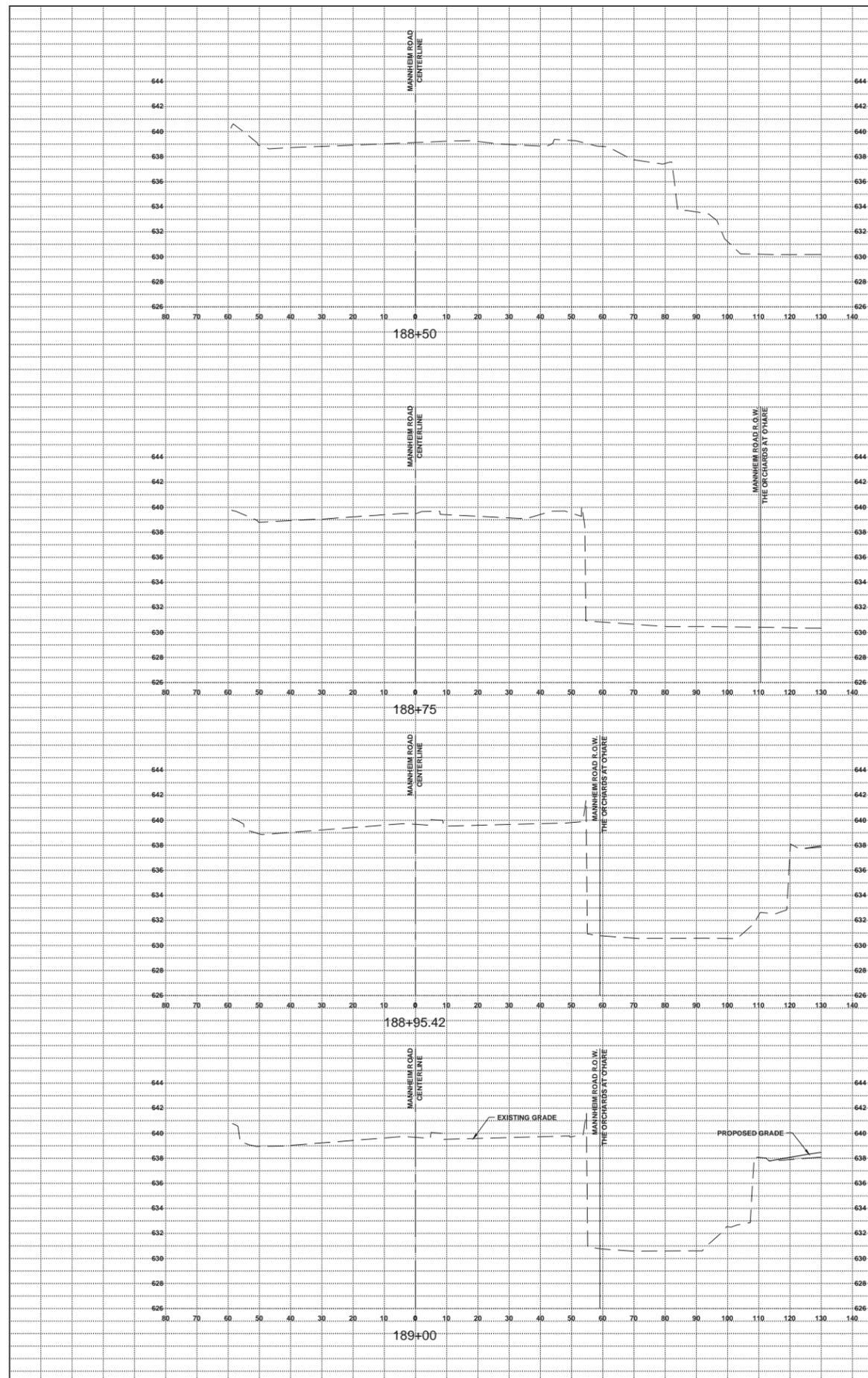


Exhibit D

H: 1" = 20' V: 1" = 5'

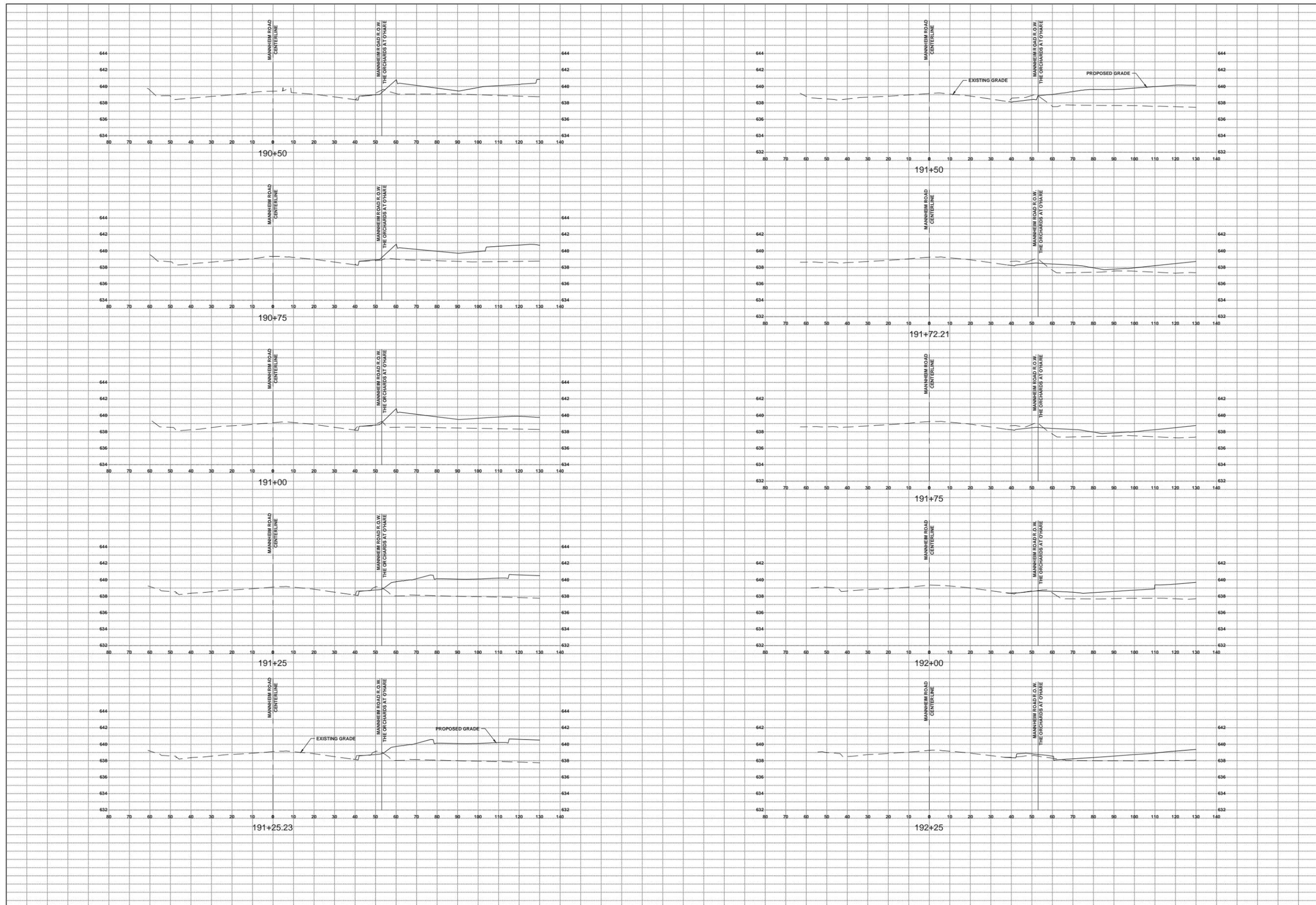
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**MANNHEIM ROAD
CROSS SECTIONS
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS**

Project Manager: T A S
Engineer: D J V
Date: 07/18/2016
Project No. 15-180
Sheet C9.0 / C10

No. _____
Date _____
Revision _____



Plot Date: Jul 18, 2016 - 10:22am Plotted By: phl:c
 File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C9.0 SECTIONS.dwg

H: 1" = 20' V: 1" = 5'

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**MANNHEIM ROAD
 CROSS SECTIONS
 SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS**

Project Manager: T A S
 Engineer: D J V
 Date: 07/18/2016
 Project No. 15-180
 Sheet C9.1 / C10

No. _____
 Date _____
 Revision _____

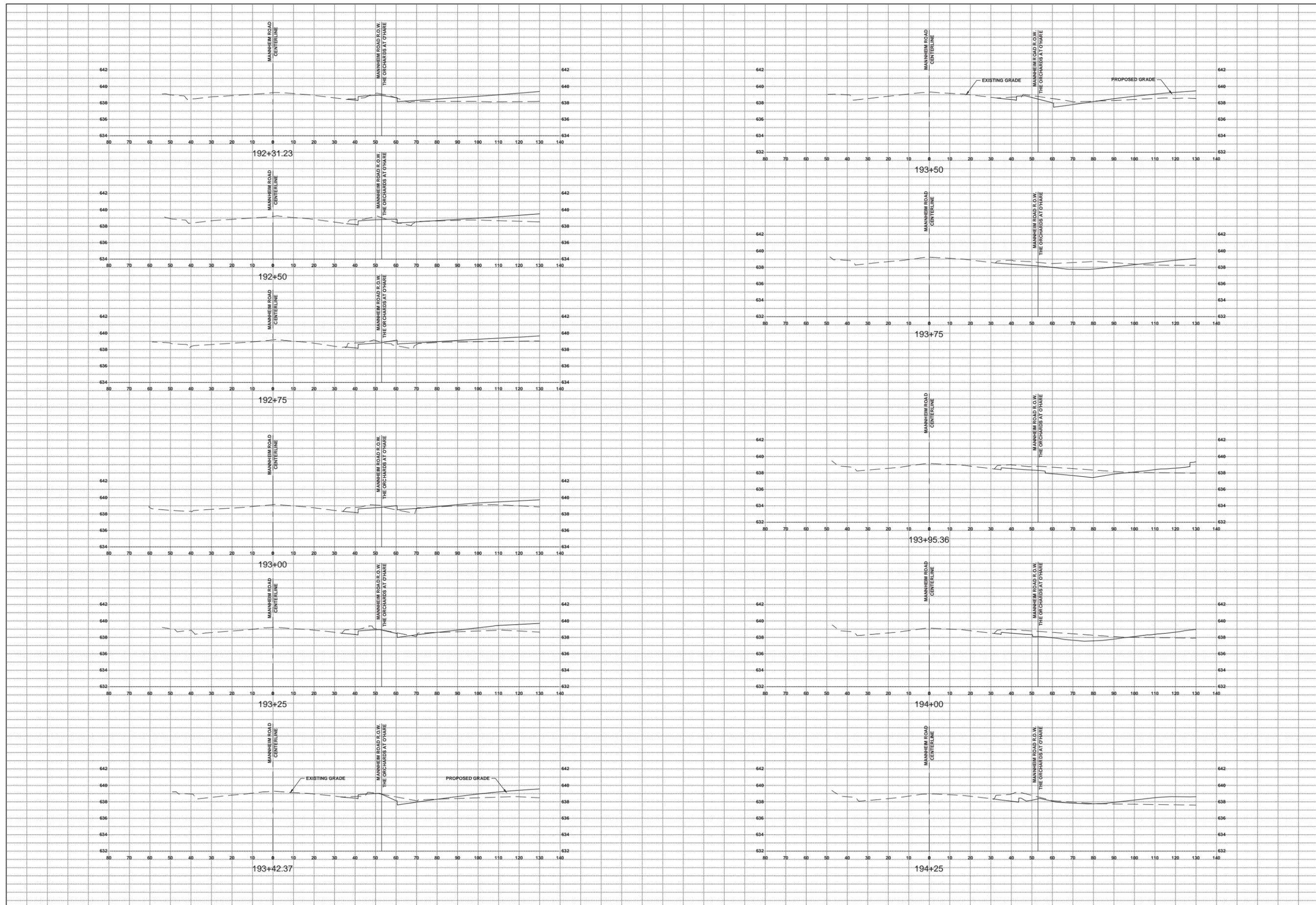


Exhibit D

H: 1" = 20' V: 1" = 5'

Plot Date: Jul 18, 2016 10:22am Plotted By: phl:c
File Name: P:\2015\15180\Drawings\Eng\Engineering\Site Improvement Plans\C9.0 SECTIONS.dwg

No.	Date	Revision

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**MANNHEIM ROAD
 CROSS SECTIONS
 SITE IMPROVEMENT PLANS
 THE ORCHARDS AT O'HARE
 DES PLAINES, ILLINOIS**

Project Manager: T A S
 Engineer: D J V
 Date: 07/18/2016
 Project No. 15-180
 Sheet **C9.2** / C10

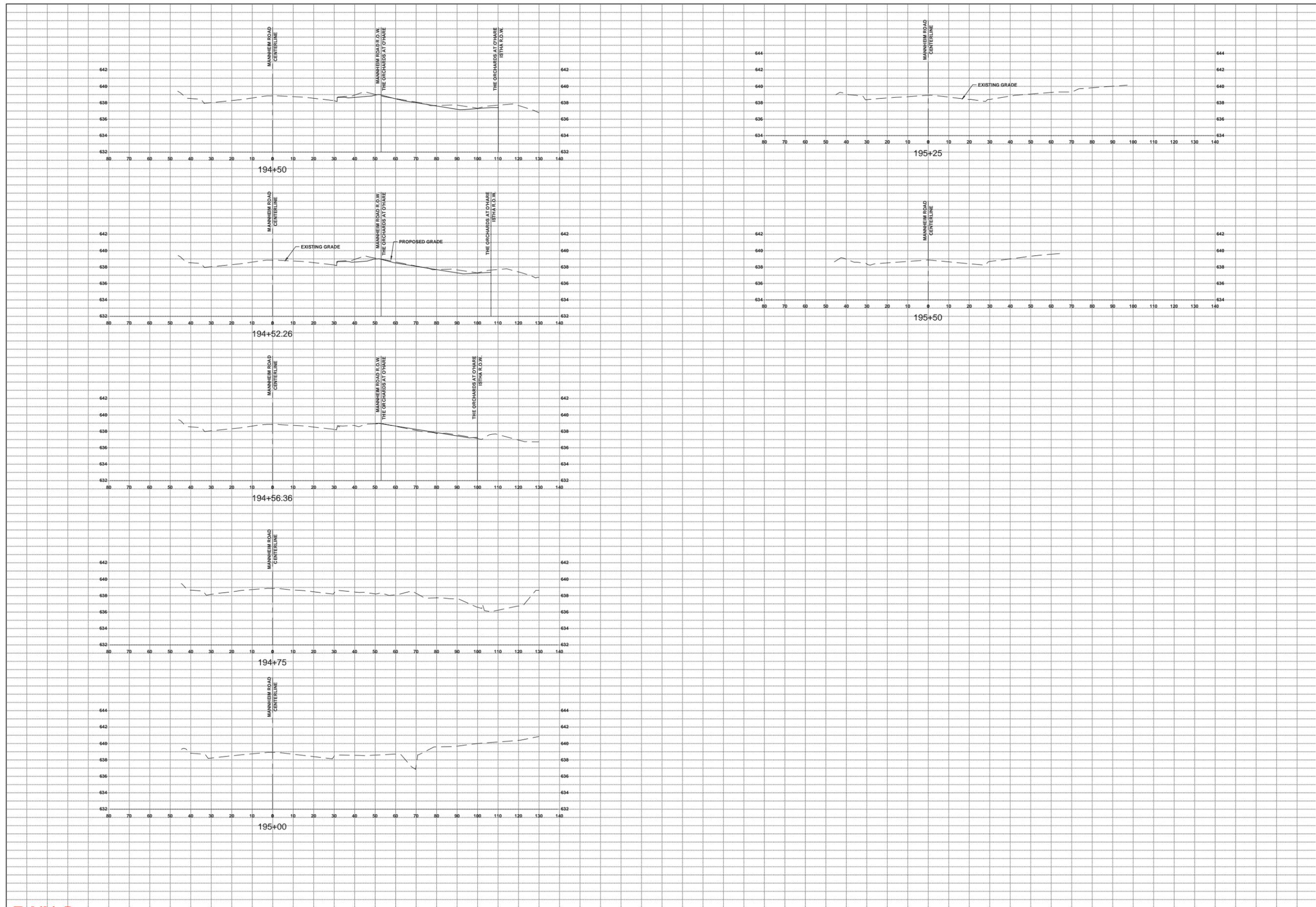


Exhibit D

H: 1" = 20' V: 1" = 5'

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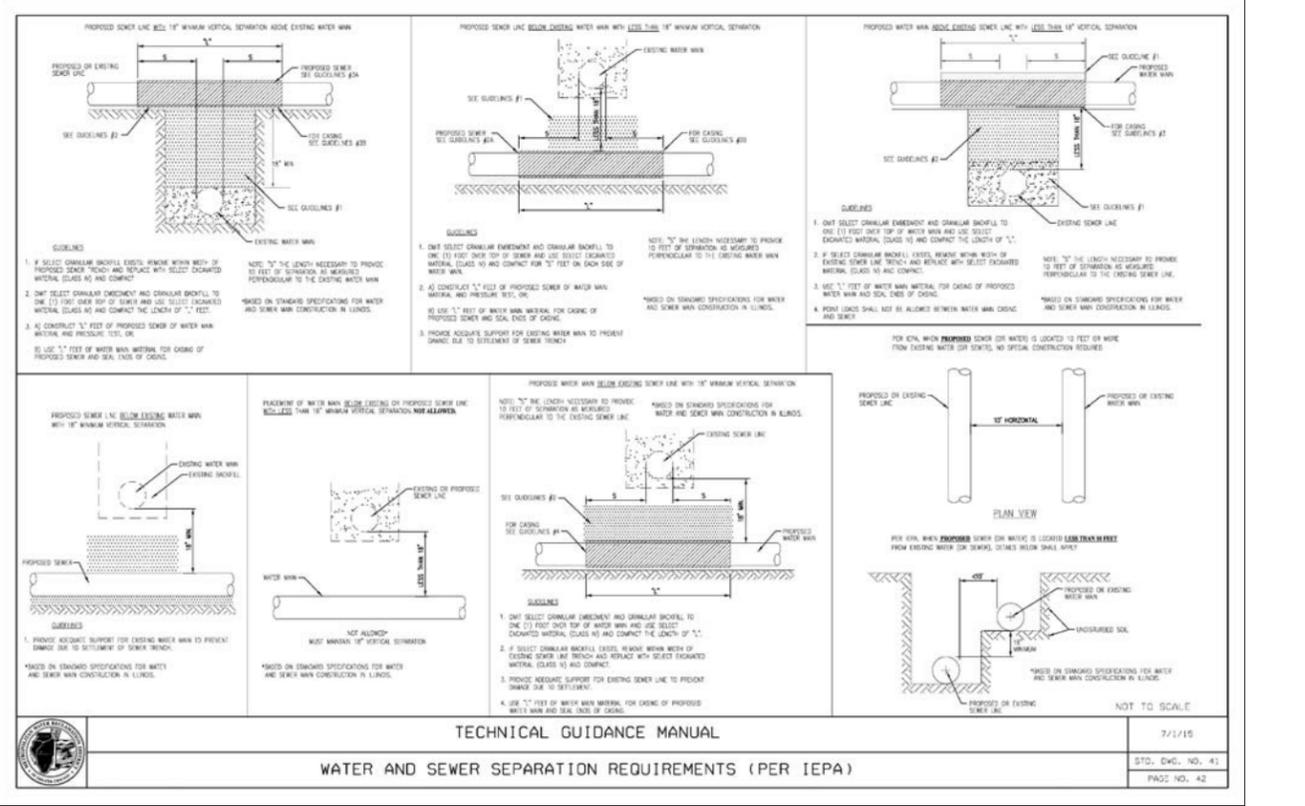
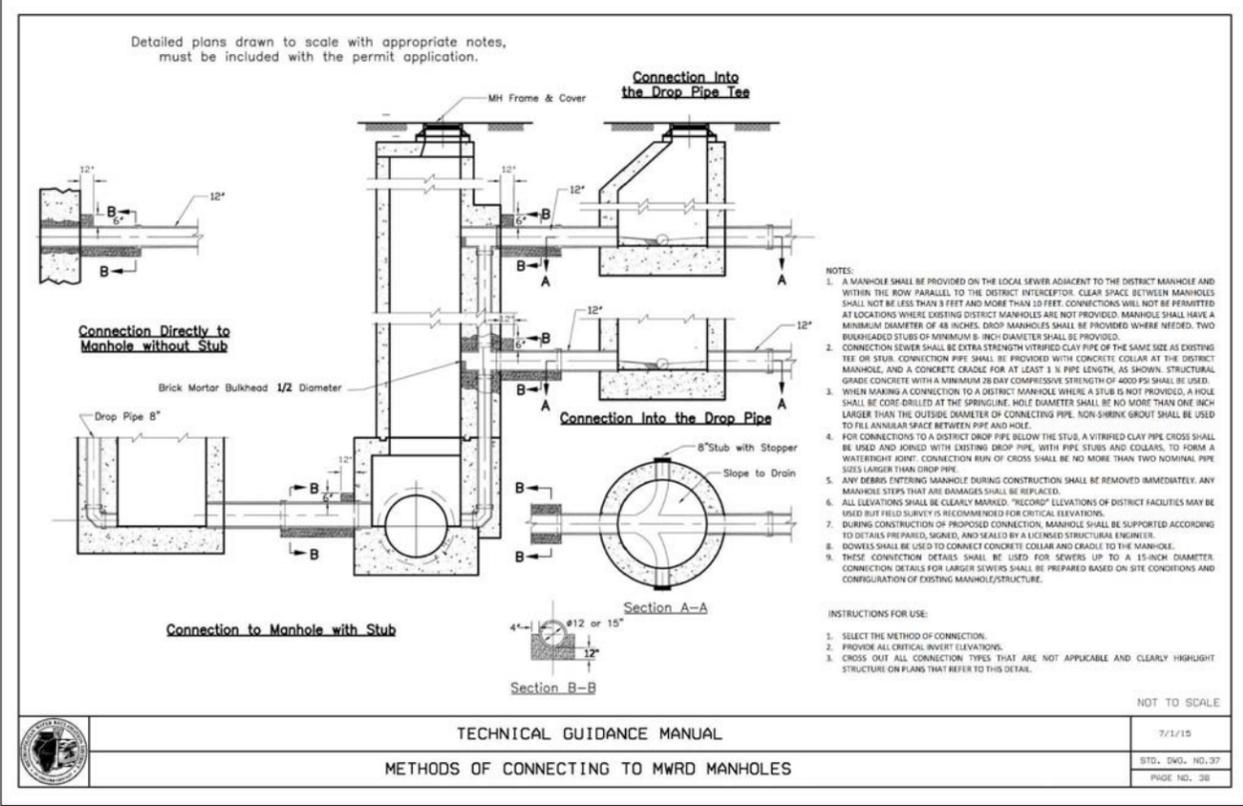
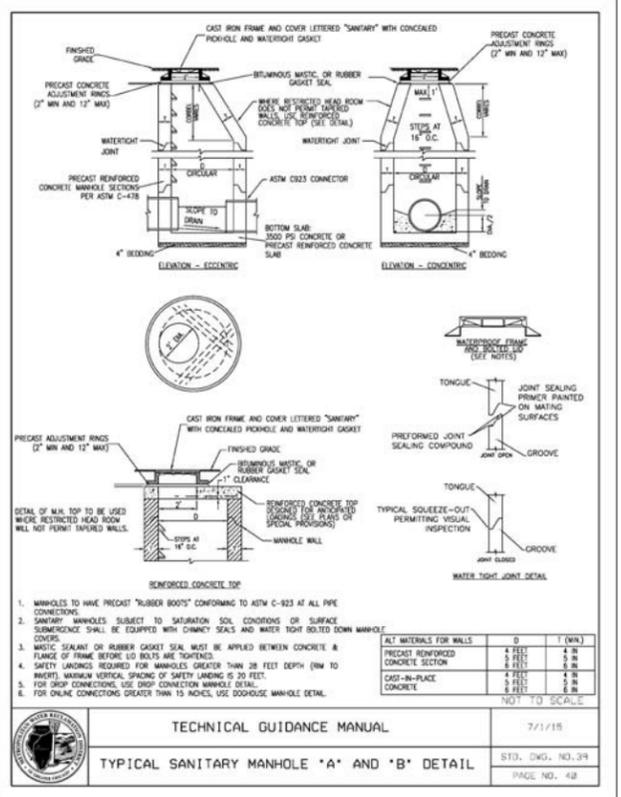
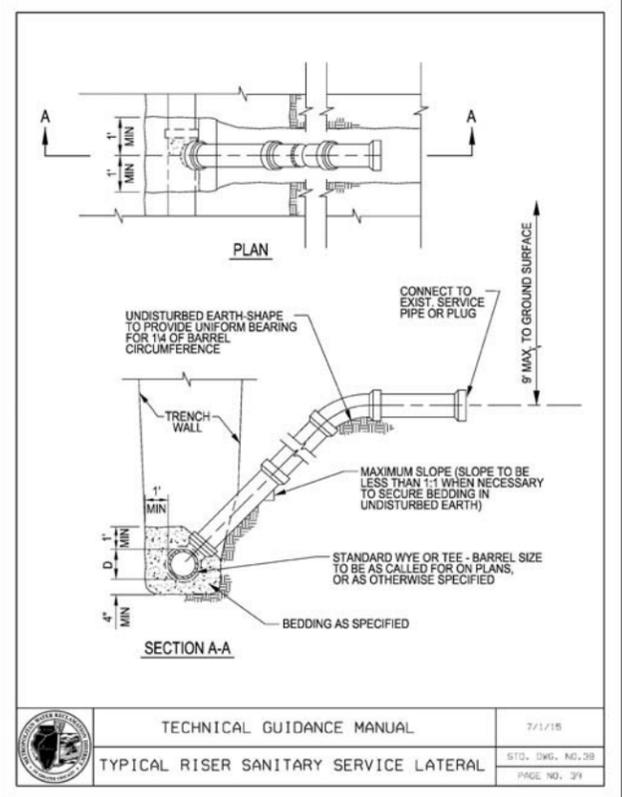
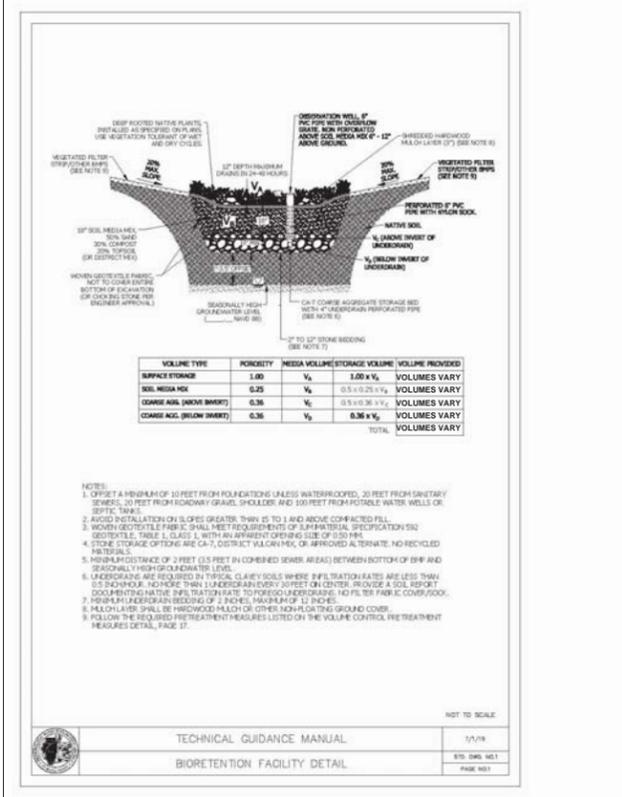
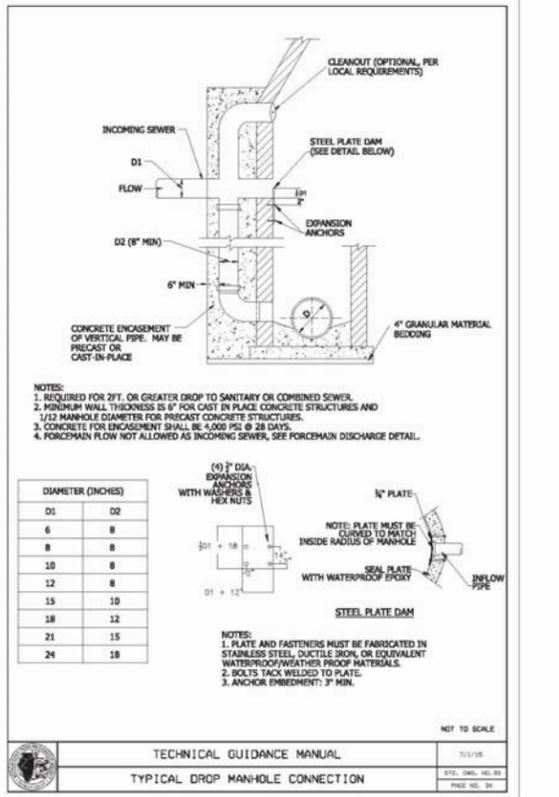


