AGENDA

Zoning Board of Appeals

Wednesday, September 23, 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 (9/9)

Z2608-05 / DH Automotive (9/9)

Z2608-06 / Napleton Subaru (9/9)

CASES TO BE HEARD

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

Z2603-01 / COPLEY CENTER OUTLOT REDEVELOPMENT / 210 E. Golf Road / Site Plan Approval, Preliminary and Final Plat of Subdivision, Special Use for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review

Z2608-04 / ANDY'S FROZEN CUSTARD / 214 E. Golf Road - Copley Center / Site Plan Approval, Special Use for a Drive-Through Facility, Landscape Variations, Parking Setback Variation, Sign Variation, Drive Through Stacking Variation, and Woodfield Regional Center Design Review

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 (9/9)
09/23/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL 9-9-26 ZBA General Minutes.pdf

ZONING BOARD OF APPEALS
GENERAL MINUTES
September 9, 2026

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:04pm.

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: Monica Richart, Sustainability Planner; Ian Salzman, Community Planner

CONSIDERATION OF MINUTES
Mr. Szurgot made a motion, seconded by Mr. Riley, to approve the following minutes, with the as presented:

Mtg Date	Case Number and Name
7/22	General Minutes Z2605-06 / Pretty Paws Pet Spa [continuation] Z2605-01 / 390 O'Hare Logistics Park
8/12	General Minutes Z2605-06 / Pretty Paws Pet Spa Z2607-01 / Ashford Academy

Ms. Veatch stated that she had a question about how the motion for Z2605-01 / 390 O'Hare Logistics Park was written. The recording secretary stated that Parth Joshi (the Planner for this case) had asked her to notify the Board members that they can call him so he can provide an update. She added that this particular case will be going to the 9/22 Village Board meeting.

Chairman Raimondi said the motion that was made did not include the fact that the Board recommended denial of the Building Height variation. Ms. Veatch stated that the minutes were clear. It's just how it is written that needs to be tweaked. She said the Board members' point is in the discussion part of the minutes. It's just not wrapped up exactly how they left it. Chairman Raimondi said the Board members want to make sure that when this case goes to the Village Board that it's totally understood what the ZBA did and what the ZBA wants.

Mr. Dolbeare stated that there was nothing in the motion about the weather station and that the Board had a massive conversation about both. Chairman Raimondi stated that all will be corrected when it goes to the Village Board, who ultimately makes the final decision regardless of how the ZBA voted. He encouraged the ZBA members to contact Mr. Joshi if they have any questions.

1) The ZBA recommended to deny the Building Height variation. That denial is reflected in the original motion by omitting "Building Height". Their motion in the minutes reads as follows:

> *Mr. Szurgot made a motion, seconded by Mr. Morreale, to recommend approval of a Site Plan Approval, Site Plan Amendment, Plat of Resubdivision, Plat of Easement, Special Use for Semi-truck and Trailer Sales, Variations: Maximum Parking, Parking Setback, Landscape, Rooftop Screening and Fence for 390 O'Hare Logistics Park located at 1001 W. Irving Park Road, Case No. Z2605-01 subject to the following conditions:*

2) The ZBA also recommended that the proposed Lot 5 shall be lowered by 1 foot.

All ayes **MOTION CARRIED**

PUBLIC HEARING(S)

1) Z2608-05 / DH AUTOMOTIVE LLC / 1025 Lunt Avenue, Unit A / Special Use for an Internet Auto Sales Facility

2) Z2608-06 / NAPLETON SUBARU / 200 W. Higgins Road / Sign Variation to Permit an Off-Premise Sign

ADJOURNAMENT

Mr. Szurgot made a motion, seconded by Ms. Errera, to close the meeting.

All ayes **MOTION CARRIED**

There being no further business, the meeting was adjourned at 7:20pm.

Parth Joshi, AICP, Planning Manager
I have reviewed the minutes and they
Accurately represent the actions taken
by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2608-05 / DH Automotive (9/9)
09/23/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Z2608-05 DH Automotive Mts 9-9-26.docx

Z2608-05 / DH AUTOMOTIVE LLC / 1025 Lunt Avenue, Unit A / Special Use for an Internet Auto Sales Facility

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:03pm.

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:	Ian Salzman Associate Planner	
Sworn in for testimony:	Monica Richart Sustainability Planner	Nick Mintzias 1025 Lunt Avenue Unit A Schaumburg

Mr. Nick Mintzias, Petitioner, stated that he has an automotive technology business. The nature of the business requires a Dealer's License, but they don't actually sell cars. Because they have a consumer-based business on the marketplace side, there are times when consumers want to sell their cars to DH Automotive who then wholesales them out to their dealer-partners. In order to do that, they are required to have a Dealer's License.

Ms. Monica Richart stated that the proposed is primarily an office use. They will not be storing any vehicles outside. Occasionally, they may want to store vehicles inside if somebody sells their vehicle and DH Automotive is temporarily storing it. Up to six cars can be stored inside, but no cars can be stored outside. No customers will be coming to the proposed location. There is a parking surplus of two spaces. She said that Staff recommends approval, subject to the conditions on 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.

The Board members and Chairman Raimondi had no questions or comments.

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

Mr. Dolbeare made a motion, seconded by Ms. Errera, to recommend approval of a Special Use for an Internet Auto Sales Facility for DH Automotive LLC located at 1025 Lunt Avenue, Unit A Case No. Z2608-05 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 August 19, 2026.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
   a. Business Narrative, received by the Community Development Department on August 19, 2026.
   b. Floor Plan, received by the Community Development Department on August 17, 2026.

MOTION CARRIED: vote: 9-0 with one 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, 9/22/26.

ADJOURNMENT

The meeting was adjourned at 7:09pm.

Monica Richart, Sustainability Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2608-06 / Napleton Subaru (9/9)
09/23/26
Zoning Board of Appeals

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- FINAL Z2608-06 Napleton Subaru Minutes 9-9-26.docx

Z2608-06 / NAPLETON SUBARU / 200 W. Higgins Road / Sign Variation to Permit an Off-Premises Sign

CALL TO ORDER
The meeting was called to order by Chairman Harry Raimondi at 7:10pm.

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: Monica Richart
Sustainability Planner

Sworn in for testimony: Ian Salzman
Associate Planner

Chris Napleton
911 W. Higgins Road
Schaumburg

Mr. Chris Napleton, Petitioner, stated that they are building a new parking lot and driveway at 200 W. Higgins Road. On the front of the property, there's a sign for a daycare which is located in the back of the property. Napleton Subaru built an underground stormwater system over a drainage area and paved over it. It is now a parking lot for vehicle storage. As a result, the daycare sign needs to be moved 20 feet.

Mr. Salzman stated that the subject ground sign is for the daycare Kids & Company Childcare Center, which is northeast of the subject property. Napleton Subaru needs to relocate the sign because of the construction of the parking lot and driveway. The current ground sign was approved in 2011. At that time, it was located in the common area of this four-lot subdivision on the drainage area. In 2023, Napleton Subaru obtained a Plat of Consolidation through the Village ordinance to incorporate that common area into 150 W. Higgins Road. When they incorporated that section into their property, the sign then became an off-premise sign and it became legal non-conforming. The Village sign code does not allow any structural alterations of a legal non-conforming sign. Therefore, even though it is only moving 20 feet, a variation for an off-premise sign is required. Mr. Salzman said that Staff is supportive of the request and recommends approval.

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

Chairman Raimondi asked the Board for their comments.

Mr. Szurgot asked in which direction will the proposed sign be moved. Mr. Salzman said it will be moved west, approximately 6 to 20 feet from the current location. He added that the proposed sign will get another review during the sign permitting phase, at which point its exact location will be finalized.

Mr. Riley, Mr. Morreale, Ms. Errera, Mr. Mytych, Mr. Bhagwakar, Mr. Dolbeare, Ms. Veatch and Chairman Raimondi had no questions.

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

Ms. Errera made a motion, seconded by Mr. Mytych, to recommend approval of a Sign Variation to Permit an Off-Premise Sign for Napleton Subaru located at 200 W. Higgins Road, Case No. Z2608-06 subject to the following conditions:

1. A sign permit shall be required for the off-premise ground sign. The sign must comply with all requirements for commercial ground signs as described in the Village Sign Ordinance.
2. The off-premise ground sign location is approved as identified in the signage packet.
3. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
    a. Detail & Dimension View, prepared by Olympik Signs, dated February 9, 2026, and received by the Community Development Department on August 31, 2026.
    b. Site Plan, prepared by Olympik Signs, dated May 13, 2026, and received by the Community Development Department on May 14, 2026.
    c. Sheet GM, Geometric Plan, prepared by SPACECO, Inc., dated February 23, 2023, and received by the Community Development Department on August 3, 2026.
    d. Project Narrative, received by the Community Development Department on August 3, 2026.
    e. Variation Justification, received by the Community Development Department on August 3, 2026.

MOTION CARRIED: vote: 9-0 with one 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, 9/22/26.

ADJOURNMENT

The meeting was adjourned at 7:19pm.

_____
Ian Salzman, AICP, Associate Planner
I have reviewed the minutes and they accurately represent the actions taken by the Zoning Board of Appeals

_____
Mary Kirschbaum, Recording Secretary
Zoning Board of Appeals

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

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

09/23/26
Zoning Board of Appeals

Presenter: Todd Wenger, PLA, ASLA, Senior Planner
Lead Department: Community Development

Executive Summary:

The petitioner has requested additional time prior to this public hearing. Therefore, the item will not be considered at the September 23, 2026, Zoning Board of Appeals meeting. The new public hearing will be held on October 14, 2026, and notices will be published in accordance with code requirements.

Information about the request will be posted on the Village website when the agenda is posted for that meeting.

Recommended Action:

Staff recommends that this case be continued to the specific date of October 14, 2026.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2603-01 / COPLEY CENTER OUTLOT REDEVELOPMENT / 210 E. Golf Road / Site Plan Approval, Preliminary and Final Plat of Subdivision, Special Use for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review
09/23/26
Zoning Board of Appeals

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

Executive Summary:

The petitioner requests a Plat of Subdivision, Site Plan Approval for a Type B Restaurant, Special Use for a Drive-Through facility, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Dutch Bros to be located at 210 E. Golf Road. The property is located at the former Outback Steakhouse site in Copley Center.

Recommended Action:

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Dutch Bros, to be located at 210 E. Golf Road, Case No. Z2603-01, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- REDACTED Z2603-01 Copley Center Outlot Application
- Location Map
- Plat of Subdivision
- Plat of Vacation
- Engineering Plans
- Landscape Plan
- Photometric Plan
- Truck Turning Templates
- Architectural Plans
- Project Narrative
- Dutch Bros Business Narrative

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: September 23, 2026

DATE PREPARED: September 2, 2026

CASE NUMBER: Z2603-01

TITLE: Z2603-01 / COPLEY CENTER OUTLOT REDEVELOPMENT / 210 E. Golf Road / Site Plan Approval, Preliminary and Final Plat of Subdivision, Special Use for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review

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:	Adam Firsel
Address of Owner:	110 Parkway North Blvd, Deerfield, IL 60015
Existing Zoning:	B-4, Retail, Service, Motor Vehicle
Existing Land Use:	Vacant building

Requested Actions:

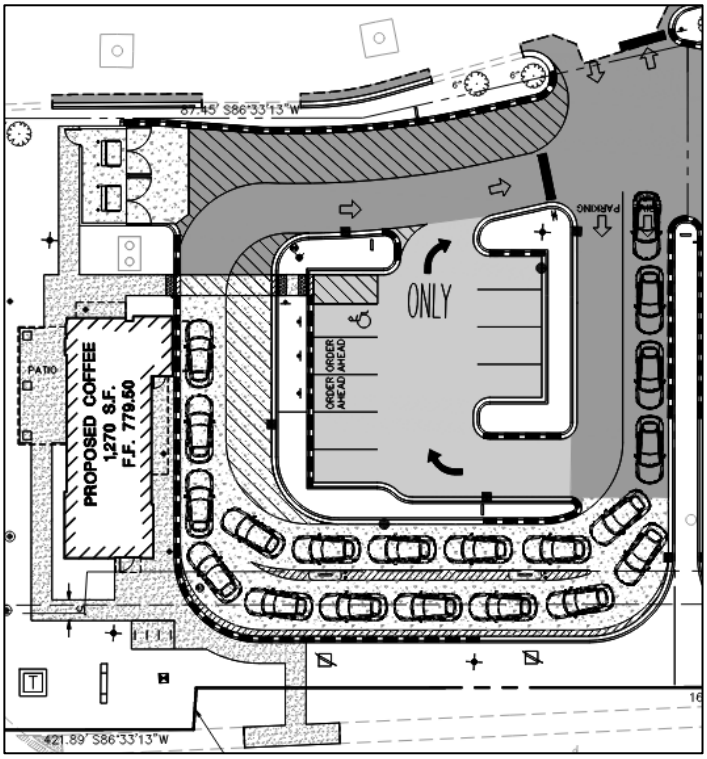
- Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Zoning Ordinance]
- Plat of Vacation [Title 15, Chapter 151, Section 151.20(E) of the Subdivision and Land Development Ordinance]
- Site Plan Approval to Construct a 1,065 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Drive Through Facility [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce Interior Parking Setback from 5’ to 1’3” [Title 15, Chapter 154, Section 154.175(D)(6)(b)(2) of the Zoning Ordinance]
- Variation to Reduce the Landscape Buffer from 10’ to 5’ [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation to Reduce foundation landscaping on the west side of the building by 10’, from 10’ to 3’ [Title 15, Chapter 154.136 (M)(1) of the Zoning Ordinance]

- Variation for an Additional Menu Board Sign [Title 15, Chapter 155, Section 155.95 of the Sign Code]
- Woodfield Regional Center Design Review

ANALYSIS

Summary:

Site Plan Approval:



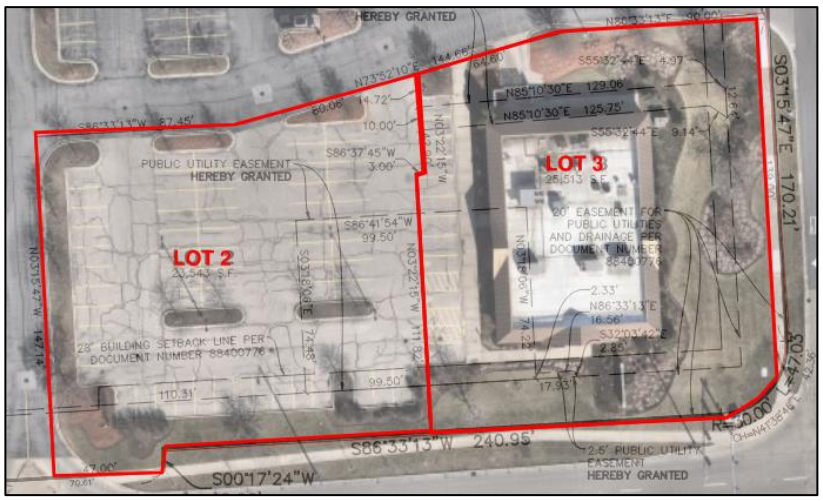
The petitioner requests a Plat of Subdivision, Site Plan Approval for a Type B Restaurant, Special Use for a Drive-Through facility, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Dutch Bros to be located at 210 E. Golf Road. The property is located at the former Outback Steakhouse site in Copley Center.

The lot is zoned B-4, Retail, Service, Motor Vehicle and is within the Golf Road Corridor Overlay District, Subdistrict C and the Woodfield Regional Center. The applicant plans to subdivide the property, currently 216 E. Golf Road, into two parcels with the addresses of 210 E. Golf Road (Lot 2) and 214 E. Golf Road (Lot 3). The subject site is planned to be developed in two phases concurrently. Lot 2 is a Dutch Bros drive-through coffee building occupying the west portion of the site with a double lane drive through which wraps the lot on the south side and wraps the building on the east side. Lot 3 to the east is a proposed Andy's Frozen Custard restaurant to be reviewed separately at the same hearing (Case No. Z2608-04). The existing vacant restaurant building and pavement will be demolished to make way for the proposed development and associated parking, drive-through lanes and landscaping. Extensive landscaping is provided around the drive lanes as well as foundation plantings around the building. Additional shrubs and perennials are provided to fill gaps in the existing landscaping within the Golf Road setback.

2 access points are provided to the shooping center; one from Golf Road and the other from Wilkening Road. Access to the lot will be provided via the existing curb cut within the internal east/west drive aisle. Dutch Bros operates exclusively as a drive-through concept, with no dine-in area and specializes in serving high-quality coffee, handcrafted energy drinks, teas, sodas and snacks including granola bars and muffin tops. The business is a drive-through concept with a dual drive-through configuration.

Customers will circulate in the drive through, going south, west, and exit going east from the same entrance. 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 5:00 am to 11 pm. At any given time, the restaurant will be staffed with 3-5 employees per shift. Nine parking spaces are provided on the east side of the building and pedestrian facilities are provided for employees to serve customers in the drive-through queue and to access the sidewalk on Golf Road. In addition, a ±315 sf patio is also proposed on the west side of the building as a walk-up service. The patio will include a pick-up window for pedestrians, cyclists, and customers who prefer not to use the drive thru. No seating is proposed on the patio.

Plat of Subdivision



The petitioner is proposing to subdivide the property in two lots. Lot 2 will be located on the west side of the property which is planned for Dutch Bros development. Lot 3 will be located on the east side of the property which will be developed with another restaurant. The remainder of the shopping center will be Lot 1. The existing zoning of the property is B-4. The proposed lots meet the minimum bulk requirements regarding lot size, width, coverage, and floor area ratio (FAR). A draft declaration of easements, covenants, conditions, and restrictions document has been 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.

A condition of approval is added to this staff report to record the plat of subdivision, and declarations, prior to the issuance of a land development permit. A separate demolition permit for the existing structure will be required but issuance of a demolition permit will not be tied to the plat of subdivision being recorded. Staff is supportive of the proposed plat of subdivision.

Special Use – Drive Through

Stand alone restaurants are permitted by right in the Golf Road Corridor Overlay District, Sub District C and drive-through restaurants require special use approval. As a drive-through based business, the applicant has proposed two drive through lanes to navigate customer traffic with stacking capacity for 20 vehicles. Customers enter the drive-through from the interior drive-aisle of the main shopping center As vehicles manuver in the drive-through, a proposed "U" shaped configuration enables customers to move through the drive-through. On the south side of the proposed parking lot, customers are greeted

and they give their orders to the Dutch Bros employees directly instead of using a speaker system. A pick up window for customers in drive-through is located on the east site of the building. Cars will exit back into the interior shopping center parking lot drive. Drive-through traffic is isolated from the parking provided to the east of the building and required landscaping is provided to buffer the drive-through lanes. The applicant has provided traffic studies to demostrate 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 comples with village code and support the business use as a Type "B" restaurant.

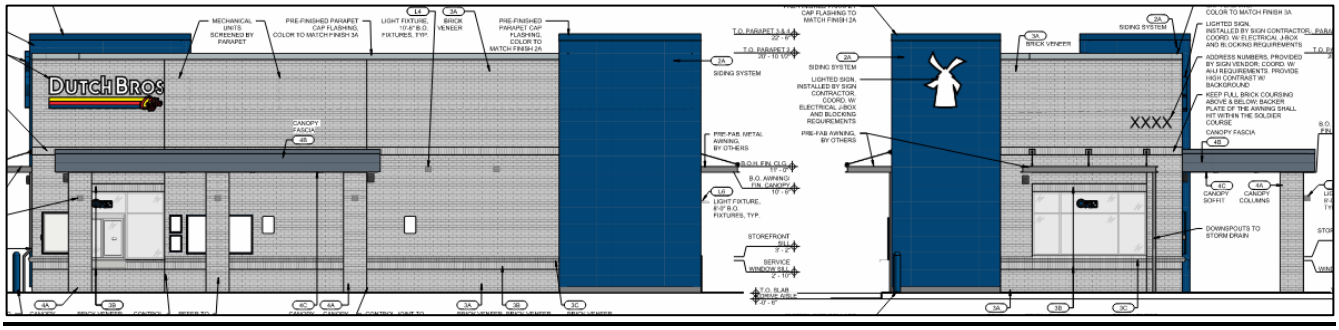
The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions and their application to the requested variation are as follows:

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 restaurant is compatible with other auto-oriented uses in the corridor. 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 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 use complies with regulations as specified in the code.

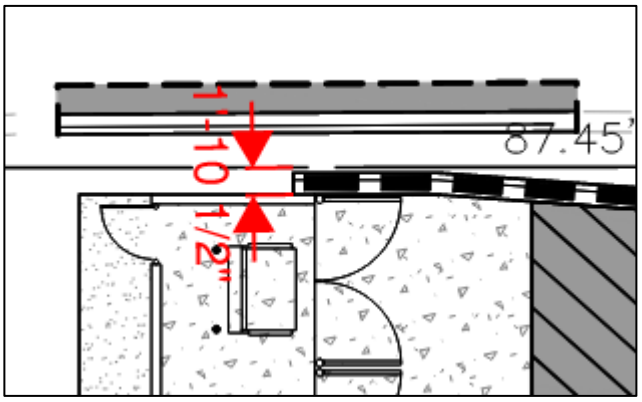
Design Analysis
The Golf Road Corridor Overlay District and Woodfield Regional Center design guidelines define material requirements for new buildings requiring high quality and durable materials with preference for brick, masonry and metal panels. All buildings in Business Districts shall be constructed of face brick or comparable material. The proposed exterior façade for Dutch Bros will be primarily constructed of brick. To provide articulation, fiber cement siding is proposed to shape the Dutch Bros corporate blue tower design. Dark gray metal awnings are proposed above all man doors and windows to provide shade. Soldier course design is also provided on the east and west sides of the elevations to help break up the façade and to provide visual interest. Staff believes the proposed design meets the Woodfield Regional Center design guidelines as well as Golf Road Corridor design requirements.



Variations

The petitioner is requesting the following variations:

Parking Setback



The B-4 zoning code requires a minimum interior parking setback between parking and loading areas from each interior side lot line to be 5 feet. The petitioner is requesting this requirement be reduced to 1'10" in a limited portion of the lot. The subject area is directly north of the proposed trash enclosure located on the north side of the building. Staff is supportive of the variation for few reasons. The reduced setback is a result of the physical configuration of the property and the need to accommodate the proposed building, drive-through circulation, parking layout, and associated site improvements within the available site area. Achieving the 5-foot setback at this location would require modifications to the established circulation and parking configuration and would create additional constraints on the functional operation of the site. Additionally, the proposed size of the trash enclosure is required based on the waste generated by the proposed restaurant. The requested reduction is limited in scope and does not adversely affect vehicular circulation, pedestrian access, or public safety. The area remains separated from the adjacent drive aisle by curbing and site improvements, and the overall site provides appropriate landscaping and screening. Given the limited extent of the encroachment and the physical constraints of the site, the requested variation is not anticipated to alter the essential character of the surrounding area or be detrimental to adjacent properties.

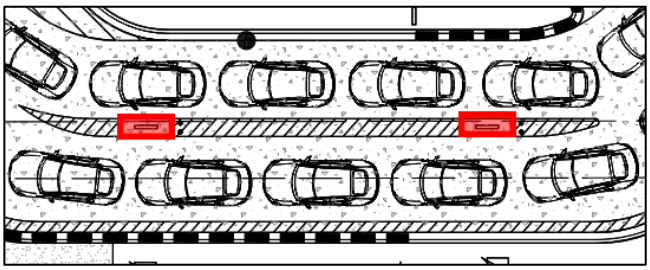
Landscape

The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 3 feet. The reduced landscaping area is necessary due to the configuration of the site and the relationship between the building, parking areas, drive-through circulation, and pedestrian access. Compliance with the 10-foot requirement would substantially constrain the functional layout of the site and require modifications to the proposed circulation and parking configuration. Although the width of the

foundation planting area is reduced, the landscape plan provides landscaping adjacent to the building to soften the building elevations and provide visual enhancement consistent with the intent of the landscaping regulations. Staff is supportive of this variation.

The petitioner is also requesting a variation to reduce the landscape bufferyard requirement on the east lot line and west lot line for the two lots. The subject area is a landscape island, roughly 6 feet wide, which separates the two lots. The landscape code requires a minimum of 10 foot wide buffer between the uses. This variation request is the result of the resubdivision. The landscape plan shows the island will include a mix of deciduous and evergreen shrubs to provide visual screening and year around landscape interest by reducing the visual impact of adjacent pavement areas. The island will also provide a designed and continuous separation between the two drive-throughs. The submitted landscape plan shows the proposed lots will exceed the required 20% landscape quantity per each lot. For these reasons, staff is supportive of this variation.

Sign



The sign code limits drive-through establishments with 1 menu board sign and 1 pre-menu board. The petitioner is requesting a variation to install a total of 4 menu board signs within the drive-through. The proposed signs will be installed between the drive-through lanes on the south side. Since the sign code does not define menu board or pre-menu board signs to be double-sided, the proposed signs are considered 4 separate signs. In reality, the signs will appear as 2 signs, but they will be utilized on both sides to advertise products offered. Staff is supportive of this variation, given that Dutch Bros primarily relies on obtaining business through their drive-thru model. The proposed menu boards will allow customers in the drive-through to browse options before orders are placed with the employees on tablets. It should be noted that the proposed menu board signs will not have the traditional speaker systems. They are intended to provide faster service to vehicles waiting in the proposed dual-lane drive through configuration.

Design Analysis (for requested signs):

Type of Sign:	Menu Board
Number of Signs:	4
Location:	Drive-through Lane
Size of Sign(s):	±21 sf
Number of Items of Information:	N/A
Illumination:	Internally Illuminated

The sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.
The strict application of the sign regulations would create an unnecessary hardship because the proposed two menu board structures are designed to serve vehicles approaching from different directions. Although the structures contain two sign faces, the code requires each face to be counted separately, resulting in a total of four menu board signs. The variation is therefore necessary to accommodate the intended two-sided design of the menu boards.

The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.
The hardship is not created by the property owner. The petitioner is proposing two menu board locations, with each structure oriented to serve vehicles traveling through the drive-through. The additional sign count is a result of the code's treatment of each side of a menu board as a separate sign.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe the menu board signs will be materially detrimental. In fact, they facilitate Dutch Bros to achieve faster order processing and less queuing times in the drive-through.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The unique condition is the configuration of the proposed drive-through and the two-sided design of the menu board structures. The signs are intended to be viewed by vehicles approaching from different directions within the drive-through circulation pattern. This condition is specific to the site and proposed use and does not generally apply to other properties throughout the village.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
The intent of the Sign Ordinance is to promote reasonable, orderly, and effective signage display which also encourages compatibility with surrounding uses and identifies businesses in an attractive manner. The menu board signs serve a public need by directing customers to browse through menu items in each drive-through lane.

Parking
The parking variation is discussed below the parking table in this report.

Zoning History:
The Shops at Copley Center property was approved for annexation on February 23, 1988 under Ordinance No. 2939 as part of the overall Golf-Roselle Development. At that time the area was rezoned to B-4 Retail, Service, and Motor Vehicle Business District (Case No. Z8707-01). The Village Board approved the site plan for the 8.05 acre L-shaped retail shopping center October 25, 1988 (Case No.

SP8809-02). In 1990, Yu's Mandarin Restaurant (Case No. Z9007-03) was granted special use approval and a 66 space parking variation for a Type "A" restaurant. In 1993, Outback Steakhouse was approved for special use approval for a Type "A" Restaurant on the outlot. In 1997, the Sandwich Shak Restaurant (Case No. Z9704-05) was approved for special use permit for a Type "C" Restaurant (no longer in operation) and a parking variation. In 1997, Yu's Mandarin Restaurant (Case No. Z9712-03) was granted an amendment to their special use permit and was approved for a 117 space parking variation which replaced the previous variation for 66 spaces. The Outback Steakhouse was approved to allow designated parking spaces for takeout in 2005 (Case No. SP0505-04). In 2012, the Village Board granted special use approval for a Type "C" restaurant named Panchero's Mexican Grill (Case No. Z1210-01). In 2015, the Village Board granted special use approval for a Type "C" Restaurant for Salata (Case No. Z1503-05). Lastly, in March of 2016 Village Board granted special use approval for a Type "C" Restaurant for Handsome Bakery (Case No. Z1602-03).

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, Motor Vehicle (Copley Center)
South: Residential/Single Family (Hoffman Estates)
East: B-4 Retail, Service, Motor Vehicle (CarMax)
West: B-4 Retail, Service, Motor Vehicle (Copley Center)

Compatibility with Surrounding Land Uses
The proposed restaurant use is compatible with the other retail and commercial uses in the Golf Road Corridor. Restaurants are a desired use in the Golf Road Corridor Overlay District. 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. The subject property is in the Golf Road Sector of the Woodfield Regional Concept Plan, an adopted element of the Village's Comprehensive Plan. The redevelopment will be in compliance with building design standards outlined in the plan. The site layout does not meet street frontage guidelines outlined in the plan, the guideline is relaxed to allow for additional stacking to facilitate a drive-through only restaurant as a restaurant is a desired use for this location. Landscaping will provide visual interest at the street frontage.

Parking
Parking for the proposed type "B" restaurant is calculated as following -

Use	Parking Rate	Required Parking
Proposed Dutch Bros Type "B" Restaurant 1,065 sq ft GFA	6 spaces per 1,000 sf NFA	6 spaces

958.5 sq ft NFA		
Required Parking		6 spaces
Provided Parking		9
Parking Surplus		3

The proposed type B restaurant will require a total of 6 parking spaces. The parking plan shows a total of 9 parking spaces will be provided. Section 154.122.D of the zoning code includes a provision that parking shall not exceed ten percent (10%) of the minimum number of parking spaces required or three (3) plus the number of parking spaces required, whichever is greater, unless otherwise approved by the village board. Since the minimum number of parking spaces required is 6, the 3 additional parking spaces complies with the maximum parking code requirement.

The petitioner is proposing 2 parking spaces on the west side of the parking row be utilized for mobile/online order pick up. Section 154.121. J of the zoning code includes regulations for short-term parking. A maximum of 4% or 15 spaces, whichever is less, of on-site parking spaces is allowed to be utilized for short-term parking. There are 9 proposed parking spaces. 4% of 9 is 0.36 spaces. Therefore, the petitioner is requesting a parking variation to dedicate 2 parking spaces in the lot for short-term parking. Staff is supportive of this variation as there is a 3-parking space surplus for the proposed development. The 2 spaces will allow for mobile order customers to park and have their ordered delivered to their vehicles.

PLANNING

1. Prior to the issuance of a land development permit, the following documents shall be recorded and placed on file with the Cook County Clerk
    a. Plat of Subdivision
    b. Reciprocal easement agreement
    c. Shared maintenance agreement (Lot 2 and 3)
2. No signage is being approved with this request, except for the requested menu board sign variation. A separate sign permit will be required for all signs, including wall, ground, and menu board signs.

TRANSPORTATION

1. Prior to issuance of a land development permit, a bus pad (25' x 12') shall be provided to support current Pace ridership levels. A bus stop pad is required at petitioner’s cost for Pace Route 554. According to Pace's design guidelines, the direct sidewalk connection shall be provided on the west side of the new bus pad as this location would offer a more direct and practical connection to the public sidewalk network while minimizing potential conflicts. Additionally, the connection shall be designed to meet ADA requirements, ensuring an accessible path between the bus pad and the public sidewalk.
2. Prior to the issuance of a land development permit, a completed traffic agreement is required for each business/property per code section 154.121(K). As this agreement has not yet been received, submit the completed document for the village’s review.

3. Prior to the issuance of a land development permit, provide documentation to confirm state permit approval for the proposed sidewalk connection to Golf Road (IL-58).
4. Prior to issuance of a permit, the truck turning templates shall be updated with the 47' Schaumburg Fire Engine dimensions. The truck detail has been uploaded under attachments for the applicant's use.
5. Prior to the issuance of a land development permit, provide the OTISS Pro analysis sheets as this information was not included in the Appendix as advised in the traffic impact study. If this information is not provided, then the 8% interaction reduction shall be removed from Table 3 on page 13.
6. Prior to issuance of a land development permit, the Synchro analysis shall be revised to reflect the corrected traffic volumes as identified in CBBEL's review comments of the traffic impact study. Once the volumes have been updated, the applicable Synchro inputs shall also be revised to ensure the analysis accurately reflects the proposed conditions.
7. Prior to the issuance of a land development permit, the recommended signal timing adjustments shall be provided for the nearby signalized intersections based on the traffic data and analysis conducted as part of the traffic impact study. Include the recommended timing modifications in the revised study for review and coordination with the applicable signal agency.
8. Prior to issuance of a building permit, a traffic management plan shall be provided addressing vehicle queueing associated with the development. While there appears to be sufficient capacity before vehicle stacking becomes an operational concern, the plan should identify how queues will be managed to ensure vehicles remain within the parking lot and do not extend into the public right-of-way.

BUILDING

1. Maneuvering clearances per Illinois Accessibility Code Section 404.2.4 shall remain clear at all doors following final placement of all furniture, fixtures, and equipment.
2. Minimum number of plumbing fixtures shall be based on Illinois Plumbing Code Section 890, Appendix A, Table B.
3. No public restroom facilities are shown. Provide occupant load calculations and a plumbing fixture analysis in accordance with 2014 Illinois Plumbing Code Section 890.810 to demonstrate compliance with fixture requirements and establish whether the applicable exception allowing public restrooms to be omitted applies.

FIRE

1. If an FDC is provided for Dutch Bros, it shall be provided at the northeast corner of the building.
2. Verify with your fire protection engineer that a two-inch water service will be adequate to meet the needs of the sprinkler system.

ENGINEERING

1. On the Demo plan, the existing water service in the NE side of the site will need to be disconnected using a stainless steel repair sleeve.
2. Work in the Golf Road ROW will require an IDOT permit.
3. Add Village of Schaumburg standard easement provisions to the Plat of easement Add an easement to the Plat and the utility Plan for the looped water main.

EPW

1. All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work.
2. Provide watermain loop easement on plat and engineering plans.

RECOMMENDATION

Staff has reviewed the requested special use and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Plat of Subdivision, Site Plan Approval, Special Use Approval for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Dutch Bros, to be located at 210 E. Golf Road, Case No. Z2603-01, 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 a land development permit, the following documents shall be recorded and placed on file with the Cook County Clerk
   a. Plat of Subdivision
   b. Reciprocal easement agreement
   c. Shared maintenance agreement (Lot 2 and 3)
5. No signage is being approved with this request, except for the requested menu board sign variation. A separate sign permit will be required for all signs, including wall, ground, and menu board signs.
6. 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.
7. If an FDC is provided for Dutch Bros, it shall be provided at the northeast corner of the building.
8. Verify with your fire protection engineer that a two-inch water service will be adequate to meet the needs of the sprinkler system.
9. Prior to issuance of a land development permit, a bus pad (25' x 12') shall be provided to support current Pace ridership levels. A bus stop pad is required at petitioner's cost for Pace Route 554. According to Pace's design guidelines, the direct sidewalk connection shall be provided on the west

side of the new bus pad as this location would offer a more direct and practical connection to the public sidewalk network while minimizing potential conflicts. Additionally, the connection shall be designed to meet ADA requirements, ensuring an accessible path between the bus pad and the public sidewalk.

10. Prior to the issuance of a land development permit, a completed traffic agreement is required for each business/property per code section 154.121(K). As this agreement has not yet been received, submit the completed document for the village's review.
11. Prior to the issuance of a land development permit, provide documentation to confirm state permit approval for the proposed sidewalk connection to Golf Road (IL-58).
12. Prior to issuance of a permit, the truck turning templates shall be updated with the 47' Schaumburg Fire Engine dimensions. The truck detail has been uploaded under attachments for the applicant's use.
13. Prior to the issuance of a land development permit, provide the OTISS Pro analysis sheets as this information was not included in the Appendix as advised in the traffic impact study. If this information is not provided, then the 8% interaction reduction shall be removed from Table 3 on page 13.
14. Prior to issuance of a land development permit, the Synchro analysis shall be revised to reflect the corrected traffic volumes as identified in CBBEL's review comments of the traffic impact study. Once the volumes have been updated, the applicable Synchro inputs shall also be revised to ensure the analysis accurately reflects the proposed conditions.
15. Prior to the issuance of a land development permit, the recommended signal timing adjustments shall be provided for the nearby signalized intersections based on the traffic data and analysis conducted as part of the traffic impact study. Include the recommended timing modifications in the revised study for review and coordination with the applicable signal agency.
16. Prior to issuance of a building permit, a traffic management plan shall be provided addressing vehicle queueing associated with the development. While there appears to be sufficient capacity before vehicle stacking becomes an operational concern, the plan should identify how queues will be managed to ensure vehicles remain within the parking lot and do not extend into the public right-of-way.
17. 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. Include information in the "Owner's Name and Address" text block.
18. On the Demo plan, the existing water service in the NE side of the site will need to be disconnected using a stainless steel repair sleeve.
19. Work in the Golf Road ROW will require an IDOT permit.
20. Add Village of Schaumburg standard easement provisions to the Plat of easement. Add an easement to the Plat and the utility Plan for the looped water main.
21. The Village GIS shows an invert of 776.1 at sanitary MH W064 (to the north of site). The plans show an invert of 772.77 at the last MH leaving the site. This invert appears to be lower than the Village invert to the north. Atwell Aug 12 response letter says a lift station will no longer be required based on field information. Provide more information regarding the field verification. Provide a basic

profile of the sanitary sewer from the west end of the site to the connection at Village MH W064 on the east side of Wilkening Road.

22. Add Schaumburg water main notes regarding cut in Tee connection and EPW shut down process.
23. Confirm min 10 feet separation from water main to building foundations.
24. All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work.
25. Only a cut in tee is permissible when connecting utilities to village main.
26. Provide watermain loop easement on plat and engineering plans.
27. 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. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
28. Prior to the issuance of a Building Permit, the building plans must be revised to address the following:
    a. Maneuvering clearances per Illinois Accessibility Code Section 404.2.4 shall remain clear at all doors following final placement of all furniture, fixtures, and equipment.
    b. Minimum number of plumbing fixtures shall be based on Illinois Plumbing Code Section 890, Appendix A, Table B.
    c. No public restroom facilities are shown. Provide occupant load calculations and a plumbing fixture analysis in accordance with 2014 Illinois Plumbing Code Section 890.810 to demonstrate compliance with fixture requirements and establish whether the applicable exception allowing public restrooms to be omitted applies.
29. Prior to the issuance of a Land Development Permit, the engineering plans must be revised to address the following:
    a. All crosswalks should be white pavement marking striping in accordance with IDOT Detail TC-13.
    b. Any striping separating vehicle movements of vehicles traveling in the same direction should be white. Other gore areas should be yellow.
    c. The following items should be added to the cover page of the plans:
        i. It should be signed and stamped by a registered Professional Engineer of the State of Illinois.
        ii. Add drainage certification.
        iii. Add the MWRD Job Start Stamp.
        iv. Add the storm/sanitary sewer routing exhibit
    d. Provide MWRD General Notes on the engineering plans.
    e. MWRD requires that a Drainage Exhibit and Maintenance & Monitoring Exhibit be included as their own plan sheets.
    f. Include the shop drawings for the underground detention in the final engineering plans.
    g. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for the offsite areas that drain through the project site. Since the design involves underground detention, the storm sewer shall be sized for a 100-year capacity.

h. 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.
i. 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 P
    iv. Schedule R
    v. Fee Payment Voucher Form

20. Prior to the issuance of a Land Development Permit, the landscape plans must be revised to address the following:
    i. On sheet L1, existing tree #5 is indicated to be removed, but on sheet L2 it is indicated to remain. Adjust sheet L2 to show a replacement tree at this location
    ii. The adjoining tree #4 is indicated to remain. However, the new proposed curb is within inches of its trunk. Revise to remove and replace.
    iii. At the north end of the building, a rose (R3) is proposed directly on top of a sanitary sewer lid. Revise planting bed.
    iv. A tree (ZS) is proposed at the southeast parking lot island. It is estimated that maximum soil depth at this location is less than 15". The average depth of a 2 1/2" tree is 16-18" inches. Either increase the curb height to accommodate the tree's root ball or provide a detail showing the planting soil mounded at this location.
    v. Identify the hatch pattern shown on the plans as sod and remove all reference of seed from the plans.
    vi. Show the install sizes of the proposed plants on the plant schedule.
21. Prior to the issuance of a Land Development Permit, the photometrics plan must be revised to address the following:
    i. Three light poles are orientated oddly, is this the intended design? If so, then provide angles on the plans for each so the contractor knows how to orientate the anchor bolts in the foundations.
    ii. The parking lot ave/min uniformity exceeds the values in the Village Ordinance 151.10.2 (A) for high level activities. The Avg/Min value should not exceed 3:1.
    iii. The parking lot minimum and average illuminance values do not meet the Village Ordinance 151.10.2 (A) for high level activities. The minimum shall be at least 0.9 footcandles and the average shall be at least 2.0 footcandles.
    iv. In the luminaire schedule include the following information for each luminaire: arm length, and tilt (referenced above horizontal) to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties. Fixtures without arms shall show a 0ft arm.
    v. The electric drawing shows the top of foundation at 36 inches minimum above grade. The top of foundation shall be no more than four inches above finished grade. The photometric plan should also reflect this.

vi. Indicate the pole/luminaire full make/model numbers on the light pole detail.
vii. Foundation shall include grounding and ground rod per village ordinance.
viii. Provide a pole handhole wiring detail showing how all underground and pole wires (including ground wires) are spliced inside poles as well as showing a fuse/fuse holder type and rating. Label the luminaire circuit voltage and pole wiring size/type.
ix. The minimum underground conduit size is 1" diameter.
x. Provide the quantity and type of wires for the site lighting, stating "#8's" is not sufficient. All site lighting conduit runs shall include a ground wire.

30. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Title Sheet, Sheet No. 1, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    b. Existing Conditions and Demolition Plan, Sheet No. 2, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    c. Soil Erosion and Control Plan, Sheet No. 3, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    d. Soil Erosion and Control Plan Details, Sheet No. 4, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    e. Site Conditions and Paving Plan, Sheet No. 5, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    f. Stacking Plan, Sheet No. 6, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    g. Grading Plan, Sheet No. 7, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    h. Utility Plan, Sheet No. 8, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    i. Construction Details, Sheet No. 9, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    j. Construction Details, Sheet No. 10, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    k. Construction Details, Sheet No. 11, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    l. Village of Schaumburg Standard Notes, Sheet No. 12, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.

m. Construction Specifications, Sheet No. 13, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
n. Landscape Title Sheet, Sheet L0, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
o. Tree Preservation Plan, Sheet L1, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
p. Landscape Plan, Sheet L2, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
q. Landscape Specifications, Sheet L3, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
r. Photometric Plan, Sheet E0.01, prepared by Chipman Design Architecture INC, dated February 27, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
s. Truck Turning Templates, Sheet 1 of 1, prepared by Manhard Consulting, dated May 26, 2026, and received by the Community Development Department on August 17, 2026.
t. Equipment Plan, Sheet A1.0, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
u. Life Safety Plan, Sheet G0.2, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
v. Building Elevations, Sheet A6.1, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
w. Trash Enclosure Plan/Elevations, Sheet A9.3, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
x. Site & Building Signage Details, Sheet SP1.1, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
y. Final Plat of Subdivision, Sheets 1 through 3, prepared by ATWELL, dated October 17, 2025, and received by the Community Development Department on August 17, 2026.
z. Plat of Vacation, Sheet 1 of 1, prepared by ATWELL, dated October 17, 2025, and received by the Community Development Department on August 17, 2026.
aa. Project Narrative, prepared by ATWELL, dated August 12, 2026, and received by the Community Development Department on August 17, 2026.
bb. Dutch Bros Project Narrative, prepared by Dutch Bros, received by the Community Development Department on August 17, 2026.

Pc: Petitioner

Property Owner

Development Review Application

DEVR-26-20

Submitted On: Mar 27, 2026

Applicant

Evan Boulware

[redacted]

Primary Location

216 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

Z2603-01 / COPLEY CENTER OUTLOT REDEVELOPMENT / 210 E. Golf Road / Site Plan Approval, Preliminary and Final Plat of Subdivision, Special Use for a Drive-Through Facility, Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Engineer on behalf of property owner

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Adam Firsel

Property Owner Street Address

110 Parkway North Boulevard

Property Owner City

Deerfield

Property Owner State

Illinois

Property Owner Zip Code

60015

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-10-400-032-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

--

Parking Variation

--

Landscape Variation

--

Setback Variation

--

Shopping Center Signage Plan Approval / Amendment

false

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

true

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

true

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

We request PRG review for the proposed subdivision and improvements which include the development of two buildings, each on their own lot. The west lot will include a Dutch Bros Drive Thru Coffee Development, the east will include Andy's Frozen Custard, also a drive-thru. It is our understanding that Special Use is required for the drive-thru use. Site plan approval and plat of subdivision approval will also be necessary for this development.

Plat Information

Acreage - Plat

1.126

Project Staff

Type

Developer

If Other, Describe

--

Company Name

Core Acquisitions

Staff Name

Adam Bell

Staff Mailing Address
110 Parkway North Boulevard

Staff Phone Number
7733977625

Staff Email
abell@coreacq.com

Type
Engineer

If Other, Describe
--

Company Name
Atwell

Staff Name
Evan Boulware

Staff Mailing Address
One E Wacker Dr, Suite 2700, Chicago IL

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Architect

If Other, Describe
--

Company Name
Chipman Design Architecture

Staff Name
Elizabeth Kivland

Staff Mailing Address
1350 E Touhy Avenue

Staff Phone Number
[redacted]

Staff Email
[redacted]

Type
Architect

If Other, Describe
--

Company Name
Hufft

Staff Name
Wesley Yngsdal

Staff Mailing Address
Kansas City

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

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.

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.

Applicant Signature

true





Subject Property

Z2603-01

Copley Center Outlot Redevelopment - Dutch Bros

Site Plan Approval, Preliminary and Final Plat of Subdivision, Special Use for a Drive-Through Facility (Dutch Bros), Parking Variation, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review

0 60 120
Feet

VILLAGE OF SCHAUMBURG

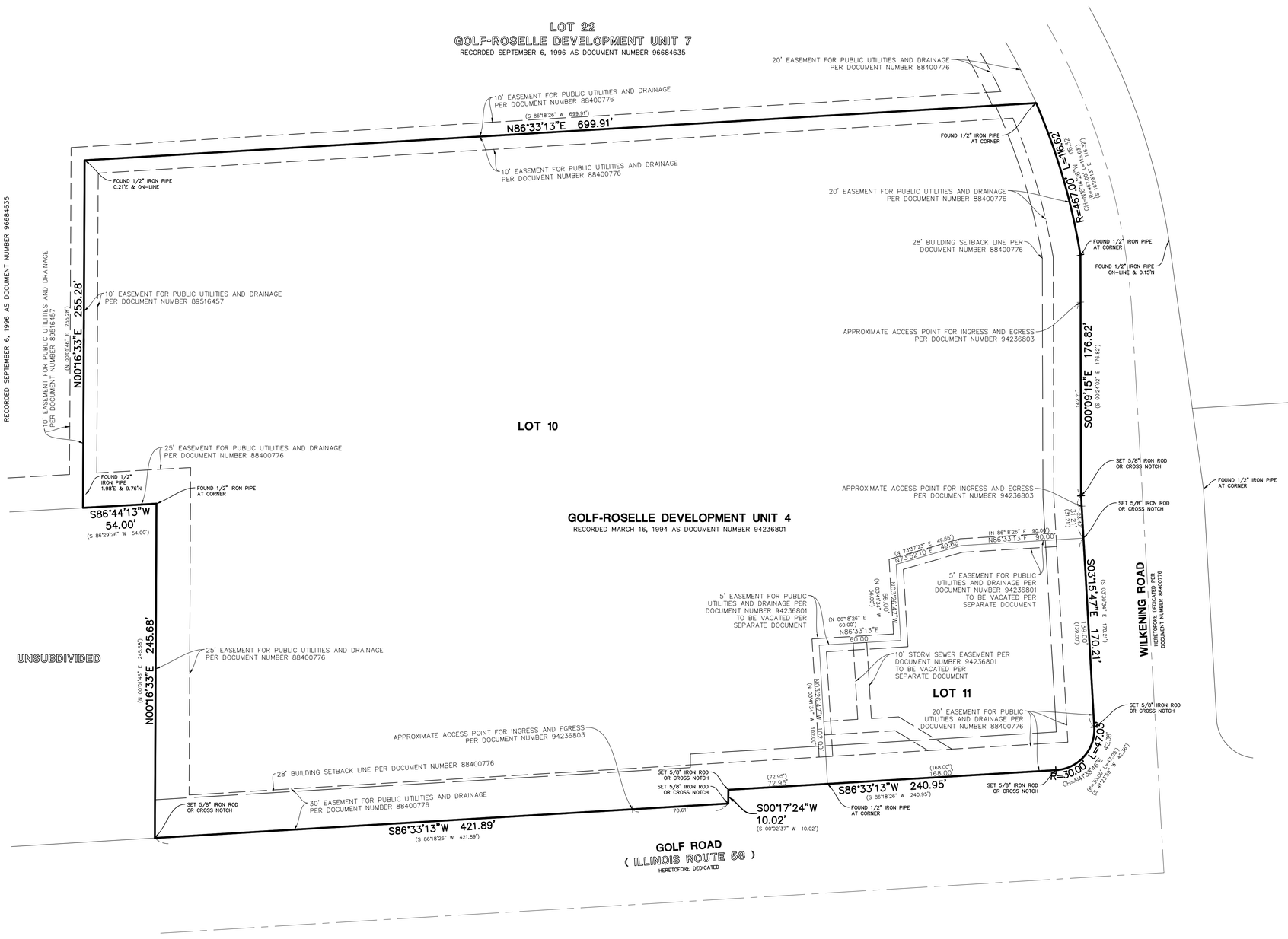
210 E. Golf Rd

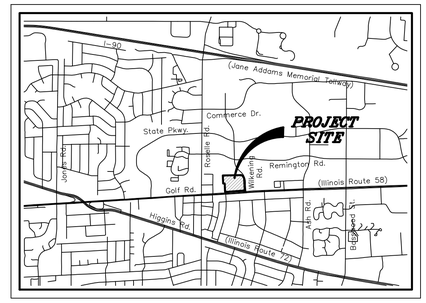
Prepared By:
Village of Schaumburg
Community Development Department

FINAL PLAT
OF
GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





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.

SURVEY PREPARED FOR

CORE COPLEY OUTLET LLC
10 PARKWAY NORTH BOULEVARD
SUITE 120
DEERFIELD, IL 60015

SUBMITTED BY/RETURN TO:

NEW LENOX (CHICAGO) ASLI VII, LLC
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

EXISTING PROPERTY AREA

LOT 10: 321,592 SQUARE FEET (7.382 ACRES)
LOT 11: 29,003 SQUARE FEET (0.666 ACRES)

TOTAL AREA: 350,595 SQUARE FEET 8.048 ACRES)

EXISTING PIN

LOT 10: 07-10-400-031-0000
LOT 11: 07-10-400-032-0000

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. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ATWELL, LLC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1	EXISTING BOUNDARY AND EASEMENT INFORMATION
SHEET 2	PROPOSED LOT & EASEMENT GEOMETRY
SHEET 3	CERTIFICATES

LEGEND

- ——— = EX. PROPERTY LINE
- ——— = EX. LOT LINE
- — · — = EX. CENTERLINE
- — — — = EX. EASEMENT LINE
- —— —— = EX. BUILDING SETBACK LINE
- (0.00) = RECORD DIMENSION
- 0.00 = MEASURED DIMENSION
- 0.00 = BOUNDARY DIMENSION

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

DRAWN BY | REVISIONS | DATE

GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT

PROJ. MGR.: JID
PROJ. ASSOC.: JID
DRAWN BY: NAL
DATE: 10/17/25
SCALE: 1"=40'

SHEET 1 OF 3
CAQSCIL01

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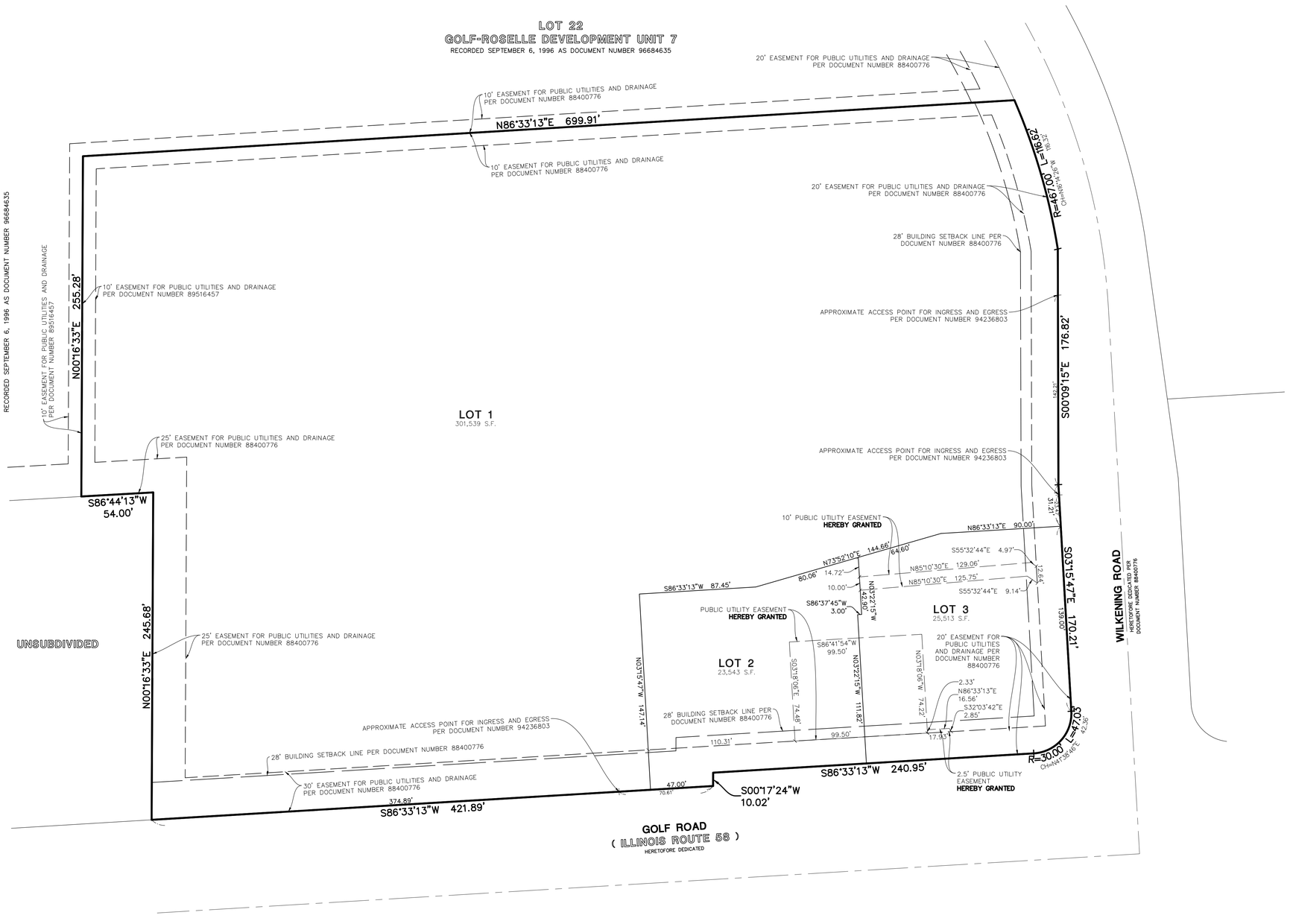
August 7, 2025 - 13:13 Dwg Name: \\vcl-ia-nas\Projects-1\CivilCad\01\Data\Surv\Final Drawings\Plat of Subdivision\Final\01-03-CAQSCIL01-PS-1.dwg Updated By: NJachowicz

FINAL PLAT
OF
GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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.

LEGEND

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = EX. CENTERLINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE
- 0.00 = PROPOSED LOT DIMENSION
- 0.00 = BOUNDARY DIMENSION

PROPOSED ADDRESS

LOT 2 : 210 E. GOLF ROAD, SCHAUMBURG, IL 60195
LOT 3 : 214 E. GOLF ROAD, SCHAUMBURG, IL 60195

PROPOSED PROPERTY AREA

LOT 1: 301,539 SQUARE FEET (6.922 ACRES)
LOT 2: 23,543 SQUARE FEET (0.540 ACRES)
LOT 3: 25,513 SQUARE FEET (0.586 ACRES)

TOTAL AREA: 350,595 SQUARE FEET 8.048 ACRES)

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT

PROJ. MGR.: JID
PROJ. ASSOC.: JID
DRAWN BY: NAL
DATE: 10/17/25
SCALE: 1"=40'

SHEET
2 OF 3
CAQSCIL01

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August 7, 2025 - 13:33 Dwg Name: \\milo-nas\Projects-CV\Dataloft\Vara\Gary\Final Drawings\Plat of Subdivision\Final\01-03-CAQSCIL01-PS-1.dwg Updated By: Nschwartz

FINAL PLAT
OF
GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXISTING PIN'S

07-10-400-031-0000
07-10-400-032-0000

UPON RECORDING MAIL TO:

VILLAGE OF SCHAUMBURG
101 SCHAUMBURG COURT
SCHAUMBURG, ILLINOIS 60193

SEND TAX BILL TO:

OWNER'S NAME AND ADDRESS

_____
_____
_____
_____

VEHICULAR ACCESS NOTES – IDOT

1. VEHICULAR ACCESS NOTES TO BE PROVIDED BY IDOT

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ 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 STREETS OF WOODFIELD 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., 2026.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS
_____
_____
_____
_____

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., 2026.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D., 2026, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: _____, A.D., 2026.

BY: _____

_____
PRINTED NAME AND TITLE

ATTEST: _____

_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

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. 2026.

_____
NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E. DATE
REGION ONE ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS_____ DAY OF _____, A.D., 2026.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

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 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

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 ___ DAY OF _____, A.D., 2026.

BY: _____ _____
OWNER/ATTORNEY

_____
PRINTED NAME AND TITLE

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 JULY 30, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 7TH DAY OF AUGUST, A.D. 2026.

_____
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 10 AND 11 IN GOLF–ROSELLE DEVELOPMENT UNIT 4, BEING SUBDIVISION OF LOT 1 IN GOLF ROSELLE DEVELOPMENT UNIT 1, BEING A RESUBDIVISION OF LOTS 11 AND 12 N GOLF ROSELLE DEVELOPMENT, IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1994 AS DOCUMENT R94–236801, IN COOK COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 8.048 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 17031C0187J WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) 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 7TH DAY OF AUGUST, A.D. 2026.

_____
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: OCTOBER 17, 2025

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

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION
SCHAUMBURG, ILLINOIS
FINAL PLAT

PROJ. MGR.:	JID
PROJ. ASSOC.:	JID
DRAWN BY:	NAL
DATE:	10/17/25
SCALE:	N.T.S.

SHEET
3 OF 3
CAQSCIL01

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August 7, 2026 - 13:13 Data Name: \\chi-lo-cas\Projects-1\Cagsd01\Data\Surv\Final Drawings\Plat of Subdivision\Final\01-cs1-CAQSCIL01-PS-1.dwg Updated By: NJachowicz

PLAT OF VACATION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLAT PREPARED FOR

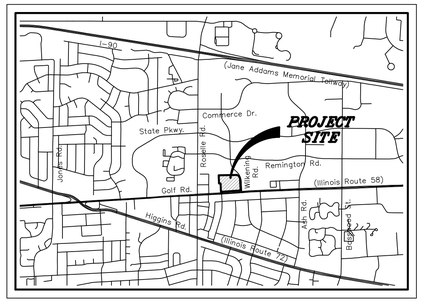
CORE COPLEY OUTLET LLC
10 PARKWAY NORTH BOULEVARD
SUITE 120, DEERFIELD, IL 60015

SUBMITTED BY/RETURN TO

NEW LENOX (CHICAGO) ASLI VII, LLC
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

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.



LOCATION MAP

NOT TO SCALE



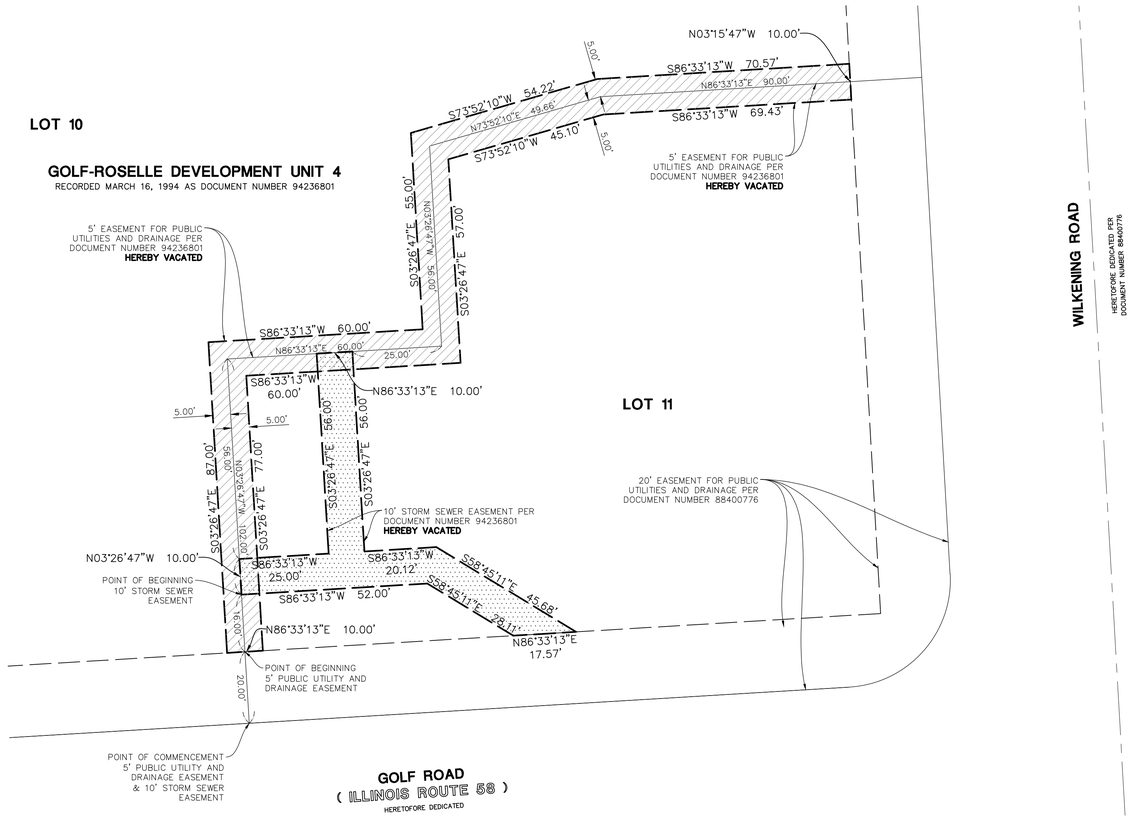
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- = EX. EASEMENT TO BE VACATED LINE
- = EX. LOT LINE
- = EX. CENTERLINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE
- 0.00 = RECORD DIMENSION
- = 10' STORM SEWER EASEMENT PER DOCUMENT NUMBER 94236801 TO BE VACATED
- = 10' EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PER DOCUMENT NUMBER 94236801 TO BE VACATED



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CORE COPLEY OUTLET LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF VACATING CERTAIN EASEMENTS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, A.D., 2026.

BY: _____

_____
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

CORE COPLEY OUTLET LLC
10 PARKWAY NORTH BOULEVARD
SUITE 120, DEERFIELD, IL 60015

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/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/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

ACCEPTANCE OF PUBLIC UTILITY & DRAINAGE EASEMENT & STORM SEWER VACATION CERTIFICATE

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY EASEMENT RECORDED AS DOCUMENT NUMBER 94236801 AS SHOWN HEREON.

ACCEPTED: _____ DATE: _____
AT&T CORPORATION

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NICOR GAS

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
XFINITY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
VILLAGE OF SCHAUMBURG

_____
PRINTED NAME AND TITLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND CITY BOARD OF THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 2026

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF SCHAUMBURG, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SCHAUMBURG, AT ITS MEETING HELD ON _____, A.D. 2026. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SCHAUMBURG, ILLINOIS.

