AGENDA

Zoning Board of Appeals

Wednesday, October 28, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

Zoning Board of Appeals

MINUTES TO BE APPROVED

General Minutes (10/14)

Z2608-08 / Pet Organic Goodies (10/14)

CASES TO BE HEARD

Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road - Woodfield Gatherings / Amendment to Existing Special Use to Add Medical Cannabis Dispensary

Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

Z2607-02 / 7 BREW / 177 N. Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

Z2607-03 / BAPJI AUTO SALES LLC / 613 Estes Avenue / Special Use for Internet Auto Sales Facility and Parking Variation

COMMENTS FROM THE PUBLIC

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

General Minutes (10/14)
10/28/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- ZBA General Minutes 10-14-26.docx

ZONING BOARD OF APPEALS
GENERAL MINUTES
October 14, 2026

CALL TO ORDER

The meeting was called to order by Chairman Harry Raimondi at 7pm.

Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Rob Morreale, Glenn Szurgot, Pat Riley, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present: Todd Wenger, PLA, ASLA
Senior Planner

CONSIDERATION OF MINUTES

Mr. Dolbeare made a motion, seconded by Mr. Riley, to approve the following minutes, as presented8

Mtg Date	Case Number and Name
9/23	General Minutes
	Z2608-08 / Pet Organic Goodies (continuation)
	Z2603-01 / Copley Center Outlot Redevelopment
	Z2608-04 / Andy's Frozen Custard

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)

1) Z2608-08 / PET ORGANIC GOODIES / 1128 S. Roselle Road (Schaumburg Towncenter Shopping Center) / Special Use for a Pet Grooming Facility

ADJOURNAMENT

Mr. Szurgot made a motion, seconded by Mr. Riley, to close the meeting.
All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:11pm.

_____
Taylor Storm, Temporary Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2608-08 / Pet Organic Goodies (10/14)
10/28/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2608-08 Pet Organic Goodies Mts 10-14-26.docx

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:01pm.

ROLL CALL
Members Present: Chairman Harry Raimondi, James Dolbeare, Elizabeth Veatch, Rob Morreale, Glenn Szurgot, Pat Riley, Patty Errera, Jeff Mytych and Dhitu Bhagwakar

Member(s) Absent:

A quorum was present.

Also Present:

Sworn in for testimony:	Todd Wenger, PLA, ASLA Senior Planner	Dagmara Hryn 1128 S. Roselle Road Schaumburg

Ms. Dagmara Hryn, Petitioner, stated that she has been a professional groomer for over 19 years. She is requesting approval to add a grooming service to her existing pet food business. She said the 150 square-foot grooming area will include a tub and a sink and will require no new electric or plumbing.

Mr. Todd Wenger stated that the subject business is located in the Schaumburg Towncenter Shopping Center at the corner of Wise and Roselle Roads. The Petitioner currently has an organic pet food business and would like to provide accessory grooming service. She is proposing to add a pet grooming area consisting of a tub, grooming table and two temporary holding kennels for pets awaiting grooming/pick-up. There may be one-to-three pets onsite at a given time. The grooming area will be approximately 150 square feet, and the interior footprint will change slightly. The shopping center has a parking surplus of over 230 spaces. Mr. Wenger said that Staff is supportive of the request and recommends approval, subject to the conditions of the Staff Report.

Chairman Raimondi asked the Recording Secretary if all of the proper public notices were completed and she said, yes.

Chairman Raimondi asked if the public had any questions or concerns. There were none.

Chairman Raimondi asked the Board for their comments.

Mr. Dolbeare, Mr. Szurgot, Ms. Errera, Mr. Mytych and Mr. Bhagwakar had no questions.

Mr. Riley asked if there will be a waste station outside. Ms. Hryn said that there is a grass and bush area in front where she plans to place a pet waste station with bags. She will also check the area at the end of each day to ensure that there is no waste to clean up.

Mr. Morreale asked who long the Petitioner has been at her current location, and Ms. Hryn said one year.

Ms. Veatch asked if the Petitioner plans to change her signage and Ms. Hryn said, no.

Chairman Raimondi asked the Petitioner if she agrees with the conditions on the Staff Report and Ms. Hryn said, yes.

PUBLIC HEARING CLOSED
Mr. Morreale made a motion, seconded by Mr. Mytych to close the hearing.
All ayes **MOTION CARRIED**

Mr. Dolbeare made a motion, seconded by Mr. Riley, to recommend approval of a Special Use for a Pet Grooming Facility for Pet Organic Goodies located at 1128 S. Roselle Road (Schaumburg Towncenter Shopping Center), Case No. Z2608-08 subject to the following conditions:

1. The Special Use shall be substantially in accord with the Project Narrative received by the Community Development Department on July 28, 2026.
2. The following plans/exhibits, as amended in accordance with the above conditions, shall be adopted as part of the governing ordinance:
   a. Floor Plans; Page 1-2; dated September 1, 2026; received by the Community Development Department on September 1, 2026.
   b. Project Narrative; Page 1; prepared by Dagmara Hryn; received by the Community Development Department on July 28, 2026.

MOTION CARRIED: vote: 9-0 with no member(s) absent

A poll was taken:
Mr. Dhitu Bhagwakar - Yes
Mr. James Dolbeare - Yes
Ms. Patricia Errera - Yes
Mr. Jeff Mytych - Yes
Mr. Rob Morreale - Yes
Mr. Harry Raimondi - Yes
Mr. Pat Riley - Yes
Mr. Glenn Szurgot - Yes
Ms. Elizabeth Veatch - Yes

The Petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, 10/27/26.

ADJOURNMENT
The meeting was adjourned at 7:11pm.

Todd Wenger, PLA, ASLA, Senior Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Taylor Storm, Temporary Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road - Woodfield Gatherings / Amendment to Existing Special Use to Add Medical Cannabis Dispensary
10/28/26
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner is requesting an amendment to an existing special use to allow medical cannabis dispending for Sunnyside Dispensary located at 1739 E. Golf Road.

Recommended Action:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends approval of an Amendment to Existing Special Use to add a Medical Cannabis Dispensary for Sunnyside Dispensary located at 1739 E. Golf Road, Case No. Z2609-02, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Plat of Survey.pdf
- REDACTED Z2609-02 Floramedex dba Sunnyside APP.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: October 28, 2026
DATE PREPARED: October 9, 2026

CASE NUMBER: Z2609-02

TITLE: Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road - Woodfield Gatherings / Amendment to Existing Special Use to Add Medical Cannabis Dispensary

BACKGROUND INFORMATION

Petitioner:	Charles Bachtell
Address of Petitioner:	Cresco Labs, 600 W. Fulton, Suite 800, Chicago, IL 60661
Status of Petitioner:	Tenant
Owner of Parcel:	SDG Golf, LLC
Address of Owner:	860 N. Milwaukee Ave., Suite 100 Buffalo Grove, IL 60089
Existing Zoning:	B-5 Planned Regional Center Business District
Existing Land Use:	Retail Shopping Center

Requested Action:

- Amendment to Existing Special Use to add a Medical Cannabis Dispensary [Title 15, Chapter 154, Section 154.90.21 of the Zoning Ordinance]

ANALYSIS

Staff Discussion:
The petitioner is requesting an amendment to an existing special use to allow medical cannabis dispending for Sunnyside Dispensary located at 1739 E. Golf Road. Sunnyside currently operates a licensed adult-use cannabis dispensary at the subject property.

Pursuant to the recently passed Illinois state law and regulation, senate bill 3222 was signed into law on June 12, 2026, as Public Act 104-0463. The law added section 15-37 to the Cannabis Regulation and Tax Act and allows an existing adult-use dispensary to obtain a separate medical cannabis dispensing license at the same address. The state law does not preempt the village's zoning authority.

The village regulates medical cannabis dispensaries under section 154.90.19 and adult-use cannabis establishments under section 154.90.21. The zoning code lists these separate special uses. Sunnyside's existing special use was approved by ordinance No. 20-034 for an adult-use cannabis dispensary only. Ordinance No. 24-016 subsequently amended the security plan in 2024. Accordingly, zoning approval to

add medical cannabis dispensing is required before the additional use may begin. The dispensary will continue to operate as is and no additional operational changes are proposed. Staff is supportive of the special use amendment.

Zoning History

There is no zoning history on the subject property prior to the construction of Woodfield Mall which was built in the early 1970's. Several outlots have been developed over the years: Promenade Venture I and II (Case No. Z9710-01 and Case No. Z9710-02), Olive Garden (Case No. Z9906-01), Longhorn Steakhouse (Case No. Z1112-02), and Shake Shack (Case No. Z1710-0, Ord. No. 18-082). In 2014, the Village Board approved a final plat for the Firestone parcel (Case No. Z1311-06). In 2017, the Village Board granted site plan approval, parking variation, landscape variation, and a dumpster enclosure variation for Woodfield Gatherings (Case No. Z1605-02, Ordinance No. 17-012); and special use approval for MOD Pizza (Case No. Z1706-01, Ordinance No. 17-065, honeygrow Restaurant (Case No. Z1706-02, Ordinance No. 17-066), and Naf Naf Grill (Case No. Z1706-06, Ordinance No. 17-072). In 2018, the Village Board granted special use approval for Kura Sushi (Case No. Z1801-03, Ord. No. 18-025), and B. Good (Case No. Z1805-08, Ord. No.18-078). In 2019, the Village Board granted special use approval and a landscape variation for Blackwood BBQ (Case No. Z1902-02, Ord. No. 19-023). The Village Board granted approval of a Plat of Subdivision for Woodfield Gatherings in April 2020, Case No. Z2002-01). In May 2020, the Village Board granted special use approval for an adult use cannabis dispensary for Sunnyside (Case No. Z1912-03, Ord. No. 20-034). In March 2024, the Village Board granted an amendment to an existing special use for Sunnyside security plan (Case No. Z2401-09, Ord. No. 24-016).

Surrounding Zoning and Land Uses:

North: B-5 Planned Regional Center Business District (Woodfield Village Green)
South: B-5 Planned Regional Center Business District (Woodfield Mall)
East: B-5 Planned Regional Center Business District (Firestone)
West: B-5 Planned Regional Center Business District (Diamonds Direct)

Comprehensive Plan Designation:

The Future Land Use map within the Comprehensive Plan identifies the subject property as "Regional Center". The Regional Center classification includes uses such as retailers, restaurants, offices, and large multi-tenant shopping centers that have a regional base. Additionally, adult use cannabis dispensaries are permitted as a Special Use in the Golf Road Overlay District. The proposed use is consistent with the Regional Plan classification and the Golf Road Overlay District land use classifications.

Recommendation:

Staff has reviewed the petitioner's request and is supportive of the request. Therefore, staff recommends **approval** of an Amendment to Existing Special Use to add a Medical Cannabis Dispensary for Sunnyside Dispensary located at 1739 E. Golf Road, Case No. Z2609-02, subject to the following conditions:

1. All terms and conditions of Ordinance No. 20-034 and 24-016 not specifically revised herein are hereby reaffirmed by reference.
2. Prior to the issuance of a business license, the Petitioner shall provide a copy of the approved State license to operate a medical cannabis establishment.
3. The following plans shall be adopted as part of the governing ordinance:
   a. Project narrative, received by the Community Development Department on September 29, 2026.





Subject Property

Z2609-02

FLORAMEDEX, LLC d/b/a SUNNYSIDE

Special Use Amendment

0 50 100

Feet

VILLAGE OF SCHAUMBURG

1739 E. Golf Rd

Prepared By:
Village of Schaumburg
Community Development Department

FloraMedex, LLC currently operates a licensed adult-use cannabis dispensary at 1739 E. Golf Road, Schaumburg, Illinois. The purpose of this application is to obtain the necessary zoning approval to add medical cannabis dispensing to the existing adult-use dispensary.

The dispensary currently employs 30 employees and operates seven days per week from 9:00 a.m. to 9:00 p.m.

No other operational changes are proposed as part of this project. The dispensary will continue to operate from the existing premises with its current staffing, security measures, customer access, parking, and general operating procedures. The proposed change will allow the existing licensed dispensary to also serve qualifying medical cannabis patients in accordance with applicable State of Illinois requirements.



SITE PLAN

N

EPSTEIN
600 W. Fulton Street; Chicago, IL 60661
(312) 454-9100

FloraMedex, LLC, d/b/a Sunnyside
1739 E. Golf Road

April 1, 2020

CONFIDENTIAL

Development Review Application

DEVR-26-67

Submitted On: Sep 29, 2026

Applicant

Charles Bachtell
[redacted]
[redacted]

Primary Location

1739 E GOLF RD
Schaumburg, IL 60173

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2609-02 / FLORAMEDEX, LLC d/b/a SUNNYSIDE / 1739 E. Golf Road – Woodfield Gatherings / Amendment to Existing Special Use to add Medical Cannabis Dispensary

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Operator

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

SDG Golf, LLC

Property Owner Street Address

860 N. Milwaukee Ave S

Property Owner City

Buffalo Grove

Property Owner State

IL

Property Owner Zip Code

60089

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-13-200-041-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Rezoning

--

Special Use - Commercial

true

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

FloraMedex, LLC DBA Sunnyside currently operates a licensed Cannabis Adult Use dispensary at this location. The intention of this submission and desired approval is to add medical cannabis dispensing at this same location pursuant to a state law change that allows medical dispensing licensure at adult use locations.

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility
10/28/26
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests approval for a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC to be located at 1212 Mitchel Blvd.

Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC, to be located at 1212 Mitchell Blvd, Case No. Z2608-03, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Submittal Packet
- REDACTED Z2608-03 Auto Hub Motors App.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: October 28, 2026

DATE PREPARED: October 19, 2026

CASE NUMBER: Z2608-03

TITLE: Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

BACKGROUND INFORMATION

Petitioner:	Anna Linscheid
Address of Petitioner:	2415 East Steeple Chase Circle, Libertyville, IL 60048
Status of Petitioner:	Owner
Owner of Parcel:	Aisha Saiitabelkova
Address of Owner:	1303 Algonquin Road Lake in the Hills, IL 60156
Existing Zoning:	M-1 Manufacturing
Existing Land Use:	Industrial / Warehouse

Requested Actions:

- Special Use for an Internet Auto Sales Facility in the M-1 District [Title 15, Chapter 154, Section 154.90.08 of the Zoning Ordinance]

ANALYSIS

Summary:



The petitioner requests approval for a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC to be located at 1212 Mitchel Blvd. The subject property is a standalone single tenant industrial building of approximately 5,400 square feet. The floor plans indicate a mechanic shop, breakroom, office, bathrooms, paint storage room and a utility room. The petitioner proposes to use the space for vehicle display, sales, and light reconditioning/detailing. The business will advertise vehicles online and customers will be required to make appointments prior to visit. The facility will be open from 10:00 a.m. to 6:00 p.m., Monday through Friday, and 10:00 am to 5:00 pm on Saturday. The business will include 3 to 4 employees. A maximum of 5 vehicles for sale can be parked on the exterior of the property. Stored vehicles in the parking lot shall not be visible from the street.

The Village Board approved an amendment to the Municipal Code to create regulations for Internet Auto Sales Facilities on April 25, 2017 (Case No. Z1703-04, Ord. No. 17-036). At that time, business owners were experiencing parking shortages when several internet auto sales facilities were located in multi-tenant buildings. The intent of the regulations was to provide limitations on the number and locations of vehicles stored outdoors and to restrict advertising, such as window signage, on these vehicles.

The Village has approved numerous Internet Auto Sales Facilities since the 2017 code amendment. The regulations continue to limit outdoor vehicle storage, require customer activity to occur by appointment only, prohibit advertising inviting the general public to the showroom, and require compliance with State of Illinois licensing requirements.

Business Name	Case No.	Address	Interior Square Footage	Total Cars
Oxide Auto	Z1708-02	649 Morse Ave	1,080 sq ft NFA	5
Drive Now	Z1711-02	509 Estes Ave	4,050 sq ft NFA	10-15
CRS Auto Group	Z1802-08	1449 Payne Rd	3,726 sq ft NFA	15-20
Lux Motorsport	Z1809-02	980 Remington Road	12,931 sq ft NFA	30-50
Ohare Auto	Z1912-01	655 Lunt Ave	9,994 sq ft NFA	30-50
Prestige Motors	Z2002-03	707 Remington Rd, Unit 2	3,150 sq ft NFA	15-20
Finner's Motors	Z2007-08	618 Morse Ave	400 sq ft (Office Only)	2 (Exterior)
B&G Internet Auto Sales	Z2008-03	1803 W. Wise Rd	333 sq ft Office 5 Service Bays	2
Strada Motorsports	Z2009-01	641 Estes Ave.	9,036 sq ft NFA	29-34
Ideal Auto	Z2012-04	555 Estes	3,964 sq ft NFA	8-12
Schaumburg Motor Cars	Z2102-04	975 Lunt Ave.	4,500 sq ft NFA	14-16
Palatine Auto Group	Z2105-01	720 Lunt Ave.	3,150 sq ft NFA	10-12
My Cars	Z2205-03	1010 Morse Ave, Unit D	1,800 sq ft NFA	2-3
Savage Auto	Z2211-03	979 Lunt Ave	1,296 sq ft NFA	3
Legit Street Cars	Z2301-03	735 Estes Ave	2,910 sq ft NFA	2
BA Auto Group	Z2303-04	1031 Lunt Ave	997 sq ft NFA	2
Bravo Auto Sales	Z2306-03	502 Morse Ave, Unit C	100 sq ft NFA (Office Only)	2
Vantage Auto Group	Z2308-01	1821 Mitchell Blvd	4,450 sq ft NFA	20
Windy City Autos	Z2404-05	1384 Mitchell Blvd	4,005 sq ft NFA	20
Autoline LLC	Z2404-06	908 Morse Ave	3,500 sq ft NFA	10
Carfino Motors	Z2407-01	1300 Remington Rd Suite F	3,185 sq ft NFA	20
Nomad Auto Group	Z2502-02	617 W Wise Rd	1863 sq ft NFA	8

Chicago Motors Direct	Z2503-05	1116 Morse Ave	3,252 sq ft NFA	6
DH Automotive	Z2608-05	1025 Lunt Ave, Unit A	2,500 sq ft NFA	0

Zoning History:
There is no zoning history on record. Subject building has housed various industrial and auto related uses.

Surrounding Zoning and Land Uses:
North: M-1 Manufacturing (435-439 W. Wise Rd - Multi-tenant building)
South: M-1 Manufacturing (1230 Mitchell Blvd – AT&T warehouse building)
East: M-1 Manufacturing (409 W. Wise Rd – Brickwork Supply Center)
West: M-1 Manufacturing (479-487 W. Wise Rd – Multi-tenant building)

Compatibility with Surrounding Land Uses:
The proposed internet auto sales facility is compatible with the industrial character of the area. The space was previously used by another internet auto dealer which existed prior to the adoption of the internet auto code in 2017. The proposed use is not expected to negatively impact adjacent properties or the surrounding district.

Comprehensive Plan Designation:
The property is designated for Industrial uses according to the Village Comprehensive Plan.

Parking:
Staff has reviewed the petitioner's request under the current parking requirements and is as follows.

Use / Square Footage	Parking Rate	Required Parking
Proposed Auto Hub Motors LLC 5,400 sq. ft. GFA 4,860 sq. ft. NFA	2 spaces per 1,000 sq. ft. NFA	10 spaces
Parking Required		10 spaces
Parking Provided		20 spaces
Parking Surplus		10 spaces

Ordinance Standards and Regulations:
§154.90.08 - INTERNET AUTO SALES.
All activities, including vehicle storage, shall occur completely within the enclosed building or rear of the property, except for the arrival and departure of automobiles.
The petitioner is permitted to store up to 5 vehicles for sale in the rear parking lot. All other business operations will occur inside the building.

Freestanding buildings can store up to five (5) vehicles if they are screened from the roadway. Multi-tenant buildings can store up to two (2) vehicles if they are screened from the roadway.

The subject property is a freestanding building so the petitioner is allowed to store up to 5 vehicles for sale in the rear parking lot.

The use shall be limited to the display of vehicles to customers by appointment only and related office use.
The business will offer vehicles for sale online and will require customers to make an appointment to view vehicles.

No more than one (1) such use shall be permitted in a multi-tenant building.
The subject property is a freestanding building.

No advertising inviting the general public to the showroom shall be permitted.
The business will not include any signage inviting general public.

The business must be in compliance with applicable regulations of the Illinois Secretary of State's office with respect to licensing and obtain a state dealers license.
The petitioner has indicated that a dealer's license is required for the business and understands that all applicable State licensing requirements must be met.

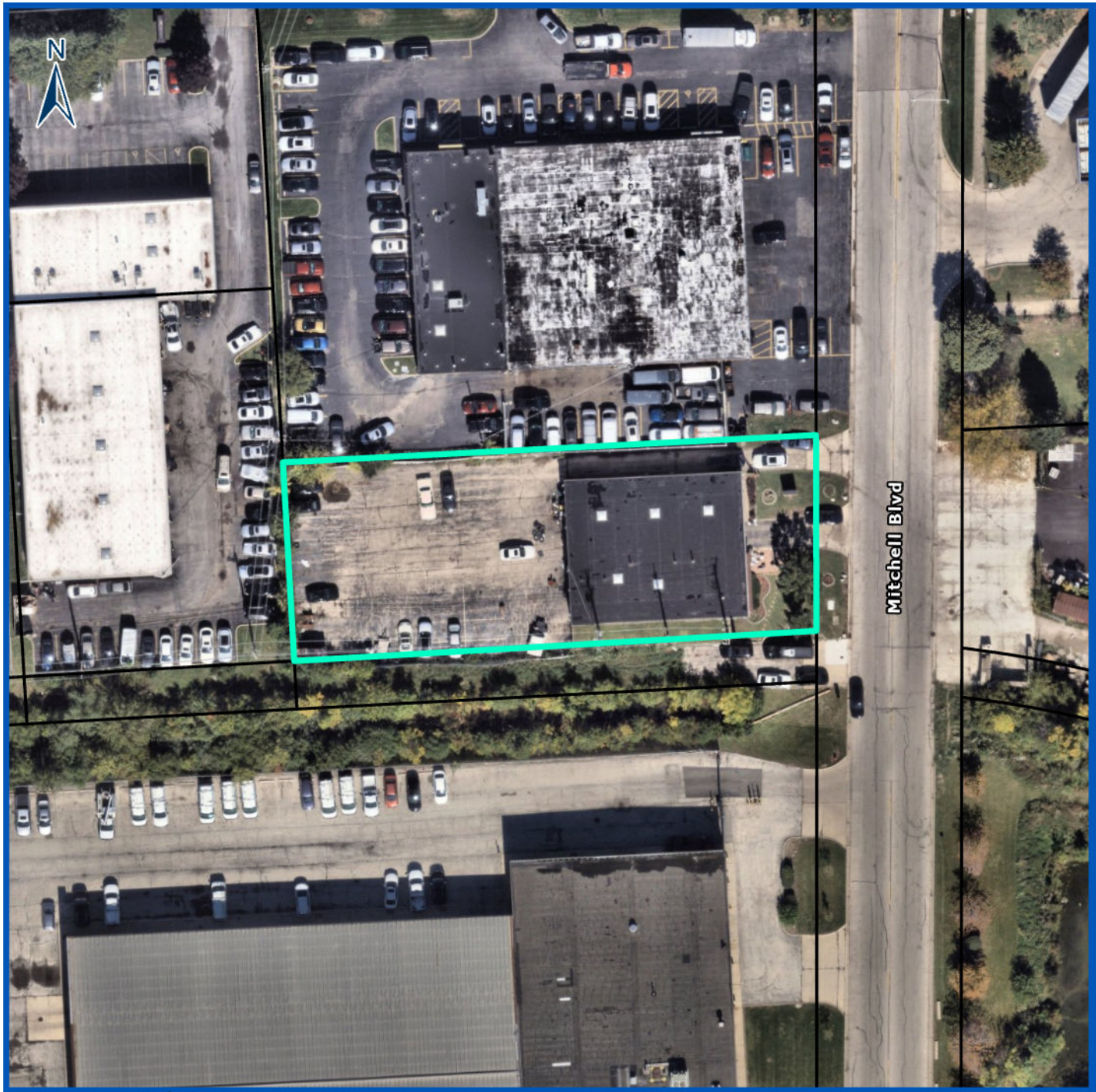
The proposed Internet Auto Sales Facility meets the applicable criteria of Section 154.90.08 of the Zoning Code as listed above. Staff believes that the proposed use will not negatively impact the surrounding uses or district in general. Therefore, staff is supportive of the request for a Special Use for an Internet Auto Sales Facility.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use for an Internet Auto Sales Facility for Auto Hub Motors LLC, to be located at 1212 Mitchell Blvd, Case No. Z2608-03, subject to the following conditions:

1. All activities, including vehicle storage, shall occur completely within the enclosed building, except the arrival and departure of automobiles.
2. The business must remain in compliance with applicable regulations of the State of Illinois Secretary of State with respect to licensing and obtain a state dealers license.
3. No signage on the premises which invites the general public to view cars for sale shall be permitted.
4. The Special Use shall be substantially in accordance with the Project Narrative received by the Community Development Department on July 7, 2026.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Business Narrative and Statement, prepared by Birch Real Estate Team, dated October 20, 2026 and received by the Community Development Department on October 20, 2026.
   b. Floor Plan, received by the Community Development Department on July 7, 2026.
   c. Plat of Survey, received by the Community Development Department on July 7, 2026.

Pc: Petitioner
Property Owner





Subject Property

Z2608-03

AUTO HUB MOTORS LLC

Special Use for an Internet Auto Sales Facility

0 30 60
Feet

VILLAGE OF SCHAUMBURG

1212 Mitchell Blvd

Prepared By:
Village of Schaumburg
Community Development Department

PROJECT NARRATIVE

Special Use Permit Application — Automotive Dealership

Property Address:	1212 Mitchell Blvd, Schaumburg, IL 60193
PIN:	07-33-200-047-0000
Applicant / Business:	Autohub Motors LLC
Principal:	Aisha Seiitbekova
Proposed Use:	Used-Vehicle Dealership (Online Sales, Customer Visits by Appointment Only) with Indoor Mechanical Repair and Paint
Date:	October 20, 2026

Project Description

Autohub Motors LLC proposes to operate a used-vehicle dealership at 1212 Mitchell Blvd, Schaumburg, IL, continuing the automotive sales use previously established on the site by A-1 Motor Sales. Vehicle sales will be conducted online, with inventory marketed, negotiated, and transacted through online platforms. The site will serve as the dealership's licensed business location for inventory storage, vehicle staging, administration, and reconditioning/detailing within the existing 5,400 sq ft building. The building's existing mechanic shop and paint room will be used for mechanical repair and painting of dealership inventory, conducted entirely indoors. There will be no walk-in showroom or retail sales floor. Customer visits will be limited to scheduled appointments for vehicle inspection, test drives, and pickup. No outdoor vehicle repair, painting, or bodywork is proposed.

Number of Employees

The dealership will employ 3 to 4 staff, including online sales, administrative, mechanical repair, paint, and detailing/reconditioning personnel.

Proposed Hours of Operation

Monday through Friday, 10:00 a.m. to 6:00 p.m., and Saturday, 10:00 a.m. to 5:00 p.m. The dealership will be closed on Sunday. All customer visits during these hours will be by scheduled appointment only.

Operational Details

- Vehicle sales will be conducted online; the site will not operate as a walk-in retail showroom.
- Customer visits for inspection, test drives, and vehicle pickup will be by scheduled appointment only.
- Inventory will be stored and staged in designated, striped parking areas on site.
- Employee and appointment parking will be maintained separately from inventory staging areas.
- No outdoor storage of inoperable, unlicensed, or salvage vehicles.
- Mechanical repair will be performed inside the existing mechanic shop, and painting will be performed inside the existing paint room, with paint materials kept in the existing paint storage room. Detailing and reconditioning will also be performed indoors; no outdoor painting, bodywork, or mechanical repair will occur.
- Paint, mechanical, and related operations will comply with all applicable Village building and fire codes and state and federal environmental requirements.

Prepared by the Birch Real Estate Team on behalf of Autohub Motors LLC.

STATEMENT IN SUPPORT OF SPECIAL USE PERMIT

Standards and Findings — Village of Schaumburg Zoning Ordinance

Property Address:	1212 Mitchell Blvd, Schaumburg, IL 60193
PIN:	07-33-200-047-0000
Applicant / Business:	Autohub Motors LLC
Principal:	Aisha Seiitbekova
Current Zoning:	WRHSE (Warehouse/Industrial)
Requested Approval:	Special Use Permit — Automotive Dealership with Indoor Mechanical Repair and Paint
Date:	October 20, 2026

Introduction

This statement is submitted in support of the Special Use Permit application for 1212 Mitchell Blvd, Schaumburg, IL, and addresses the standards the Village Board applies when evaluating a special use request. Under the Village's zoning ordinance, a special use may be approved where the Board finds the proposed use desirable or necessary to the public convenience or welfare, and harmonious and compatible with other uses adjacent to and in the vicinity of the site. Each relevant consideration is addressed below.

1. Public Convenience and Necessity

The proposed used-vehicle dealership supports an online automotive sales operation by continuing an established automotive use at a site already improved and equipped for that purpose, including an existing mechanic shop and paint room. Approval allows a vacant, previously dealer-operated building to return to productive use without new construction, additional site disturbance, or infrastructure demand.

2. Harmony and Compatibility with Surrounding Uses

1212 Mitchell Blvd was previously operated as an automotive dealership by A-1 Motor Sales, and the surrounding corridor includes a mix of commercial, warehouse, and service-related businesses consistent with automotive use. Because sales are conducted online, the site will function much like the surrounding warehouse and service uses, with inventory storage, staging, mechanical repair, painting, and reconditioning as its primary on-site activities, all conducted indoors. The proposed dealership continues the site's established character rather than introducing a new or incompatible use, and will operate entirely within the existing 5,400 sq ft building and its associated paved areas.

3. Traffic, Parking and Site Circulation

The dealership is a low-traffic-generating use relative to other permitted uses in the district. Vehicle sales are conducted online, and the site will not draw walk-in retail traffic. Customer visits will be limited to scheduled appointments for vehicle inspection, test drives, and pickup during business hours (Monday through Friday, 10:00 a.m. to 6:00 p.m., and Saturday, 10:00 a.m. to 5:00 p.m.). Inventory staging, employee parking, and appointment parking will be maintained in clearly delineated, striped areas on site, consistent with the site's existing improvements, and no changes to site access or circulation are proposed.

4. Public Health, Safety and Welfare

All mechanical repair, painting, detailing, and reconditioning will be conducted indoors, within the existing mechanic shop, paint room, and building. No outdoor painting, bodywork, or mechanical repair will occur, and

no outdoor storage of inoperable, unlicensed, or salvage vehicles will occur. Paint and mechanical operations will comply with all applicable Village building and fire codes and state and federal environmental requirements, and the applicant will obtain all related permits the Village requires. These operational commitments, together with appointment-only customer visits, are intended to minimize noise, emissions, traffic, and visual impact to neighboring properties.

5. Consistency with Village Development Objectives

The proposed use maintains an existing commercial building in active, income-producing use and requires no expansion of the building footprint or exterior site modifications beyond routine maintenance. The applicant is prepared to accept reasonable conditions of approval regarding screening, lighting, signage, or appointment-only customer visits the Village finds appropriate for the site.

Conclusion

For the reasons outlined above, the applicant respectfully requests that the Zoning Board of Appeals recommend, and the Village Board approve, the Special Use Permit for automotive dealership use at 1212 Mitchell Blvd, including indoor mechanical repair and paint operations. The applicant and ownership team are available to provide any additional information the Village requires during its review.

Prepared by the Birch Real Estate Team on behalf of Autohub Motors LLC.

DRIVE WAY

ENTER

BACK DOOR

MAIN GARAGE DOOR

MECHANIC SHOP

GARAGE DOOR

BACK PARKING LOT

ELECTRIC ROOM

PAINT STORAGE

PAINT GARAGE DOOR

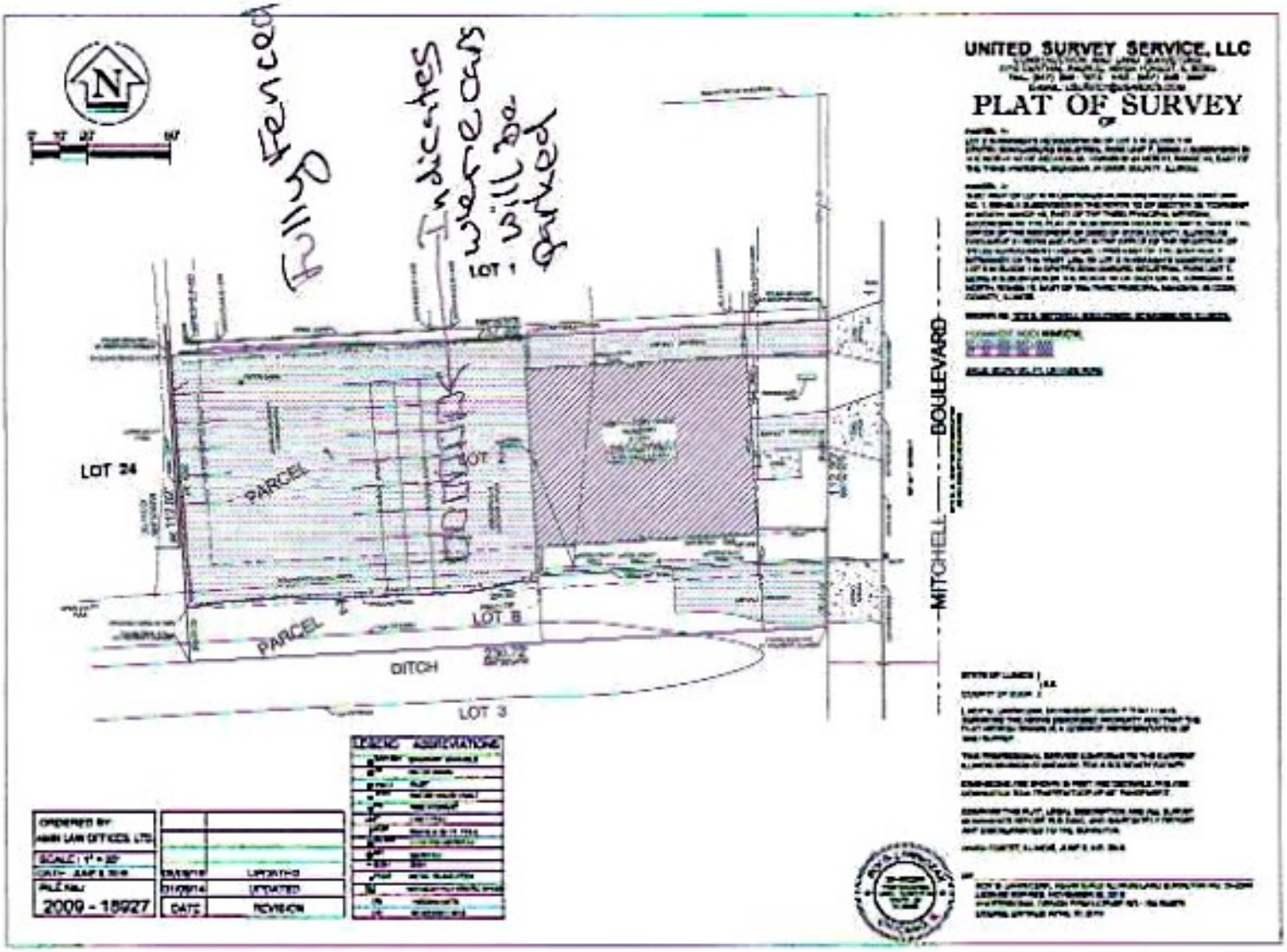
PAINT ROOM

MAIN DOOR

RECEPTION

BATHROOM

STORAGE ROOM


UNITED SURVEY SERVICE, LLC
PLAT OF SURVEY
Fill to fence
Indicates where corn will be planted
LOT 1
LOT 24
PARCEL 1
PARCEL 2
LOT 2
LOT 3
DITCH
MITCHELL BOULEVARD
ORDERED BY
ANN LAW OFFICES, LTD.
SCALE: 1" = 20'
FILE NO.
2009 - 18927
DATE
01/09/14
REVISION
UPDATED

Development Review Application

DEVR-26-45

Submitted On: Jul 7, 2026

Applicant

Anna Linscheid
8477212662
@ purplemooseps@gmail.com

Primary Location

1212 MITCHELL BLVD
Schaumburg, IL 60193-4540

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

Z2608-03 / AUTO HUB MOTORS LLC / 1212 Mitchell Boulevard / Special Use for an Internet Auto Sales Facility

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Consultant

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Aisha Saiitabelkova

Property Owner Street Address

1303 Algonquin Road

Property Owner City

Lake in the Hills

Property Owner State

IL

Property Owner Zip Code

60156

Property Owner Phone Number

847 674-8756

Property Owner Email

Aishaseiitbekova@gmail.com

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Industrial

PIN Number

07-33-200-047-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

--

Site Plan Approval New Building > 20,000 Sq. Ft.

--

Special Use - Commercial

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

true

If Other, Describe

continuing use of exact like business

Brief description of the request

We are transferring current use to the new owner. Please advise to the correct filing. Thank you@

Project Staff

Type

General Contractor

If Other, Describe

Owner

Company Name

Auto Hub Motors LLC

Staff Name

Aisha Saiitabelkova

Staff Mailing Address

1303 Algonquin Road Lake in the Hills, IL 60156

Staff Phone Number

+1 (224) 551-5454

Staff Email

Aishaseiitbekova@gmail.com

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2607-02 / 7 BREW / 177 N. Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation
10/28/26
Zoning Board of Appeals

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests a Plat of Subdivision, Site Plan Approval and Special Use Approval for a Type "B" Restaurant, Special Use Approval for a Drive-Through facility, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew Coffee, to be located at 177 N. Barrington Road.

Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends approval of a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew, to be located at 177 N. Barrington Road, Case No. Z2607-02, subject to listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Operations Narrative
- Architecture Plans
- Engineering Plans
- Landscape Plans
- Signage Package
- Photometric Plan
- Plat of Subdivision

PROJECT REVIEW GROUP REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: October 28, 2026

DATE PREPARED: October 14, 2026

CASE NUMBER: Z2607-02

TITLE: Z2607-02 / 7 Brew / 177 N. Barrington Road / Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

BACKGROUND INFORMATION

Petitioner:	Evan Boulware
Address of Petitioner:	1 E Wacker Drive Suite 2700, Chicago, IL 60601
Status of Petitioner:	Project engineer
Owner of Parcel:	Brett Lesley
Address of Owner:	3060 Peachtree Rd NW, Suite 400 Atlanta, GA 30305
Existing Zoning:	B-2, General Business District
Existing Land Use:	Vacant building

Requested Actions:

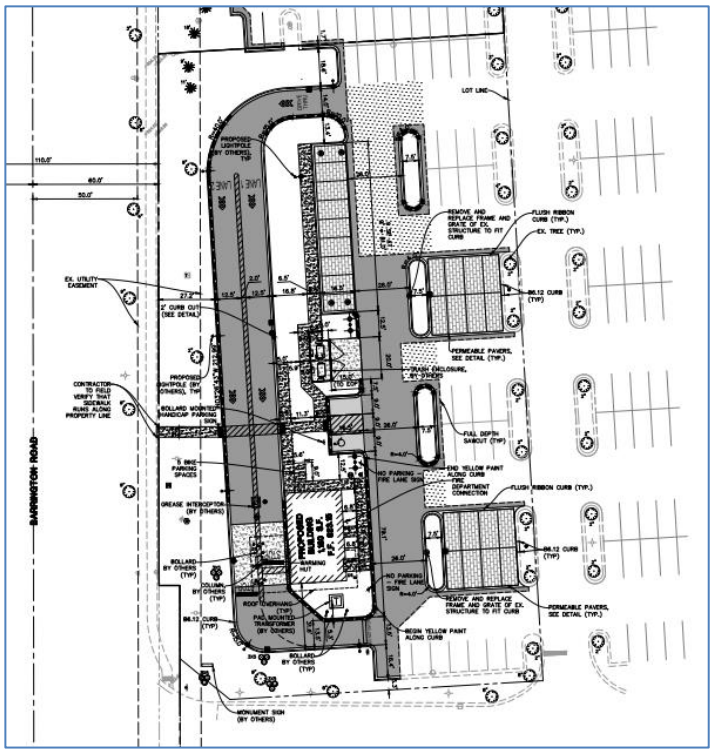
- Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Zoning Ordinance]
- Site Plan Approval to Construct a 1,140 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Type "B" Restaurant [Title 15, Chapter 154, Section 154.90.04(A)(2) of the Zoning Ordinance]
- Special Use for a Drive Through [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce the Foundation Landscape Area on the west side of the building by 10’, from 10’ to 0’ and on the east side of the building by 3’, from 10’ to 7’[Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]
- Parking Variation to Provide 49 Additional Parking Spaces from the Maximum Permitted 10 Spaces [Title 15, Chapter 154, Section 154.122(D) of the Zoning Ordinance]
- Variation to Reduce Interior Parking Setback from 5’ to 0’ [Title 15, Chapter 154, Section 154.173(C)(6)(b)(2) of the Zoning Ordinance]

ANALYSIS

Summary:

Site Plan Approval:

The petitioner requests a Plat of Subdivision, Site Plan Approval and Special Use Approval for a Type "B" Restaurant, Special Use Approval for a Drive-Through facility, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew Coffee, to be located at 177 N. Barrington Road.

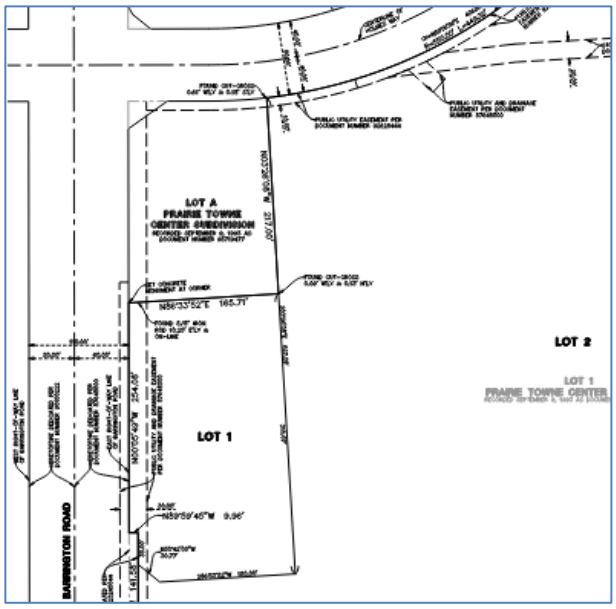


The property is located in the Prairie Towne Center shopping mall, adjacent to the existing Kohl's Department Store. The lot is zoned B2, General Business. The applicant plans to subdivide the property, currently 171 N. Barrington Road, and establish a new parcel with the address 177 N. Barrington Road. The subject site is planned to be developed as a 7 Brew drive through coffee building (+/- 1,140 sq. ft.) with a double lane drive through which wraps the building on the north, west and south sides. Landscaping is provided around the drive lanes as well as foundation plantings around the north, east and south sides of the building. Additional shrubs and perennials are provided to fill gaps in the existing landscaping within the property setback.

Access to the shopping center is provided from Barrington Road south of the site. Access to the lot will be provided via an existing internal parking lot east/west drive aisle. 7 Brew operates exclusively as a drive-through concept, with no dine-in area and specializes in serving espresso based coffee, chillers, teas, energy drinks, sodas and smothies. 7 Brew is a drive-through concept with a dual drive-through configuration. Employees take orders on tablets instead of a traditional drive-through speaker box to facilitate faster service. Hours of operations are expected to be from 5:30 am to 10 pm on weekdays and from 5:30 am to 11pm on weekends. Each 7 Brew operates with 5 employees at the stand during peak times. Eleven parking spaces are provided to the north of the building and pedestrian facilities are provided for employees to serve customers in the drive-through queue and to access the sidewalk on Barrington Road.

Plat of Subdivision

The petitioner is proposing to subdivide the existing parcel, adding an additional outlot on the west side of the property. Lot A is an existing outlot which occupies the northwest portion of the shopping center and is currently occupied by Napoli Per Tutti. Lot 1 is planned for the 7 Brew development and located immediately south of Lot A. The remainder of the shopping center will be Lot 2. The existing zoning of the property is B-2. The proposed lot meets the minimum bulk requirements regarding lot size, width, coverage, and floor area ratio (FAR). Staff has requested a draft declaration of easements, covenants, conditions, and restrictions document to be submitted by the petitioner for staff to review. The document includes provisions for various shared site components such as ingress and egress, drive aisles, utilities, parking, landscaping, maintenance, and upkeep of common areas



Design Analysis

All buildings in Business Districts shall be constructed of face brick or comparable material. The proposed exterior facade for 7 Brew's building will be clad in two shades of grey brick. The canopy and distinctive curved roof are clad in blue metal panel and trimmed with matching blue LED strip lighting which is fully shielded on all sides to minimize glare. A raised parapet wraps the sides of the building to hide roof top mechanical units.





The proposed building meets design standards and will complement the surrounding buildings.

Special Use for a Type "B" Restaurant and Special Use for a Drive Through

Freestanding type "B" restaurants and drive through facilities require Special Use approval in the B-2 District. As a drive-through based business, the applicant has proposed two drive through lanes to navigate customer traffic with stacking capacity for 25 vehicles. Customers enter the drive through from the interior of the main shopping center on the east side of the site. The drive through wraps around the 7 Brew building on the west side of the lot where customers are greeted and give their orders to 7 Brew employees directly instead of using a speaker system, customers are served their orders under the canopy at the west side of the building before exiting south east of the building back into the interior shopping center parking lot. Drive through traffic is isolated from the parking provided to the northeast of the building and required landscaping is provided to buffer the drive through lanes. The applicant has provided traffic studies to demonstrate the additional vehicle traffic to the drive through will not be detrimental to existing commercial uses in the center. Vehicle stacking, parking layout, circulation and landscaping comply with village code and support the business use as a Type "B" restaurant.

The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions and their application to the requested variations are as follows:

The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community

The requested drive through type "B" restaurant is compatible with other auto-oriented uses along Barrington Road. Restaurants are a desire use for the area expressed in the Comprehensive Plan.

Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity

A drive through type "B" restaurant is a compatible use with the surrounding commercial and retail uses and would not be detrimental to the surrounding properties or community.

The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.

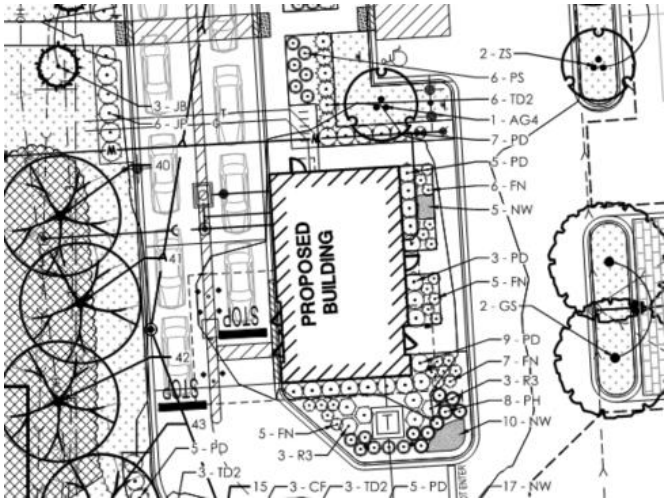
The proposed uses comply with regulations as specified in the code.

Variations

The petitioner is requesting the following variations:

Foundation Landscape

The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 0 feet on the west side. The west side of the building is where cars will pull up to receive their orders, the reduced landscaping area is necessary because operations require the walkout doors open directly to the drive through.



The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 7 feet on the east side. The reduced landscaping area is necessary due to site constraints and the need to provide space for the existing drive and minimum sidewalk width. Staff is supportive of the proposed variations and acknowledges the additional landscaping being provided for foundation landscaping on the south of the building as well as in the tree islands adjacent to the parking aisles which are 12’ wide, 5’ over the required 7’ minimum.

Maximum Parking

The proposed restaurant has a net floor area of 1,140 square feet. Based on this size, 7 parking stalls are required by code. The petitioner is showing 59 parking stalls which meets the minimum requirement. For projects involving site plan approvals or site plan amendments, the number of parking spaces provided shall not exceed ten percent (10%) of the minimum number of parking spaces required by this section or three (3) plus the number of parking spaces required by this section, whichever is greater. The parking shown exceeds maximum parking requirements by 49 spaces. The proposed development will exceed maximum parking requirements by retaining existing parking serving the Prairie Towne Center shopping mall. The petitioner has provided draft shared parking agreements to maintain this parking for the use of surrounding businesses. Staff supports the petitioners request for a variation to exceed maximum parking requirements given that the surplus parking will continue to serve the parking needs of Prairie Town Center as a whole.

Required Parking for the entire shopping center is calculated as follows:

Use / Square Footage	**Parking Rate**	**Required Parking**
Proposed 7 Brew Type “B” Restaurant 1,140 sq. ft. GFA 1, 026 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	7 spaces
Parking Required		**7 spaces**

Parking Provided		**59 spaces**
YMCA Health Recreation Facility 132,377 sq. ft. GFA 122,967 sq. ft. NFA		
9-multi-sport court (pickleball, volleyball, basketball) (28,200 sq. ft. NFA)	4 per each handball, racquetball or squash court	36 spaces
1,669 sq. ft. NFA	10 per 1,000 square feet of swimming pool water surface plus 1 per employee	17 spaces 3 spaces
28,313 sq. ft. NFA	2 per 1,000 square feet of weight or exercise room NFA	57 spaces
64,785 sq. ft. NFA	1 per 1,000 square feet of remaining indoor NFA.	65 spaces
Outlot on Schaumburg Road Children's Recreation Center 3,855 sq. ft. NFA (exercise activity spaces) 300 sq. ft. NFA (office, employee room, storage)	25% of occupancy (100 capacity) 5 spaces per 1,000 sq. ft. of NFA	25 spaces 2 spaces
Retail and General Services 5,413 sq. ft. GFA 4,694 sq. ft. NFA	5 spaces /1,000 sq. ft. NFA	19 spaces
Type "B" Restaurant 1,088 sq. ft. GFA 979 sq. ft. NFA	6 spaces / 1,000 sq. ft. NFA	6 spaces
Type "C" Restaurant 3,165 sq. ft. GFA 1,365 sq. ft. NFA	12 spaces / 1,000 sq. ft. NFA	34 spaces
Anchor Store – Retail Space Kohl's 96,422 sq. ft. GFA 86,779 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	386 spaces
Retail 1320 sq. ft. GFA 1188 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	5 spaces

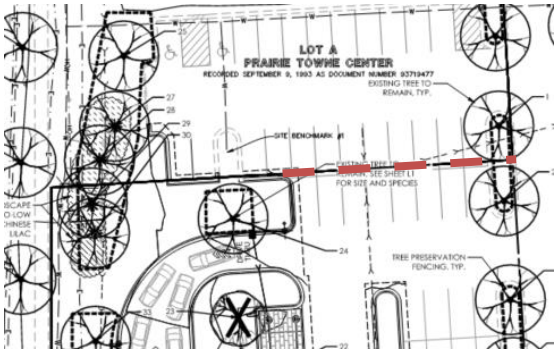
Retail 5500 sq. ft. GFA 4950 sq. ft. NFA	4 spaces / 1,000 sq. ft. NFA	20 spaces
Outlot A (SE Corner Schaumburg & Barrington) Retail 5,016 sq. ft. GFA 4,514 sq. ft. NFA Type "C" Restaurants 5,807 sq. ft. GFA 5,226 sq. ft. NFA Physical Therapy 2,508 sq. ft. GFA 2,257 sq. ft. NFA	 4 spaces / 1,000 sq. ft. NFA 12 spaces / 1,000 sq. ft. NFA 5 spaces /1,000 sq. ft. NFA	 23 spaces 63 spaces 11 spaces
Outlot B (Bank) 3,500 sq. ft. GFA 3,150 sq. ft. NFA	5 spaces/1,000 sq. ft. NFA	16 spaces
Outlot C (Barrington & Holmes Way) Retail 5,250 sq. ft. GFA 4,725 sq. ft. NFA Type "A" Restaurant 1,750 sq. ft. GFA 1,575 sq. ft. NFA	 4 spaces/1,000 sq. ft. NFA 16 spaces / 1,000 sq. ft. NFA	 19 spaces 25 spaces
Total Parking Required		**839 spaces**
Total Parking Provided		**1,021 spaces**
Total Parking Surplus		**182spaces**
Previous Variations Granted		**422 spaces**

Per section 154.123 of the Zoning code, a total of 7 parking spaces are required for the uses on the subject property. The subject property has a total of 59 parking spaces that are located east and north of the building. All the properties in the Prairie Town Center (including the subject property) are part of an Operation and Easement Agreement that allows for non-exclusive easement for parking and passage of vehicles on all properties. Including the subject property, a total of 839 parking spaces are required for all the uses at the Prairie Town Shopping Center, and a total of 1,021 parking spaces are provided. Including the subject property, the Prairie Town Shopping Center has a parking surplus of 182 parking

spaces. Given the mix of uses at this shopping center and the available parking, staff has no parking concerns.

Parking Setback Variation

The B-2 zoning code requires a minimum interior parking setback from each interior side lot line to be 5 feet. The petitioner is requesting this requirement be reduced to 0' at the north side of the lot. The eastern portion of the subject area contains a portion of the existing parking lot. Staff is supportive of the variation because it allows the existing parking to be maintained for use by the larger shopping center. The north interior property line is within the existing parking lot and the requested variation is not anticipated to alter the essential character of the surrounding area or be detrimental to adjacent properties.



A Parking setback variation is requested for the portion of the boundary shown in red.

Zoning History:

The subject property was originally annexed to the village as part of an approximately 480 acre parcel known as the Odlum Farm on March 11, 1986 (Ord. No. 2613). In March 1986 the Village Board adopted Ordinance No. 2621 rezoning the property from A- Agricultural District to B-2 General Retail Business District. On January 29, 1992, the Village Board adopted Ordinance No. 92-9, granting special use approval for an outdoor sales and service area as well as an auto center and Site Plan approval for K-Mart/Eagle Foods Shopping Center, now known as the Prairie Towne Center Shopping Center. In 2004 Site Plan Amendment, Special Use, Building Height Variation, Parking Variation and Sign Variation was granted for Lowe's Home Improvements (Case No. 18-044). A Site Plan Amendment to modify the Lowe's space for a At Home and 24 Hour Fitness was approved in 2019 (Ord. No. 19-040). A Special Use Approval for a children's recreation center and parking variation was recently granted for Kid's Strong (Ord No. 25-069). In addition, multiple Special Use approvals have been granted over the years for restaurants located within the Prairie Town Center.

Surrounding Zoning and Land Uses:

North: B-2 General Retail Business District (Napoli Per Tutti)
South: B-2 General Retail Business District (Prairie Towne Center)
East: B-2 General Retail Business District (Prairie Towne Center)
West: B-2 General Retail Business District (Shops of Schaumburg)

Compatibility with Surrounding Land Uses:

The proposed restaurant use is compatible with the other retail and commercial uses along Barrington Road as well as in the Prairie Town Center. Restaurants are a desired use in General Commercial areas and support the mix of auto oriented retail uses. The proposed use will not have a negative impact on the adjacent properties.

Comprehensive Plan Designation:

The property is designated General Commercial in the Village Comprehensive Plan. General commercial uses accommodate larger shopping developments along arterial corridors that serve a more regional function. These auto oriented corridors often have a mix of national retailers and franchise restaurants with large parking areas.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation for 7 Brew, to be located at 177 N. Barrington Road, Case No. Z2607-02, subject to the following conditions:

1. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. A Letter of Credit or Subdivision Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Subdivision Bond must be written for a period of 2 years in the amount of 50% of the approved construction cost estimate, including landscaping and site lighting. Sample forms of the project security are available upon request. The fee for the land development permit is based on the current village fee schedule.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
3. Any change to the approved plans listed below must be brought to the attention of the Director of Community Development before any construction can begin. Ad-hoc field changes are considered a violation of approved plans and could result in the revocation of development permits.
4. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department for review and approval to illustrating the following:
    a. Revise the Plat of Subdivision to show an easement for utilities that pass through the property but serve other lots (e.g. storm sewer, sanitary). The easement shall grant the right but not the obligation to the Village to maintain.
5. Prior to the issuance of Land Development Permit, the Plat of Subdivision and all covenants concerning shared site elements shall be approved and recorded with Cook County. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department which include the following:
    a. Label all existing plantings by species and quantity on Landscape Plan as Tree Preservation Plan becomes an archival document following construction.
    b. Shade trees are required in all parking lot islands. Serviceberries are not considered a shade tree; replace with suitable species. Staff would allow a single-stem Japanese Tree Lilac as an alternative.
    c. Provide product descriptions for bike racks north of the proposed building.
    d. On sheet L3 remove reference to seed for site restoration, sod is required.
6. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:

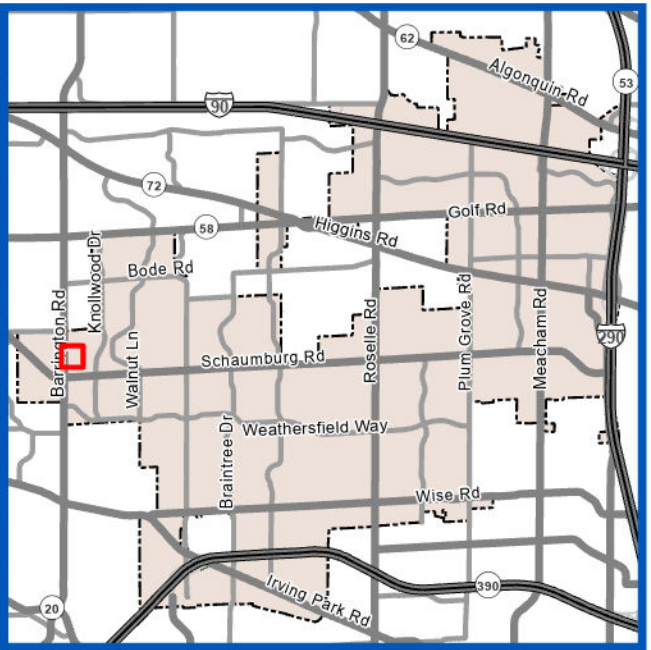
a. Provide a concrete path and pad to the fire department connection.
b. Should the sidewalk connection extend past the property line, the petitioner shall coordinate with IDOT for the proposed sidewalk connection on Barrington Road and submit all related correspondence and approval documentation to the village prior to issuance of village permits.
c. Relocate “Do Not Enter” pavement marking to the north to notify motorists prior to the drive through exit.
d. As noted on sheet 6 of the civil plans, extend the curb and landscaping east and omit the parking space adjacent to the drive through exit.
e. Prior to the issuance of a permit, a completed traffic agreement is required per code section 154.121 for the village’s review.
f. In the traffic impact study, update the footers of the capacity analysis summary sheets to match each measured condition. All footers currently state “existing” throughout the no-build and projected conditions.
g. In the traffic impact study, the crash analysis shall be updated with the most recent 5 years of crash data available, 2021-2025.
h. In the traffic management plan, indicate what the next step will be when Tier 3 gets exceeded.
i. The Applicant shall follow the calculations laid out in §505 of the WMO to determine if additional detention volume is required for the project.
j. The 12” storm sewer at MH-5 will connect to a 4” perforated underdrain, switch the 4” underdrain to a 12” perforated pipe and switch the dead-end at MH 6 with a 12” perforated pipe connection to Observation Port 2.
k. Upsize necessary segments of roof drains and storm sewers to 8” and 10” diameters, respectively, which are the village minimums.
l. All required MWRD documents and stormwater conveyance calculations shall be provided.
m. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduit burial detail, etc.

7. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
   a. Provide complete building and code compliance information, including accessibility, life safety, egress, and site verification details, to demonstrate compliance will all applicable codes and standards, as adopted by the Village of Schaumburg. The plans will receive a detailed review during the commercial building permit process.
8. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a detailed review during the commercial building permit process.
9. Separate sign permits will be required for all signage.
10. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Project Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.
    b. 7 Brew Operations Narrative, prepared by 7 Brew and received by the Community Development Department on September 14, 2026.

c. Tree Preservation L1, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
d. Landscape Plan L2, prepared Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
e. Floor Plan A1.2, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
f. Roof Plan A1.7, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
g. Exterior Elevations A2.0-A2.3, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
h. Building Section A3.0, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
i. Trash Enclosure A5.4, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
j. Material Color Board, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
k. Renderings, prepared by Veritas Architecture + Design, dated April 16, 2026 and received by the Community Development Department on September 14, 2026.
l. Title Sheet 1, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
m. Existing Conditions and Demolition Plan 2, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026.
n. Site Dimensional and Paving Plan 5, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
o. Signage and Striping Plan 6, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
p. Utility Plan 8, prepared by Manhard Consulting, dated June 26, 2026, last revised September 14, 2026, and received by the Community Development Department on September 15, 2026
q. Photometric Site Plan SE1.1, prepared by Aaron M. Fiegel, dated September 14, 2026 and received by the Community Development Department on September 15, 2026.
r. Sign Package, prepared by Pattison ID, dated June 18, 2026 and received by the Community Development Department on September 14, 2026.
s. Plat of Subdivision, prepared by Atwell, dated May 27, 2026 and received by the Community Development Department on September 14, 2026.

Pc: Petitioner
Property Owner





Subject Property

Z2607-02

7 Brew

Site Plan Approval, Plat of Subdivision, Special Use for a Type "B" Restaurant, Special Use for a Drive Through, Landscape Variation, Parking Variation and Parking Setback Variation

0 80 160
Feet

VILLAGE OF SCHAUMBURG

177 N. Barrington Road

Prepared By:
Village of Schaumburg
Community Development Department

September 14th, 2026

TEMPORARY VILLAGE HALL

COMMUNITY DEVELOPMENT

DEPARTMENT 1000 E. WOODFIELD RD.

SCHAUMBURG, IL 60173

PROJECT NARRATIVE

COMMERCIAL DEVELOPMENT 171

N. BARRINGTON RD.

SCHAUMBURG, ILLINOIS 60194

PARCEL ID	EXISTING PARCEL ADDRESS	EXISTING LOT SIZE	PROPOSED SUBDIVIDED LOT 1 SIZE	PROPOSED SUBDIVIDED LOT 1 SIZE	LAND USE	EXISTING ZONING
07-19-105-011	171 N BARRINGTON RD	13.64	1.225	12.415	COMMERCIAL	B-2

Introduction:

This Project Narrative has been prepared in support of the Proposed Commercial Development located on 171 N. Barrington Rd. in the Village of Schaumburg, Illinois. The project will include the redevelopment of an existing commercial lot, which will require the removal of existing pavement and landscaping. The zoning of the project location will not be affected.

Existing Site Characteristics:

The existing site is developed for commercial use; the site contains a portion of a parking lot along with landscaped area. The site is bound by a neighboring commercial development to the east, an access drive to the commercial development to the south, a shopping center to the east, and a restaurant building, Napoli Per Tutti along with its associated parking to the North. The existing property drains to the east, through storm manholes, and ultimately out to a detention pond located to the east.

Project Description:

The existing parcel is approximately 13.64 acres and the proposed development includes subdivision into two lots via plat of subdivision. The new overall property area for development is approximately 1.225 acres and the proposed development includes a 7 Brew Drive Thru Coffee (+/- 1,140 sq. ft building). Proposed improvements will include the construction of drive-thru facilities, parking lot improvements, underground utility improvements and other related amenities. The proposed development will result in the reduction of +/- 6,000 square feet of impervious area. An exhibit detailing the proposed impervious area coverage is included in this submittal. Variances are required for this project and outlined in the table below.

Variance Request Table			
Code	Description	Required	**Proposed**
154.136 (m)(1)	Foundation Landscaping Area	10 feet on all sides of building	Exception requested on north, east and west side
Appendix A	Acceptable Uses	Restaurant (sit-down)	Restaurant (drive-thru) Special Use
154.173(c) (6)(a)1	Parking	Head-in 90-degree parking stall 9 ft wide, 18.5 ft long	16.5' minimum parking stall length
154.122(D)	Maximum Parking	10 stalls maximum	59 parking stalls (including existing stalls)
154.173(c) (6) (b)(2)	Parking setback	10 feet from front lot line; 5 feet from interior side lot lines	Set back variance requested on north lot line

We request a variance regarding interior landscaping on the west side of the building because operations require the walkout doors open directly to the drive through. We request on the east side as we are constrained by space per the existing drive, proposed doors and minimum sidewalk width. We request on the north side as we are constrained by space and are unable to provide 10' landscaping, required 7' landscaping at the end of parking aisles and minimum sidewalk widths. In order to accommodate this, we are providing a minimum 5' sidewalk and increasing the landscaping at the end of parking aisles from the required 7' to the proposed 12'. Additional landscaping will be provided elsewhere on the site as additional greenspace proposed for this development. We are requesting a variance of acceptable uses to allow the drive-thru based on the users required operation for the proposed development. We are requesting a variance of the required stall length based on the recommendation provided by Village of Schaumburg in order to maximize proposed landscaping included in this development. We request a variation for parking setback on parking interior lot line eon north of site. A 0' foot setback is requested based on existing conditions on the site and the desire to maintain the existing parking. A variance for maximum parking is requested, as the code maximum is 10 parking stalls, while 59 total stalls on the lot are proposed. Many of these stalls are existing and will be utilized by neighboring developments.

This project proposes improved drainage conditions in the subject area with construction of additional storm sewer according to the Village of Schaumburg's standards and specifications, eliminating the existing parking lot ponding conditions, and providing underground detention storage to decrease the existing release rate of stormwater from the site. These improvements are proposed while maintaining the site's existing drainage patterns and outfall conditions. Preliminary Construction plans will be provided showing how the drainage will change. In addition, an exhibit detailing the existing and proposed drainage patterns and tributary areas is attached to this submittal.

Traffic Management Plan – Applicability and Implementation

The Traffic Management Plan has been prepared to address the rare, worst-case scenario in which drive-thru queuing extends beyond the capacity of the designated drive-thru lane. An exhibit detailing the plan is included in this submission.

Under typical operating conditions, on-site queuing is expected to be fully accommodated within the drive-thru lane, and implementation of this plan is not anticipated to be necessary. The plan is provided to demonstrate that a proactive response protocol has been developed for use during rare, peak-demand periods, should queuing conditions warrant it. Determination of when to implement the plan will be made by on-duty 7 Brew staff, based on real-time observation of vehicle queue length.

In the event that queuing extends beyond the drive-thru lane, staff will implement a tiered response, escalating only to the extent necessary to manage conditions. Under Tier 1, staff will place traffic cones to temporarily extend the drive-thru lane, and an employee will be stationed at the northernmost drive aisle to direct incoming traffic to the south. This measure ensures that entering vehicles join the rear of the queue in an orderly manner and prevents east-west stacking in addition to the north-south queue. Concurrently, cones and a temporary "No 7 Brew Access" sign will be installed at the next drive aisle to the north, closing that entrance to further direct traffic to the south. Should queuing extend further south to the trash enclosure or the third east-west drive aisle, staff will implement Tier 2, closing the next east-west entrance with cones and a temporary "No 7 Brew Access" sign. If queuing continues to extend beyond this point, Tier 3 will be implemented in the same manner at the next drive aisle to the south.

Throughout all tiers of implementation, staff will be present on site to actively manage traffic flow, including temporarily pausing drive-thru traffic to create gaps that facilitate the movement of outbound vehicles. The left lane of the main drive aisle will remain open and unobstructed at all times, preserving continuous southbound circulation through the site.

As noted above, implementation of this plan is not anticipated under normal operating conditions. Staff will nonetheless be prepared to implement the plan, if needed, during the following anticipated peak periods: opening weekend, consisting of Friday from 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 6:00 p.m.; Saturday from 9:00 a.m. to 12:00 p.m. and 3:00 p.m. to 6:00 p.m.; and Sunday from 11:00 a.m. to 3:00 p.m.; as well as during opening week peak hours, consisting of Monday through Friday from 8:00 a.m. to 6:00 p.m., Saturday ("Swag Day") from 6:00 a.m. to 6:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m.

Proposed User:

7BREW: 7Brew Coffee is a drive-thru coffee development established in 2017. 7Brew Coffee operations will include a two lane drive-thru for placing orders and a merged pickup lane. Drive-thru traffic stacking and operations are further discussed in traffic report included in this submittal. The 7 Brew menu includes a variety of coffee, tea, soda and proprietary energy drink options. The menu will also include a small selection of muffin tops. The building itself will only be accessed by employees, with food and drinks served through the drive-thru and patio exclusively.

Respectfully,

ATWELL, LLC

IL: Chicago

1 E. Wacker Drive, Suite 2700, Chicago, IL 60601
www.atwell.com

7 Brew Drive-Thru Coffee Operations Narrative

7 Brew Drive Thru Coffee ("7 Brew"), founded in Rogers, AR in 2017, has 800+ stands nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast-paced and friendly environment. 7 Brew's focus to their customers is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. 7 Brew's core demographic is 15–25-year-olds, however, there are customers of all ages. The concept opens at 5:30 AM and closes at 10:00 PM on weekdays and 11:00 PM on weekends. Each 7 Brew location operates with 5 employees at the stand during peak times. There are 750 orders a day which equates to ~1,125 estimated customers per day.