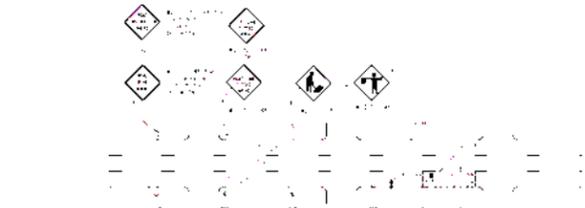
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**MANNHEIM ROAD
CROSS SECTIONS**
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: D J V
Date: 07/18/2016
Project No. 15-180
Sheet **C9.3** / C10

No. Date Revision



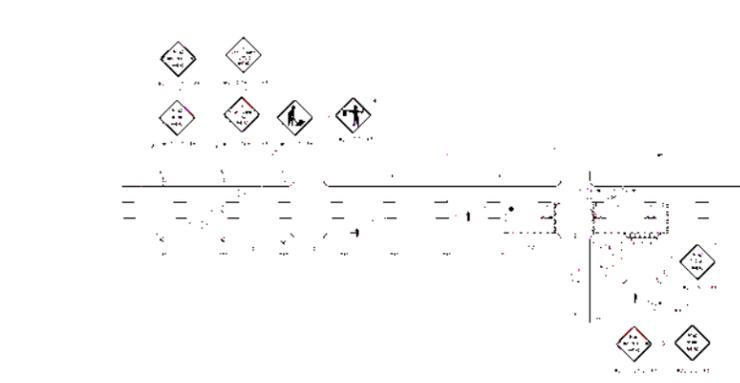
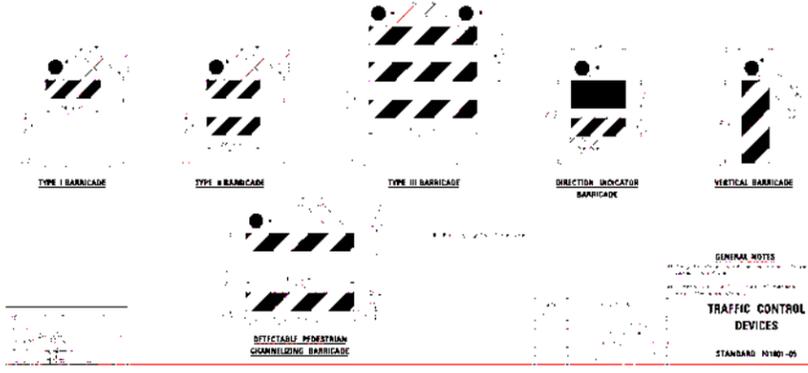


SYMBOLS

GENERAL NOTES

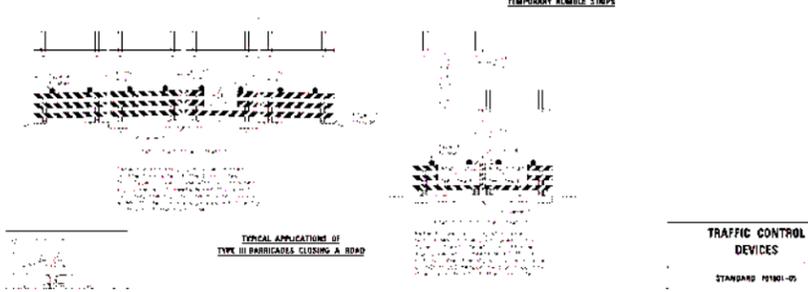
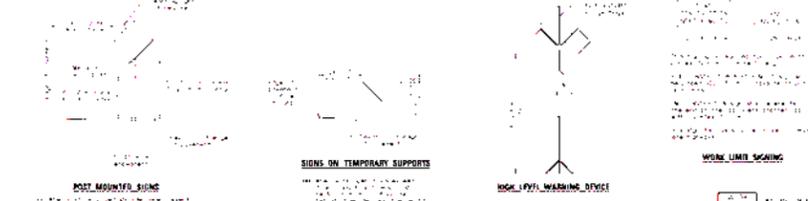
URBAN LANE CLOSURE, MULTILANE 1W OR 2W WITH NONTRAVERSABLE MEDIUM

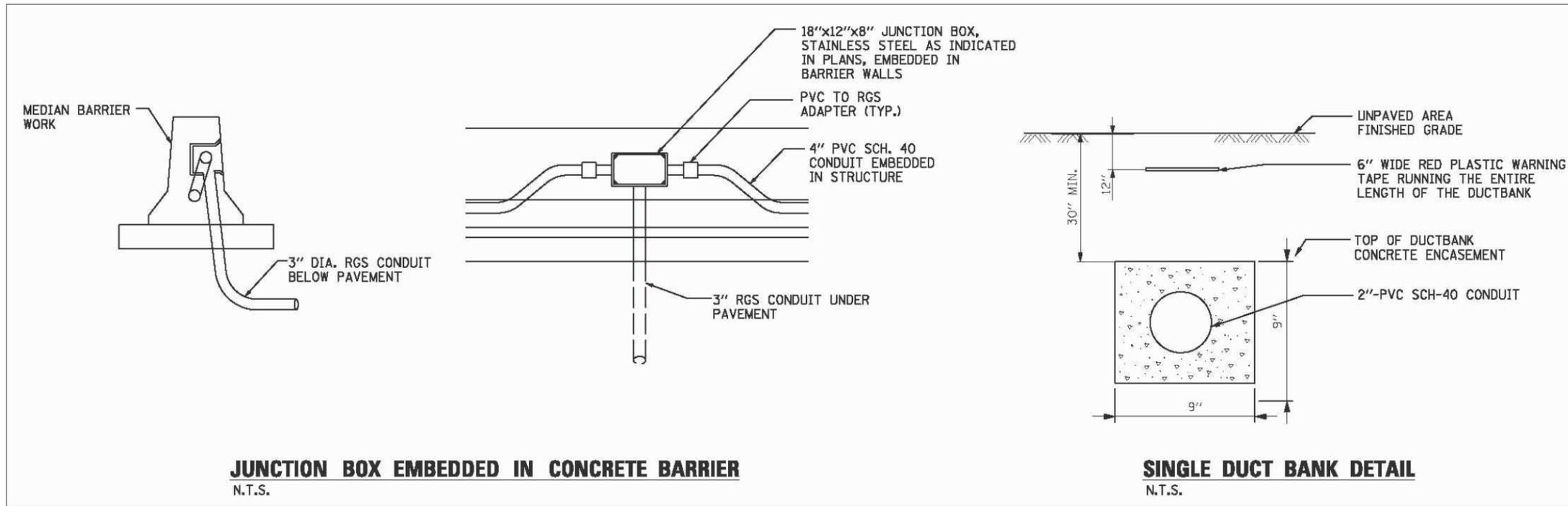
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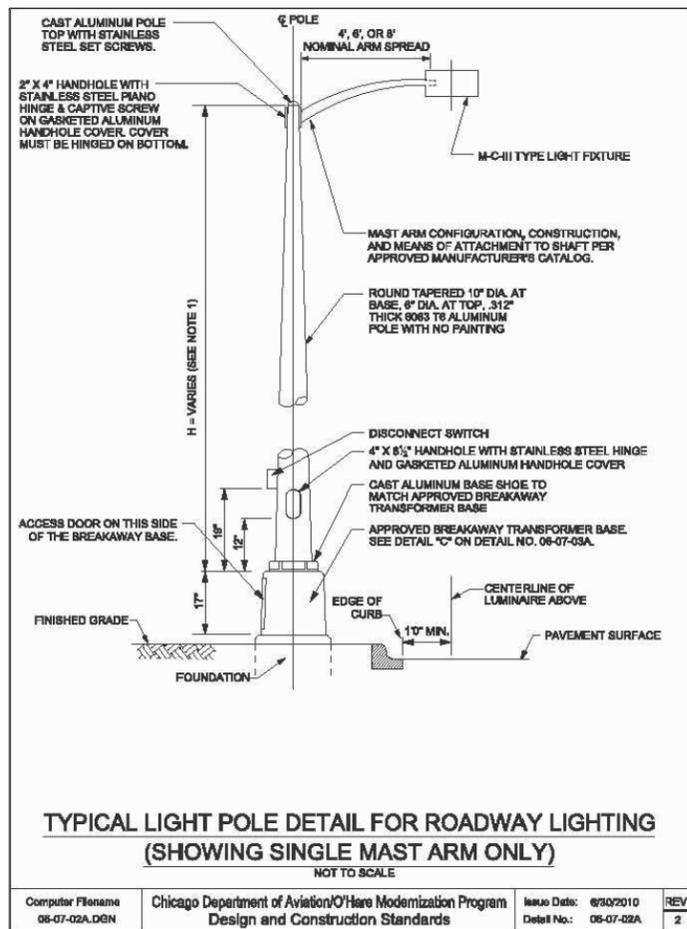
STANDARD 71901-01





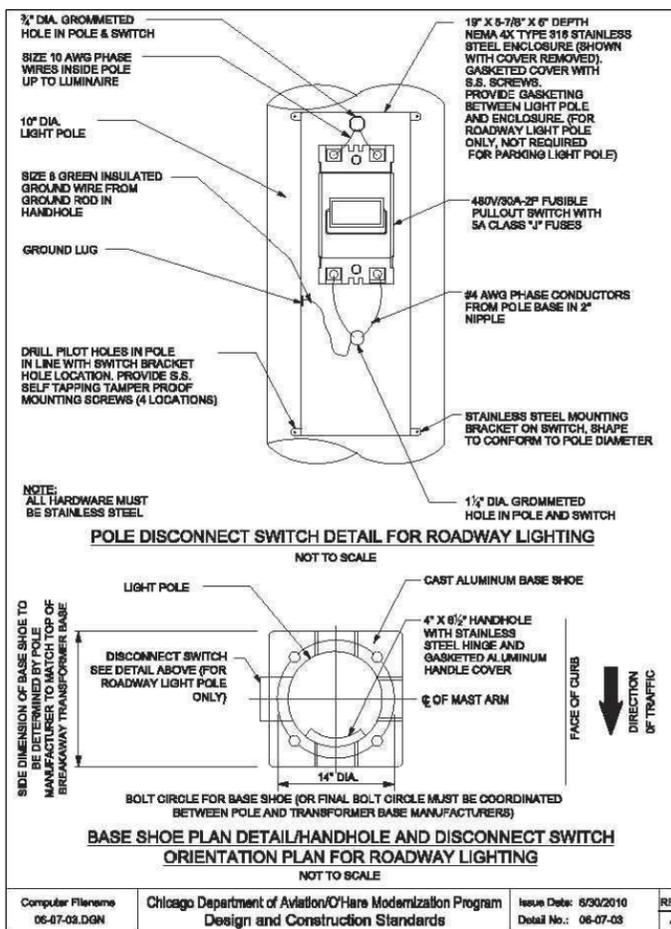
JUNCTION BOX EMBEDDED IN CONCRETE BARRIER
N.T.S.

SINGLE DUCT BANK DETAIL
N.T.S.



TYPICAL LIGHT POLE DETAIL FOR ROADWAY LIGHTING (SHOWING SINGLE MAST ARM ONLY)
NOT TO SCALE

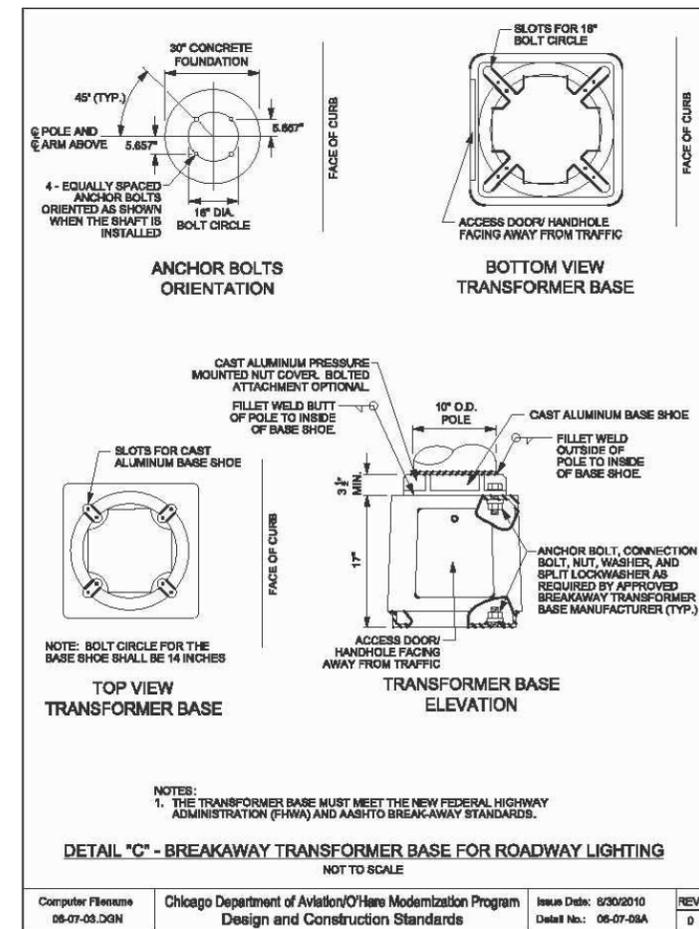
Computer Filename 06-07-02A.DGN	Chicago Department of Aviation/O'Hare Modernization Program Design and Construction Standards	Issue Date: 8/30/2010 Detail No.: 06-07-02A	REV 2
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POLE DISCONNECT SWITCH DETAIL FOR ROADWAY LIGHTING
NOT TO SCALE

BASE SHOE PLAN DETAIL/HANDHOLE AND DISCONNECT SWITCH ORIENTATION PLAN FOR ROADWAY LIGHTING
NOT TO SCALE

Computer Filename 06-07-03.DGN	Chicago Department of Aviation/O'Hare Modernization Program Design and Construction Standards	Issue Date: 8/30/2010 Detail No.: 06-07-03	REV 4
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ANCHOR BOLTS ORIENTATION

BOTTOM VIEW TRANSFORMER BASE

TOP VIEW TRANSFORMER BASE

TRANSFORMER BASE ELEVATION

DETAIL "C" - BREAKAWAY TRANSFORMER BASE FOR ROADWAY LIGHTING
NOT TO SCALE

Computer Filename 06-07-03.DGN	Chicago Department of Aviation/O'Hare Modernization Program Design and Construction Standards	Issue Date: 8/30/2010 Detail No.: 06-07-03A	REV 0
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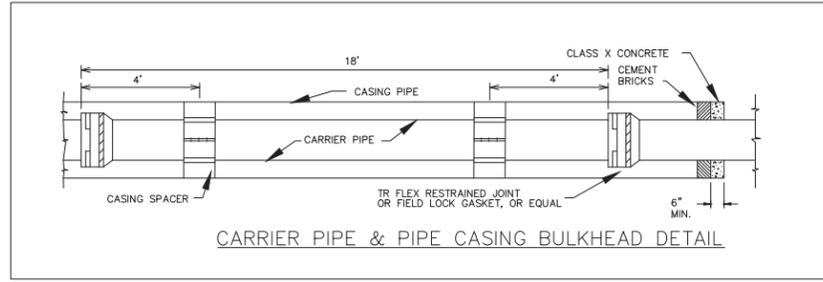
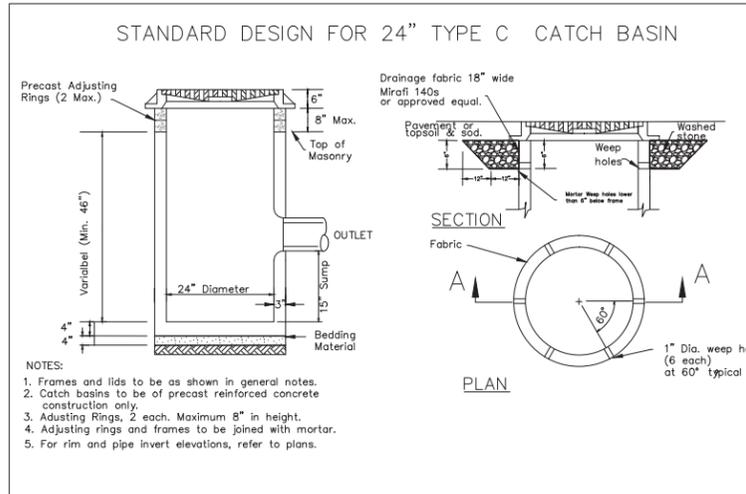
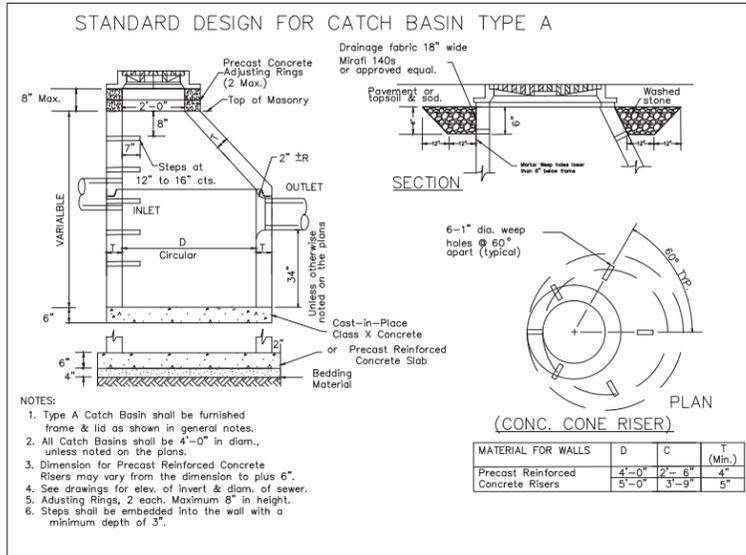
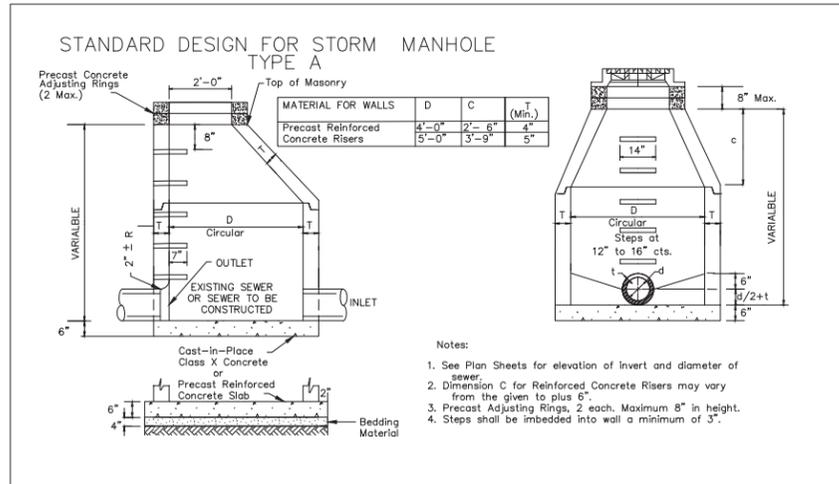
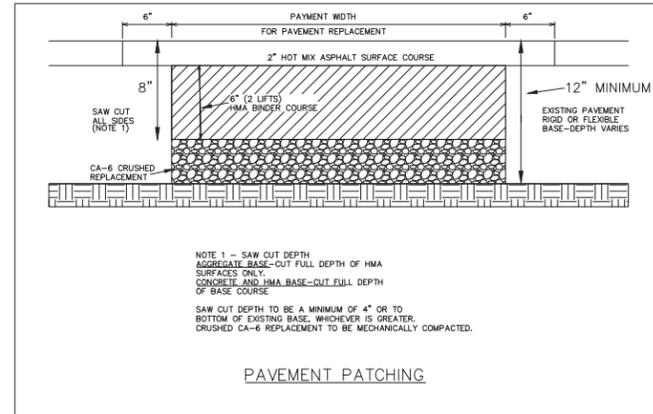
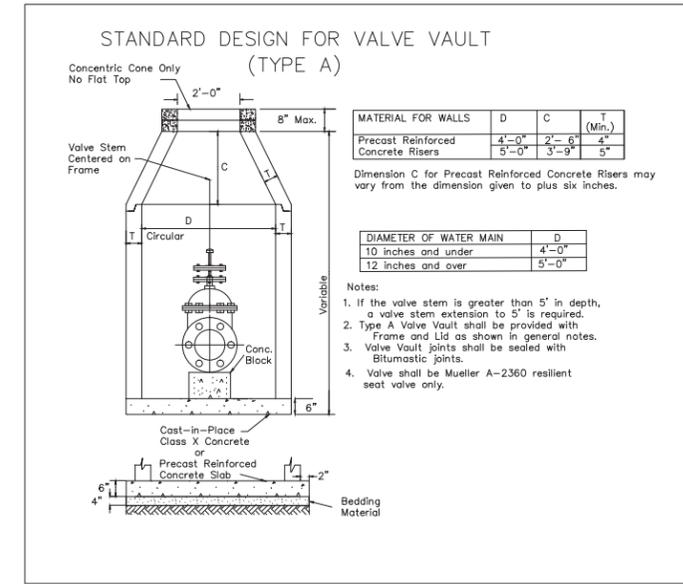
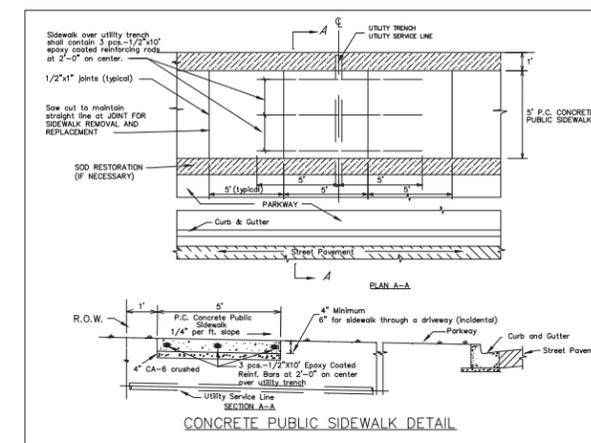
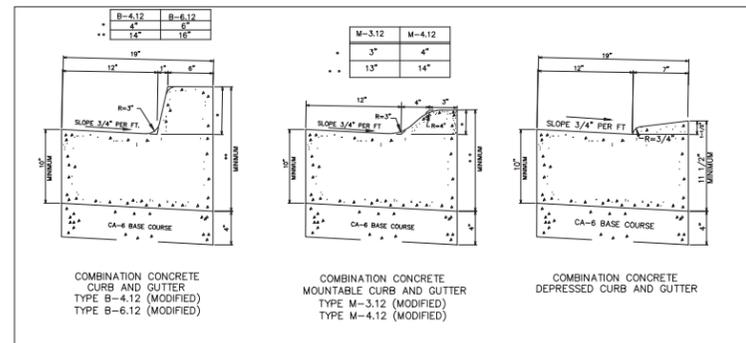
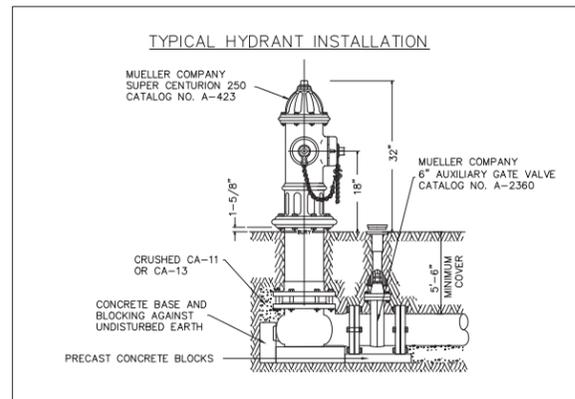
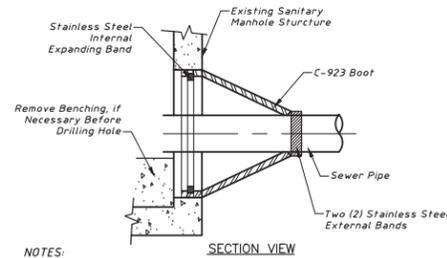


Exhibit D

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CITY OF DES PLAINES
DETAILS
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

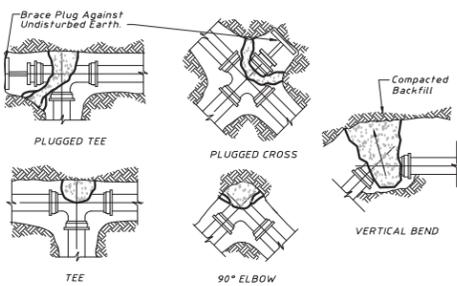
Project Manager: T A S
Engineer: D J V
Date: 07/18/2016
Project No. 15-180
Sheet C10.4 / C10



NOTES:

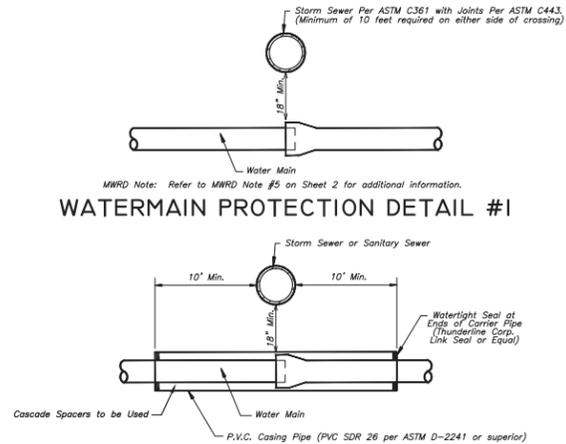
1. Core-Drill Circular Opening in Manhole Wall of Diameter to Fit the Required Boot Size.
2. Kor-N-Seal Flexible Rubber Boot (Manufactured by National Pollution Control Systems, Inc. or as Approved by the Engineering Department shall be Used for Watertight Connection).
3. Cut, Shape and Slope New Invert Channel in the Existing Concrete Bench for Smooth Flow from New Sanitary Sewer Connection.
4. Clean Existing Manhole of Any Dirt, Concrete or Debris which may Accumulate During Construction Process.