_____
VILLAGE CLERK

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

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

3. THIS PLAT WAS PREPARED FOR CORE COPLEY OUTLET LLC BASED ON AN ALTA SURVEY COMPLETED BY ATWELL, LLC DATED JULY 16, 2026.

4. ATWELL, LLC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184005876, EXPIRES APRIL 30, 2027.

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 7TH DAY OF AUGUST, A.D. 2026.

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT WE, ATWELL, LLC HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING EASEMENTS AS SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF AUGUST, A.D., 2026.

Jacob I. Dunham
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966
LICENSE EXPIRES: NOVEMBER 30, 2026

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

AREA OF VACATION FOR 10 FOOT STORM SEWER EASEMENT

1,465 SQUARE FEET (0.034 ACRES)

AREA OF VACATION FOR 5 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE

3,177 SQUARE FEET (0.0729 ACRES)

DRAWN BY | REVISIONS | DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

GOLF-ROSELLE DEVELOPMENT UNIT 4 RESUBDIVISION
SCHAUMBURG, ILLINOIS
PLAT OF VACATION

PROJ. MGR.: JID
PROJ. ASSOC: JID
DRAWN BY: NAL
DATE: 10/17/25
SCALE: 1"=20'

SHEET
1 OF 1
CAQSCIL01

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August 6, 2026 - 14:51 Dwg Name: \\vnol-ho-nas\Projects-LO\Projects\01\Vault\Survey\Final Drawings\Plat of Vacation\01-CAQSCIL01-PV.dwg Updated By: Nkotecwicz

Proposed Improvements
for

COPLEY CENTER OUTLOT - REDEVELOPMENT

210-214 E GOLF ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS 60173

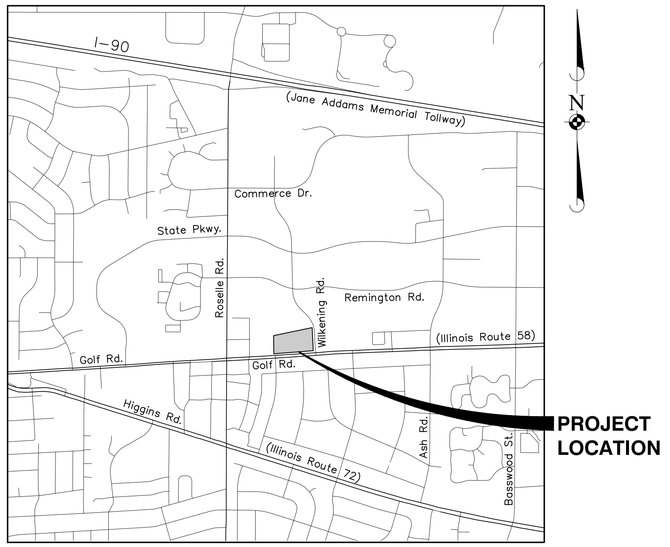
STANDARD SYMBOLS

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/L
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 / T	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	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		

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
N.T.S.

CORE AQUISITIONS
10 PARKWAY NORTH BOULEVARD SUITE 120
DEERFIELD, ILLINOIS
CONTACT: ADAM BELL
PHONE:(312) 881-6491

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INDEX OF SHEETS

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1	TITLE SHEET
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3	SOIL EROSION AND CONTROL PLAN
4	SOIL EROSION AND CONTROL PLAN DETAILS
5	SITE CONDITIONS AND PAVING PLAN
6	STACKING PLAN
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8	UTILITY PLAN
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10	CONTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	VILLAGE OF SCHAUMBURG STANDARD NOTES
13	CONSTRUCTION SPECIFICATIONS

NOTE:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY ATWELL, LLC ON OCTOBER 15, 2025. 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.

BENCHMARKS:

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINETIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK.

SITE BENCHMARK #50:
SOUTHEAST ARROW BOLT OF FIRE HYDRANT. LOCATED APPROXIMATELY 222 FEET NORTH OF CENTERLINE OF GOLF ROAD (ILLINOIS ROUTE 58) AND 198 FEET WEST OF CENTERLINE OF WILKENING ROAD.

ELEVATION = 780.72 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #51:
CUT SQUARE ON WEST SIDE OF TOP OF CONCRETE LIGHT POLE BASE. LOCATED APPROXIMATELY 139 FEET NORTH OF CENTERLINE OF GOLF ROAD (ILLINOIS ROUTE 58) AND 406 FEET WEST OF CENTERLINE OF WILKENING ROAD.

ELEVATION = 780.25 DATUM=NAVD88-GEOID 18

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

UTILITY CONTACTS	
ELECTRIC COMED 1500 FRANKLIN BLVD. LIBERTYVILLE, IL 60048 (847) 816-5401	ENGINEERING & PUBLIC WORKS VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193 (847) 895-7100
GAS NICOR GAS 615 EASTERN AVE BELLWOOD, IL 60104 (708) 544-5707 EXT. 292	TELEPHONE AT&T 255 EAST CHICAGO STREET ELGIN, IL 60120 (630) 462-2481
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

SEAL

DRAWN BY	REVISIONS	DATE
MEJ	PRG RESUBMITTAL	7/30/26

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	11-21-25
SCALE:	N.T.S.

SHEET 1 OF 15
CAQ.SCIL01

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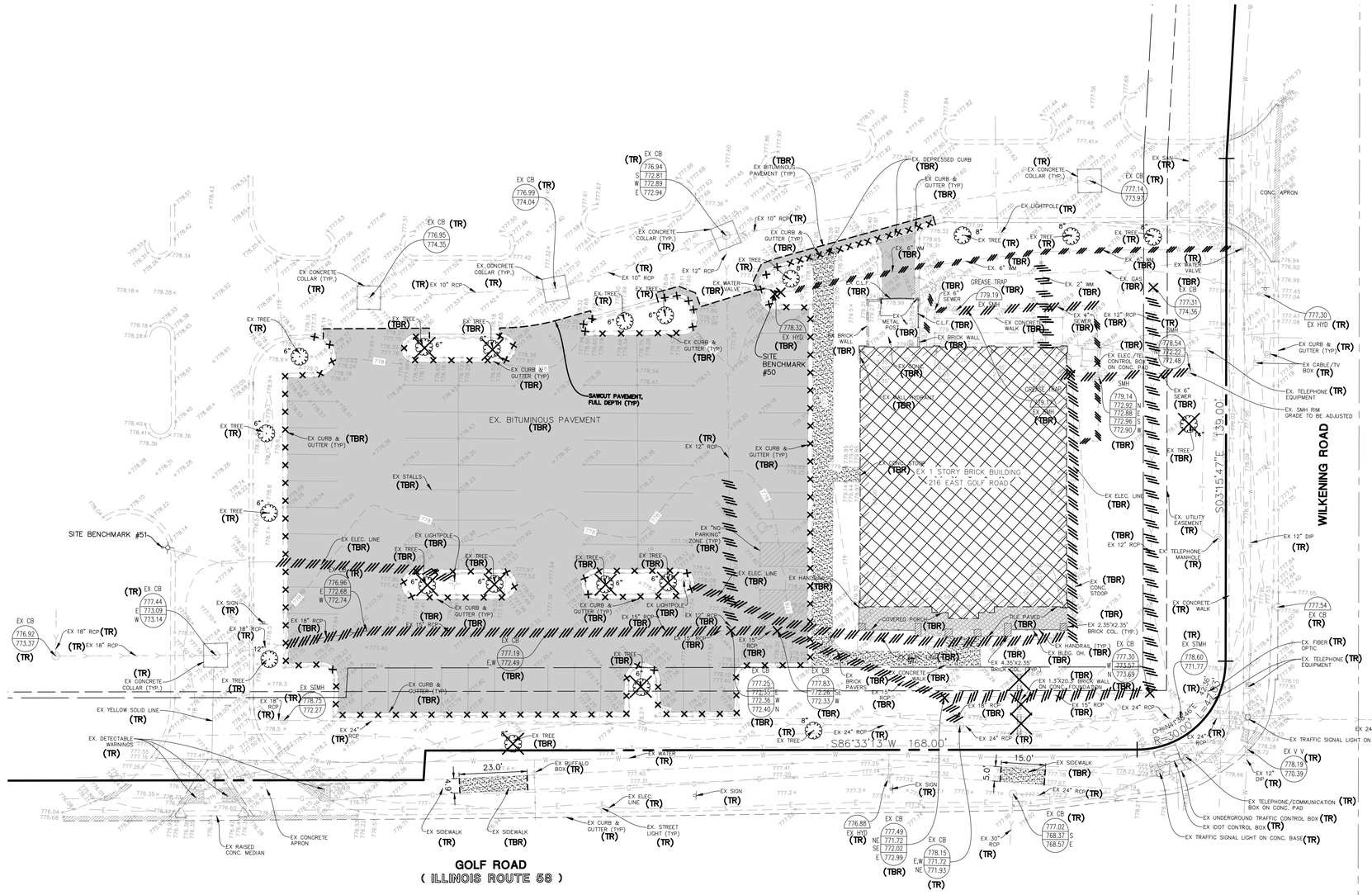
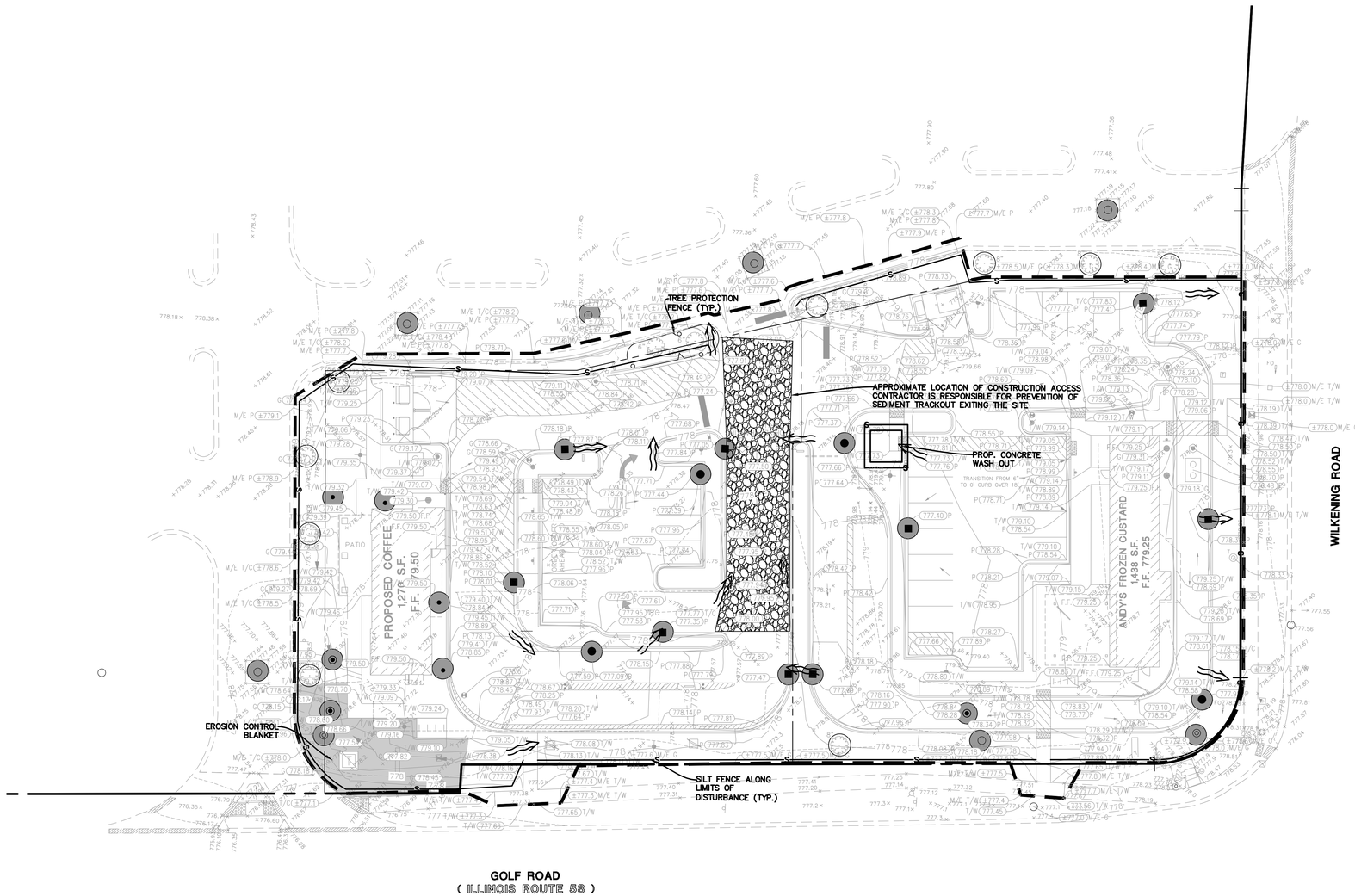

EX. BITUMINOUS PAVEMENT (TBR)
EX. 1 STORY BRICK BUILDING
216 EAST GOLF ROAD
GOLF ROAD
(ILLINOIS ROUTE 58)
WILKENING ROAD
SAWCUT PAVEMENT, FULL DEPTH (TYP)
SITE BENCHMARK #50
SITE BENCHMARK #51
CONC. APRON
EX. BRICK WALL
EX. CONCRETE WALK
EX. CONCRETE APRON
EX. RAISED CONC. MEDIAN
EX. SIDEWALK
EX. CURB & GUTTER (TYP)
EX. BUFFALO BOX
EX. STREET LIGHT (TYP)
EX. DETECTABLE WARNINGS
EX. YELLOW SOLID LINE
EX. STALLS
EX. "NO PARKING" ZONE (TYP)
EX. HANDICAP
EX. BITUMINOUS PAVEMENT (TYP)
EX. DEPRESSED CURB
EX. CONCRETE COLLAR (TYP.)
EX. LIGHTPOLE
EX. TREE
EX. WATER VALVE
EX. GAS VALVE
EX. 6" WM
EX. 2" WM
EX. 4" SEWER
EX. 6" SEWER
GREASE TRAP
EX. SMH
EX. HYD
EX. SIGN
EX. CABLE/TV BOX
EX. TELEPHONE EQUIPMENT
EX. SMH RIM GRADE TO BE ADJUSTED
EX. ELEC./TEL. CONTROL BOX ON CONC. PAD
EX. UTILITY EASEMENT
EX. TELEPHONE MANHOLE
EX. CONCRETE WALK
EX. FIBER OPTIC
EX. TELEPHONE EQUIPMENT
EX. V V
EX. TELEPHONE/COMMUNICATION BOX ON CONC. PAD
EX. UNDERGROUND TRAFFIC CONTROL BOX
EX. IDOT CONTROL BOX
EX. TRAFFIC SIGNAL LIGHT ON CONC. BASE
EX. 12" DIP
EX. 24" RCP
EX. 30" RCP
EX. 18" RCP
EX. 15" RCP
EX. 12" RCP
EX. 10" RCP
EX. CB
EX. STMH
EX. SAN
EX. 2.35'X2.35' BRICK COL. (TYP.)
EX. 4.35'X2.35' BRICK COL. (TYP.)
EX. 1.3'X20.8' BRICK WALL
EX. HANDRAIL (TYP.)
EX. BRICK OH.
EX. CONC. STOOP
COVERED PORCH
TRELLIS
EX. BRICK PAVERS
EX. METAL POST
EX. CONTROL POST
EX. WALL MOUNTED
EX. ELEC. LINE
EX. LIGHTPOLE
EX. TREE
EX. CURB & GUTTER (TYP)
EX. CONCRETE COLLAR (TYP.)
EX. CONCRETE APRON
EX. SIDEWALK
EX. STREET LIGHT (TYP)
EX. STMH
EX. SIGN
EX. ELEC LINE
EX. CURB & GUTTER (TYP)
EX. BUFFALO BOX
EX. WATER
EX. DETECTABLE WARNINGS
EX. YELLOW SOLID LINE
EX. CONCRETE APRON
EX. RAISED CONC. MEDIAN
EX. SIDEWALK
EX. CURB & GUTTER (TYP)
EX. STREET LIGHT (TYP)
EX. SIGN
EX. ELEC LINE
EX. CURB & GUTTER (TYP)
EX. SIDEWALK
EX. SIDEWALK





03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

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 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. 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.
16. 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.

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

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
- OVERFLOW ARROW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- ——o—— TREE PROTECTION

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 DETERMINED IN FIELD.
4. CUT AND FILL SITE TO PLAN SUB–GRADE.
5. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
6. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER, WATERMAIN, STORM SEWER**, UNDERGROUND DETENTION, ETC.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

DRAWN BY	DATE	REVISIONS
MEJ	7/30/26	PRG RESUBMITTAL

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CHICAGO, IL 60601
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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND CONTROL PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET 3 OF 15
CAQ.SCIL01

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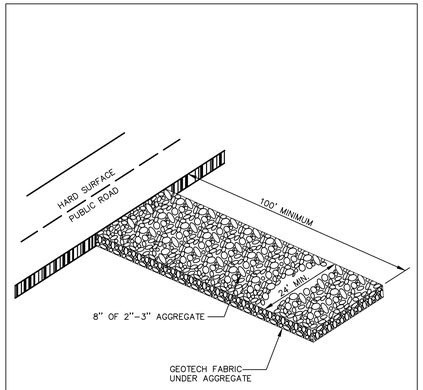
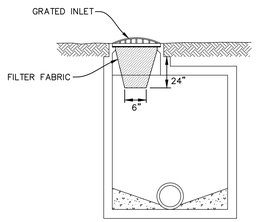
August 12, 2026 - 10:54 Dara Warner - \\Cbgis01\Data\Land Projects\Plan Set\SOIL EROSION AND CONTROL.dwg Updated By: arjunsmith



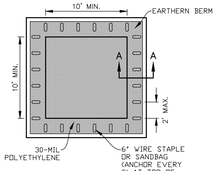
NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE

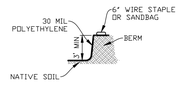


NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

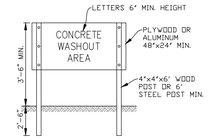
06-01-15
FILTER BASKET INLET SEDIMENT FILTER
EC-ST-FB-INLETPROTECT



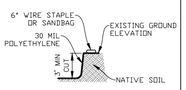
PLAN VIEW



EARTHEN BERM ANCHOR SECTION A-A



SIGN DETAIL

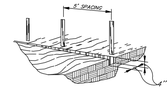


SUBGRADE ANCHOR SECTION A-A

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

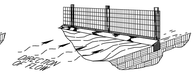
1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.



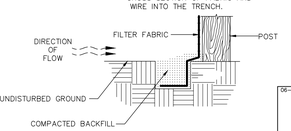
2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.



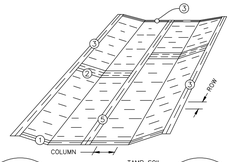
3. BACKFILL AND COMPACT THE EXCAVATED SOIL.

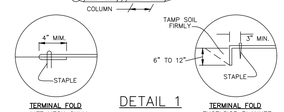


CROSS SECTION OF FABRIC AND WIRE INTO THE TRENCH.



06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE





DETAIL 1

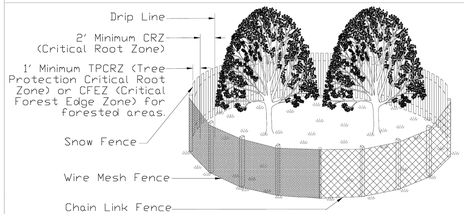


DETAIL 2

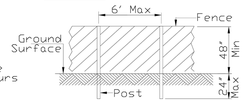
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

06-01-17
EROSION BLANKET PLAN
S-EC-EROSION-BLANKET1

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 (OC) 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 ATWELL DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY	DATE	REVISIONS
MEJ	7/30/26	PRC RESUBMITTAL

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847-404-3760

COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND CONTROL PLAN DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: AS
DATE: 11-21-25
SCALE: N.T.S.

SHEET 4 OF 15
CAQ.SCIL01

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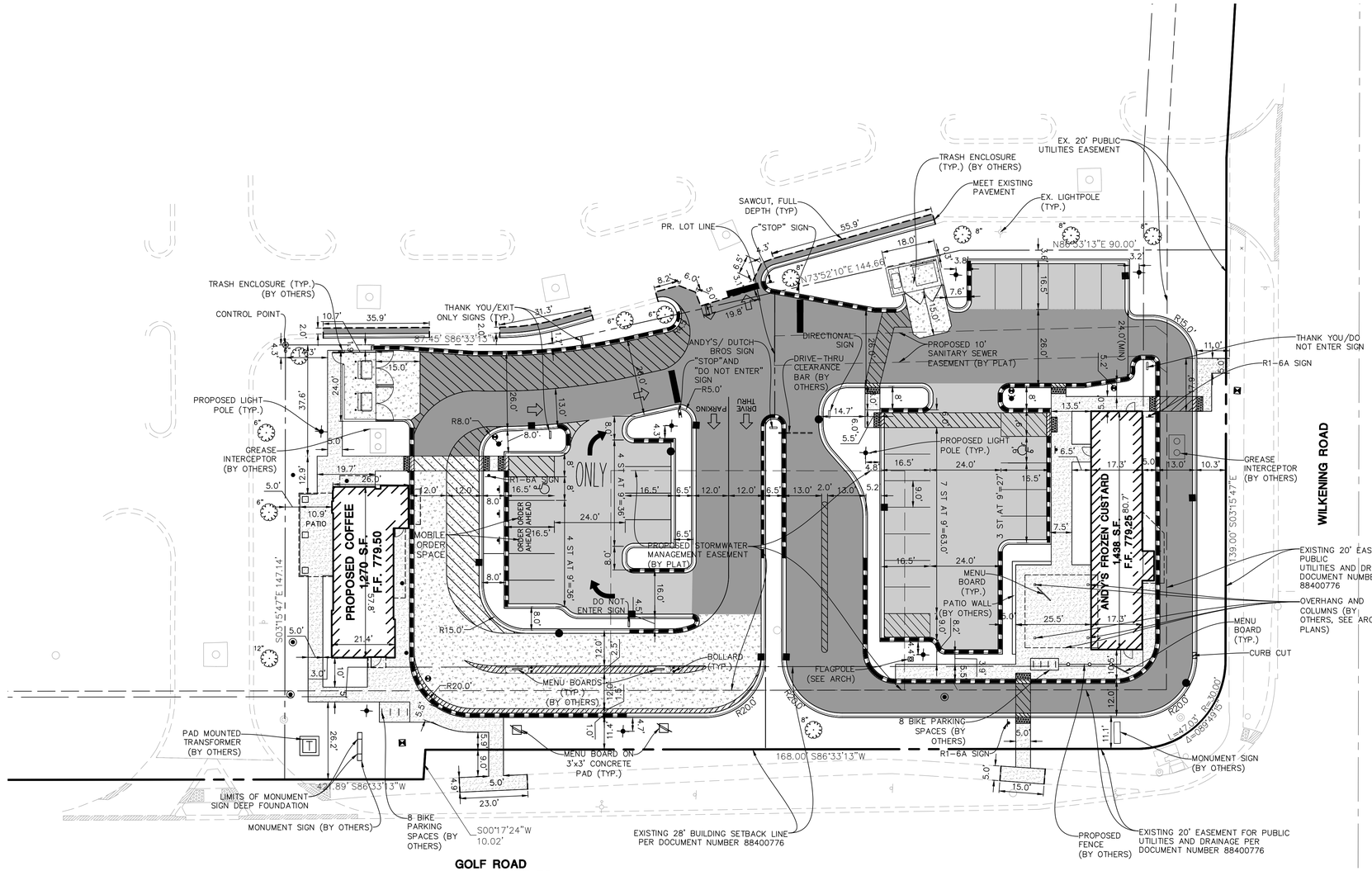
August 12, 2026 - 10:54 Data Name: I:\Projects\Vara\Civil\Final Drawings\Plan Set\SOIL EROSION AND CONTROL.dwg Updated By: cstuenzun



SITE DATA

SITE AREA ANDY'S FROZEN CUSTARD	±0.58 AC. (25,509.2 S.F.)
EXISTING ZONING	B-4
PROPOSED ZONING	B-4
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
STANDARD PARKING REQUIRED	18 SPACES
STANDARD PARKING PROVIDED	16 SPACES
TOTAL PARKING PROVIDED	17 SPACES
PARKING RATIO	12.09 SPACES/1000 S.F.
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	8 SPACES
FLOOR-TO-AREA RATIO	5.64% (40% MAX)
CANOPY AREA	722 S.F.
PAVEMENT AREA	13,075 S.F.
SIDEWALK AREA	2,357 S.F.
LANDSCAPE AREA	10,077.2 S.F.
SITE AREA DUTCH BROS COFFEE	±0.54 AC. (23,546.6 S.F.)
EXISTING ZONING	B-4
PROPOSED ZONING	B-4
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
STANDARD PARKING REQUIRED	8 SPACES
STANDARD PARKING PROVIDED	8 SPACES
TOTAL PARKING PROVIDED	9 SPACES
PARKING RATIO	9.94 SPACES/1000 SF
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	8 SPACES
FLOOR-TO-AREA RATIO	5.39% (40% MAX)
CANOPY AREA	468 S.F.
PAVEMENT AREA	13,615 S.F.
SIDEWALK AREA	1,969 S.F.
LANDSCAPE AREA	7,962.6 S.F.

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. CONTRACTOR SHALL REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS AND TYPES OF ALL SIGNS AND PAVEMENT MARKINGS

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS TO BE NORTHWEST PROPERTY CORNER. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, 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

SCHAUMBURG CONCRETE SIDEWALK (SEE DETAIL)
5" PORTLAND CEMENT CONCRETE
2" COMPACTED AGGREGATE BASE COURSE, TYPE B

NOTE: REFER TO GEOTECHNICAL REPORT RECOMMENDATION BY CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING INC., DATED JANUARY 12, 2026

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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CHICAGO, IL 60601
847.404.3760

COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE CONDITIONS AND PAVING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET 5 OF 15
CAQ.SCIL01

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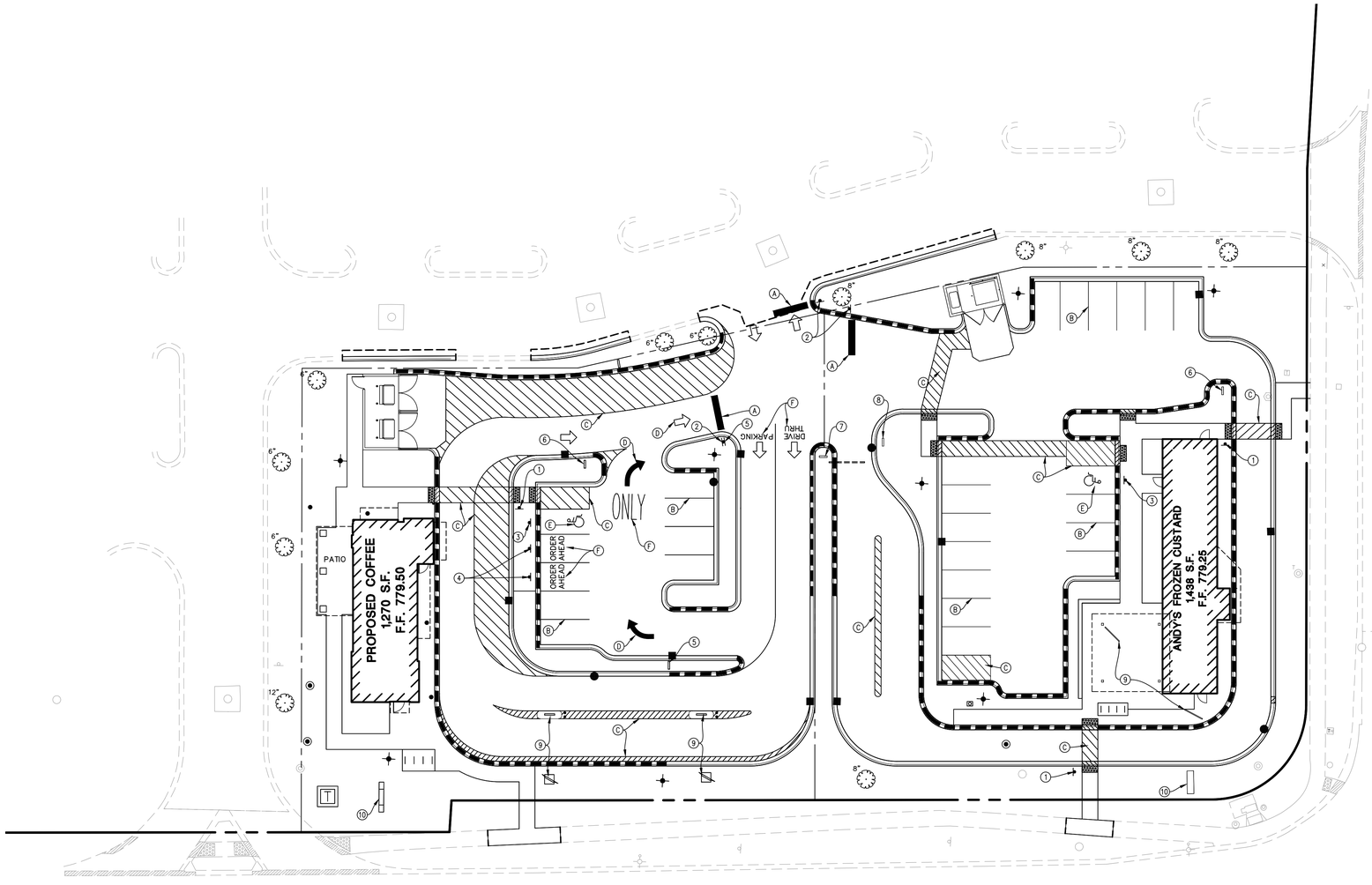
August 12, 2026 - 12:06 Dwg Name: L:\Projects\Data\Engr\Plot Drawings\Plan Sets\SITE AND PAVING.dwg Updated By: mjustemon



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0 10 20 40

SCALE: 1"=20'

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) TRAFFIC FLOW DIRECTIONAL ARROWS
- (E) YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL
- (F) LETTERS AND SYMBOLS PAVEMENT MARKINGS

*ALL PAVEMENT MARKINGS SHALL BE PAINTED

SIGN LEGEND

1. R1-6A PEDESTRIAN CROSSING SIGN
2. R1-1 STOP SIGN
3. R7-8 HANDICAP PARKING SIGN
4. MOBILE ORDER PARKING SIGN
5. DO NOT ENTER SIGN
6. THANK YOU/DO NOT ENTER SIGN
7. ANDY'S/DUTCH BROS SIGN
8. DRIVE-THRU DIRECTIONAL SIGN (BY OTHERS)
9. MENU BOARD (BY OTHERS)
10. MONUMENT SIGN (BY OTHERS)

SEE ARCHITECTURAL PLANS FOR SIGNAGE DETAILS

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SIGNAGE AND STRIPING PLAN

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: MEJ
DATE: 11-21-25
SCALE: 1"=20'

SHEET
6 OF 15
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STACKING TABLE

ANDY'S FROZEN CUSTARD
TOTAL STACKING – 18 CARS

DUTCH BROTHERS COFFEE
TOTAL STACKING – 20 CARS

REVISIONS	DATE	DRAWN BY
PRC RESUBMITTAL	7/30/26	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
STACKING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MZW
DATE:	11-21-25
SCALE:	1"=20'

SHEET 7 OF 15
CAQ.SCIL01

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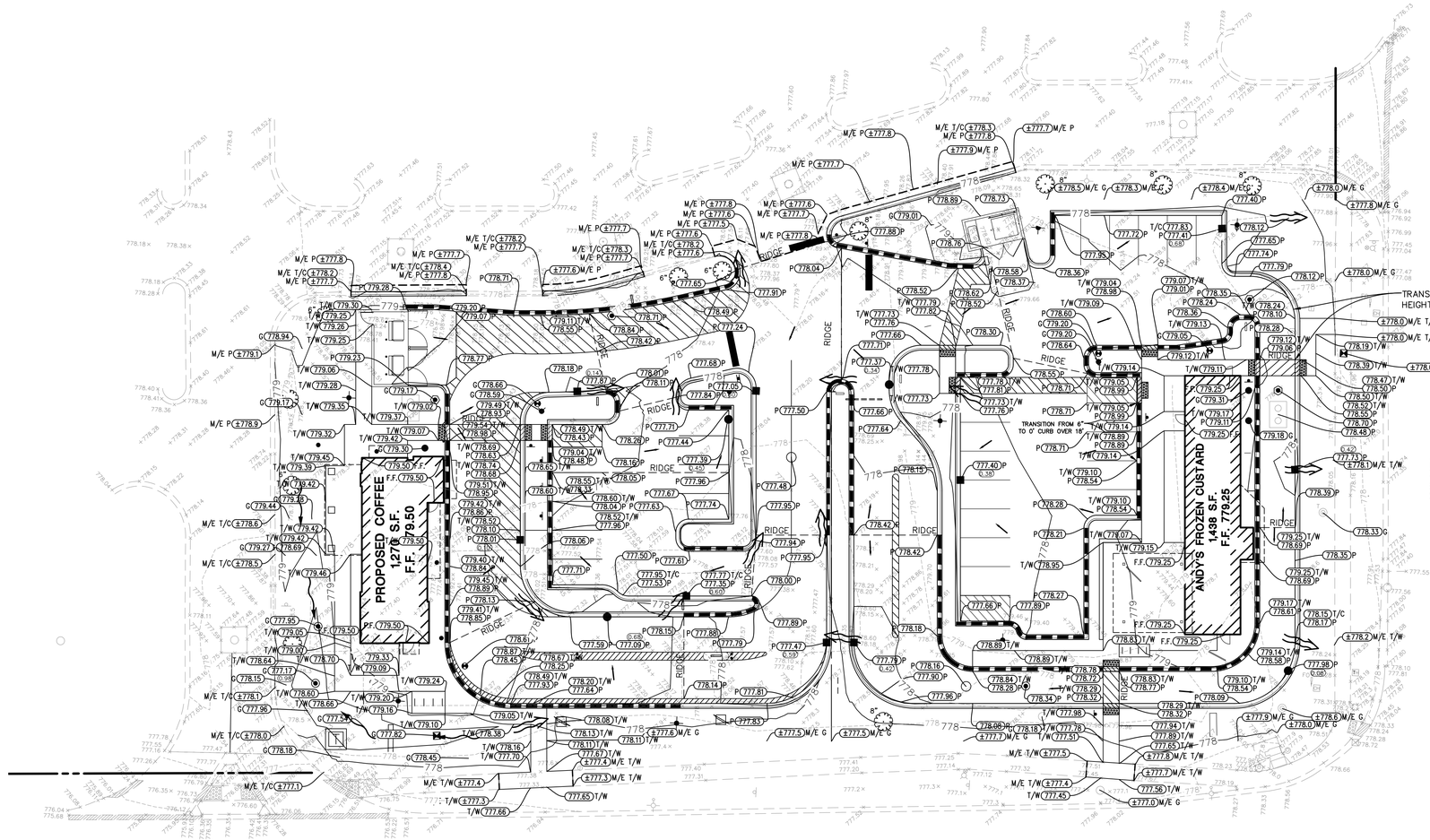

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SCALE: 1"=20'

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	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 MANHARD CONSULTING ON 10-15-25. 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
7/30/26	PRC RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET
8 OF 15
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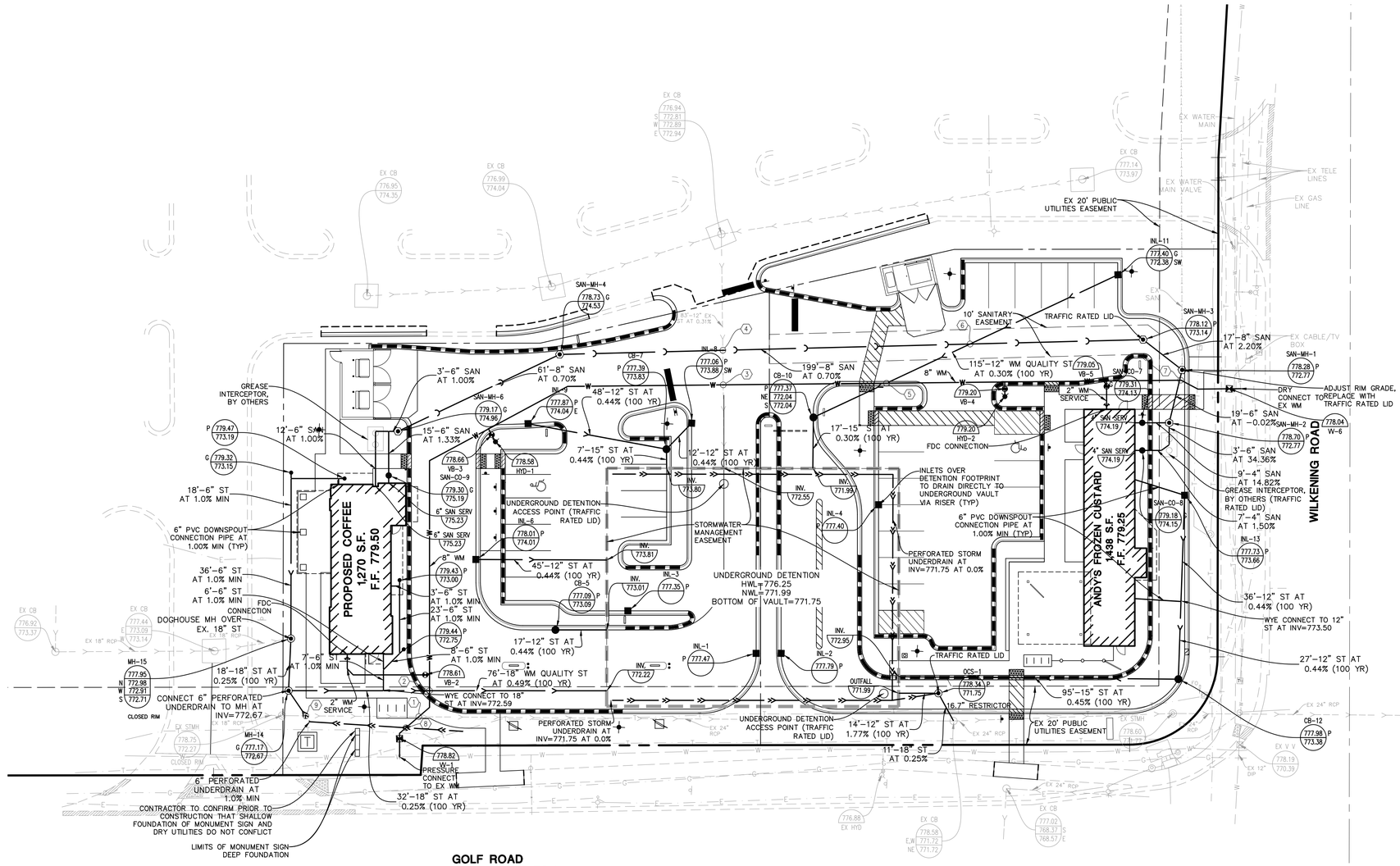

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SCALE: 1"=20'

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
15. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
16. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
17. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
18. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
19. ALL STORM SEWERS/STRUCTURES THAT ARE PROPOSED TO REMAIN SHOULD BE TELEVISED/INSPECTED TO ENSURE THE ARE IN GOOD WORKING ORDER PER JURISDICTIONAL GOVERNMENTAL AGENCY.

UTILITY CROSSINGS

(1) EX. ST OVER WM B/P EX. ST = 771.91 T/P WM = 769.91 *LOWER WM	(2) ST OVER WM B/P ST = 772.40 T/P WM = 770.40 *LOWER WM	(3) EX ST OVER WM B/P EX. ST = 772.48 T/P WM = 770.48 *LOWER WM
(4) SAN OVER EX ST B/P SAN = 774.07 T/P ST = 773.86 *CRITICAL CROSSING*	(5) ST OVER WM B/P ST = 772.04 T/P WM = 770.04 *LOWER WM*	(6) SAN OVER ST B/P SAN = 773.47 T/P ST = 773.29 *CRITICAL CROSSING*
(7) SAN OVER WM B/P SAN = 772.25 T/P WM = 770.25 *LOWER WM	(8) UNDERDRAIN OVER WM B/P UNDERDRAIN = 774.62 T/P WM = 772.62 *LOWER WM*	(9) UNDERDRAIN OVER EX ST B/P UNDERDRAIN = 774.17 T/P EX ST = 773.92 *CRITICAL CROSSING*

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

DATE	REVISIONS	DRAWN BY
7/30/26	PRC RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET 9 OF 15
CAQ.SCIL01

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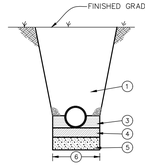
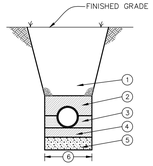


RIGID PIPE

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



FLEXIBLE PIPE

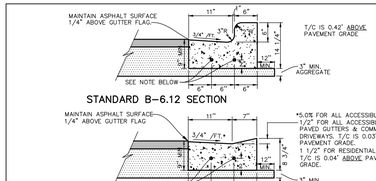
POLYVINYL CHLORIDE (PVC) PIPE
COMPOSITE SEWER PIPE
HIGH DENSITY POLYETHYLENE (HDPE) PIPE
CORRUGATED METAL PIPE

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-MS-PIPEINSTALL

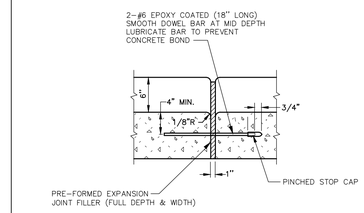


NOTE:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL #4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY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

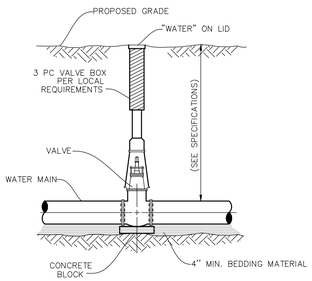


TYPICAL EXPANSION JOINT DETAIL CROSS SECTION

06-01-17

CURB EXPANSION JOINT

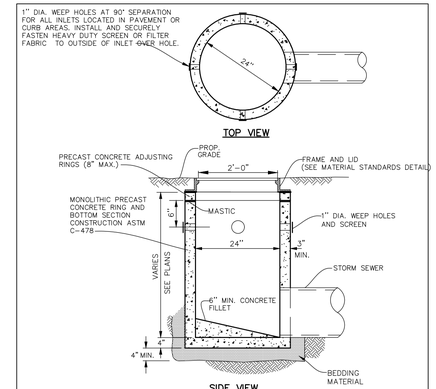
S-RD-EXPANSION-JOINT
SHEET 2 OF 2



06-01-22

VALVE BOX DETAIL

S-WM-VALVEBOX

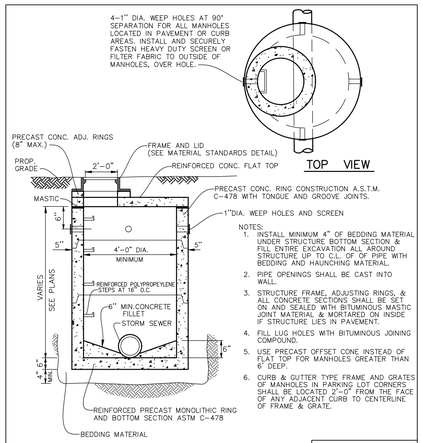


NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET 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



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.
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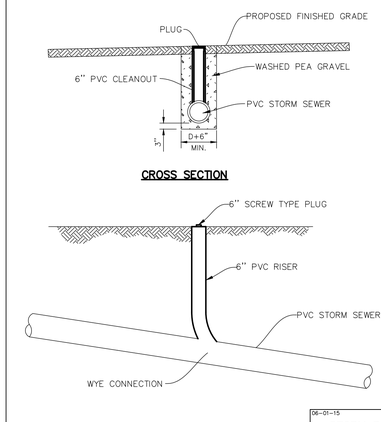
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. USE PRECAST OFFSET CONE INSTEAD OF FLAT TOP FOR MANHOLES GREATER THAN 6' DEEP.
6. CURB & GUTTER TYPE FRAME AND GRATES OF MANHOLES IN PARKING LOT CORNERS SHALL BE LOCATED 2'-0" FROM THE FACE OF ANY ADJACENT CURB TO CENTERLINE OF FRAME & GRATE.

STORM MANHOLE DETAIL

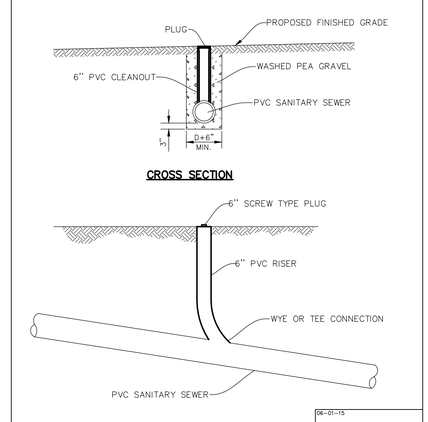
S-ST-MANHOLE



06-01-15

STORM PVC CLEANOUT (FOR UNDERDRAINS) DETAIL

S-ST-CLEANOUT



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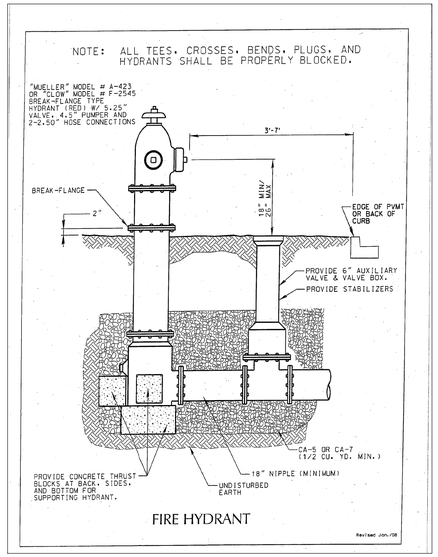
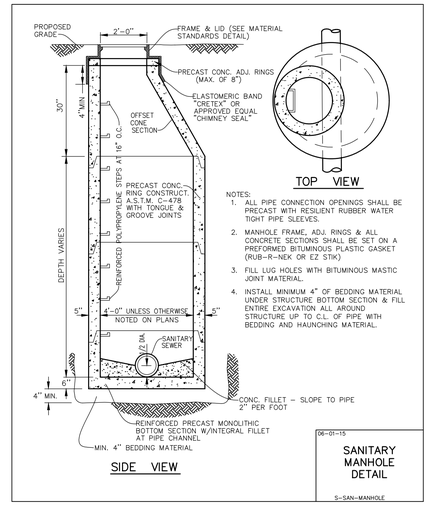
SANITARY PVC CLEANOUT DETAIL

S-SAN-CLEANOUT



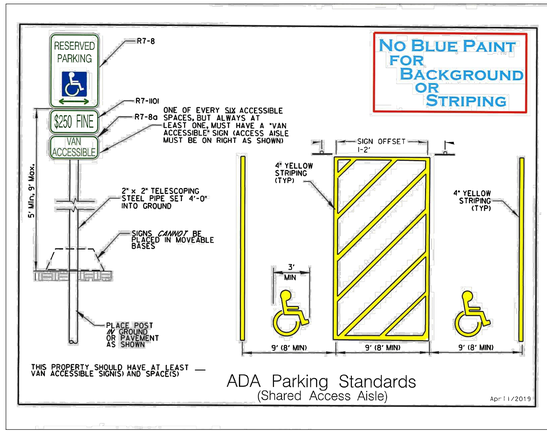


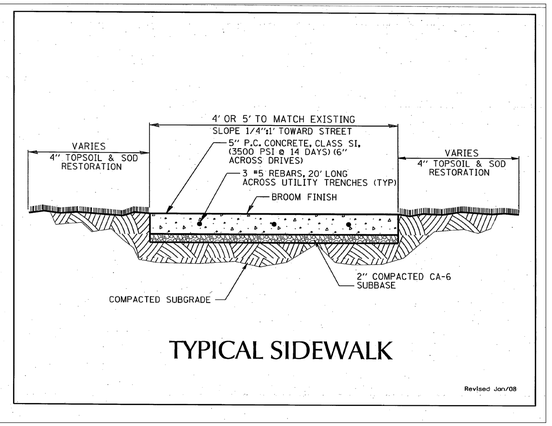
NOTES:
1. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
2. MANHOLE FRAME, ADJ. RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON A PREFORMED BITUMINOUS PLASTIC GASKET (RUB-R-NEK OR EZ STIK)
3. FILL LUG HOLES WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. INSTALL 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.

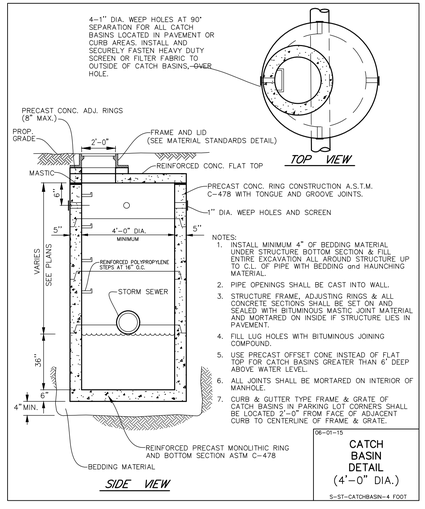
06-01-15

SANITARY MANHOLE DETAIL

S-SAN-MANHOLE







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

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

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
CONTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	N.T.S.

SHEET
10 OF 15
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FF&E

560

DUTCH BROS

OUTDOOR - BIKE POST

OUTDOOR

Upright: Powder Coated Mild Steel

Accent: Laser Cut-out

Bolt Down



Single

Custom DB Blue Powder Coat to match exterior paint



Cutout detail

Short Description	Part Number	Dimensions
Bike Post, bolt-down	FOBR-DB	6" x 6" x 32"

TABLE OF CONTENTS

FF&E

561

DUTCH BROS

OUTDOOR - TOOLED BIKE POST

OUTDOOR

Upright: Powder Coated Mild Steel

Accent: Laser Cut-out

Bolt Down

Includes Bike Repair Tools:

- (1) AWS-11 Hex Wrench Set
- (1) SD-2 #2 Phillips Screwdriver
- (1) SD-6 6mm Flat Blade Screwdriver
- (1) HCW-6 15mm/32mm Headset/ Pedal Wrench
- (1) TL-5, Steel Tire Lever Set (2 levers)
- (1) CBW1 8/10mm Metric Wrench
- (1) CBW-4 9/11mm Metric Wrench



Single (tools not rendered)

Custom DB Blue Powder Coat to match exterior paint



Product Detail



Tool Detail



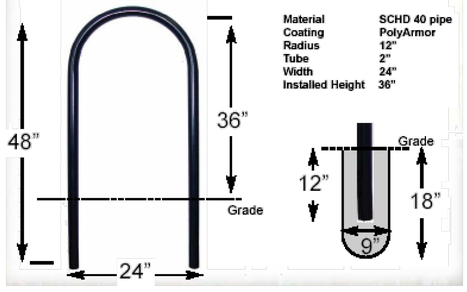
Cutout detail

Short Description	Part Number	Dimensions
Bike Post, bolt-down	FOBR-DB	6" x 6" x 32"
Tool Kit Set	FOBR-TOOL-DB	N/A

TABLE OF CONTENTS

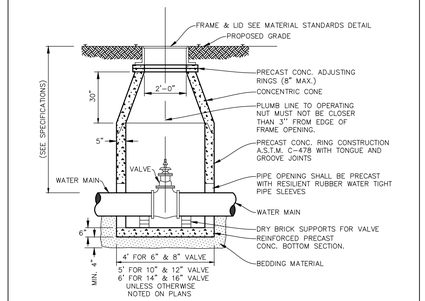
In-ground Installation

This is the standard for new construction and the most secure type of inverted-U installation. Can easily be installed in existing locations by drilling a 3"-4" core and grouting.



Material	SCHD 40 pipe
Coating	PolyArmor
Radius	12"
Tube	2"
Width	24"
Installed Height	36"

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



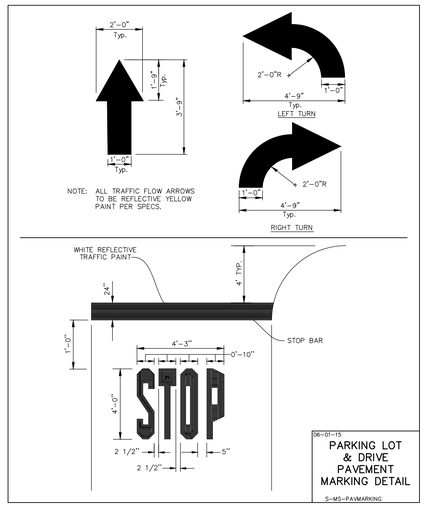
NOTES:

1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION AND 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 WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
3. STRUCTURE FRAME, ADJUSTING RINGS AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

06-01-22

VALVE VAULT DETAIL

S-WM-VALVEVAULT



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

06-01-15

PARKING LOT & DRIVE PAVEMENT MARKING DETAIL

S-MS-PAVMARKING

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

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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

CONTRUCTION DETAILS

PROJ. MGR.: EJB
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DRAWN BY: AS
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SCALE: N.T.S.

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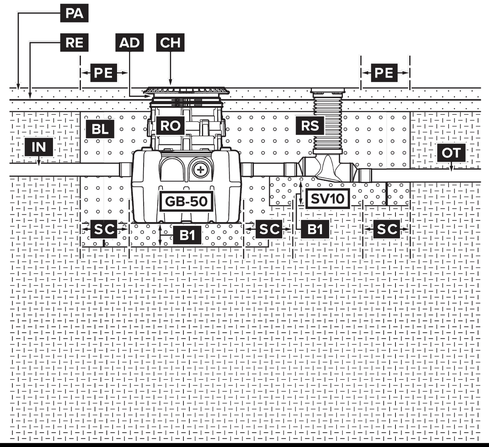
Quote: 6D2F8A56



DETAIL Dutch Bros - Schaumburg, IL (IL0603) **Outdoors, Below Grade**

GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS

SV10 SEWER VIEWER INSPECTION PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

AD Cover adapter with vertical adjustability

B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

CH Traffic rate cast iron cover

IN 4" diameter inlet pipe

OT 4" diameter outlet pipe

PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.

PE Pad to extend 18" minimum beyond edge of tank on all sides.

RE No. 4 rebar, grade 60 steel

RO FP24 Fast Pitch® riser(s) to grade

RS FCR10 field cut riser to grade

SC 12" clear all sides

SCHIER

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GREASE INTERCEPTORS

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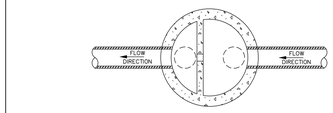
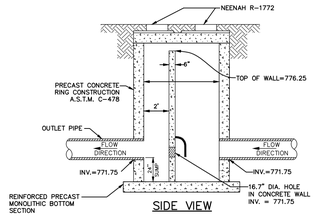


TOP VIEW



SIDE VIEW

NOTES:

1. CONSTRUCT MANHOLE AS PER STORM MANHOLE DETAIL.
2. PROVIDE MINIMUM 4" OF CA6 BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C.L. OF SEWER WITH BEDDING MATERIAL.
3. ORIFICE HOLES SHALL BE OFFSET FROM EACH OTHER AS NECESSARY TO FIT BOTH SNOUTS.

02-12-20

RESTRICTOR MANHOLE DETAIL #2

N-ST-RESTRICTOR MANHOLE #2

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, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-3, IDOT CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
6. APPROPRIATE MAINTENANCE ACCESS SHALL BE PROVIDED TO ENSURE THAT EACH SEGMENT OF THE SYSTEM IS ACCESSIBLE BY A VACUUM, JET HOSE, OR A TELEVISING DEVICE. ACCESS IS RECOMMENDED NEAR ALL ENTRY/EXIT POINT FOR SEDIMENT REMOVAL. EGRESS RUNGS SHALL BE PROVIDED FOR SYSTEMS DEEPER THAN 42-INCHES.
7. DRAINAGE OPENINGS SHOULD COVER AT LEAST 3% OF THE PAD'S FOOTPRINT. DESIGNER / MANUFACTURER RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE MANUFACTURED STORAGE UNIT.
8. COMBINED SEWER AREAS REQUIRE BACKFLOW PREVENTER.
9. AVOID COMPACTION OF NATIVE SOILS WITHIN THE VOLUME CONTROL FOOTPRINT TO MAXIMIZE INFILTRATION.

VOLUME CONTROL SUMMARY

VOLUME TYPE	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : VAULT STORAGE (BELOW THE OUTLET)	0.24'	1.00	1.00 X 0.50 X V_A	0.24'X7192'=1,726
V_B : COARSE AGGREGATE (ABOVE U.D. INVERT)		0.36	0.50 X 0.36 X V_B	
V_C : VAULT STORAGE (BELOW U.D. INVERT)		1.00	1.00 X V_C	
V_D: COARSE AGGREGATE (BELOW U.D. INVERT)	1.00'	0.36	0.36 X V_D	1'X8813'x.3=2,644
* VOLUME INTENDED FOR DETENTION NOT INCLUDED *			TOTAL	4370 SF

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TECHNICAL GUIDANCE MANUAL — 10/2/2018

UNDERGROUND VAULT VOLUME CONTROL/DETENTION TYPICAL DETAIL — STD. DWG. NO.XX — PAGE NO.XX

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	11-21-25
SCALE:	N.T.S.

SHEET 12 OF 15
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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 WMOJOBSTART@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 ___N/A___ 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 POLLLUTED 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 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3139 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.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD GENERAL NOTES

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
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06-01-16

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. Storm sewer structure covers must contain "Village of Schaumburg", "Drains to River", and "Dump no waste" on the lid.

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

22. 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.

23. 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.

24. 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. All water service lines 3” and smaller shall be Type K copper, unless otherwise noted.

25. 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.

26. 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.

27. 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.

28. 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
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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG STANDARD NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
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ATWELL, LLC
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 CORE AQUISITIONS, LLC, which is the person or entity with whom Atwell has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Atwell, LLC, 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 stated. 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 Atwell and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Atwell, LLC, 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 BASIN, 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 Wye or Tee 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.

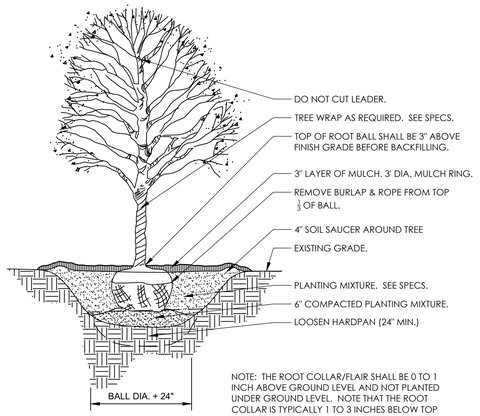
(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(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).

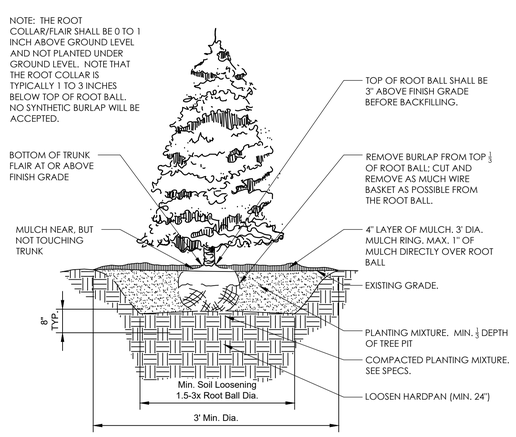
(6) Polypropylene (P



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



2 CONIFER TREE PLANTING- ANSI A300

1/4" = 1'-0" 329343.23-01

3 SHRUB PLANTING DETAIL

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

4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01

5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02

6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

Village of Shaumburg Required Landscaping

PLANTING AREA REQUIREMENTS

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

Landscaped detention areas may be included in the green space calculations, but shall not comprise the total amount of 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%) shad trees. There shall be at least one (1) shrub planted for every two hundred (200) square feet of total green space area.

Total area = 1.13acres

Required: 9,845sf; 13 Trees, 50 Shrubs

Provided: 12,857 sf; 37 Trees (including 12 existing), 80 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.
Wilkenig Rd: 139lf = 4 Trees
E Golf Rd: 288lf = 7 Trees
West Private Dr:135lf = 3 Trees
North Private Dr:322lf = 8 Trees

Required- 22 Trees
On Plan - 22 Trees (11 Existing 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 = 8

Required - 8 trees
On Plan - 8 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 becomprised 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 = 55lf

Required - 2 trees
On Plan - 1 tree due to existing street trees

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DECIDUOUS TREES						
AM	3	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B	
GS	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B	
GY	3	Gymnocladus dioica	Kentucky Coffeetree	2.5" Cal.	B&B	
QE	4	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	3" Cal.	B&B	
ZS	2	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B	
EVERGREEN TREES						
PB	1	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B	
ORNAMENTAL TREES						
AG4	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6` Ht.	B&B	
DECIDUOUS SHRUBS						
AM2	22	Aronia melanocarpa	Black Chokeberry	24" Ht.	Pot	
CF	28	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Pot	
FN	12	Forsythia x intermedia `Nimbus`	Show Off® Sugar Baby® Dwarf Forsythia	18" Ht.	Pot	
IS2	10	Itea virginica 'Sprich'	Little Henry® Sweetspire	24" Ht.	Pot	
PD	38	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	24" Ht.	Pot	
RG	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	
R3	6	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot	
EVERGREEN SHRUBS						
BG	14	Buxus x 'Glencoe'	Chicagoland Green® Boxwood	5 gal.	Pot	
JP	47	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.	Pot	
TD2	59	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot	
TW	16	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot	
TS2	21	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5` Ht.	Pot	
ORNAMENTAL GRASSES						
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	
PS	17	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot	
PH	29	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	
SH	24	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
GROUND COVERS						
TS	6,049 sf	Turf Sod		1 gal.		
PERENNIALS						
HO2	24	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	18" o.c.
NW	25	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	24" o.c.
SM	6	Salvia nemorosa 'May Night'	May Night Sage	1 gal.	Pot	24" o.c.