Key Aspects of a 7 Brew Drive-Thru:

Direct Customer Interaction:
Team members stand outside to greet customers at their car windows, taking orders directly instead of using a speaker system. Allows for improved order accuracy, speed of service and overall positive guest experience.

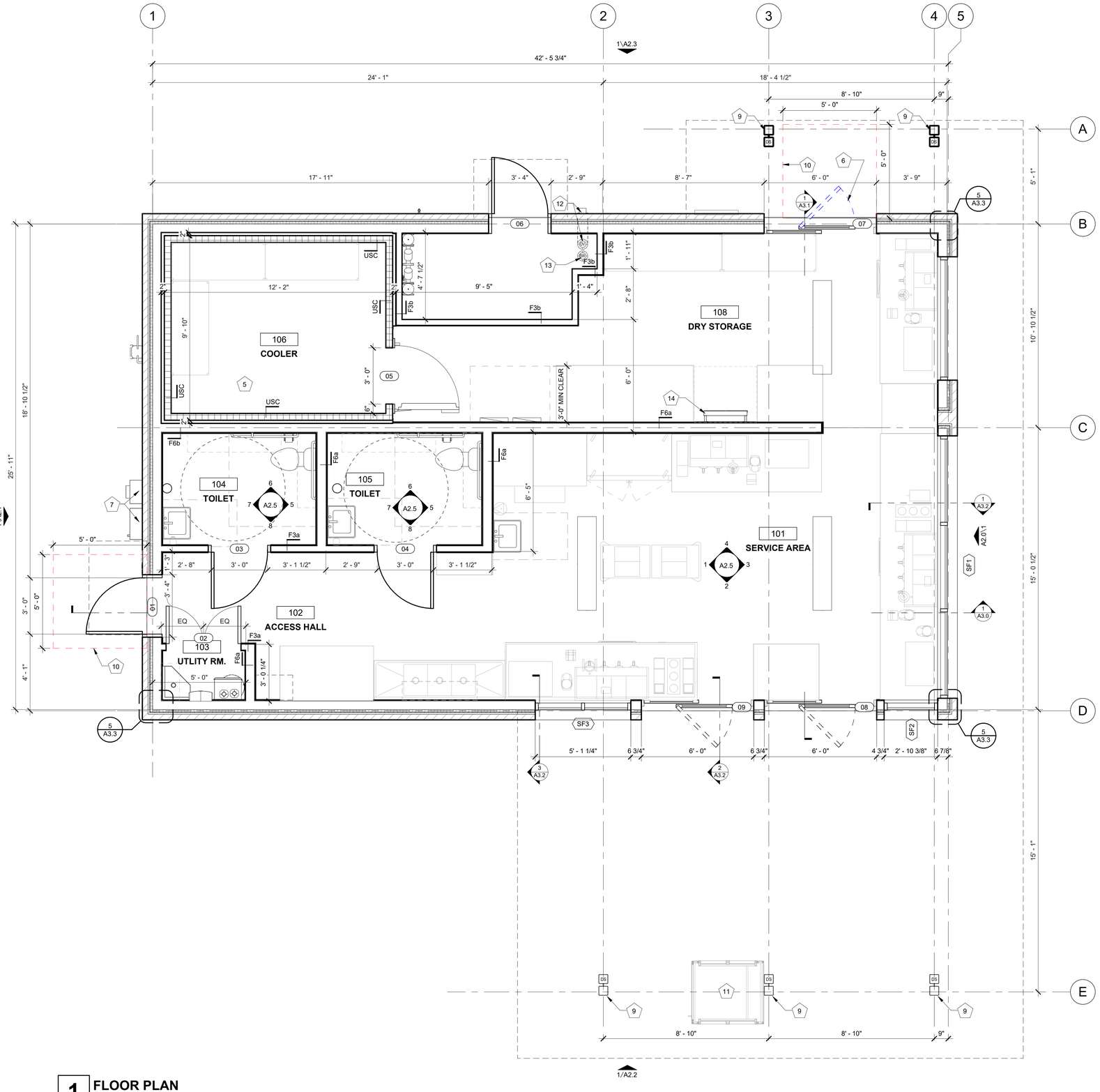
High Speed Service:
Streamlined operation prioritizes quick order taking and drink preparation to minimize wait times.

Personalized Approach:
Team members are encouraged to engage with customers, often remembering regular orders and using friendly banter to create a positive guest experience.

Extensive Menu Options:
A large variety of customizable coffee drinks, including specialty flavors and "Original 7" options, are available to cater to diverse preferences. Over 20,000 unique drink options.

No Indoor Seating:
7 Brew operates exclusively as a drive-thru concept, with no dine-in area.

FLOOR PLAN KEYNOTES	
MARK	DESCRIPTION
1	18" x 24" CHAMFERED MOP SINK; REF PLUMBING
2	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
3	STEP, CENTER ON DOOR
4	FABRICATED STEEL MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	COOLER BY OTHERS; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
10	FROST-PROTECTED EGRESS FOUNDATION PAD
11	CANVAS CRAFT WARMING HUT
12	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
13	INTERNAL ROOF DRAIN TO STORMWATER SYSTEM; COORD W/ MEP & CIVIL
14	INTERNAL ROOF ACCESS LADDER



1 FLOOR PLAN

3/8" = 1'-0"

NORTH

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architecture + design

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913.308.1460

consulting engineer:

7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

WHOBREW, LLC

181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: FLOOR PLAN

sheet no.: A1.2

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7 Brew Site Constructed Template V1.0

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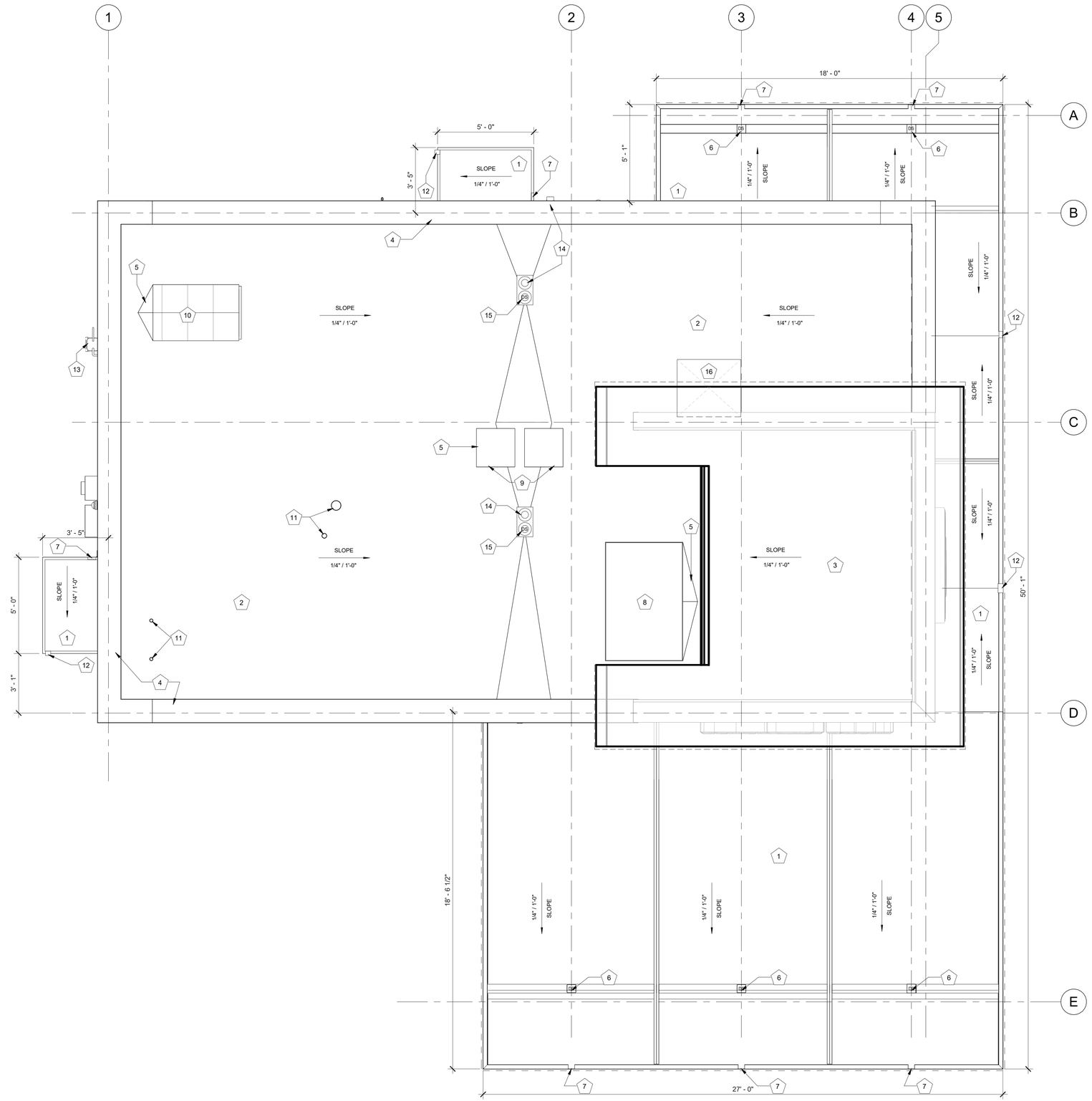
ROOF PLAN KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	30 YEAR WARRANTY TPO ROOFING ON TAPERED POLYISO INSULATION, OVER ROOF SHEATHING PER STRUC
3	MP-5 BERRIDGE CURVED TEE-PANEL STANDING SEAM METAL ROOF ARC METAL ROOF ON ICE AND WATER SHIELD ON PLYWOOD ROOF SHEATHING; SUPPLY SNOW GUARD WITHIN EACH ROOF PANEL/BAY ACROSS ENTIRE LENGTH; INSTALL LIGHTNING STRIKE PROTECTION AT ROOF PEAK
4	BRAKE METAL CAP; REF ELEVATIONS
5	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
6	ROOF DRAIN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
7	OVERFLOW TO GRADE
8	HVAC EQUIPMENT
9	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
10	CONTRACTOR TO PROVIDE CRICKETS AS REQ. AROUD MECHANICAL UNITS
11	VARIOUS ROOF PENETRATIONS REQUIRED FOR VENTING AND MISC. REF MEP FOR REQUIRED ROOF PENETRATIONS AND LOCATIONS
12	SCUPPER
13	GAS LINE; REF PLUMBING
14	OVERFLOW INTERNAL ROOF DRAIN TO GRADE; DAYLIGHTS THROUGH WALL TO LAMB'S TONGUE SCUPPER; COORD W/ MEP & CIVIL
15	INTERNAL DOWNSPOUT TO STORMWATER SYSTEM; COORD CIVIL & MEP
16	INTERNAL ROOF ACCESS HATCH



1 ROOF PLAN
3/8" = 1'-0"

NORTH

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913.308.1460
consulting engineer:

7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

WHOBREW, LLC

181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

47

REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: ROOF PLAN

sheet no.: A1.7

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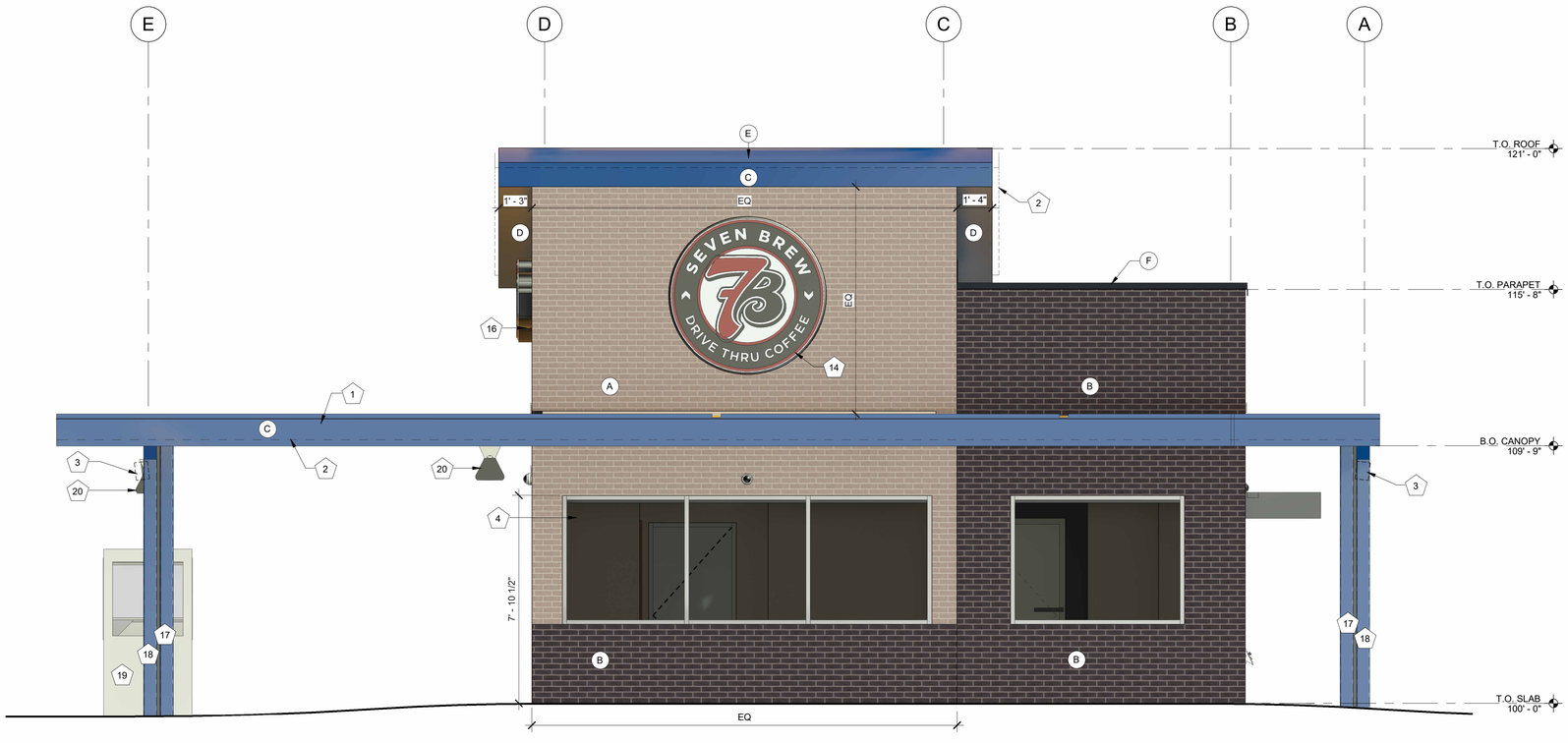
EXTERIOR ELEVATION MATERIALS LEGEND

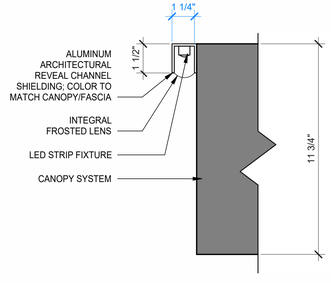
MARK	DESCRIPTION
A	FULL DEPTH BRICK (BRK-2)
B	FULL DEPTH BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



2 SHIELDED LED STRIP LIGHT DETAIL
3" = 1'-0"

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consulting engineer:

7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

WHOBREW, LLC

181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.0

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
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22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.

EXTERIOR ELEVATION MATERIALS LEGEND

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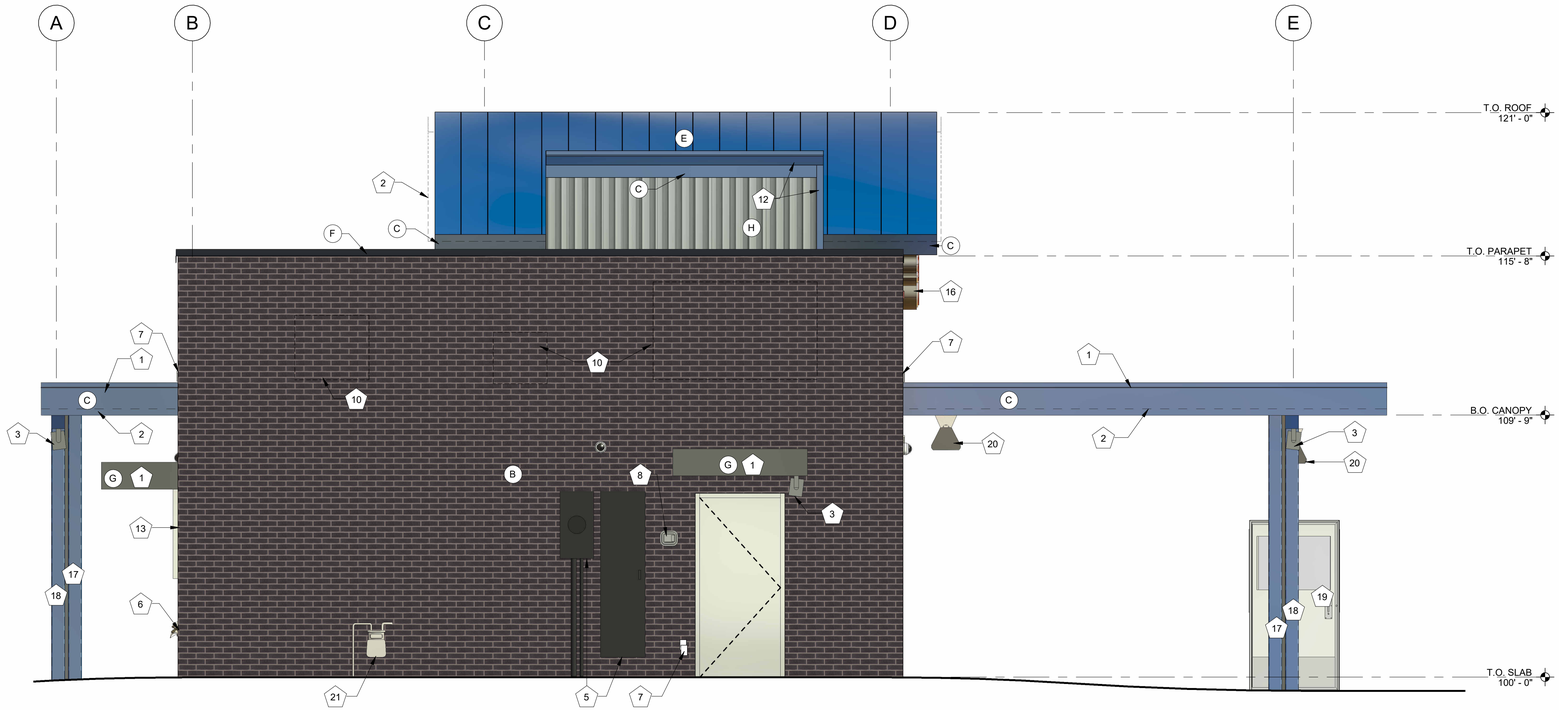
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

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consulting engineer:

7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON

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181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.1

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7 Brew Site Constructed Template V1.0
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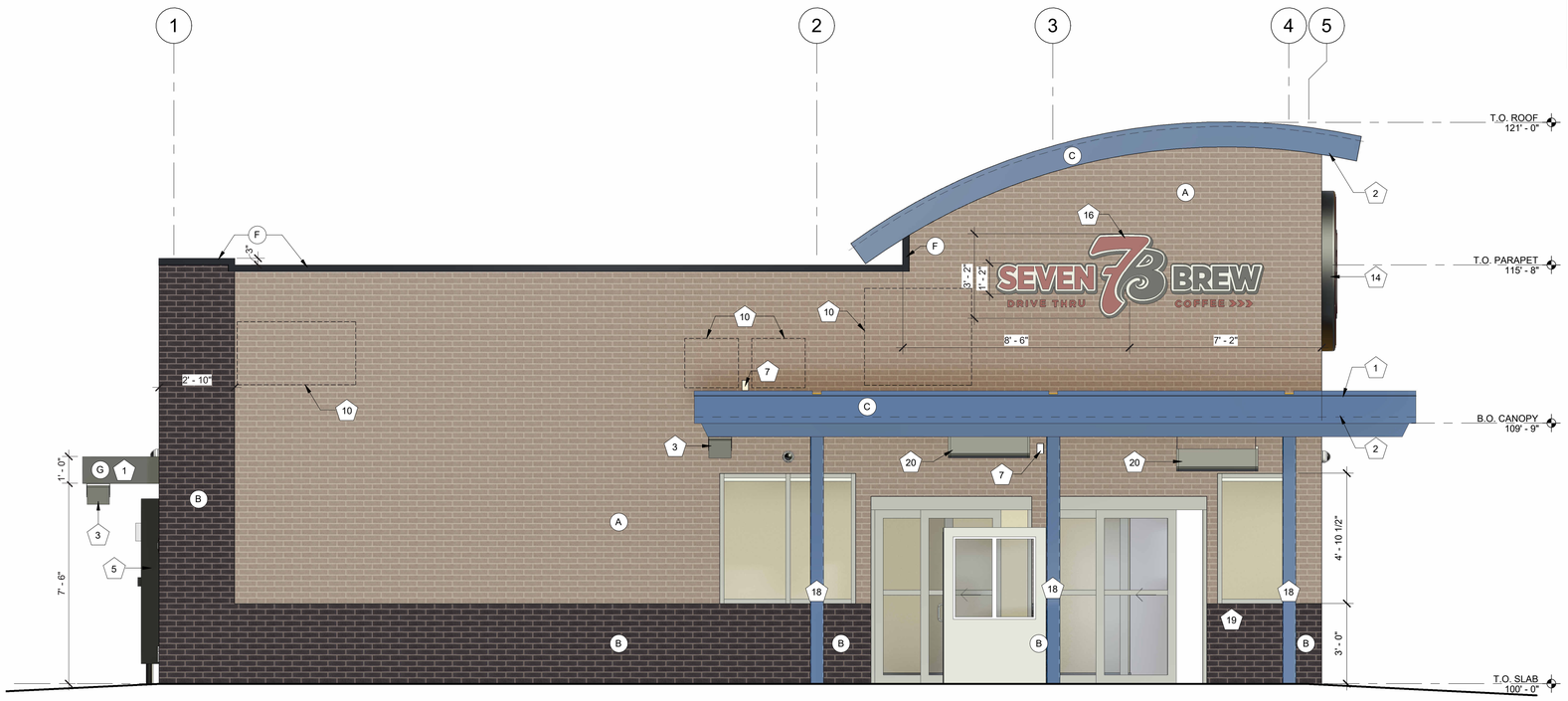
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE
10	OUTLINE OF MECHANICAL UNIT BEYOND
11	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
12	GUTTER AND DOWNSPOUT; PAINT TO MATCH MP-2
13	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
14	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
15	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
16	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
17	EXPOSED DOWNSPOUT, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
18	PAINTED STRUCTURAL CANOPY COLUMN; REF STRUCT
19	TEMPORARY CANVAS CRAFT BOOTH
20	CANOPY HEATER
21	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
22	FIRE DEPT CONNECTION PER FIRE SPRINKLER DRAWINGS
23	"FIRE SPRINKLER/FIRE ALARM CONTROL ROOM", AS APPLICABLE, IN MINIMUM 6-INCH LETTERS.



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

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WHOBREW, LLC

181 BARRINGTON ROAD, SCHAUMBURG, ILLINOIS 60194

REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.2

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EXTERIOR ELEVATION MATERIALS LEGEND

MARK	DESCRIPTION
A	FULL DEPTH BRICK (BRK-2)
B	FULL DEPTH BRICK (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-4)
E	STANDING SEAM ROOF PANELS (MP-5)
F	METAL BRAKE CAP (MP-3)
G	BRAKE METAL FASCIA (MP-6)
H	VERTICAL METAL PANELS (MP-1)

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	SITE-BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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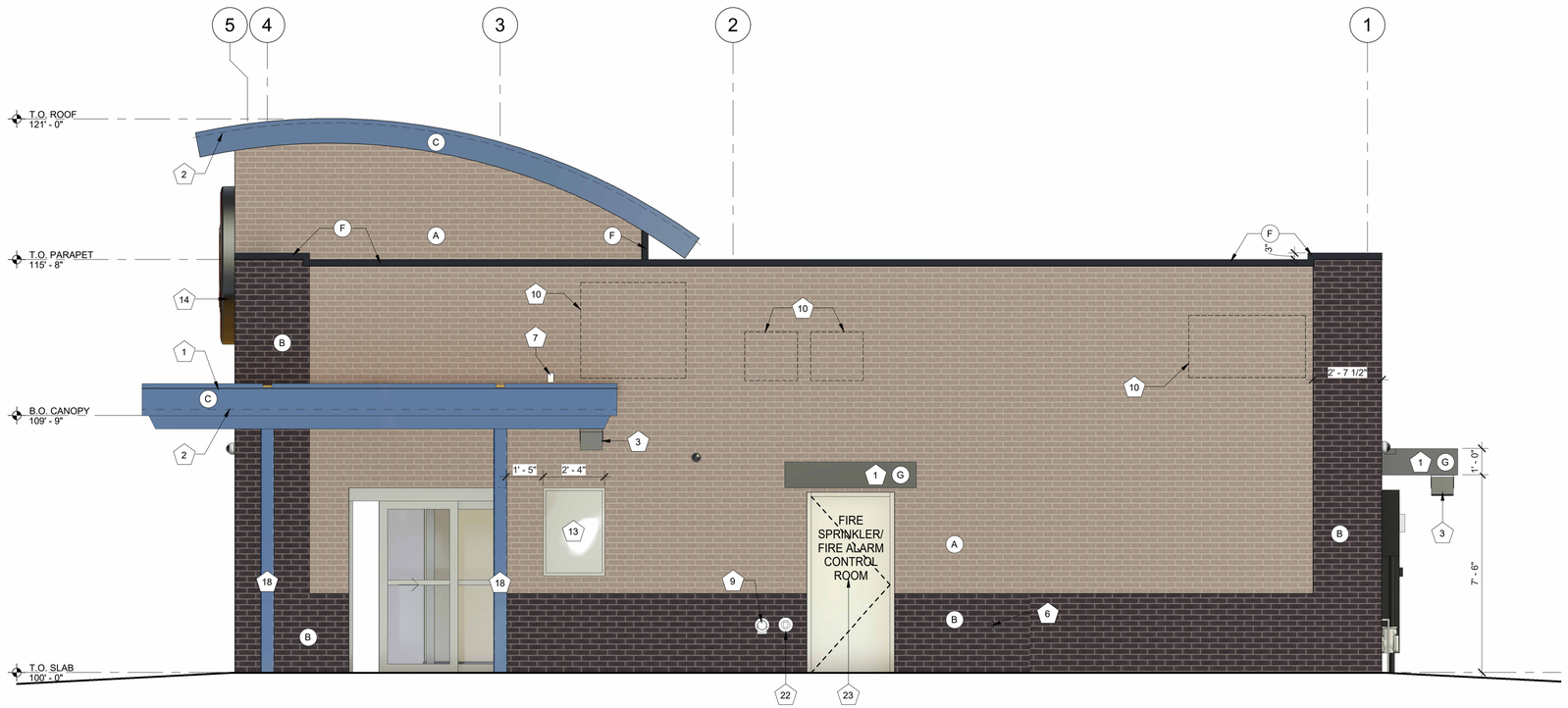

1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 4/16/26
project no.: 23.43.65
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.3

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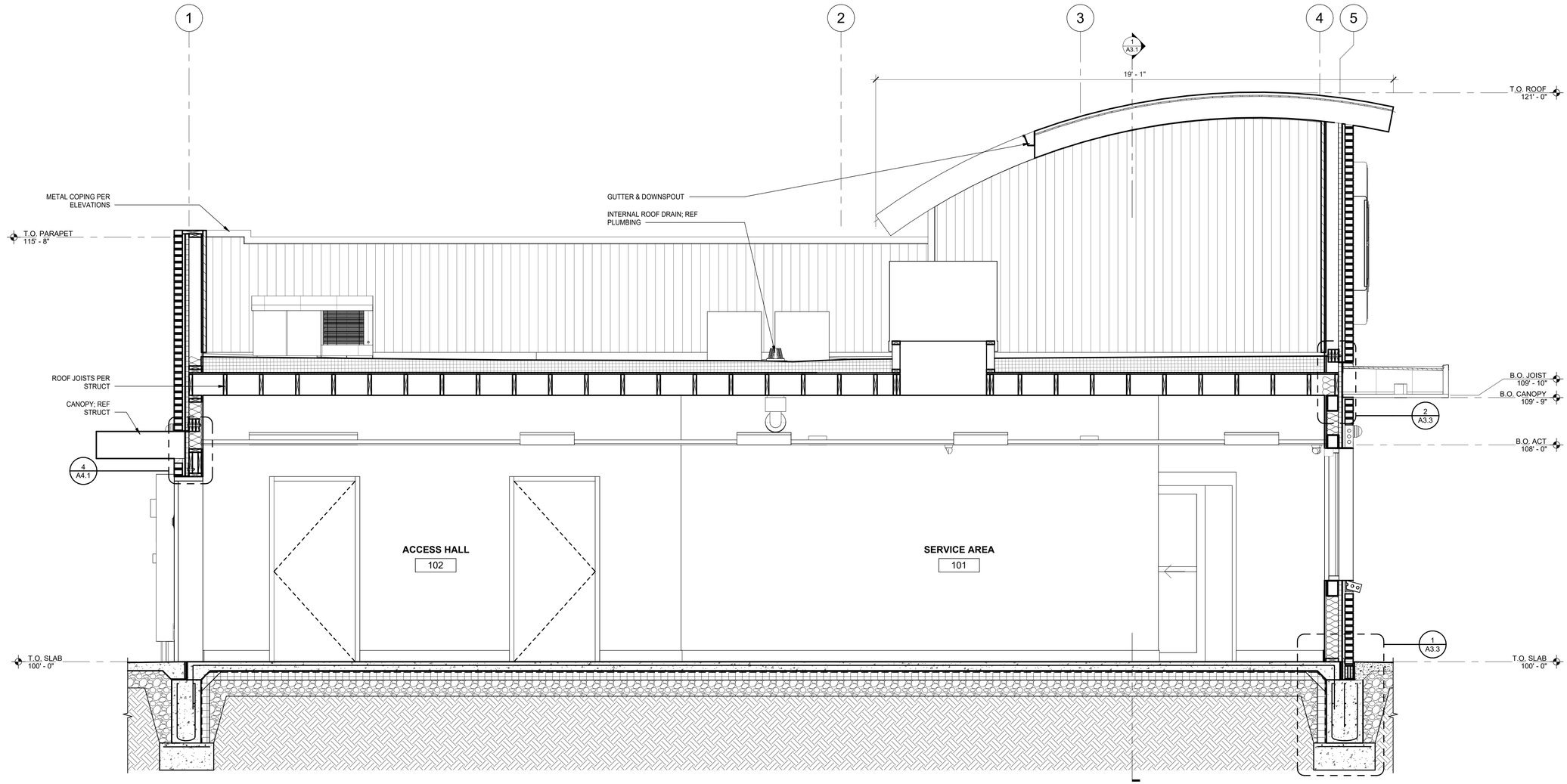

1 BUILDING SECTION

1/2" = 1'-0"

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52

REVISIONS

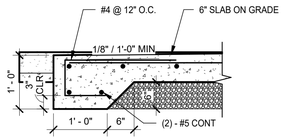
No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

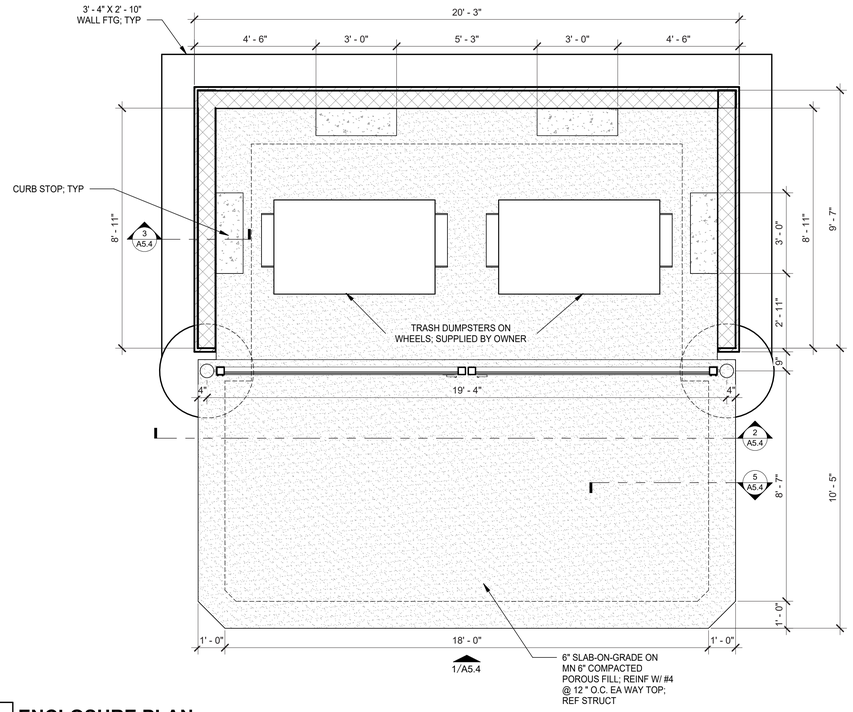
sheet contents: BUILDING SECTION

sheet no.: A3.0



5 ENCLOSURE DETAIL - APRON

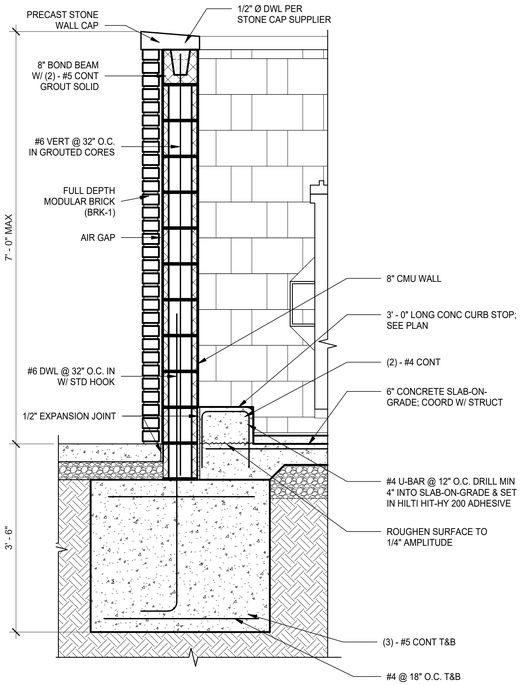
3/4" = 1'-0"



4 ENCLOSURE PLAN

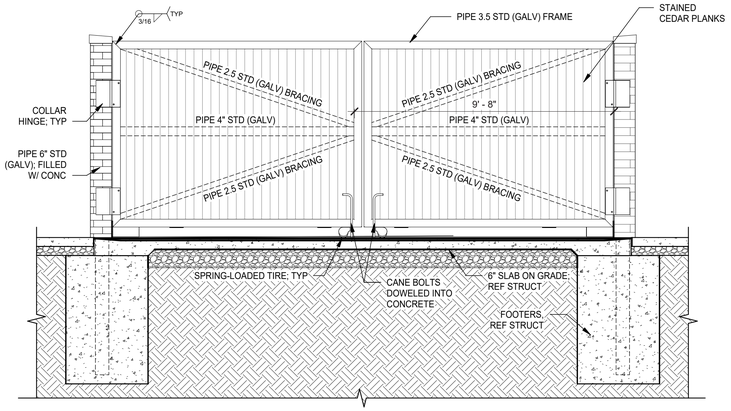
3/8" = 1'-0"

ENCLOSURE KEYNOTES	
Note Number	Note Text
1	MASONRY CAP ON TOP OF CMU WALL; COLOR TO MATCH ZINC GREY MP-3
2	1X6 VERTICAL CLEAR SEALED CEDAR PLANKS
3	ALL METAL FRAMING, POST AND HARDWARE 1 COAT POR-15 PRIMER AND 2 COATS FINISH. PAINT TO BE OIL BASED; COLOR TO MATCH ROYAL BLUE MP-2
4	BRK-1 OVER CMU



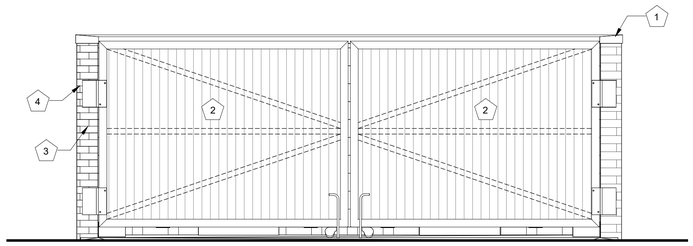
3 ENCLOSURE SECTION - WALL

3/4" = 1'-0"



2 ENCLOSURE SECTION - FRONT

3/8" = 1'-0"



1 ENCLOSURE ELEVATION - FRONT

3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 4/16/26

project no.: 23.43.65

sheet contents: TRASH ENCLOSURE

sheet no.: A5.4

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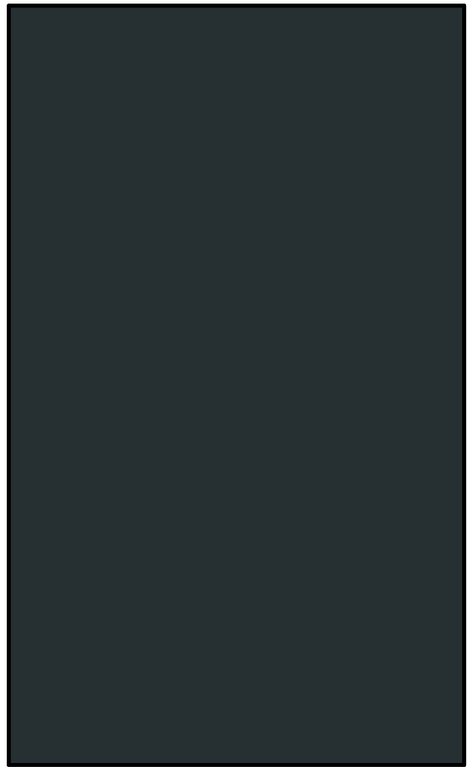
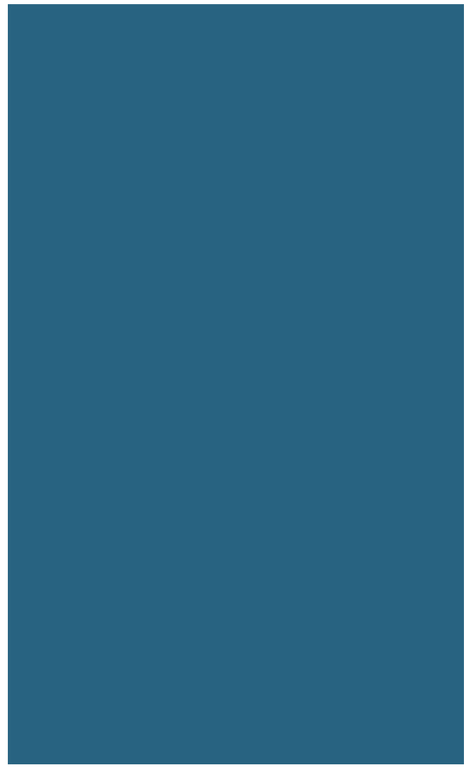


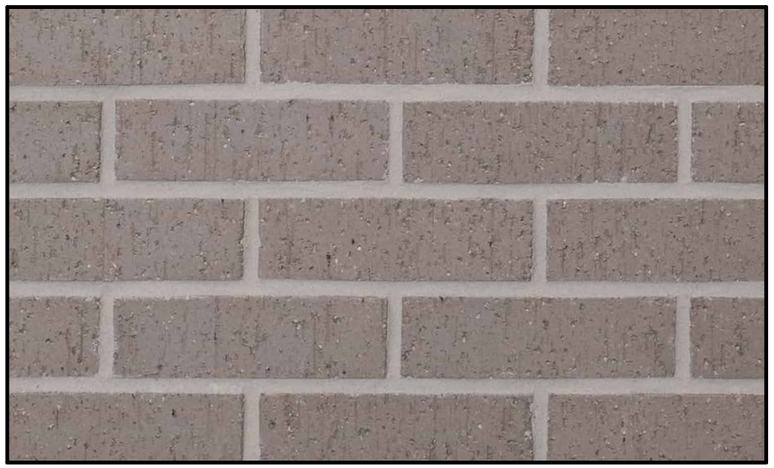
BLACK METAL PANEL MP-6

BRAND: BERRIDGE
COLOR: BLACK
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



BLUE METAL PANEL MP-2, MP-4

BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



FULL DEPTH BRICK - BRK-2

BRAND: HEBRON BRICK
COLOR: SILVERADO
FINISH: VELOUR



FULL DEPTH BRICK - BRK-1

BRAND: HEBRON BRICK
COLOR: ONYX IRONSPOT
FINISH: RUSTIC

23.43.65
7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON
4/16/26

MATERIAL COLOR BOARD





SEVEN BREW
DRIVE THRU COFFEE

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7 BREW DRIVE THRU - SCHAUMBURG IL - BARRINGTON
4/16/26

RENDERINGS

Proposed Improvements
for
7 BREW COFFEE
181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS 60194

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/C
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.80	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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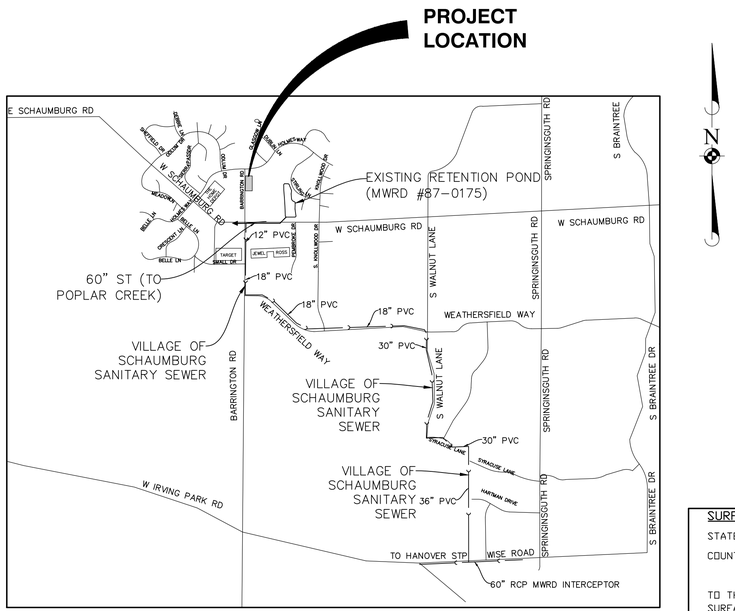

LOCATION MAP
N.T.S.

WHO BREW, LLC
350 W. HUBBARD STREET SUITE 640
CONTACT: CHRIS GEORGE
PHONE: (847) 372-2586

Manhard CONSULTING

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P (708) 588-4055
E WMOJobStart@mwrd.org

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SOIL EROSION AND SEDIMENT CONTROL DETAILS
5	SITE DIMENSIONAL AND PAVING PLAN
6	SIGNAGE AND STRIPING PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	MWRD CONSTRUCTION DETAILS
12	MWRD GENERAL NOTES
13	VILLAGE OF SCHAUMBURG STANDARD NOTES
14	CONSTRUCTION SPECIFICATIONS

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY ATWELL, LLC ON FEBRUARY 2, 2026. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ATWELL, LLC AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS IN TO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USEBY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS 11th DAY OF SEPTEMBER, 2026

ENGINEER

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:DK3267)
ALUMINUM CAP SET IN CONCRETE LOCATED IN THE CENTERLINE OF IRVING PARK ROAD(IL RTE 19) APPROXIMATELY 210 FEET EAST OF THE CENTERLINE OF GEORGETOWN ROAD AND APPROXIMATELY 17.3 FEET NORTH OF THE CENTERLINE OF THE EASTBOUND IRVING PARK ROAD.

ELEVATION=807.24 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SOUTH ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 123 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 1091 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=825.13 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
NORTHWEST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 717 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 1367 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=825.98 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #3:
SOUTHEAST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 864 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 828 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=826.61 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #4:
NORTHWEST ARROW BOLT ON A HYDRANT LOCATED APPROXIMATELY 461 FEET EAST OF THE CENTERLINE OF BARRINGTON ROAD AND APPROXIMATELY 415 FEET NORTH OF SCHAUMBURG ROAD.

ELEVATION=826.60 DATUM=NAVD88-GEOID 12B

UTILITY CONTACTS

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CABLE COMCAST 1575 ROHLING ROAD ROLLING MEADOWS, IL 60008 (847) 346-3229	PERMITS AND INSPECTIONS VILLAGE OF SCHAUMBURG 101 SCHAUMBURG COURT SCHAUMBURG, IL 60193 (847) 923-4420

LICENSED PROFESSIONAL ENGINEER
EVAN JOSEPH BOULWARE
062-075481
OF ILLINOIS

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DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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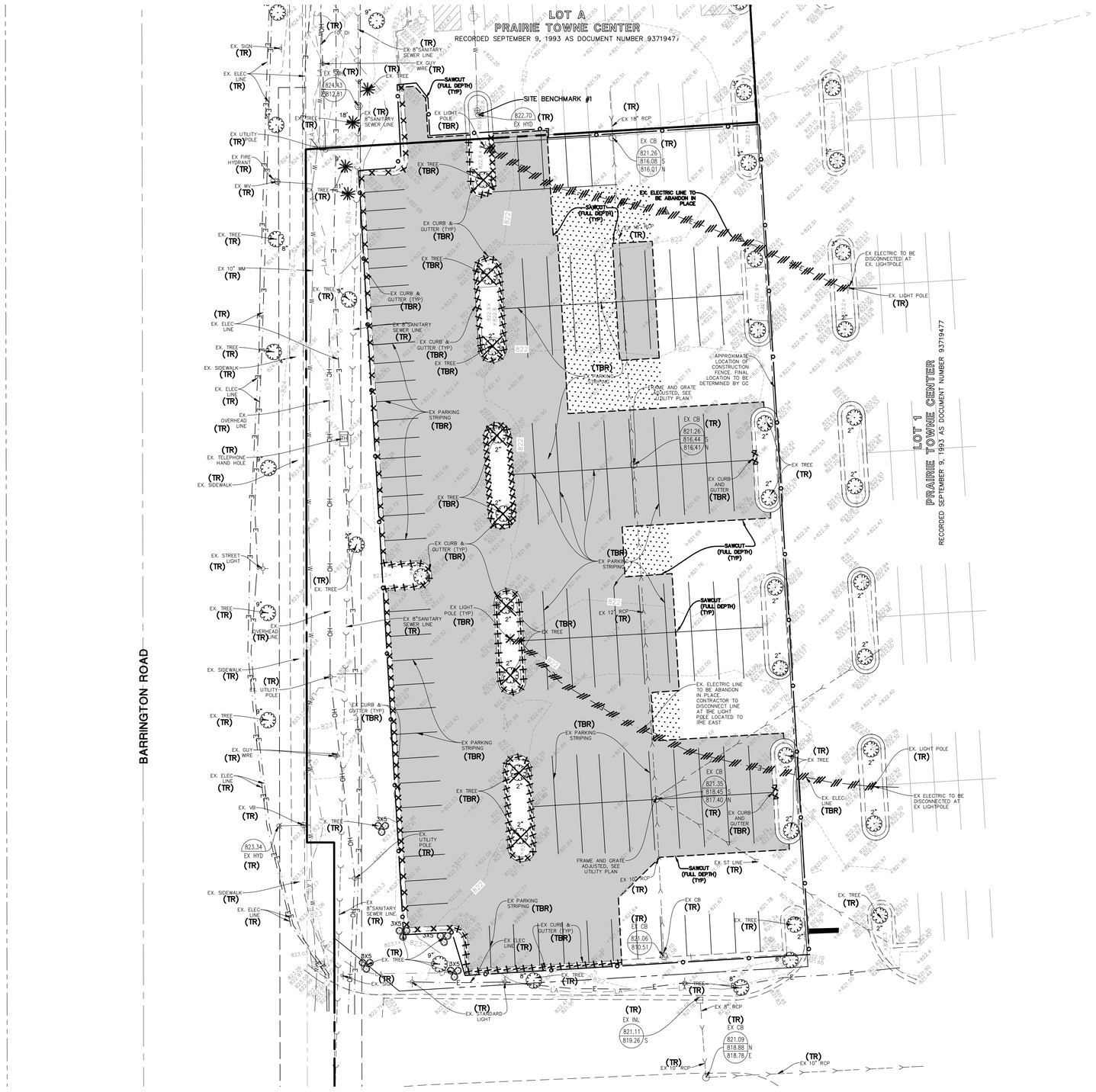
7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

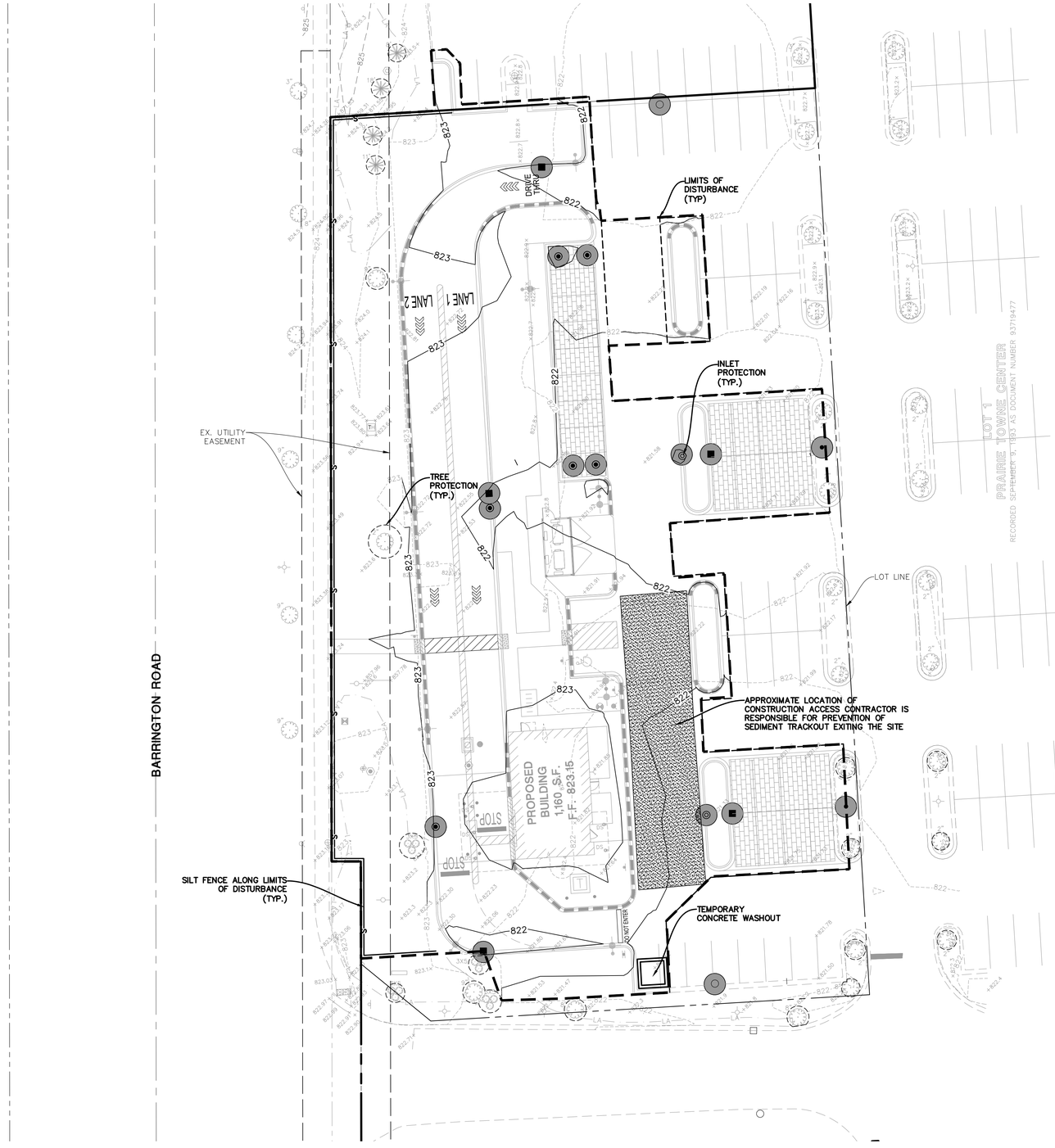
PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 1 OF 14
MH7BR.SCIL01

NOT FOR CONSTRUCTION

September 11, 2026 - 13:07 Dwg Name: L:\7Brews01\Cad\Engl\Final Drawings\Plan Set\TITLE.dwg Updated By: mjohnson


LOT A
PRAIRIE TOWNE CENTER
RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NUMBER 93719477
LOT 1
PRAIRIE TOWNE CENTER
RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NUMBER 93719477
BARRINGTON ROAD
SITE BENCHMARK #1
822.70
EX HYD
EX. ELECTRIC LINE TO BE ABANDON IN PLACE
SAWCUT (FULL DEPTH) (TYP)
EX ELECTRIC TO BE DISCONNECTED AT EX. LIGHTPOLE
EX. LIGHT POLE
APPROXIMATE LOCATION OF CONSTRUCTION FENCE. FINAL LOCATION TO BE DETERMINED BY GC
FRAME AND GRATE ADJUSTED, SEE UTILITY PLAN
EX. ELECTRIC LINE TO BE ABANDON IN PLACE. CONTRACTOR TO DISCONNECT LINE AT THE LIGHT POLE LOCATED TO THE EAST
EX. ELECTRIC TO BE DISCONNECTED AT EX. LIGHTPOLE
EX. ST LINE
EX. STANDARD LIGHT
EX INL
821.11
819.26/S
EX CB
821.09
818.88/N
818.78/E
EX 8" RCP
EX 10" RCP
EX 15" RCP
EX 18" RCP
EX CB
821.26
816.08/S
816.01/N
EX CB
821.26
816.44/S
816.41/N
EX CB
821.35
818.45/S
817.40/N
EX CB
821.06
810.51
EX. TREE
EX. SIGN
EX. ELEC LINE
EX. GUY WIRE
EX. 8"SANITARY SEWER LINE
EX. UTILITY POLE
EX. FIRE HYDRANT
EX. WV
EX. 10" WM
EX. SIDEWALK
EX. OVERHEAD LINE
EX. TELEPHONE HAND HOLE
EX. STREET LIGHT
EX. VB
EX. CURB & GUTTER (TYP)
EX PARKING STRIPING
EX. LIGHT POLE (TYP)
EX. UTILITY POLE
EX. ELEC LINE
EX. 8"SANITARY SEWER LINE
EX. CURB AND GUTTER
EX. ST LINE
EX 10" RCP
EX 15" RCP
EX 8" RCP
EX 10" RCP
EX 18" RCP
EX. ELEC LINE
EX. CURB & GUTTER (TYP)
EX. 8"SANITARY SEWER LINE



06-01-16

LEGEND

- —S——S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- PAVEMENT DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- TREE PROTECTION FENCE

N

0 10 20 40

SCALE: 1"=20'

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A			*			►			
DORMANT SEEDINGS	B	►								B		►
TEMPORARY SEEDINGS			C				►					
TEMPORARY SEEDINGS	D											►
SODDING			E **				►					
MULCHING	F											►

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

06-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
4. CUT AND FILL SITE TO PLAN SUB–GRADE.
5. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
6. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
7. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
8. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES (VILLAGE OF SCHAUMBURG):

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
3. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON–FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT–OF–WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.
5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM, CATCHALL, OR EQUIVALENT), SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.
6. ALL DRAINAGE SWALES SHALL BE SODDED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN OR EQUAL TO 3H:1V, AND APPROVED BY THE VILLAGE, SHALL BE STABILIZED WITH SOD, MATTING, OR EROSION BLANKET IN COMBINATION WITH APPROPRIATE SEEDING.
7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEEDED AND BLANKETED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES (MANHARD CONSULTING):

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE TEMPORARY SWALES OR PROTECTED STORMWATER SYSTEM PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Civil Engineers • Surveyors • Water Resource Engineers • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE

VILLAGE OF SCHAUMBURG, ILLINOIS

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 3 OF 14

MH7BR.SCIL01

NOT FOR CONSTRUCTION

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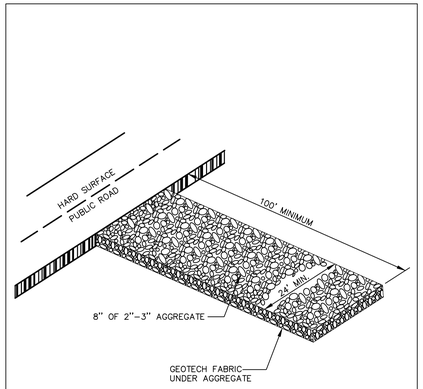
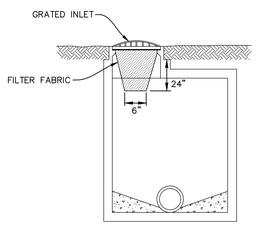


NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15

GRAVEL CONSTRUCTION ACCESS DETAIL

S-EC-CONST-ENTRANCE



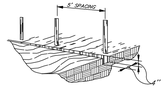
NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

06-01-15

FILTER BASKET INLET SEDIMENT FILTER

EC-ST-FB-INLETPROTECT

1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.

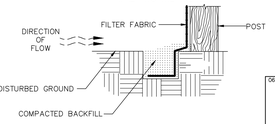


2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.

3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



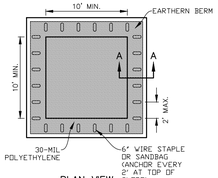
CROSS SECTION OF FABRIC AND WIRE INTO THE TRENCH.



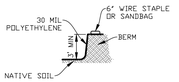
06-01-17

SILT FENCE DETAIL

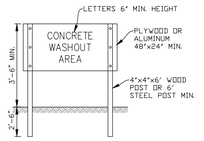
S-EC-SILT FENCE



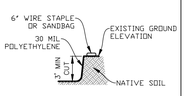
PLAN VIEW



EARTHEN BERM ANCHOR SECTION A-A



SIGN DETAIL



SUBGRADE ANCHOR SECTION A-A

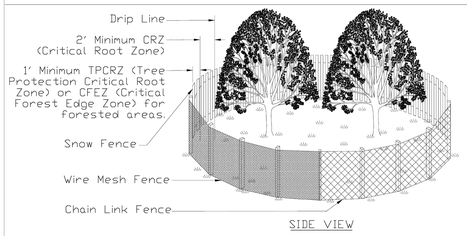
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. FACILITY IS INTENDED FOR ALL CONCRETE, MASONRY, AND SLURRY.

07-01-24

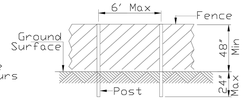
CONCRETE WASHOUT DETAIL

S-EC-CONCRETE-WASHOUT

TREE PROTECTION - FENCING
(Moderately Urbanized to Open Space Areas)



SIDE VIEW



POST AND FENCE DETAIL

NOTES:
1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. The fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for forested areas.
4. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood lath snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. For chain link fencing, metal posts shall be placed 6' on center (□C) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFEZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ or the CFEZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and mulch with a 3" to 5" depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		IUM-690-A
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 09-14-2017
Approved ____ Date ____		

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: MEJ
DRAWN BY: MZW
DATE: 6/26/26
SCALE: N/A

SHEET
4 OF 14
MH7BR.SCIL01

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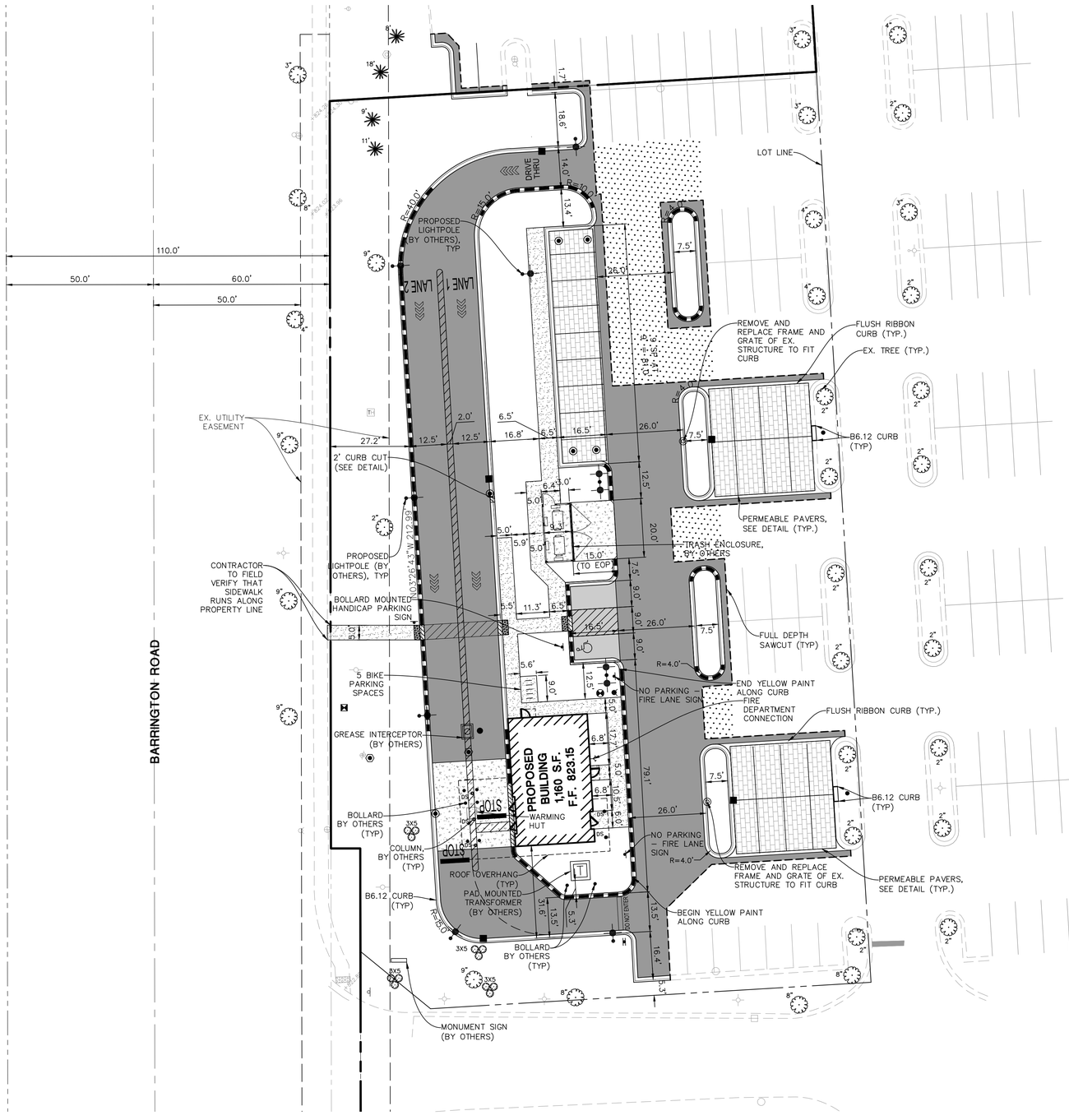

SITE DATA	
EXISTING ZONING	B-2
PROPOSED ZONING	B-2
PROPOSED LOT AREA	53,378 S.F. (1.23 ACRES)
PARKING SPACES REMOVED	89 SPACES
PARKING REQUIRED	7 SPACES (1 PER 167.67 SF)
PARKING PROVIDED	59 SPACES
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	5 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACES

N

0 10 20 40

SCALE: 1"=20'

06-01-16

SITE DIMENSIONAL AND PAVING NOTES;

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BIKE RACKS, ETC.. PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

MILL AND OVERLAY EX. PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50

PERMEABLE PAVERS
REFER TO DETAILS

NOTE: PAVEMENT DESIGN ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS BY G2 CONSULTING GROUP, DATED MARCH 16, 2026.

DRAWN BY	
REVISIONS	
DATE	
9-14-26	REVISED PER VILLAGE REVIEW
	MEJ

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 5 OF 14
MH7BR.SCIL01

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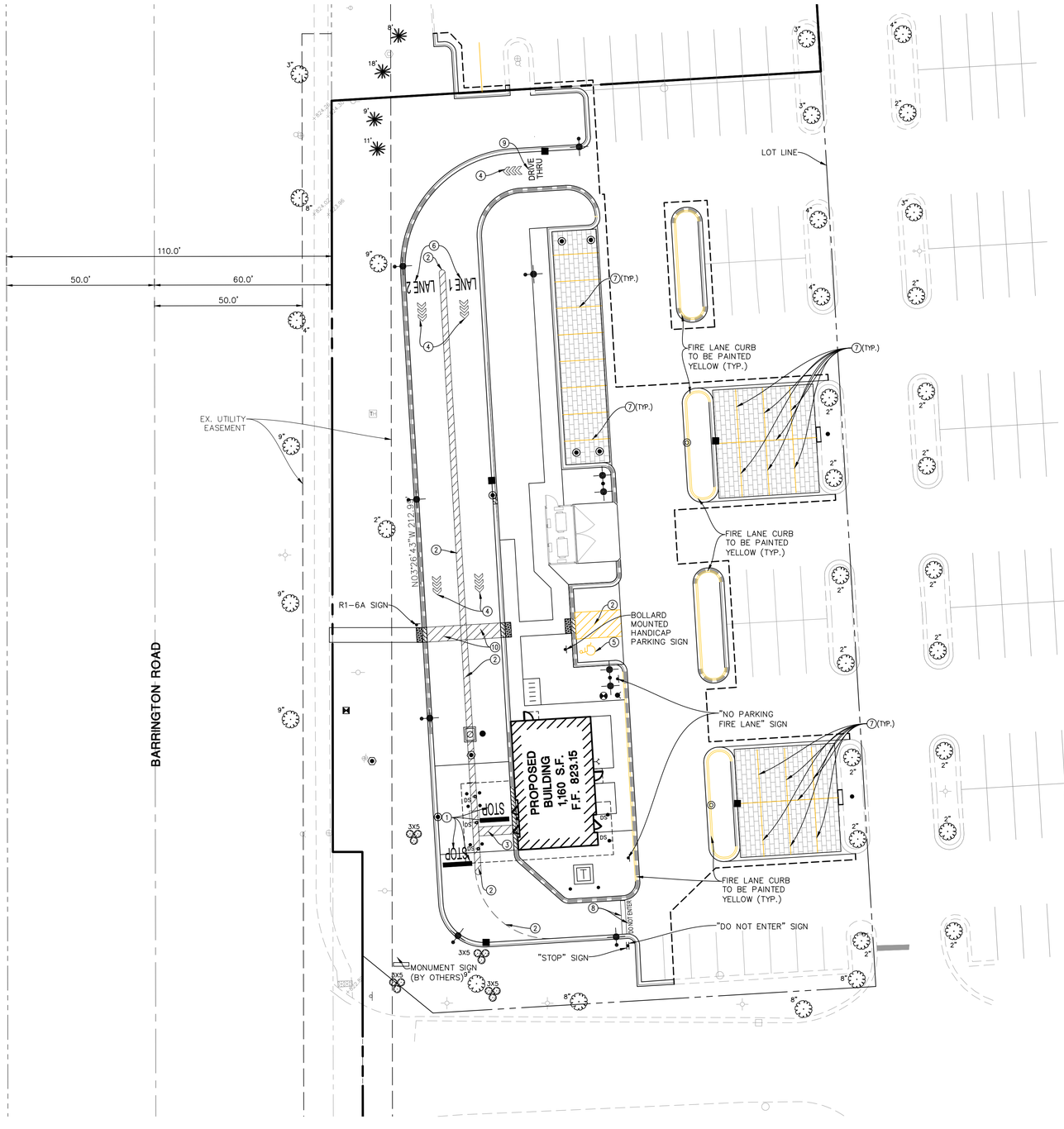
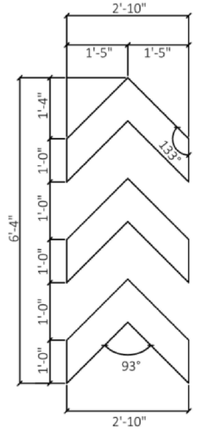
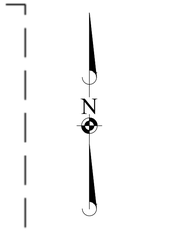
September 15, 2026 - 09:22 Dwg Name: L:\7Brew01\Work\Final\Civil Drawings\Plan Set\SITE AND PAVING.dwg Updated By: mjustman





7 BREW ARROW TEMPLATE



PROPOSED LEGEND

- PROPERTY LINE
- FIRE LANE CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BIKE RACKS, ETC., PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

06-01-16

PAVEMENT MARKING KEYNOTES:

1. 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
2. 4" SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
3. ALIGN 4" SOLID WHITE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
4. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER.
5. YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL.
6. 48-INCH TALL "LANE #" PAINTED IN WHITE.
7. 4" SOLID YELLOW PAVEMENT MARKER, TYPICAL.
8. 24-INCH TALL "DO NOT ENTER" W/ BAR PAINTED IN WHITE.
9. 24-INCH TALL "DRIVE THRU" PAINTED IN WHITE.
10. 4" WHITE DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
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9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
13. FIRELANE CURBS TO BE PAINTED YELLOW PER VILLAGE OF SCHAUMBURG STANDARDS.