CORE AND BOOT DETAIL

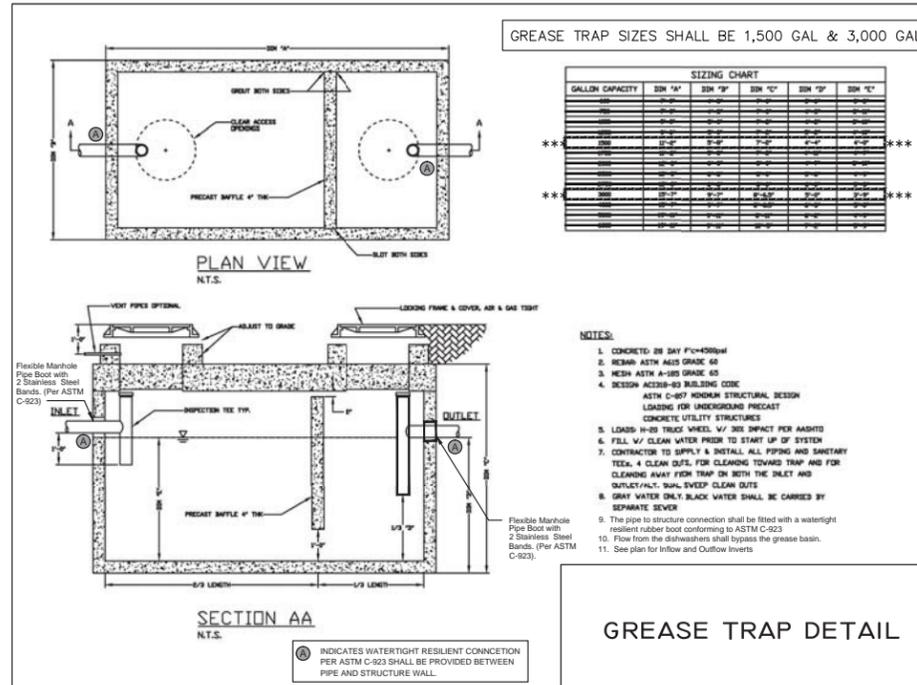


Note: All Blocks Bear Against Undisturbed Earth
Arrows Indicate Direction of Thrust
All Blocks Shall Be 3000 P.S.I. Concrete.
All Fittings Shown in Plan Except Vertical Bend.

THRUST BLOCKING



WATERMAIN PROTECTION DETAIL #2



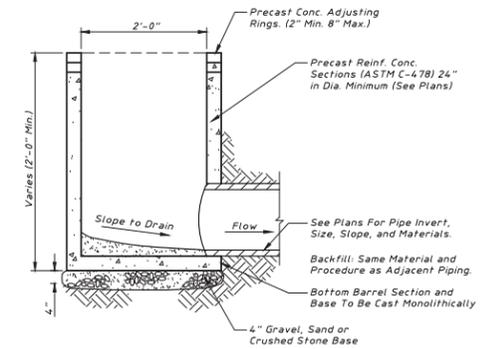
GREASE TRAP SIZES SHALL BE 1,500 GAL & 3,000 GAL

GALLON CAPACITY	SIZING CHART			
	SDM 14"	SDM 18"	SDM 24"	SDM 30"
1,500	14"	18"	24"	30"
3,000	18"	24"	30"	36"

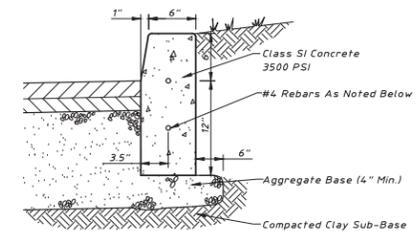
NOTES:

1. CONCRETE OR DAY P.C. 4000 PSI
2. REBAR ASTM A603 GRADE 60
3. MESH ASTM A-95 GRADE 45
4. DESIGN ACCORDING BUILDING CODE
5. ASTM C-927 MINIMUM STRUCTURAL SECTION
6. CONCRETE UTILITY STRUCTURES
7. LOADS IN-USE TRUCK WHEEL, 1/2 TON IMPACT PER ASHOTO
8. FILL W/ CLEAN WATER PRIOR TO START UP OF SYSTEM
9. CONTRACTOR TO SUPPLY & INSTALL ALL PIPING AND SANITARY TIES, 4 CLEAN OUTS, FOR CLEANING TOWARD TRAP AND FOR CLEANING AWAY FROM TRAP ON BOTH THE INLET AND OUTLET/PLUG. SWEEP CLEAN OUTS
10. GRAY WATER ONLY BLACK WATER SHALL BE CARRIED BY SEPARATE SEWER
11. The pipe to structure connection shall be fitted with a watertight resilient rubber boot conforming to ASTM C-923
12. Flow from the dishwashers shall bypass the grease basin.
13. See plan for Inflow and Outflow Inverts

GREASE TRAP DETAIL



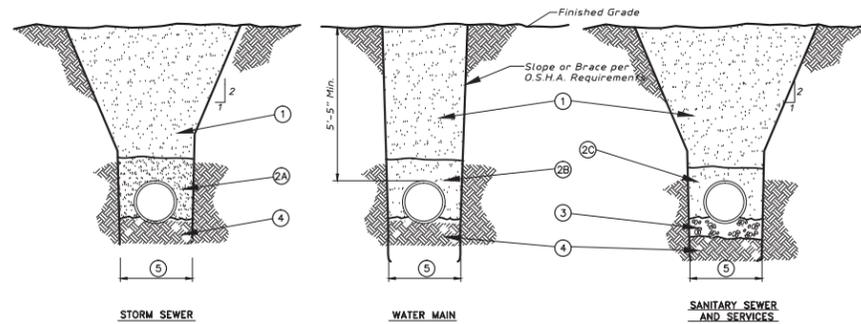
INLET - TYPE A



Notes:

1. Use two #4 rebar for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45') curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4" dia, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.

TYPE B - 6" BARRIER CURB



STORM SEWER

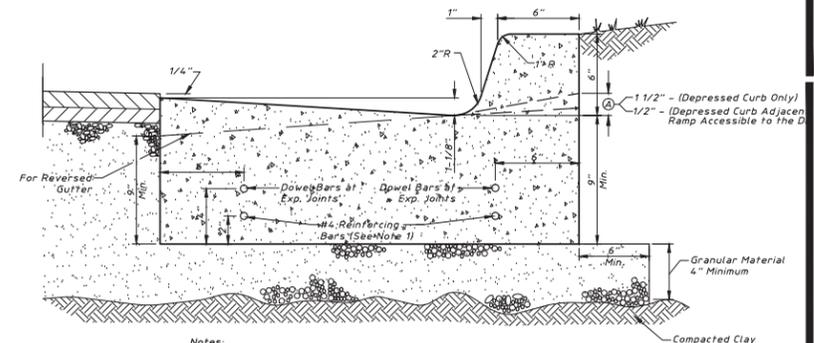
WATER MAIN

SANITARY SEWER AND SERVICES

1. CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
- 2A. RCP STORM SEWER
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1")
- 2B. WATER MAIN
Compacted granular material CA 6 to 12" above top of pipe (Bedding Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
- 2C. SANITARY SEWER (PVC, DUCTILE IRON)
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1") (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1"
4. Unsuitable material to be removed where directed by Engineer and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum
Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.

Notes

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2241 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA 13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).



Notes:

1. Use two #4 rebar for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45') curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4" dia, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.
4. Flag thickness shall match proposed roadway, or 9" minimum.
5. See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

B-6.18 CONCRETE CURB & GUTTER

TYPICAL TRENCH CROSS SECTION

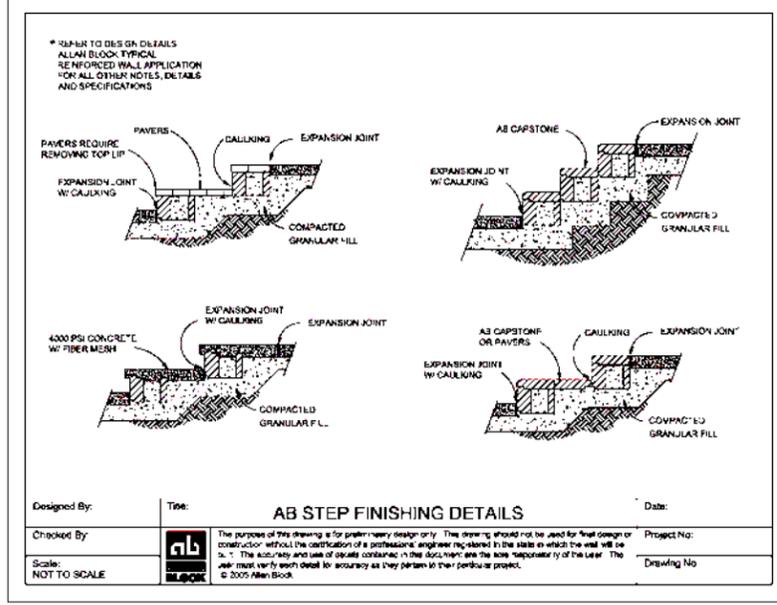
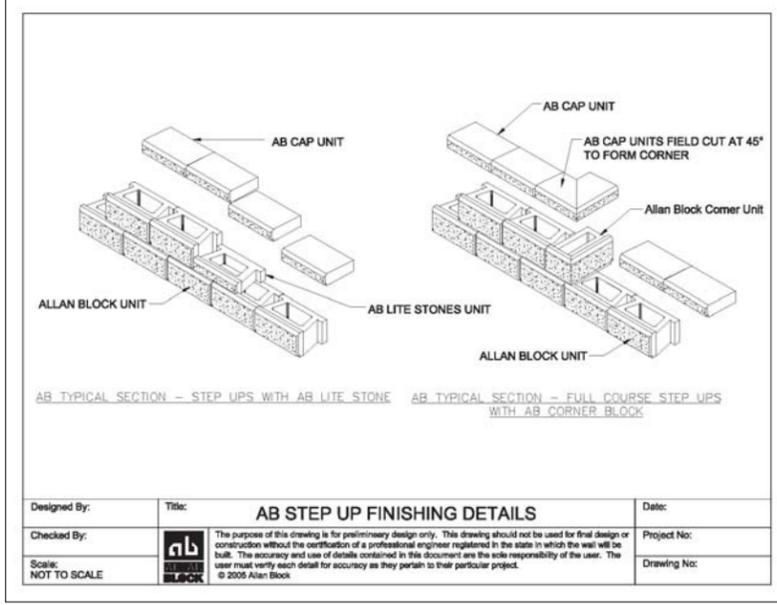
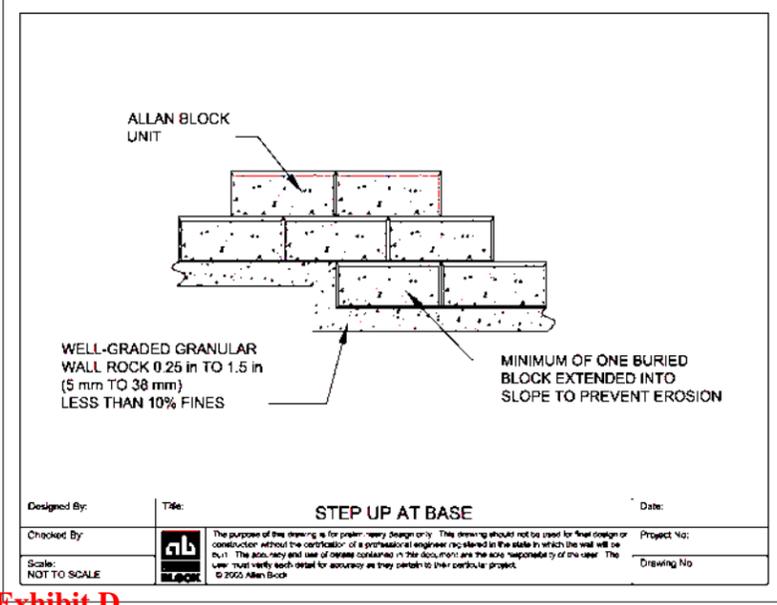
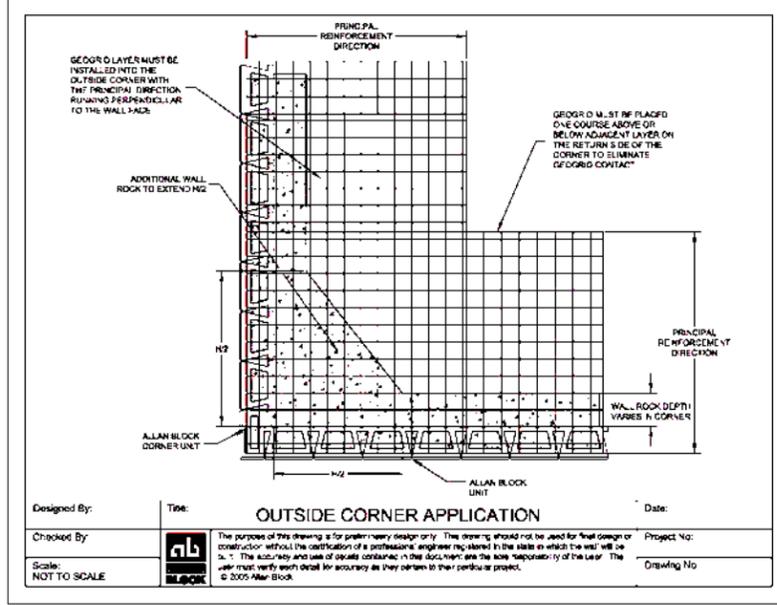
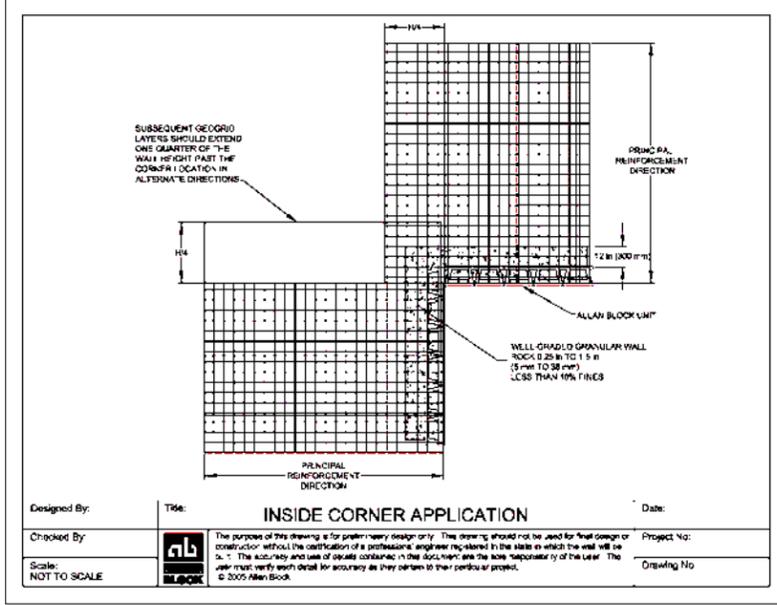
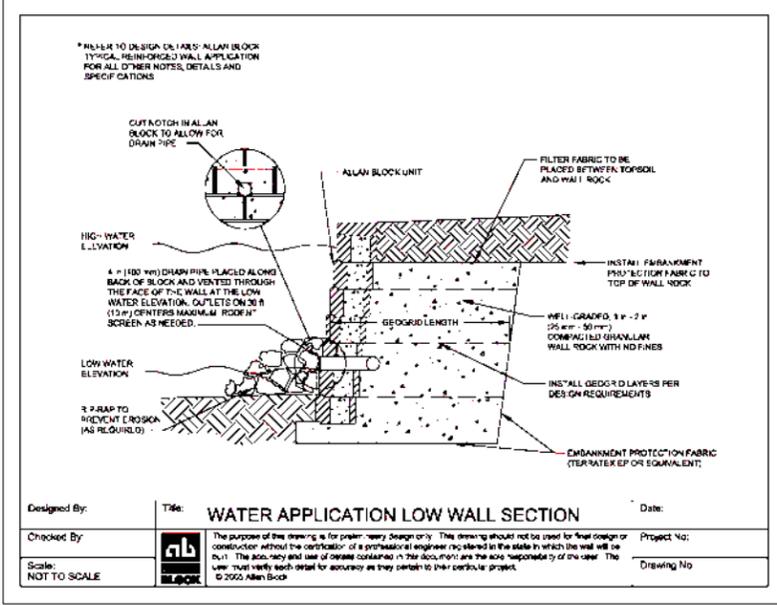
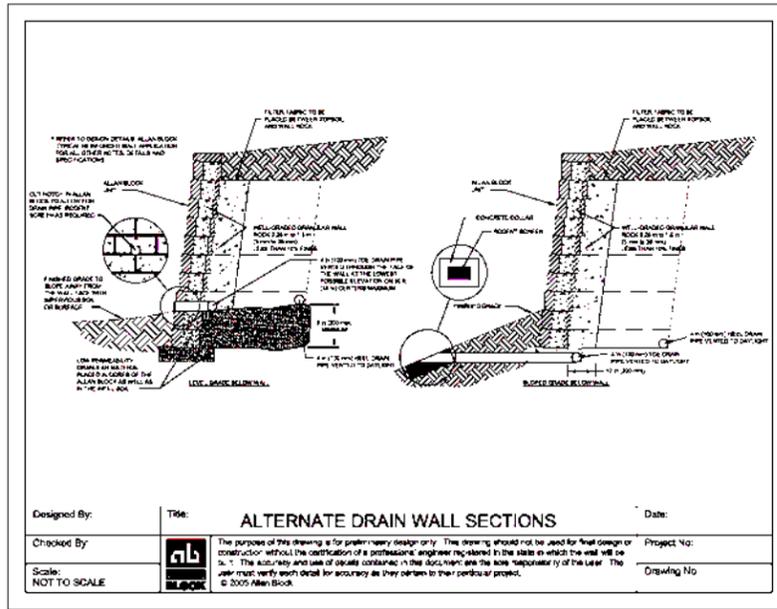
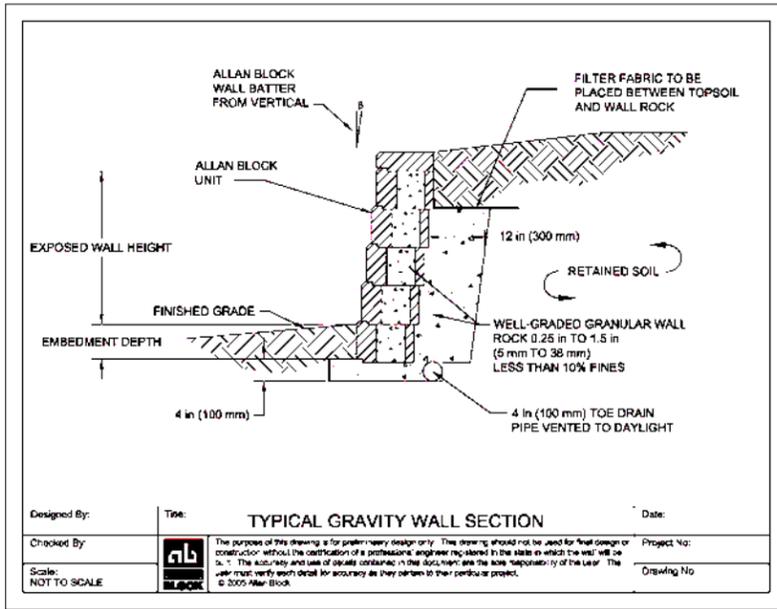
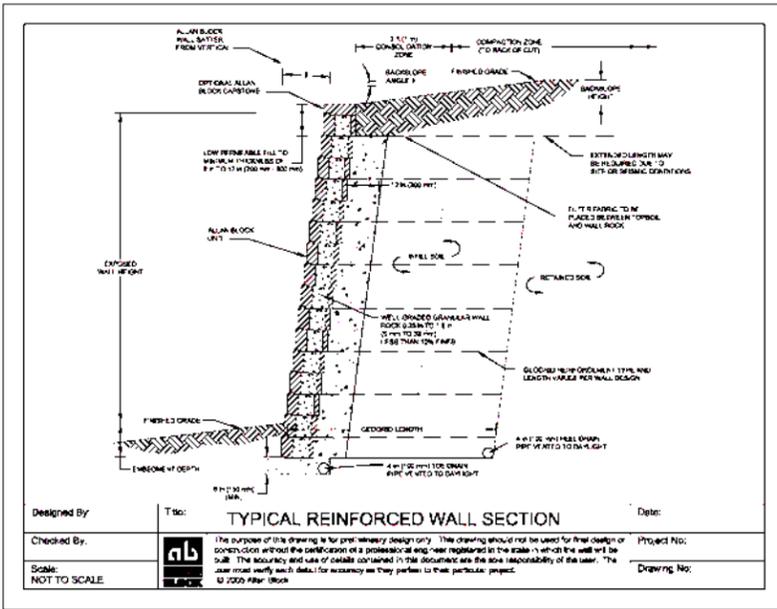


Exhibit D

Plot Date: Jul 18, 2016 - 10:23am Plotted By: phl:c
File Name: P:\2015\15180\Drawings\Final Engineering\Site Improvement Plans\C10.0-DETAILS.dwg

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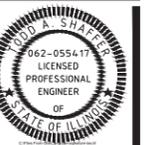
RETAINING WALL DETAILS
SITE IMPROVEMENT PLANS
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: D J V
Date: 07/18/2016
Project No: 15-180
Sheet **C10.6** / C10

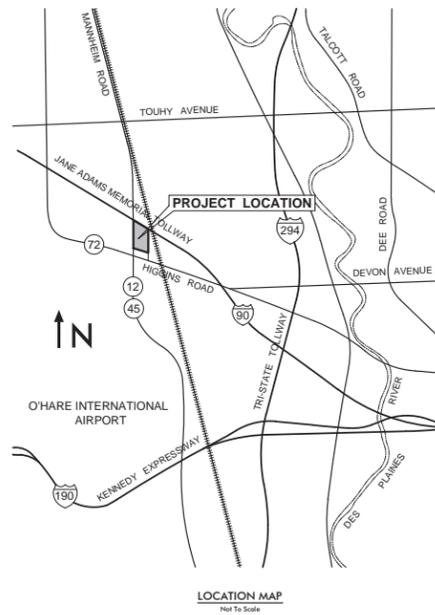
THE ORCHARDS AT O'HARE

STORM WATER POLLUTION PREVENTION PLAN

SECTION 33 TOWNSHIP 41 NORTH RANGE 12 EAST DES PLAINES, ILLINOIS COOK COUNTY



EXPIRES 11-30-17



BENCHMARKS:

Source Benchmark
City of Des Plaines Benchmark # 80

Description: Concrete monument

Location: Monument set in concrete on East side of River Road North of Devon Avenue 24' East of edge of pavement of River Road and 48' South of entrance to # 3000 River Road.

Elevation: 632.46 (NAVD 88)

Site Benchmark
CP#813 (See Survey)

Description: Chiseled square set in concrete.

Location: (See survey)

Elevation: 641.13 (NAVD 88)

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	SWPPP TITLE SHEET
EC2.0	SWPPP GENERAL NOTES AND SPECIFICATIONS
EC3.0	SWPPP TYPICAL DETAILS
EC4.0	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

Exhibit D

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SWPPP
TITLE SHEET
SWPPP PLAN
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 07/07/2016
Project No. 15-180
Sheet EC1.0 / EC4

No. _____
Date _____
Revision _____

Stormwater Pollution Prevention Plan

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10... issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner's Name, Signature, Title, Date, Name of Firm/Company

- I. Site Description: A. The following is a description of the project location: B. The following is a description of the construction activity which is the subject of this plan: C. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site... H. The following is a description of soil disturbing activities, their locations, and their erosive factors...

II. Controls: This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the contractor will be responsible for its implementation as indicated.

- A. Erosion and Sediment Controls 1. Stabilized Practices: Provided below is a description of interim and permanent stabilization practices, including site specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. 2. Structural Practices: Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site.

3. Storm Water Management: Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

- a. Such practices may include but are not limited to: storm water detention structures (including wet ponds), storm water retention structures, flow attenuation by use of open vegetated swales and natural depressions, infiltration of runoff on site, and sequential systems (which combine several practices).

The practices selected for implementation were determined on the basis of the technical guidance in Section 59-8 (Erosion and Sediment Control) in Chapter 59 (Landscape Design and Erosion Control) of the Illinois Department of Transportation Bureau of Design and Environment Manual.

Description of Storm Water Management Controls: Installation of a storm sewer system. All inlets will be protected with silt baskets.

- 4. Other Controls: a. Vehicle Entrances and Exits - Stabilized construction entrances and exits must be constructed to prevent tracking of sediments onto roadways. b. Material Delivery, Storage, and Use - The following BMPs shall be implemented to help prevent discharges of construction materials during delivery, storage, and use: c. Stockpile Management - BMPs shall be implemented to reduce or eliminate pollution of storm water from stockpiles of soil and paving materials such as but not limited to portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base, and pre-mixed aggregate.

The contractor will provide the resident engineer with a written plan of the procedures (s)he will use on the project and how they will be maintained.

d. Waste Disposal. No materials, including building materials, shall be discharged into Waters of the State, except as authorized by a Section 404 permit.

e. The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.

f. The contractor shall provide a written and graphic plan to the resident engineer identifying where each of the above areas will be located and how they are to be managed.

5. Approved State or Local Laws The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual, 1995. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials.

See Storm Water Pollution Prevention (SWPPP) Plan. SWPPP Plan shall be modified as necessary by the Contractor during construction to prevent sediment from leaving the site or entering the offsite storm sewer.

III. Maintenance: The following is a description of procedures that will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan.

All disturbed areas shall be graded to keep runoff and sediment on-site to the greatest extent possible. Site shall be graded in such a manner to direct runoff to storm structures with catch-all inlet protection.

IV. Inspections: Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site.

A. Disturbed areas, use areas (storage of materials, stockpiles, machine maintenance, fueling, etc.), borrow sites, and waste sites shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly.

B. Based on the results of the inspection, the description of potential pollutant sources identified in section I above and pollution prevention measures identified in section II above shall be revised as appropriate as soon as practicable after such inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this storm water pollution prevention plan, and actions taken in accordance with section IV(B) shall be made and retained as part of the plan for at least three (3) years after the date of the inspection.

D. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the resident engineer shall notify the appropriate IEPA Field Operations Section office by email at: spa-swannoncomp@illinois.gov, telephone or fax within 24 hours of the incident.

The resident Engineer shall then complete and submit an "Incidence of Noncompliance" (ION) report for the identified violation within 5 days of the incident. The resident engineer shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental or public health impact which may have resulted from the noncompliance.

All reports of noncompliance shall be signed by a responsible authority in accordance with Part VI. G of the general permit.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency Division of Water Pollution Control Attn: Compliance Assurance Section 1021 North Grand East Post Office Box 19276 Springfield, Illinois 62794-9276

V. Non-Storm Water Discharges:

Except for flows from fire fighting activities, sources of non-storm water that is combined with storm water discharges associated with the industrial activity addressed in this plan must be described below. Appropriate pollution prevention measures, as described below, will be implemented for the non-storm water component(s) of the discharge.

A. Spill Prevention and Control - BMPs shall be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. The contractor shall produce a written plan stating how his/her company will prevent, report, and clean up spills and provide a copy to all of his/her employees and the resident engineer.

B. Concrete Residuals and Washout Wastes - The following BMPs shall be implemented to control residual concrete, concrete sediments, and rinse water:

- Temporary Concrete Washout Facilities shall be constructed for rinsing out concrete trucks. Signs shall be installed directing concrete truck drivers where designated washout facilities are located. • The contractor shall have the location of temporary concrete washout facilities approved by the resident engineer. • All temporary concrete washout facilities are to be inspected by the contractor after each use and all spills must be reported to the resident engineer and cleaned up immediately. • Concrete waste solids/liquids shall be disposed of properly.

C. Litter Management - A proper number of dumpsters shall be provided on site to handle debris and litter associated with the project. The Contractor is responsible for ensuring his/her employees place all litter including marking paint cans, soda cans, food wrappers, wood lathe, marking ribbon, construction string, and all other construction related litter in the proper dumpsters.

D. Vehicle and Equipment Cleaning - Vehicles and equipment are to be cleaned in designated areas only, preferably off site.

E. Vehicle and Equipment Fueling - A variety of BMPs can be implemented during fueling of vehicles and equipment to prevent pollution. The contractor shall inform the resident engineer as to which BMPs will be used on the project.

- Containment • Spill Prevention and Control • Use of Drip Pans and Absorbents • Automatic Shut-Off Nozzles • Topping Off Restrictions • Leak Inspection and Repair

F. Vehicle and Equipment Maintenance - On site maintenance must be performed in accordance with all environmental laws such as proper storage and no dumping of old engine oil or other fluids on site.