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: 08/11/26

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

DATE	REVISIONS	DRAWN BY
8/11/26	REVISED PER VILLAGE COMMENTS	MFR
7/29/26	REVISED PER VILLAGE COMMENTS	MUA

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8200 fx 630.691.8686 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MGR.: EBJ
PROJ. ASSOC.: MUA
DRAWN BY: MUA
DATE: 3/25/26
SCALE: AS NOTED

COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE TITLE SHEET AND SUMMARY

SHEET
L0 OF L3
CAQ.SCIL01

DRAFT PLAN - NOT FOR CONSTRUCTION

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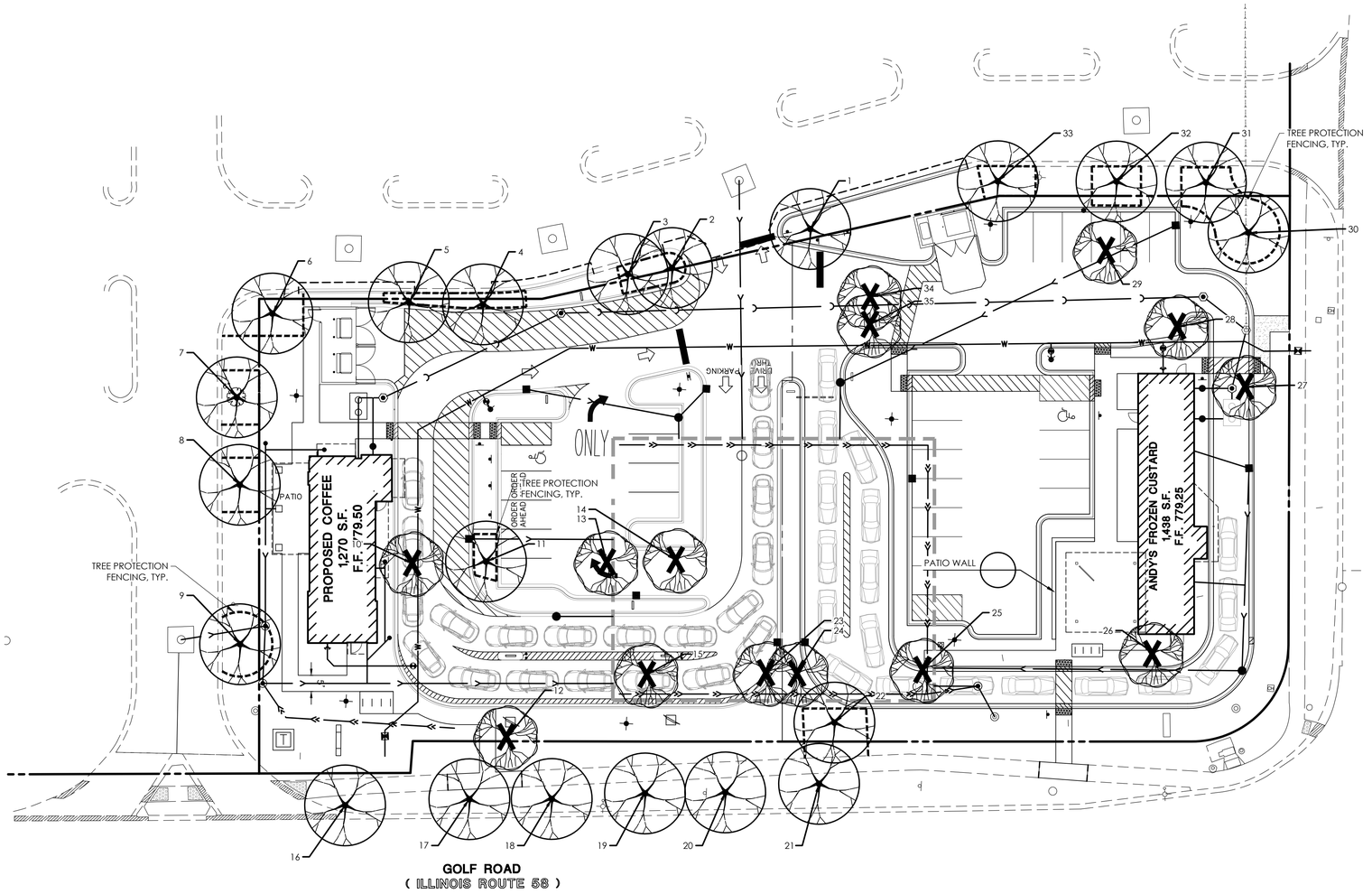
August 12, 2026 - 9:50A Dwg Name: L:\Cacp\c80\Vol\Landscape\02-final\01-Final Landscape Plan.dwg, Updated By: mjohnson



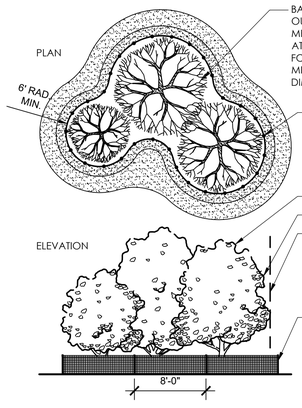
CONCEPT PLANT SCHEDULE

	EXISTING PARKWAY TREE TO REMAIN	22
	EXISTING TREE TO BE REMOVED	13

N

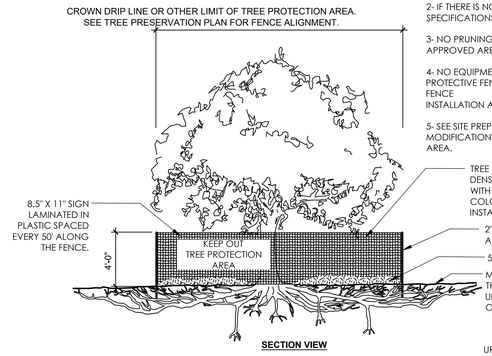
0 10 20 40

SCALE: 1"=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.

1 TREE PROTECTION PLAN
N.T.S. 320190.33-01



SECTION VIEW

NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

2 TREE PROTECTION
3/16" = 1'-0" FX-PLNT-FX-PREP-TRMT-02

TREE INVENTORY

NWC of Golf Road and Wilening 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: 35

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	PROPOSED ACTION	REQ'D MITIGATION
1		Ornamental Pear	8	1	TO REMAIN	0
2		Ornamental Pear	6	1	TO REMAIN	0
3		Ornamental Pear	6	1	TO REMAIN	0
4		Ornamental Pear	6	1	TO REMAIN	0
5		Ornamental Pear	6	1	TO BE REMOVED	0
6		Honey Locust	6	1	TO REMAIN	0
7		Honey Locust	6	1	TO REMAIN	0
8		Honey Locust	6	1	TO REMAIN	0
9		Sugar Maple	12	1	TO REMAIN	0
10		Honey Locust	6	1	TO BE REMOVED	0
11		Honey Locust	6	1	TO REMAIN	0
12		Sugar Maple	8	1	TO BE REMOVED	0
13		Honey Locust	6	3	TO BE REMOVED	0
14		Honey Locust	6	1	TO BE REMOVED	0
15		Red Maple	6	1	TO BE REMOVED	0
16		Kentucky Coffee Tree	1	1	TO REMAIN	0
17		Hackberry	1	1	TO REMAIN	0
18		Swamp White Oak	1	1	TO REMAIN	0
19		Kentucky Coffee Tree	1	1	TO REMAIN	0
20		Ginkgo	1	1	TO REMAIN	0
21		Hackberry	1	1	TO REMAIN	0
22		Red Maple	8	1	TO REMAIN	0
23		Swamp White Oak	4	1	TO BE REMOVED	0
24		Kentucky Coffee Tree	6	1	TO BE REMOVED	0
25		Kentucky Coffee Tree	2	1	TO BE REMOVED	0
26		Colorado Blue Spruce	5	1	TO BE REMOVED	0
27		Honey Locust	14	1	TO BE REMOVED	0
28		Colorado Blue Spruce	3	1	TO BE REMOVED	0
29		Colorado Blue Spruce	3	1	TO BE REMOVED	0
30		Crab Apple	5, 5, 6, 6	1	TO REMAIN	0
31		Ornamental Pear	8	1	TO REMAIN	0
32		Ornamental Pear	8	1	TO REMAIN	0
33		Ornamental Pear	8	1	TO REMAIN	0
34		Eastern White Cedar	2, 2	2	TO BE REMOVED	0
35		Eastern White Cedar	2, 2	2	TO BE REMOVED	0

NOTE: ALL EFFORTS WERE MADE TO SAVE EXISTING TREES. TREES DESIGNATED TO BE REMOVED ARE WITHIN BUILDING PADS AND/OR FIRE/ ACCESS LANES

DRAWN BY	DATE	REVISIONS	
MJA			
MJA	8/11/26	REVISED PER VILLAGE COMMENTS	MJA
MFR	7/29/26	REVISED PER VILLAGE COMMENTS	MFR

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
TREE PRESERVATION PLAN

DRAFT PLAN - NOT FOR CONSTRUCTION

PROJ. MGR.: EBJ
PROJ. ASSOC.: MUA
DRAWN BY: MUA
DATE: 3/25/26
SCALE: 1"=20'

SHEET
L1 OF L3
CAQ.SCIL01

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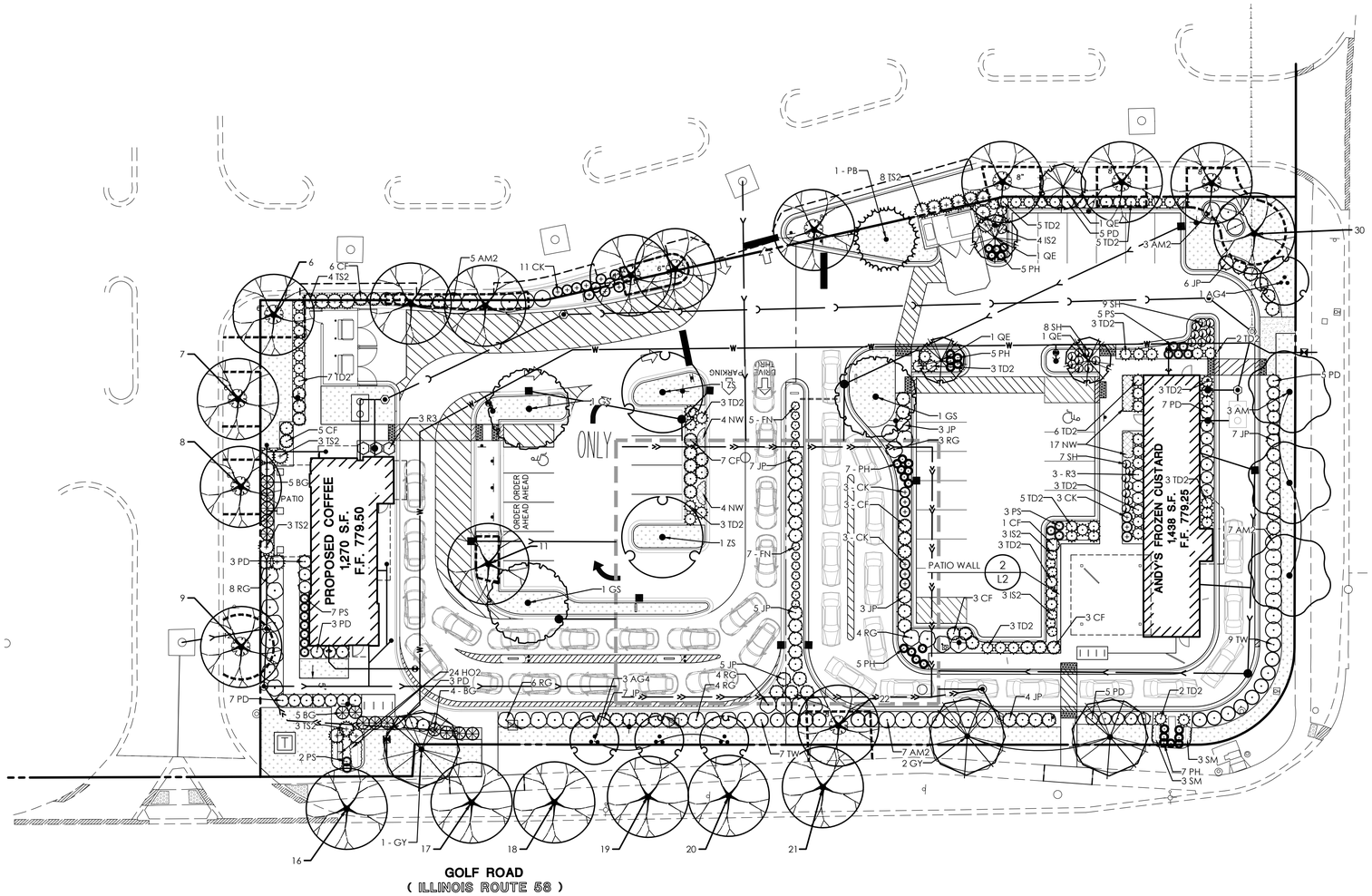
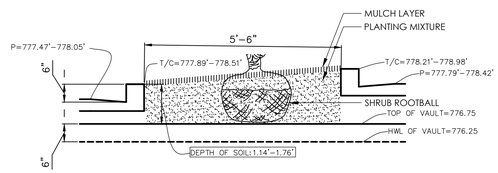
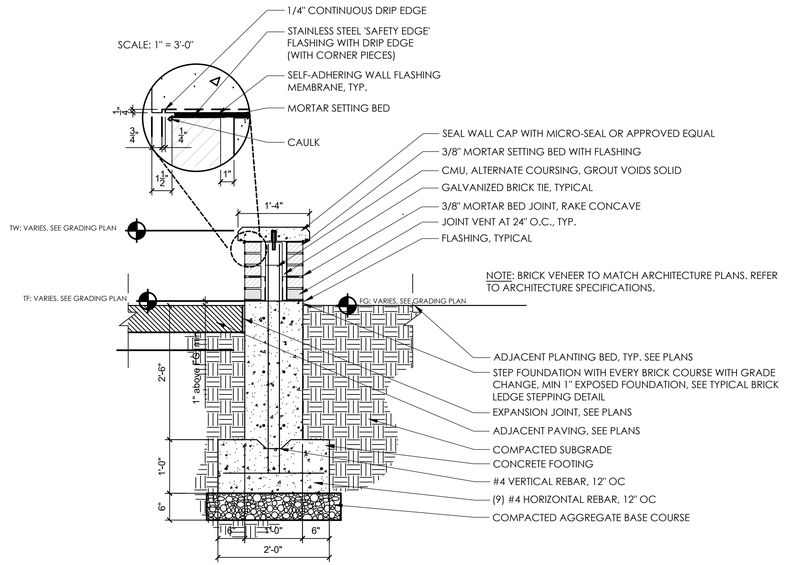


PLANT SCHEDULE		
CODE	**QTY**	**BOTANICAL NAME**
DECIDUOUS TREES		
AM	3	Acer x freemanii 'Marmo'
GS	3	Gleditsia triacanthos inermis 'Skyline'
GY	3	Gymnocladus dioica
QE	4	Quercus x 'Crimschmidt'
ZS	2	Zelkova serrata
EVERGREEN TREES		
PB	1	Picea glauca densata
ORNAMENTAL TREES		
AG4	4	Amelanchier x grandiflora 'Autumn Brilliance'
DECIDUOUS SHRUBS		
AM2	22	Aronia melanocarpa
CF	28	Cornus sericea 'Farrow' TM
FN	12	Forsythia x intermedia `Nimbus`
IS2	10	Itea virginica 'Sprich'
PD	38	Physocarpus opulifolius 'Donna May'
RG	29	Rhus aromatica 'Gro-Low'
R3	6	Rosa x 'Radrazz'
EVERGREEN SHRUBS		
BG	14	Buxus x 'Glencoe'
JP	47	Juniperus chinensis 'Kallays Compact'
TD2	59	Taxus x media 'Densiformis'
TW	16	Thuja occidentalis `Woodwardii`
TS2	21	Thuja occidentalis 'Smaragd'
ORNAMENTAL GRASSES		
CK	20	Calamagrostis x acutiflora 'Karl Foerster'
PS	17	Panicum virgatum 'Shenandoah'
PH	29	Pennisetum alopecuroides 'Hameln'
SH	24	Sporobolus heterolepis
GROUND COVERS		
TS	6,049 sf	Turf Sod
PERENNIALS		
HO2	24	Hemerocallis x 'Stella de Oro'
NW	25	Nepeta x faassenii 'Walker's Low'
SM	6	Salvia nemorosa 'May Night'

0 10 20 40
SCALE: 1"=20'



1 PLANTING DETAIL OVER VAULT
N.T.S.



2 PATIO WALL
3/4" = 1'-0"

323219-34

DRAWN BY	DATE	REVISIONS
MFR	8/11/26	REVISED PER VILLAGE COMMENTS
MUA	7/29/26	REVISED PER VILLAGE COMMENTS

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.: EBJ
PROJ. ASSOC.: MUA
DRAWN BY: MUA
DATE: 3/25/26
SCALE: 1"=20'

SHEET
L2 OF L3
CAQ.SCIL01

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DRAFT PLAN - NOT FOR CONSTRUCTION

August 12, 2026 - 16:04 Dwg Name: L1(Cargo)01\Dwg\Landscape\02-Final\01-Final Landscape Plan.dwg Updated By: mhamman

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 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 BE PERFORMED BETWEEN AUG

KEYED NOTES

1. LOCATION OF UTILITY METER DISCONNECT SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
4. PARKING LOT FIXTURES TO DIM TO 30% WHILE NOT OCCUPIED AND SET TO FULL BRIGHTNESS WHILE IN USE.
5. LOCATION OF CABLE INTERNET DEMARC
6. PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE . COORDINATE W/ SIGN MANUFACTURER.

SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

COORDINATE ELECTRICAL WORK WITH LANDSCAPING INSTALLER.

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.

PHOTOMETRIC NOTES

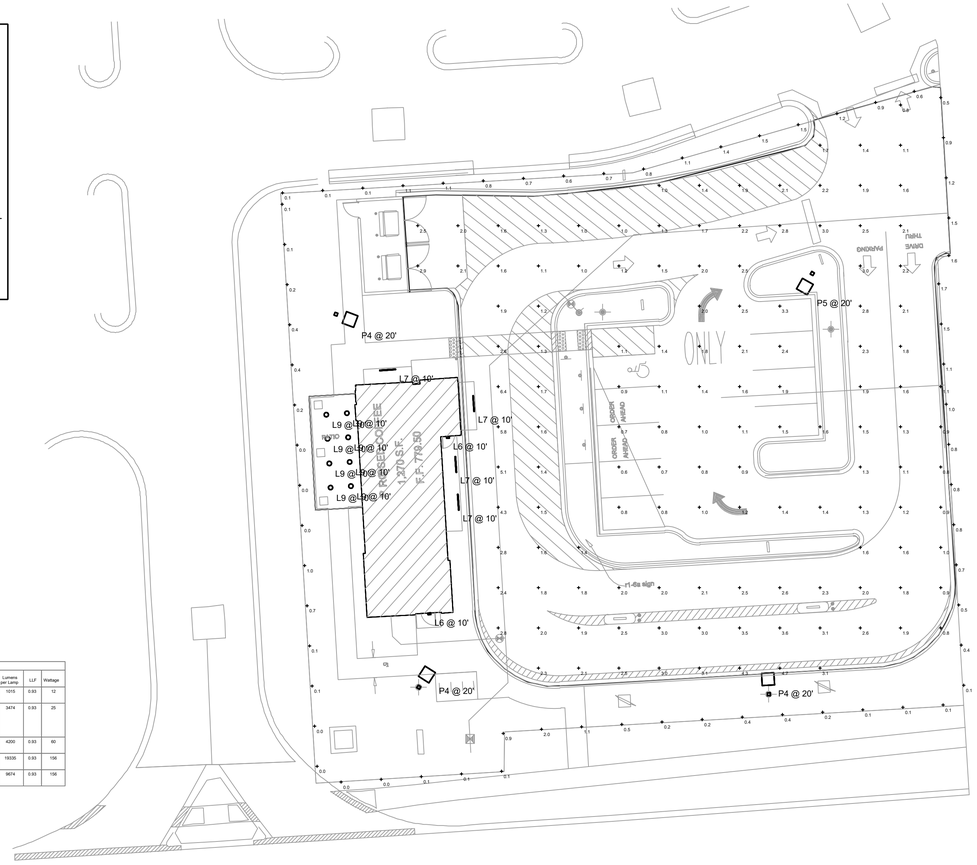
PHOTOMETRIC LIGHT LEVELS MEASURED AT 0'-0" ABOVE GRADE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.6 fc	2.0 fc	0.0 fc	N/A	N/A
Calc Zone #5	+	1.9 fc	6.4 fc	0.6 fc	10.7:1	3.2:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
○	L9	8	DMF LIGHTING	DRDSS-4R-10000	DRDSS-4R-10000		1	L9.ies	10155	0.93	12
▭	L6	2	RAB LIGHTING INC	SLIM2D-S-30E, MV, NON-DIM	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD MOUNTED LED, SPECULAR ANODIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 30-DEGREES FROM VERTICAL BASE-UP POSITION.	1	L6.ies	3474	0.93	25
|	L7	4	Self	CROWN-70-40K-110-S-SSP	WET LOCATION LED	LED	1	L7.ies	4200	0.93	60
▭	P5	1	NLS Lighting, LLC	NV-1-T5-48L-1-40K	T5 silicone optics	LED	1	P(T5)_48L.IES	19335	0.93	156
▭	P4	3	NLS Lighting	NV-1-T4-48L-1-40K-UNV-HSS	T4 OPTICS WITH BLACK HSS	LED	1	P(T4)_48L.IES	9674	0.93	156

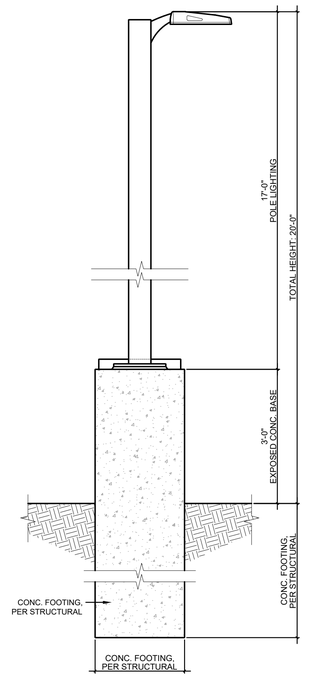


PLAN NORTH

1 SITE PHOTOMETRIC

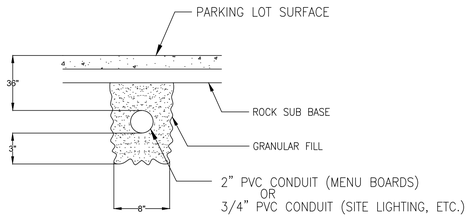
1/16" = 1'-0"

0 8' 16' 32'



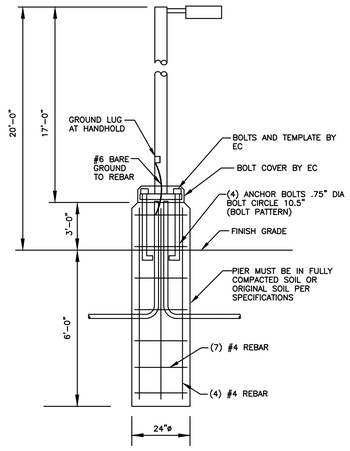
3 / E0.01 LIGHT POLE DETAIL

SCALE: N.T.S.



4 / E0.01 TRENCHING DETAIL

SCALE: N.T.S.

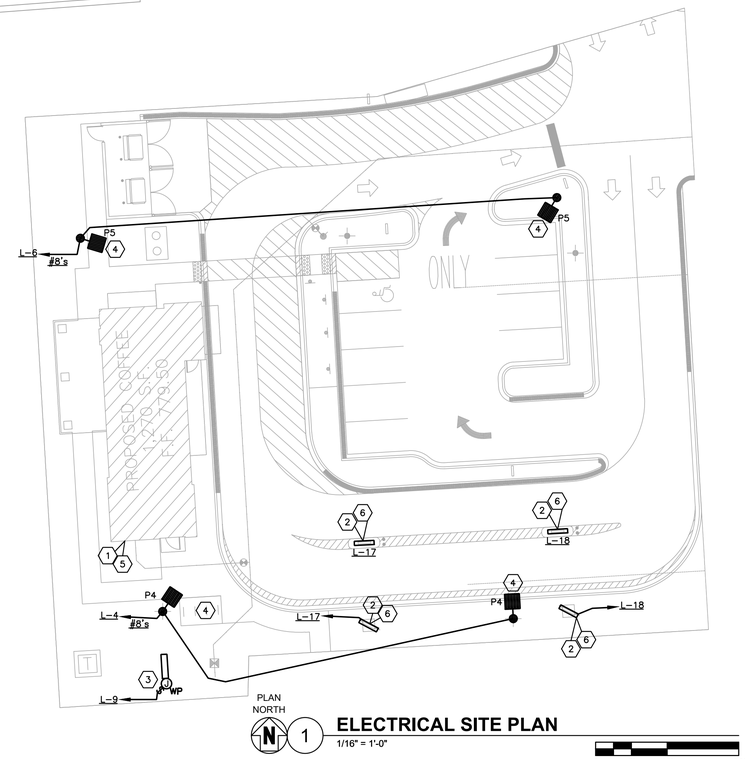


5 / E0.01 TRENCHING DETAIL

SCALE: N.T.S.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
A-1	HOME RUN TO PANEL. CIRCUIT NUMBERS, PHASE, NEUTRAL AND GROUND CONDUCTORS INDICATED ALONG WITH ISOLATED GROUND CONDUCTOR IF APPLICABLE
A-1	PARTIAL CIRCUIT
$	SINGLE POLE SWITCH, +3'-10" OR AS NOTED
D	DIMMER, +3'-10" OR AS NOTED
$OS	WALL MOUNTED OCCUPANCY SENSOR, +3'-10" OR AS NOTED
OS	CEILING MOUNTED OCCUPANCY SENSOR
PS	CEILING MOUNTED INTERIOR DAYLIGHT HARVESTING PHOTOCELL SENSOR CONTROLLED BY ROOM CONTROLLER
PP	POWER PACK, INSTALLED ABOVE ACCESSIBLE CEILING
	DUPLEX RECEPTACLE, +18" OR AS NOTED
GFI	GFI DUPLEX RECEPTACLE +18" OR AS NOTED
	QUADPLEX RECEPTACLE, +18" OR AS NOTED
GFI	GFI QUADPLEX RECEPTACLE, +18" OR AS NOTED
GF	GROUND FAULT INTERRUPTING RECEPTACLE, +18" OR AS NOTED
WP	WEATHERPROOF GROUND FAULT INTERRUPTING RECEPTACLE, +18" OR AS NOTED
	SPECIAL RECEPTACLE, NEMA STYLE AS NOTED, +18" OR AS NOTED
USB	USB CHARGING DUPLEX RECEPTACLE, +18" OR AS NOTED
FLG	RECEPTACLE INSTALLED FLUSH IN CEILING
J	JUNCTION BOX
	DISCONNECT SWITCH, TOP AT +6'-0" OR AS NOTED
	DISCONNECT SWITCH PROVIDE WITH EQUIPMENT
C	LIGHTING CONTACTOR, INSTALLED AS NOTED
T	TIME CLOCK, +6'-2" OR AS NOTED
P	EXTERIOR PHOTOCELL, INSTALLED ON ROOF FACING NORTH
	TELEPHONE/DATA OUTLET, +18" WITH 1" CONDUIT TO ABOVE CEILING
	DATA OUTLET, +18" WITH 3/4" CONDUIT TO ABOVE CEILING
+48"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTERLINE OF DEVICE
TYP.	TYPICAL
SD	AREA TYPE PHOTOELECTRIC SMOKE DETECTOR WITH SAMPLING TUBES AND REMOTE INDICATOR LIGHT MOUNTED FLUSH IN CEILING BELOW DETECTOR



PLAN NORTH

1 ELECTRICAL SITE PLAN

1/16" = 1'-0"

0 8' 16' 32'

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY TO APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES OF ALSIP, IL RELATING TO STRUCTURES AND BUILDINGS.

08.11.26

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
VILLAGE OF SCHAUMBURG
IL 60193
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR-A1

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

02/27/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

ELECTRICAL SITE PLAN

DRAWN BY: | CHECKED BY:

SHEET NUMBER:

E0.01

CASE Engineering Inc.
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730

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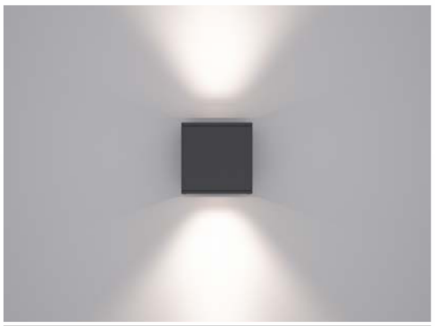
L4 - Exterior Sconce

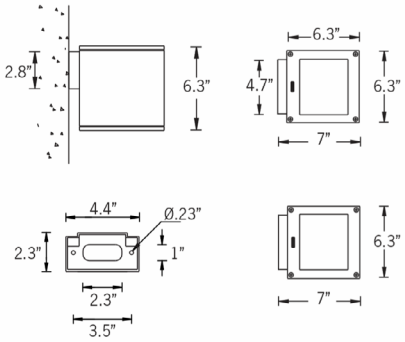
UMT-31416

Matrix 3 Surface

LIGMAN LIGHTING USA



14/14w COB 1128 Lumens Down, 1128 Lumens Up
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant
Weight 4.8 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U5 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the

Square surface wall-mounted architectural lighting range. Family of lighting effects sanctioning imagination and inspiration to reign in designs.

A small profile wall mounted compact cubic luminaire with up and downward light distributions. The Matrix is designed with five light distribution options, namely narrow, medium, wide, very wide and spike.

The Matrix uses high efficiency, long life LEDs and is designed to illuminate the wall and surfaces in front of the wall, as well as light accents on vertical and horizontal surfaces. The Matrix is suitable for indoor and outdoor applications.

This luminaire is available with decorative spikes and can be used with various combinations of light distribution optics.

This luminaire can be mounted at different angles to produce interesting decorative lighting effects on the side of the building facade.
The standard Matrix is designed to mount over a 3" octagonal j-box, a 4" j-box cover plate is available upon request.



UMT-31416

Matrix 3 Surface

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

UMT-31416	14/14w	N		W40	02	
	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE

LAMP
- 14/14w COB
- 1128 Lumens Down
- 1128 Lumens Up

BEAM UP
- N - Narrow 20˚
- M - Medium 25˚
- W - Wide 36˚
- VW - Very Wide 74˚

BEAM DOWN
- N - Narrow 20˚
- M - Medium 25˚
- W - Wide 36˚
- VW - Very Wide 74˚

LED COLOR
- W27 - 2700K
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR
- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

INSPIRED BY NATURE FINISHES
- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

VOLTAGE
- 120/277v
- Other - Specify

ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- F - Frosted Lens
- 4J - Mounting Plate for 4" Junction Box
- DIM - 0-10v Dimming

COLORED DICHROIC FILTERS
- RD - Red Lens
- BL - Blue Lens
- GR - Green Lens
- AM - Amber Lens
- [Specify Other Color]

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times





Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

L5 - LED Strip Lighting at Parapet

RIGID LED
LASER™/ LEON™
LED SIMULATED NEON

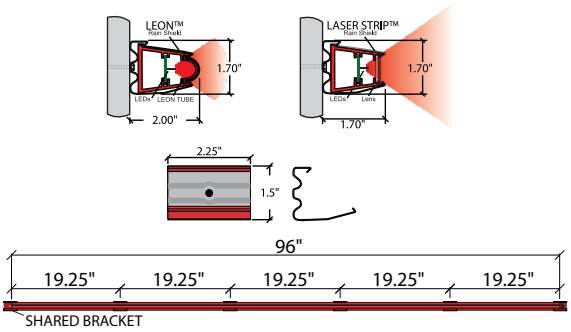


High Intensity LED Accent Lighting

BENEFITS

- Super bright LEDs get you noticed
- USA manufactured housing
- Up to 85% more energy efficient than neon
- Long Life - 70,000+ hrs (Colors), 50,000+ hrs (White)
- Safe UL Class 2, 24 VDC (120-277 VAC input)
- Straight lines, rigid construction, no sagging
- Seamless color, no light interruptions
- Pre-formed radii when required, custom built for a perfect fit
- Easy ordering, kit includes all required parts
- Cut to length on-site for easy installation

7-YEAR WARRANTY



BEST FOR: Hotels, petroleum canopies, restaurants, exterior accent/border lighting, landscaping, pathways, tunnel, bridge lighting

DETAILS

Input	120-277 VAC
Output	24 VDC (Philips Advance)
Max. Load Footage	64 Lineal ft. 20L 48 Lineal ft. 30L & 24L
Watts per Foot	< 1.09 (Varies by Product)
Dimming Capable	Yes
Bending Parameters	Factory bends available
Limited Warranty Terms	7 Years
Materials	PVC, UV and impact resistant
Dimensions	2.00 x 1.70
Certification	cULus E174914

SPECIFICATIONS

Part No./ Color	Footage	Wattage per foot	Lumens per foot	Number of LEDs/ft.
Blue	48	1.46	-	24
Green	48	1.50	-	24
White	48	1.35	168	24
Red	64	0.91	-	20
Orange	64	0.77	-	20
Amber	64	0.70	-	20
Red	48	1.19	-	30
Orange	48	1.13	-	30

*Rigid systems based on Philips Advance 100W, 24V Output LED Driver LEDINTA0024V41FO



LEKTRON
Branding Solutions

918.622.4978
www.lektroninc.com
sales@lektroninc.com

SLIM22-S-30/E



Color: Bronze

Weight: 7.6 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant
120V	0.28A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	15.5-32.8W

LED Info

Watts	30/25/20/15W
Color Temp	3000/4000/5000K
Color Accuracy	83-86 CRI
L70 Lifespan	100,000 Hours
Lumens	2,199-4,833 lm
Efficacy	135.9-158.5 lm/W

Technical Specifications

Field Adjustability

Optical Field Adjustability:
45°, 30°, 15° and 0° (factory default 0°)

Field Adjustable:
Field Adjustable Light Output:
30W/25W/20W/15W (factory default 30W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default 4000K)

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
30W: Replaces up to 175W Metal Halide (MH) or 150W High Pressure Sodium (HPS)
25W: Replaces up to 175W Metal Halide (MH) or 150W High Pressure Sodium (HPS)
20W: Replaces up to 125W Metal Halide (MH) or 100W High Pressure Sodium (HPS)
15W: Replaces up to 100W Metal Halide (MH) or 70W High Pressure Sodium (HPS)

LED Characteristics

LEDs:
Edge-lit long-life, high-efficacy, surface-mount LEDs; binned and mixed for uniform light output and color.

Electrical

Driver:
30W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.28A, 208V: 0.17A, 240V: 0.15A, 277V: 0.13A
25W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.24A, 208V: 0.14A, 240V: 0.13A, 277V: 0.11A
20W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.19A, 208V: 0.12A, 240V: 0.11A, 277V: 0.09A
15W: Class 2, Constant Current, 120-277V, 50/60 Hz, 120V: 0.14A, 208V: 0.09A, 240V: 0.085A, 277V: 0.08A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
30W: 6.63% at 120V, 12.67% at 277V
25W: 7.49% at 120V, 14.45% at 277V
20W: 9.13% at 120V, 16.84% at 277V
15W: 11.81% at 120V, 20.66% at 277V

Power Factor:
30W: 99.5% at 120V, 94.8% at 277V
25W: 99.5% at 120V, 93.6% at 277V
20W: 99.2% at 120V, 90.7% at 277V
15W: 98.6% at 120V, 84.1% at 277V

Aux Power Supply:
Yes

Dim to Off:
Yes

Photocell:
120-277V selectable photocell that can be turned on and off.

Battery Backup:
Battery backup will operate the fixture for 90 minutes if power fails. Wired for 120-277V.

Battery Backup Light Loss Factor:
15%

Surge Protection:
DM(L/N): 6KV, CM(L/N-PE): 6KV

Construction

Cold Weather Starting:
The minimum starting temperature is 0°C (32°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Die-cast aluminum

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Technical Specifications (continued)

Lens:
Polycarbonate lens

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-RGJHKZ

Installation

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Optical

BUG Rating:
30W: B2 U0 G1
25W: B2 U0 G1
20W: B2 U0 G1
15W: B1 U0 G1

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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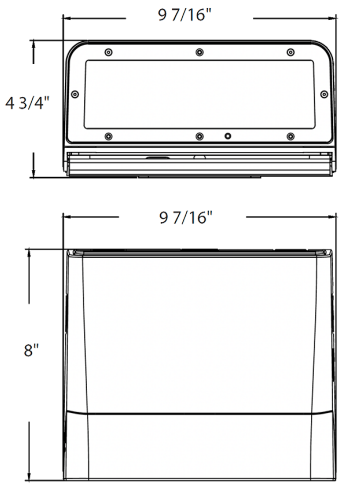
Dimensions



Features

- DLC Premium listed
- 0-10V dimming standard
- 100,000-hour LED Life
- 5-Year, limited warranty

Ordering Matrix

Family		Housing Size		Wattage	Color Temp	Finish	Forward Throw	Driver	Options
SLIM22	–	S	–	30					/E
		S = Small **M =** Medium **L =** Large		**30 =** 30/25/20/15W **60 =** 60/50/40/30W **100 =** 100/85/70/50W **150 =** 150/125/100/75W	**Blank =** 3000/4000/5000K CCT Adjustable	**Blank =** Bronze **W =** White	**Blank =** Adjustable Throw 0°/15°/30°/45°	**Blank =** 120-277V, 0-10V **/480 =** 480V, 0-10V Dimming	**Blank =** Selectable Photocell **/E =** Selectable Photocell w/Battery Backup

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L7 - LED Strip Lighting at Awning

Outdoor Cove Lighting

CROWN

Series		Length	Color Temp	Beam Angle	Finish	Installation
CROWN	–	12 - 11.8"(300mm) 47 - 47"(1120mm) 70 - 70"(1778mm)	30K - 3000K 40K - 4000K	110 - 110°	S - Silver	S - Screw Mounting

Catalog No.	Model	Description				
		Rated Input	Ra	Wattage	Luminous Flux (TYP@4000K)	Included
CROWN-1230K110SS	CROWN-L24-277V	120-277VAC	85	10W	1050 lm	1 pc LED fixture 2pcs Screws 1pc End cap
CROWN-1240K110SS						
CROWN-4730K110SS	CROWN-L90-277V	120-277VAC	85	40W	4200 lm	
CROWN-4740K110SS						
CROWN-7030K110SS	CROWN-L144-277V	120-277VAC	85	60W	6300 lm	
CROWN-7040K110SS						

How to choose your driver & cables:

Catalog No.	Description	Photo
IC-CROWN-59	Input cable 59"	



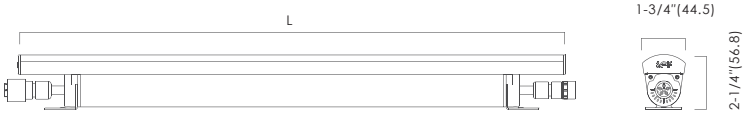
- 0/1-10V dimmable
- ±85°vertical rotation
- Waterproof IP66

Outdoor Cove Lighting
CROWN



- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max. linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±85°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (ta=95°F, 35°C)
- Ta: -13°F~122°F (-25°C～50°C)
- 10W/ft, 1050lm/ft
- Material: Aluminum alloy
- Other color temp available

Dimensions: inches, (mm)



How to order using our catalog numbers
Example: CROWN-1230K110SS

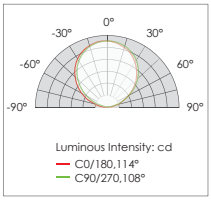
Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12 - 11.8"(300mm) 47 - 47"(1120mm) 70 - 70"(1778mm)	30K - 3000K 35K - 3500K 40K - 4000K	110 - 110°	S- Silver	S- Screw Mounting

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K110SS CROWN-1235K110SS CROWN-1240K110SS	CROWN-L24-277V	120-277	90	10	1050
CROWN-4730K110SS CROWN-4735K110SS CROWN-4740K110SS	CROWN-L90-277V	120-277	90	40	4200
CROWN-7030K110SS CROWN-7035K110SS CROWN-7040K110SS	CROWN-L144-277V	120-277	90	60	6300

* Included: 1 pc LED fixture, 2pcs screws.

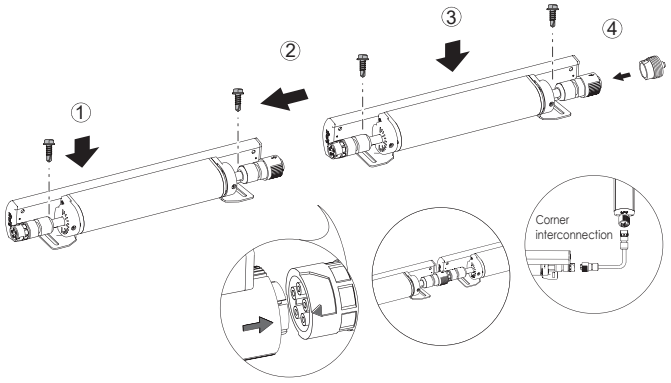
Photometrics



Outdoor Cove Lighting
CROWN

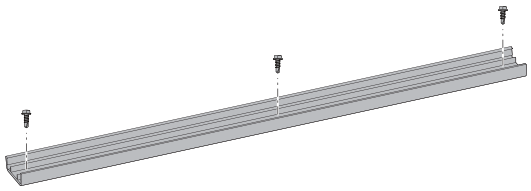
Installation

Screws installation



Track installation

1



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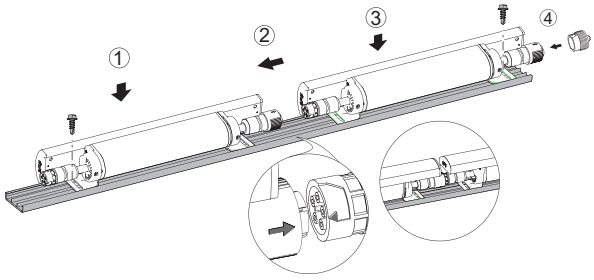


L9, L9E - Soffit Light at Framed Canopy

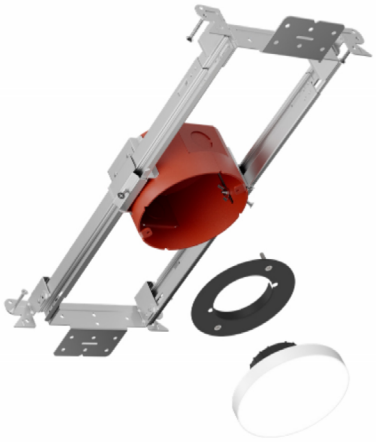
DRD5S & SurfaceFrame

4" Surface Mount Downlight

F4NC 4" New Construction
Fire Rated Shallow Junction Box

Project:	Type:
Product Code:	Date:

V072823



- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application
New Construction

Aperture
4" Round Junction Box

Delivered Lumens
750 lm (9.0W), 1000 lm (12.0W)

Color Quality
90+ CRI, < 3-step SDCM

Color Temperature
2700K 3000K 3500K

Optics
General

Input Voltage
120V only (TRIAC/ELV), 120/277V (0-10V)

Dimming
TRIAC/ELV 5%
0-10V 1%

Emergency Lighting
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

Shape
Round, Square

Finish
White

Module Ratings
UL Closet Rating Compliant *(750 lm only)*
UL Listed for Wet Location

Housing Ratings
Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours
STC/IIC Sound Rated
ASTM E283 Certified Air Tight
IC (Insulation Contact) Rated

Standards

Guarantee
50,000 hrs | 5 years

Additional Options
Non-Conductive Dead Front

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com
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DRD5S

Surface Mount LED Downlight

General New Construction
SurfaceFrame - Octagonal Junction Box

PRODUCT SELECTION GUIDE

FRAME-IN KIT (Product Code Example: DRDH + N + JO = DRDHNJO)

PRODUCT CODE		APPLICATION		APERTURE		DRIVER	
DRDH	Housing	N	New Construction	JO	Octagonal Junction Box	[Blank]	Integrated TRIAC/ELV 120V Dimming

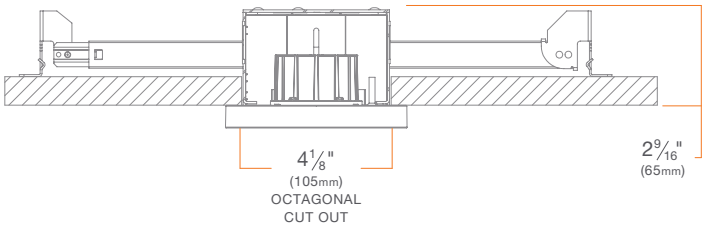
LIGHT ENGINE (Product Code Example: DRD5S + 4 + R + 07 + 9 + 30 = DRD5S4R07930)

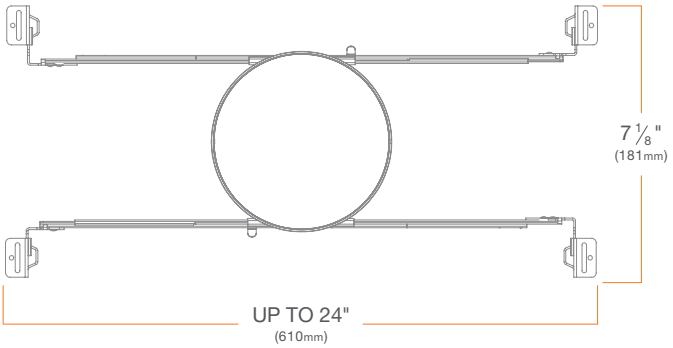
PRODUCT CODE		APERTURE		SHAPE		LUMENS		CRI		CCT		DRIVER	
DRD5S	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	30	3000K	[Blank]	TRIAC/ELV
						10	1000 lm						

DIMENSIONS

DRDHNJO
SurfaceFrame
Octagonal Junction Box

-0 0-10V dimming option
-EM Emergency option
Type L9E





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DRD5S

Surface Mount LED Downlight

General New Construction
SurfaceFrame - Octagonal Junction Box

PRODUCT SELECTION GUIDE

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DRDH	Housing	N	New Construction	JO	Octagonal Junction Box	[Blank]	Integrated TRIAC/ELV 120V Dimming

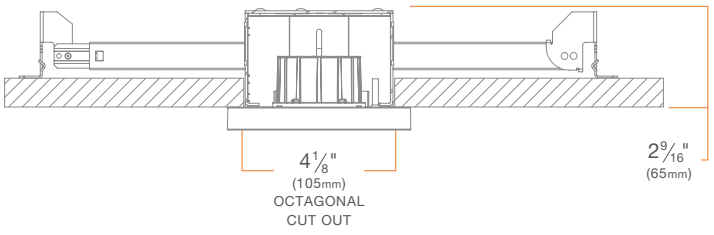
LIGHT ENGINE (Product Code Example: DRD5S+4+R+07+9+30=DRD5S4R07930)

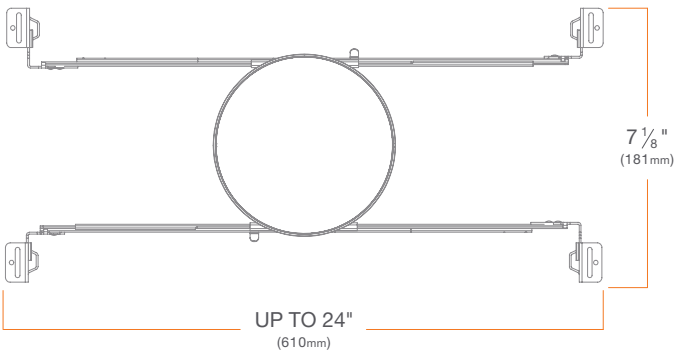
PRODUCT CODE		APERTURE		SHAPE		LUMENS		CRI		CCT		DRIVER	
DRD5S	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	30	3000K	[Blank]	TRIAC/ELV
						10	1000 lm						

DIMENSIONS

-0 0-10V dimming option
-EM Emergency option
Type L9E

DRDHNJO
SurfaceFrame
Octagonal Junction Box





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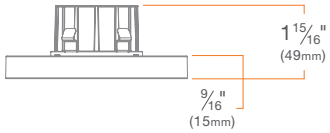
DRD5S

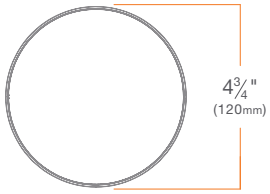
Surface Mount LED Downlight

General New Construction
SurfaceFrame - Octagonal Junction Box

LIGHT ENGINE OVERVIEW

DRD5S4R
4" Round Surface Mount
LED Downlight





	DRD5S4R07	DRD5S4R10
Total Module Lumen Output (lm)	750	1000
Total Rated Power (W)	9.0	12.5
Efficacy (lm/W)	83	80
Color Rendering Index	90+	
CCT Options	3000K	
Optics	Flood	
Binning	< 3-step SDCM	
Lifetime (L70)	50,000 hours	
Max Ambient Operating Temperature	40°C	
Input Voltage (V)	120/277V, 50/60Hz	
Input Current at 120V (Max)	0.075	0.104
Input Current at 277V (Max)	0.034	0.047
Power Factor	>0.9	
Total Harmonic Distortion	<20%	
Dimming	100% - 5%	

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dmf

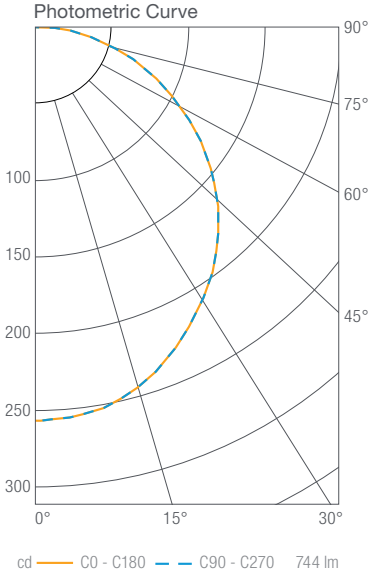
Surface Mount LED Downlight

General New Construction
SurfaceFrame - Octagonal Junction Box

PHOTOMETRICS

Light Engine: DRD5S4R07930 (DRD5S Luminaire, 750 lm, 90 CRI, 3000K)

Photometric Curve



Luminous Intensity

Gamma	C 0˚
0.0°	258
5.0°	256
10.0°	253
15.0°	247
20.0°	237
25.0°	226
30.0°	213
35.0°	200
40.0°	185
45.0°	169
50.0°	151
55.0°	132
60.0°	113
65.0°	93
70.0°	73
75.0°	54
80.0°	35
85.0°	18
90.0°	6

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	199	27
0-40	324	44
0-60	573	77
0-90	744	100
0-180	744	100

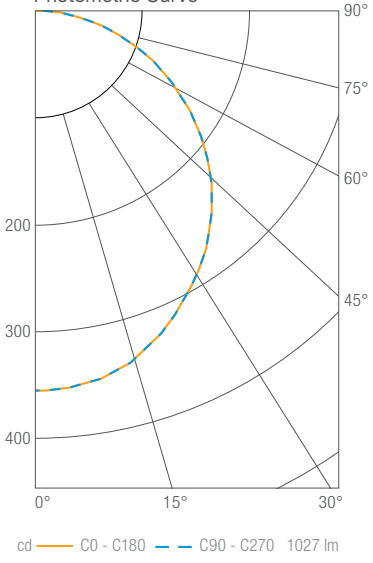
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	29	8.8'
6.0'	7	17.7'
9.0'	3	26.5'
12.0'	2	35.3'

Beam Angle: 112°

Light Engine: DRD5S4R10930 (DRD5S Luminaire, 1000 lm, 90 CRI, 3000K)

Photometric Curve



Luminous Intensity

Gamma	C 0˚
0.0°	356
5.0°	354
10.0°	349
15.0°	340
20.0°	327
25.0°	312
30.0°	294
35.0°	276
40.0°	255
45.0°	233
50.0°	209
55.0°	183
60.0°	155
65.0°	128
70.0°	101
75.0°	74
80.0°	48
85.0°	25
90.0°	9

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	274	27
0-40	447	44
0-60	790	77
0-90	1027	100
0-180	1027	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3.0'	40	8.8'
6.0'	10	17.7'
9.0'	4	26.5'
12.0'	2	35.3'

Beam Angle: 112°

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DRD5S

Surface Mount LED Downlight

General New Construction
SurfaceFrame - Octagonal Junction Box

DIMMER COMPATIBILITY

Recommended Phase-control Dimmers (Dims down to 5% nominal measured light output)

Brand	Series	Model Number	Max Load 750lm DRD5S4R07	Max Load 1000lm DRD5S4R10
Cooper	Aspire	9573	29	23
Leviton	Vizia	VPE06	64	48
Lutron	CL Series	AYCL-253, DVCL-253	26	20
	Grafik Eye 3000	QSGR-3P, QSGR-6P	31	24
	Grafik Sys / Homeworks	RPM-4U	44	35
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	16	12

Compatible Phase-control Dimmers[1] (Dims down to 10% nominal measured light output)

Brand	Series	Model Number	Max Load 750lm DRD5S4R07	Max Load 1000lm DRD5S4R10
Cooper	Aspire	9573	29	23
	Decorator	DLC03P, DAL06P	29	23
Legrand	Adorne	ADTP703	48	38
	Digital Light Management	LMRC-221	250	195
Leviton	IllumaTech	IPE04	32	25
	Vizia	VPE04	42	32
	Vizia	VPE06	64	48
Lutron	CL Series	AYCL-153, CTCL-153, DVCL-153, LGCL-513, SCL-153, TGCL-513	15	11
	CL Series	AYCL-253, DVCL-253	26	20
	Grafik Eye 3000	QSGR-3P, QSGR-6P	31	24
	Grafik Sys / Homeworks	RPM-4U	44	35
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	16	12
	Maestro Wireless	MRF2-6ELV, MRF2-6CL	15	12
	Radio RA	RRD-6NA, RRD-6CL, RRD-6D	15	12
	Skylark Contour CL	CTCL-153P	15	12

[1] *Dimmer compatibility reflects performance compatibility only. Please reference your local codes for application.*

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P1, P2, P4 - Pole Lighting

NLS LIGHTING

AREA LIGHTING

NV-1-ASA



FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Dutch Bros Prototypical

Project Name: or Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)**	16 **(16L)**	350 **(35)**	3000K **(30K)**	120-277 **(UNV)**	Architectural Sweep Arm **(ASA)**	Bronze **(BRZ)**	Bird Deterrant **(BD)**
	Type 3 **(T3)**	32 **(32L)**	530 **(53)**	4000K **(40K)**	347-480 **(HV)**		White **(WHT)**	Marine Grade Finish **(MGF)**
	Type 4 **(T4)**	48 **(48L)**	700 **(7)**	5000K **(50K)**			Silver **(SVR)**	Optic Plate Painted to Match Fixture **(OPP)**
	Type 5 **(T5)**	64 **(64L)**	1050 **(1)**				Black **(BLK)**	Nema 7-Pin Receptacle **(PE7)**
	Nema 2 24° Narrow Beam **(N2)**						Graphite **(GPH)**	Photocell + Receptacle **(PCR)**
	Nema 3 30° Narrow Beam **(N3)**						Grey **(GRY)**	Receptacle + Shorting Cap **(PER)**
							Custom **(CS)**	FSP-211 with Motion Sensor (UNV Voltage)
								(FSP-20) **9'-20' Heights*
								(FSP-40) **21'-40' Heights*
								Surge Protector **(10K)**
								Round Pole Adaptor 3"- 4" Pole **(RPA4)**
								Round Pole Adaptor 5"- 6" Pole **(RPA5)**
								Rotated Optic Left **(ROL)**
								Rotated Optic Right **(ROR)**
								Automotive House Side Shield **(AHS)**
								House Side Shield **(HSS)**

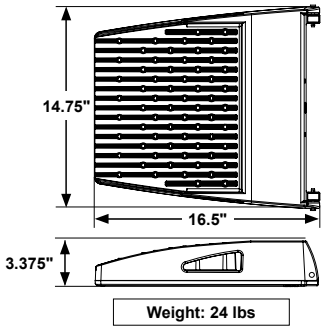
In California or where Motion Step-Dim is required under 24'

If Site Lighting Plan indicates to use

**HSS not applicable with N2 - NEMA 24° Optics*
**HSS not applicable with N3 - NEMA 30° Optics*

ELECTRICAL

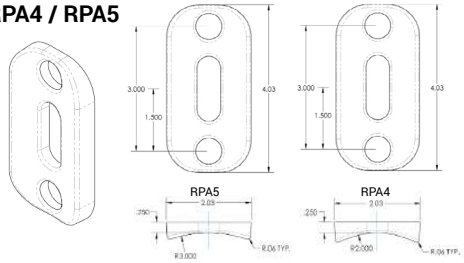
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K



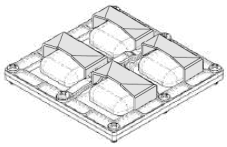
OPTIONS

- **BIRD DETERRANT (BD)**—offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked.
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)–** When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

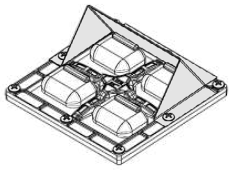
RPA4 / RPA5



HOUSE SIDE SHIELD



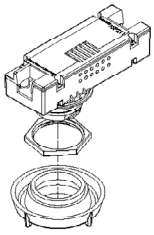
AUTOMOTIVE HOUSE SIDE SHIELD



CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

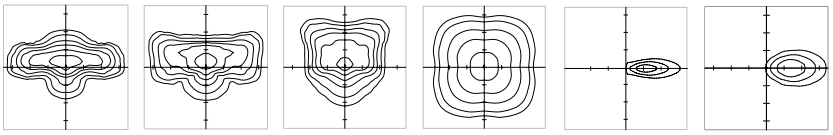
FSP-211



OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

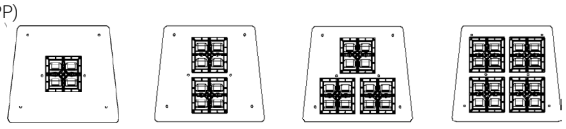
- IES Types



OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.

(OPP)



NV-1 / 16L | NV-1 / 32L | NV-1 / 48L | NV-1 / 64L

*** OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

LUMENS

PART NUMBER	N2	LM/W	BUG	N3	LM/W	T2	LM/W	DLC	BUG	T3 HSS	LM/W	BUG	T3	LM/W	DLC	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	DLC	BUG	T5	LM/W	DLC	BUG	W
NV-1-16L-35-30K	1944	108	B2-U0-G0	2016	112	2209	117	P	B1-U0-G1	1134	63	B0-U0-G0	2106	117	P	B1-U0-G1	1296	72	1116	62	B0-U0-G0	2187	116	P	B1-U0-G1	2124	118	P	B2-U0-G0	18
NV-1-16L-35-40K	2016	112	B2-U0-G0	2088	116	2268	126	P	B1-U0-G1	1206	67	B0-U0-G0	2286	127	P	B1-U0-G1	1368	76	1188	66	B0-U0-G0	2250	125	P	B1-U0-G1	2304	128	P	B2-U0-G0	18
NV-1-16L-35-50K	2088	116	B2-U0-G0	2160	120	2376	132	P	B1-U0-G1	1278	71	B0-U0-G0	2394	133	P	B1-U0-G1	1440	80	1260	70	B0-U0-G0	2358	131	P	B1-U0-G1	2412	134	P	B2-U0-G2	18
NV-1-16L-53-30K	3024	108	B3-U0-G1	3136	112	3192	114	P	B1-U0-G1	1764	63	B0-U0-G1	3220	115	P	B1-U0-G1	2016	72	1736	62	B0-U0-G1	3119	113	P	B1-U0-G1	3248	116	P	B2-U0-G1	28
NV-1-16L-53-40K	3136	112	B3-U0-G1	3248	116	3472	124	P	B1-U0-G1	1876	67	B0-U0-G1	3472	124	P	B1-U0-G1	2128	76	1848	66	B0-U0-G1	3444	123	P	B1-U0-G1	3500	125	P	B2-U0-G1	28
NV-1-16L-53-50K	3248	116	B2-U0-G1	3360	120	3612	129	P	B1-U0-G1	1988	71	B0-U0-G1	3640	130	P	B1-U0-G1	2240	80	1960	70	B0-U0-G1	3584	128	P	B1-U0-G1	3668	131	P	B2-U0-G1	28
NV-1-16L-7-30K	3888	108	B3-U0-G1	4032	112	3960	110	P	B1-U0-G1	2268	63	B0-U0-G1	3960	110	P	B1-U0-G1	2592	72	2232	62	B0-U0-G1	3973	109	P	B1-U0-G1	3996	111	P	B3-U0-G1	36
NV-1-16L-7-40K	4032	112	B3-U0-G1	4176	116	4428	123	P	B1-U0-G1	2412	67	B0-U0-G1	4284	119	P	B1-U0-G1	2736	76	2376	66	B0-U0-G1	4212	117	P	B1-U0-G1	4320	120	P	B3-U0-G1	36
NV-1-16L-7-50K	4176	116	B3-U0-G1	4320	120	4644	129	P	B1-U0-G1	2556	71	B0-U0-G1	4500	125	P	B1-U0-G1	2880	80	2520	70	B0-U0-G1	4428	123	P	B1-U0-G1	4500	125	P	B3-U0-G1	36
NV-1-16L-1-30K	6048	108	B3-U0-G1	6272	112	6160	110	S	B1-U0-G1	3528	63	B0-U0-G1	6384	114	P	B1-U0-G1	4032	72	3472	62	B0-U0-G1	6232	112	P	B1-U0-G1	6440	115	P	B3-U0-G1	56
NV-1-16L-1-40K	6272	112	B3-U0-G1	6496	116	6832	122	P	B1-U0-G1	3752	67	B0-U0-G1	6888	123	P	B2-U0-G2	4256	76	3696	66	B0-U0-G1	6776	121	P	B2-U0-G2	6944	124	P	B3-U0-G2	56
NV-1-16L-1-50K	6496	116	B4-U0-G1	6720	120	7168	128	P	B1-U0-G2	3976	71	B0-U0-G1	7224	129	P	B2-U0-G2	4480	80	3920	70	B0-U0-G1	7112	127	P	B2-U0-G2	7280	130	P	B3-U0-G2	56
NV-1-32L-7-30K	7668	108	B4-U0-G1	7952	112	7810	110	S	B1-U0-G2	4473	63	B0-U0-G1	7810	110	S	B2-U0-G2	5112	72	4402	62	B0-U0-G1	7739	109	S	B2-U0-G2	7881	111	S	B3-U0-G2	71
NV-1-32L-7-40K	7952	112	B4-U0-G1	8236	116	9017	127	P	B1-U0-G2	4757	67	B0-U0-G1	8449	119	P	B2-U0-G2	5396	76	4686	66	B0-U0-G2	8307	117	P	B2-U0-G2	8520	120	P	B3-U0-G2	71
NV-1-32L-7-50K	8236	116	B4-U0-G1	8520	120	9159	129	P	B2-U0-G2	5041	71	B0-U0-G2	8875	125	P	B2-U0-G2	5680	80	4970	70	B0-U0-G2	8733	123	P	B2-U0-G2	8946	126	P	B3-U0-G2	71
NV-1-32L-1-30K	11448	108	B4-U0-G1	11872	112	11660	110	S	B2-U0-G2	6678	63	B0-U0-G2	12084	114	S	B2-U0-G2	7632	72	6572	62	B0-U0-G2	11820	112	S	B2-U0-G2	12190	115	S	B4-U0-G2	106
NV-1-32L-1-40K	11872	112	B4-U0-G1	12296	116	12932	122	P	B2-U0-G2	7102	67	B0-U0-G2	13038	123	P	B2-U0-G2	8056	76	6996	66	B0-U0-G2	12826	121	P	B3-U0-G2	13144	124	P	B4-U0-G2	106
NV-1-32L-1-50K	12296	116	B4-U0-G1	12720	120	13568	128	P	B2-U0-G2	7526	71	B0-U0-G2	13674	129	P	B3-U0-G3	8480	80	7420	70	B0-U0-G2	13462	127	P	B3-U0-G3	13780	130	P	B4-U0-G2	106
NV-1-48L-7-30K	11232	108	B4-U0-G1	11648	112	11440	110	S	B2-U0-G2	6552	63	B0-U0-G2	11440	110	S	B2-U0-G2	7488	72	6448	62	B0-U0-G2	11336	109	S	B2-U0-G2	11544	111	S	B4-U0-G2	104
NV-1-48L-7-40K	11648	112	B4-U0-G1	12064	116	13208	127	P	B2-U0-G2	6968	67	B0-U0-G2	12376	119	P	B2-U0-G2	7904	76	6864	66	B0-U0-G2	12168	117	P	B2-U0-G2	12480	120	P	B4-U0-G2	104
NV-1-48L-7-50K	12064	116	B4-U0-G1	12480	120	13520	130	P	B2-U0-G2	7384	71	B0-U0-G2	13000	125	P	B3-U0-G3	8320	80	7280	70	B0-U0-G2	12792	123	P	B2-U0-G2	13104	126	P	B4-U0-G2	104
NV-1-48L-1-30K	16848	108	B5-U0-G1	17472	112	17160	110	S	B3-U0-G3	9828	63	B1-U0-G2	17784	114	S	B3-U0-G3	11232	72	9672	62	B1-U0-G2	17472	112	S	B3-U0-G3	17940	115	S	B4-U0-G2	156
NV-1-48L-1-40K	17472	112	B5-U0-G1	18096	116	19032	122	P	B3-U0-G3	10452	67	B1-U0-G2	19188	123	P	B3-U0-G3	11856	76	10296	66	B1-U0-G2	18876	121	P	B3-U0-G3	19344	124	P	B5-U0-G3	156
NV-1-48L-1-50K	18096	116	B5-U0-G1	18720	120	19968	128	P	B3-U0-G3	11076	71	B1-U0-G2	20124	129	P	B3-U0-G3	12480	80	10920	70	B1-U0-G2	19812	127	P	B3-U0-G3	20280	130	P	B5-U0-G3	156
NV-1-64L-7-30K	14688	108	B5-U0-G1	15232	112	14960	110	S	B2-U0-G2	8568	63	B0-U0-G2	14960	110	S	B3-U0-G3	9792	72	8432	62	B1-U0-G2	14824	109	S	B3-U0-G3	15096	111	S	B4-U0-G2	136
NV-1-64L-7-40K	15232	112	B5-U0-G1	15776	116	17272	127	P	B3-U0-G3	9112	67	B0-U0-G2	16184	119	P	B3-U0-G3	10336	76	8976	66	B1-U0-G2	15912	117	P	B3-U0-G3	16320	120	P	B4-U0-G2	136
NV-1-64L-7-50K	15776	116	B5-U0-G1	16320	120	17680	130	P	B3-U0-G3	9656	71	B1-U0-G2	17000	125	P	B3-U0-G3	10880	80	9520	70	B1-U0-G2	16728	123	P	B3-U0-G3	17136	126	P	B4-U0-G2	136
NV-1-64L-1-30K	22140	108	B5-U0-G1	22960	112	22550	110	S	B3-U0-G3	12915	63	B1-U0-G2	23370	114	S	B3-U0-G3	14760	72	12710	62	B1-U0-G3	22960	112	S	B3-U0-G3	23575	115	S	B5-U0-G3	205
NV-1-64L-1-40K	22960	112	B5-U0-G1	23780	116	25010	122	P	B3-U0-G3	13735	67	B1-U0-G3	25215	123	P	B3-U0-G	15580	76	13530	66	B1-U0-G3	24805	121	P	B3-U0-G4	25420	124	P	B5-U0-G3	205
NV-1-64L-1-50K	23780	116	B5-U0-G1	24600	120	26240	128	P	B3-U0-G3	14555	71	B1-U0-G3	26445	129	P	B3-U0-G3	16368	80	14350	70	B1-U0-G3	26035	127	P	B3-U0-G4	26650	130	P	B5-U0-G3	205

Dutch Bros Prototypical

***DLC** S= Standard P= Premium

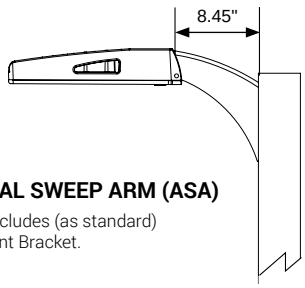
EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

L70/L90 DATA

TEMP.	NV-1	
	L70 (64L-1050mA)	L90 (64L-1050mA)
25°C	483,000	160,000

MOUNTING OPTIONS



ARCHITECTURAL SWEEP ARM (ASA)

Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.