DRAWN BY	REVISIONS	DATE
MEJ	REVISED PER VILLAGE REVIEW	9-14-26

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7 BREW COFFEE

VILLAGE OF SCHAUMBURG, ILLINOIS

SIGNAGE AND STRIPING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 6 OF 14

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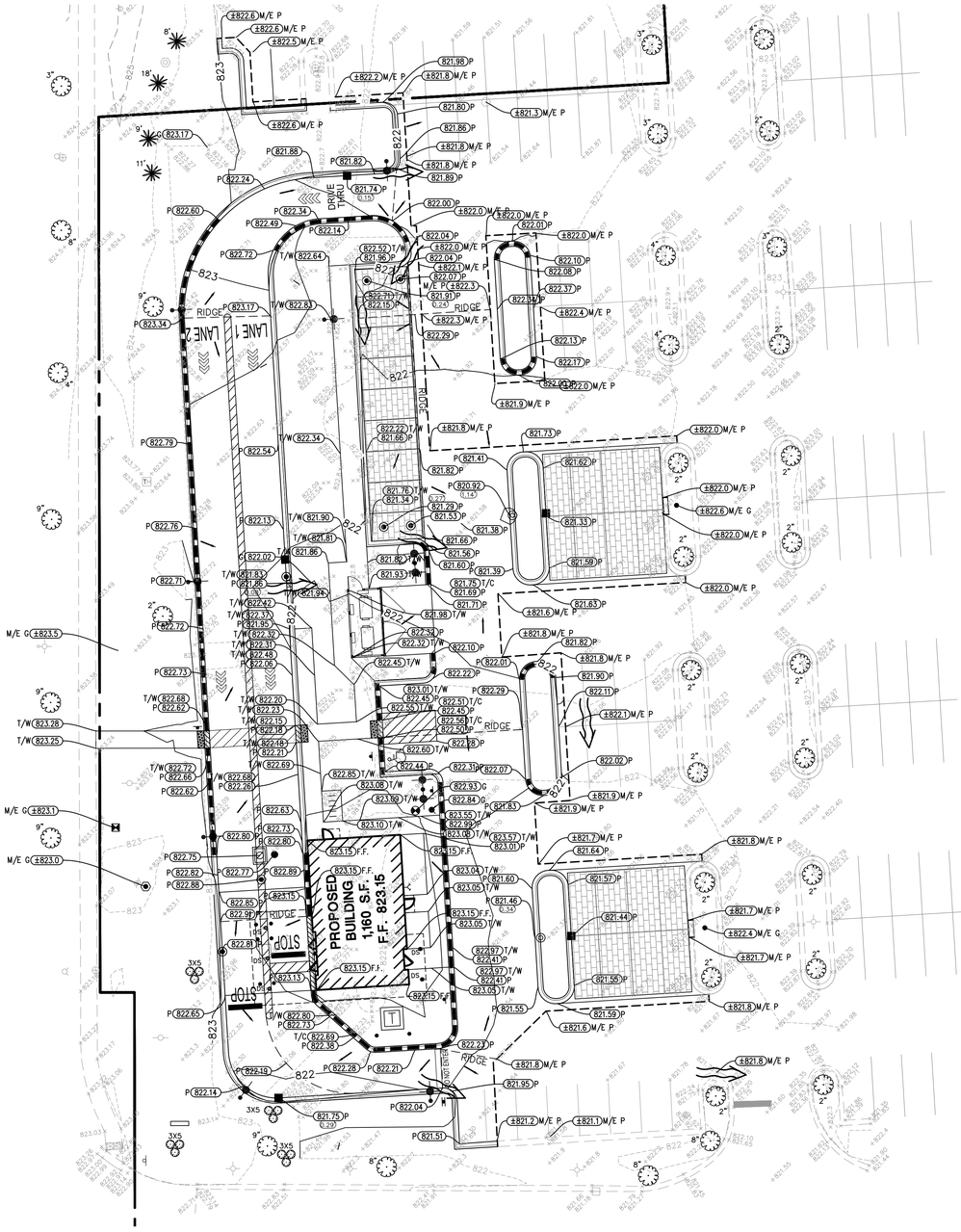
September 14, 2026 - 16:57 Dwg Name: L:\7Brcoll01\Data\Civil Drawings\Plan Set\SIGNAGE AND STRIPING.dwg Updated By: mjatemon



01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DIRECTION OF FLOW
RIDGE	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
(0.5)	PROPOSED DEPTH OF PONDING

06-01-16

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY ATWELL, LLC ON FEBRUARY 2, 2026. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
11. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN

NOT FOR CONSTRUCTION

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 7 OF 14
MH7BR.SCIL01

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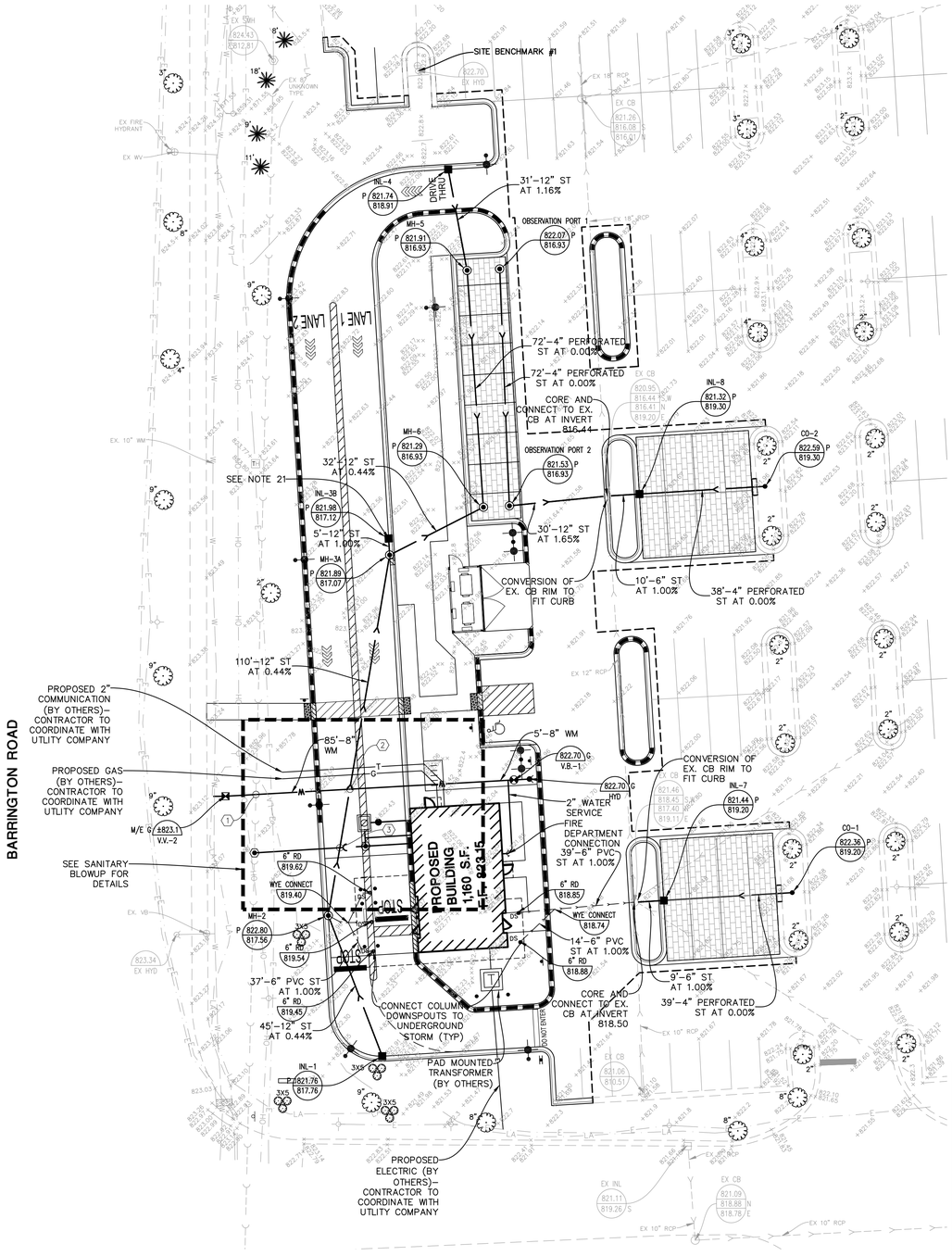
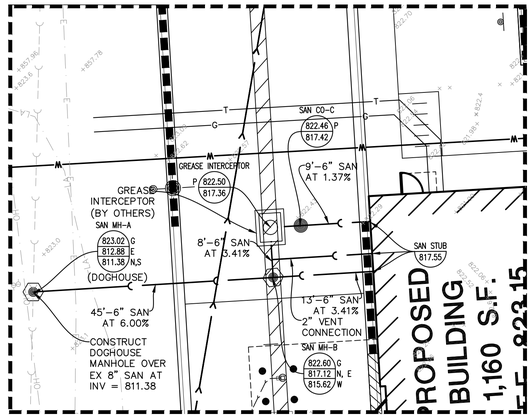
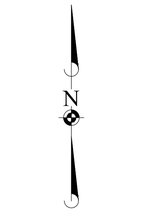
September 11, 2026 - 10:19 Dwg Name: I:\7Brc\01\Engr\Civil\Final Drawings\Plan Set\GRADING.dwg Updated By: mwyatte





SANITARY BLOWUP

1"=10'



UTILITY CROSSINGS

① WM OVER EX SAN
B/P WM = 817.36
T/P EX SAN = ±812.12

② ST OVER WM
B/P ST = 817.31
T/P WM = 815.81
LOWER WM

③ ST OVER SAN
B/P ST = 817.39
T/P SAN = 815.73

NOTE: WATER AND SEWER CROSSINGS SHALL MEET STATE EPA SEPARATION AND PIPE MATERIAL REQUIREMENTS. (SEE DETAIL SHEET)

06-01-22

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE ZINC COATED, AND ZINC WRAPPED PER THE VILLAGE OF SCHAUMBURG REQUIREMENTS. REFER TO VILLAGE SCHAUMBURG SPECIFICATIONS ON SHEET 13.
20. ANY UTILITIES THAT RUN UNDER PAVEMENT AND SIDEWALKS SHALL BE CONSTRUCTED WITH COMPACTED TRENCH BACKFILL.
21. CONNECT ADDITIONAL 2' DIA. INLET STRUCTURE TO ADJACENT MANHOLE/INLET WITH 12" ST AT 1.00% MINIMUM. ADDITIONAL INLET PROVIDED TO INCREASE DRAINAGE CAPACITY.

STANDARD SYMBOLS

06-01-18

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	STREET LIGHT	
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20

DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	1"=20'

SHEET 8 OF 14
MH7BR.SCIL01

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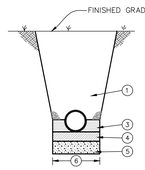
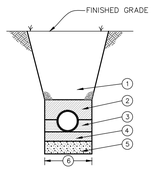
September 11, 2026 - 15:07 Dwg Name: L:\Projects\Data\Eng\Civil Drawings\Plan Sets\UTILITY.dwg Updated By: mwyatte



RIGID PIPE

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



FLEXIBLE PIPE

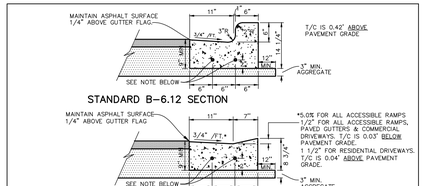
POLYVINYL CHLORIDE (PVC) PIPE
COMPOSITE SEWER PIPE
HIGH DENSITY POLYETHYLENE (HDPE) PIPE
CORRUGATED METAL PIPE

1. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB & GUTTER OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS TO 12" ABOVE TOP OF PIPE.
3. RIGID PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE
   FLEXIBLE PIPE:
   WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE.
4. 4" WELL-COMPACTED BEDDING MATERIAL
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL WHERE SOIL CONDITIONS WARRANT
6. TRENCH WIDTH:
   TRENCH DEPTH OF 5 FEET AND LESS, WITHOUT PROTECTION
   OUTSIDE DIAMETER + 12 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF 5 FEET AND LESS, WITH PROTECTION
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.
   TRENCH DEPTH OF GREATER THAN 5 FEET
   OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.

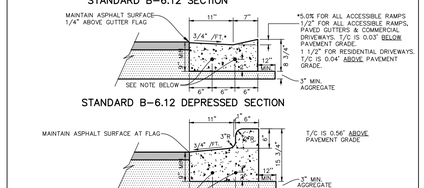
06-01-15

PIPE INSTALLATION DETAIL

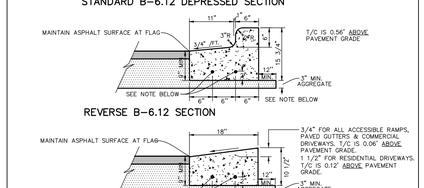
S-MIS-PIPEINSTALL



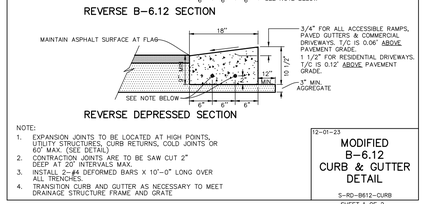
STANDARD B-6.12 SECTION



STANDARD B-6.12 DEPRESSED SECTION



REVERSE B-6.12 SECTION



REVERSE DEPRESSED SECTION

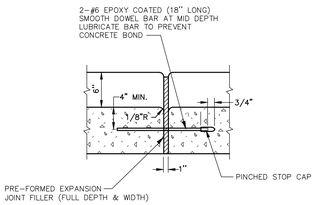
NOTE:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL #4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY TO MEET DRAINAGE STRUCTURE FRAME AND GRATE

12-01-23

MODIFIED B-6.12 CURB & GUTTER DETAIL

S-RD-B612-CURB

SHEET 1 OF 2



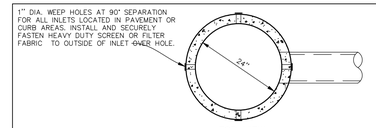
TYPICAL
EXPANSION JOINT DETAIL
CROSS SECTION

06-01-17

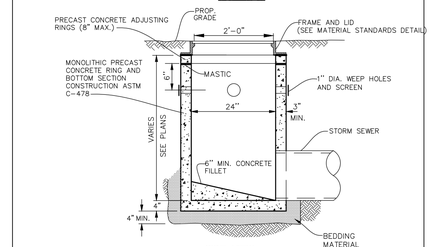
CURB EXPANSION JOINT

S-RD-EXPANSION-JOINT

SHEET 2 OF 2



TOP VIEW



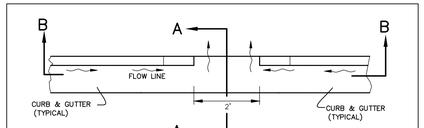
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

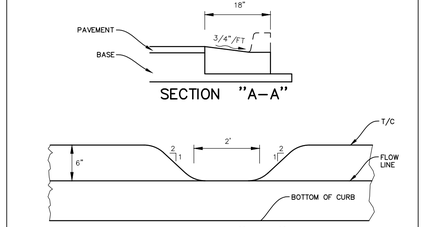
06-01-15

INLET DETAIL

S-ST-INLET



PLAN VIEW



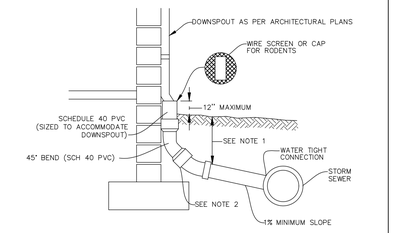
SECTION "A-A"

SECTION "B-B"
PROFILE VIEW

NOTE:
CONSTRUCT AS PER CURB & GUTTER DETAIL.

01-01-16 N-RD-CURB CUT

CURB CUT DETAIL

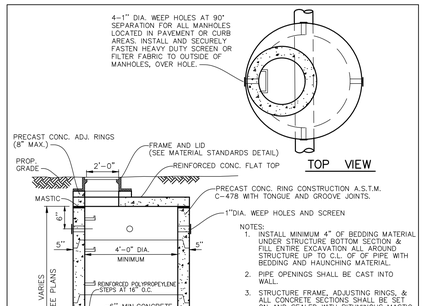


NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

06-01-17

DOWNSPOUT COLLECTOR DETAIL

S-ST-DOWNSPOUT



TOP VIEW

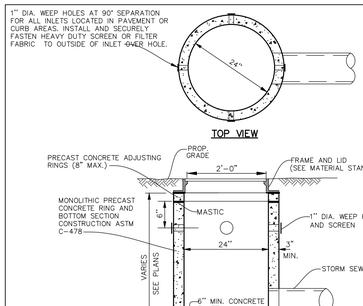
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING and HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL & MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR MANHOLES GREATER THAN 6' DEEP.
6. CURB & GUTTER TYPE FRAME AND GRATES OF MANHOLES IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ANY ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

STORM MANHOLE DETAIL

S-ST-MANHOLE



TOP VIEW

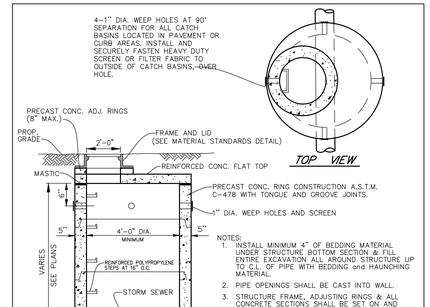
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

INLET DETAIL

S-ST-INLET



TOP VIEW

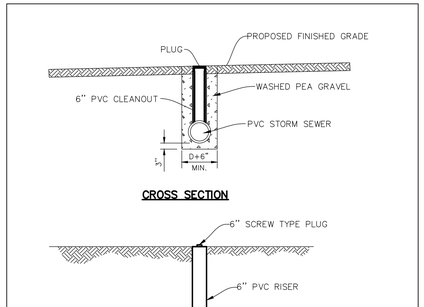
SIDE VIEW

NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING and HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL AND MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR CATCH BASINS GREATER THAN 6' DEEP ABOVE WATER LEVEL.
6. ALL JOINTS SHALL BE MORTARED ON INTERIOR OF MANHOLE.
7. CURB & GUTTER TYPE FRAME & GRATE OF CATCH BASINS IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

06-01-15

CATCH BASIN DETAIL (4'-0" DIA.)

S-ST-CATCHBASIN-4 FOOT



CROSS SECTION

PLAN VIEW

06-01-15

STORM PVC CLEANOUT (FOR UNDERDRAINS) DETAIL

S-ST-CLEANOUT

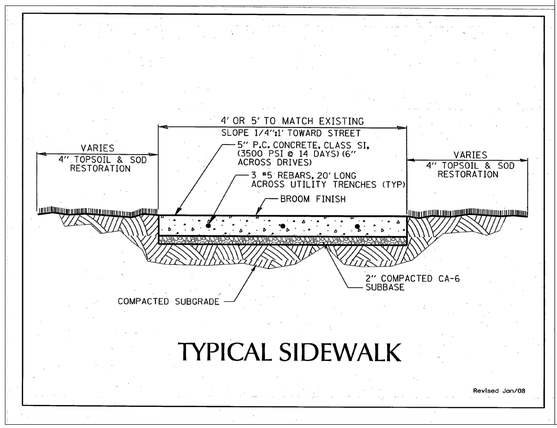
MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES 3 PIECE	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS IN OPEN AREAS AND PAVEMENT (WITH PROPER UTILITY MARKINGS)	NEENAH OPEN LID (ALL STRUCTURES UNLESS NOTED OTHERWISE) CLOSED LID (SELF SEALING) SWALES AND DITCHES	R-2502-C R-1772 R-4340 B
MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB DEPRESSED CURB AND GUTTER	R-3501-D2A R-3281-AL R-3281-AL WITH SLOTTED CURB PLATE
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR2S FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	EA2 CURB BOX

12-01-23

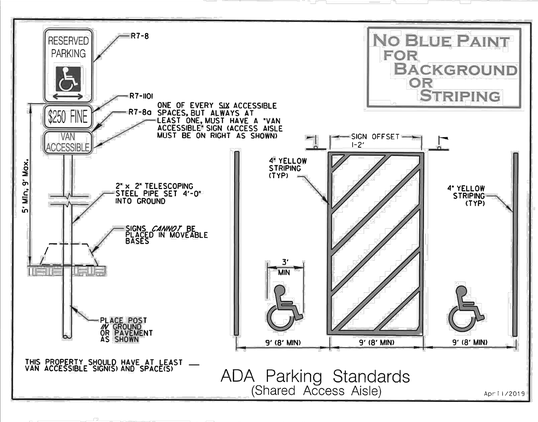
MATERIAL STANDARDS

S-MS-MATERIALSTNDS



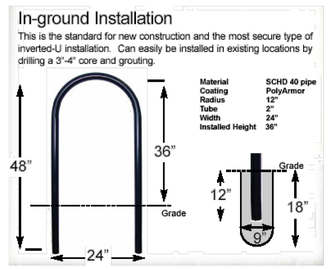
TYPICAL SIDEWALK

Revised Jan/08



ADA Parking Standards
(Shared Access Aisle)

Apr 11/2019



Bike Rack SpecificationsVintage Rack Series by Cycle-Safe, Inc.

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

Updated 03/14/05

16

DRAWN BY	REVISIONS	DATE
MEJ	REVISED PER VILLAGE REVIEW	9-14-26

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Civil Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: MEJ
DRAWN BY: MZW
DATE: 6/26/26
SCALE: N.T.S.

SHEET
9 OF 14
MH7BR.SCIL01

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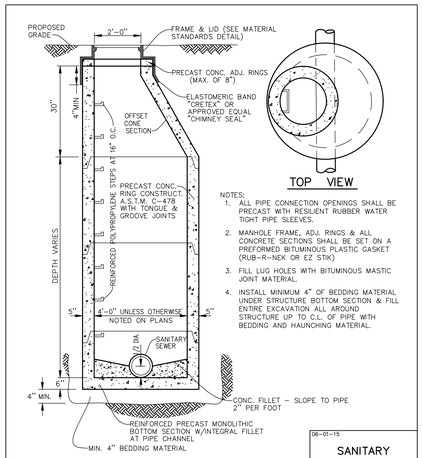
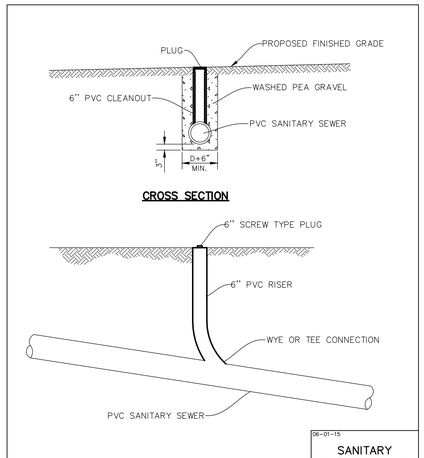
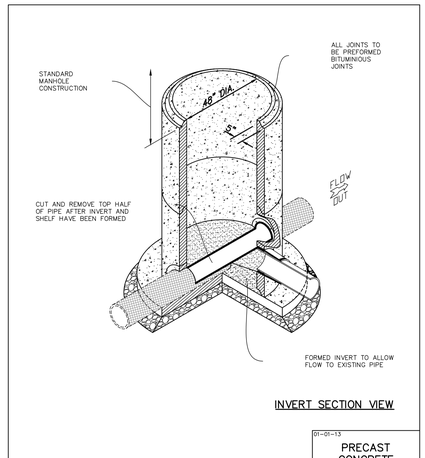
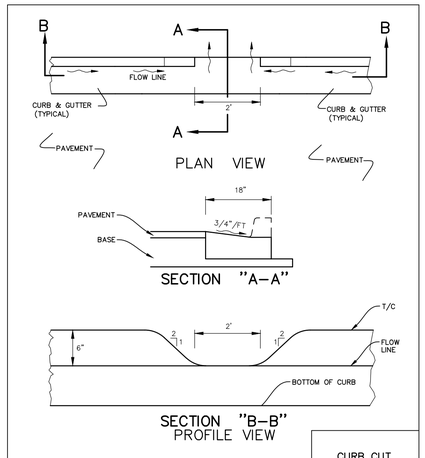
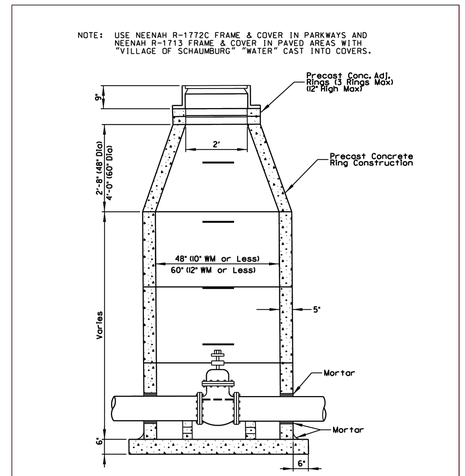
September 11, 2026 - 15:16 Dwg Name: L:\7Brew01\Mark\Final Drawings\Plan Set\GPFCS.dwg Updated By: mwahle

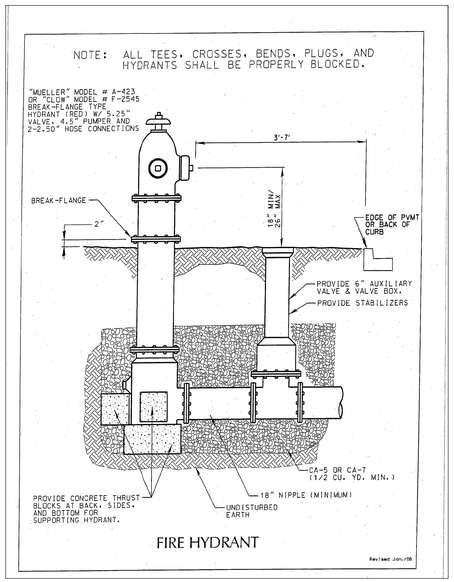


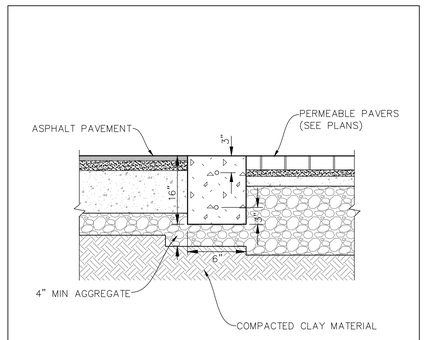


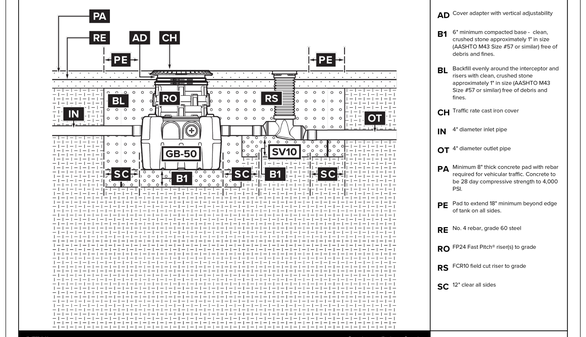


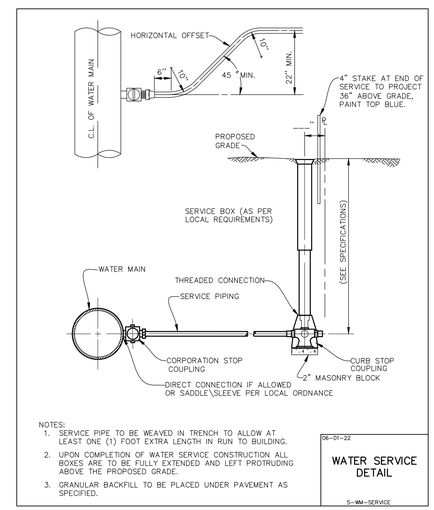












DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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Civil Engineers • Water Resource Engineers • Water Supply Engineers
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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MZW
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 10 OF 14
MH7BR.SCIL01

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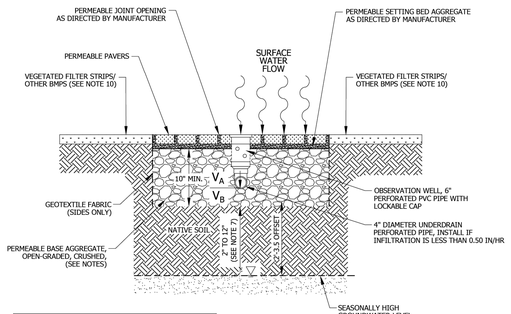
September 11, 2026 - 15:16 Data Name: I:\7Brew01\Vars\Cad\Final Drawings\Plan Set\SPECS.dwg Updated By: mwyche

PERMEABLE PAVERS WEST OF PROPOSED FIRE LANE



BOTTOM OF THE FACILITY:	ELEV.	**816.93**
SEASONALLY HIGH GROUNDWATER:	ELEV.	**813.50**
SEPARATION:	FEET	**3.43**

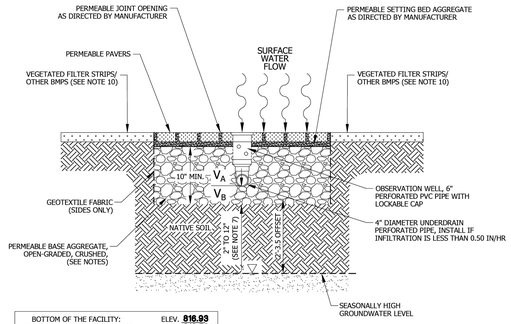
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	**1185'**	**54"**	0.36	0.50 X **0.3** X V_A	**800.0 CUFT**
V_B : COARSE AGGREGATE (BELOW INVERT)	**N/A**	**2"**	0.36	0.36 X V_B	**N/A**
				TOTAL	**800.0 CUFT**

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9
	PAGE NO. 10 – FC

PERMEABLE PAVERS EAST OF PROPOSED FIRE LANE



BOTTOM OF THE FACILITY:	ELEV.	**816.93**
SEASONALLY HIGH GROUNDWATER:	ELEV.	**813.50**
SEPARATION:	FEET	**3.43**

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	**2492'**	**26.4"**	0.36	0.50 X **0.3** X V_A	**822.4 CUFT**
V_B : COARSE AGGREGATE (BELOW INVERT)	**N/A**	**2"**	0.36	0.36 X V_B	**N/A**
				TOTAL	**822.4 CUFT**

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9
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DATE														9-14-26
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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD CONSTRUCTION DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: MEJ
DRAWN BY: MEJ
DATE: 6/26/26
SCALE: N.T.S.

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11 OF 14
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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON 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 SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF SCHAUMBURG MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMQJOBSTART@MWRD.ORG).

2. THE VILLAGE OF SCHAUMBURG ENGINEERING DEPARTMENT AND PUBLIC 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 WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ 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 AS 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 OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY 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 ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

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	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
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		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES 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 WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE 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 TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT 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 WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

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 PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES 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 OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

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 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. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. 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.

11. 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.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. 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.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. 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. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. 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.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS 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 DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. 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.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. 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.

DRAWN BY	DATE	REVISIONS
MEJ	9-14-26	REVISED PER VILLAGE REVIEW

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7 BREW COFFEE
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD GENERAL NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MEJ
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 12 OF 14
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VILLAGE OF SCHAUMBURG
STANDARD ENGINEERING NOTES

1. The Community Development Department must be notified one business day prior to each inspection at 847.923.4420. A minimum notice of three business days is required by the Engineering and Public Works Department, 847.895.7100, for a water main shut down in a commercial area.

2. Tree protection fencing must be installed, inspected, and approved by the village prior to the issuance of a Land Development Permit. The fencing must be maintained for the duration of the site work.

3. A separate Electrical Permit must be obtained from the Community Development Department prior to installing any site lighting. The electrical system must be approved as part of the Electrical Permit for the site lighting. The detailed photometrics and exterior light pole locations must be approved as part of the Land Development Permit.

4. The Contractor shall indemnify the village, and their agents, etc. from all liability involved with the construction, installation, testing, and operation of all work associated with this project.

5. The Contractor is responsible for having a set of the "Approved" Land Development Permit Plans on the job site during construction. The Contractor is also responsible for making any necessary copies of the “Approved” Plans for all subcontractors performing site work.

6. The Contractor is to verify the location, depth, and invert of all existing utilities and facilities prior to the start of construction. The contractor will be responsible for any damage to existing public or private utilities, or the relocation of any existing utilities to facilitate the installation of the new site work. The contractor must notify the Design Engineer immediately of any discrepancies with the plans and any existing utilities. No work is to be done until the discrepancy is resolved.

7. Access to the site, and to within 100 feet of any building, shall be provided for emergency vehicles at all times via a 20 foot wide approved all-weather road. An approved water supply shall be available within 100 feet of any building prior to delivery of any combustible materials to the site.

8. No holes are to be left open in the pavement or parkway over any holiday, weekend, or after 3 PM on the day preceding any holiday or any weekend.

9. All existing pavement or concrete to be removed shall be sawcut full-depth along the limits of proposed removal before commencement of the pavement removal.

10. All public right of way areas that are disturbed during construction shall be restored with 4" of topsoil and sod. Seeding will not be permitted in these areas.

11. All paving, subgrade preparation, curbing, and sidewalk construction shall conform to the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" and the “Supplemental Specifications and Recurring Special Provisions”, latest editions.

12. No asphalt work is allowed between November 1st and April 1st without the written permission from the Village Engineer.

13. Any temporary or permanent exterior site fencing, including fencing for dumpster enclosures, requires a separate permit from the Community Development Department. Demolition of existing buildings also requires a separate permit from the Community Development Department.

14. All bituminous concrete used for surface, binder and base courses is to have a Marshall Stability of 1700. All portland cement concrete shall have a minimum compressive strength of 3500 psi at 14 days.

15. Prior to placing any pavement material, the Contractor is responsible for properly preparing and compacting the subgrade. The required proof roll must be witnessed by the village. No pavement material is to be placed on a wet or soft subgrade. If this condition exists, the Contractor is to stop work and immediately notify the village. No additional pavement work shall be done until the problem is corrected.

16. All curbs constructed over a utility trench shall be reinforced with two #5 rebars for a length of 20 feet centered over the trench. Sidewalks shall be treated in the same manner using three #5 rebars.

17. All sewer and water main construction shall be in conformance with the "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

18. The contractor shall not install any sanitary sewer pipe or structures until he has a copy of the permit and permit drawings issued by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) on the job site. This may also apply to storm sewer and/or detention facilities if included in the MWRD permit.

19. All manholes and valve vaults shall have the “Village of Schaumburg” and “Water,” “Storm Sewer,” or “Sanitary Sewer” cast into the lid. All open lids or grates shall have the words “Drains to River, Dump no Waste” permanently inscribed.

20. Band-seal connectors shall be used to join pipes of different materials.

21. Use CA-6 trench backfill, compacted to 95% of Modified Proctor, under and within a 1:1 slope from the bottom of all pavement, curbs and sidewalk.

22. A water quality device, Stormceptor, CDS, or equivalent, shall be installed as required by the Subdivision and Land Development Ordinance and as shown on the approved plans.

23. All water main pipe 4” and larger shall be ductile iron pipe Class 52 conforming to ANSI A21.51 with cement lining unless otherwise approved by the Village Engineer. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200 g/m^2 of pipe surface area. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5. All water service lines 3” and smaller shall be Type K copper, unless otherwise noted.

24. All water lines are to be pressure tested and chlorinated per the requirements of the Village of Schaumburg. Also, the minimum cover for all water mains and service lines is 5.5 feet.

25. Fire service mains and lead in connections to system risers are required to be completely flushed before making the connection to the sprinkler piping. (NFPA 13, 1999 ED, 10-2.1.) The Fire Prevention Bureau shall be notified 24 hours in advance to witness the flush at 847.985.4452. A separate inspection fee is also required at the time the Land Development Permit is issued.

26. Upon completion of the project, the developer shall provide final "Record Drawings" (1 Mylar sepia reproducible, signed and sealed by the engineer) of all utilities which include the locations and elevations of all mains, service lines, structures, paved areas, site grading, street lights and cables, and curbs. Monuments, as specified in Item #27, shall also be shown. Final record drawings must also include a State Plane coordinate system tie in. In addition to the drawings, an electronic file (in DWG or DGN format) of the record drawings must be submitted on CD-ROM.

27. All plats three acres or larger require concrete monuments complete with the Village of Schaumburg cap and shall be placed at locations to be determined by the Village Engineer. Monuments shall be in accordance with the Subdivision and Land Development Ordinance and shall be shown on the record drawings.

DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	MEJ

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

7 BREW COFFEE

VILLAGE OF SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG STANDARD NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	MEJ
DRAWN BY:	MEJ
DATE:	6/26/26
SCALE:	N.T.S.

SHEET 13 OF 14

MH7BR.SCIL01

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NOT FOR CONSTRUCTION

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MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean WHO BREW, LLC, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASINS, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(3) Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM C425 (MWRD only).

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all tap locations and service box locations, as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.

(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints.(2)

(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477.

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER".

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TRACER WIRE

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H20 loading or approved equal.

For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking tracerwire RT series 19 gauge conductor (RT 1802W water, RT 1803W sewer).

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

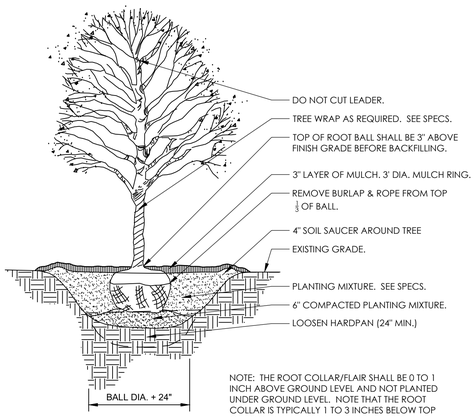
(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(4) Spiral Rib Metal Pipe Type 1R: 18-inch diameter and greater. Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type brands and "O" ring gaskets. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted in landscape areas with Municipality Approval and/or when specifically indicated on PLANS)

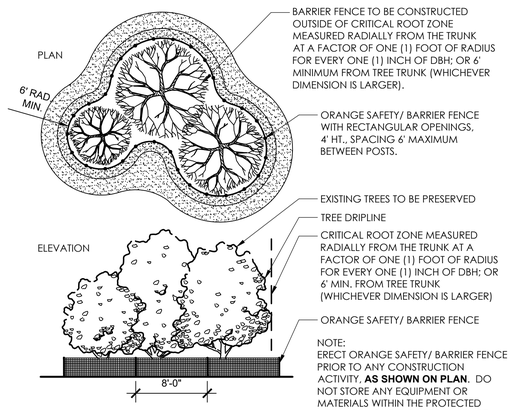
(6) Polypropylene (P



NOTE: THE ROOT COLLAR/FLAIR SHALL BE 0 TO 1 INCH ABOVE GROUND LEVEL AND NOT PLANTED UNDER GROUND LEVEL. NOTE THAT THE ROOT COLLAR IS TYPICALLY 1 TO 3 INCHES BELOW TOP OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.

1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 329343.33-20



NOTE:
ERECT ORANGE SAFETY/ BARRIER FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY, **AS SHOWN ON PLAN**. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTED AREA. REMOVE THE BARRIER FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

2 TREE PROTECTION PLAN

N.T.S. 320190.33-01

3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 329333.16-05

NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES, SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. USE CARE TO KEEP THE ROOT SYSTEM INTACT.

4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01

NOTE:
1. SPACING VARIES DEPENDING ON PLANT SPECIES, SEE PLANT LIST.
2. REMOVE PLASTIC PLANTING CONTAINER BEFORE PLANTING. USE CARE TO KEEP THE ROOT SYSTEM INTACT.

5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02

6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

Village of Schaumburg Required Landscaping

PLANTING AREA REQUIREMENTS

Requirement: At least twenty percent (20%) of the lot or parcel being developed shall be green space.

At least forty percent (40%) of the site's landscaping shall be between the building(s) and public or private streets. (1) tree per (750sf) of total green space area required. The overall amount of trees required for the site shall be comprised of not less than ten percent (10%) evergreen, forty percent (40%) ornamental,and fifty percent (50%) shade trees. There shall be at least one (1) shrub planted for every two hundred (200) square feet of total green space area.

Total area = 1.225 acres

Required - 20% of lot area = 10,676 sf (0.245 acres); 14.23 Total Trees, 53.38 Shrubs

On Plan - 17,989 sf total, (13,014 sf (72%) between building and streets) 3 Evergreen Trees (21%), 6 Ornamental Trees (42%), 10 Shade Trees (71%) 65 Trees (including 47 existing), 210 shrubs

STREET TREE REQUIREMENT

Requirement: Street trees shall be required in the public right-of-way and on areas adjacent to private streets in all zoning districts. Trees of at least two and one-half inch (2½") caliper shall be evenly spaced at a minimum of forty feet (40') on center for shade trees and thirty feet (30') on center for columnar and ornamental trees.
Barrington Rd: 385 LF / 40 = 9 Trees
Required- 9 Trees
On Plan - 9 Trees

FOUNDATION PLANTING REQUIREMENT

Requirement: A landscaping area a minimum of ten feet (10') in width shall be located around the perimeter of all buildings up to three (3) stories or thirty feet (30') in height. Foundation landscaping shall be provided along the entire length of all building facades except where sidewalks and driveways provide access to the building or where fire department connections are necessary. Such landscaping shall be comprised of a combination of shade trees, ornamental trees, evergreens, shrubs, groundcovers, perennials and, in permitted natural landscaping areas, native prairie, woodland wildflowers, low grasses and sedges.

On Plan - Plantings where site plan allows due to QSR layouts

PARKING LOT LANDSCAPING REQUIREMENT

Requirement: One (1) tree shall be provided for every one hundred twenty (120) square feet of landscaping area in a standard island, or one (1) tree for every one hundred eighty (180) square feet of landscaping area in an expanded island.

Total Parking Lot Islands = 6
4 Double Islands = 2 Trees per island
2 Single Islands = 1 Tree per island
Required - 10 trees
On Plan - 10 trees

PARKING LOT PERIMETER REQUIREMENT

Requirement: All parking areas shall be screened from adjacent roadways using shrubs or shrubs with perennials and/or berms. The screening plantings in the parking lot perimeter landscaping shall be comprised of not less than thirty percent (30%) evergreen shrubs, and seventy percent (70%) deciduous shrubs which are capable of achieving a height of thirty-six inches (36"). At least one (1) tree for every thirty-five (35) linear feet of parking lot adjacent to the street shall be provided between the parking lot and the street. Of the total number of ornamental and shade trees provided, not less than forty percent (40%) shall be ornamental, and fifty percent (50%) shall be shade trees.

Total Parking adjacent to street = 100 LF
Deciduous shrubs required = 25 x 0.7 = 18
Evergreen shrubs required = 25 x 0.3 = 7

Required - 3 trees , 18 deciduous shrubs, 7 evergreen shrubs
On Plan - 3 trees, 18+ deciduous shrubs, 7+ evergreen shrubs. Drive thru and parking screened with continuous hedge

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
		9	EXISTING TREE TO BE REMOVED			
		47	EXISTING TREE TO REMAIN			
DECIDUOUS TREES						
	AM	2	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B
	GS	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
	ZS	2	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B
EVERGREEN TREES						
	JB	3	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	6` Ht.	B&B
ORNAMENTAL TREES						
	AG4	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6` Ht.	B&B
DECIDUOUS SHRUBS						
	CF	44	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Pot
	FN	23	Forsythia x intermedia `Nimbus`	Show Off® Sugar Baby® Dwarf Forsythia	5 gal.	
	PD	42	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	24" Ht.	Pot
	PP	6	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	3 gal.	
	R3	14	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot
EVERGREEN SHRUBS						
	JP	15	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.	Pot
	TD2	40	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot
	TW	24	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot
ORNAMENTAL GRASSES						
	PS	29	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
	PH	8	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	
SYMBOL			**BOTANICAL NAME**	**COMMON NAME**		
EXISTING SHRUB AREAS						
			Hemerocallis fulva 'Kwanso'	Daylily		
			Juniperus chinensis 'Sea Green'	Sea Green Juniper		
			Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		
			Syringa x chinensis	Chinese Lilac		
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
GROUND COVERS						
		11,691 sf	TURF - SOD			
PERENNIALS						
	NW	47	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

LICENSED LANDSCAPE ARCHITECT
MYLES URBANO ABURTO
157-001848
STATE OF ILLINOIS

SEAL Date: XX/XX/XX

Myles Urbano Aburto, ASLA, PLA
Illinois Registered Landscape Architect
157-001848
Expires 08/31/2027

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DATE	REVISIONS	DRAWN BY
9-14-26	REVISED PER VILLAGE REVIEW	JCC

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
COVER SHEET AND LANDSCAPE SUMMARY

PROJ. MGR.:	MA
PROJ. ASSOC.:	MA
DRAWN BY:	MR
DATE:	6/26/26
SCALE:	AS NOTED

SHEET
L0 OF L3
7BRSCIL01

FOR REVIEW

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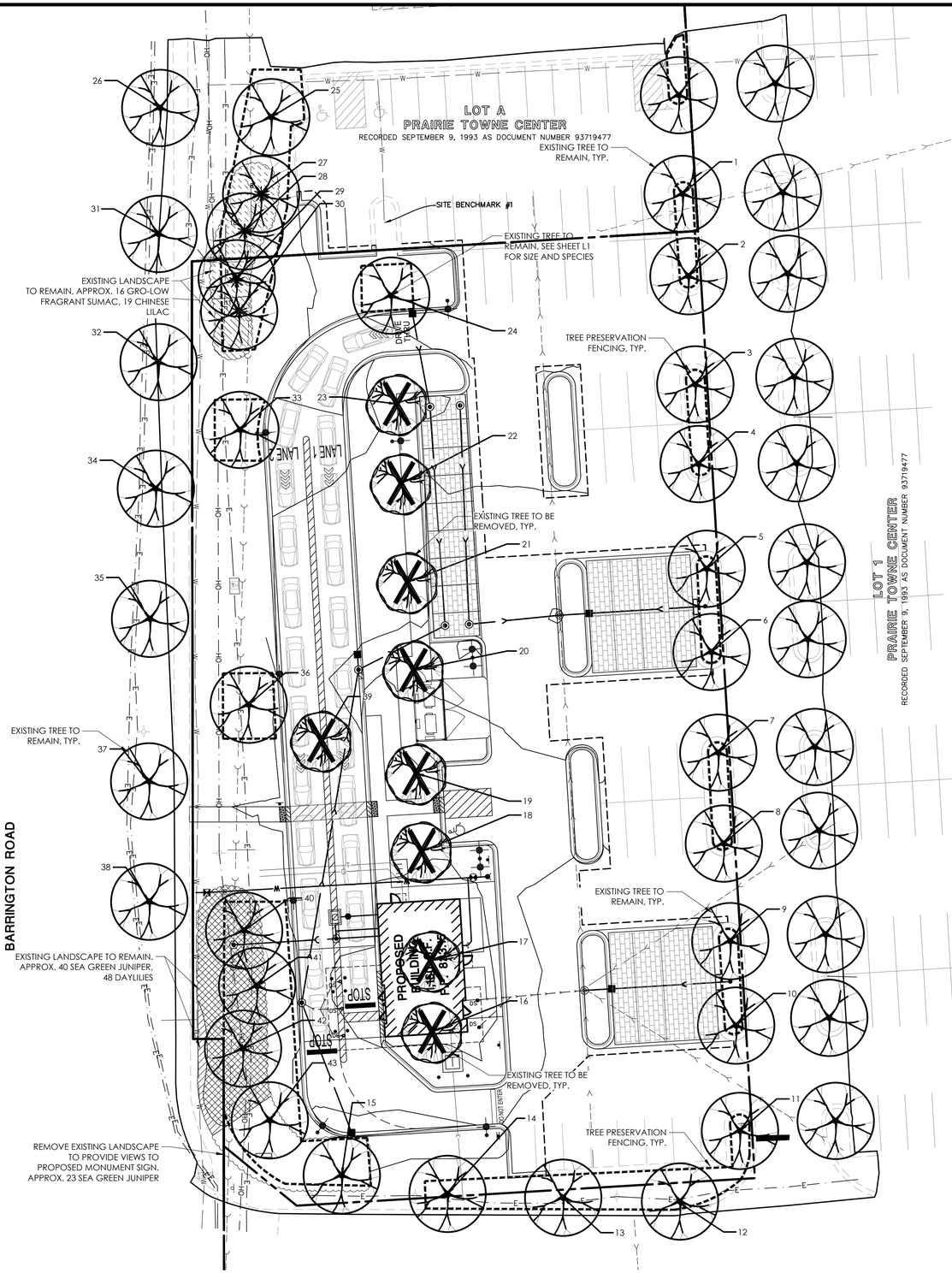

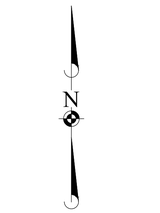

0 10 20 40

SCALE: 1"=20'

PLANT SCHEDULE		
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**
EXISTING SHRUB AREAS		
	Hemerocallis fulva 'Kwanso'	Daylily
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
	Syringa x chinensis	Chinese Lilac

TREE INVENTORY

181 Barrington Road
Schaumburg, Cook County, Illinois

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged per the Schaumburg **ordinance.**
3) Dead trees and invasive shrubs were not tagged
4) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 43

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	PROPOSED ACTION	REQ'D MITIGATION
1	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
2	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
3	*Gleditsia triacanthos*	Honey Locust	4	1	TO REMAIN	0
4	*Gleditsia triacanthos*	Honey Locust	4	1	TO REMAIN	0
5	*Acer rubrum*	Red Maple	3	1	TO REMAIN	0
6	*Acer rubrum*	Red Maple	3	1	TO REMAIN	0
7	*Ulmus sp.*	Elm	4	1	TO REMAIN	0
8	*Gleditsia triacanthos*	Honey Locust	2	4	TO REMAIN	0
9	*Ulmus sp.*	Elm	3	1	TO REMAIN	0
10	*Acer rubrum*	Red Maple	2	1	TO REMAIN	0
11	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
12	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
13	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
14	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
15	*Gleditsia triacanthos*	Honey Locust	11	1	TO REMAIN	0
16	*Celtis Occidentalis*	Hackberry	4	1	TO BE REMOVED	0
17	*Celtis Occidentalis*	Hackberry	4	1	TO BE REMOVED	0
18	*Acer rubrum*	Red Maple	3	1	TO BE REMOVED	0
19	*Celtis Occidentalis*	Hackberry	3	1	TO BE REMOVED	0
20	*Ulmus sp.*	Elm	4	1	TO BE REMOVED	0
21	*Acer rubrum*	Red Maple	2	1	TO BE REMOVED	0
22	*Celtis Occidentalis*	Hackberry	3	3	TO BE REMOVED	0
23	*Celtis Occidentalis*	Hackberry	4	4	TO BE REMOVED	0
24	*Celtis Occidentalis*	Hackberry	3	1	TO REMAIN	0
25	*Acer saccharum*	Sugar Maple	10	3	TO REMAIN	0
26	*Malus sp.*	Crab Apple	10	1	TO REMAIN	0
27	*Pinus nigra*	Austrian Pine	8	1	TO REMAIN	0
28	*Pinus nigra*	Austrian Pine	22	1	TO REMAIN	0
29	*Pinus nigra*	Austrian Pine	10	3	TO REMAIN	0
30	*Pinus nigra*	Austrian Pine	14	3	TO REMAIN	0
31	*Malus sp.*	Crab Apple	2	2	TO REMAIN	0
32	*Malus sp.*	Crab Apple	8	2	TO REMAIN	0
33	*Acer platanoides*	Norway Maple	14	1	TO REMAIN	0
34	*Malus sp.*	Crab Apple	3	2	TO REMAIN	0
35	*Malus sp.*	Crab Apple	11	2	TO REMAIN	0
36	*Gleditsia triacanthos*	Honey Locust	3	4	TO REMAIN	0
37	*Malus sp.*	Crab Apple	12	2	TO REMAIN	0
38	*Malus sp.*	Crab Apple	9	2	TO REMAIN	0
39	*Gleditsia triacanthos*	Honey Locust	3	3	TO BE REMOVED	0
40	*Malus sp.*	Crab Apple	2	2	TO REMAIN	0
41	*Malus sp.*	Crab Apple	2	1	TO REMAIN	0
42	*Pyrus calleryana*	Ornamental Pear	4,6	2	TO REMAIN	0
43	*Malus sp.*	Crab Apple	2,2,3,3,3	2	TO REMAIN	0

DRAWN BY	DATE	REVISIONS
JCC	9-14-26	REVISED PER VILLAGE REVIEW

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ph 312.894.0095 manhard.com

181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
TREE PRESERVATION

PROJ. MGR.:	MA
PROJ. ASSOC.:	MA
DRAWN BY:	MR
DATE:	6/26/26
SCALE:	1"=20'

SHEET
L1 OF L3
7BRSCIL01

FOR REVIEW

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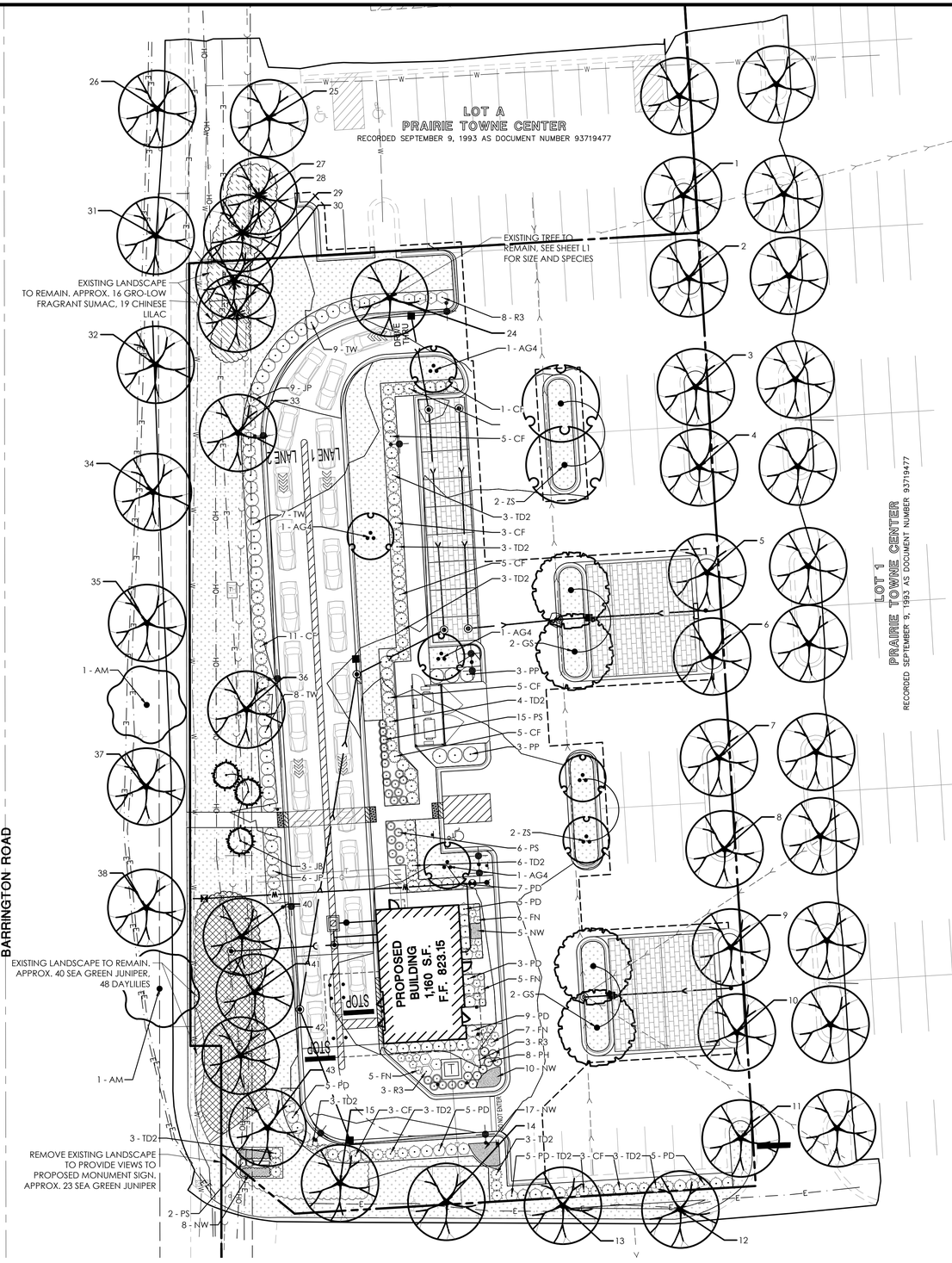

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
		9	EXISTING TREE TO BE REMOVED			
		47	EXISTING TREE TO REMAIN			
DECIDUOUS TREES						
	AM	2	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B
	GS	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
	ZS	2	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B
EVERGREEN TREES						
	JB	3	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	6` Ht.	B&B
ORNAMENTAL TREES						
	AG4	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6` Ht.	B&B
DECIDUOUS SHRUBS						
	CF	44	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Pot
	FN	23	Forsythia x intermedia `Nimbus`	Show Off® Sugar Baby® Dwarf Forsythia	5 gal.	
	PD	42	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	24" Ht.	Pot
	PP	6	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	3 gal.	
	R3	14	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot
EVERGREEN SHRUBS						
	JP	15	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.	Pot
	TD2	40	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot
	TW	24	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot
ORNAMENTAL GRASSES						
	PS	29	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
	PH	8	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	
SYMBOL			**BOTANICAL NAME**	**COMMON NAME**		
EXISTING SHRUB AREAS						
			Hemerocallis fulva 'Kwanso'	Daylily		
			Juniperus chinensis 'Sea Green'	Sea Green Juniper		
			Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		
			Syringa x chinensis	Chinese Lilac		
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
GROUND COVERS						
		11,691 sf	TURF - SOD			
PERENNIALS						
	NW	47	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot

DRAWN BY	DATE	REVISIONS
JCC	9-14-26	REVISED PER VILLAGE REVIEW

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water Utility Operators
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181 BARRINGTON ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.: MA
PROJ. ASSOC.: MA
DRAWN BY: MR
DATE: 6/26/26
SCALE: 1"=20'

SHEET
L2 OF L3
7BRSCIL01

FOR REVIEW

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September 15, 2025 - 11:10 Plan Name: \\shell-hicks.com\shell-data\Projects\Midwest\Centers\7BRSCIL01\Civil\L01 - Final Landscape Plan.dwg Updated By: mahurtis

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. PROVIDE TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THIS WORK INCLUDES:
1. SPREADING OF TOPSOIL OR SOIL PREPARATION
2. TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS
3. PLANTING MIXES
4. MULCH AND PLANTING ACCESSORIES
5. FERTILIZER AND HERBICIDE
6. MAINTENANCE
7. WARRANTY OF PLANT MATERIAL

B. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HIS/HER REPRESENTATIVE.

1-02 QUALITY ASSURANCE:

A. COMPLY WITH SITE WORK REQUIREMENTS

B. PLANT NAMES INDICATED MUST COMPLY WITH 'STANDARDIZED PLANT NAMES' AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES WHICH ARE NOT LISTED SHOULD CONFORM WITH THOSE GENERALLY ACCEPTED BY THE NURSERY TRADE. STOCK SHOULD BE LEGIBLY TAGGED.

C. ALL PLANT MATERIALS SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.

D. ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN A 50 MILE RADIUS OF THE PROJECT FOR A MINIMUM OF TWO FULL GROWING SEASONS.

E. ADHERE TO SIZING REQUIREMENTS AS LISTED IN THE PLANT LIST AND/OR BID FORM FOR THE PROJECT. A PLANT SHALL BE MEASURED IN ITS NATURAL STANDING POSITION.

F. STOCK THAT IS FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE SHOWN. WITH PERMISSION OF THE LANDSCAPE ARCHITECT, SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND CHARACTER TO THAT OF THE SPECIFIED MATERIAL WILL BE APPROVED. STOCK WHICH IS LARGER THAN THAT WHICH IS SPECIFIED IS ACCEPTABLE WITH PERMISSION OF THE LANDSCAPE ARCHITECT, PROVIDING THERE IS NO ADDITIONAL COST AND THAT THE LARGER PLANT MATERIAL WILL NOT BE CUT DOWN IN ORDER TO CONFORM TO THE SIZE INDICATED.

G. ALL SHRUBS SHALL BE DENSE IN FORM. SHRUB LINERS DO NOT MEET THESE SPECIFICATIONS. SHRUBS SPECIFIED BY HEIGHT SHALL HAVE A SPREAD THAT IS EQUAL TO THE HEIGHT MEASUREMENT. SHRUBS WHICH ARE SPECIFIED BY SPREAD SHALL EXHIBIT THE NATURAL GROWTH HABIT OF THE PLANT BY HAVING A GREATER SPREAD THAN HEIGHT.

H. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO INSPECT PLANT MATERIAL FOR SIZE AND CONDITION OF ROOT SYSTEMS, THE PRESENCE OF INSECTS AND DISEASES, INJURIES AND LATENT DEFECTS (DUE TO CONTRACTOR NEGLIGENCE OR OTHERWISE), AND TO REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING PROGRESS OF THE PROJECT.

I. CONTAINER GROWN DECIDUOUS AND/OR EVERGREEN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK. SIZE OF CONTAINER GROWN MATERIAL MUST CONFORM TO SIZE/HEIGHT REQUIREMENTS OF PLANT LIST.

1-03 DELIVERY, STORAGE & HANDLING:

A. FERTILIZER SHALL BE DELIVERED IN ORIGINAL, UNOPENED AND UNDAMAGED PACKAGING. CONTAINERS SHALL DISPLAY WEIGHT, ANALYSIS AND MANUFACTURER'S NAME. STORE FERTILIZER IN A MANNER THAT WILL PREVENT WETTING AND DETERIORATION.

B. TAKE ALL PRECAUTIONS CUSTOMARY CONCERNING PROPER TRADE PRACTICE IN PREPARING PLANTS FOR TRANSPORT. PLANTS SHALL BE DUG, PACKED AND TRANSPORTED WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE LANDSCAPE ARCHITECT . ALL PLANTS MUST BE PROTECTED FROM DRYING OUT. IF PLANT MATERIAL CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SAID MATERIAL SHOULD BE PROPERLY PROTECTED IN A MANNER THAT IS ACCEPTABLE TO THE LANDSCAPE ARCHITECT . HEELED-IN PLANTS MUST BE WATERED DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD STRIP BARK OR BREAK OR SHEAR BRANCHES.

C. PLANT MATERIAL TRANSPORTED ON OPEN VEHICLES SHOULD BE COVERED WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

D. DRY, LOOSE TOPSOIL SHALL BE PROVIDED FOR PLANTING BED MIXES. MUDDY OR FROZEN TOPSOIL IS UNACCEPTABLE AS WORKING WITH MEDIUM IN THIS CONDITION WILL DESTROY ITS STRUCTURE, MAKING ROOT DEVELOPMENT MORE DIFFICULT.

1-04 PROJECT CONDITIONS:

A. NOTIFY LANDSCAPE ARCHITECT AT LEAST SEVEN (7) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES. UTILITIES CAN BE LOCATED AND MARKED (IN ILLINOIS) BY CALLING J.U.L.I.E. AT (800)892-0123.

C. THE CONTRACTOR SHALL PROVIDE, AT HIS/HER OWN EXPENSE, PROTECTION AGAINST TRESPASSING AND DAMAGE TO SEEDED AREAS, PLANTED AREAS, AND OTHER CONSTRUCTION AREAS UNTIL THE PRELIMINARY ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE BARRICADES, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER AFTER SUCH WARNING HAS BEEN ISSUED.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF CROWNS, TRUNKS AND ROOTS OF EXISTING TREES, PLUS SHRUBS, LAWNS, PAVED AREAS AND OTHER LANDSCAPED AREAS THAT ARE TO REMAIN INTACT. EXISTING TREES, WHICH MAY BE SUBJECT TO CONSTRUCTION DAMAGE, SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. THE OWNER DESIRES TO PRESERVE THOSE TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION EXCEPT THOSE SPECIFICALLY INDICATED TO BE REMOVED ON THE DRAWINGS. THE CONTRACTOR SHALL ERECT PROTECTIVE TREE FENCING AND TREE ARMOR AT LOCATIONS INDICATED ON THE DRAWINGS AND AROUND ALL TREES ON SITE WHICH ARE TO BE PRESERVED. PROTECTIVE FENCING SHALL BE ERECTED BETWEEN THE LIMITS OF CONSTRUCTION AND ANY TREE PRESERVATION AREAS SHOWN ON THE DRAWINGS.

E. A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF SIZES, QUANTITIES AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS AND ON THE BID FORM. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

1-05 PRELIMINARY ACCEPTANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS/HER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AND PLANT MATERIAL AND ANNUAL FLOWER MAINTENANCE.

1-06 WARRANTY:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS/HER REPRESENTATIVE. PLANT MATERIALS WILL BE WARRANTEED AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. THE WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. ONLY SOUND, HEALTHY, VIGOROUS PLANTS WHICH ARE FREE FROM SUNSCALD INJURIES, DISFIGURING KNOTS, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION SHALL BE PROVIDED. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN PATCHES.
1. BALLED AND BURLAPPED PLANTS SHALL HAVE A FIRM NATURAL BALL OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS A ROOT SYSTEM NECESSARY FOR A FULL RECOVERY OF THE PLANT. ROOT BALL SIZES SHALL COMPLY WITH THE LATEST EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS). ROOT BALLS THAT ARE CRACKED OR MUSHROOMED ARE UNACCEPTABLE.
2. CONTAINER GROWN STOCK SHOULD BE GROWN FOR AN AMOUNT OF TIME THAT IS OF SUFFICIENT LENGTH FOR THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD ITS SOIL TOGEHTER, FIRM AND WHOLE. PLANTS WILL NOT BE LOOSE IN THEIR CONTAINERS, NOR SHALL THEY BE POT-BOUND AND ALL CONTAINER GROWN STOCK WILL COMPLY WITH THE SIZES STATED ON THE PLANT LIST.
3. NO EVIDENCE OF WOUNDS OR PRUNING CUTS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
4. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND. THE HEIGHT OF EVERGREEN TREES ARE DETERMINED BY MEASURING FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER TREES ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST. THE HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT, NOT THE LONGEST BRANCH. SINGLE STEM OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE FLUSHED WITH GROWTH AND HAVE GOOD FORM TO THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES OR OTHER ROOT OR BRANCH INJURIES.

2-02 ACCESSORIES:

A. TOPSOIL:
1. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL OF A LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL. TOPSOIL SHALL BE REASONABLY FREE FROM CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS WITH A PH BETWEEN 6.5 TO 7.0.

B. TOPSOIL FOR SEED AREAS SHALL BE A MINIMUM OF 6".

C. SOIL AMENDMENTS SHALL BE AS FOLLOWS:
1. FOR TREES AND SHRUBS THE PLANT PIT WILL BE BACKFILLED WITH PULVERIZED BLACK DIRT.
2. FOR PERENNIALS AND ORNAMENTAL GRASSES THE SOIL MIXTURE WILL BE AS FOLLOWS: CM-63 GENERAL PURPOSE PEAT BASED MIX AS SUPPLIED BY MIDWEST TRADING. TOP BEDS WITH 8" OF CM-63 AND TILL INTO EXISTING BEDS TO A DEPTH OF 8". SOIL MIXTURES ARE AVAILABLE FROM MIDWEST TRADING. MIDWEST TRADING, ST. CHARLES, IL 60174 (630) 365-1990

D. FERTILIZER:
1. FOR TREES AND SHRUBS USE: 14-4-6 BRIQUETTES 17 G OR EQUIVALENT AVAILABLE FROM ARTHUR CLESEN, INC. FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION. ARTHUR CLESEN, INC. 543 DIENS DRIVE, WHEELING, IL 60090 (847)537-2177
2. FOR TURF AREAS USE 6-24-16 CLESEN FAIRWAY WITH MICRONUTRIENTS WITH MINOR ELEMENTS 3.0 % S, .02% B, .05% CU, 1.0% FE, .0006% MO, .10% MN AVAILABLE FROM ARTHUR CLESEN OR APPROVED EQUAL.