VI. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of an Erosion and Sediment Control Deficiency Deduction against the contractor and/or penalties under the NPDES permit which could be passed onto the contractor.

MWRD EROSION AND SEDIMENT CONTROL NOTES

- 1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan. 2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site. 3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois Urban Manual. 4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times. 5. Inspections and documentation shall be performed, at a minimum: a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance. b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation. 6. Soil disturbance shall be conducted in such a manner as to minimize erosion. If stripping, clearing, grading, or landscaping are to be done in phases, the co-permittee shall plan for appropriate soil erosion and sediment control measures. 7. A stabilized mat of crushed stone meeting the standards of the Illinois Urban Manual shall be installed at any point where traffic will be entering or leaving a construction site. Sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by scraping or street cleaning as accumulating warrant and transported to a controlled sediment disposal area. 8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete. 9. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin. Volume control facilities shall not be used as temporary sediment basins. 10. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days. 11. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent). 12. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized. 13. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls. Soil stockpiles shall not be placed in flood protection areas or their buffers. 14. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket. 15. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures. 16. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development. Drain tiles cannot be tributary to a sanitary or combined sewer. 17. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation. Dewatering systems should be inspected daily during operational periods. The site inspector must be present at the commencement of dewatering activities. 18. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appurtenances. Any trench dewatering, which contains sediment shall pass through a sediment settling pond or equally effective sediment control device. Alternatives may include dewatering into a sump pit, filter bag or existing vegetated upslope area. Sediment laden waters shall not be discharged to waterways, flood protection areas or the combined sewer system. 19. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities. 20. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved. 21. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization. 22. The erosion and sediment control measures shown on the plans are the minimum requirements. Additional measures may be required, as directed by the engineer, site inspector, or MWRD.

SUPPLEMENTARY EROSION CONTROL NOTES

- 1. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing. 2. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance. 3. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter fencing prior to the start of any clearing or grading activities. 4. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day. 5. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding. 6. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion. 7. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site. 8. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements. 9. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized. 10. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion. 11. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure). 12. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures. 13. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT). 14. The work shall generally follow the following typical Construction Sequencing: a. Installation of the soil erosion and sediment control (SE/SC) measures: a.1. Selective vegetation removal for silt fence installation a.2. Silt fence installation a.3. Stabilized construction entrance b. Tree removal where necessary c. Strip and stockpile topsoil and mass grade the site d. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope) e. Construction of storm sewer system and other utilities, along with associated inlet protection f. Temporary stabilization of areas that have reached temporary grade g. Building construction h. Parking lot construction i. Permanently stabilize site with topsoil, seed and blanket j. Remove all temporary SE/SC measures after the site is stabilized with vegetation

Owner/Contractor Certification Statement. This certification statement is part of the Storm Water Pollution Prevention Plan for The Orchards at O'Hare project, in accordance with General NPDES Permit No. ILR10... I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification. In addition, I have read and understand all of the information and requirements stated in the Storm Water Pollution Prevention Plan for the above mentioned project; I have provided all documentation required to be in compliance with the ILR10 and Storm Water Pollution Prevention Plan and will provide timely updates to these documents as necessary.

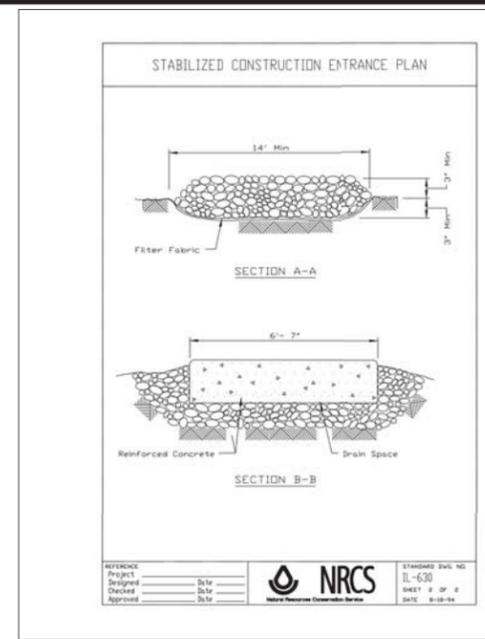
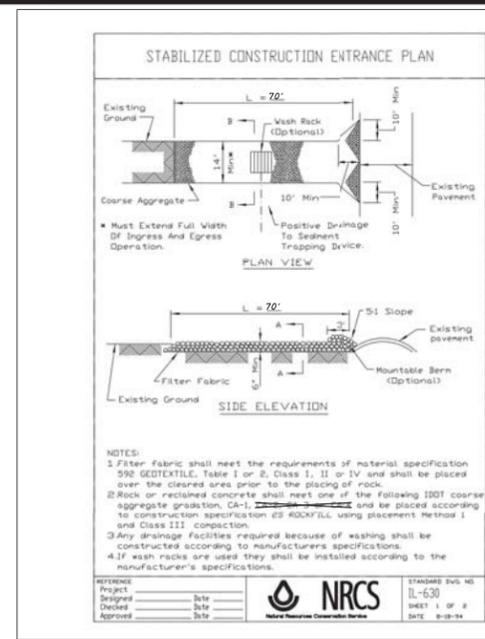
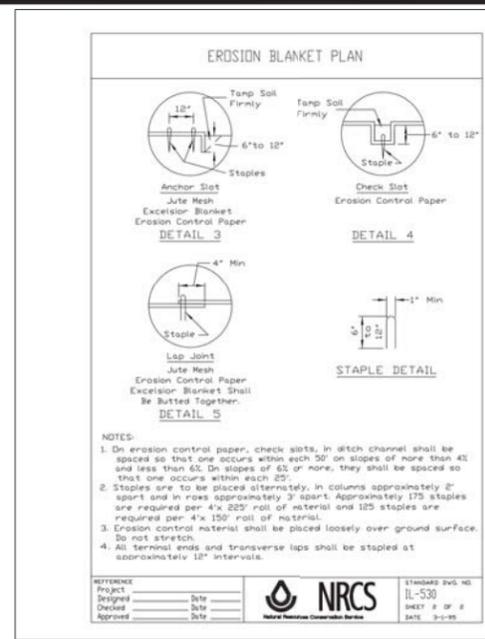
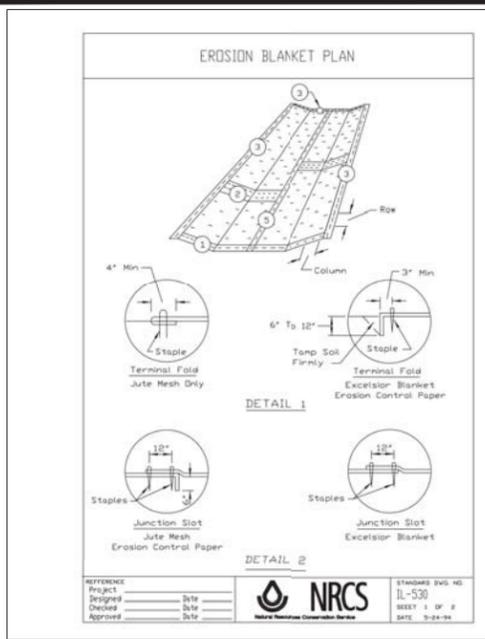
Name, Signature, Title, Date, Name of Firm/Company, Telephone, Address, City/State/Zip

The Owner, and all Contractor's and Sub-Contractor's performing work on this site are required to sign the above illustrated Certification Statement. The signed Certifications shall be maintained on the site with the SWPPP.

HAEGER ENGINEERING consulting engineers • land surveyors 100 East State Parkway, Schaumburg, IL 60173 414-847-394-6600 Fax: 847-394-6606 Illinois Professional Design Firm License No. 04-0003132 www.haegerengineering.com

SWPPP GENERAL NOTES AND SPECIFICATIONS SWPPP PLAN THE ORCHARDS AT O'HARE DES PLAINES, ILLINOIS

Project Manager: T A S Engineer: P A C Date: 07/07/2016 Project No. 15-180 Sheet EC2.0/EC4

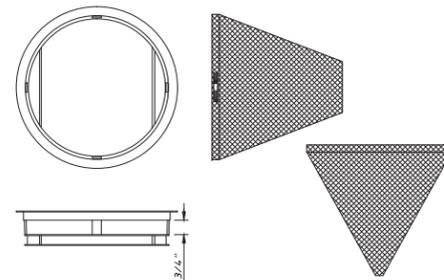


Soil Protection Chart

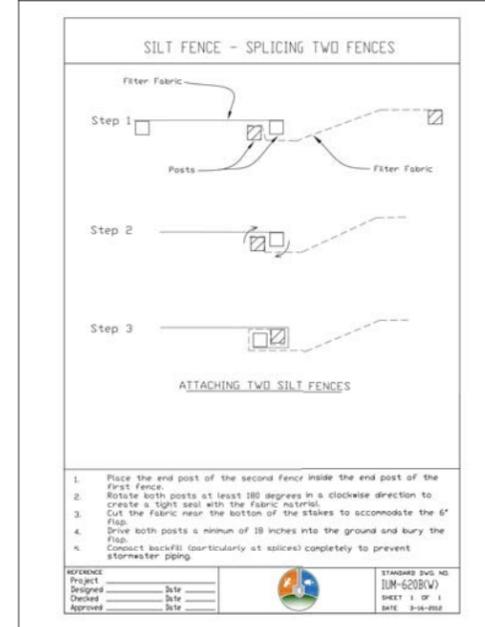
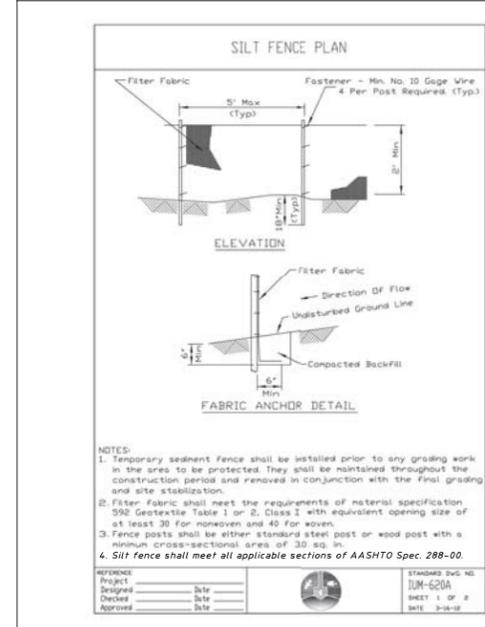
Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*			
Dormant Seeding	B										B	
Temporary Seeding			C			D						
Sodding			E**									
Mulching	F											

- A KENTUCKY BLUEGRASS
90 LBS/AC MIXED WITH
PERENIAL RYEGRASS
30 LBS/AC
- B KENTUCKY BLUEGRASS
135 LBS/AC MIXED WITH
PERENIAL RYEGRASS
45 LBS/AC + 2 TONS
STRAW MULCH PER AC
- C SPRING OATS 100 LBS/AC
- D WHEAT OR CEREAL RYE
150 LBS/AC
- E SOD
- F STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING



INLET SILT BASKET CATCH-ALL



MATCHLINE - SEE BELOW RIGHT

JANE ADAMS MEMORIAL TOLLWAY (I-90)

SEE BELOW LEFT FOR CONTINUATION

EROSION CONTROL LEGEND

-  Erosion Control Fence (Silt Fence)
-  Stabilized Construction Entrance
-  Inlet Protection

SWPPP Note:
Disturbed area greater than 1-acre. A permit from the IEPA for NPDES is required. During construction, erosion control inspections will be required per NPDES, MWRD, and City requirements as well as continuous maintenance.

SEE ABOVE RIGHT FOR CONTINUATION

MATCHLINE - SEE ABOVE LEFT



Scale: 1" = 40'

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors

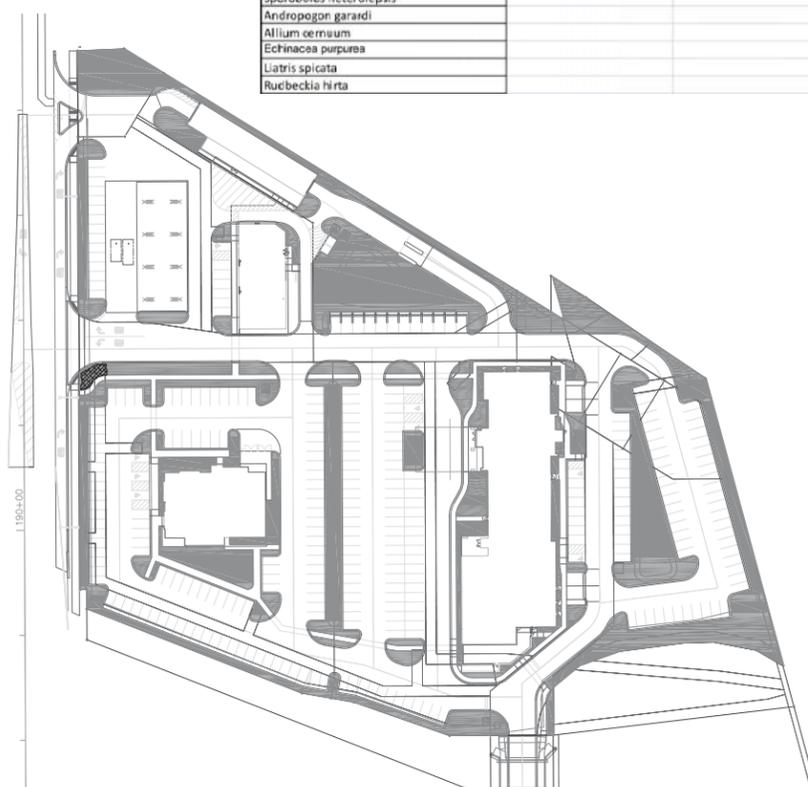
100 East State Parkway, Schaumburg, IL 60173 • 847.394.6600 Fax: 847.394.6606
Illinois Professional Design Firm License No. 184-0001312
www.haegerengineering.com

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
SWPP PLAN
THE ORCHARDS AT O'HARE
DES PLAINES, ILLINOIS

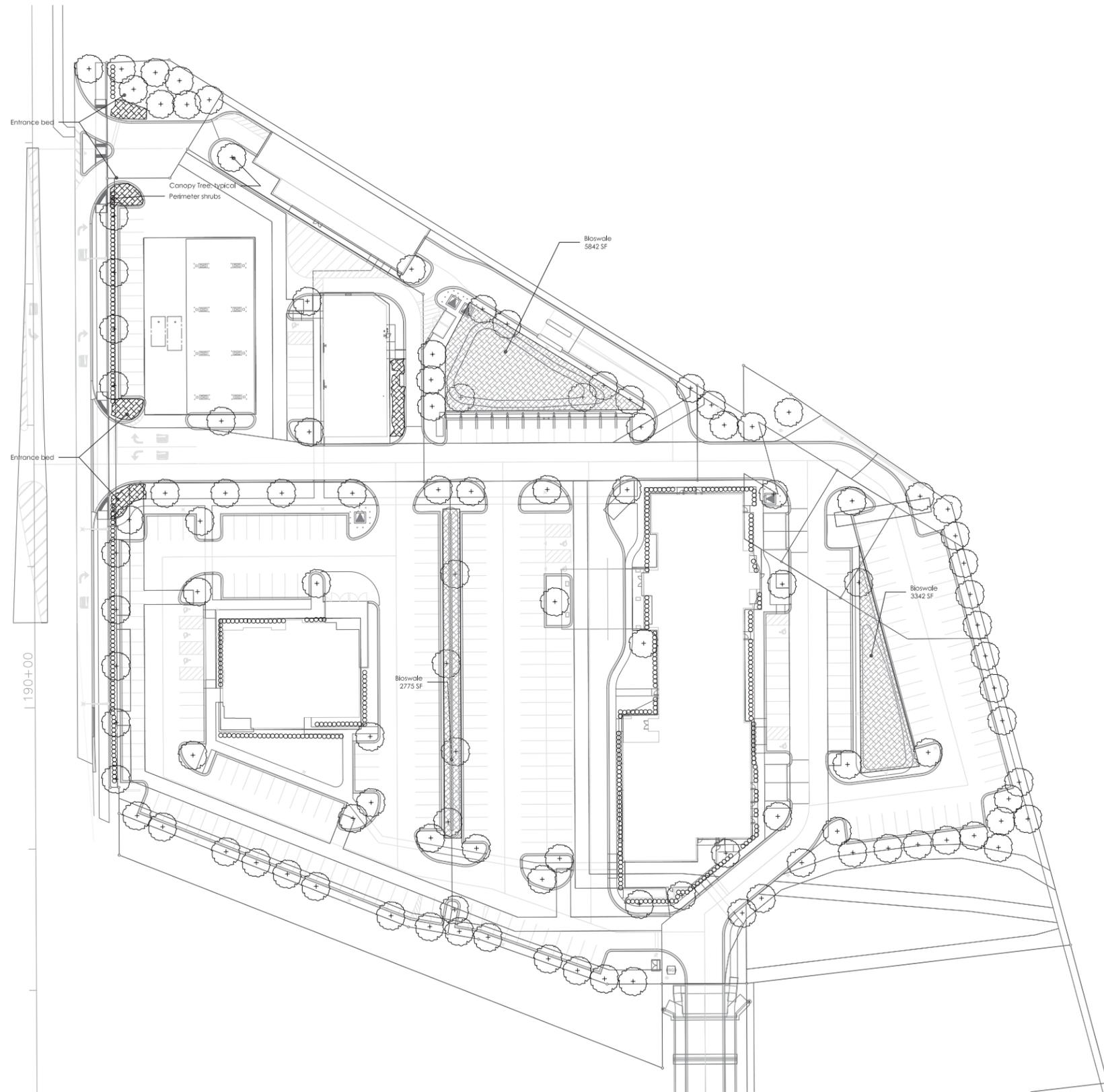
Project Manager: T A S
Engineer: P A C
Date: 07/07/2016
Project No. 15-180
Sheet EC4.0/EC4

Exhibit D

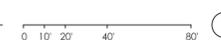
Area Calculations		
Developed Area		
Site Area	399,125	
Parking area analysis		
Total parking area (including islands)	91,089	
Open Space	Required	Proposed
	5.00%	15.75%
Required Open Space	19,956	62,869
Parkway Trees		
Mannheim perimeter	514	
Groundcover Surface Treatment	Grass	
	Required	Proposed
Parkway Tree (1/40 feet)	13	10
Not all required trees could be placed based upon curb cuts and utilities. Mannheim parkway is narrow, therefore all trees pushed back along perimeter in private property.		
Parking Lot Landscaping		
Parking Lot Area (minus building)	213,805	
Required Landscaping (5%)	10,690	
	Required	Proposed
Shade Trees	107	107
Perimeter Shrubs (along Mannheim)	116	124
Material Specifications		
Trees		
Gymnodadus dioicus		
Taxodium distichum		
Quercus imbricaria		
Gleditsia triacanthos		
Celtis occidentalis		
Ulmus parvifolia		
Amelanchier laevis		
Cercis canadensis		
Quercus robur		
Shrubs		
Synephrum orbiculatus		
Cornus sericea		
Aesculus parvifolia		
Hamamelis vernalis		
Cotoneaster divaricatus		
Rhus typhina		
Taxus densiformis		
Viburnum trilobum		
Perennials and Forbs		
Baptisia		
Carex pensylvanica		
Carex muskingumensis		
Carex vulpinoidea		
Sporobolus heterolepis		
Andropogon garardi		
Allium oenanthem		
Echinacea purpurea		
Liatris spicata		
Rudbeckia hirta		



OPEN SPACE DIAGRAM
1" = 80'-0"



LANDSCAPE PLAN, WEST
1" = 40'-0"



GENERAL NOTES:
1. ALL OPEN SPACE AREAS, NOT NOTED AS PLANTED TO BE SEEDDED.
2. PLANTING SCHEDULE IS FOR INFORMATION ONLY. ALL QUANTITIES SHALL BE BASED UPON THE PLANS.
3. COORDINATE ALL LANDSCAPE WORK WITH CIVIL ENGINEERING PLANS REFERENCED TO THE PROJECT.



NO.	DATE	DESCRIPTION
1	07-14-16	PRELIMINARY PLAN



STUDIO
5834 N. Talman Avenue
Chicago, Illinois 60659
773.732.0311
www.gstudiodesign.net

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IL 60026 847-370-6550
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ORCHARDS AT O'HARE

LANDSCAPE PLAN

PROJECT #

PERMIT #

L-1

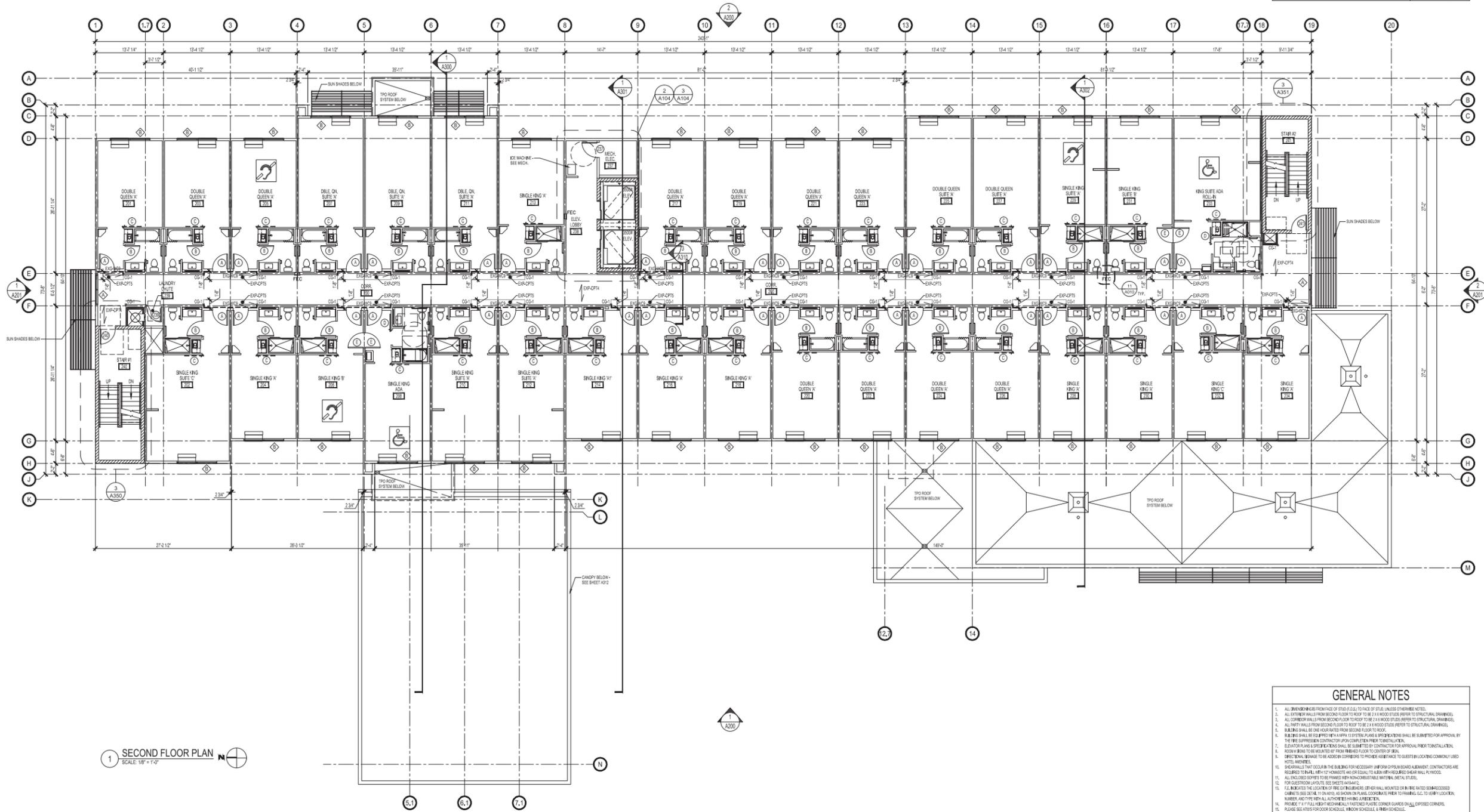


NOT FOR CONSTRUCTION

ROOM ROOM	FLOOR LEVEL					TOTALS
	1	2	3	4	5	
DOUBLE QUEEN						
DOUBLE QUEEN 'A'	-	1	1	1	1	4
DOUBLE QUEEN ADA (ACCESSIBLE)	-	-	-	-	-	2
DOUBLE QUEEN SUITE						
DOUBLE QUEEN SUITE 'A'	-	1	1	1	1	4
DOUBLE QUEEN SUITE ADA (ACCESSIBLE)	-	-	-	-	-	2
SINGLE KING						
SINGLE KING 'A'	-	1	1	1	1	4
SINGLE KING ADA (ACCESSIBLE)	-	-	-	-	-	2
SINGLE KING SUITE						
SINGLE KING SUITE 'A'	-	1	1	1	1	4
SINGLE KING SUITE ADA (ACCESSIBLE)	-	-	-	-	-	2
SINGLE KING SUITE 'C'	-	1	1	1	1	4
SINGLE KING SUITE 'D'	-	1	1	1	1	4
SINGLE KING SUITE ADA (ACCESSIBLE)	-	-	-	-	-	2
SINGLE KING SUITE ADA (ACCESSIBLE)	-	1	1	1	1	4
SINGLE KING SUITE ADA (ACCESSIBLE)	-	1	1	1	1	4
TOTAL DOUBLE QUEEN	-	1	1	1	1	4
TOTAL DOUBLE QUEEN SUITE	-	1	1	1	1	4
TOTAL SINGLE KING	-	1	1	1	1	4
TOTAL SINGLE KING SUITE	-	1	1	1	1	4
TOTAL GUESTROOMS	-	3	3	3	3	12

ACCESSIBLE ROOMS						
TOTAL ACCESSIBLE ROOMS (FEDERAL)	1	1	1	1	1	5
TOTAL ACCESSIBLE ROOMS (STATE)	1	1	1	1	1	5
TOTAL ACCESSIBLE ROOMS (LOCAL)	1	1	1	1	1	5
TOTAL ACCESSIBLE ROOMS (TOTAL)	1	1	1	1	1	5
TOTAL ROOMS PROVIDED	1	1	1	1	1	5
TOTAL ROOMS REQUIRED	1	1	1	1	1	5

AREA TABULATIONS	
FLOOR LEVEL	AREA
FIRST FLOOR	15,322 SF
SECOND FLOOR	15,322 SF
THIRD FLOOR	15,322 SF
FOURTH FLOOR	15,322 SF
FIFTH FLOOR	15,322 SF
TOTAL	61,310 SF



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS ARE FROM FACE OF STUDY TO FACE OF STUDY UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS FROM SECOND FLOOR TO ROOF TO BE 2" X 8" WOOD STUDS PER REFER TO STRUCTURAL DRAWINGS.
 - ALL PARTITION WALLS FROM SECOND FLOOR TO ROOF TO BE 2" X 8" WOOD STUDS PER REFER TO STRUCTURAL DRAWINGS.
 - BUILDING SHALL BE ONE HOUR RATED FROM SECOND FLOOR TO ROOF.
 - ELEVATOR SHAFT ENCLOSURES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
 - ROOM # SHALL BE MOUNTED FROM FINISHED FLOOR TO CENTER OF DOOR.
 - DOOR SWING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED TO BE DIFFERENT.
 - SHOWERWALLS THAT OCCUR IN THE BUILDING FOR NECESSARY SHOWER ENCLOSURE ELEMENTS, CONTRACTORS ARE REQUIRED TO WALL UP TO CEILING AND TO PROVIDE A 1/2" WOOD STUDS PER REFER TO STRUCTURAL DRAWINGS.
 - ALL ENCLOSED ROOFERS TO BE FRAMED WITH NONCOMBUSTIBLE MATERIAL UNLESS NOTED.
 - FOR ELECTRICAL SYMBOLS, SEE SHEETS 100-100 THROUGH 100-100.
 - ALL INDICATED LOCATIONS OF FIRE EXTINGUISHERS, EMERGENCY EXIT LIGHTS OR FIRE RATED SHOWER ENCLOSURE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED TO BE DIFFERENT.
 - PROVIDE 1" X 1" FULL HEIGHT MECHANICALLY FINISHED PLASTER CORNER GUARDS ON ALL EXPOSED CORNERS.
 - PLEASE SEE ARCHITECT'S SCHEDULE, WINDOW SCHEDULE, FINISH SCHEDULE.
 - PLEASE REFER TO ARCHITECT'S SHEETS FOR ALL TYPES, PENETRATIONS AND FLOORING ASSEMBLY DETAILS.
 - SEE ARCHITECT'S SHEETS FOR ALL TYPES, PENETRATIONS AND FLOORING ASSEMBLY DETAILS.