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NLS LIGHTING

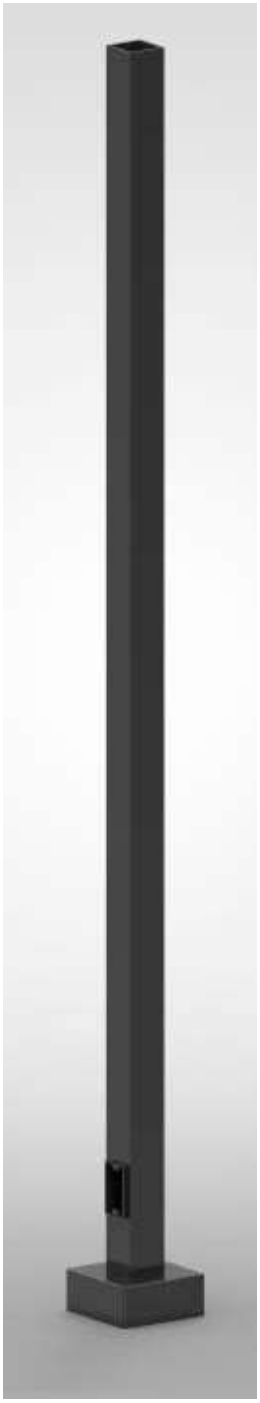
POLE
Shall be Straight Steel Grade B Extrusion with yield of 46,000 PSI. Conforms to ASTM A500 Standards. Poles have ground bolt welded inside hand-hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is Constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength.

ANCHOR BASE
Manufactured from A36 Steel rated at 36,000 PSi, conforms the ASTM –A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

COATING
All poles have minimum 3mm powder coat finish. All poles are sandblasted prior to powder coat application.

ANCHORAGE
All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt.

BASE COVER, HAND HOLE COVER AND POLE CAP
All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal bridge support and also powder coated to match pole finish.

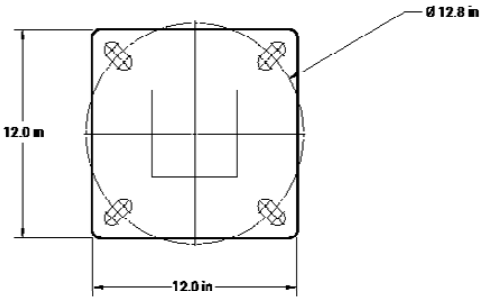


MADE IN U.S.A
Designed, Tooled, Manufactured and Assembled in the U.S.A.

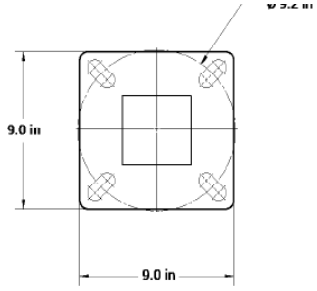
Project Name:						Type:		
Cat #	**Height**	**Pole Dim.**	**Size**	**Base Pattern**	**Orient**	**Color**	**Bolts**	**Enhancements**
Square Straight Steel Pole **(SSSP)**	10' **(10)** 12' **(12)** 14' **(14)** 16' **(16)** 18' **(18)** 20' **(20)** 22' **(22)** 24' **(24)** 25' **(25)** 26' **(26)** 28' **(28)** 30' **(30)** 35' **(35)**	4" Square **(4S)** 5" Square **(5S)** 6" Square **(6S)**	120 in **(11G)** .180 in **(7G)**	*(10'-20')* 8 3/16 - 10 3/16" Bolt Circle **(9BC)** *(22'-35')* 11½ - 14" Bolt Circle **(12BC)** *(39')* 15 in Bolt Circle **(15BC)**	Single **(SGL)** Double **(D-90)** **(D-180)** Triple **(T-90)** Quad **(QD)**	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Green **(GRN)** Hunter Green **(HGN)** Black **(BLK)** Graphite **(GPH)** Grey **(GRY)** Custom **(CS)**	3/4" x 30" **(3430)** 1" x 36" **(136)**	GFI Kit **(GFI)** GFI Provision Only **(PROV)** Galvanized **(GLV)** Anti Corrosion **(ACP)** **Tenon** 2 3/8" Round **(T2R)** 3" Round **(T3R)** 3 ½" Round **(T312R)** 4 ½" Round **(T412R)** 3 ½" Square **(T312S)** 4 ½" Square **(T412S)** 5 ½" Square **(T512S)**

Confirm Length

128



12" Base Bolt Circle



9" Base Bolt Circle

POLE EPA DATA								
Maximum EPA (ft) Allowable								
POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph
10'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	26.8	18.7	15.5
12'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	20.5	15.5	9.7
14'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	16.5	11.4	9.7
15'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	18.2	12.2	10.4
16'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	13.5	9.8	8.6
17-1/2'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	12.4	9.0	7.2
18'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.8	7.2	5.4
20'	4" SQ	.120	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.2	5.5	4.0
20'	4" SQ	.180	9" Sq. x 3/4"	9 3/16"	3/4" x 30"	14.5	10.0	7.6
20'	5" SQ	.120	12" Sq. x 1"	9 3/16"	3/4" x 30"	16.2	11.3	7.9
20'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	26.2	21.2	15.4
22'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	6.3	3.7	1.8
22'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	11.8	7.9	5.3
22'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	12.5	8.3	5.4
22'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	21.1	15.2	10.9
24'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.3	2.7	1.5
24'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.8	6.8	4.2
24'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.3	2.7	1.5
24'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	19.8	13.7	9.1
25'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	4.7	2.5	1.2
25'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.9	7.4	5.2
25'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	10.2	6.6	1.6
25'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.9	13.2	9.6
26'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	4.7	2.5	1.2
26'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.7	7.1	4.9
26'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	9.8	6.3	1.3
26'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.5	12.9	9.4
28'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	6.0	2.2	1.6
28'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.8	3.2	1.5
28'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	12.2	7.8	4.6
28'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	21.7	14.6	9.8
30'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.2	2.3	-
30'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	11.6	6.9	4.1
30'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.8	12.7	8.3
32'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.1	4.9	2.6
32'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	16.6	8.4	5.2
35'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	6.8	2.4	1.9
35'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	12.2	7.1	3.9
39'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	3.1	-	-
39'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	7.3	3.0	-

N

0 10 20 40

SCALE: 1"=20'

Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

DRAWN BY	REVISIONS	DATE
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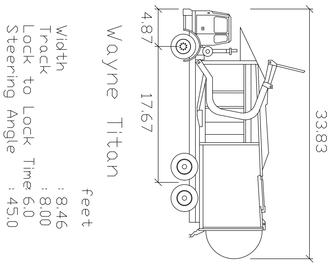

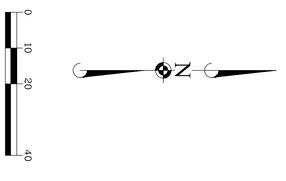

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SHEET	1 OF 1
CAD SCI101	
SCALE:	1"=20'
DRAWN BY:	SJR/DB/DB
DESIGNED BY:	GEB
PROJ. ASSOC.:	GEB
PROJ. MGR.:	EAB

COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - GARBAGE TRUCK (DUTCH BROS)

Manhard CONSULTING
1 East Wacker Drive, Suite 2700, Chicago, IL 60601 ph:312.824.3801 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

	DATE	REVISIONS	DRAWN BY
1	####	####	####
2	####	####	####
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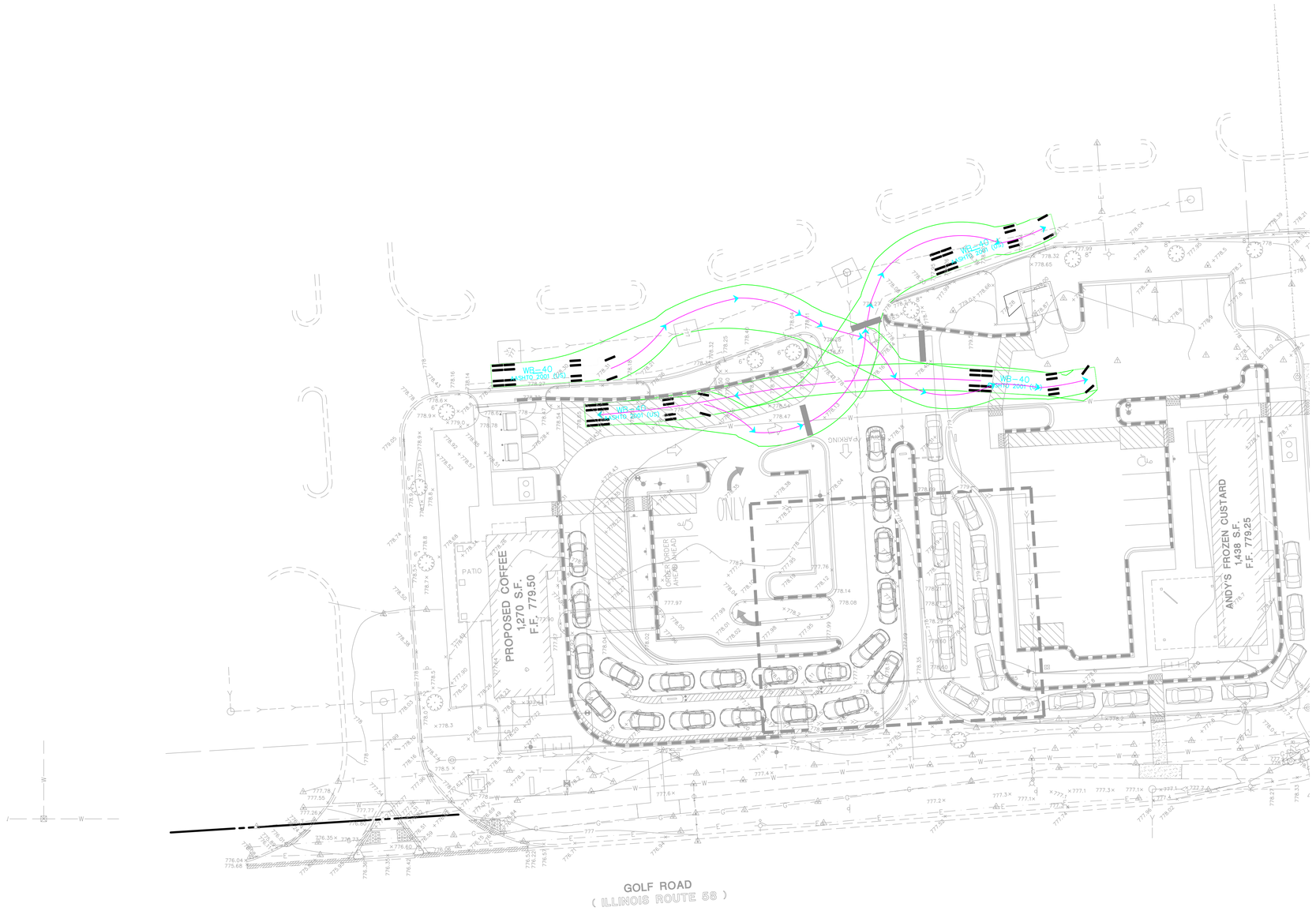

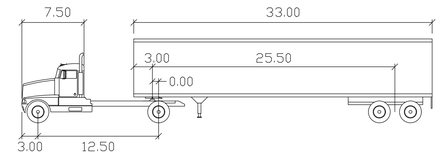

WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

N

0 ## ## ##

SCALE: 1"=##'

DRAWN BY	REVISIONS	DATE
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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - SERVICE TRUCK (DUTCH BROS)

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	5/26/26
SCALE:	1"=20'

SHEET

1 OF 1

CAQ.SCIL01

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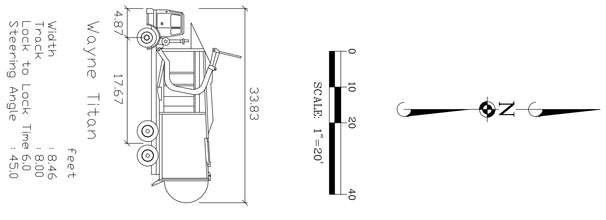
July 27, 2026 - 12:17 Dwg Name: R:\Projects\01\Civil\Eng\Final Drawings\Exhibits\Eng\Truck Turn Exhibits.dwg Updated By: mwahle







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SHEET	1 OF 1
CAG.SCI101	
DATE	5/28/26
SCALE	1"=20'
DRAWN BY:	MW
PROJ. ASSOC.	EJB
PROJ. MGR.	EJB

COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - GARBAGE TRUCK (AFC)

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	DATE	REVISIONS	DRAWN BY
1	####	####	####
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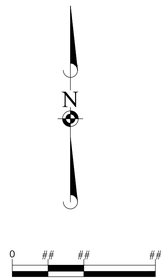

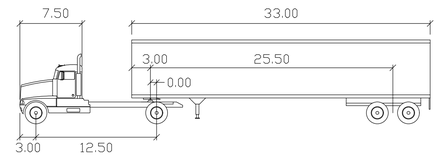

WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

REVISIONS	DATE	DRAWN BY
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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - SERVICE TRUCK (AFC)

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	5/26/26
SCALE:	1"=20'

SHEET 1 OF 1

CAQ.SCIL01

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JULY 27, 2026 – 12:17 Dwg Name: R:\Corporate\Dept\Engr\Engr Projects\Projects Engr\Truck Turn Exhibits.dwg Updated By: mwiche

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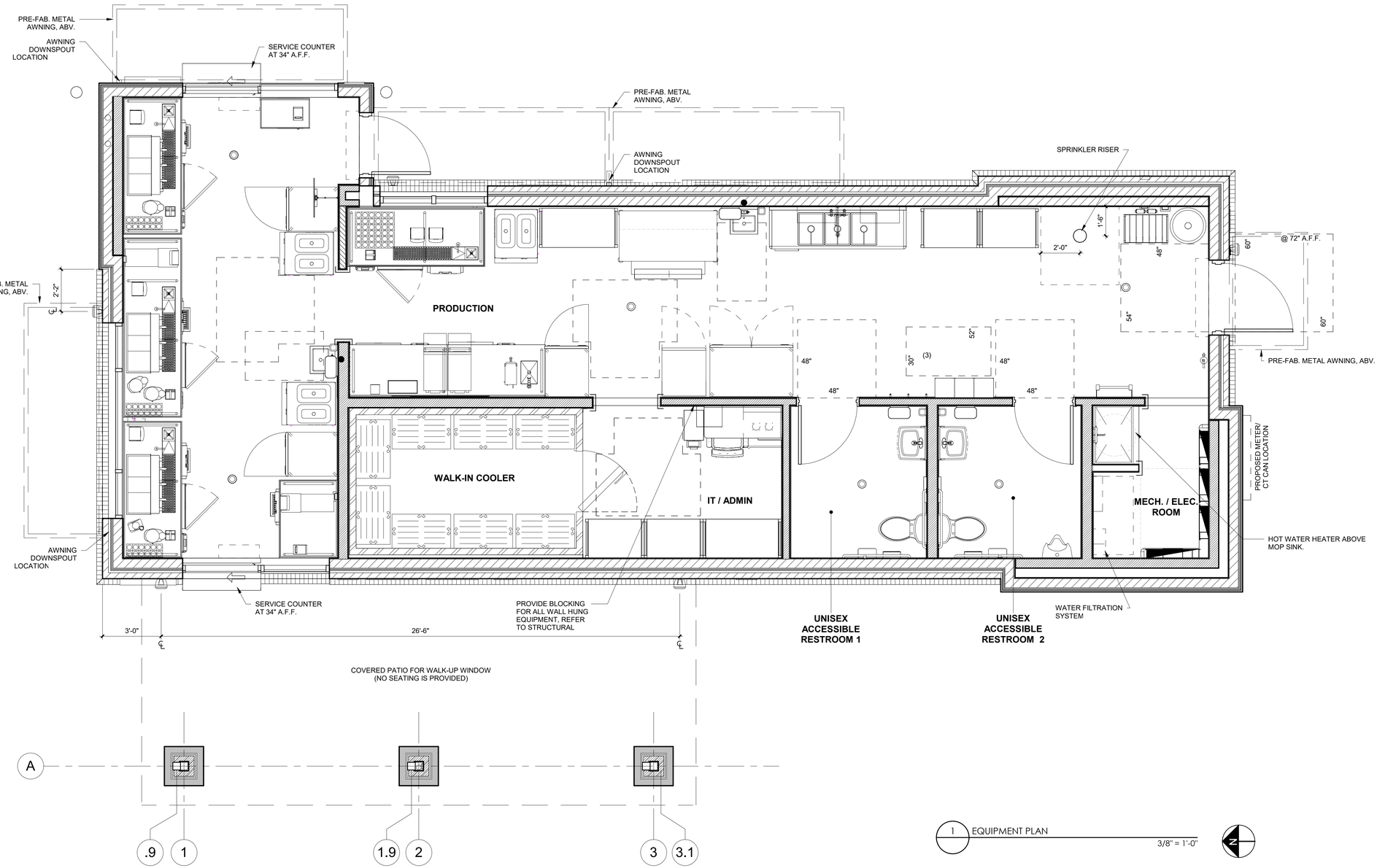

1 EQUIPMENT PLAN

3/8" = 1'-0"

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
214 E. Golf Road,
Schaumburg, IL 60173
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR-A1

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

08/03/26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN

DRAWN BY: JL	CHECKED BY: SK

SHEET NUMBER:

A1.0

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KEYNOTES

1. SURFACE MOUNTED TYPE ABC FIRE EXTINGUISHER, MOUNT TOP OF FIRE EXTINGUISHER HANDLE @ 48" AFF, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHALL. (SEE MOUNTING DETAIL 3/ G0.2)
2. NOT USED
3. GC TO PROVIDE TACTILE EXIT SIGN. REFER TO DETAIL 2/G0.2
4. GC TO COORDINATE WITH AHJ FOR OCCUPANT LOAD SIGNAGE REQUIRED. GC TO POST SIGNAGE LISTING ASSEMBLY OCCUPANT LOAD, TO BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT DOOR.
5. GC TO COORDINATE BUILDING ADDRESS TO BE POSTED W/ NUMBERS AT MIN. 4" HEIGHT; NUMBERS TO BE ON A CONTRASTING BACKGROUND, VISIBLE FROM THE STREET; GC TO FIELD VERIFY REQUIREMENTS W/ LOCAL FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION. REFER TO SP1.1 SITE SIGNAGE DETAILS.
6. NEW COVERED EXTERIOR PATIO AREA
7. FIRE DEPARTMENT REQUIRED KNOX BOX. GC TO VERIFY LOCATION AND SPEC WITH FIRE DEPARTMENT.
8. ELECTRICAL PANELS
9. WATER FILTRATION SYSTEM (P-3) AND BOOSTER PUMP (P-18)

REQUIRED PLUMBING FIXTURES 2014 ILLINOIS PLUMBING CODE			
PLUMBING FIXTURE COUNT LOAD EMPLOYEES (MAX PER SHIFT = 12)*			PROPOSED
	6 MALE	6 FEMALE	2 UNISEX RESTROOMS
LAVATORIES: (SECTION 890 TABLE B)	1 REQUIRED	1 REQUIRED	2 TOTAL - 1 PER RR
WATER CLOSETS: (SECTION 890 TABLE B)	1 REQUIRED	1 REQUIRED	2 TOTAL - 1 PER RR
URINALS: (SECTION 890.810)	1 REQUIRED	0 REQUIRED	1 PROVIDED IN (1) UNISEX RR
DRINKING FOUNATINS: (SECTION 890.810)	0 REQUIRED		0 PROVIDED
SERVICE SINKS: (SECTION 890.810)	1 REQUIRED		1 PROVIDED
3 COMP SINK: (SECTION 890.810)	1 REQUIRED		1 PROVIDED

* PLUMBING FIXTURE COUNT IS BASED ON A MAXIMUM STAFFING LEVEL OF 12 EMPLOYEES PER SHIFT (DUTCH BROS OPERATIONAL STANDARD)

BUILDING DATA

CODE SUMMARY:

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE W/ VILLAGE OF SCHAUMBURG AMENDMENTS
ELECTRICAL CODE	2020 NATIONAL ELECTRIC CODE W/ VILLAGE OF SCHAUMBURG AMENDMENTS
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE W/ VILLAGE OF SCHAUMBURG AMENDMENTS
PLUMBING CODE	2021 ILLINOIS DEPARTMENT OF PUBLIC HEALTH ILLINOIS PLUMBING CODE W/ VILLAGE OF SCHAUMBURG AMENDMENTS
FIRE CODE	2021 INTERNATIONAL FIRE CODE W/ VILLAGE OF SCHAUMBURG AMENDMENTS
ENERGY CODE	2024 ILLINOIS ENERGY CONSERVATION CODE, ILLINOIS CONSERVATION CODE AMENDMENTS CLIMATE ZONE: 5A
ACCESSIBILITY CODE	2018 ILLINOIS ACCESSIBILITY CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2017 ICC ANSI A117.1 (AS ADOPTED PER 2021 IBC) *(2017 ICC ANSI A117.1 IS USED AS BASIS OF DESIGN)

BUILDING CONSTRUCTION DATA:

CONSTRUCTION TYPE: V-B
AUTOMATIC SPRINKLER SYSTEM: YES

PROPOSED BUILDING HEIGHT: 24'-0"
MAXIMUM ALLOWABLE HEIGHT: 40'-0"

PROPOSED STORIES: 1
MAXIMUM STORIES: 2

BASEMENT: NO

TOTAL FLOOR AREA: 1,065 S.F. GROSS
MAXIMUM ALLOWABLE AREA: 9,000 S.F.

FIRE-RESISTANCE RATING FOR STRUCTURAL ELEMENTS: 0 HOURS
(PER IBC TABLE 601)

BUILDING OCCUPANCY DATA (2021 IBC, 2021 IFC):

OCCUPANCY CLASSIFICATION: GROUP B (SECTIONS 303.1.1 & 304.1)

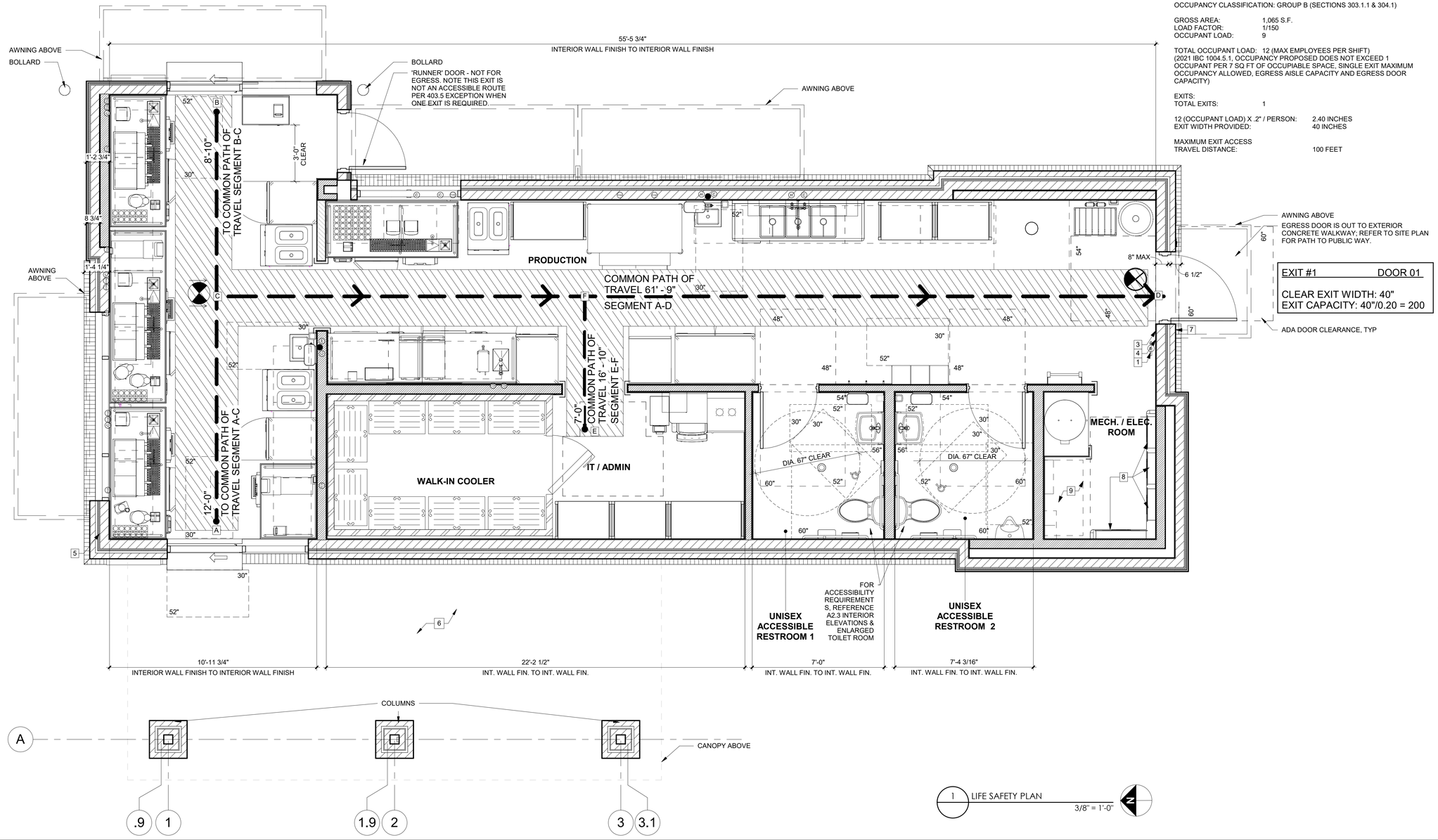
GROSS AREA: 1,065 S.F.
LOAD FACTOR: 1/150
OCCUPANT LOAD: 9

TOTAL OCCUPANT LOAD: 12 (MAX EMPLOYEES PER SHIFT)
(2021 IBC 1004.5.1, OCCUPANCY PROPOSED DOES NOT EXCEED 1 OCCUPANT PER 7 SQ FT OF OCCUPIABLE SPACE, SINGLE EXIT MAXIMUM OCCUPANCY ALLOWED, EGRESS AISLE CAPACITY AND EGRESS DOOR CAPACITY)

EXITS:
TOTAL EXITS: 1

12 (OCCUPANT LOAD) X .2" / PERSON: 2.40 INCHES
EXIT WIDTH PROVIDED: 40 INCHES

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 100 FEET



1 LIFE SAFETY PLAN
3/8" = 1'-0"

DUTCH BROS Coffee

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

Project No: IL0603
Dutch Bros Coffee - New Freestanding Store
214 E. Golf Road,
Schaumburg, IL 60173
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR-A1

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

08/03/26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

LIFE SAFETY PLAN

DRAWN BY: SR | CHECKED BY: SK

SHEET NUMBER:

G0.2

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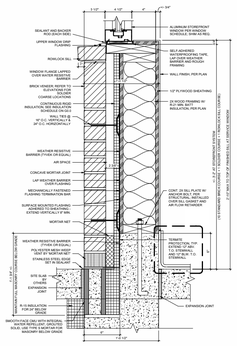
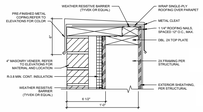


6 TYPICAL BRICK VENEER DETAIL AT BASE AND SILL
NTS

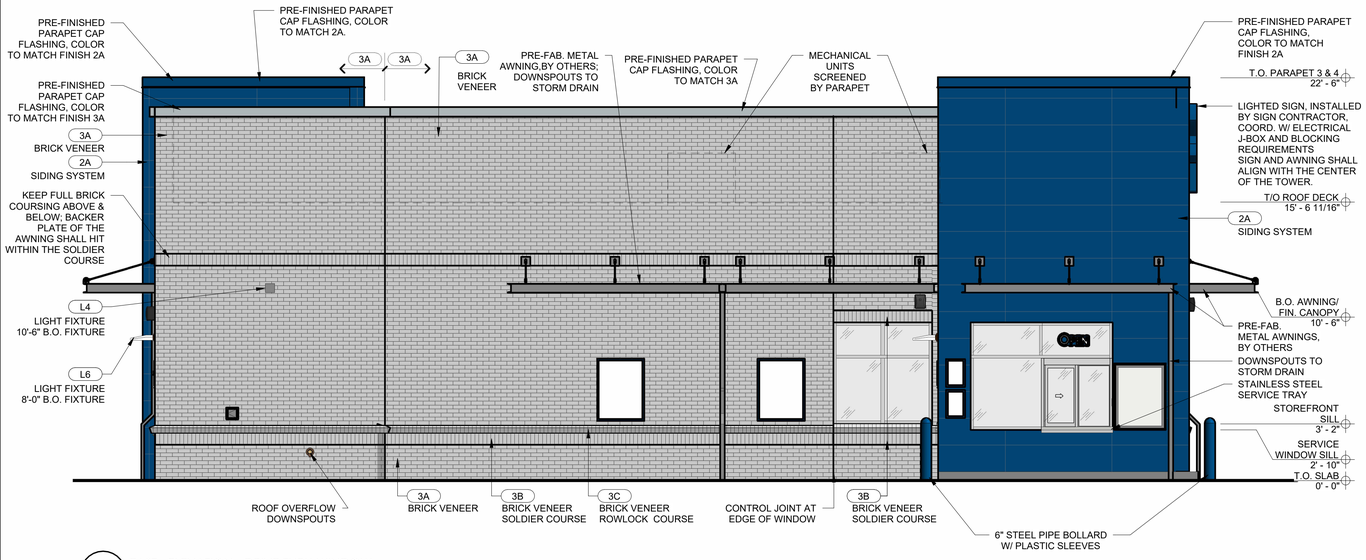


5 TYPICAL BRICK VENEER DETAIL AT PARAPET
NTS

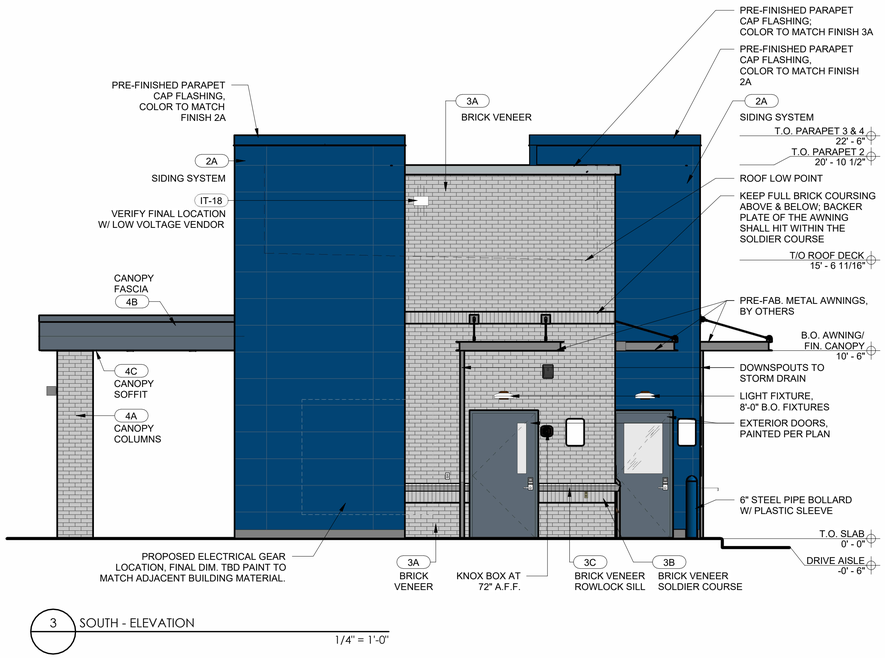
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTES: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY
GC TO CONFIRM BRICK AVAILABILITY AT THE START OF CONSTRUCTION. IF ALTERNATES ARE REQUIRED, GC TO COORDINATE WITH DB CONSTRUCTION MANAGER FOR APPROVAL.

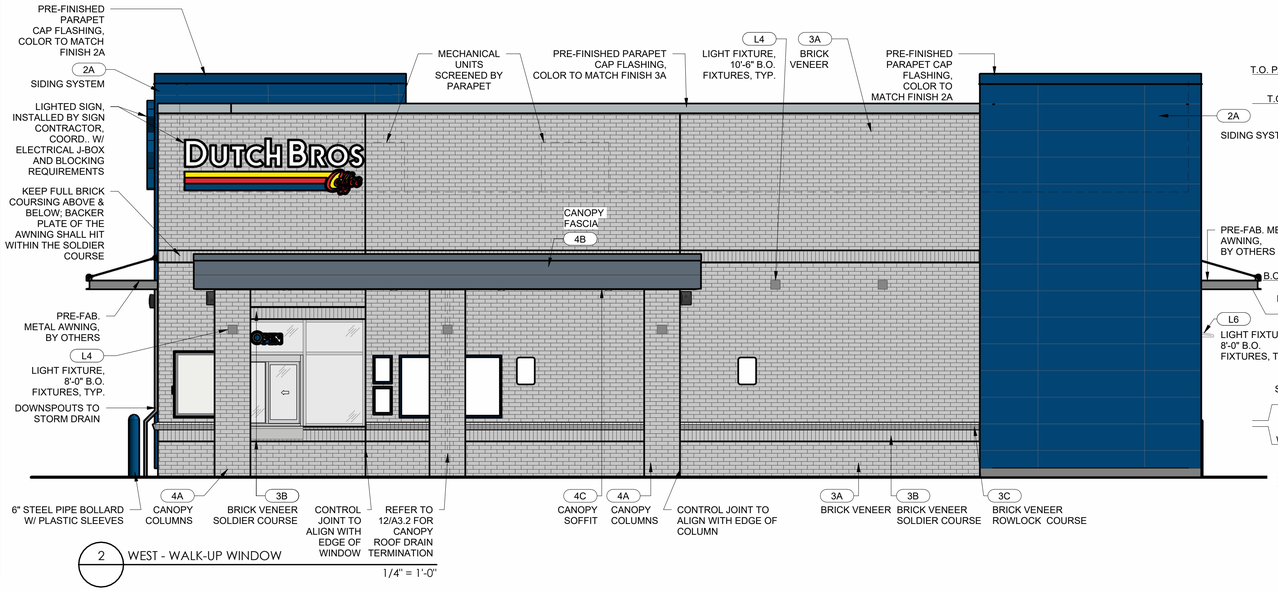
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
3A	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
ZONE 2 (TOWER)				
2A	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3A	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
3B	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: SOLDIER COURSE
3C	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: ROWLOCK SILL
ZONE 4 (FRAMED CANOPY)				
4A	COLUMNS	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
4B	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4C	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



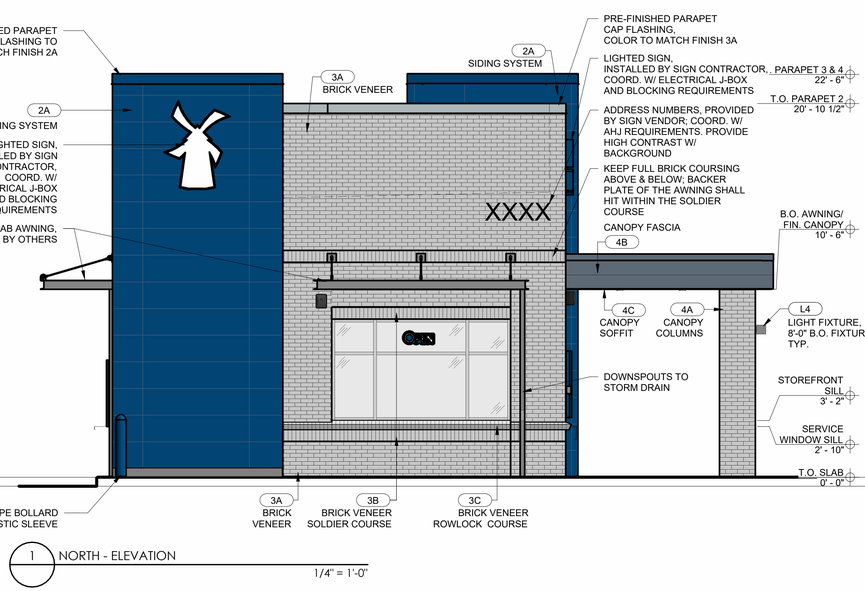
4 EAST - ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 SOUTH - ELEVATION
1/4" = 1'-0"



2 WEST - WALK-UP WINDOW
1/4" = 1'-0"



1 NORTH - ELEVATION
1/4" = 1'-0"

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DES PLAINES, IL 60018
TEL: 847.298.6900

Project No: IL0603

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Schaumburg, IL 60173
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR-A1

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

08/03/26

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS - COLOR

DRAWN BY: JL | CHECKED BY: SK

SHEET NUMBER:
A6.1

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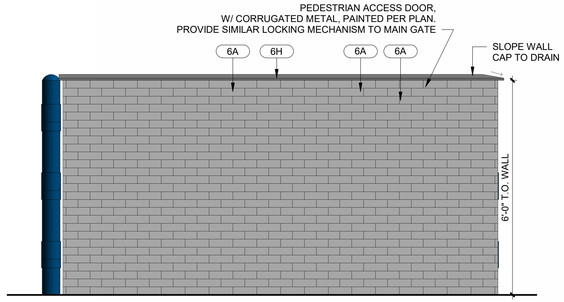
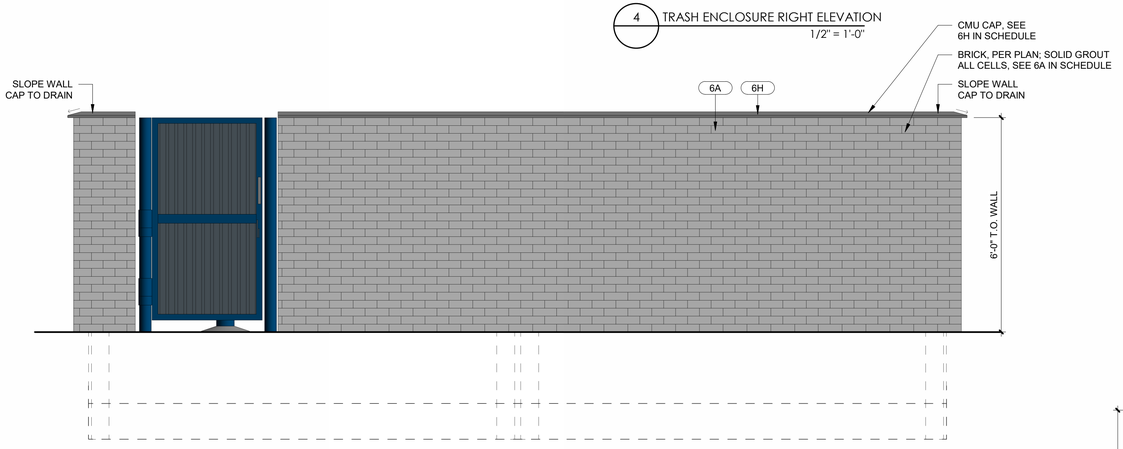
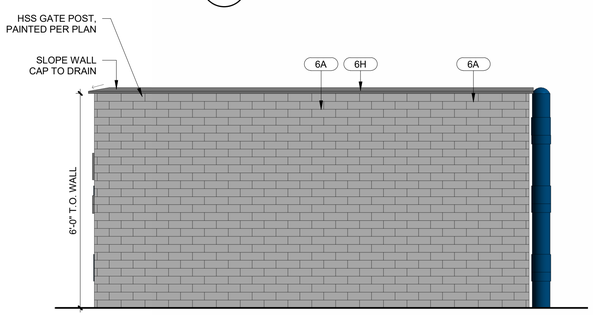


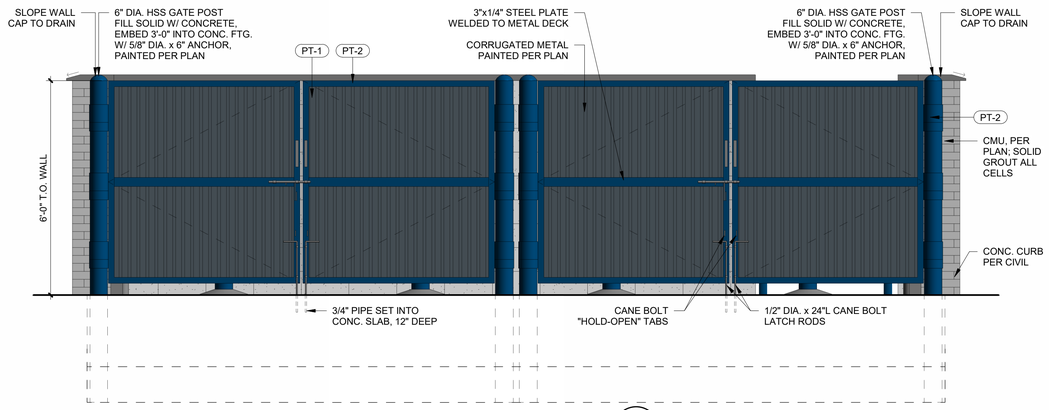
4 TRASH ENCLOSURE RIGHT ELEVATION
1/2" = 1'-0"



2 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



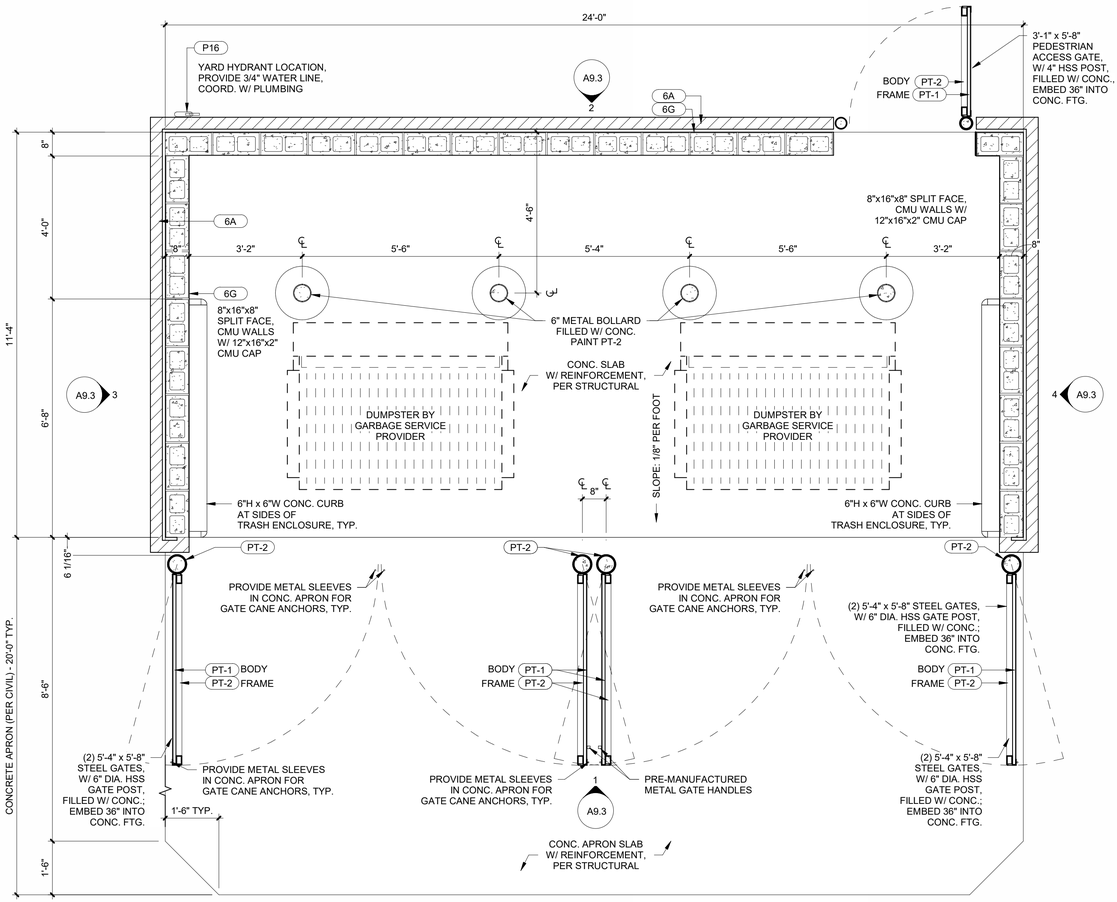
3 TRASH ENCLOSURE LEFT ELEVATION
1/2" = 1'-0"



1 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS

ID	MATERIAL	MANUFACTURER	COLOR	NOTES
6A	REFUSE WALLS	GLEN-GERY	COLOR: STONE GREY KLATCOAT INSTALL: RUNNING BOND PATTERN	FULL BED FACE BRICK SIZE: MODULAR (2-1/4"H X 3-5/8"W X 7-5/8"L)
6G	CMU BLOCK	BASALITE	COLOR: 490 INSTALL: FOR USE WITH FACE BRICK/STONE VENEER	8-8-16 SMOOTH FACE BLOCK
6H	PEAK CAP	BASALITE	COLOR: 490 INSTALL: SINGLE WYTHE CLOCK WALL CAP	DUTCH BROS BLUE, GATE FRAMES & POSTS
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS



5 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

CHIPMAN DESIGN
ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

ANNIHILATOR-A1

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
214 E. Golf Road,
Schaumburg, IL 60173
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

08/03/26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

TRASH ENCLOSURE
PLAN/ ELEVATIONS

DRAWN BY: MH | CHECKED BY: SK

SHEET NUMBER:

A9.3

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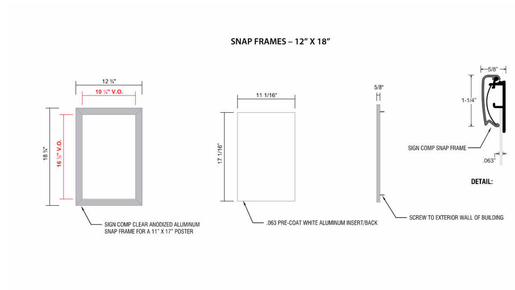
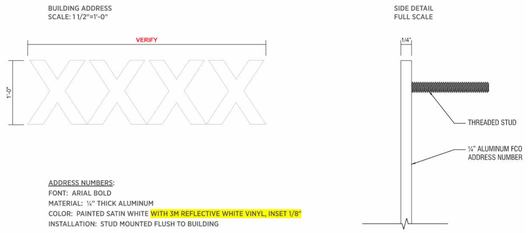
"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



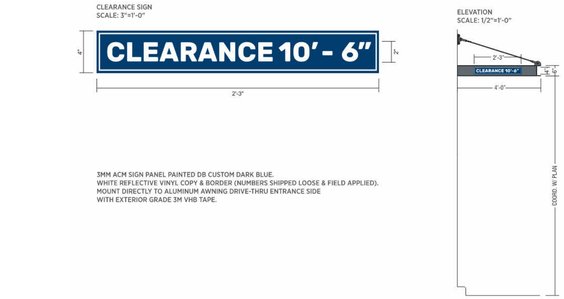
14 BUILDING SIGN, SNAP FRAMES, BY OTHERS - REFERENCE ONLY

12" = 1'-0"



13 BUILDING ADDRESS NUMBERS BY OTHERS - REFERENCE ONLY

12" = 1'-0"



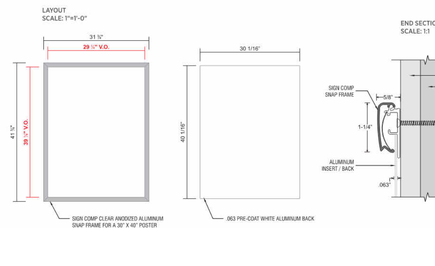
12 AWNING CLEARANCE SIGN, BY OTHERS AT DRIVE-THRU WINDOW - REFERENCE ONLY

12" = 1'-0"



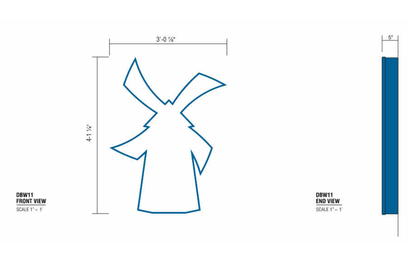
11 BUILDING MENU SIGN BY OTHERS - REFERENCE ONLY

12" = 1'-0"



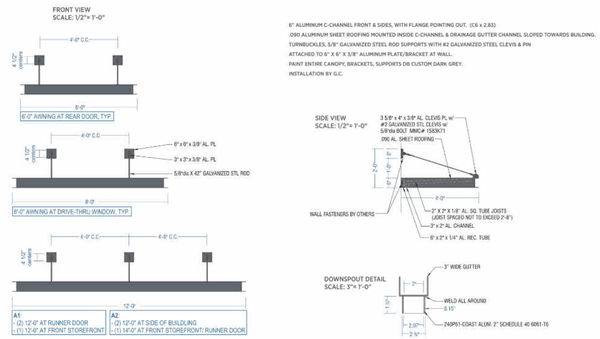
10 BUILDING SIGN, SNAP FRAMES, BY OTHERS - REFERENCE ONLY

12" = 1'-0"



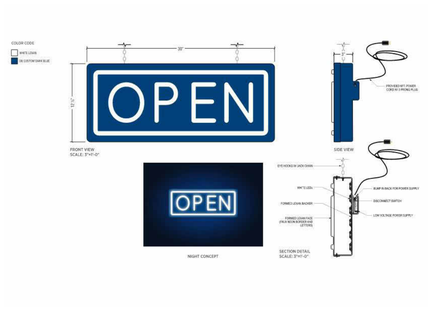
9 BUILDING SIGN, WINDMILL, BY OTHERS - REFERENCE ONLY

12" = 1'-0"



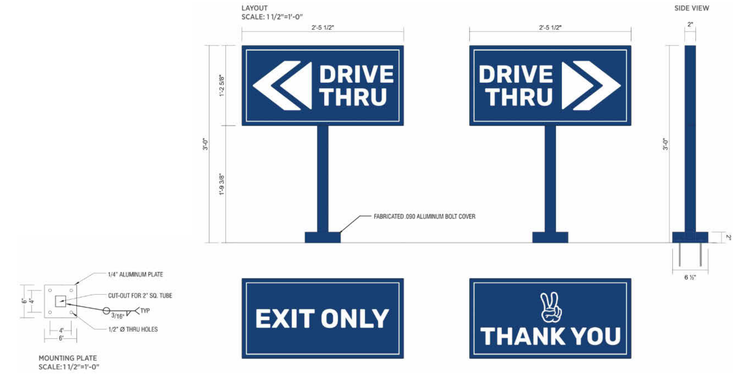
8 PRE-FAB. METAL AWNINGS, BY OTHERS - REFERENCE ONLY

12" = 1'-0"



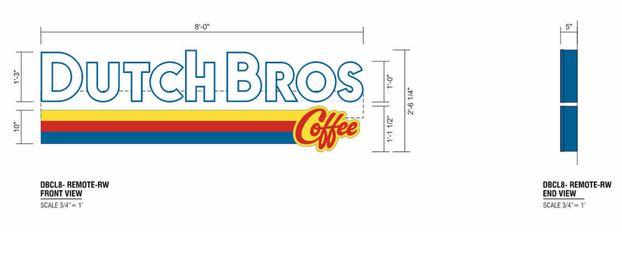
7 OPEN SIGN - SINGLE, BY OTHERS

NTS



6 DIRECTIONAL SIGNS, BY OTHERS - REFERENCE ONLY

NTS



5 BUILDING SIGN, CHANNEL LETTERS, BY OTHERS - REFERENCE ONLY

12" = 1'-0"



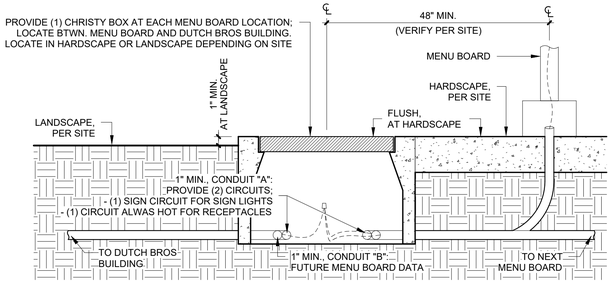
3 MENU BOARD WITH WINGS BY OTHERS- REFERENCE ONLY

NTS



4 BUILDING NOTICE - REFERENCE ONLY

NTS



2 MENU BOARD & CHRISTY BOX - REFERENCE ONLY

NTS



1 MONUMENT SIGN BY OTHERS - REFERENCE ONLY - ALT

NTS

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
214 E. Golf Road,
Schaumburg, IL 60173
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

08/03/26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

SITE & BUILDING SIGNAGE DETAILS

DRAWN BY: JL | CHECKED BY: SK

SHEET NUMBER:

SP1.1

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August 12, 2026

TEMPORARY VILLAGE HALL
COMMUNITY DEVELOPMENT DEPARTMENT
1000 E. WOODFIELD RD.
SCHAUMBURG, IL 60173

PROJECT NARRATIVE
PROPOSED COMMERICAL DEVELOPMENT
216 EAST GOLF RD.
SCHAUMBURG, ILLINOIS 60173

PARCEL ID	PARCEL ADDRESS	ACREAGE	LAND USE	EXISTING ZONING
07-10-400-032-0000	210-214 W GOLF RD	1.39	COMMERCIAL	B-4

Introduction:
This Project Narrative has been prepared in support of the Proposed Commercial Development located on 216 E. Golf 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 buildings and structures. The zoning of the project location will not be affected.

Existing Site Characteristics:
The existing site is developed for commercial use; the site contains one Outback Steakhouse building and associated parking. The site is bound by a neighboring commercial development to the west, E. Golf Rd. to the south, Wilkening Rd. to the east, and a strip mall to the North. The existing property ultimately drains to the east, across Wilkening Rd and ultimately into a detention pond.

Project Description:
The overall property area is approximately 1.39 acres and the proposed development includes subdivision of the site into two lots via Plat of Subdivision, one lot will be used for the proposed Dutch Bros Drive Thru Coffee development (+/-1,266 sq. ft building) and the other will be used for a future Andy's Frozen Custard (+/-7,475 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 addition of +/-11,662 square feet of impervious area. Site imperviousness will be increased from 0.83 acres (existing) to 1.09 acres (proposed). Please refer to the stormwater report for existing and proposed impervious exhibits.

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 drainage patterns and tributary areas is attached to this submittal.

Code Variance Requests:

We request that staff review and consider the requested code variances and their justifications below:

154.175 (6) Minimum Yard Requirements: A variance is requested for the proposed Andy's Frozen Custard building on the proposed Lot 3. The code requires a 28' setback from a corner side lot line abutting a roadway right-of-way. While the majority of the building (~88% of the east building elevation) is set back behind the 28' setback line, the proposed drive-thru window is set back 24.2' from the corner side lot line along Wilkening Road. This variance is requested due to site space constraints. Parking, lane width and patio size are already at operational minimums, relocating the building west would require a reduction in width of landscaping islands or foundational landscaping.

154.175 (6) Minimum Yard Requirements: A variance is requested for the proposed Andy's Frozen Custard building on the proposed Lot 3 and the Dutch Bros Coffee on Lot 2. The code requires a 5' setback from an interior side yard. The Andy's Frozen Custard and Dutch Bros proposed curb and trash enclosure is proposed to be 0.3'-5' from the northern lot line. This variance is requested due to site space constraints. Parking, fire lane width and landscaping island widths are already at code minimums, relocating the building farther south to allow a larger yard would require a reduction in width of landscaping islands, the fire lane, or a further reduction in drive-thru stacking which would be another code variance.

154.122 Parking Ratio: A variance is requested for the parking provided on the Dutch Bros Coffee lot. The parking ratio for this establishment is 6 spaces per 1000 s.f. which equates to 7 parking spaces. 9 parking spaces are provided. Variances are requested for the maximum parking of 8, and the short-term parking spaces, which this lot would not be

eligible for by code. This request is made based on Dutch Bros operations. It is requested to allow the additional spaces over the maximum to allow for customer and employee parking. 9 parking stalls is below Dutch Bros preferred minimums, and will be needed to properly serve walkup customers. The temporary parking spaces are requested to allow for order ahead customers to park and have their orders delivered to their vehicles. This is consistent with Dutch Bros national operations and would help to reduce stacking in the drive-thru.

155.95 (B) Commercial Use Sign: A variance is requested for the proposed Dutch Bros on Lot 2. The code states there shall not be more than 2 menu board signs. The development proposes 4 menu signs. This variance is requested due to the operational standards at Dutch Bros. The additional menu signs will allow for customers to be served at a faster pace and therefore reduce stacking and overall traffic congestion. It should be noted that the proposed menu boards do not include speakers as is typical for drive-thru orders, orders are taken by employees walking the drive-thru line.

154.123 (B) Stacking Requirements: A variance is requested for the proposed Andy's Frozen Custard on Lot 3. The code states there shall be a minimum of 5 cars stacked between ordering and pickup. The proposed development allows 4 cars to be stacked between the ordering and pickup. This variance is requested to allow for typical Andy's Frozen Custard operations to take place.

154.136 (M) Foundation Landscaping: A variance is requested for the proposed Andy's Frozen Custard on Lot 3. The code states that a minimum of 10' of foundation landscaping must be provided. The applicant requests a reduction of this requirement to 6.5'. This reduces the sidewalk in front of the Andy's building to 7' wide, which is below Andy's standard sidewalk width. The wider sidewalk is requested here as the sidewalk will be carrying foot traffic for customers navigating to and from the patio, the wider walk will help them to safely navigate the site.

Proposed Users:

DUTCH BROS: Dutch Bros Coffee is a drive-thru coffee development established in 1992. Dutch Bros operations will include a two lane drive-thru for placing orders and a merged pickup lane with a bailout. The Dutch Bros building will also provide a pickup window and patio for pedestrian traffic. The Dutch Bros menu includesa variety of coffee, tea, soda and proprietary energy drink options. The menu will also include a small selection of snacks including granola bars and muffin tops. The building itself will only be accessed by employees, with food and drinks served through the drive-thru and patio window exclusively.

ANDY'S FROZEN CUSTARD: Andy's Frozen Custard has been serving its customers since 1986, when it was founded in Osage Beach, Missouri. The Andy's Frozen Custard operations will include a two lane drive thru for placing orders, before merging to a single drive-thru lane for pickup at the drive-thru window. The proposed building will also include a walk up window and patio for pedestrian traffic. The Andy's menu includes a selection of frozen custard concretes, sundaes and splits.

Business Narrative Letter

To Whom It May Concern,

This letter is submitted to provide a formal business narrative for a Dutch Bros Coffee location. Dutch Bros Coffee is a nationally recognized specialty beverage retailer known for high-quality coffee, handcrafted energy drinks, and exceptional customer service.

The proposed Dutch Bros Coffee location will operate daily, with typical hours of operation from **5:00 a.m. to 11:00 p.m.**, or to the extent permitted by local municipal regulations. Operating hours are designed to accommodate early-morning commuters as well as evening customers while remaining compliant with all applicable local ordinances.

The business will primarily serve customers through a **drive-thru and walk-up service model**. Orders are taken in a highly personable manner, often directly at the customer's vehicle by trained team members using handheld point-of-sale devices. This approach allows for efficient order processing, personalized customer interaction, and minimized vehicle queuing times. Walk-up service is also provided for pedestrians, cyclists, and customers who prefer not to use the drive-thru.

At any given time, the location will typically be staffed by **three (3) to five (5) employees per shift**, depending on time of day and customer volume. Employees are trained to prioritize safety, accuracy, friendliness, and speed of service. The operational model emphasizes quick transaction times and efficient traffic flow, reducing congestion and ensuring a positive customer experience.

Dutch Bros Coffee is widely recognized for its **exceptional customer service, upbeat culture, and fast service times**. The business model focuses on building community connections, providing consistent service quality, and maintaining a clean, well-managed site. All operations will comply with applicable health, safety, zoning, and accessibility requirements.

In summary, this Dutch Bros Coffee location will operate as a low-impact, service-oriented beverage establishment that emphasizes efficiency, customer engagement, and compliance with local regulations. The drive-thru and walk-up format, combined with limited on-site staffing and streamlined operations, allows the business to serve customers quickly while maintaining compatibility with surrounding land uses.

Please feel free to contact us should additional information or clarification be required.
Sincerely,

Marc Madden
Construction Project Coordinator
Dutch Bros Coffee
480-296-5905
marc.madden@dutchbros.com

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

Z2608-04 / ANDY'S FROZEN CUSTARD / 214 E. Golf Road - Copley Center / Site Plan Approval, Special Use for a Drive-Through Facility, Landscape Variations, Parking Setback Variation, Sign Variation, Drive Through Stacking Variation, and Woodfield Regional Center Design Review
09/23/26
Zoning Board of Appeals

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

Executive Summary:

The petitioner requests Site Plan Approval for a Type C Restaurant, Special Use for a Drive-Through facility, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Andy's Frozen Custard to be located at 214 E. Golf Road. The property is located at the former Outback Steakhouse site in Copley Center.