E. HERBICIDE:
1. ROUND-UP OR APPROVED EQUAL

F. MULCH:
1. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK WHICH HAS BEEN SCREENED AND IS FREE OF ANY GREEN FOLIAGE, TWIGS, ROCKS, SAWDUST, WOOD SHAVINGS, GROWTH OR GERMINATION INHIBITING INGREDIENTS, OR OTHER FOREIGN MATERIALS. BARK MULCH IS AVAILABLE FROM MIDWEST TRADING.
2. MUSHROOM COMPOST AS AVAILABLE FROM MIDWEST TRADING.

G. WATER:
1. WATER SERVICE WILL BE AVAILABLE ON THE SITE, WITH THE COST OF WATER BEING PAID BY THE OWNER. TRANSPORTING OF THE WATER FROM THE SOURCE TO THE WORK AREAS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL NECESSARY HOSE, PIPING, TANK TRUCK, ETC. SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

H. GUYING:
1. STAKES: 5/8" X 40" STEEL EYE ANCHOR WITH 4" HELIX
2. CABLE:
a. TREES UNDER 5": FLEXIBLE 1/8" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL
b. TREES 5" AND OVER: FLEXIBLE 3/16" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL.
3. TURNBUCKLES: 5/16", EYE AND EYE, WITH 4" TAKEUP.
4. HOSE: NEW TWO-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D.

I. TREE WRAP: BURLAP TREE WRAP 4" WIDE.

J. TWINE: SOFT NURSERY JUTE.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS OF INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3-02 PREPARATION:

A. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF 'HORTICULTURE STANDARDS OF NURSERYMEN, INC.' AND AS DETAILED ON THESE DRAWINGS.

B. PLANTING SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. ALL UNDERGROUND UTILITIES MUST BE LOCATED AND MARKED CLEARLY.

D. APPLY ROUND-UP OR APPROVED EQUIVALENT TO KILL ANY EXISTING VEGETATION IN ALL AREAS TO BE PLANTED. CONFIRM LENGTH OF WAITING PERIOD BETWEEN CHEMICAL APPLICATION AND PLANT INSTALLATION WITH MANUFACTURER. DO NOT BEGIN PLANTING OPERATIONS UNTIL PRESCRIBED POST-APPLICATION WAITING PERIOD HAS ELAPSED. TAKE EXTREME CARE TO AVOID CHEMICAL DRIFT TO ADJOINING PROPERTIES OF LANDSCAPE PLANTINGS.

E. PRIOR TO ALL PLANTING, ROTOTILL ALL AREAS TO BE LANDSCAPED TO PREPARE FOR PLANT INSTALLATION TO A MINIMUM DEPTH OF 12". ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOUR. CHANGES IN GRADE ARE TO BE GRADUAL. BLEND SLOPES INTO LEVEL AREAS. REMOVE ALL DEBRIS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM AREAS TO BE PLANTED. REMOVE ALL CONCRETE SLAG LARGER THAN 2" IN DIAMETER.

F. TOPSOIL SHALL BE SPREAD OVER THE SITE AT A MINIMUM DEPTH OF 6". FOR THOSE AREAS WHICH ARE INDICATED AS PRAIRIE OR NATURAL AREAS ON THE DRAWINGS, A TOPSOIL DEPTH OF 18" IS RECOMMENDED WHERE POSSIBLE.

G. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL SEEDED AREAS BY DISKING AND RAKING PRIOR TO PLANTING SEED. SOIL SHALL BE LOOSENED AND SCARIFIED TO A MINIMUM DEPTH OF 6". FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".

H. LOCATE ALL PLANT MATERIAL AS INDICATED OR AS APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF OBSTRUCTIONS ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THE DRAWINGS, THEN DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

I. PLANTING HOLES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANTING DETAILS. HOLES SHALL BE HAND DUG OR MACHINE DUG. GREAT CARE WILL BE TAKEN TO NOT EXCAVATE THE HOLE DEEPER THAN THE ROOT BALL AND THE DIAMETER SHALL BE A MINIMUM OF TWO TIMES THE ROOT BALL WIDTH. REMOVE ANY MATERIALS ENCOUNTERED IN EXCAVATION THAT MAY BE INJURIOUS TO PLANT GROWTH, INCLUDING STONES LARGER THAN 2" IN DIAMETER OR OTHER DEBRIS. SOIL TO BE USED AS BACKFILL SHOULD BE PULVERIZED.

J. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND ROOT SYSTEMS AND ROOT BALLS OF THE PLANTS. THE MIXTURES ARE OUTLINED IN SECTION B OF PART 2-02.

K. PRIOR TO PLANTING, PROVIDE ADDITIONAL TOPSOIL TO ALL PLANTING BEDS TO BRING THE FINISH GRADE OF THE BED TO 2" ABOVE LAWN GRADE AND TO FINISH GRADE OF ADJACENT HARD SURFACE GRADES.

L. ADD 2" THICKNESS OF MUSHROOM COMPOST TO ALL ANNUAL, PERENNIAL AND GROUNDCOVER BEDS. FINISH GRADE BED AND INSTALL PLANTS.

3-03 PLANTING PROCEDURES:

A. SET PLANT MATERIAL IN THE PLANTING HOLE TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT AND PLUMB. SET PLANT MATERIAL 2" ABOVE THE ADJACENT FINISH GRADE. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE TREATED BURLAP (GREEN). CUT AND REMOVE OR CUT AND FOLD DOWN UPPER HALF OF WIRE BASKET, DEPENDENT UPON TREE SIZE. BACKFILL HOLE BY FIRMLY TAMPING SOIL TO AVOID ANY AIR POCKETS OR VOIDS.

B. SET BALLED AND BURLAPPED PLANTS IN THE PLANTING HOLE AND COMPACT 8" OF SOIL AROUND THE BASE OF THE BALL. BACKFILL REMAINING SPACE WITH PLANTING MIXTURE. WATER PLANTS IMMEDIATELY AFTER PLANTING TO ELIMINATE ALL VOIDS AND THOROUGHLY SOAK THE PLANT ROOT BALL.

C. SPACE GROUNDCOVER PLANTS ACCORDING TO DIMENSIONS GIVEN ON THE PLANS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED NUMBER OF PLANTS. PLANT TO WITHIN 18" OF THE TRUNKS OF TREES AND SHRUBS OR AT THE EDGE OF THE PLANT BALL, WHICHEVER IS CLOSEST. PLANT TO WITHIN 12" OF EDGE OF BED.

D. MULCHING:
1. INSTALL 4" DEPTH OF MULCH AROUND ALL TREE AND SHRUB BEDS AS INDICATED ON DRAWINGS OR PLANTING DETAILS. MULCH SHRUB PLANTING AREAS AS CONTINUOUS BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK; FORM MULCH TO CREATE AN INVERTED CONE AROUND TRUNK.
2. MULCH PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING BEDS WITH 2" MUSHROOM COMPOST. WATER MULCHED AREAS THOROUGHLY AFTER PLACING MULCH.

E. TREE WRAPPING IS NOT REQUIRED, UNLESS THE CONTRACTOR FEELS IT IS NECESSARY DUE TO CHARACTERISTICS OF A PARTICULAR SPECIES OR PAST EXPERIENCE WITH THE SPECIES. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED AS TO WHICH TREES ARE TO BE WRAPPED AND SHALL INSPECT THE TRUNK(S) BEFORE WRAPPING. TREE WRAP WILL NOT BE USED TO COVER DAMAGE OR DEFECTS. WHEN WRAPPING IS DONE, TRUNKS WILL BE WRAPPED SPIRALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIED WITH SUITABLE CORD AT THE TOP, BOTTOM AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH.

F. STAKING AND GUYING OF TREES IS OPTIONAL. IF THE CONTRACTOR CHOOSES TO STAKE ALL OR PART OF THE TREES, HE/SHE SHALL USE THE METHOD SPECIFIED IN THE PLANTING DETAILS. ONE (1) STAKE IS TO BE USED ON TREES OF 1" CALIPER AND UNDER, OR 4' HEIGHT AND UNDER. TWO (2) STAKES ARE TO BE USED ON TREES OF 1" TO 2 3/4" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE. THE ROOT BALL WILL NOT BE PIERCED WITH A STAKE. STAKES ARE TO BE DRIVEN AT LEAST EIGHTEEN (18) INCHES INTO SUBSOIL BELOW THE PLANTING HOLE. STAKES AND WIRE ATTACHMENTS SHALL BE REMOVED AFTER THREE MONTHS FOR SPRING PLANTED MATERIAL AND BY THE FOLLOWING MAY FOR FALL PLANTED STOCK BY THE CONTRACTOR. STAKING AND GUYING SHOULD BE DONE IMMEDIATELY AFTER LAWN SEEDING OR SODDING OPERATIONS.

G. SEEDING OF SPECIFIED LAWN AREAS WHERE SOD IS NOT SPECIFIED ON PLANS WILL BE TREATED AS FOLLOWS:
1. TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (TO BE PERFORMED BY OTHERS).
2. SEED MIXTURE AND APPLICATION RATE - USE FIELD OF DREAMS GAMEDAY SEED MIX (70% BLUEGRASS / 30% RYEGRASS) AS SUPPLIED BY NATIONAL SEED. APPLY AT A RATE OF 3-4 LBS./1000 S.F.
3. APPLY FERTILIZERS AND CONDITIONERS AT THE RATE SPECIFIED PER SOIL TEST FINDINGS. IN LIEU OF SOIL TEST RESULTS, APPLY TWO (2) TONS OF GROUND AGRICULTURAL LIMESTONE AND 1000 LBS. 10-10-10 OR EQUIVALENT ANALYSIS FERTILIZER PER ACRE. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
4. SOIL PREPARATION AREAS WHERE VEHICULAR TRAFFIC HAS COMPACTED THE SOIL SHALL BE LOOSENED/SCARIFIED TO A MINIMUM DEPTH OF 6" BEFORE FERTILIZING AND SEEDING. FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".
5. WATERING SEEDED AREAS SHALL BE DONE TO ENSURE PROPER GERMINATION. ONCE SEEDS HAVE GERMINATED, WATERING MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED APPROXIMATELY FOUR (4) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN 'AS NEEDED' BASIS.
6. TURF IS BEING ESTABLISHED ON A VARIETY OF SLOPE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE/SHE DEEMS NECESSARY TO ESTABLISH THE TURF AS PART OF HIS/HER WORK. SEEDED AREAS WILL BE ACCEPTED WHEN ALL AREAS SHOW A UNIFORM STAND OF THE SPECIFIED GRASS IN HEALTHY CONDITION AND AT LEAST 90 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS/HER BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE/SHE INTENDS TO USE.

H. EROSION CONTROL BLANKET
1. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION IN ALL AREAS SHOWN ON THE PLAN.
2. INSTALL S-75 EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. BLANKET SHOULD BE PREMARKED WITH STAPLE PATTERN.
4. STAPLES SHOULD BE 8" WIRE STAPLES, APPLIED AT TWO (2) PER SQUARE YARD MINIMUM.
5. SUITABLE EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE PLANS.

I. SODDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE COMPLETED AS FOLLOWS:
1. RAKE SOIL SURFACE TO RECEIVE SOD TO COMPLETELY REMOVE ANY SOIL CRUST NO MORE THAN ONE DAY PRIOR TO LAYING SOD.
2. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
3. SOD SHALL BE LAID WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF THE GROUND IS FROZEN.
4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT SOD.
5. PLACE TOP ELEVATION OF SOD 1/2 INCH BELOW ADJOINING EDGING OR PAVING.
6. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
7. AFTER SOD AND SOIL HAVE DRIED, ROLL SEEDED AREAS TO ENSURE A GOOD BOND BETWEEN THE SOD AND SOIL, AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
8. SODDED SLOPES 3:1 OR GREATER SHALL BE STAKED TO PREVENT EROSION AND WASHOUT.
9. WARRANTY SODDING FOR A PERIOD OF ONE (1) YEAR FROM THE END OF THE 90 DAY MAINTENANCE PERIOD. IF SOD FAILS OR LACKS VIGOR AND FULL GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL REPEAT SITE PREPARATION OPERATIONS AND RE-SOD AFFECTED AREAS AT THE CONTRACTOR'S EXPENSE.
10. NOTE: SOD SHALL BE A PREMIUM KENTUCKY BLUEGRASS BLEND, AND IS REQUIRED IN ALL AREAS INDICATED ON THE PLANS AS WELL AS AREAS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION. SOD CAN BE PLACED AS LONG AS WATER IS AVAILABLE AND THE GROUND SURFACE CAN BE PROPERLY PREPARED. SOD SHALL NOT BE LAID ON FROZEN OR SNOW-COVERED GROUND. SOD SHALL BE STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHOULD BE MACHINE CUT TO PAD THICKNESS OF 3/4" (PLUS OR MINUS 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF PAD WILL NOT BE ACCEPTED.

J. TIMING OF PLANT MATERIAL AND SEEDING OPERATIONS:
1. SEEDING OF SPECIFIED AREAS SHALL OCCUR WHEN THE SOIL TEMPERATURE IS ABOVE 55° F. NO SEED SHALL BE SOWN DURING PERIODS OF HIGH WINDS, OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING (SEE SECTION 3-02 (G)). SEEDING OPERATIONS FOR THE SPECIFIED MIXES SHALL OCCUR IN THE SPRING TIME FRAME OF APRIL 15 THROUGH JUNE 30 AND IN THE SUMMER TIME FRAME OF AUGUST 15 THROUGH DECEMBER 1. THE MIXES CONTAINING BLUEGRASS AND FESCUE SEED MUST HAVE SIX WEEKS TO HARDEN OFF FOR WINTER SURVIVAL.
2. SOD SHALL BE INSTALLED WHEN THE GROUND IS NOT FROZEN OR SNOW COVERED AND TEMPERATURES ARE LESS THAN 80° F. IT SHALL NOT BE PLACED DURING A PERIOD OF EXTENDED DROUGHT.
3. HERBACEOUS ORNAMENTAL PLANTS SHALL BE PLANTED BETWEEN MAY 1 AND JUNE 15 OR BETWEEN AUGUST 15 AND DECEMBER 1.
4. SPRING PLANTING OF WOODY ORNAMENTAL PLANTS SHALL BE PERFORMED FROM THE TIME THE SOIL CAN BE EASILY WORKED UNTIL JUNE 1, EXCEPT THAT EVERGREEN PLANTING SHALL END ON MAY 15. OAK, HAWTHORN AND RED MAPLE SPECIES WILL ONLY BE PLANTED DURING THIS SPRING PLANTING PERIOD. FALL PLANTING WILL BEGIN AUGUST 15 AND WILL CONTINUE UNTIL THE GROUND CANNOT BE WORKED SATISFACTORILY, EXCEPT THAT EVERGREEN PLANTING SHALL



Design Proposal

PROJECT ID:	0435016A
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	151 Barrington RD Schaumburg, IL 60194-0000
DATE:	06/18/2026
CONTACT:	WLF/JB
DESIGNER:	JH

Pattison
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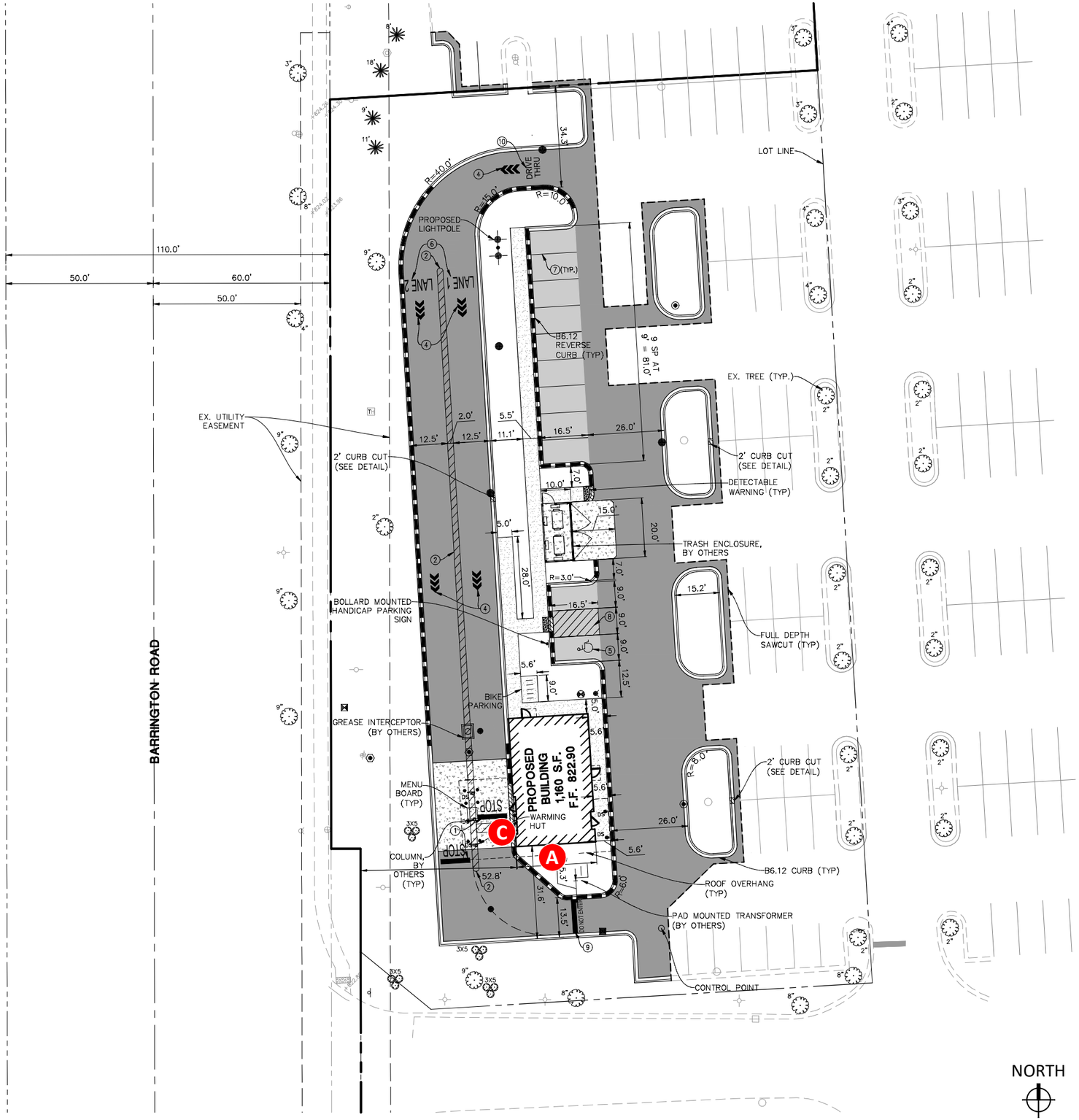

SITE DATA

EXISTING ZONING	B-2
PROPOSED ZONING	B-2
LEASE AREA	53,378 S.F. (1.23 ACRES)
PARKING SPACES REMOVED	90 SPACES
PARKING REQUIRED	7 SPACES (1 PER 167.67 SF)
PARKING PROVIDED	17 SPACES
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	10 SPACES
HANDICAP PROVIDED	1 SPACES
PARKING RATIO	17.00 SPACES/1.14 = 14.9
BUILDING AREA	1,140 S.F. (0.026 AC.)
FLOOR-TO-AREA RATIO	3.87% (40% MAX)
CANOPY AREA	693 S.F.
PAVEMENT AREA	16,367 S.F.
SIDEWALK AREA	1,529 S.F.
LANDSCAPE AREA	14,508 S.F.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

NOTE: REVISE ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS BY G2 CONSULTING GROUP, DATED MARCH 16, 2026.

NORTH

ARCHITECTURAL SITE PLAN

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

SITE PLAN

Scale: 1" = 40'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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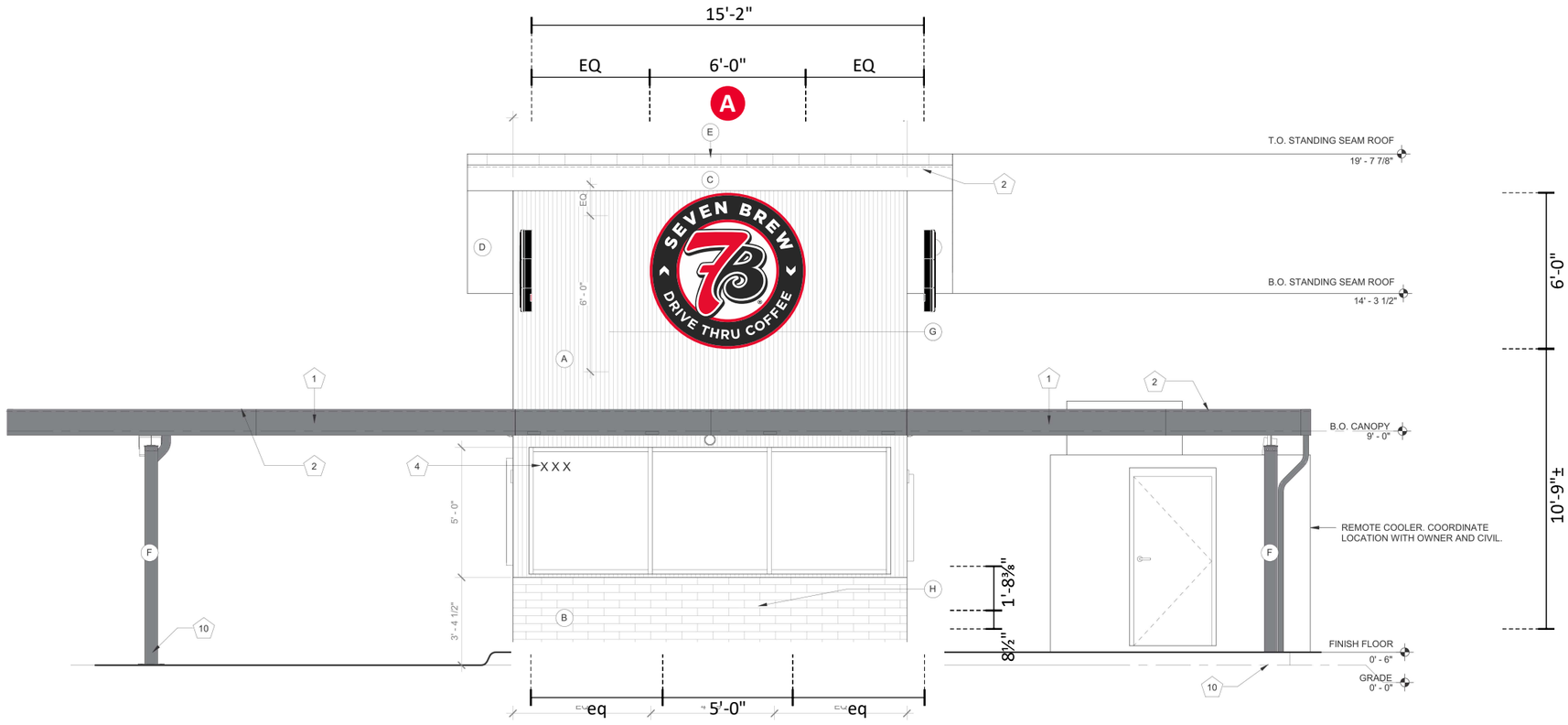

FRONT ELEVATION (TYPICAL) SCALE: 3/16" = 1'-0"

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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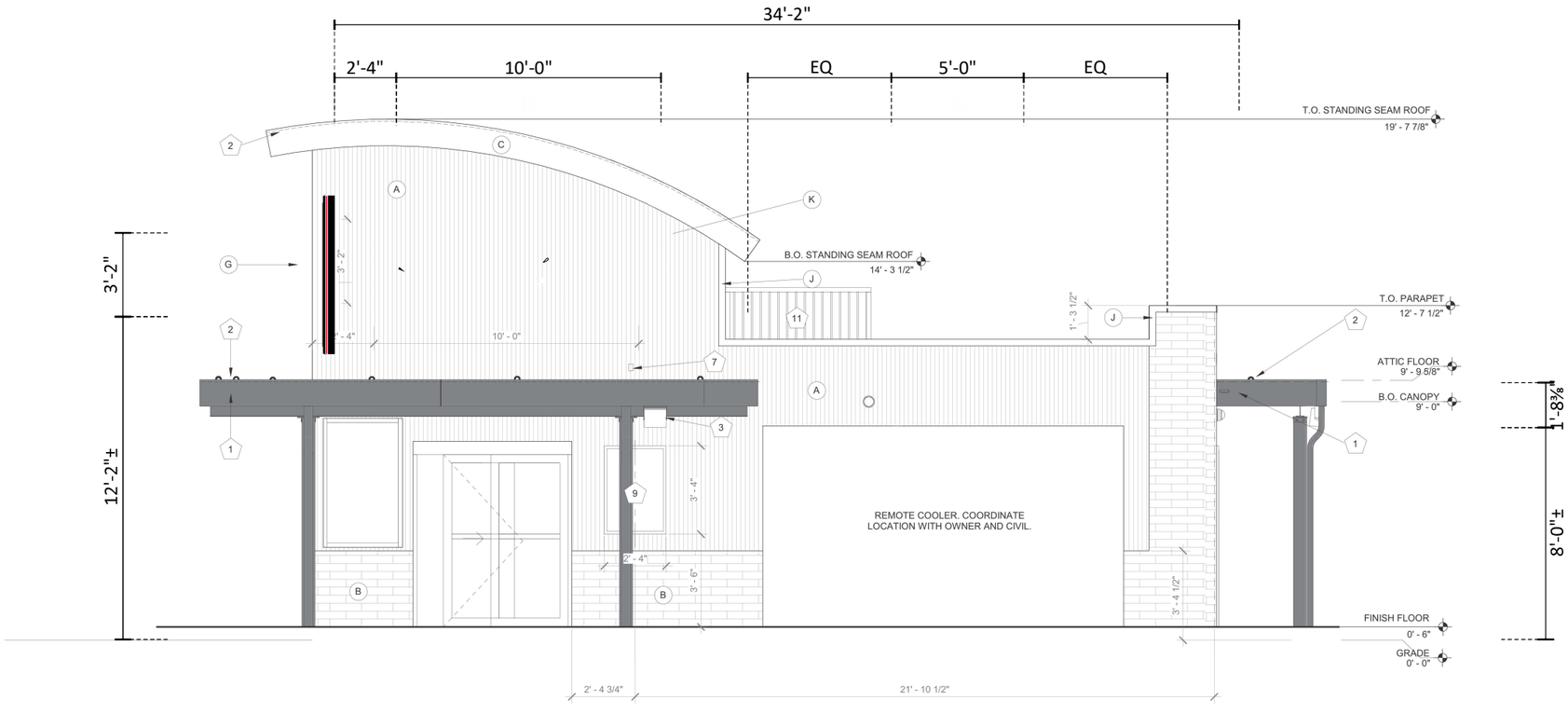

SIDE ELEVATION (TYPICAL)

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

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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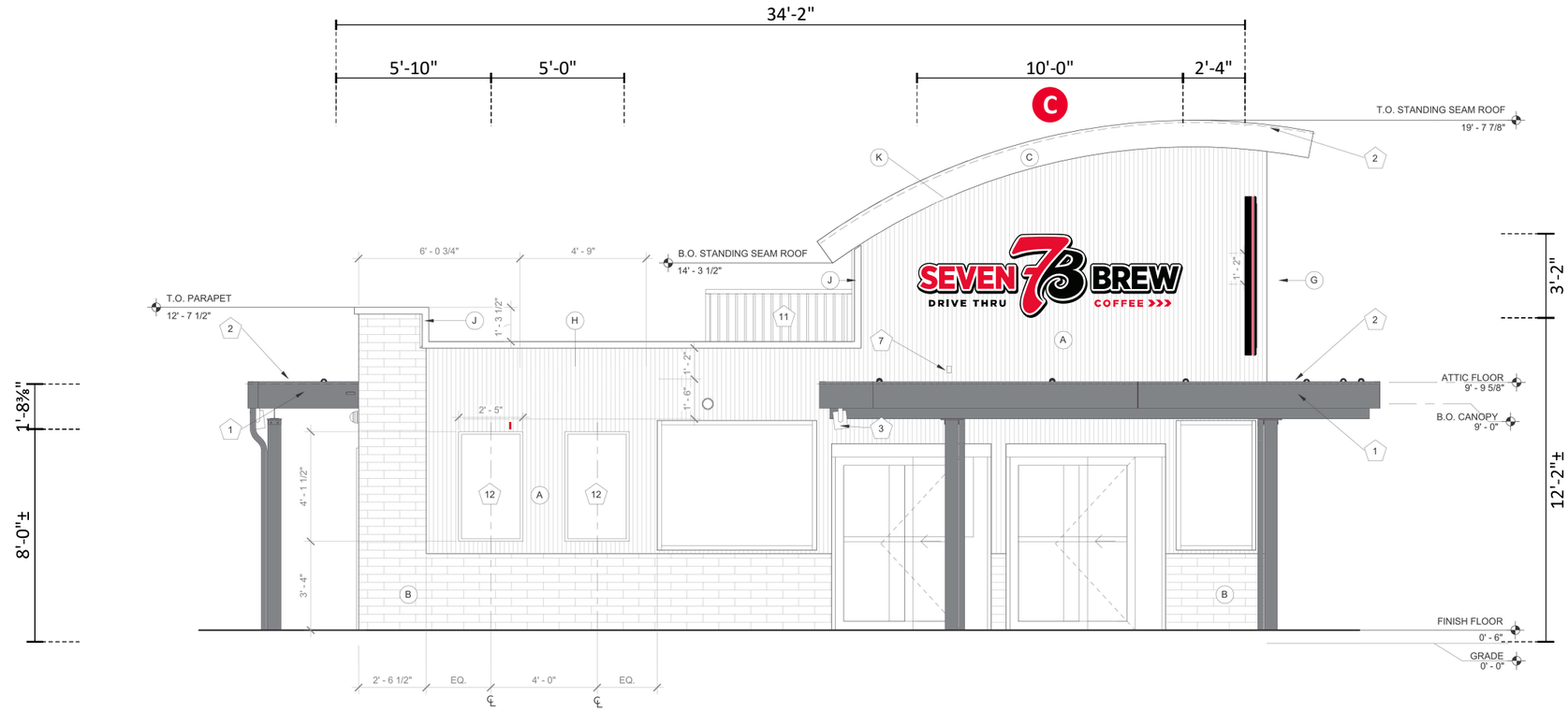

DRIVE THRU ELEVATION (TYPICAL)

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

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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A **S/F ILLUMINATED MEDALLION SIGN** SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

4" DEEP FABRICATED ALUMINUM SIGN CABINET - RETURNS & BACKS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

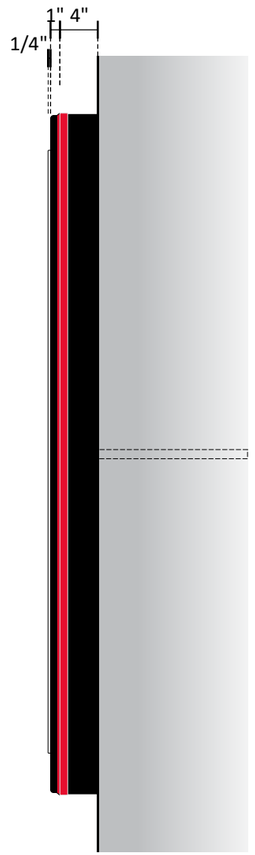
FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D - WHITE CIRCLE AREA TO BE DEBOSSED AROUND “7B” LOGO & COPY

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED’s - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA w/ NON-CORROSIVE HARDWARE AS REQ’D - BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE
C: 2%	C: 0%	C: 0%
M: 100%	M: 0%	M: 0%
Y: 92%	Y: 0%	Y: 0%
K: 0%	K: 100%	K: 0%



END VIEW

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

A: MEDALLION SIGN

Scale: 3/4" = 1'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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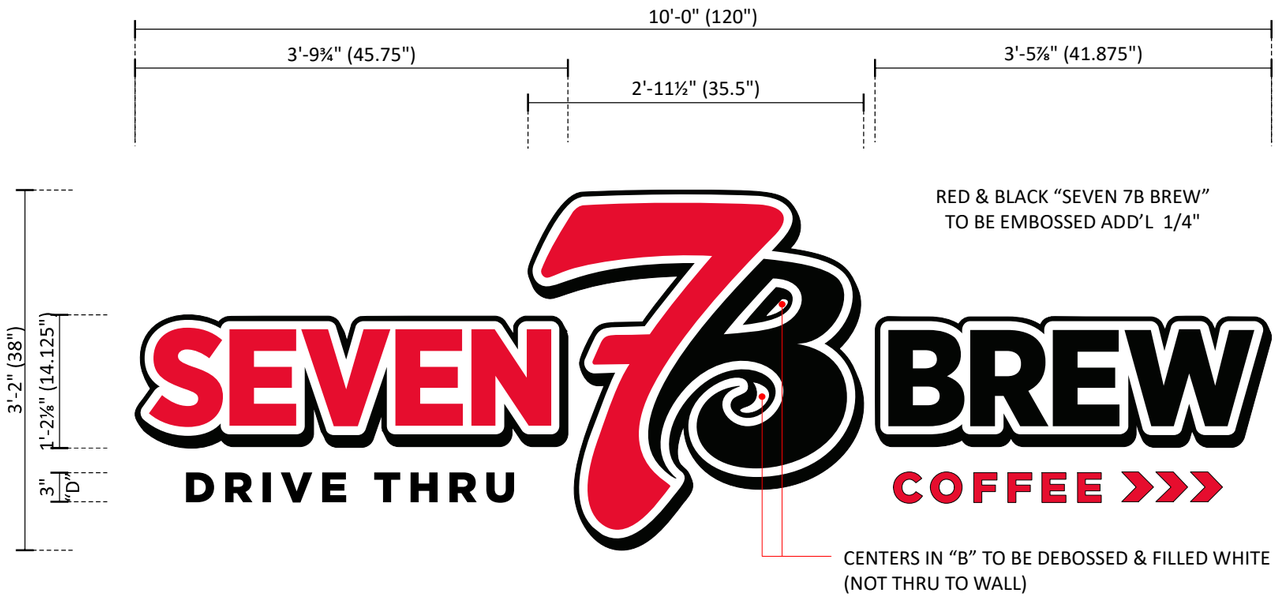


B C S/F ILLUMINATED LOGO COPY SIGN SCALE: 3/4" = 1'-0"

TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP FABRICATED ALUMINUM SIGN CABINETS - RETURNS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ TRANSLUCENT FILM GRAPHICS (SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D - CENTERS IN "B" ON LOGO TO BE DEBOSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF CABINETS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE TETRAMAX LED's - REMOTE POWER SUPPLIES - CUSTOMER TO PROVIDE POWER TO SIGN

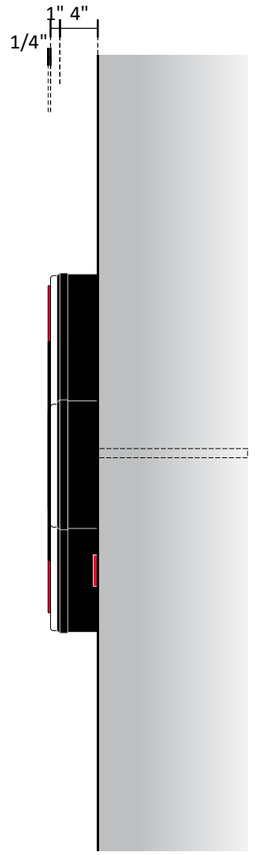
TO BE FLUSH MOUNTED TO FASCIA w/ NON-CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE >>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS (SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE
C: 2%	C: 0%	C: 0%
M: 100%	M: 0%	M: 0%
Y: 92%	Y: 0%	Y: 0%
K: 0%	K: 100%	K: 0%



END VIEW

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item
B,C: LOGO SIGN

Scale: 3/4" = 1'-0"

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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PANTONE COLORS
PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS
(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS
(Screen Color): For on-screen applications, RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES
(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

BRAND COLORS

PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

HEX: ea0029

PMS 2935 C
C: 100%
M: 68%
Y: 4%
K: 0%

R: 0
G: 83
B: 177

HEX: 0053b1

PMS 297 C
C: 47%
M: 6%
Y: 0%
K: 0%

R: 115
G: 202
B: 255

HEX: 73caff

BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20

WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff

Project ID
0435016A

SEVEN 7B BREW COFFEE
151 Barrington RD
Schaumburg, IL 60194

Date: 06/18/2026
Contact: WLF/JB
Designer: JH

Sign Item

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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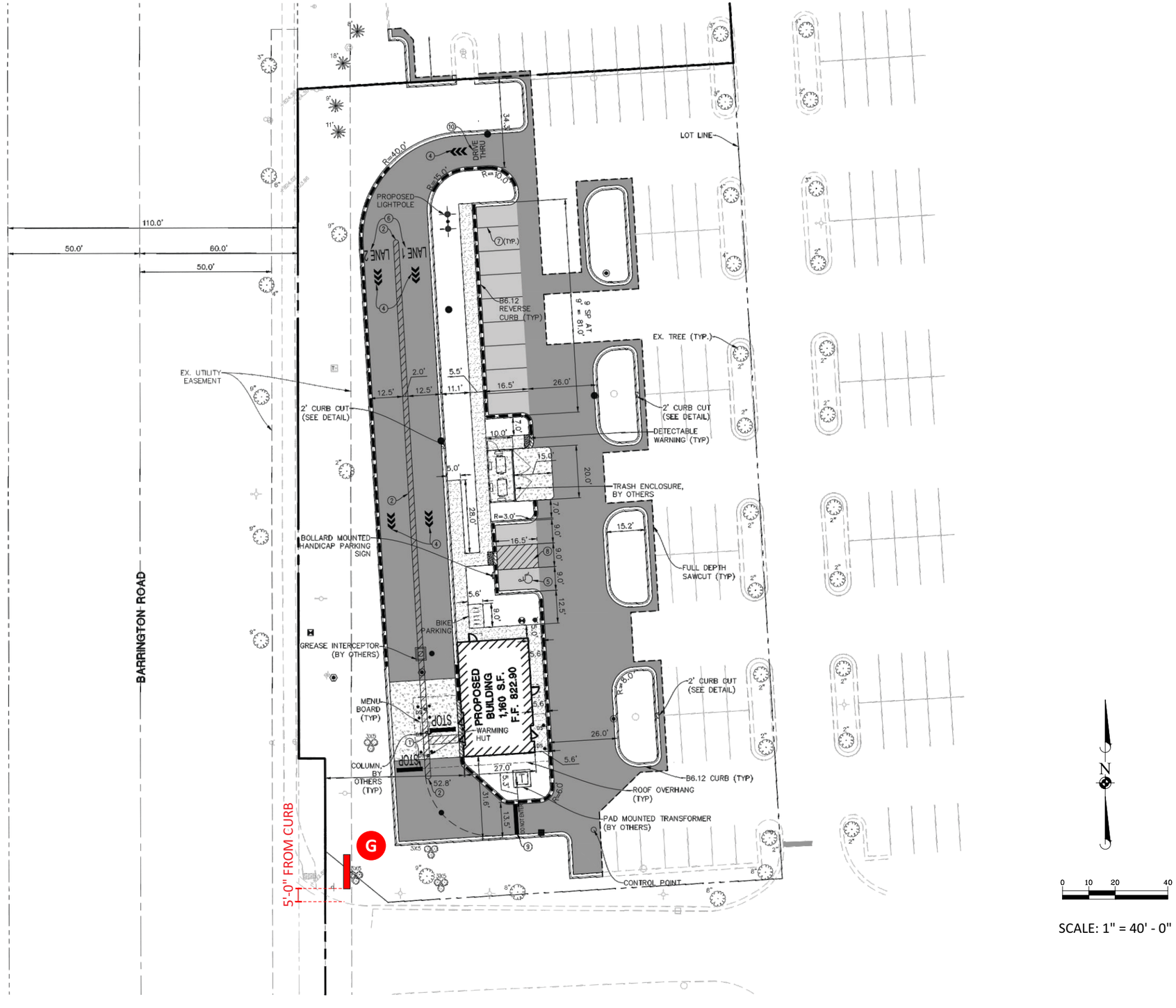

SCALE: 1" = 40' - 0"

Project ID
0435017A

Seven Brew Coffee
151 Barrinton Rd.
Schaumburg, IL

Date: 6/23/26
Contact: WF/JB
Designer: AC

Sign Item

AS NOTED

Scale: As Noted

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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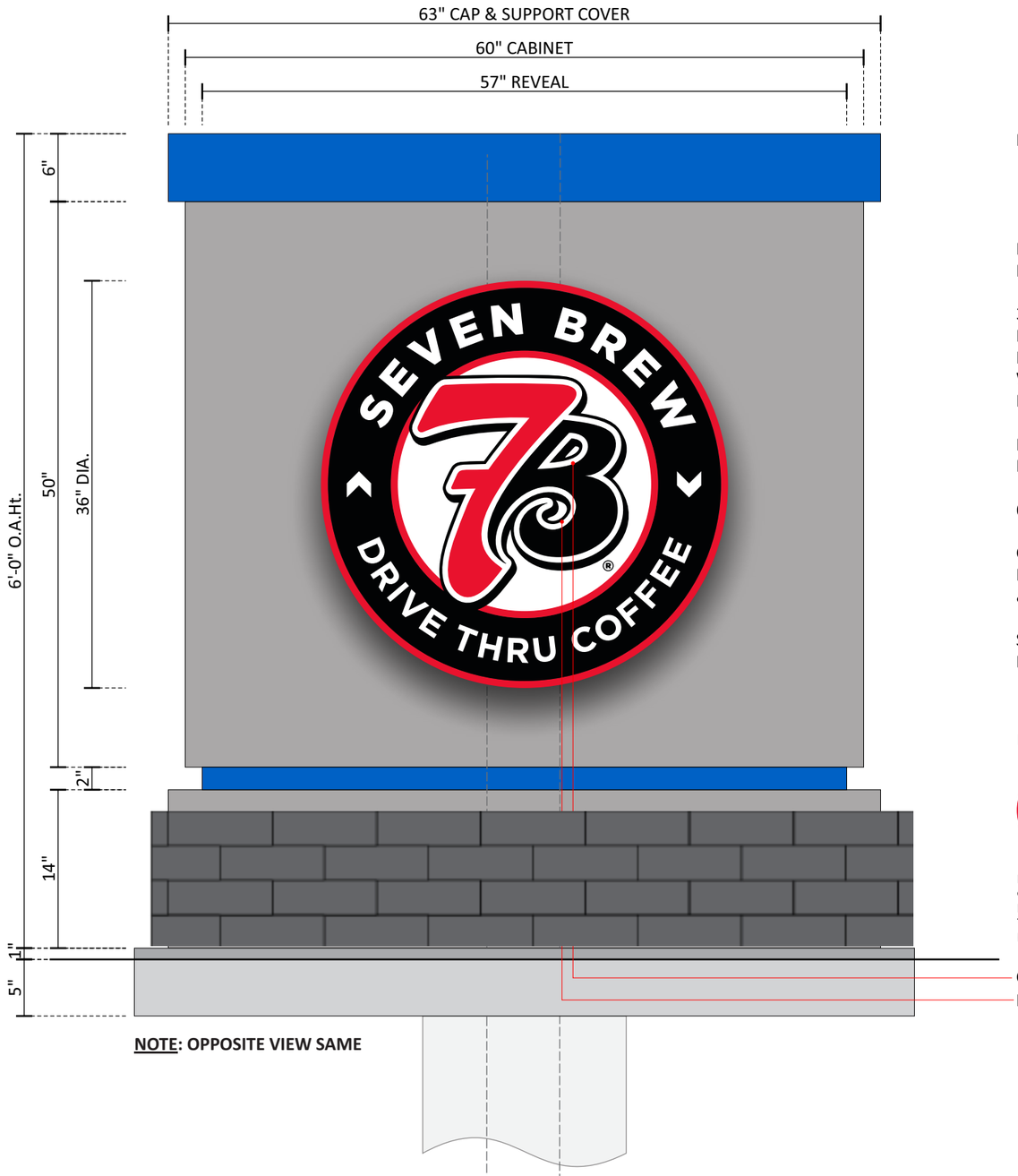


NOTE: OPPOSITE VIEW SAME

METAL COPING & REVEAL PAINTED BLUE - SEE COLOR KEY

FABRICATED ALUMINUM SIGN CABINET PAINTED TO MATCH PANTONE COOL GRAY 6 C

3" DEEP ILLUMINATED LOGO MEDALLION -
FORMED & EMBOSSED FACE w/ LOGO TO MATCH COLOR KEY -
INTERNALLY-ILLUMINATED w/ WHITE LED's -
WEEP HOLES AT LOW POINTS OF LETTERS -
FLUSH-MOUNTED TO MONUMENT FACES

FABRICATED ALUMINUM SUPPORT COVER PAINTED TO MATCH PANTONE COOL GRAY 6 C

6" MOW PAD 1" ABOVE GRADE @ 3" PERIMETER

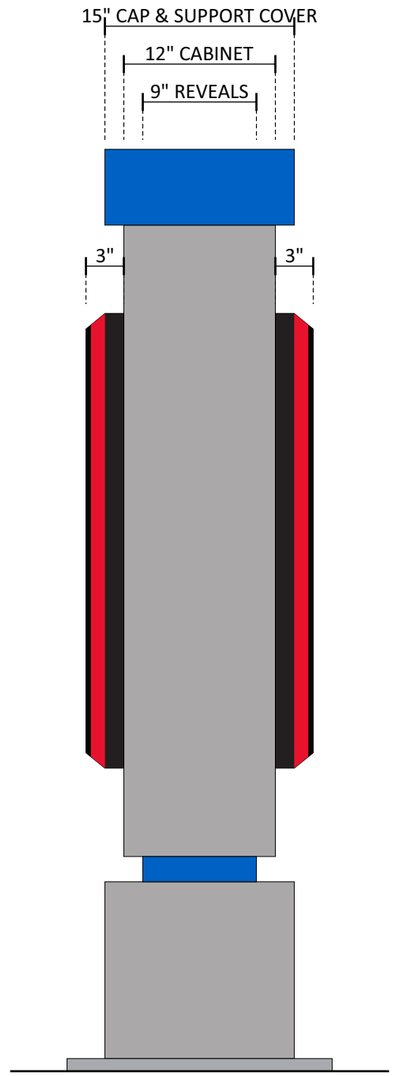
CONCRETE PIER-TYPE FOUNDATION w/ STEEL PIPE SUPPORTS AS REQUIRED PER ENGINEERING TO WITHSTAND NATIVE CONDITIONS & WIND LOAD, CODE ETC.

SUB-GRADE ELECTRICAL SERVICE REQUIRED BY GC/CUSTOMER'S ELECTRICIAN PRIOR TO INSTALLATION

BRAND COLORS

PMS 185 C	BLACK	WHITE	PMS 2935 C
C: 2%	C: 0%	C: 0%	C: 100%
M: 100%	M: 0%	M: 0%	M: 68%
Y: 92%	Y: 0%	Y: 0%	Y: 4%
K: 0%	K: 100%	K: 0%	K: 0%

CENTERS IN "B" TO BE DEBOSSED & FILLED WHITE (NOT THRU TO WALL)



NOTE: OPPOSITE VIEW SAME

END VIEW

G D/F MONUMENT SIGN - 6'-0" O.A.Ht.

SCALE: 1" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

Project ID
0435017A

Seven Brew Coffee
151 Barrinton Rd.
Schaumburg, IL

Date: 6/23/26
Contact: WF/JB
Designer: AC

Sign Item

AS NOTED

Scale: As Noted

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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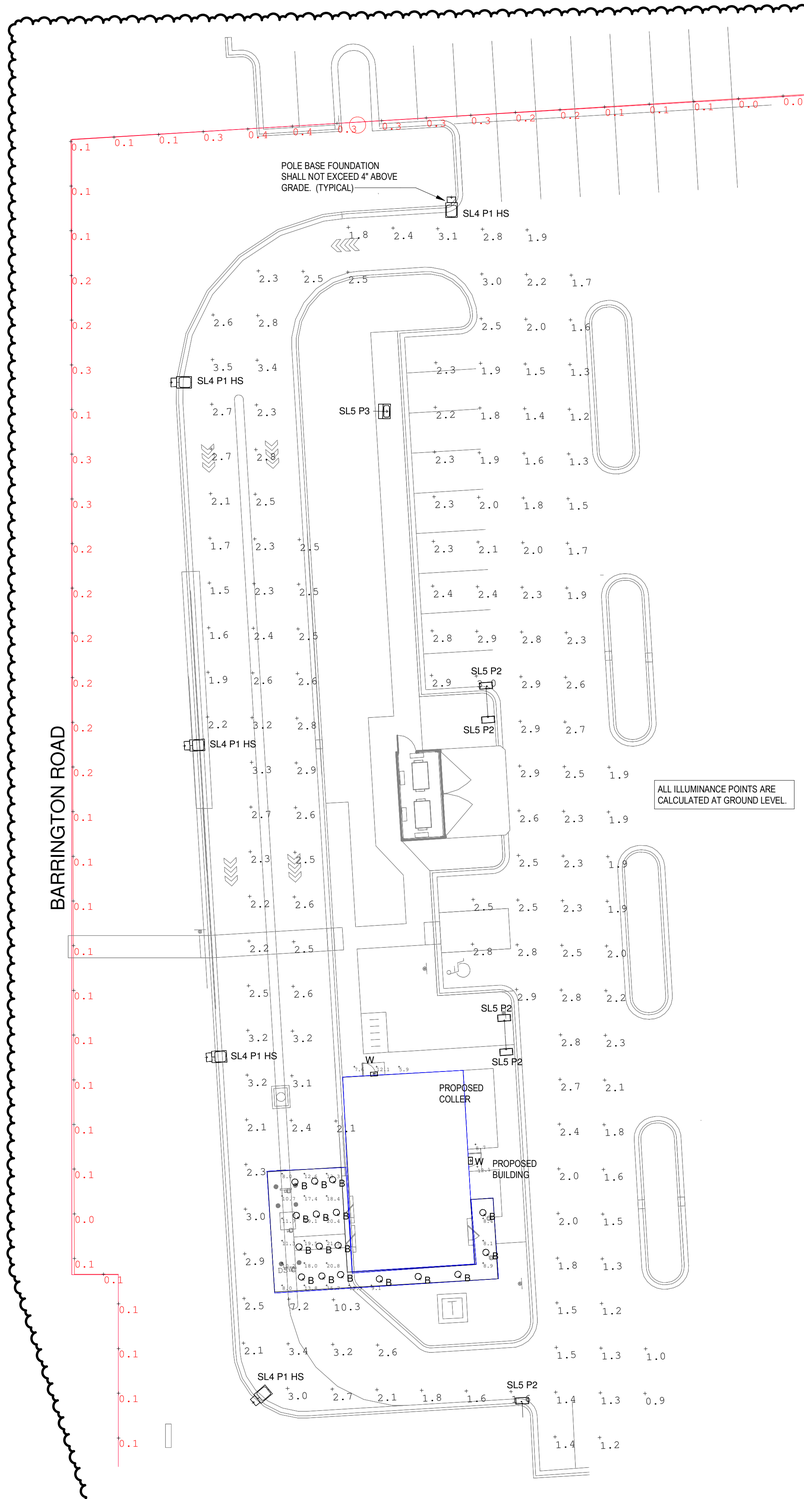

1 SE1.1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

C:\Users\TPS\Documents\7 Brew Photometric Schaumburg, IL - R24_TPS7RK4Z.rvt
9/14/2026 8:23:29 PM



RSX1 LED
Area Luminaire

Specifications
EPA (ft²/ft²): 0.57 ft² (0.05 m²)
Length: 2'-0" (0.6 m) or 4'-0" (1.2 m)
Width: 13.3" (33.8 cm)
Height: 3.6" (7.6 cm) Main Body; 7.2" (18.4 cm) Arm
Weight (DPA mount): 22.0 lbs (10.0 kg)

PARKING LIGHT - (SL4 & SL5)

Introduction
The new RSX LED Area family delivers maximum ROI for any site lighting project with the right mix of life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.
The RSX features an integral universal mounting mechanism that allows the luminaires to be mounted to a wide variety of pots, arms, tenons, or walls. This solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable slipfitter, tenon adaptor and other mounting configurations are available.

Design Select options indicated by this color background.

Items marked by a shaded background qualify for the Design Select program and ship in 5 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

Ordering Information
EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT 120V-277V*	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 5.1" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT 347V-480V*	RPA Round pole mounting (3.7" min. dia. RND pole for 1, 2, 3 at 90°, 5" min. dia. RND pole for 4 at 90°) (4 at 90° is 3 at 90°)
	P3	50K 5000K	R3S Type 3 Short	120 347	WBA Wall bracket
	P4		R4 Type 4 Wide	208 480	WBA Wall bracket
			R4S Type 4 Wide	240	SF Adjustable slipfitter (fits 2-3/8" OD tenons)
			R5 Type 5 Wide	277	
			R5S Type 5 Short		
			AFR Automotive Front Row		
			AFRW Automotive Front Row Wide		
			AFRLW Automotive Front Row Left Rotated		

Options	Finish
Shipped included	DDBXD Dark Bronze
HS House-side shield	DBLXD Black
PE Photocontrol, button type*	DNAXD Natural Aluminum
PEND Seven-wire twist-lock receptacle only (no controls)*	DWHXD White
SF Single fuse (120, 277, 347)*	DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480)*	DBLBXD Textured Black
WG 10' SJT cable with leads exposed	DNATXD Textured Natural Aluminum
DS Dark sky paint*	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)	
Shipped separately (requires same field assembly)	
BSD External glare shield*	
EGFV External glare full visor (360° around light aperture)*	
BS Bird spikes*	

Lithonia Lighting
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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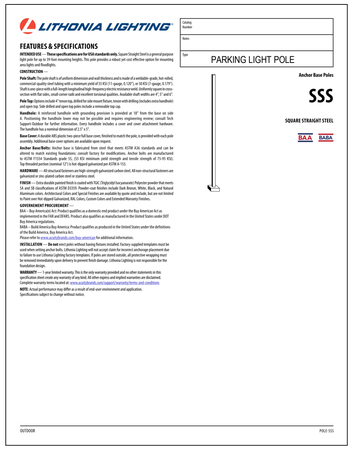
Lithonia RSX1 Area LED
Rev. 07/23/26
Page 1 of 4



LITHONIA LIGHTING

Catalog Number	
Notes	
Type	PARKING LIGHT POLE

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39 foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —
Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-quality, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (1 gauge, 0.120"; or 50 KSI (7 gauge, 0.179"). Pole shaft is fully welded with a continuous longitudinal seam and has a full penetration circumferential weld to the anchor with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".
Pole Top: Options include 4" tenon top, drilled for side-mount fixtures, tenon with drilling (includes extra handhole) and open top. Side-drilled and open top poles include a removable top cap.
Handholes: A reinforced handhole with grounding provision is provided at 16" from the base on side opposite the tenon. Handhole cover is secured with a stainless steel screw. Additional handholes are available. See Support Guidelines for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimensions of 2.5" x 4".
Base Cover: A durable ABS plastic two-piece half base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.
Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured from A36 steel conforming to ASTM F1554 and are provided with a minimum yield tensile strength of 55 KSI (50). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets or exceeds AAMA 2604 specifications. Finish is applied to a minimum thickness of 2.5 mils. Black, dark bronze, and aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT —
BAA – Buy America(n) Act: A Product qualifies as a domestic end product under the Buy American Act as defined in FAR 25.003 and DFARS. Product also qualifies as manufactured in the United States under USG Buy America regulations.
BABA – Build America, Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — Five year limited warranty. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions. Warranty terms for poles and accessories may vary. Refer to warranty supplied templates must be used when selling Lithonia Lighting® poles and accept claim for incorrect purchase placement due to failure to use Lithonia Lighting factory templates. If poles are used outside, all permitter wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

LABELS — Options: 1 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

D2 H D1 W

D270308 PSS2 SSS



Juno
RLD Series LED Downlight Retrofit
6" LED Retrofit Baffle Trim Module

6RLD G4 Series

Project	
Fixture Type	CANOPY DOWNLIGHT - (B)
Location	
Contact/Phone	

Dimensions

Ships with:
E26 Adapter

Product Features
The 6" RLD LED module provides an affordable means to create a wall lit environment with exceptional energy efficiency and near zero maintenance. The RLD is ideal for general ambient lighting in new or new construction and remodel applications. The LED module maintains at least 70% light output for 50,000 hours.
- Durable die-cast aluminum all-in-one design replaces traditional lamp and trim for energy savings
- Low 10% UGR and high CRI deep source regression minimizes glare and ceiling brightness
- Dedicated 6" trim size provides proper scale and aesthetics to replace 6" legacy trims with minimal flange thickness

Applications
- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications
- Easy installation is accomplished for ease of installation and suitable for installation in 6" standard and shallow-height housings
- Wet rated and air-tight, perfect for showers and bathrooms

Performance

Delivered Lumens	Nominal 700L or 1000L
LED Color Temperature	2700K, 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 5%

For a list of compatible dimmers see JUNODIGDIMS.COM

Specifications
Aperture: 6"
Ceiling opening: 6.5"
Overlap trim: 7.625"
Height: 3.25"

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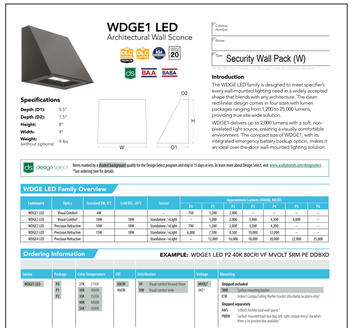
1 of 5



WDGE1 LED
Architectural Wall Sconce

Catalog Number	
Notes	
Type	Security Wall Pack (W)

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight (without options): 9 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean recirtlinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its multiple mounting options and photocell, makes it an ideal over-the-door wall-mounted lighting solution.

Design Select options indicated by this color background.

Items marked by a shaded background qualify for the Design Select program and ship in 5 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0° C	Cold EM, -20° C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone + Acuity	—	1,200	2,000	4,500	6,000	—
WDGE3 LED	Visual Comfort	15W	15W	Standalone + Acuity	750	1,200	2,000	4,500	—	—
WDGE2 LED	Precision Refractive	15W	10W	Standalone + Acuity	6,000	1,200	6,000	15,000	15,000	—
WDGE4 LED	Precision Refractive			Standalone + Acuity	—	12,000	16,000	18,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI 80 CRI	VF Visual comfort wide	MVOLT 347*	Shipped included
	P2	30K 3000K	90CRI 90 CRI	VW Visual comfort wide		SRM Surface mounting bracket
	P3	40K 4000K				PBBW Surface mounting back box (required for conduit entry)*
	P4	50K 5000K				Shipped separately
						WG 10' SJT cable with leads exposed
						PIRSH Surface-mounted PIR motion sensor, 8' mounting height, ambient sensor enabled at 5fc*

Options	Finish
EMRH Emergency battery backup, certified in CA Title 20 MAEDBS (4W, 0°C min)*	DDBXD Dark Bronze
PE Photocell, Button Type*	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)*	DNAXD Natural Aluminum
DMG 0-10V dimming wires pulled to accessible fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD Textured Black
DWUF Dual Switching (1 Driver, 2 Light Engines)	DNATXD Textured Natural Aluminum
CA Cathedral Curvebacker*	DWHGXD Textured White
	DSSTXD Textured Sandstone

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Luminaire Schedule												
Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire ARM Length	Luminaire Tilt Angle	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating	ies File Name
	B	17	6RLD G4 1OLM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	--	--	1043	11.7	198.9	N.A.	6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6.ies
	SL4 P1 HS	5	RSX1 LED P1 30K R4 HS 70 CRI -MVOLT SPA (POLE MOUNTED) HOUSE SIDE SHIELD	0.970	20	0	0	4300	51.34	256.7	B1-U0-G1	RSX1 LED P1 30K R4 HS.ies
	SL5 P2	5	RSX1 LED P2 30K R5 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	0	0	9197	72.95	364.75	B4-U0-G2	RSX1 LED P2 30K R5.ies
	W	2	WDGE1 LED P1 30K 80CRI VW	0.910	7	--	--	1164	10.0002	20	B0-U0-G0	WDGE1 LED P1 30K 80CRI VW.ies
	SL5 P3	1	RSX1 LED P3 30K R5 70 CRI -MVOLT SPA (POLE MOUNTED)	0.970	20	0	0	13101	109.44	109.44	B4-U0-G2	RSX1 LED P3 30K R5.ies

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY LINE - WEST	Fc	0.11	0.4	0.0	N.A.	N.A.
CANOPY - MAIN	Fc	13.81	21.3	8.0	1.73	2.66
DRIVE THRU_PARKING	Fc	2.37	10.3	0.9	2.63	11.44
REAR ENTRY	Fc	8.53	12.1	5.9	1.45	2.05
SIDE ENTRY	Fc	10.40	12.1	8.7	1.20	1.39

1

ELECTRICAL NOTES

THIS PLAN IS BASED ON INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THIS PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS.

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING PLAN, AND INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT-CANDLES. THIS STUDY DOES NOT TAKE INTO AFFECT A CHANGE IN GRADE ELEVATION.

THE USE OF SENSOR TECHNOLOGIES, TIMERS OR OTHER MEANS TO ACTIVATE LIGHTING DURING TIMES WHEN IT WILL BE NEEDED IS ENCOURAGED TO CONSERVE ENERGY, PROVIDE SAFETY AND PROMOTE COMPATIBILITY BETWEEN DIFFERENT LAND USES. LOWER LIGHTING LEVELS AT OFF-PEAK TIMES ARE ENCOURAGED AS A SAFETY MEASURE.

Aaron M. Fiegel, P.E.
friend@choice.com
SUITE 3842 479-636-5004
1805 N 2ND ST JOB NO.: 040022.051
ROGERS, AR 72756 DESIGNED BY: TPS

NO	DATE	REVISION
1	09-14-2026	Rev1-City Comments

PROJECT NAME:
7 BREW
SCHAUMBURG, IL

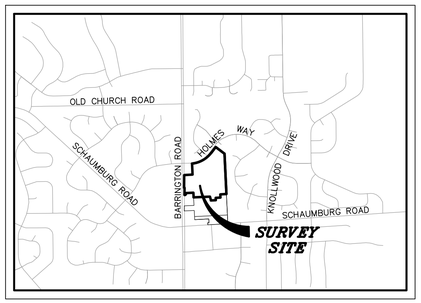
171 BARRINGTON ROAD
SCHAUMBURG, IL 60194

DRAWING TITLE:
PHOTOMETRIC SITE PLAN

FILE: XXX
DRAWN BY: TPS
CHECKED BY: AMF
PROJ. NO: 040022.051
DRAWING NO: SE1.1

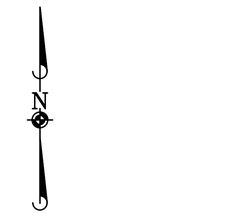
FINAL PLAT
OF
PRAIRIE TOWNE CENTER FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PROPERTY AREA

LOT 1: 594,154 SQUARE FEET (13.640 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 53,379 SQUARE FEET (1.225 ACRES)
LOT 2: 540,775 SQUARE FEET (12.415 ACRES)
TOTAL AREA: 594,154 SQUARE FEET (13.640 ACRES)

EXISTING PIN'S

07-19-105-010-0000
07-19-105-011-0000
07-19-105-012-0000
PART OF 07-19-105-013-0000

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

RCG-PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS A ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.5550

PRAIRIE TOWNE CENTER FIRST RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	JID
DRAWN BY:	AAS
DATE:	05/27/26
SCALE:	N/A

SHEET 1 OF 2

7BRSCIL01

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June 5, 2026 - 14:26 Dwg Name: P:\7Brsc101\Mark\Sync\7Final Drawings\Plat of Subdivision\01-7BRSC101-PS.dwg Updated By: AShaver

FINAL PLAT
OF
PRAIRIE TOWNE CENTER FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

RCG–PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

EXISTING PIN'S

07–19–105–010–0000
07–19–105–011–0000
07–19–105–012–0000
PART OF 07–19–105–013–0000

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RCG–PRAIRIE PM, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS

_____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE SCHOOL DISTRICT NO. 54 HIGH SCHOOL DISTRICT NO. 211 JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS _____ DAY OF _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

RCG–PRAIRIE PM LLC
3060 PEACHTREE ROAD NW, SUITE 400
ATLANTA, GEORGIA 30305

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED

_____ AND RECORDED IN THE RECORDER'S OFFICE OF _____,

COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., _____, AS DOCUMENT

NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 20__.

BY: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS

_____
_____
_____
_____

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ AND _____

OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 20__.

_____
NOTARY PUBLIC

VILLAGE OF SCHAUMBURG APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUES, ENACTED BY THE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF SCHAUMBURG.

APPROVED BY THE ZONING BOARD OF APPEALS AT A

MEETING HELD ON THE_____ DAY OF _____ AD 2026

BY:_____
CHAIRMAN

ATTEST:_____
SECRETARY

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD ON _____, 2026

BY:_____
VILLAGE PRESIDENT

_____
SECRETARY

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES' AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "UTILITY EASEMENT", "U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 5TH DAY OF JUNE, A.D., 2026.

BY: _____
OWNER/ATTORNEY

_____
PRINTED NAME AND TITLE

_____
JARED PLACEK, P.E.
ATWELL, LLC
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL. 60069

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JACOB I. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 5TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2026

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY ATWELL LLC, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 1 IN PRAIRIE TOWNE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1993 AS DOCUMENT NUMBER 93719477, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 13.640 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11–12–6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0169K WITH AN EFFECTIVE DATE OF JANUARY, 23 2026 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (NO SCREEN). ZONE X (NO SCREEN) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF JUNE, A.D. 2026.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184005876–EXPIRES APRIL 30, 2027

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

DATE OF FIELD SURVEY: FEBRUARY 11, 2026

JACOB I. DUNHAM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, IL 60069
847.634.5550

PRAIRIE TOWNE CENTER FIRST RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	JID
DRAWN BY:	AAS
DATE:	05/27/26
SCALE:	N/A

SHEET
2 OF 2
7BRSCIL01

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June 5, 2026 - 14:47 Dwg Name: L:\7Brscil01\Mxd\Surv\Final Drawings\Plat of Subdivision\V26-7BRSCIL01-PS.dwg Updated By: AShaw

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review
10/28/26
Zoning Board of Appeals

Presenter: Parth Joshi, AICP, Planning Manager
Lead Department: Community Development

Executive Summary:

The petitioner requests Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center design review for a new police station to be located at 1000 Woodfield Road.

Recommended Action:

Staff has reviewed the village's request and recommends **approval** of a Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review for Village of Schamburg Public Safety Building to be located at 1000 Woodfield Road, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map.pdf
- Plans
- Project Narrative
- Variation Justification Narrative
- REDACTED Z2605-05 VOS Public Safety Bldg APP.pdf

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: October 28, 2026

DATE PREPARED: October 12, 2026

CASE NUMBER: Z2605-02

TITLE: Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

BACKGROUND INFORMATION

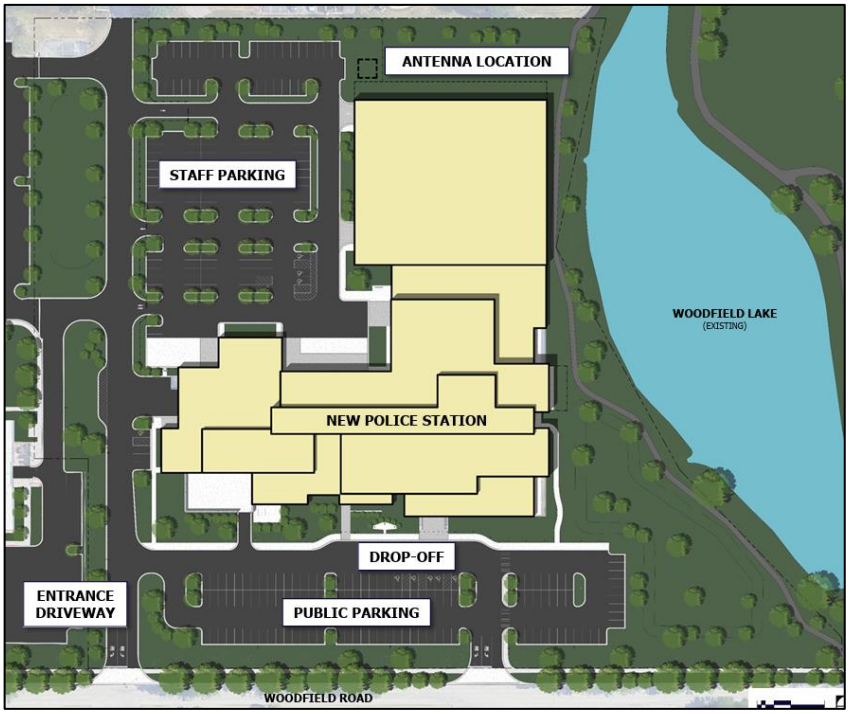
Petitioner:	Joseph Humann
Address of Petitioner:	Williams Architects One Pierce Place, Suite 550W Itasca, IL 60143
Status of Petitioner:	Architect
Owner of Parcel:	Village of Schaumburg 101 Schaumburg Ct, Schaumburg, IL 60193
Existing Zoning:	B-3 - Planned Office Business
Existing Land Use:	Government Office

Requested Actions:

- Site Plan Approval to construct a 155,716 square foot Police Station Building [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Landscape Island at the end of a Parking Row [Title 15, Chapter 154, Section 154.136(L)(2)(a)(1) of the Zoning Ordinance]
- Landscape Variation to Omit a Required Shade Tree from Parking Lot Island [Title 15, Chapter 154, Section 154.136(L)(2)(b)(2) of the Zoning Ordinance]
- Fence Variation to Install a Fence Outside of the Six-Inch Allowance from the Property Line [Title 9, Chapter 102, Section 102.10(A) of the Fence Ordinance]
- Woodfield Regional Center Design Review

ANALYSIS

Summary



The petitioner, herein referred to as village, requests Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center design review for a new police station to be located at 1000 Woodfield Road. Currently, the Schaumburg Police Station is located at 1000 W. Schaumburg Road. The subject property currently includes an existing four-story office building and has been utilized as the temporary village hall since March 2025. The village is proposing to demolish the existing building and associated parking lots to construct a new two-story building at the same location. Access to the property is provided via two existing curb cuts on Woodfield Road and will remain as-is, except curb radii on the easternmost entrance will be expanded. The building will be oriented north/south on the property, so primary customer parking is provided on the south side of the building. A dedicated public sidewalk connection is provided from the easternmost curb cut to the primary entrance of the building. In addition, bike rack parking is also provided at the southeast corner of the building.

Dedicated employee parking is provided on the north side of the building. Access to the north parking area is provided from the shared western drive aisle. A secure slider gate will be installed to limit entry to staff only. Additional bike parking is provided in the dedicated parking lot near the main staff entrance located at the southeast corner of the lot. Minor adjustments to the existing shared drive aisle between the surrounding properties are proposed to accommodate operations while still maintaining access for vehicles for cross-traffic in accordance with existing easement agreements. Those minor adjustments include shifting the existing east/west cross access with the property on the west side towards the north side by approximately 70 feet and couple of landscape adjustments off-site. A detention basin is proposed at the southeast corner of the property and at the northwest corner of the property for stormwater management.

Adequate directional signs will be provided at appropriate locations throughout the parking lots to direct patrons and employees. Stop signs will also be installed at all crossings for traffic calming

and pedestrian safety. A new monument sign will be installed at the easternmost curb cut entrance from Woodfield Road.

As mentioned, the new police station building is proposed to be situated north/south on the property, so the south side of the building will serve as the primary entrance to the building for customers and the east side will face the pond. The new "L-shape" police station building will be approximately 155,719 square feet in size and include functions necessary for the everyday activities of the police department. The proposed building height is 40 foot tall and complies with all bulk standards for the B-3 zoning district, including lot coverage and floor area ratio. The entrance plaza to the building will include a covered entry supported by piers, integrated into the overall building design. The front entrance is further enhanced with built-in planters and benches to offer several benefits, both aesthetic and functional purposes. Lastly, a dedicated fitness patio will be located on the east side of the building.

The proposed building features a two-level layout with public-facing services located on the main level and administrative and departmental operations located on the second level. The plan incorporates a deliberate separation of public and secure spaces to maintain operational integrity while accommodating customer service needs. Enclosed parking for village-owned vehicles is integrated into the design to support secure operations.

Woodfield Regional Center Design Review



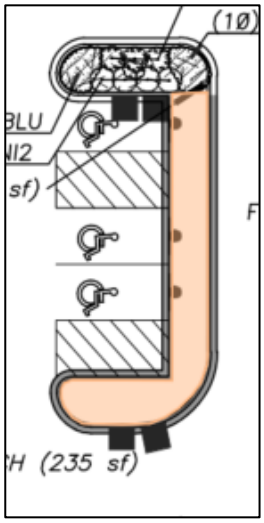
The architecture of the proposed building has been designed in a "Modern Prairie Style" incorporating stone and masonry elements with taller glass elements and large overhangs on the building. Exterior materials include face brick, cast stone, panel rainscreens, and composite aluminum wall panels. Aluminum storefront systems are provided on all sides of building for consistent glazing across public and staff areas. Strong horizontal lines, stepped roof forms, and intentional use of natural light is incorporated in the building design. Public facing elevations will include use of modular brick in two colors, cast-stone veneer, and limited, strategically placed glazing. Solider course brick accents are provided to articulate openings and horizontal bands. To help ground appearance, cast stone veneer is used strategically at base elements and prominent vertical components to provide visual contrast. Pond facing elevations are shown on the east side to introduce greater transparency with larger window systems to enhance daylight and views. Service and operational zones show insulated overhead coiling doors, secure sliding gates, and reinforced entry points to support police

functions. Rooflines are finished with aluminum coping and composite aluminum fascia. Consistent with the Woodfield regional center design guidelines, the overall proposed building will be constructed with high-quality materials and complement the design of the new police station while complementing the surrounding office character.



Landscape Variations

The village is requesting a landscape variation to omit a required landscape island at the end of a parking row. The zoning code requires a landscape island at the end of each row of parking stalls. In addition, the village is also requesting a landscape variation to omit a required shade tree from the parking lot island. The subject area is the closest parking row to the building consisting of three handicap parking stalls located within the north parking lot. The end island and the island adjacent to the parking row will instead include a mountable curb. This is being requested to accommodate fire truck turning movements. Additionally, the required tree has been relocated to the permitter of the site. This was done to achieve better views from the security cameras in the rear lot. The submitted landscape plan exceeds the minimum 20% required greenspace. For the reasons mentioned above, staff is supportive of both the requested landscape variations.



Fence Variation

The village is requesting to install a fence outside of the required 6” of the property line on the north side. The proposed fence will be a 6-foot-tall aluminum metal fence. As previously mentioned, the north parking lot is exclusively for staff use. In addition to installing secured sliding gates at the entrances/exits of the drive-aisles, it is imperative that access to the overall parking lot remains secluded from the rest of the site. Therefore, a fence, is proposed to prevent non-staff patrons from entering the parking lot. Access to several highly regulated and sensitive interior areas of the building, such as evidence storage and arrestee processing, faces the northern parking area. For security purposes, it is essential that this portion of the site remain as restricted from the public as possible. The submitted landscape plan proposes a mix of shrubs and trees along the exterior side of the fence to help enhance the site’s appearance. Staff is supportive of the requested fence variation.

Zoning History

The subject property is One Woodfield Lake within Woodfield Lake office campus. Woodfield Lakes was originally rezoned from B-2 PUD to B-3 and approved for an office campus on May 22, 1979 under Ordinance No. 1596. Construction of One Woodfield Lake followed shortly thereafter. In 1979, the Village Board granted approval of a special use for a Type "A" restaurant for Hillary's Restaurant under Ordinance 1709. Ordinance 1709 also granted a parking variation. In 1996, the special use was amended and approval granted to Remington's Restaurant and Lounge which was later converted to Club 1000. In April 1998, the Village Board granted a sign variation to Club 1000 for an additional wall sign (Case No. Z9803-05, Ordinance No. 98-41). In August 2002, the Village Board granted an amendment to existing special use and a sign variation for Dawn's Club Tropic Restaurant (Case No. Z0207-02, Ordinance No. 02-123. In July 2004, the Village Board granted approval of a valet parking plan to Privilege Club Café Restaurant (Case No. Z0406-04, Ordinance No. 04-103).

Surrounding Zoning and Land Uses

North: B-3 Planned Office Business (Woodfield Lake Office Court)
South: B-3 Planned Office Business (The Goddard School of Schaumburg, Woodfield Professional Suites)
East: B-3 Planned Office Business (Two Woodfield Lake)
West: B-3 Planned Office Business (Emergency Nurses Association)

Compatibility with Surrounding Land Uses

The proposed police station is compatible with the surrounding land uses, as the subject property is located within the B-3 Office District and is surrounded exclusively by established office developments. Public safety facilities are a permitted use in this district and are similar in scale, activity levels, and operational characteristics to other institutional and office functions in the area. The station will integrate well with the existing office oriented character of the corridor and is not expected to create land use conflicts. Additionally, its presence will enhance safety and support continued reinvestment in the Woodfield Lake office campus.

Comprehensive Plan Designation

The subject property is identified as office use in the Comprehensive Plan. The uses in the category include hotels, restaurants, and service businesses that support office centers and activity. The proposed police station aligns with this designation, as public and quasi-public facilities are compatible with and often integrated into established office districts. Repurposing the office building for police station not only supports the Comprehensive Plan's goals for reinvestment and efficient use of developed land but also strengthens the local office market by removing long-term vacancy and reducing oversupply. This redevelopment enhances the area's stability while introducing a community serving use that is fully consistent with the Comprehensive Plan's vision for this district.

Parking

Parking for the new police station building is calculated as follows:

Use / Square Footage	Parking Rate	Required Parking
Proposed Police Station Ground Floor 54,829 sq ft NFA Upper Floor 18,492 sq ft NFA	3.3 spaces per 1,000 sf NFA	181 spaces 61 spaces
Parking Required		242 spaces
Surface Parking Provided		243 spaces
Covered Parking Provided		47 spaces
Parking Surplus		48 spaces

The zoning code reduced the parking ratio for office buildings greater than 150,000 to 3.3 spaces per 1,000 square NFA. The proposed police station is ±155,719 square GFA. However, certain areas of the building are not counted towards net floor area calculations such as floor space occupied by mechanical equipment, security vaults, stairwells and elevators, public restrooms. entrance lobbies, storage areas, and interior common areas designed for pedestrian circulation. Therefore, the actual NFA is significantly less which equates to a requirement of 242 parking spaces.

Planning

1. Provide sliding gate details.
2. No signage is being approved with this request. Separate sign permits will be required.
3. The material sample board call out for parking garage should read as “pre-cast concrete brick panel” instead of “think brick

Fire

1. Provide the location of the fire department connection located south of the building on Sheet C2.0.
2. Exits from the garage shall be provided with a path that provides access to a public way.

Engineering

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.

2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. The Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.
5. A 10-inch valve is called out on the 6-inch water service. Please verify.
6. Note: the village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.

Transportation

1. Provide striped crosswalks across both external drive aisles.
2. Omit stop signs and stop bars to maintain free flowing traffic for northbound and southbound vehicles circulating through the western drive aisle.
3. Remove the depressed curb ramp on the north side of the parking garage. All proposed curb ramps shall lead to an intentional destination with a receiving ramp.
4. Amend the design to standard curb with a depressed portion for an access route originating from the southern ADA access aisle.

Engineering & Public Works

1. There is a conflict with the proposed detention basin at the northwest corner of the property with Sanitary and or Water Mains. Reroute utilities via continuous loop through the north parking lot to avoid conflict.
2. Provide a continuous water main loop in the north parking lot.
3. Adjust watermain routing to avoid additional crossings.
4. All utility and water main backfill must be CA-6.
5. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
6. Include the following note on the plans - All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). EPW will investigate shutdowns prior to scheduled construction to ensure that valves are functioning properly. Contractor shall contact EPW Dispatch Lin (847-923-6612) a minimum of seven working days prior to shutdown to schedule the pre-shutdown investigation. Contractor shall contact EPW a minimum of 48 hours prior to shutdown to confirm schedule and details of shutdown. Depending on the number of existing businesses serviced by the affected water main, special circumstances (night shutdown) may be required.

RECOMMENDATION

Staff has reviewed the village's request and recommends **approval** of a Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review for Village of Schamburg Public Safety Building to be located at 1000 Woodfield Road, subject to the following conditions:

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. Other required permits include MWRD, IEPA and IEPA NPDES.
3. Prior to the issuance of a land development permit, the Engineer of Record shall provide fire flow data, and add a note to the plans stating that adequate fire flow is available to the development and that the flow meets the requirements of Village code section 151.11 (B) (1) Fire Protection System.
4. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.
5. A separate demo permit is required.
6. Any looped water main within the property (including the existing 10-inch main that runs north south that is being tapped into in the latest submittal) will need to be in a Public Utility Easement that grants maintenance rights to the Village. CDD Engineering can provide the Schaumburg standard easement provisions for use in the easement.
7. The village is investigating the history and operations of the existing Woodfield Lakes pond as relates to available storage volume. Adjustments maybe required based on the findings.
8. Prior to the issuance of a building permit, provide sliding gate details.
9. No signage is being approved with this request. Separate sign permits will be required.
10. The material sample board call out for parking garage should read as "pre-cast concrete brick panel" instead of "think brick".
11. Exits from the garage shall be provided with a path that provides access to a public way.
12. All utility and water main backfill must be CA-6.
13. Ductile iron pipe shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc applied shall be 200g/m^2 of pipe surface area. All DIP shall be encased; Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
14. Prior to the issuance of a Land Development Permit, the Engineering Plans shall be revised to include the following:
    a. Provide the location of the fire department connection located south of the building on Sheet C2.0.
    b. A 10-inch valve is called out on the 6-inch water service. Please verify.
    c. Provide striped crosswalks across both external drive aisles.
    d. Omit stop signs and stop bars to maintain free flowing traffic for northbound and southbound vehicles circulating through the western drive aisle.

e. Remove the depressed curb ramp on the north side of the parking garage. All proposed curb ramps shall lead to an intentional destination with a receiving ramp.
f. Amend the design to standard curb with a depressed portion for an access route originating from the southern ADA access aisle.
g. There is a conflict with the proposed detention basin at the northwest corner of the property with Sanitary and or Water Mains. Reroute utilities via continuous loop through the north parking lot to avoid conflict.
h. Provide a continues water main loop in the north parking lot.
i. Adjust watermain routing to avoid additional crossings.
j. Include the following note on the plans - All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). EPW will investigate shutdowns prior to scheduled construction to ensure that valves are functioning properly. Contractor shall contact EPW Dispatch Lin (847-923-6612) a minimum of seven working days prior to shutdown to schedule the pre-shutdown investigation. Contractor shall contact EPW a minimum of 48 hours prior to shutdown to confirm schedule and details of shutdown. Depending on the number of existing businesses serviced by the affected water main, special circumstances (night shutdown) may be required.
k. Add the limits of the regulatory floodplain and floodway to the existing conditions and proposed grading sheets. The floodplain shall be delineated onto the site topography by elevation according to the Flood Insurance Study (FIS) profile for Salt Creek West Branch (727.0 ft); the limits of the floodway shall be scaled directly from the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). It appears the floodway clips the southeastern portion of the development where the stormwater basin and path are proposed. *The limits of the floodplain are not delineated based on the site-specific topography.*
l. Stage-storage calculations are provided for Lake Woodfield which utilize a NWL of 616.20 ft. We understand that the existing pumping operation to re-establish the NWL is currently being investigated and a topographic survey to verify this existing volume will be provided following that. Please note that the topographic survey and accounting of current storage volume will be a requirement of the MWRD permit.
m. The existing floodplain fill calculations assume a bottom elevation of 725 ft for the existing compensatory storage basin, but the existing spot elevations show a bottom of approximately 724.8 ft at the lowest point.
n. There are discrepancies between the information shown on the plans vs. the stormwater calculations for the north basin (e.g., the stage-storage calculations show a volume of 0.67 ac-ft but the plans show a total of 1.05 ac-ft (0.10 volume control + 0.95 detention).
o. The restrictor calculations should be revised so that the allowable release rate of 0.20 cfs/acre is being discharged under the “no tailwater” condition. The 100-year tailwater of 727.0 ft should then be applied to this restrictor for the purposes of determining the required detention volume. It appears the tailwater condition was applied as the invert, rather than the centroid, which leads to a slight variation in results.

p. Show the location of the outlet control structure (OCS) for the north basin on the Utility Plan.
q. The OCS details show overflows over the baffle wall; verify there is enough vertical clearance to provide these internal overflow weirs.
r. Verify all assumed roof drainage patterns with the architectural plans.
s. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for any offsite areas that drain through the project site.
t. An Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) ILR10 Construction Permit will be required for the project since it proposes to disturb greater than one (1) acre.
u. A Floodway Construction Permit from the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) will be required for the proposed work within the regulatory floodway of Salt Creek West Branch. It appears the proposed work may be covered under Regional Permit No. 3.
v. Based on our review of the proposed development, the following MWRD permit documents will be required:
    i. MWRD WMO permit application (Schedules A, B, and C)
    ii. Schedule D-Legacy
    iii. Schedule H
    iv. Schedule P
    v. Fee Payment Voucher Form (review fee should be waived)

15. Prior to the issuance of a Land Development Permit, the Landscape Plans shall be revised and resubmitted to the Community Development Department to illustrate the following:
    a. On Sheet C7.0 of the Civil Plans both basin sections indicate ‘See Landscape Plans for Soil Mix Design’. A soil mix doesn’t appear on either landscape sheet.
    b. The paver detail on sheet L2.0 indicates the patio pavers are to be set on an aggregate base. The patio is located adjoins the building and as the backfill around the building’s foundation settles the pavers will drop. We recommend placing the pavers on a rigid base and tying the base to the foundation.
    c. Leucanthemum x superbum, Shasta Daisy is being proposed within areas to be irrigated. This plant does not tolerate irrigation. Either select a different perennial or remove it from irrigation areas. The attached photo shows how they do not survive in irrigated areas.
16. Prior to the issuance of a Land Development Permit, the Photometric Plans shall be revised and resubmitted to the Community Development Department to illustrate the following:
    a. Each calculation grid perimeter should be shown and labeled, or color coded differently to clearly show their limits.
    b. In the luminaire schedule, indicate the photometric (ies) files used in the photometric calculations.

c. In the luminaire schedule, indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties.
d. In the luminaire schedule, indicate the arm length used for each fixture. Where luminaires are mounted directly to pole this will be 0.
e. Light poles adjacent to parking stalls shall be moved to line up with the parking stall lines to minimize potential damage from vehicles.
f. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

17. The following plans/exhibits shall be adopted as part of the governing ordinance:
a. Title Sheet, Sheet G1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
b. Code Data, Sheet G1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
c. Life Safety Plan - Building A, Sheet G1.3, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
d. Life Safety Plan - Building A, Sheet G1.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
e. Life Safety Plan - Building B, Sheet G1.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
f. Parking Calculation Plans, Sheet G1.8, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
g. Cover Sheet, Sheet C0.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
h. Standard Village Notes, Sheet C0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
i. MWRD General Notes, Sheet C0.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
j. Site Demolition Plan, Sheet C1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
k. Site Geometry Plan, Sheet C2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

l. Site Striping and Signage Plan, Sheet C2.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
m. Site Striping and Signage Plan, Sheet C2.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
n. Site Utility Plan, Sheet C3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
o. Grading and Paving Plan, Sheet C4.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
p. Erosion and Sediment Control Plan, Sheet C5.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
q. Site Operations and Maintenance Plan, Sheet C6.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
r. Site Work Details, Sheet C7.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
s. Site Work Details, Sheet C7.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
t. Site Work Details, Sheet C7.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
u. Proposed Drainage Exhibit, Sheet DEX-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
v. Delivery Truck Turning, Sheet CSK-01, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
w. Refuse Truck Turning, Sheet CSK-02, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
x. Fire Truck Turning Secure, Sheet CSK-03, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.
y. Fire Truck Turning Public, Sheet CSK-04, prepared by Eriksson Engineering Associates LTD, dated August 13, 2026, and received by the Community Development Department on August 28, 2026.

z. Landscape Plan, Sheet L1.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

aa. Landscape Details, Sheet L2.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

bb. Irrigation Layout Plan, Sheet L3.0, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

cc. Site Plan, Sheet AS0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

dd. Enlarged Site Views, Sheet AS1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ee. Overall Ground Floor Plan, Sheet A1.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ff. Ground Floor Plan - A1, Sheet A1.1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

gg. Ground Floor Plan - A2, Sheet A1.1b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

hh. Ground Floor Plan - A3, Sheet A1.1c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

ii. Ground Floor Plan - B1, Sheet A1.1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

jj. Overall Upper Floor Plan, Sheet A1.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

kk. Upper Floor Plan - A1, Sheet A1.2a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

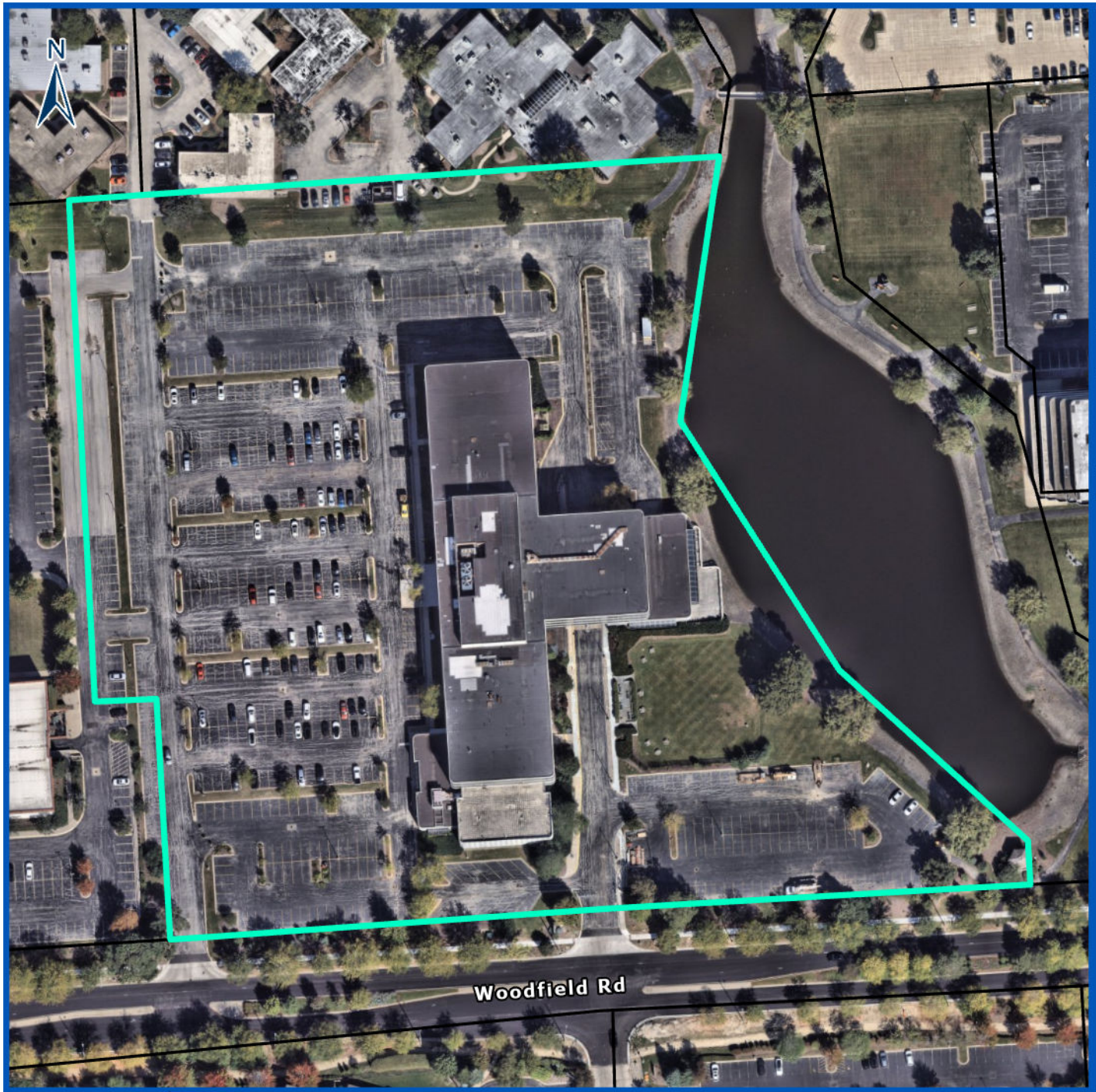
ll. Upper Floor Plan - A2, Sheet A1.2b, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

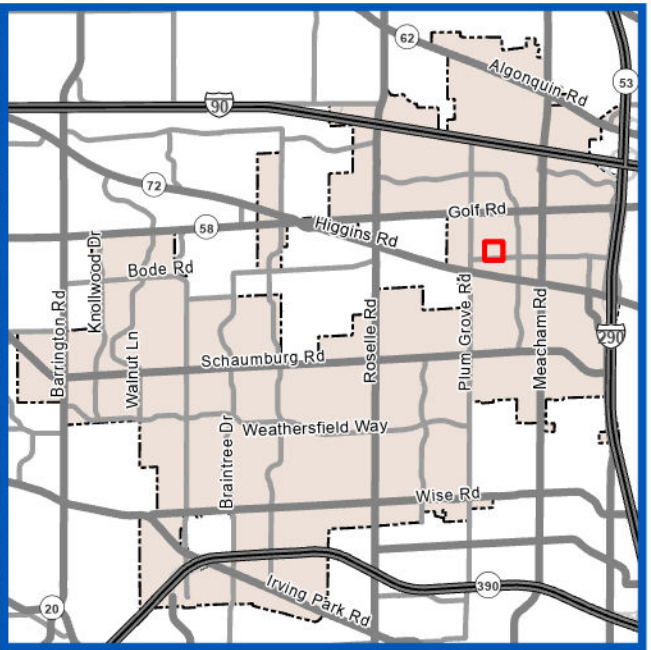
mm. Upper Floor Plan - A3 and Clerestory, Sheet A1.2c, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.

nn. Building Elevations, Sheet A4.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
oo. Building Elevations, Sheet A4.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
pp. Building Elevations, Sheet A4.3, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
qq. Building Elevations, Sheet A4.4, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
rr. Building Elevations, Sheet A4.5, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ss. Ground Floor Plan - Fire Protection - A1, Sheet FP1-1a, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
tt. Ground Floor Plan - Fire Protection - B1, Sheet FP1-1d, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
uu. Notes and Details - Fire Protection, Sheet FP5-1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
vv. Electrical Site Plan, Sheet ES0.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
ww. Photometric Site Plan, Sheet EP.1, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
xx. Photometric Fixture Cut Sheets, Sheet EP.2, prepared by Williams Associates Architects LTD, dated August 28, 2026, and received by the Community Development Department on August 28, 2026.
yy. Electronic Exterior Materials Board, received by the Community Development Department on August 28, 2026.
zz. ALTA / NSPS Land Title Survey, Sheet 02, prepared by Edward J. Molly & Associates, dated July 22, 2024, and received by the Community Development Department on August 28, 2026.
aaa. Project Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.

bbb. Variation Justification Narrative, prepared by Williams Associates Architects LTD, dated May 15, 2026, and received by the Community Development Department on May 18, 2026.

pc: Petitioner
Owner





Subject Property

Z2605-05

VILLAGE OF SCHAUMBURG -PUBLIC SAFETY BUILDING

Site Plan Approval, Landscape Variations, Fence Variation, and Woodfield Regional Center Design Review

0 60 120
Feet

VILLAGE OF SCHAUMBURG

1000 Woodfield Road

Prepared By:
Village of Schaumburg
Community Development Department

ABBREVIATIONS

&	AND	LAB	LABORATORY
<	ANGLE	LAD	LADDER
@	AT	LAM	LAMINATE/ LAMINATED
[	CHANNEL	LAV	LAVATORY
		LH	LONG HAND
AB	ANCHOR BOLT	LL	LIVE LOAD
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
AC	AIR CONDITION/ CONDITIONING	LLV	LONG LEG VERTICAL
ACC	ACCESS	LMST	LIMESTONE
ACOUS	ACOUSTIC/ ACOUSTICAL	LPT	LOW POINT
ACP	ACOUSTICAL CEILING PANEL	LT	LIGHT
ACT	ACOUSTICAL CEILING TILE	LT WT	LIGHT WEIGHT
AD	AREA DRAIN	LVR	LOUVER
ADD	ADDENDUM	LWC	LIGHT WEIGHT CONCRETE
ADH	ADHESIVE		
ADJ	ADJACENT, ADJUSTABLE	M	METER
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGGR	AGGREGATE	MATL	MATERIAL
AHJ	AUTHORITY HAVING JURISDICTION	MAX	MAXIMUM
ALT	ALTERNATE	MB	MACHINE BOLT
ALT	ALTERNATE	MBR	MEMBER
ALUM	ALUMINUM	MC	MEDICINE CABINET
ANOD	ANODIZED	MECH	MECHANICAL
AP	ACCESS PANEL	MED	MEDIUM
APPROX	APPROXIMATE	MEMB	MEMBRANE
ARCH	ARCHITECT/ ARCHITECTURAL	MEZZ	MEZZANINE
ASB	ASBESTOS	MFR	MANUFACTURER
ASPH	ASPHALT	MH	MAN HOLE
AUTO	AUTOMATIC	MIN	MINIMUM
AVE	AVERAGE	MIR	MIRROR
		MISC	MISCELLANEOUS
BD	BOARD	MLWK	MILLWORK
BEV	BEVEL, BEVELED	MM	MILLIMETER
BITUM	BITUMINOUS/ BITUMASTIC	MO	MASONRY OPENING
BLDG	BUILDING	MOD	MODULAR, MODULE
BLK	BLOCK	MR	MOISTURE RESISTANT
BLKG	BLOCKING	MRF	MARBLE FLOOR
BM	BEAM	MSB	MOP SERVICE BASIN
BOT	BOTTOM	MT	MOUNT
BP	BASE PLATE	MTD	MOUNTED
BRG	BEARING	MTL	METAL
BRG PL	BEARING PLATE	MULL	MULLION
BRKT	BRACKET		
BRZ	BRONZE	N	NORTH
BSMT	BASEMENT	NAT	NATURAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
BUR	BUILT UP ROOF(ING)	NO	NUMBER
BW	BOTH WAYS	NOM	NOMINAL
		NRC	NOISE REDUCTION COEFFICIENT
C	CURB	NTS	NOT TO SCALE
CAB	CABINET	OA	OVERALL
CB	CATCH BASIN	OC	ON CENTER
CEM	CEMENT	OD	OUTSIDE DIAMETER
CFLG	COUNTER FLASHING	OF	OUTSIDE FACE
CHT	CERAMIC TILE	OH	OPPOSITE HAND
COR	CORNER GUARD	OH	OVER HEAD
CI	CAST IRON	OPNG	OPENING
CIPC	CAST-IN-PLACE CONCRETE	OPP	OPPOSITE
CIR	CIRCLE	OPH	OPPOSITE HAND
CJ	CONSTRUCTION/CONTROL JOINT		
CL	CENTERLINE	PAR	PARALLEL
CLG	CEILING	PB	PANIC BAR
CLKG	CAULKING	PBD	PARTICLEBOARD
CLO	CLOSET	PC	PIECE
CLR	CLEAR/ CLEARANCE	PCC	PRECAST CONCRETE
CM	CENTIMETER	PCF	POUNDS PER CUBIC FOOT
CMU	CONCRETE MASONRY UNIT	PED	PEDESTAL
CNTOR	CONTRACTOR	PERIM	PERIMETER
CNTR	COUNTER	PERF	PERFORATE/ PERFORATED
COL	COLUMN	PERM	PERMANENT
COL	COLUMN	PL	PLATE
COMB	COMBINATION	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLAS	PLASTER
COND	CONDITION	PLBG	PLUMBING
CONN	CONNECT/ CONNECTION	PLF	POUNDS PER LINEAL FOOT
CONSTR	CONSTRUCTION	PL GL	PLATE GLASS
CONT	CONTINUE/ CONTINUOUS	PLYWD	PLYWOOD
CORR	CORRIDOR	PNL	PANEL
CPRS	COMPRESSIBLE	PR	PAIR
CPT	CARPET/ CARPETED	PREFAB	PREFABRICATED
CRS	COLD ROLLED STEEL	PREFIN	PREFINISHED
CSK	COUNTERSINK/COUNTERSUNK	PREFMD	PREFORMED
CSMT	CASEMENT	PRKG	PARKING
CT	CERAMIC TILE	PS CONC	PRESTRESSED CONCRETE
CTC	CENTER TO CENTER	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CU	CUBIC	PT	PAINT
CU FT	CUBIC FEET	PT CONC	POST-TENSIONED CONCRETE
CUH	CABINET UNIT HEATER	PTD	PAPER-TOWEL DISPENSER
CUV	CABINET UNIT VENTILATOR	PTN	PARTITION
CU YD	CUBIC YARD	PTR	PAPER TOWEL RECEPTACLE
		PVC	POLYVINYL CHLORIDE
D	DEEP	PVG	PAVING/ PAVEMENT
DBL	DOUBLE	QT	QUARRY TILE
DEMO	DEMO/ DEMOLITION		
DEP	DEPRESS/ DEPRESSED	R	RISER, RADIUS
DEPT	DEPARTMENT	RA	RETURN AIR
DET	DETAIL	RB	RUBBER/ RESILIENT BASE
DF	DRINKING FOUNTAIN	RBR	RUBBER
DIA	DIAMETER/ DIAMETRIC	RCCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROOF DRAIN
DIAG	DIAGONAL	REF	REFERENCE, REFRIGERATOR
DIM	DIMENSION	REFL	REFLECT
DISP	DISPENSER	REG	REGISTER
DN	DOWN/ DOWNSPOUT	REINF	REINFORCED, REINFORCING
D	DEAD LOAD	REM	REMOVABLE, REMOVE
DMPF	DAMPPROOFING	REQD	REQUIRED
DMPR	DAMPER	RESIL	RESILIENT
DN	DOWN	REV	REVISION/ REVISED
DR	DOOR	RFG	ROOFING
DS	DOWNSPOUT	RH	RIGHT HAND/ ROOF HATCH
DWG	DRAWING/ DRAWINGS	RHR	RIGHT HAND REVERSE
DWR	DRAWER	RLG	RAILING
		RM	ROOM
E	EAST	RO	ROUGH OPENING
EA	EACH	ROW	RIGHT OF WAY
EJ	EXPANSION JOINT	RTF	RUBBER TILE FLOORING
EL	ELEVATION	RWD	REDWOOD
ELEC	ELECTRIC/ ELECTRICAL	RVS	REVERSE
ELEV	ELEVATOR		
EMBED	EMBEDMENT	S	SOUTH
EMER	EMERGENCY	SC	SOLID CORE
ENCL	ENCLOSURE	SCD	SEAT COVER DISPENSER
ENL	ENLARGED	SCHED	SCHEDULE
EP	ELEC PANEL, BOARD	SCR	SCREEN
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	SCT	STRUCTURAL CLAY TILE
EQ	EQUAL	SD	SOAP DISPENSER/ SMOKE DETECTOR
EQUIP	EQUIPMENT	SECT	SECTION
ESTG	ESTIMATE	SF	SQUARE FOOT
EW	EACH WAY	SHLF	SHELVING
EWC	ELECTRIC WATER COOLER	SHT	SHEET
EWH	ELECTRIC WATER HEATER	SHTHG	SHEATHING
EXIST	EXISTING	SHV	SHELVING
EXP	EXPAND/ EXPANSION/ EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SK	SEALANT
EXT	EXTERIOR	SKLT	SKYLIGHT
		SLNT	SEALANT
FA	FRESH AIR	SLV	SLEEVE
FB	FLAT BAR	SND	SANITARY NAPKIN DISPENSER
FBRK	FIRE BRICK	SNDISP	SOAP DISPENSER
FD	FLOOR DRAIN	SNDU	SANITARY NAPKIN DISPOSAL UNIT
FDTN	FOUNDATION	SPCL	SPECIAL
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	SPKR	SPEAKER
FF	FINISH FLOOR	SQ	SQUARE
FF EL	FINISH FLOOR ELEVATION	SQ IN	SQUARE INCH
FGL	FIBERGLASS	SS	SERVICE SINK
FH	FLAT HEAD	SST	STAINLESS STEEL
FHC	FIRE HOSE CABINET	STA	STATION
FIN	FINISH/ FINISHED	STC	SOUND TRANSMISSION CLASS
FIN FLR	FINISHED FLOOR	STD	STANDARD
FLASH	FLASHING	STL	STEEL
FLEX	FLEXIBLE	STRUCT	STRUCTURAL/ STRUCTURE
FLR	FLOOR/ FLOORING	SUSP	SUSPEND/ SUSPENDED
FLUOR	FLUORESCENT	SV	SHEET VINYL
FP	FIREPROOF/ FIRE PROTECTION	SYMM	SYMMETRICAL
FR	FRAME/ FRAMING	SYNTH	SYNTHETIC
FRP	FIBERGLASS REINFORCED PLASTIC	SYS	SYSTEM
FT, '	FEET/ FOOT		
FTG	FOOTING	T	TREAD
FURG	FURRING	T&G	TONGUE AND GROOVE
FURN	FURNACE/ FURNISH	TB	TOWEL BAR
FBO	FURNISH BY OTHERS	TC	TERRA COTTA
		TEL	TELEPHONE
G	GROUND	TER	TERRAZZO TELEPHONE EQUIPMENT ROOM
GA	GAUGE/ GAGE	THRES	THRESHOLD
GALV	GALVANIZED	THRES	THRESHOLD
GB	GRAB BAR	TK BD	TACK BOARD
GC	GENERAL CONTRACTOR	TOB	TOP OF BEAM
GKT	GASKET/ GASKETED	TOC	TOP OF CURB
GL	GLASS	TOF	TOP OF FOUNDATION
GL BLK	GLASS BLOCK	TOL	TOLERANCE
GLZ CMU	GLAZED CONCRETE MASONRY UNIT	TOM	TOP OF MASONRY
GR	GRADE/ GRADING	TOS	TOP OF SLAB/ STEEL
GR FL	GROUND FLOOR	TOW	TOP OF WALL
GT	GRATE	TP	TOILET PAPER DISPENSER
GWH	GAS FIRED WATER HEATER	TV	TELEVISION
GWT	GLAZED WALL TILES	TYP	TYPICAL
GYP	GYPSUM		
GYP BD	GYPSUM BOARD	UC	UNDERCUT
		UNFIN	UNFINISH
H	HIGH	UNO	UNLESS NOTED OTHERWISE
HB	HOSE BIBB	UR	URINAL
HC	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HDNR	HARDENER	VERT	VERTICAL
HDWD	HARDWOOD	VEST	VESTIBULE
HDWD	HARDWOOD	VIF	VERIFY IN FIELD
HDW	HARDWARE	VNR	VENEER
HP	HIGH POINT	VR	VAPOR RETARDER
HT	HEIGHT	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W	WEST/ WESTERN
HMD	HOLLOW METAL DOOR	W	WIDE/ WIDTH/ WEST
HORIZ	HORIZONTAL	W/	WITH
HTG	HEATING	WB	WOOD BASE
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
ID	INSIDE DIAMETER	WDW	WINDOW
IF	INSIDE FACE	WGL	WIRED GLASS
IN	INCH	WH	WALL HUNG
INCN	INCINERATOR	WI	WROUGHT IRON
INCL	INCLUDE/ INCLUDED/ INCLUDING	WM	WATER METER/ WATER METER
INSUL	INSULATION/ INSULATING	W/O	WITHOUT
INT	INTERIOR	WP	WATERPROOFING/ WEATHERPROOF
INV	INVERT	WR	WATER REPELLENT
JAN	JANITOR	WSCT	WAINSCOT
JAN CLO	JANITOR'S CLOSET	WT	WEIGHT
JS	JANITOR'S SINK	W/W	WALL TO WALL
JUNC BOX	JUNCTION BOX	WWF	WELDED WIRE FABRIC
KD	KNOCK DOWN	WWM	WELDED WIRE MESH
KOP	KNOCK OUT PANEL	YD	YARD, YARD DRAIN

MATERIAL DESIGNATION

- EXISTING
- ACOUSTICAL PANEL
- BATT OR LOOSE INSULATION
- BRICK
- CLAY BACKFILL
- CONCRETE
- CONCRETE MASONRY UNIT
- CUT STONE
- GLASS-MAT
- GLAZING
- GYPSUM BOARD, PLASTER, GROUT, SAND
- PLASTER, EXTERIOR INSULATION FINISH SYSTEM
- PLYWOOD
- RIGID INSULATION
- ROUGH LUMBER
- STEEL
- STONE OR GRAVEL FILL
- TOPSOIL
- WOOD

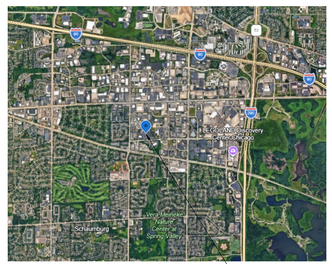
SYMBOLS & CALLOUTS

- DETAIL CALLOUT (1 / A8.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- DETAIL OR SECTION CALLOUT (1 / A8.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- CENTER LINE
- COLUMN LINE (A)
- CONTOUR, NEW (95)
- CONTOUR, ABANDONED OR EXISTING TO REMAIN (90)
- DATUM LINE
- DOOR TAG (102A)
- ELEVATION CALLOUT (1 / A4.1 — DRAWING NUMBER / SHEET WHERE DRAWING APPEARS)
- ELEVATION CALLOUT, MULTIPLE (1, 2 / A8.1 — DRAWING NUMBERS / SHEET WHERE DRAWING APPEARS)
- GLAZING PANEL TAG (G1)
- STOREFRONT, CURTAINWALL, OR WINDOW TAG (SF1, CW1)
- MATCH LINE
- REVISION (1)
- ROOM TAG (ROOM NAME / 101)
- TOILET ACCESSORY OR PLUMBING FIXTURE (A)
- WALL TYPE (M8-1)

LOCATION MAP

1000 WOODFIELD ROAD
SCHAUMBURG, IL 60173

GRAPHIC NORTH



PROJECT SITE

CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES, INCLUDING PUBLIC LAW 101-336 'AMERICANS WITH DISABILITIES ACT OF 2010' AND MEET ALL OF THE REQUIREMENTS SET FORTH IN THE FEDERAL REGISTER PART III DEPARTMENT OF JUSTICE, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES AND THE ILLINOIS ACCESSIBILITY CODE.

CONSULTANTS

OWNER'S CONSULTANTS

ARCHITECTS
WILLIAMS ARCHITECTS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143 (630) 221-1212

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. HIGHWAY 41
ZION, IL 60099-9455 (847) 395-6800

COMMISSIONING AGENT
TBD

ARCHITECT'S CONSULTANTS

CIVIL ENGINEERING
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030 (847) 223-4804

LANDSCAPE ARCHITECT
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030 (847) 223-4804

STRUCTURAL ENGINEER
IMEG CORPORATION
1100 WARRENVILLE ROAD #400W
NAPERVILLE, IL 60563 (630) 753-8551

INTERIOR DESIGN
WILLIAMS INTERIORS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143 (630) 221-1212

PLUMBING / FIRE PROTECTION / MECHANICAL / ELEC ENGINEER
BERG ENGINEERING CONSULTANTS, LTD
801 W. WISE ROAD
SCHAUMBURG, IL 60193 (847) 352-4500

LOW VOLTAGE CONSULTANT
SENTINEL TECHNOLOGIES
2250 WARRENVILLE ROAD
DOWNERS GROVE, IL 60515 (630) 769-4343

SECURITY / DETENTION
CORRECT ELECTRONICS, INC
1807 S. WASHINGTON ST, SUITE 110
NAPERVILLE, IL 60565 (630) 689-1190

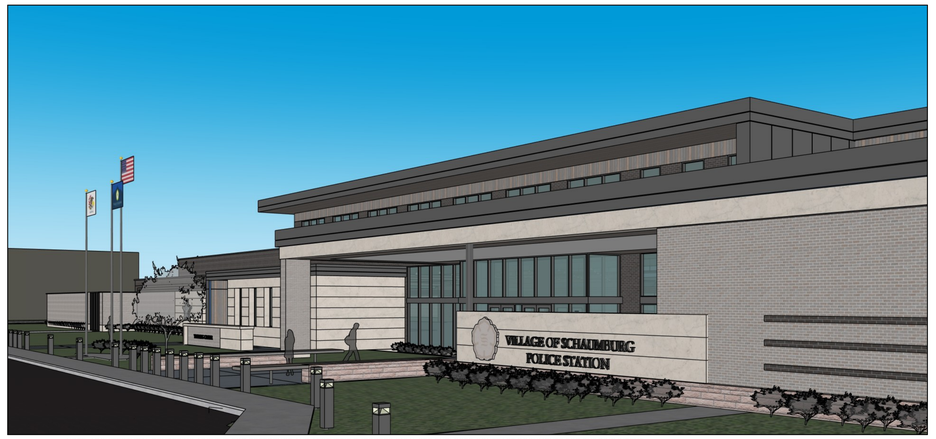
STORM SHELTER PEER REVIEW CONULTANT
KFC ENGINEERING
525 CENTRAL PARK DRIVE, SUITE 202
OKLAHOMA CITY, OK 73105 (405) 528-4596

COMMUNITY DEVELOPMENT REVIEW RESUBMISSION

28 AUG 2026

VILLAGE OF SCHAUMBURG
POLICE STATION

1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173



NOTE: ARCHITECTURAL RENDERING ABOVE IS FOR REFERENCE AND AESTHETIC PURPOSES ONLY. SEE ENCLOSED CONTRACT DOCUMENTS FOR BUILDING INTENT.

VILLAGE OF SCHAUMBURG

ELECTED OFFICIALS

VILLAGE PRESIDENT	TOM DAILLY
TRUSTEE	BRIAN BIESCHKE
TRUSTEE	JAMIE CLAR
TRUSTEE	MICHAEL LAROSA
TRUSTEE	MARK MADEJ
TRUSTEE	ESHA PATEL
TRUSTEE	JACK SULLIVAN
VILLAGE CLERK	JANE LENTINO

POLICE DEPARTMENT

POLICE CHIEF	GEORGE "BILL" WOLF

VILLAGE OF SCHAUMBURG

VILLAGE MANAGER	BRIAN TOWNSEND
ASST. VILLAGE MANAGER	PAULA HEWSON
FACILITIES DIVISION MANAGER	MARK RYSAVY

SHEET INDEX

GENERAL
- G1.1 TITLE SHEET
- G1.2 CODE DATA
- G1.3 LIFE SAFETY PLAN - BUILDING A
- G1.4 LIFE SAFETY PLAN - BUILDING A
- G1.5 LIFE SAFETY PLAN - BUILDING B
- G1.8 PARKING CALCULATION PLANS

CIVIL
- C0.0 COVER SHEET
- C0.1 STANDARD VILLAGE NOTES
- C0.2 MWRD GENERAL NOTES
- C1.0 SITE DEMOLITION PLAN
- C2.0 SITE GEOMETRY PLAN
- C2.1 SITE STRIPING AND SIGNAGE PLAN
- C2.2 SITE STRIPING AND SIGNAGE PLAN
- C3.0 SITE UTILITY PLAN
- C4.0 GRADING AND PAVING PLAN
- C5.0 EROSION AND SEDIMENT CONTROL PLAN
- C6.0 SITE OPERATIONS AND MAINTENANCE PLAN
- C7.0 SITE WORK DETAILS
- C7.1 SITE WORK DETAILS
- C7.2 SITE WORK DETAILS
- DEX-1 PROPOSED DRAINAGE EXHIBIT
- CSK-01 DELIVERY TRUCK TURNING
- CSK-02 REFUSE TRUCK TURNING
- CSK-03 FIRE TRUCK TURNING SECURE
- CSK-04 FIRE TRUCK TURNING PUBLIC

LANDSCAPE
- L1.0 LANDSCAPE PLAN
- L2.0 LANDSCAPE DETAILS
- L3.0 IRRIGATION LAYOUT PLAN

ARCHITECTURAL SITE
- AS0.1 SITE PLAN
- AS1.2 ENLARGED SITE VIEWS

ARCHITECTURAL
- A1.1 OVERALL GROUND FLOOR PLAN
- A1.1a GROUND FLOOR PLAN - A1
- A1.1b GROUND FLOOR PLAN - A2
- A1.1c GROUND FLOOR PLAN - A3
- A1.1d GROUND FLOOR PLAN - B1
- A1.2 OVERALL UPPER FLOOR PLAN
- A1.2a UPPER FLOOR PLAN - A1
- A1.2b UPPER FLOOR PLAN - A2
- A1.2c UPPER FLOOR PLAN - A3 AND CLERESTORY
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A4.3 BUILDING ELEVATIONS
- A4.4 BUILDING ELEVATIONS
- A4.5 BUILDING ELEVATIONS

FIRE PROTECTION
- FP1-1a GROUND FLOOR PLAN - FIRE PROTECTION - A1
- FP1-1d GROUND FLOOR PLAN - FIRE PROTECTION - B1
- FP5-1 NOTES AND DETAILS - FIRE PROTECTION

ELECTRICAL
- ES0.1 ELECTRICAL SITE PLAN
- EP.1 PHOTOMETRIC SITE PLAN
- EP.2 PHOTOMETRIC FIXTURE CUT SHEETS

SUPPLEMENTAL
- 01 EXTERIOR MATERIALS BOARD
- 02 ALTA / NSPS LAND TITLE SURVEY

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VILLAGE OF SCHAUMBURG
POLICE STATION
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR RAN
CHK SAM

TITLE SHEET

G1.1

8/28/2026 1:41:23 PM

PUBLIC SAFETY FACILITY
1000 WOODFIELD RD.
SCHAUMBURG, ILLINOIS 60173

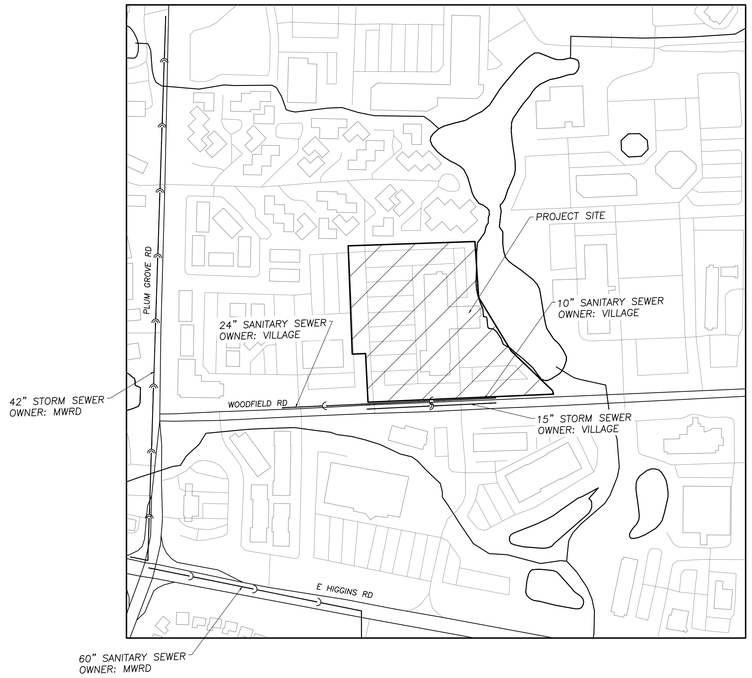
ARCHITECT:
WILLIAMS ARCHITECTS
ONE PIERCE PLACE, SUITE 550W
ITASCA, IL 60143
T: 630-344-1036
E: SAMORLOCK@WILLIAMS-ARCHITECTS.COM
ATTN: SCOTT MORLOCK, AIA

CIVIL ENGINEER:
ERIKSSON ENGINEERING ASSOC., LTD.
135 S JEFFERSON ST., SUITE 135
CHICAGO, IL 60661
T: 630-296-6259
E: CFISH@EEA-LTD.COM
ATTN: CHRISTOPHER FISH, PE

OWNER:
VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2027



SITE LOCATION MAP
(N.T.S.)

C0.0	CIVIL COVER SHEET
C0.1	STANDARD VILLAGE NOTES
C0.2	MWRD GENERAL NOTES
C1.0	SITE DEMOLITION PLAN
C2.0	SITE GEOMETRY PLAN
C2.1	SITE STRIPING AND SIGNAGE PLAN
C2.2	SITE STRIPING AND SIGNAGE PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE GRADING AND PAVING PLAN
C5.0	SITE SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C6.0	SITE OPERATIONS AND MAINTENANCE PLAN
C7.0	SITE WORK DETAILS
C7.1	SITE WORK DETAILS
C7.2	SITE WORK DETAILS
DEX-1	PROPOSED DRAINAGE EXHIBIT
DEX-2	CATCHMENT AREA EXHIBIT
L1.0	LANDSCAPE ARCHITECTURE
L2.0	LANDSCAPE DETAILS
L3.0	IRRIGATION LAYOUT PLAN

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

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ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IT IS OUR PROFESSIONAL OPINION THAT THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF. IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE DEVELOPMENT.

J.U.L.I.E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

PLAT OF SURVEY AND TOPOGRAPHY PROVIDED BY SPACECO CIVIL ENGINEERING & SURVEYING ON 09-20-2024.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
GPS MONUMENT
STATION ID: 1196
STATION IS A SURVEY DISK IN SCHAUMBURG, IL LOCATED 1' N. OF THE N. SIDEWALK OF WOODFIELD RD. AND 20' W. OF THE STOP SIGN AT THE W. ENTRANCE INTO 1000 E. WOODFIELD RD.

ELEVATION = 730.42 NAD 83

SITE BENCHMARK #1:
SOURCE BENCHMARK 1196 (SEE ABOVE)

SITE BENCHMARK #2:
SW. FLANGE BOLT ON THE FIRE HYDRANT LOCATED NEAR THE N.W. CORNER OF THE PROPERTY

ELEVATION = 737.45 NAVD 88

SITE BENCHMARK #3:
SET CUT BOX ON THE S.W. CORNER FO THE CONCRETE SLAB AT THE W. END OF THE WOOD BRIDGE OVER THE PONDS.

ELEVATION = 730.18 NAVD 88

SITE BENCHMARK #4:
N.E. FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE N. SIDE OF WOODFIELD RD. ON THE E. SIDE OF THE E. ENTRANCE DRIVE INTO THE SITE.

ELEVATION = 732.68 NAVD 88

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

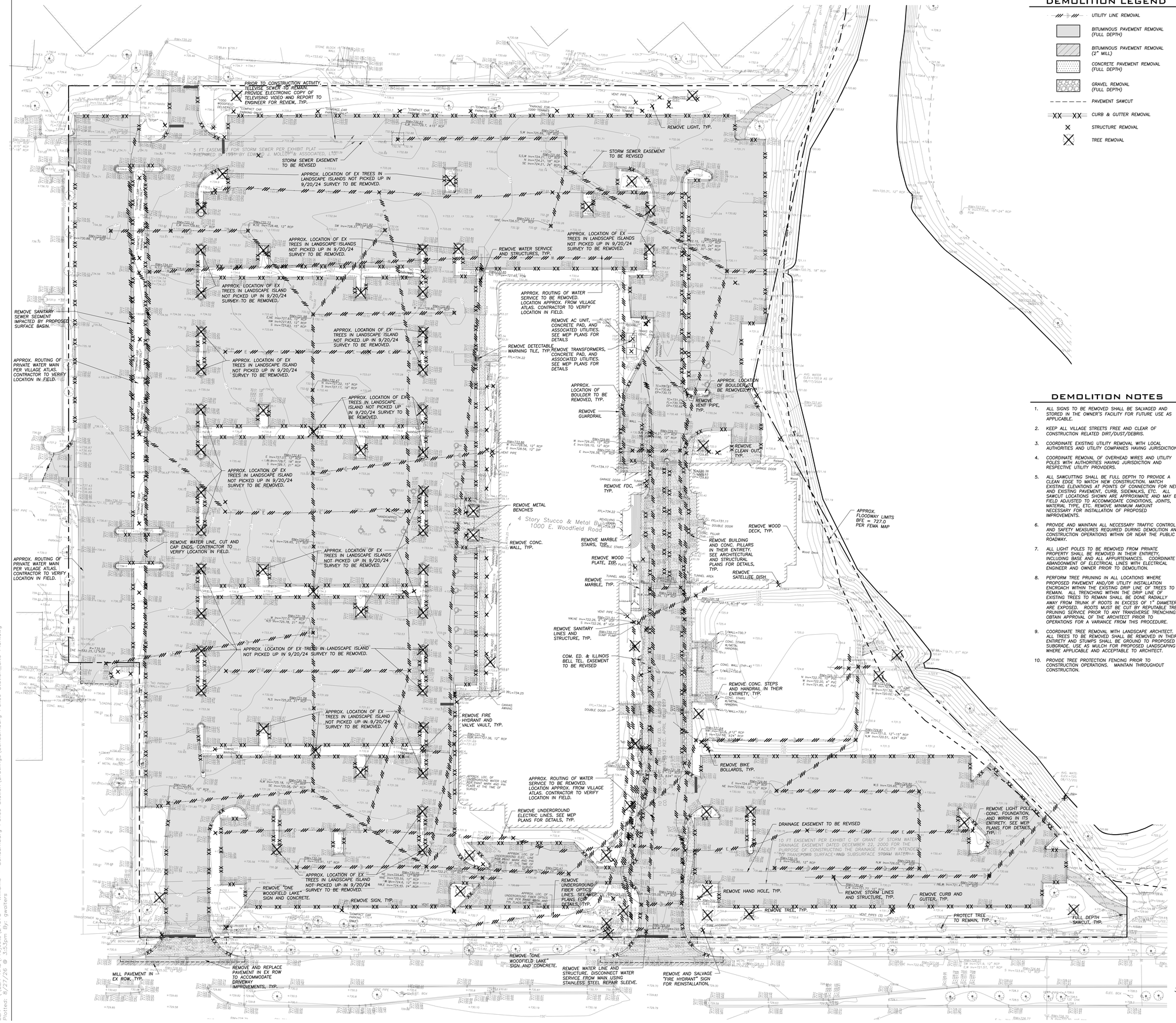
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

COVER SHEET

C0.0

EEA — \\EEA-NAS\Projects\24073 — Williams — Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:31pm By: gwaters



DEMOLITION LEGEND

- UTILITY LINE REMOVAL
- BITUMINOUS PAVEMENT REMOVAL (FULL DEPTH)
- BITUMINOUS PAVEMENT REMOVAL (2" MILL)
- CONCRETE PAVEMENT REMOVAL (FULL DEPTH)
- GRAVEL REMOVAL (FULL DEPTH)
- PAVEMENT SAWCUT
- CURB & GUTTER REMOVAL
- STRUCTURE REMOVAL
- TREE REMOVAL

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 / G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION NOTES

1. ALL SIGNS TO BE REMOVED SHALL BE SALVAGED AND STORED IN THE OWNER'S FACILITY FOR FUTURE USE AS APPLICABLE.
2. KEEP ALL VILLAGE STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. COORDINATE REMOVAL OF OVERHEAD WIRES AND UTILITY POLES WITH AUTHORITIES HAVING JURISDICTION AND RESPECTIVE UTILITY PROVIDERS.
5. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
6. PROVIDE AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES REQUIRED DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF TREES TO REMAIN. ALL TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING. OBTAIN APPROVAL OF THE ARCHITECT PRIOR TO OPERATIONS FOR A VARIANCE FROM THIS PROCEDURE.
9. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE. USE AS MULCH FOR PROPOSED LANDSCAPING WHERE APPLICABLE AND ACCEPTABLE TO ARCHITECT.
10. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION
		REVISIONS

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE DEMOLITION PLAN

C1.0

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 3:53pm By: gwaters

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SECURE GARAGE
FINISHED FLOOR = 734.50'

POLICE STATION
FINISHED FLOOR = 735.00'

STOP SIGN
R42'
R30'
R20'
R16'
R10'
R8'
R6'
R4.5'
R3'
R2'
R12'
R11.5'
R5.5'
R24.5'
R18.5'
R9'
HWL
TWL
SLIDING GATE, SEE ARCHITECTURAL PLANS FOR DETAILS
ONE WAY DO NOT ENTER SIGNS
GATE OPERATOR, SEE ARCHITECTURAL PLANS FOR DETAILS
ORNAMENTAL FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS
ACCESSIBLE PARKING SIGNS
ACCESSIBLE PARKING SIGN
SALLY PORT EXTENSION ALTERNATE
6" BOLLARD
TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
APPROX. ROUTING OF PRIVATE WATER MAIN PER VILLAGE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD.
5' EASEMENT FOR STORM SEWER PER EXHIBIT PLAT PREPARED IN 1991 BY EDWARD J. MOLLOY & ASSOCIATED, LTD.
APPROX. RE-ROUTING OF STORM EASEMENT.
POTENTIAL FUTURE ANTENNA.
GARAGE EXTENSION ALTERNATE
ADA RAMP WITH DEPRESSED CURB AND GUTTER.
WALL MOUNTED ONE WAY DO NOT ENTER SIGNS
STOP SIGN FDC. SEE MEP PLANS FOR DETAILS
BIKE RACKS, 10 BIKE PARKING SPACES. SEE LANDSCAPE PLANS FOR DETAILS
APPROX. FLOODWAY LIMITS BFE = 727.0, PER FEMA MAP
ORNAMENTAL GATE. SEE LANDSCAPE PLANS FOR DETAILS
CHILLER, GENERATORS, AND PADS. SEE MEP PLANS FOR DETAILS
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DETAILS
TRANSFORMER AND PAD. SEE ELECTRICAL PLANS FOR DETAILS
RELOCATED STATUE. SEE ARCHITECTURAL PLANS FOR DETAILS
BUILDING OVERHANG, TYP.
MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
CAUTION TRUCK TURNING SIGN
B6.12 CURB AND GUTTER, TYP
NO PARKING – FIRE LANE SIGNS
NO PARKING FIRE LANE SIGNS
SECURITY BOLLARDS. SEE ARCHITECTURAL PLANS FOR DETAILS
FLAG POLE. SEE ARCHITECTURAL PLANS FOR DETAILS, TYP.
PLANTER WALL WITH BENCH. SEE ARCHITECTURAL PLANS FOR DETAILS
FIRE LANE CURB FACE TO BE PAINTED YELLOW
9' WIDE CROSSWALK, 2' WHITE STRIPING @ 6" O.C., TYP.
DEPRESSED CURB, TYP.
LIGHT POLE, SEE ELECTRICAL PLANS FOR EXACT LOCATION AND DETAILS, TYP.
CAST IRON DETECTABLE WARNING TILES, TYP.
B6.12 CURB AND GUTTER, TYP.
24" WIDE STOP BAR, PAINTED WHITE TYP.
MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR DETAILS
REINSTALL "FIRE HYDRANT" SIGN ON NEW POST
BIKE RACKS, 10 BIKE PARKING SPACES. SEE LANDSCAPE PLANS FOR DETAILS
NO PARKING – FIRE LANE SIGN

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GEOMETRY NOTES

1. ALL DIMENSIONS CONTAINED HEREIN REFERENCE BACK OF CURB, FACE OF RETAINING WALL, EDGE OF PAVEMENT, CENTER OF STRUCTURE AND OUTSIDE FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT STRIPING SHALL BE 4" WIDE YELLOW PAINT PER SPECIFICATIONS, TWO COATS FOR LATEX PAINTS. ALL CROSS HATCH STRIPING SHALL BE 45° AT 2'-0" CENTERS.
3. ALL ACCESSIBLE PARKING SIGNS (R7-8) MUST BE PLACED AT THE CENTER OF THE SPACE AND WITHIN 5 FEET OF THE SPACE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL BUILDINGS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND DETAILS OF ALL PERMANENT SITE FENCING.
6. TRAFFIC SIGN POSTS SHALL BE BREAKAWAY GREEN U-CHANNEL POSTS, 2-LB/FT, 11 GAUGE STEEL, EMBEDDED 42" MINIMUM INTO GROUND.

PROPOSED STANDARD PUBLIC PARKING STALLS	127
PROPOSED ACCESSIBLE PUBLIC PARKING STALLS	5
PROPOSED STANDARD SECURE PARKING STALLS	106
PROPOSED ACCESSIBLE SECURE PARKING STALLS	5
TOTAL PARKING STALLS PROVIDED	243
TOTAL PARKING STALLS REQUIRED	242

ZONING INFORMATION

B-3 PLANNED OFFICE BUSINESS DISTRICT
MAX FAR = 80%
MINIMUM LOT AREA = 5 ACRES
MAXIMUM LOT COVERAGE = 50% OF TOTAL LOT AREA

TOTAL LOT AREA = 10.70 ACRES (466,075 SF)

ALLOWED LOT COVERAGE = 233,037 SF
ACTUAL LOT COVERAGE = 116,590 SF

GROSS FLOOR AREA (FIRST AND SECOND FLOOR) = 155,719 SF
FAR CALCULATION: 155,719 SF / 466075 SF = 33.4% FAR

BIKE PARKING = 20

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG: UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

N

30' 0' 30' 60' 90'
Scale: 1"= 30'

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

NO.	DATE	REVISIONS DESCRIPTION

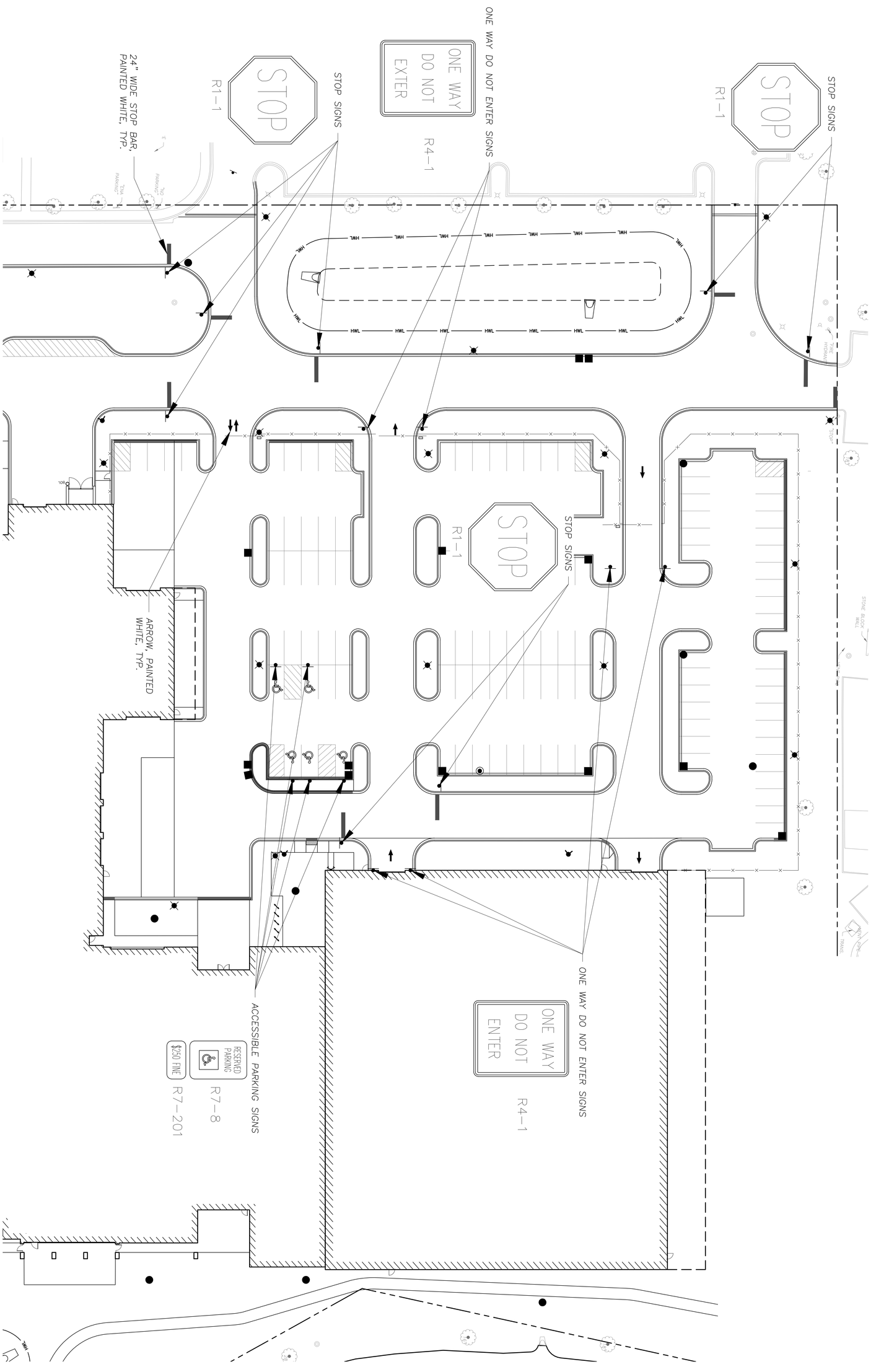
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE GEOMETRY PLAN

C2.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:07pm By: qwalters



SITE STRIPING AND SIGNAGE PLAN

C2.1

GRAPHIC NORTH

WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	GW
CHK	CE

REVISIONS

NO.	DATE	DESCRIPTION

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

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ACCESSIBLE PARKING SIGN

RESERVED PARKING
R7-8
$250 FINE R7-201

W3-1
CAUTION TRUCK TURNING AHEAD

CAUTION TRUCK TURNING SIGN

NO PARKING FIRE LANE
R7-6

NO PARKING FIRE LANE SIGNS

NO PARKING FIRE LANE
R7-6

NO PARKING FIRE LANE SIGNS

"NO PARKING"
"LOADING ZONE"
CONC. BLOCK WALL
4" METAL RAILING

STOP SIGNS

STOP
R1-1

FIRE LANE CURB FACE TO BE PAINTED YELLOW

STOP SIGNS

STOP
R1-1

ONLY
ONLY
ONLY
ONLY

9' WIDE CROSSWALK, 2' WHITE STRIPING @ 6' O.C., TYP.

HWL
HWL
HWL
HWL
HWL

UNIDENTIFIED PEDESTAL
BLOCK WALL
TRANSFORMER
"FIBER OPTICS"
PLASTIC COMM. POST
METAL POST NO SIGN

ACCESSIBLE PARKING SIGNS

RESERVED PARKING
R7-8
$250 FINE R7-201

STOP SIGN

STOP
R1-1

24" WIDE STOP BAR, PAINTED WHITE, TYP.

TURN ARROW AND "ONLY", PAINTED WHITE, TYP.

N

0 20 40 60

Scale: 1"=20'

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

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NO.	DATE	DESCRIPTION

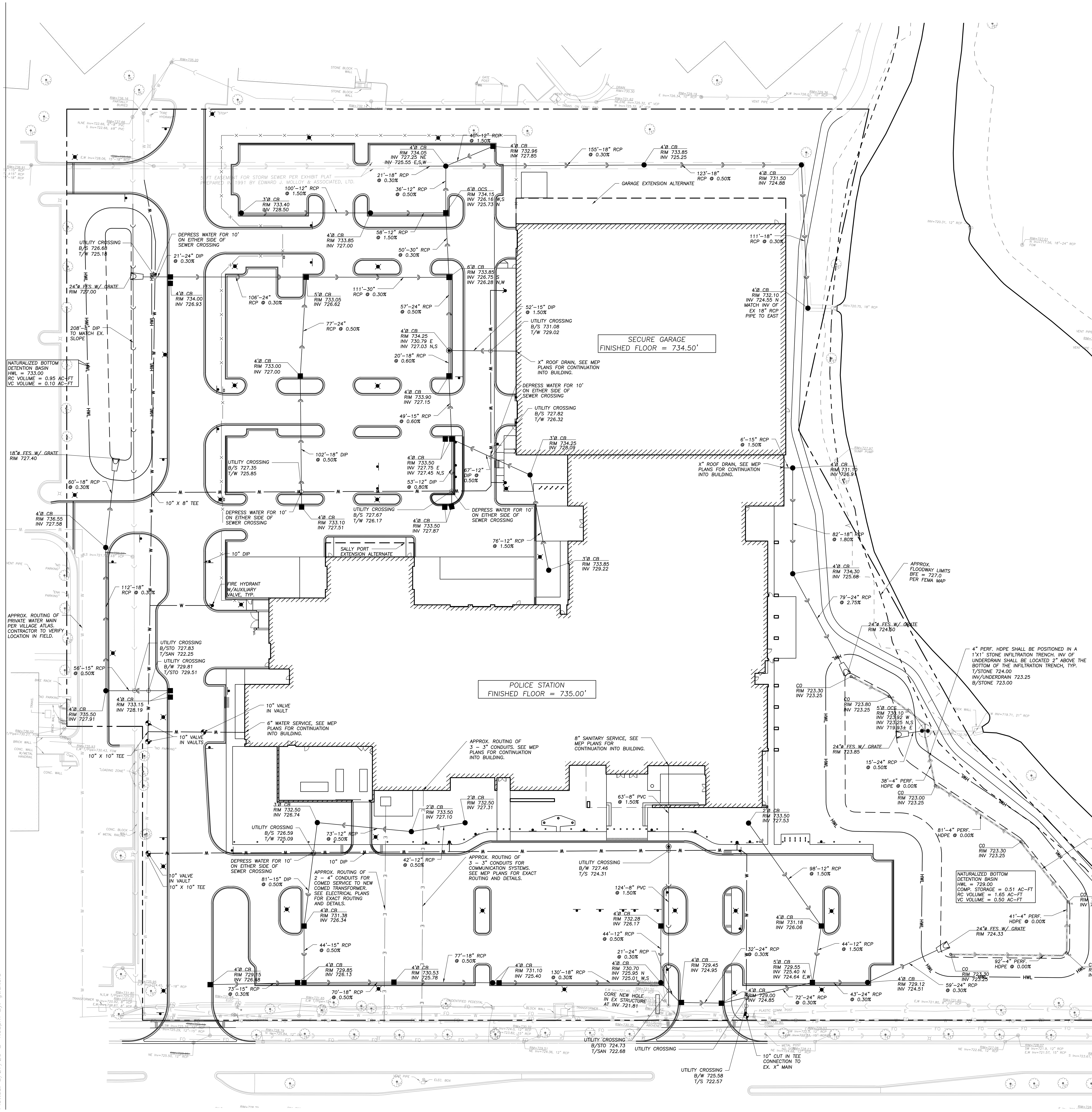
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE STRIPING AND SIGNAGE PLAN

C2.2

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:06pm By: gwalters



STRUCTURE NOTES

1. ALL CATCH BASINS TO BE INSTALLED IN PAVED AREAS SHALL HAVE NEENAH R2504–D FRAME & GRATE OR APPROVED EQUAL.
2. ALL CATCH BASINS TO BE INSTALLED IN LANDSCAPED AREAS SHALL HAVE NEENAH R4340–B FRAME & GRATE OR APPROVED EQUAL. FOR CONE SECTIONS INSTALL A MINIMUM OF 4" GRADE RINGS FOR TOPSOIL RESPREAD. FOR FLAT SLAB TOPS INSTALL THE FOLLOWING MINIMUM HEIGHT OF GRADE RINGS:
   - 4' DIAMETER STRUCTURE– 4"
   - 5' DIAMETER STRUCTURE– 6"
   - 6' DIAMETER STRUCTURE– 8"
3. ALL CATCH BASINS TO BE INSTALLED ALONG CURB AND GUTTER (B–6.12) SHALL HAVE NEENAH R3281–A FRAME & GRATE OR APPROVED EQUAL.
4. ALL CATCH BASINS TO BE INSTALLED ALONG DEPRESSED CURB AND GUTTER (DEP B–6.12) SHALL HAVE EAST JORDAN IRON WORKS 5120 CATCH BASIN INLET FRAME AND GRATE, OR APPROVED EQUAL.
5. WHERE STRUCTURES ARE SHOWN ALONG THE CURBLINE, UNLESS SPECIFICALLY STATED OTHERWISE, IT IS INTENDED THAT THE FRAME OF THE STRUCTURE IS TO FALL WITHIN THE FLOWLINE OF THE GUTTER OR AT THE PAVEMENT EDGE WHERE NO GUTTER EXISTS.
6. ALL MANHOLES SHALL HAVE NEENAH R1713–B FRAME & CLOSED LID OR APPROVED EQUAL, WITH "STORM" OR "SANITARY" IMPRINTED AS APPROPRIATE.
7. FOR ALL STRUCTURES INDICATED TO BE ADJUSTED, REMOVE AND INSTALL ADJUSTING RINGS, CONE SECTION, BARREL SECTIONS, OR FLAT SLAB TOP AS NECESSARY.
8. ALL FLARED END SECTIONS 12" AND LARGER SHALL INCLUDE AN IDOT STANDARD GRATE.
9. ALL FLARED END SECTIONS SHALL BE CONCRETE.
10. ALL SANITARY MANHOLES SHALL INCLUDE A CHIMNEY SEAL.

LEGEND

EXISTING		PROPOSED
◎	Manhole	◉
⊕	Drainage Structure	●
□	Drainage Structure	■
△	Area Drain	▲
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
—W—	Water Main	—W—
—G—	Gas Line	—G—
—OH—	Overhead Wires	—OH—
—E—	Electrical Cable (Buried)	—E—
—T—	Telephone Line	—T—
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

UTILITY NOTES

1. THIS PROJECT IS LOCATED IN A SEPARATE SEWER AREA.
2. UTILITY SERVICE LINES AS SHOWN HEREON ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR THE OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
3. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF ALL UTILITIES WITHIN 5 FEET OF BUILDING FACE.
4. FIELD VERIFY INVERT & LOCATIONS OF EXISTING UTILITY MAINS PRIOR TO INSTALLING ANY ON–SITE UTILITIES OR STRUCTURES. ALL ELEVATIONS AND INVERTS REFERENCING SAID UTILITY SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF ANY NEW STRUCTURES OR UTILITIES, AND ADJUSTMENTS SHALL BE MADE AS NECESSARY. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITH THESE DRAWINGS.
5. COORDINATE THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
6. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
7. PROTECTION OF WATER SUPPLIES SHALL BE AS DESCRIBED IN SECTION 370.350 OF THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS OR SECTION 41–2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
8. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
9. PROVIDE ADEQUATE COUPLING DEVICE AND/OR OVERSIZED CONCRETE FLARED–END SECTION TO ACCOMMODATE HDPE STORM SEWER.
10. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION SHALL GOVERN WORK WHERE APPLICABLE.
11. ADJUST FRAME ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THE LIMITS OF THE PROJECT TO MATCH PROPOSED ELEVATIONS. ADD OR REMOVE ADJUSTING RINGS AS NECESSARY AND INSTALL NEW MORTAR AT RINGS AND FRAME. INSTALL NEW CHIMNEY SEALS ON ANY SANITARY STRUCTURES BEING ADJUSTED.
12. OBTAIN AS–BUILT INFORMATION FOR ALL PIPES, IN ACCORDANCE WITH AS–BUILT DOCUMENT REQUIREMENTS, PRIOR TO THE INSTALLATION OF ANY INLET HOODS OR TRASH RACKS.
13. COMPACTED TRENCH BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES IN PAVED AREAS. PLEASE SEE VILLAGE STANDARD DETAIL "GRANULAR TRENCH BACKFILL" FOR ADDITIONAL INFORMATION.

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N

30' 0' 30' 60' 90'

Scale: 1"=30'

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
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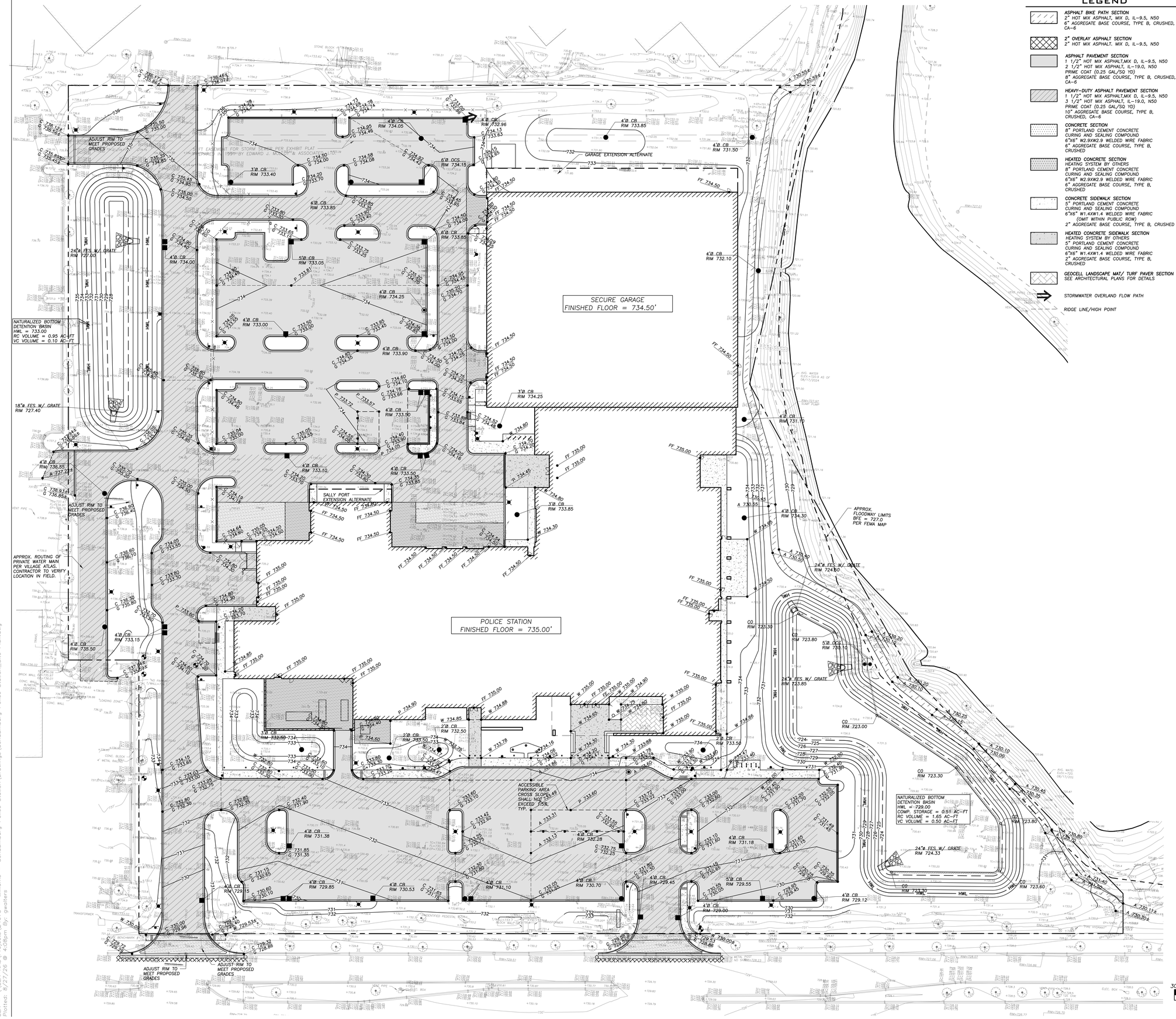
GRAPHIC NORTH

SITE UTILITY PLAN

C3.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:08pm By: gwalters


SECURE GARAGE
FINISHED FLOOR = 734.50'
POLICE STATION
FINISHED FLOOR = 735.00'
GARAGE EXTENSION ALTERNATE
SALLY PORT EXTENSION ALTERNATE
NATURALIZED BOTTOM DETENTION BASIN
HWL = 733.00
RC VOLUME = 0.95 AC-FT
VC VOLUME = 0.10 AC-FT
NATURALIZED BOTTOM DETENTION BASIN
HWL = 729.00
COMP. STORAGE = 0.51 AC-FT
RC VOLUME = 1.65 AC-FT
VC VOLUME = 0.50 AC-FT
ACCESSIBLE PARKING AREA CROSS SLOPES SHALL NOT EXCEED 1:50, TYP.
APPROX. FLOODWAY LIMITS BFE = 727.0 PER FEMA MAP
APPROX. ROUTING OF PRIVATE WATER MAIN PER VILLAGE ATLAS. CONTRACTOR TO VERIFY LOCATION IN FIELD.
ADJUST RIM TO MEET PROPOSED GRADES
18"ø FES W/ GRATE RIM 727.40
24"ø FES W/ GRATE RIM 727.00
24"ø FES W/ GRATE RIM 724.30
24"ø FES W/ GRATE RIM 724.33
24"ø FES W/ GRATE RIM 723.85
5'Ø OCS RIM 733.10
6'Ø OCS RIM 734.15
5'Ø CB RIM 733.05
6'Ø CB RIM 733.65
2'Ø CB RIM 732.50
2'Ø CB RIM 733.55
3'Ø CB RIM 734.25
3'Ø CB RIM 733.85
3'Ø CB RIM 732.50
3'Ø CB RIM 733.40
4'Ø CB RIM 732.96
4'Ø CB RIM 733.85
4'Ø CB RIM 731.50
4'Ø CB RIM 734.00
4'Ø CB RIM 734.05
4'Ø CB RIM 734.25
4'Ø CB RIM 733.00
4'Ø CB RIM 733.90
4'Ø CB RIM 733.50
4'Ø CB RIM 733.10
4'Ø CB RIM 733.50
4'Ø CB RIM 732.10
4'Ø CB RIM 734.30
4'Ø CB RIM 731.10
4'Ø CB RIM 731.38
4'Ø CB RIM 729.85
4'Ø CB RIM 730.53
4'Ø CB RIM 729.45
4'Ø CB RIM 729.55
4'Ø CB RIM 729.12
4'Ø CB RIM 729.00
4'Ø CB RIM 731.18
4'Ø CB RIM 731.10
4'Ø CB RIM 735.55
4'Ø CB RIM 735.50
4'Ø CB RIM 733.15
CO RIM 723.30
CO RIM 723.80
CO RIM 723.00
CO RIM 723.60
CO RIM 723.30
ADJUST RIM TO MEET PROPOSED GRADES
ADJUST RIM TO MEET PROPOSED GRADES
ADJUST RIM TO MEET PROPOSED GRADES
FF 734.50
FF 735.00
FE 734.50
HWL
TWL
W 734.85
W 734.60
W 734.30
W 733.88
W 733.78
W 734.16
W 734.06
W 734.88
W 734.75
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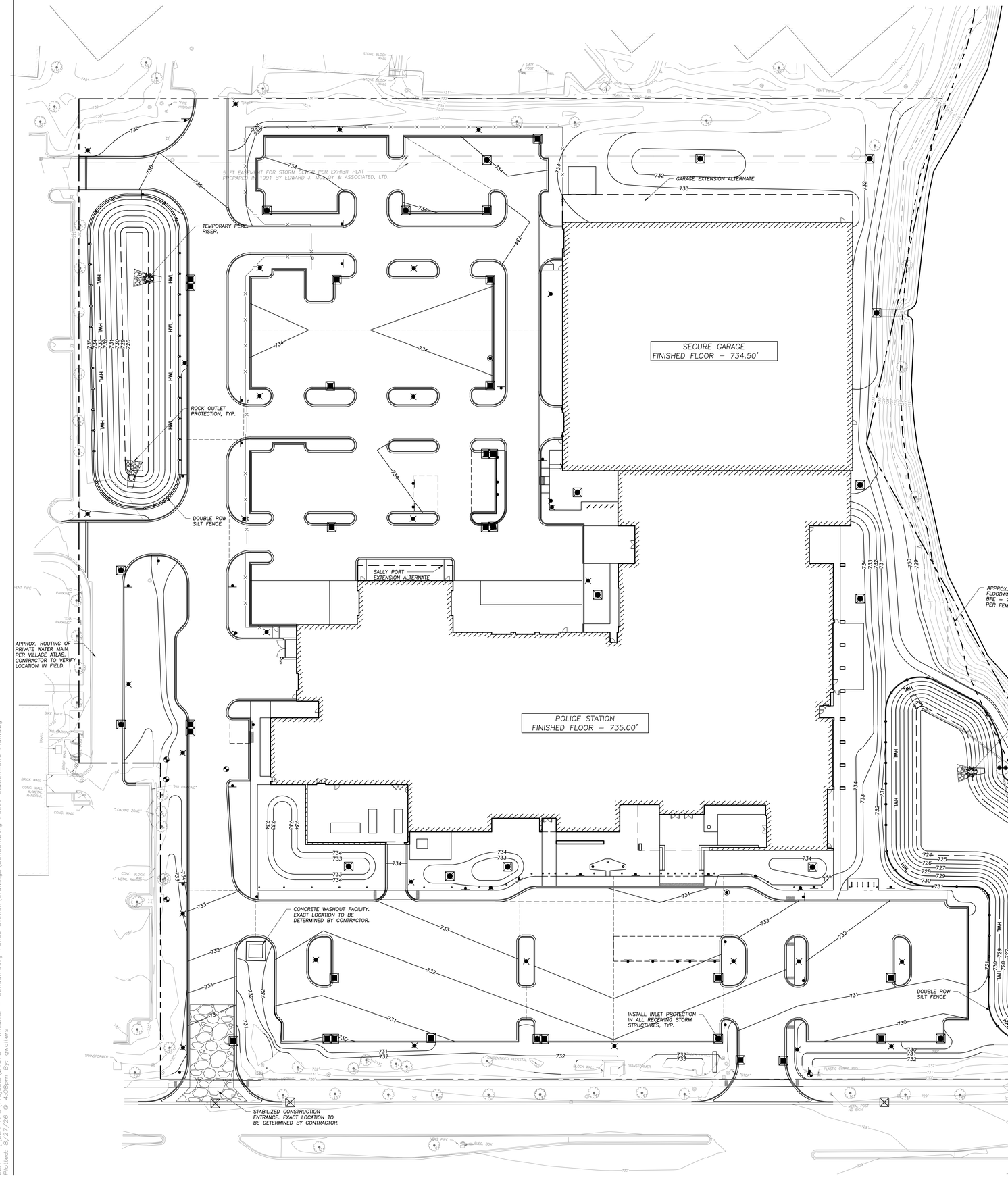

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- SILT FENCE
- EROSION CONTROL BLANKET NORTH AMERICAN GREEN DS75 OR APPROVED EQUAL
- PERMANANT TURF REINFORCEMENT MAT NORTH AMERICAN GREEN C350 OR APPROVED EQUAL
- EROSION CONTROL DITCH CHECK
- CATCH-ALL, PORK CHOP SEDIGUARD (OR EQUAL) PAVED OR EXISTING STABILIZED AREAS
- FILTER WATTLE INLET PROTECTION WITH DANDY POP (OR EQUAL) LANDSCAPE AREAS
- EROSION EEL (TEMPORARY SILT BARRIER PAVED AREAS – LOCATION BY CONTRACTOR DEPENDENT ON CONSTRUCTION SEQUENCING/PHASING)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ILLINOIS URBAN MANUAL SHALL GOVERN ALL SOIL EROSION AND SEDIMENT CONTROL, AND RELATED WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IEPA NPDES AND ILR10 PERMIT REQUIREMENTS FOR PROJECT.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
4. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF UPLAND DISTURBANCE.
5. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO TOPSOIL STOCKPILES AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF MORE THAN 14 CALENDAR DAYS, TEMPORARY MEASURES SHALL BE APPLIED WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE. THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL INSPECTIONS ARE COMPLETE. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF SOIL.
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
7. FINAL SITE STABILIZATION IS DEFINED BY THE EPA GENERAL PERMIT AS MEANING THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE COVER FOR UNPAVED AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
8. ALL STORM SEWER STRUCTURES THAT ARE, OR WILL BE, FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED, FILTERED, OR OTHERWISE TREATED TO REMOVE SEDIMENT. THE GENERAL CONTRACTOR SHALL USE "CATCH-ALL" INLET PROTECTORS (OR EQUAL) AND FILTER WATTLES AROUND THE GRATE IN LANDSCAPED AREAS AND "CATCH-ALL" INLET PROTECTORS (OR EQUAL) IN PAVED AREAS TO PREVENT SILTATION.
9. ALL TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL MEASURES MUST BE MAINTAINED, REPAIRED, AND INSPECTED IN CONFORMANCE WITH ALL APPLICABLE IEPA-NPDES PHASE II AND COOK COUNTY REQUIREMENTS.
10. FOLLOWING THE TERMINATION OF CONSTRUCTION ACTIVITIES AND ISSUANCE OF THE REQUIRED "NOTICE OF TERMINATION", THE PERMITTEES MUST KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN, INSPECTION REPORTS, AND RECORDS OF ALL THE DATA USED TO COMPLETE THE NOTICE OF INTENT FOR A PERIOD OF AT LEAST THREE YEARS FOLLOWING FINAL STABILIZATION.
11. INSTALL AND MAINTAIN SILT FENCE AT THE PERIMETER OF THE CONSTRUCTION ZONE AND WETLAND AREAS AND AS SHOWN ON THE PLANS. MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION AND UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED.
12. CONTRACTOR SHALL PROVIDE QUALIFIED SOIL EROSION AND SEDIMENT CONTROL INSPECTOR SERVICES IN ACCORDANCE WITH NPDES AND GOVERNMENTAL REQUIREMENTS. INSPECTIONS SHALL OCCUR AT EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. ENGINEER SHALL BE COPIED ON INSPECTION LOGS.
13. THE EROSION CONTROL MEASURES INDICATED ON THE DRAWINGS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE QUALIFIED SOIL AND EROSION SEDIMENT AND CONTROL INSPECTOR OR GOVERNING AGENCY.
14. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, STABILIZE ALL DISTURBED GROUND AREAS WHERE SLOPES EXCEED 6:1 OR WITHIN SWALES WITH NORTH AMERICAN GREEN BIONET SC150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
15. REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS IF THEY OCCUR IN ACCORDANCE WITH IEPA NPDES REQUIREMENTS.
16. ALL CONCRETE WASHOUT SHALL CONFORM TO THE "TEMPORARY CONCRETE WASHOUT FACILITY" STANDARDS (CODE 954) OF THE ILLINOIS URBAN MANUAL, LATEST EDITION.
17. IF NECESSARY, THE SWPPP SHALL BE MODIFIED TO REFLECT CHANGES REQUIRED DURING THE EFFECTIVE PERIOD OF THE IEPA NPDES GENERAL PERMIT NO ILR10 AND LOCAL AND COUNTY PERMITS.
18. DEWATERING OF EXCAVATIONS SHALL BE PERFORMED IN A MANNER SUCH AS THROUGH THE USE OF FILTER BAGS OR POLYMER TREATED DEWATERING SWALES, SO AS TO NOT DISCHARGE SEDIMENT LADEN WATER INTO STORM SEWERS TRIBUTARY TO OPEN WATER.

GENERAL NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.
2. NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.
3. CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.
4. NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG; UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
5. ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.
6. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.
7. NO PERSON MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM ERIKSSON ENGINEERING ASSOCIATES, LTD.
8. THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, OR CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.
9. PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWER STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.
10. THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL ALL DOWNSLOPE AND SIDESLOPE PERIMETER CONTROLS BEFORE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER AND STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. WHEN PRACTICAL, TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATIC CHANGES OR WEATHER EVENTS.
6. CONSTRUCT SEDIMENTATION BASINS AND STRUCTURES.
7. PERFORM GRADING OPERATIONS AND INSTALLATION OF SITE INFRASTRUCTURE AND PAVEMENT.
8. INSTALL PERMANENT SEEDING AND PLANTINGS.
9. REMOVE ACCUMULATED SEDIMENT FROM BASINS AND ALONG SILT FENCE.
10. CONSTRUCTION OF INFILTRATION MEASURES SHALL TAKE PLACE FOLLOWING STABILIZATION OF UPSTREAM DRAINAGE AREAS.
11. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOLLOWING FINAL STABILIZATION OF ALL DISTURBED AREAS.

N

30' 0' 30' 60' 90'

Scale: 1"= 30'

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	REVISIONS DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

EROSION AND SEDIMENT CONTROL PLAN

C5.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:08pm By: gwalters

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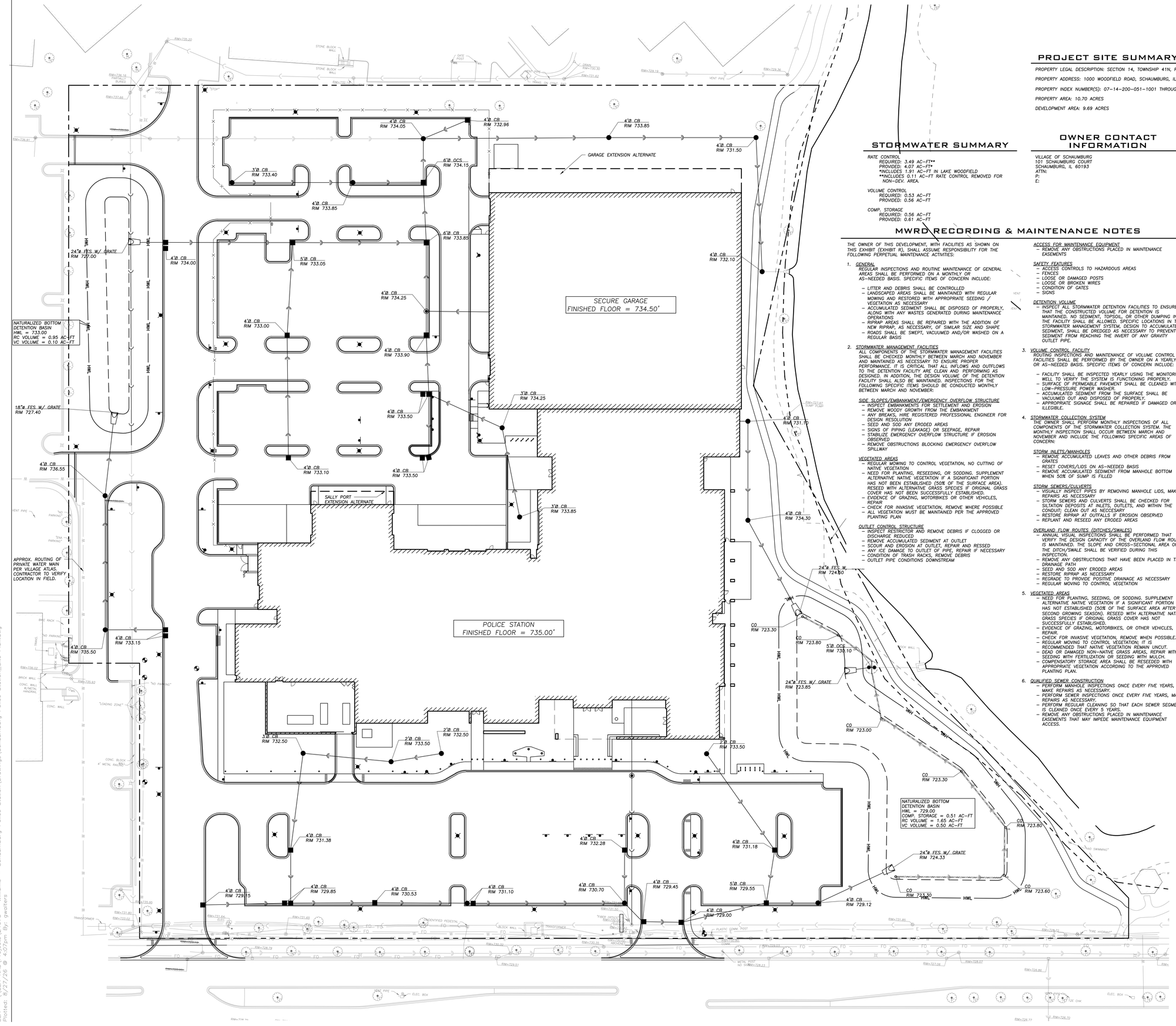

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION: SECTION 14, TOWNSHIP 41N, RANGE 10E

PROPERTY ADDRESS: 1000 WOODFIELD ROAD, SCHAUMBURG, IL 60173

PROPERTY INDEX NUMBER(S): 07-14-200-051-1001 THROUGH 1010

PROPERTY AREA: 10.70 ACRES

DEVELOPMENT AREA: 9.69 ACRES

STORMWATER SUMMARY

RATE CONTROL
REQUIRED: 3.49 AC-FT*
PROVIDED: 4.07 AC-FT*
*INCLUDES 1.91 AC-FT IN LAKE WOODFIELD
**INCLUDES 0.11 AC-FT RATE CONTROL REMOVED FOR NON-DEV. AREA.

VOLUME CONTROL
REQUIRED: 0.53 AC-FT
PROVIDED: 0.56 AC-FT

COMP. STORAGE
REQUIRED: 0.56 AC-FT
PROVIDED: 0.61 AC-FT

OWNER CONTACT INFORMATION

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, IL 60193
ATTN:
P:
E:

MWRD RECORDING & MAINTENANCE NOTES

THE OWNER OF THIS DEVELOPMENT, WITH FACILITIES AS SHOWN ON THIS EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. *GENERAL*
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- *LITTER AND DEBRIS SHALL BE CONTROLLED*
- *LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING / VEGETATION AS NECESSARY*
- *ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS*
- *RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE*
- *ROADS SHALL BE SWEPT, VACUUMED AND/OR WASHED ON A REGULAR BASIS*

2. *STORMWATER MANAGEMENT FACILITIES*
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- *INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION*
- *REMOVE WOODY GROWTH FROM THE EMBANKMENT*
- *ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION*
- *SEED AND SOD ANY ERODED AREAS*
- *SIGNS OF SEEPAGE (LEAKAGE) OR SEEPAGE, REPAIR*
- *STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED*
- *REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY*

VEGETATED AREAS
- *REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION*
- *NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF THE SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.*
- *EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR*
- *CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE*
- *ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN*

OUTLET CONTROL STRUCTURE
- *INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED*
- *REMOVE ACCUMULATED SEDIMENT AT OUTLET*
- *SCOUR AND EROSION AT OUTLET, REPAIR AND RESSED*
- *ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY*
- *CONDITION OF TRASH RACKS, REMOVE DEBRIS*
- *OUTLET PIPE CONDITIONS DOWNSTREAM*

ACCESS FOR MAINTENANCE EQUIPMENT
- *REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS*

SAFETY FEATURES
- *ACCESS CONTROLS TO HAZARDOUS AREAS*
- *FENCES*
- *LOOSE OR DAMAGED POSTS*
- *LOOSE OR BROKEN WIRES*
- *CONDITION OF GATES*
- *SIGNS*

DETENTION VOLUME
- *INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATIONS IN THE STORMWATER MANAGEMENT SYSTEM, DESIGN TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE.*

3. *VOLUME CONTROL FACILITY*
ROUTING INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- *FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY.*
- *SURFACE OF PERMEABLE PAVEMENT SHALL BE CLEANED WITH LOW-PRESSURE POWER WASHER.*
- *ACCUMULATED SEDIMENT FROM THE SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.*
- *APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.*

4. *STORMWATER COLLECTION SYSTEM*
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- *REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES*
- *RESET COVERS/LIDS ON AS-NEEDED BASIS*
- *REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED*

STORM SEWERS/CULVERTS
- *VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY*
- *STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT; CLEAN OUT AS NECCESARY*
- *RESTORE RIPRAP AT OUTFALLS IF EROSION OBSERVED*
- *REPLANT AND RESEED ANY ERODED AREAS*

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- *ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.*
- *REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH*
- *SEED AND SOD ANY ERODED AREAS*
- *RESTORE RIPRAP AS NECESSARY*
- *REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY*
- *REGULAR MOVING TO CONTROL VEGETATION*

5. *VEGETATED AREAS*
- *NEED FOR PLANTING, SEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.*
- *EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.*
- *CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE.*
- *REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.*
- *DEAD OR DAMAGED NON-NATIVE GRASS AREAS, REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH.*
- *COMPENSATORY STORAGE AREA SHALL BE RESEEDED WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.*

6. *QUALIFIED SEWER CONSTRUCTION*
- *PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.*
- *PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.*
- *PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.*
- *REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.*

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	C.O.
Flared End Section	
Storm Sewer	S
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	B
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50 / G 782.00
Gutter Elevation	
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	+ 784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS, HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE DRAWINGS. CONTACT ENGINEER IMMEDIATELY IF SURFACE AND/OR SUBSURFACE FEATURES ARE DIFFERENT THAN SHOWN ON THE DRAWINGS.*
2. *NOTIFY THE ENGINEER WITHOUT DELAY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS.*
3. *CONTRACTOR SHALL PROVIDE PRIVATE UTILITY LOCATING SERVICES FOR THE PROJECT AREA.*
4. *NOTIFY THE OWNER, ENGINEER AND THE VILLAGE OF SCHAUMBURG: UTILITY ALERT NETWORK A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.*
5. *ALL AREAS, ON OR OFF SITE, DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER. IT IS INCUMBENT UPON CONTRACTOR TO SHOW THAT DAMAGED AREAS WERE NOT DISTURBED BY CONSTRUCTION OPERATIONS.*
6. *THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE (DWG) TO STAKE ALL SITE IMPROVEMENTS ACCORDINGLY. CONTRACTOR SHALL RE-ESTABLISH HORIZONTAL CONTROL. HORIZONTAL CONTROL POINTS NOT PROVIDED.*
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8. *THE ENGINEER IS FURNISHING THESE DRAWINGS FOR CONSTRUCTION PURPOSES AS A CONVENIENCE TO THE OWNER, ARCHITECT, SURVEYOR, CONTRACTOR. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER OF THIS MEDIA SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN, AND COORDINATE ALL DIMENSIONS AND LOCATIONS OF ALL SITE ITEMS. IF CONFLICTS EXIST THE USER OF THIS INFORMATION SHALL CONTACT THE ENGINEER IMMEDIATELY.*
9. *PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH SHALL INCLUDE AS A MINIMUM ALL DETENTION BASINS AND BEST MANAGEMENT PRACTICES, INCLUDE ALL STORM AND SANITARY SEWERS, STRUCTURE LOCATIONS, SIZES, RIM AND INVERT ELEVATIONS, FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S), WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS. PROVIDE PHOTOGRAPH OF RESTRICTOR PLATE(S) INCLUDING RULER ACROSS OPENING FOR VERIFICATION OF RESTRICTOR DIAMETER.*
10. *THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND ALL ADDENDA THERETO, SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.*

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION

REVISIONS

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE OPERATIONS AND MAINTENANCE PLAN

C6.0

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 4:07pm By: gwalters

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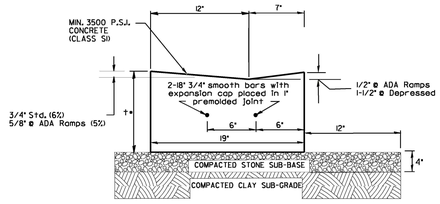
Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install ½" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

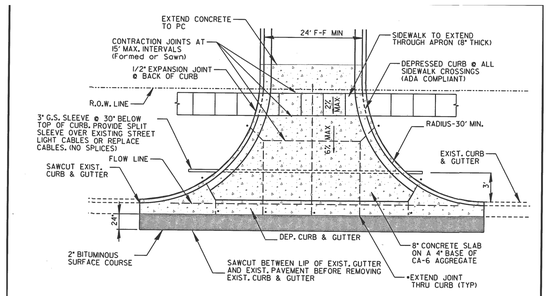


†* = THICKNESS OF PAVEMENT OR 10" MIN

6.12 DEPRESSED CURB

NOT TO SCALE

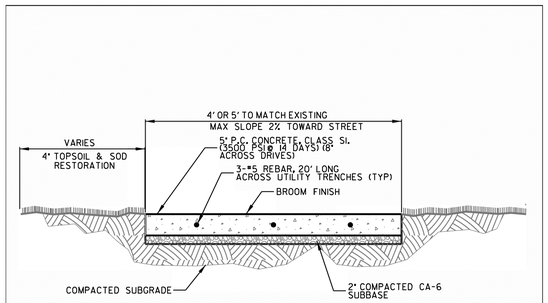
Revised April/2018



COMMERCIAL/INDUSTRIAL APRONS

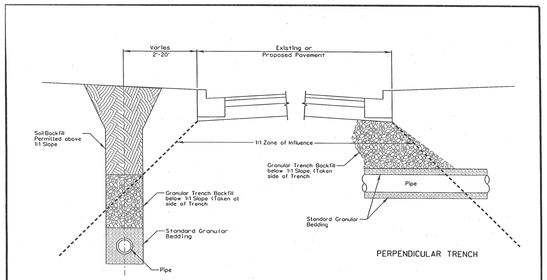
NOT TO SCALE

April/2018



TYPICAL COMMERCIAL SIDEWALK

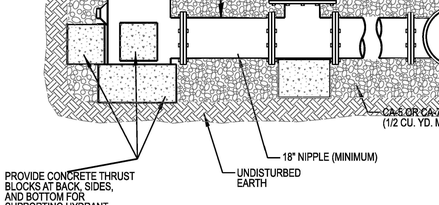
Revised Aug/21



GRANULAR TRENCH BACKFILL

1/3/08

Note: Use two #5 re-bars for 10' on either side of all utility trenches. Install ½" expansion joint at points of curvature (not closer than 10') at construction joints and at a distance not to exceed 60'. Contraction joints shall be placed between expansion joints at distances not to exceed 20'.

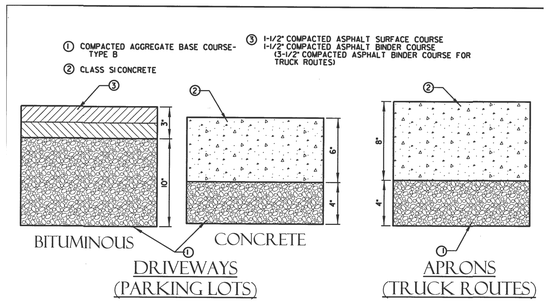


†* = THICKNESS OF PAVEMENT OR 10" MIN

COMBINATION CURB & GUTTER TYPE B-6.12

NOT TO SCALE

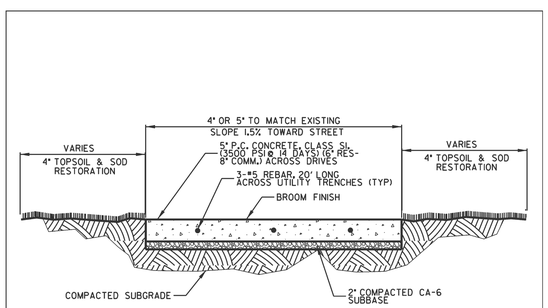
Revised April/2018



COMMERCIAL/INDUSTRIAL DRIVEWAYS & APRONS

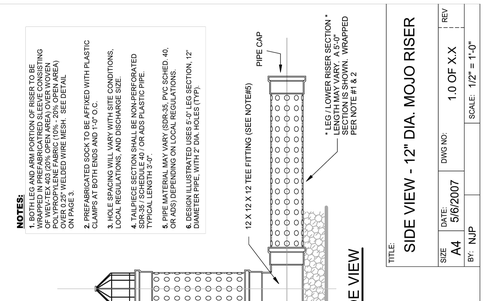
NOT TO SCALE

January/2019



TYPICAL SIDEWALK (PUBLIC/VOS)

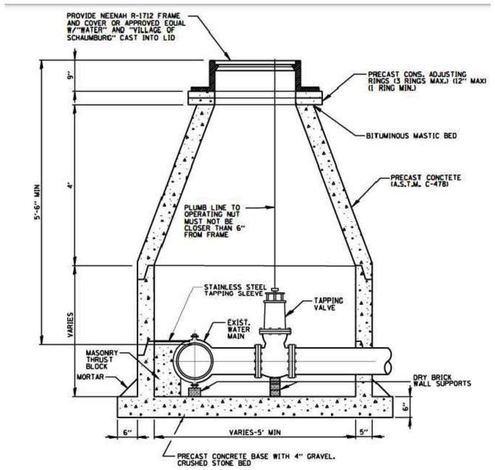
Revised May/2023



NOTE: ALL TEES, CROSSES, BENDS, PLUGS, AND HYDRANTS SHALL BE PROPERLY BLOCKED.

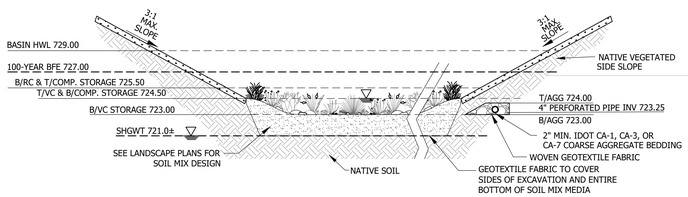
FIRE HYDRANT

Revised Jan/2022



1. PIPE OPENINGS TO BE CAST INTO WALL.
2. PRECAST CONCRETE BASE TO BE CAST INTEGRAL WITH LOWEST WALL SECTION.
3. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
4. MASONRY THRUST BLOCK TO BE FULL WIDTH OF SLEEVE.

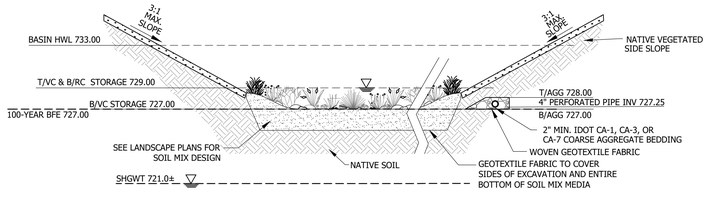
PRESSURE CONNECTION IN VAULT



SOUTHEAST BASIN SECTION

DESCRIPTION	PROVIDED
RATE CONTROL VOLUME (ACRE-FT)	1.65*
COMP. STORAGE (ACRE-FT)	0.51
VOLUME CONTROL (ACRE-FT)	0.50

* 1.91 ACRE-FT PROVIDED IN LAKE WOODFIELD



NORTHWEST BASIN SECTION

DESCRIPTION	PROVIDED
RATE CONTROL VOLUME (ACRE-FT)	0.95*
COMP. STORAGE (ACRE-FT)	–
VOLUME CONTROL (ACRE-FT)	0.10

* 1.91 ACRE-FT PROVIDED IN LAKE WOODFIELD

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE WORK DETAILS

C7.0

EEA – \\EEA-NAS\Projects\24023 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:28pm By: gwalters

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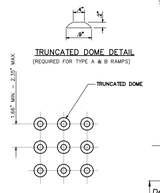
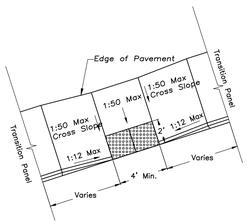
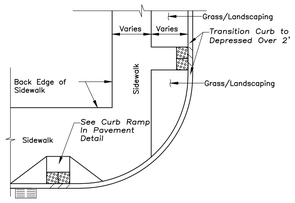
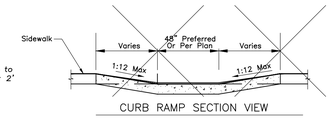
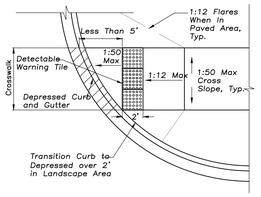
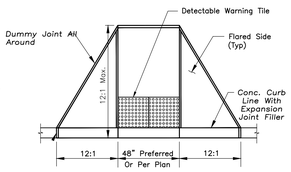












GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

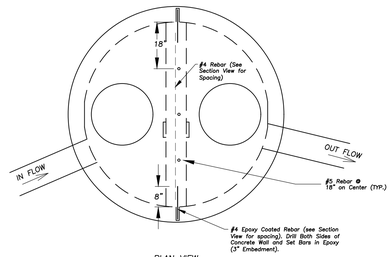
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

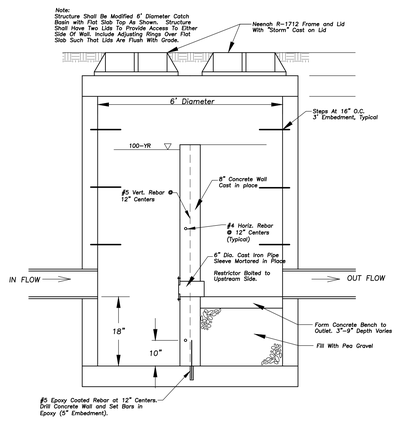
Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

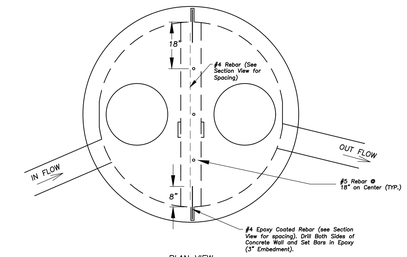
ACCESSIBLE RAMPS FOR SIDEWALKS



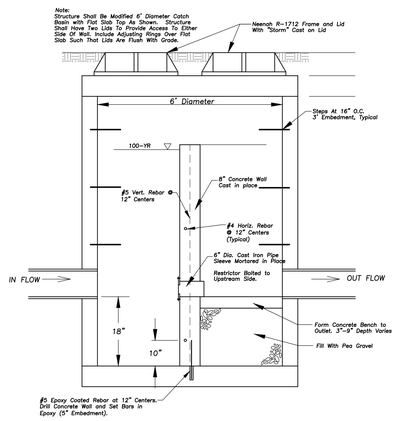
PLAN VIEW
NOT TO SCALE



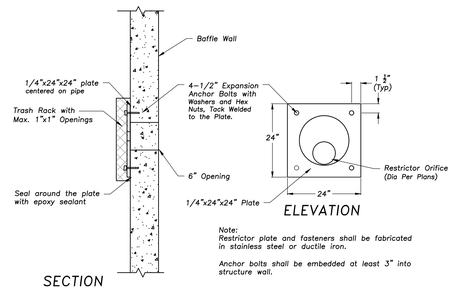
OUTLET CONTROL STRUCTURE S



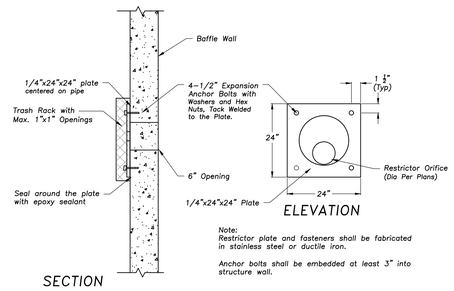
PLAN VIEW
NOT TO SCALE



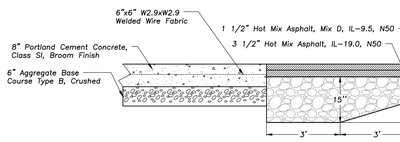
OUTLET CONTROL STRUCTURE N



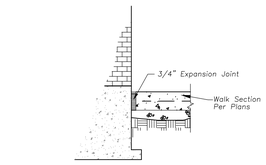
RESTRICTOR PLATE DETAIL S
(BAFFLE WALL)



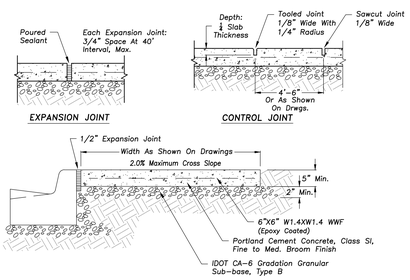
RESTRICTOR PLATE DETAIL N
(BAFFLE WALL)



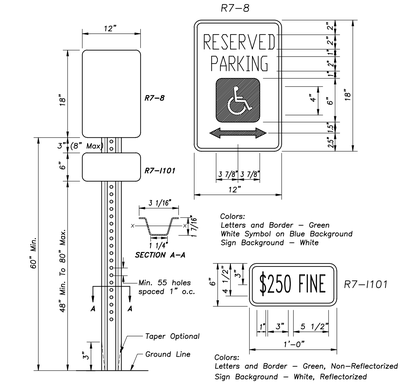
CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION



WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 In.

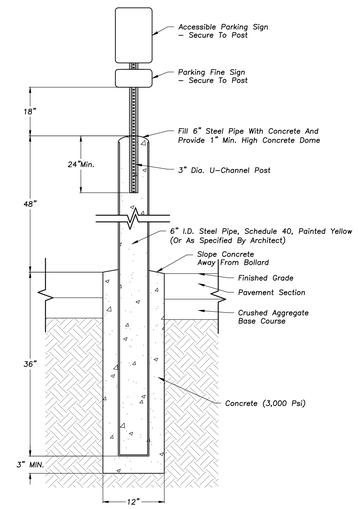
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'-6" Post Bury Depth.

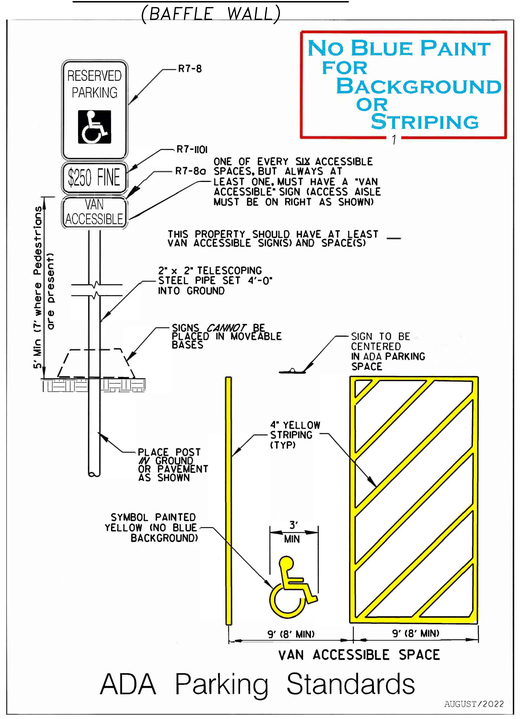
Post Shall Weigh 2.00 Lb/ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One. Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING SIGN IN BOLLARD



ADA Parking Standards

AUGUST/2022

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

REVISIONS

NO.	DATE	DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE WORK DETAILS

C7.1

EEA – \\EEA-NAS\Projects\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Site Plan.dwg
Plotted: 8/27/26 @ 2:29pm By: gwalters

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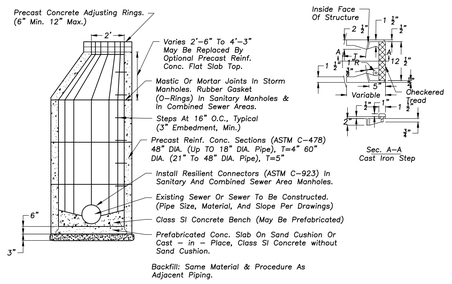
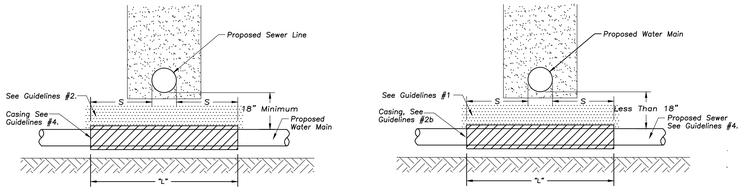


MANHOLE – 48"–60" DIA.



Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

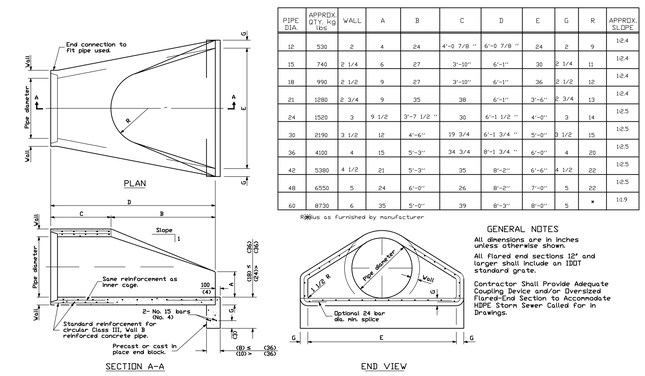
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

WATER AND SEWER SEPARATION REQUIREMENTS



PIPE DIA.	APPROX QTY. kg lbs	WALL	A	B	C	D	E	G	R	APPROX SLOPE
12	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
15	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4	11	1:2.4
18	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21	1280	2 3/4	9	35	38	6'-1"	3'-6"	2 3/4	13	1:2.4
24	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5
30	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4"	5'-0"	3 1/2	15	1:2.5
36	4100	4	15	5'-3"	34 3/4	8'-1 3/4"	6'-0"	4	20	1:2.5
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9

*Radius as furnished by manufacturer

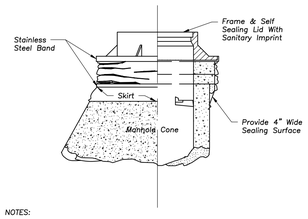
GENERAL NOTES

All dimensions are in inches unless otherwise shown.

All flared end sections 12" and larger shall include an IDOT standard grate.

Contractor Shall Provide Adequate Coupling Device and/or Oversized Flared-End Section to Accommodate HDPE Storm Sewer Called For in Drawings.

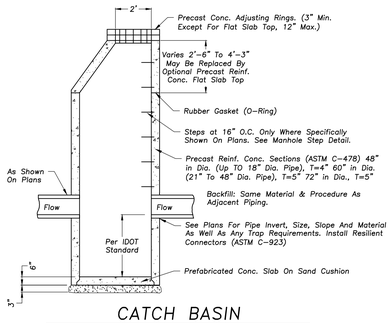
PRECAST REINFORCED CONCRETE FLARED END SECTION



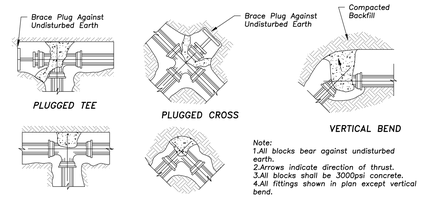
NOTES:

1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

SANITARY MANHOLE CHIMNEY SEAL



CATCH BASIN



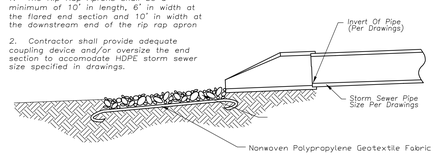
Note:
1.All blocks bear against undisturbed earth.
2.Arrows indicate direction of thrust.
3.All blocks shall be 3000psi concrete.
4.All fittings shown in plan except vertical bend.

THRUST BLOCKING

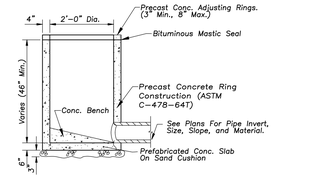
RIP–RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE d (IN)	IDOT RIPRAP GRADATION (RR)	LENGTH OF APRON La (FT)	MEDIAN RIPRAP SIZE C (IN)	WIDTH OF APRON U/S FACE Sd (FT)	WIDTH OF APRON D/S FACE Sd+La (FT)	DEPTH OF RIP RAP T (IN)	AREA OF RIP RAP (SQ.YDS.)	VOLUME OF RIP RAP (CU.YDS.)	BEDDING GRADATION NUMBER
ALL	12	RR-3	10	6	3.00	13.00	12	8.89	3.7	-
ALL	15	RR-3	10	6	3.75	13.75	15	9.72	4.1	-
ALL	18	RR-3	15	9	4.50	19.50	20	20.00	11.1	1 or CA-3
ALL	21	RR-4	15	9	5.25	20.25	20	21.25	11.8	1 or CA-3
ALL	24	RR-4	18	9	6.00	24.00	20	30.00	16.7	1 or CA-3
ALL	27	RR-4	18	9	6.75	24.75	20	31.50	17.5	1 or CA-3
ALL	36	RR-5	24	12	9.00	33.00	28	56.00	43.6	1 or CA-3

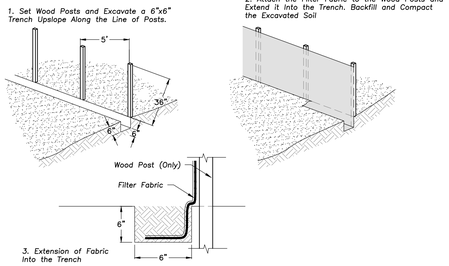
Notes:
1. The Rip Rap Aprons shall be a minimum of 10' in length, 6' in width at the flared end section and 10' in width at the downstream end of the rip rap apron
2. Contractor shall provide adequate coupling device and/or oversize the end section to accomodate HDPE storm sewer size specified in drawings.



RIP RAP AT FLARED END SECTION



INLET– 2' DIA.



SILT FENCE CONSTRUCTION (AASHTO 288–00)

GENERAL NOTES

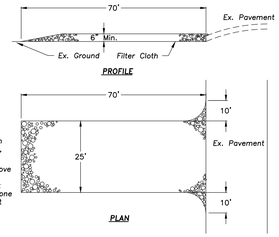
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

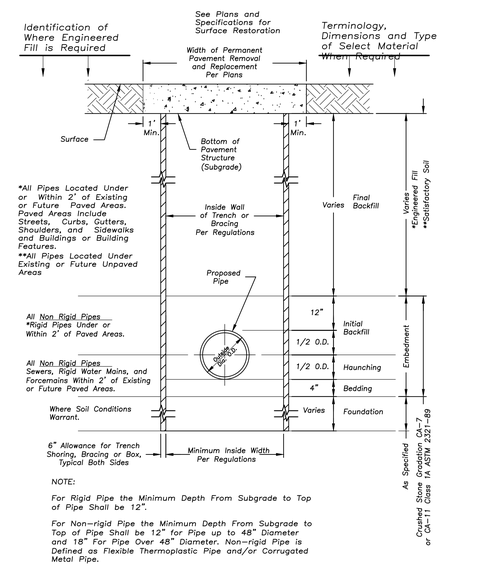
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

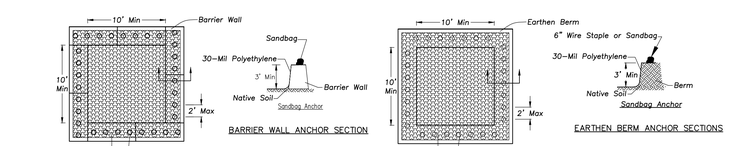


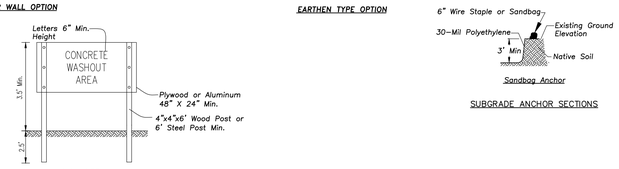
NOTE:

For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

For Non–rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non–rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STANDARD SEWER AND WATER TRENCH SECTION

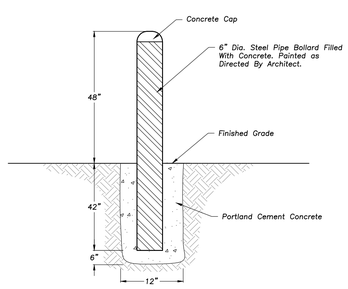




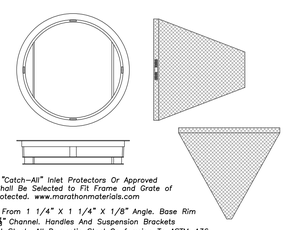
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. The concrete washout facility is intended for concrete, masonry, and slurry.

CONCRETE WASHOUT FACILITY



BOLLARD DETAIL



General Notes:

Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 $\frac{5}{8}$" x $\frac{5}{8}$" Channel. Handles And Suspension Brackets Fabricated From 1 $\frac{1}{2}$" x $\frac{1}{2}$" Flat Stock. All Domestic Steel Conforming To ASTM–A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	REVISIONS DESCRIPTION

WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR GW
CHK CF

GRAPHIC NORTH

SITE WORK DETAILS

C7.2

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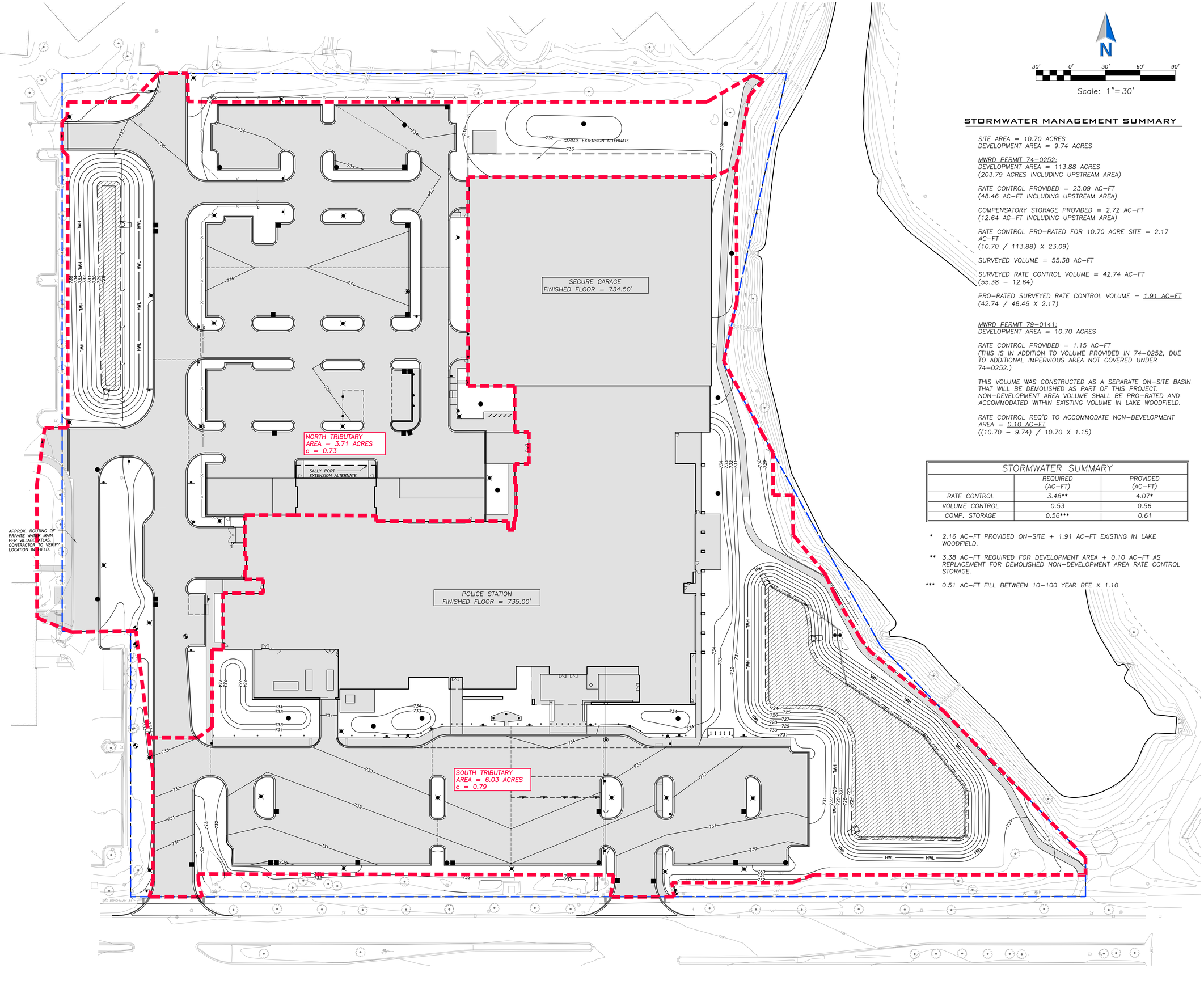

STORMWATER MANAGEMENT SUMMARY

SITE AREA = 10.70 ACRES
DEVELOPMENT AREA = 9.74 ACRES

MWRD PERMIT 74-0252:
DEVELOPMENT AREA = 113.88 ACRES
(203.79 ACRES INCLUDING UPSTREAM AREA)

RATE CONTROL PROVIDED = 23.09 AC-FT
(48.46 AC-FT INCLUDING UPSTREAM AREA)

COMPENSATORY STORAGE PROVIDED = 2.72 AC-FT
(12.64 AC-FT INCLUDING UPSTREAM AREA)

RATE CONTROL PRO-RATED FOR 10.70 ACRE SITE = 2.17 AC-FT
(10.70 / 113.88) X 23.09)

SURVEYED VOLUME = 55.38 AC-FT

SURVEYED RATE CONTROL VOLUME = 42.74 AC-FT
(55.38 - 12.64)

PRO-RATED SURVEYED RATE CONTROL VOLUME = 1.91 AC-FT
(42.74 / 48.46 X 2.17)

MWRD PERMIT 79-0141:
DEVELOPMENT AREA = 10.70 ACRES

RATE CONTROL PROVIDED = 1.15 AC-FT
(THIS IS IN ADDITION TO VOLUME PROVIDED IN 74-0252, DUE TO ADDITIONAL IMPERVIOUS AREA NOT COVERED UNDER 74-0252.)

THIS VOLUME WAS CONSTRUCTED AS A SEPARATE ON-SITE BASIN THAT WILL BE DEMOLISHED AS PART OF THIS PROJECT. NON-DEVELOPMENT AREA VOLUME SHALL BE PRO-RATED AND ACCOMMODATED WITHIN EXISTING VOLUME IN LAKE WOODFIELD.

RATE CONTROL REQ'D TO ACCOMMODATE NON-DEVELOPMENT AREA = 0.10 AC-FT
((10.70 - 9.74) / 10.70 X 1.15)

STORMWATER SUMMARY		
	REQUIRED (AC-FT)	PROVIDED (AC-FT)
RATE CONTROL	3.48**	4.07*
VOLUME CONTROL	0.53	0.56
COMP. STORAGE	0.56***	0.61

* 2.16 AC-FT PROVIDED ON-SITE + 1.91 AC-FT EXISTING IN LAKE WOODFIELD.

** 3.38 AC-FT REQUIRED FOR DEVELOPMENT AREA + 0.10 AC-FT AS REPLACEMENT FOR DEMOLISHED NON-DEVELOPMENT AREA RATE CONTROL STORAGE.

*** 0.51 AC-FT FILL BETWEEN 10-100 YEAR BFE X 1.10

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

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DWR GW
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GRAPHIC NORTH

PROPOSED
DRAINAGE EXHIBIT

DEX-1

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DEX-2

CATCHMENT AREA EXHIBIT

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REVISIONS

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

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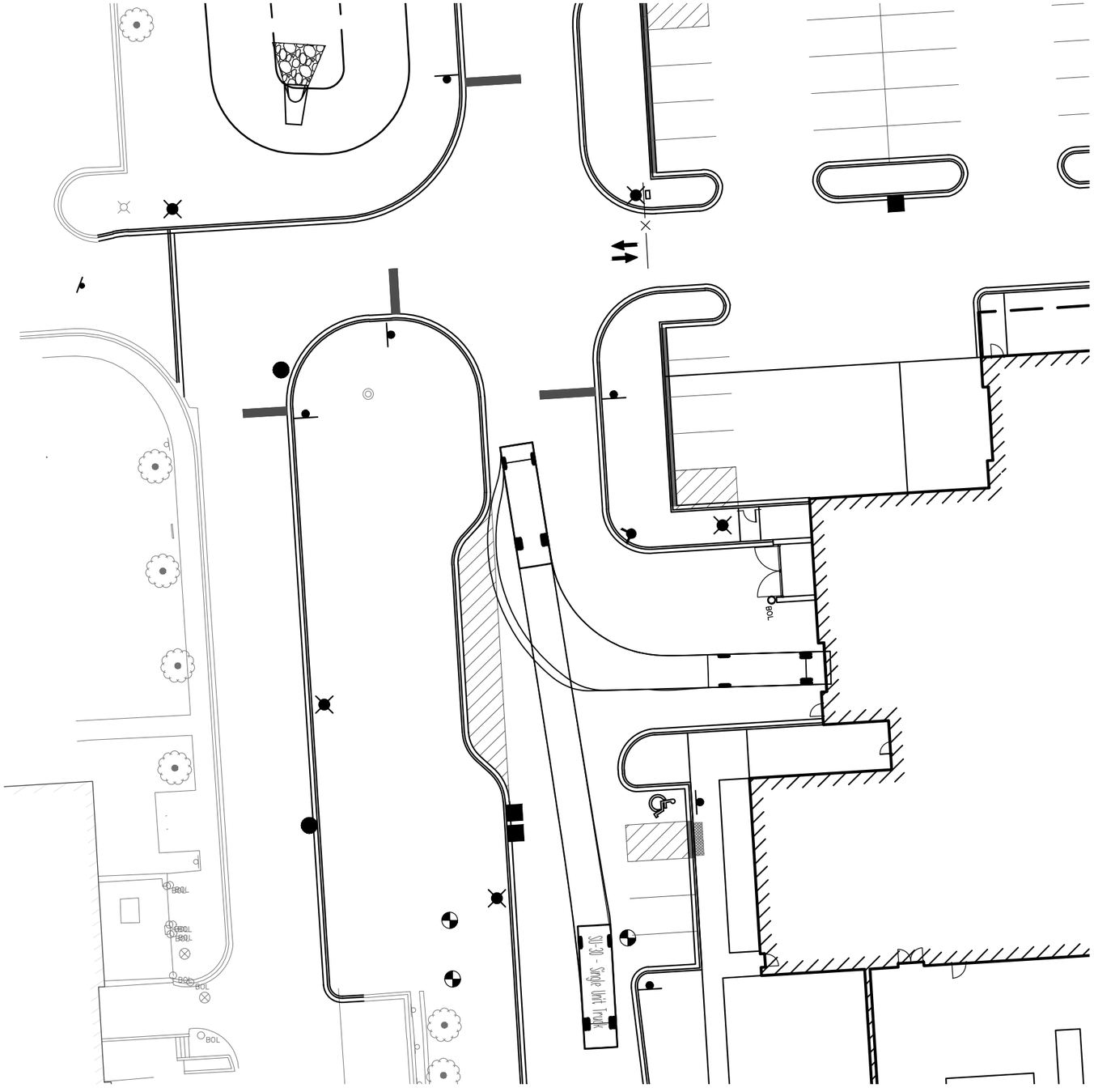
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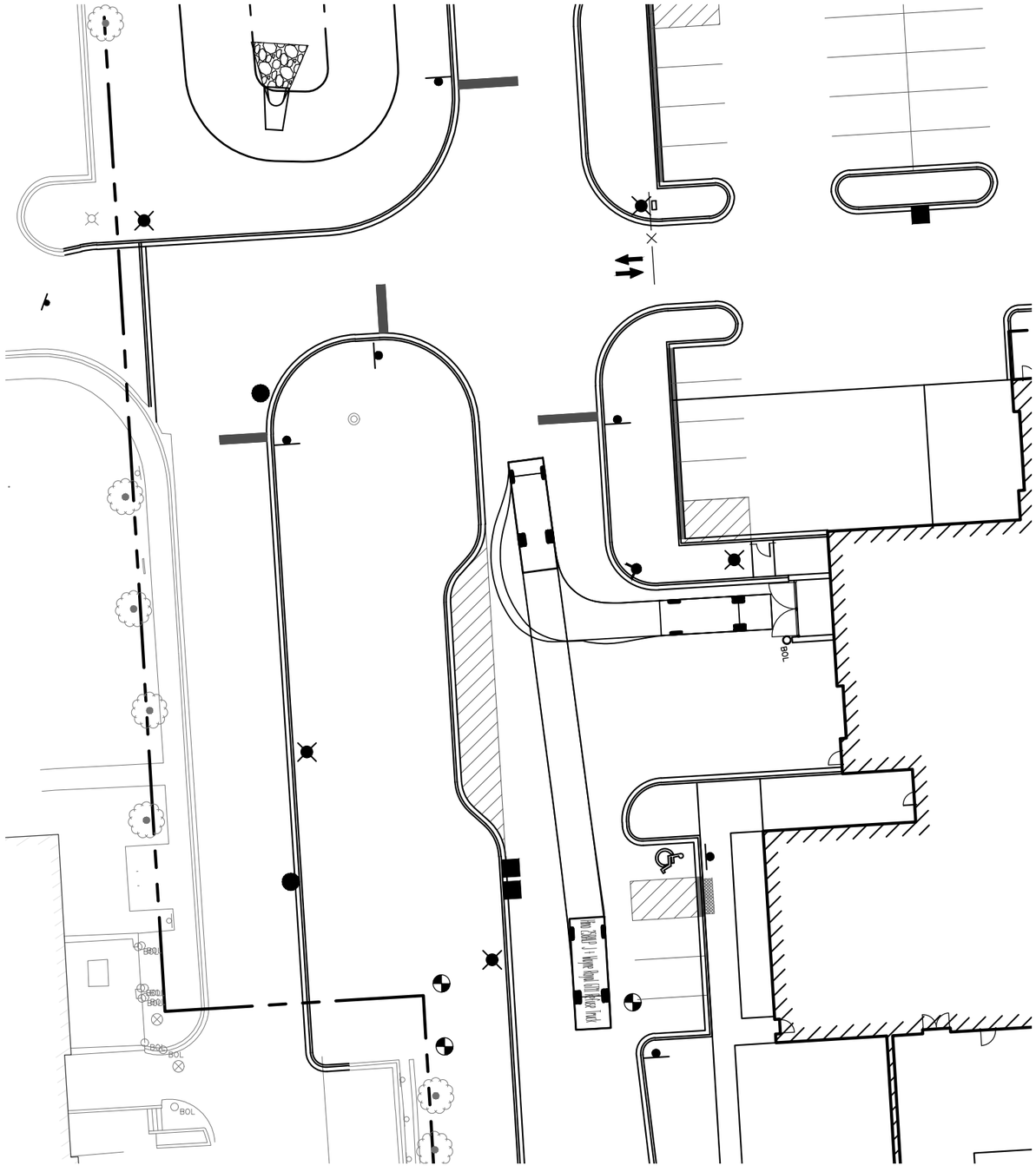
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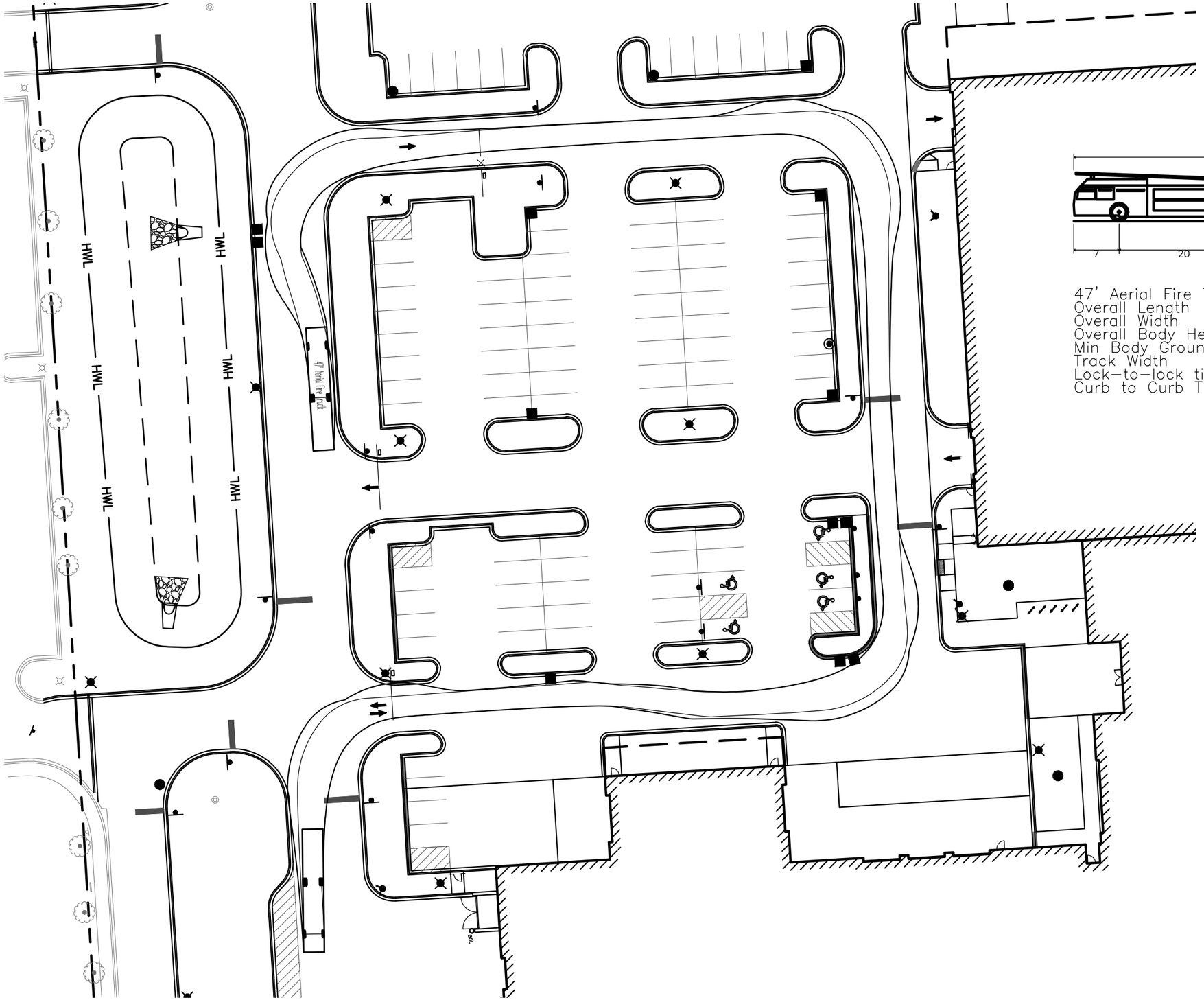

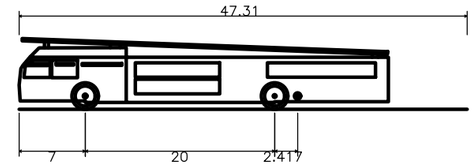

47' Aerial Fire Truck	
Overall Length	47.310ft
Overall Width	8.000ft
Overall Body Height	7.471ft
Min Body Ground Clearance	0.721ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	40.083ft

Scale: 1"=30'

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY

1000 WOODFIELD ROAD
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Sheet Title:

FIRE TRUCK TURNING SECURE

Sheet No:

CSK-03

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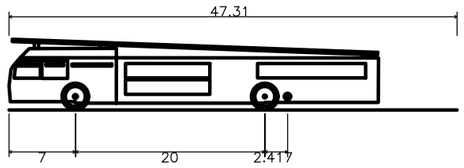

47' Aerial Fire Truck

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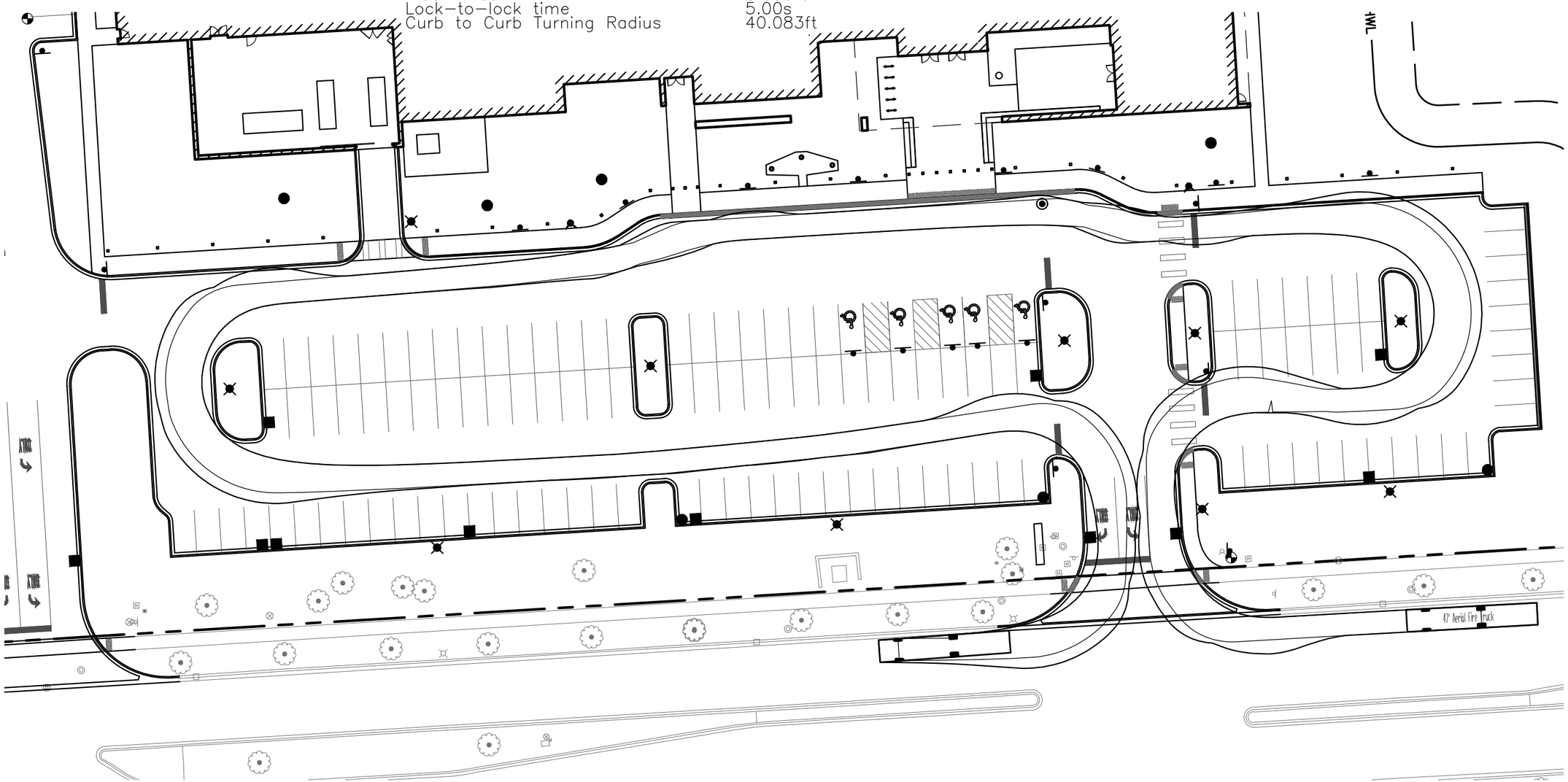

Scale: 1"=30'

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VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY

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Sheet Title:

FIRE TRUCK TURNING PUBLIC

Sheet No:

CSK-04

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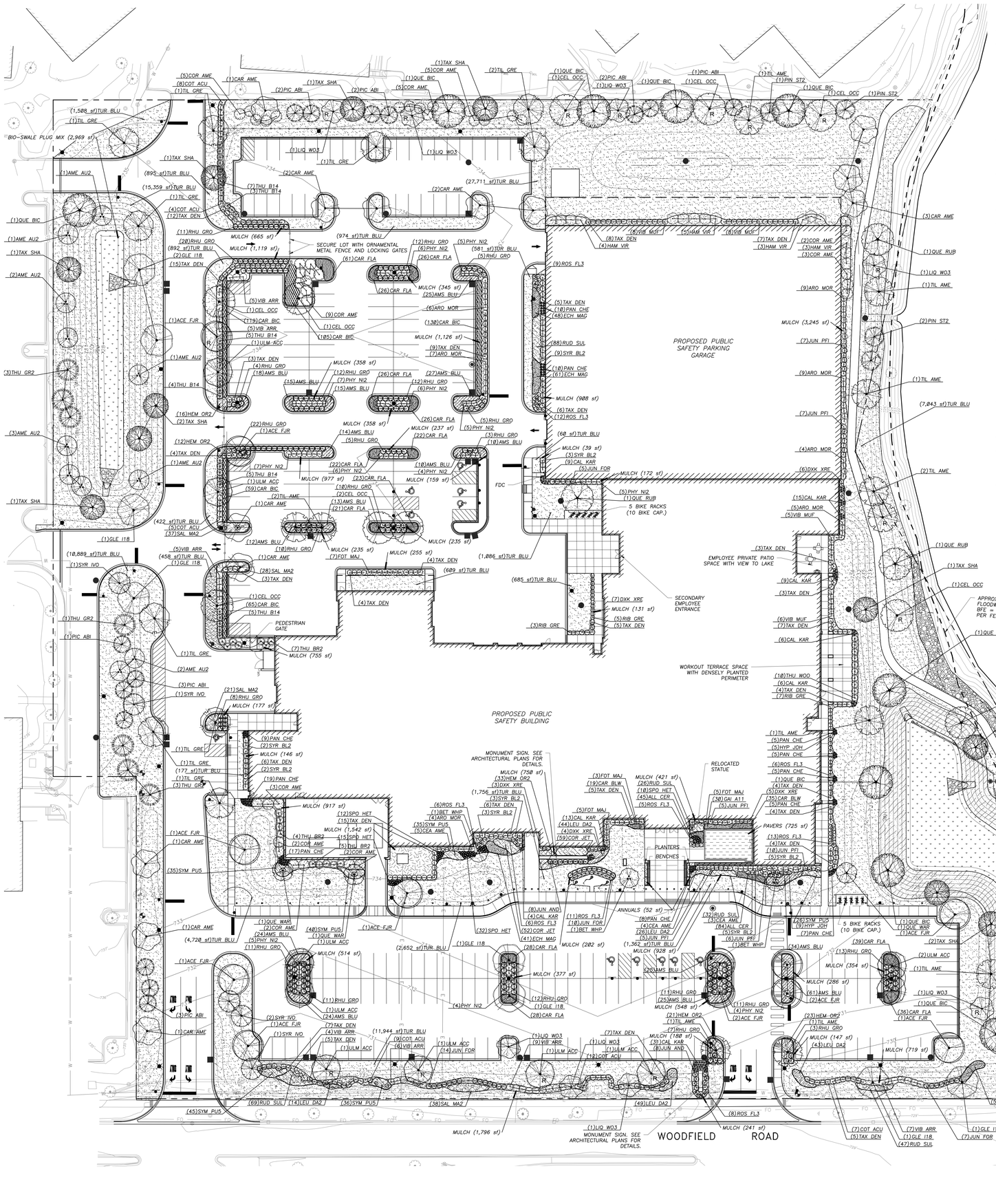

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE FJR	ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE	B & B	2.5"CAL	12
CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5"CAL	13
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5"CAL	11
GLE I18	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5"CAL	8
LIQ WO3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEET GUM	B & B	2.5"CAL	18
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	18
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	2.5"CAL	5
QUE WAR	QUERCUS X WAREI 'LONG' / REGAL PRINCE® OAK	B & B	2.5"CAL	3
TAX SHA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	B & B	2.5"CAL	14
TIL AME	TILIA AMERICANA 'MCKSENTURY' / AMERICAN SENTURY LINDEN	B & B	2.5"CAL	11
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL	18
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5"CAL	18
EVERGREEN TREES				
PIC ABI	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT.	14
PIN ST2	PINUS STROBUS / WHITE PINE	B & B	6' HT.	6
THU GR2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	7
UNDERSTORY TREES				
AME AU2	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	2.5"CAL	14
BET WHP	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE GRAY BIRCH	B & B	8" CLUMP	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	5

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	B & B	36" HT.	44
CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	38" HT.	12
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	38
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	38" HT.	45
DXK XRE	DIERVILLA X 'G2XB854111' TM / KODIAK RED DIERVILLA	B & B	38" HT.	25
FOT MAJ	FOTHERGILLA MAJOR 'MOUNT AIRY' / MOUNT AIRY FOTHERGILLA	5 GAL	38" HT.	20
HAM VIR	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	B & B	36" HT.	15
HYP JOH	HYPERICUM KALMIANUM / KALM ST. JOHNSWORT	B & B	24" HT.	14
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	38" HT.	64
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD.	218
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	15
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	24" SPREAD.	76
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	38" HT.	32
VIB ARR	VIBURNUM DENTATUM / VIBURNUM	B & B	36" HT.	41
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	38" HT.	27
EVERGREEN SHRUBS				
JUN PF1	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	48
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD.	36
JUN AND	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	B & B	24" SPREAD	16
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	38" HT.	178
THU B14	THUJA OCCIDENTALIS 'BAIL JOHN' / TECHNITO® ARBORVITAE	B & B	48" HT.	29
THU BR2	THUJA OCCIDENTALIS 'BRABANT' / BRABANT ARBORVITAE	B & B	5' HT.	16
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	48" HT.	18
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	93
PAN ONE	PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY SWITCH GRASS	CONT.	#1	188
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	69

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
GRASSES AND SEDGES				
CAR BIC	CAREX BICKNELLII / PRAIRIE SEDGE	CONT.	QUART	478
CAR FLA	CAREX FLACCA / BLUE SEDGE	CONT.	QUART	384
CAR BLW	CAREX FLACCOSPERMA / BLUE WOOD SEDGE	CONT.	QUART	54
PERENNIALS				
ALL CER	ALLIUM CERNUUM / NODDING ONION	CONT.	#1	129
AMS BLU	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR	CONT.	#1	352
COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1	111
ECH MAG	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	CONT.	QUART	284
GAI A11	GALLARDIA X 'ARIZONA SUN' / BLANKET FLOWER	CONT.	#1	38
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	185
LEU DA2	LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY	CONT.	QUART	176
RUD SUL	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	CONT.	QUART	262
SAL MA2	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE	CONT.	#1	124
SYM PU5	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	217
TURF GRASS				
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	117,270 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING BED AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR / REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST BE APPROVED BY THE VILLAGE OF SCHAUMBURG IN WRITING PRIOR TO INSTALLATION.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.
25. THE VILLAGE OF SCHAUMBURG SHALL INSPECT AND APPROVE THE LANDSCAPE INSTALLATION PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
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27. IRRIGATION/LANDSCAPE CONTRACTOR SHALL DESIGN AND BUILD A IRRIGATION SYSTEM FOR LANDSCAPE BEDS AS INDICATED ON THE LANDSCAPE PLANS, INCLUDING FOUNDATION PLANTINGS AND PLANTING BEDS. THE FOUNDATION PLANTINGS AND PLANTER BEDS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS. THE BALANCE OF THE SITE, ALL TURF GRASS AREAS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS AND ROTORS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SHOP DRAWING. THESE PLANS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO ORDER/INSTALLATION.
28. THE NEW LANDSCAPE AREAS ARE TO BE ON SEPARATE ZONES. ZONES TO BE BASED ON PLANT WATERING REQUIREMENTS OF THE PLANT MATERIALS. ALL TURF GRASS AREAS ARE TO BE ON SEPARATE ZONES FROM ALL PLANTING BEDS AND FOUNDATION PLANTINGS.
29. LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH COMPLETE OPERATIONS MANUAL AND ALL SET-UP, OPERATION AND CARE INSTRUCTIONS FOR THE INSTALLED IRRIGATION SYSTEM.

SITE MATEIALS SCHEDULE

	BIO-SWALE PLUG MIX	17,802 SF
	LOW-PROFILE PRAIRIE SEED MIX	14,152 SF
	PAVERS 4" x 8" PAVERS RUNNING BOND PATTERN WITH SINGLE BORDER SOLDIER COURSE	725 SF
	ANNUALS	52 SF
	DECORATIVE STONE COBBLES	2,750 SF
	MULCH	21,564 SF

N

30' 0' 30' 60' 90'

Scale: 1"=30'

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EXPIRES: 04/30/2027

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	REVISIONS DESCRIPTION

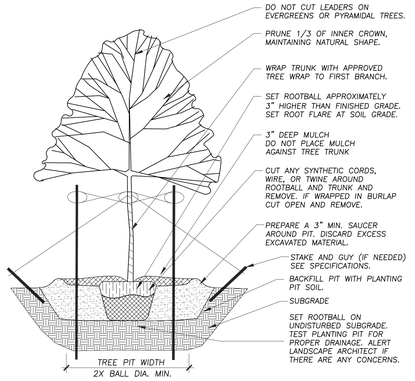
WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	SSG
CHK	SSG

GRAPHIC NORTH

LANDSCAPE PLAN

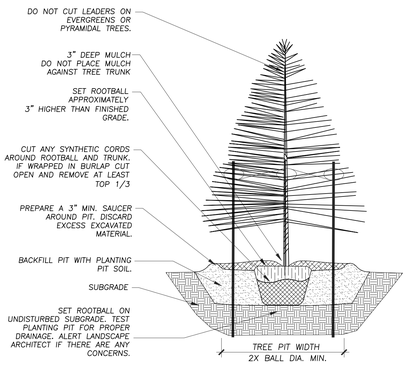
L1.0

EEA – P:\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Landscape Plan.dwg
Plotted: 8/27/26 @ 4:15pm By: sgregory



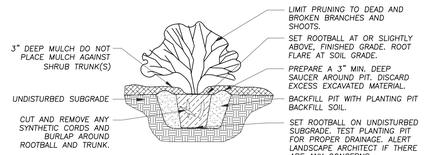
1 TREE PLANTING DETAIL

Not To Scale 329343-01



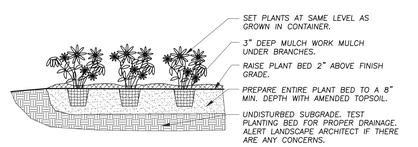
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



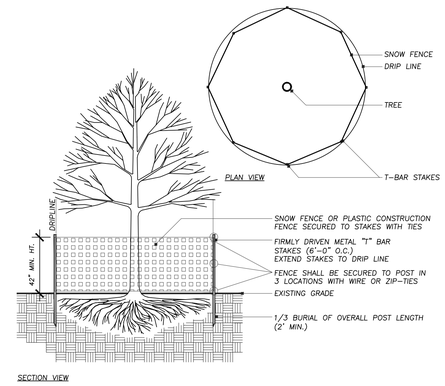
3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



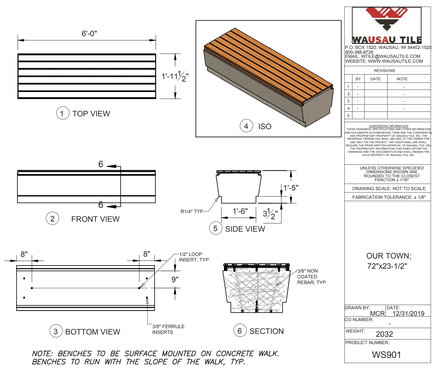
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



5 TREE PROTECTION DETAIL

Not To Scale 329383-01



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(800) 388-8456
EMAIL: CS@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

REVISIONS

	BY	DATE	NOTE
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

UNLESS OTHERWISE SPECIFIED DIMENSIONS SHOWN ARE NOMINAL. TOLERANCE: FRACTION ± 1/32"

DRAWING SCALE: NOT TO SCALE

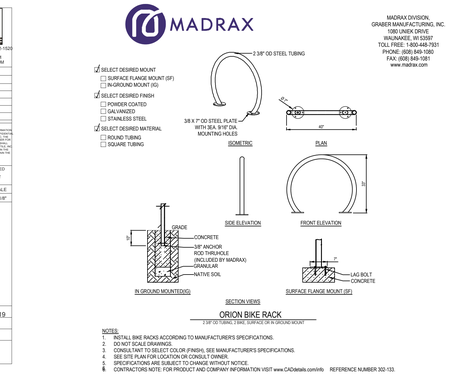
FABRICATION TOLERANCE: ± 1/8"

OUR TOWN;
72"x23-1/2"

	DATE
DRAWN BY:	MCR 12/31/2019
CO NUMBER:	-
WEIGHT:	2032
PRODUCT NUMBER:	WS901

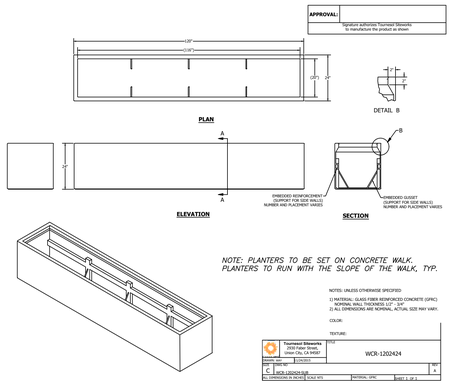
6 6' PRECAST BENCH WITH WOOD SEAT

Not To Scale 129343.13-73



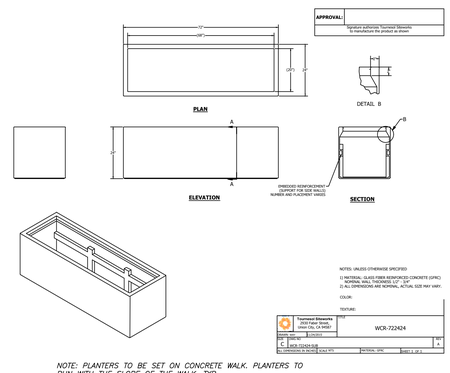
7 ORION BIKE RACK

Not To Scale 12913.01-23



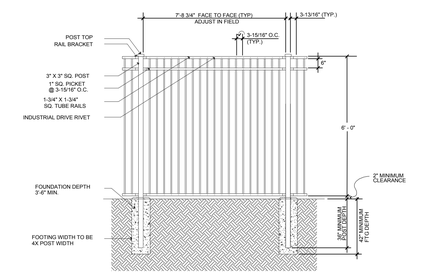
8 120" X 24" X 24" GFRC RECTANGULAR PLANTER

Not To Scale 329414-23



9 72" X 24" X 24" GFRC RECTANGULAR PLANTER

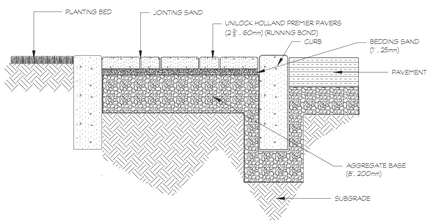
Not To Scale 329414-24



NOTE:
- FENCING IS ALUMINUM, WITH HIGH PERFORMANCE COATING - COLOR: BLACK
- PROVIDE SHOP DRAWINGS FOR REVIEW

10 6` ALUMINUM METAL FENCE

Not To Scale 323119-73



COMMERCIAL PAVING
PAVER DETAIL

CREATED:
REVISED: August, 2026
FILE NAME:

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

UNILOCK
DESIGNED TO CONNECT.

NOTE:
PAVER DETAILS ARE SHOWN TO PROVIDE A BASIS FOR DESIGN. OWNER APPROVED EQUAL PRODUCTS WILL BE CONSIDERED.

11 SIDEWALK PAVER DETAIL

NOT TO SCALE 32 1413-31

LOW-PROFILE PRAIRIE SEED MIX:

Scientific Name	Common Name	PLS Ounces/Acre
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Permanent Grasses/Sedges:		
Bouteloua curtipendula	Side Oats Grama	16.00
Carex cristatella	Crested Oval Sedge	1.50
Carex Vulpinoidea.	Brown Fox sedge	2.00
Carex scoparia	Pointed Broom Sedge	1.50
Elymus virginicus	Virginia Wild Rye	32.00
Koeleria cristata	June Grass	2.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	**92.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	ThimbleWeed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly MilkWeed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	1.00
Aster novae-angliae	New England Aster	0.50
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Monarda fistulosa	Wild Bergamot	1.50
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago rigida	Stiff Goldenrod	1.00
Solidago speciosa	Showy Goldenrod	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Mix)	1.75
Veronicastrum virginianum	Culvers Root	0.25
Zizia aurea	Golden Alexanders	0.75
	Total	**66.25**

BIO-SWALE NATIVE PLUG MIX:

Botanical Name	Common Name	Quantity	Size	Spacing
FORBS 60%				
Allium cernuum	Nodding Onion	350	Plug	15" o.c.
Asclepias incarnata	Marsh Milkweed	350	Plug	15" o.c.
Aster novae-angliae	New England Aster	460	Plug	15" o.c.
Aster puniceus	Swamp Aster	350	Plug	15" o.c.
Echinacea pallida	Pale Purple Coneflower	350	Plug	15" o.c.
Echinacea purpurea	Purple Coneflower	350	Plug	15" o.c.
Eurybia macrophylla	Big-Leafed Aster	690	Plug	15" o.c.
Liatris pycnostachya	Prairie Blazing Star	350	Plug	15" o.c.
Liatris spicata	Marsh Blazing Star	350	Plug	15" o.c.
Monarda fistulosa	Wild Bergamot	350	Plug	15" o.c.
Penstemon digitalis	Foxglove Beardtongue	230	Plug	15" o.c.
Physostegia virginiana	Obedient Plant	230	Plug	15" o.c.
Pycnanthemum virginianum	Mountain Mint	350	Plug	15" o.c.
Rudbeckia hirta	Black-eyed Susan	690	Plug	15" o.c.
Rudbeckia subtomentosa	Sweet Black-eyed Susan	230	Plug	15" o.c.
Symphyotrichum novae-angliae	New England Aster	230	Plug	15" o.c.
Thalictrum dasycarpum	Purple Meadow Rue	230	Plug	15" o.c.
Tradescantia ohiensis	Spiderwort	350	Plug	15" o.c.
Verbena hastata	Blue Vervain	230	Plug	15" o.c.
Zizea aurea	Golden Alexanders	230	Plug	15" o.c.
	SUBTOTAL	**6,950**		
GRASSES or GRASS-LIKE PERENNIALS 40%				
Andropogon gerardii	Big Bluestem	350	Plug	15" o.c.
Carex bebbii	Bebb's Oval Sedge	230	Plug	15" o.c.
Carex brevior	Plains Oval Sedge	230	Plug	15" o.c.
Carex cristatella	Crested Oval Sedge	460	Plug	15" o.c.
Carex hystericina	Porcupine Sedge	230	Plug	15" o.c.
Carex molesta	Field Oval Sedge	230	Plug	15" o.c.
Carex scoparia	Lance-fruited Oval Sedge	230	Plug	15" o.c.
Carex vulpinoidea	Brown Fox Sedge	350	Plug	15" o.c.
Eleocharis palustris	Great Spike Rush	460	Plug	15" o.c.
Elymus virginicus	Virginia Wild Rye	350	Plug	15" o.c.
Juncus dudleyi	Dudley's Rush	350	Plug	15" o.c.
Panicum virgatum	Switchgrass	460	Plug	15" o.c.
Schizachyrium scoparium	Little Bluestem	230	Plug	15" o.c.
Scirpus atrovirens	Dark-green Bulrush	120	Plug	15" o.c.
Scirpus cyperinus	Wool Grass	120	Plug	15" o.c.
Sorghastrum nutans	Indian Grass	230	Plug	15" o.c.
	SUBTOTAL	**4,630**		
	TOTAL PLANTS	**11,580**		

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EXPIRES: 04/30/2027

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION

REVISIONS

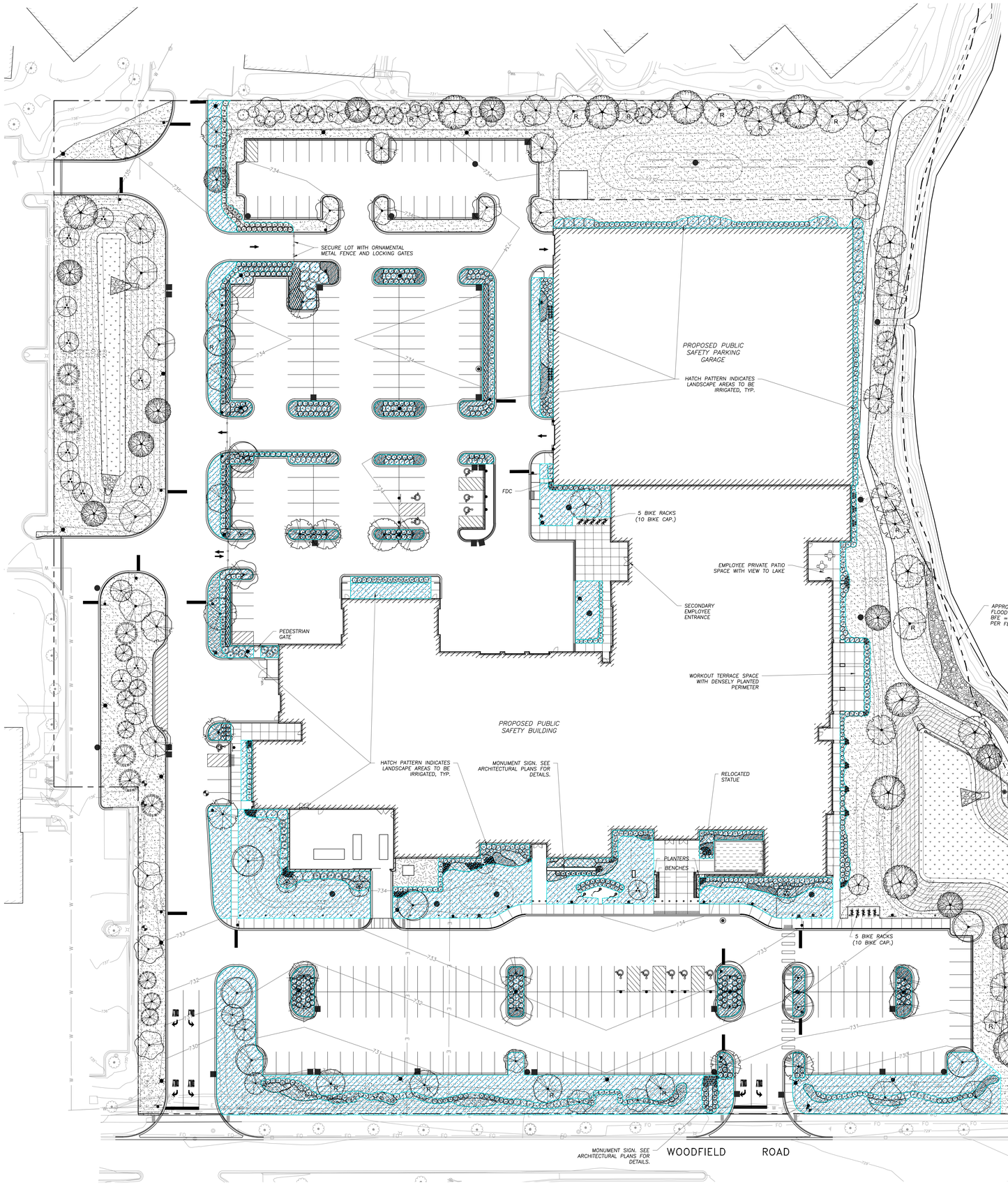
WA No. 2024-029
Date 28 AUG 2026
Issue COMM DEV REVIEW
DWR SSG
CHK SSG

GRAPHIC NORTH

LANDSCAPE DETAILS

L2.0

EEA – P:\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Landscape Plan.dwg
Plotted: 8/27/26 @ 4:37pm By: sgregory



N

30' 0' 30' 60' 90'

Scale: 1"= 30'

LANDSCAPE NOTES AND GENERAL IRRIGATION BASIS OF DESIGN NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST BE APPROVED BY THE VILLAGE OF SCHAUMBURG IN WRITING PRIOR TO INSTALLATION.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.
25. THE VILLAGE OF SCHAUMBURG SHALL INSPECT AND APPROVE THE LANDSCAPE INSTALLATION PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
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27. IRRIGATION/LANDSCAPE CONTRACTOR SHALL DESIGN AND BUILD A IRRIGATION SYSTEM FOR LANDSCAPE BEDS AS INDICATED ON THE LANDSCAPE PLANS, INCLUDING FOUNDATION PLANTINGS AND PLANTING BEDS. THE FOUNDATION PLANTINGS AND PLANTER BEDS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS. THE BALANCE OF THE SITE, ALL TURF GRASS AREAS SHALL BE DESIGNED WITH LOW EMITTING POP-UP SPRAY HEADS AND ROTORS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SHOP DRAWING. THESE PLANS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO ORDER/INSTALLATION.
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27. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN THE EVENT OF CONFLICTS BETWEEN THE MANUFACTURER'S RECOMMENDATIONS AND THE PLANS, DETAILS, SPECIFICATIONS, NOTES, OR SITE FEATURES.
28. ALL ELECTRICAL MATERIALS SHALL BE UL LISTED, ALL MATERIALS AND METHODS SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND NATIONAL ELECTRICAL CODE.
29. LOW VOLTAGE CONTROL WIRES SHALL BE #14-4 AWG/UF WHITE FOR COMMON WIRE AND #14-4 AWG/UF RED FOR LEAD WIRES. A SEPARATE #14-4 AWG/UF YELLOW 'SPARE' WIRE SHALL BE INSTALLED TO FOR EACH CONTROLLER AND SHALL LOOP INTO THE VALVE BOX OF EACH VALVE OPERATED BY THAT CONTROLLER. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT COMMON WIRE.
30. ALL ABOVE-GROUND PARTS OF THIS WORK SHALL BE INSTALLED SO THAT THEY STAND NO LESS THAN 30 INCHES ABOVE THE FINISH GRADE AND WILL NOT BE A TRIP HAZARD. ALL TUBES AND PIPES SHALL BE INSTALLED BELOW FINISH GRADE. ALL SPRINKLERS & BUBBLERS SHALL BE POP-UP STYLE WITH SPRING RETRACTION AND INSTALLED FLUSH WITH FINISH SOIL GRADE (NOT TOP OF MULCH).
31. CONTRACTOR SHALL CHECK THE STATIC WATER PRESSURE BEFORE DESIGNING THE SYSTEM. REFER TO PROJECT MECHANICAL CONSULTANTS FOR SPECIFIC CONTACT.
32. CONTRACTOR SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADES AND WILL NOT SETTLE.
33. NO WATER SHALL DRAIN ONTO OR ACROSS WALKS, CURBS, OR PAVED AREAS. INSTALL ANTI-DRAIN CHECK VALVES AT ALL HEADS WHERE DRAINAGE OCCURS AS PART OF THIS WORK.
34. ADJUST HEADS TO MINIMIZE SPRAY OUTSIDE OF PLANTERS. ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO, OR ACROSS; SIDEWALKS, STAIRS OR STEPS. PROGRAM CONTROLLERS FOR MULTIPLE STARTS TO PREVENT RUN-OFF.
35. PIPE MAY BE SHOWN IN PAVED AREAS FOR CLARITY ON PLANS. ALL PIPE SHALL BE INSTALLED IN PLANTERS OR SLEEVED. NO TEES OR ELLS SHALL BE INSTALLED UNDER PAVED AREAS. NO PVC PIPE SHALL BE INSTALLED ABOVE THE FINISH GRADE UNLESS OTHERWISE NOTED.
36. CONTROLLERS SHALL NOT BE INSTALLED WITHIN 5'0" OF ANY ELECTRICAL EQUIPMENT WITH MAGNETIC RELAYS OR MOTORS.
37. IF A LANDSCAPE MAINTENANCE PERIOD IS SPECIFIED AS PART OF THIS WORK THE IRRIGATION SYSTEM SHALL BE CHECKED WEEKLY AND THE CONTROLLER RUN TIMES ADJUSTED WEEKLY DURING THE MAINTENANCE PERIOD. DO NOT OVER-WATER NEW PLANTINGS.
38. INSTALL RAINBIRD WIRELESS RAIN SENSOR ON INSIDE OF ROOF PARAPET WALL, OR APPROVED EQUAL.
39. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WATER APPLICATION RATES AND TIMER CYCLING.
40. THE LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE COMPLETE AS BUILT DRAWINGS OF IRRIGATION SYSTEM AS INSTALLED. CONTRACTOR SHALL PROVIDE HARD AND DIGITAL COPIES, PREFERABLY IN AUTOCAD DWG FORMAT, TO THE OWNER UPON COMPLETION OF WORK.
41. LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE OWNER WITH COMPLETE OPERATIONS MANUAL AND ALL SET-UP, OPERATION AND CARE INSTRUCTIONS FOR THE INSTALLED IRRIGATION SYSTEM.

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EXPIRES: 04/30/2027

VILLAGE OF SCHAUMBURG
PUBLIC SAFETY FACILITY
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	REVISIONS DESCRIPTION

WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	SSG
CHK	SSG

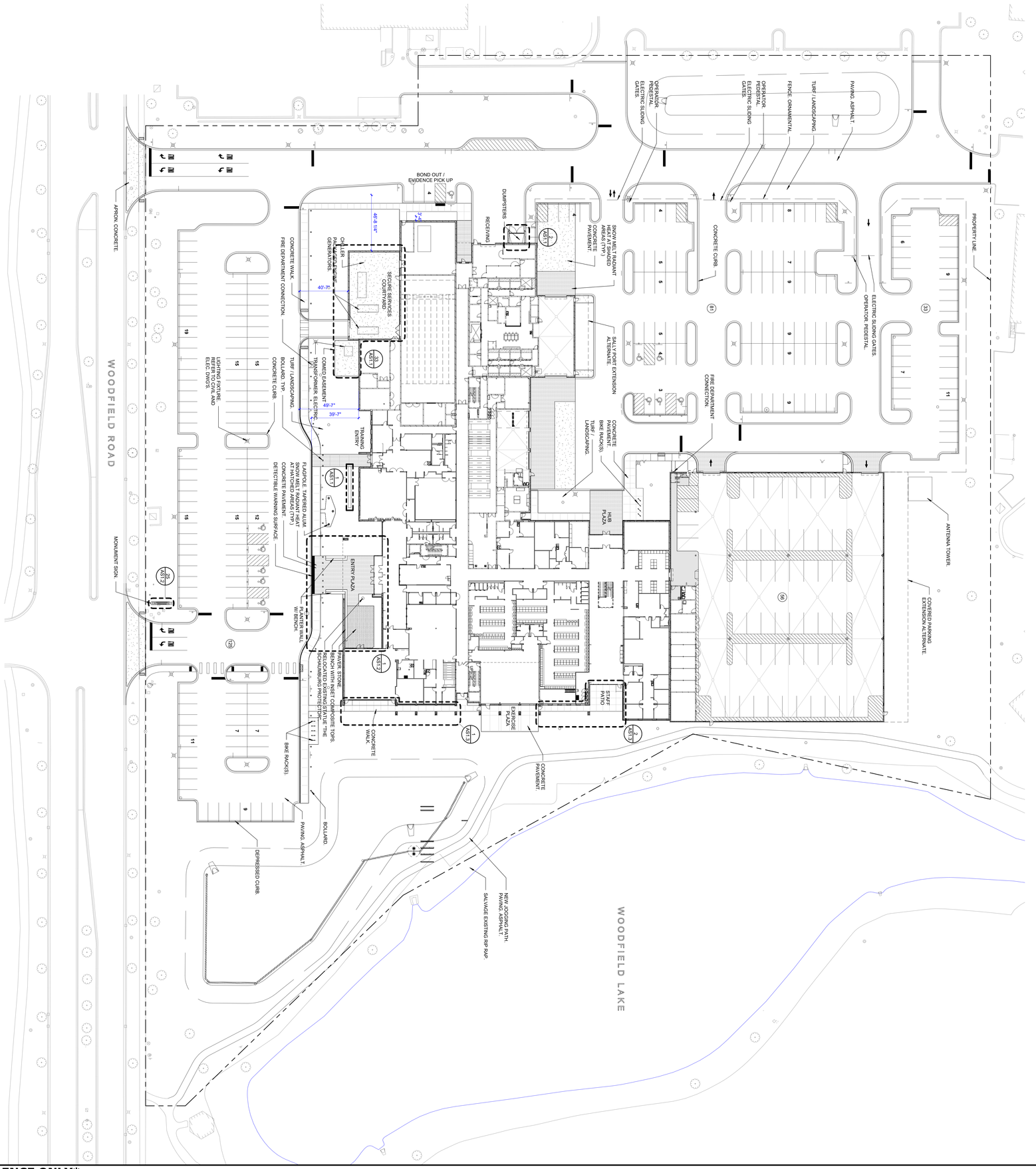
GRAPHIC NORTH

IRRIGATION LAYOUT PLAN

L3.0

EEA – P:\24073 – Williams – Schaumburg Police Station\Drawings\Schaumburg Police Station_Landscape Plan.dwg
Plotted: 8/27/26 @ 4:15pm By: sgregory

30\ PLAN SITE PLAN
SCALE: 1" = 30'-0"



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AS0.1
SITE PLAN

GRAPHIC NORTH

WA No. 2024.023
Date 28 AUG 2026
Issuance DESIGN DEVELOPMENT
CHK SAM
DWN Author

REVISIONS

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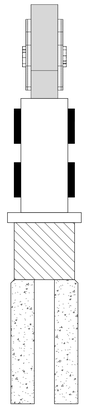
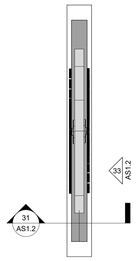
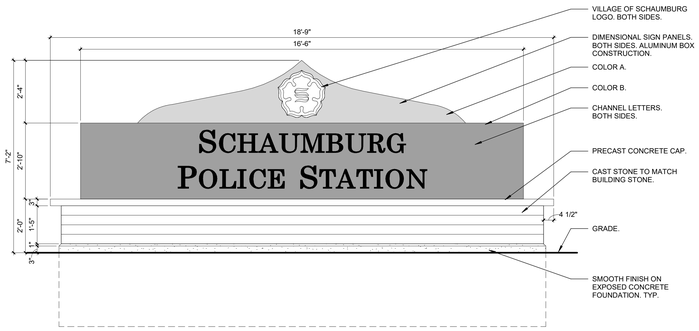


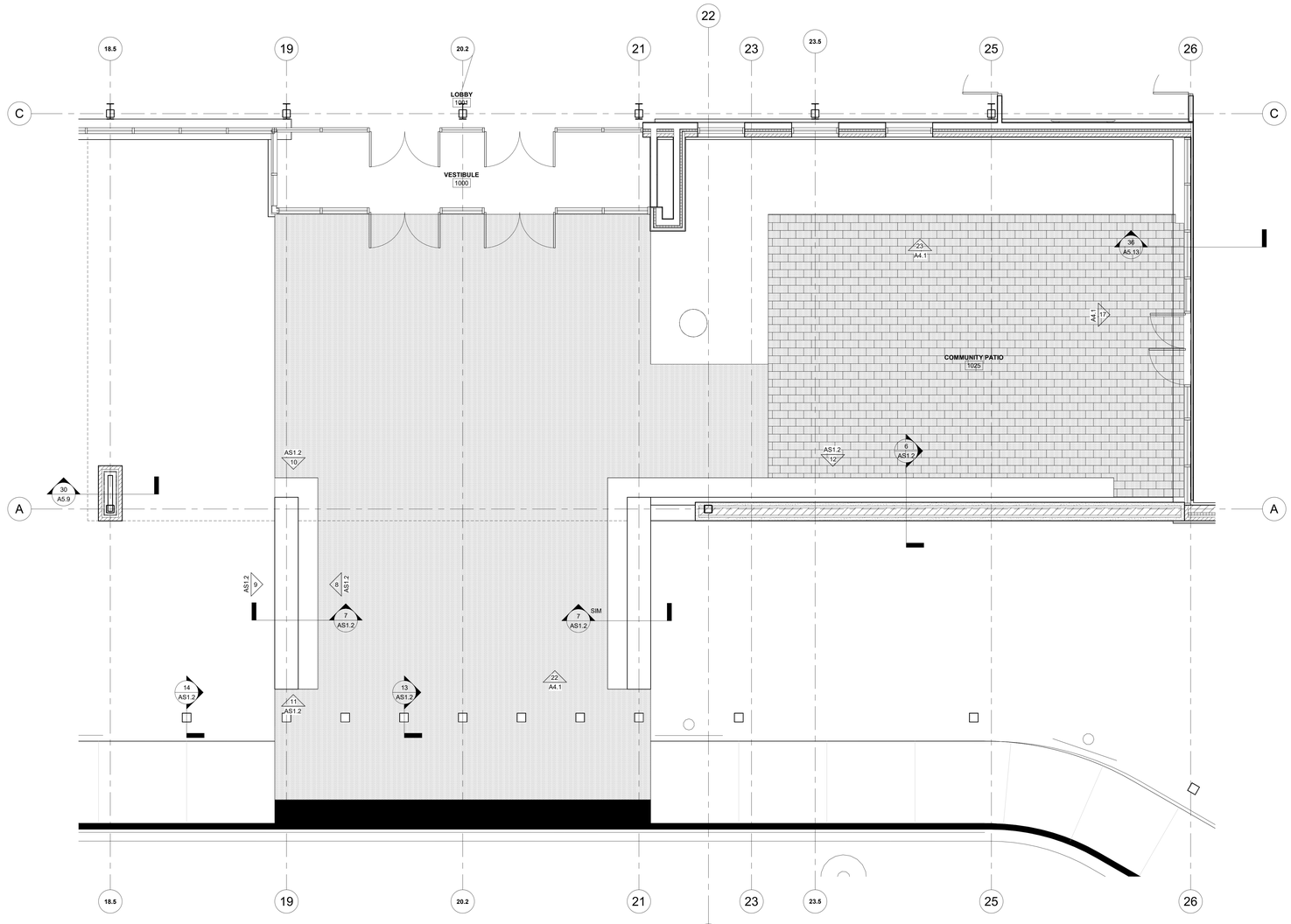
31 \ SECTION MONUMENT SIGN
SCALE: 3/4" = 1'-0"



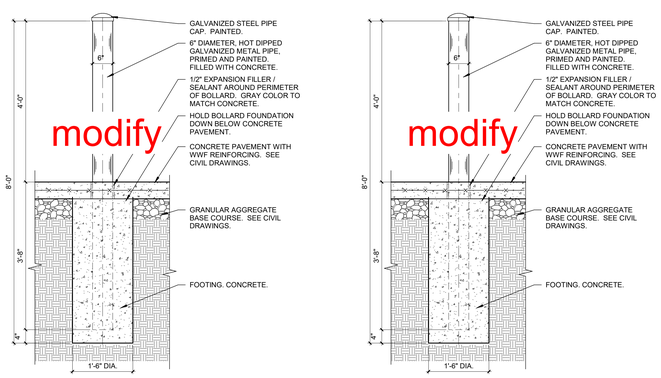
25 \ PLAN MONUMENT SIGN
SCALE: 1/4" = 1'-0"



33 \ ELEVATION MONUMENT SIGN FRONT AND BACK
SCALE: 1/2" = 1'-0"

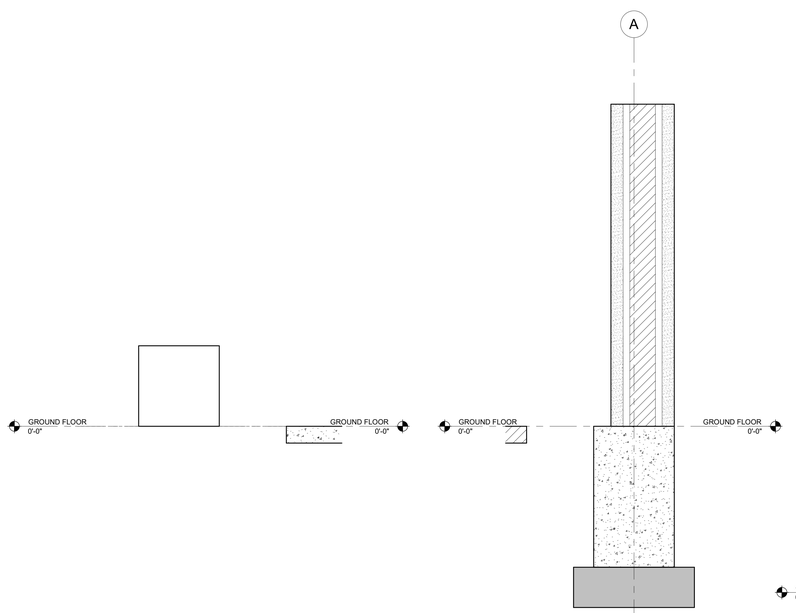


1 \ ENL PLAN SITE PLAN - Callout 2
SCALE: 1/4" = 1'-0"



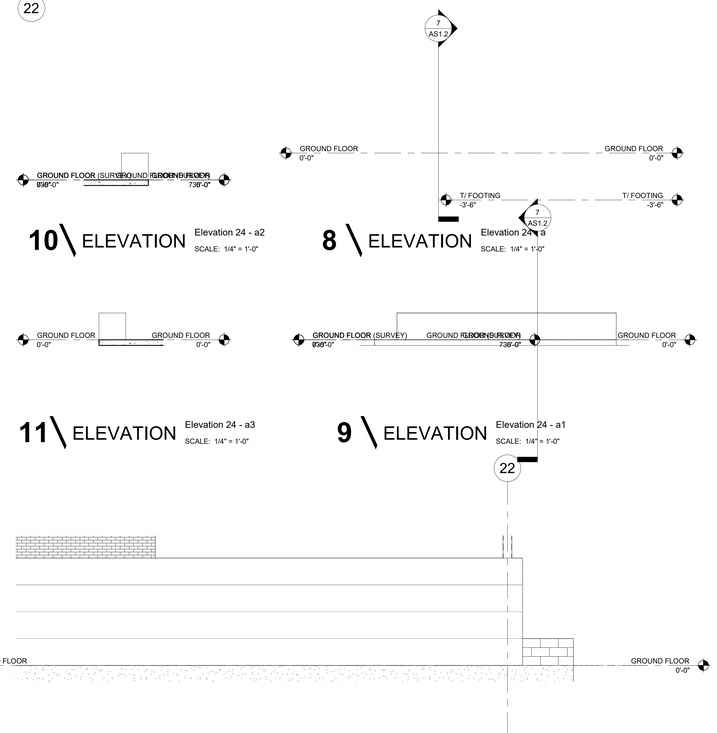
14 \ DETAIL BOLLARD SECTION (LIGHT FIXTURE)
SCALE: 3/4" = 1'-0"

13 \ DETAIL BOLLARD SECTION (5000LB RATED)
SCALE: 3/4" = 1'-0"



7 \ SECTION Section 76
SCALE: 3/4" = 1'-0"

6 \ SECTION LOBBY 1001/ COMM PATIO 10## - Callout 1
SCALE: 3/4" = 1'-0"



10 \ ELEVATION Elevation 24 - a2
SCALE: 1/4" = 1'-0"

8 \ ELEVATION Elevation 24 - a
SCALE: 1/4" = 1'-0"

11 \ ELEVATION Elevation 24 - a3
SCALE: 1/4" = 1'-0"

9 \ ELEVATION Elevation 24 - a1
SCALE: 1/4" = 1'-0"

12 \ ELEVATION Elevation 25 - a
SCALE: 1/4" = 1'-0"

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WA No.	2024-029
Date	28 AUG 2026
Issue	COMM DEV REVIEW
DWR	Author
CHK	SAM

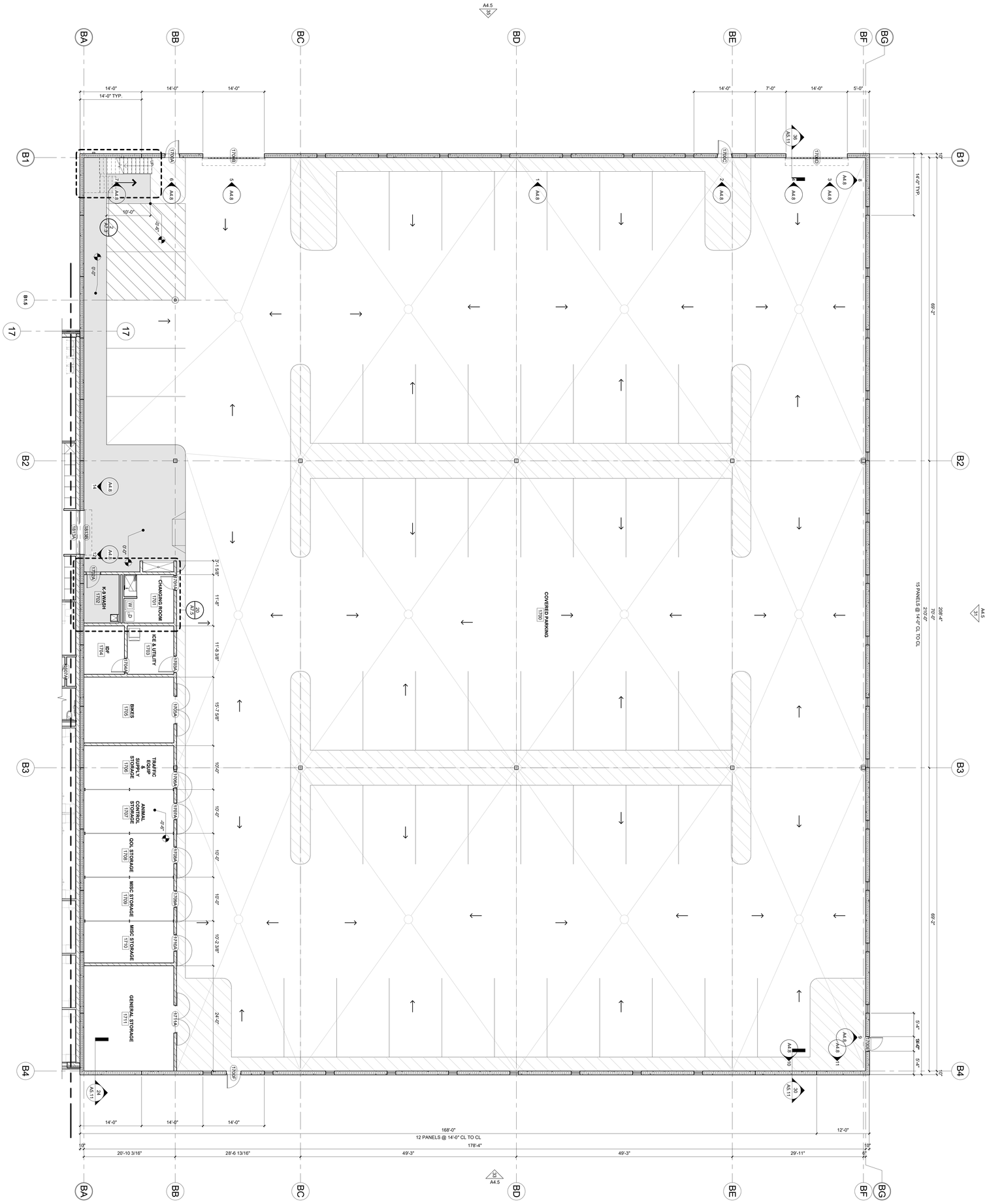
GRAPHIC NORTH

ENLARGED SITE VIEWS

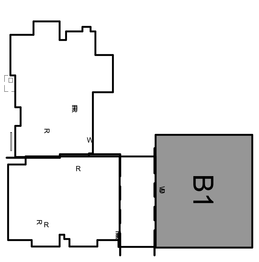
AS1.2

8/28/2026 1:41:53 PM

36\ PLAN
GROUND FLOOR - B1
SCALE: 1/8" = 1'-0"



6\ GROUND FLOOR - KEY PLAN - B1



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A1.1d
GROUND FLOOR PLAN - B1

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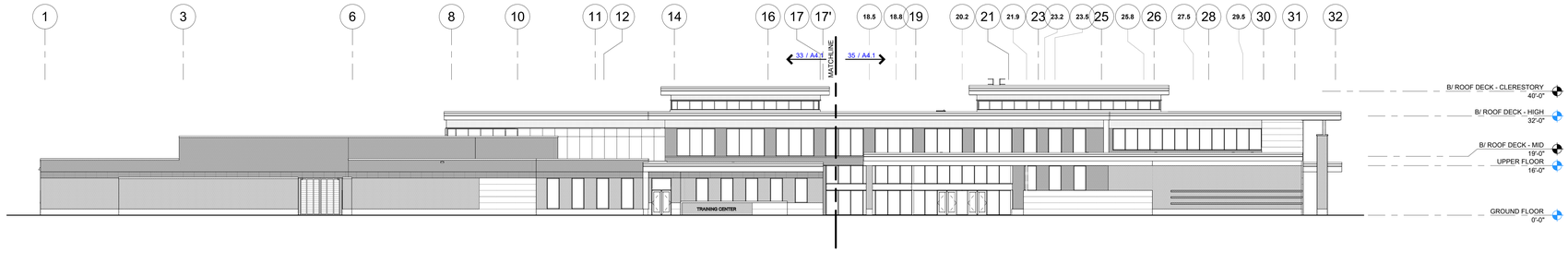
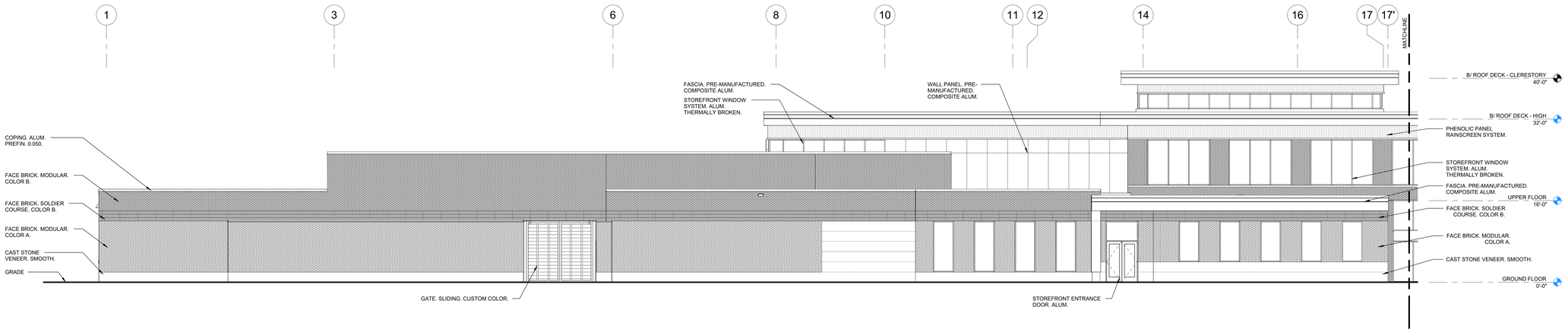


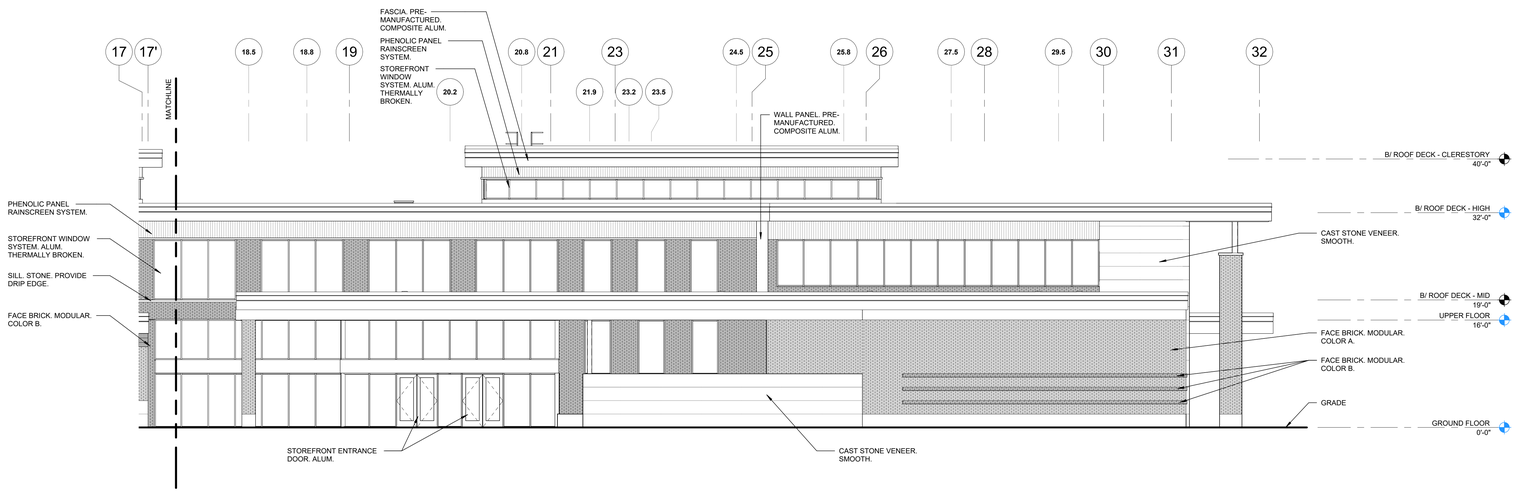
31 ELEVATION SOUTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



33 ELEVATION SOUTH ELEVATION - WEST

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



35 ELEVATION SOUTH ELEVATION - EAST

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

8/18/2026 2:58:53 PM

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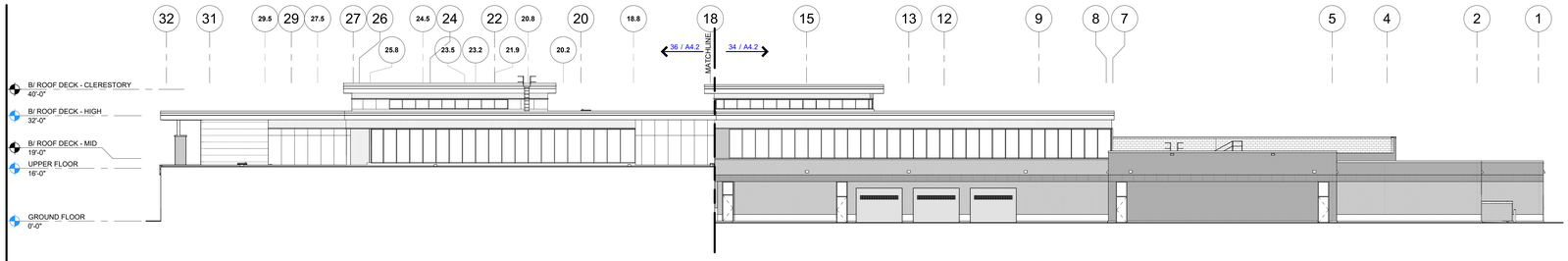
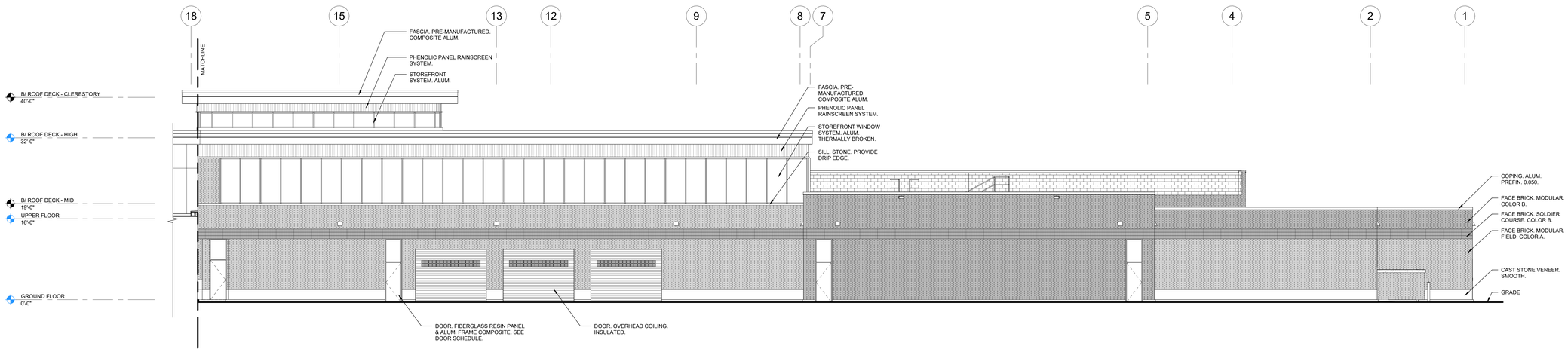
BUILDING ELEVATIONS

A4.1



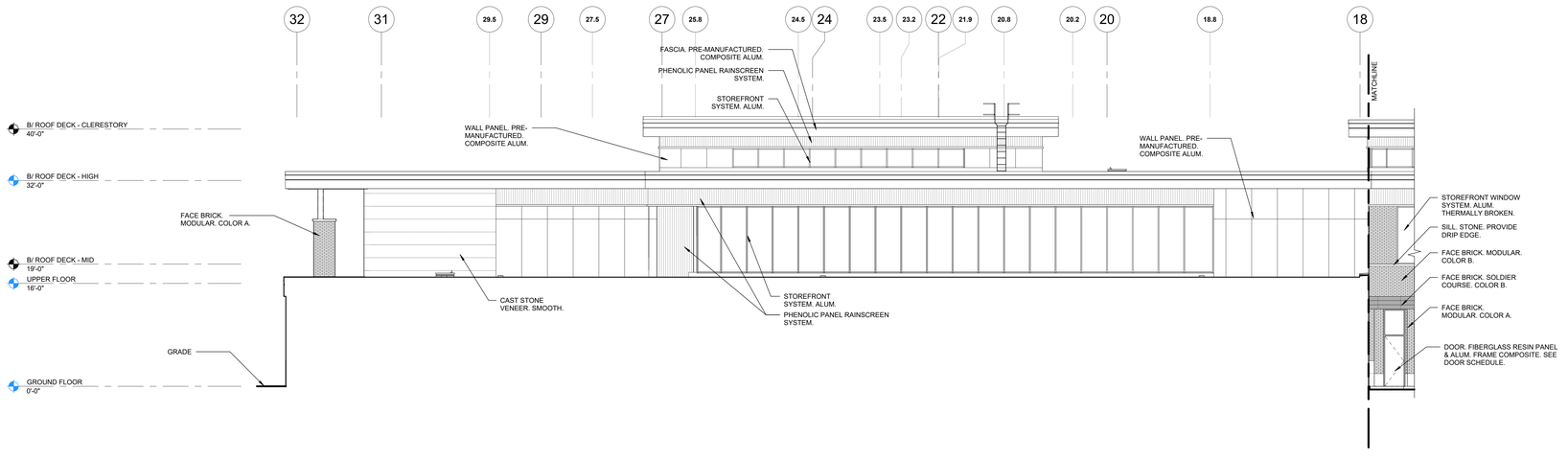
31\ ELEVATION NORTH ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



34\ ELEVATION NORTH ELEVATION - WEST

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



36\ ELEVATION NORTH ELEVATION - EAST

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

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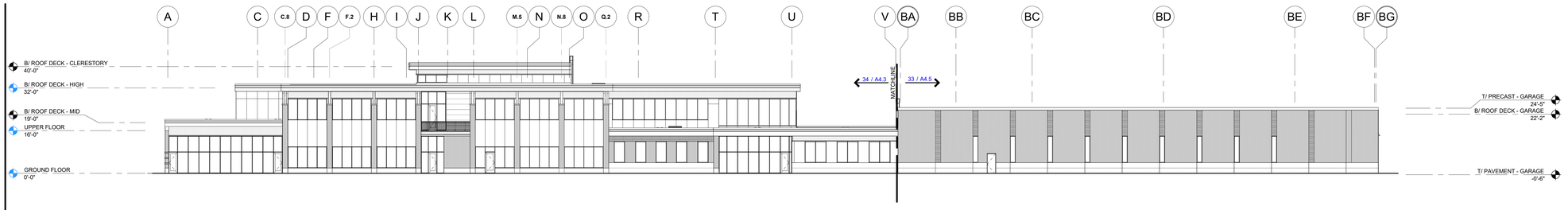
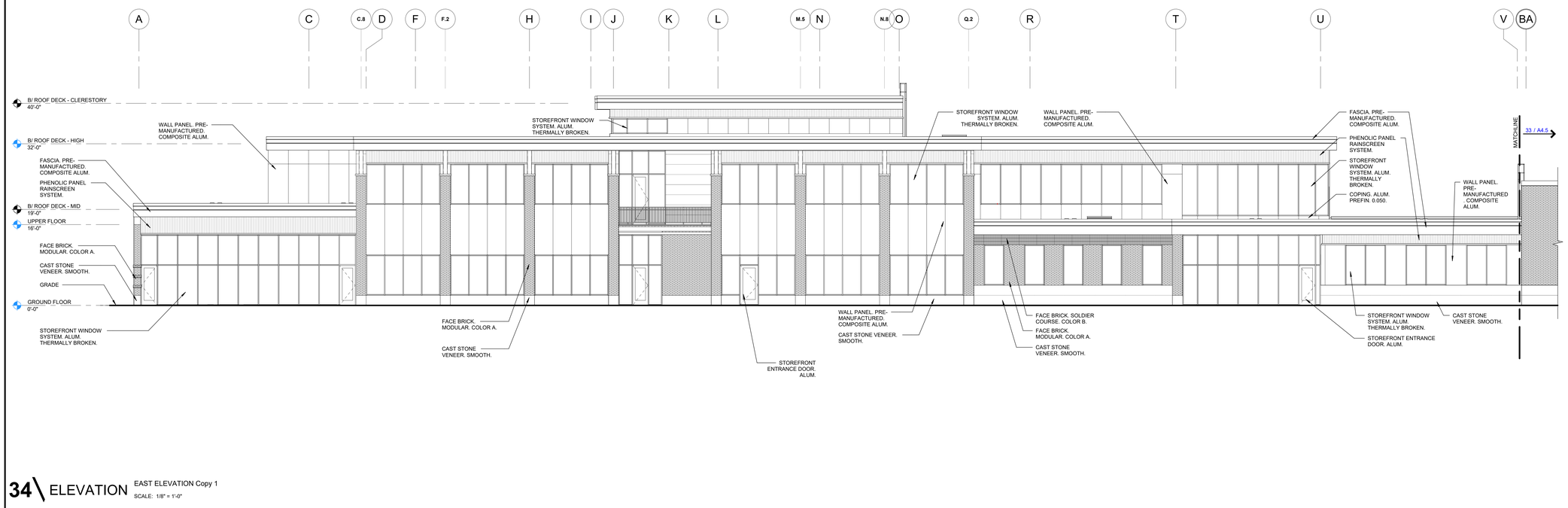


31 \ ELEVATION EAST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



34 \ ELEVATION EAST ELEVATION Copy 1

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

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A4.3

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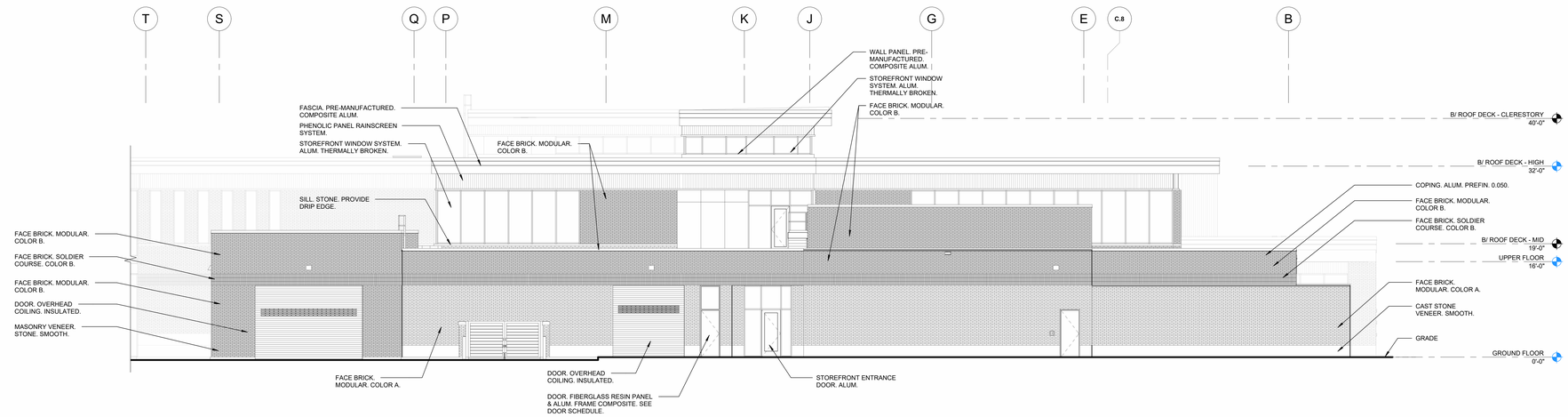
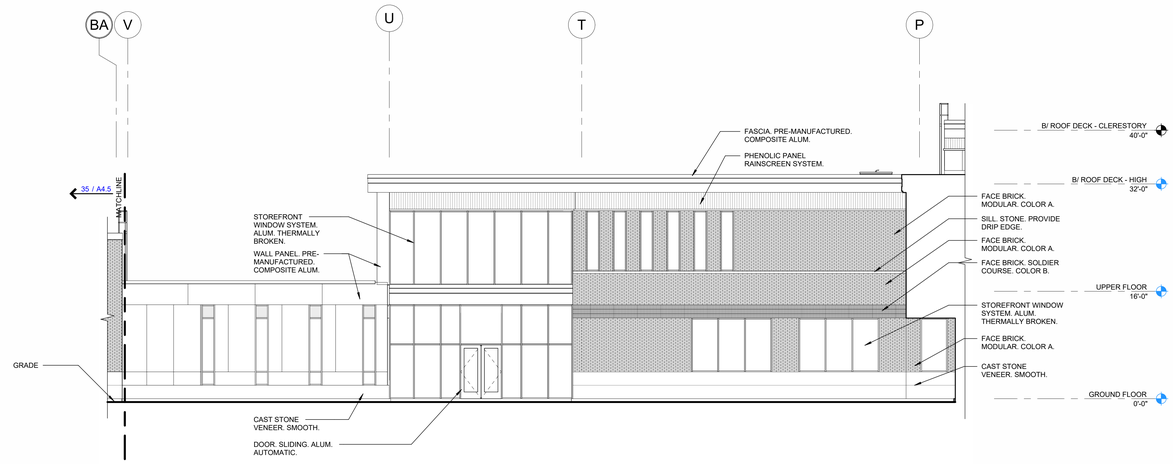
31 ELEVATION WEST ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



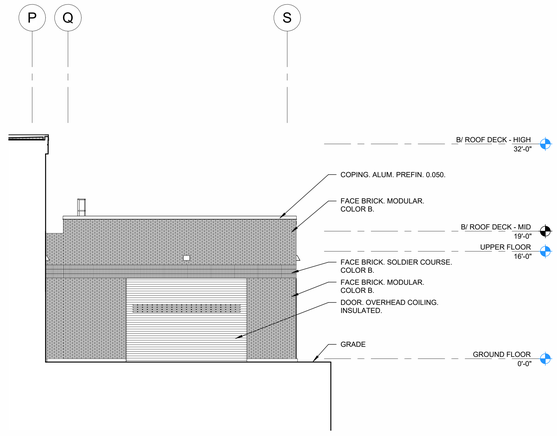
27 ELEVATION WEST ELEVATION Copy 1 Copy 1

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



35 ELEVATION STAFF ENTRY WEST ELEVATION

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



11 ELEVATION SALLY PORT EAST ELEVATION

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

8/18/2026 3:00:16 PM

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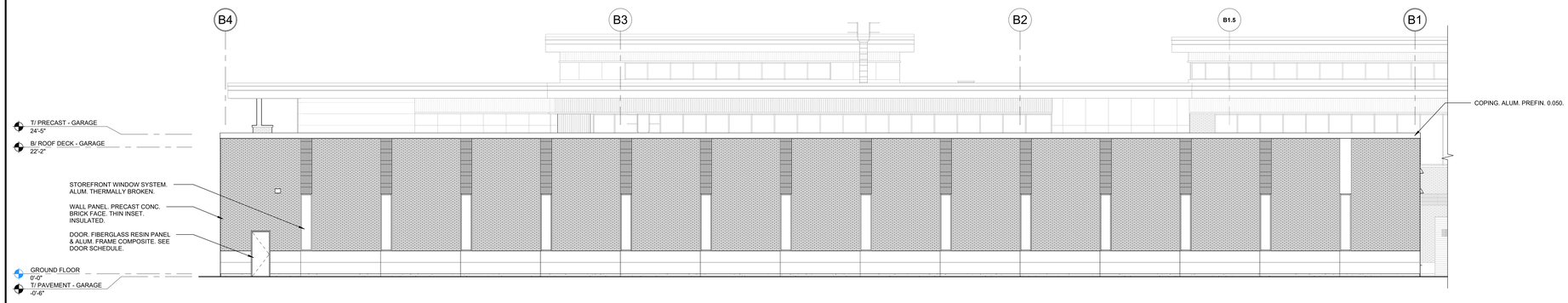
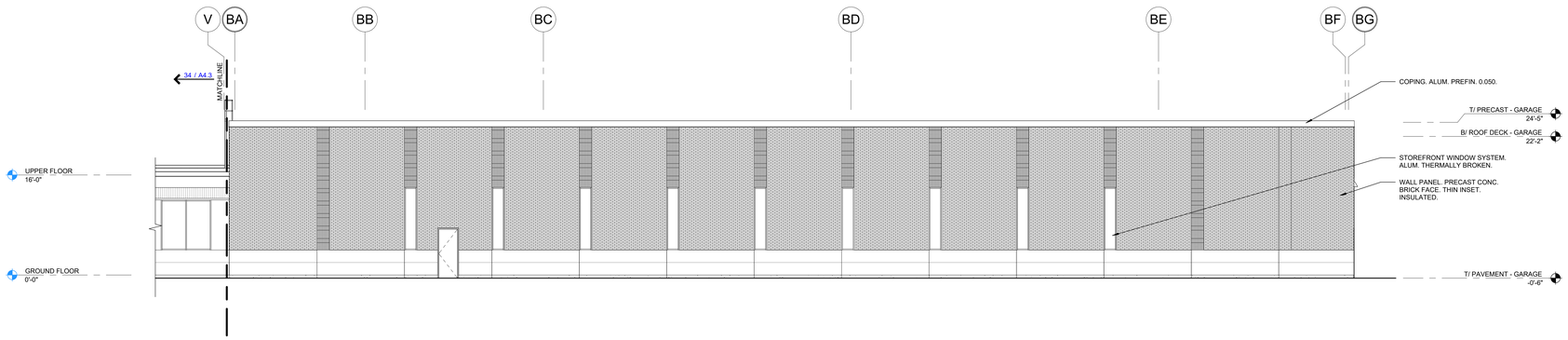


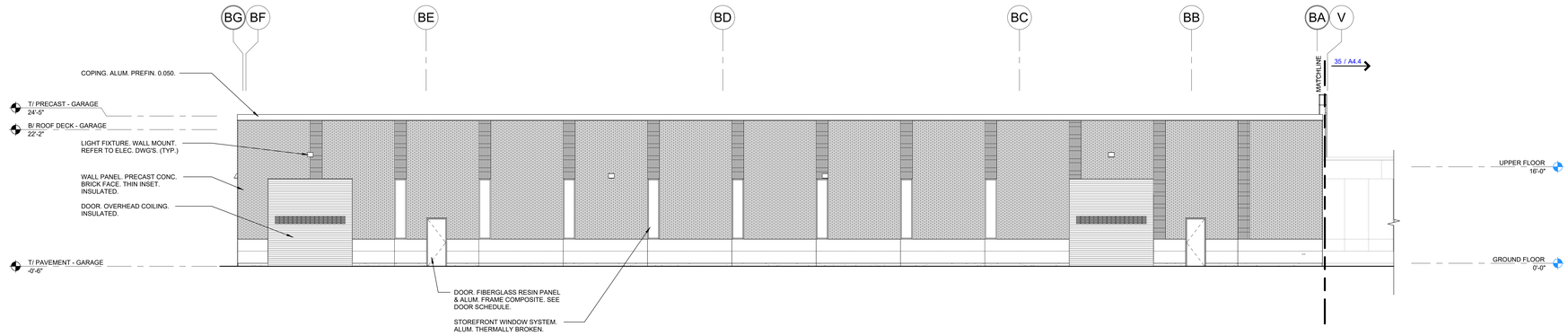
31 ELEVATION NORTH ELEVATION - BUILDING B

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



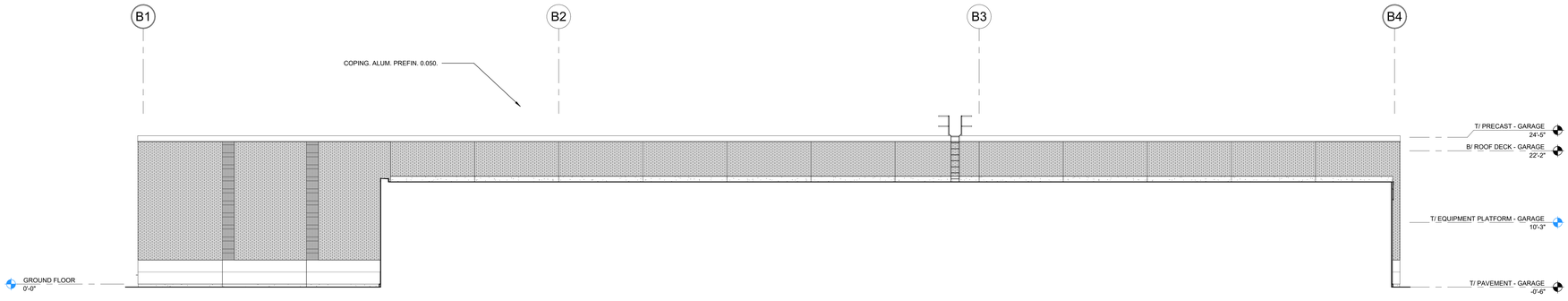
33 ELEVATION EAST ELEVATION - BUILDING B

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



35 ELEVATION WEST ELEVATION - BUILDING B

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



36 ELEVATION SOUTH ELEVATION - BUILDING B

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

8/18/2026 2:29:49 PM

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BUILDING ELEVATIONS

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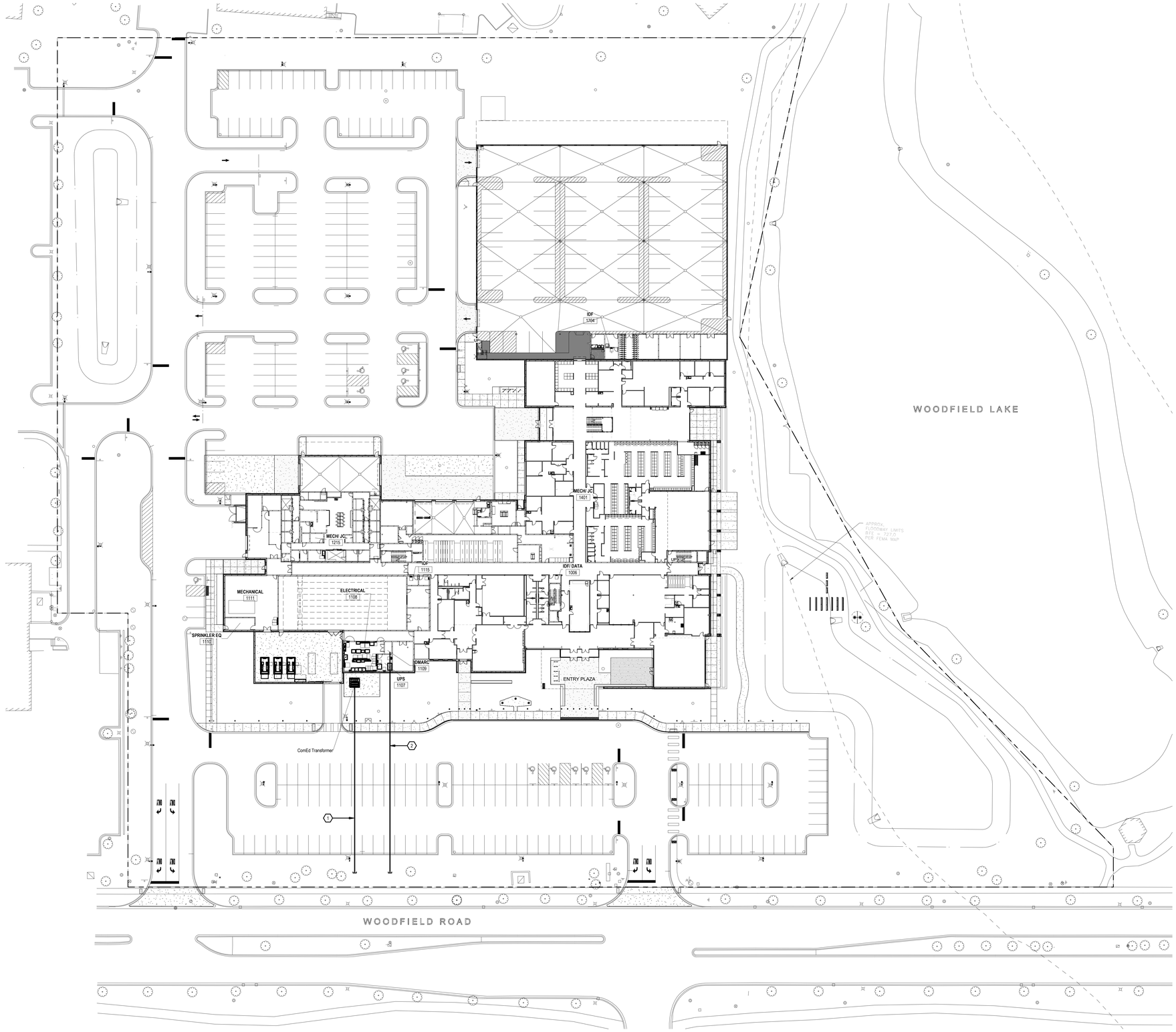
SITE PLAN GENERAL NOTES

A	VERIFY EXACT LOCATIONS OF ALL OUTDOOR LIGHTING STANDARDS WITH GENERAL CONTRACTOR.
B	COORDINATE EXACT ROUTING OF OUTDOOR LIGHTING BRANCH CIRCUITS AND POWER BRANCH CIRCUITS WITH GENERAL CONTRACTOR.
C	COORDINATE SITE WORK OF OTHER TRADES AND REVIEW CIVIL UTILITY PLANS FOR LOCATIONS OF EXISTING UTILITIES.
D	CUTTING AND/OR DAMAGE TO EXISTING UTILITIES CAUSED BY THE INSTALLATION OF THE WORK SHALL BE REPAIRED BY THIS CONTRACTOR AT NO ADDITIONAL EXPENSE.
E	INCLUDE WORK TO LOCATE AND MARK EXISTING UNDERGROUND UTILITIES WHERE UNDERGROUND WORK IS INDICATED, PRIOR TO ANY CONSTRUCTION. CALL J.U.L.I.E. AT 1-800-892-0123 FOR LOCATING PUBLIC UTILITIES.
F	COORDINATE THE EXACT ROUTING OF COMED PRIMARY AND LOCATION OF COMED TRANSFORMERS WITH COMED REPRESENTATIVE AND GENERAL CONTRACTOR.
G	COORDINATE EXACT ROUTING OF SECONDARY SERVICE WITH GENERAL CONTRACTOR.
H	COORDINATE THE EXACT ROUTING OF COMMUNICATION CONDUITS WITH TELEPHONE SERVICE PROVIDER AND GENERAL CONTRACTOR.
I	INCLUDE WORK TO LOCATE AND MARK EXISTING UNDERGROUND ELECTRICAL, BRANCH CIRCUITS, COMMUNICATION SYSTEMS, AND SITE UTILITIES WHERE UNDERGROUND WORK IS INDICATED, PRIOR TO ANY CONSTRUCTION.
J	CUTTING AND/OR DAMAGE TO EXISTING BRANCH CIRCUITS, ELECTRICAL, COMMUNICATION SYSTEMS, WATER, SEWER, GAS UTILITIES, AND LOW VOLTAGE SYSTEMS CAUSED BY THE TRENCHING, CUTTING, AND INSTALLATION OF THE WORK SHALL BE REPAIRED BY THIS CONTRACTOR AT NO ADDITIONAL EXPENSE.

KEYNOTES

Keynote Number	Keynote Description
1	TWO 4" CONDUITS FOR COMED SERVICE TO NEW COMED TRANSFORMER.
2	THREE 3" CONDUITS FOR COMMUNICATIONS SYSTEMS. ROUTE FROM DEMARC ROOM TO PROPERTY LINE.



1 \ PLAN ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

C:\Users\gmo BERG-ENG\Desktop\REVIT PROJECTS\5128 VOS Public Safety\5128_ELEC_GV-2026.rvt
8/14/2026 8:51:09 AM
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POLICE STATION
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

WILLIAMS ARCHITECTS

NO.	DATE	DESCRIPTION

REVISIONS

WA No. 2024-029
Date AUGUST 14, 2026
8/14/2026 Photometric Review
Issue
DWR DN
CHK CAE

GRAPHIC NORTH

ELECTRICAL SITE PLAN

ES0.1

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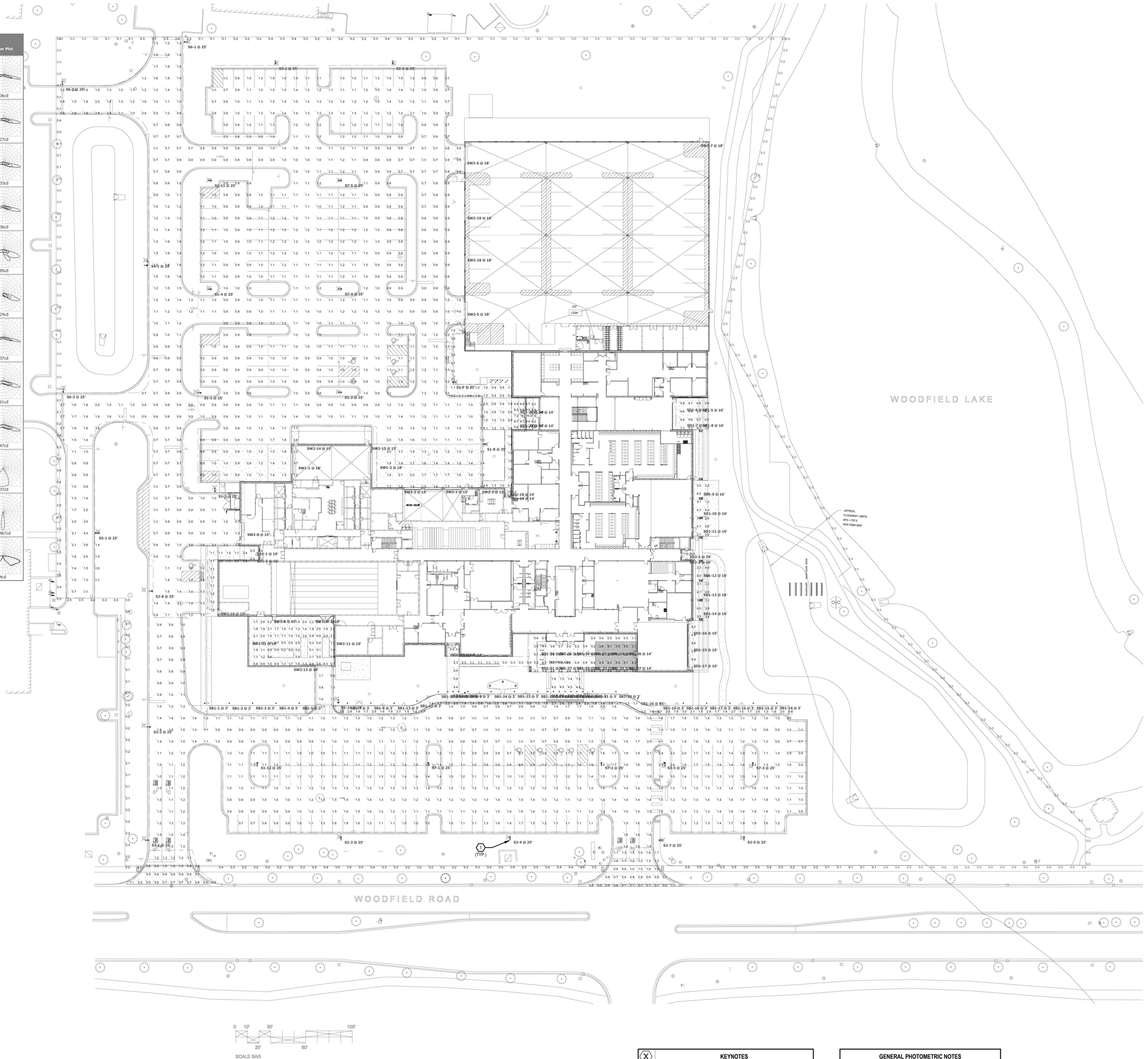
Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	S1		9	DSX1 LED P2 40K 70CRI T5W	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	10360	0.9	67.79	Max: 6836cd
	S2		7	DSX1 LED P2 40K 70CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	9909	0.9	67.79	Max: 7927cd
	S3		3	DSX1 LED P2 40K 70CRI T4M HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	LED	1	8524	0.9	67.7927	Max: 7233cd
	S4		1	DSX1 LED P1 40K 70CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 2 Medium	LED	1	7507	0.9	50.9	Max: 6836cd
	S5		1	DSX1 LED P1 40K 70CRI T1S	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 1 Short	LED	1	8104	0.9	50.9	Max: 6085cd
	S6		3	DSX1 LED P1 40K 70CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	LED	1	5573	0.9	50.9	Max: 8629cd
	S7		5	DSX1 LED P3 40K 70CRI T5W	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Wide		1	14605	0.9	102.17	Max: 9637cd
	SW1		2	WDGE2 LED P3 40K 70CRI T3M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED	1	3629	0.9	32.1375	Max: 2661cd
	SW2		17	WDGE2 LED WITH P1 - 40K 70CRI T3M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	LED	1	1427	0.9	11.1658	Max: 1047cd
	SD1		35		24291 K4	LED	1	1179	0.9	14	Max: 1237cd
	SD2		2		24277 K4	LED	1	1808	0.9	20	Max: 1046.7cd
	SB1		33		84691K3	LED	1	709	0.9	30	Max: 184cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bail Out Canopy	+	6.4 fc	6.5 fc	6.2 fc	1.0:1	1.0:1
Bond Out Sidewalk	+	1.2 fc	2.4 fc	0.6 fc	4.0:1	2.0:1
East - South Canopy	+	4.6 fc	5.0 fc	4.1 fc	1.2:1	1.1:1
East Canopy	+	3.5 fc	4.2 fc	2.2 fc	1.9:1	1.6:1
East High Canopy	+	9.8 fc	10.2 fc	9.3 fc	1.1:1	1.1:1
East Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Entry Plaza Canopy	+	4.3 fc	6.6 fc	0.3 fc	22.0:1	14.3:1
Exercise Canopt	+	3.4 fc	4.1 fc	1.9 fc	2.2:1	1.8:1
Hub and Surrondng Sidewalks	+	1.2 fc	6.5 fc	0.7 fc	9.3:1	1.7:1
Hub Outdoor Canopy	+	7.4 fc	10.3 fc	4.4 fc	2.3:1	1.7:1
North Lab Canopy	+	10.9 fc	11.0 fc	10.6 fc	1.0:1	1.0:1
North Property Line	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking Lot North	+	1.1 fc	4.4 fc	0.6 fc	7.3:1	1.8:1
Parking Lot South	+	1.2 fc	2.5 fc	0.6 fc	4.2:1	2.0:1
Patio Canopy	+	4.6 fc	5.8 fc	3.4 fc	1.7:1	1.4:1
Secure Courtyard drive	+	0.9 fc	1.1 fc	0.7 fc	1.6:1	1.3:1
Secure Services Courtyard	+	1.2 fc	2.2 fc	0.0 fc	N/A	N/A
South Entrance East	+	0.9 fc	1.7 fc	0.3 fc	5.7:1	3.0:1
South Entrance West	+	0.8 fc	1.3 fc	0.1 fc	13.0:1	8.0:1
South Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
South Sidewalks and Entries	+	2.4 fc	11.8 fc	0.2 fc	59.0:1	12.0:1
Training Entry Canop	+	8.8 fc	8.9 fc	8.6 fc	1.0:1	1.0:1
West Property Line	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30ft

Keynote Number	Keynote Description
1	TOP OF FOUNDATION 4" ABOVE FINISHED GRADE, TYPICAL FOR ALL POLE MOUNTED LIGHT FIXTURES.

GENERAL PHOTOMETRIC NOTES

A	CALCULATION POINTS ARE AT GROUND LEVEL.
B	ALL LIGHT POLES SHALL BE LOCATED 3 FEET BACK FROM CURB, TYPICAL.
C	LIGHT POLES ADJACENT TO PARKING STALLS SHALL BE LOCATED TO LINE UP WITH PARKING STALL LINES.
D	THE TOP OF ALL POLE FOUNDATIONS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINISHED GRADE.

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WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG
POLICE STATION
1000 WOODFIELD ROAD
SCHAUMBURG, ILLINOIS 60173

NO.	DATE	REVISIONS DESCRIPTION

WA No. 2024-029
Date AUGUST 14, 2026
Issue 8/14/2026 Photometric Review
DWR CGV
CHK CAE

GRAPHIC NORTH

PHOTOMETRIC SITE PLAN

EP.1

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S1, S2, S3, S4, S5, S6



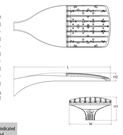
D-Series Size 1
LED Area Luminaire

d*series

Catalog Number
Notes
Type: S1,S2,S3,S4,S5,S6

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T3M Type 3 medium	MVOLT (120-277V)[1,2]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type 1 short	T4LG Type 4 low glare	HVOLT (347V-480V)[1,2]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type 2 medium	T5M Type 5 wide	XVOLT (277V - 480V)[1,2]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type 3 medium	BLC3 Type 3 backlight control[3]		SPA5 Square pole mounting #5 drilling[4]
	P4 P9			T3LG Type 3 low glare[3]	BLC4 Type 4 backlight control[3]		RPA5 Round pole mounting #5 drilling[4]
	P5	27K 2700K	80CRI	T4M Type 4 medium	LCCO Left corner cutoff[3]		SPA5M Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	T4LG Type 4 low glare[3]	RCCO Right corner cutoff[3]		WBA Wall bracket[4]
	P10[3] P12[3]	35K 3500K	80CRI	T5W Forward throw medium			MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[3] P13[3]	40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 15 fc[5,6,7]	SPD20KV 20kV surge protection	DBLBD Black
	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[7]	DNAXD Natural Aluminum
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 5 fc[5,6,7]	PIR Bi-level switched dimming, 30%[5,6]	DWHXD White
PER NEMA twist-lock receptacle only (controls ordered separately)[5,7]	PIR1FC3V Bi-level switched dimming, 10%[5,6]	DDBTXD Textured dark bronze
PERS Five-pin receptacle only (controls ordered separately)[5,7]	PIRHN Bi-level switched dimming, 30%,[5,6] 5-sec delay	DBLBTXD Textured black
	PIRHFC3V Bi-level switched dimming, 30%,[5,6] 20-ft mounting height, ambient sensor enabled at 3 fc	DNATXD Textured aluminum
	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[7]	DWHXD Textured white
	DS Dual switching[5,6,7]	
	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	

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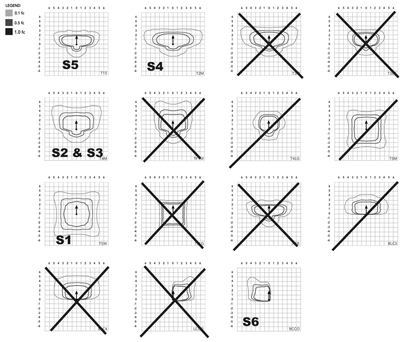
S1, S2, S3, S4, S5, S6

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P7 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
6.1 fc
4.6 fc
1.0 fc



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SW1, SW2



WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number
Notes
Type: SW1 AND SW2

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 4,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000		
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P10W	27K 2700K	80CRI	WF Visual comfort forward throw	MVOLT 347[2] 480[2]	**Shipped included**
	P2[1] P20W	30K 3000K	90CRI	VW Visual comfort wide		SRM Surface mounting bracket
	P3[1] P30W	35K 3500K				ICW Indoor Canopy/Ceiling Washer bracket (ship-ining location only)[3]
	P4[1] P40W	40K 4000K				
	P5[1] Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	50K* 5000K				

Shipped separately
AWS 3/8inch Architectural wall spacer[4]
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[4]

Options			Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P1/4W, P2/4W & P3/4W)		DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching		DBLBD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching		DNAXD Natural aluminum
PE Photocell, Button Type*	PIR1FC3V Bi-level (100/10%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.		DWHXD White
DS Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)*	PIRH1FC3V Bi-level (100/10%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.		DSSND Sandstone
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	**Networked Sensors/Controls** (only available with P1/4W,P2/4W & P3/4W)		DDBTXD Textured dark bronze
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.		DBLBXD Textured black
DSLE Dual Switching (7 Driver, 2 Light Engines)	NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.		DNATXD Textured natural aluminum
CCE Coastal Construction*	NLTAIR2M2 PIRH Embedded wireless controls by nLight with (0.5)(4-5)rd enlarged emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights*		DWHCND Textured white
	See page 4 for out of box functionality		DSSTXD Textured sandstone

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Downlight · Very wide beam

SD1

BEGA

Application
Recessed downlight with a symmetric very wide beam distribution. These luminaires are designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials
Clear safety glass
316 grade stainless steel
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Silicone applied robotically to casting, plasma treated for increased adhesion
Stainless steel screw clamps
Aluminum ceiling mounted driver box
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.8 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	12.3W
System wattage	14.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	1185 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Stainless steel finish. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available options
☐ DALI-2 Enabled for DALI control system
☐ ELV/TRIAC Electronic low voltage/TRIAC dimming
☐ FRO Frosted lens
☐ FSC Fusing





Downlight · Very wide beam

	LED	β	A	B	C
B24291	12.3 W	60°	4 9/16	0 1/16	2 5/16

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Downlight · Narrow beam

SD2

BEGA

Application
Recessed downlight with a symmetric narrow beam distribution. These luminaires are designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
316 grade stainless steel
High temperature silicone gasket
Stainless steel screw clamps
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized steel rough in ceiling pan with through wiring junction box
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 4.8 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	16.8W
System wattage	20.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	1819 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
Stainless steel finish. Custom colors not available.

Type:
BEGA Product:
Project:
Modified:

Available options
☐ DALI-2 Enabled for DALI control system
☐ ELV/TRIAC Electronic low voltage/TRIAC dimming
☐ FRO Frosted lens
☐ FSC Fusing

Included (available for pre-shipment)
☐ CP24237 Ceiling pan





Downlight · Narrow beam

	LED	β	A	B	C	D
B24277	16.8 W	20°	6 1/16	0 1/16	4 1/16	18

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System bollard head · Shielded · 360°

SB1

BEGA

Application
BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Borosilicate glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 13.0 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	25.2W
System wattage	28.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	709 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ Natural Bronze (NTB) ☐ RAL:
☐ CUS:

Type: SB1
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ MOU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish





System bollard head · Shielded · 360°

	LED	A	B
B04691	25.2 W	8 5/8	7 1/2

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System bollard tube · Drive-through protection

SB1 - BOLLARD

BEGA

Application
BEGA system bollard luminaire impact tube for vehicular drive-through protection. BEGA system bollard tubes are designed for easy attachment to system bollard heads using an interlocking mechanism. An accompanying bollard head must be selected for proper installation. The bollard tube and anchorage are designed for two different impact ratings depending on the corresponding foundation detail: Up to 1.5 metric tons at 6 mph, or up to 1.5 metric tons at 30 mph. Full scale concrete and rebar structural construction documents provided. Statics calculation and design based on PAS68: 2013 British Standard and Europe IWA 14-1: 2013.

Materials
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Stainless steel hardware
Galvanized steel anchorage

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 115.0 lbs.

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

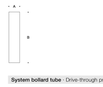
Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ Natural Bronze (NTB) ☐ RAL:
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ MOU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish

Included (available for pre-shipment)
☐ B990366 Direct burial anchorage





System bollard tube · Drive-through protection

	A	B
B84016	8 5/8	34 1/4

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WILLIAMS ARCHITECTS

REVISIONS NO.	DESCRIPTION	DATE

WA No. 2024-029
Date AUGUST 14, 2026
Issue 8/14/2026 Photometric Review
DWR CGV
CHK CAE

GRAPHIC NORTH

PHOTOMETRIC FIXTURE CUT SHEETS

EP.2

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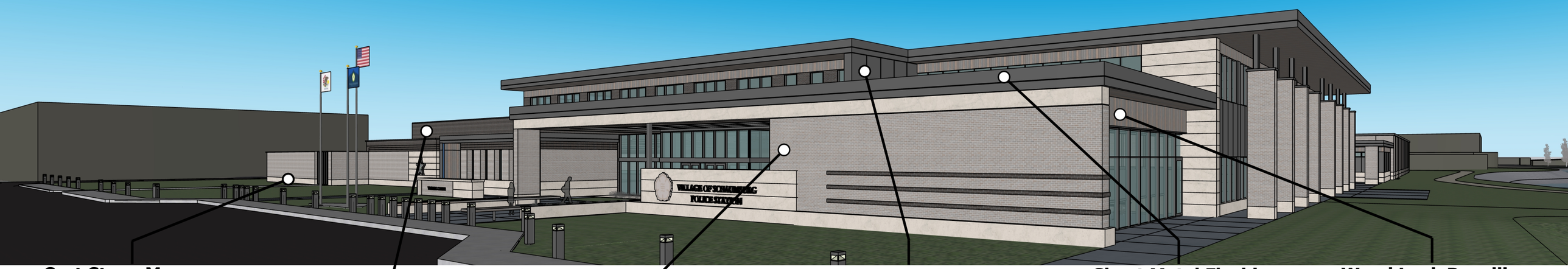
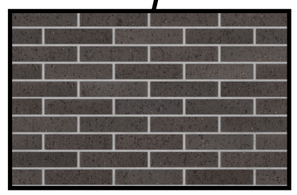


Cast Stone Masonry

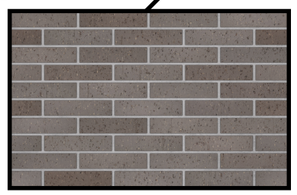


Mnft.: Indiana Cast Stone
Color: TBD
Texture: Smooth Veneer & Trim

Face Brick



Mnft.: Sioux City Brick
Color: Ironspot
Finish: Hearthside Velour
Type: Modular



Mnft.: Sioux City Brick
Color: Stonington Gray
Finish: Velour
Type: Modular

Insulated Metal Panel



Mnft.: Sieccoline
Product: MCM Panel System
Color: Custom Color Match
Width: 48" Horz
Orientation

Sheet Metal Flashing



Mnft.: PAC
Product: CLAD
Color: Custom Color Match

Wood Look Panelling



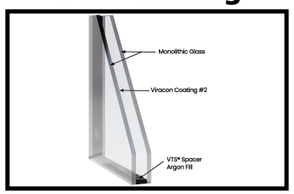
Mnft.: Trespa
Product: Pura
Color: Mystic Cedar

Entrances & Storefront Systems



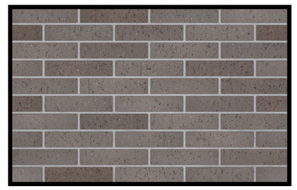
Mnft.: Kawneer
Product: 601 UT
Color: Night Hawk Gray

Clear Glazing



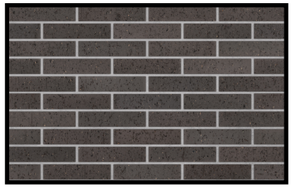
Mnft.: Viracon VRE-46
Tint: Clear
Coating: Low-E Viracon
51767 Bird Friendly
Thickness: 1"
VLT: 64%
SHGC: .27

Thin Brick



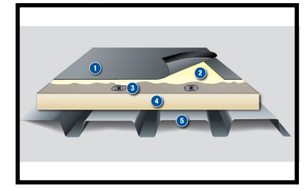
Mnft.: Endicott
Color: Light Grey Blend
Finish: Velour Modular
Type: Modular

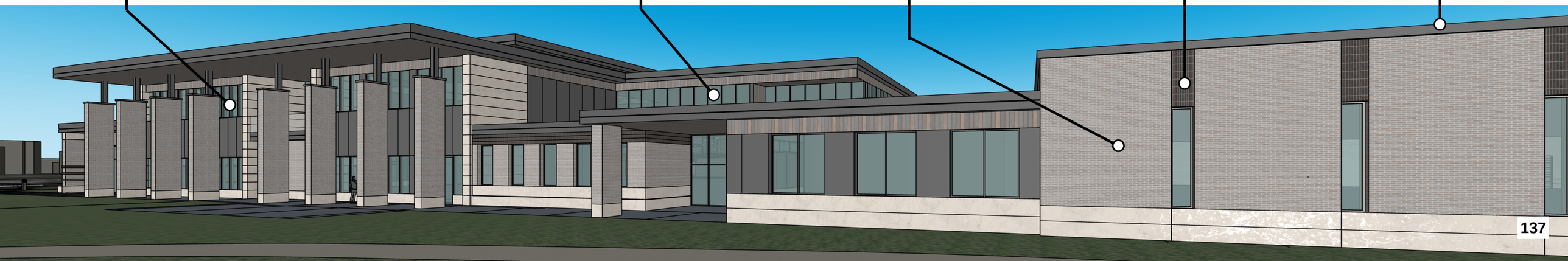
Thin Brick

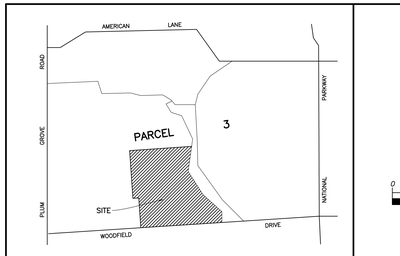


Mnft.: Endicott
Color: Sienna Ironspot
Finish: Velour Modular
Type: Modular

Roofing System - EPDM







VICINITY MAP AND LOCATION OUTLINE OF PARCEL 3

LEGEND:

○	Manhole	[F]	Fiber Optic Vault
❀	Sanitary Manhole	△	Fiber Optic Marker
⊛	Storm Manhole	⊡	Cable TV Pedestal
⊜	Storm Catch Basin/Inlet	NP	No Parking Area
⊄	Fire Hydrant w/8"-Box	ADA	ADA Tactile Dome
⊗	Water Valve Vault		
☼	Street Light		
⊣	Traffic Sign		
—OH—O—OH—	Utility Pole W/Overhead Wire		
▣	Traffic Signal Pole		
⊠	Traffic Signal Vault		
•	Concrete Filled Post		
⊡	Telephone Pedestal		

1" = 30'
0 30' 60'
GRAPHIC SCALE

PIN 07-14-200-051-1001 THROUGH 1010
WOODFIELD LAKE OFFICE COURT CONDO
RECORDED MAY 1, 1980 DOC. 25442271

PART OF PARCEL 3

RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF INGRESS AND EGRESS THERETO UPON THE PROPERTY, OF THE OFFICE CAMPUS AMENITIES AND FOR THE USE OF THOSE OFFICE CAMPUS AMENITIES WHICH ARE INSTALLED AND INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 25196718

PARCELS 1 AND 2 SUBJECT TO RECIPROCAL EASEMENT FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF INGRESS AND EGRESS THERETO UPON THE PROPERTY, OF THE OFFICE CAMPUS AMENITIES AND FOR THE USE OF THOSE OFFICE CAMPUS AMENITIES WHICH ARE INSTALLED AND INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 25196718

PART OF PARCEL 3

RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF INGRESS AND EGRESS THERETO UPON THE PROPERTY, OF THE OFFICE CAMPUS AMENITIES AND FOR THE USE OF THOSE OFFICE CAMPUS AMENITIES WHICH ARE INSTALLED AND INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 25196718

PARCEL 1 — PIN: 07-14-200-079-0000 — OWNER: EMERGENCY NURSES

PARCEL 2 — PIN: 07-14-200-079-0000 — OWNER: EMERGENCY NURSES

PARCEL 4 — EASEMENT FOR PARKING PER DOC. 25513407

PARCEL 5 — PIN: 07-14-200-038-0000 — OWNER: MUAC

LOT 1 GROVE & PLUM SUBDIVISION — RECORDED DEC. 27, 2000 — DOC. 00019151

WOODFIELD GROVE — PLUM ROAD

LINE 760.00 FT. NORTH OF AND PARALLEL WITH SOUTH LINE OF NE1/4 OF SEC. 14-41-10

LINE 279.00 FT. NORTH OF AND PARALLEL WITH SOUTH LINE OF NE1/4 OF SEC. 14-41-10

N.W. CORNER PARCEL 1

5 FT. EASEMENT FOR STORM SEWER PER EXHIBIT PLAT PREPARED IN 1991 BY EDWARD J. MOLLOY & ASSOCIATES, LTD.

N 89°03'42" E 625.00

566.00

59.00

P.O.B. PARCEL 2

S 89°03'42" W 59.00

P.O.B. PARCEL 1

S 89°03'42" W 823.58

N 89°03'42" E 927.60

P.O.C. PARCELS 1 & 2 — SW CORNER OF NE 1/4 OF SEC. 14-41-10

N 00°00'00" E 760.00 (ASSUMED)

N 89°03'42" W 481.00

N 89°03'42" W 229.00

S 00°00'00" E 760.00

S 00°16'18" E 256.03

S 57°26'16" E 278.64

S 57°26'16" E 234.55

S 00°16'18" E 233.45

APPROXIMATE LIMITS OF FLOOD ZONE X

APPROXIMATE LIMITS OF FLOODWAY AREA IN ZONE AE

APPROXIMATE LIMITS OF FLOOD ZONE AE

APPROXIMATE EDGE OF WATER

POND

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

1 STORY BUILDING

2 STORY BUILDING

4 STORY BUILDING

2 STORY CONCRETE PANEL BUILDING HEIGHT IS ±27.8' ABOVE REFENCE FINISHED FLOOR

1 STORY POOL HOUSE

BUILDING REFERENCE FINISHED FLOOR ELEVATION IS 644.5' ABOVE SEA LEVEL DATUM

TOP OF MECHANICAL PENTHOUSES IS 684.5' ABOVE SEA LEVEL DATUM

4 STORY CONC. PANEL & GLASS BUILDING WITH MECHANICAL PENTHOUSE ON ROOF LOCATED ON WOODFIELD ROAD

BUILDING ABOVE GROUND LEVEL DRIVEWAY

CANVAS AWNING

REFERENCE FINISHED FLOOR LOCATION

CONCRETE RETAINING WALL

CONCRETE STEPS

CONC. RETAINING WALL

CONCRETE SPILLWAY

CONC. BLOCK RETAINING WALL

CONC. SIGN

CONC. WALL

CLEAN OUT

GREASE TRAP

CONCRETE WALK

ASPHALT PATH

ASPHALT

CONCRETE

PAVEMENT

ADA

NP

10' FT. EASEMENT PREMISES PER EXHIBIT C OF GRANT OF STORM WATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 FOR THE PURPOSE OF CONSTRUCTING THE EASEMENT DATED DECEMBER 22, 2000 FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORM WATER

TO FT. EASEMENT TO COM. ED. & ILLINOIS BELL TEL. CO. PER DOC. 23424512 REC. APRIL 19, 1979

15 FT. UTILITY EASEMENT PER DOC. 22935012 REC. DEC. 12, 1974

NORTHERLY RIGHT OF WAY LINE OF WOODFIELD RD. AS RECORDED DEC. 12, 1974 PER DOC. 22935012

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 14-41-10, ALSO THE CENTER LINE OF WOODFIELD RD.

WEST LINE OF THE NORTHEAST 1/4 OF SECTION 14-41-10

WOODFIELD ROAD

PUBLIC STREET

SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 24QST4200159RM WITH A COMMITMENT DATE OF JUNE 24, 2024:

L. TERMS AND PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 17, 1979 AS DOCUMENT 25196718 RELATING TO USE AND MAINTENANCE OF THE COMMON AREA, APPROVAL OF PLANS, USE, BUILDING CONSTRUCTION, PERFORMANCE STANDARDS, CONDITION OF PREMISES, LANDSCAPING, OFF-STREET PARKING, SIGNS, OUTSIDE STORAGE, FENCES, EXTERIOR AND INTERIOR LIGHTING, UTILITIES, DRAINAGE SYSTEM AND EASEMENTS. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. [NOTED ON THE DRAWING]

M. RIGHTS OF THE ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE FLOW OF WATERS OF ANY STREAM WHICH MAY FLOW THROUGH SAID LAND. (AFFECTS EASEMENT PARCEL 3) [APPROXIMATE LIMITS OF PARCEL 3 SHOWN ON VICINITY MAP AND LOCATION OUTLINE OF PARCEL 3]

N. RIGHT OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS. [VISIBLE SITE IMPROVEMENTS PLOTTED ON THE DRAWING]

O. RIGHTS OF THE USA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO SO MUCH OF THE LAND AS MAY BE COVERED BY THE WATERS OF THE LAKE IN NORTHEAST PART. (AFFECTS EASEMENT PARCEL 3) [APPROXIMATE EDGE OF WATER ALONG THE PARCEL 1 BOUNDARY LINE PLOTTED ON THE DRAWING]

P. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 AS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED OCTOBER 17, 1979 AS DOCUMENT 25196718 AND DESCRIBED AS PARCEL 4 AS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT RECORDED JULY 14, 1980 AS DOCUMENT NUMBER 25513407. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCELS 3 AND 4 NOTED ON THE DRAWING]

Q. RECIPROCAL EASEMENT FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF INGRESS AND EGRESS THERETO UPON THE PROPERTY, OF THE OFFICE CAMPUS AMENITIES AND FOR THE USE OF THOSE OFFICE CAMPUS AMENITIES WHICH ARE INSTALLED AND INTENDED SPECIFICALLY AS RECREATIONAL, AESTHETIC OR OTHER FACILITIES TO BE AVAILABLE TO OR TO BENEFIT ALL OF THE OWNERS, AND THEIR LESSEES, AS DISCLOSED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 25196718. [NOTED ON THE DRAWING]

R. A 15 FOOT UTILITY EASEMENT OVER THE SOUTHERNMOST PART OF THE LAND AS SHOWN ON PLAT OF DEDICATION RECORDED DECEMBER 12, 1974 AS DOCUMENT 22935012 AND AS SHOWN ON SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 2006, ORDER NO. 2005-1678. (AFFECTS PARCELS 1 AND 3) [PLOTTED ON THE DRAWING]

S. EASEMENT FOR STORM SEWER MANHOLES, CATCH BASINS, ELECTRICAL EQUIPMENT, SANITARY SEWER MANHOLES, WATER VALVE MANHOLES AND AMERITECH MANHOLES AS DISCLOSED BY SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678 [VISIBLE SITE IMPROVEMENTS]

T. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 24424512 AND AS SHOWN ON SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678. [ENCROACHMENT AND DETAIL OF ENCROACHMENT PLOTTED ON THE DRAWING]

U. ENCROACHMENT OF BUILDING LOCATED ON THE LAND OVER THE EASEMENT RECORDED AS DOCUMENT 24924512 AS DISCLOSED BY SURVEY PREPARED BY EDWARD J. MOLLOY AND ASSOCIATES, LTD., DATED DECEMBER 22, 2005 AND LAST REVISED JANUARY 23, 20 ORDER NO. 2005-1678. [ENCROACHMENT AND DETAIL OF ENCROACHMENT PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 07-14-200-037-0000

ACCESS STATEMENT: PARCELS 1 AND 2 LEGALLY DESCRIBED HEREON HAVE DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM WOODFIELD ROAD THROUGH EXISTING PHYSICAL VEHICULAR ACCESS OVER PARCEL 3 TO AND FROM PLUM GROVE ROAD, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD BEARINGS.

TABLE A — ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A — ITEM 2 STATEMENT AS TO ADDRESS: THE POSTED ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELD WORK IS 1000 WOODFIELD ROAD, SCHAUMBURG, ILLINOIS.

TABLE A — ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (COMMUNITY-PANEL NO. 17031C0151J) WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN THE FOLLOWING FLOOD ZONES:

— FLOODWAY AREAS IN ZONE "AE" DEFINED AS THE FLOODWAY IS A THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

— ZONE "AE" DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD; SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED.

— ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEE DRAWING FOR APPROXIMATE LIMITS OF FLOOD ZONES AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

TABLE A — ITEM 4 STATEMENT AS TO GROSS LAND AREA: PARCELS 1 AND 2 LEGALLY DESCRIBED HEREON TAKEN AS A TRACT CONTAINS 196,177 SQUARE FEET OR 10.700 ACRES, MORE OR LESS.

TABLE A — ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. BASED ON OUR REVIEW OF THE OFFICIAL VILLAGE OF SCHAUMBURG ONLINE PORTAL THE PROPERTY TO BE ZONED "I-1".

TABLE A — ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A — ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR THE SQUARE FOOTAGE OF BUILDINGS AT THE EXTERIOR FOUNDATION WALLS.

TABLE A — ITEM 7(b)(2) STATEMENT AS TO SQUARE FOOTAGE OF OTHER AREAS AS SPECIFIED BY THE CLIENT: NO AREAS HAVE BEEN SPECIFIED BY CLIENT.

TABLE A — ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR REFERENCE FINISHED FLOOR ELEVATION AND THE METHOD USED TO OBTAIN SAID ELEVATION.

TABLE A — ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A — ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 755 EXISTING IDENTIFIABLE PAINT STRIPED PARKING SPACES INCLUDING 737 REGULAR SPACES AND 18 DESIGNATED HANDICAP SPACES.

TABLE A — ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS NOT BEEN PROVIDED WITH PLANS AND/OR REPORTS FROM THE CLIENT. SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ON OR ABOVE THE SURFACE ONLY, COLLECTED PURSUANT TO SECTION 5.E.iv.

TABLE A — ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.

TABLE A — ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A — ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON OR WITHIN THE PROPERTY LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A — ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS: SEE DRAWING FOR OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

TABLE A — ITEM 19 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@ejmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
THAT PART OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH EAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 927.60 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST 710.00 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 566.00 FEET; THENCE SOUTH 08 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 256.03 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS WEST A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST 33.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 823.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.12 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF WOODFIELD ROAD, A DISTANCE OF 924.16 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 229.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS EAST A DISTANCE OF 481.00 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 481.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST A DISTANCE OF 59.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED AND SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 2, 1979 BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100104, AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST #100104, AND THE FIRST NATIONAL BANK OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE OF THE FIRST NATIONAL BANK OF CHICAGO TRUST FOR PENSION AND PROFIT SHARING TRUSTS, FUND "F", UNDER DECLARATION OF TRUST DATED DECEMBER 1, 1972, AND RECORDED OCTOBER 17, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25196718, OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL "A":
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AS DESCRIBED IN DOCUMENT NUMBER 10488004 WITH THE WEST LINE OF THE AFORESAID NORTHEAST 1/4; THENCE SOUTH 530.00 FEET ALONG SAID WEST LINE TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, 155.694 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, 175.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 40 SECONDS EAST, 50.496 FEET; THENCE NORTHERLY 617.352 FEET ALONG THE ARC OF A CIRCLE OF 500.00 FEET RADIUS, CONVEX TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 54 DEGREES 37 MINUTES 34 SECONDS EAST TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 771.913 FEET WESTERLY OF THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14 (AS MEASURED ALONG A LINE DRAWN 66.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERN TERMINUS AND WESTERLY EXTENSION THEREOF OF MEACHAM ROAD AS DESCRIBED PER COURT CASE #68-"L"-13469 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP AND RANGE AFORESAID); THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST 771.943 FEET ALONG SAID EXTENSION TO THE EAST LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE SOUTH 0 DEGREES 04 MINUTES 02 SECONDS EAST 1506.436 FEET ALONG SAID EAST LINE OF THE NORTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST 2591.57 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1486.043 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PARTS OF THE FOREGOING PARCEL DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14 WITH A LINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 87.198 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 127.53 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 244.51 FEET; THENCE SOUTH 8 DEGREES 26 MINUTES 11 SECONDS WEST, A DISTANCE OF 334.05 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 278.64 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 254.55 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST, A DISTANCE OF 83.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE WESTWARD ALONG THE SAID SOUTH LINE, SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 1751.19 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 1486.043 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE AFORESAID PARCEL FALLING WITHIN DEDICATED STREETS AND HIGHWAYS AS SHOWN ON DOCUMENT NUMBER 22935012 RECORDED DECEMBER 16, 1974) IN COOK COUNTY, ILLINOIS;

PARCEL "B":
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 14 WITH A LINE BEING 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD, PER DOCUMENT NUMBER 10488004; THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AFORESAID, NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 482.00 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 48 SECONDS EAST, 112.178 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 25 SECONDS EAST, 218.229 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.788 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 49 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 87.198 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 54.06 FEET; THENCE SOUTH 37 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS EAST, A DISTANCE OF 127.53 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 244.51 FEET; THENCE SOUTH 8 DEGREES 26

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG - NEW POLICE STATION
PROJECT NARRATIVE

WA Project # 2024-029 / 15 May 2026

This document is intended as a general description of the design intent for the redevelopment of the property at 1000 Woodfield Road, Schaumburg, IL.

After a lengthy planning process, the Village of Schaumburg determined that a new Village Police Station is needed to meet the current and future needs of the Village. This same planning process determined that the desired location of this new building is to be located at 1000 Woodfield Road, Schaumburg, Illinois. Which also serves at the current temporary location of the Schaumburg Village Hall.

The proposed redevelopment includes the demolition of the existing office building, utilities, and parking lots. In its place would be a proposed 2 story police station with a single story connected parking garage at the north end of the site. New parking lots, utilities, site lighting, landscaping, and detention would serve the proposed Police Station project. Access to the site would utilize the same two curb cut locations along Woodfield Road. Additionally, access to adjacent properties would be maintained in accordance with existing easement agreements.

The proposed new Police Station is to be constructed in a similar location as the current office building but set back further from Woodfield Road and having a larger overall footprint and an L-shape building configuration.

Visitor parking would be adjacent to the building's main entrance and directly adjacent to and parallel with Woodfield Road. At the north end of the site would be a secure parking lot for staff parking as well as provide access to a heated single story parking garage with storage. This will allow separate and secure entrance to the building for staff.

The facility with operate 24 hours a day and provide similar functions and processes as the current Police Station.

The project team requests the following actions from the Village on the project:

1. Landscape variation to allow the reduction of island widths.

WILLIAMS ARCHITECTS

VILLAGE OF SCHAUMBURG - NEW POLICE STATION
VARIATION JUSTIFICATION

WA Project # 2024-029 / 15 May 2026

The project team requests the following actions from the Village on the project:

1. Landscape Variation

A variance is requested for the landscape islands at select locations. Per the Zoning Ordinance, the minimum width is 11'-0". The following are the reasons for this width:

1. To achieve targeted number of parking spaces in the secured staff parking.
2. Multiple entrances and exits required into and out of the secure parking as a function of police operations and to allow fire apparatus access.
3. The existing access agreements to adjacent properties, the required number of staff parking spaces, and apparatus maneuverability require reduce landscape island at the rear secure parking lot.

Development Review Application

DEVR-26-33

Submitted On: May 18, 2026

Applicant

Joseph Humann
[redacted]
[redacted]

Primary Location

1000 WOODFIELD RD
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Parth Joshi

Z2605-05 / VILLAGE OF SCHAUMBURG – PUBLIC SAFETY BUILDING / 1000 Woodfield Road / Site Plan Approval, Landscape Variations, Fence Variation and Woodfield Regional Center Design Review

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Architect for Village of Schaumburg

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Village of Schaumburg

Property Owner Street Address

1000 Woodfield Road

Property Owner City

Schaumburg

Property Owner State

IL

Property Owner Zip Code

60173

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-14-200-051-1001 thru 1010

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

false

Landscape Variation

true

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

--

Site Plan Approval New Building < 20,000 Sq. Ft.

false

Site Plan Approval New Building > 20,000 Sq. Ft.

true

Rezoning

--

Special Use - Commercial

--

-

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Construction of a new police station at the current temporary Schaumburg Village Hall. Select island widths have been reduced from 11'-0" at the secure staff parking to provide additional parking spaces.

Project Staff

Type

Architect

If Other, Describe

--

Company Name

Williams Architects

Staff Name

Joseph Humann

Staff Mailing Address

One Pierce Place, Suite 550W, Itasca, IL 60143

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type
Engineer

If Other, Describe
--

Company Name
Eriksson Engineering Associates

Staff Name
Chris Fish

Staff Mailing Address
145 Commerce Drive, Suite A, Grayslake, IL 60030

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Landscape Architect

If Other, Describe
--

Company Name
Eriksson Engineering Associates

Staff Name
Steve Gregory

Staff Mailing Address
145 Commerce Drive, Suite A, Grayslake, IL 60030

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
General Contractor

If Other, Describe
--

Company Name
Camosy Construction

Staff Name
Todd Peyron

Staff Mailing Address
43451 N. US Hwy 41, Zion, IL 60099

Staff Phone Number
[redacted]

Staff Email
[redacted]

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature
true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2607-03 / BAPJI AUTO SALES LLC / 613 Estes Avenue / Special Use for Internet Auto Sales Facility and Parking Variation
10/28/26
Zoning Board of Appeals

Presenter:

Lead Department: Community Development

Executive Summary:

A request for a Special Use for an Internet Auto Sales Facility and a Parking Variation for Bapji Auto Sales LLC, located at 613 Estes Avenue, was scheduled for review at the October 28, 2026, Zoning Board of Appeals meeting. The public notice was not completed in accordance with the code; therefore, Staff recommends that the case be continued to a date certain of November 11, 2026.

Recommended Action:

Staff recommends that the case be continued to a date certain of November 11, 2026.