HOLIDAY INN EXPRESS & SUITES
 130 Unit, 5 Story Hotel
 Mannheim & Higgins
 Des Plaines, IL

PRELIMINARY

LJA JOB #	15309
PROJ. DATE	07-17-2018
FILE NAME	15309_A102
DWG. SCALE	AS SHOWN
CHECKED BY	ALS
DRAWN BY	SWM/TJA

SHEET DESCRIPTION
 SECOND FLOOR PLAN

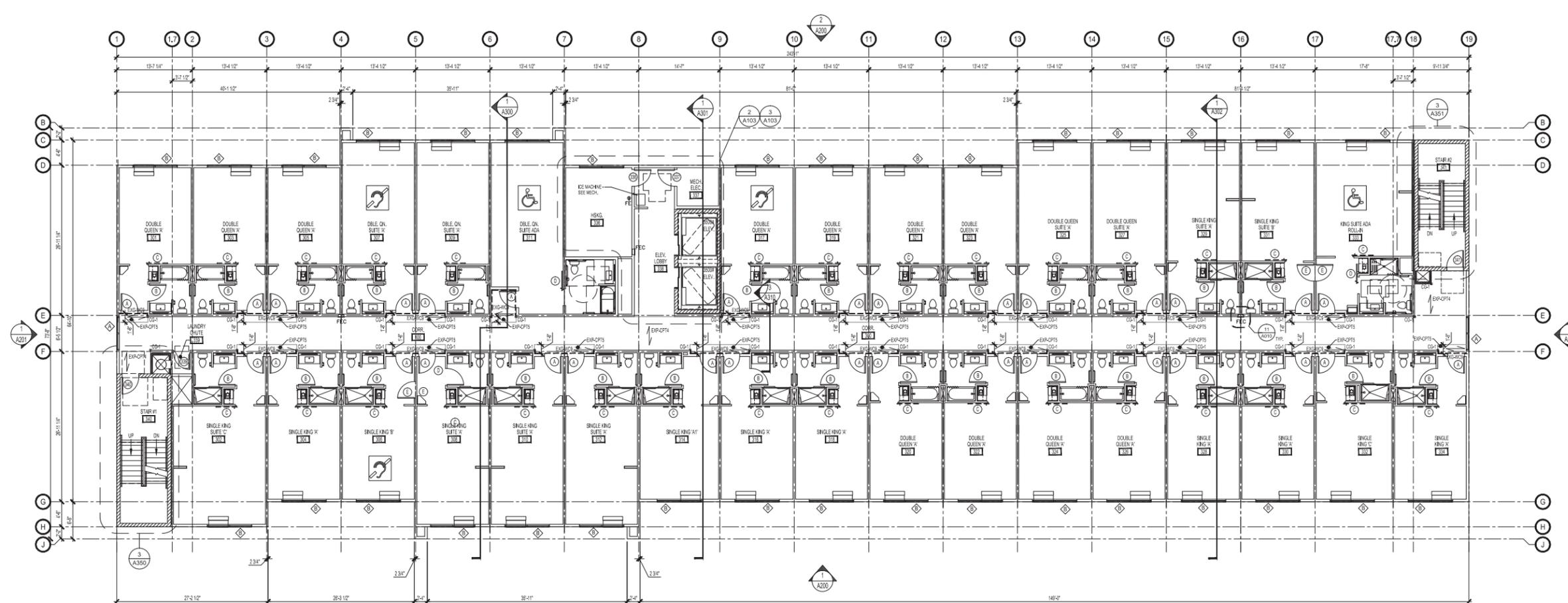
REVISIONS
 NOT FOR CONSTRUCTION

HOLIDAY INN EXPRESS & SUITES
 130 Unit, 5 Story Hotel
 Mannheim & Higgins
 Des Plaines, IL

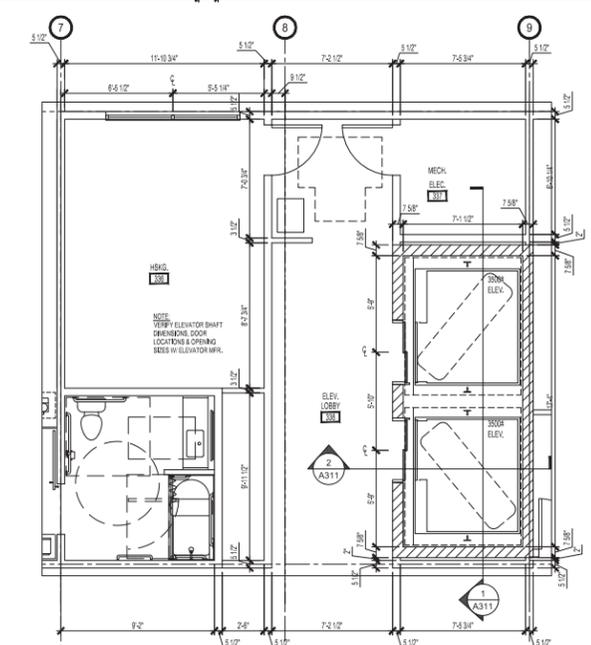
PRELIMINARY

LJA JOB #	15309
PROJ. DATE	07-17-2018
FILE NAME	15309_A103
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CHECKED BY	RLS
DRAWN BY	SWM/TA

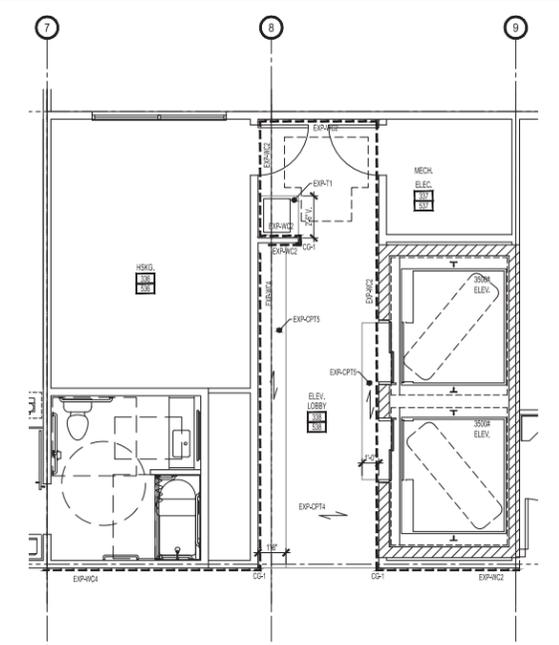
SHEET DESCRIPTION
THIRD FLOOR PLAN



1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 ENLARGED THIRD FLOOR AREA FRAMING PLAN
 SCALE: 1/4" = 1'-0"



3 ENLARGED THIRD FLOOR AREA FINISH PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS FROM FACE OF STUDY WALL TO FACE OF STUDY WALL UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS FROM SECOND FLOOR TO ROOF TO BE 8" WOOD STUDS PER STRUCTURAL DRAWINGS.
 - ALL PARTY WALLS FROM SECOND FLOOR TO ROOF TO BE 8" WOOD STUDS PER STRUCTURAL DRAWINGS.
 - BUILDING SHALL BE ONE HOUR RATED FROM SECOND FLOOR TO ROOF.
 - BUILDING SHALL BE SUBMITTED TO A FIRE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - THE FIRE ENGINEER SHALL BE SUBMITTED TO A FIRE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - ROOM # SHALL BE INDICATED ON FINISHED FLOOR TO CENTER OF ROOM.
 - DIRECT EXHAUST SHALL BE ADDED IN CORRIDORS TO PROVIDE ASSISTANCE TO GUESTS IN LOCATING COMMONLY USED HOTEL AMENITIES.
 - SHOW WALLS THAT OCCUR IN THE BUILDING FOR NECESSARY AIRFLOW THROUGHOUT BUILDING. CONTRACTORS ARE RESPONSIBLE TO ALL 1" X 1" MINUTE AIR EQUAL TO 1/4" MIN. SQUARE SHAW WALL IN WOOD.
 - ALL ENCLOSED COPPER TO BE FRAMED WITH NON-COMBUSTIBLE MATERIAL STUDS.
 - FOR ELECTRICAL SYMBOLS, SEE SHEETS 15309-100.
 - ALL INDICATED LOCATIONS OF FIRE EXTINGUISHERS (BY WALL, MOUNTED OR IN FIRE RATED ENCLOSURE) CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AS SHOWN IN PLAN. COORDINATE WITH FIRE ENGINEER. SEE SHEET 15309-100 FOR FIRE EXTINGUISHER SCHEDULE.
 - PLEASE REFER TO ARCH & INT FOR WALL TYPES, PENETRATIONS, AND FLOORING ASSEMBLY DETAILS.
 - SEE ARCH & INT FOR WALL TYPE LOCATIONS.

REVISIONS

NOT FOR CONSTRUCTION

HOLIDAY INN EXPRESS & SUITES
 130 Unit, 5 Story Hotel
 Mannheim & Higgins
 Des Plaines, IL

PRELIMINARY

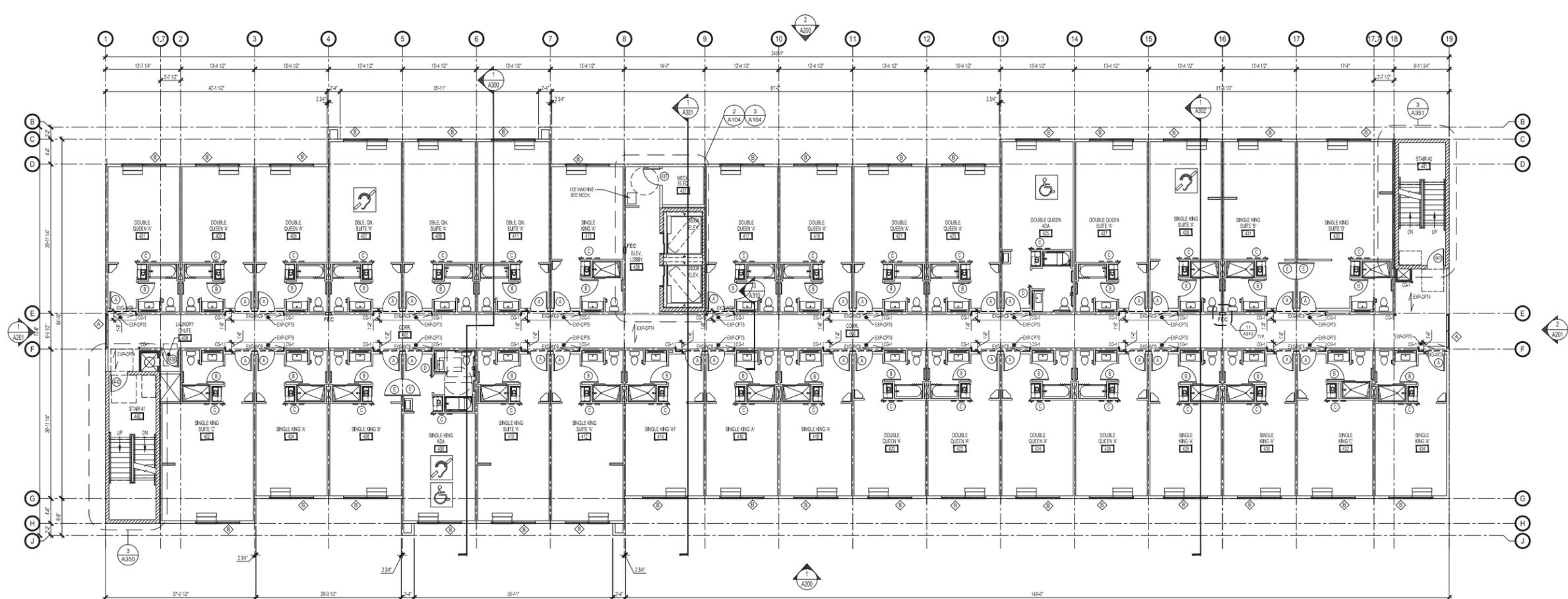
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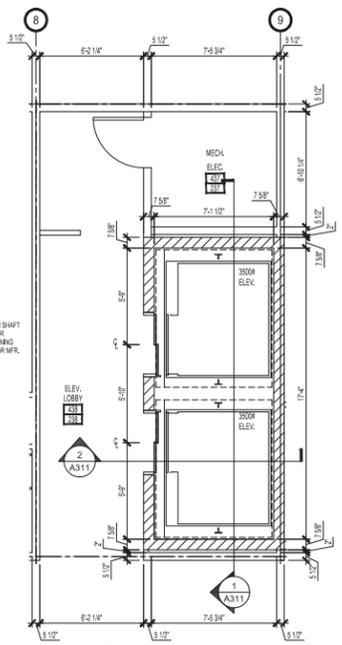
FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

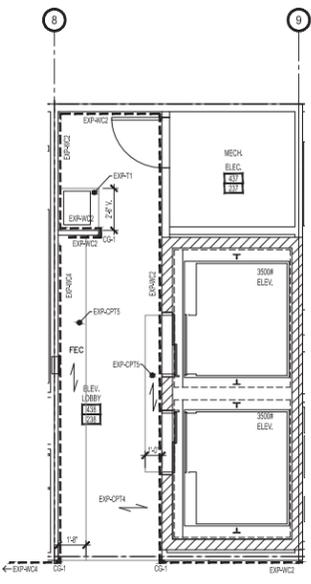
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A104
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1 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 ENLARGED SECOND & FOURTH FLOOR AREA FRAMING PLAN
 SCALE: 1/4" = 1'-0"

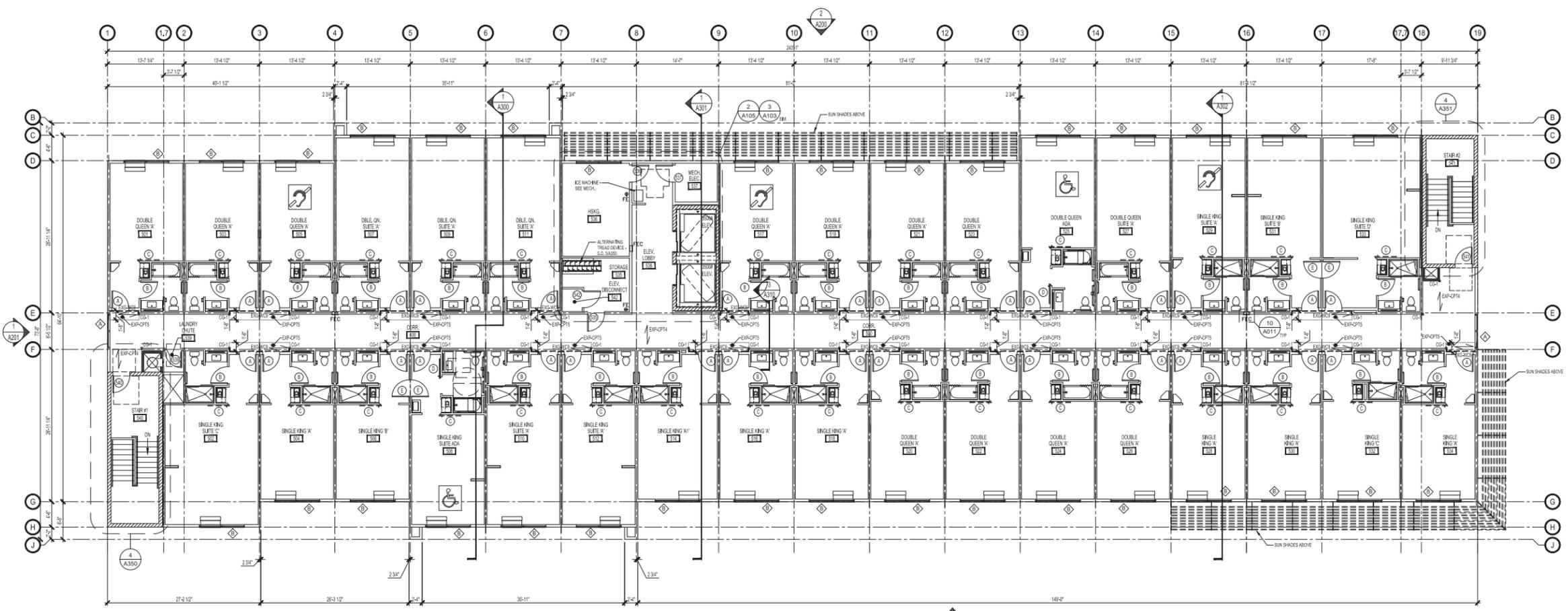


3 ENLARGED SECOND & FOURTH FLOOR AREA FINISH PLAN
 SCALE: 1/4" = 1'-0"

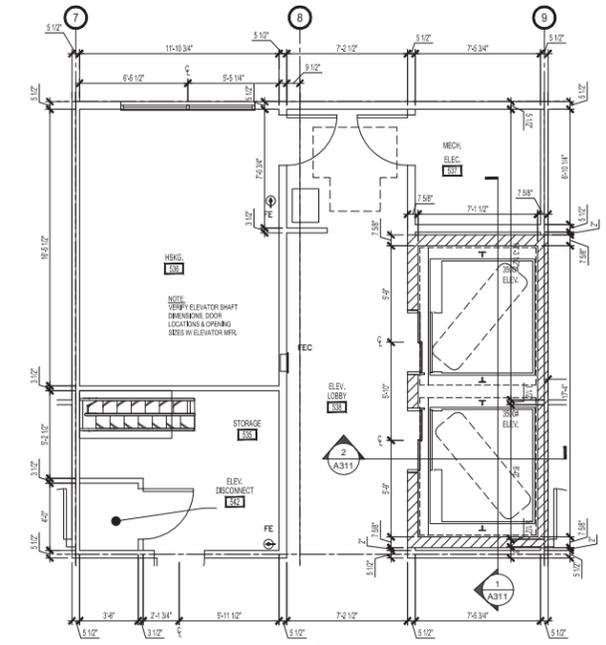
- GENERAL NOTES**
- ALL DIMENSIONS FROM FACE OF STUDY FLOOR TO FACE OF STUDY FLOOR UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS FROM SECOND FLOOR TO ROOF TO BE 2 X 8 WOOD STUDS PER TO STRUCTURAL DRAWINGS.
 - ALL PARTY WALLS FROM SECOND FLOOR TO ROOF TO BE 2 X 8 WOOD STUDS PER TO STRUCTURAL DRAWINGS.
 - BUILDING SHALL BE ONE HOUR RATED FROM SECOND FLOOR TO ROOF.
 - BUILDING SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM. PLAN AND WIRING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE SUPPRESSION CONTRACTOR FOR COMPLETION PRIOR TO INSTALLATION.
 - ELEVATOR SHAFTS AND SPECIFICATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
 - ROOM # ARE TO BE ACQUIRED FROM FINISHED FLOOR TO CENTER OF WALL.
 - DIRECT DRAINAGE TO BE ADDED IN CORRIDORS TO PROVIDE ASSISTANCE TO GUESTS IN LOCATING COMMONLY USED HOTEL SERVICES.
 - SHOW WALLS THAT OCCUR IN THE BUILDING FOR NECESSARY AIRFLOW PROGRAMMING ELEMENT. CONTRACTORS ARE REQUIRED TO WALL WITH 1/2" MINIMUMS AND EQUAL TO LATH AND FINISH SHOWN IN WOOD.
 - ALL ENCLOSED ROOFS TO BE FRAMED WITH NON-COMBUSTIBLE MATERIALS.
 - FOR ELECTRICAL DETAILS, SEE SHEETS 15309-1000.
 - FILE INDICATES THE LOCATION OF PRE-ENGINEERED LIGHTER WALL MOUNTED OR IN THE RATED SUBMERCED CABINET USE SCALE 1/8" = 1'-0" UNLESS OTHERWISE SPECIFIED TO DRAWING SET TO VERIFY LOCATION, NUMBER AND TYPE WITH ALL AUTHORIZED TRADING PARTIES.
 - PROVIDE 1" X 1" FULL HEIGHT BEHIND WALL MOUNTED PLATE CORNER BRACKETS ON ALL EXPOSED CORNERS.
 - PLEASE REFER TO ARCH AND SMT FOR WALL TYPES, PENETRATIONS, AND FLOORING ASSEMBLY DETAILS.
 - SEE ARCH AND SMT FOR WALL TYPE PENETRATIONS AND FLOORING ASSEMBLY DETAILS.

HOLIDAY INN EXPRESS & SUITES
 130 Unit, 5 Story Hotel
 Mannheim & Higgins
 Des Plaines, IL

LJA JOB #	1530
PROJ. DATE	7-19-2016
FILE NAME	1530_A105
DWG. SCALE	AS SHOWN
CHECKED BY	RLS
DRAWN BY	BWA/TJA
SHEET DESCRIPTION	
FIFTH FLOOR PLAN	



1 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 ENLARGED FIFTH FLOOR AREA FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF STUDY WALL TO FACE OF STUDY WALL UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS FROM SECOND FLOOR TO ROOF TO BE 8" WOOD STUDS PER REFER TO STRUCTURAL DRAWINGS.
 3. ALL PARTITION WALLS FROM SECOND FLOOR TO ROOF TO BE 2" WOOD STUDS PER REFER TO STRUCTURAL DRAWINGS.
 4. BUILDING SHALL BE ONE HOUR RATED FROM SECOND FLOOR TO ROOF.
 5. BUILDING SHALL BE ONE HOUR RATED FROM FIRST FLOOR TO ROOF.
 6. ELEVATOR SHAFTS AND ESCAPE STAIRS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
 7. ROOM # SHALL BE MOUNTED FROM FINISHED FLOOR TO CENTER OF CEILING.
 8. DIRECTORIAL CHANGE TO BE ADDED TO CORRIDORS TO PROVIDE ASSISTANCE TO GUESTS BY LOCATING COMMONLY USED HOTEL FEATURES.
 9. SHEET WALLS THAT OCCUR IN THE BUILDING FOR NECESSARY AIRFLOW OR SOUND ATTENUATION. CONTRACTORS ARE REQUIRED TO WALL UP TO CEILING AND TO PROVIDE TO AVOID ANY OBSTRUCTION WITH FINISH.
 10. ALL ENCLOSED SUPPLIES TO BE FINISHED WITH NON-COMBUSTIBLE MATERIAL (METAL STUDS).
 11. FOR ELECTRICAL SYMBOLS, SEE SHEETS A400-4100.
 12. F.I. INDICATES THE LOCATION OF FIRE EXTINGUISHERS. OTHER WALL MOUNTED OR IN THE RATED BARRIER CORRIDORS USE 20 LB. TYPE I OR II AS SHOWN IN PLAN. COORDINATE WITH FIRE DEPT. TO VERIFY LOCATION, NUMBER, AND TYPE WITH ALL APPLICABLE FIRE DEPARTMENT.
 13. PROVIDE 1" x 1" FULL HEIGHT REINFORCED CONCRETE FLOOR CORNER GUARDS BY ALL EXPOSED CORNERS. PLEASE SEE ARCHITECT'S SCHEDULE WINDOW SCHEDULE IN THIS SCHEDULE.
 14. PLEASE REFER TO A101 FOR WALL TYPES, PENETRATIONS, AND FLOORING ASSEMBLY DETAILS.
 15. SEE A104 FOR WALL TYPE LOCATIONS.
 16. NOT ALL FINISHES ARE SHOWN - SEE ARCHITECT'S SCHEDULE FOR ADDITIONAL INFORMATION & REFER TO HOLIDAY INN EXPRESS PROJECTIVE PROJECT MANUAL.

EXTERIOR MATERIALS LEGEND:

EXTERIOR WINDOWS:
 KAWNEER ENCORE 4 1/2" X 1 3/4" FRAMING SYSTEM, ALTERNATE QUESTROOM WINDOWS QUAKER E300 SERIES PW WINDOWS.
 COLOR: CLEAR ANODIZED ALUMINUM EXTERIOR, INTERIOR AND SILL FLASHING.

EXTERIOR/INTERIOR STOREFRONT FRAMING AND ENTRANCE SWING DOORS:
 KAWNEER ENCORE 6" X 1 3/4" FRAMING SYSTEM, INCLUDING 1" THICK INSULATED ALUMINUM METAL PANELS, SET INTO GLAZING POCKET AND SPANDREL INSULATION.
 COLOR: CLEAR ANODIZED ALUMINUM EXTERIOR AND INTERIOR.

AUTOMATIC SLIDING ENTRANCE DOORS:
 EXTERIOR: BESAM OVERHEAD CONCEALED SL500 WITH EDOODOR SEALS, MAGNETIC CATCHES AND EXTERIOR INSULATED CLEAR GLASS.
 INTERIOR: BESAM OVERHEAD CONCEALED SL500 WITH INTERIOR CLEAR GLASS.

GLAZING COMPONENTS:
 EXTERIOR INSULATED CLEAR GLASS: GL-10 VPRACON VUE1-80.
 EXTERIOR INSULATED SPANDREL GLASS: GL-105 VPRACON VUE1-90 WITH HIGH-OPACITY WHITE V175 CERAMIC FIBRE.
 INSULATED GLASS SPACERS: CLEAR ANODIZED ALUMINUM.
 INTERIOR CLEAR GLASS: GL-1 VPRACON CLEAR FLOAT GLASS.
 (T) DENOTES TEMPERED SAFETY GLASS IS REQUIRED.

TPO ROOF SYSTEM: COMPLETE WITH TREATED W/SLG, VAPOR BARRIER, ROOF INSULATION, WALKWAY PADS AND ROOF BOARDS.

EXTERIOR INSULATED HOLLOW METAL DOORS AND FRAMES:
 EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH PLAIN ALUMINUM.

APC WALL BASE:
 CUSTOM FABRICATED WALL BASE, NATURAL APC SMOOTH PTLESS SURFACE WITH CLEAR SEALER FINISH.
 PROVIDE MITERED CORNERS AND JAIN JOINTS WITH EPS JOINTS.

QUESTROOM EXTERIOR GRILLS:
 RUSIN ELI515 THIN LINE STATIONARY LOUVER AND BLANK OFF BACKING PANELS.
 COLOR: CLEAR ANODIZED ALUMINUM.

STONE:
 SOPAL STONE PRODUCTS CULTURED STONE, PRO-CIT LEDGESTONE SOUTHWEST BLEND.

SH1 MTL-GR: SHEET METAL GRAVEL, STOP TYPE COPPING, PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA.
 COLOR: BONE WHITE.

SH1 MTL-GR: ELEVATOR OVERRUN GRAVEL STOP TYPE COPPING, SLOPPER AND DOWNSPOUT.
 PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA.
 COLOR: SLATE GRAY.

EPS NOTE: PROVIDE HIGH IMPACT SYSTEM WITHIN 8'-0" ABOVE GRADE.

EXTERIOR PATIO FENCE: 4'-0" HIGH FENCE AND 2'-0" GATE, NATURAL COMPOSITE TERRAZZO WITH POSTS AT CORNERS, END AND TRAIL SPACES AT 9'-0" O.C.
 VERTICAL PICKETS SPACED 1" APART ON 3" HORIZONTAL RAILS.
 CONTINGUARY SCHEME: COLOR RAVENWOOD OR NATURAL SCHEME COLOR ASPEN GREY.

SUN SHADE: RUSIN RECTANGULAR TUBE BLADE SUNSHADE S87H, CLEAR ANODIZED ALUMINUM FINISH.