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, Special Use Approval for a Drive-Through Facility Landscape Variations, Parking Setback Variation, Sign Variation Drive Through Stacking Variation and Woodfield Regional Center Design Review for Andy's Frozen Custard, to be located at 214 E. Golf Road, Case No. Z2608-04, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- REDACTED Z2608-04 Andys Frozen Custard Application
- Location Map
- Truck Turning Templates
- Engineering Plans
- Landscape Plans
- Architectural Plans
- Project Narrative
- Andy's Business Narrative
- Sign Package

STAFF REPORT

TO: ZONING BOARD OF APPEALS

PREPARED BY: Parth Joshi, AICP
Planning Manager

HEARING DATE: September 23, 2026

DATE PREPARED: September 2, 2026

CASE NUMBER: Z2608-04

TITLE: Z2608-04 / ANDY'S FROZEN CUSTARD / 214 E. Golf Road - Copley Center / Site Plan Approval, Special Use for a Drive-Through Facility, Landscape Variations, Parking Setback Variation, Sign Variation, Drive Through Stacking Variation, and Woodfield Regional Center Design Review

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:	Adam Firsel
Address of Owner:	110 Parkway North Blvd, Deerfield, IL 60015
Existing Zoning:	B-4, Retail, Service, Motor Vehicle
Existing Land Use:	Vacant building

Requested Actions:

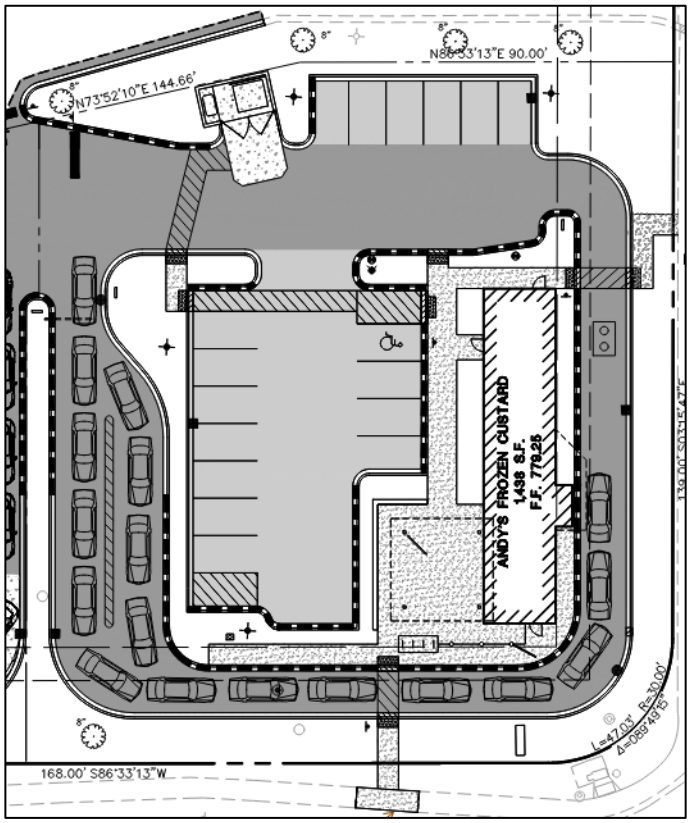
- Site Plan Approval to Construct a 1,438 Square Foot Building [Title 15, Chapter 154, Section 154.46 of the Zoning Ordinance]
- Special Use for a Drive Through Facility [Title 15, Chapter 154, Section 154.90.13 of the Zoning Ordinance]
- Variation to Reduce Interior Parking Setback from 5’ to 3’1” [Title 15, Chapter 154, Section 154.175(D)(6)(b)(2) of the Zoning Ordinance]
- Variation to Reduce the Landscape Buffer from 10’ to 5’6” [Title 15, Chapter 154, Section 154.136 Table 2 Buffer Yards of the Zoning Ordinance]
- Variation to Reduce Foundation Landscaping on the East side of the building by 10’, from 10’ to 0’ [Title 15, Chapter 154.136 (M)(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]
- Variation for an Additional Menu Board Sign [Title 15, Chapter 155, Section 155.95 of the Sign Code]
- Drive Through Stacking Variation [Title 15, Chapter 154, Section 154.123 of the Zoning Ordinance]

- Woodfield Regional Center Design Review

ANALYSIS

Summary:

Site Plan Approval:



The petitioner requests Site Plan Approval for a Type C Restaurant, Special Use for a Drive-Through facility, Parking Setback Variation, Landscape Variations, Sign Variation and Woodfield Regional Center Design Review for Andy's Frozen Custard to be located at 214 E. Golf Road. The property is located at the former Outback Steakhouse site in Copley Center.

The lot is zoned B-4, Retail, Service, Motor Vehicle and is within the Golf Road Corridor Overlay District, Subdistrict C and the Woodfield Regional Center Overlay District. The applicant plans to subdivide the property, currently 216 E. Golf Road, into two parcels with the addresses of 210 E. Golf Road (Lot 2 – Dutch Bros Coffee) and 214 E. Golf Road (Lot 3 – Andy's). The subject site is planned to be developed in two phases concurrently. Lot 3 will be developed as a Andy's Frozen Custard restaurant development. Lot 2 on the west side will be improved with a Dutch Bros coffee development to be reviewed separately at the same hearing (Case No. Z2603-01). The existing vacant restaurant building and pavement will be demolished to make way for the proposed development and associated parking, drive-through lanes and landscaping. Extensive landscaping is provided around the drive lanes as well as foundation plantings around the building. Additional shrubs and perennials are provided to fill gaps in the existing landscaping within the Golf Road setback.

2 access points are provided to the shopping center; one from Golf Road and the other from Wilkening Road. Access to the lot will be provided via the existing curb cut within the internal east/west drive aisle. Andy's operates exclusively as a drive-through concept, with no dine-in area. However, a ±857 sf patio with benches is proposed on the west side of the building to provide walk-up service. The patio will include a pick-up window for pedestrians, cyclists, and customers who prefer not to use the drive thru. Andy's specializes in serving frozen treats including sundaes, concretes, jackhammers, shakes, malts, old-fashioned sofa, and freezes. The business is a drive-through concept with a dual drive-through configuration. Customers will circulate in the drive through, going south, east, and exit going west from the same entrance. Employees take orders on tablets instead of a traditional drive-through speaker box

to facilitate faster service. Customers can also place an order at the patio window. Hours of operations are expected to be from 11:00 am to 11 pm Sunday through Thursday, and open until 11:30 pm Friday and Saturday. During the peak season, Memorial Day to Labor, the restaurant will be open 30 mins later each night. The restaurant will have an opening shift with 2-3 employees and a closing shift with 4-10 employees. 17 parking spaces are provided on the west and north sides of the building and pedestrian facilities are provided for employees to serve customers in the drive-through queue and to access the sidewalk on Golf Road.

Special Use – Drive Through

Stand alone restaurants are permitted by right in the Golf Road Corridor Overlay District, Sub District C and drive-through restaurants require special use approval. As a drive-through based business, the applicant has proposed two drive through lanes to navigate customer traffic with stacking capacity for 18 vehicles. Customers enter the drive-through from the interior drive-aisle of the main shopping center. As vehicles manuver in the drive-through, a proposed “U” shaped configuration enables customers to move through the drive-through. On the south side of the proposed parking lot, customers are greeted and they give their orders to the Andy’s employees directly instead of using a speaker system. Alternatively, customers can also place an order at the pick-up window when employees are not present in the drive-through lanes or during non-busy times. The pick-up window for customers in drive-through is located on the east site of the building. Cars will exit back into the interior shopping center parking lot drive. Drive-through traffic is isolated from the parking provided to the west of the building and required landscaping is provided to buffer the drive-through lanes. The applicant has provided traffic studies to demostrate the additional vehicle traffic to the drive-through will not be detrimental to existing commercial uses in the center. The proposed parking layout, circulation and landscaping comples with village code and support the business use as a Type “C” restaurant.

The Special Uses Ordinance lists three conditions required to authorize a "special use". Those conditions and their application to the requested variation 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 restaurant is compatible with other auto-oriented uses in the corridor. Restaurants are a desired 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 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 use complies with regulations as specified in the code.

Design Analysis



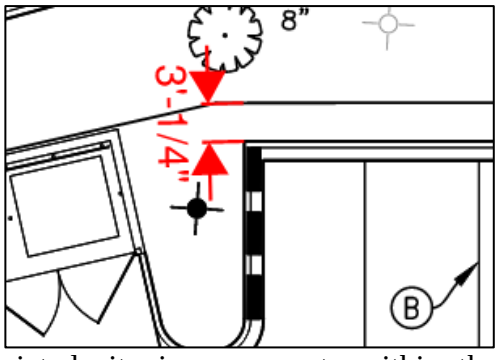
The Golf Road Overlay District and Woodfield Regional Center regulations define material requirements for new buildings which are of high quality and durable with preference for brick, masonry and metal panels. All buildings in Business Districts shall be constructed of face brick or comparable material. Consistent with these requirements, the proposed exterior façade for Andy's will be primarily constructed of brick. The building will include an aluminum storefront with glazing along all elevations for visual interest. To provide articulation, an integrated sloped canopy is proposed in the front of the building that will cover the patio area. Soldier course design is also provided on all sides of the elevations to help break up the façade and to provide visual interest. Lights are proposed on the fascia of the building. The proposed lights are concealed by an aluminum cabinet to prevent direct exposure from the light source.
Staff believes the proposed design meets the Woodfield Regional Center design guidelines as well as Golf Road Corridor design requirements.



Variations

The petitioner is requesting the following variations:

Parking Setback



The B-4 zoning code requires a minimum interior parking setback between parking and loading areas from each interior side lot line to be 5 feet. The petitioner is requesting this requirement be reduced to 3,1" in a limited portion of the lot. The subject area is directly east of the proposed trash enclosure and abuts the northern parking row located on the north side of the building. Staff is supportive of the variation for few reasons. The reduced setback is a result of the physical configuration of the property and the need to accommodate the proposed building, drive-through circulation, parking layout, and associated site improvements within the

available site area. Achieving the 5-foot setback at this location would require modifications to the established circulation and parking configuration and would create additional constraints on the functional operation of the site. Additionally, it is essential the restaurant complies with the minimum parking requirement. The requested reduction is limited in scope and does not adversely affect vehicular circulation, pedestrian access, or public safety. The area remains separated from the adjacent drive aisle by curbing and site improvements, and the overall site provides appropriate landscaping and screening. Given the limited extent of the encroachment and the physical constraints of the site, the requested variation is not anticipated to alter the essential character of the surrounding area or be detrimental to adjacent properties.

Landscape

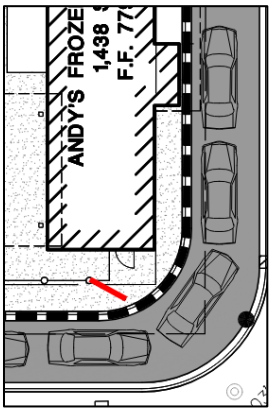
The petitioner is requesting a variation to reduce the building foundation landscaping from 10 feet to 0 feet on the east side. The reduced landscaping area is necessary due to the configuration of the site and the relationship between the building, parking areas, drive-through circulation, and pedestrian access. The sidewalk adjacent to the foundation landscaping area is intended to approved foot traffic for customers navigating to and from the patio. Compliance with the 10-foot requirement would substantially constrain the functional layout of the site and require undesirable modifications to the proposed circulation and parking configuration. Although the width of the foundation planting area is reduced, the landscape plan provides landscaping adjacent to the building to soften the building elevations and provide visual enhancement consistent with the intent of the landscaping regulations. Staff is supportive of this variation.

The petitioner is requesting a variation to reduce the landscape bufferyard requirement on the west lot line. The subject area is a landscape island, roughly 5.5 feet wide, which separates the two lots. The landscape code requires a minimum of 10 foot wide buffer between the uses. This variation request is the result of the resubdivision. The landscape plan shows the island will include a mix of deciduous and evergreen shrubs to provide visual screening and year around landscape interest by reducing the visual impact of adjacent pavement areas. The island will also provide a designed and continuous separation between the two drive-throughs. The submitted landscape plan shows the proposed lots will exceed the required 20% landscape quantity per each lot. 26% of the lot will be green space. For these reasons, staff is supportive of this variation.

The petitioner is also requesting a landscape variation to omit a required shade tree from a parking lot island. The subject island is located at the end of the eastern parking row. The island is too close to the buildings' canopy structure and would eventually be in conflict. The proposed landscape plan shows additional trees in lieu of the missing island tree. Staff is supportive of the variation.

Drive Through Stacking

Village Code requires drive through facilities to have stacking for 11 vehicles with 5 vehicles between the ordering station and the pickup window. The proposed drive through will be able to accommodate 18 vehicles for stacking. Since the pickup window also serves as the order window, the proposal does not meet the stacking requirement. If there are four to six vehicles stacked, employees are sent out to take orders with an iPad. Based on the limited menu, ordering process and discussions with the petitioner regarding turnaround time for orders, staff is supportive of the requested stacking variation.



Sign

The sign code limits drive-through establishments with 1 menu board sign and 1 pre-menu board. The petitioner is requesting a variation to install a second menu board sign within the patio area. The business model for the proposed restaurant requires customers to order at an exterior window. Staff is supportive of the additional menu board since the business model requires patrons to order from outside. Additionally, the menu board is not intended to attract traffic from the roadway and is intended to provide information to customers needing to order.

Village code limits the height of menu boards to 7 feet tall. Although staff is supportive of an additional menu board, the proposed height is 7'10" tall, and staff recommends the height of the sign comply with the code requirements.

Design Analysis (for requested signs):

Type of Sign:	Menu Board
Number of Signs:	1
Location:	Patio
Size of Sign(s):	±36 sf
Number of Items of Information:	N/A
Illumination:	Internally Illuminated

The sign Ordinance lists five justifications for variations. Those justifications and their application to the requested variation are as follows:

The literal interpretation and strict application of the provisions and requirements of this chapter would cause "undue and unnecessary hardships" to the sign owner in such a way as to prevent the owner from displaying the sign as intended by the chapter.

The business model for the proposed restaurant requires customers to order at a window. There is no interior dining at this location. Other restaurants have menu boards within the facility that are considered interior signage, which do not have size restrictions.

The alleged hardship must be clearly exhibited and must be a result of an external influence or this chapter and not be self-imposed or created by any person having an interest in the property.
The hardship is self-imposed; however, denying the request would prevent the proposed restaurant from implementing their business model.

The requested variation will not be materially detrimental to nearby property owners.
Staff does not believe the additional menu board will have a negative effect on surrounding properties.

The unique and unusual conditions applying to the specific building, parcel, or property upon which the sign is to be erected do not apply generally to other properties in the Village.
The building floorplan does not provide interior dining. As such, customers will use the additional menu board to identify what they would like to order.

The granting of the variation will not be contrary to the general objectives of this chapter regarding the size, number, and placement of signs so that they are not obtrusive; and to reduce clutter along the rights-of-way.
The requested variation is consistent with the general objectives of the Sign Code. The intent of the Sign Code is to promote reasonable, orderly, and effective signage, to encourage surrounding uses, and to identify business in an attractive manner. The proposed signage is reasonable and provides necessary information to customers that visit the restaurant.

Parking
The parking variation is discussed below the parking table in this report.

Zoning History:
The Shops at Copley Center property was approved for annexation on February 23, 1988 under Ordinance No. 2939 as part of the overall Golf-Roselle Development. At that time the area was rezoned to B-4 Retail, Service, and Motor Vehicle Business District (Case No. Z8707-01). The Village Board approved the site plan for the 8.05 acre L-shaped retail shopping center October 25, 1988 (Case No. SP8809-02). In 1990, Yu's Mandarin Restaurant (Case No. Z9007-03) was granted special use approval and a 66 space parking variation for a Type "A" restaurant. In 1993, Outback Steakhouse was approved for special use approval for a Type "A" Restaurant on the outlot. In 1997, the Sandwich Shak Restaurant (Case No. Z9704-05) was approved for special use permit for a Type "C" Restaurant (no longer in operation) and a parking variation. In 1997, Yu's Mandarin Restaurant (Case No. Z9712-03) was granted an amendment to their special use permit and was approved for a 117 space parking variation which replaced the previous variation for 66 spaces. The Outback Steakhouse was approved to allow designated parking spaces for takeout in 2005 (Case No. SP0505-04). In 2012, the Village Board granted special use approval for a Type "C" restaurant named Panchero's Mexican Grill (Case No. Z1210-01). In 2015, the Village Board granted special use approval for a Type "C" Restaurant for Salata (Case No. Z1503-05). Lastly, in March of 2016 Village Board granted special use approval for a Type "C" Restaurant for Handsome Bakery (Case No. Z1602-03).

Surrounding Zoning and Land Uses:
North: B-4 Retail, Service, Motor Vehicle (Copley Center)

South: Residential/Single Family (Hoffman Estates)
East: B-4 Retail, Service, Motor Vehicle (CarMax)
West: B-4 Retail, Service, Motor Vehicle (Copley Center)

Compatibility with Surrounding Land Uses

The proposed restaurant use is compatible with the other retail and commercial uses in the Golf Road Corridor. Restaurants are a desired use in the Golf Road Corridor Overlay District. 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. The subject property is in the Golf Road Sector of the Woodfield Regional Concept Plan, an adopted element of the Village's Comprehensive Plan. The redevelopment will be in compliance with building design standards outlined in the plan. The site layout does not meet street frontage guidelines outlined in the plan, the guideline is relaxed to allow for additional stacking to facilitate a drive-through only restaurant as a restaurant is a desired use for this location. Landscaping will provide visual interest at the street frontage.

Parking

The patio area functions as an order area and seating area. Although there is no dine-in seating, Staff has included the patio area as part of the required parking calculations. Parking for the subject property is calculated as follow:

Use	Parking Rate	Required Parking
Proposed Andy's Frozen Custard Type "C" Restaurant 1,438 sq ft GFA 1,294 sq ft NFA	12 spaces per 1,000 sq ft NFA	16 spaces
Required Parking		16 spaces
Provided Parking		17 spaces
Parking Surplus		1 space

Since benches are proposed and customers are able to eat onsite, Staff considers the restaurant a Type "C" Restaurant rather than a Type "B" Restaurant. Additionally, the parking required for a Type "C" Restaurant (12 spaces per 1,000 square feet of Net Floor Area) is higher than that of a Type "B" Restaurant (6 spaces per 1,000 square feet of Net Floor Area).

PLANNING

1. Prior to the issuance of any permits, all Plat and Off-site improvements related comments associated with case no. Z2306-01, must be fully addressed.

HEALTH

1. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.

TRANSPORTATION

1. Prior to issuance of a permit, the R1-6A sign shall be relocated to the right side of the drive through lane.
2. Prior to issuance of a permit, the ramp on the north side near the drive thru exit shall be omitted, as this proposed connection does not provide a route to an intentional destination.
3. Prior to issuance of a building permit, a traffic management plan shall be provided addressing vehicle queueing associated with the development. While there appears to be sufficient capacity before vehicle stacking becomes an operational concern, the plan should identify how queues will be managed to ensure vehicles remain within the parking lot and do not extend into the public right-of-way.

BUILDING

1. The submitted restroom analysis references IBC Chapter 29. Chapter 29 of the 2021 IBC is excluded from the Village's adoption and is not applicable to the plumbing requirements for this project. Revise the restroom and plumbing fixture analysis to comply with the 2014 Illinois Plumbing Code, 77 Ill. Adm. Code 890, as adopted by the Village.
2. The exception allowing a food service establishment to omit public restrooms does not apply. The submitted occupant load identifies 18 patrons, which exceeds the maximum of 10 combined employees and patrons permitted under the exception. Provide the required public restroom facilities in accordance with 2014 Illinois Plumbing Code Section 890.810(b)(2)(B)(i).

FIRE

1. Verify location of sprinkler riser and that direct access from the exterior is provided.
2. Verify with your fire protection engineer that a two-inch water service will be adequate to meet the needs of the sprinkler system.

ENGINEERING

1. On the Demo plan, the existing water service in the NE side of the site will need to be disconnected using a stainless steel repair sleeve.
2. Work in the Golf Road ROW will require an IDOT permit.

ENGINEERING AND PUBLIC WORKS

1. All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to

scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work.

2. Please provide detention maintenance plan. Including maintenance schedule as well as cleaning/waste disposal process.

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, Special Use Approval for a Drive-Through Facility Landscape Variations, Parking Setback Variation, Sign Variation Drive Through Stacking Variation and Woodfield Regional Center Design Review for Andy's Frozen Custard, to be located at 214 E. Golf Road, Case No. Z2608-04, 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 any permits, all Plat and Off-site improvements related comments associated with case no. Z2306-01, must be fully addressed.
5. The proposed plans for the food establishment have been accepted as preliminary by the Environmental Health Division. The plans will receive a much more detailed review during the commercial building permit process.
6. Prior to the issuance of a land development permit, the following documents shall be recorded and placed on file with the Cook County Clerk
   a. Plat of Subdivision
   b. Reciprocal easement agreement
   c. Shared maintenance agreement (Lot 2 and 3)
7. No signage is being approved with this request, except for the requested menu board sign variation. A separate sign permit will be required for all signs, including wall, ground, and menu board signs.
8. Verify with your fire protection engineer that a two-inch water service will be adequate to meet the needs of the sprinkler system.
9. On the Demo plan, the existing water service in the NE side of the site will need to be disconnected using a stainless steel repair sleeve.
10. Work in the Golf Road ROW will require an IDOT permit.
11. Prior to issuance of a land development permit, a bus pad (25' x 12') shall be provided to support current Pace ridership levels. A bus stop pad is required at petitioner's cost for Pace Route 554. According to Pace's design guidelines, the direct sidewalk connection shall be provided on the west

side of the new bus pad as this location would offer a more direct and practical connection to the public sidewalk network while minimizing potential conflicts. Additionally, the connection shall be designed to meet ADA requirements, ensuring an accessible path between the bus pad and the public sidewalk.

12. Prior to the issuance of a land development permit, a completed traffic agreement is required for each business/property per code section 154.121(K). As this agreement has not yet been received, submit the completed document for the village's review.
13. Prior to the issuance of a land development permit, provide documentation to confirm state permit approval for the proposed sidewalk connection to Golf Road (IL-58).
14. Prior to issuance of a permit, the truck turning templates shall be updated with the 47' Schaumburg Fire Engine dimensions. The truck detail has been uploaded under attachments for the applicant's use.
15. Prior to the issuance of a land development permit, provide the OTISS Pro analysis sheets as this information was not included in the Appendix as advised in the traffic impact study. If this information is not provided, then the 8% interaction reduction shall be removed from Table 3 on page 13.
16. Prior to issuance of a land development permit, the Synchro analysis shall be revised to reflect the corrected traffic volumes as identified in CBBEL's review comments of the traffic impact study. Once the volumes have been updated, the applicable Synchro inputs shall also be revised to ensure the analysis accurately reflects the proposed conditions.
17. Prior to the issuance of a land development permit, the recommended signal timing adjustments shall be provided for the nearby signalized intersections based on the traffic data and analysis conducted as part of the traffic impact study. Include the recommended timing modifications in the revised study for review and coordination with the applicable signal agency.
18. Prior to issuance of a building permit, a traffic management plan shall be provided addressing vehicle queueing associated with the development. While there appears to be sufficient capacity before vehicle stacking becomes an operational concern, the plan should identify how queues will be managed to ensure vehicles remain within the parking lot and do not extend into the public right-of-way.
19. All water main shutdowns shall be coordinated with the Village of Schaumburg Engineering and Public Works Department (EPW). Contractor shall contact EPW a minimum of 48 hours prior to scheduled shutdown of private water system, so a representative from EPW can witness the shutdown and the associated work.
20. Prior to the issuance of a Land Development Permit, provide a detention maintenance plan. Including maintenance schedule as well as cleaning/waste disposal process.
21. Prior to the issuance of a Building Permit, the building plans must be revised to address the following:
    a. The submitted restroom analysis references IBC Chapter 29. Chapter 29 of the 2021 IBC is excluded from the Village's adoption and is not applicable to the plumbing requirements for this project. Revise the restroom and plumbing fixture analysis to comply with the 2014 Illinois Plumbing Code, 77 Ill. Adm. Code 890, as adopted by the Village.
    b. The exception allowing a food service establishment to omit public restrooms does not apply. The submitted occupant load identifies 18 patrons, which exceeds the maximum of 10 combined employees and patrons permitted under the exception. Provide the required public restroom facilities in accordance with 2014 Illinois Plumbing Code Section 890.810(b)(2)(B)(i).

c. Provide required plumbing fixtures calculations for food service establishments (ILPC Section 890, Appendix A, Table B).
d. Provide ready access to the automatic sprinkler system riser, fire pump, and associated controllers. Access shall be provided by an exterior access door directly to the sprinkler riser or fire pump room, or by an alternative means approved by the Fire Code Official. Village Ordinance, Title 15, Chapter 157, §157.02, 2021 IFC Section 901.4.7.1.
e. The proposed building contains a Group B occupancy. Provide an automatic sprinkler system throughout the building. The building does not qualify for the exception for buildings 1,000 square feet or less. Title 15, Chapter 157, §157.02, 2021 IFC Section 903.2.2.
f. Per 410 ILCS 35/18 – Equitable Restrooms Act, publicly accessible restrooms in a place of public accommodation are required to provide at least one baby diaper changing station accessible to all genders.
g. Lavatories and sinks shall be provided with a clear floor space complying with ICC A117.1, Section 305.3, positioned for a forward approach and knee and toe clearances complying with Section 306.
h. Sales counter shall comply with Illinois Accessibility Code Section 904.4.1. Verify a portion of each counter surface is 36 inches long minimum and 36 inches high maximum above the finish floor.
i. The fixture plan does not identify any equipment. Clarify whether a Type I kitchen exhaust hood is required. Provide documentation demonstrating compliance with applicable mechanical and fire code requirements.
j. The fixture plan does not identify any equipment. Clarify whether a Type II kitchen exhaust hood is required. Provide documentation demonstrating compliance with applicable mechanical and fire code requirements.

22. Prior to the issuance of a Land Development Permit, the engineering plans must be revised to address the following:
    a. Drive aisle north of the building shall be marked as a fire lane. Signage shall be provided and the curb shall be painted yellow.
    b. All crosswalks should be white pavement marking striping in accordance with IDOT Detail TC-13.
    c. Any striping separating vehicle movements of vehicles traveling in the same direction should be white. Other gore areas should be yellow.
    d. The following items should be added to the cover page of the plans:
        i. It should be signed and stamped by a registered Professional Engineer of the State of Illinois.
        ii. Add drainage certification.
        iii. Add the MWRD Job Start Stamp.
        iv. Add the storm/sanitary sewer routing exhibit
    e. Provide MWRD General Notes on the engineering plans.
    f. MWRD requires that a Drainage Exhibit and Maintenance & Monitoring Exhibit be included as their own plan sheets.
    g. Include the shop drawings for the underground detention in the final engineering plans.
    h. Stormwater conveyance (storm sewers/overland flow route) calculations should be included with the final design. These calculations should account for the offsite areas that drain through the

project site. Since the design involves underground detention, the storm sewer shall be sized for a 100-year capacity.

i. 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.

j. 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 P
   iv. Schedule R
   v. Fee Payment Voucher Form

23. Prior to the issuance of a Land Development Permit, the landscape plans must be revised to address the following:
   i. On sheet L1, existing tree #5 is indicated to be removed, but on sheet L2 it is indicated to remain. Adjust sheet L2 to show a replacement tree at this location
   ii. The adjoining tree #4 is indicated to remain. However, the new proposed curb is within inches of its trunk. Revise to remove and replace.
   iii. At the north end of the building, a rose (R3) is proposed directly on top of a sanitary sewer lid. Revise planting bed.
   iv. A tree (ZS) is proposed at the southeast parking lot island. It is estimated that maximum soil depth at this location is less than 15". The average depth of a 2 1/2" tree is 16-18" inches. Either increase the curb height to accommodate the tree's root ball or provide a detail showing the planting soil mounded at this location.
   v. Identify the hatch pattern shown on the plans as sod and remove all reference of seed from the plans.
   vi. Show the install sizes of the proposed plants on the plant schedule.
   vii. Provide a landscaped island at the end of every parking row which is a min. of 7' BOC and 120 SF with one shade tree; particularly at the southwest corner of the parking lot. Shift light pole accordingly to allow for the required tree.

24. Prior to the issuance of a Land Development Permit, the photometrics plan must be revised to address the following:
   i. Three light poles are orientated oddly, is this the intended design? If so then provide angles on the plans for each so the contractor knows how to orientate the anchor bolts in the foundations.
   ii. The parking lot ave/min uniformity exceeds the values in the Village Ordinance 151.10.2 (A) for high level activities. The Avg/Min value should not exceed 3:1.
   iii. The parking lot minimum and average illuminance values do not meet the Village Ordinance 151.10.2 (A) for high level activities. The minimum shall be at least 0.9 footcandles and the average shall be at least 2.0 footcandles.
   iv. In the luminaire schedule include the following information for each luminaire: arm length, and tilt (referenced above horizontal) to verify that fixtures have a zero-degree tilt and so as not to project glare to roadways or neighboring properties. Fixtures without arms shall show a 0ft arm.

v. The electric drawing shows the top of foundation at 36 inches minimum above grade. The top of foundation shall be no more than four inches above finished grade. The photometric plan should also reflect this.
vi. Indicate the pole/luminaire full make/model numbers on the light pole detail.
vii. Foundation shall include grounding and ground rod per village ordinance.
viii. Provide a pole handhole wiring detail showing how all underground and pole wires (including ground wires) are spliced inside poles as well as showing a fuse/fuse holder type and rating. Label the luminaire circuit voltage and pole wiring size/type.
ix. The minimum underground conduit size is 1" diameter.
x. Provide the quantity and type of wires for the site lighting, stating "#8's" is not sufficient. All site lighting conduit runs shall include a ground wire.

25. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Title Sheet, Sheet No. 1, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    b. Existing Conditions and Demolition Plan, Sheet No. 2, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    c. Soil Erosion and Control Plan, Sheet No. 3, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    d. Soil Erosion and Control Plan Details, Sheet No. 4, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    e. Site Conditions and Paving Plan, Sheet No. 5, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    f. Stacking Plan, Sheet No. 6, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    g. Grading Plan, Sheet No. 7, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    h. Utility Plan, Sheet No. 8, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    i. Construction Details, Sheet No. 9, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    j. Construction Details, Sheet No. 10, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    k. Construction Details, Sheet No. 11, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
    l. Village of Schaumburg Standard Notes, Sheet No. 12, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.

m. Construction Specifications, Sheet No. 13, prepared by ATWELL, dated November 21, 2025, latest revised date July 30, 2026, and received by the Community Development Department on August 17, 2026.
n. Landscape Title Sheet, Sheet L0, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
o. Tree Preservation Plan, Sheet L1, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
p. Landscape Plan, Sheet L2, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
q. Landscape Specifications, Sheet L3, prepared by Manhard Consulting, dated March 25, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
r. Photometric Plan, Sheet E0.01, prepared by Chipman Design Architecture INC, dated February 27, 2026, latest revised date August 11, 2026, and received by the Community Development Department on August 17, 2026.
s. Truck Turning Templates, Sheet 1 of 1, prepared by Manhard Consulting, dated May 26, 2026, and received by the Community Development Department on August 17, 2026.
t. Equipment Plan, Sheet A1.0, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
u. Life Safety Plan, Sheet G0.2, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
v. Building Elevations, Sheet A6.1, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
w. Trash Enclosure Plan/Elevations, Sheet A9.3, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
x. Site & Building Signage Details, Sheet SP1.1, prepared by Chipman Design Architecture INC, dated August 3, 2026, and received by the Community Development Department on August 17, 2026.
y. Final Plat of Subdivision, Sheets 1 through 3, prepared by ATWELL, dated October 17, 2025, and received by the Community Development Department on August 17, 2026.
z. Plat of Vacation, Sheet 1 of 1, prepared by ATWELL, dated October 17, 2025, and received by the Community Development Department on August 17, 2026.
aa. Project Narrative, prepared by ATWELL, dated August 12, 2026, and received by the Community Development Department on August 17, 2026.
bb. Dutch Bros Project Narrative, prepared by Dutch Bros, received by the Community Development Department on August 17, 2026.

Pc: Petitioner
Property Owner

Development Review Application

DEVR-26-53

Submitted On: Aug 12, 2026

Applicant

Evan Boulware

[redacted]

Primary Location

216 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

Z2608-04 / ANDY'S FROZEN CUSTARD / 214 E. Golf Road - Copley Center / Site Plan Approval, Special Use for a Drive-Through Facility, Landscape Variations, Parking Setback Variation, Sign Variation, Drive Through Stacking Variation, and Woodfield Regional Center Design Review

Applicant Information

Is Applicant the Property Owner?

No

Relationship of Applicant to Property

Engineer on behalf of property owner

Property Owner Approval Confirmed

Yes

Property Owner Information

Property Owner Name

Adam Firsel

Property Owner Street Address

110 Parkway North Boulevard

Property Owner City

Deerfield

Property Owner State

Illinois

Property Owner Zip Code

60015

Property Owner Phone Number

[redacted]

Property Owner Email

[redacted]

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Commercial

PIN Number

07-10-400-032-0000

Township of Subject Property?

Schaumburg

Approvals Requested

Sign Variation

false

Parking Variation

--

Landscape Variation

true

Setback Variation

true

Shopping Center Signage Plan Approval / Amendment

--

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

true

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

true

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

We request PRG review for the proposed improvements which include the development of two buildings, each on their own lot. The west lot will include a Dutch Bros Drive Thru Coffee Development, the east will include Andy's Frozen Custard, also a drive-thru. The Dutch Bros approval and Plat of Subdivision are associated with Development Review DEVR-26-20. This submission will apply to the Andys Frozen Custard lot.

Plat Information

Acreage - Plat

0.59

Project Staff

Type

Developer

If Other, Describe

--

Company Name

Core Acquisitions

Staff Name

Adam Bell

Staff Mailing Address

10 Parkway North Blvd, Suite 110

Staff Phone Number

[redacted]

Staff Email

[redacted]

Type

Engineer

If Other, Describe

--

Company Name

Atwell

Staff Name

Evan Boulware

Staff Mailing Address

1 E Wacker Drive, Chicago IL

Staff Phone [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





Subject Property

Z2608-04

Andy's Frozen Custard

Site Plan Approval, Special Use for a Drive-Through Facility, Landscape Variations, Parking Setback Variation, Sign Variation, Drive Through Stacking Variation, and Woodfield Regional Center Design Review

0 60 120
Feet

VILLAGE OF SCHAUMBURG

214 E. Golf Rd

Prepared By:
Village of Schaumburg
Community Development Department

0 10 20 40

SCALE: 1"=20'

Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

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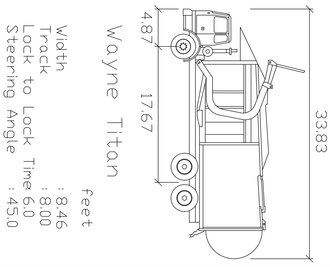

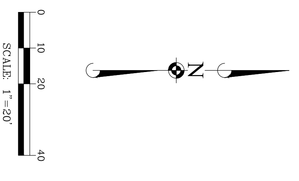

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SHEET	1 OF 1
CAD SCI101	
SCALE:	1"=20'
DRAWN BY:	MW
DATE:	5/28/26
PROJ. ASSOC.	GB
PROJ. MGR.	EJB

COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - GARBAGE TRUCK (DUTCH BROS)

Manhard CONSULTING
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

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WB-40

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - SERVICE TRUCK (DUTCH BROS)

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	5/26/26
SCALE:	1"=20'

SHEET

1 OF 1

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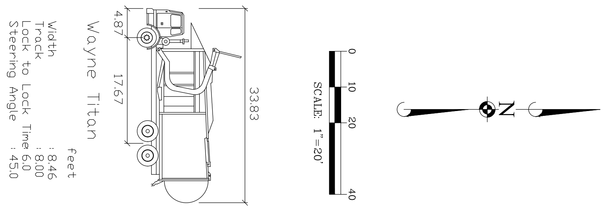

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SHEET	1 OF 1
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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - GARBAGE TRUCK (AFC)

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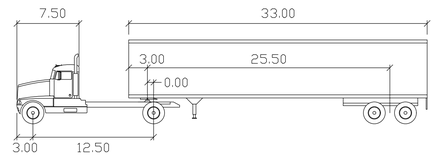

WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

TRUCK TURN - SERVICE TRUCK (AFC)

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SHEET 1 OF 1

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Proposed Improvements
for

COPLEY CENTER OUTLOT - REDEVELOPMENT

210-214 E GOLF ROAD
VILLAGE OF SCHAUMBURG, ILLINOIS 60173

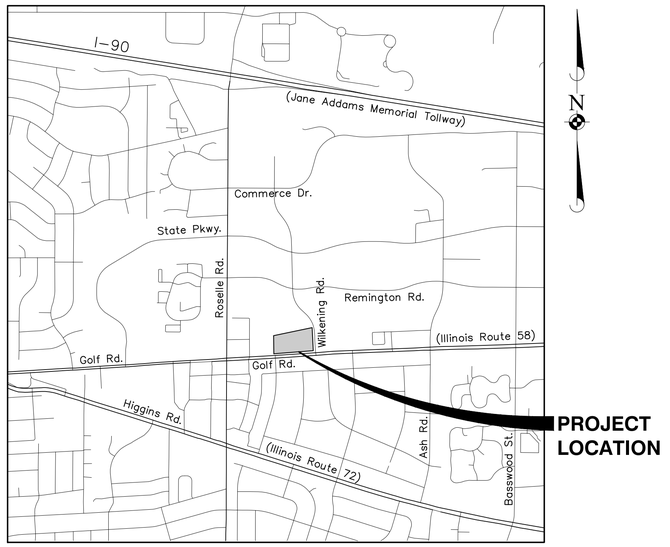
STANDARD SYMBOLS

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/L
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 / T	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	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		

MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
N.T.S.

CORE AQUISITIONS
10 PARKWAY NORTH BOULEVARD SUITE 120
DEERFIELD, ILLINOIS
CONTACT: ADAM BELL
PHONE:(312) 881-6491

ATWELL
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INDEX OF SHEETS

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

NOTE:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY ATWELL, LLC ON OCTOBER 15, 2025. 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.

BENCHMARKS:

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINETIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK.

SITE BENCHMARK #50:
SOUTHEAST ARROW BOLT OF FIRE HYDRANT. LOCATED APPROXIMATELY 222 FEET NORTH OF CENTERLINE OF GOLF ROAD (ILLINOIS ROUTE 58) AND 198 FEET WEST OF CENTERLINE OF WILKENING ROAD.

ELEVATION = 780.72 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #51:
CUT SQUARE ON WEST SIDE OF TOP OF CONCRETE LIGHT POLE BASE. LOCATED APPROXIMATELY 139 FEET NORTH OF CENTERLINE OF GOLF ROAD (ILLINOIS ROUTE 58) AND 406 FEET WEST OF CENTERLINE OF WILKENING ROAD.

ELEVATION = 780.25 DATUM=NAVD88-GEOID 18

Call Before You Dig
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UTILITY CONTACTS	
ELECTRIC COMED 1500 FRANKLIN BLVD. LIBERTYVILLE, IL 60048 (847) 816-5401	ENGINEERING & PUBLIC WORKS VILLAGE OF SCHAUMBURG 714 S PLUM GROVE ROAD SCHAUMBURG, IL 60193 (847) 895-7100
GAS NICOR GAS 615 EASTERN AVE BELLWOOD, IL 60104 (708) 544-5707 EXT. 292	TELEPHONE AT&T 255 EAST CHICAGO STREET ELGIN, IL 60120 (630) 462-2481
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

SEAL

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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CHICAGO, IL 60601
847.404.3760

COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
TITLE SHEET

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	11-21-25
SCALE:	N.T.S.

SHEET 1 OF 15
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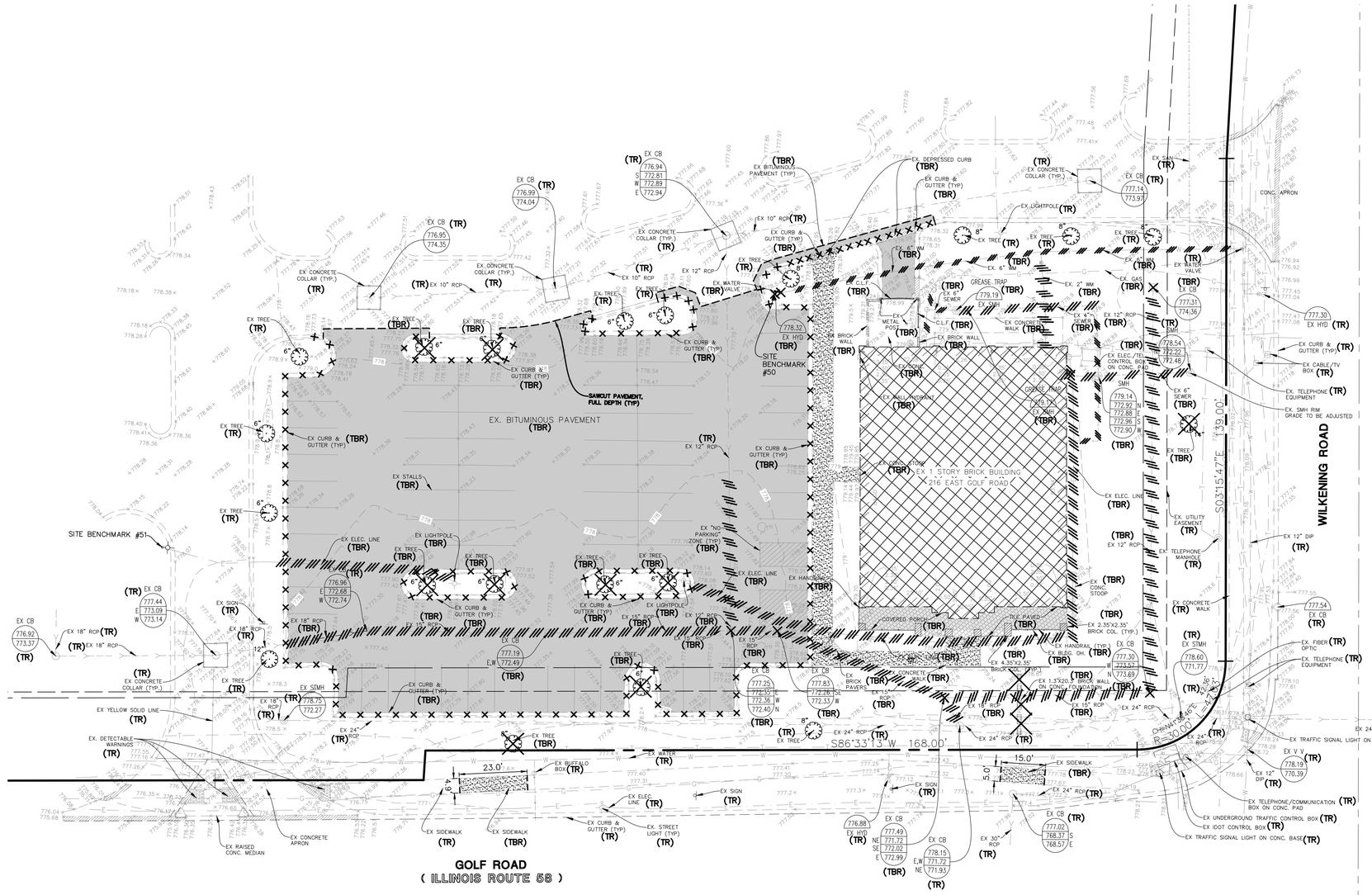
GOLF ROAD
(ILLINOIS ROUTE 58)
WILKENING ROAD
EX. BITUMINOUS PAVEMENT (TBR)
EX. 1 STORY BRICK BUILDING
216 EAST GOLF ROAD
SAWCUT PAVEMENT, FULL DEPTH (TYP)
SITE BENCHMARK #50
SITE BENCHMARK #51
CONC. APRON
EX. CONCRETE APRON
EX. RAISED CONC. MEDIAN
EX. SIDEWALK
EX. BUFFALO BOX
EX. STREET LIGHT (TYP)
EX. DETECTABLE WARNINGS
EX YELLOW SOLID LINE
EX. BRICK PAVERS
EX. CONCRETE WALK
EX. CONC. STOOP
COVERED PORCH
EX. HANDRAIL (TYP.)
EX. BRICK WALL
EX. METAL POST
EX. CONCRETE CURB
EX. WALL ENTRANCE
EX. ELEC./TEL. CONTROL BOX ON CONC. PAD
EX. UTILITY EASEMENT
EX. TELEPHONE MANHOLE
EX. FIBER OPTIC
EX. TELEPHONE EQUIPMENT
EX. CABLE/TV BOX
EX. TELEPHONE EQUIPMENT
EX. SMH RIM GRADE TO BE ADJUSTED
EX. UNDERGROUND TRAFFIC CONTROL BOX
EX. IDOT CONTROL BOX
EX. TRAFFIC SIGNAL LIGHT ON CONC. BASE
EX. TRAFFIC SIGNAL LIGHT ON CONC. BASE
EX. V V
EX. SIGN
EX. ELEC. LINE
EX. LIGHTPOLE
EX. TREE
EX. CURB & GUTTER (TYP)
EX. CONCRETE COLLAR (TYP.)
EX. BITUMINOUS PAVEMENT (TYP)
EX. DEPRESSED CURB
EX. WATER VALVE
EX. 6" WM
EX. 2" WM
EX. 4" SEWER
EX. 6" SEWER
EX. GAS
EX. 12" RCP
EX. 10" RCP
EX. 15" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 12" DIP
EX. 24" DIP
EX. SAN
EX. SMH
EX. HYD
EX. CB
EX. STMH
EX. STALLS
EX. "NO PARKING" ZONE (TYP)
EX. ELEC. LINE
EX. HANDRAIL
EX. 2.35"X2.35" BRICK COL. (TYP.)
EX. 4.35"X2.35" BRICK COL. (TYP.)
EX. 1.3"X20.8" BRICK WALL CAP (TOWN CONCRETE)
EX. 24" RCP
EX. 12" RCP
EX. 30" RCP
EX. 12" DIP
EX. 24" DIP
EX. 6" SEWER
EX. SMH
EX. UTILITY EASEMENT
EX. TELEPHONE MANHOLE
EX. CONCRETE WALK
EX. FIBER OPTIC
EX. TELEPHONE EQUIPMENT
EX. V V
EX. TELEPHONE/COMMUNICATION BOX ON CONC. PAD
EX. IDOT CONTROL BOX
EX. TRAFFIC SIGNAL LIGHT ON CONC. BASE
EX. SIDEWALK
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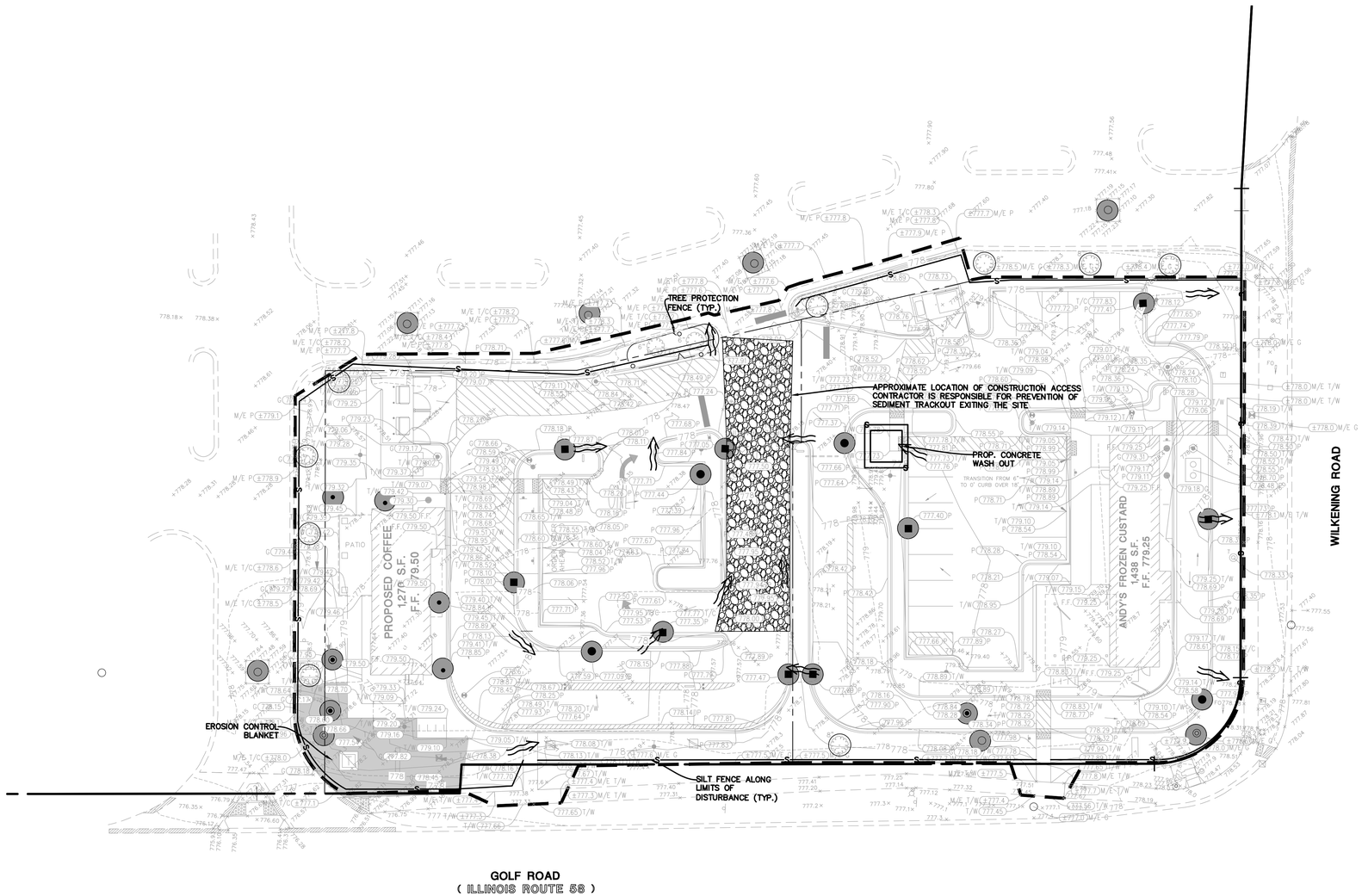



03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

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 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. 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.
16. 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.

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

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
- OVERFLOW ARROW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- ——o—— TREE PROTECTION

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 DETERMINED IN FIELD.
4. CUT AND FILL SITE TO PLAN SUB–GRADE.
5. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB–GRADE AND INSTALL OUTLET PIPES.
6. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER, WATERMAIN, STORM SEWER**, UNDERGROUND DETENTION, ETC.
7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

DRAWN BY	DATE	REVISIONS
MEJ	7/30/26	PRG RESUBMITTAL

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND CONTROL PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET 3 OF 15
CAQ.SCIL01

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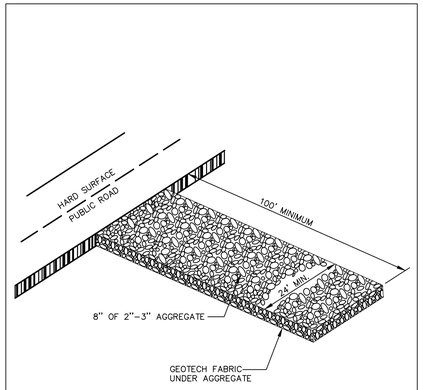
August 12, 2026 - 10:54 Dara Warner - \\Cbgis01\Data\Projects\Plan Set\Final Drawings\Plan Set\SOIL EROSION AND CONTROL.dwg Updated By: arjunsmith

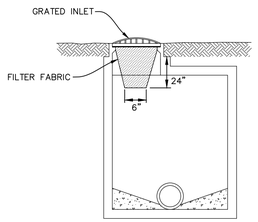


NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15

GRAVEL CONSTRUCTION ACCESS DETAIL

S-EC-CONST-ENTRANCE

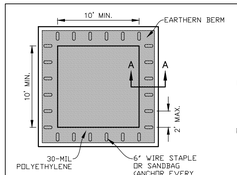


NOTE:
1. CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY BAG, IPP INLET FILTER, FLEXSTORM OR APPROVED EQUAL.
2. FOR CURB STRUCTURES, CONTRACTOR HAS THE OPTION OF USING A MANUFACTURED PRODUCT SUCH AS DANDY CURB SACK OR APPROVED EQUAL.

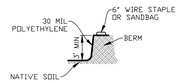
06-01-15

FILTER BASKET INLET SEDIMENT FILTER

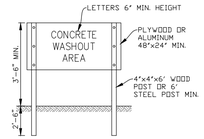
EC-ST-FB-INLETPROTECT



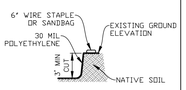
PLAN VIEW



EARTHEN BERM ANCHOR SECTION A-A



SIGN DETAIL



SUBGRADE ANCHOR SECTION A-A

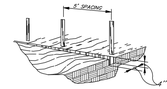
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. FACILITY IS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

07-01-24

CONCRETE WASHOUT DETAIL

S-EC-CONCRETE-WASHOUT

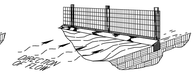
1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.



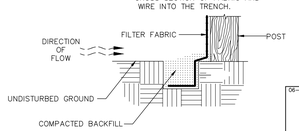
2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.



3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



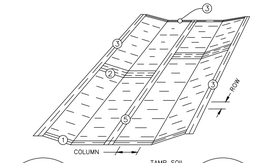
CROSS SECTION OF FABRIC AND WIRE INTO THE TRENCH.

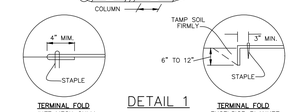


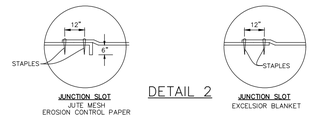
06-01-17

SILT FENCE DETAIL

S-EC-SILT FENCE







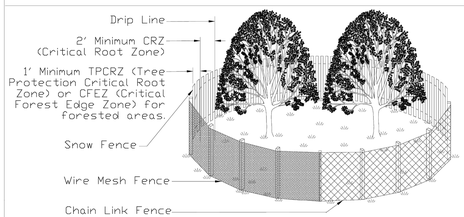
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

06-01-17

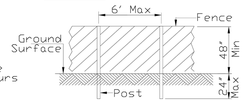
EROSION BLANKET PLAN

S-EC-EROSION-BLANKET1

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 (OC) 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 ATWELL DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY	REVISIONS	DATE
MEJ	PRC RESUBMITTAL	7/30/26

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SOIL EROSION AND CONTROL PLAN DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: AS
DATE: 11-21-25
SCALE: N.T.S.

SHEET 4 OF 15
CAQ.SCIL01

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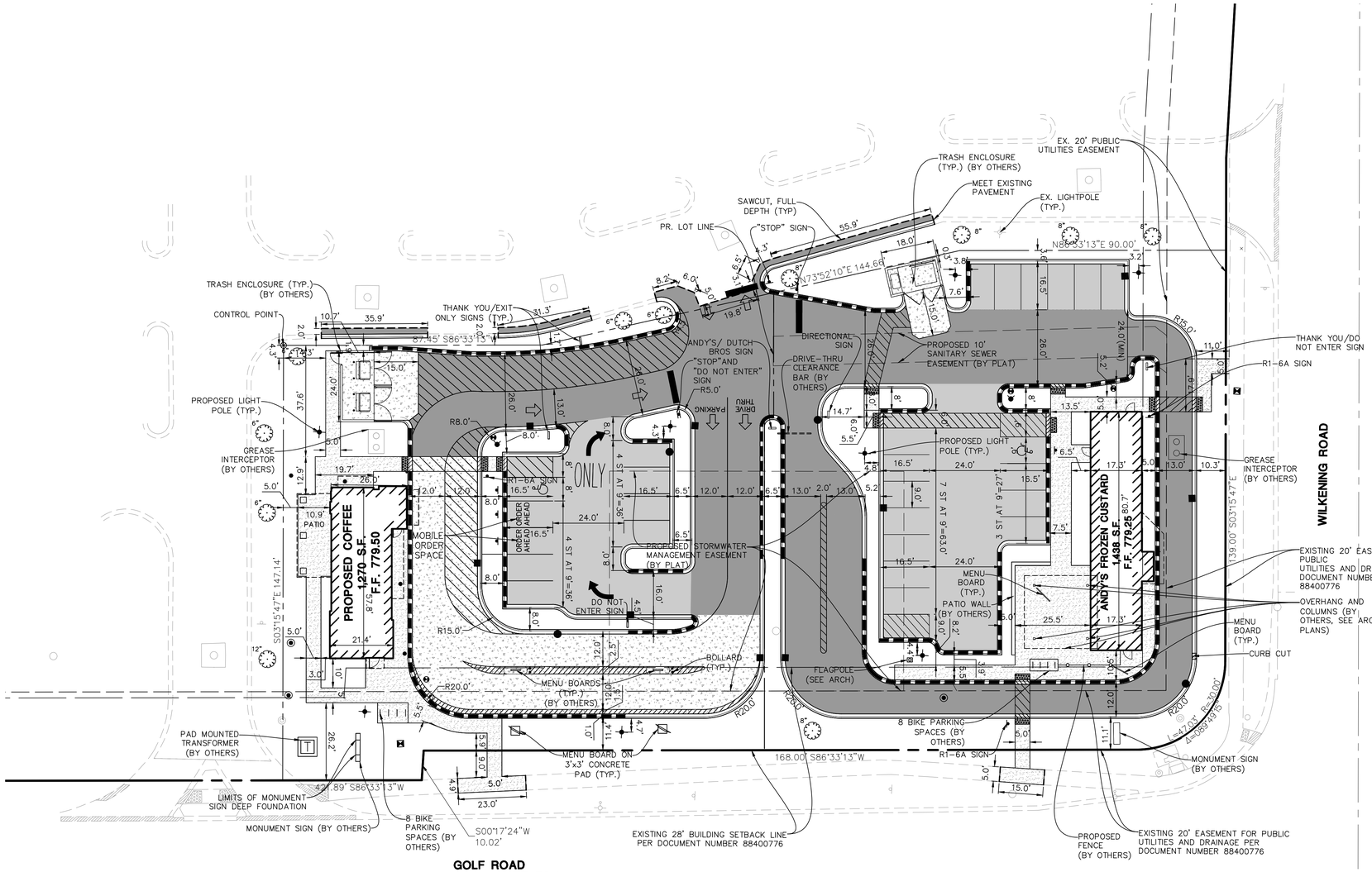

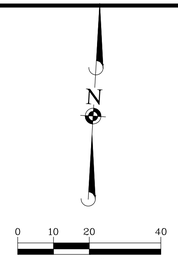

SITE DATA

SITE AREA ANDY'S FROZEN CUSTARD	±0.58 AC. (25,509.2 S.F.)
EXISTING ZONING	B-4
PROPOSED ZONING	B-4
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
STANDARD PARKING REQUIRED	18 SPACES
STANDARD PARKING PROVIDED	16 SPACES
TOTAL PARKING PROVIDED	17 SPACES
PARKING RATIO	12.09 SPACES/1000 S.F.
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	8 SPACES
FLOOR-TO-AREA RATIO	5.64% (40% MAX)
CANOPY AREA	722 S.F.
PAVEMENT AREA	13,075 S.F.
SIDEWALK AREA	2,357 S.F.
LANDSCAPE AREA	10,077.2 S.F.
SITE AREA DUTCH BROS COFFEE	±0.54 AC. (23,546.6 S.F.)
EXISTING ZONING	B-4
PROPOSED ZONING	B-4
HANDICAP REQUIRED	1 SPACES
HANDICAP PROVIDED	1 SPACES
STANDARD PARKING REQUIRED	8 SPACES
STANDARD PARKING PROVIDED	8 SPACES
TOTAL PARKING PROVIDED	9 SPACES
PARKING RATIO	9.94 SPACES/1000 SF
BIKE PARKING REQUIRED	5 SPACES (TYPE B REST. = 5 SPACES)
BIKE PARKING PROVIDED	8 SPACES
FLOOR-TO-AREA RATIO	5.39% (40% MAX)
CANOPY AREA	468 S.F.
PAVEMENT AREA	13,615 S.F.
SIDEWALK AREA	1,969 S.F.
LANDSCAPE AREA	7,962.6 S.F.