ROOF HATCH: JL INDUSTRIES FH5-2-5TH ROOF ACCESS HATCH 30" X 54" WITH SAFETY RAILING.

ENTRANCE CANOPY: STANDING SEAM METAL ROOF, PAC-CLAD SHIP CLAD 12" STANDING SEAM METAL ROOFING.
 COLOR: METALLIC ZINC.

ENTRANCE CANOPY: CANOPY ROOF EDGE FLASHING AND FASCIA, PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA.
 COLOR: DARK BRONZE.

ENTRANCE CANOPY: VENTED SOFFIT, PAC-CLAD PAC-150 FULLY VENTED SOFFIT PANELS.
 COLOR: DARK BRONZE.

ENTRANCE CANOPY: STEEL FRAME PAINT FINISHED, EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH PAC-CLAD COLOR: DARK BRONZE.
 GRID ALL WELD SMOOTH PRIOR TO PAINT APPLICATION.

ENTRANCE CANOPY: LIN W/ D CLG, WOOD GRAY PREFINISHED UNPERFORATED PANELS.
 ARMISTROCH METALWORKS LINEAR EXTERIOR 54H 8" WOOD LOOK METAL CEILING.
 COLOR: DARK CHERRY FINISH.

STAMPED CONCRETE CANOPY AND PATIO:
 CUSTOM SIZE STAMP 18" X 54" BASED ON BUTTERFIELD COLOR 18" X 36" BLUESTONE (S11410).

CONTEMPORARY EXTERIOR SCHEME:
 THIN BRICK VENEER.
 COLOR: TO BE SELECTED.

EPS-08: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-09: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-10: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-11: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-12: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-13: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-14: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-15: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-16: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-17: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-18: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-19: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-20: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

NATURAL EXTERIOR SCHEME:
 THIN BRICK VENEER.
 COLOR: TO BE SELECTED.

EPS-06: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-07: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-08: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-09: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-10: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-11: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-12: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-13: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-14: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-15: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

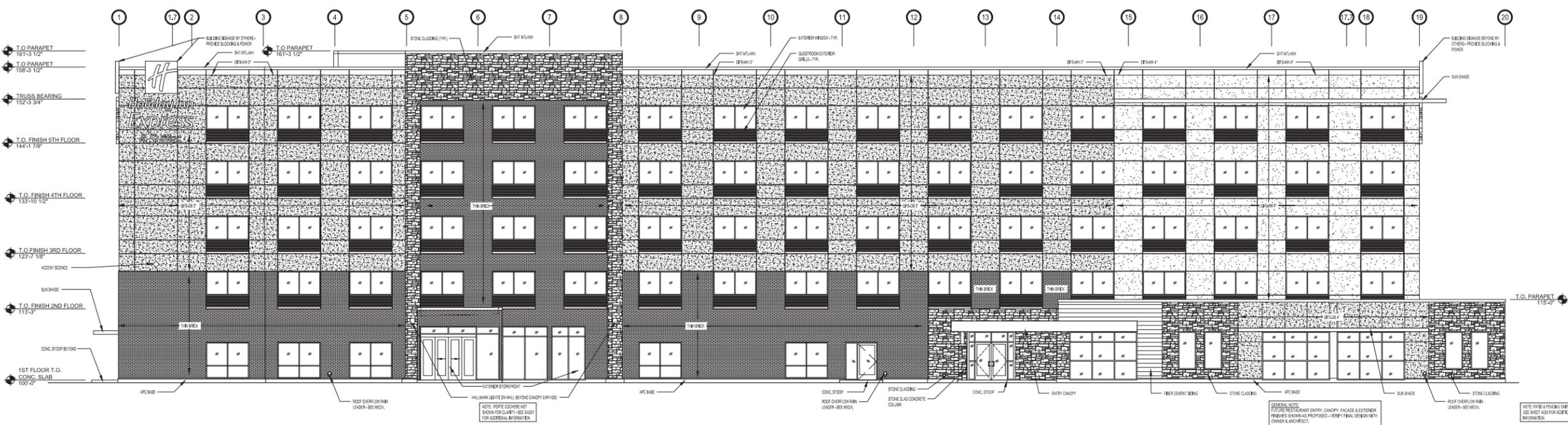
EPS-16: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-17: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

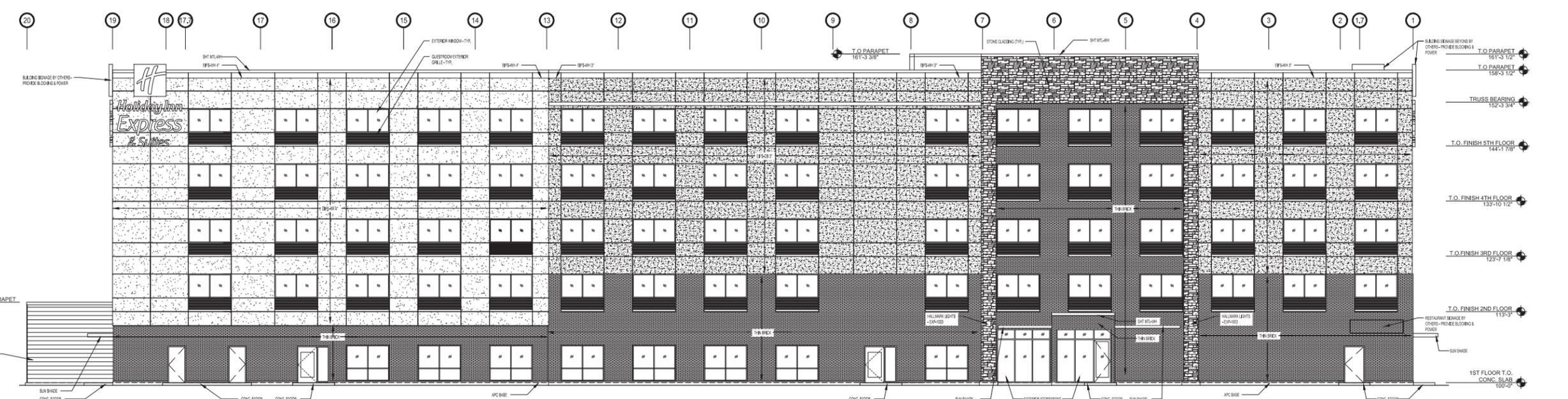
EPS-18: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-19: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.

EPS-20: GREY, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH.
 COLOR: PAREX TWIG 302L.



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO HAVE THICKNESS AS INDICATED EXTERIOR FEATURES COLLARS, BANDS, ETC. TO BE CREATED USING VARIOUS GAU. THICKNESS AND REPAIRS.
- ALL EIFS TO BE INSTALLED TO MEET ALL LOCAL, STATE, AND FEDERAL CODES TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- INSTALL ALL EXTERIOR FINISHES PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- PROVIDE CONTINGUARY SCHEMES FOR ALL EXTERIOR FINISHES AND AS REQUIRED BY MANUFACTURER.
- EIFS, COLORS AND FINISHES TO BE PHOTOGRAPHICALLY MATCHED TO EXISTING BUILDING AND OWNER.
- ADVISED TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH PROPER JOINTS AND REPAIRS.
- NOT ALL MECHANICAL, VENTS, LOUVERS, ETC. ARE SHOWN ON ELEVATIONS, COORDINATE LOCATIONS WITH MECHANICAL.

HOLIDAY INN EXPRESS & SUITES
130 Unit, 5 Story Hotel
Mannheim & Higgins
Des Plaines, IL

PRELIMINARY

LJA JOB #	15309
PROJ. DATE:	7/7/2018
FILE NAME:	15309_A00
DWG. SCALE:	AS SHOWN
CHECKED BY:	RLS
DRAWN BY:	BWA/TJA

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

EXTERIOR MATERIALS LEGEND:

EXTERIOR WINDOWS:
 KAMNEER ENCORE 4 1/2" X 1 3/4" FRAMING SYSTEM, ALTERNATE GUESTROOM WINDOWS QUAKER 5300 SERIES PV WINDOWS. COLOR: CLEAR ANODIZED ALUMINUM EXTERIOR, INTERIOR AND SILL FLASHING.
 EXTERIOR INTERIOR STOREFRONT FRAMING AND ENTRANCE SWING DOORS:
 KAMNEER ENCORE 6" X 1 3/4" FRAMING SYSTEM, INCLUDING 1" THICK INSULATED ALUMINUM METAL SURFACE WITH CLEAR BRUSH FINISH. PROVIDE MITERED CORNERS AND ALIGN JOINTS WITH EFS JOINTS.
 AUTOMATIC SLIDING ENTRANCE DOORS:
 EXTERIOR: BESAM OVERHEAD CONCEALED SL500 WITH EDOOROR SEAL; MAGNETIC CATCHES AND SPANDREL INSULATION. COLOR: CLEAR ANODIZED ALUMINUM EXTERIOR AND INTERIOR.
 INTERIOR: BESAM OVERHEAD CONCEALED SL500 WITH INTERIOR CLEAR GLASS. COLOR: CLEAR ANODIZED ALUMINUM EXTERIOR AND INTERIOR.
 GLAZING COMPONENTS:
 EXTERIOR INSULATED CLEAR GLASS: GL-10 VIRAON VUE1-80.
 EXTERIOR INSULATED SPANDREL GLASS: GL-105 VIRAON VUE1-90 WITH HIGH-OPACITY WHITE V175 CERAMIC FRT.
 INSULATED GLASS SPACERS: CLEAR ANODIZED ALUMINUM.
 INTERIOR CLEAR GLASS: GL-1 VIRAON CLEAR FLOAT GLASS. (F) DENOTES TEMPERED SAFETY GLASS AS REQUIRED.

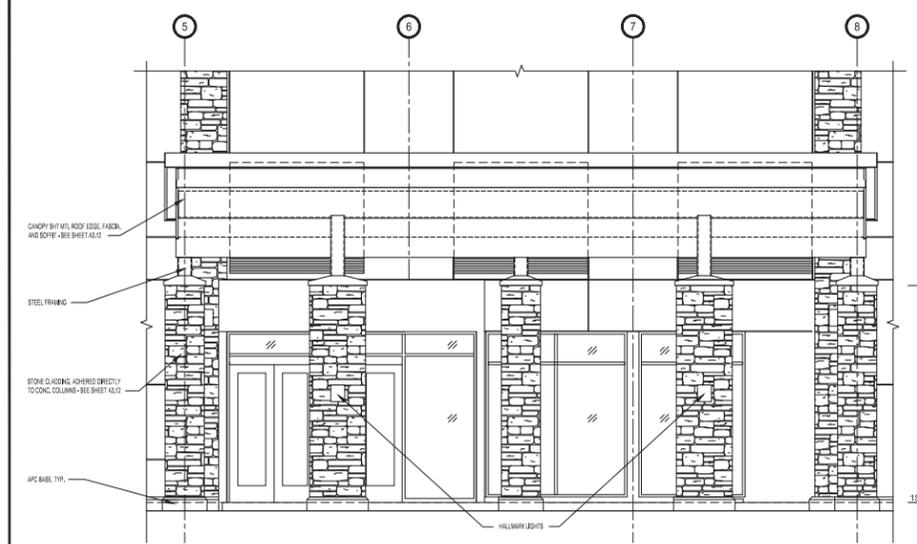
EPDM ROOF SYSTEM, CARLISLE'S BLACK EPDM 90 MI SEAL, COMPLETE WITH TREATED WD BULK, VAPOR BARRIER, ROOF INSULATION, WALKWAY PADS AND ROOF BOARDS.
 EXTERIOR INSULATED HOLLOW METAL DOORS AND FRAMES, EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH PLAIN ALUMINUM.
 APC WALL BASE, CUSTOM FABRICATED WALL BASE, NATURAL APC SMOOTH PITLESS SURFACE WITH CLEAR BRUSH FINISH. PROVIDE MITERED CORNERS AND ALIGN JOINTS WITH EFS JOINTS.
 GUESTROOM EXTERIOR GRILLS, RUSKIN ELP 154 THIN LINE STATIONARY LOUVER AND BLANK OFF BACKING PANELS. COLOR: CLEAR ANODIZED ALUMINUM.
 STONE: BORAL STONE PRODUCTS CULTURED STONE, PRO-FIT LEDGESTONE SOUTHWEST BLEND.
 SHIT MTL-GR, SHEET METAL GRAVEL STOP TYPE COPPING, PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA. COLOR: BONE WHITE.

SHIT MTL-GR, ELEVATOR OVERRUN GRAVEL STOP TYPE COPPING, SCUPPER AND DOWNPOUT.
 PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA. COLOR: SLATE GRAY.
 EFS NOTE: PROVIDE HIGH IMPACT SYSTEM WITHIN 8'-0" ABOVE GRADE.
 EXTERIOR PATIO FENCE, 4'-0" HIGH FENCE AND 2'-0" GATE, NATURES COMPOSITES TERRAFENCE WITH POSTS AT CORNERS, END AND FREELY SPACED AT 24" O.C.
 VERTICAL PICKETS SPACED 1" APART ON 3 HORIZONTAL RAILS, CONTAMPOREARY SCHEME COLOR RAVENWOOD OR NATURAL SCHEME COLOR ASPEN GREY.
 SUN SHADE, RUSKIN RECTANGULAR TUBE BLADE SUNSHADE SSRTM, CLEAR ANODIZED ALUMINUM FINISH.
 ROOF HATCH, JL INDUSTRIES FHG-2-STH ROOF ACCESS HATCH 30" X 54" WITH SAFETY RAILING.
 ENTRANCE CANOPY, STANDING SEAM METAL ROOF, PAC-CLAD SHIP CLAD 12" STANDING SEAM METAL ROOFING. COLOR: METALLIC ZINC.

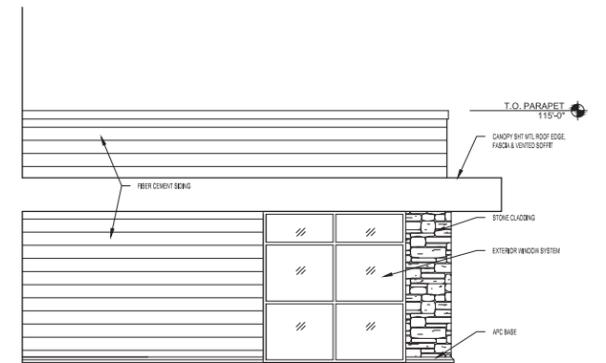
ENTRANCE CANOPY, CANOPY ROOF EDGE FLASHING AND FASCIA, PAC-CLAD CUSTOM FABRICATED ROOF EDGE FLASHING AND FASCIA. COLOR: DARK BRONZE.
 ENTRANCE CANOPY, VENTED SOFFIT, PAC-CLAD PAC-150 FULLY VENTED SOFFIT PANELS. COLOR: DARK BRONZE.
 ENTRANCE CANOPY, STEEL FRAME PAINT FINISHED, EXTERIOR GRADE PAINT, CUSTOM COLOR TO MATCH PAC-CLAD COLOR: DARK BRONZE.
 GRID ALL WELD SMOOTH PRIOR TO PAINT APPLICATION.
 ENTRANCE CANOPY, LIN W/ WOOD GRAIN PREFINISHED UNPERFORATED PANELS.
 ARMSTRONG METALWORKS LINEAR EXTERIOR 5491 8" WOOD LOOK METAL CEILING. COLOR: DARK CHERRY FICOC.
 STAMPED CONCRETE CANOPY AND PATIO, CUSTOM SIZE STAMP 8' X 5'4" BASED ON BUTTERFLY COLOR 18" X 36" SLUSTONE 1851420.
 COLOR: SCOREFIELD, LITHICHOME, COLOR 1139 Burbury Beige.

CONTEMPORARY EXTERIOR SCHEME
 EFS-S: LIMESTONE SANDSTONE, PAREX TEXTURED, MULTI-TURE SURFACE WITH PDR ACRYLIC FINISH.
 EFS-SL: LIMESTONE SANDSTONE, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX MOONDANCE 3027L.
 EFS-OR: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX TWIG 3027L.
 EFS-RR: RIVER ROCK, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX RIVER ROCK 3043D.
 EFS-WH: WHITE, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX SNOWBALL 1040L.
 EFS-GR: GREY, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX BASALT 3019L.

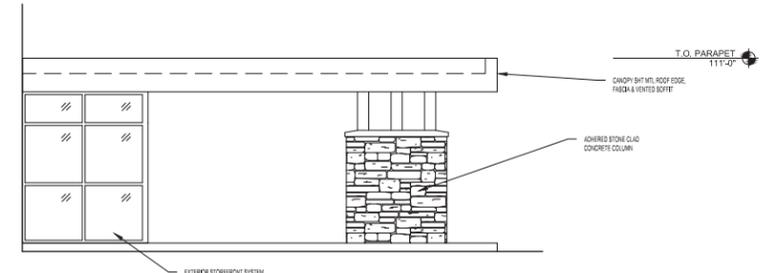
NATURAL EXTERIOR SCHEME
 EFS-S: LIMESTONE SANDSTONE, PAREX TEXTURED, MULTI-TURE SURFACE WITH PDR ACRYLIC FINISH.
 EFS-SL: LIMESTONE SANDSTONE, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX MOONDANCE 3027L.
 EFS-OR: DARK BRONZE, PAREX MEDIUM SAND FINE SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX TWIG 3027L.
 EFS-RR: RIVER ROCK, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX RIVER ROCK 3043D.
 EFS-WH: WHITE, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX SNOWBALL 1040L.
 EFS-GR: GREY, PAREX SMOOTH, SAND SMOOTH SURFACE WITH PDR ACRYLIC FINISH. COLOR: PAREX BASALT 3019L.



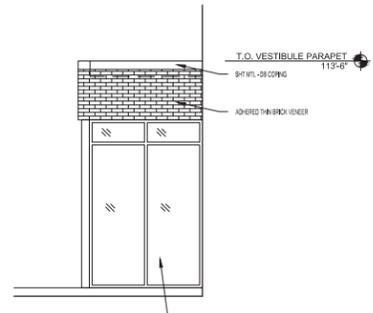
3 PARTIAL FRONT ELEVATION WITH FRONT COCHRE SHOWING
 SCALE: 1/4" = 1'-0"



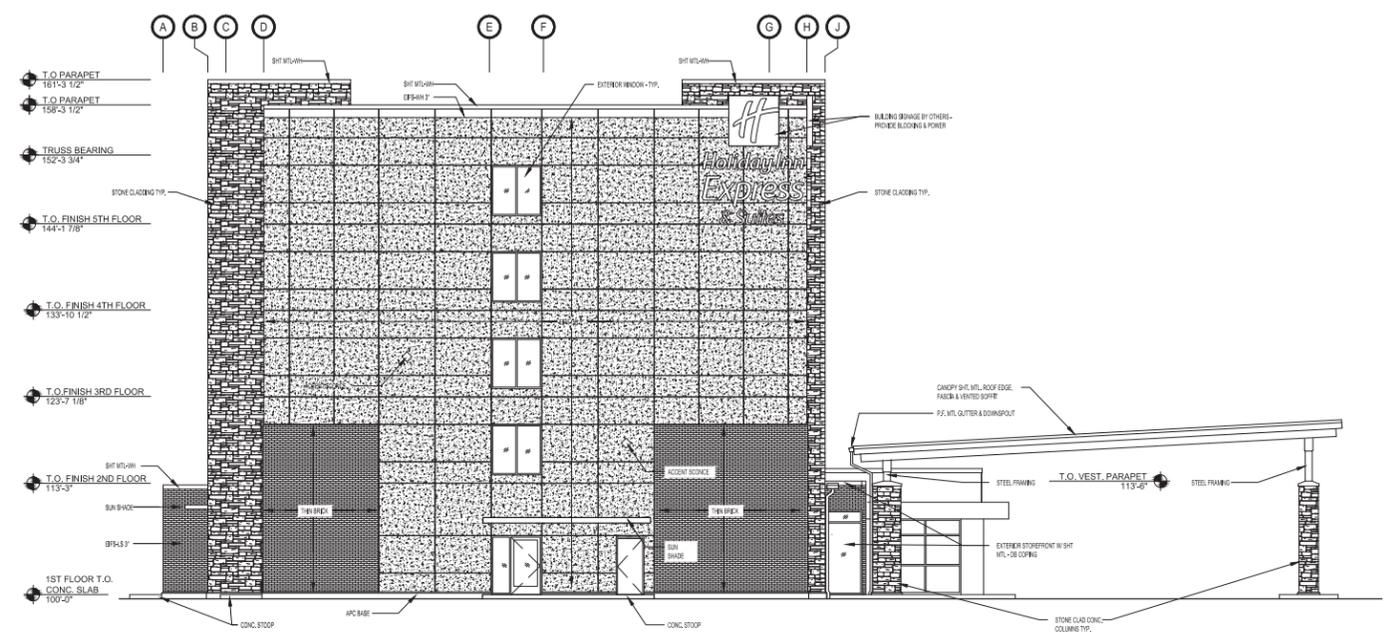
4 RESTAURANT NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



5 RESTAURANT VESTIBULE ELEVATION
 SCALE: 1/4" = 1'-0"



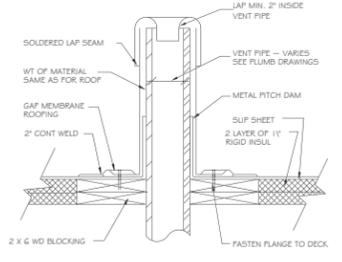
6 HOTEL VESTIBULE ELEVATION
 SCALE: 1/4" = 1'-0"



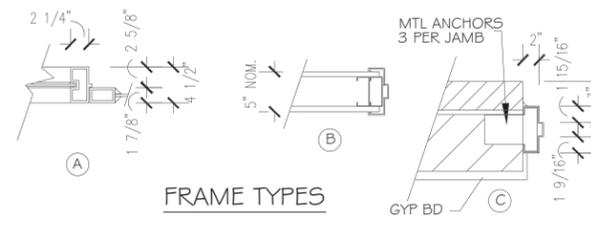
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



DETAIL @ VENT PIPE
N.T.S.



FRAME TYPES

INTERIOR WALL TYPES:

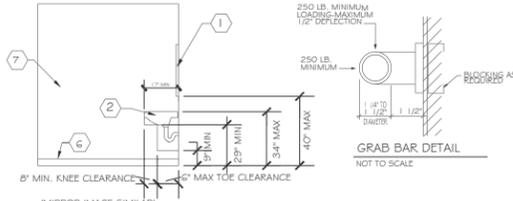
- A- 3/8" GYP BD ON BOTH SIDES OF 3 1/2" WOOD OR METAL STUDS @ 16" OC. STUDS TO EXTEND TO 9" ABOVE FINISHED FLOOR. CEILING OPEN UP TO ROOF DECK.
- B- 3/8" GYP BD ON 1 1/2" WOOD OR METAL STUDS @ 16" OC ON 2" RIGID POLYISOCYANURATE INSULATION (R=11.4) LIQUID NAILED TO CMU EXT WALL, GYP BD TO EXTEND TO UNDERSIDE OF METAL DECK.
- C- TOILET ROOM WET WALL: 3/8" GYP BD ON 6" WOOD STUDS @ 16" OC TO UNDERSIDE OF GYP BD CEILING. INSTALL 6" BATT INSUL FOR SOUND SEPARATION.

TOILET FINISH SCHEDULE	
ITEM NO.	DESCRIPTION
1	STAINLESS STEEL FRAME MIRROR
2	LAVATORY
3	WATER CLOSET
4	TOILET PAPER DISPENSER
5	17" - S.S. GRAB BAR
6	FLOOR BASE (SEE RM FINISH SCHEDULE)
7	GYP/UM BD, PAINTED
8	DOOR & FRAME (SEE DOOR SCHEDULE)
9	SOAP DISPENSER

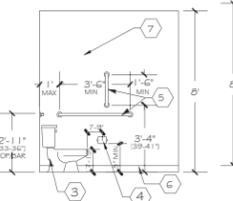
- NOTES:
- ALL RESTROOM ENTRANCES SHALL HAVE SIGNAGE THAT INCLUDES PICTOGRAMS OF WHEEL CHAIR ACCESSIBILITY AND UNIVERSAL MAN / WOMAN SYMBOLS (FOR GENDER SPECIFIC TOILETS ONLY) BORDER OF THE PICTOGRAMS SHALL BE 6" MIN. THE EQUIVALENT TEXT SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. ALL LETTERS SHALL CONTRAST W/ THE BACKGROUND SIGN. SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT 60" AFF TO CENTER OF SIGN.
 - WATER CLOSET FLUSH VALVES TO BE ON THE WIDE SIDE OF THE STALL OR SPACE.
 - EXPOSED HOT WATER AND DRAIN LINES UNDER THE LAVATORIES TO BE INSULATED.

SINK ACCESSIBILITY NOTES:

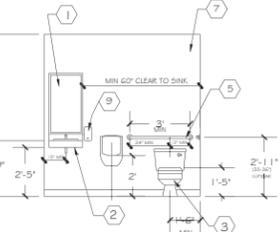
- EACH SINK SHALL BE A MAXIMUM OF 6 1/2" DEEP.
- HOT WATER & DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSTALLED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
- FAUCETS: LEVER-OPERATED, PUSH-TYPE, TOUCH-TYPE OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB.



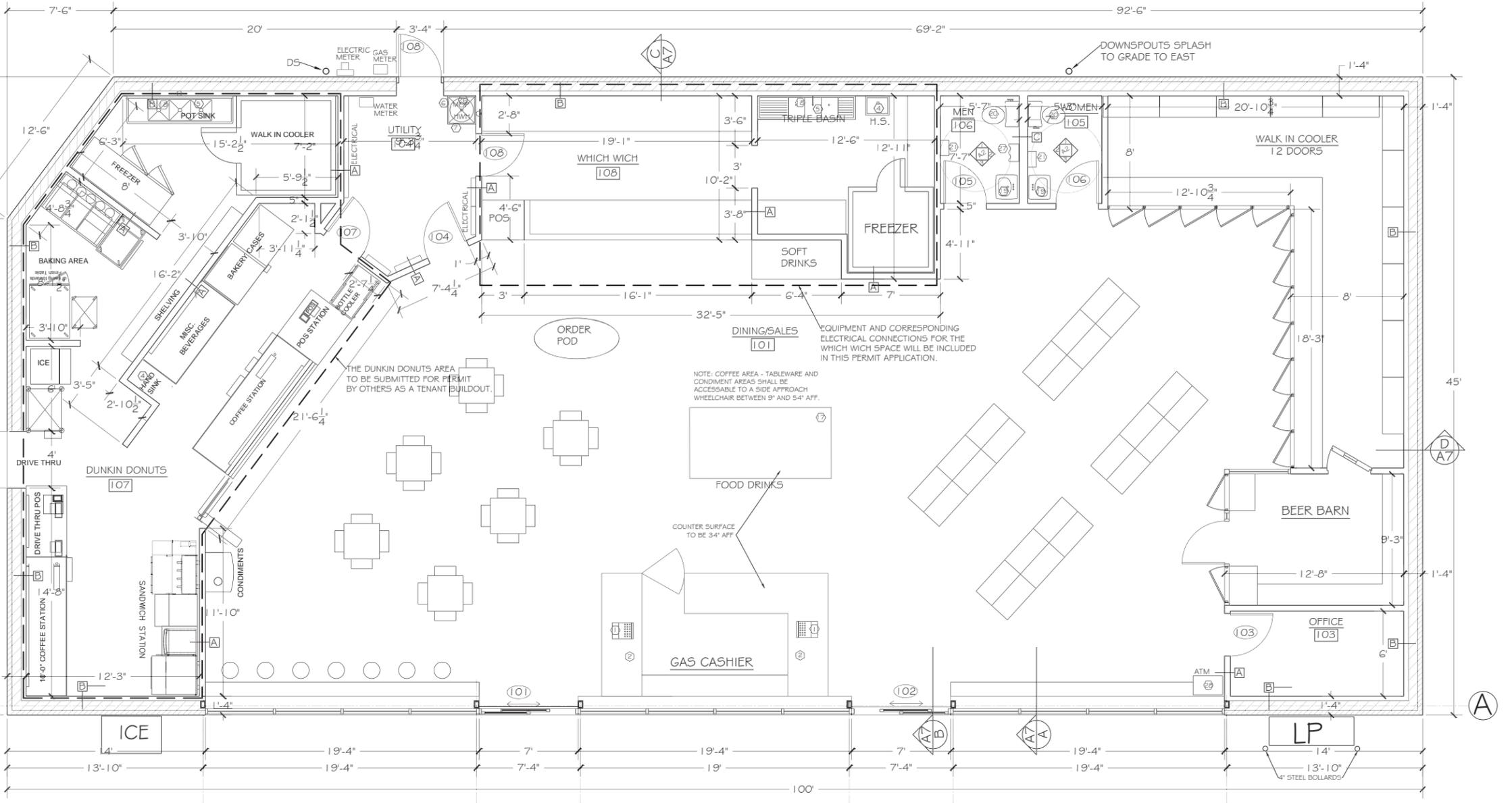
TOILET ELEVATION 3
SCALE: 1/4" = 1'-0"



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



TOILET ELEVATION 2
SCALE: 1/4" = 1'-0"



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

MINIMART EQUIPMENT SCHEDULE								
ITEM NO.	DESCRIPTION	SELECT	GRAB	WARRANT	MFGR	SPEC #	SIZE	COMMENTS
1	REGISTER							NSP APPROVED ON LEGS WITH 6" CLEAR EXTERIOR INSTALLATION
2	COUNTERS							
3	GREASE TRAP							
4	HAND SINK (EMPLOYEE)				ADVANCE TABCO	FT-PS-BC	14" x 10" x 5" deep	NSP 304 SS, GOOSE NECK SPOUT
5	3-COMP SINK				Greenwood Food Serv Co	FTSCS-3-23	17" x 22" x 44" tall	NSP 304 SS, TRIPLE BASIN SINK (30" x 14" x 14")
6	WATER HEATER				GE	GG470GANG01	40 GALLON	\$6,000 BTU/R INPUT GAS
7	SOUP WARMER				E. I. MUGHEE	MSM	24" x 24" x 10" tall	with heavy duty mop baler
8	COFFEE BREWER				CURTIS	D1000 GT	18" x 16.5" x 20" tall	AMPOUT DIGITAL COFFEE BREWING SYSTEM
10	CAPPACINO MAKER (DUE)				CURTIS	PCGT3	14" x 24" x 34.5" tall	CS PRIMO CAPPUCINO (Hot & Cold)
11	SOFT DRINK MACHINE				CORNELIUS	#621057601	30" x 33" x 41" tall	FLAVORFLEXION
12	DONUT DISPLAY				BURN		30" x 30" x 36" tall	DONUT CASE
13	SLUSHIE MACHINE				BURN		12" x 24" x 32" tall	BURN ULTRA 2 SLUSHIE MACHINE
14	MICROWAVE							
15	OPEN SITE FLOOR SINKS						12" x 12"	TRAP GRATES
16	NACHO CHEESE DISPENSER				GEN'S		9" x 17" x 23" tall	QUEL NACHO CHEESE DISPENSER
17	COFFEE COUNTER				JAY R. SMITH	#2645	4" OUTLETS	FLASHING RING, 1" TRAP WITH FLOOR CLEANOUT
18	4" OPEN SITE RIBB DRAIN							FLUSH HANDLE TO BE ON WIDE SIDE OF TOILET AREA
19	WASH ROOM HAND SINK				KNOLER			FLUSH HANDLE TO BE ON WIDE SIDE OF TOILET AREA
20	WATER CLOSET				ERCEL DRYER CO	SELERATOR XL-BW	12" w x 13" h x 7" deep	INSTALL 208 OR 230V 3 PHASE IF AVAILABLE
21	HAND DRYER							
22								
23								
24								
25	HEAVY DUTY MOP HANGER				AMERICAN STANDARD	MAVEROCK UNV		MOP HANGER ABOVE TILED SPILL INTO MOP SINK. 0.125 GPF WITH SENSOR-OPERATED FLUSH VALVE
26	URINAL							
27	ATM MACHINE				STAR	SSCS28C	35" x 21.8" x 12.5" tall	GRILL-MAX ROLLER (50 notalage, 40 bars)
28	TOILET DRINK & BURN WARMER							
29	SLURFEE MACHINE							
30	COFFEE POP							
31	ICE TEA DISPENSER							
32	CONDIMENT DISPENSER							
33	PIZZA WARMER							
34	SKRWNCH WARMER							
35	CONDIMENT DISPENSER							
36	DRY STORAGE (FOOD PACKETS)							
37	HAND SINK (COFFEE AREA)							
38	MILK SHAKING CREAM MACHINE							
39	CREAMER COOLER MACHINE							

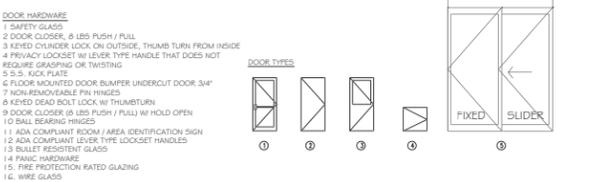
ROOM FINISH SCHEDULE									
NO.	ROOM NAME	FLOOR FINISH	WALLS	CEILING	DOOR	FRAME	GLASS	TYPE	REMARKS
101	DINING SALES	...	...	...	...	...	...	...	...
102	OFFICE	...	...	...	...	...	...	...	...
103	OFFICE	...	...	...	...	...	...	...	...
104	OFFICE	...	...	...	...	...	...	...	...
105	OFFICE	...	...	...	...	...	...	...	...
106	OFFICE	...	...	...	...	...	...	...	...
107	OFFICE	...	...	...	...	...	...	...	...
108	OFFICE	...	...	...	...	...	...	...	...

- NOTE:
- CLASS 'C' (25 OR UNDER FLAME SPREAD) FOR WALLS AND CEILINGS PER ASTM E 84.
 - FLOOR FINISH MATERIALS TO BE COORDINATED WITH OWNER AND SHALL BE NO LESS THAN CLASS 23 CLASSIFICATION PER ASTM STANDARDS, AND SHALL HAVE A SLIP-RESISTANT SURFACE.

- EQUIPMENT NOTES:
- *ETL OR LISTED OR WITH LFD IN WASHROOM.
 - INSTALL STAINLESS STEEL FINISH BEHIND AND ADJACENT TO COOK LINE.
 - ALL CABINETS TO HAVE MOP SHELVE AND 6" HO LEAD OR OPEN TO FLOOR DESIGN.
 - ALL SINKS TO HAVE BLADE HANDLED FAUCETS.
 - EQ #5 - 3 COMPARTMENT SINK TO HAVE LEVER WASTES.
 - COFFEE AND CAPPACINO MACHINES WILL NEED BACK FLOW PREVENTOR IF HOODED.
 - UP TO WATER SUPPLY.
 - KEEP FOOD STORAGE SEPARATE FROM NON-FOOD STORAGE.
 - EQ #6 HWY TO BE SUPPORTED ABOVE MOP SINK, WITH MIN 80" CLEARANCE TO BOTTOM OF BRACKETS.

DOOR SCHEDULE									
DOOR LABEL	DOOR SIZE	TYPE	FRAME	GLASS	TYPE	TSLSL	DOOR HARDWARE	REMARKS	
101	7'-0" wide x 7'-0" x 2	GLASS	ALUM	ALUM	1, 3, 20, 21		SLIDER DOOR		
102	7'-0" wide x 7'-0" x 2	GLASS	ALUM	ALUM	1, 3, 20, 21		SLIDER DOOR		
103	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		UNDERCUT DOOR 2"		
104	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		UNDERCUT DOOR 2"		
105	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		2, 6, 11, 12		
106	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		2, 6, 11, 12		
107	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		3, 9, 10		
108	3'-0" x 7'-0" x 1	S.C. WD	2	H. MTL	B		3, 9, 10		

- DOOR SCHEDULE NOTES:
- SLIDER DOORS TO BE READY OPERABLE FROM THE EGRESS SIDE. BE KEPT IN THE DIRECTION OF EGRESS AND BE OPERATED WITHOUT SPECIAL KNOWLEDGE.
 - ALL STEEL DOORS TO BE PRIMED AND FINISHED WITH APPROPRIATE PAINT.
 - ALL INTERIOR DOORS TO RECEIVE WALL MOUNTED DOOR BUMPERS UNLESS OTHERWISE NOTED.
 - FINISH VENEER FOR ALL WOOD DOORS TO BE OAK.
 - THRESHOLDS AT DOORWAYS TO HAVE 1/2" MAXIMUM HEIGHT.
 - ALL EXTERIOR DOORS TO BE COMPLETELY WEATHERSTRIPPED.
 - ALL DOORS & DOOR HARDWARE WILL COMPLY WITH SECTION 400.3 (I), 400.3 (I) & 3 OF THE IBC.
 - PAIR DOORS #101 - HARDWARE TO BE PANIC ON BOTH LEAFS.
 - ALL DOOR HARDWARE TO BE PUSH/PULL, LEVER, PADDLE, PANIC OR ENLARGED 1/4 TURN TRANSFORMER TYPES.



- DOOR HARDWARE:
- SAFETY GLASS
 - DOOR CLOSER, 8 LBS PUSH / PULL
 - KEYED CYLINDER LOCK ON OUTSIDE, THUMB TURN FROM INSIDE
 - PRIVACY LOCKSET w/ LEVER TYPE HANDLE THAT DOES NOT REQUIRE GRASPING OR TWISTING
 - 5.5" KICK PLATE
 - FLOOR MOUNTED DOOR BUMPER UNDERCUT DOOR 3/4"
 - NON-REMOVABLE PIN HINGES
 - KEYED DEAD BOLT LOCK w/ THUMB TURN
 - DOOR CLOSER (8 LBS PUSH / PULL) w/ HOLD OPEN
 - 10 BALL BEARING HINGES
 - 11 ADA COMPLIANT ROOM / AREA IDENTIFICATION SIGN
 - 12 ADA COMPLIANT LEVER TYPE LOCKSET HANDLES
 - 13 BULLET RESISTANT GLASS
 - 14 FRAME HARDWARE
 - 15 FIRE PROTECTION RATED GLAZING
 16. WIRE GLASS

7-18-2016 PERMIT
NO DATE DESCRIPTION
DRAWING RECORD

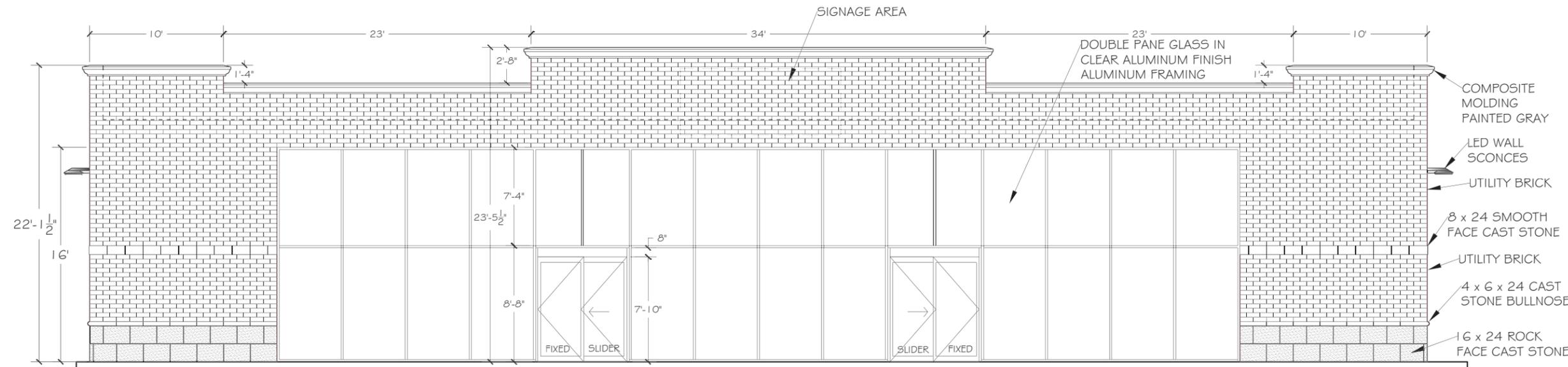
ERIKSSON ARCHITECTURE
3816 LIZETTE GLENVIEW
IL 60026 847-370-6550
erikssonarchitecture@comcast.net
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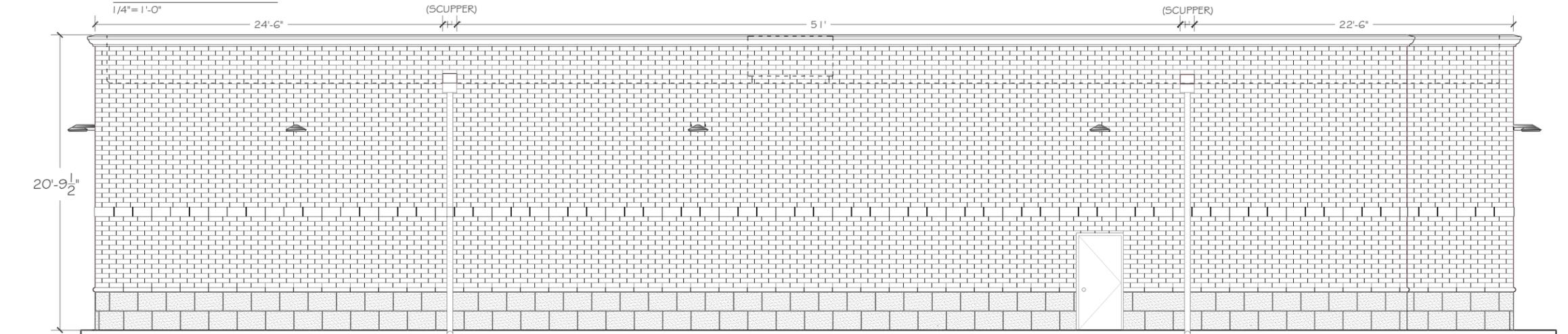
The Orchards at O'Hare
Mannheim & Higgins
Des Plaines, IL

FLOOR PLAN

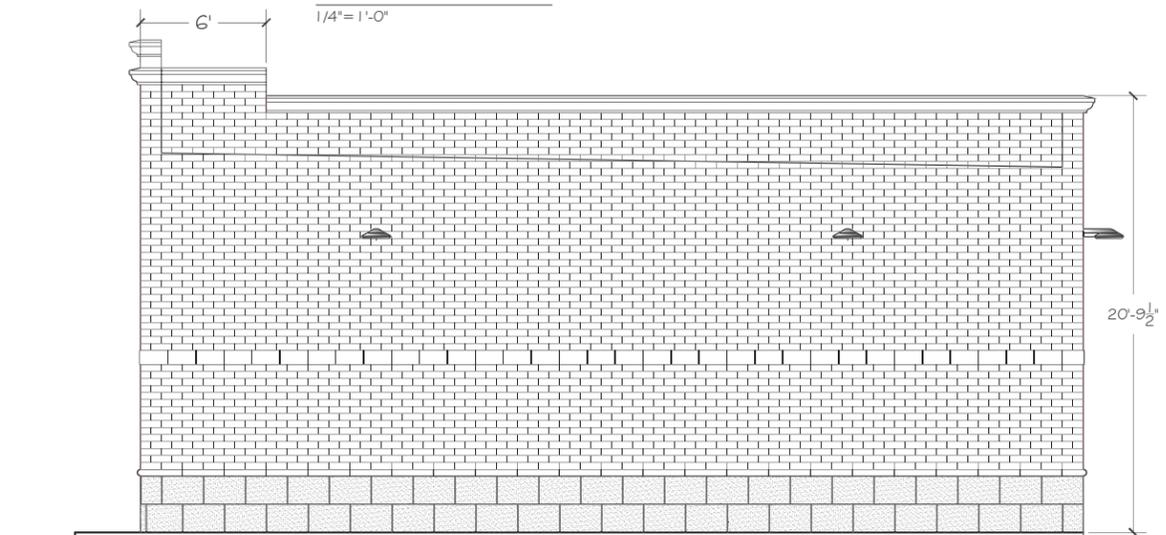
PROJECT # SHEET
PERMIT # **A2**



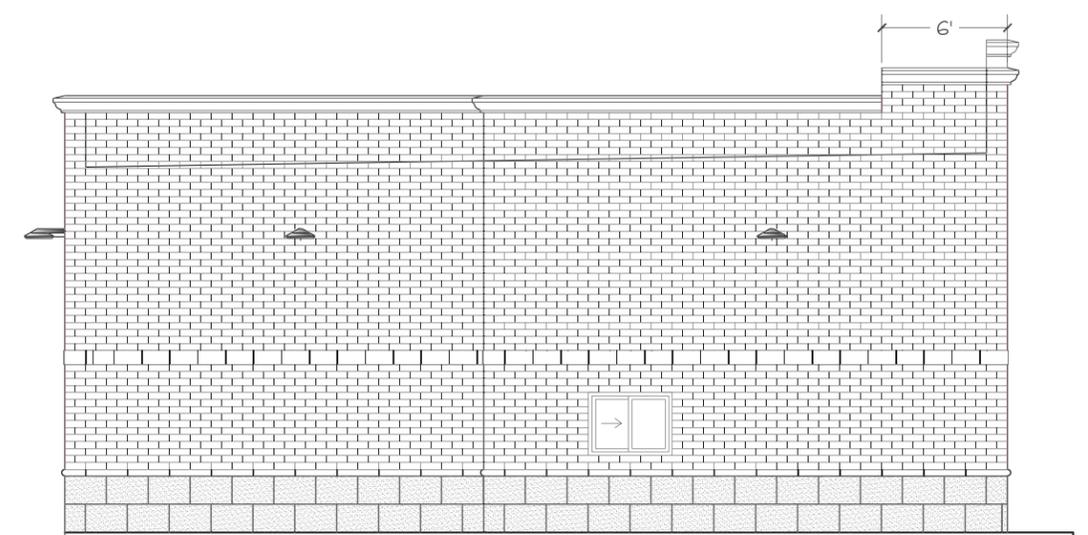
WEST ELEVATION



EAST ELEVATION

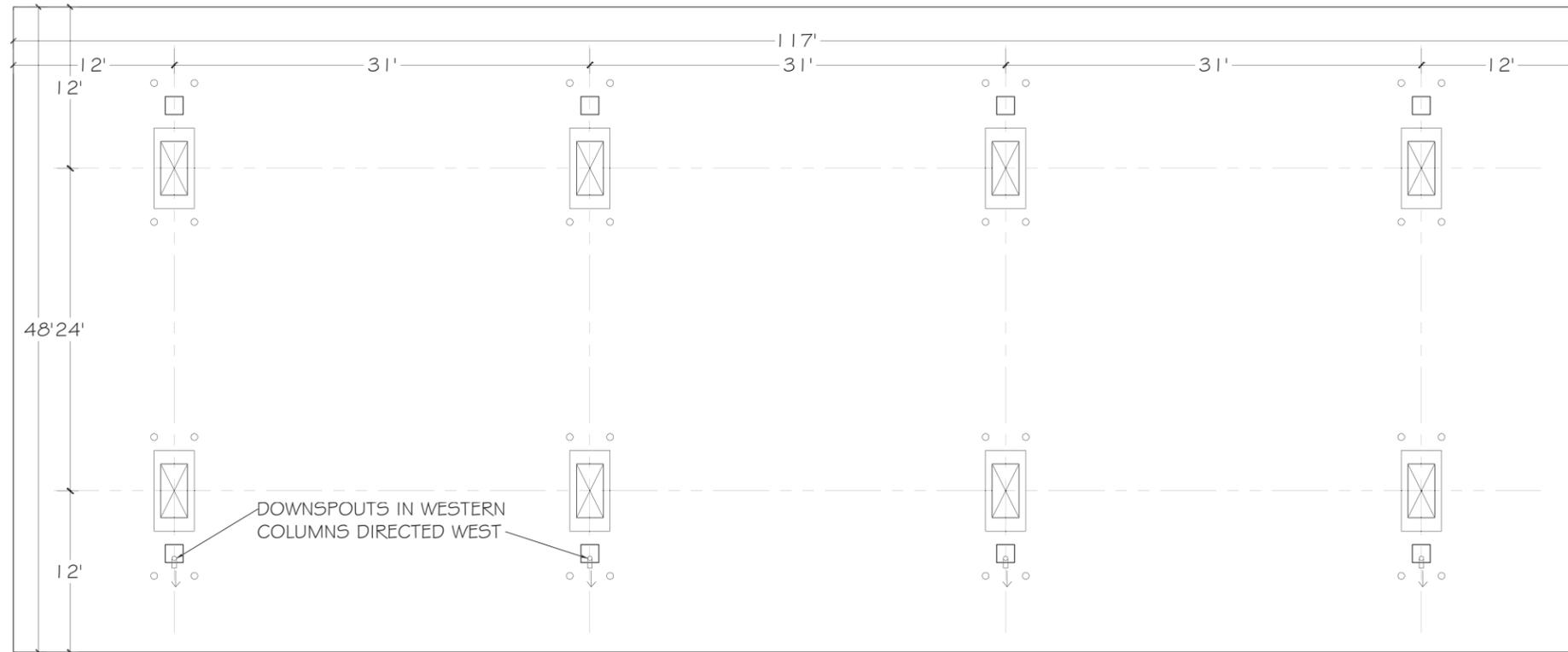


SOUTH ELEVATION

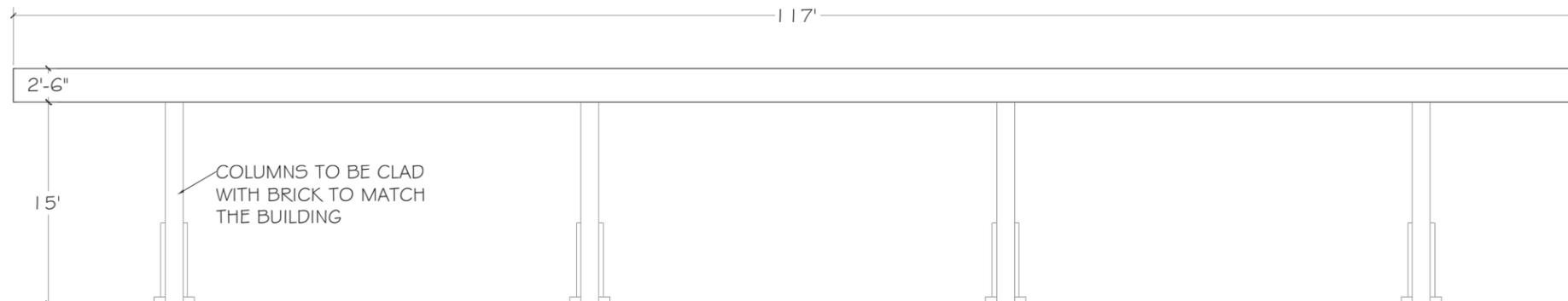


NORTH ELEVATION

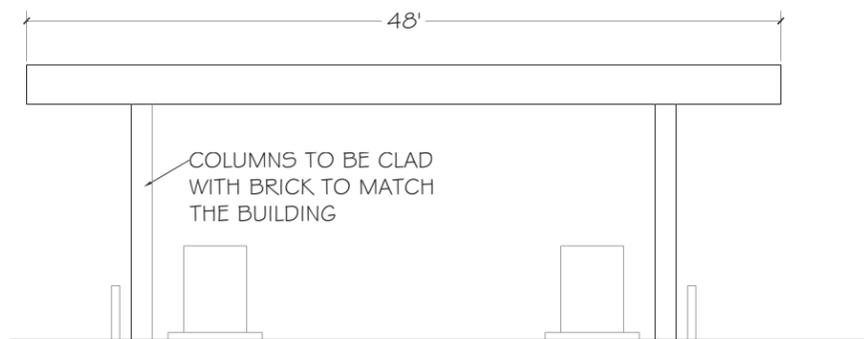
7-18-2016	PERMIT
NO	DATE
	DESCRIPTION
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IL 60026	847-370-6550
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The Orchards at O'Hare	
Mannheim & Higgins Des Plaines, IL	
ELEVATIONS	
PROJECT #	SHEET
PERMIT #	A6