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. CONTRACTOR SHALL REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS AND TYPES OF ALL SIGNS AND PAVEMENT MARKINGS

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS TO BE NORTHWEST PROPERTY CORNER. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, 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

SCHAUMBURG CONCRETE SIDEWALK (SEE DETAIL)
5" PORTLAND CEMENT CONCRETE
2" COMPACTED AGGREGATE BASE COURSE, TYPE B

NOTE: REFER TO GEOTECHNICAL REPORT RECOMMENDATION BY CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING INC., DATED JANUARY 12, 2026

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SITE CONDITIONS AND PAVING PLAN

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: AS
DATE: 11-21-25
SCALE: 1"=20'

SHEET
5 OF 15
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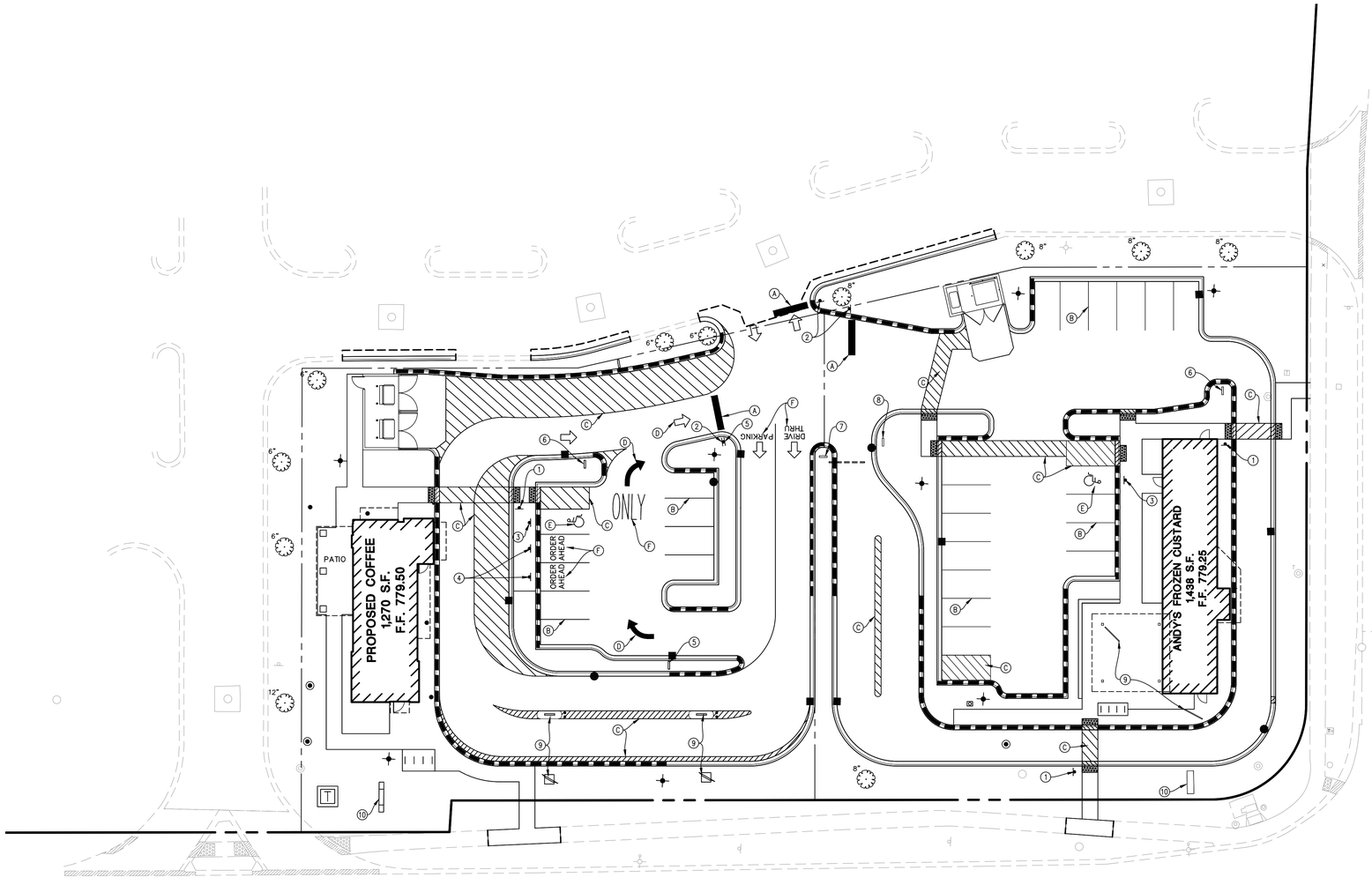
August 12, 2026 - 12:06 Dwg Name: L:\Projects\01\Data\Final\Plot Drawings\Plan Set\SITE AND PAVING.dwg Updated By: mjustemon



N

0 10 20 40

SCALE: 1"=20'

PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (D) TRAFFIC FLOW DIRECTIONAL ARROWS
- (E) YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL
- (F) LETTERS AND SYMBOLS PAVEMENT MARKINGS

*ALL PAVEMENT MARKINGS SHALL BE PAINTED

SIGN LEGEND

- (1) R1-6A PEDESTRIAN CROSSING SIGN
- (2) R1-1 STOP SIGN
- (3) R7-8 HANDICAP PARKING SIGN
- (4) MOBILE ORDER PARKING SIGN
- (5) DO NOT ENTER SIGN
- (6) THANK YOU/DO NOT ENTER SIGN
- (7) ANDY'S/DUTCH BROS SIGN
- (8) DRIVE-THRU DIRECTIONAL SIGN (BY OTHERS)
- (9) MENU BOARD (BY OTHERS)
- (10) MONUMENT SIGN (BY OTHERS)

SEE ARCHITECTURAL PLANS FOR SIGNAGE DETAILS

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
SIGNAGE AND STRIPING PLAN

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: MEJ
DATE: 11-21-25
SCALE: 1"=20'

SHEET
6 OF 15
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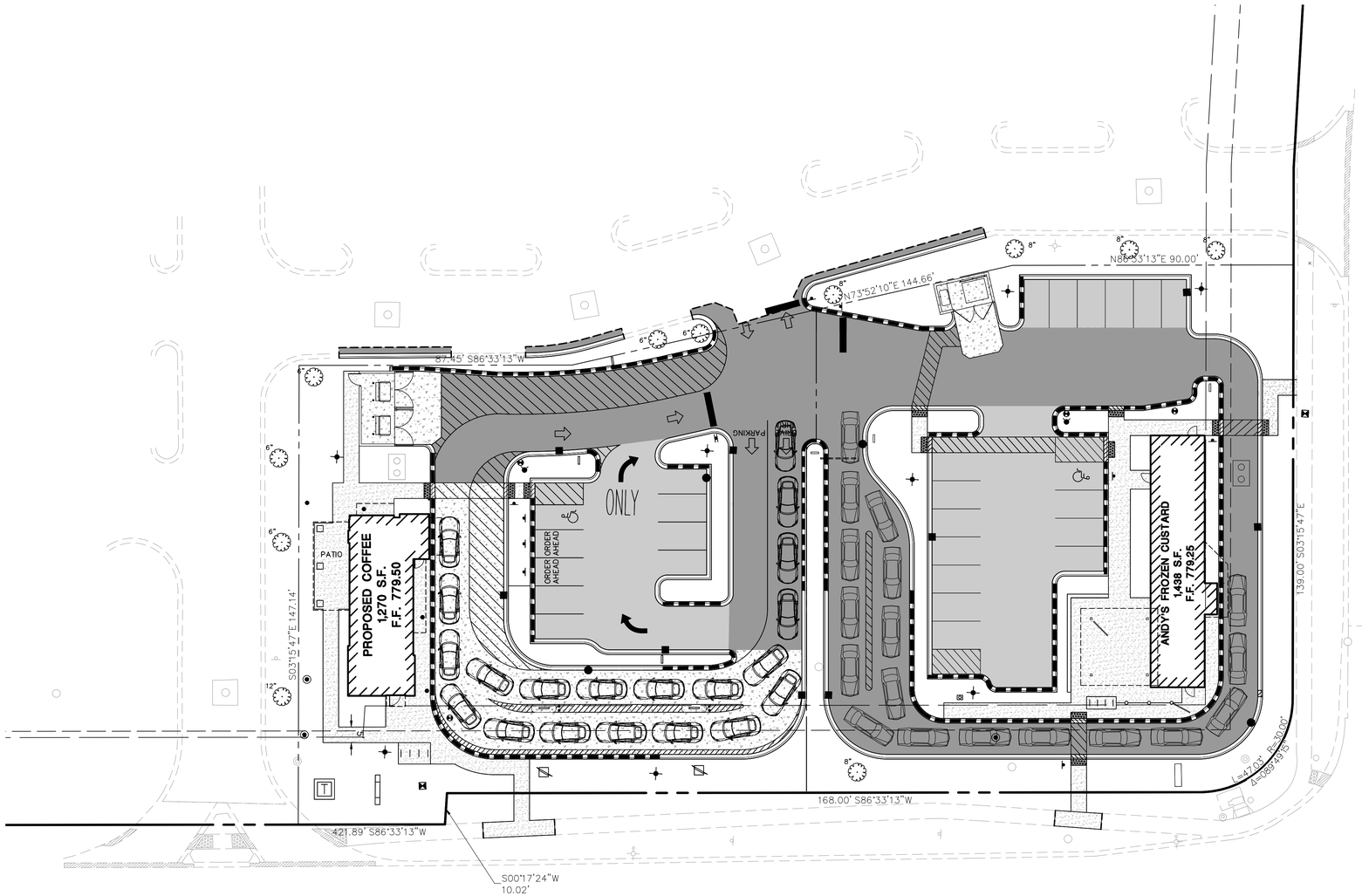
August 12, 2026 - 15:49 Dwg Name: L:\Projects01\Data\Final Drawings\Plan Set\SIGN AND STRIPING.dwg Updated By: mjansmon



STACKING TABLE

ANDY'S FROZEN CUSTARD
TOTAL STACKING – 18 CARS

DUTCH BROTHERS COFFEE
TOTAL STACKING – 20 CARS

DRAWN BY	
REVISIONS	MEJ
DATE	7/30/26 PRC RESUBMITTAL

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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

STACKING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MZW
DATE:	11-21-25
SCALE:	1"=20'

SHEET 7 OF 15
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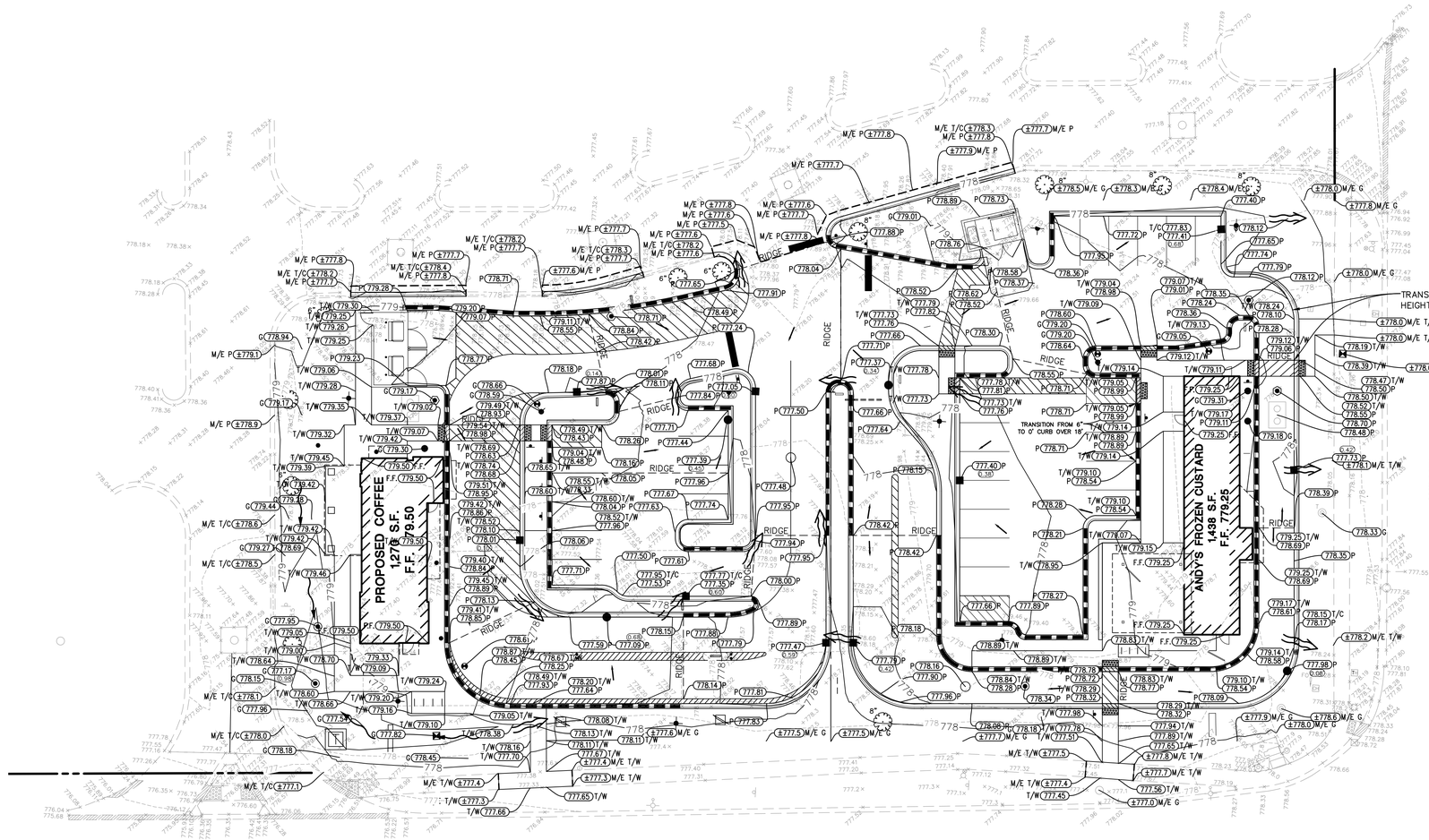

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0 10 20 40

SCALE: 1"=20'

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	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 MANHARD CONSULTING ON 10-15-25. 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.

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
GRADING PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET
8 OF 15
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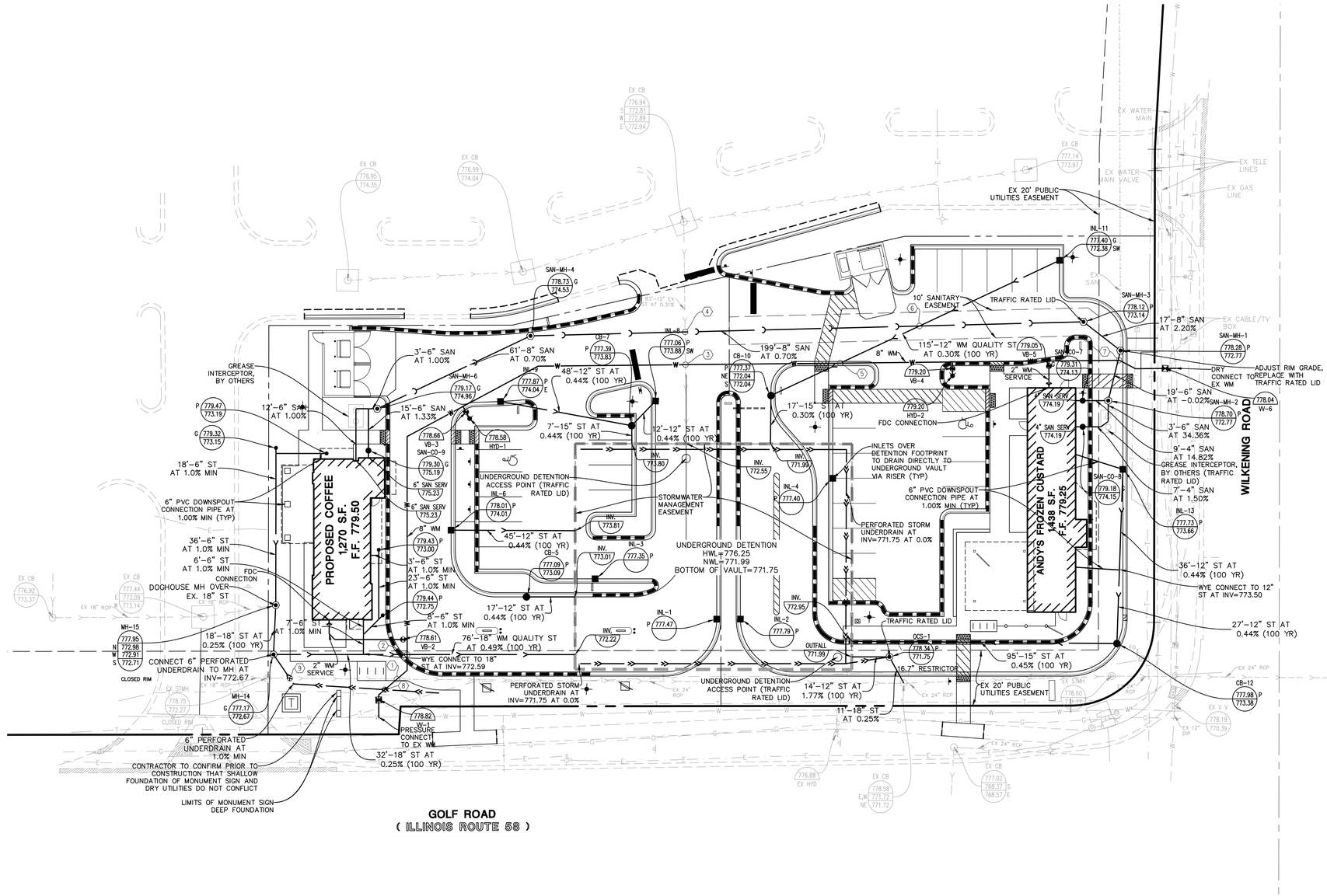

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SCALE: 1"=20'

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
15. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
16. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
17. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
18. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
19. ALL STORM SEWERS/STRUCTURES THAT ARE PROPOSED TO REMAIN SHOULD BE TELEVISED/INSPECTED TO ENSURE THE ARE IN GOOD WORKING ORDER PER JURISDICTIONAL GOVERNMENTAL AGENCY.

UTILITY CROSSINGS

① EX. ST OVER WM B/P EX. ST = 771.91 T/P WM = 769.91 *LOWER WM	② ST OVER WM B/P ST = 772.40 T/P WM = 770.40 *LOWER WM	③ EX ST OVER WM B/P EX. ST = 772.48 T/P WM = 770.48 *LOWER WM
④ SAN OVER EX ST B/P SAN = 774.07 T/P ST = 773.86 *CRITICAL CROSSING*	⑤ ST OVER WM B/P ST = 772.04 T/P WM = 770.04 *LOWER WM*	⑥ SAN OVER ST B/P SAN = 773.47 T/P ST = 773.29 *CRITICAL CROSSING*
⑦ SAN OVER WM B/P SAN = 772.25 T/P WM = 770.25 *LOWER WM	⑧ UNDERDRAIN OVER WM B/P UNDERDRAIN = 774.62 T/P WM = 772.62 *LOWER WM*	⑨ UNDERDRAIN OVER EX ST B/P UNDERDRAIN = 774.17 T/P EX ST = 773.92 *CRITICAL CROSSING*

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

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
UTILITY PLAN

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	1"=20'

SHEET 9 OF 15
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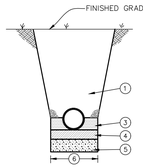
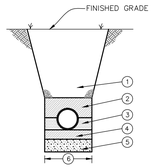
August 12, 2026 - 15:47 Dwn Name: L:\Cpsdc001\Data\Eng\Final Drawings\Plan Set\UTILITY.dwg Updated By: mjohnson



RIGID PIPE

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



FLEXIBLE PIPE

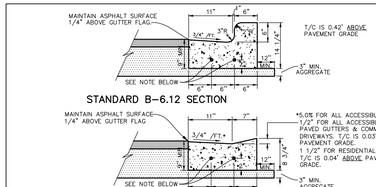
POLYVINYL CHLORIDE (PVC) PIPE
COMPOSITE SEWER PIPE
HIGH DENSITY POLYETHYLENE (HDPE) PIPE
CORRUGATED METAL PIPE

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-MS-PIPEINSTALL

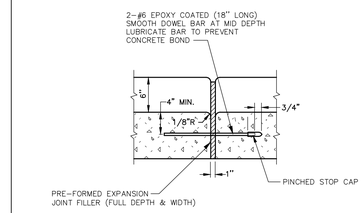


NOTE:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL #4 DEFORMED BARS X 10'-0" LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER AS NECESSARY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

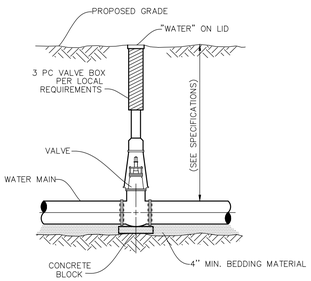


TYPICAL EXPANSION JOINT DETAIL CROSS SECTION

06-01-17

CURB EXPANSION JOINT

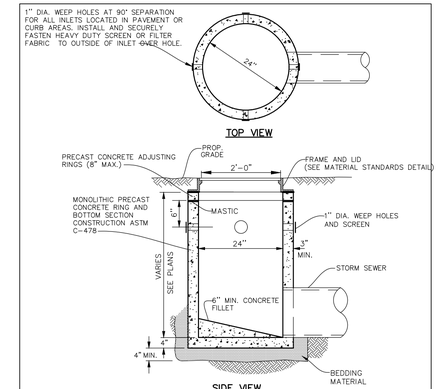
S-RD-EXPANSION-JOINT
SHEET 2 OF 2



06-01-22

VALVE BOX DETAIL

S-WM-VALVEBOX

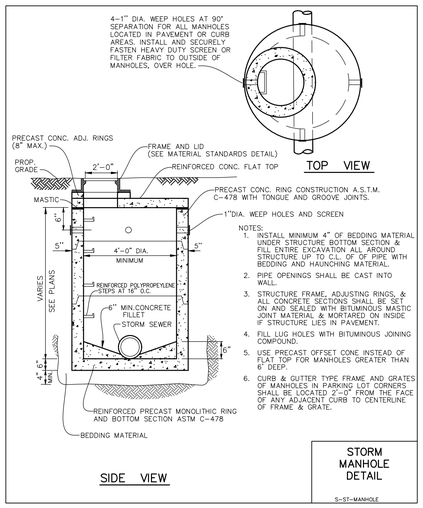


NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET 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

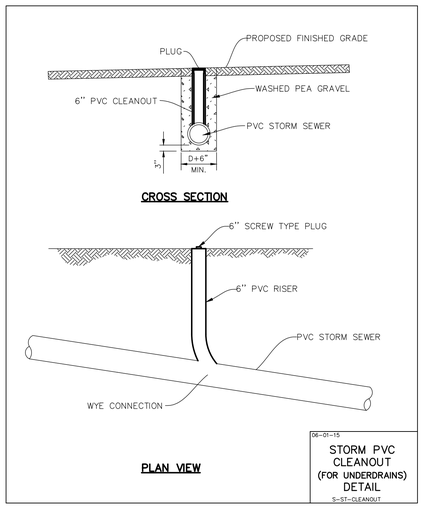
S-ST-INLET



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.

STORM MANHOLE DETAIL

S-ST-MANHOLE



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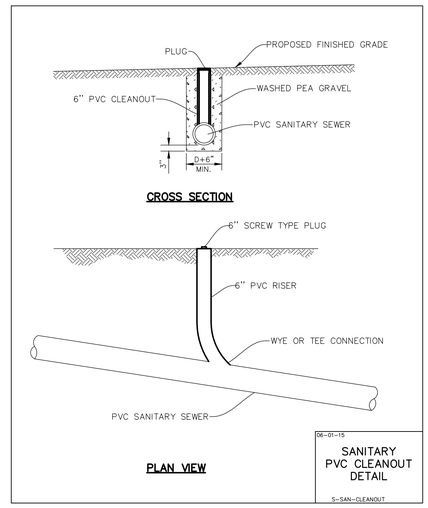
STORM PVC CLEANOUT (FOR UNDERDRAINS) DETAIL

S-ST-CLEANOUT



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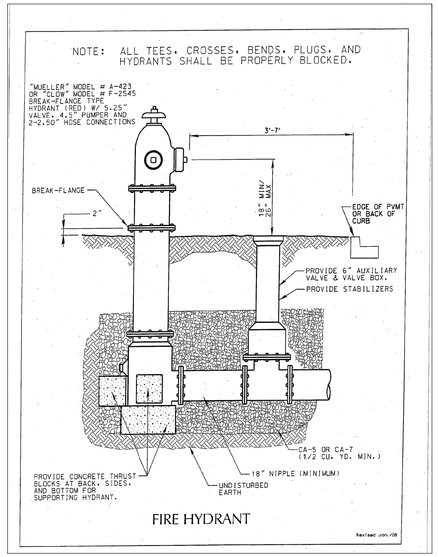
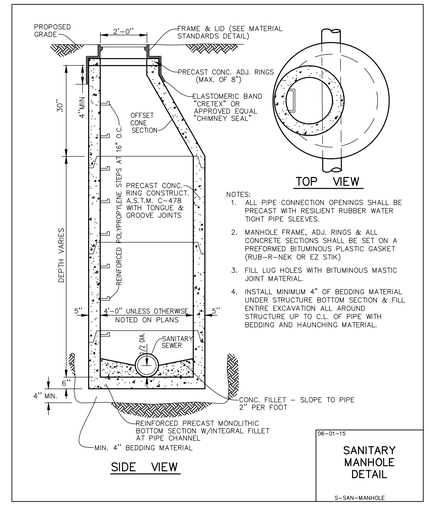
SANITARY PVC CLEANOUT DETAIL

S-SAN-CLEANOUT



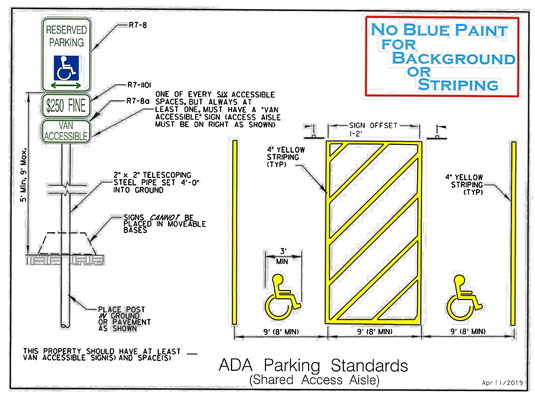


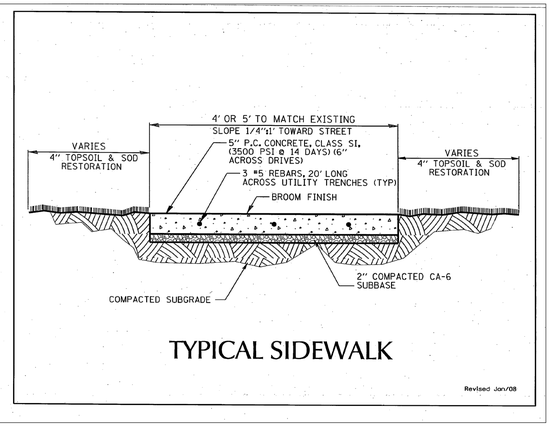
NOTES:
1. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
2. MANHOLE FRAME, ADJ. RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON A PREFORMED BITUMINOUS PLASTIC GASKET (RUB-R-NEK OR EZ STIK)
3. FILL LUG HOLES WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. INSTALL 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.

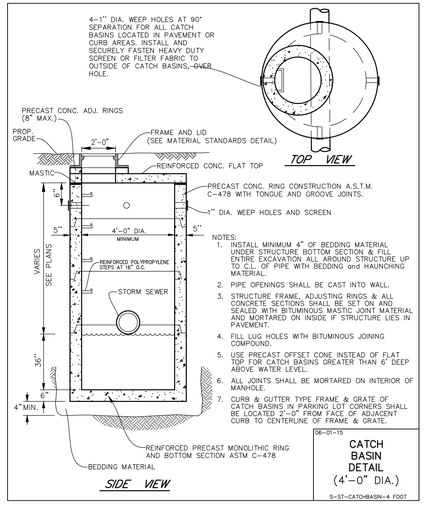
06-01-15

SANITARY MANHOLE DETAIL

S-SAN-MANHOLE







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

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

DRAWN BY	DATE	REVISIONS
MEJ	7/30/26	PRG RESUBMITTAL

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
CONTRUCTION DETAILS

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PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	AS
DATE:	11-21-25
SCALE:	N.T.S.

SHEET
10 OF 15
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July 30, 2026 - 10:27 Data Name: I:\Projects\03\Data\Xref\Final Drawings\Plan Set\DETAILS.dwg Updated By: mjunemann

FF&E

560

DUTCH BROS

OUTDOOR - BIKE POST

OUTDOOR

Upright: Powder Coated Mild Steel

Accent: Laser Cut-out

Bolt Down



Single



Cutout detail

Custom DB Blue
Powder Coat to
match exterior paint

Short Description	Part Number	Dimensions
Bike Post, bolt-down	FOBR-DB	6" x 6" x 32"

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FF&E

561

DUTCH BROS

OUTDOOR - TOOLED BIKE POST

OUTDOOR

Upright: Powder Coated Mild Steel

Accent: Laser Cut-out

Bolt Down

Includes Bike Repair Tools:

- (1) AWS-11 Hex Wrench Set
- (1) SD-2 #2 Phillips Screwdriver
- (1) SD-6 6mm Flat Blade Screwdriver
- (1) HCW-6 15mm/32mm Headset/ Pedal Wrench
- (1) TL-5, Steel Tire Lever Set (2 levers)
- (1) CBW1 8/10mm Metric Wrench
- (1) CBW-4 9/11mm Metric Wrench



Single (tools not rendered)



Product Detail



Tool Detail



Cutout detail

Custom DB Blue
Powder Coat to
match exterior paint

Short Description	Part Number	Dimensions
Bike Post, bolt-down	FOBR-DB	6" x 6" x 32"
Tool Kit Set	FOBR-TOOL-DB	N/A

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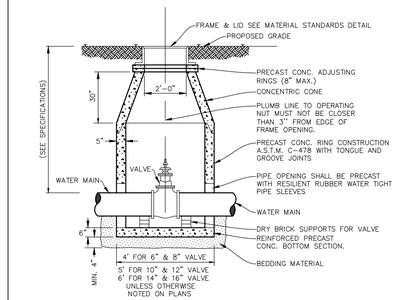


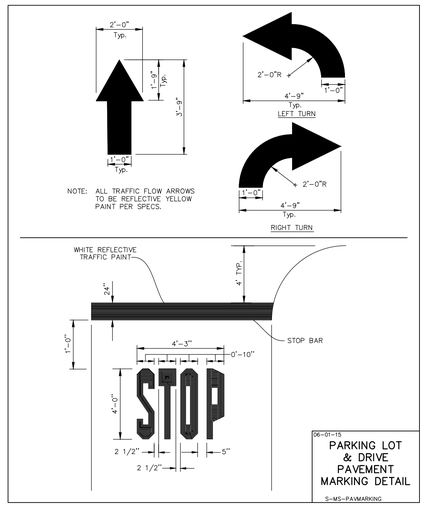
NOTES:

1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION AND 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 WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
3. STRUCTURE FRAME, ADJUSTING RINGS AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

06-01-22

VALVE VAULT DETAIL

S-WM-VALVEVAULT



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

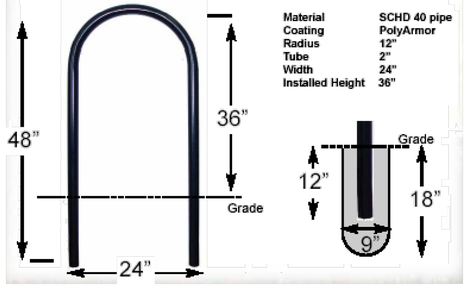
06-01-15

PARKING LOT & DRIVE PAVEMENT MARKING DETAIL

S-MS-PAVMARKING

In-ground Installation

This is the standard for new construction and the most secure type of inverted-U installation. Can easily be installed in existing locations by drilling a 3"-4" core and grouting.



Material	SCHD 40 pipe
Coating	PolyArmor
Radius	12"
Tube	2"
Width	24"
Installed Height	36"

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

Updated 03/14/05

16

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

DRAWN BY	DATE	REVISIONS
MEJ	7/30/26	PRC RESUBMITTAL

ATWELL
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ONE EAST WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601
847-404-3760

COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

CONTRUCTION DETAILS

PROJ. MGR.: EJB
PROJ. ASSOC.: EJB
DRAWN BY: AS
DATE: 11-21-25
SCALE: N.T.S.

SHEET 11 OF 15

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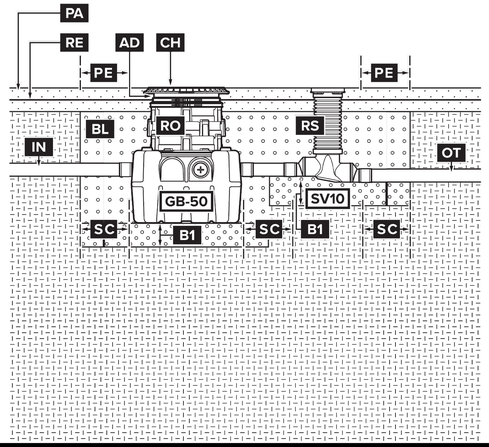

DETAIL Dutch Bros - Schaumburg, IL (IL0603) **Outdoors, Below Grade**

GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS

SV10 SEWER VIEWER INSPECTION PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

AD Cover adapter with vertical adjustability

B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

CH Traffic rate cast iron cover

IN 4" diameter inlet pipe

OT 4" diameter outlet pipe

PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.

PE Pad to extend 18" minimum beyond edge of tank on all sides.

RE No. 4 rebar, grade 60 steel

RO FP24 Fast Pitch® riser(s) to grade

RS FCR10 field cut riser to grade

SC 12" clear all sides

SCHIER

LIFETIME GUARANTEED
GREASE INTERCEPTORS

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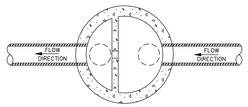
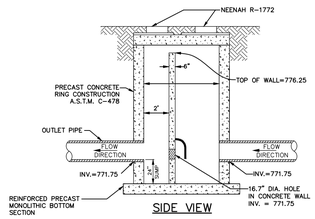


TOP VIEW



SIDE VIEW

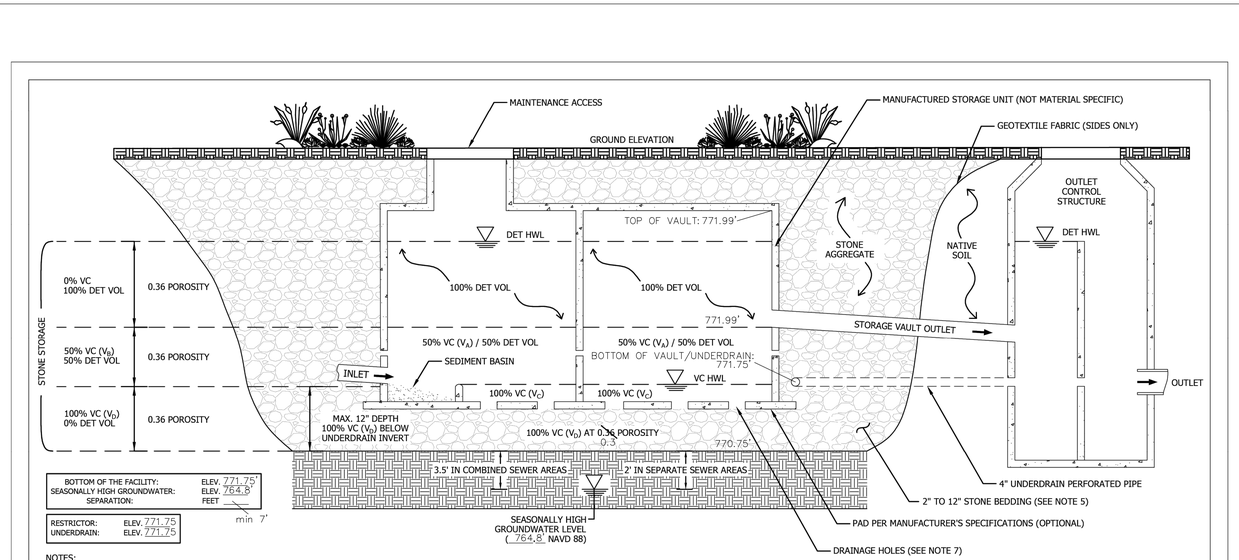
NOTES:

1. CONSTRUCT MANHOLE AS PER STORM MANHOLE DETAIL.
2. PROVIDE MINIMUM 4" OF CA6 BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C.L. OF SEWER WITH BEDDING MATERIAL.
3. ORIFICE HOLES SHALL BE OFFSET FROM EACH OTHER AS NECESSARY TO FIT BOTH SNOUTS.

02-12-20

RESTRICTOR MANHOLE DETAIL #2

N-ST-RESTRICTOR MANHOLE #2



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, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-3, IDOT CA-7, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
6. APPROPRIATE MAINTENANCE ACCESS SHALL BE PROVIDED TO ENSURE THAT EACH SEGMENT OF THE SYSTEM IS ACCESSIBLE BY A VACUUM, JET HOSE, OR A TELEVISING DEVICE. ACCESS IS RECOMMENDED NEAR ALL ENTRY/EXIT POINT FOR SEDIMENT REMOVAL. EGRESS RUNGS SHALL BE PROVIDED FOR SYSTEMS DEEPER THAN 42-INCHES.
7. DRAINAGE OPENINGS SHOULD COVER AT LEAST 3% OF THE PAD'S FOOTPRINT. DESIGNER / MANUFACTURER RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE MANUFACTURED STORAGE UNIT.
8. COMBINED SEWER AREAS REQUIRE BACKFLOW PREVENTER.
9. AVOID COMPACTION OF NATIVE SOILS WITHIN THE VOLUME CONTROL FOOTPRINT TO MAXIMIZE INFILTRATION.

VOLUME CONTROL SUMMARY

VOLUME TYPE	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : VAULT STORAGE (BELOW THE OUTLET)	0.24'	1.00	1.00 X 0.50 X V_A	0.24'X7192'=1,726
V_B : COARSE AGGREGATE (ABOVE U.D. INVERT)		0.36	0.50 X 0.36 X V_B	
V_C : VAULT STORAGE (BELOW U.D. INVERT)		1.00	1.00 X V_C	
V_D: COARSE AGGREGATE (BELOW U.D. INVERT)	1.00'	0.36	0.36 X V_D	1'X8813'x.3=2,644
* VOLUME INTENDED FOR DETENTION NOT INCLUDED *			TOTAL	4370 SF

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 10/2/2018

UNDERGROUND VAULT VOLUME CONTROL/DETENTION TYPICAL DETAIL — STD. DWG. NO.XX — PAGE NO.XX

DATE	REVISIONS	DRAWN BY
7/30/26	PRG RESUBMITTAL	MEJ

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
CONSTRUCTION DETAILS

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	11-21-25
SCALE:	N.T.S.

SHEET 12 OF 15
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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 WMOJOBSTART@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 ___N/A___ 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 POLLLUTED 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 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 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 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3139 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.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
MWRD GENERAL NOTES

PROJ. MGR.:	EJB
PROJ. ASSOC.:	EJB
DRAWN BY:	MEJ
DATE:	11-21-25
SCALE:	N.T.S.

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06-01-16

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. Storm sewer structure covers must contain "Village of Schaumburg", "Drains to River", and "Dump no waste" on the lid.

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

22. 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.

23. 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.

24. 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. All water service lines 3” and smaller shall be Type K copper, unless otherwise noted.

25. 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.

26. 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.

27. 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.

28. 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.

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COPLEY CENTER OUTLOT - REDEVELOPMENT

VILLAGE OF SCHAUMBURG, ILLINOIS

VILLAGE OF SCHAUMBURG STANDARD NOTES

PROJ. MGR.: EJB
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DATE: 11-21-25
SCALE: N.T.S.

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ATWELL, LLC
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 CORE AQUISITIONS, LLC, which is the person or entity with whom Atwell has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Atwell, LLC, 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 stated. 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 Atwell and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Atwell, LLC, 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 BASIN, 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 Wye or Tee 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.

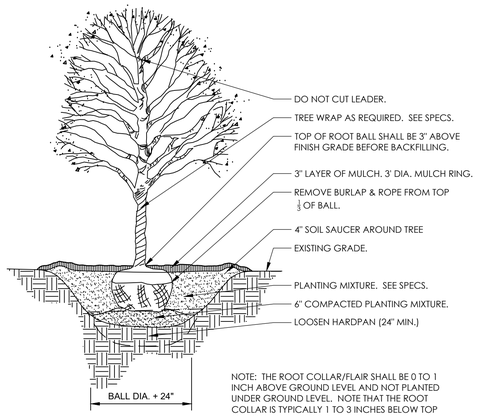
(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(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).

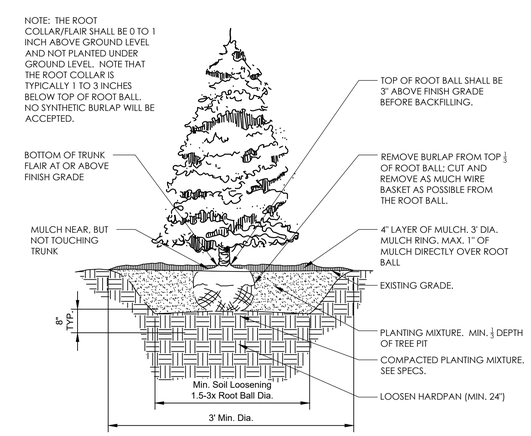
(6) Polypropylene (PP) Pipe shall have a smooth interior and annular exterior corr



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.

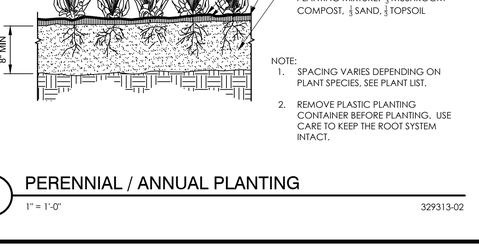
1 DECIDUOUS TREE PLANTING

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



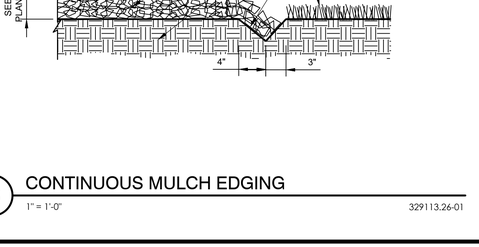
2 CONIFER TREE PLANTING- ANSI A300

1/4" = 1'-0" 329343.23-01



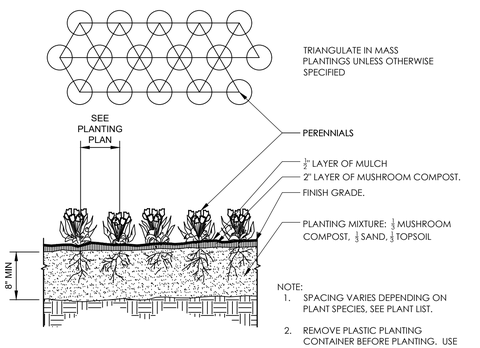
3 SHRUB PLANTING DETAIL

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



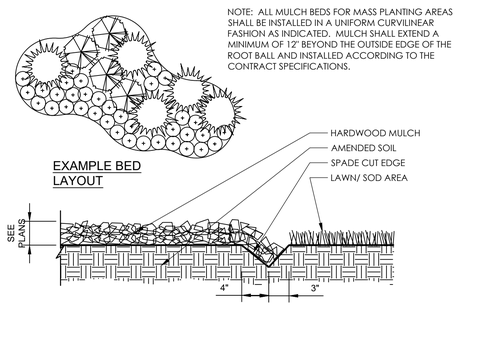
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

Village of Shaumburg Required Landscaping

PLANTING AREA REQUIREMENTS

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

Landscaped detention areas may be included in the green space calculations, but shall not comprise the total amount of 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%) shad trees. There shall be at least one (1) shrub planted for every two hundred (200) square feet of total green space area.

Total area = 1.13acres

Required: 9,845sf; 13 Trees, 50 Shrubs

Provided: 12,857 sf; 37 Trees (including 12 existing), 80 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.
Wilkenig Rd: 139lf = 4 Trees
E Golf Rd: 288lf = 7 Trees
West Private Dr:135lf = 3 Trees
North Private Dr:322lf = 8 Trees

Required- 22 Trees
On Plan - 22 Trees (11 Existing 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 = 8

Required - 8 trees
On Plan - 8 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 becomprised 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 = 55lf

Required - 2 trees
On Plan - 1 tree due to existing street trees

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DECIDUOUS TREES						
AM	3	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B	
GS	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B	
GY	3	Gymnocladus dioica	Kentucky Coffeetree	2.5" Cal.	B&B	
QE	4	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	3" Cal.	B&B	
ZS	2	Zelkova serrata	Japanese Zelkova	2.5" Cal.	B&B	
EVERGREEN TREES						
PB	1	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B	
ORNAMENTAL TREES						
AG4	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6` Ht.	B&B	
DECIDUOUS SHRUBS						
AM2	22	Aronia melanocarpa	Black Chokeberry	24" Ht.	Pot	
CF	28	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	24" Ht.	Pot	
FN	12	Forsythia x intermedia `Nimbus`	Show Off® Sugar Baby® Dwarf Forsythia	18" Ht.	Pot	
IS2	10	Itea virginica 'Sprich'	Little Henry® Sweetspire	24" Ht.	Pot	
PD	38	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	24" Ht.	Pot	
RG	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	
R3	6	Rosa x 'Radrazz'	Knock Out® Shrub Rose	24" Ht.	Pot	
EVERGREEN SHRUBS						
BG	14	Buxus x 'Glencoe'	Chicagoland Green® Boxwood	5 gal.	Pot	
JP	47	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Ht.	Pot	
TD2	59	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	24" Ht.	Pot	
TW	16	Thuja occidentalis `Woodwardii`	Woodward Arborvitae	24" Ht.	Pot	
TS2	21	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5` Ht.	Pot	
ORNAMENTAL GRASSES						
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	
PS	17	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot	
PH	29	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	
SH	24	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**
GROUND COVERS						
TS	6,049 sf	Turf Sod		1 gal.		
PERENNIALS						
HO2	24	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	18" o.c.
NW	25	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	24" o.c.
SM	6	Salvia nemorosa 'May Night'	May Night Sage	1 gal.	Pot	24" o.c.

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: 08/11/26

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

DATE	REVISIONS	DRAWN BY
8/11/26	REVISED PER VILLAGE COMMENTS	MFR
7/29/26	REVISED PER VILLAGE COMMENTS	MUA

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE TITLE SHEET AND SUMMARY

PROJ. MGR.:	EBJ
PROJ. ASSOC.:	MUA
DRAWN BY:	MUA
DATE:	3/25/26
SCALE:	AS NOTED

SHEET
L0 OF L3
CAQ.SCIL01

DRAFT PLAN - NOT FOR CONSTRUCTION

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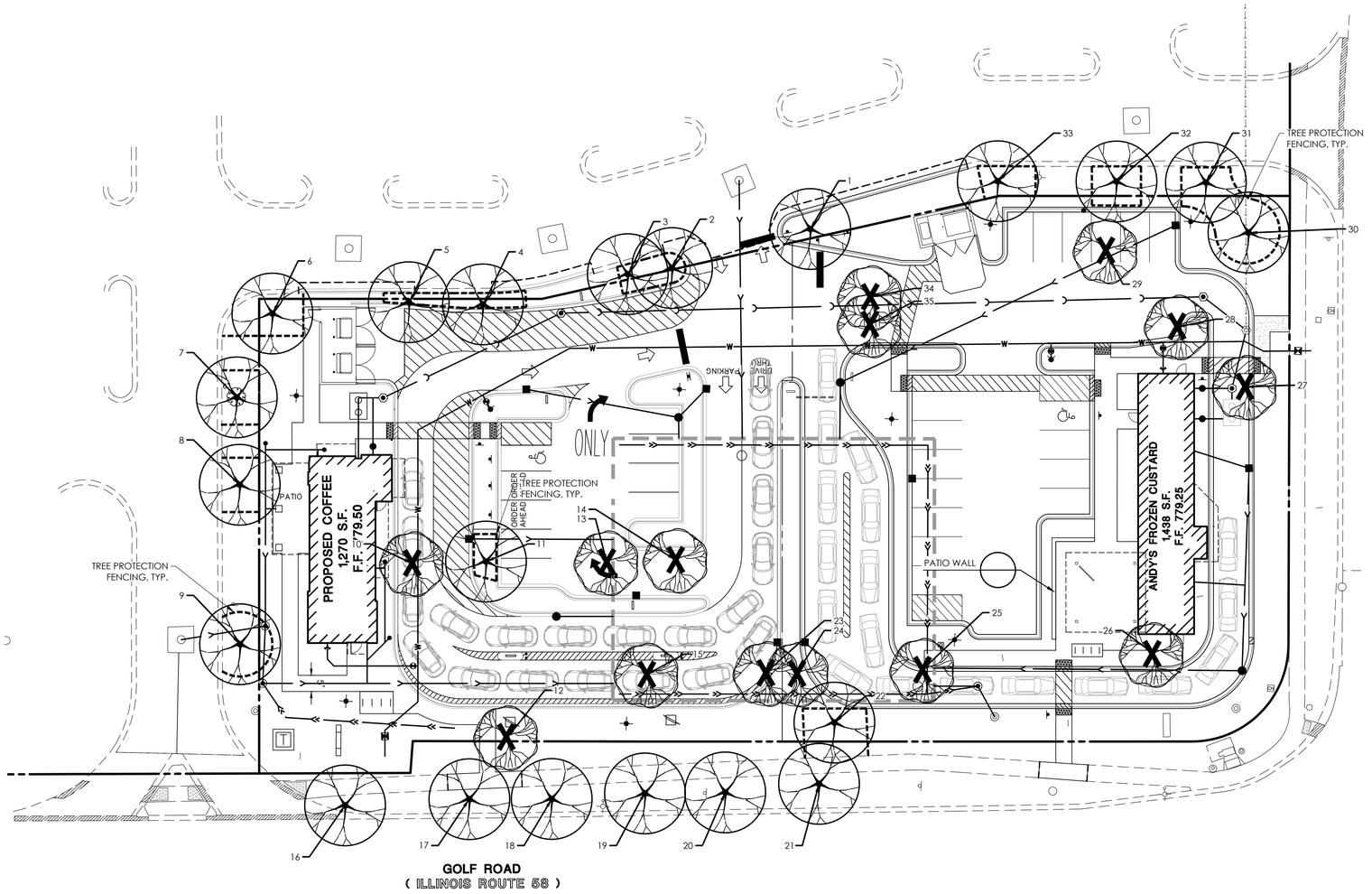
August 12, 2026 - 10:04A Drwg Name: L:\Cacp\d01\Var\Landscape\02-final\01-Final Landscape Plan.dwg, Updated By: mjohnson



CONCEPT PLANT SCHEDULE

	EXISTING PARKWAY TREE TO REMAIN	22
X	EXISTING TREE TO BE REMOVED	13

N

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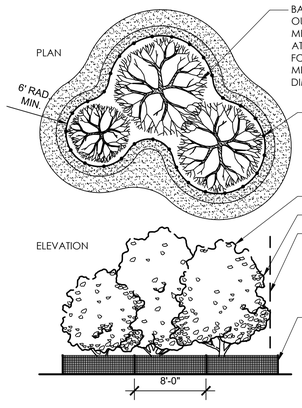
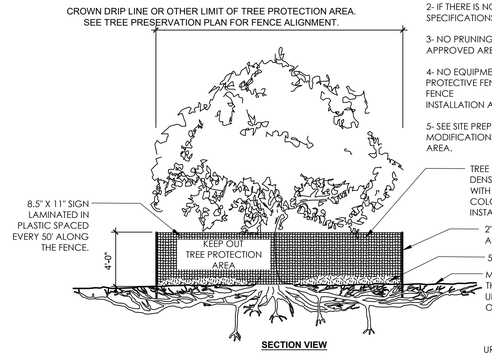
SCALE: 1"=20'



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.

1 TREE PROTECTION PLAN
N.T.S. 320190.33-01



SECTION VIEW

NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

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2 TREE PROTECTION
3/16" = 1'-0" FX-PLNT-FX-PREP-TRMT-02

TREE INVENTORY

NWC of Golf Road and Wilening 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: 35

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	PROPOSED ACTION	REQ'D MITIGATION
1		Ornamental Pear	8	1	TO REMAIN	0
2		Ornamental Pear	6	1	TO REMAIN	0
3		Ornamental Pear	6	1	TO REMAIN	0
4		Ornamental Pear	6	1	TO REMAIN	0
5		Ornamental Pear	6	1	TO BE REMOVED	0
6		Honey Locust	6	1	TO REMAIN	0
7		Honey Locust	6	1	TO REMAIN	0
8		Honey Locust	6	1	TO REMAIN	0
9		Sugar Maple	12	1	TO REMAIN	0
10		Honey Locust	6	1	TO BE REMOVED	0
11		Honey Locust	6	1	TO REMAIN	0
12		Sugar Maple	8	1	TO BE REMOVED	0
13		Honey Locust	6	3	TO BE REMOVED	0
14		Honey Locust	6	1	TO BE REMOVED	0
15		Red Maple	6	1	TO BE REMOVED	0
16		Kentucky Coffee Tree	1	1	TO REMAIN	0
17		Hackberry	1	1	TO REMAIN	0
18		Swamp White Oak	1	1	TO REMAIN	0
19		Kentucky Coffee Tree	1	1	TO REMAIN	0
20		Ginkgo	1	1	TO REMAIN	0
21		Hackberry	1	1	TO REMAIN	0
22		Red Maple	8	1	TO REMAIN	0
23		Swamp White Oak	4	1	TO BE REMOVED	0
24		Kentucky Coffee Tree	6	1	TO BE REMOVED	0
25		Kentucky Coffee Tree	2	1	TO BE REMOVED	0
26		Colorado Blue Spruce	5	1	TO BE REMOVED	0
27		Honey Locust	14	1	TO BE REMOVED	0
28		Colorado Blue Spruce	3	1	TO BE REMOVED	0
29		Colorado Blue Spruce	3	1	TO BE REMOVED	0
30		Crab Apple	5, 5, 6, 6	1	TO REMAIN	0
31		Ornamental Pear	8	1	TO REMAIN	0
32		Ornamental Pear	8	1	TO REMAIN	0
33		Ornamental Pear	8	1	TO REMAIN	0
34		Eastern White Cedar	2, 2	2	TO BE REMOVED	0
35		Eastern White Cedar	2, 2	2	TO BE REMOVED	0

NOTE: ALL EFFORTS WERE MADE TO SAVE EXISTING TREES. TREES DESIGNATED TO BE REMOVED ARE WITHIN BUILDING PADS AND/OR FIRE/ ACCESS LANES

DRAWN BY	DATE	REVISIONS
MFR	8/11/26	REVISED PER VILLAGE COMMENTS
MUA	7/29/26	REVISED PER VILLAGE COMMENTS

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
TREE PRESERVATION PLAN

DRAFT PLAN - NOT FOR CONSTRUCTION

PROJ. MGR.:	EBJ
PROJ. ASSOC.:	MUA
DRAWN BY:	MUA
DATE:	3/25/26
SCALE:	1"=20'

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L1 OF L3
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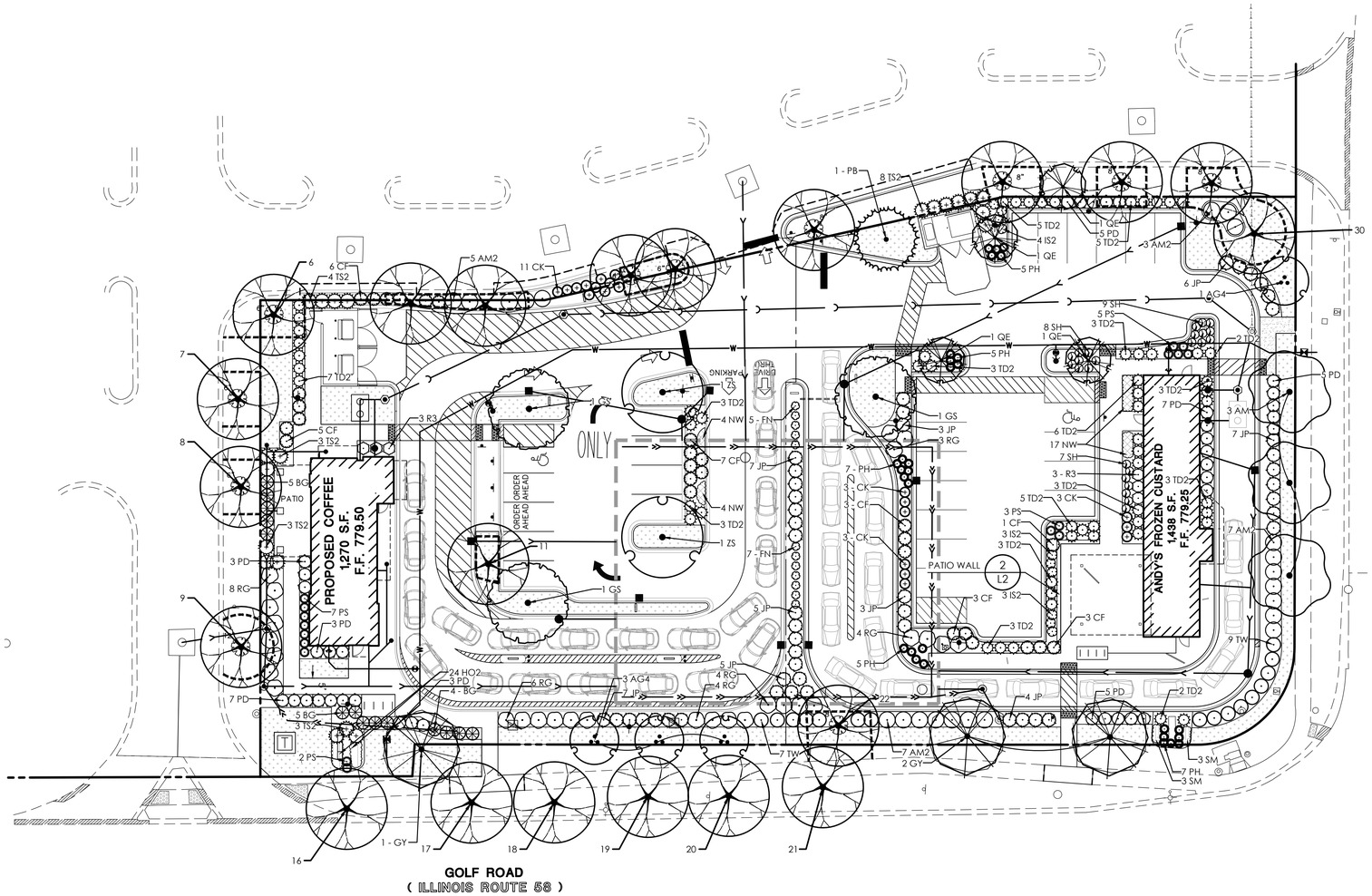
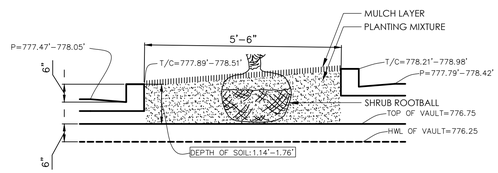
August 12, 2026 - 16:04 Dwg Name: I:\Civil\c031\dwg\Landplan\102 Final\03 Final Landscape Plan.dwg Updated By: mjuneman



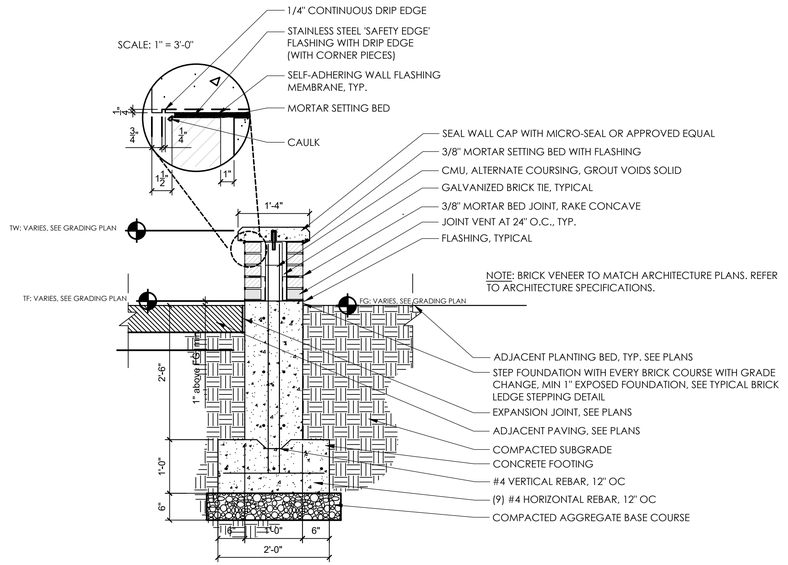


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AM	3	Acer x freemanii 'Marmo'
GS	3	Gleditsia triacanthos inermis 'Skyline'
GY	3	Gymnocladus dioica
QE	4	Quercus x 'Crimschmidt'
ZS	2	Zelkova serrata
EVERGREEN TREES		
PB	1	Picea glauca densata
ORNAMENTAL TREES		
AG4	4	Amelanchier x grandiflora 'Autumn Brilliance'
DECIDUOUS SHRUBS		
AM2	22	Aronia melanocarpa
CF	28	Cornus sericea 'Farrow' TM
FN	12	Forsythia x intermedia `Nimbus`
IS2	10	Itea virginica 'Sprich'
PD	38	Physocarpus opulifolius 'Donna May'
RG	29	Rhus aromatica 'Gro-Low'
R3	6	Rosa x 'Radrazz'
EVERGREEN SHRUBS		
BG	14	Buxus x 'Glencoe'
JP	47	Juniperus chinensis 'Kallays Compact'
TD2	59	Taxus x media 'Densiformis'
TW	16	Thuja occidentalis `Woodwardii`
TS2	21	Thuja occidentalis 'Smaragd'
ORNAMENTAL GRASSES		
CK	20	Calamagrostis x acutiflora 'Karl Foerster'
PS	17	Panicum virgatum 'Shenandoah'
PH	29	Pennisetum alopecuroides 'Hameln'
SH	24	Sporobolus heterolepis
GROUND COVERS		
TS	6,049 sf	Turf Sod
PERENNIALS		
HO2	24	Hemerocallis x 'Stella de Oro'
NW	25	Nepeta x faassenii 'Walker's Low'
SM	6	Salvia nemorosa 'May Night'



1 PLANTING DETAIL OVER VAULT
N.T.S.



2 PATIO WALL
3/4" = 1'-0"

323219-34

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COPLEY CENTER OUTLOT - REDEVELOPMENT
VILLAGE OF SCHAUMBURG, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	EBJ
PROJ. ASSOC.:	MUA
DRAWN BY:	MUA
DATE:	3/25/26
SCALE:	1"=20'

SHEET
L2 OF L3
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DRAFT PLAN - NOT FOR CONSTRUCTION

August 12, 2026 - 16:04 Dwg Name: L:\Cacp\c83\Dwg\Landscape\02-Final\01-Final Landscape Plan.dwg Updated By: mlunneman

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 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 BE PERFORMED BETWEEN AUG

SPECIFICATION NOTES

(1) 4" FPT inlet/outlet with 4" plain end fittings
(2) Unit weight: 78 lbs. For wet weight, add 542 lbs. For traffic-rated cover(s), add 90 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
(3) Maximum operating temperature: 150º F continuous
(4) Liquid Capacity: 65 gal
Grease Capacity (50 GPM): 439 lbs (60 gal)
Grease Capacity (75 GPM): 287 lbs (43 gal)
Solids Capacity: 13 gal
(5) For gravity drainage applications only
(6) Do not use for pressure applications
(7) Cover placement allows full access to tank for proper maintenance
(8) Vent not required unless per local code
(9) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
(10) Integral air relief / Anti-siphon / Sampling access
(11) Cover adapters provide an adjustable height range of 5"
(12) Designed for below-grade, above-grade, indoor or outdoor installations
(13) Safety Star® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE

Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

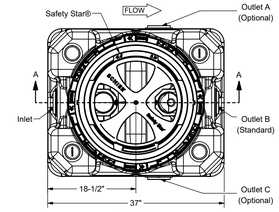
ENGINEER SPECIFICATION GUIDE

Schier Great Basin® grease interceptor model GB-50 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. This unit is certified for hydromechanical performance to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 50 GPM or 75 GPM. Interceptor grease capacity shall be 439 lbs.

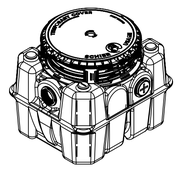
COVERS SOLD SEPARATELY

This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.

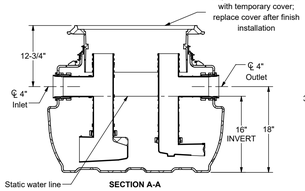
- T24-GI (8044-000-01): Traffic-rated (AASHTO H-20) cast iron cover shall provide water/gas-tight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-GI (8045-000-01): Pedestrian-rated poly cover shall provide water/gas-tight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.



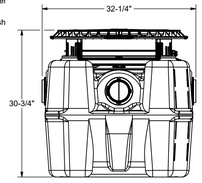
TOP VIEW
(COVER(S) REMOVED FOR CLARITY)



ISOMETRIC VIEW

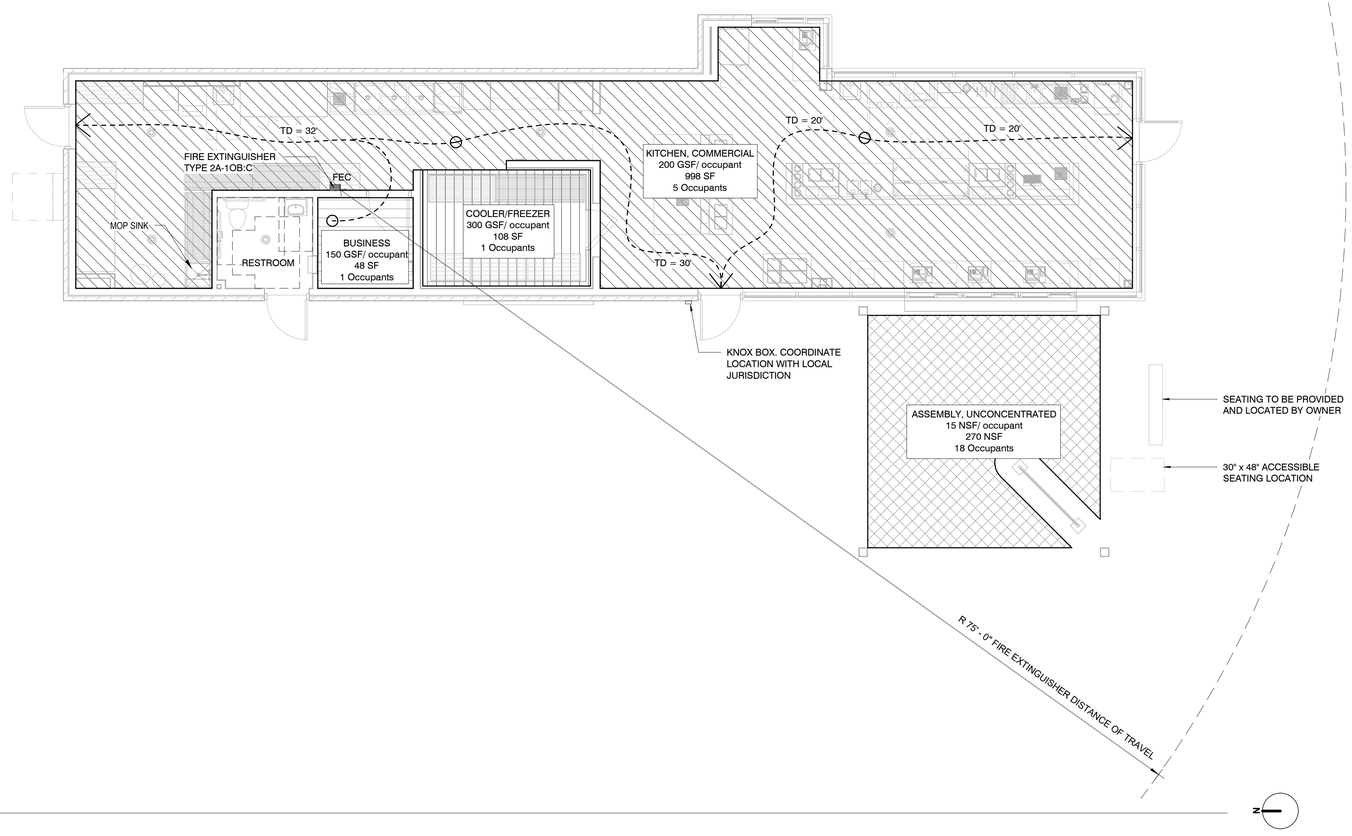


SECTION A-A



INLET END VIEW

2 GREASE TRAP INTERCEPTER



1 LIFE SAFETY PLAN
3/16" = 1'-0"

PROJECT DESCRIPTION

New construction of a 1-Story stand alone frozen custard store with drive-through and walk-up sales.

APPLICABLE CODES

Schaumburg, IL enforces the 2021 International Building Code (IBC) and associated International Codes:

- 2021 International Building Code (IBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
  Chapters 11, 12, 13 & 14
- 2014 International Plumbing Code (IPC)
- 2020 National Electrical Code (NFPA 70)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Fire Code (IFC)
- 2017 ICC/ANSI A117.1
- 2018 Illinois Accessibility Code

ZONING

The property is zoned B-4 Retail, Service, Motor Vehicle
Building footprint is 1,438 SF.

Requirement	Ratio	Req.	Designed
Vehicle	6 per 1000sf	12	18
Bicycle Short Term	-	5	5
Bicycle Long Term	-	-	-
Accessible	1 space : 1-25	1	2

CONSTRUCTION TYPE chapter 5 & 6

The building is **TYPE V-B CONSTRUCTION** requires non-combustible construction and the fire resistance rating of structural elements as follows (Table 601):

• Primary Columns & Beams	0-hour
• Bearing Walls	0-hour
• Exterior Non-Bearing Walls	0-hour, if 10' or more to property line
• Floors	0-hour
• Roof	0-hour

Allowable building height and area (Table 503)

• Use: **B**	40'-0", 2 Story, & 9,000 SF

Building Area Modification (Section 506)
- None

FIRE PROTECTION chapter 9

Sprinklers (section 903)	No, area does not exceed 5,000 sf or occupant load does not exceed 100
Fire Extinguishers (section 906)	Yes, within 30 feet of commercial cooking equipment
Fire Alarm (section 907)	No, occupant load does not exceed 300

OCCUPANCY CLASSIFICATION & EXIT CRITERIA chapter 10

Occupancy **B, Business** (Table 1004.1.2)

Occupancy	Area	Occupant Load	Total
Patio	270 sf	15 net	18
Kitchen, Commercial	998 sf	200 gross	5
Cooler	108 sf	300 gross	1
Office	48 sf	150 gross	1
	1,438 gross sf		**25**

Requirement	Occupancy	Req.
Min. number of exits (section 1016.1)	**B**	2 at 1/2 the diagonal
Max travel distance (secion 1016.2)	**B**	200 ft

PLUMBING SYSTEMS 2014 Illinois Plumbing Code Section 890.810

Min. Required Plumbing Fixtures (Section 890, Appendix A, Table B)

	Water Closets		Lavatories		Drinking Ftn		Service Sink	
	Req.	Design	Req.	Design	Req.	Design	Req.	Design
Largest shift: 5 employees	1*	1	1	1	0**	0	1	1

Patio: One 6'-0" bench. 18" per person = 4 occupants + 1 accessible seating area = 5 total occupants.

* If there are no more than five employees working at any time, one restroom may serve both sexes. A restroom shall have a minimum of one water closet and one lavatory.

** Footnote #12: Drinking water shall be provided in accordance with Section 890.720(f).

*** All food service establishments that sell or serve food or beverages to be consumed on the premises (regardless of their gross area) shall provide readily accessible restroom facilities for the public. **Exception:** Food service establishments with no more than **10 combined employees and seats** (for patrons) at any one time need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public.

Employee Restroom Facilities

Employee restroom facilities are provided in accordance with the 2021 IBC Section 2902.

Per IBC 2902.3, separate employee toilet facilities are not required where the number of employees is below the prescribed thresholds.

Per IBC 2902.3.1, toilet facilities are required to be located on the same story and be accessible. The proposed employee restroom is located on the same level as the workspace and is fully accessible in compliance with applicable accessibility requirements.

Per IBC 2902.3.3, toilet facilities are permitted to be located outside of the tenant space or building, provided they are available for use and within allowable travel distance (500 ft).

IECC INSULATION Table C402.1.3

	Required:	Designed:
Roof Cavity	R-38 batt	R-38 batt + 1" C.I. and tapered C.I.
Wall above grade	R-20 batt	R-20 batt
Wall below grade	NR	N/A
Slab-on-grade	NR	N/A

CODE PLAN LEGEND

PARTITIONS/BARRIERS

- 1/2 HOUR FIRE RATED WALL
- 1 HOUR FIRE RATED WALL
- 2 HOUR FIRE RATED WALL
- 3 HOUR FIRE RATED WALL
- FEC — FE - FIRE EXTINGUISHER
- KNOX - KNOX BOX

TRAVEL

- TRAVEL DISTANCE - START
- TRAVEL DISTANCE - END

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard - Schaumburg
216 E Golf Rd, Schaumburg, IL 60173

OWNER:

ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:

HUFFT
3612 Kannes Boulevard
Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:

METTEMEYER ENGINEERING, LLC
2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807
P: 417-890-8002

CIVIL:

MEP:

RTM ENGINEERING CONSULTANTS
3333 E. Battlefield Road, Suite 1000
Springfield, MO 65804
P: 417-881-0020

LANDSCAPE ARCHITECT:

ISSUE:

INITIAL SUBMITTAL
02/24/2026

REVISION SCHEDULE:

NO.	DATE	ISSUE

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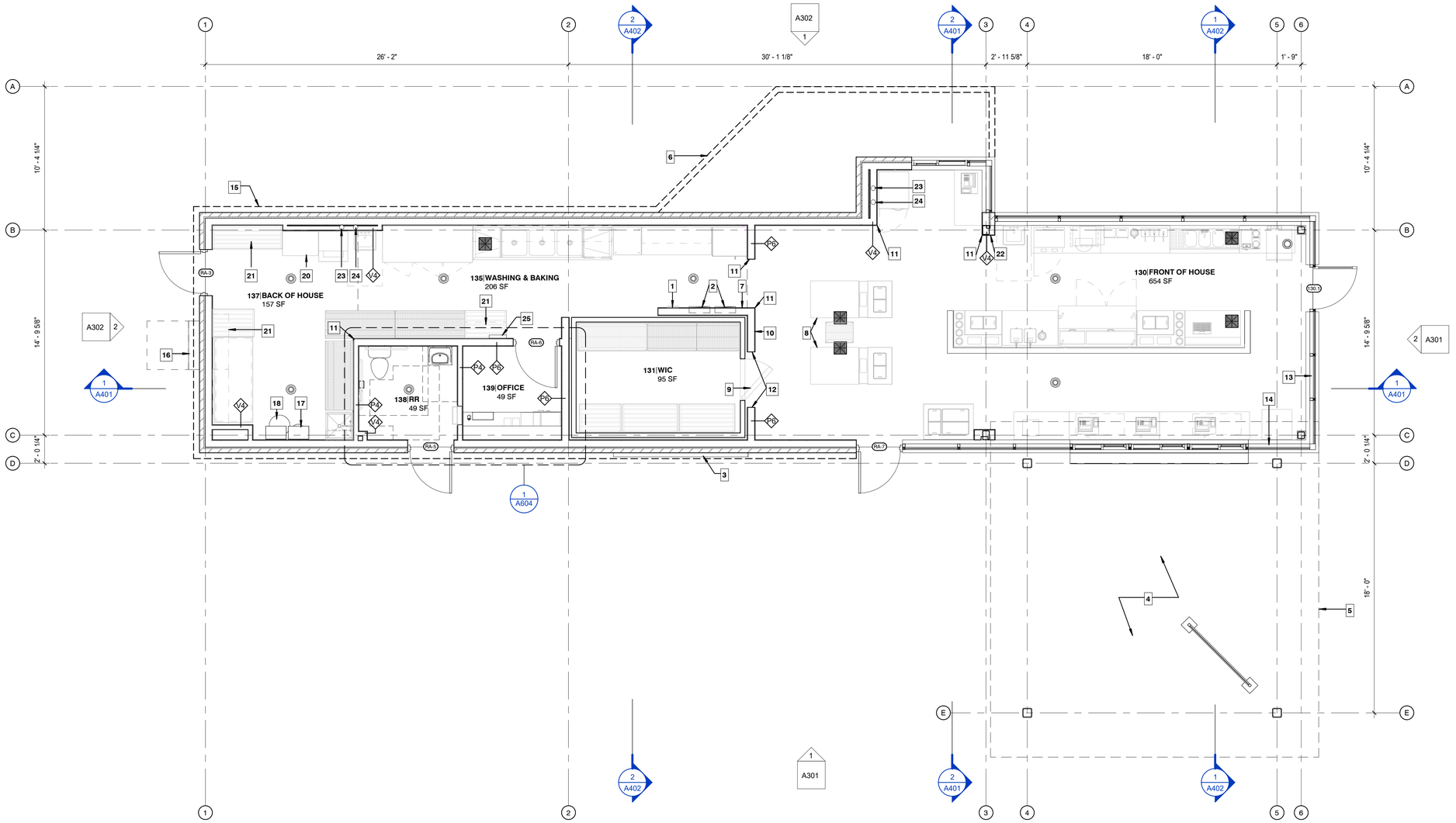
Architect:
License Number:
Drawn By: MS
Project Number: 790

PROJECT DATA/ LIFE SAFETY

G010



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

PLAN KEYNOTES

1 FIRE EXTINGUISHER CABINET, RE: A507
2 PANELBOARD(S), RE: ELECT DWGS
3 BUILDING SIGNAGE, RE: ELEC. & SIGNAGE DWGS
4 OUTDOOR PATIO, CONCRETE SLAB W/ SEALER
5 PATIO CANOPY AND STRUCTURE. RE: STRUCT DWGS. STEEL COLUMNS, PTO
6 DRIVE-THRU CANOPY, RE: STRUCT DWGS
7 CUSTARD MACHINE SHUT-OFF SWITCH, RE: MEP DWGS
8 CUSTARD MACHINE TO STRADDLE FLOOR SINKS
9 WALK-IN COOLER/FREEZER
10 PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES, RE: MEP DWGS
11 INSTALL STAINLESS STEEL CORNER GUARDS THROUGHOUT, TYP. ALL EXPOSED CORNERS RE: A507
12 CASED OPENING FOR WALK-IN ACCESS, MAINTAIN MANUF. RECOMMENDED CLEARANCE ON ALL SIDES OF WALK-IN COOLER/FREEZER. COORDINATE DETAIL FOR DOOR HARDWARE W/ MFG.
13 ANDY'S FROZEN CUSTARD NEON CONE SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
14 ANDYS FROZEN CUSTARD "SPRECHER ROOT BEER" NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
15 SIGNAGE LIGHTING BAND, BY PINNACLE SIGN GROUP. RE: ELEC DWGS & SIGNAGE DWGS
16 MPD, RE: ELECT DWGS
17 TANKLESS WATER HEATERS, RE: MEP DWGS
18 WATER SOFTENER, RE: MEP DWGS, KEEP CLOSE TO WALL; OWNER PROVIDED
19 BACK FLOW PREVENTOR, RE: MEP DWGS
20 PRESSURE WASHER, RE: MEP DWGS
21 WALL SHELVES ABOVE DUNNAGE RACKS
22 IPAD HOLDER
23 ROOF DRAIN DOWN TO BELOW GRADE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
24 OVERFLOW ROOF DRAIN, STUBOUT AT 12" AFF W/ DRAIN NOZZLE , RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
25 SECURITY PANEL, RE: ELECT

NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPENCIES
2. DIMMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.
3. REFER TO A701 FOR ADITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND RETAILING.
4. REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.
5. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
6. REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard - Schaumburg
216 E Golf Rd, Schaumburg, IL 60173

OWNER:
ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:
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3612 Kanes Boulevard
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02/24/2026

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Architect:
License Number:
Drawn By: WY
Project Number: 790

FLOOR PLAN

A101









Hufft

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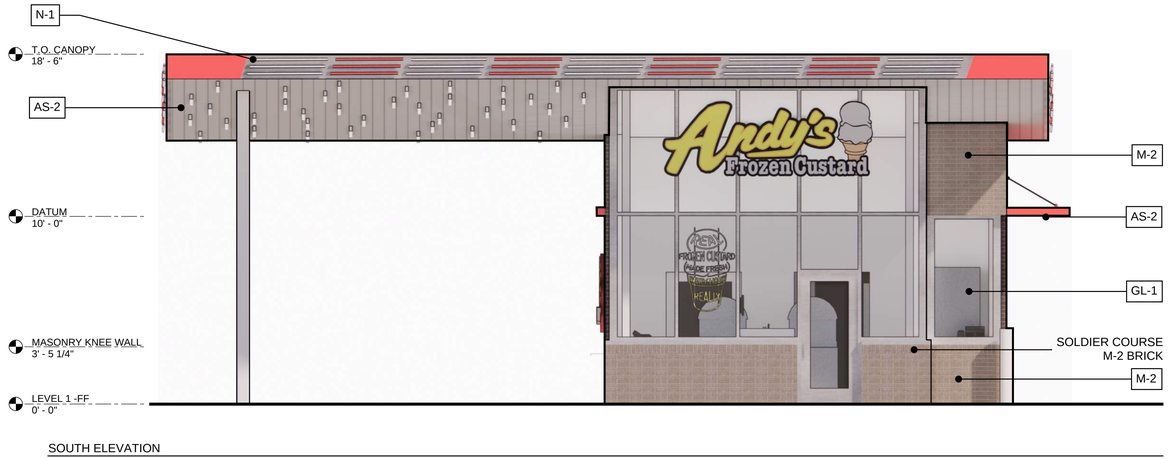
Drawn By: WY
Project Number: 790

RENDERINGS

A201



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	**DRIVE-THRU CANOPY MATERIAL:** LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
AS-2	**PATIO CANOPY MATERIAL:** LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
C-1	**COPING/ROOF EDGE TYPE 1:** PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
GL-1	**GLAZING TYPE 1:** STOREFRONT MNFR: KAWNEER 451T COLOR: CLEAR ANODIZED
M-1	**MASONRY TYPE 1:** MODULAR BRICK GLEN-GERY COLOR: BLACK HILLS VELOUR GROUT: TO MATCH BRICK
M-2	**MASONRY TYPE 2:** MODULAR BRICK GLEN-GERY COLOR: STONINGTON GRAY VELOUR GROUT: TO MATCH BRICK
N-1	**PERIMETER FASCIA & SHIELDED LED LIGHTING:** BY PINNACLE SIGN GROUP ANODIZED ALUM. FASCIA W/ LED LIGHTING

NOTE: All roof-mounted mechanical units shall be screened from ground and street-level views. If units are visible at the time of inspection, additional rooftop screening will be required prior to the issuance of a certificate of occupancy.

Hufft

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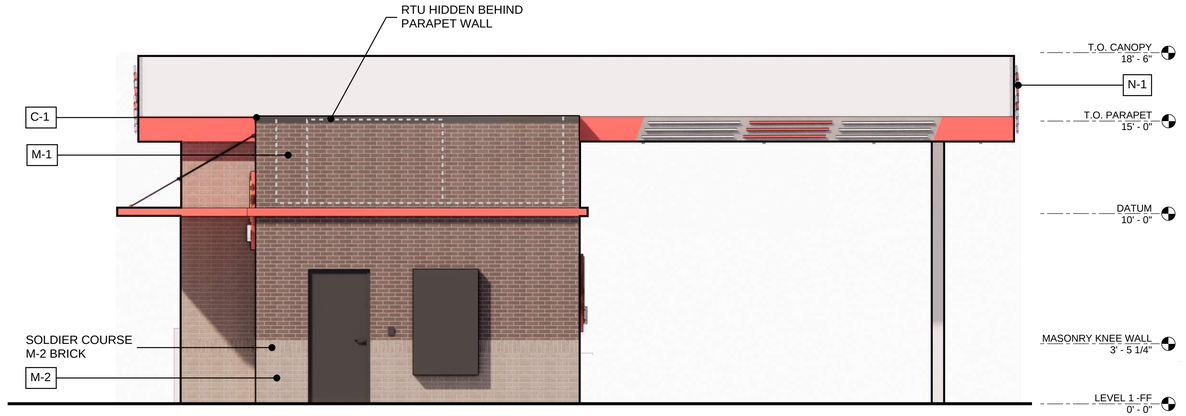
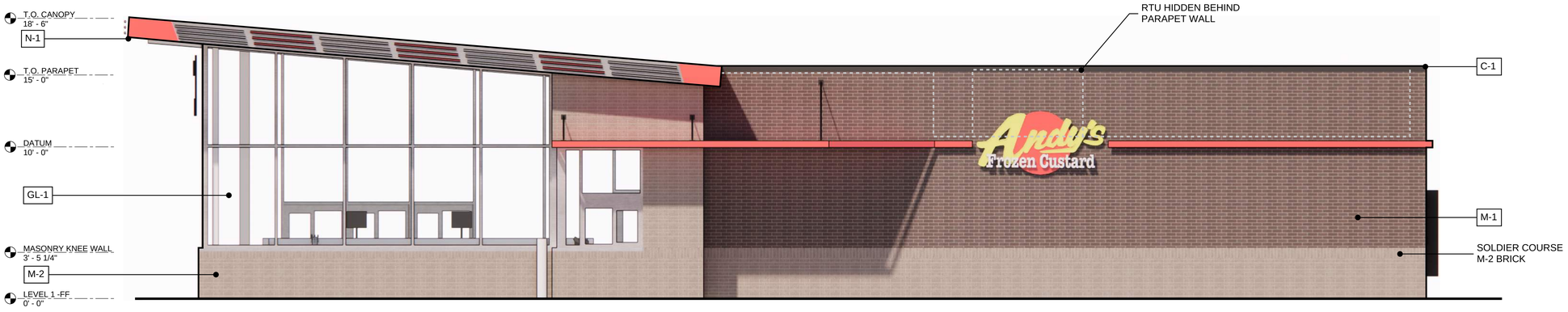
Architect:
License Number:
Drawn By: WY
Project Number: 790

ELEVATIONS

A301



NORTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	**DRIVE-THRU CANOPY MATERIAL:** LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
AS-2	**PATIO CANOPY MATERIAL:** LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
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GL-1	**GLAZING TYPE 1:** STOREFRONT MNFR: KAWNEER 451T COLOR: CLEAR ANODIZED
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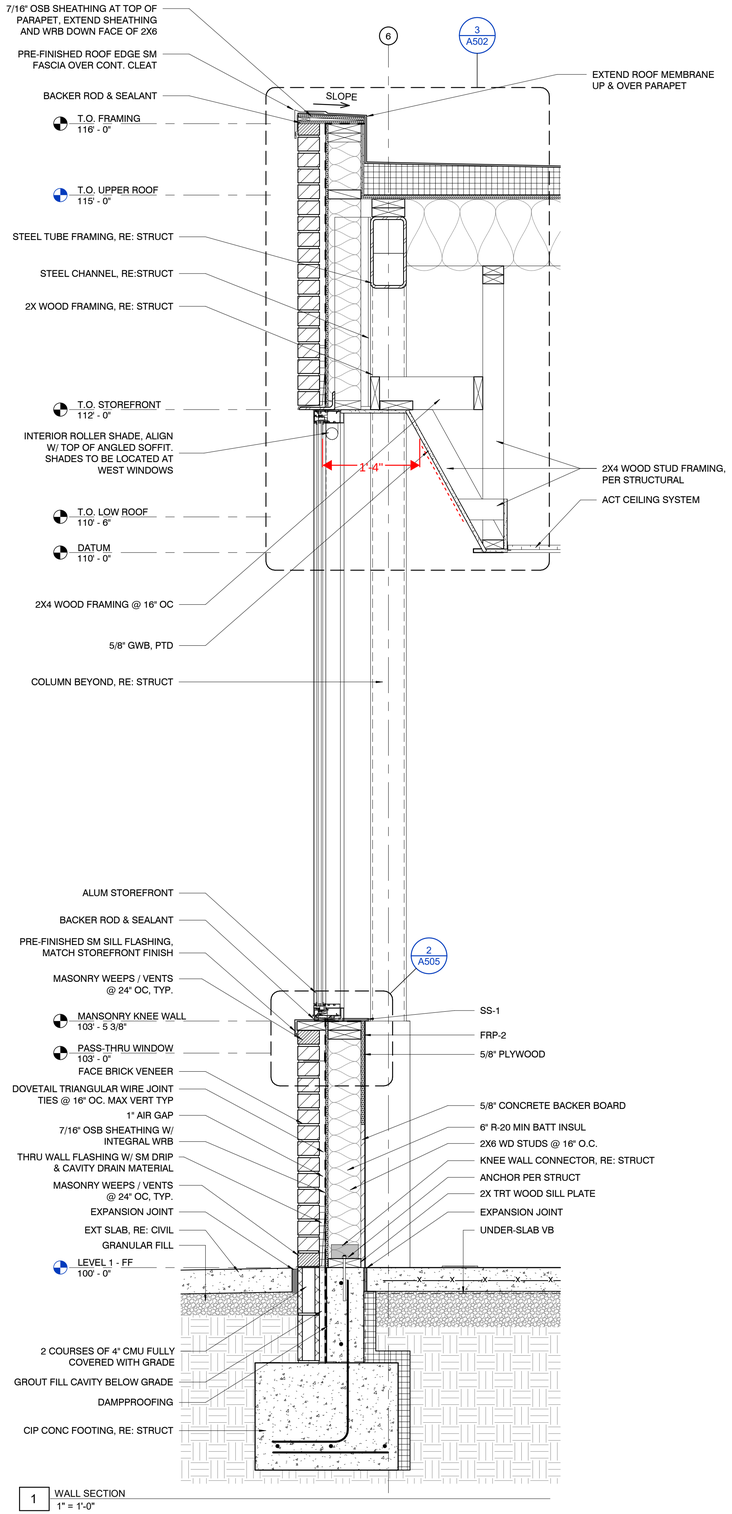
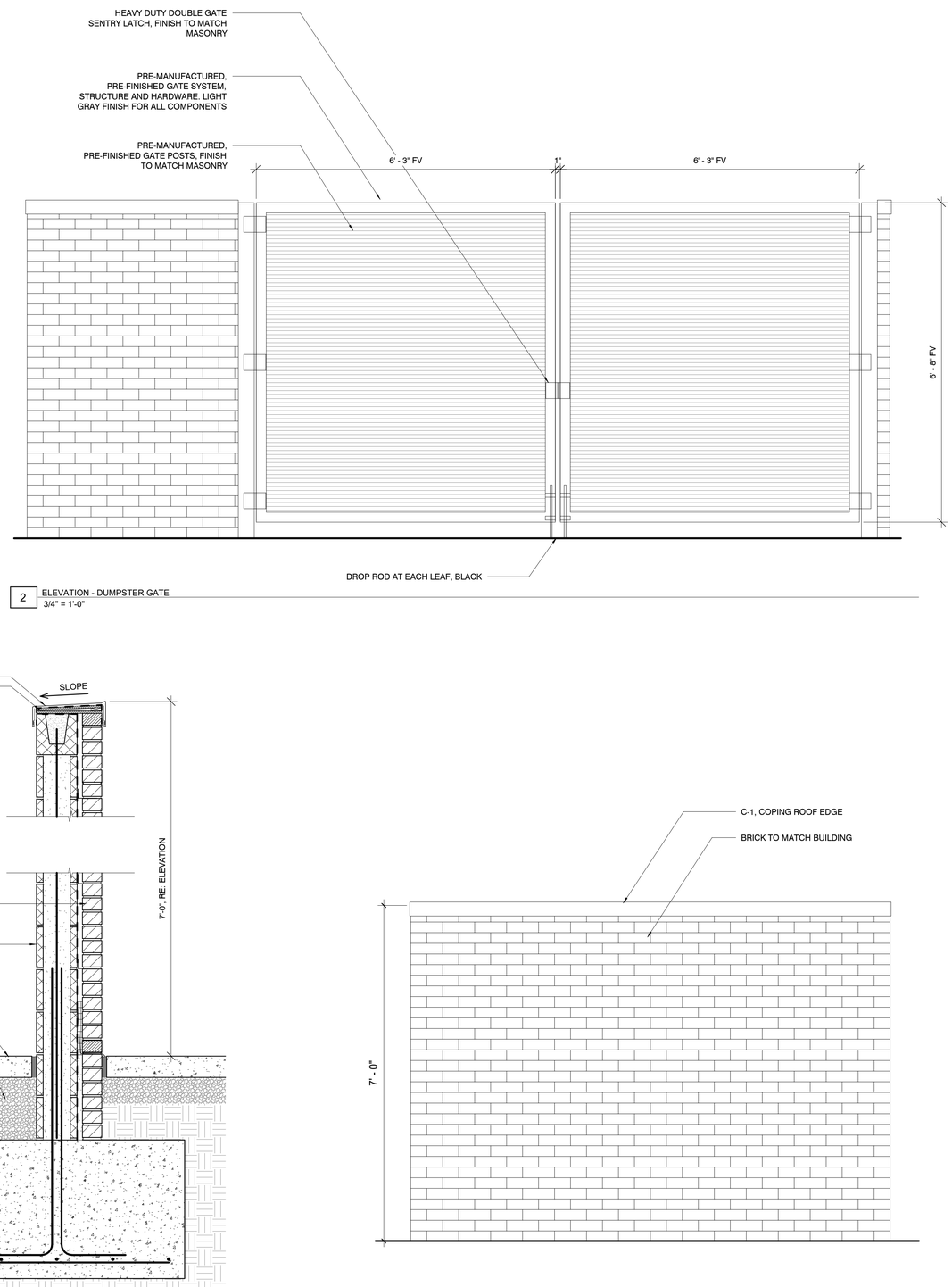
Architect:
License Number:
Drawn By: WY
Project Number: 790

ELEVATIONS

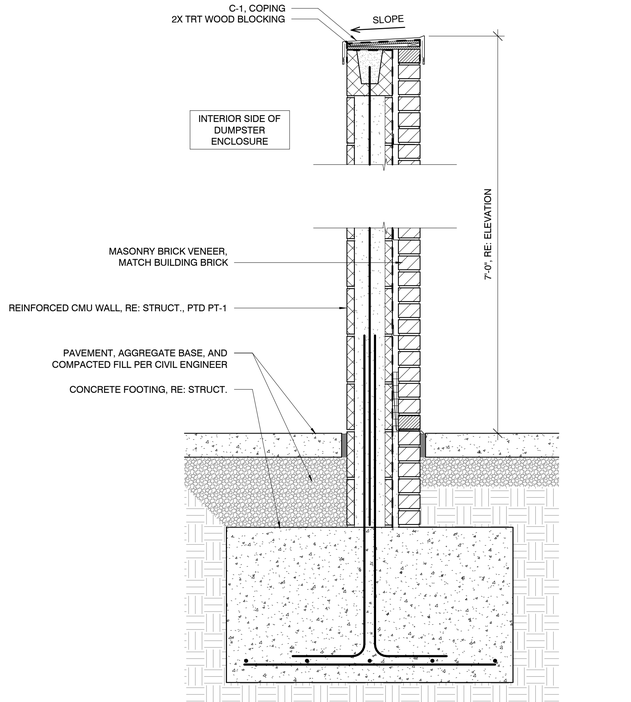
A302



1 WALL SECTION
1" = 1'-0"



2 ELEVATION - DUMPSTER GATE
3/4" = 1'-0"



3 DUMPSTER ENCLOSURE - SECTION
1" = 1'-0"

1 TYP. ELEVATION - DUMPSTER ENCLOSURE
3/4" = 1'-0"

Hufft

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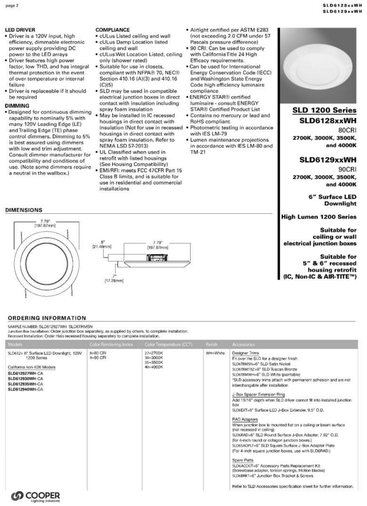
Architect:
License Number:
Drawn By: WY
Project Nect Number: 790

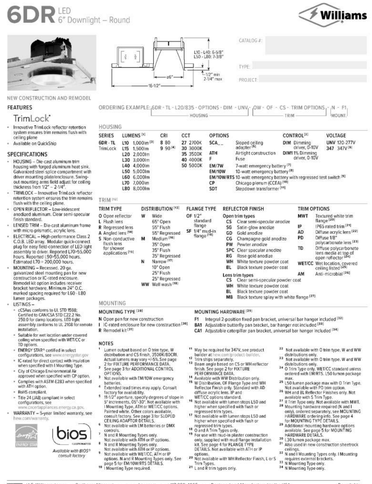
DETAILS

A401

FIXTURE "RH10"



FIXTURE "RH09"

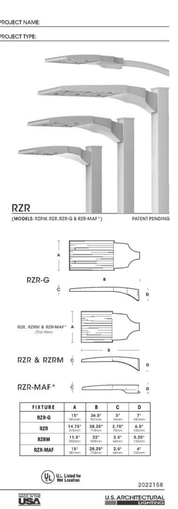


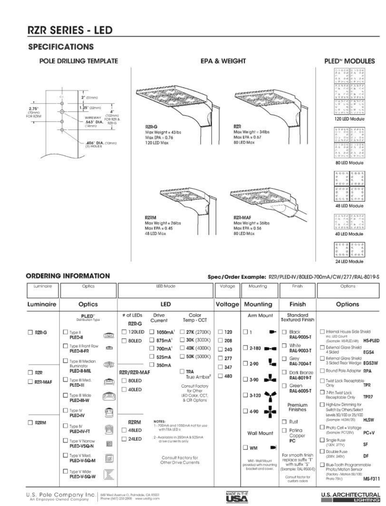
FIXTURE "L2"

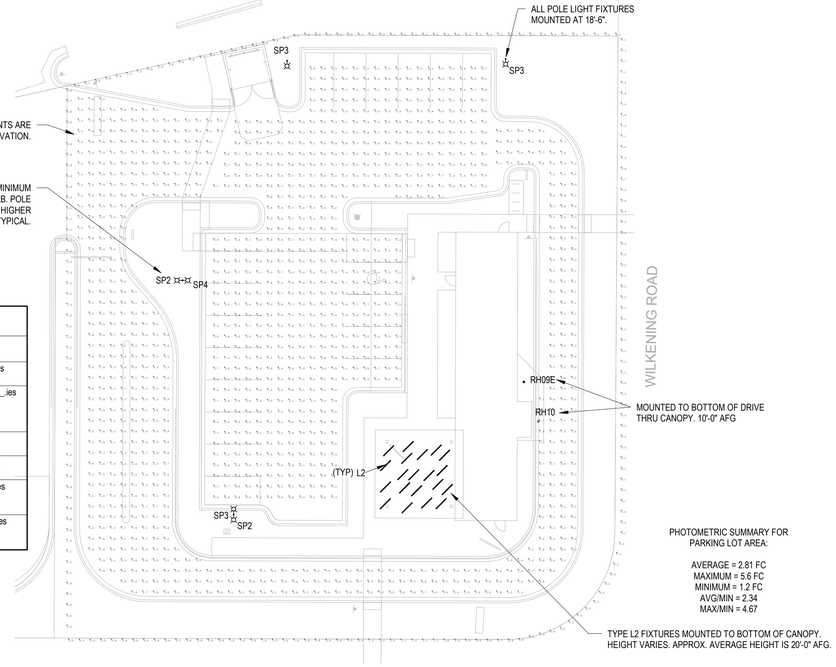


PRELIMINARY 09/16/22

FIXTURE "SP_"







LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE			LOAD	VOLTS	SPECIFIED FIXTURE		FINISH	IES FILE USED
			LUMENS	K	CRI			MANUFACTURER	MODEL NO.		
L2	LINEAR EXTERIOR FIXTURE	LED	2400	5000	80	40	120	H.E. WILLIAMS	MX4IP-4-L7/850-S-F-L6-DIM-UNV	WH	(L2) MX4D-4-00-L8-840-F-(L6)-DIM-UNV_.ies
RH09E	6" DOWNLIGHT	LED	2000	4000	80	19	120	H.E. WILLIAMS	6DR-TL-L20/840-EM/10W-DIM-UNV-OW-OF-WET/CC-N-F1	WH	(RH09) 6DR-TL-L20-840-DIM-UNV-OW-OF-WH_.ies
RH10	SURFACE MOUNT DOWN LIGHT	LED	1200	4000	80	14	120	HALO	SLD612840WHUNV JB	WH	(RH10) SLD612840WH.ies
SP2	PARKING LOT LIGHT - TYPE 2 THROW	LED	8500	5000	80	78	120	US ARCHITECTURAL	RZR-M-PLED-II-48LED-525mA-50K-HS	BZ	RZRM-PLED-II-48LED-525mA-50K-HS.ies
SP3	PARKING LOT LIGHT - TYPE 3 THROW	LED	8500	5000	80	78	120	US ARCHITECTURAL	RZR-M-PLED-III-W-48LED-525mA-50K-HS	BZ	RZRM-PLED-III-W-48LED-525mA-50K-HS.ies
SP4	PARKING LOT LIGHT - TYPE 4 THROW	LED	11000	5000	80	104	120	US ARCHITECTURAL	RZR-M-PLED-IV-FT-48LED-700mA-50K-HS	BZ	RZRM-PLED-IV-FT-48LED-700mA-50K-HS.ies

NOTES:
- ALL LIGHT LOSS FACTORS ARE 0.85.
- FIXTURE DIMENSIONS INCLUDING ARM LENGTH PER ATTACHED FIXTURE CUTSHEETS.
- ALL POLE LIGHTS ARE AT 0 DEGREE TILT.

1 SITE PHOTOMETRIC PLAN
E1-2
1" = 20'-0"

Hufft

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NOT FOR CONSTRUCTION
FOR PRELIMINARY REVIEW ONLY - NOT FOR PERMIT, BIDDING OR CONSTRUCTION.

Engineer: Jon E. Eckhardt
License Number: xxxx
Drawn By: TSE
Project Number: 775

SITE PHOTOMETRIC PLAN

E1-2

August 12, 2026

TEMPORARY VILLAGE HALL
COMMUNITY DEVELOPMENT DEPARTMENT
1000 E. WOODFIELD RD.
SCHAUMBURG, IL 60173

PROJECT NARRATIVE
PROPOSED COMMERICAL DEVELOPMENT
216 EAST GOLF RD.
SCHAUMBURG, ILLINOIS 60173

PARCEL ID	PARCEL ADDRESS	ACREAGE	LAND USE	EXISTING ZONING
07-10-400-032-0000	210-214 W GOLF RD	1.39	COMMERCIAL	B-4

Introduction:
This Project Narrative has been prepared in support of the Proposed Commercial Development located on 216 E. Golf 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 buildings and structures. The zoning of the project location will not be affected.

Existing Site Characteristics:
The existing site is developed for commercial use; the site contains one Outback Steakhouse building and associated parking. The site is bound by a neighboring commercial development to the west, E. Golf Rd. to the south, Wilkening Rd. to the east, and a strip mall to the North. The existing property ultimately drains to the east, across Wilkening Rd and ultimately into a detention pond.

Project Description:
The overall property area is approximately 1.39 acres and the proposed development includes subdivision of the site into two lots via Plat of Subdivision, one lot will be used for the proposed Dutch Bros Drive Thru Coffee development (+/-1,266 sq. ft building) and the other will be used for a future Andy's Frozen Custard (+/-7,475 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 addition of +/-11,662 square feet of impervious area. Site imperviousness will be increased from 0.83 acres (existing) to 1.09 acres (proposed). Please refer to the stormwater report for existing and proposed impervious exhibits.

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 drainage patterns and tributary areas is attached to this submittal.

Code Variance Requests:

We request that staff review and consider the requested code variances and their justifications below:

154.175 (6) Minimum Yard Requirements: A variance is requested for the proposed Andy's Frozen Custard building on the proposed Lot 3. The code requires a 28' setback from a corner side lot line abutting a roadway right-of-way. While the majority of the building (~88% of the east building elevation) is set back behind the 28' setback line, the proposed drive-thru window is set back 24.2' from the corner side lot line along Wilkening Road. This variance is requested due to site space constraints. Parking, lane width and patio size are already at operational minimums, relocating the building west would require a reduction in width of landscaping islands or foundational landscaping.

154.175 (6) Minimum Yard Requirements: A variance is requested for the proposed Andy's Frozen Custard building on the proposed Lot 3 and the Dutch Bros Coffee on Lot 2. The code requires a 5' setback from an interior side yard. The Andy's Frozen Custard and Dutch Bros proposed curb and trash enclosure is proposed to be 0.3'-5' from the northern lot line. This variance is requested due to site space constraints. Parking, fire lane width and landscaping island widths are already at code minimums, relocating the building farther south to allow a larger yard would require a reduction in width of landscaping islands, the fire lane, or a further reduction in drive-thru stacking which would be another code variance.

154.122 Parking Ratio: A variance is requested for the parking provided on the Dutch Bros Coffee lot. The parking ratio for this establishment is 6 spaces per 1000 s.f. which equates to 7 parking spaces. 9 parking spaces are provided. Variances are requested for the maximum parking of 8, and the short-term parking spaces, which this lot would not be

eligible for by code. This request is made based on Dutch Bros operations. It is requested to allow the additional spaces over the maximum to allow for customer and employee parking. 9 parking stalls is below Dutch Bros preferred minimums, and will be needed to properly serve walkup customers. The temporary parking spaces are requested to allow for order ahead customers to park and have their orders delivered to their vehicles. This is consistent with Dutch Bros national operations and would help to reduce stacking in the drive-thru.

155.95 (B) Commercial Use Sign: A variance is requested for the proposed Dutch Bros on Lot 2. The code states there shall not be more than 2 menu board signs. The development proposes 4 menu signs. This variance is requested due to the operational standards at Dutch Bros. The additional menu signs will allow for customers to be served at a faster pace and therefore reduce stacking and overall traffic congestion. It should be noted that the proposed menu boards do not include speakers as is typical for drive-thru orders, orders are taken by employees walking the drive-thru line.

154.123 (B) Stacking Requirements: A variance is requested for the proposed Andy's Frozen Custard on Lot 3. The code states there shall be a minimum of 5 cars stacked between ordering and pickup. The proposed development allows 4 cars to be stacked between the ordering and pickup. This variance is requested to allow for typical Andy's Frozen Custard operations to take place.

154.136 (M) Foundation Landscaping: A variance is requested for the proposed Andy's Frozen Custard on Lot 3. The code states that a minimum of 10' of foundation landscaping must be provided. The applicant requests a reduction of this requirement to 6.5'. This reduces the sidewalk in front of the Andy's building to 7' wide, which is below Andy's standard sidewalk width. The wider sidewalk is requested here as the sidewalk will be carrying foot traffic for customers navigating to and from the patio, the wider walk will help them to safely navigate the site.

Proposed Users:

DUTCH BROS: Dutch Bros Coffee is a drive-thru coffee development established in 1992. Dutch Bros operations will include a two lane drive-thru for placing orders and a merged pickup lane with a bailout. The Dutch Bros building will also provide a pickup window and patio for pedestrian traffic. The Dutch Bros menu includesa variety of coffee, tea, soda and proprietary energy drink options. The menu will also include a small selection of snacks including granola bars and muffin tops. The building itself will only be accessed by employees, with food and drinks served through the drive-thru and patio window exclusively.

ANDY'S FROZEN CUSTARD: Andy's Frozen Custard has been serving its customers since 1986, when it was founded in Osage Beach, Missouri. The Andy's Frozen Custard operations will include a two lane drive thru for placing orders, before merging to a single drive-thru lane for pickup at the drive-thru window. The proposed building will also include a walk up window and patio for pedestrian traffic. The Andy's menu includes a selection of frozen custard concretes, sundaes and splits.

Andy's Frozen Custard Companies • 211 E. Water St. • Springfield, MO 65806
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571

To Whom It May Concern:

The proposed Tenant will be Andy's Frozen Custard. Andy's is a quick-service style restaurant specializing in frozen dessert sales. As we celebrate our 40th year, we have over 180 locations in 15 states. There are currently 20 stores in the Chicagoland area, all of which are corporately operated.

Andy's Frozen Custard is passionate about and dedicated to improving the Andy's Frozen Custard guest experience with an emphasis on exceptional personal service, offering a superior quality product using only the freshest ingredients, and crafted by our accomplished employees.

Our menu consists of frozen treats including sundaes, concretes, Jackhammers, shakes, malts, old-fashioned soda, and freezes, which all feature frozen custard that is made fresh every hour. We do not have grills or fryers, and make sweet waffle cones, brownies, and other baked goods fresh every day.

Our business operates with a drive-thru and patio with walk-up service windows. There is no speaker box as orders are taken the old-fashioned way with face-to-face interaction either on the patio, or at each car with a runner and an iPad. Our speed of service commitment is 80-90 seconds or less, which helps drive-thru lines go quickly and ease of flow with on-site traffic. Our peak service times are 7:00 – 10:00 pm on Fridays and Saturday evenings, which will not conflict with typical morning or evening traffic.

Andy's is committed to being an active member of the community by participating in and sponsoring local events. We have a local marketing / community relations liaison who registers with the local Chamber of Commerce and will utilize those connections to stay informed about specific initiatives and local events. We actively support and contribute to schools, police and fire, parks and recreation, and other small businesses.

Andy's Frozen Custard will be creating approximately 25 new employment opportunities for residents which will include part-time for students and full-time managerial roles. We offer a fun, clean, collaborative and safe environment and have specialized training programs that enable our

employees to succeed. There is an opening shift (2-3 employees) and closing shift (4-10 employees). The typical hours of operation are 11:00 am – 11:00 pm Sunday through Thursday, and open until 11:30 pm Friday through Saturday. During our peak season, Memorial Day to Labor Day, we are open 30 minutes later each night.

Please do not hesitate to contact me with any questions.

Sincerely,

Liana Moore
Development Project Manager
Andy's Frozen Custard Stores, LLC
417-631-1878
liana.moore@eatandys.com

PINNACLESIGN GROUP

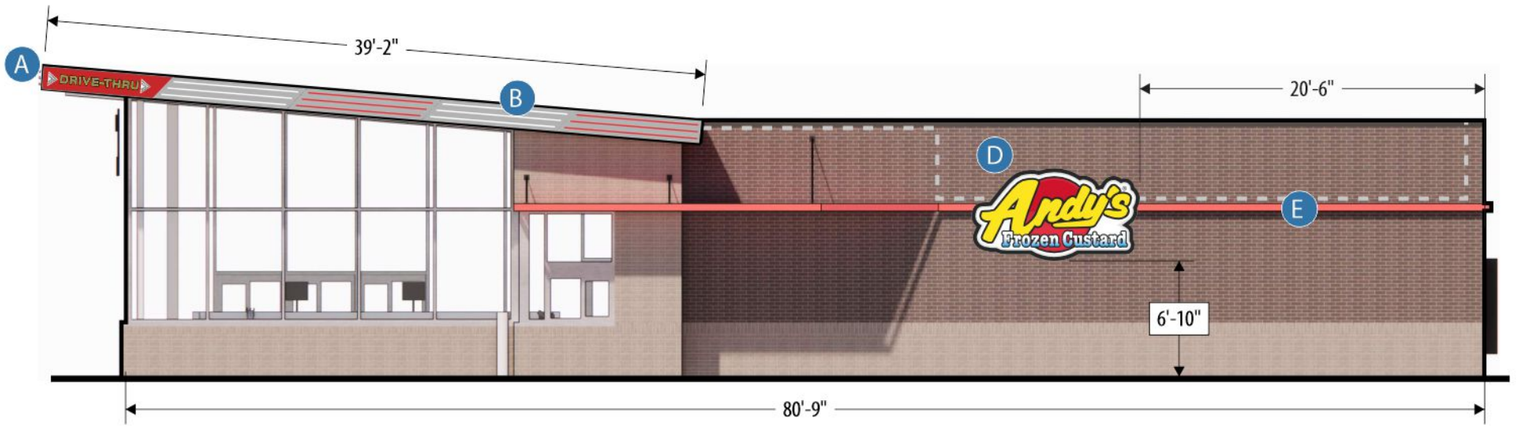
VISUAL BRANDING THAT MAKES A DIFFERENCE

Andy's® Frozen Custard

★ SINCE 1986 ★

SCHAUMBURG,

EAST ELEVATION SCALE: 1" = 9'

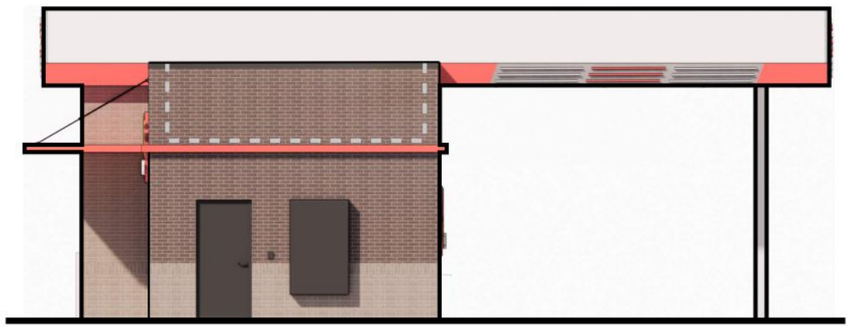


ELECTRICAL INFO
PERMITTING INFO
SIZE AND PLACEMENT

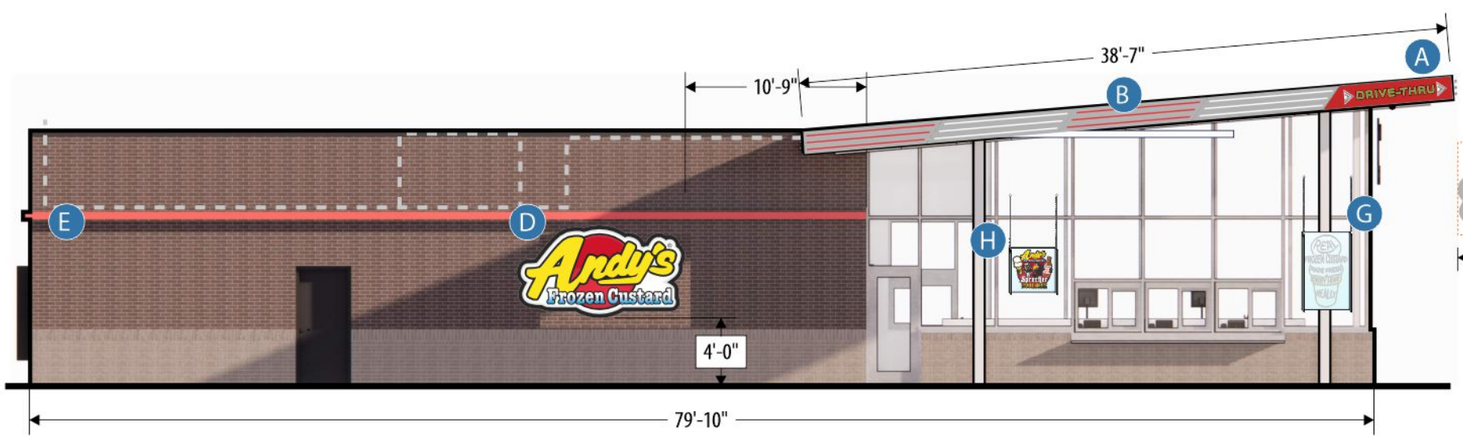
SOUTH ELEVATION SCALE: 1" = 9'

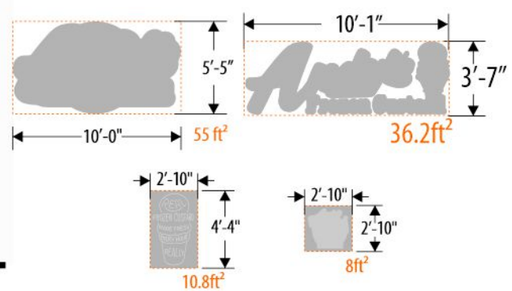


NORTH ELEVATION SCALE: 1" = 9'



WEST ELEVATION SCALE: 1" = 9'





PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
CUSTOMER

0826.25-ELEV-1 — DRAWING NUMBER
AS SHOWN — ELEVATION

09.01.26
DATE REVISED

DEREK CROUCH — DESIGNER
TIM SWAIM — PROJECT MANAGER

SCHAUMBURG, IL
LOCATION

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
A — LED Illuminated Corner Fascia Cabinets (AFC-OPT-FASC-2)	4 Sections
B — LED Illuminated Fascia Cabinets (AFC-OPT-FASC-1)	13 Sections
D — Pan Embossed Wall Logo (AFC-STND-EWAL-2)	2
E — LED Accent Light Band (1202-21-BAND-1)	140 Linear Feet
F — Channel Cabinets (AFC-OPT-EWAL-2)	1
WINDOW SIGNAGE	
G — LED "Made Fresh Hourly" Sign (AFC-STND-IWAL-2 LED)	1
H — LED "Sprecher" Sign (AFC-STND-IWAL-3 LED)	1

EXTERIOR FT²: EAST	
FACADE AREA Ft²	1,229
ALLOWABLE ft²: x 10%	122.9
10' ANDY'S LOGO: 55ft² x 1	55
TOTAL SIGNAGE ft²:	57.5

EXTERIOR FT²: WEST	
FACADE AREA Ft²	1,229
ALLOWABLE ft²: x 10%	122.9
10' ANDY'S LOGO: 55ft² x 1	55
TOTAL SIGNAGE ft²:	57.5

EXTERIOR FT²: SOUTH	
FACADE AREA Ft²	364.2
ALLOWABLE ft²: x 10%	36.4
CHANNEL CABINETS: 36.2ft² x 1	36.2
TOTAL SIGNAGE ft²:	41.2

\\ANDY'S FROZEN CUSTARD\LOCATIONS\ILLINOIS\212 E. GOLF ROAD, SCHAUMBURG, IL\ARTRENDERINGS

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SIGN SCHEDULE / SCALE: NTS

I MONUMENT (AFC-STND-MONU-1)

Masonry Structure; Illuminated Pan-Face Logo;
Changeable Copy Board; Address Number FCOs



J DIRECTIONAL SIGN (AFC-STND-DIRE-1)

3' Height; 2-Sided Illuminated Directional



K 1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)

3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket;
Located at Drive-Thru



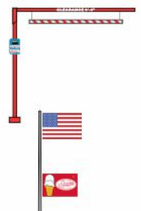
L 2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)

3 Over 3 Panel Standard Menu; Located at Patio



M CLEARANCE SIGN (AFC-STND-BAR-1)

9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel



N 35' FLAG POLE (0826-25-FLAG-1)

35' Flag Pole; 8' x 5' American Flag; 6' x 4' Andy's Flag; Flood Lighting

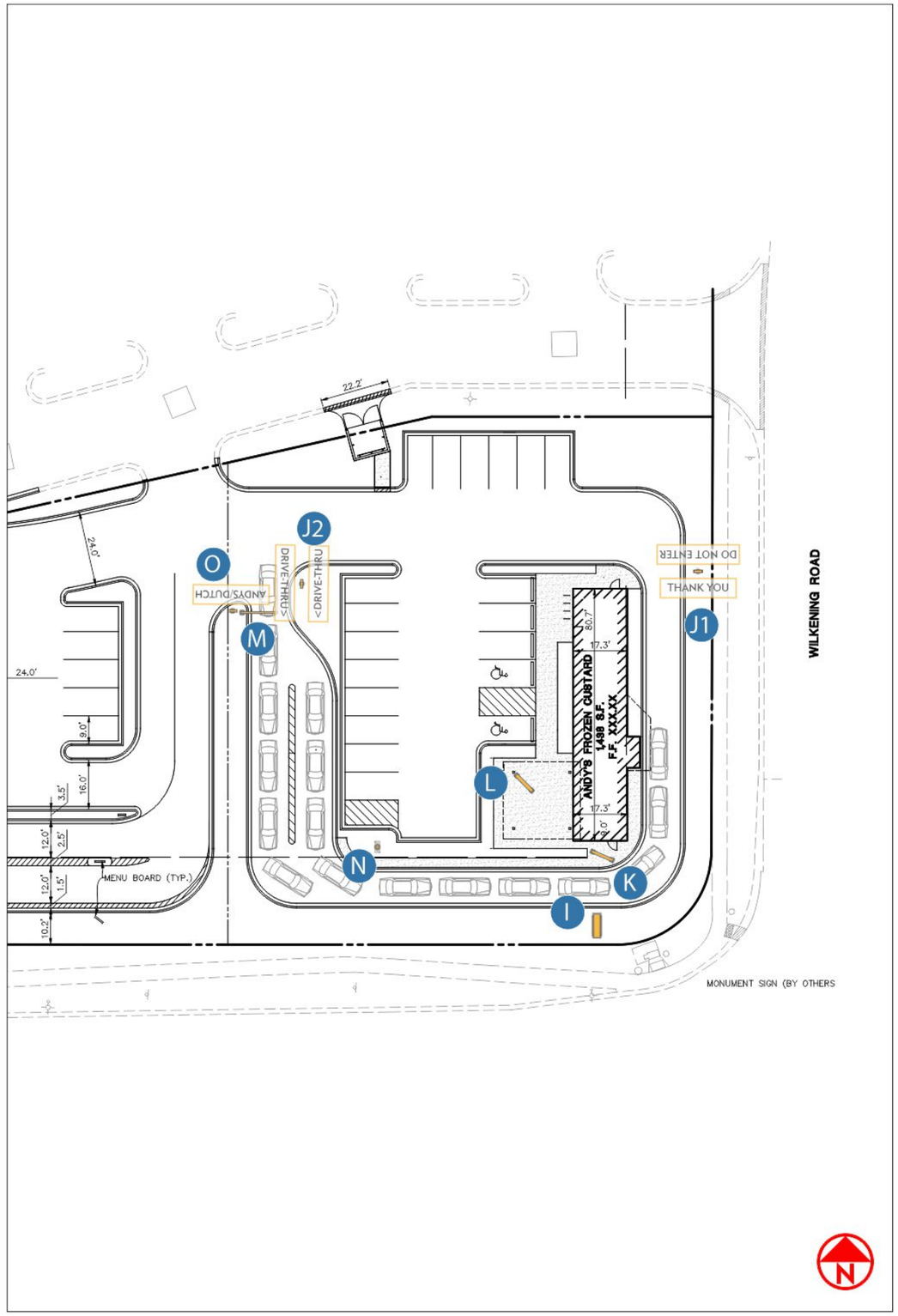
O DIRECTIONAL SIGN (0826-25-DIRE-1)

3' Height; 1-Sided Illuminated Directional



PLACEMENT DETAIL / SCALE: NTS

SITE MAP / SCALE: 1:500



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD CUSTOMER	
0826-25-SITE-1 DRAWING NUMBER	AS SHOWN ELEVATION
06.03.26 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
SCHAUMBURG, IL LOCATION	

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
D **Pan Embossed Wall Logo** (AFC-STND-EWAL-2)	2
F **Channel Cabinets** (AFC-OPT-EWAL-2)	1
DETACHED SIGNAGE	
I **2-Sided Monument** (0826-25-MONU-1)	1
J **2-Sided Illuminated Directional** (AFC-STND-DIRE-1)	2
K **1-Sided Menu Board** (AFC-STND-MENU-1-SS)	1
L **2-Sided Menu Board** (AFC-STND-MENU-1-DS)	1
M **Clearance Bar** (AFC-STND-BAR-1)	1
N **35' Flag Pole** (0826-25-FLAG-1)	1
O **1-Sided Illuminated Directional** (0826-25-DIRE-1)	1

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MOUNTING VIEW SCALE: NTS

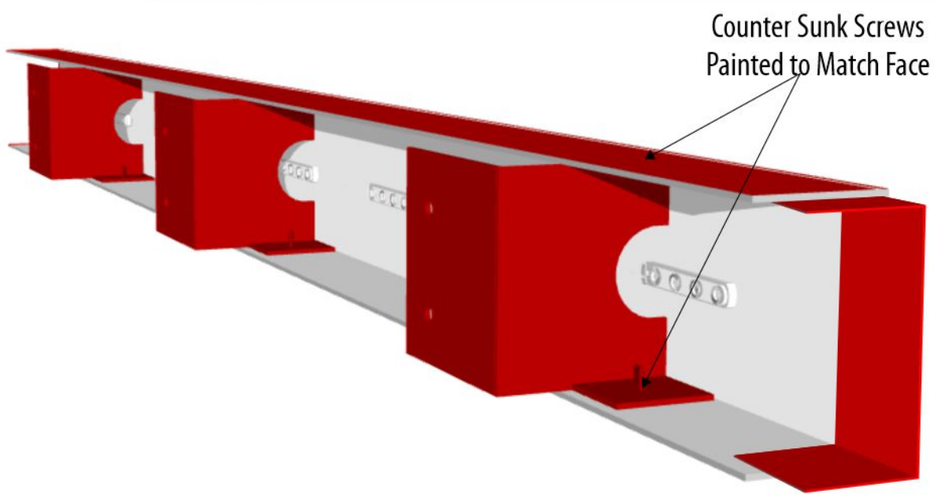
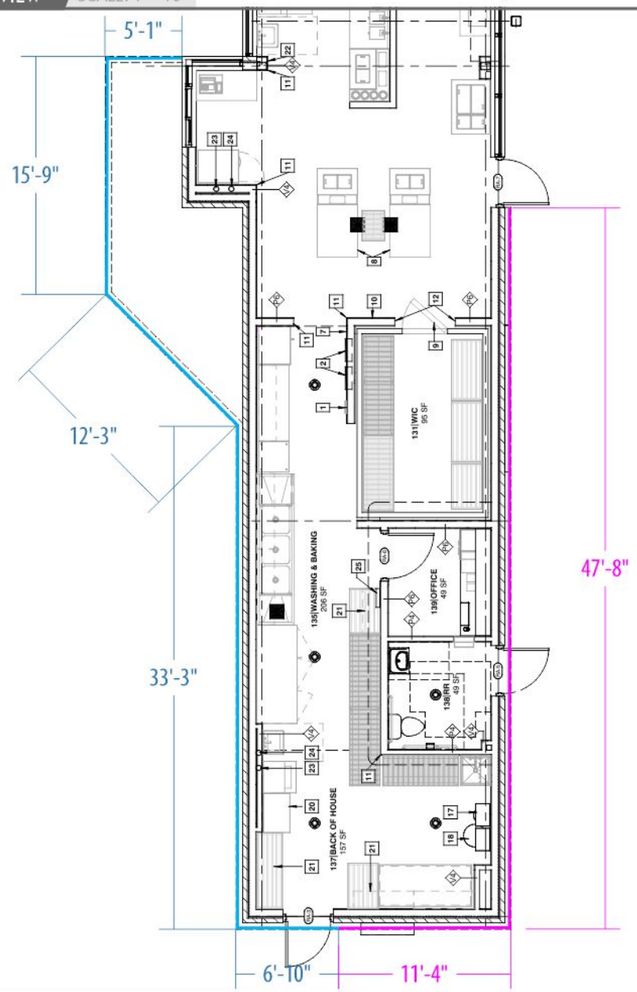


PHOTO EXAMPLE SCALE: NTS

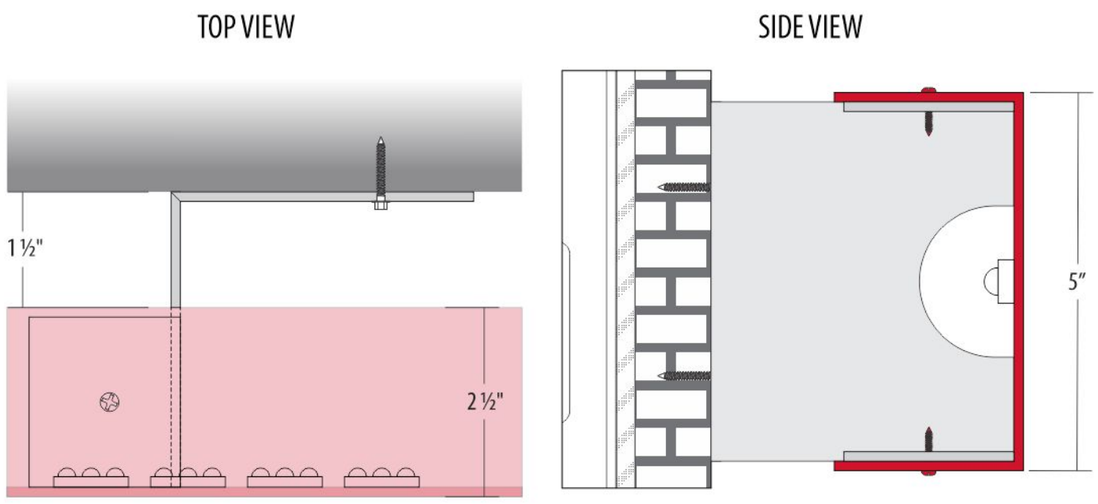


OVERHEAD VIEW SCALE: 1"=10'

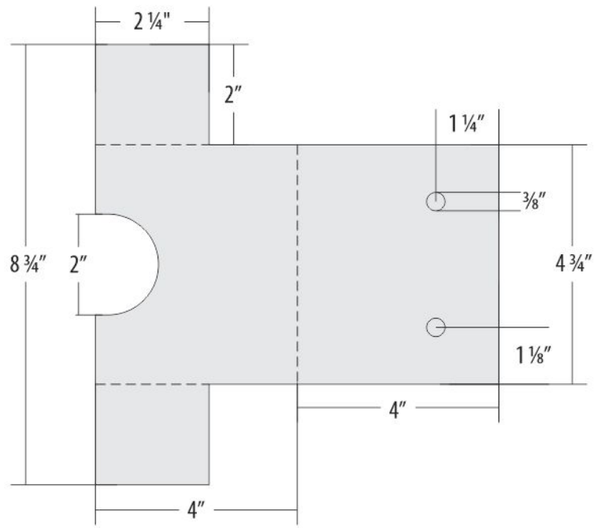
*See Instalation packet for final circuit layout



ATTACHMENT VIEW SCALE: 1:2



EXPLODED BRACKET VIEW SCALE: 1:3



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ANDY'S FROZEN CUSTARD
CUSTOMER

0826-25-BAND-1 — DRAWING NUMBER
AS SHOWN — ELEVATION

06.09.26
DATE REVISED

DEREK CROUCH — PROJECT MANAGER
TIM SWAIM — DESIGNER

SCHAUMBURG, IL
LOCATION

SCOPE OF WORK

Reverse Channel Light Stripe

A **Halo-Lit Reverse Channel Aluminum Band**
- Painted Aluminum Reverse Channel
- LED Halo Illuminated
- Mechanically Fastened w/ Painted Hardware
  - Paint (Interior) - White
  - Paint - MP 10224 Hot Rod Red (Gloss)

B **Aluminum Mount Brackets**
- Painted
- Mechanically Fastened to Exterior Wall
  - Paint - MP 10224 Hot Rod Red (Gloss)

Electrical Info:

Section A: 1-10 Amp Circuit
Section B: 1-10 Amp Circuit

\\ANDY'S FROZEN CUSTARD\LOCATIONS\ILLINOIS\212 E. GOLF ROAD, SCHAUMBURG, IL\ART\RENDERINGS

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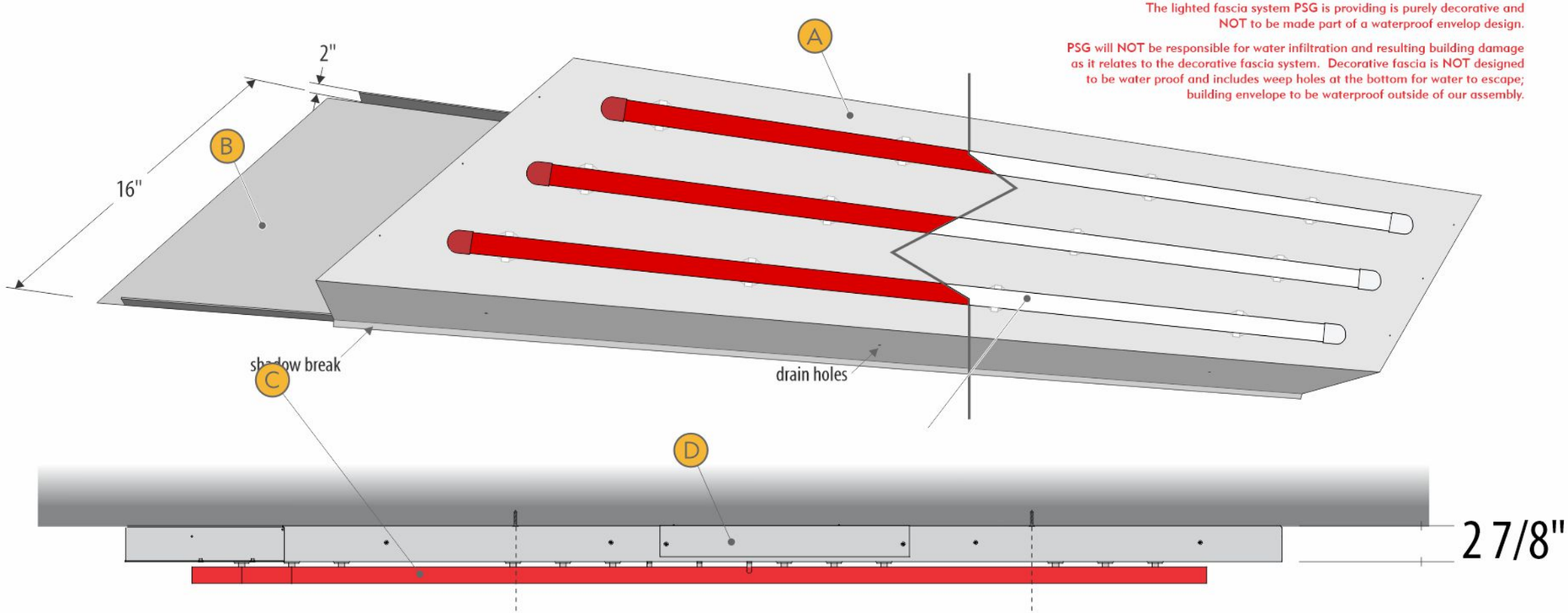
ORTHOGRAPHIC VIEWS SCALE: NTS

AFC DISCLAIMER - FASCIA

The lighted fascia system PSG is providing is purely decorative and NOT to be made part of a waterproof envelop design.

PSG will NOT be responsible for water infiltration and resulting building damage as it relates to the decorative fascia system. Decorative fascia is NOT designed to be water proof and includes weep holes at the bottom for water to escape; building envelope to be waterproof outside of our assembly.



TOP

Fasteners Between Service Doors

PHOTO EXAMPLE SCALE: NTS



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ANDY'S FROZEN CUSTARD
CUSTOMER

AFC-OPT-FASC-2
DRAWING NUMBER

AS SHOWN
ELEVATION

02.14.25
DATE REVISED

DEREK CROUCH
DESIGNER

TIM SWAIM
PROJECT MANAGER

ALL
LOCATION

SCOPE OF WORK

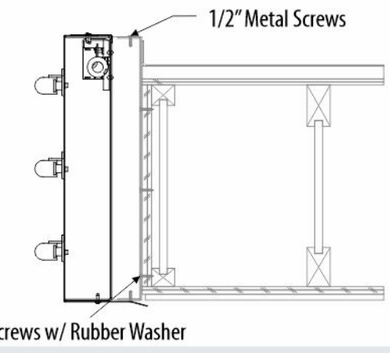
A .040 **Polished Aluminum Face**
- Finish - Bright Clear Anodized Aluminum

B .063 **Aluminum Backpan**

C **LED Illuminated Sloan LEDstripe Lighting**
- Contour Lighting - White
- Contour Lighting - Red

D **Access Panel**

ATTACHMENT METHOD



ELEVATION VIEW SCALE: 1:16



SIDE/CUTAWAY VIEW SCALE: NTS

ILLUMINATED VIEW SCALE: NTS



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
CUSTOMER

0528-24-EWAL-2	AS SHOWN
DRAWING NUMBER	ELEVATION
07.17.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER
ALL	
LOCATION	

SCOPE OF WORK

Internally Illuminated Channel Cabinets

A Trimcap
- Black

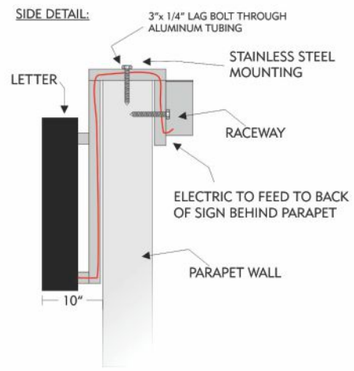
B 5" Returns
- Black

C Digitally Printed Graphics Applied To Polycarbonate Faces
- Vinyl - Digital Print

D Wireway mounted to building roof
- Paint - MP LVS953 Super Sparkle Silver (Satin)

\\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS\OPTIONAL DRAWINGS

ATTACHMENT METHOD



ORTHOGRAPHIC VIEWS / SCALE: 3/4" = 1'



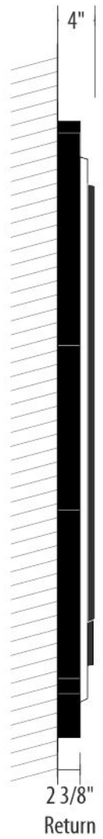


PHOTO EXAMPLE / SCALE: NTS



ILLUMINATED VIEW / SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER CUSTOMER	
AFC-STND-EWAL-2 DRAWING NUMBER	AS SHOWN ELEVATION
07.29.22 DATE REVISED	
BUDDY HINDS DESIGNER	TIM SWAIM PROJECT MANAGER
ALL LOCATION	

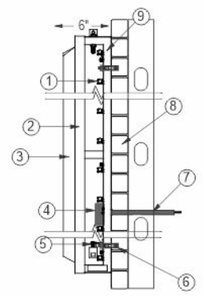
SCOPE OF WORK

Internally Illuminated Panfaced Wall Sign

- A — Internally LED Illuminated Contour Cabinet
  - Paint - Black (Gloss)
- B — Multi-Level Embossed Pan Face; Back Spray-Painted (2nd Surface)
  - See Logo Chart for Color Specs
- C — Flush Mounted to Exterior Wall

\\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS\PSG IN HOUSE ONLY

ATTACHMENT METHOD



1. WHITE LED STICK LIGHTING
2. PAN FACE RETAINER
3. EMBOSSED PAN FACE
4. 12 VOLT DC TRANSFORMER
5. TOGGLE ON/OFF SWITCH
6. 1/4" WEDGE ANCHORS
7. POWER PASS THROUGH
8. WALL - BRICK
9. ALUMINUM .063" BACKS/ .080" RETURNS

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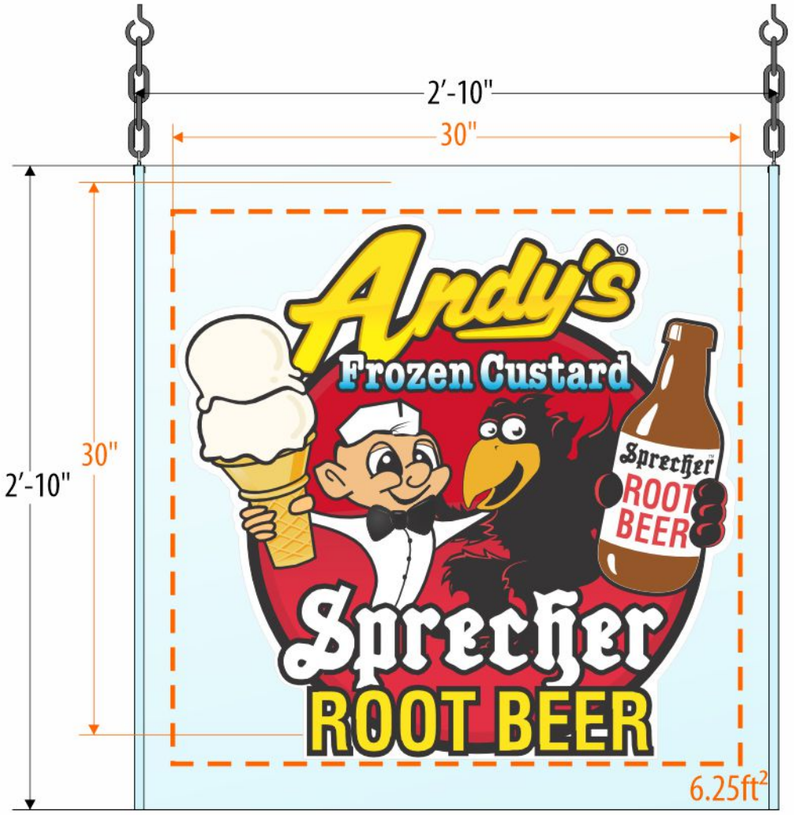
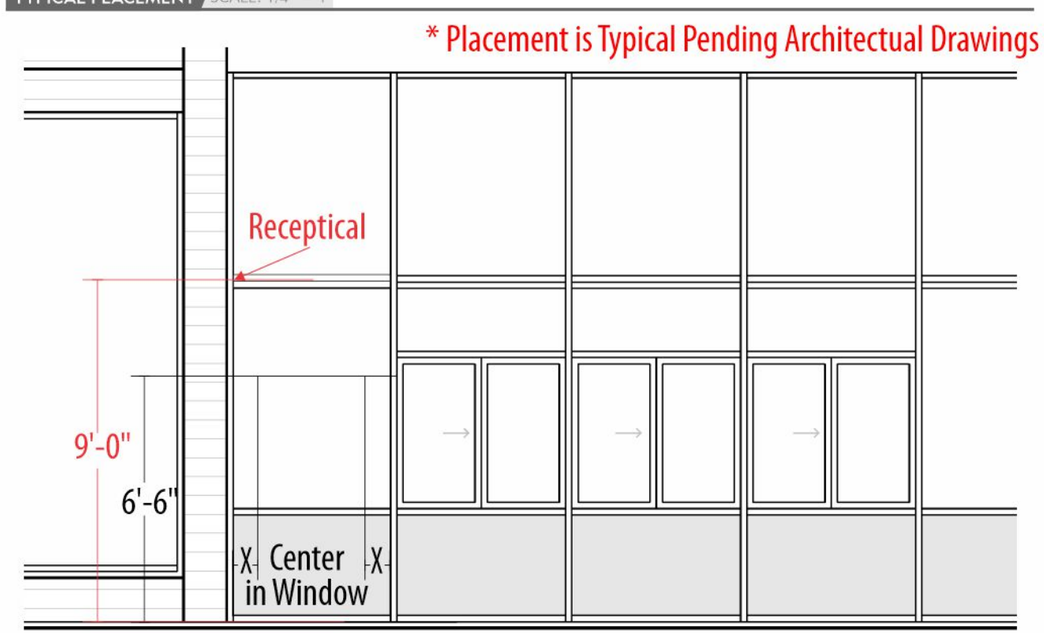
ELEVATION VIEW SCALE: 1:8



PRODUCT PHOTO SCALE: NTS



TYPICAL PLACEMENT SCALE: 1/4" = 1'



PINNACLE SIGN GROUP

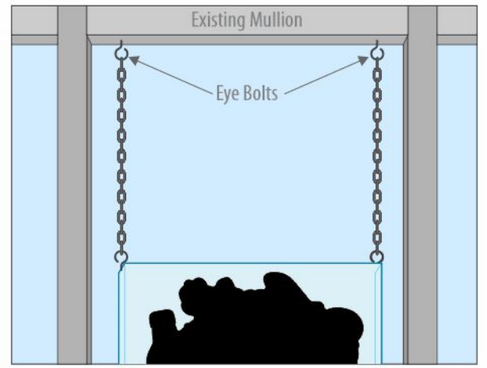
ANDY'S FROZEN CUSTARD CUSTOMER	
AFC-STND-IWAL-3 LED DRAWING NUMBER	AS SHOWN ELEVATION
01.23.24 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
ALL LOCATION	

SCOPE OF WORK

Hanging LED Window Sign

- A — Chain D-Clip to Ceiling (Adjust to Measure)
- B — 6' Cord to 120v Service
- C — On/Off Switch w/ Chain
- D — 3/16" Clear Acrylic, Custom Bent to Shape
- E — LED ContourTube lighting Over Top of Face
  - Lighting - White
- F — Digital Print Vinyl Applied to Face
  - Vinyl - Digital Print

Electrical Requirements
- 120V, 3A per Sign to Outlet 108" AFF



\\ANDY'S FROZEN CUSTARD\MASTER RENDERINGS\STANDARD DRAWINGS\

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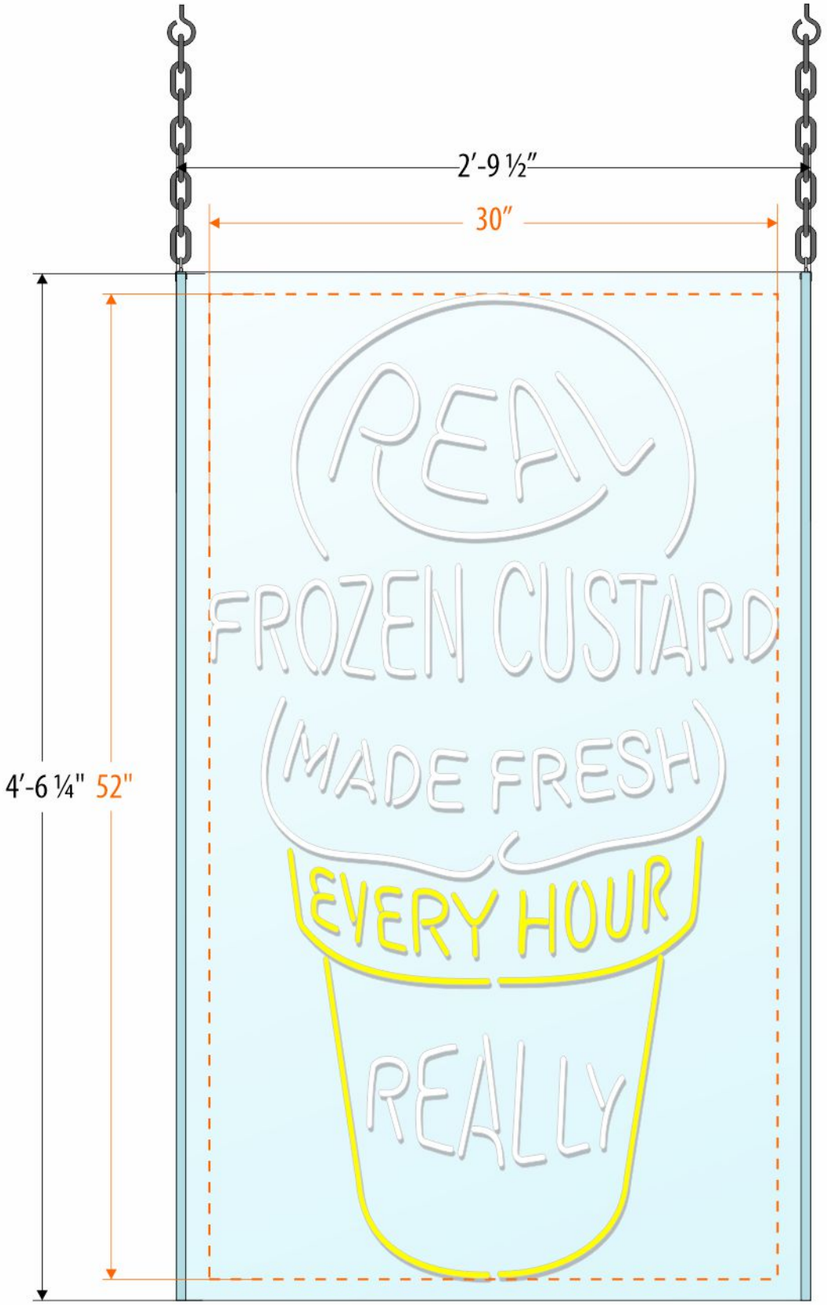
ELEVATION VIEW SCALE: 1:8

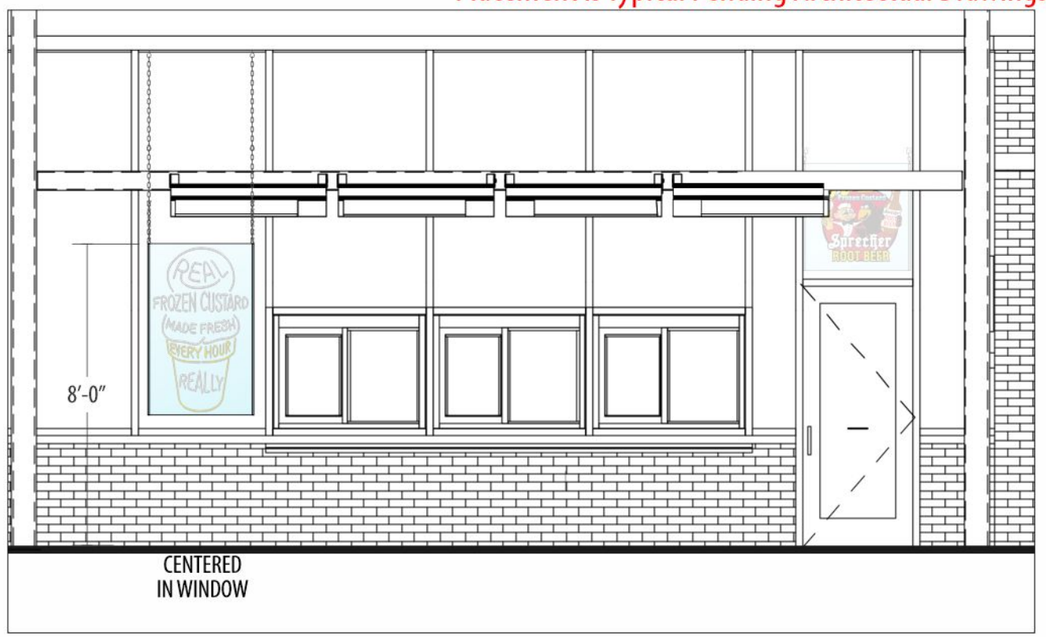


PRODUCT PHOTO SCALE: NTS



PLACEMENT INFO SCALE: 1/4" = 1'

* Placement is Typical Pending Architectual Drawings



PINNACLE SIGN GROUP

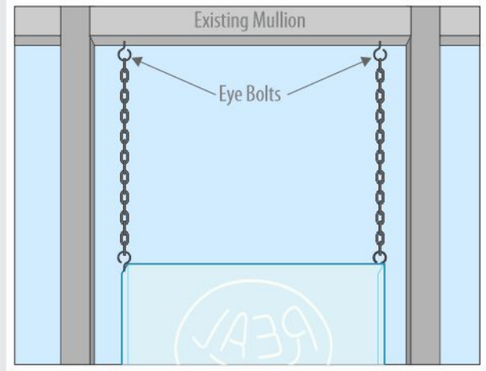
ANDY'S FROZEN CUSTARD CUSTOMER	
AFC-STND-IWAL-2 LED DRAWING NUMBER	AS SHOWN ELEVATION
06.27.22 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
LOCATION LOCATION	

SCOPE OF WORK

Hanging LED Window Sign

- A — Chain D-Clip to Ceiling (Adjust to Measure)
- B — 6' Cord to 120v Service
- C — On/Off Switch w/ Chain
- D — 3/16" Clear Acrylic, Custom Bent to Shape
- E — LED ContourTube lighting Over Top of Face
  - Lighting - Yellow
  - Lighting - White

Electrical Requirements
- 120V, 3A per Sign; 3 Cords to Outlet 108" AFF



\\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS\

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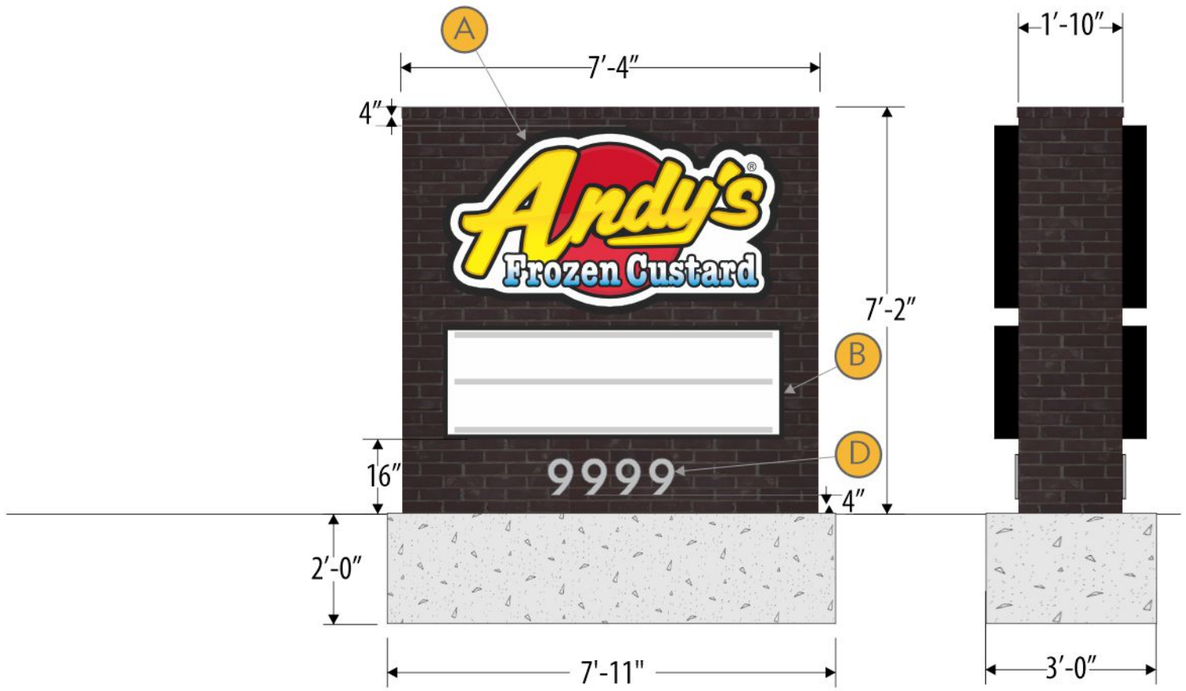
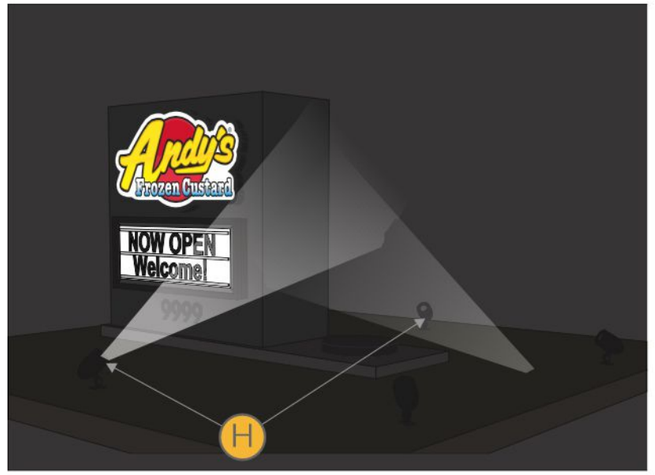
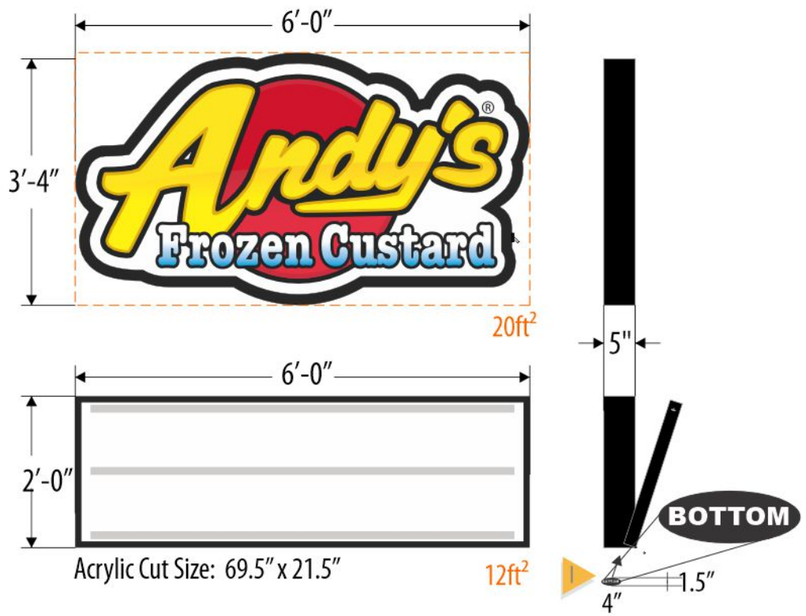
ORTHOGRAPHIC VIEWS SCALE: 3/8" = 1'



ILLUMINATED VIEW SCALE: NTS



ELEVATION VIEW SCALE: 1/2" = 1'



Total Square Footage - 68.3ft²

ADDRESS LETTERS SCALE: 3/4" = 1'



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD
CUSTOMER

0826-25-MONU-1 — DRAWING NUMBER
AS SHOWN — ELEVATION

02.10.26
DATE REVISED

DEREK CROUCH — DESIGNER
TIM SWAIM — PROJECT MANAGER

SCHAUMBURG, IL
LOCATION

SCOPE OF WORK

2-Sided Monument

A **LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face**
- Black (Gloss)
- See Logo Chart for Color Specs

B **Flush Mounted 1-Sided LED Illuminated Cabinets**
- Flat Face with 2 Line Letter Face, 2 Thumb Screw Latches per Retainer (4 Total) and Vandal Cover
- Black (Gloss)

D **Painted 1/2" Acrylic FCO Address; Stud Mounted Flush to Monument Face**
- MP lvs953 Super Sparkle Silver (Satin)

F **Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set**

G **Changeable Copy Letter Storage Cabinet**

H **Cast Lighting**
-Qty. 4 Fixtures by Others

I **Vinyl Sticker To Call Out Bottom Of Cabinet**
- Vinyl - White

Electrical Requirements - 120V; 7A

J:\ANDY'S FROZEN CUSTARD\LOCATIONS\ILLINOIS\212 E. GOLF ROAD, SCHAUMBURG, IL\ART\RENDERINGS

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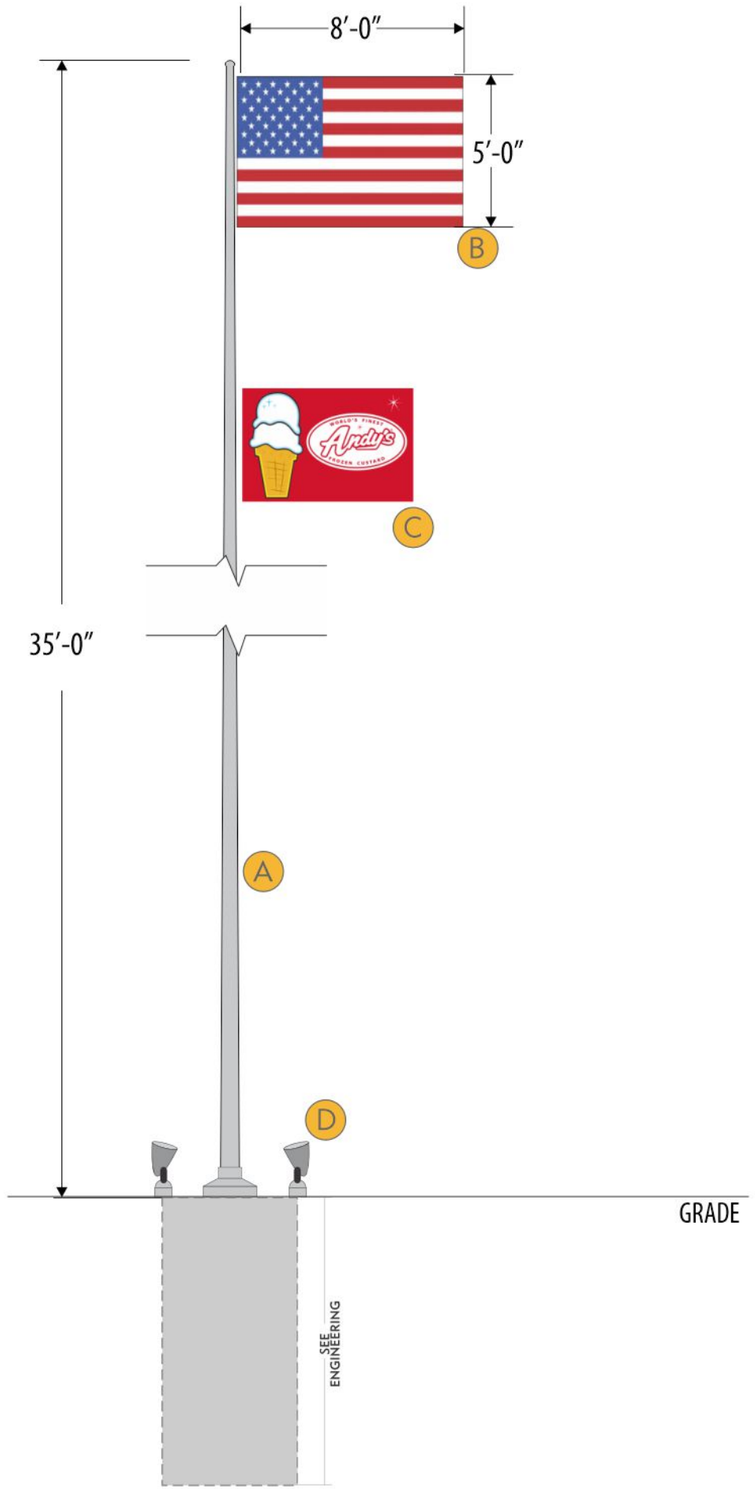
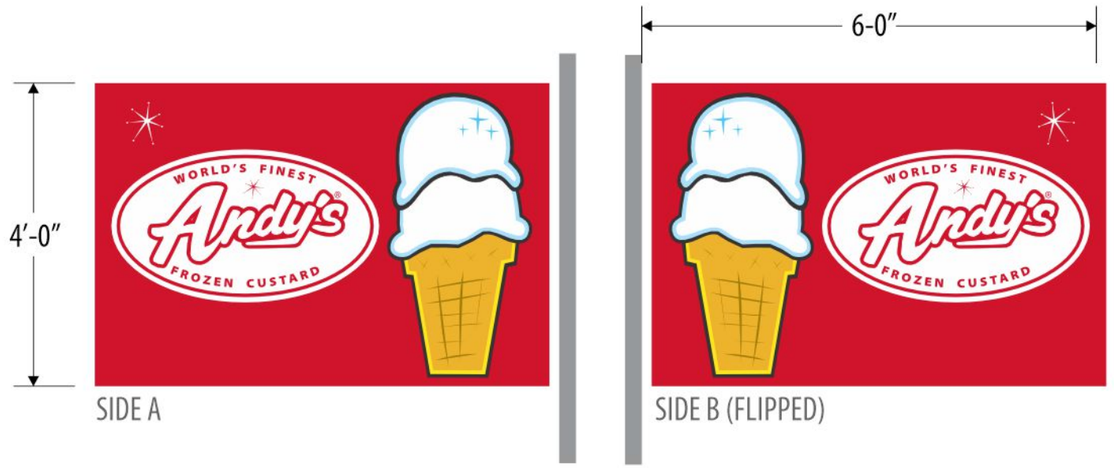
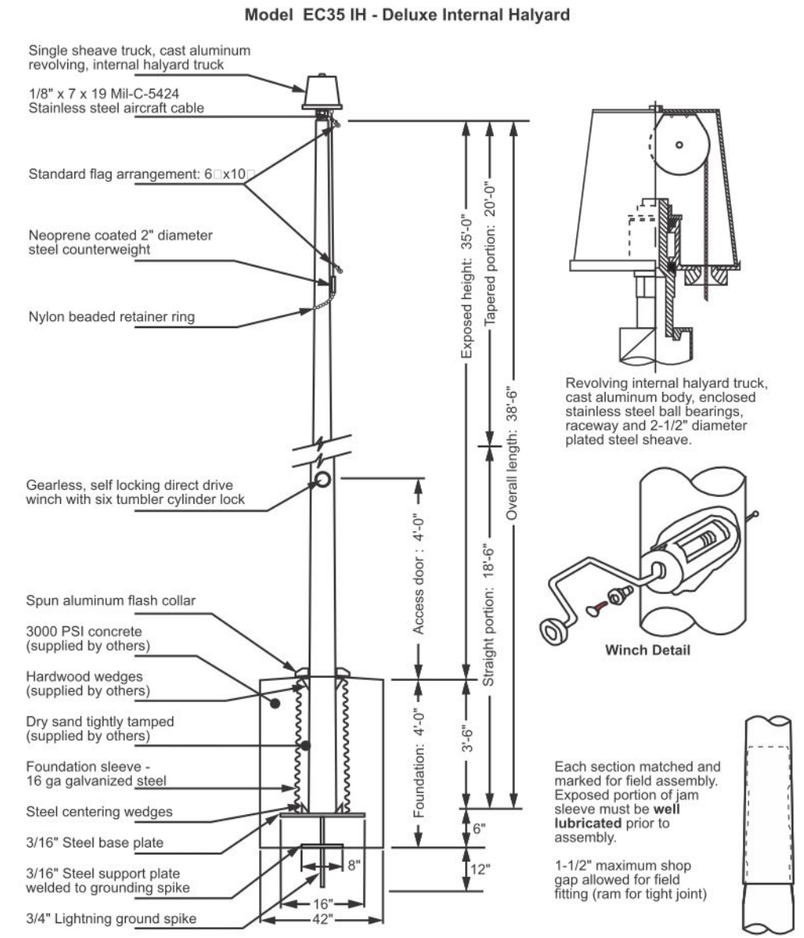
ELEVATION VIEW SCALE: 3/16"=1'



AFC FLAG DETAIL SCALE: 1/2"=1'



FLAG DETAILS SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD-MASTER CUSTOMER	
0826-25-FLAG-1 DRAWING NUMBER	AS SHOWN ELEVATION
08.26.25 DATE REVISED	
DEREK CROUCH PROJECT MANAGER	TIM SWAIM DESIGNER
SCHAUMBURG, IL LOCATION	

SCOPE OF WORK

- A **35' flag pole (.156 w) standard aluminum finish 8" dia, with internal halyard**
- B **8' x 5' American flag, hi-quality - double weave**
- C **6' x 4' custom Andy's flag, hi-quality - double weave**
- D **Keystone 25W LED Spot Light (qty 2)**
- E **Power run and controllers by others**
- F **Foundation TBD per site specific engineering**



\\ANDYS FROZEN CUSTARD\LOCATIONS\ILLINOIS\212 E. GOLF ROAD, SCHAUMBURG, IL\ART\RENDERINGS

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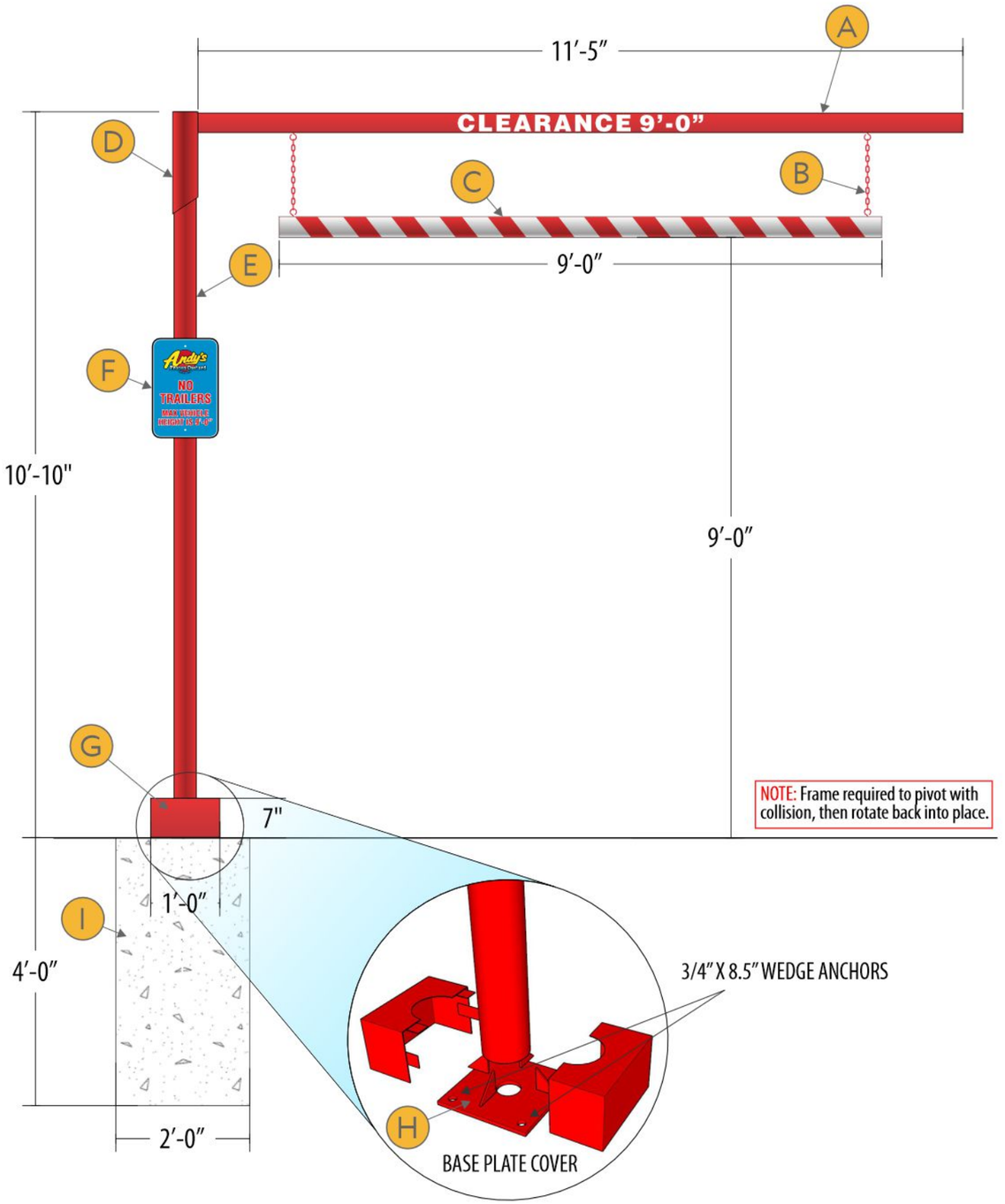
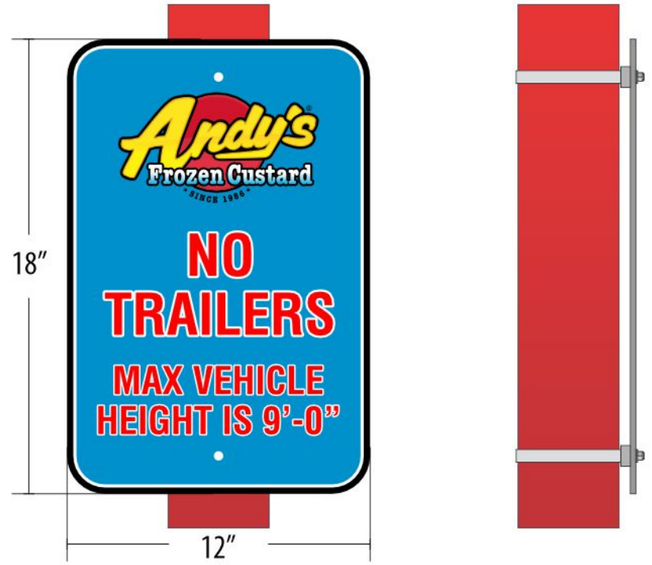
ELEVATION VIEW / SCALE: 1/2"=1'



ELEVATION VIEW / SCALE: 1:6



EXAMPLE VIEW / SCALE: NTS



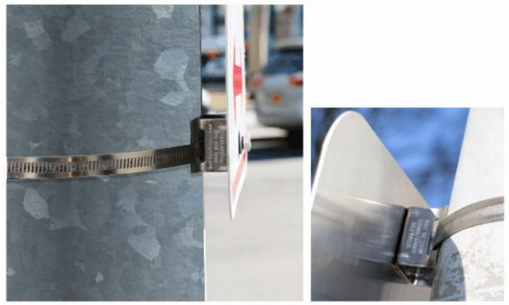
PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD CUSTOMER	
AFC-STND-BAR-1 DRAWING NUMBER	AS SHOWN ELEVATION
04.27.23 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
ALL LOCATION	

SCOPE OF WORK

- A — **Painted 3.5" Square Tube with White Reflective Vinyl Applied to Both Sides**
  - Paint -MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- B — **Hanging Metal Chain**
  - Paint - MP 10224 Hot Rod Red
- C — **Painted 4" PVC Pipe Capped on Ends; White Reflective Vinyl Applied**
  - Paint - MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- D — **Painted 4.5" Steel Pipe**
  - Paint - MP 10224 Hot Rod Red
- E — **Painted 4" Steel Pipe**
  - Paint - MP 10224 Hot Rod Red
- F — **Digital Printed .080 Aluminum Sign; Fastened with Adjustable Hose Clamp Brackets**
  - Digital Print Graphics
- G — **Painted Bolt Head Cover**
  - Paint - MP 10224 Hot Rod Red
- H — **12" Base Plate w/ Wedge Anchors into Concrete**
- I — **24" x 48" Round Pier Footing**

ATTACHMENT METHOD



ADJUSTABLE HOSE CLAMP BRACKETS

\\ANDY'S FROZEN CUSTARD\MASTER\MASTER RENDERINGS\STANDARD RENDERINGS\

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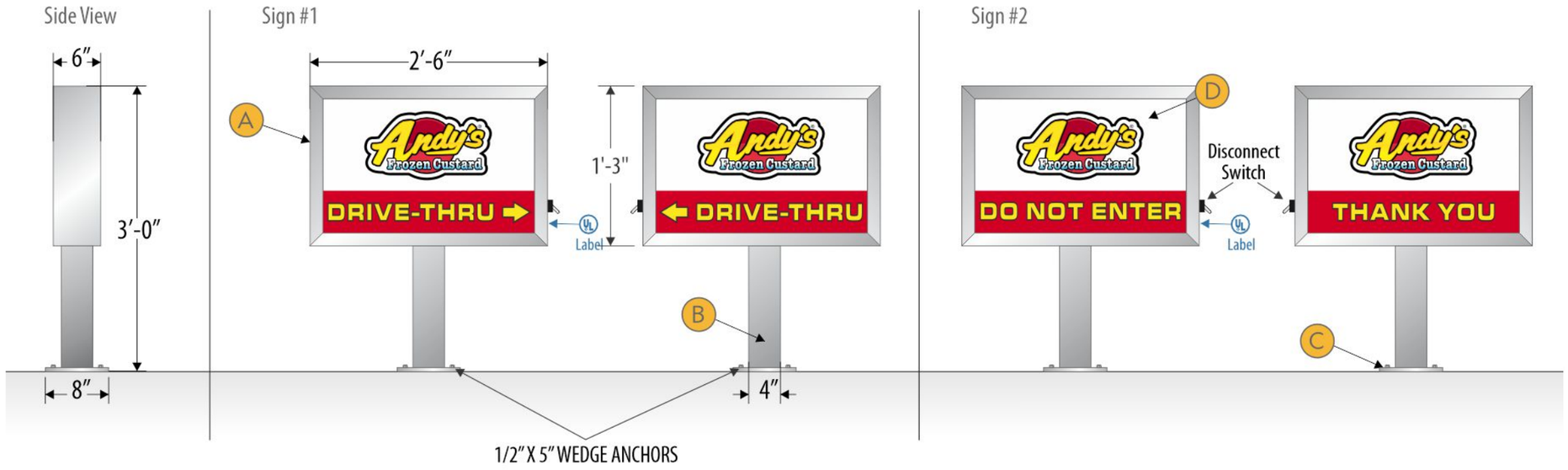
ORTHOGRAPHIC VIEWS SCALE: 3/4"=1'



ACRYLIC FACES SCALE: 1"=1'

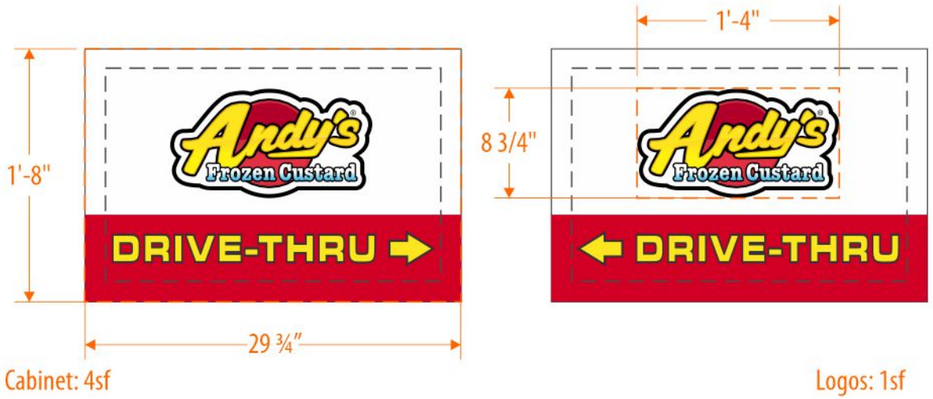


PHOTO EXAMPLE SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER
CUSTOMER

AFC-STND-DIRE-1 — DRAWING NUMBER
AS SHOWN — ELEVATION

06.03.26
DATE REVISED

DEREK CROUCH — DESIGNER
TIM SWAIM — PROJECT MANAGER

ALL
LOCATION

SCOPE OF WORK

2-Sided Internally Illuminated Directional

A **Aluminum Extruded Cabinet**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

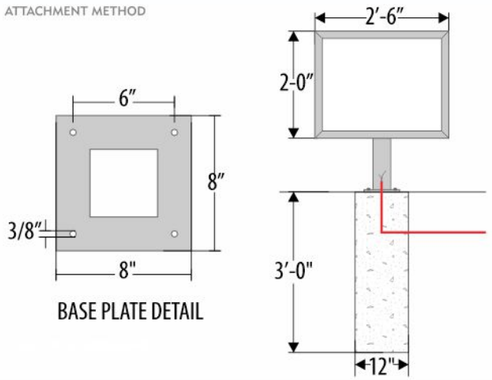
B **4" Aluminum Square Post**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

C **1/4" Aluminum Mounting Bracket**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

D **Clear Acrylic w/ Printed Graphics**
- 2nd Surface Color/White/Color direct print

Electrical Requirements - 120V; 1.2A

ATTACHMENT METHOD



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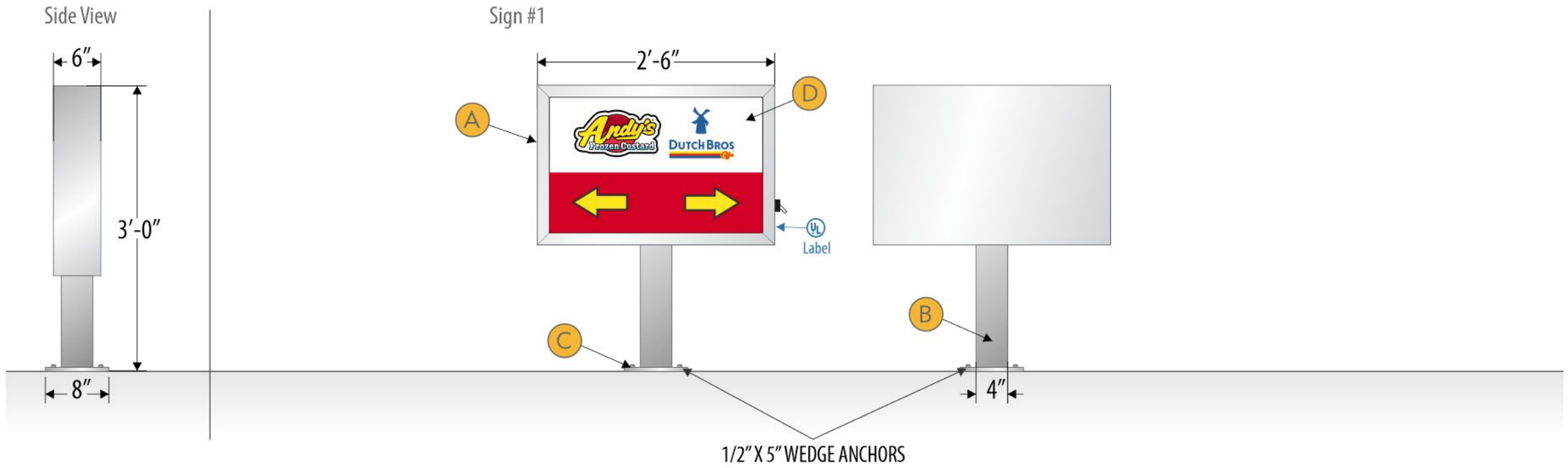
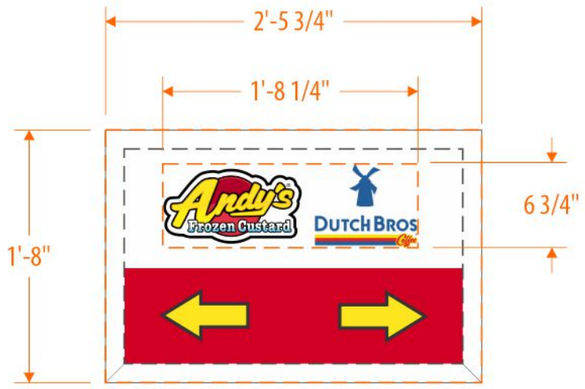
ORTHOGRAPHIC VIEWS SCALE: 3/4"=1'



ACRYLIC FACES SCALE: 1"=1'



Cabinet: 4sf

Logos: 1sf

PHOTO EXAMPLE SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER
CUSTOMER

0826-25-DIRE-1 — DRAWING NUMBER
AS SHOWN — ELEVATION

06.03.26
DATE REVISED

DEREK CROUCH — DESIGNER
TIM SWAIM — PROJECT MANAGER

ALL
LOCATION

SCOPE OF WORK

2-Sided Internally Illuminated Directional

A **Aluminum Extruded Cabinet**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

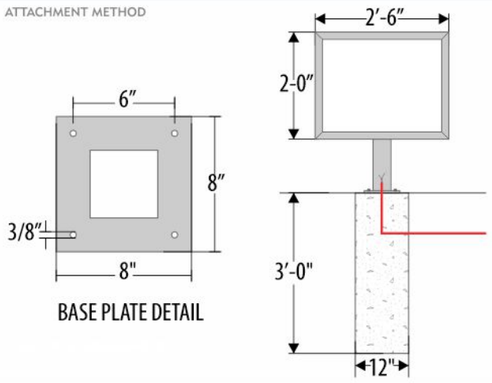
B **4" Aluminum Square Post**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

C **1/4" Aluminum Mounting Bracket**
- Paint - MP LVS953 Super Sparkle Silver (Satin)

D **Clear Acrylic w/ Printed Graphics**
- 2nd Surface Color/White/Color direct print

Electrical Requirements - 120V; 1.2A

ATTACHMENT METHOD



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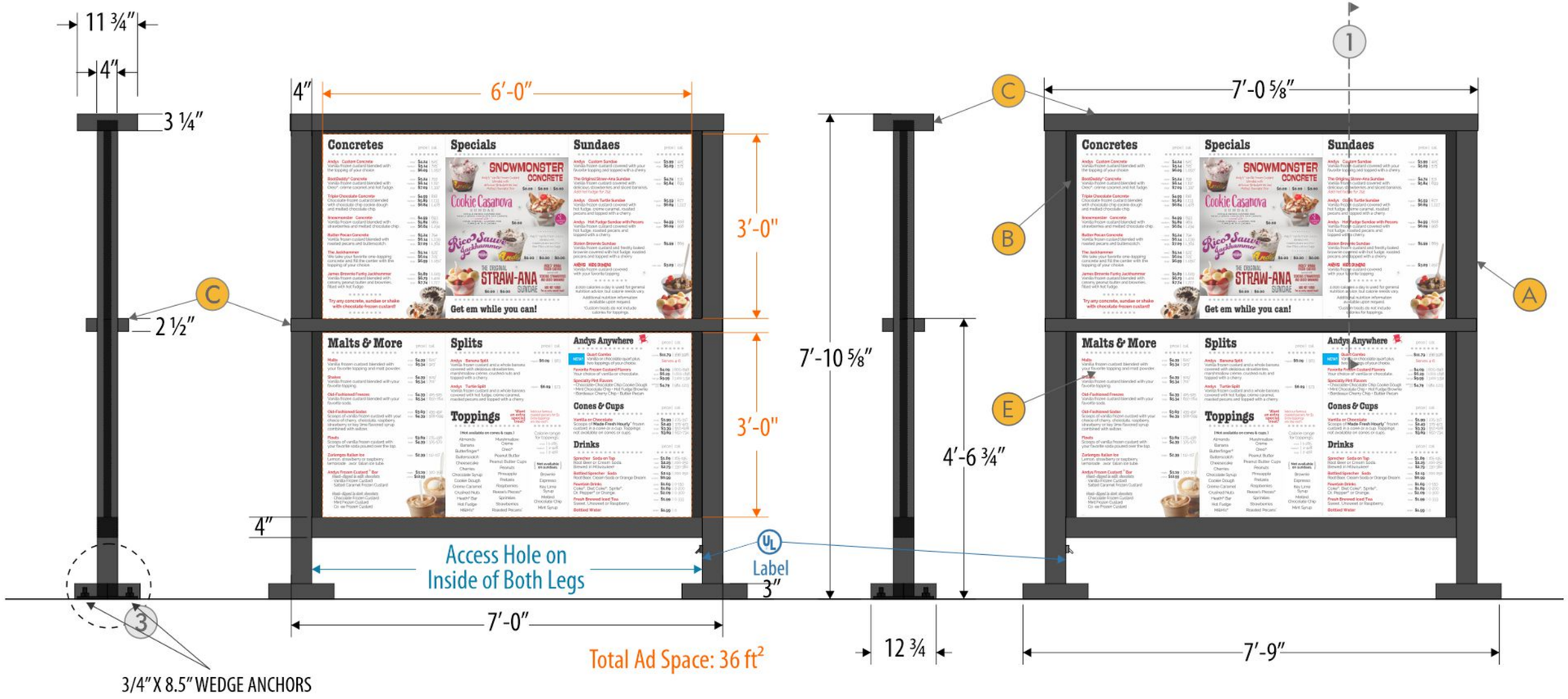
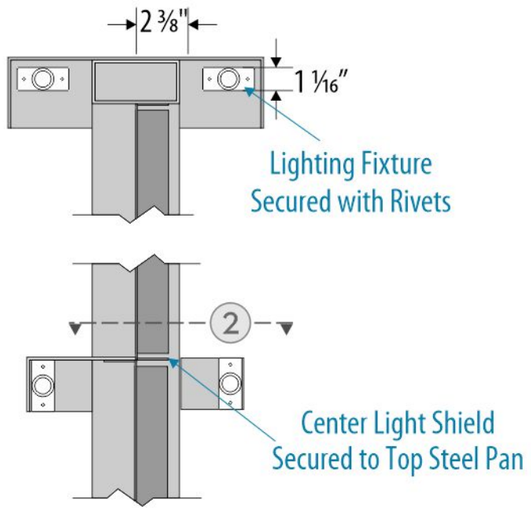
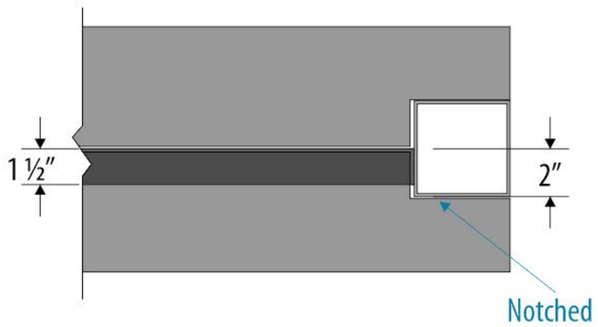
ORTHOGRAPHIC VIEWS / SCALE: 1/2" = 1'



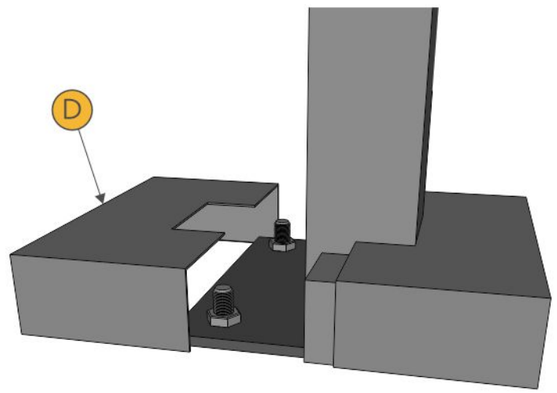
1 - CROSS-SECTION VIEW / SCALE: NTS



2 - MIDDLE LIGHT SHIELD / SCALE: NTS



3 - BASEPLATE COVER / SCALE: NTS



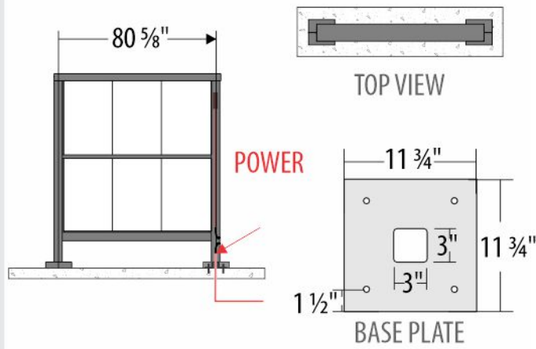
PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER CUSTOMER	
AFC-STND-MENU-1-DS DRAWING NUMBER	AS SHOWN ELEVATION
03.17.22 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
ALL LOCATION	

SCOPE OF WORK

2-Sided Internally Illuminated Menu

- A — Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- B — Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- C — Fabricated Aluminum Light Shield
- D — Bolt Covers Painted to Match
- E — Magnetic Menu Panels by Others
- Electrical Requirements - 120V; 4A



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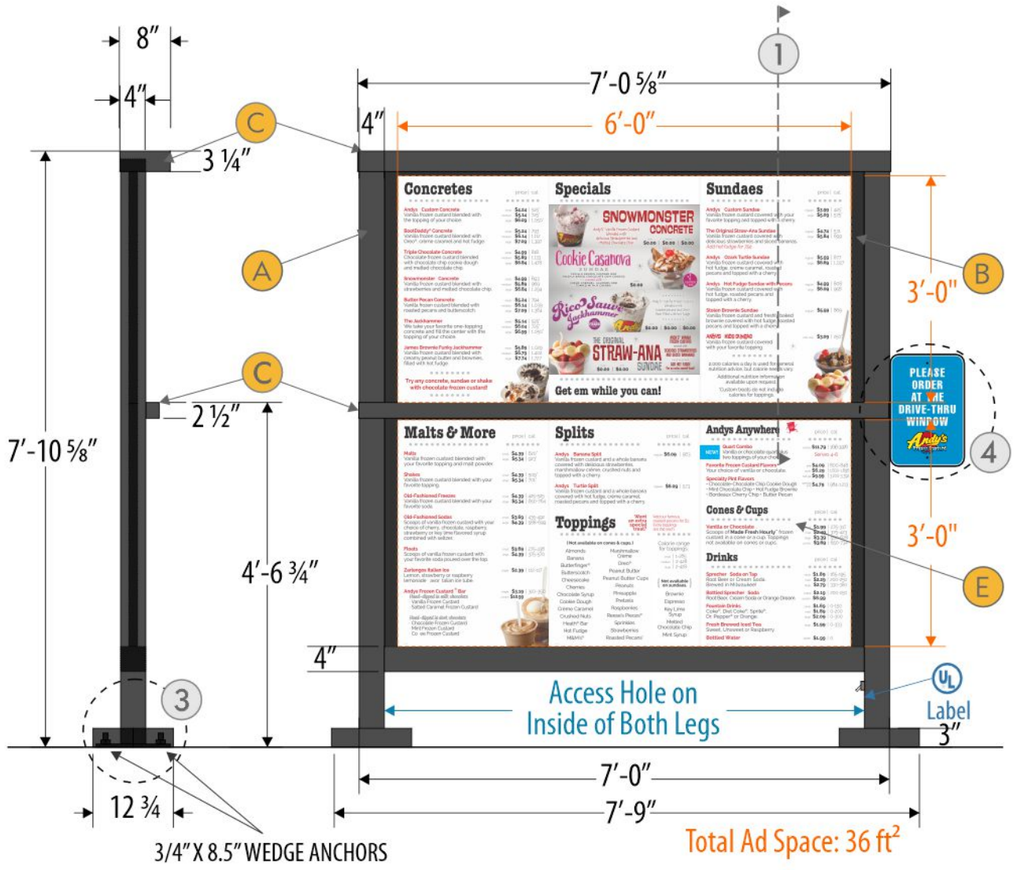
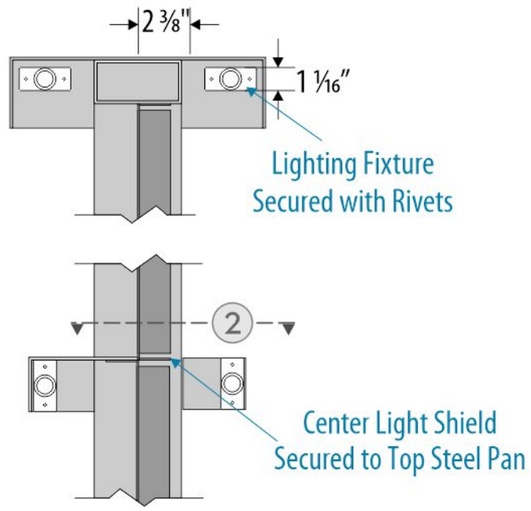
ORTHOGRAPHIC VIEWS SCALE: 1/2" = 1'



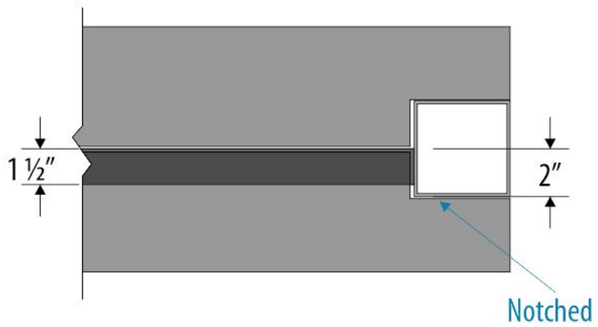
4 - ORDER PANEL DETAIL SCALE: NTS



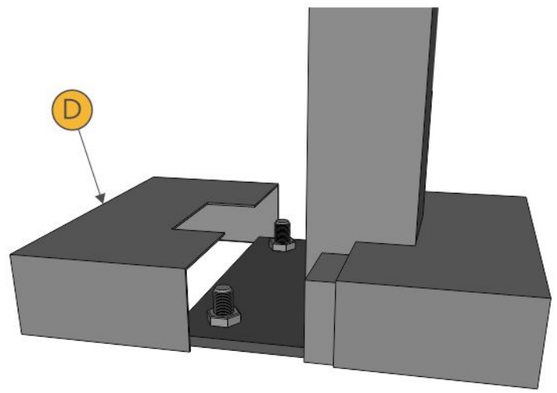
1 - CROSS-SECTION VIEW SCALE: NTS



2 - MIDDLE LIGHT SHIELD SCALE: NTS



3 - BASEPLATE COVER SCALE: NTS



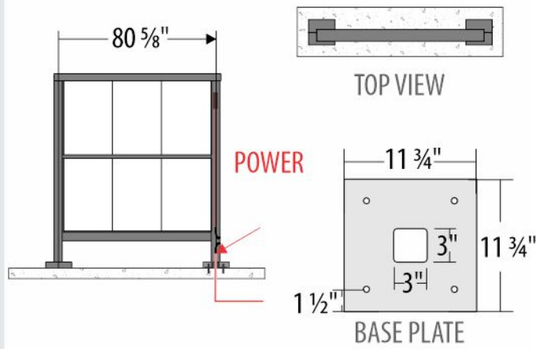
PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER CUSTOMER	
AFC-STND-MENU-1-SS DRAWING NUMBER	AS SHOWN ELEVATION
03.17.22 DATE REVISED	
DEREK CROUCH DESIGNER	TIM SWAIM PROJECT MANAGER
ALL LOCATION	

SCOPE OF WORK

1-Sided Internally Illuminated Menu

- A — Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- B — Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- C — Fabricated Aluminum Light Shield
- D — Bolt Covers Painted to Match
- E — Magnetic Menu Panels by Others
- F — .080 Aluminum "Drive Thru" Sign
- G — Painted .080 Aluminum Bracket
  - Paint - Black (Satin)
- Electrical Requirements - 120V; 2A



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