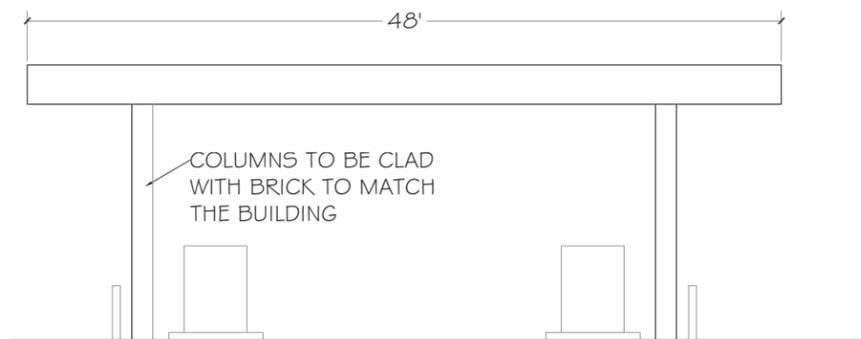
CANOPY PLAN
SCALE: 3/16" = 1'-0" ←N



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

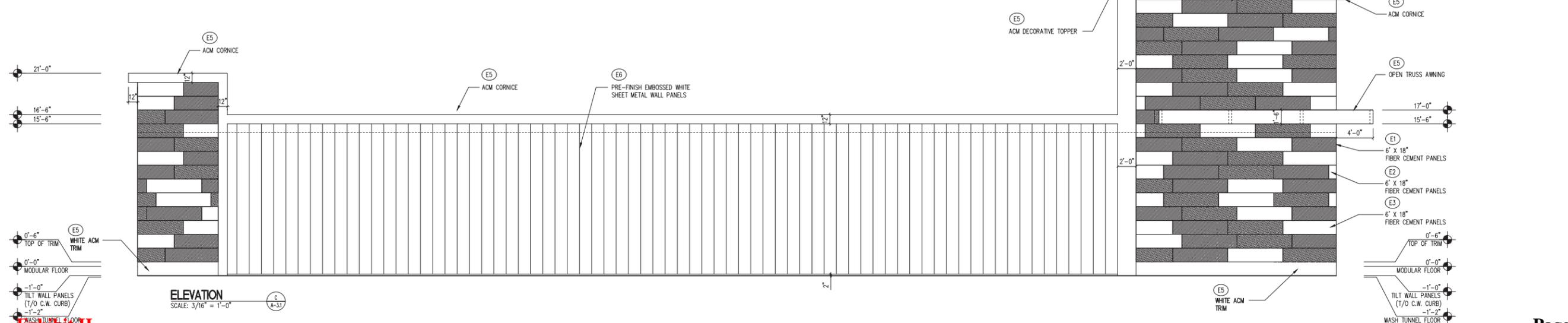
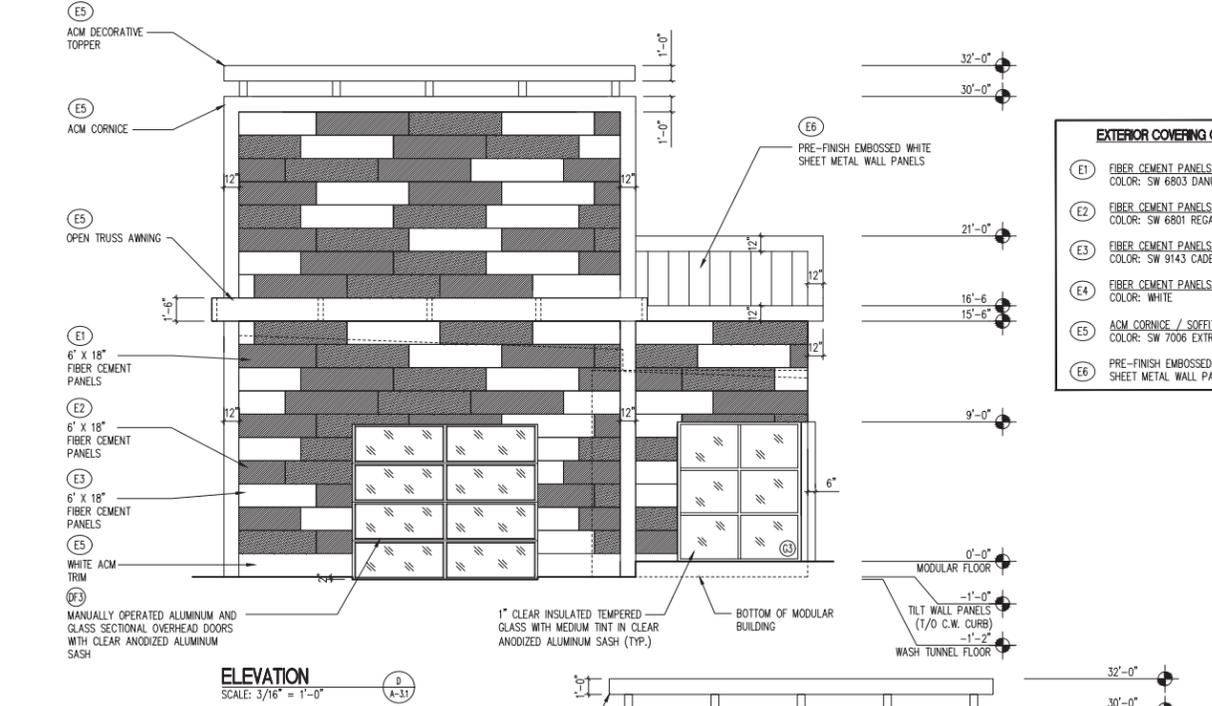
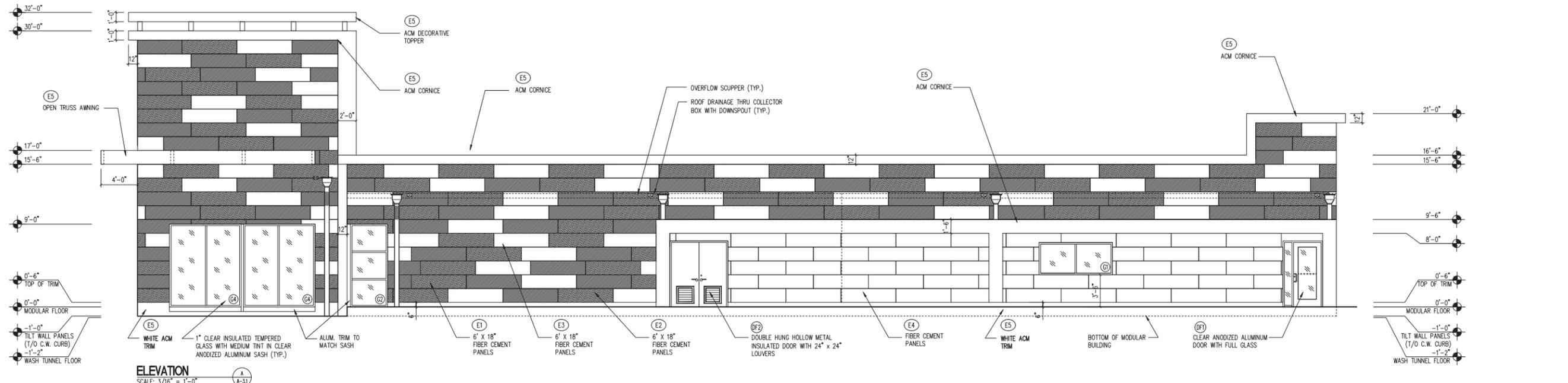
7-18-2016	PERMIT	
NO	DATE	DESCRIPTION
		DRAWING RECORD
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ARCHITECTURE		
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IL 60026 847-370-6550		
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The Orchards		
at O'Hare		
Mannheim & Higgins		
Des Plaines, IL		
CANOPY		
PROJECT #	SHEET	
PERMIT #	A8	

Car Wash Development LLC d.b.a. Wash-U
Submission for Des Plaines, IL
As proposed for the Orchard O'Hare Project
July 18, 2016



01 JAN. 2012

FILE NAME: 000-AA1-WQA08662-1.dwg



EXTERIOR COVERING COLOR SCHEDULE

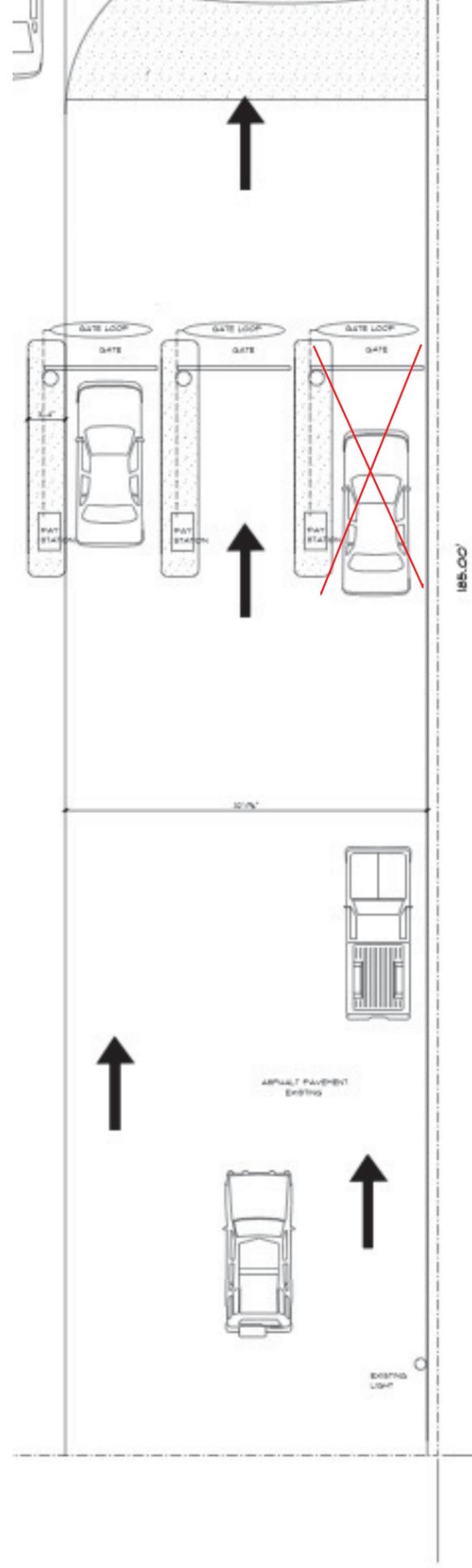
(E1)	FIBER CEMENT PANELS COLOR: SW 6803 DANUBE	[Pattern]
(E2)	FIBER CEMENT PANELS COLOR: SW 6801 REGALE BLUE	[Pattern]
(E3)	FIBER CEMENT PANELS COLOR: SW 9143 CADET	[Pattern]
(E4)	FIBER CEMENT PANELS COLOR: WHITE	[Pattern]
(E5)	ACM CORNICE / SOFFIT / TRIM COLOR: SW 7006 EXTRA WHITE	[Pattern]
(E6)	PRE-FINISH EMBOSSED WHITE SHEET METAL WALL PANELS	[Pattern]

PROJECT: **CARWASH DEVELOPMENT, LLC**
 12'-1" x 107'-10" MODULAR CARWASH WITH
 24'-8" x 130'-8" TILT-WALL WASH TUNNEL
 EXTERIOR ELEVATIONS
 LOCATION: DES PLAINES, IL

MADISON INDUSTRIES
 MADISONIND.COM
 OKLAHOMA: 8000 S. MIDLAND AVE., TULSA, OK 74131
 GEORGIA: 8800 S. GATEWAY DR., ATLANTA, GA 30338
 CALIFORNIA: 15000 S. HARVEY AVE., LAWRENCEVILLE, GA 30046
 TEXAS: 77048 S. 140TH ST., HOUSTON, TX 77067
 PH: 770.767.9671

PROFESSIONAL ENGINEER: [Signature]

MODEL No.: CD4500CW-01-16
 SCALE: 3/16" = 1'-0"
 DRAWN BY: BB DATE: 07-06-2016
 CHECKED BY: DATE:
 M. ENGINEER: DATE:
 DRWG. No.: **A-41**
 SHEET 2 OF 2
 JOB No.: WQA08662-1









Notes for Car Wash Development d.b.a. Wash-U project Des Plaines, IL

- Canopy Design for Pay-stations is not completed. Sample shown is a reasonable representation, however ours will be clear-span without center columns between pay stations. Cladding material for canopy will be ACM or Nichiha fiber cement panels as used in building.
- Vacuum System lighting are now LED strips that are mounted to arches, thus eliminating the CFL fixtures shown in sample photo. Vacuum canopy colors will correspond to building colors.

EXHIBIT I

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Des Plaines, Illinois ("*City*");

WHEREAS, O'Hare Real Estate, LLC ("*Petitioner*"), applied to the City of Des Plaines for the approval of: (i) a final plat of planned unit development ("*Final Plat of PUD*") of the property commonly known as 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road, Des Plaines, Illinois as well as that portion of the Orchard Place right-of-way vacated pursuant to Ordinance No. Z-10-16 adopted by the City Council on July 5, 2016 ("*Subject Property*"), including certain proposed exceptions within the proposed planned unit development; and (ii) a final plat of subdivision of the Subject Property ("*Final Plat of Subdivision*"); and

WHEREAS, the City is the current owner of the Subject Property; and

WHEREAS, O'Hare Real Estate LLC ("*Petitioner*"), intends to acquire a 6.509 acre portion of the Subject Property from the City which, along with certain easement areas, will constitute the "*Development Parcel*"; and

WHEREAS, O'Hare Real Estate LLC ("*Petitioner*"), intends to acquire a 6.509 acre portion of the Subject Property from the City which, along with certain areas over which the Petitioner will acquire easement rights, will constitute the "*Development Parcel*"; and

WHEREAS, the Petitioner desires redevelop the Development Parcel with a commercial planned unit development consisting of an automotive service station with two food service operations, a car wash, a free-standing restaurant, and a hotel ("*Proposed Development*"); and

WHEREAS, Ordinance No. Z-__-16 adopted by the City Council of the City of Des Plaines on _____, 2016 ("*Ordinance*"), grants approval of the Final Plat of PUD and Final Plat of Subdivision, subject to certain conditions; and

WHEREAS, Petitioner desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinance and desires to evidence its consent to recording the Ordinance against the Subject Property;

NOW, THEREFORE, Petitioner does hereby agree and covenant as follows:

1. Petitioner shall, and does hereby, unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-__-16, adopted by the City Council on _____, 2016.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's

review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.

- 3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
- 4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property for the Proposed Development, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
- 5. Petitioner shall, and does hereby agree to, pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

O'HARE REAL ESTATE, LLC

By: _____

By: _____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 2016.

Notary Public



PUBLIC WORKS AND
ENGINEERING DEPARTMENT

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5390
desplaines.org

MEMORANDUM

Date: July 28, 2016

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Jon Duddles, P.E., CFM, Assistant Director of Public Works and Engineering
Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering

Subject: Transit Advertising Shelter Agreement – Revised Follow-up Information

ASD
TPO

Issue: Renewal of the City's agreement with the Illinois Convenience & Safety Corporation (IC&SC) for the permitting, installation, and maintenance of bus shelters within the City was reviewed by City Council at the July 5, 2016 Council meeting. Staff was directed to explore a shorter, 5-year term for the agreement as well as provide some additional information to Council.

Analysis: Public Works and Engineering staff performed some additional investigation, including obtaining two Northwest Municipal Conference (NWMC) community surveys.

The IC&SC provides shelter service to 53 communities in the Chicago region. The list of communities is attached. The typical term of the agreements is 10 years, which was the case with the City of Des Plaines previous two agreements. Per IC&SC, the 10-year term became the standard throughout the region in order to allow for the amortization of the capital costs of installing new shelters. While the City of Des Plaines has continued to see a gradual increase in new shelters as a result of constituent requests, IC&SC has agreed to a shorter 5-year term (with a 5-year renewal option at the will of the City) given that many of the shelters in the City are existing. Note that existing shelters do continue to incur cost in the form of trash removal, snow clearing, and component replacement as various parts wear.

The percent revenue sharing on the various IC&SC agreements with communities ranges from 10% to 20%. The Village of Niles has the best revenue agreement with IC&SC at 20% of ad revenues or \$1,000 per shelter per year, whichever is greater.

PACE bus has more recently begun installing advertising shelters. The Village of Wheeling has 15 PACE bus shelters in their community. The typical PACE agreement is for a term of 10 years with community revenues of \$1,000 per shelter per year.

Creative Outdoor Advertising operates an advertising shelter program in the City of Evanston. Their agreement is for a term of 10 years with a fixed community revenue of \$250 per shelter per year.

In review of historic and limited new survey data, along with candid discussion with IC&SC, the 20 percent revenue share (increased from 10 percent in the original contract, and 15 percent in the last contract), puts the City of Des Plaines at the high end of communities. Nonetheless, staff solicited an additional clause that provides a revenue guarantee of at least \$1,000 per shelter per year.

Recommendation: We recommend approval of the modified renewal agreement with Illinois Convenience & Safety Corporation, 6624 W. Irving Park Road, Chicago, Illinois 60634-2435 to install and maintain transit advertising shelters.

Attachments:

Attachment 1 – List of Communities served by IC&SC

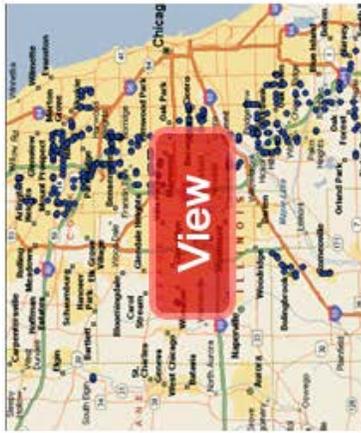
Attachment 2 – Northwest Municipal Conference Surveys (2)

Resolution R-101-16

Exhibit A – Modified Renewal Agreement

Locations

2014 Inventory Map



2014 Inventory List

SHELTER #	LOCATION	DIRECTION
Chicago Suburban Market		
PR-3	Prospect Heights	NW
PR-4	Emmhart Road & Camp McDowell Road	SE
PR-5	Wolf Run	SE
PR-6	Apple Dr	S-S
PR-7	Apple Dr	S-W
PR-8	River Rd	NW
PR-9	Milwaukee	NW
MT-1	Mount Prospect	NW
MT-2	Emmhart Road & E 64th Avenue	SE
MT-3	Emmhart Road & E 64th Avenue (B) (Rackburn Mall)	W-S
MT-5	Emmhart Road NO Rand Road (B) (Rackburn Mall)	NE
MT-6	Northwest Highway & Emerson Avenue	SW
MT-9	Northwest Highway & NE Prospect Road	SW



PHOTO GALLERY

IC&SC Shelter Communities

(Click a City for Details)

- ▶ Alsip
- ▶ Mount Prospect
- ▶ Niles
- ▶ Schiller Park
- ▶ River Grove
- ▶ Northlake
- ▶ Bedford Park
- ▶ Burbank
- ▶ Palos Hills
- ▶ Evergreen Park
- ▶ Midlothian
- ▶ Homewood
- ▶ Downers Grove
- ▶ Bridgeview
- ▶ Park Ridge
- ▶ Des Plaines
- ▶ Harwood Heights
- ▶ Elmwood Park
- ▶ Cicero
- ▶ Hodgkins
- ▶ Berwyn
- ▶ Palos Heights
- ▶ Oak Forest
- ▶ Tinley Park
- ▶ Steger
- ▶ Romeoville
- ▶ Hoffman Estates
- ▶ South Elgin
- ▶ Prospect Heights
- ▶ Norridge
- ▶ Melrose Park
- ▶ Countryside
- ▶ Justice
- ▶ Bolingbrook
- ▶ Chicago Ridge
- ▶ Merrionette Park
- ▶ Orland Hills
- ▶ Sauk Village
- ▶ DeKalb – Sycamore
- ▶ Lincolnwood
- ▶ Morton Grove
- ▶ Rosemont
- ▶ Franklin Park
- ▶ Stone Park
- ▶ Summit
- ▶ Berkeley
- ▶ Hickory Hills
- ▶ Oak Lawn
- ▶ Crestwood
- ▶ Harvey
- ▶ Wheaton

Municipality	Does your Municipality have a contract for the installation and maintenance of bus shelters?	If so, how many are in your community?	If so, are you satisfied with the agreement?	Are you satisfied with their performance?	Can you share a copy of your agreement?
Barrington	No.				
Carpentersville	No.				
Des Plaines	Yes. IC&SC. Expired, but in process of renewal.	22	Yes.	Yes.	See attached.
Evanston	Yes. The contract is limited to bus shelters with advertisements.	There are nine installed shelters in Evanston and an additional nine shelter not installed through the Agreement.	The agreement was executed in 2010, amended in 2011, and expired on April 30th, 2022. The agreement is held with the vendor Creative Outdoor Advertising.	Since their pilot-installation in 2010 and full installation in 2011, the shelters have performed well in the local climate. Limited repairs have been made to the advertising elements.	Please see attached.
Grayslake	No.	N/A.	N/A.	N/A.	
Lincolnshire	No.	N/A.	N/A.	N/A.	
Niles	Yes. IC&SC.	25	Yes.	Yes.	
Park Ridge	No.				
Rolling Meadows	No.				
Schaumburg	Yes. Schaumburg has an agreement with Pace.	One, but there are 2-3 more on the way.	Yes.	The one we have is very new - weeks old - so tough to say at this point.	See attached.
Wheeling	Yes.	15 bus shelters currently.	Yes, we are.	For the most part. Reminders are sent every once and awhile.	

Municipality	Does your municipality have a Transit (Bus) Advertising Shelter Agreement with a Vendor?	What is the time duration of the Agreement?	What is the name of the Vendor that provides these services to your municipality?	How many advertising shelters are in your community?	What percent of the total advertising revenues does your community receive from this agreement?
Barrington	No.				
Buffalo Grove	No.			None.	
Carpentersville	No.				
Des Plaines	Yes.	10 years, current agreement expires this year.	Illinois Convenience & Safety Corporation	~20	15%
Evanston	Yes, the City of Evanston does have a Bus Advertising Shelter Agreement.	The Agreement was executed in 2010, amended in 2011, and expired on April 30th, 2022.	Creative Outdoor Advertising is the vendor.	There are nine installed shelters in Evanston and an additional nine shelters not installed through the Agreement.	The City receives a flat rate of \$250 per year for each installed shelter, regardless of the revenue generated from the advertisement.
Hoffman Estates	No.				
Lincolnshire	No.			None.	
Niles	Yes.	Current agreement expires Nov 2016.	IC & SC	25	\$1,000 per shelter per year or 20% of ad revenues (whichever is greater).
Park Ridge	No.				
Schaumburg	No.				
Streamwood	No.				

CITY OF DES PLAINES

RESOLUTION R - 101 - 16

A RESOLUTION APPROVING A SECOND RENEWAL AGREEMENT WITH THE ILLINOIS CONVENIENCE & SAFETY CORPORATION FOR THE INSTALLATION AND MAINTENANCE OF ADVERTISING IN TRANSIT SHELTERS.

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on March 4, 1996, the City Council adopted Resolution R-10-96, approving a ten-year agreement ("**Agreement**") with the Illinois Convenience & Safety Corporation ("**Contractor**"), for the installation and maintenance of advertising panels on transit centers within the City ("**Services**"); and

WHEREAS, on June 5, 2006, the City Council adopted Resolution R-73-06, approving a ten-year renewal agreement ("**First Renewal Agreement**") with the Contractor to continue the Services within the City; and

WHEREAS, the First Renewal Agreement term expired on June 5, 2016; and

WHEREAS, the City and Contractor desire to enter into a second renewal agreement for the Services for a five-year term beginning August 1, 2016 and ending August 1, 2021 ("**Second Renewal Agreement**"); and

WHEREAS, pursuant to the Second Renewal Agreement, the Contractor will compensate the City annually in an amount equal to 20% of the annual advertising revenues, with a minimum guaranteed \$1,000 per shelter, generated by the Services; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the Second Renewal Agreement with Contractor;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: APPROVAL OF SECOND RENEWAL AGREEMENT. The City Council hereby approves the Second Renewal Agreement in substantially the form attached to this Resolution as **Exhibit A**, and in a final form approved by the General Counsel.

SECTION 3: AUTHORIZATION OF SECOND RENEWAL AGREEMENT. The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, the final Second Renewal Agreement only after receipt by the City Clerk of at least two executed copies of the Second Renewal Agreement from Contractor; provided, however, that if the City Clerk does not receive such executed copies of the Second Renewal Agreement from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Second Renewal Agreement shall, at the option of the City Council, be null and void.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

DP-Resolution Approving Renewal Agreement with Illinois Convenience & Safety Corporation for Transit Shelter Advertising 5 Year

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RENEWAL AGREEMENT

This RENEWAL AGREEMENT is made the _____ day of _____, 2016, by and between ILLINOIS CONVENIENCE & SAFETY CORPORATION (hereinafter referred to as IC&SC) and the CITY OF DES PLAINES (hereinafter referred to as CITY).

It is MUTUALLY AGREED that the CITY permits IC&SC to install and maintain transit advertising shelters within the CITY and upon the CITY right-of-way, upon the terms and conditions as follows:

1. **DURATION:** This agreement shall remain in force for a term of five (5) years from the ____ day of _____, 2016. This agreement shall be automatically renewed for an additional five (5) year term unless written notice to terminate is given by either party within thirty (30) days of the end of the original term.

2. **TYPE OF SHELTER:** Any shelters to be constructed will be of a type approved by the CITY.

3. **IC&SC OBLIGATIONS:** IC&SC will pay all fees, costs and permit charges regularly assessed by the CITY, unless otherwise waived, and agrees that the shelters will be in conformity with applicable building codes of the CITY. IC&SC is also responsible for obtaining state highway permits for all shelter locations on state routes.

IC&SC will inspect, maintain, repair, clean and service the shelters. The maintenance to be provided will be on a regular basis at *least once per week*. IC&SC shall repair or remove, if necessary, any shelter so in need, or if the shelter's condition presents a threat to public safety, within twenty-four (24) hours of notification from the City or IC&SC's inspection.

4. **INDEMNIFICATION AND INSURANCE:** A. IC&SC will indemnify and save harmless the CITY, their agents, servants, and employees, against all costs, expenses, damages, liabilities and judgments for personal injuries, including death, resulting by reason of the erection, maintenance or operation of any of the shelters referred to in this agreement, and for property damage, sustained by any person, firm or corporation whomsoever, caused or alleged to have been caused, directly or indirectly, by an act or omission, negligent or otherwise, of IC&SC, its agents, servants, and employees, or occasioned by any work performed by IC&SC and shall defend any such action or suit brought against the CITY, and shall pay all costs and expenses of whatsoever nature resulting therefrom, and in connection herewith and to pay, on behalf of the CITY, the amount of any judgement that may be entered against them in any such action or suit.

B. IC&SC will carry indemnity insurance against the above mentioned liability in a sum of not less than \$2,000,000.00. The CITY, its officers, officials and employees are named as Additional Insured's to the General Liability coverage of this policy for the erection, maintenance and operation of the bus shelters located in the CITY, Proof of said insurance will be provided upon request by the CITY.

5. **MAINTENANCE:** IC&SC shall be permitted to enter upon and into the shelters at any reasonable time with workmen and all necessary equipment to repair the shelters and install all necessary electrical wires, meters, clock work machinery and other hardware reasonably necessary for making the said shelter effective, all which work shall be done according to CITY code and the sole expense of IC&SC.

6. **PAYMENT FOR ELECTRICAL:** IC&SC shall pay all sums that may become due for electrical energy supplied to the shelters and shall keep the CITY, indemnified against being called on to pay these sums.

7. **NON-OBSTRUCTION:** The CITY shall not obstruct shelter advertising panels and agrees to prohibit any obstructions of the same and to cause such obstructions to be removed.

8. **TYPE OF ADVERTISING:** IC&SC agrees that it will utilize the shelters only for advertising material that is truthful in every respect and in accordance with high moral standards. Alcohol accounts will not be displayed without prior CITY approval.

9. **RIGHT TO ERECT SHELTERS:** The CITY has given, IC&SC the right to erect advertising shelters in the CITY and the first option to fulfill any additional advertising shelter requests that may arise within the duration of this agreement.

10. **SITE LOCATION:** The location of shelters is subject to CITY approval as well as approval by the County /State of Illinois (IDOT) for County/State route installations, respectively.

11. **THE RIGHT OF IC&SC TO REMOVE SHELTERS:** IC&SC retains the right to remove any shelters without any notice to the CITY, in the event any restriction on the construction or maintenance of advertising shelters is imposed by statute or by ordinance of the CITY, County or State in which the shelter is located, or in the event the Federal, State, Municipal or other proper authorities should hereafter establish any rules, regulations or taxations which shall have the effect of so restricting location, construction, maintenance or operation of the shelters as to diminish the value of said shelters for advertising purposes.

12. **CONDITIONS:** IC&SC shall not be required to provide any shelter event advertising contracts sufficient in number to make the project economically feasible shall not be securable.

13. **DUTY TO REMOVE:** In the event the CITY fails to receive notice of renewal of either or both Agreement and the Comprehensive General Liability Insurance on or before twenty (20) days before the expiration date of said coverage's, or in the event either or both the Agreement and the Comprehensive General Liability insurance are cancelled and no evidence of equal coverage is exhibited to the CITY on or before twenty (20) days prior to the expiration date of either coverage, IC&SC agrees to immediately remove all of its shelters, including foundations, and if it fails to do so CITY shall have the right to remove them and IC&SC shall be obligated to pay CITY its costs for such removal. If the shelter(s) are not properly maintained or repaired, IC&SC must remove such shelter(s) at their sole expense. CITY may require the removal of any shelter if any provision of this agreement is breached for a period of thirty (30) consecutive days.

14. **COMPENSATION TO THE CITY:** A. IC&SC will pay the CITY the greater of twenty percent (20%) of the advertising revenues, net any agency commission, generated by the rental space of shelters within the CITY or a guaranteed minimum payment of \$1,000.00 per shelter per year.

B. IC&SC will render an annual payment to the CITY, said payment to be received by April 1, of each year for all paid advertising revenue generated the previous year by shelters within the CITY.

C. IC&SC will allow reasonable inspection by authorized CITY officials at IC&SC's office during normal business hours, to review annual revenues payable to the CITY.

D. If desired, the CITY will receive one panel of advertising space, free of charge, in one shelter for a period of 30 days per year. The City must designate the desired shelter at least 60 days in advance by written notice to IC&SC. Further, the CITY must provide and deliver the advertising poster(s) to IC&SC 10 days prior to the date of installation.

15. **NOTICES:** All notices herein provided for shall be sent prepaid registered or certified mail addressed to the CITY Mayor or IC&SC President, at their respective business addresses.

16. **VENUE:** This Contract shall be interpreted in accordance with the laws of the State of Illinois, and venue shall be in the County of Cook, Second District.

ENTIRE AGREEMENT

This AGREEMENT represents the entire agreement between IC&SC and CITY OF DES PLAINES and supersedes all prior negotiations and agreements. This AGREEMENT may be amended only by written instrument signed by both parties hereto. This AGREEMENT and any modifications or additions hereto shall be binding upon and inure to the benefit of the respective parties, heirs, successors, assigns, partners and legal representatives. This AGREEMENT may not be assigned or transferred in any way except by the written consent of both parties hereto.

The CITY warrants and represents that it has the authority to enter into this AGREEMENT and that the necessary and proper resolutions have been approved and passed by the proper CITY Officials; further it is warranted and represented that the signatories to this AGREEMENT have the authority to so act.

ACCEPTED AND APPROVED:

ILLINOIS CONVENIENCE & SAFETY CORPORATION

BY: _____

BRUCE J. CAMPBELL – PRESIDENT

ATTEST:

CITY OF DES PLAINES

BY: _____

ATTEST:
