155 GROUP, LLC
BRICKYARDS LOFTS & DAYCARE CENTER
PLAN COMMISSION – FINAL DEVELOPMENT PLAN

PROJECT NARRATIVE

THE APPLICANT
155 GROUP, LLC ("Applicant") is the owner and developer of this change of use located at 155 North Pfingsten, Deerfield, IL (the "Subject Property").

THE PROPERTY
Situated on a 7.43-acre parcel along the east and south sides of Pfingsten Road, approximately 890 feet north of Lake Cook Road in Deerfield, Lake County, Illinois, the Subject Property features a three-story office building constructed in 1987. This 38-year-old, 119,265 total rentable square feet building was designed for large office tenants with approximately 40,000 SF per floor. Only a few small office tenants currently occupy the building. The property will be 100% vacant by the end of 2025. The property currently provides 450 parking spaces, two loading docks, and landscaping. The Subject Property, which is currently zoned I-1 Office, Research, Restricted Industrial, has a main driveway along its southern border which provides a full point of access to North Pfingsten and Deer Lake Road.

Surrounding land uses include public open space and single-family homes to the north and west across North Pfingsten (with corresponding R-3 and P-1 zoning designations). Commercial uses are found to the south and east of the Subject Property. There is a mix of zoning classifications to the south and east, including I-1, I-2, and C-2.

The site has historical significance as part of the former clay pit operated by The National Brick Company, which supplied bricks for local construction from the 1920s to around 1959. Subsequently, it served as a construction debris landfill until the late 1970s, when it was properly decommissioned and left vacant until the construction of the office building in 1987.

The Subject Property was part of a lengthy foreclosure process, which recently concluded with the transfer of title to the Applicant. The Northshore office market has been hard hit with corporate users leaving the market and occupancy plummeting from 2018, when the market was approximately 15% vacant, versus today, with the market exceeding 30% vacant when you include unoccupied and sublease space. The future of this building is clearly a change of use as the demand for office space no longer makes this building financially viable.

THE PROJECT
The Applicant proposes to subdivide the Subject Property into two lots. The applicant will accomplish that subdivision at the final approval stage. The entire site is 323,611 square feet. The Applicant intends to redevelop the office building on one lot, which is approximately 248,980 square feet, into a multi-family residential complex to be known as BRICKYARDS LOFTS. The second lot, which is approximately 74,631 square feet, will be developed by the daycare center's ownership. The details of each project component are as follows:

LOFT APARTMENTS:
The existing office space will be converted into 112 loft-style residential units featuring 10’ ceilings, oversized windows, in-unit washer/dryer, and stainless-steel appliances. The units will range in size from the smallest unit of 616 square feet for 1BR/1BA, 1,142 square feet for the largest 2BR/2BA, and a 3BR/3BA at 1,185 square feet. A majority of the units will be efficient, 885 square feet, 2 bedroom/2

bathroom. The building will provide numerous amenities, including fitness and entertainment spaces. In compliance with Deerfield's Affordable Housing Ordinance, 11 apartments will be designated as "affordable."

Affordability: In compliance with Deerfield's Affordable Housing Ordinance, 10% or a total of Eleven (11) apartments will be designated as "affordable". In addition, as an adaptive reuse property and compact layouts, the rental costs of Brickyards units will generally be a lower total cost than ground up construction. Based on preliminary estimated pricing, we project that our typical 2BR/2BA unit will be up to 20% less expensive than other existing or new ground-up developments in the surrounding area.

Sustainability: A key benefit of this project is the adaptive reuse of an existing, obsolete building. Preserving and repurposing the current structure aligns with sustainable development best practices—after all, the greenest building is one that is not torn down. This approach significantly reduces the need for new construction materials and lowers the project's overall carbon footprint when compared to full demolition and new construction.

By retaining and upgrading the existing building shell, we will drastically reduce the amount of landfill waste generated. In addition, repurposing the structure minimizes embodied energy—the total energy required for the extraction, manufacturing, and transportation of new building materials.

The project also incorporates a range of environmentally responsible features, including Native and drought-tolerant landscaping, a unit-by-unit 24/7/365 controlled heat pump HVAC system, high-efficiency appliances, low-flow plumbing fixtures, and full compliance with, or exceeding, current energy codes.

This redevelopment reflects a forward-thinking, sustainable approach that benefits both the community and the environment.

Amenities: Car charging stations for six (6) electric vehicles and electric vehicle supply ready (EVSR) for upgrade of eighteen(18) garage parking spots, property wide Wi-Fi, private fitness center, outdoor seating and cooking grill stations, sun terrace, fire pit, business center, pet-friendly community with dog park, secure indoor bicycle storage, smoke-free community, gathering lounge, and onsite daycare center.

Traffic and Parking: A traffic impact study (attached). Based on its conclusions, this redevelopment will significantly reduce generated traffic, trip generation, and the total amount of parking required compared to the site's current use.

According to zoning code requirements, the residential building requires 221 parking spaces, and the daycare center requires 50 parking spaces for a total of 272 required parking spaces. The proposed development will exceed this requirement by providing 306 total parking spaces, representing a 12% increase over the minimum code requirement.

To meet market-driven demand and enhance resident convenience, the Applicant will construct, as part of the total parking, 94 indoor garage spaces located on the north and east sides of the residential building. These enclosed and secure garages will serve as a valuable amenity, offering residents enhanced safety and protection from the elements.

Pedestrian and Bike Accommodations: We propose the creation of a new crosswalk location (see plans and traffic study) in the Northwest quadrant of the property to provide a convenient access point to the Village Bike Route (Southern East/West Route and North/South Route connecting on the west side of Pfingsten Road for pedestrian and bike access to Brickyards Park. To enhance safety, we propose a Rapid Rectangular Flashing Beacons crosswalk with yellow signs with button activated pedestrian controls. This has been reviewed in detail by both the developers and the villages independent engineers to design a proper crosswalk for this site. The property will have both indoor and exterior bicycle storage.

DAYCARE CENTER:

The Developer intends to sell the smaller lot to a national daycare operator for the construction of a daycare center by the operator. The facility will consist of approximately 13,600 square feet of indoor space, complemented by roughly 12,742 square feet of fenced, dedicated outdoor play areas. The center is designed to serve up to 195 children and will be staffed by approximately 30 qualified professionals, ensuring a high standard of care and service.

Daycare Center Traffic: The traffic studies indicate that the proposed daycare use, combined with the new residential use, will collectively generate less vehicular traffic than the site's previous office use. Further analysis has been conducted to assess the potential for onsite congestion. These concerns are mitigated through several key measures:

- Ample parking is available immediately adjacent to the center's main entrance, facilitating easy and safe access.
- Outdoor staff members will be present during peak hours to supervise and ensure a smooth process of the drop-off and pick-up procedures.
- All parents or guardians will be required to escort their children into and out of the facility, promoting both safety and accountability.
- Drop-off and pick-up times will be staggered to ensure a steady, manageable flow of vehicles, preventing congestion and avoiding strain on the internal driveway system.

We believe the proposed daycare center will provide a valuable service to the community while maintaining the safety, efficiency, and overall functionality of the site.

UPDATES TO DESIGN:

The developer has integrated and addressed all questions presented by the village and made progressive changes to the plans to improve the project design. The major changes include:

- Refined the crosswalk per village consultant's comments.
- Adjacent property to the South has removed the brush that was impacting exit sight line.
- Expanded EV charging to 6 vehicles with EVSR for 18 garage vehicles.
- Revised walkways and stairs at the South, North and East entrances.
- Relocated the trash enclosure to a more accessible and less visible location.
- Add landscaping to the North of the garages to provide screening.
- Revised design of North amenities area.
- Revised the exterior lighting to meet village requirements.
- West monument sign has been relocated west to increase visibility from Pfingsten.
- Revised Primrose site to accommodate design of retaining wall. (See attached "Site Comparison" drawing)

To the extent that site specific drawings prepared by Primrose are inconsistent with site wide drawings prepared by Hirsch MPG, RTM Engineering Consultants or Daniel Weinbach & Partners, Ltd., the Primrose site specific drawings govern.

OTHER ITEMS:

- Loading Areas (see attached “Loading Plan”). Operations staff will coordinate moving dates, times, and permitted designated loading areas with all residents.
- School Districts 109 and 113 have been informed of the plans and have shared positive feedback. They stated that they currently project a diminishing student population and welcome additional housing in the Districts.
- The Developer has solicited feedback from the surrounding homeowners' associations.
- The applicant has been in communication with Deerfield-Bannockburn Fire Protection District to confirm that the preliminary plans meet the district's requirements.

PROJECT PHASING

The project is scheduled to commence in the first quarter of 2026. The apartments and daycare construction will commence immediately after receiving approval of the PUD and permits. Apartment reconstruction is anticipated to take 9 to 12 months. The new daycare construction is anticipated to take 12-15 months from groundbreaking.

PROJECT BENEFITS

The BRICKYARDS LOFTS & DAYCARE CENTER project offers numerous benefits to the Village and its residents, including:

- Meeting strong demand for new housing in the area.
- Diversifying Deerfield’s housing supply and providing options for existing residents seeking downsized, low-maintenance homes.
- Adding 11 affordable apartments to the Village’s housing stock.
- Providing needed additional daycare capacity for the community in an underserved market.
- Strengthening the Village and other taxing districts property tax base.
- Converting an underutilized and aging office building to a more productive use.
- Introducing an underserved rental apartment product within walking distance of the METRA station, area shopping, and parks.

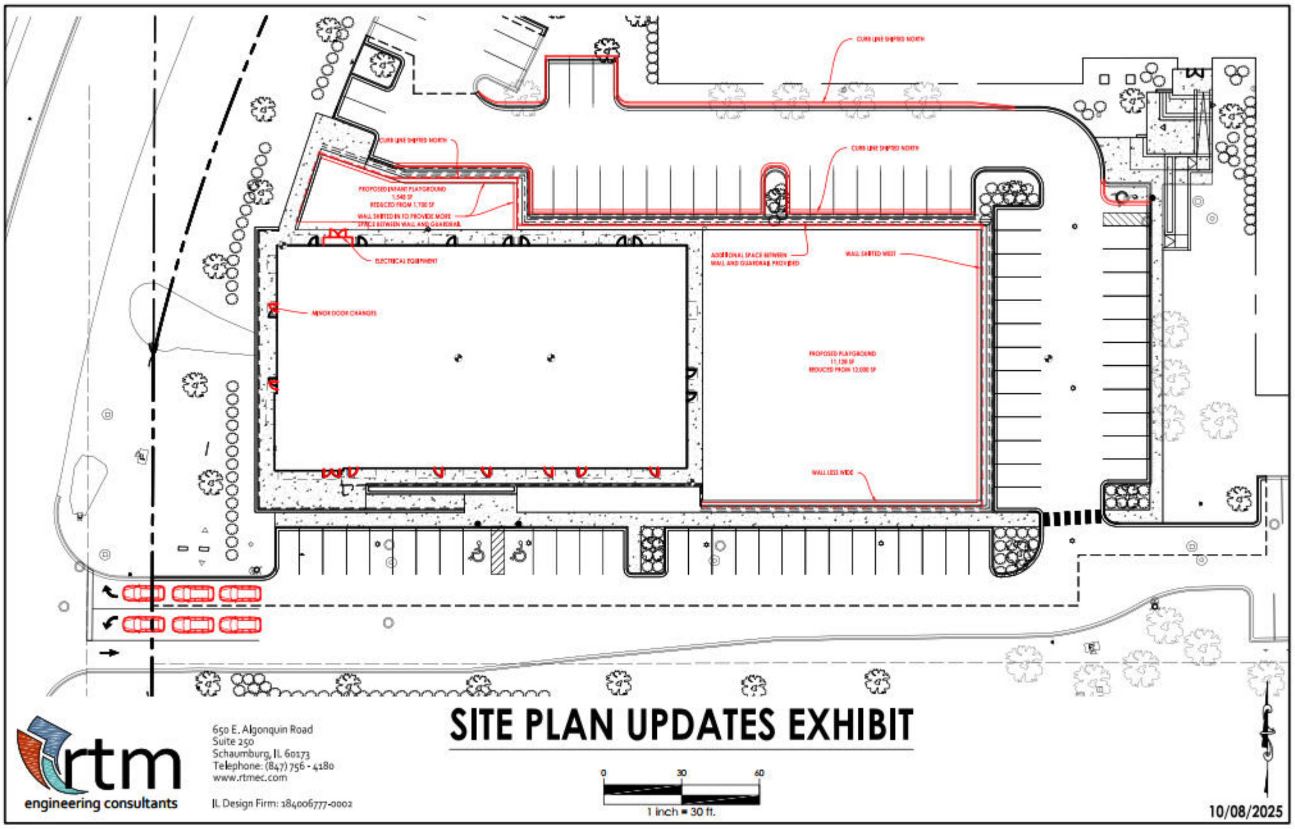
PROPOSED ZONING RELIEF FOR THE SUBJECT PROPERTY

The Applicant seeks approval for the following zoning matters:

1. Rezoning of the Subject Property to R5 General Residence District.
2. Final approval of a special use permit, including site, landscape and engineering plans, to establish a residential planned unit development for the Subject Property, with exceptions as identified by staff.
3. Amendment of the Village’s Comprehensive Plan to designate the Subject Property for residential uses.
4. Final approval of a special use permit, including site, landscape, and engineering plans, to establish a daycare center/ nursery school.
5. Approval of a preliminary/final plat of subdivision.
6. Approval of a text amendment to permit daycare center/nursery school signage in the R5 District.

PROJECT TEAM

Developer: Baum Revision, LLC	Architecture: Hirsch/MPG
Landscape Architect: Daniel Weinbach & Partners, Ltd.	Legal: Dykema Gossett PLLC
Traffic/Parking: KLOA, Inc.	Civil Engineering: RTM Engineering


CURB LINE SHIFTED NORTH
CURB LINE SHIFTED NORTH
PROPOSED INFANT PLAYGROUND
1,540 SF
REDUCED FROM 1,700 SF
WALL SHIFTED IN TO PROVIDE MORE SPACE BETWEEN WALL AND GUARDRAIL
CURB LINE SHIFTED NORTH
ELECTRICAL EQUIPMENT
ADDITIONAL SPACE BETWEEN WALL AND GUARDRAIL PROVIDED
WALL SHIFTED WEST
MINOR DOOR CHANGES
PROPOSED PLAYGROUND
11,120 SF
REDUCED FROM 12,000 SF
WALL LESS WIDE
0
30
60
1 inch = 30 ft.

rtm
engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

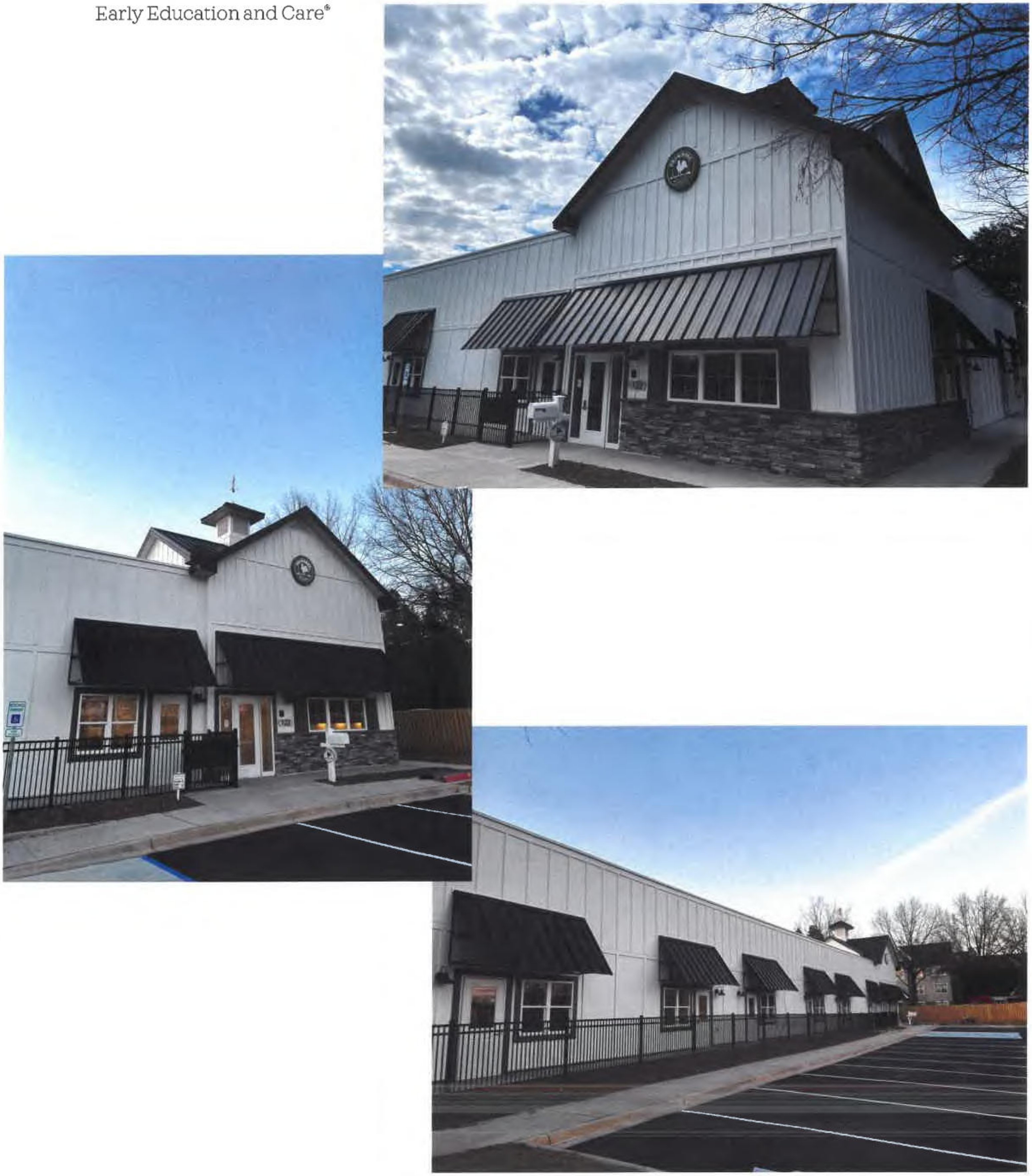
IL Design Firm: 184006777-0002

SITE PLAN UPDATES EXHIBIT

10/08/2025

The Leader in
Early Education and Care®

Photos of actual Primrose building



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Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

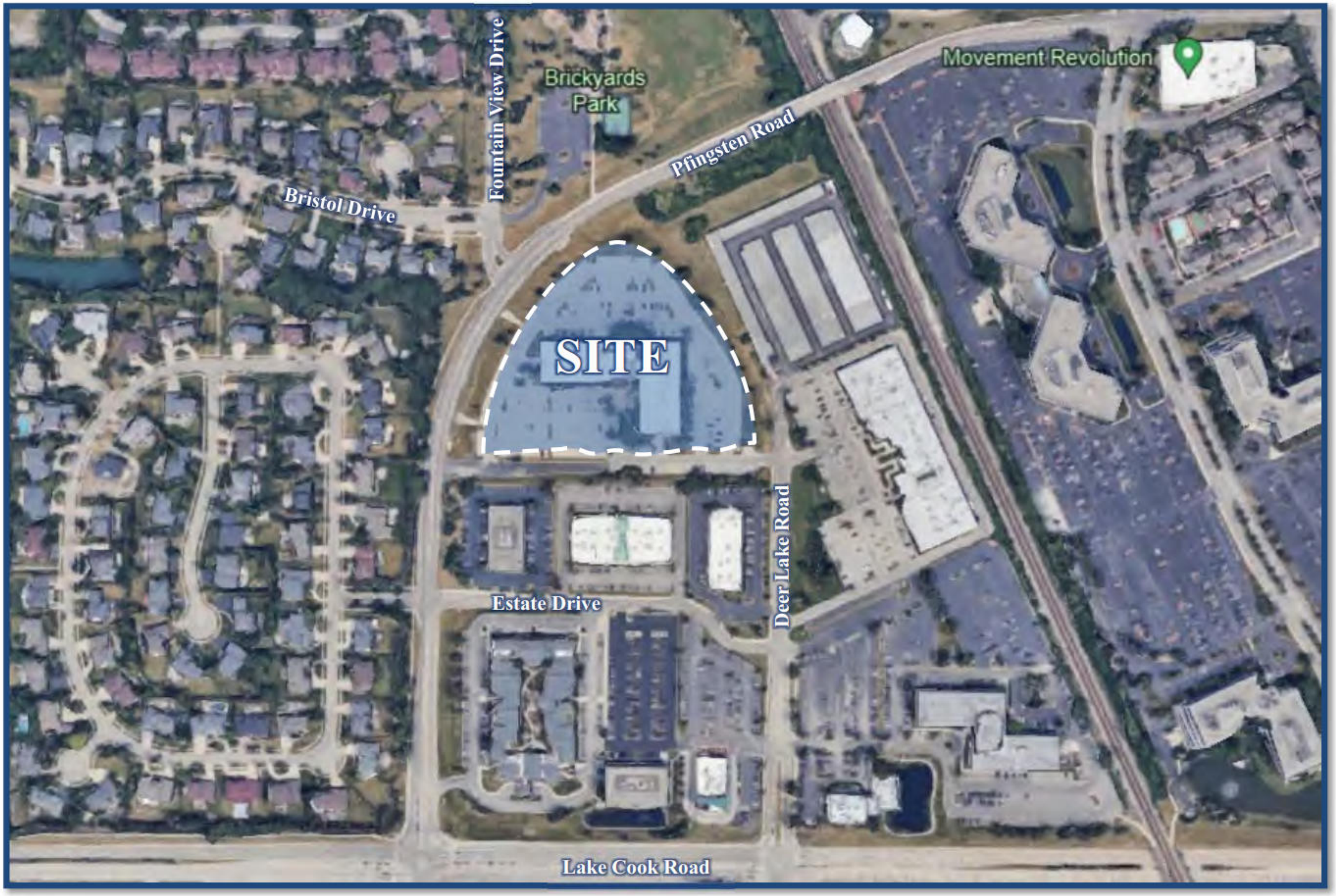
MEMORANDUM TO:	Paul Fishbein Baum Realty Group, LLC
FROM:	Brendan S. May, PE, PTOE Principal Luay R. Aboona, PE, PTOE Principal
DATE:	October 8, 2025
SUBJECT:	Traffic Impact Statement Proposed Mixed-Use Development Deerfield, Illinois

This memorandum summarizes a trip generation and site access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed mixed-use development to be located in Deerfield, Illinois. The site, which currently contains an office building, is located at 155 N. Pfingsten Road.

The plans call for repurposing the building to provide 112 apartments. Furthermore, the southwest corner of the site will be developed to provide an approximately 13,600 square-foot day care center with a maximum of 195 students and 30 employees. A total of 306 parking spaces will be provided. Access will continue to be provided via the east-west access road that extends along the south side of the site between Pfingsten Road and Deer Lake Road. **Figure 1** shows an aerial view of the site. The site plan is included in the Appendix.

Existing Traffic Conditions

Pfingsten Road is a north-south major collector roadway north of Lake Cook Road and a minor arterial roadway south of Lake Cook Road. Within the vicinity of the site, the roadway provides one travel lane in each direction. At its unsignalized intersection with Estate Drive, Pfingsten Road provides an exclusive left-turn lane, exclusive through lane, and an exclusive right-turn lane on the northbound and southbound approaches. At its unsignalized intersection with Fountain View Drive, Pfingsten Road provides an exclusive left-turn lane and an exclusive through lane on the northbound approach and an exclusive through lane and exclusive right-turn lane on the southbound approach. At its unsignalized intersection with the east-west access road, Pfingsten Road provides a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane and exclusive through lane on the southbound approach. Pfingsten Road is under the jurisdiction of the Village of Deerfield north of Lake Cook Road and under the jurisdiction of the Illinois Department of Transportation (IDOT) south of Lake Cook Road. Pfingsten Road carries an annual average daily traffic (AADT) of 9,300 vehicles (IDOT 2023) and has a posted speed limit of 30 miles per hour.


Movement Revolution
Brickyards Park
Fountain View Drive
Pfingsten Road
Bristol Drive
SITE
Deer Lake Road
Estate Drive
Lake Cook Road

Aerial View of Site **Figure 1**

Deer Lake Road is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with the east-west access road, Deer Lake Road provides a shared left-turn/through/right-turn lane on the northbound and southbound approaches. Deer Lake Road is under the jurisdiction of the Village of Deerfield.

Estate Drive is an east-west local roadway that provides one travel lane in each direction. At its unsignalized intersection with Pfingsten Road, Estate Drive provides a shared left-turn/through/right-turn lane on the eastbound approach and a shared left-turn/through lane and an exclusive right-turn lane on the westbound approach. Both approaches are under stop sign control. Estate Drive is under the jurisdiction of the Village of Deerfield.

Fountain View Drive is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with Pfingsten Road, Fountain View Drive provides a single lane approach that is wide enough to accommodate left and right-turning movements simultaneously. Fountain View Drive is under the jurisdiction of the Village of Deerfield.

Traffic Count Data

The following summarizes previous daily and peak hour traffic volumes performed in the study area:

- Based on available daily traffic volumes from IDOT, Pfingsten Road carries an AADT volume of 9,300 vehicles.

- Based on traffic count data collected by KLOA, Inc. at the intersection of Lake Cook Road with Pfingsten Road in 2023 the following is determined:

    - During the weekday morning peak hour, the intersection carries a total of 2,976 vehicles

    - During the weekday evening peak hour, the intersection carries a total of 4,221 vehicles

    - During the weekday morning peak hour, Pfingsten Road north of Lake Cook Road carries a two-way traffic volume of 725 vehicles

    - During the weekday evening peak hour, Pfingsten Road north of Lake Cook Road carries a two-way traffic volume of 902 vehicles

- Based on traffic count data collected by KLOA, Inc. at the intersection of Lake Cook Road with Deer Lake Road in 2023 the following is determined:

    - During the weekday morning peak hour, the intersection carries a total of 3,507 vehicles

    - During the weekday evening peak hour, the intersection carries a total of 3,843 vehicles

Development Vehicular Access

The site, as previously indicated, is located at 155 N. Pfingsten Road. Access to the site will continue to be provided via the east-west access road that extends along the south side of the site between Pfingsten Road and Deer Lake Road as summarized below:

- At its full movement intersection with Pfingsten Road, the east-west access road provides a shared left-turn/right-turn lane on the westbound approach and is under stop sign control. Left-turn movements to the access drive from Pfingsten Road are accommodated via an exclusive southbound left-turn lane providing approximately 120 feet of storage and approximately 200 feet of taper. As part of the proposed development, the access road's approach will be restriped to provide an exclusive left-turn lane and an exclusive right-turn lane.

- At its full movement intersection with Deer Lake Road, the east-west access road provides a shared left-turn/through/right-turn lane on the eastbound approach that is under stop-sign control. It should be noted that Deer Lake Road has a signalized intersection with Lake Cook Road located approximately 950 feet south of the site.

Overall, the site will have a total of 306 parking spaces, which meets the Village Code requirements as discussed later. The residential portion of the development will be served by 255 parking spaces of which 94 spaces will be garage spaces and 161 will be surface parking spaces. The day care will be served by a surface parking lot providing 51 parking spaces. The parking fields serving the site will have three connections to the east-west access roadway that connects Pfingsten Road to Deer Lake Road.

Day Care Center Drop-Off/Pick-Up Operations

The proposed day care center will generally be open between 6:30 A.M. and 6:00 P.M. on weekdays. The drop-off and pick-up of children will generally occur over a two to three hour period in the morning and afternoon/evening. Therefore, the day care facility will not generate a surge or peak queue of traffic that is typically seen at a traditional school with a fixed start and end time.

The proposed day care center children will be transported to the facility by their parents or other adult guardians, and most will arrive via personal vehicle. Given the location of the center, very few children (if at all) are expected to arrive at this center by bicycle or walking. Parents and guardians will be required to sign a child in and out and therefore, will park their vehicle and walk the child to/from the building. Drop-off/pick-up for the day care will occur within the vicinity of the main entrance on the south side of the day care building.

Based on KLOA, Inc.'s experience with day care centers, the typical vehicle occupancy is one to two children and it typically takes three to five minutes to drop off/pick up a child from the facility. Furthermore, based on a survey of a similar existing facility with a daily enrollment of 150 children, typically there are three to five parents dropping off their children at any given time.

The maximum that was observed was 10 parents dropping off and picking up their children, which occurred during the weekday morning and weekday evening peak hours of traffic. Therefore, assuming the maximum capacity of the facility, it can be estimated that this facility will experience a peak of 13 children being dropped off at the same time. Conservatively assuming that all 30 employees will be at the center at one time, the 51 parking spaces to be provided by the day care center (resulting in a minimum of 21 parking spaces available for drop-off and pick-up) will be sufficient to accommodate the parking for the employees and the drop-off/pick-up operation.

Development Traffic Generation

The estimates of traffic to be generated by the proposed development were based on the proposed land use, number of units, and trip generation rates published by the Institute of Transportation Engineers (ITE) in its 11th Edition of the *Trip Generation Manual*. The total trips anticipated by the development for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are shown in **Table 1**.

Trip Generation Comparison

As previously indicated, the site was previously occupied by an approximately 119,265 square foot office space. The estimate of traffic generated by the office building was estimated using data published in the ITE *Trip Generation Manual*, 11th Edition. The estimated trips generated by the existing land use for the weekday morning and evening peak hours as well as the weekday daily traffic volumes are summarized in **Table 2**. Based on a review of Tables 1 and 2, the proposed development will generate approximately 10 percent less trips compared to what the exiting office building would have generated at full occupancy.

Traffic Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed development are compared to the existing traffic volumes on the surrounding roadway network, the following was determined:

- The development is projected to increase the peak hour traffic volumes at the intersection of Lake Cook Road with Pfingsten Road by approximately three percent, and less than what the previous office development generated.

- The development is projected to increase the peak hour traffic volumes at the intersection of Lake Cook Road with Deer Lake Road by approximately three percent, and less than what the previous office development generated.

As such, the proposed development will have a limited impact on the operations of the adjacent roadway network and intersections will have a similar, if not, less of an impact than the previous office building.

Table 1
ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
221	Multifamily Housing (112 units)	9	29	38	27	17	44	488
565	Day Care (195 Students)	73	64	137	62	69	131	741
	Total	82	93	175	89	86	175	1189

Table 2
ESTIMATED PREVIOUS DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
710	General Office Building 119,265 s.f.	171	24	195	33	159	192	1,350

Parking Evaluation

As previously stated, the proposed development will have approximately 112 apartment units and an approximately 13,600 square foot day care with a maximum of 195 students and 30 employees. Parking for the residential units will be accommodated by 255 parking spaces and parking for the day care will be accommodated by 51 parking spaces.

In order to determine the projected parking demand of the proposed development, the parking demand was estimated based on the Village of Deerfield Village Code requirements and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6*th* Edition. Based on the two methodologies, the parking demand for the proposed development is as follows:

Parking Requirements per Village Code

- Multifamily Housing (112 units)
    - 1 Bedroom (6 units) – 1.5 parking spaces per unit
    - 2 Bedroom (106 units) – 2 parking spaces per unit
    - 3 Bedroom (1 unit) – 3 parking spaces per unit

- Day Care Center (195 students and 30 employees)
    - 1 space per employee and 1 space for every 10 students.

Based on the above and the requirements of the Village of Deerfield, the apartment building will be required to provide 224 parking spaces and the day care is required to provide 50 parking spaces. As such, the proposed parking supply for each of the proposed land-uses meet the Village's parking requirements.

ITE Parking Generation Manual

- Multifamily Housing – 2+ BR (Mid-Rise) – Land Use Code 221 (112 units)
    - 1.23 parking spaces per unit – 138 parking spaces (Weekday Monday-Friday)
    - 1.04 parking spaces per unit – 116 parking spaces (Saturday)

- Day Care Center – Land Use Code 565 (195 students)
    - 0.25 parking spaces per student – 49 parking spaces (Weekday Monday-Friday)

Based on the above, the proposed residential development will have an estimated peak parking demand of 138 parking spaces occurring on a weekday. Similarly, the proposed day care center is projected to have a peak parking demand of 49 parking spaces.

As such, the proposed 225 residential parking spaces and 51 day care parking spaces will be adequate in accommodating the estimated peak parking demands generated by the proposed development.

Conclusion

Based on the preceding evaluation, the following is concluded:

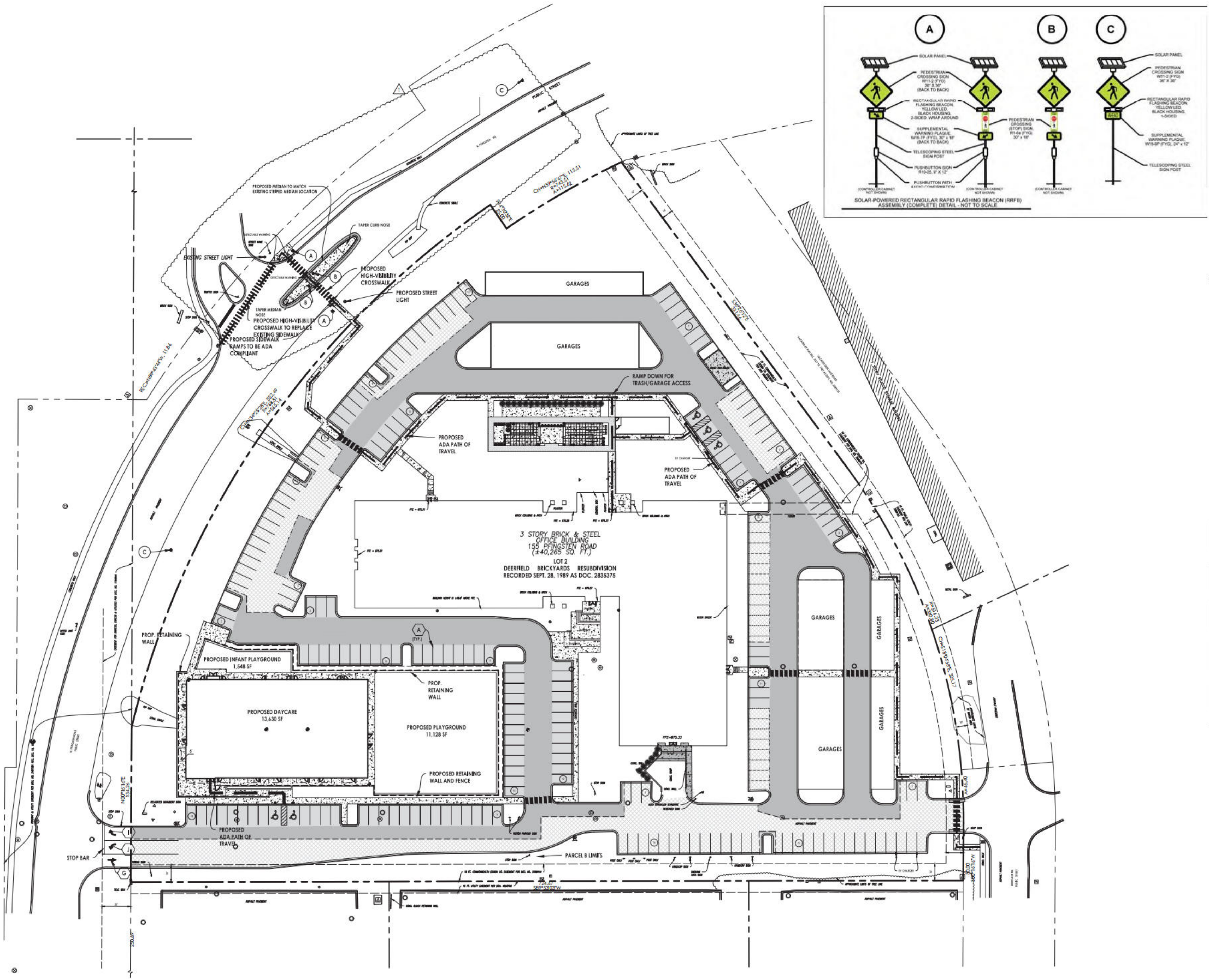
- The proposed development will have excellent accessibility to the adjacent area roadways given the direct access to Pfingsten Road and Deer Lake Road, which has a signalized intersection with Lake Cook Road.

- The estimated number of trips generated by the proposed development will be less than the trip estimated to be generated former office building.

- The proposed parking supply will be adequate in meeting the parking needs of the proposed development under both Village of Deerfield and ITE parking requirements.

Appendix

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C2.0 SITE PLAN.dwg Time: Sep 29, 2025 - 5:06pm


PROPOSED MEDIAN TO MATCH EXISTING STRIPED MEDIAN LOCATION
EXISTING STREET LIGHT
TAPER CURB NOSE
PROPOSED HIGH-VISIBILITY CROSSWALK
PROPOSED STREET LIGHT
TAPER MEDIAN NOSE
PROPOSED HIGH-VISIBILITY CROSSWALK TO REPLACE EXISTING SIDEWALK
PROPOSED SIDEWALK RAMPS TO BE ADA COMPLIANT
A
B
C
PUBLIC STREET
REC=N89°43'44"W, 11.86
GARAGES
GARAGES
RAMP DOWN FOR TRASH/GARAGE ACCESS
PROPOSED ADA PATH OF TRAVEL
PROPOSED ADA PATH OF TRAVEL
3 STORY BRICK & STEEL OFFICE BUILDING 155 PFINGSTEN ROAD (±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
A (TYP.)
PROP. RETAINING WALL
PROPOSED INFANT PLAYGROUND 1,548 SF
PROPOSED DAYCARE 13,630 SF
PROP. RETAINING WALL
PROPOSED PLAYGROUND 11,128 SF
PROPOSED RETAINING WALL AND FENCE
PROPOSED ADA PATH OF TRAVEL
STOP BAR
PARCEL B LIMITS
N00°16'16"E 134.26
724.67 S89°53'03"W
FFE=675.33
GARAGES
GARAGES
GARAGES
GARAGES
A=46.40
50.00 S00°16'16"W
250.87
SOLAR PANEL
PEDESTRIAN CROSSING SIGN W11-2 (FYG) 36" X 36" (BACK TO BACK)
RECTANGULAR RAPID FLASHING BEACON, YELLOW LED, BLACK HOUSING, 2-SIDED, WRAP AROUND
SUPPLEMENTAL WARNING PLAQUE, W16-7P (FYG), 30" x 18" (BACK TO BACK)
TELESCOPING STEEL SIGN POST
PUSHBUTTON SIGN R10-25, 9" X 12"
PUSHBUTTON WITH AUDIO CONFIRMATION
PEDESTRIAN CROSSING (STOP) SIGN, R1-6a (FYG) 30" x 18"
(CONTROLLER CABINET NOT SHOWN)
SOLAR PANEL
PEDESTRIAN CROSSING SIGN W11-2 (FYG) 36" X 36"
RECTANGULAR RAPID FLASHING BEACON, YELLOW LED, BLACK HOUSING, 1-SIDED
SUPPLEMENTAL WARNING PLAQUE, W16-9P (FYG), 24" x 12"
TELESCOPING STEEL SIGN POST
AHEAD

SOLAR-POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB) ASSEMBLY (COMPLETE) DETAIL - NOT TO SCALE

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY EDWARD J. MOLLOY & ASSOCIATES.

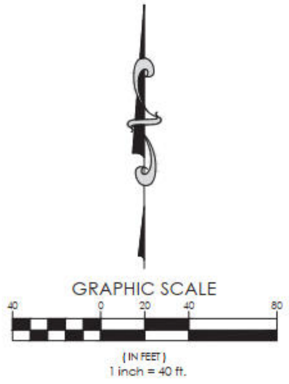
ⓧ PARKING SUMMARY

	REQUIRED	PROPOSED
REGULAR STALLS (9'x18')	264	207
ACCESSIBLE STALLS (16'x18')	5	5
TOTAL STALL COUNT	269	212

TOTAL GARAGE SPACES = 94 SPACES

LEGEND:

▦	ADA TRUNCATED DOMES
═ ═ ═ ═ ═	EXISTING CURB AND GUTTER
═ ▨ ═	EXISTING CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
═━═	B6.12 CURB AND GUTTER - DEPRESSED
═┼┼┼═	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
═══	BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
═━═	BARRIER CURB AND GUTTER - DEPRESSED
═┼┼┼═	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
– – – – –	SAWCUT LINE
▢	PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
■	PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
▩	PROPOSED CONCRETE PAVEMENT.
▤	PROPOSED SIDEWALK.
▨	PROPOSED MILL AND OVERLAY.
— — —	PROPOSED ADA TRAVEL PATH



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN
—	—	—

No.	DATE	DESCRIPTION

rtm
engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

SHEET NAME
SITE PLAN - OVERALL

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C2.0
OF 14 SHEETS

155 N. Pfingsten Traffic Management Plan

1. Scope and Objectives

The plan covers all construction-related vehicular and pedestrian traffic for the redevelopment of 155 N. Pfingsten (155 Building) and the development of the Primrose Pad (Pad) and new construction building Primrose Building:

1. **155 Building Office-to-Residential Redevelopment:** Demolition, site work, MEP modifications, and fit-out of the existing 155 building to 112 residential units.
2. **Pad Construction:** Site preparation, utility installation, and foundation work for a new structure for Primrose Daycare.
3. **Primrose Building Construction:** Construct the building after completion of the Pad.

Objectives:

- **Safety:** Protect workers, the public, and site visitors.
- **Traffic Flow:** Maintain acceptable levels of service on adjacent public roads.
- **Access:** Ensure unimpeded emergency vehicle access.
- **Coordination:** Minimize conflicts between the two project sites and with neighboring properties.
- **Compliance:** Meet all local, state, and federal regulations.

2. Site-Specific Traffic Management

Office-to-Residential Redevelopment (Existing Structure)

- **Access Point:** The property is accessed from two locations:
- 1. Pfingsten Road (West Access) and
- 2. Deer Lake Road (East Access)
- During the reconstruction of the 155 Building all construction access will be limited to the Deer Lake Road access point other than activities that are required to implement the plans on the south and west sides of the building. We will establish a **dedicated vehicle queuing area** *within* the site boundary to prevent trucks from backing up onto public streets.
- **Demolition Phase:** Schedule noisy, high-impact activities (heavy demolition, debris removal) for restricted hours per local ordinance. As needed, **Debris removal trucks** must be covered and washed down at a designated **Tire Wash Station** before exiting to prevent tracking dirt/mud onto public roads.
- **Worker Parking:** Construction vehicles and worker personal vehicles will be limited to parking at the South, East, and North Parking lots.

Primrose Pad Construction (New Site Work)

- **Access Point:** Pfingsten Road to establish one primary, clearly signed entry/exit point, separate from the 155 Building construction.
- **Pad Construction Phase:** Schedule noisy, high-impact activities (heavy site work, debris removal) for restricted hours per local ordinance. As needed, **Debris removal trucks** must be covered and washed down at a designated **Tire Wash Station** before exiting to prevent tracking dirt/mud onto public roads.

- **Material Deliveries:** Coordinate **Just-In-Time (JIT)** deliveries to minimize staging time. **Large concrete or steel deliveries** will use reasonable efforts to be scheduled during off-peak hours (e.g., 9:30 AM – 3:00 PM or after 6:00 PM) to avoid rush hour congestion.
- **Public Interface:** Install **Temporary Construction Fencing** and **warning signs** along the perimeter to clearly separate the construction zone from public areas (sidewalks, existing parking lots).

Primrose Building (New Building)

- **Access Point:** Pfingsten Road to establish one primary, clearly signed entry/exit point, separate from the 155 Building construction.
- Due to the existing structure, access may be constrained. Establish a **dedicated vehicle queuing area** *within* the site boundary to prevent trucks from backing up onto public streets.
- **Worker Parking:** Due to limited on-site space, Parking for Primrose construction vehicles or private cars will be accommodated on the 155 Building site to prevent workers from parking on residential or nearby business streets.
- **Crane and Large Equipment:** Establish **Critical Lift Plans** with specific street closure permits and certified flaggers for any large equipment erection or material hoisting that impacts public right-of-way.

3. General Traffic Control Measures

Public Roadway Management

- **Lane Closures:** Obtain necessary **permits** from the local Department of Transportation (DOT) for any temporary lane closures. Minimize closures, especially during peak travel times (typically 7:00 AM - 9:00 AM and 4:00 PM - 6:00 PM).
- **Street Cleaning:** Implement a daily street sweeping schedule along the primary access routes to maintain cleanliness and prevent debris-related hazards.

Emergency Access

- **24/7 Access:** Maintain clear, unobstructed access routes for **Fire, Police, and Ambulance** vehicles.
- **Contact List:** Post an updated list of key site personnel and the local Emergency Services contact numbers at all site entry points.

Pedestrian and Non-Motorized Traffic

- **Sidewalk Diversion:** Where construction necessitates a sidewalk closure, provide a clearly marked, protected, and accessible **pedestrian detour** path.
- **Safety Barriers:** Use sturdy, non-tip barricades to protect pedestrians from vehicular traffic and falling debris, especially around the high-rise office redevelopment.

4. Communications and Enforcement

Communication Strategy

- **Pre-Construction Meeting:** Review the Traffic Management Plan with all major subcontractors and material suppliers *before* they mobilize.
- **Neighbor Notification:** Issue a formal letter or email to adjacent businesses and residential neighbors **one week prior** to major traffic shifts, lane closures, or highly disruptive work. Include contact information for immediate concerns.
- **Regular Updates:** Hold **weekly traffic safety briefings** with all site workers.

Penalties and Enforcement

- **Zero Tolerance:** Institute a zero-tolerance policy for reckless driving or unauthorized parking by subcontractors.
- **Violations:** First offense results in a written warning to the subcontractor; repeated offenses lead to the removal of the driver/vehicle from the site or potential contract termination.

FINAL PLAN

THE VILLAGE OF
DEERFIELD

AFFORDABLE HOUSING COMPLIANCE PLAN

Pursuant to Article 2.14 of the Village of Deerfield Zoning Ordinance (Ord. O-21-38), the developer of a governed residential development project, shall file an Affordable Housing Compliance Plan application for approval.

APPLICANT

Name Paul Fishbein Title Manager

Company 155 Group LLC

Address 1030 W. Chicago Avenue, Chicago, IL 60642

Phone (312) 275 - 3121 Email paul@baumrealty.com

Applicant Signature:

PROPERTY OWNER

☒ Property owner is applicant

Name ______ Title ______

Company ______

Address ______

Phone ______ Email ______

FINAL PLAN

General description of the development.

Project Brickyards Lofts

Address 155 North Pfingsten Road

Site (Acres/S.F) 5.72

Residential Type (Single Family/Multi-Family) Multi-family

Indicate If Units are For Sale or For Rent: ☐ For Sale ☒ For Rent

The total number of market rate units and affordable housing units in the development.

Total Number of Units in Development 112

Number of Market Rate Units 101

Number of Affordable Units 11

(a) The Final Affordable Housing Compliance Plan includes all of the information required in the Preliminary Affordable Housing Compliance Plan.

☐ No changes to the Preliminary Affordable Housing Compliance Plan.

☒ Changes have been made to the Preliminary Affordable Housing Compliance Plan.

☐ I have submitted a new Preliminary Affordable Housing Compliance Plan and noted the changes.

(b) Phasing and construction schedule for each market rate and affordable unit.

The developer anticipates starting the rehabilitation of the subject property in early 2026 and have the market rate and affordable units ready for occupancy by early 2027.

(c) Provide documentation and plans regarding exterior and interior appearances, materials, and finishes of the development and each of the individual units. Note difference, if any.

See attached floor plans regarding affordable units. The floor plans for the affordable units are identical to the market rate units and both units will contain the same finishes and appliances.

(d)* Describe the development marketing plan to promote the sale or rental of the Affordable Housing Units within the development.

The developer has not yet created a marketing plan to promote the rental of the affordable units but will coordinate with Village staff and local stakeholders to ensure the affordable units are publicized.

(e)* Describe the efforts undertaken to provide affordable housing units to eligible households pursuant to the priorities set forth in Section 2.14 of the Affordable Housing Ordinance O-21-38.

The developer has not yet undertaken efforts to provide affordable units to eligible households, but will work with Village staff and local stakeholders to ensure affordable units are provided to eligible households.

***The Village of Deerfield will engage a Third Party to implement and administer the Village's inclusionary housing program which includes, but is not limited to, conducting program screening, eligibility determination, and full income certification of potential housing candidates.**

COMPLIANCE OF ARTICLE 2.14 AFFORDABLE HOUSING IN GOVERNED DEVELOPMENTS (Ordinance O-21-38)

I have read and will comply with Article 2.14 Affordable Housing in Governed Developments (Ordinance O-21-38) of the Deerfield Zoning Ordinance.

Name Paul Fisbein Title Manager

Company 155 Group, LLC

Signature Paul Fish

FOR STAFF USE ONLY

This development a governed residential development pursuant to O-21-38? ☐ Yes ☐ No

Plan Commission Recommendation of Final Plan: ☐ Yes ☐ No Date________________

Village Board Final Plan Approval: ☐ Yes ☐ No Date________________

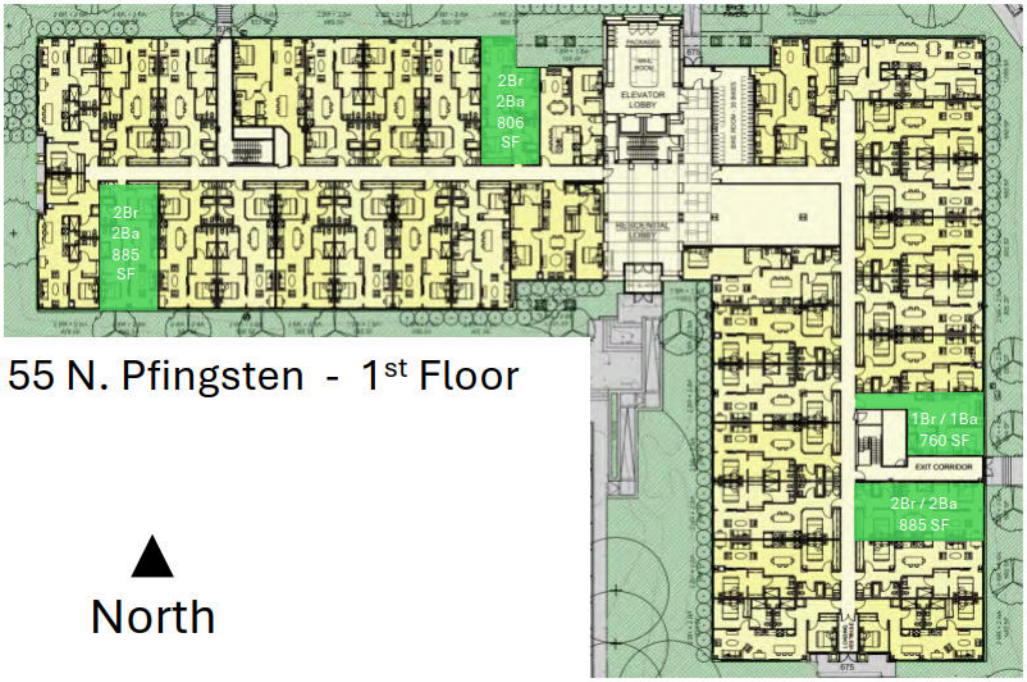
EXHIBIT A

Location of Affordable Units

10/9/25

155 N. Pfingsten Deerfield Affordable Units				
Unit Type	1 Br/1 Ba		2 Br/2 Ba	
1st Floor	760	East	806	North
			885	South
			885	East
2nd Floor	688	North	806	North
			885	South
			885	West
3rd Floor			806	North
			885	South
			885	East
11 Total	2	units	9	Units

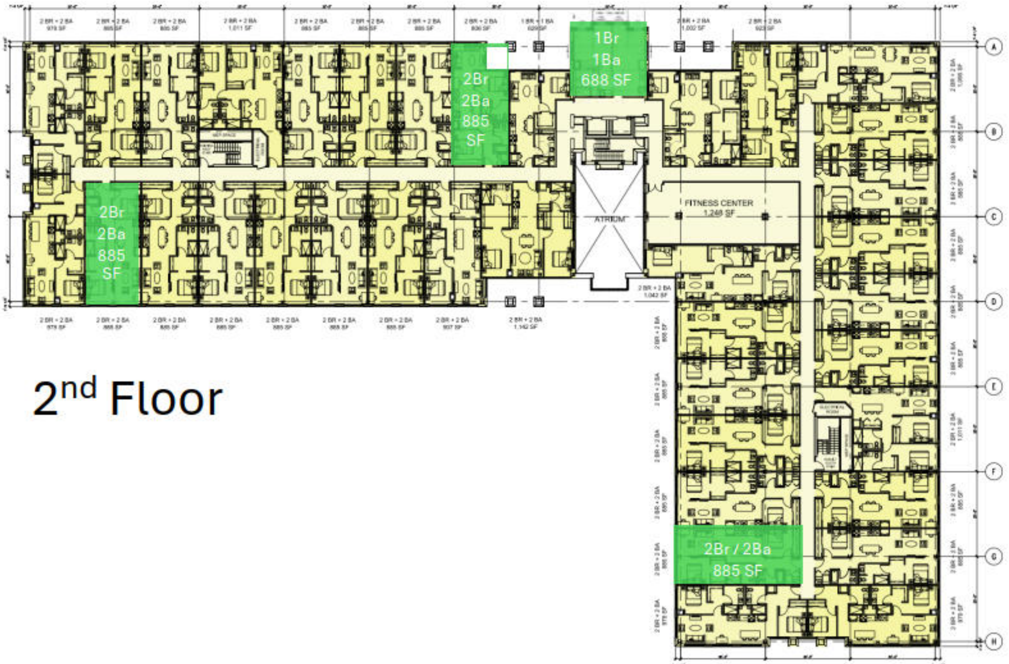
* Change from Preliminary plan 1BR unit moved from 3rd fl. North to 1st floor East


2Br
2Ba
806
SF
2Br
2Ba
885
SF
ELEVATOR LOBBY
1Br / 1Ba
760 SF
EXIT CORRIDOR
2Br / 2Ba
885 SF

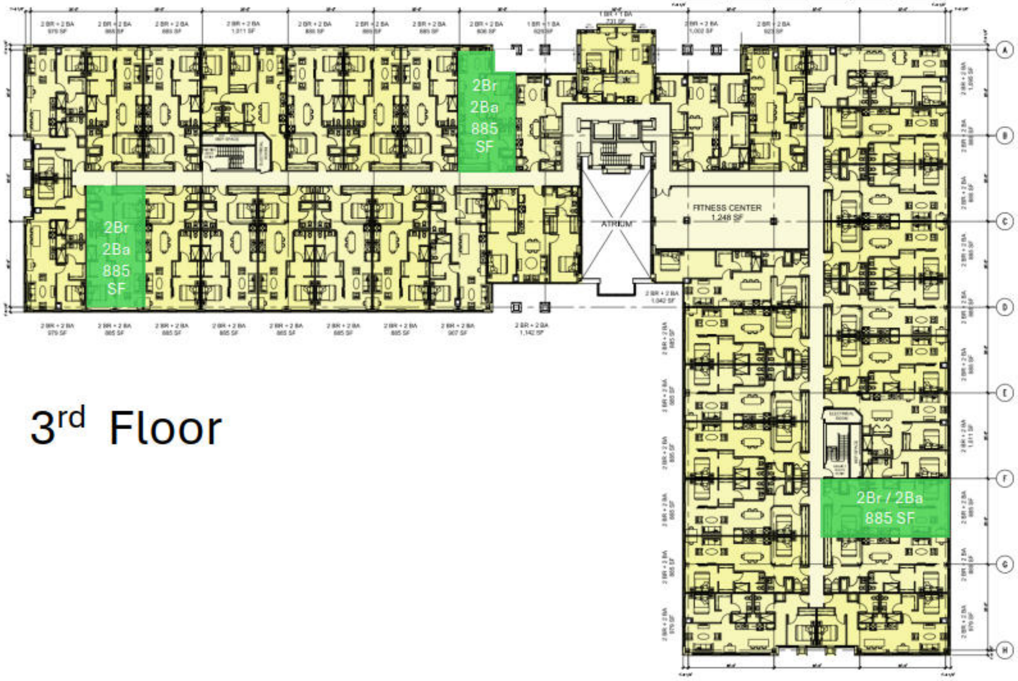
155 N. Pfingsten - 1st Floor

▲

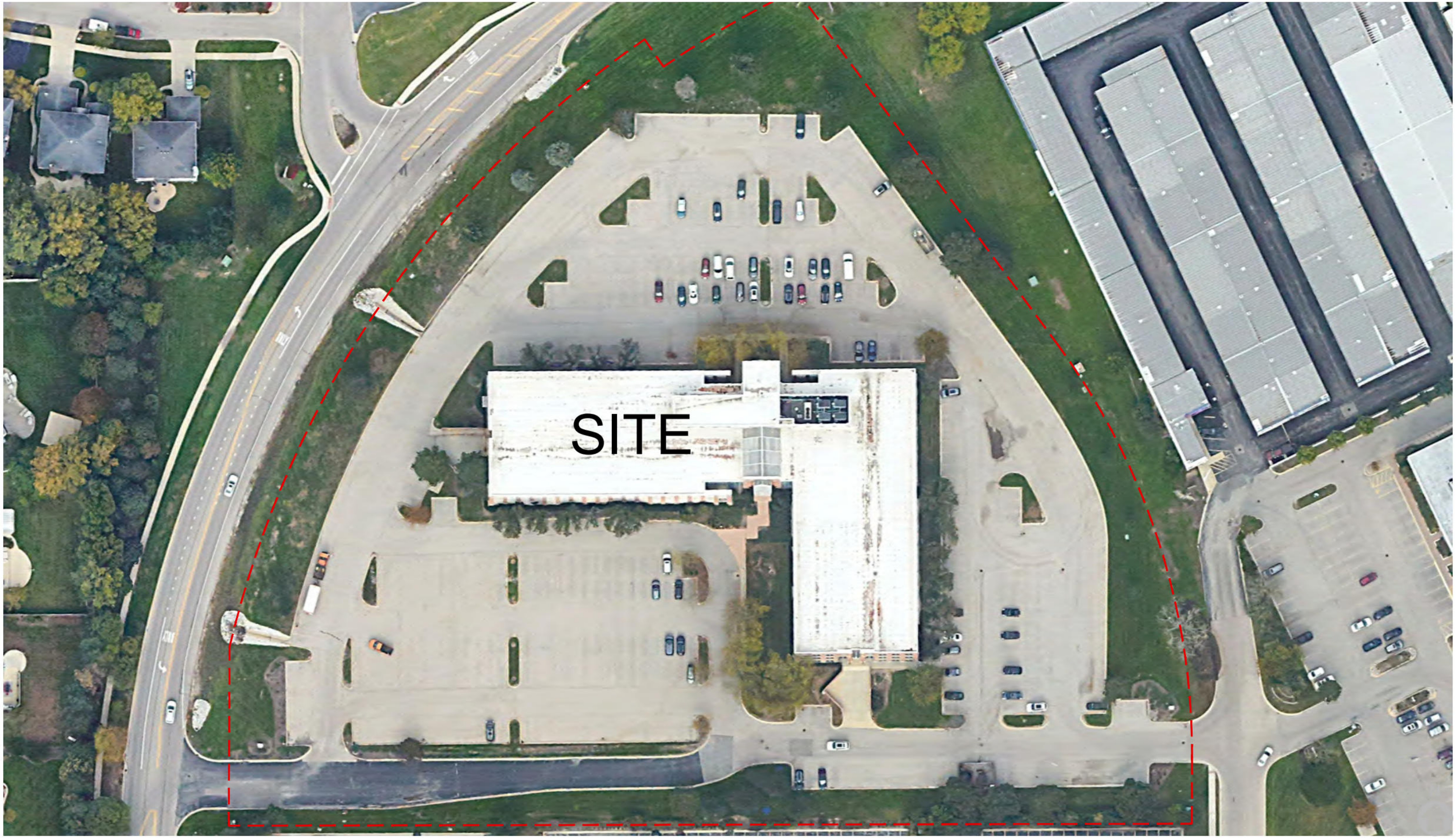
North

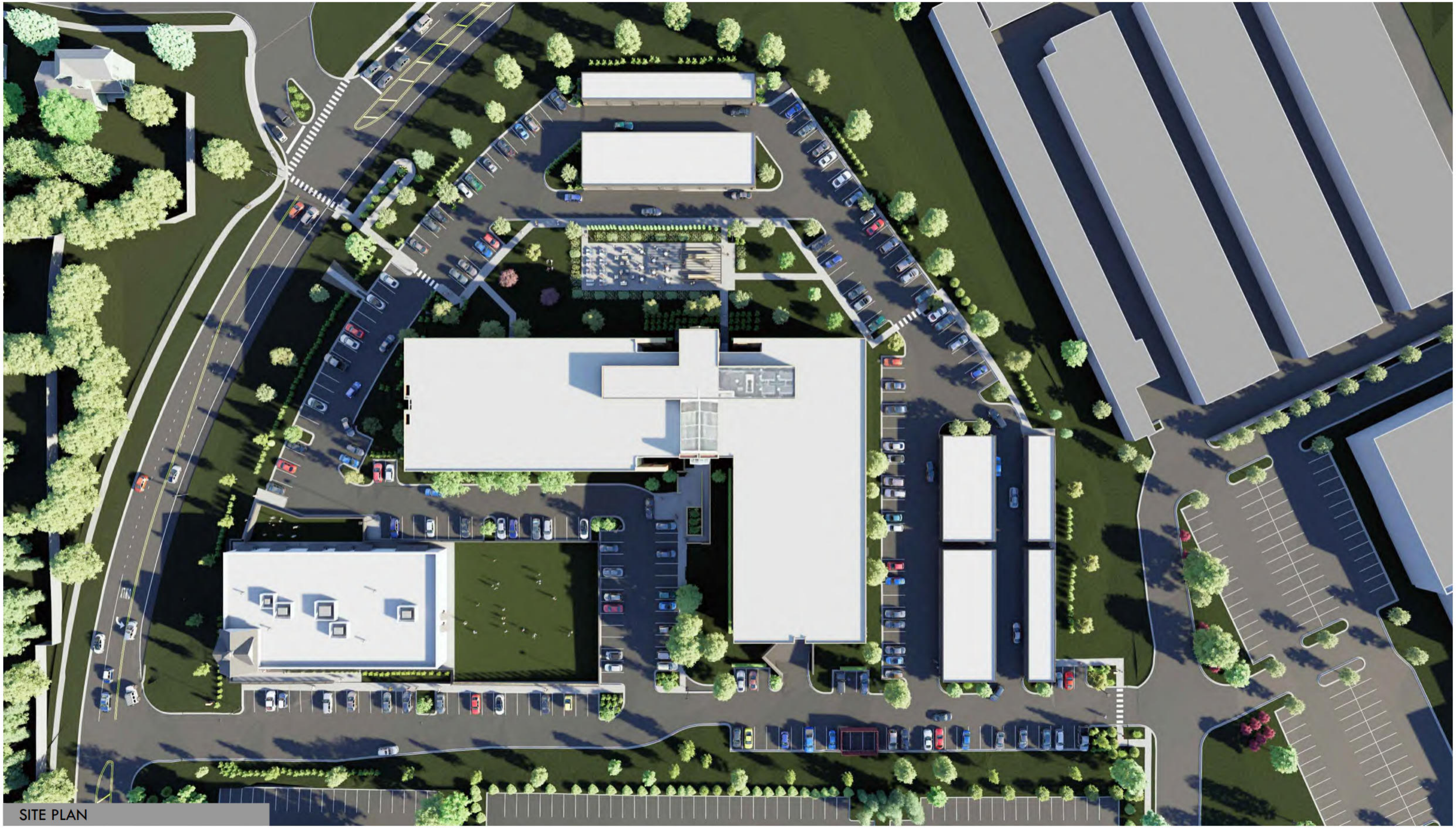

1Br
1Ba
688 SF
2Br
2Ba
885
SF
2Br
2Ba
885
SF
ATRIUM
FITNESS CENTER
1,248 SF
2Br / 2Ba
885 SF

2nd Floor


2Br
2Ba
885
SF
2Br
2Ba
885
SF
ATRIUM
FITNESS CENTER
1,248 SF
2Br / 2Ba
885 SF

3rd Floor


SITE



SITE PLAN

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real estate development

BRICKYARDS
LOFTS

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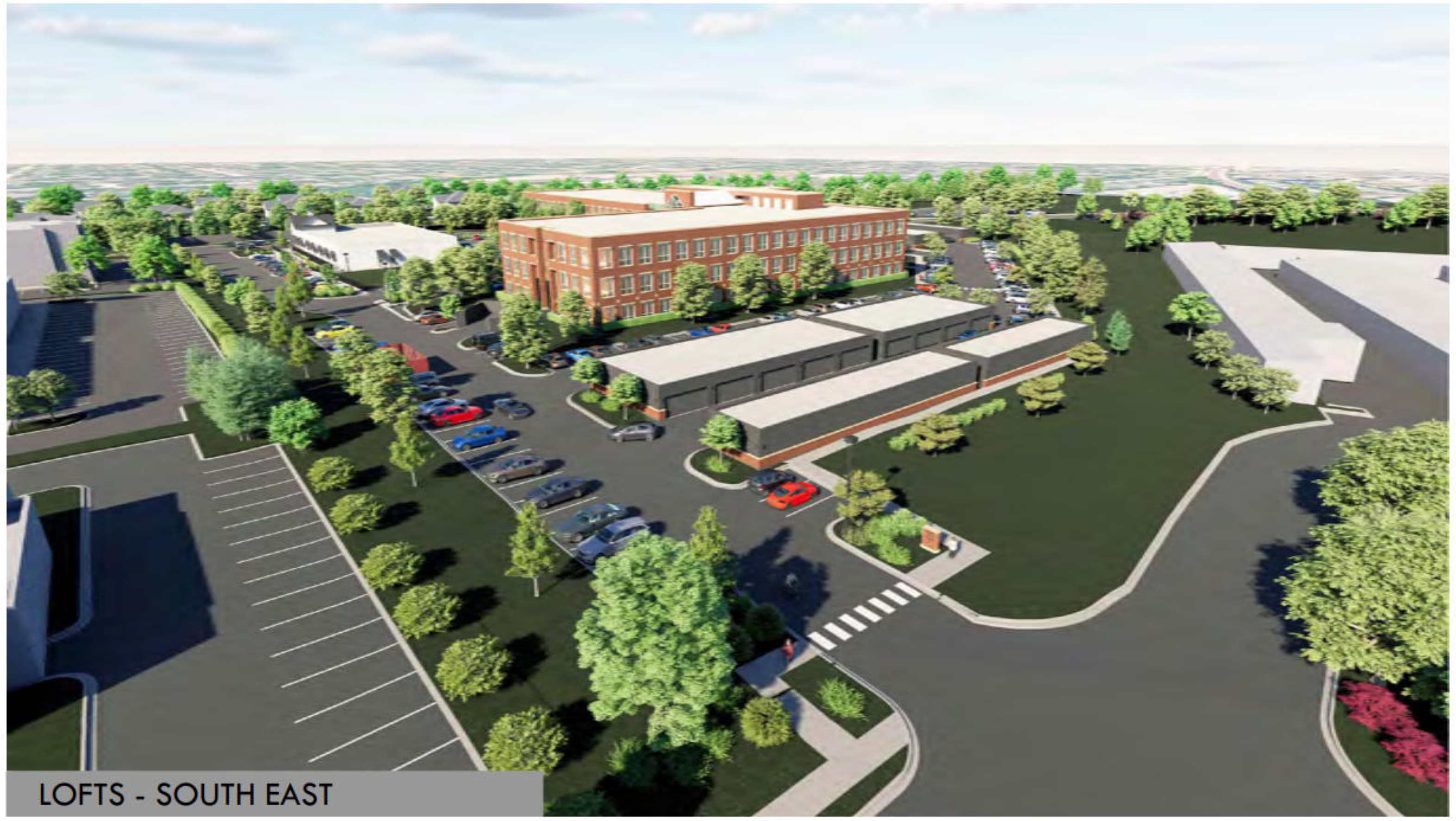
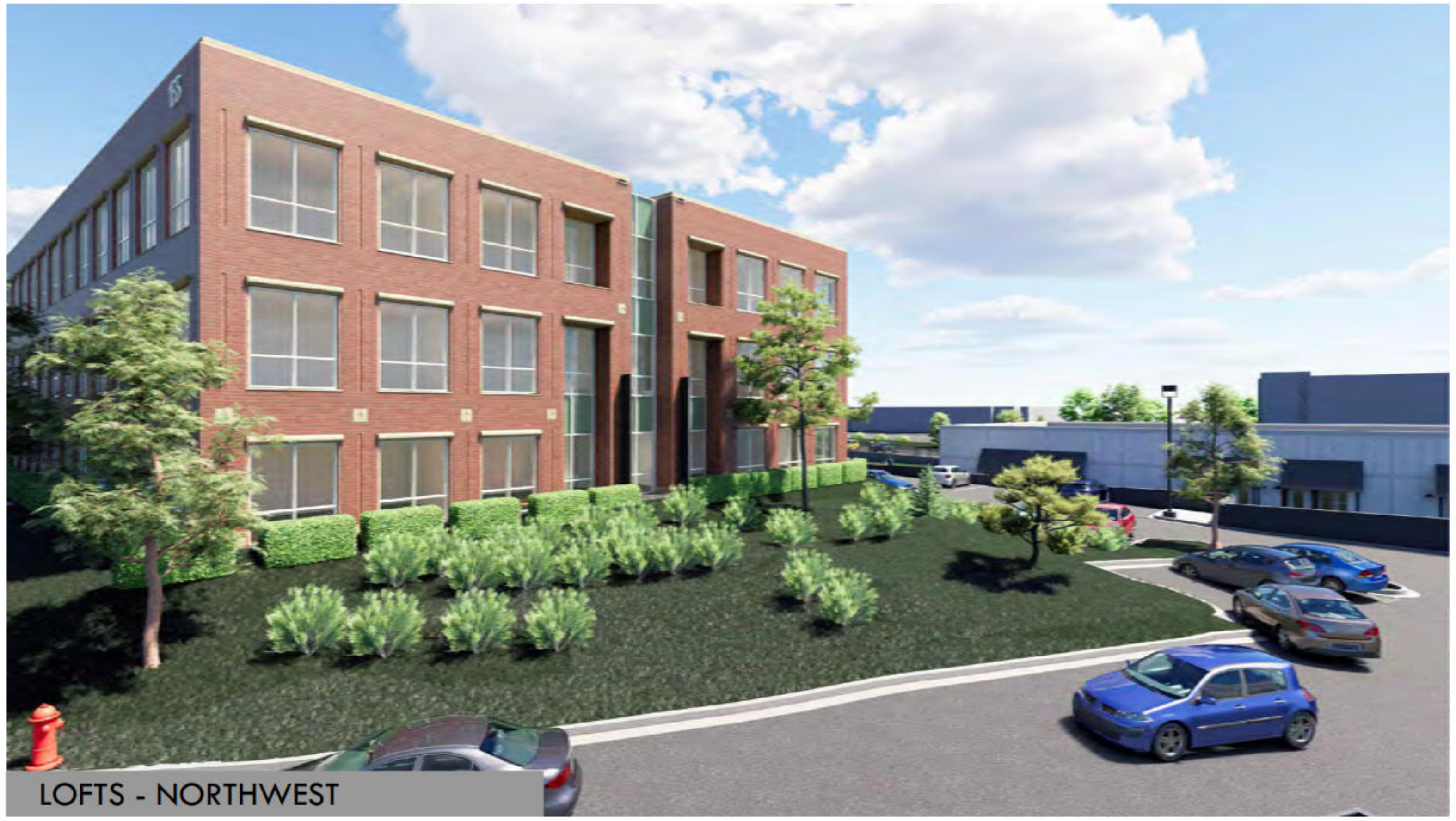
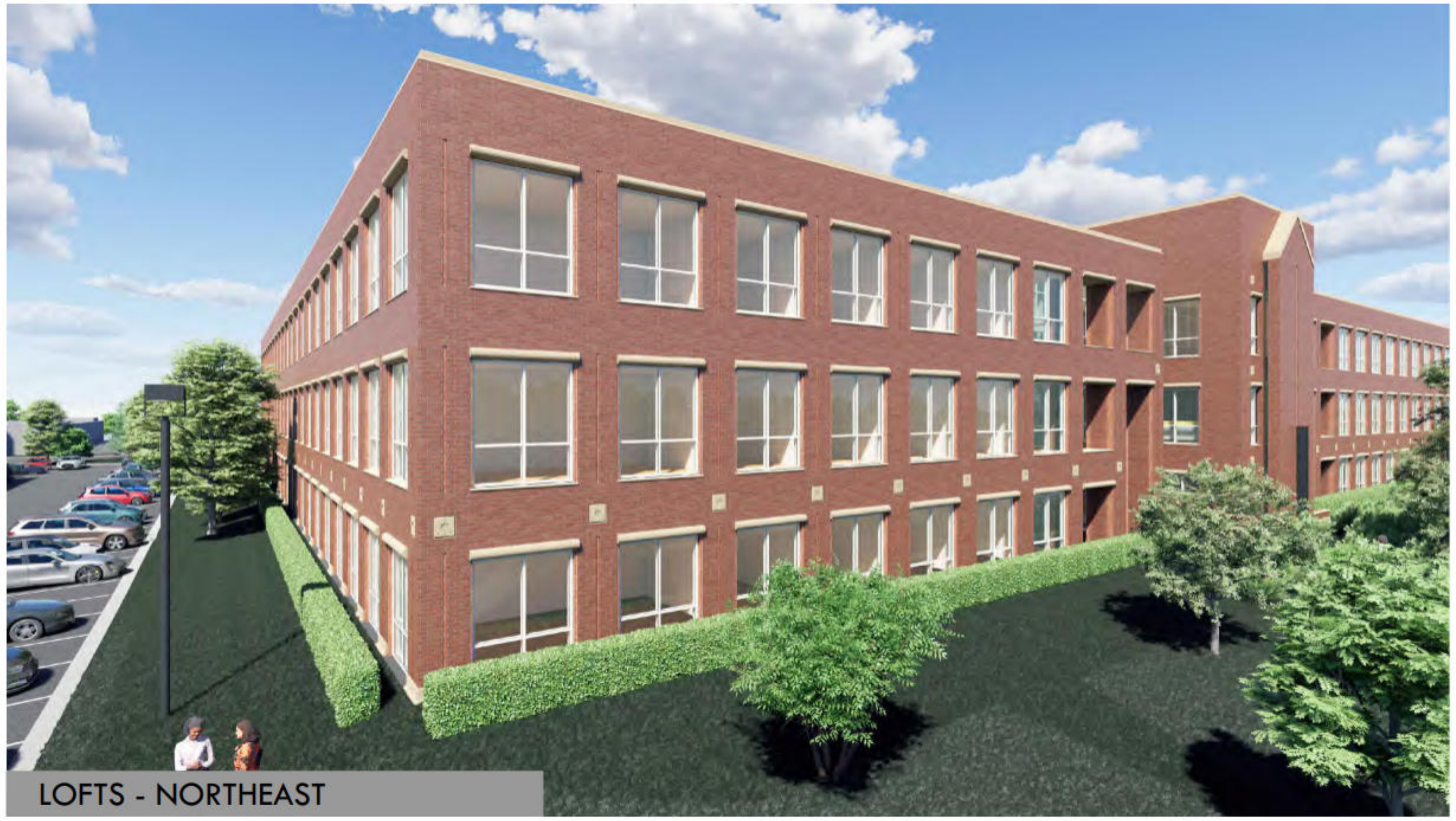

LOFTS - SOUTH EAST


LOFTS - NORTHWEST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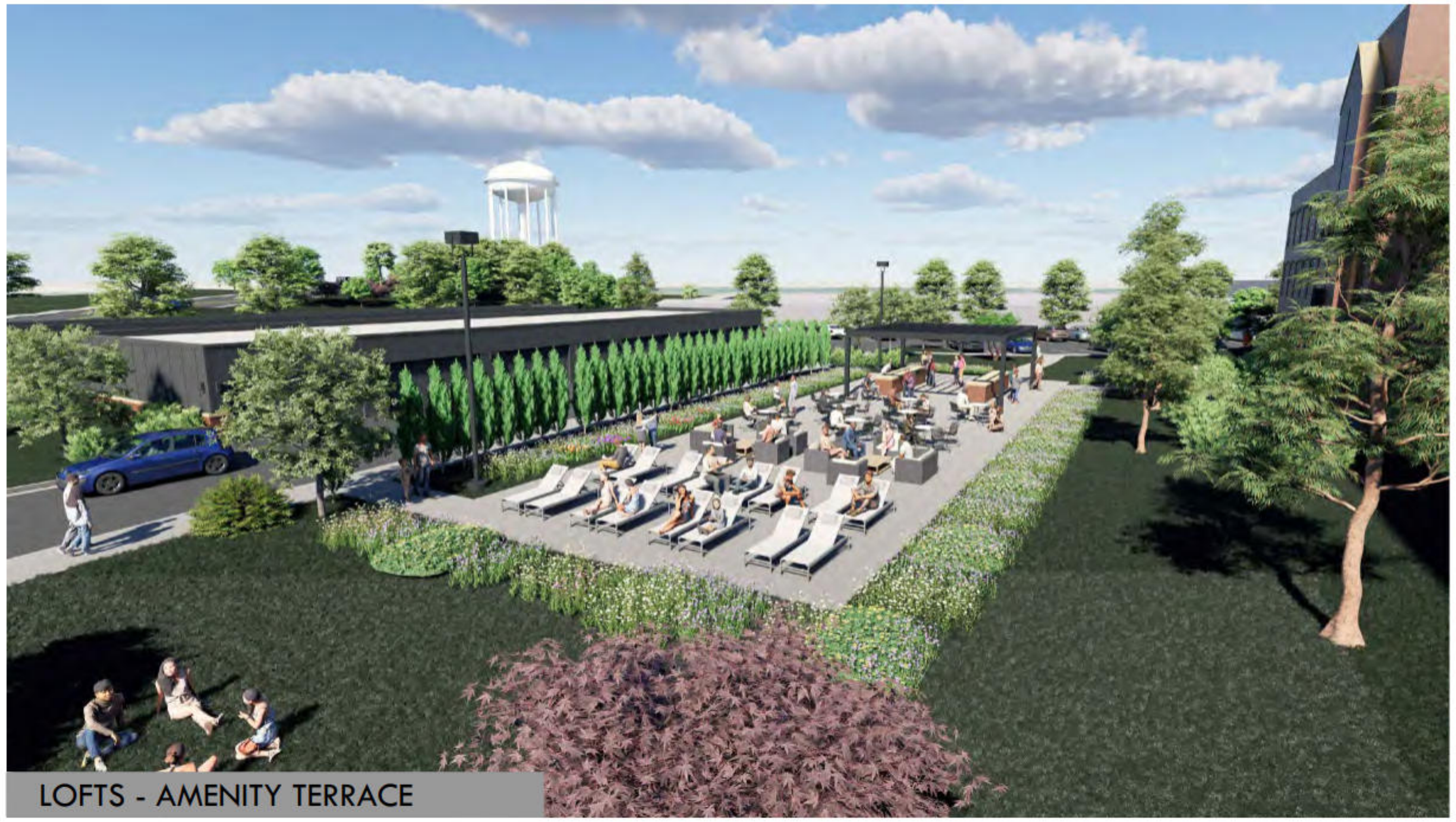
LOFTS - AMENITY TERRACE

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RESIDENTIAL
BUILDING
RENDERINGS

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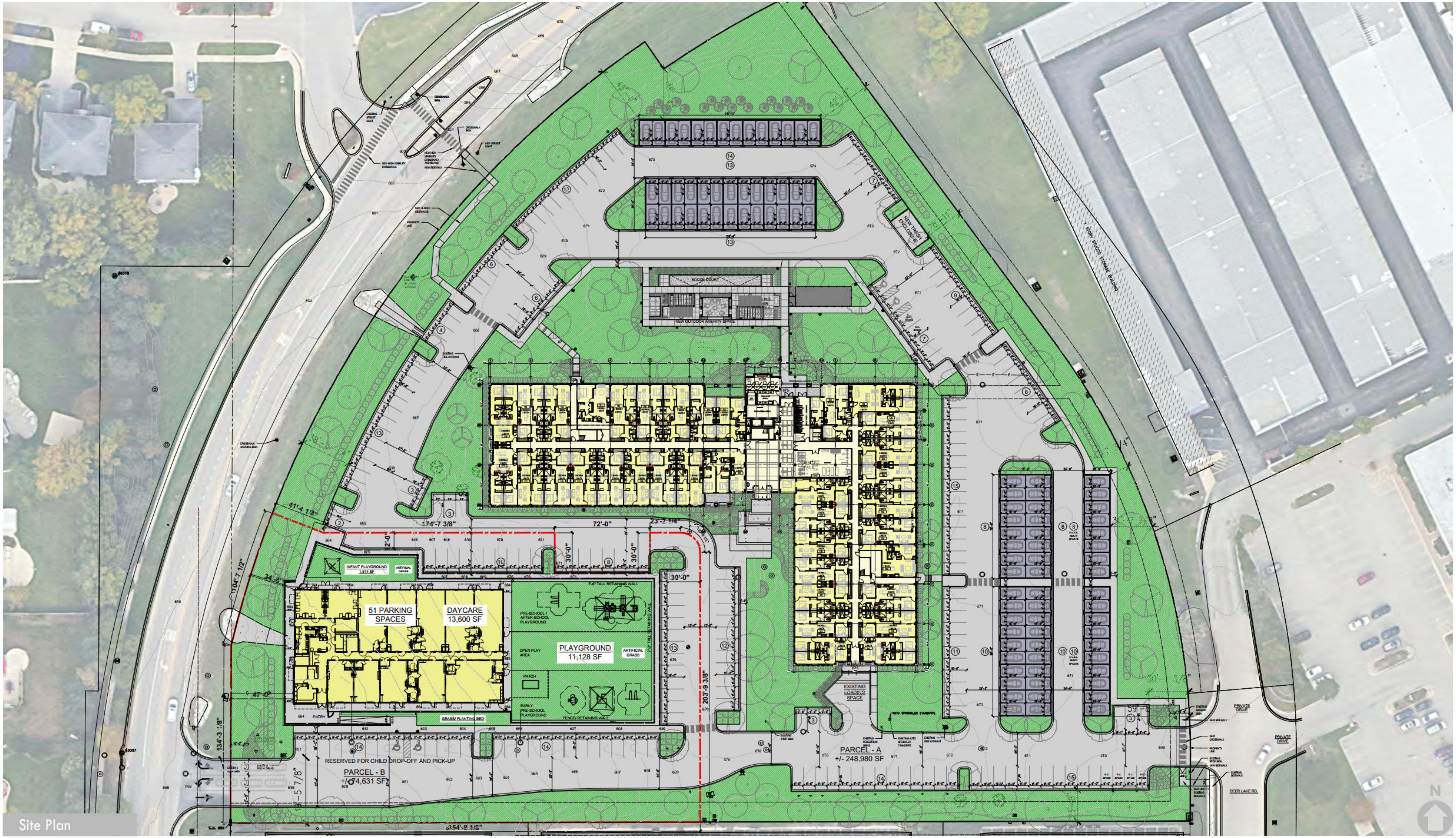
Site Plan
51 PARKING SPACES
DAYCARE
13,600 SF
PLAYGROUND
11,128 SF
INFANT PLAYGROUND
ARTIFICIAL GRASS
PRE-SCHOOL AFTER-SCHOOL PLAYGROUND
OPEN PLAY AREA
PATCH
EARLY PRE-SCHOOL PLAYGROUND
FENCE/ RETAINING WALL
GRASS/ PLANTING BED
ENTRY
RESERVED FOR CHILD DROP-OFF AND PICK-UP
PARCEL - B
+/- 74,631 SF
PARCEL - A
+/- 248,980 SF
EXISTING LOADING SPACE
NEW TRASH ENCLOSURE
BOCCE COURT
NEW OUTDOOR AMENITY SPACE
PRIVATE DRIVE
DEER LAKE RD.
354'-8 1/8"
203'-9 3/8"
174'-7 3/8"
72'-0"
23'-2 1/4"
30'-0"
134'-3 1/8"
104'-7 1/2"
N

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BRICKYARDS LOFTS:

(LOT AREA 323,611 SF - 7.43 ACRES)   112 TOTAL UNITS

LOT COVERAGE CALCULATIONS:	PARKING CALCULATIONS:
BUILDING COVERAGE: 22.33%	REQUIRED: 272
OPEN SPACE: 30.74%	PROVDED: 306

VILLAGE BOARD'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF LAKE AND COOK
APPROVED AND ACCEPTED BY THE VILLAGE OF DEERFIELD, LAKE AND COOK
COUNTIES, ILLINOIS, AT A MEETING HELD THIS ____________ DAY OF ________________, 20___.
BY: ____ ATTEST: ____
VILLAGE PRESIDENT VILLAGE CLERK

PLAN COMMISSIONER'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF LAKE AND COOK
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DEERFIELD, LAKE AND
COOK COUNTIES, ILLINOIS, AT A MEETING HELD THIS ____________ DAY OF
________________, A.D. 20___.
BY: ____ ATTEST: ____
CHAIRMAN SECRETARY

OWNER'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF LAKE AND COOK
THIS IS TO CERTIFY THAT 155 Group, LLC IS THE OWNER OF THE PROPERTY
DESCRIBED ABOVE AND CAUSED THE FINAL DEVELOPMENT PLAN TO BE PREPARED
AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AS
ALLOWED AND PROVIDED BY STATUTES AND THE SAID CORPORATION, AND DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.
DATED AT ____ THIS _____________ DAY OF ____________, A.D. 20___.

155 Group, LLC. an Illinois limited liability company
By: ____
Name: ____
Title: ____

NOTARY'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF LAKE AND COOK
I, ____, A NOTARY PUBLIC IN THE SAID COUNTY, AND
STATE AFORESAID, DO HEREBY CERTIFY THAT
____, ____ (TITLE)
OF ______________________________________ IS PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHO SUBSCRIBED TO THE FORTHCOMING CERTIFICATE OF OWNERSHIP,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION
OF THIS INSTRUMENT IN HIS/HER CAPACITY FOR THE USES AND PURPOSES THEREIN
SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY.
DATED AT ____ THIS _____________ DAY OF ____________, A.D. 20___.
BY: ____
NAME: ____ SEAL: ____

MORTGAGEE CERTIFICATE

STATE OF ____________________)
) S.S.
COUNTY OF ___________________)

____, UNDER THE PROVISIONS OF A CERTAIN
MORTGAGE DATED __________________________ AND RECORDED IN THE RECORDER'S
OFFICE OF LAKE COUNTY, ILLINOIS ON ____________________________ AS DOCUMENT NO. ______________________________
HEREBY CONSENTS TO AND APPROVES THIS SITE PLAN AS DEPICTED HEREON.

DATED THIS ________ DAY OF __________________________, A.D. 2025

____

BY: ______________________________ ATTEST: ____

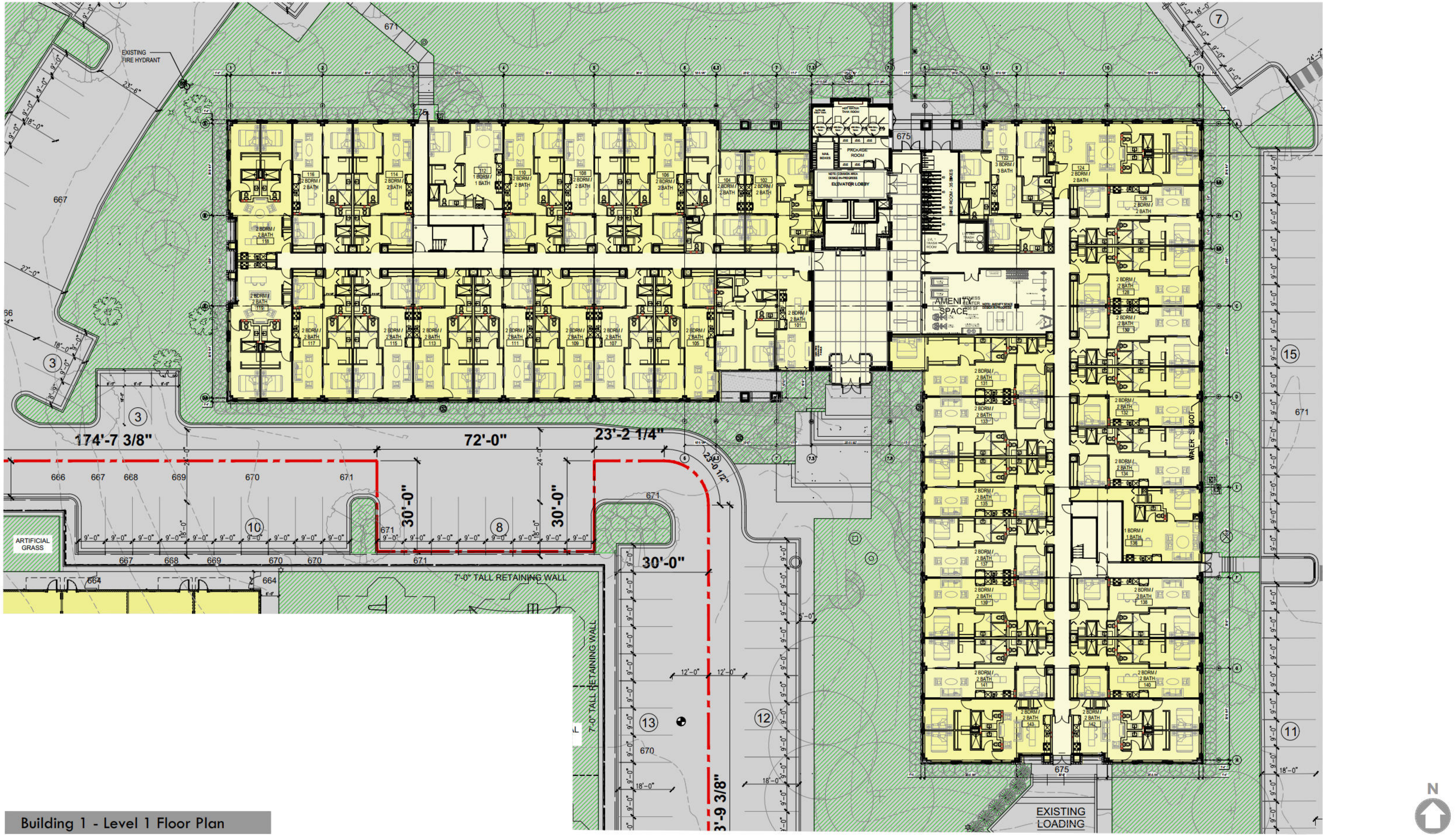
ITS: ______________________________ ITS: ____

NOTARY PUBLIC CERTIFICATE

STATE OF ____________________)
) S.S.
COUNTY OF ___________________)

I ____, A NOTARY PUBLIC IN AND FOR SAID
COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
____ OF ____,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY
IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE
SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE
FREE AND VOLUNTARY ACT OF SAID BANK FOR THE USES AND PURPOSES
THEREIN SET FORTH.

LEGAL DESCRIPTION TOTAL PROPERTY:
LOT 2 IN DEERFIELD BRICKYARDS RESUBDIVISION OF ALL OF LOT 7 IN FLODSTROM'S SUBDIVISION, ALL OF LOT 3 IN DEERFIELD TECH CENTER SUBDIVISION, TOGETHER WITH PART OF VACATED DEER LAKE ROAD, ALL IN THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1989 AS DOCUMENT 2835375, IN LAKE COUNTY, ILLINOIS.


EXISTING FIRE HYDRANT
667
671
675
AMENITY SPACE
ELEVATOR LOBBY
PACKAGE ROOM
BIKE ROOM - 35 BIKES
WATER SPIGOT
174'-7 3/8"
72'-0"
23'-2 1/4"
23'-0 1/2"
30'-0"
30'-0"
30'-0"
7'-0" TALL RETAINING WALL
7'-0" TALL RETAINING WALL
ARTIFICIAL GRASS
12'-0"
18'-0"
9'-0"
670
664
③
⑧
⑩
⑫
⑬
⑮
⑪
⑦
EXISTING LOADING
N

Building 1 - Level 1 Floor Plan

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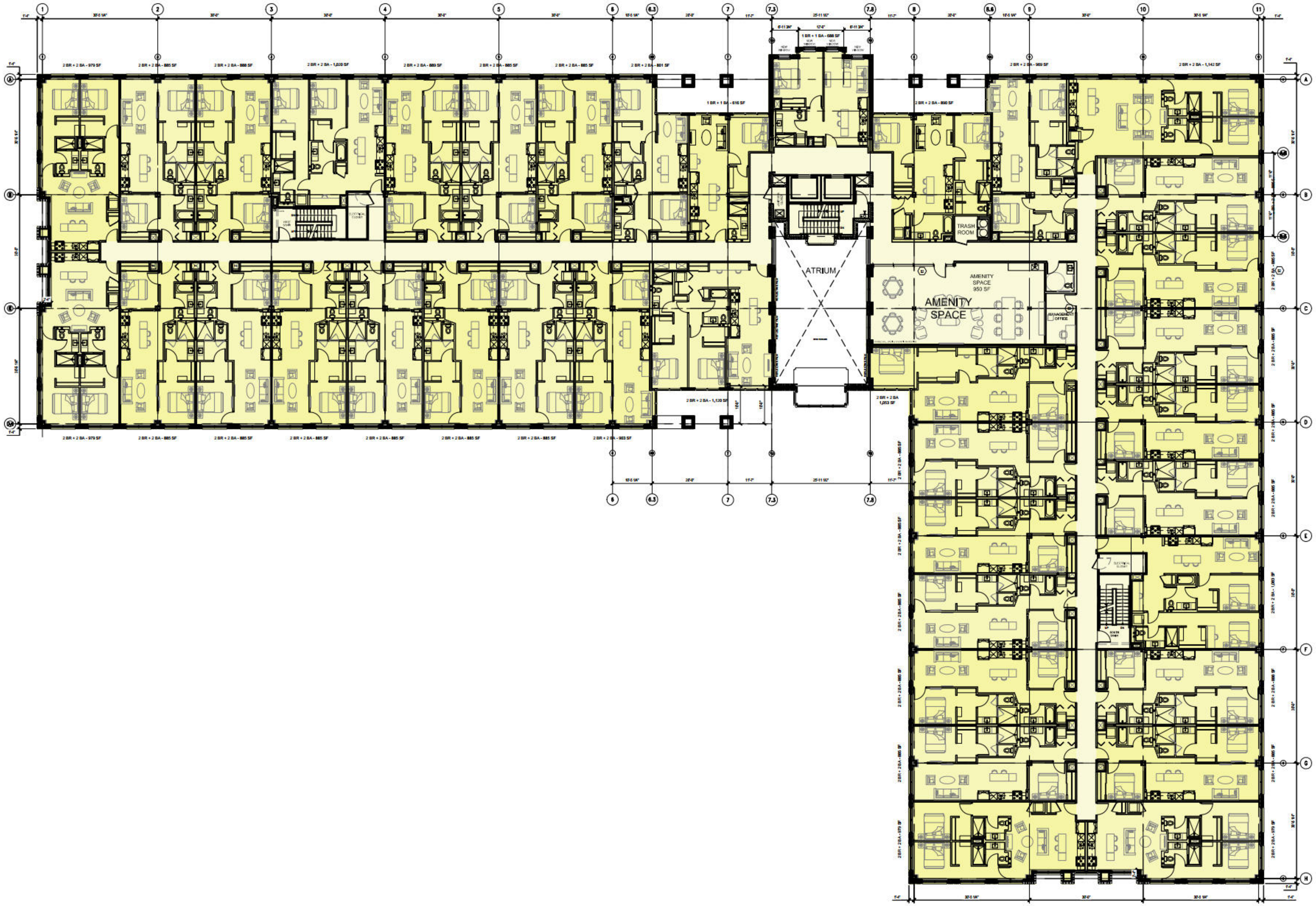
1
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7.8
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8.6
9
10
11
A
B
C
D
E
F
G
H
2 BR + 2 BA - 979 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 888 SF
2 BR + 2 BA - 1,020 SF
2 BR + 2 BA - 889 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 801 SF
1 BR + 1 BA - 688 SF
NEW WINDOW
1 BR + 1 BA - 616 SF
2 BR + 2 BA - 890 SF
2 BR + 2 BA - 969 SF
2 BR + 2 BA - 1,142 SF
TRASH ROOM
ATRIUM
AMENITY SPACE 950 SF
AMENITY SPACE
MANAGEMENT OFFICE
2 BR + 2 BA - 1,120 SF
2 BR + 2 BA 1,053 SF
2 BR + 2 BA - 979 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 903 SF
30'-5 1/4"
30'-0"
10'-5 1/4"
11'-7"
25'-11 1/2"
6'-11 3/4"
12'-0"
1'-4"

N

Building 1 - Typical Floor Plan

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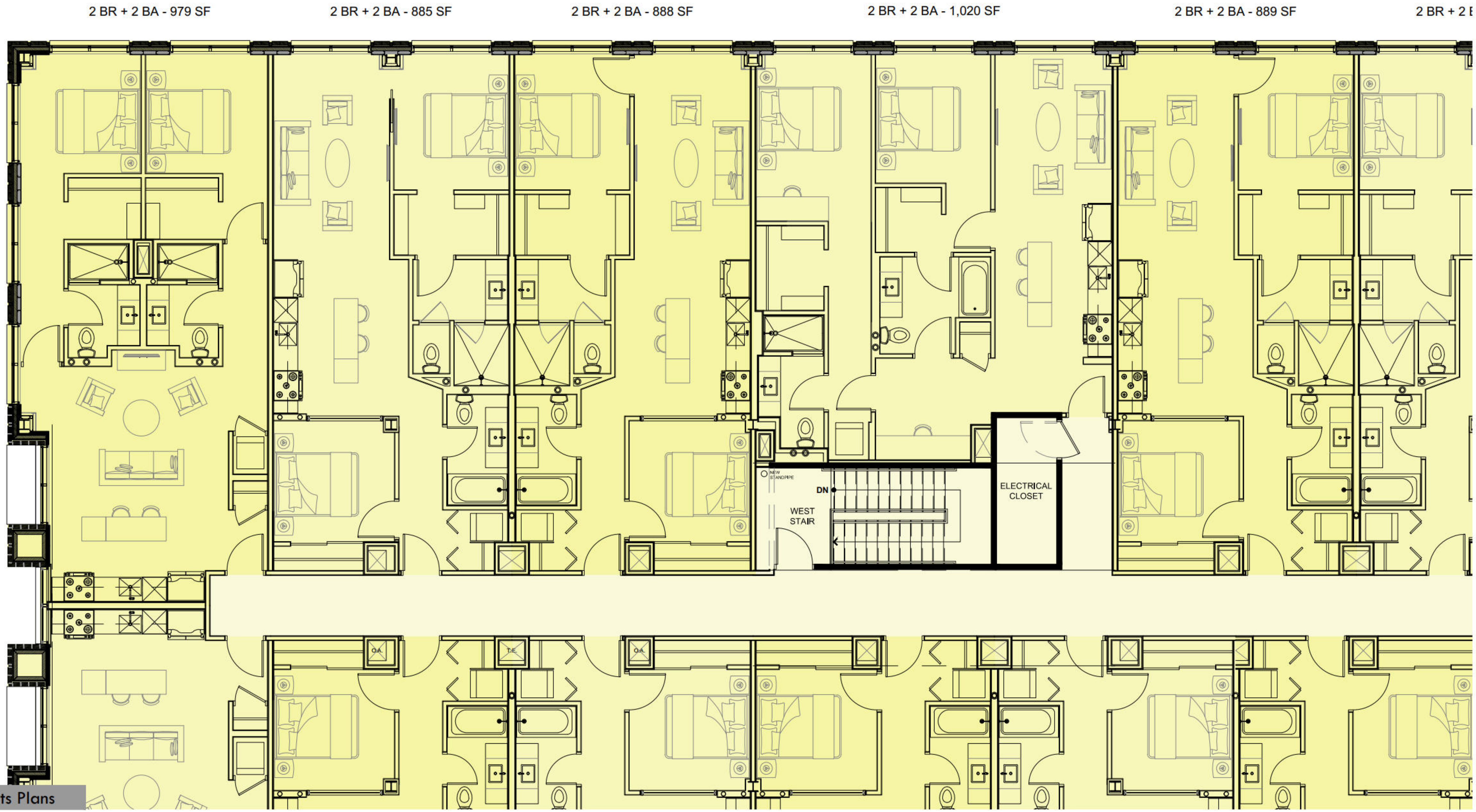
2 BR + 2 BA - 979 SF
2 BR + 2 BA - 885 SF
2 BR + 2 BA - 888 SF
2 BR + 2 BA - 1,020 SF
2 BR + 2 BA - 889 SF
2 BR + 2 B
NEW STANDPIPE
DN
WEST STAIR
ELECTRICAL CLOSET
O.A.
T.E.
O.A.

Enlarged Units Plans

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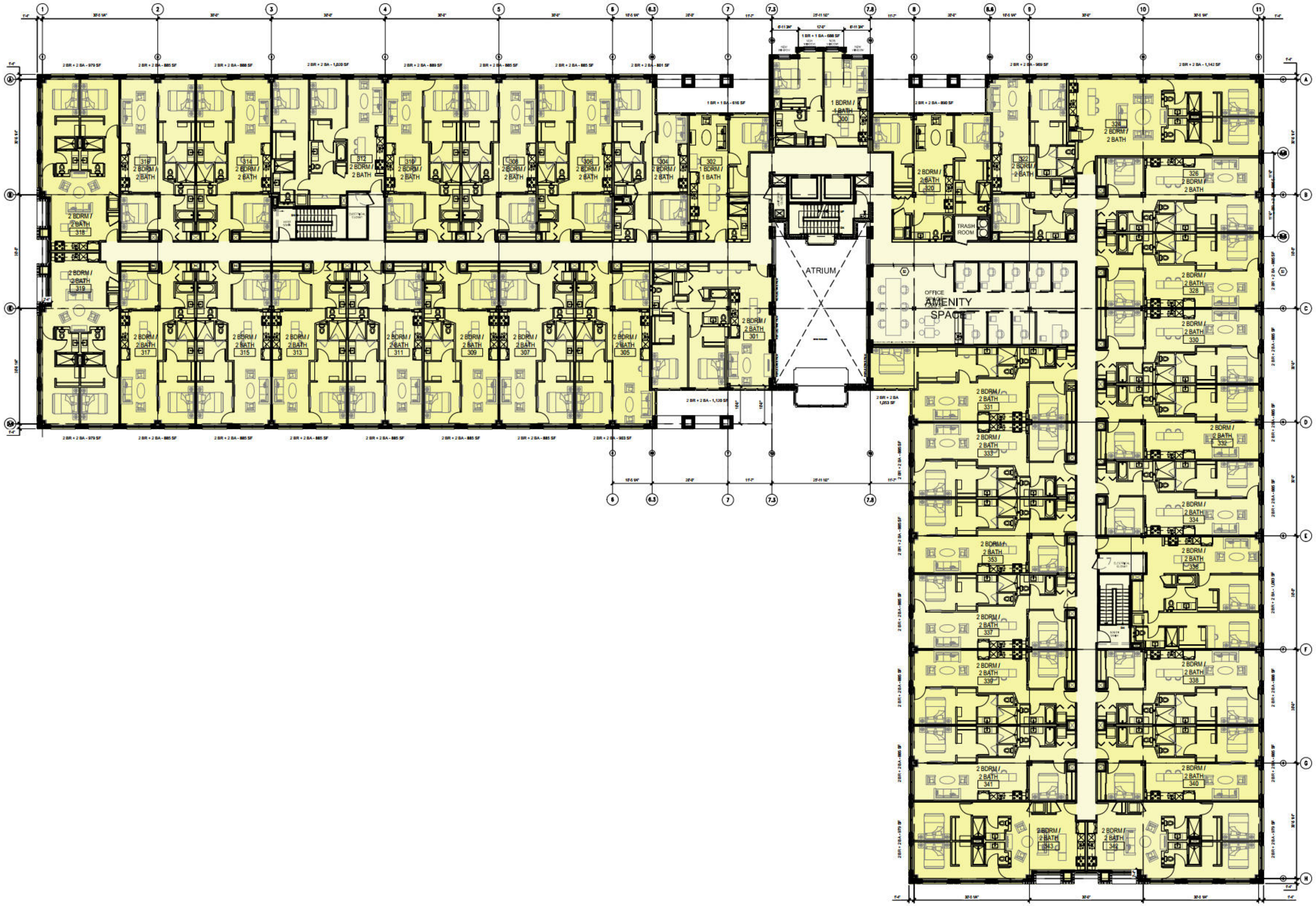
ATRIUM
AMENITY SPACE
OFFICE
TRASH ROOM
1 BDRM / 1 BATH 300
2 BDRM / 2 BATH 301
1 BDRM / 1 BATH 302
2 BDRM / 2 BATH 304
2 BDRM / 2 BATH 305
2 BDRM / 2 BATH 306
2 BDRM / 2 BATH 307
2 BDRM / 2 BATH 308
2 BDRM / 2 BATH 309
2 BDRM / 2 BATH 310
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2 BDRM / 2 BATH 322
2 BDRM / 2 BATH 324
2 BDRM / 2 BATH 326
2 BDRM / 2 BATH 328
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2 BDRM / 2 BATH 331
2 BDRM / 2 BATH 332
2 BDRM / 2 BATH 333
2 BDRM / 2 BATH 334
2 BDRM / 2 BATH 336
2 BDRM / 2 BATH 337
2 BDRM / 2 BATH 338
2 BDRM / 2 BATH 339
2 BDRM / 2 BATH 340
2 BDRM / 2 BATH 341
2 BDRM / 2 BATH 342
2 BDRM / 2 BATH 343
2 BDRM / 2 BATH 353

N

Building 1 - Level 3 Floor Plan

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BRICKYARDS
LOFTS

29 September 2025
24013
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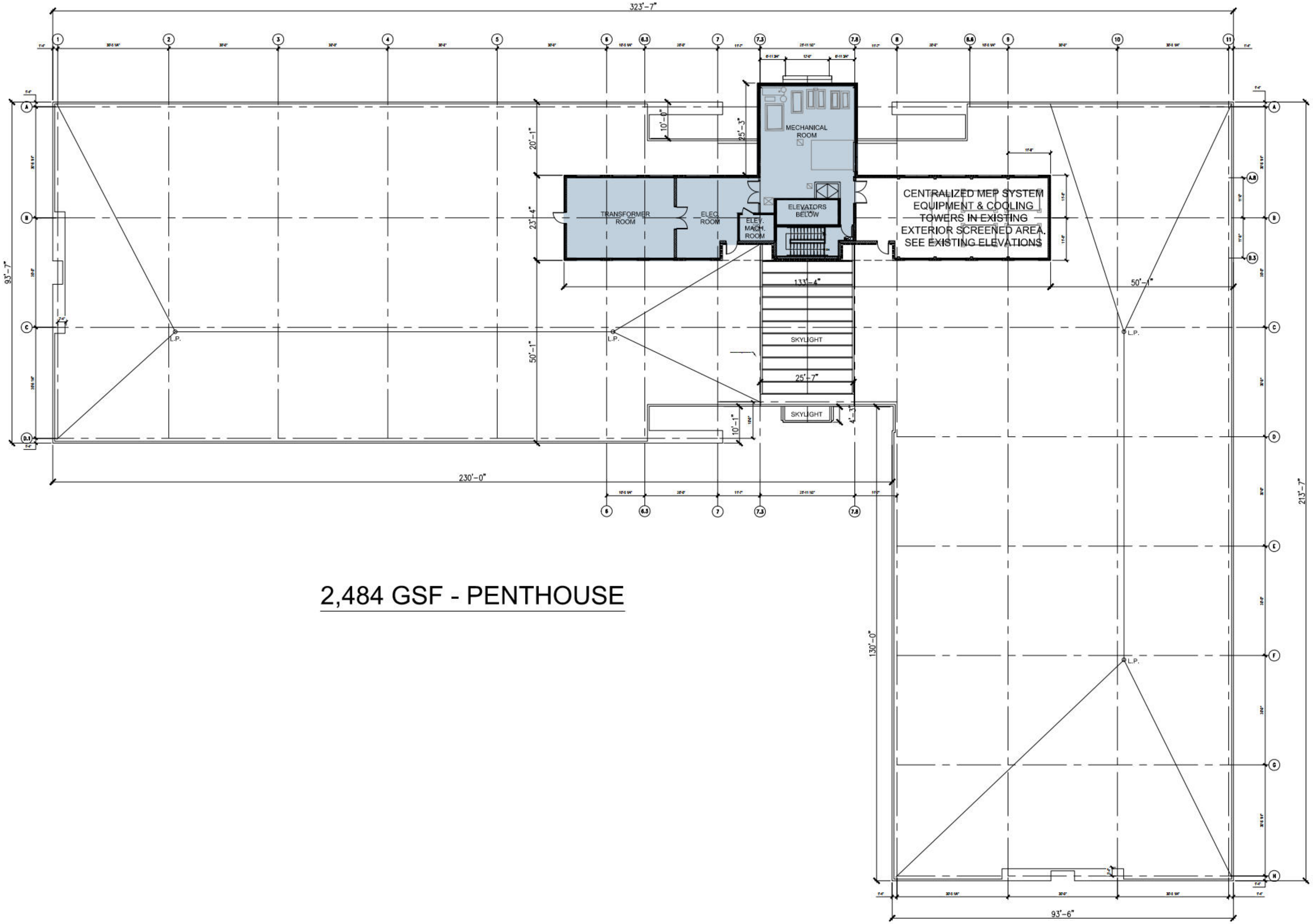
323'-7"
1
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6.3
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8
8.6
9
10
11
A
B
C
D
D.1
E
F
G
H
A.8
B.3
MECHANICAL ROOM
TRANSFORMER ROOM
ELEC ROOM
ELEV. MACH. ROOM
ELEVATORS BELOW
CENTRALIZED MEP SYSTEM EQUIPMENT & COOLING TOWERS IN EXISTING EXTERIOR SCREENED AREA. SEE EXISTING ELEVATIONS
SKYLIGHT
SKYLIGHT
L.P.
L.P.
L.P.
L.P.
10'-0"
25'-3"
20'-1"
23'-4"
50'-1"
133'-4"
50'-1"
25'-7"
10'-1"
4'-3"
93'-7"
230'-0"
213'-7"
130'-0"
93'-6"
2,484 GSF - PENTHOUSE
N

Building 1 - Level 4/ Roof Plan

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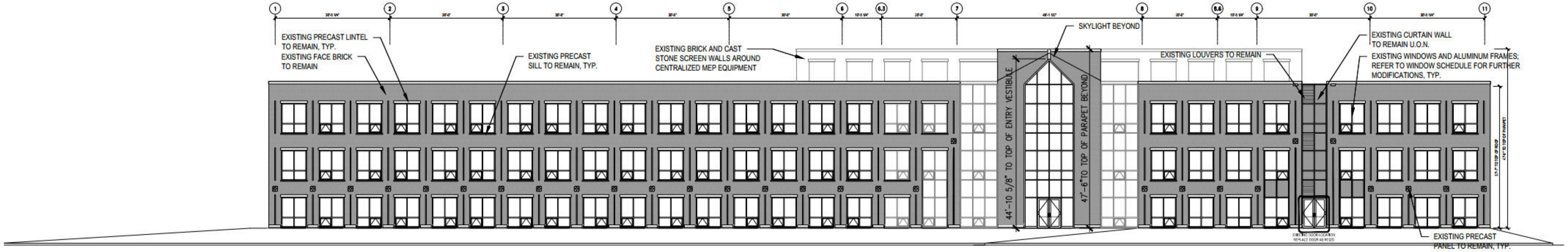
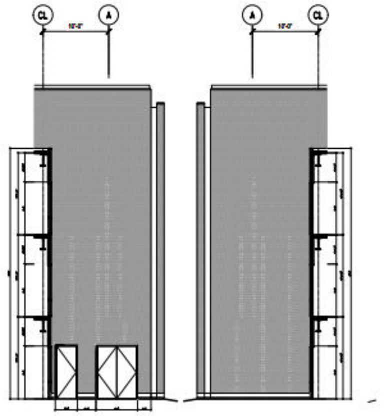
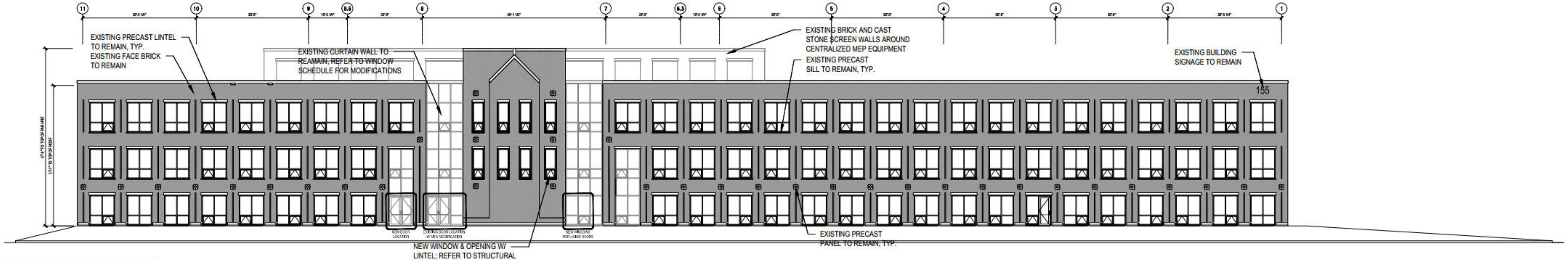


EXISTING PRECAST LINTEL TO REMAIN, TYP.
EXISTING FACE BRICK TO REMAIN
EXISTING PRECAST SILL TO REMAIN, TYP.
EXISTING BRICK AND CAST STONE SCREEN WALLS AROUND CENTRALIZED MEP EQUIPMENT
SKYLIGHT BEYOND
EXISTING LOUVERS TO REMAIN
EXISTING CURTAIN WALL TO REMAIN U.O.N.
EXISTING WINDOWS AND ALUMINUM FRAMES; REFER TO WINDOW SCHEDULE FOR FURTHER MODIFICATIONS, TYP.
44'-10 5/8" TO TOP OF ENTRY VESTIBULE
47'-6" TO TOP OF PARAPET BEYOND
EXISTING DOOR LOCATION REPLACE DOOR AS REQ'D
EXISTING PRECAST PANEL TO REMAIN, TYP.

SOUTH ELEVATION - EXISTING BUILDING

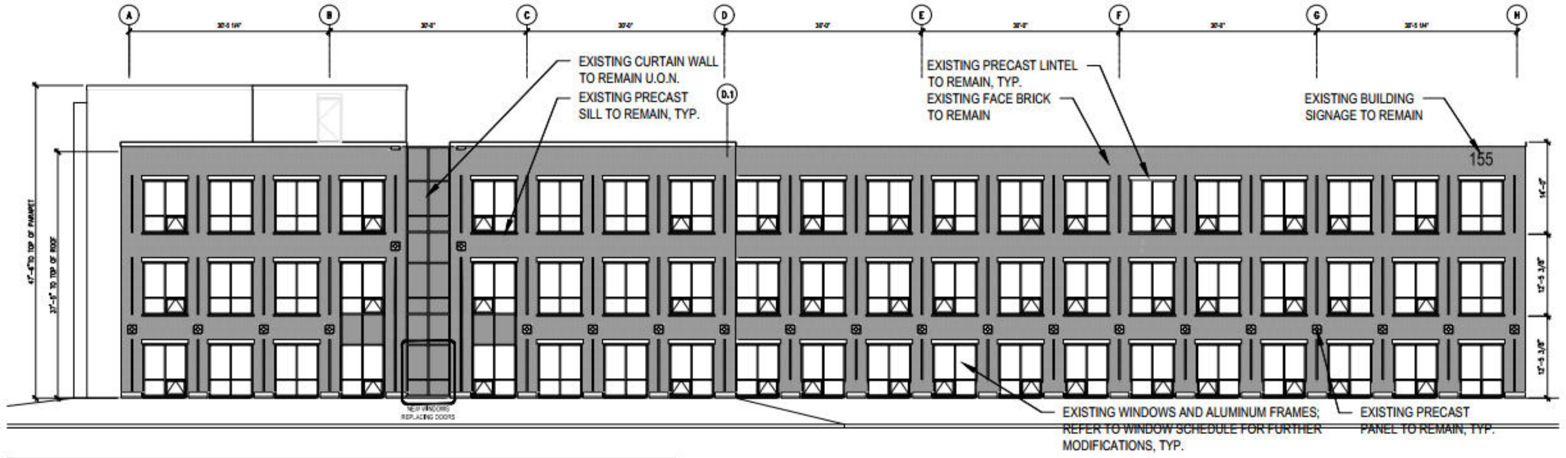


PARTIAL ELEVATIONS



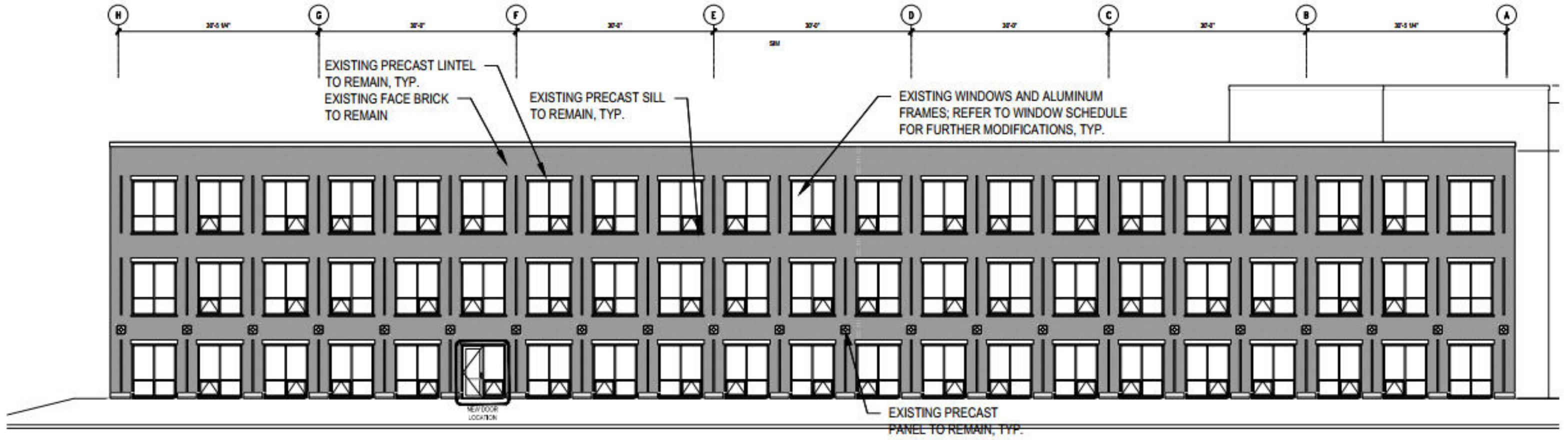
EXISTING PRECAST LINTEL TO REMAIN, TYP.
EXISTING FACE BRICK TO REMAIN
EXISTING CURTAIN WALL TO REAMAIN, REFER TO WINDOW SCHEDULE FOR MODIFICATIONS
EXISTING BRICK AND CAST STONE SCREEN WALLS AROUND CENTRALIZED MEP EQUIPMENT
EXISTING PRECAST SILL TO REMAIN, TYP.
EXISTING BUILDING SIGNAGE TO REMAIN
155
NEW DOOR LOCATION
EXISTING DOOR LOCATION W/ NEW MODIFICATION
NEW WINDOWS REPLACING DOORS
NEW WINDOW & OPENING W/ LINTEL; REFER TO STRUCTURAL
EXISTING PRECAST PANEL TO REMAIN, TYP.

NORTH ELEVATION - EXISTING BUILDING



EXISTING CURTAIN WALL TO REMAIN U.O.N.
EXISTING PRECAST SILL TO REMAIN, TYP.
EXISTING PRECAST LINTEL TO REMAIN, TYP.
EXISTING FACE BRICK TO REMAIN
EXISTING BUILDING SIGNAGE TO REMAIN
155
NEW WINDOWS REPLACING DOORS
EXISTING WINDOWS AND ALUMINUM FRAMES; REFER TO WINDOW SCHEDULE FOR FURTHER MODIFICATIONS, TYP.
EXISTING PRECAST PANEL TO REMAIN, TYP.

WEST ELEVATION - EXISTING BUILDING



EXISTING PRECAST LINTEL TO REMAIN, TYP.
EXISTING FACE BRICK TO REMAIN
EXISTING PRECAST SILL TO REMAIN, TYP.
EXISTING WINDOWS AND ALUMINUM FRAMES; REFER TO WINDOW SCHEDULE FOR FURTHER MODIFICATIONS, TYP.
NEW DOOR LOCATION
EXISTING PRECAST PANEL TO REMAIN, TYP.

EAST ELEVATION - EXISTING BUILDING

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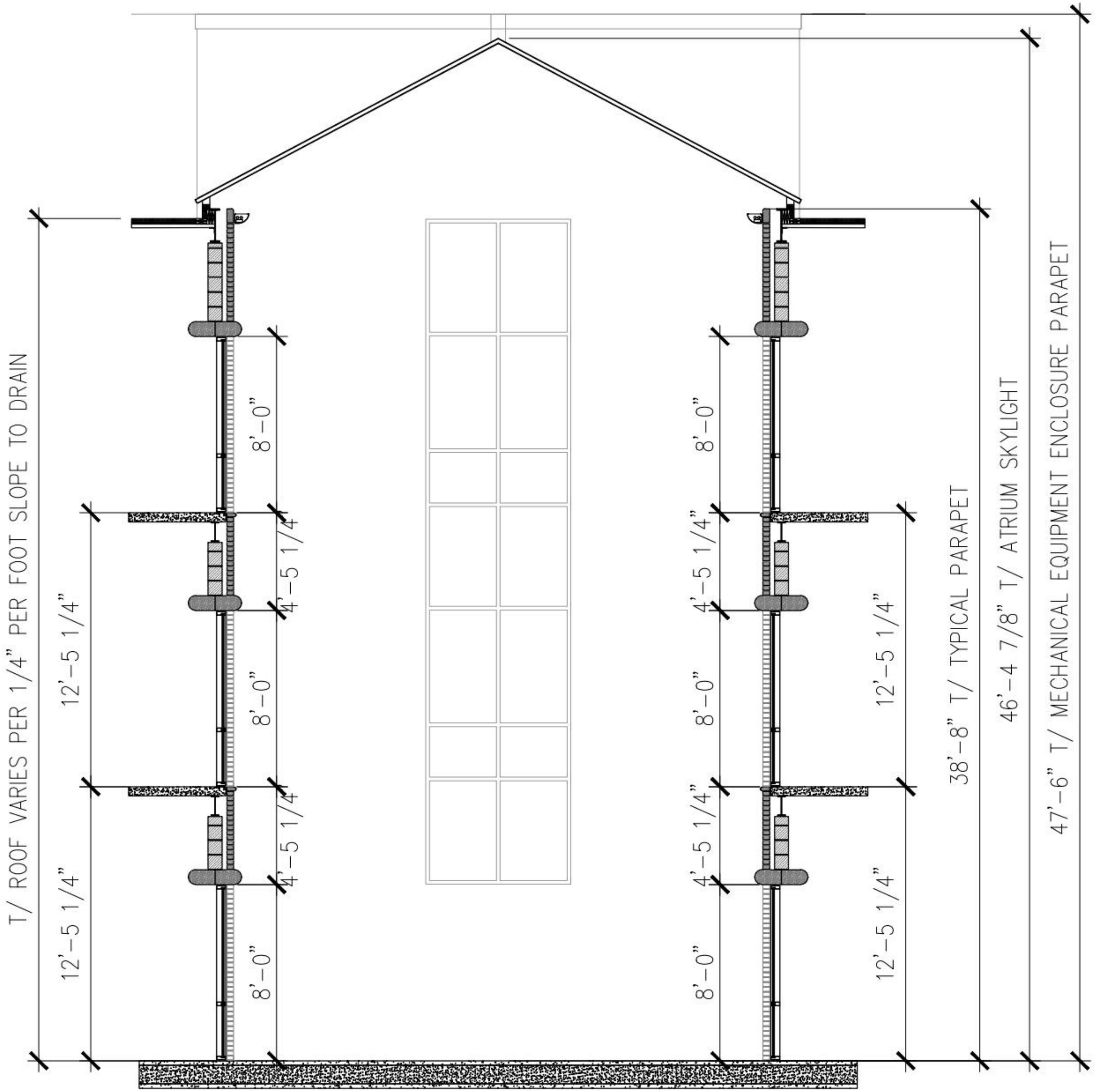
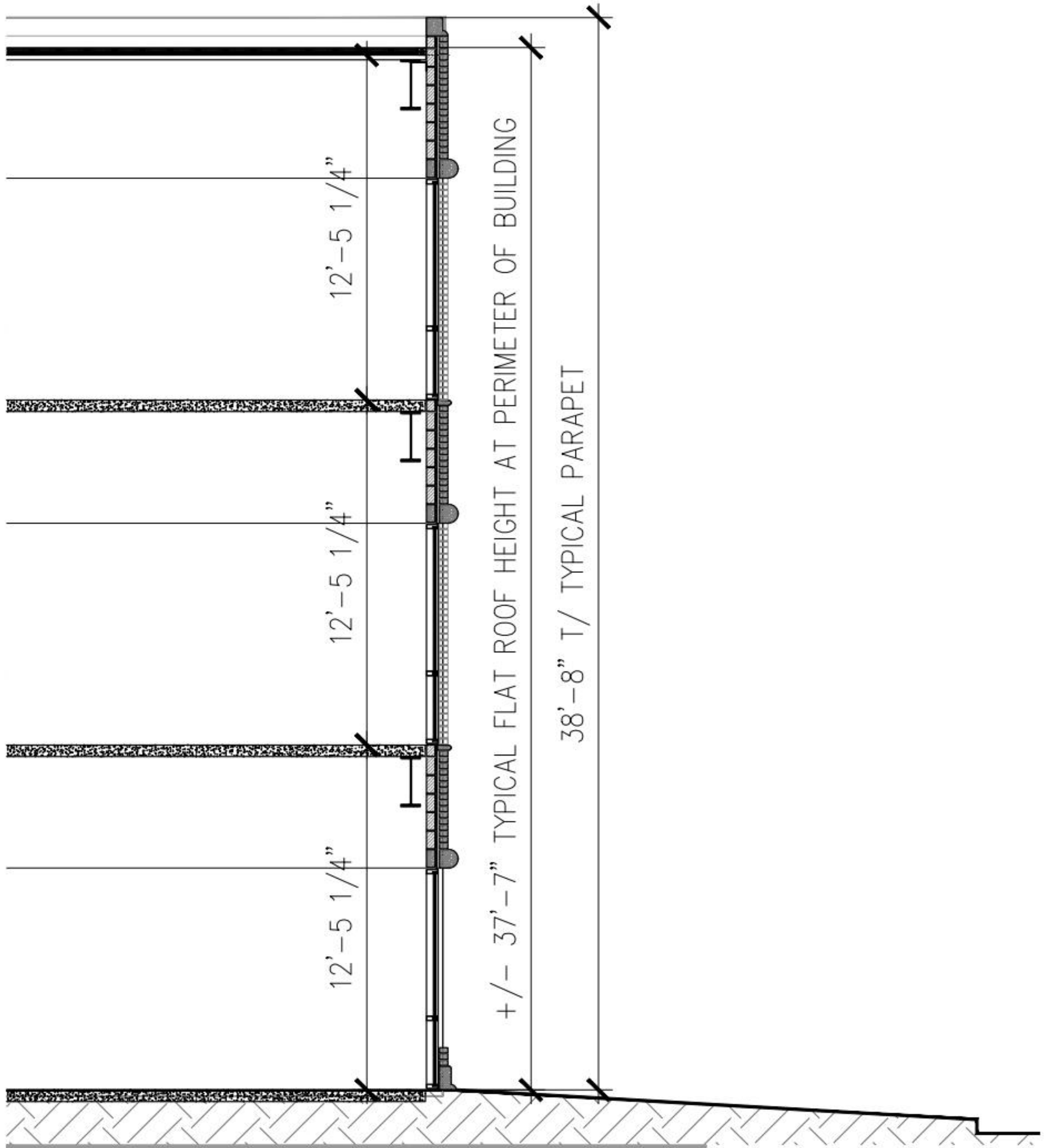
E.L.1


T/ ROOF VARIES PER 1/4" PER FOOT SLOPE TO DRAIN
12'-5 1/4"
12'-5 1/4"
8'-0"
4'-5 1/4"
8'-0"
4'-5 1/4"
8'-0"
8'-0"
4'-5 1/4"
8'-0"
4'-5 1/4"
8'-0"
12'-5 1/4"
12'-5 1/4"
38'-8" T/ TYPICAL PARAPET
46'-4 7/8" T/ ATRIUM SKYLIGHT
47'-6" T/ MECHANICAL EQUIPMENT ENCLOSURE PARAPET

Existing Building Section At Lobby Atrium


12'-5 1/4"
12'-5 1/4"
12'-5 1/4"
+/- 37'-7" TYPICAL FLAT ROOF HEIGHT AT PERIMETER OF BUILDING
38'-8" T/ TYPICAL PARAPET

Existing Building Section At Typical Facade/ Roof

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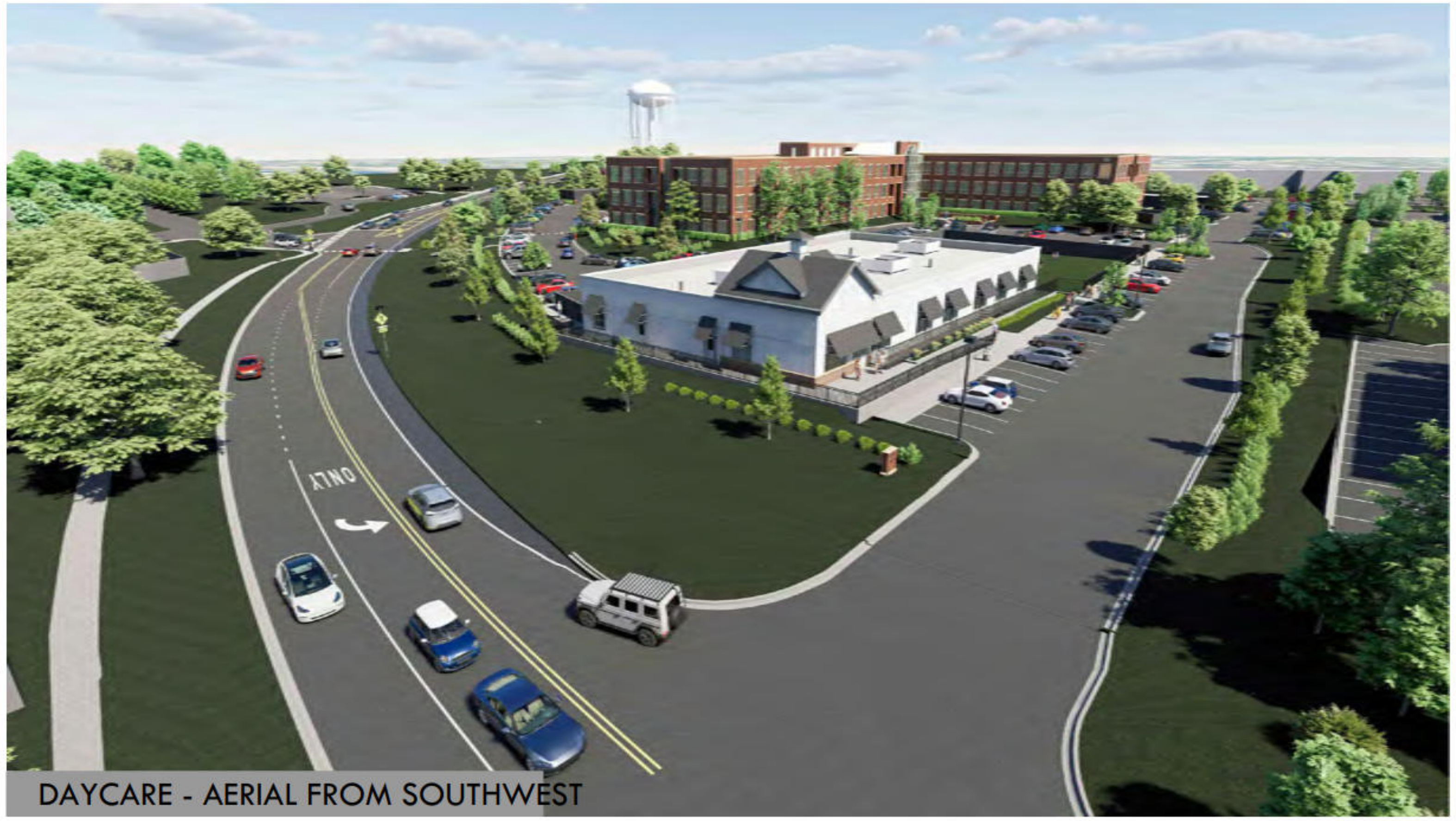
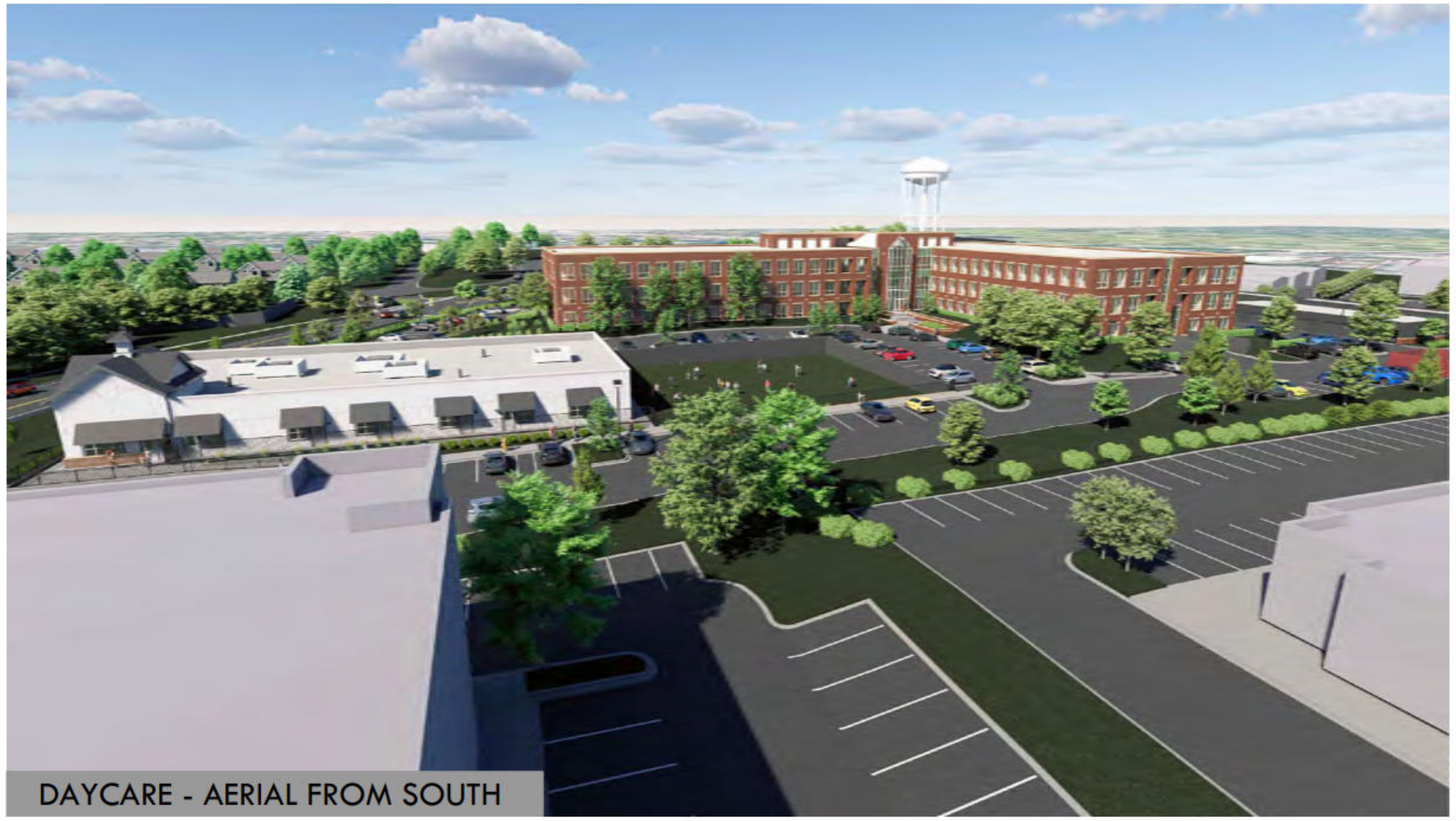
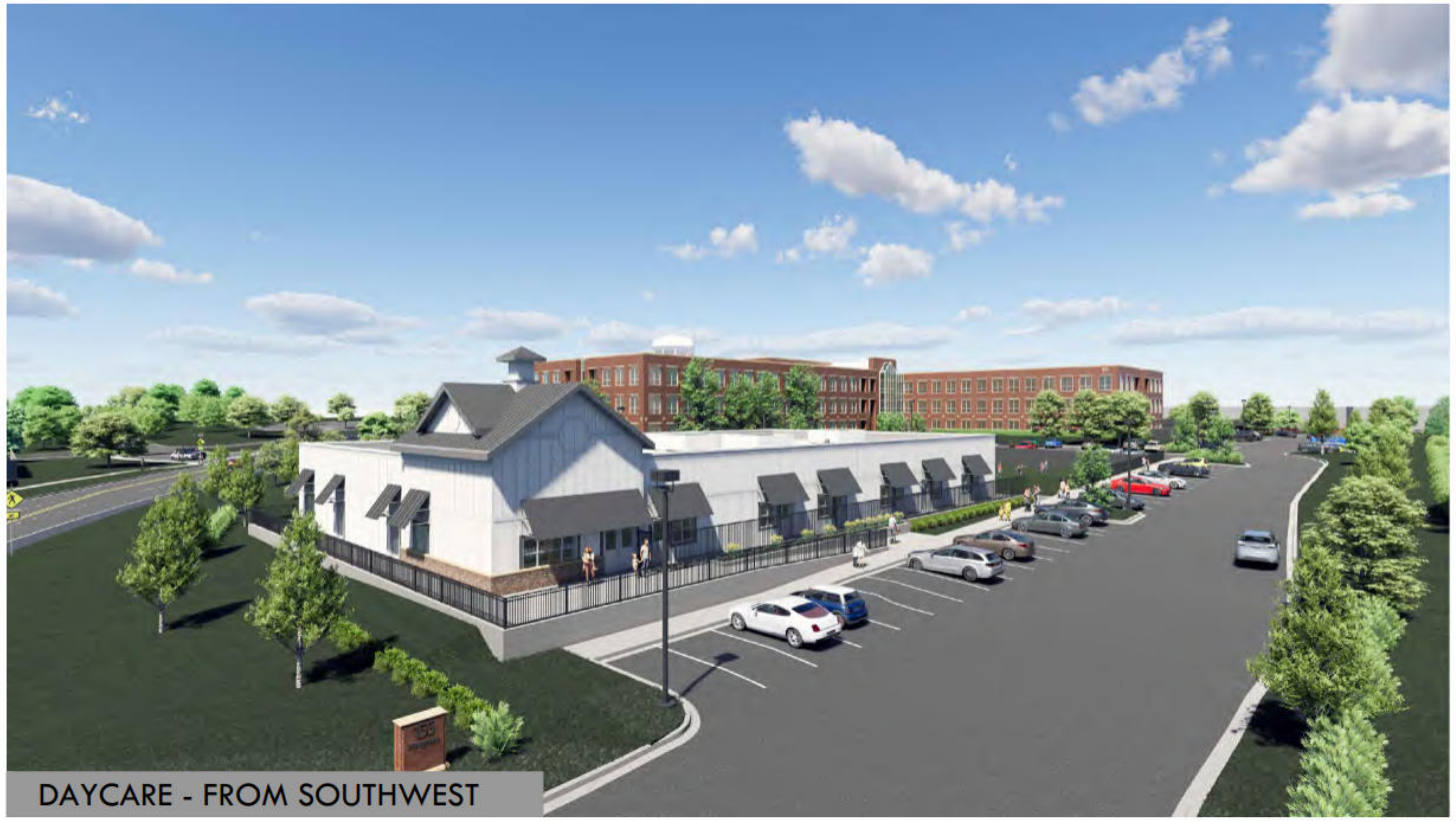
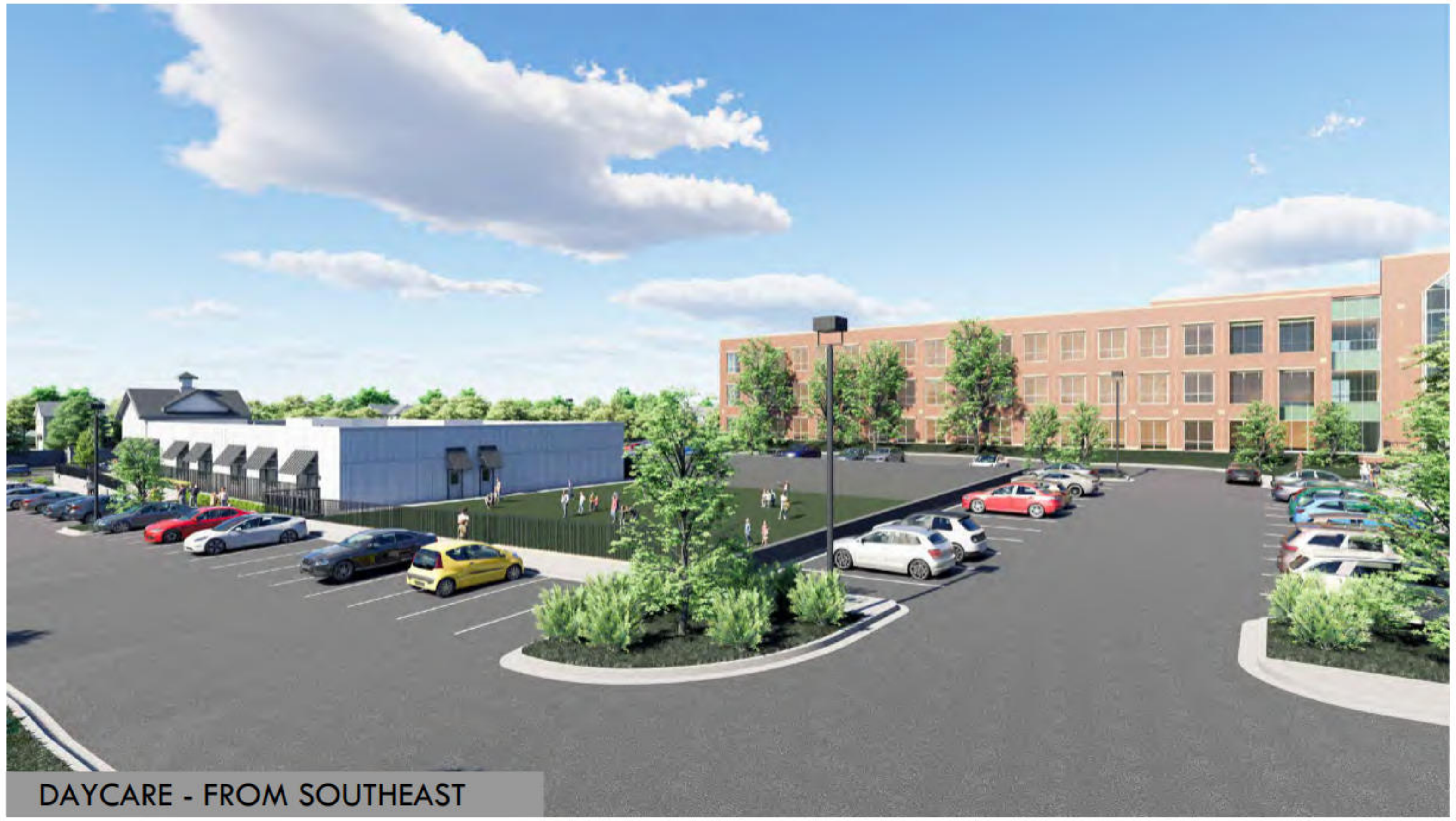
S1


DAYCARE - AERIAL FROM SOUTHWEST


DAYCARE - AERIAL FROM SOUTH


DAYCARE - FROM SOUTHWEST


DAYCARE - FROM SOUTHEAST

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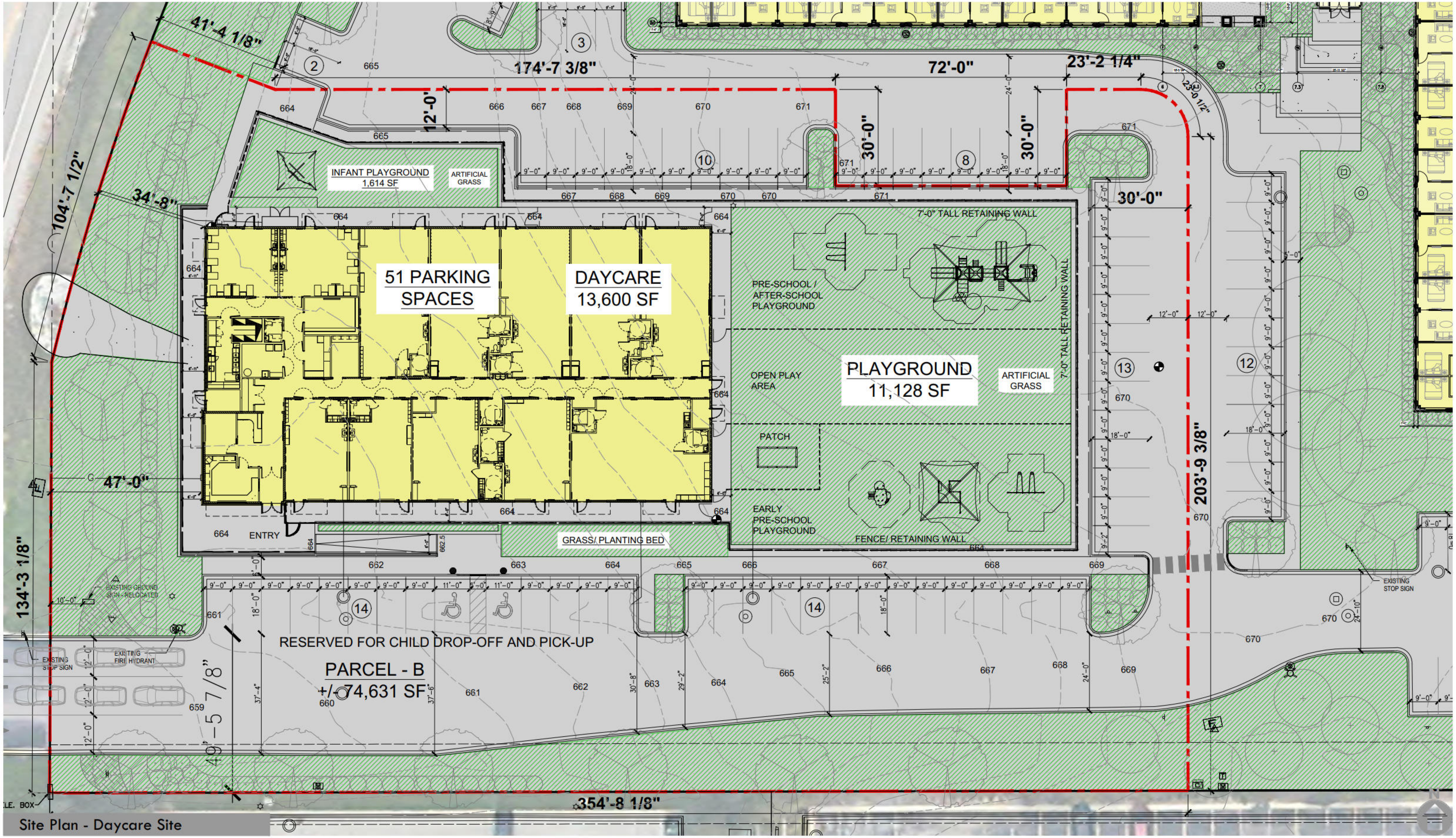
41'-4 1/8"
174'-7 3/8"
72'-0"
23'-2 1/4"
23'-0 1/2"
12'-0"
30'-0"
30'-0"
30'-0"
104'-7 1/2"
34'-8"
47'-0"
134'-3 1/8"
49'-5 7/8"
203'-9 3/8"
354'-8 1/8"
INFANT PLAYGROUND
1,614 SF
ARTIFICIAL GRASS
51 PARKING SPACES
DAYCARE
13,600 SF
7'-0" TALL RETAINING WALL
PRE-SCHOOL / AFTER-SCHOOL PLAYGROUND
OPEN PLAY AREA
PLAYGROUND
11,128 SF
ARTIFICIAL GRASS
7'-0" TALL RETAINING WALL
PATCH
EARLY PRE-SCHOOL PLAYGROUND
FENCE/ RETAINING WALL
GRASS/ PLANTING BED
ENTRY
EXISTING GROUND SIGN - RELOCATED
EXISTING STOP SIGN
EXISTING FIRE HYDRANT
RESERVED FOR CHILD DROP-OFF AND PICK-UP
PARCEL - B
+/- 74,631 SF
EXISTING STOP SIGN
ELE. BOX
2
3
10
8
13
12
14
14

Site Plan - Daycare Site

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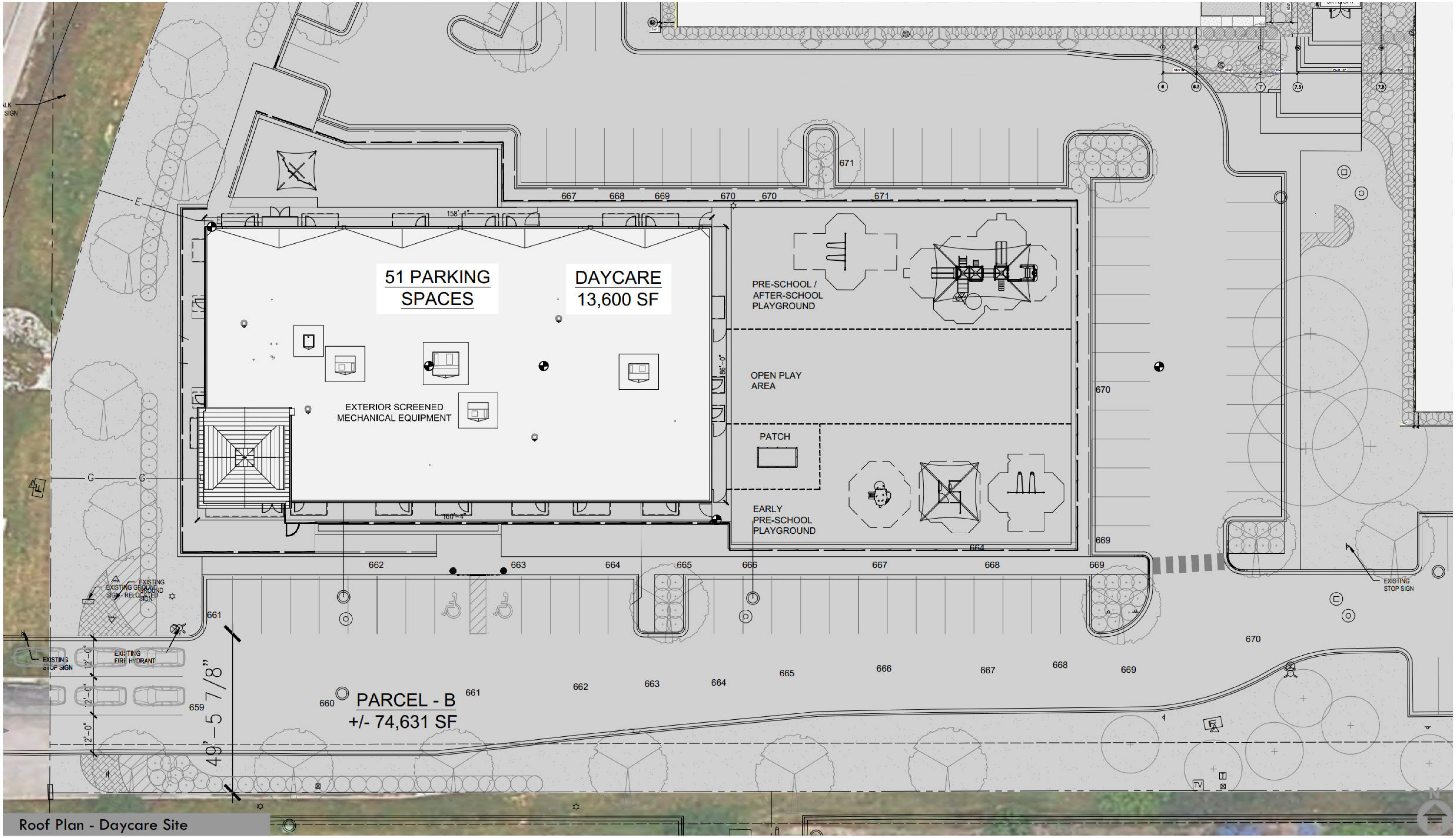
51 PARKING SPACES
DAYCARE 13,600 SF
EXTERIOR SCREENED MECHANICAL EQUIPMENT
PRE-SCHOOL / AFTER-SCHOOL PLAYGROUND
OPEN PLAY AREA
PATCH
EARLY PRE-SCHOOL PLAYGROUND
PARCEL - B
+/- 74,631 SF
49'-5 7/8"
158'-1"
160'-4"
86'-0"
12'-0"
12'-0"
12'-0"
EXISTING STOP SIGN
EXISTING FIRE HYDRANT
EXISTING GROUND SIGN - RELOCATED
EXISTING STOP SIGN
667
668
669
670
670
671
671
670
669
664
662
663
664
665
666
667
668
669
661
660
659
661
662
663
664
665
666
667
668
669
670
E
G
G

Roof Plan - Daycare Site

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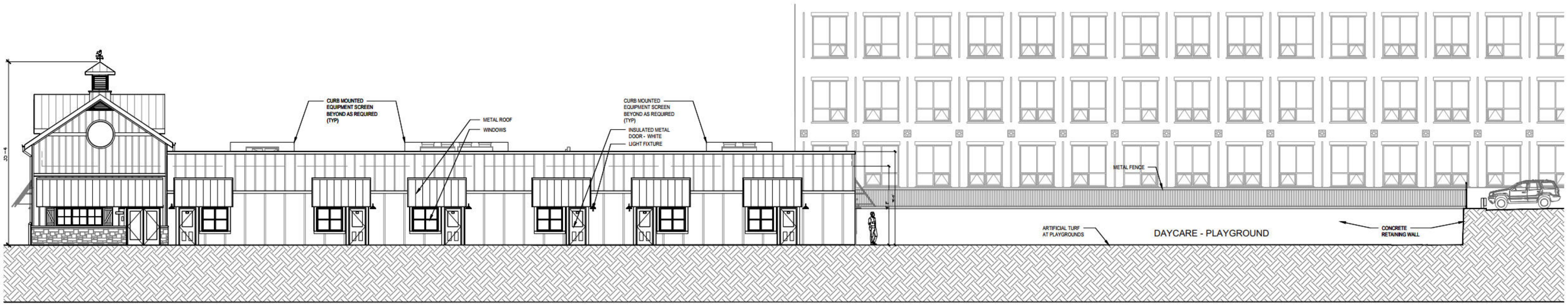
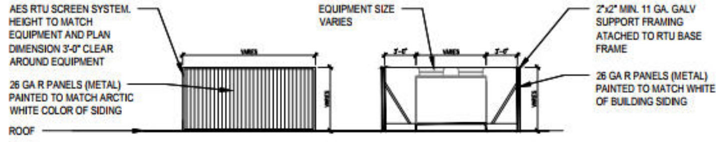
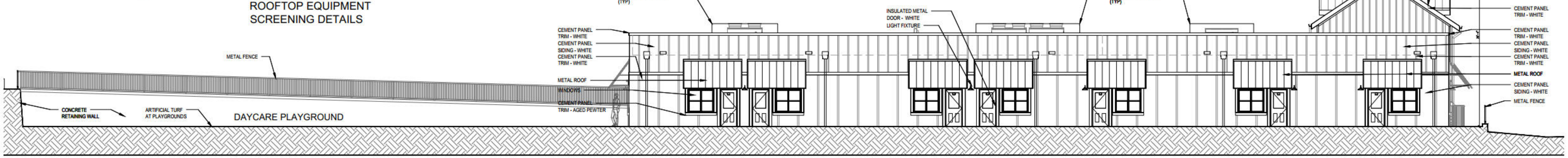

CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
METAL ROOF
WINDOWS
CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
INSULATED METAL
DOOR - WHITE
LIGHT FIXTURE
METAL FENCE
ARTIFICIAL TURF
AT PLAYGROUNDS
DAYCARE - PLAYGROUND
CONCRETE
RETAINING WALL

DAYCARE - SOUTH ELEVATION

0 3' 5' 10' 20'

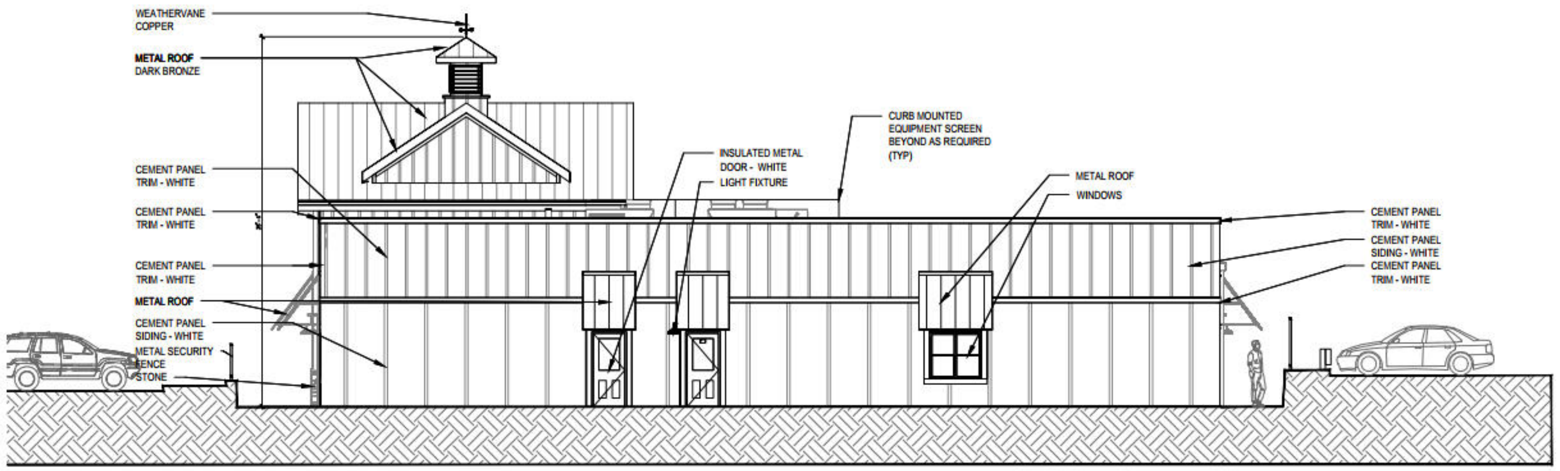

AES RTU SCREEN SYSTEM.
HEIGHT TO MATCH
EQUIPMENT AND PLAN
DIMENSION 3'-0" CLEAR
AROUND EQUIPMENT
26 GA R PANELS (METAL)
PAINTED TO MATCH ARCTIC
WHITE COLOR OF SIDING
ROOF
EQUIPMENT SIZE
VARIES
VARIES
3'-0"
VARIES
3'-0"
2"x2" MIN. 11 GA. GALV
SUPPORT FRAMING
ATACHED TO RTU BASE
FRAME
26 GA R PANELS (METAL)
PAINTED TO MATCH WHITE
OF BUILDING SIDING

ROOFTOP EQUIPMENT SCREENING DETAILS


METAL FENCE
CONCRETE
RETAINING WALL
ARTIFICIAL TURF
AT PLAYGROUNDS
DAYCARE PLAYGROUND
CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
SIDING - WHITE
CEMENT PANEL
TRIM - WHITE
METAL ROOF
WINDOWS
CEMENT PANEL
TRIM - AGED PEWTER
INSULATED METAL
DOOR - WHITE
LIGHT FIXTURE
CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
WEATHERVANE
COPPER
METAL ROOF
DARK BRONZE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
SIDING - WHITE
CEMENT PANEL
TRIM - WHITE
METAL ROOF
CEMENT PANEL
SIDING - WHITE
METAL FENCE

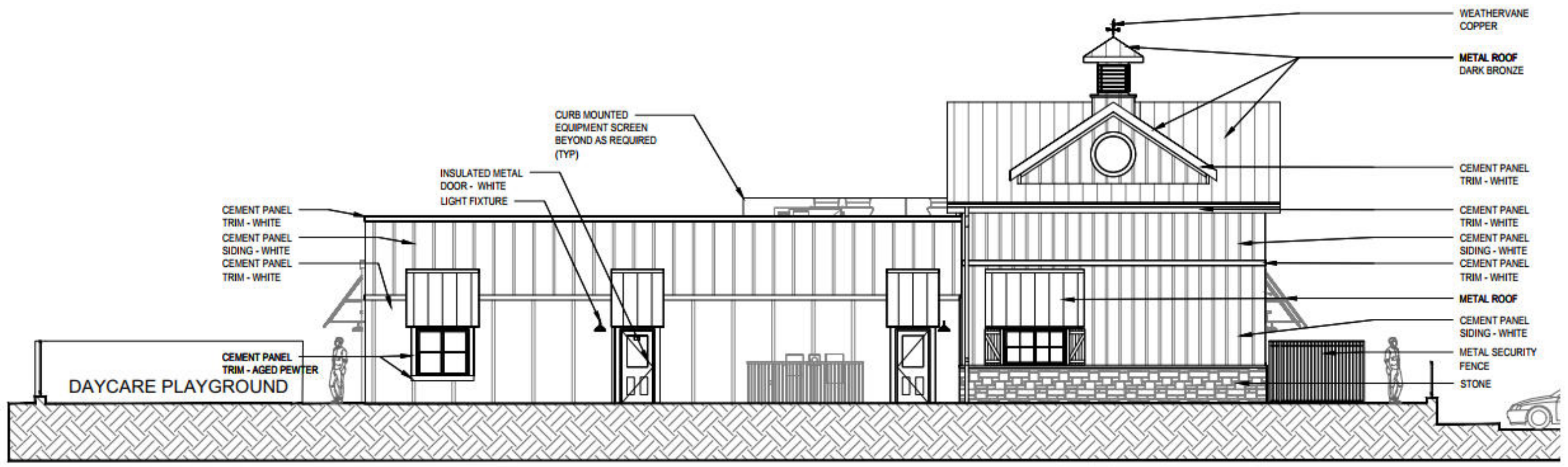
DAYCARE - NORTH ELEVATION

0 3' 5' 10' 20'


WEATHERVANE
COPPER
METAL ROOF
DARK BRONZE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
TRIM - WHITE
METAL ROOF
CEMENT PANEL
SIDING - WHITE
METAL SECURITY
FENCE
STONE
INSULATED METAL
DOOR - WHITE
LIGHT FIXTURE
CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
METAL ROOF
WINDOWS
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
SIDING - WHITE
CEMENT PANEL
TRIM - WHITE

DAYCARE - EAST ELEVATION

0 3' 5' 10' 20'


CURB MOUNTED
EQUIPMENT SCREEN
BEYOND AS REQUIRED
(TYP)
INSULATED METAL
DOOR - WHITE
LIGHT FIXTURE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
SIDING - WHITE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
TRIM - AGED PEWTER
DAYCARE PLAYGROUND
WEATHERVANE
COPPER
METAL ROOF
DARK BRONZE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
TRIM - WHITE
CEMENT PANEL
SIDING - WHITE
CEMENT PANEL
TRIM - WHITE
METAL ROOF
CEMENT PANEL
SIDING - WHITE
METAL SECURITY
FENCE
STONE

DAYCARE - WEST ELEVATION

0 3' 5' 10' 20'

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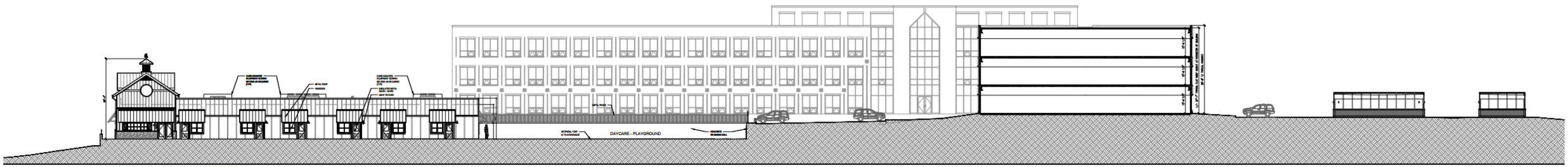
CURB MOUNTED EQUIPMENT SCREEN BEYOND AS REQUIRED (TYP)
METAL ROOF
WINDOWS
CURB MOUNTED EQUIPMENT SCREEN BEYOND AS REQUIRED (TYP)
INSULATED METAL DOOR - WHITE
LIGHT FIXTURE
METAL FENCE
ARTIFICIAL TURF AT PLAYGROUND
DAYCARE - PLAYGROUND
CONCRETE RETAINING WALL

DAYCARE - SOUTH ELEVATION

Site Section Elevation

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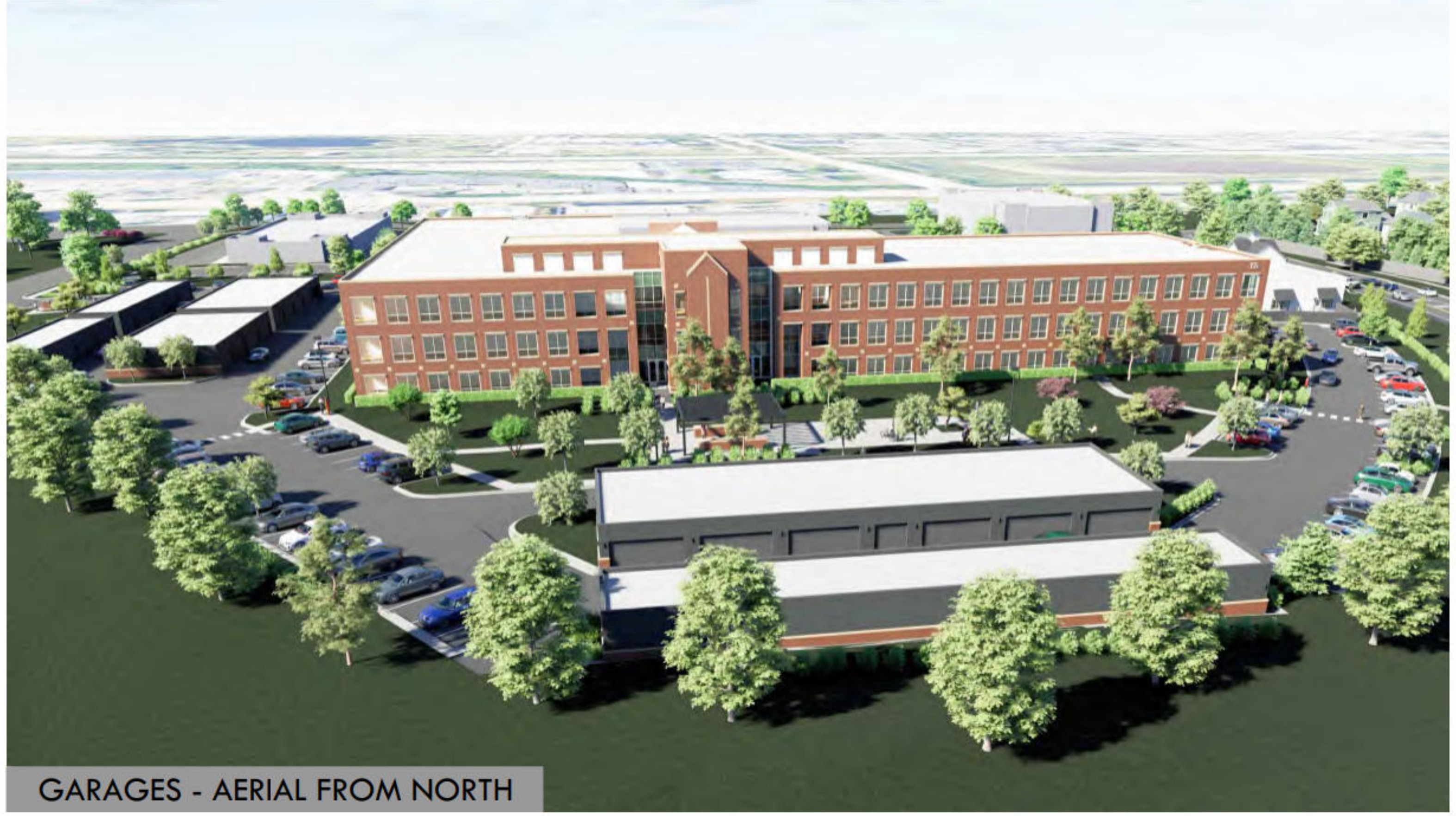
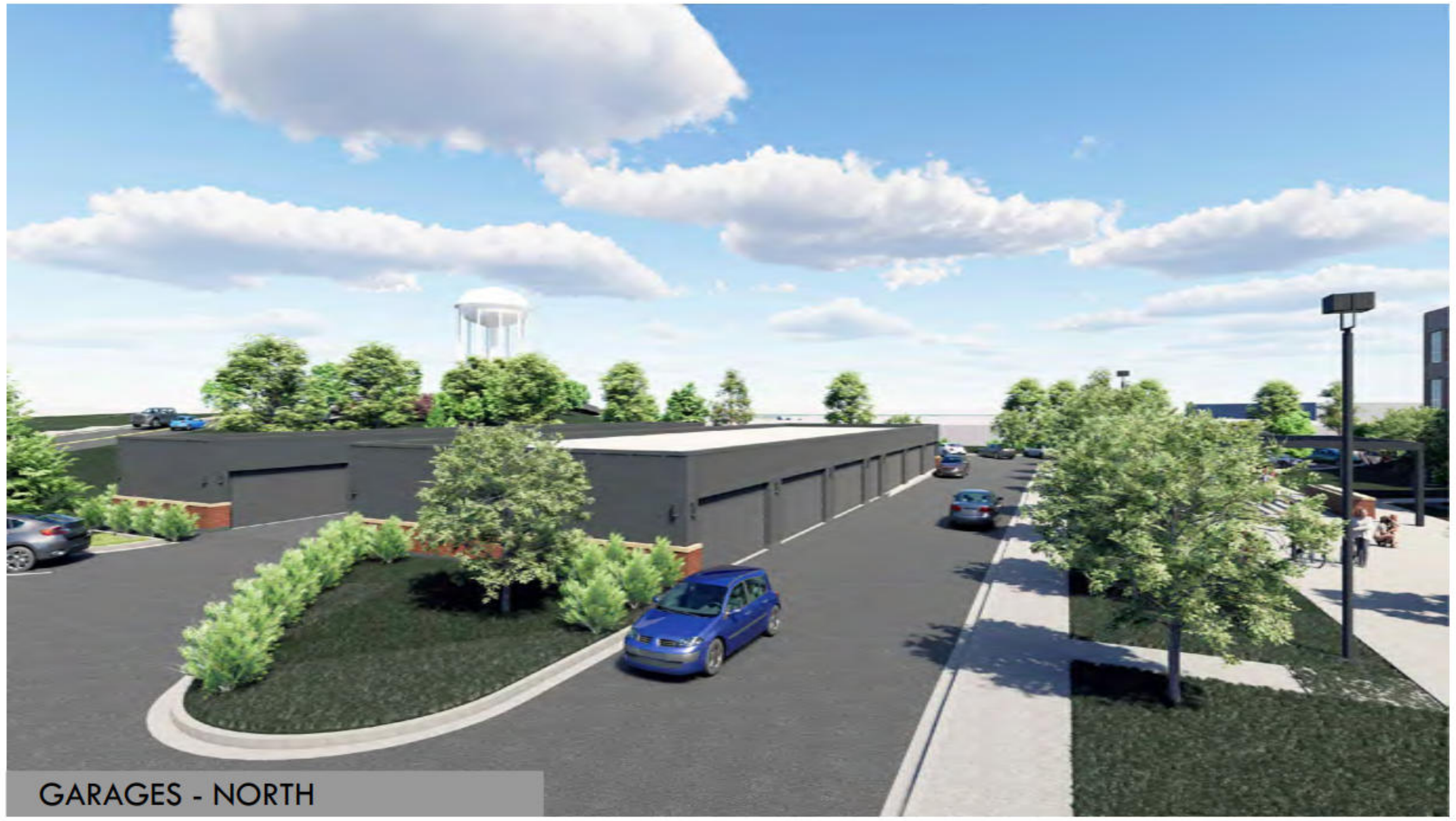
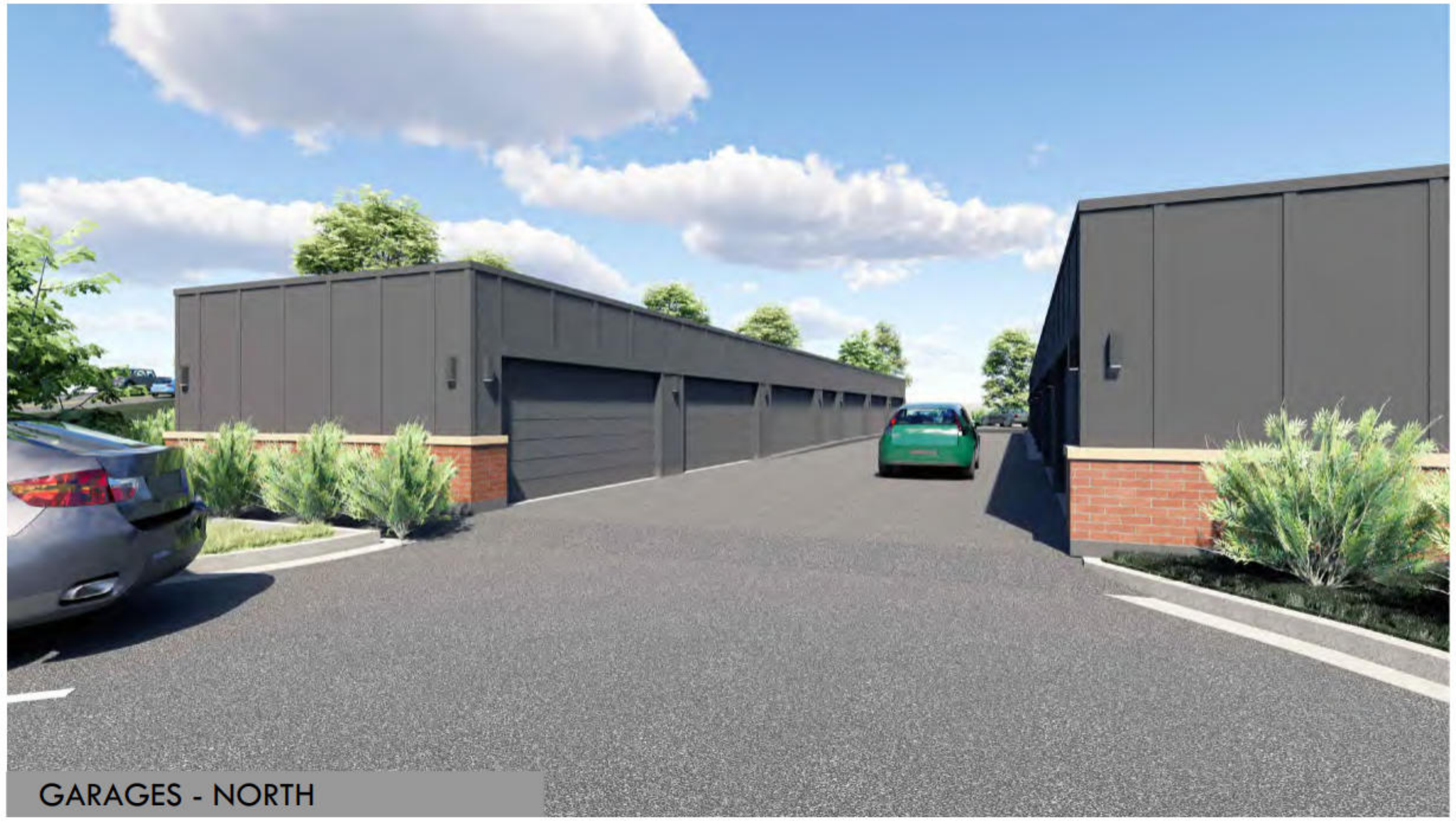
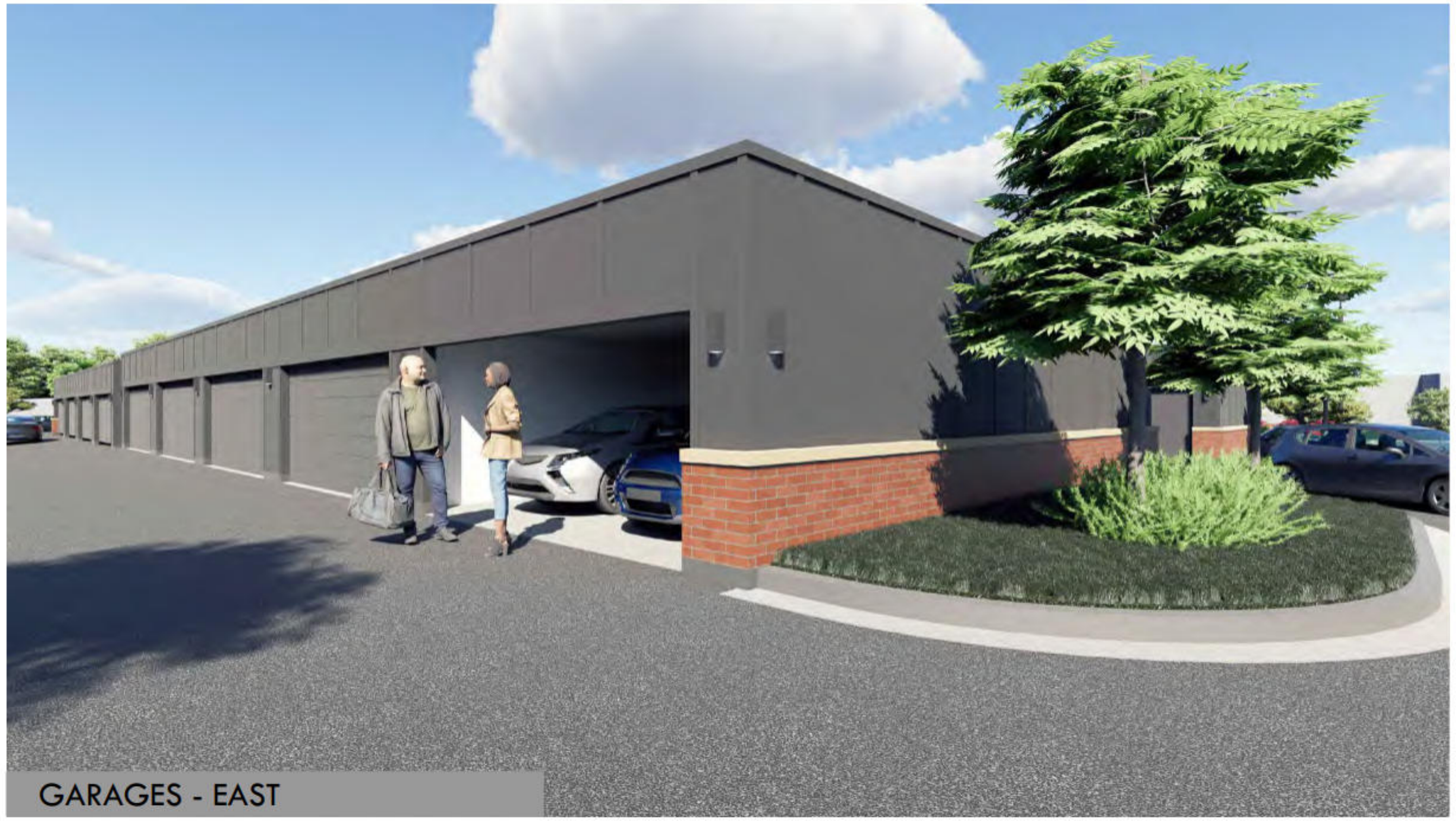

GARAGES - AERIAL FROM NORTH


GARAGES - NORTH


GARAGES - NORTH


GARAGES - EAST

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PARKING
GARAGES
RENDERINGS

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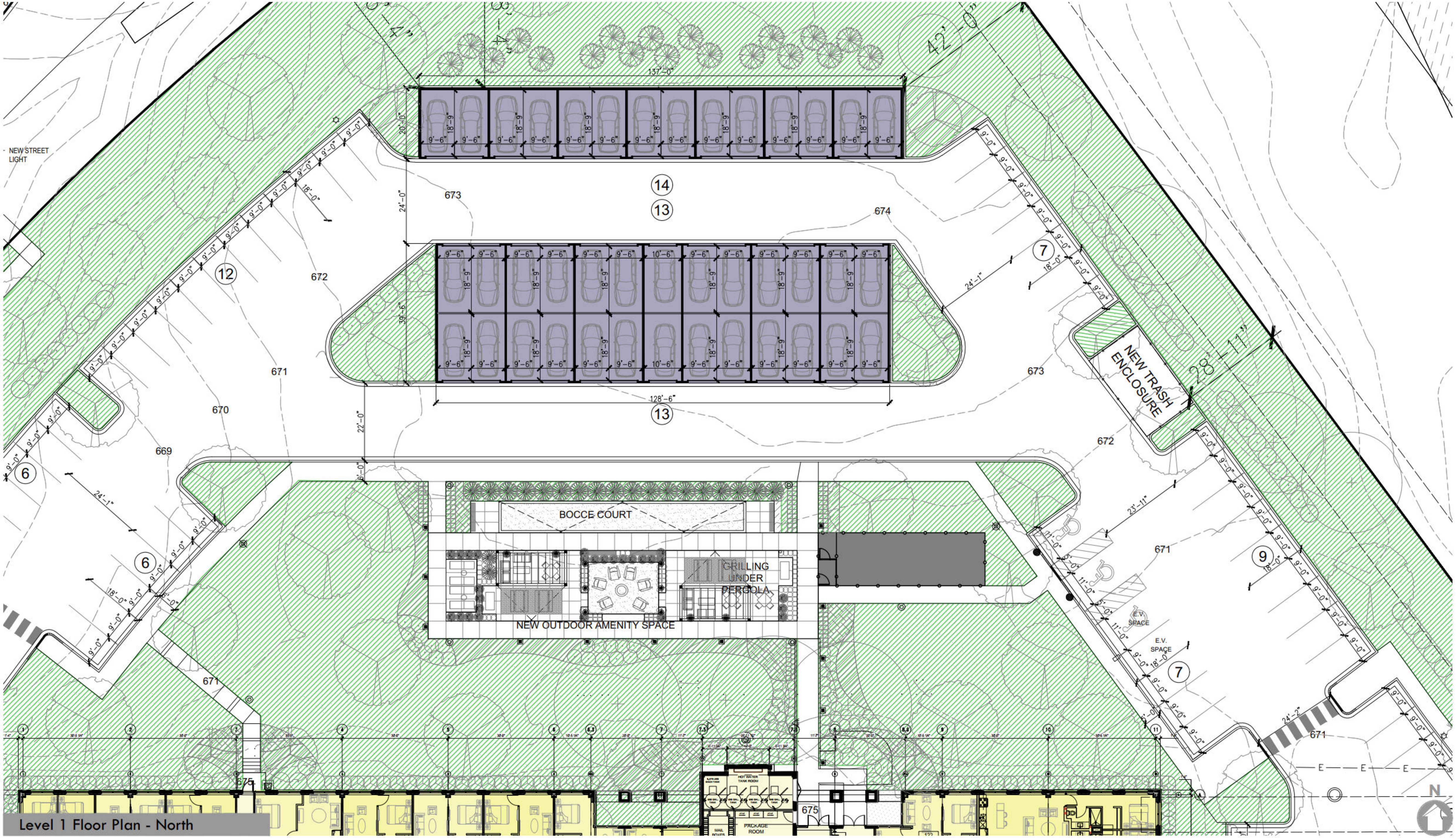
NEW STREET
LIGHT
137'-0"
42'-0"
20'-0"
9'-6"
18'-9"
14
13
673
674
24'-0"
12
672
7
18'-0"
24'-1"
39'-6"
10'-6"
671
670
669
6
128'-6"
13
22'-0"
6'-0"
NEW TRASH
ENCLOSURE
28'-11"
672
BOCCE COURT
GRILLING
UNDER
PERGOLA
NEW OUTDOOR AMENITY SPACE
671
9
23'-11"
11'-0"
E.V.
SPACE
7
24'-2"
671
HOT WATER
TANK ROOM
PACKAGE
ROOM
MAIL
BOXES
675
N

Level 1 Floor Plan - North

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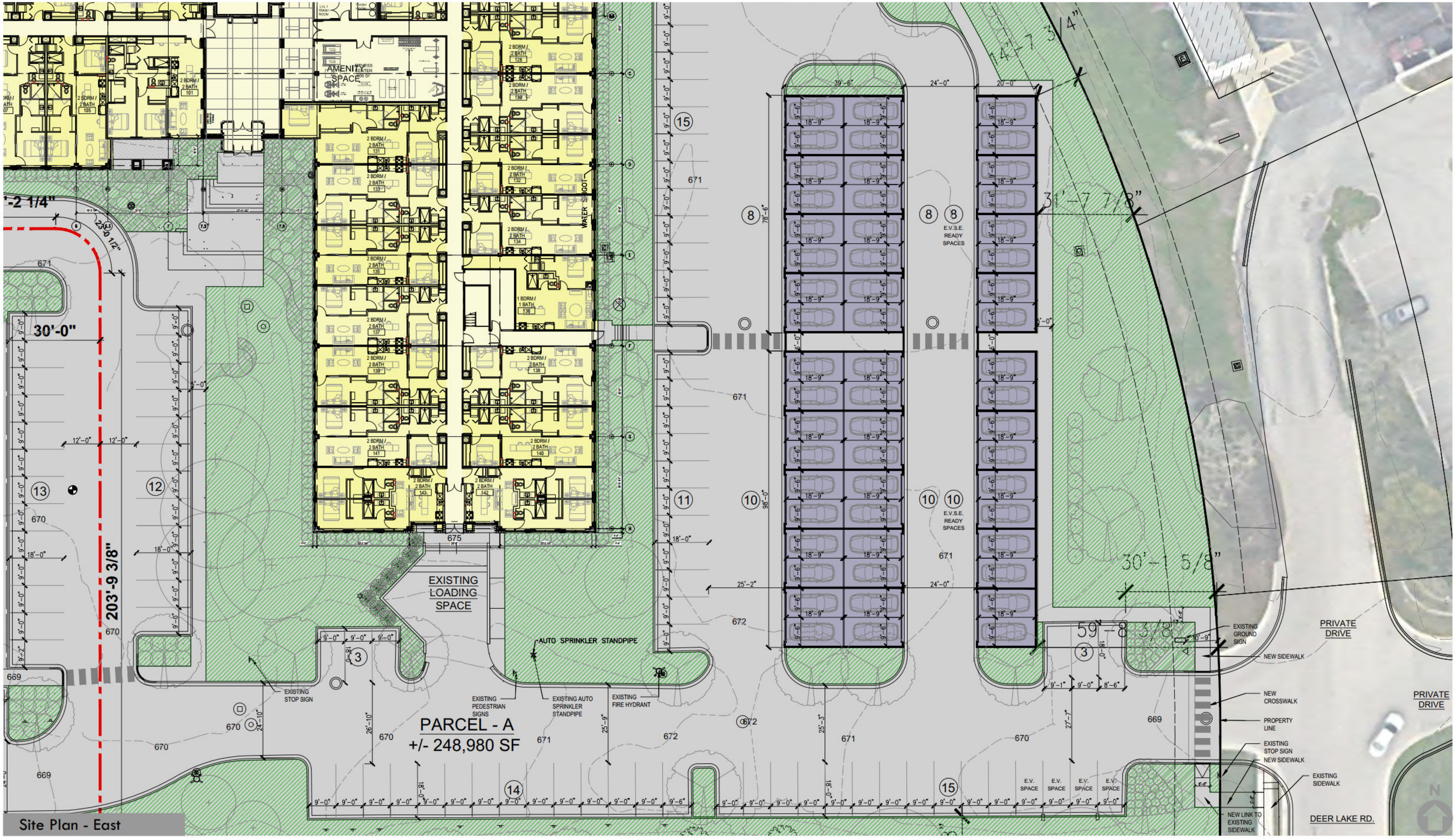
S.n1


PARCEL - A
+/- 248,980 SF
EXISTING LOADING SPACE
AUTO SPRINKLER STANDPIPE
EXISTING STOP SIGN
EXISTING PEDESTRIAN SIGNS
EXISTING AUTO SPRINKLER STANDPIPE
EXISTING FIRE HYDRANT
E.V.S.E. READY SPACES
E.V. SPACE
EXISTING GROUND SIGN
NEW SIDEWALK
NEW CROSSWALK
PROPERTY LINE
EXISTING STOP SIGN
NEW SIDEWALK
EXISTING SIDEWALK
NEW LINK TO EXISTING SIDEWALK
PRIVATE DRIVE
PRIVATE DRIVE
DEER LAKE RD.
AMENITY SPACE
WATER SPIGOT
203'-9 3/8"
30'-0"
30'-1 5/8"
31'-7 7/8"
14'-7 3/4"
59'-8 3/8"
'-2 1/4"
23'-0 1/2"
78'-6"
98'-0"
39'-6"
24'-0"
20'-0"
25'-2"
18'-9"
9'-0"
12'-0"
18'-0"
15
8
10
11
12
13
14
3
669
670
671
672
675
N

Site Plan - East

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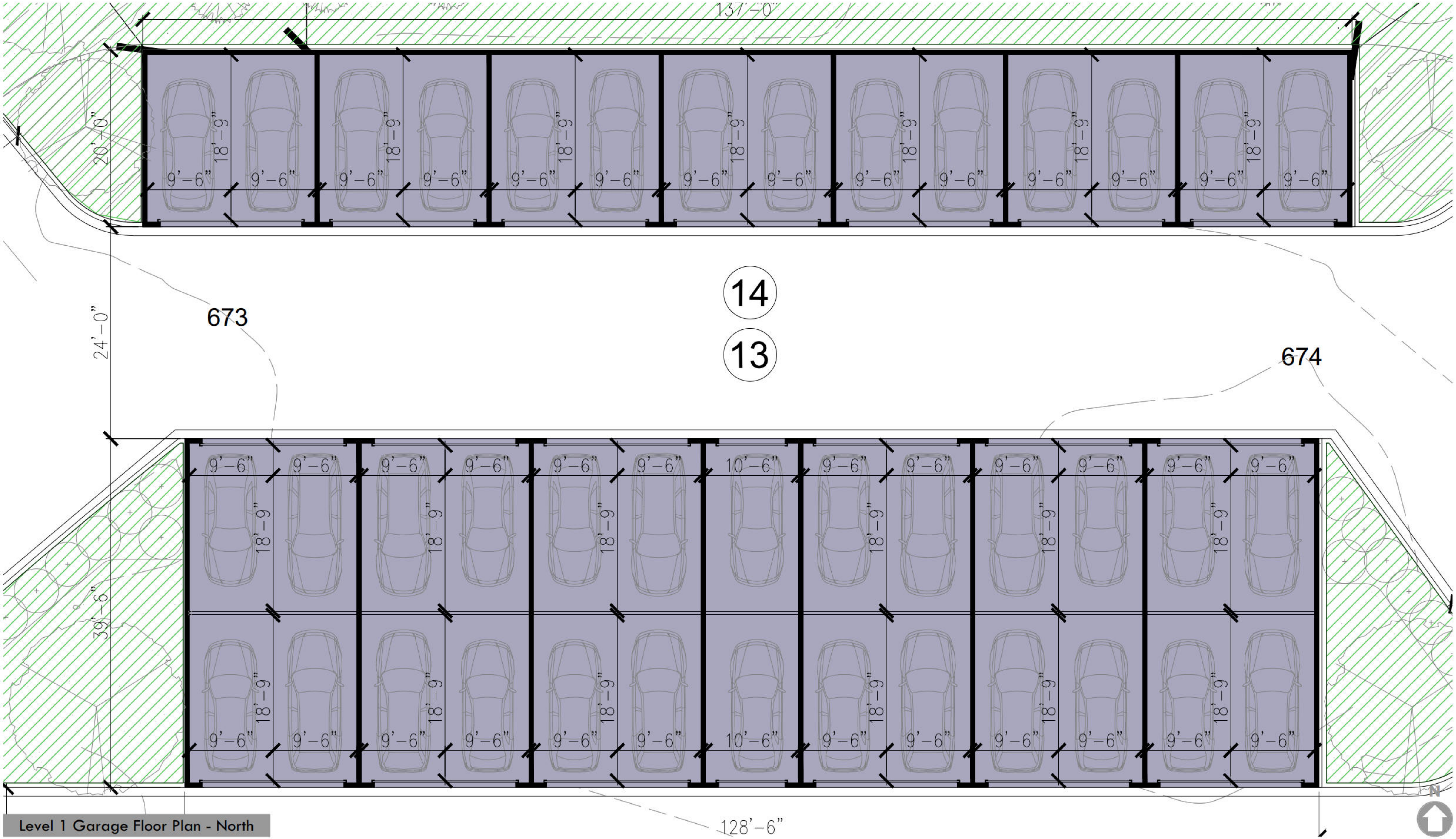
137'-0"
20'-0"
18'-9"
9'-6"
14
13
673
674
24'-0"
39'-6"
10'-6"
128'-6"
N

Level 1 Garage Floor Plan - North

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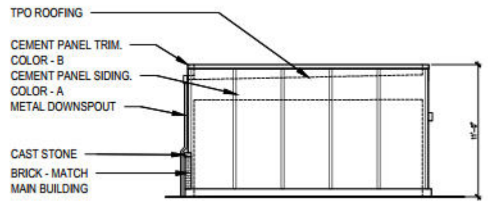
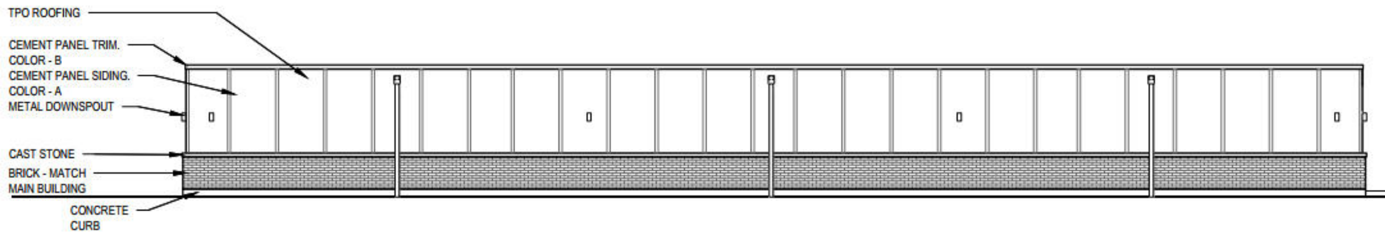
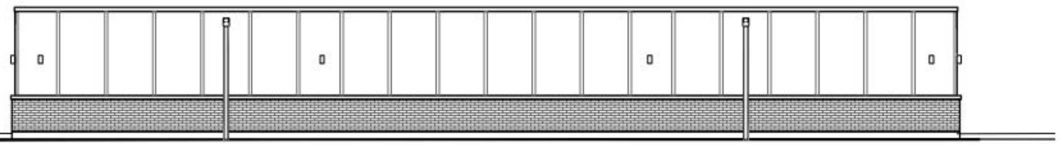
S.n2


TPO ROOFING
CEMENT PANEL TRIM.
COLOR - B
CEMENT PANEL SIDING.
COLOR - A
METAL DOWNSPOUT
CAST STONE
BRICK - MATCH
MAIN BUILDING
11'-0"

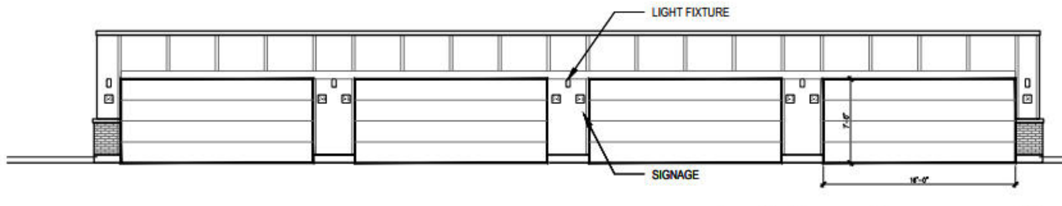
BUILDING 4&5 - INNER END ELEVATION


TPO ROOFING
CEMENT PANEL TRIM.
COLOR - B
CEMENT PANEL SIDING.
COLOR - A
METAL DOWNSPOUT
CAST STONE
BRICK - MATCH
MAIN BUILDING
CONCRETE
CURB
0 3' 5' 10' 20'

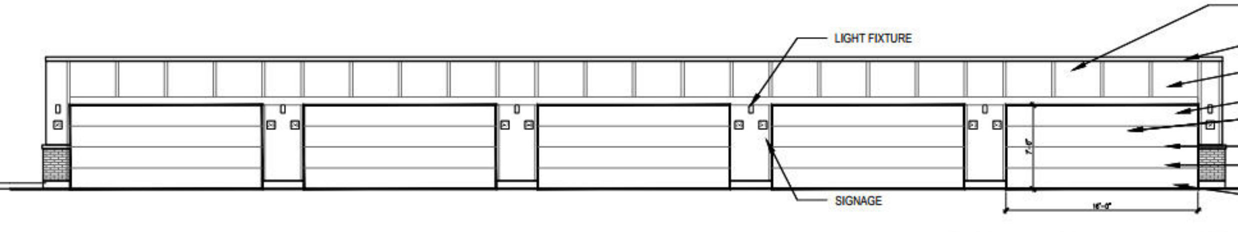
BUILDING 4 - EAST ELEVATION



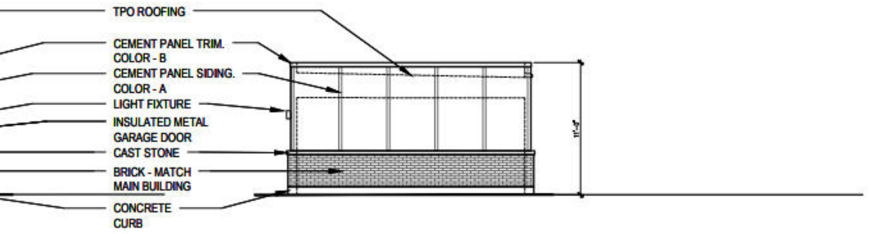
BUILDING 5 - EAST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0 3' 5' 10' 20'

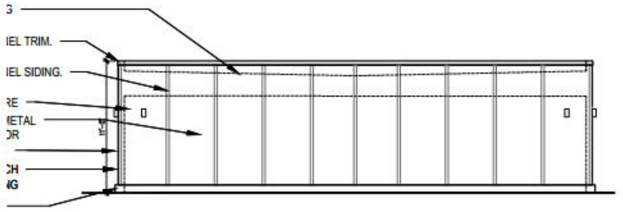
BUILDING 5 - WEST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0 3' 5' 10' 20'

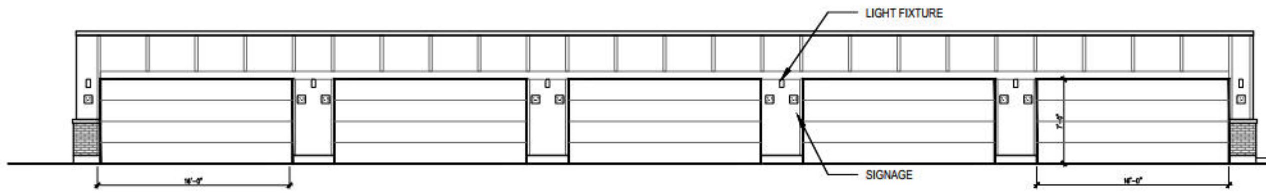
BUILDING 4 - WEST ELEVATION


TPO ROOFING
CEMENT PANEL TRIM.
COLOR - B
CEMENT PANEL SIDING.
COLOR - A
LIGHT FIXTURE
INSULATED METAL
GARAGE DOOR
CAST STONE
BRICK - MATCH
MAIN BUILDING
CONCRETE
CURB
11'-0"

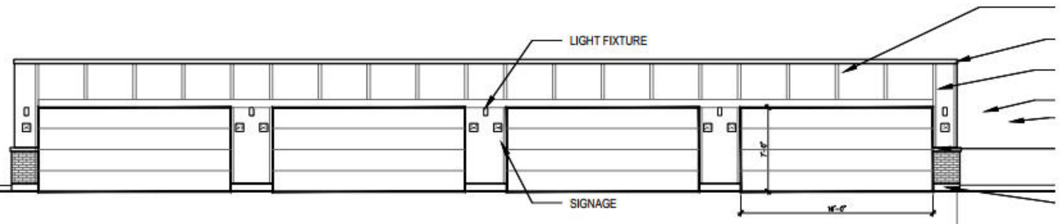
BUILDING 4&5 - OUTER END ELEVATION


IEL TRIM.
IEL SIDING.
RE
IETAL
OR
CH
NG
11'-0"

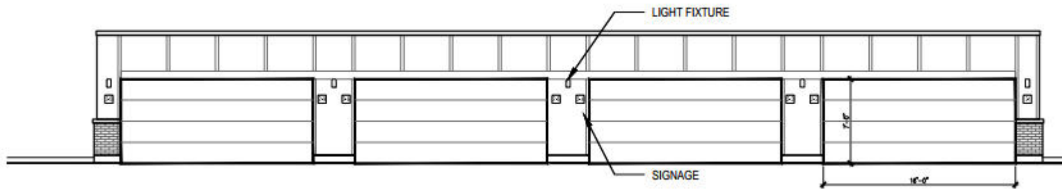
BUILDING 2&3 - INNER END ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
16'-0"
0 3' 5' 10' 20'

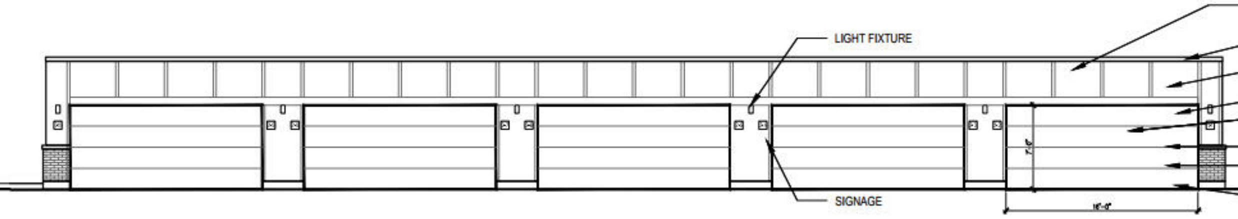
BUILDING 2 - EAST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0 3' 5' 10' 20'

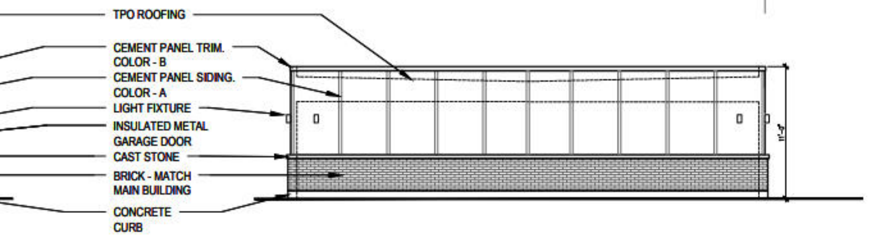
BUILDING 3 - EAST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0 3' 5' 10' 20'

BUILDING 3 - WEST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0 3' 5' 10' 20'

BUILDING 2 - WEST ELEVATION


TPO ROOFING
CEMENT PANEL TRIM.
COLOR - B
CEMENT PANEL SIDING.
COLOR - A
LIGHT FIXTURE
INSULATED METAL
GARAGE DOOR
CAST STONE
BRICK - MATCH
MAIN BUILDING
CONCRETE
CURB
11'-0"

BUILDING 2&3 - OUTER END ELEVATION

TYPICAL GARAGE ELEVATIONS

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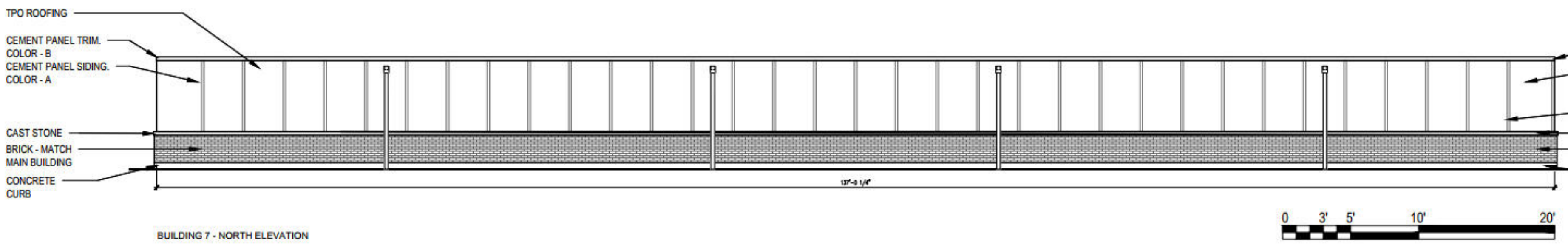
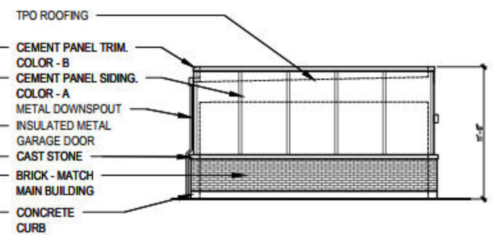
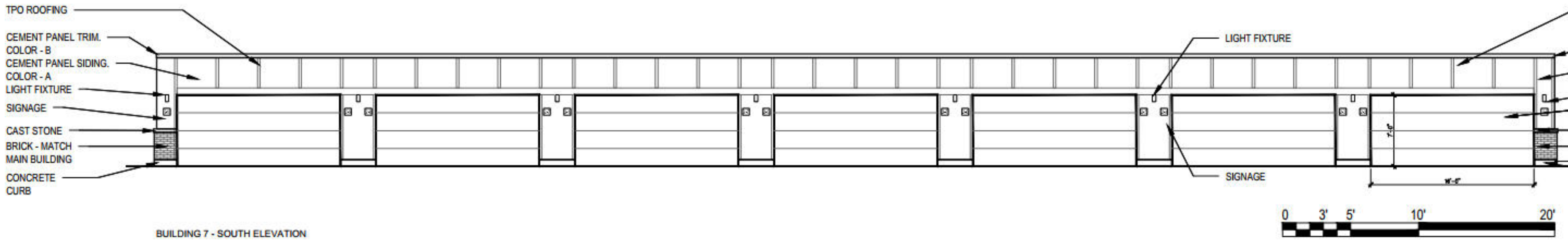

TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB
137'-0 1/4"
0
3'
5'
10'
20'

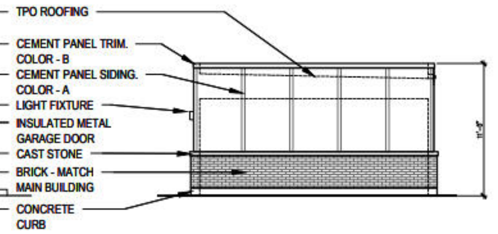
BUILDING 7 - NORTH ELEVATION


TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
METAL DOWNSPOUT
INSULATED METAL GARAGE DOOR
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB

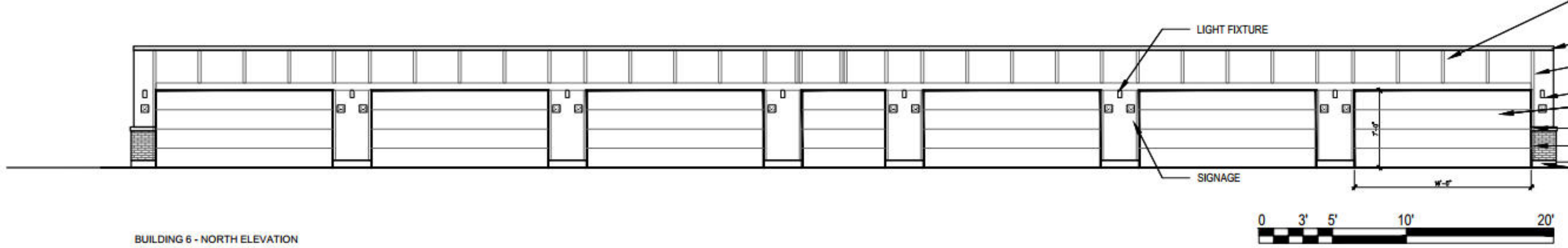
BUILDING 7 - WEST ELEVATION


TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
LIGHT FIXTURE
SIGNAGE
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB
LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0
3'
5'
10'
20'

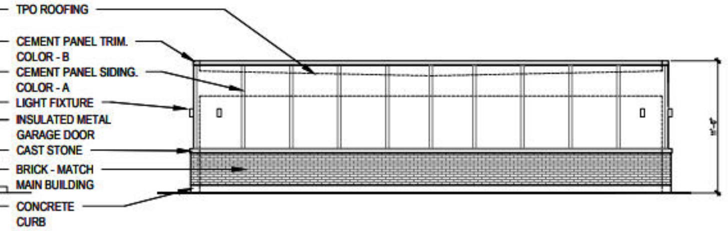
BUILDING 7 - SOUTH ELEVATION


TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
LIGHT FIXTURE
INSULATED METAL GARAGE DOOR
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB

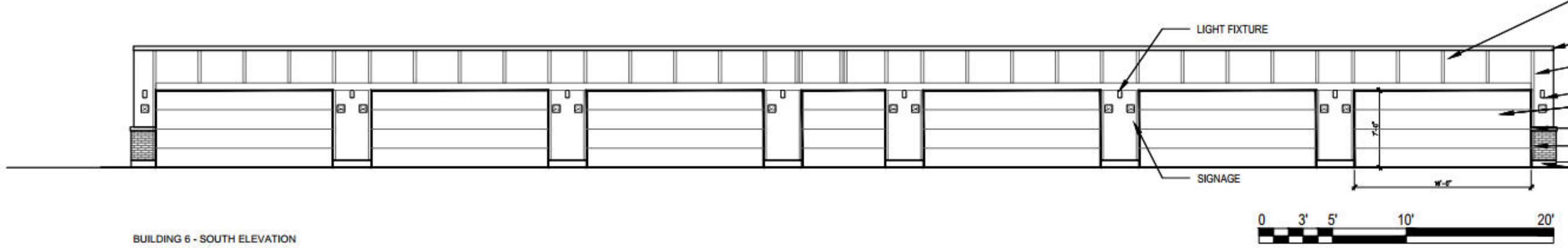
BUILDING 7 - EAST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0
3'
5'
10'
20'

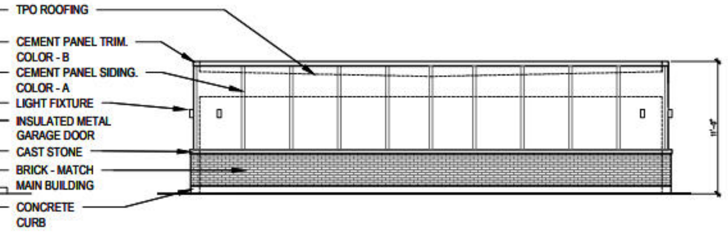
BUILDING 6 - NORTH ELEVATION


TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
LIGHT FIXTURE
INSULATED METAL GARAGE DOOR
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB

BUILDING 6 - EAST ELEVATION


LIGHT FIXTURE
SIGNAGE
7'-0"
16'-0"
0
3'
5'
10'
20'

BUILDING 6 - SOUTH ELEVATION


TPO ROOFING
CEMENT PANEL TRIM. COLOR - B
CEMENT PANEL SIDING. COLOR - A
LIGHT FIXTURE
INSULATED METAL GARAGE DOOR
CAST STONE
BRICK - MATCH MAIN BUILDING
CONCRETE CURB

BUILDING 6 - EAST ELEVATION

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APARTMENT BUILDING																GARAGES	DAYCARE
FLR #	USE	# OF UNITS	GROSS Apartments	RENTABLE AREA	CORE/ MEP ETC AMENITY	AVE UNIT	EFFIC.	1 BR + 1 BA	2 BR + 2 BA	3 BR + 3 BA	# OF UNITS	# OF BIKES Inside	# OF LOAD Outside	# OF CARS Outside	# OF CARS Inside	GROSS Residential	GROSS
	UPPER ROOF																
R	ROOF/ PENTHOUSE		2,484 SF														
3	APARTMENTS/ AMENITY	38	39,308 SF	34,571 SF	4,737 SF	910 SF	87.95%	2	36	0	38						
2	APARTMENTS/ AMENITY	38	39,308 SF	34,571 SF	4,737 SF	910 SF	87.95%	2	36	0	38						
1	APARTMENTS/ AMENITY/ LOBBY	36	40,339 SF	32,800 SF	7,539 SF	911 SF	81.31%	2	33	1	36	35	1	161	94	18,320 SF	13,600 SF
		112	121,439 SF	101,942 SF	17,013 SF			6	105	1	112	35	1	161	94	18,320 SF	13,600 SF
								5.36%	93.75%	0.89%		31%		Residential Parking Total			Daycare Parking
	SITE AREA:	323,611.0 SF	7.43 acres	(Parcel A = +/- 248,980 SF and Parcel B = +/- 74,631 SF)													
	SITE COVERAGE:	72,259 SF	22.33%	(Includes Apartment Building, Garages, and Daycare)										255			51
	GREEN SPACE	107,703 SF	33.28%	(All Planting and Landscape Area Shown In Green On Site Plan Except Daycare Playground)													
	USEABLE OPEN SPACE - INTERIOR	20,869 SF	6.45%	(North Amenity Space)													
	USEABLE OPEN SPACE - PLAYGROUND	12,742 SF	3.94%	(Daycare Playgrounds)													
	USEABLE OPEN SPACE - PERIMETER	65,865 SF	20.35%	(Landscape Site Edge At East, North, West, And South)										Total Parking On Site			306
	USEABLE OPEN SPACE - TOTAL	99,476 SF	30.74%														

Area Chart

PARKING CALCULATIONS				
RESIDENTIAL	# UNITS	PER UNIT	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	6	1.5	9	
2 BEDROOM	105	2	210	
3 BEDROOM	1	2	2	
TOTAL RES.	112		221	255
Daycare	GSF	BY AREA	PARKING	PARKING
USEABLE SF	13,600 SF	Per 8.02.E	50	51
(1 space/employee + 1 space/ 10 students)				
TOTAL PARKING SPACES			REQUIRED	PROVIDED
			271	306

Parking Calculations

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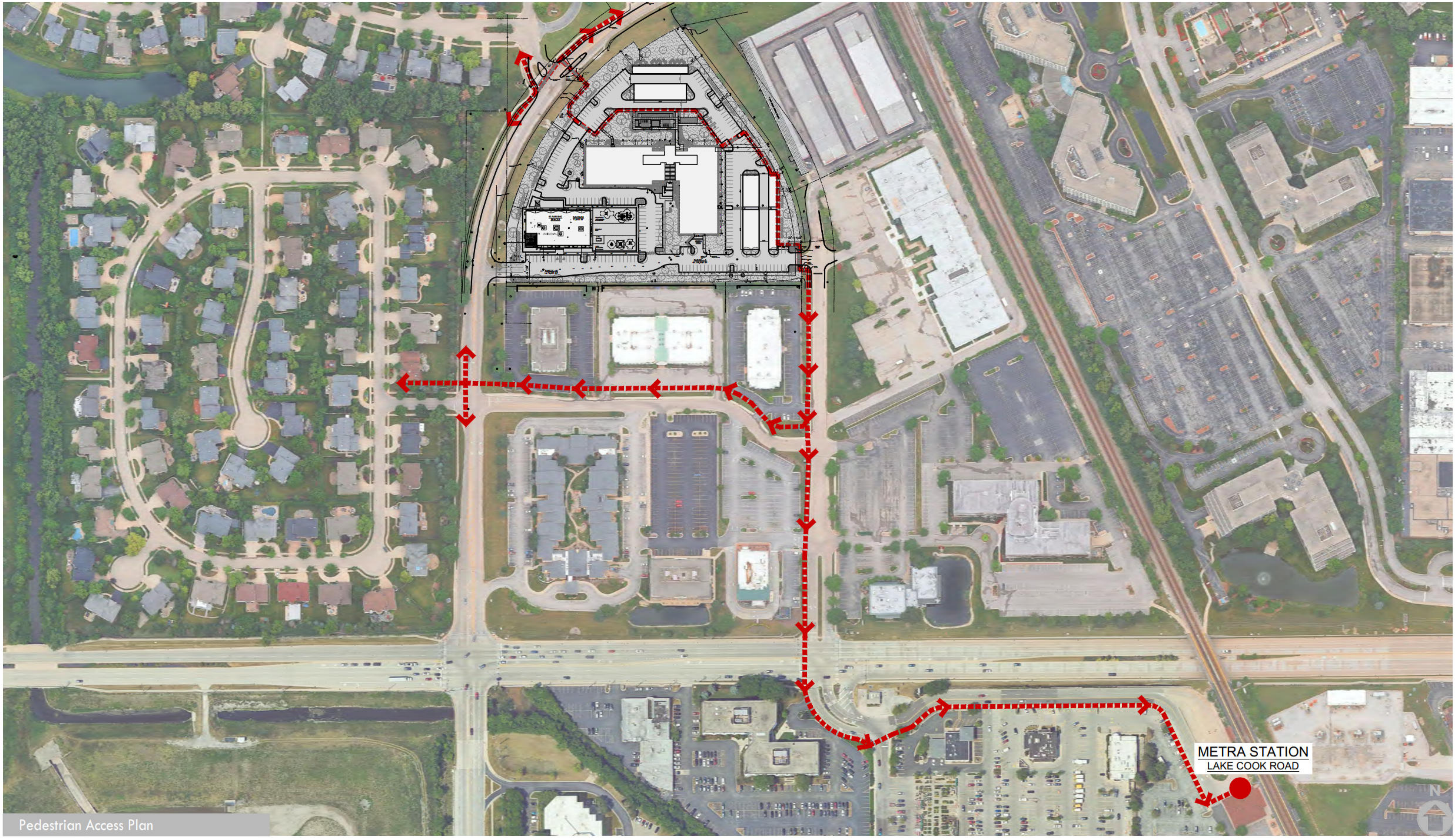
METRA STATION
LAKE COOK ROAD
N

Pedestrian Access Plan

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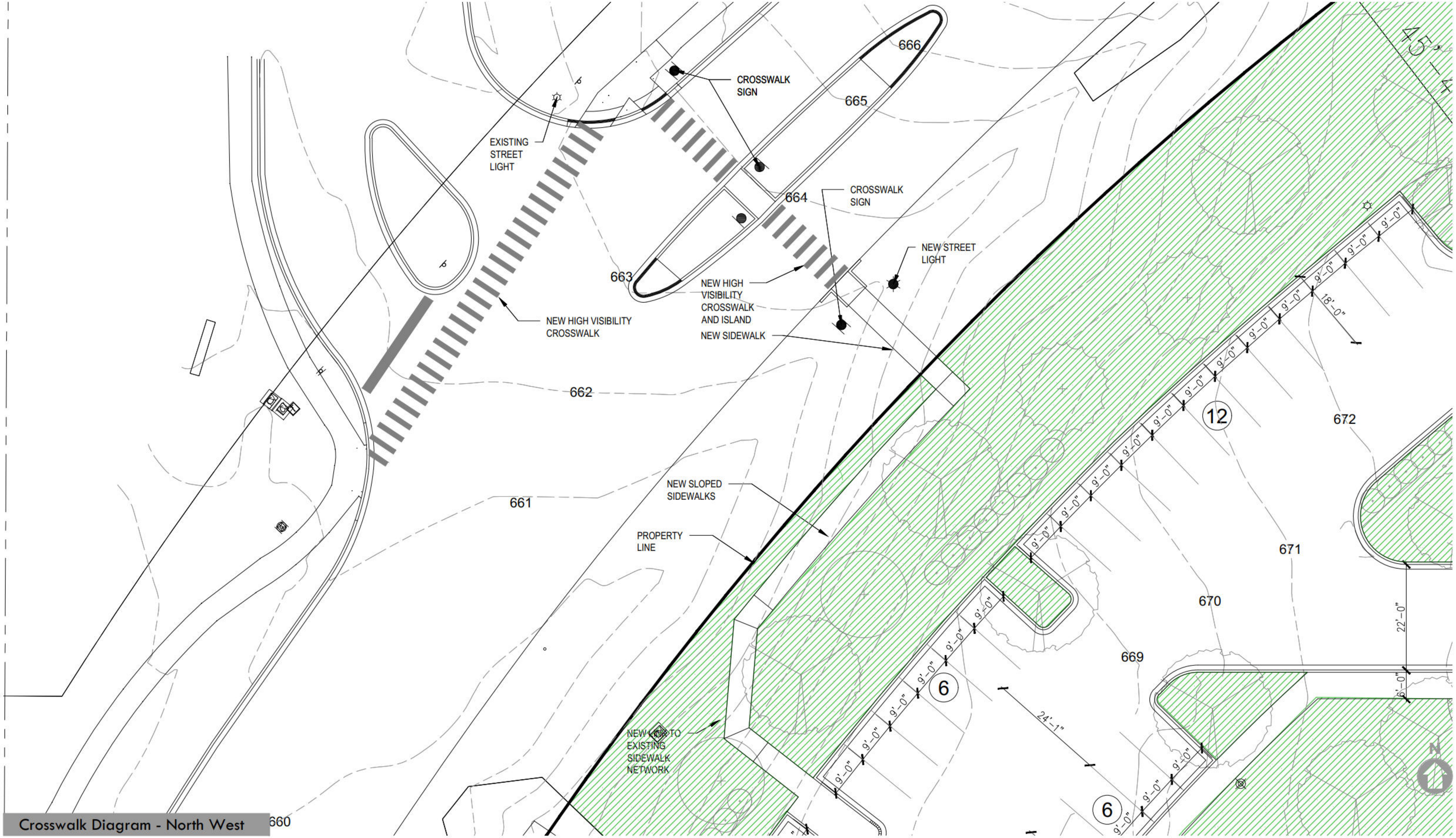
666
CROSSWALK SIGN
665
EXISTING STREET LIGHT
CROSSWALK SIGN
664
NEW STREET LIGHT
663
NEW HIGH VISIBILITY CROSSWALK AND ISLAND
NEW HIGH VISIBILITY CROSSWALK
NEW SIDEWALK
662
12
672
9'-0"
18'-0"
661
NEW SLOPED SIDEWALKS
PROPERTY LINE
671
670
22'-0"
669
6'-0"
6
24'-1"
NEW LINK TO EXISTING SIDEWALK NETWORK
6
660
N

Crosswalk Diagram - North West

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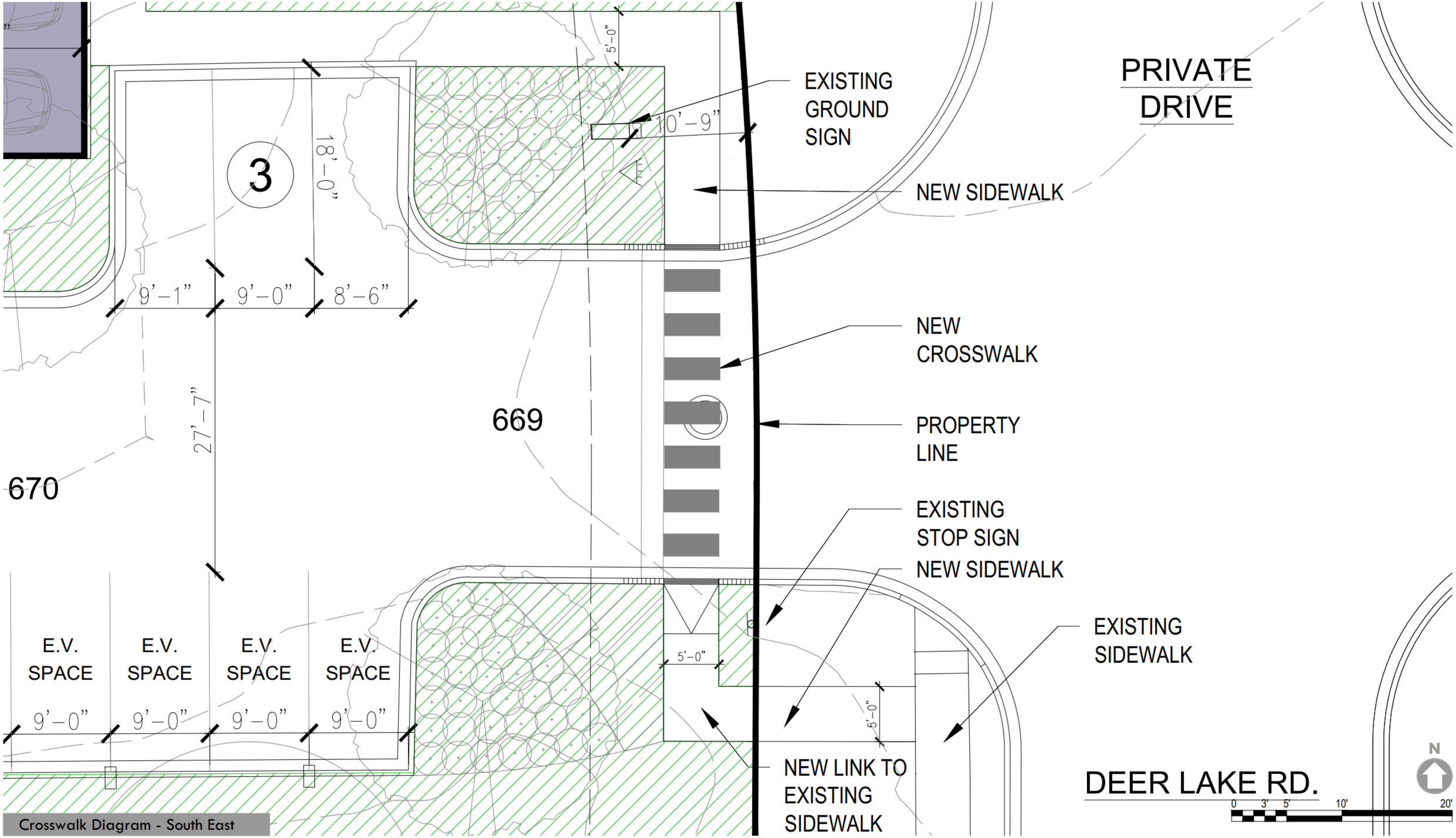
5'–0"
EXISTING GROUND SIGN
10'–9"
PRIVATE DRIVE
3
18'–0"
NEW SIDEWALK
9'–1"
9'–0"
8'–6"
NEW CROSSWALK
27'–7"
669
PROPERTY LINE
670
EXISTING STOP SIGN
NEW SIDEWALK
EXISTING SIDEWALK
E.V. SPACE
E.V. SPACE
E.V. SPACE
E.V. SPACE
5'–0"
5'–0"
9'–0"
9'–0"
9'–0"
9'–0"
NEW LINK TO EXISTING SIDEWALK
DEER LAKE RD.
N
0
3'
5'
10'
20'

Crosswalk Diagram - South East

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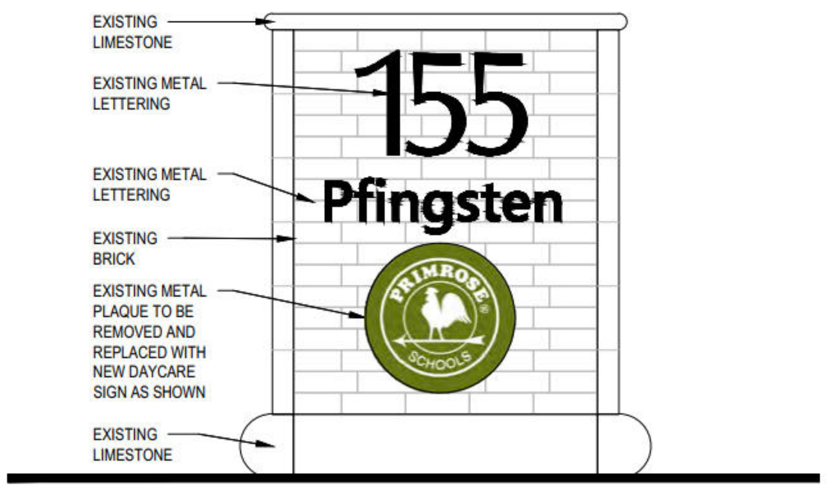
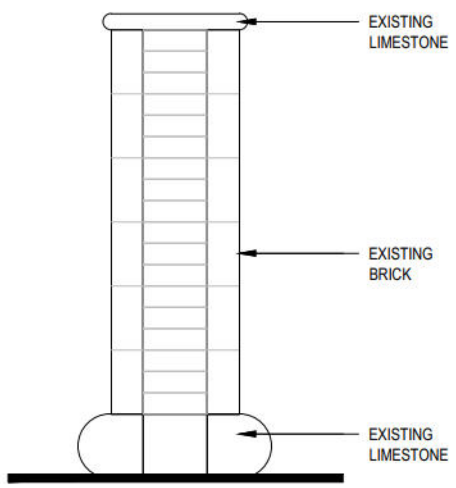
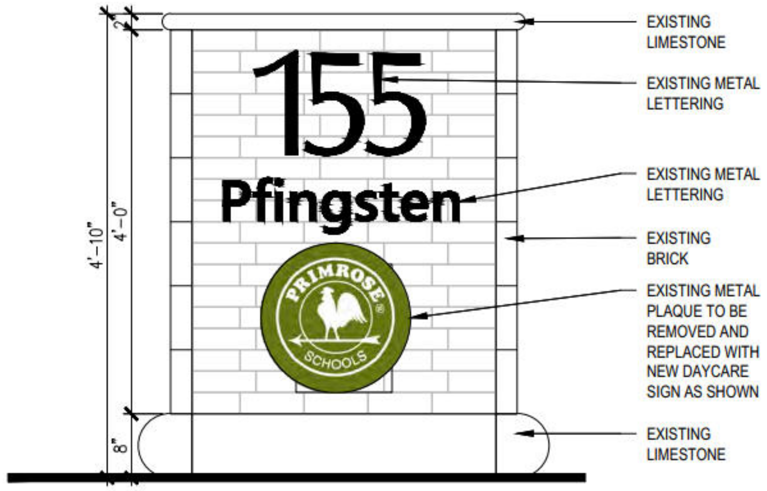

EXISTING LIMESTONE
EXISTING METAL LETTERING
EXISTING METAL LETTERING
EXISTING BRICK
EXISTING METAL PLAQUE TO BE REMOVED AND REPLACED WITH NEW DAYCARE SIGN AS SHOWN
EXISTING LIMESTONE
155
Pfingsten
PRIMROSE SCHOOLS

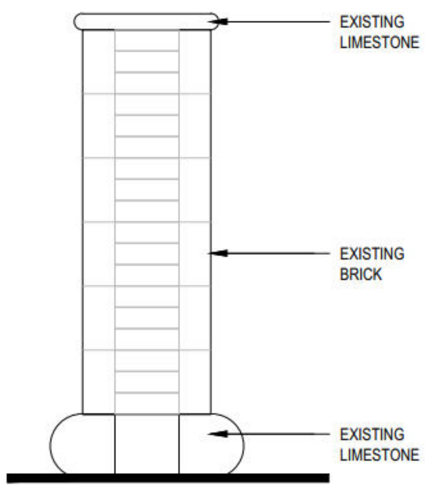
SITE ENTRY SIGN - BACK ELEVATION


EXISTING LIMESTONE
EXISTING BRICK
EXISTING LIMESTONE

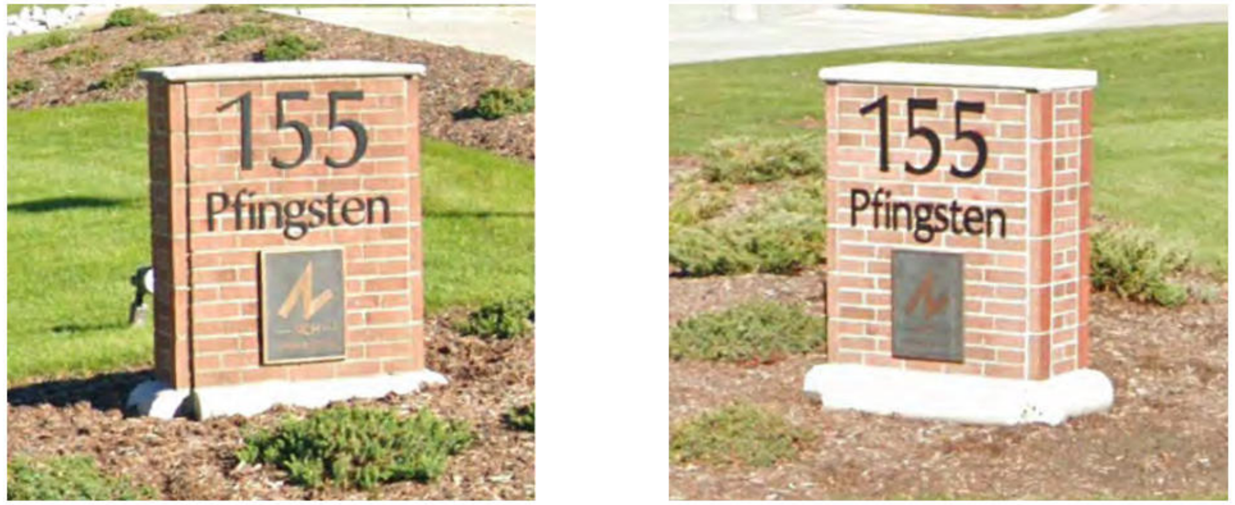
SIDE ELEVATION


2"
4'-10"
4'-0"
8"
155
Pfingsten
PRIMROSE SCHOOLS
EXISTING LIMESTONE
EXISTING METAL LETTERING
EXISTING METAL LETTERING
EXISTING BRICK
EXISTING METAL PLAQUE TO BE REMOVED AND REPLACED WITH NEW DAYCARE SIGN AS SHOWN
EXISTING LIMESTONE

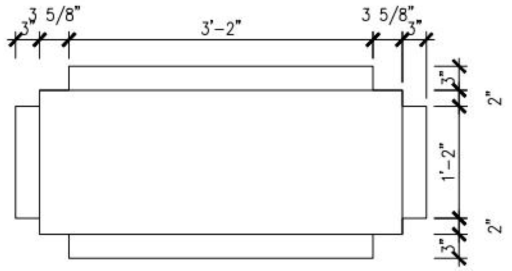
SITE ENTRY SIGN - FRONT ELEVATION


EXISTING LIMESTONE
EXISTING BRICK
EXISTING LIMESTONE

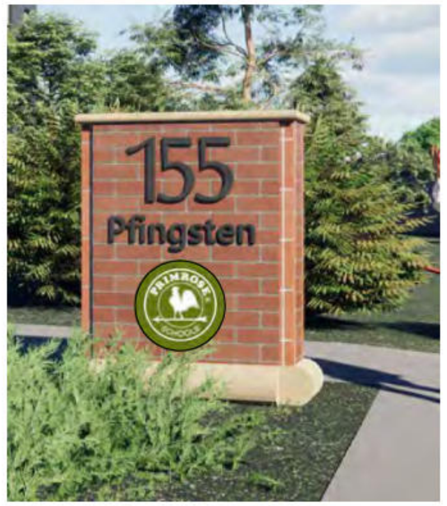
SIDE ELEVATION


155
Pfingsten
155
Pfingsten

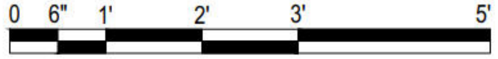
EXISTING ENTRY SIGNS TO REMAIN WITH METAL PLAQUE REPLACED WITH NEW DAYCARE SIGN


3"
3 5/8"
3'-2"
3 5/8"
3"
3"
2"
1'-2"
2"
3"

SITE ENTRY SIGN - PLAN


155
Pfingsten
PRIMROSE SCHOOLS

SITE ENTRY SIGN - RENDERED VIEW



SITE SIGNAGE DRAWING

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SCALE: 1/2"-1'-0"

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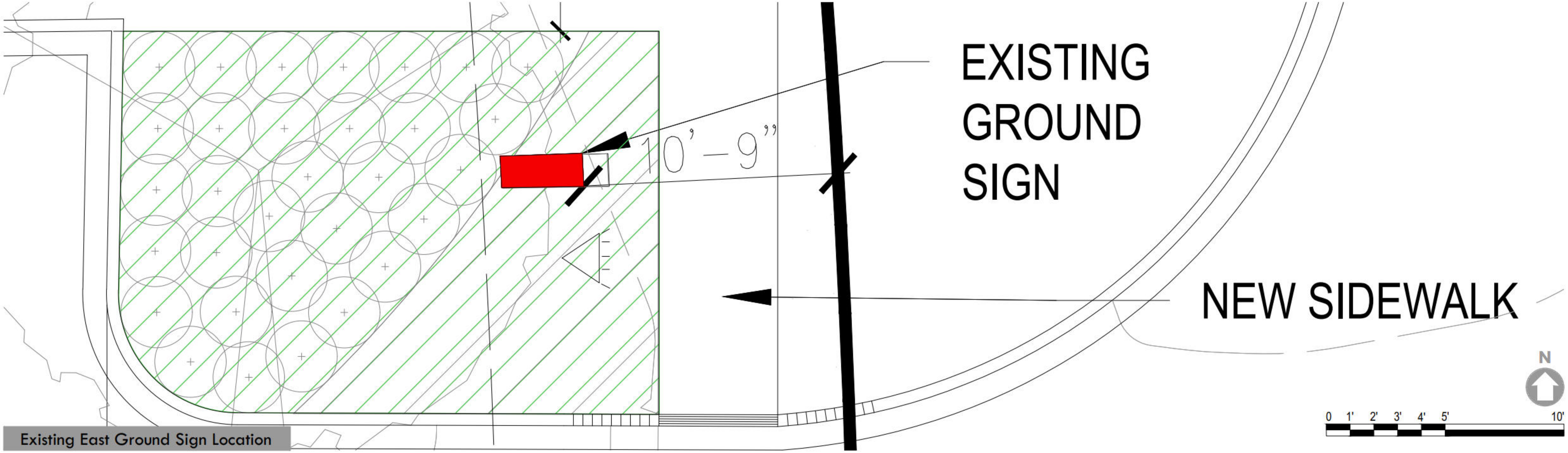
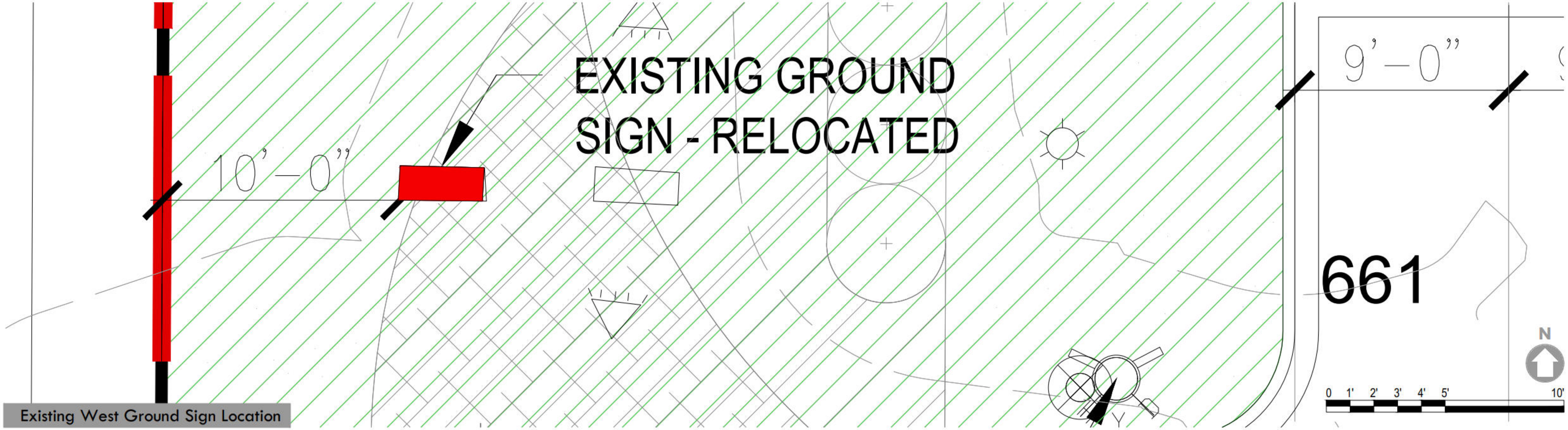

EXISTING GROUND SIGN
10'–9"
NEW SIDEWALK
N
0 1' 2' 3' 4' 5' 10'

Existing East Ground Sign Location


EXISTING GROUND SIGN - RELOCATED
10'–0"
9'–0"
661
N
0 1' 2' 3' 4' 5' 10'

Existing West Ground Sign Location

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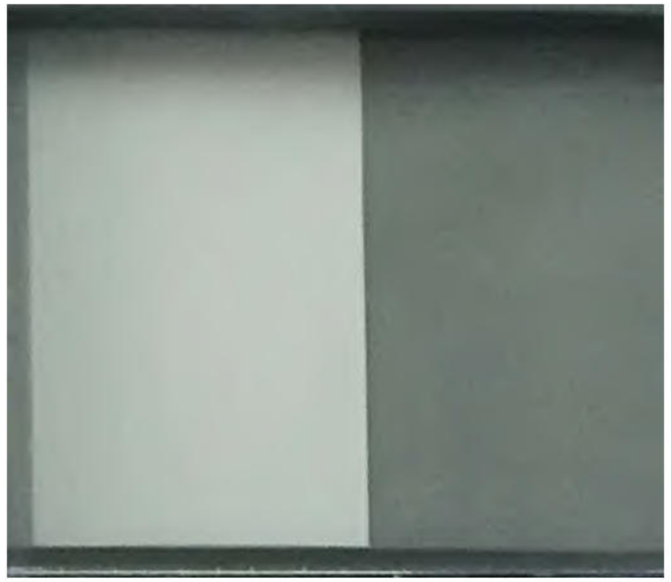
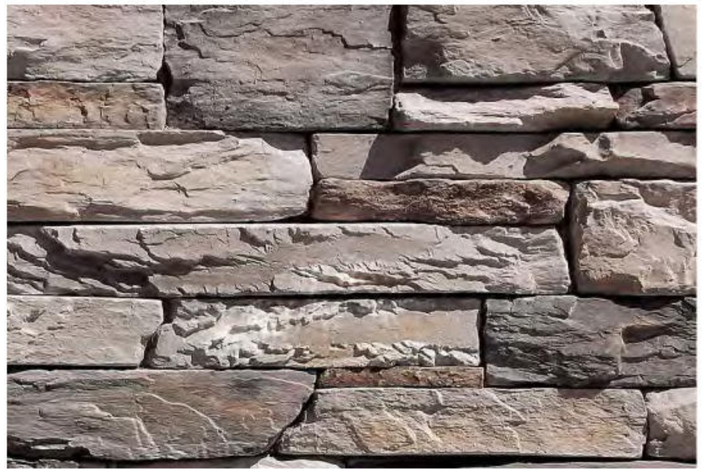


EXISTING BUILDING:
CLEAR INSULATED LOW-E GLASS

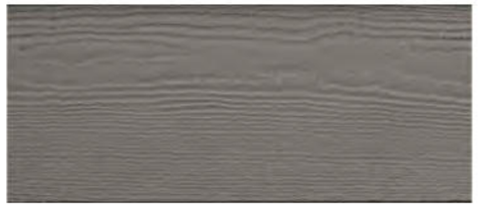


DAYCARE:
CORONADO - EASTERN MOUNTAIN LEGDE HURON

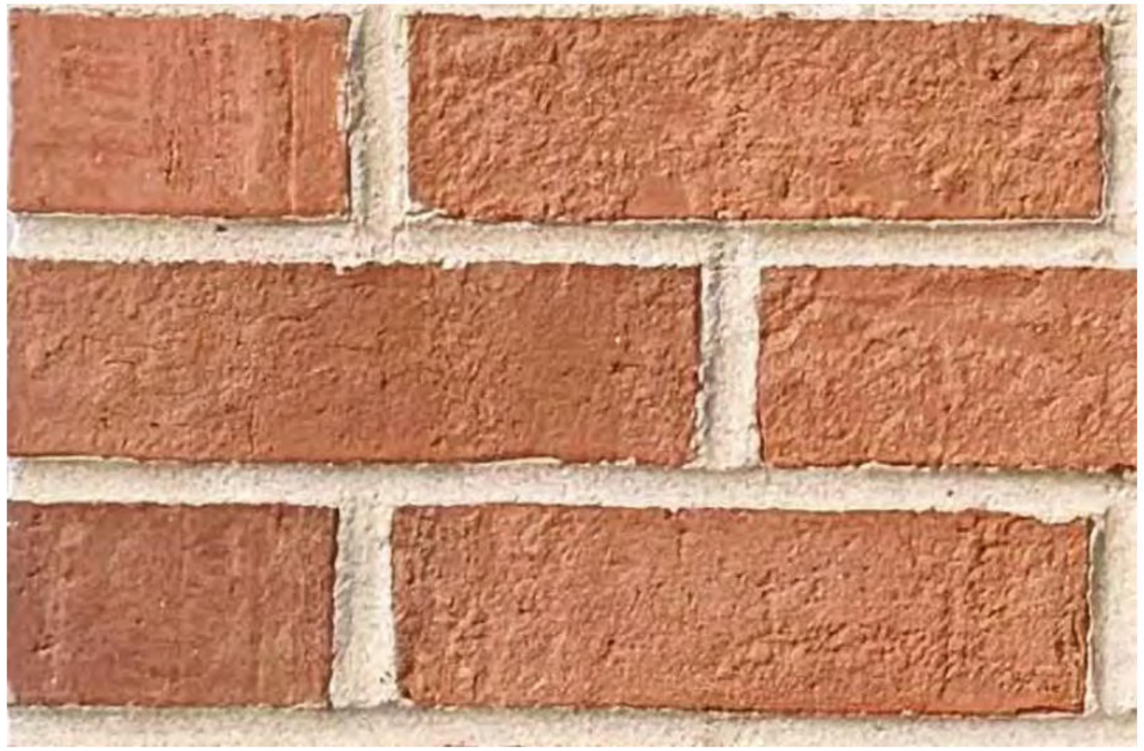
DAYCARE:
CEE-LOCK ROOF SYSTEM - DARK BRONZE

GARAGES:
HARDIE PANEL - NIGHT GREY

DAYCARE:
HARDIE PANEL - ARCTIC WHITE



DAYCARE:
HARDIE PANEL - AGED PEWTER



EXISTING BUILDING & GARAGES:
NEW BRICK TO MATCH EXISTING BRICK

EXISTING BUILDING & GARAGES:
PRECAST

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SCALE: 1/2"-1'-0"

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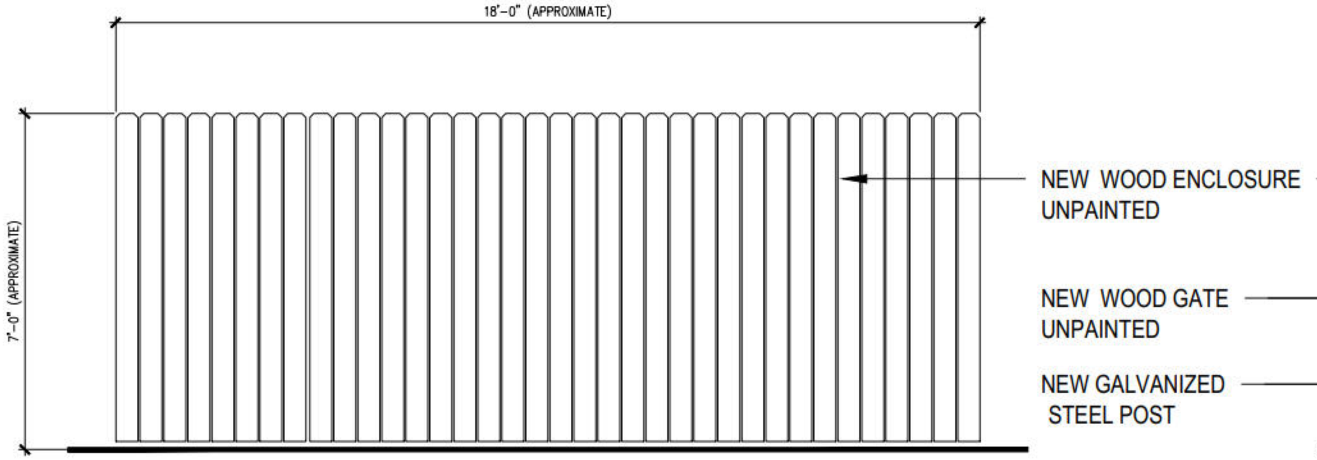
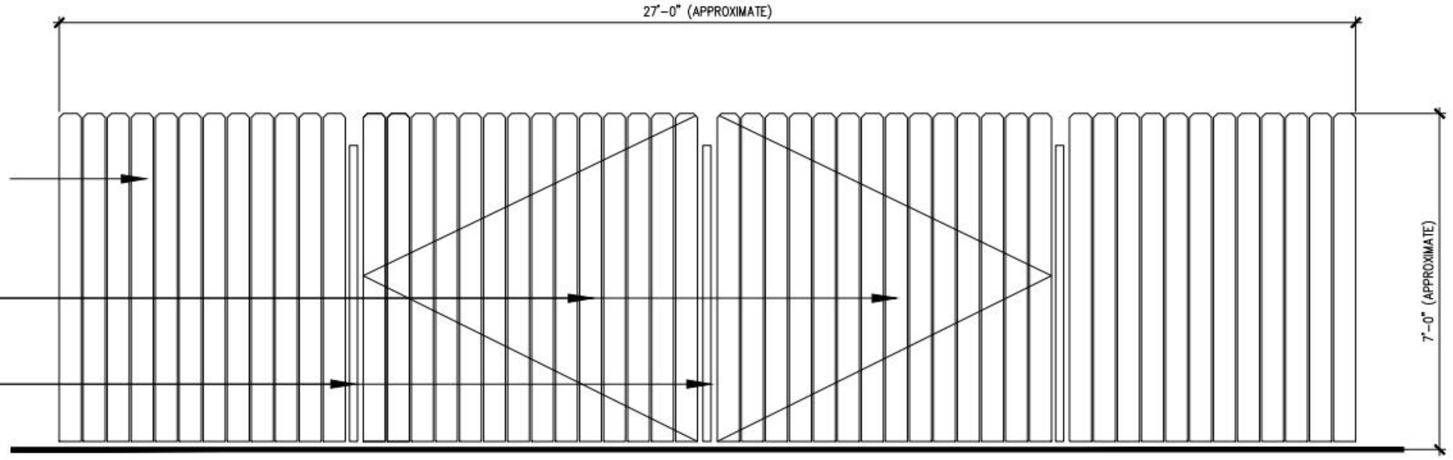

18'-0" (APPROXIMATE)
7'-0" (APPROXIMATE)
NEW WOOD ENCLOSURE UNPAINTED
NEW WOOD GATE UNPAINTED
NEW GALVANIZED STEEL POST

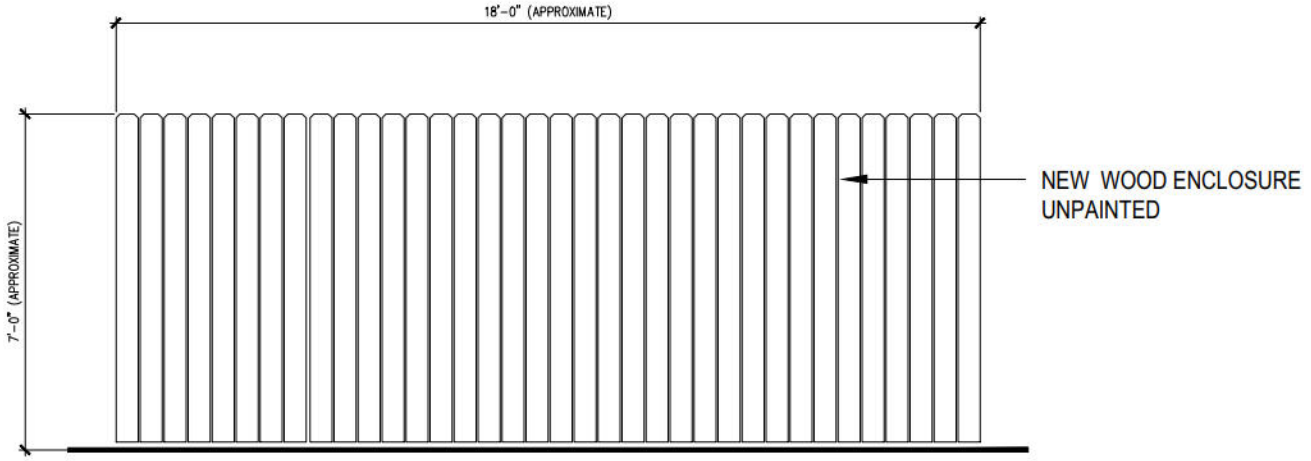
TRASH ENCLOSURE - EAST ELEVATION

0 1' 2' 3' 4' 5' 10'


27'-0" (APPROXIMATE)
7'-0" (APPROXIMATE)

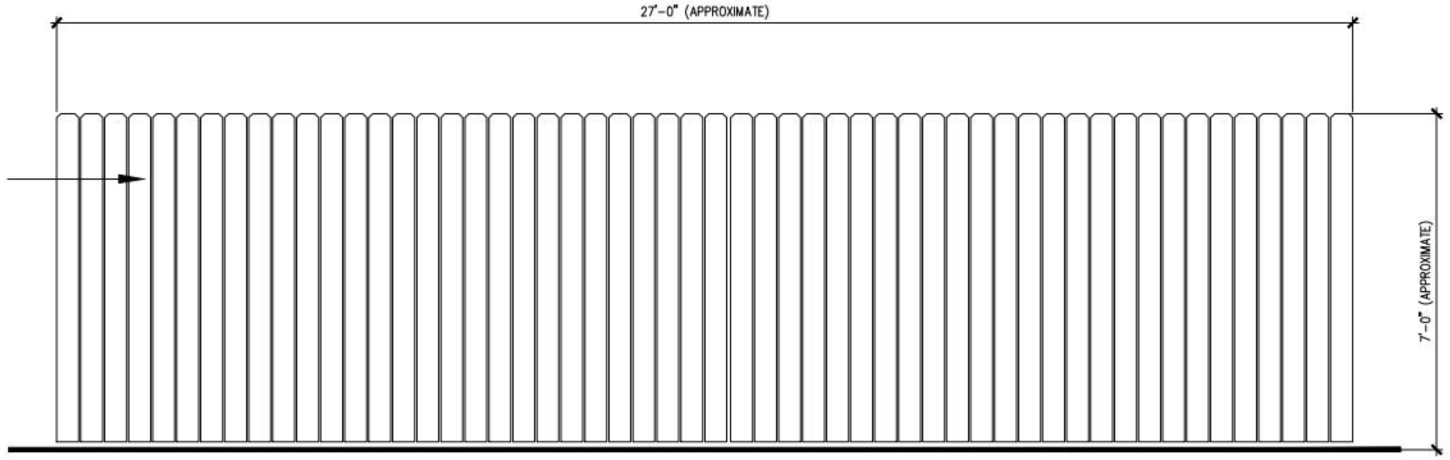
TRASH ENCLOSURE - NORTH ELEVATION

0 1' 2' 3' 4' 5' 10'


18'-0" (APPROXIMATE)
7'-0" (APPROXIMATE)
NEW WOOD ENCLOSURE UNPAINTED

TRASH ENCLOSURE - WEST ELEVATION

0 1' 2' 3' 4' 5' 10'


27'-0" (APPROXIMATE)
7'-0" (APPROXIMATE)

TRASH ENCLOSURE - SOUTH ELEVATION

0 1' 2' 3' 4' 5' 10'

TRASH ENCLOSURE DRAWING

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29 September 2025
24013
SCALE: 1/4"-1'-0"

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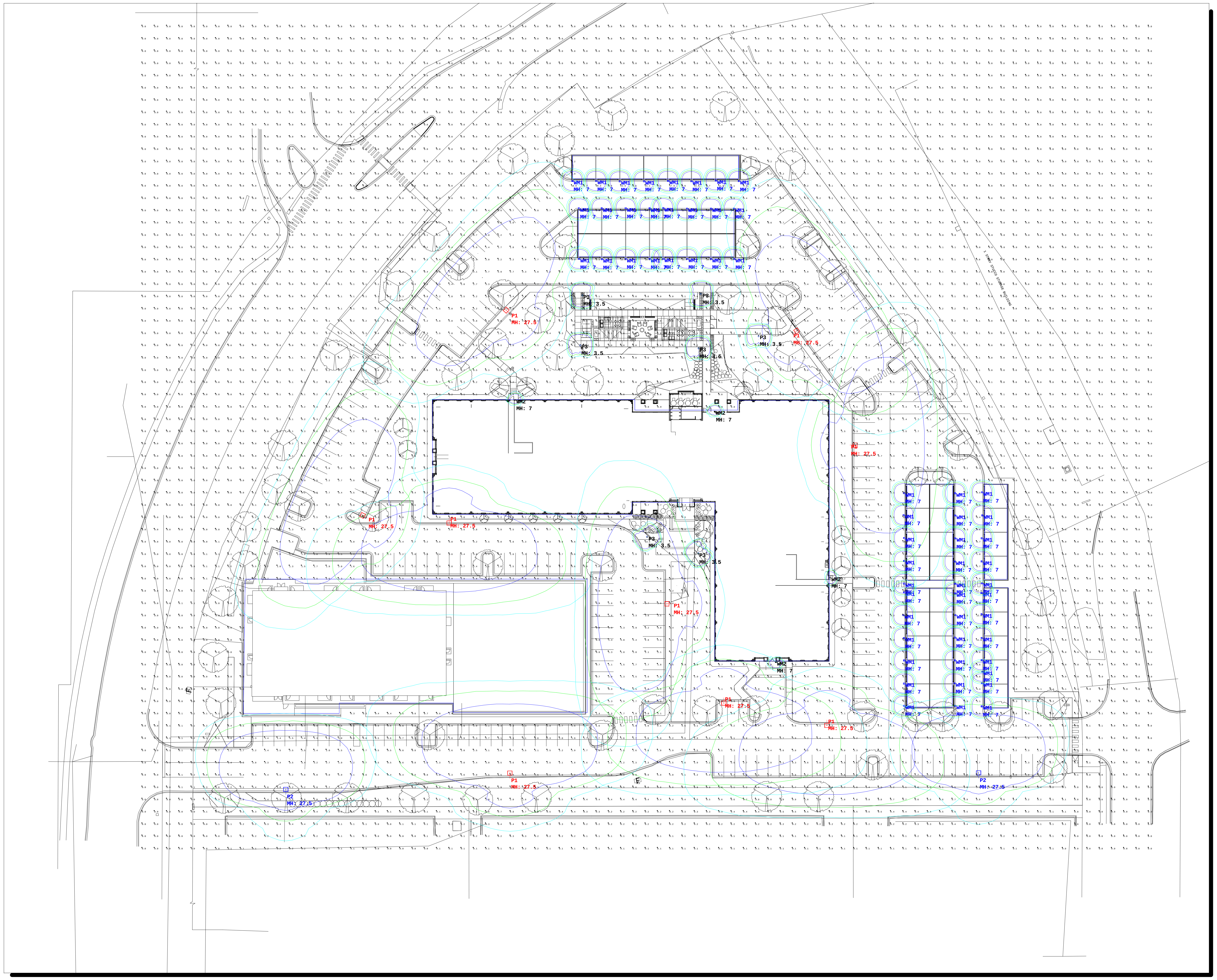
Hirsch|MPG
ARCHITECTURE + PLANNING



TYPE P1 & P2

TYPE WM1

WM2

BOLLARD

Luminaire Schedule

Symbol	Qty	Label	Lum. Lumens	Description
□	9	P1	28028	DSX1 LED P8 40K 70CRI T3M (LITHONIA) 25FT POLE
□	2	P2	19840	DSX1 LED P7 40K 70CRI T3LG
→	7	P3	1209	KBD8 LED 12C 350 40K ASY MVOLT
□	58	WM1	1900	IVO4SQCYL WC D 20LM 35K 80CRI MWD P AR LD
▯	4	WM2	1091	OLLWU LED P1 40K 120 DDB

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Light levels on ground	Fc	0.73	33.3	0.0	N.A.	N.A.	0

This document contains confidential and proprietary information to Connexion. This calculation information is not a technical submission or technical report and is provided for informational purposes only. It is the obligation of the end-user to consult with a professional engineering firm or professional design firm to determine whether this calculation information meets the applicable project requirements for lighting system performance, health and human safety, suitability, and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Connexion be responsible for any loss resulting from any use of this calculation information.

CX LIGHTING

#	Date	Comments

Revisions

Drawn By: TR
Checked By: CX APPLICATIONS
Date:9/29/2025
Scale: NTS

BRICKYARD LOFTS AND TOWN HOMES

Preliminary Site Lighting

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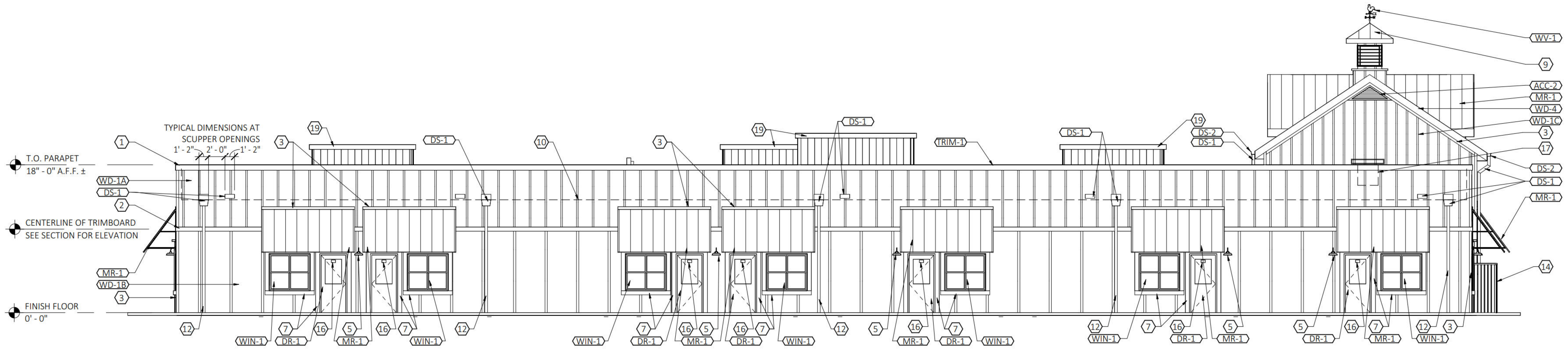
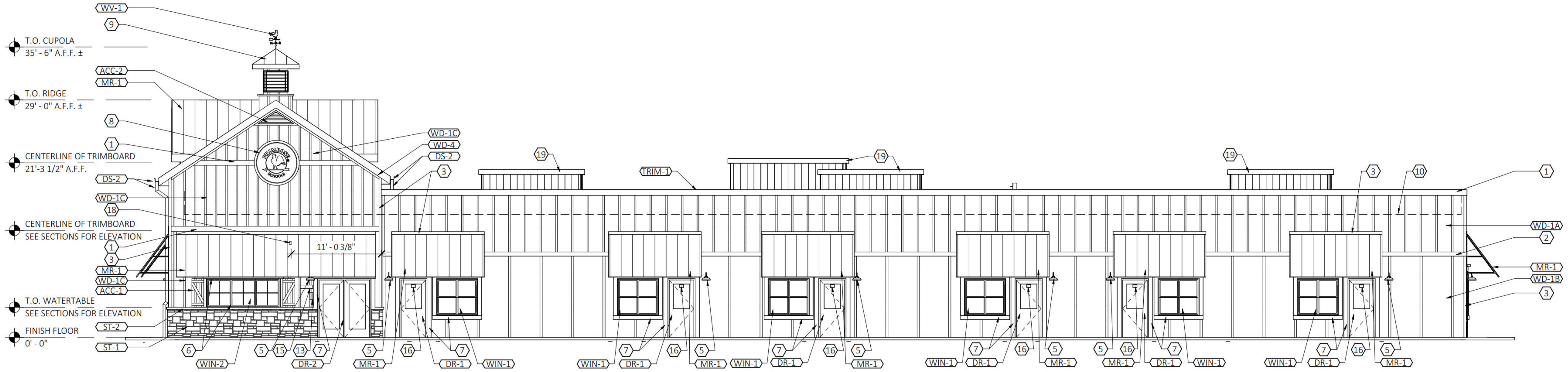
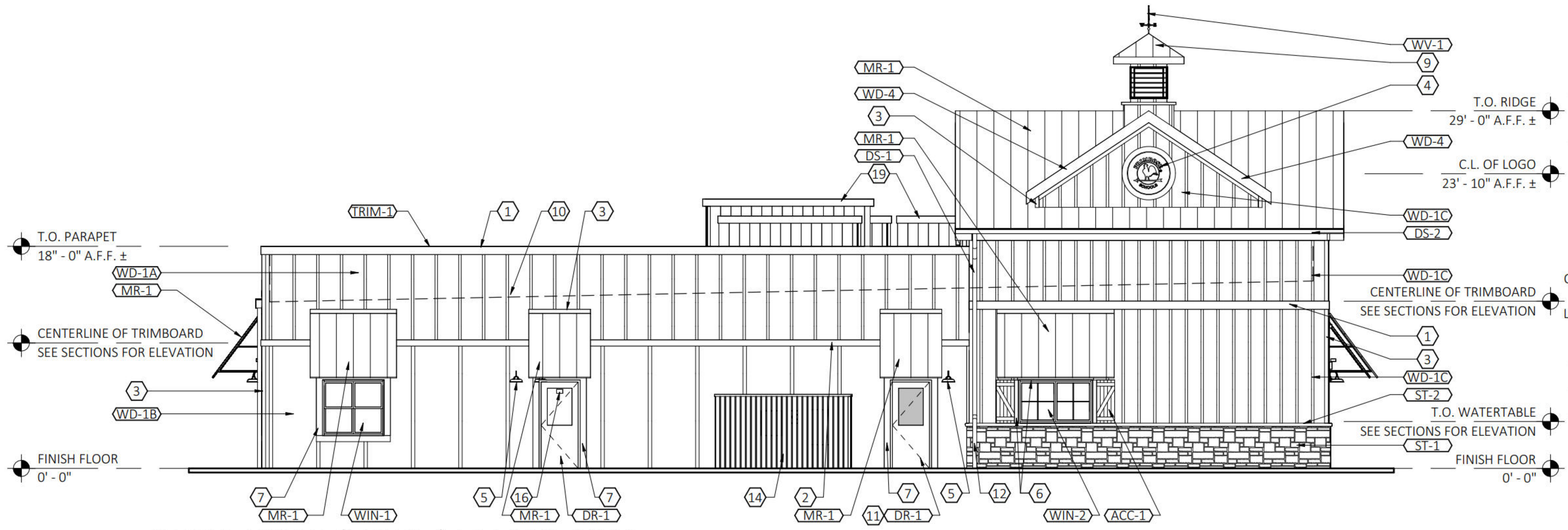

T.O. PARAPET
18" - 0" A.F.F. ±
CENTERLINE OF TRIMBOARD
SEE SECTION FOR ELEVATION
FINISH FLOOR
0' - 0"
TYPICAL DIMENSIONS AT
SCUPPER OPENINGS
1' - 2"
2' - 0"
1' - 2"
WD-1A
DS-1
MR-1
WD-1B
DS-1
TRIM-1
DS-2
WV-1
ACC-2
WD-4
WD-1C
WIN-1
DR-1
MR-1

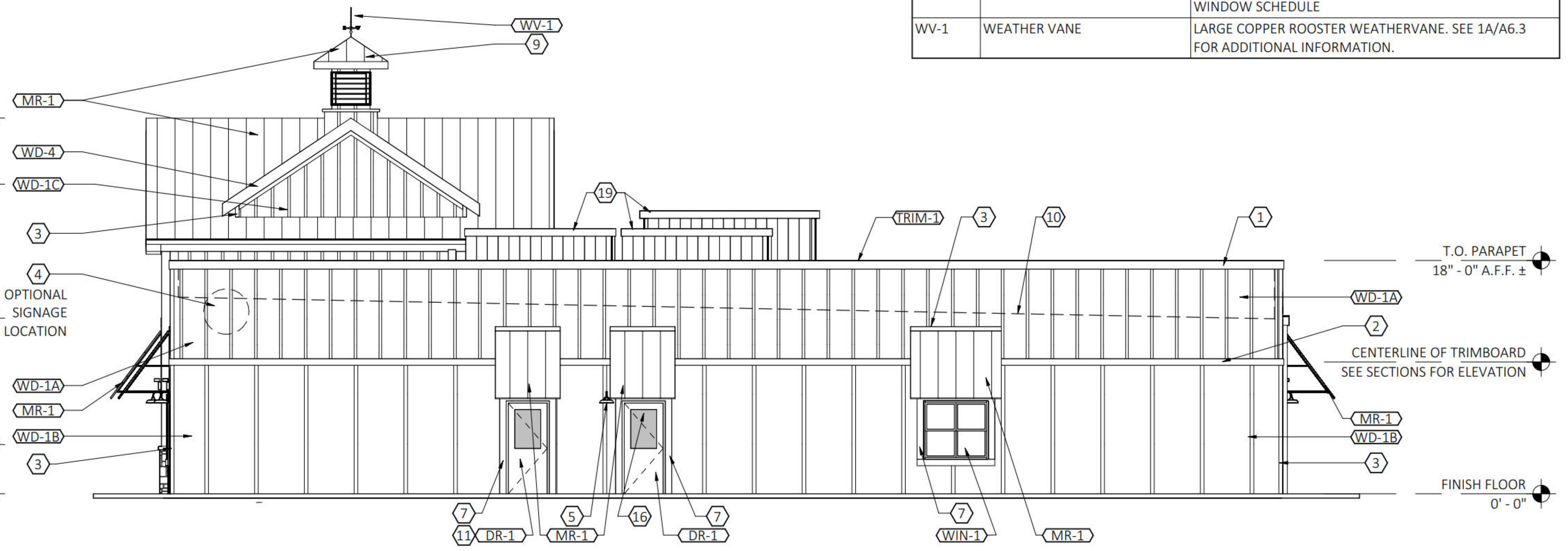
1
A4.0
REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"


WV-1
T.O. CUPOLA
35' - 6" A.F.F. ±
ACC-2
MR-1
T.O. RIDGE
29' - 0" A.F.F. ±
CENTERLINE OF TRIMBOARD
21'-3 1/2" A.F.F.
DS-2
WD-1C
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
11' - 0 3/8"
MR-1
WD-1C
ACC-1
T.O. WATERTABLE
SEE SECTIONS FOR ELEVATION
FINISH FLOOR
0' - 0"
ST-2
ST-1
WD-4
TRIM-1
WD-1A
WD-1B
WIN-2
DR-2
WIN-1
DR-1
MR-1

2
A4.0
FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"


T.O. PARAPET
18" - 0" A.F.F. ±
WD-1A
MR-1
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
WD-1B
FINISH FLOOR
0' - 0"
TRIM-1
MR-1
WD-4
DS-1
WV-1
T.O. RIDGE
29' - 0" A.F.F. ±
C.L. OF LOGO
23' - 10" A.F.F. ±
WD-1C
DS-2
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
ST-2
T.O. WATERTABLE
SEE SECTIONS FOR ELEVATION
ST-1
WIN-1
DR-1
WIN-2
ACC-1

3
A4.0
RIGHT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"


WV-1
MR-1
WD-4
WD-1C
OPTIONAL
SIGNAGE
LOCATION
WD-1A
MR-1
WD-1B
TRIM-1
T.O. PARAPET
18" - 0" A.F.F. ±
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
FINISH FLOOR
0' - 0"
DR-1
MR-1
WIN-1

4
A4.0
LEFT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

1 5/4 x 8 TRIMBOARD, WD - 2
2 5/4 x 6 TRIMBOARD, WD - 2
3 5/4 x 4 TRIMBOARD, WD - 2
4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
6 TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWSA TO BE 5/4 x 6, WD - 3
8 60" ROUND LED LIGHTED SIGN ()INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "WD-1", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
10 ROOF LINE BEHIND PARAPET WALL.
11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
14 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "WD-1"
15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
16 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
17 ATTIC ACCESS DOOR CENTERED ON GABLE WALL BEYOND. REFER TO DETAIL 2/A6.2 FOR ADDITIONAL INFORMATION.
18 ELECTRICAL OUTLET (UNDER AWNING). REFER TO ELECTRICAL DRAWINGS.
19 ROOFTOP UNIT SCREEN BY CAPTIVE AIRE, COLOR TO MATCH SW 7063 "NEBULOUS WHITE"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6"T x 1' - 6"W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH WD-3
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH SHERWIN WILLIAMS SW 7063 "NEBULOUS WHITE")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR: TO MATCH SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE": 8" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR-1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR: TO MATCH "WD-1"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' -0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1//2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM, SOFFIT)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: SHERWIN WILLIAMS SW7047 "PORPOISE" (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

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DEERFIELD, IL

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ATLANTA, GEORGIA 30339-5640

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CONSTR. DOC. & REVISIONS

09/03/25

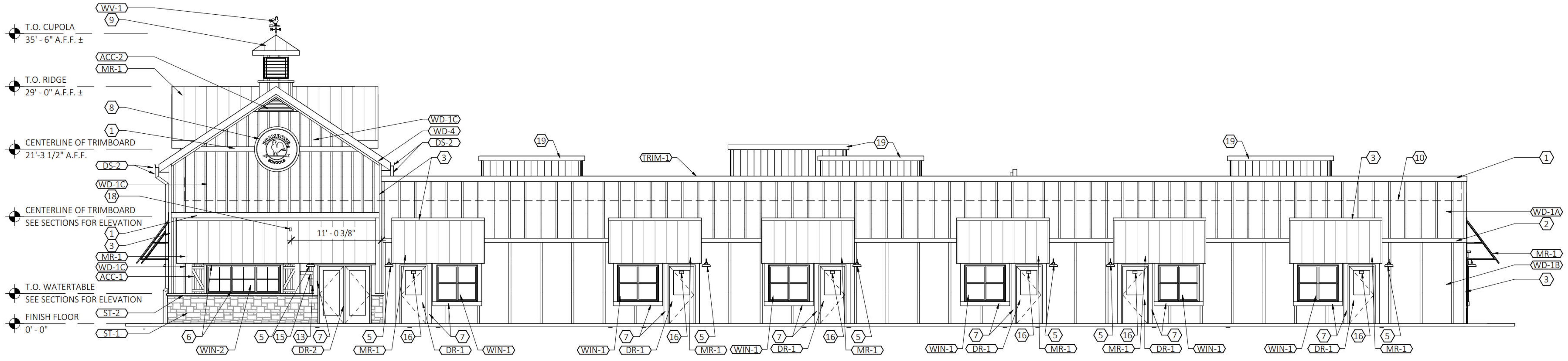
NOT FOR
CONSTRUCTION

Drawn/Checked	ADJ/AKB
Project Number	2504804
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

EXTERIOR
ELEVATIONS

A4.0

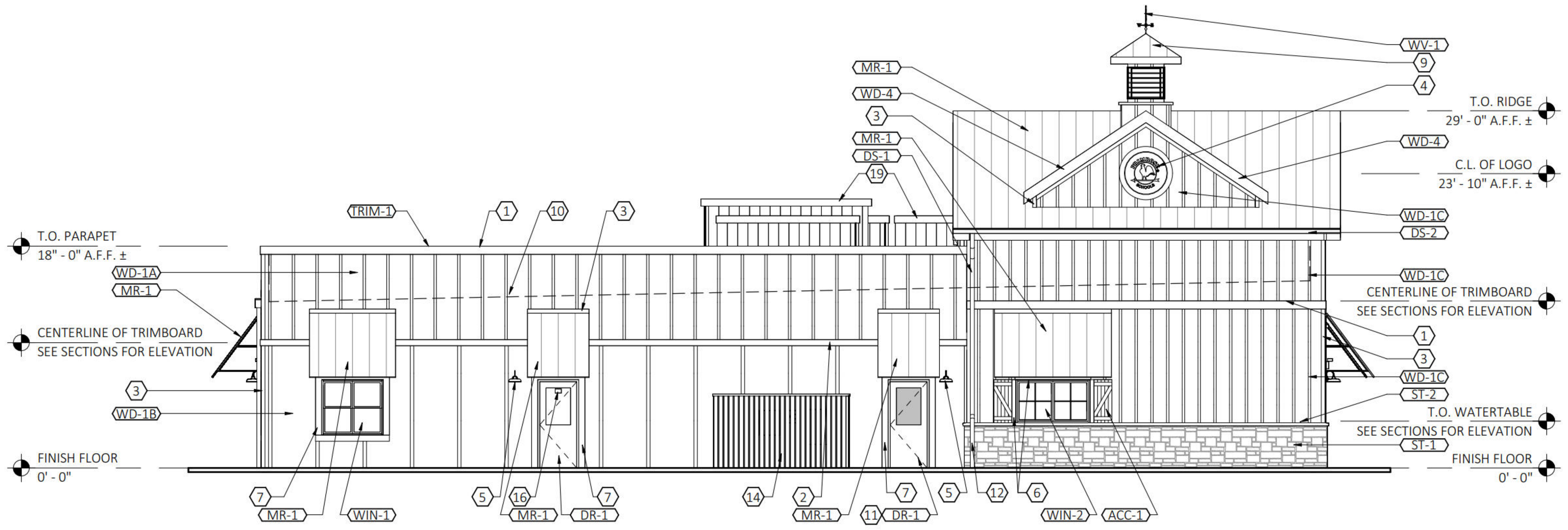
9/3/2025 10:21:07 AM


T.O. CUPOLA
35' - 6" A.F.F. ±
T.O. RIDGE
29' - 0" A.F.F. ±
CENTERLINE OF TRIMBOARD
21'-3 1/2" A.F.F.
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
T.O. WATERTABLE
SEE SECTIONS FOR ELEVATION
FINISH FLOOR
0' - 0"
11' - 0 3/8"
WV-1
ACC-2
MR-1
DS-2
WD-1C
ACC-1
ST-2
ST-1
WD-4
TRIM-1
WD-1A
WD-1B
WIN-2
DR-2
DR-1
WIN-1

1 A4.1

FRONT (SOUTH) ELEVATION

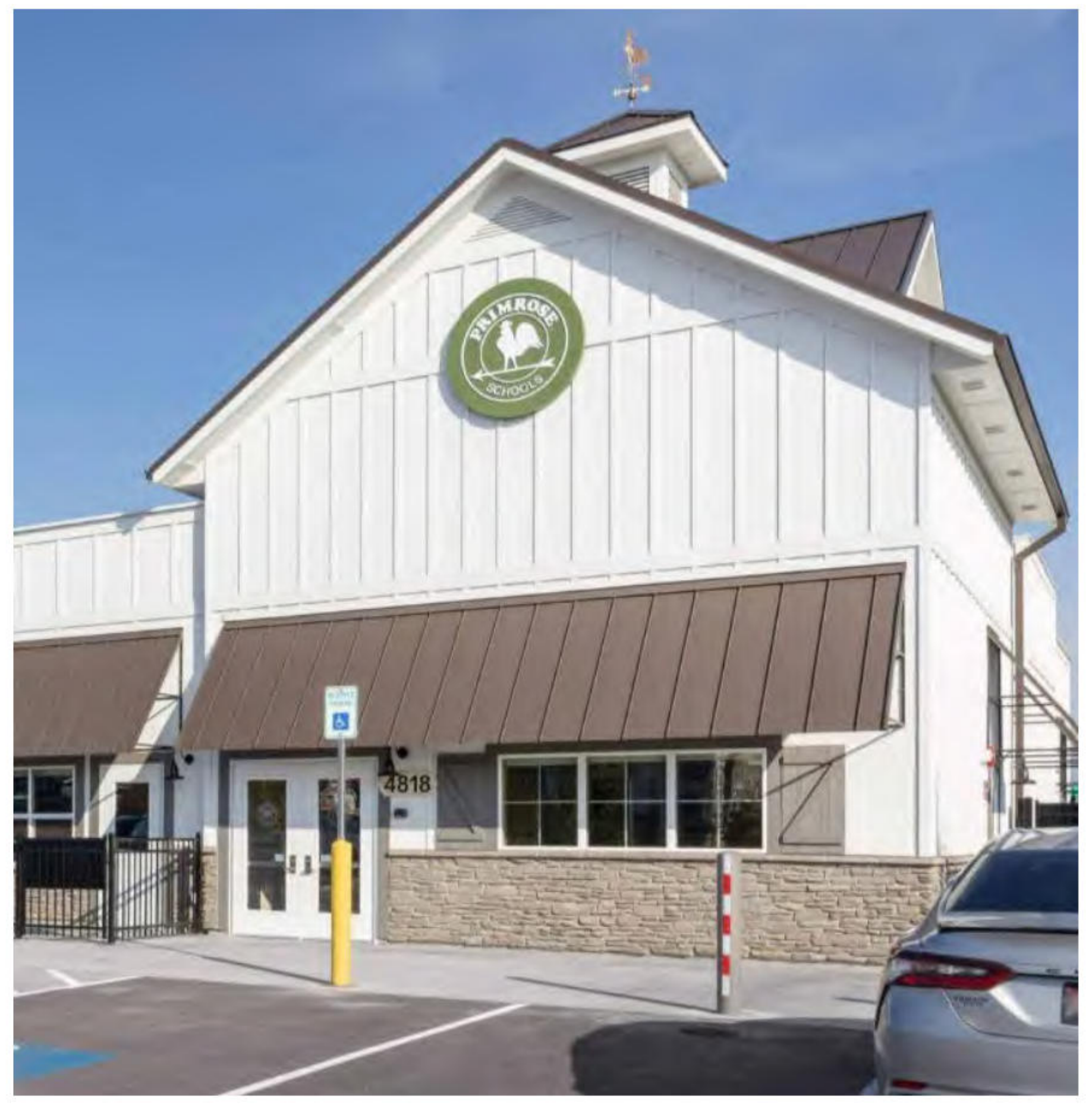
SCALE: 1/8" = 1'-0"


T.O. PARAPET
18" - 0" A.F.F. ±
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
FINISH FLOOR
0' - 0"
T.O. RIDGE
29' - 0" A.F.F. ±
C.L. OF LOGO
23' - 10" A.F.F. ±
CENTERLINE OF TRIMBOARD
SEE SECTIONS FOR ELEVATION
T.O. WATERTABLE
SEE SECTIONS FOR ELEVATION
FINISH FLOOR
0' - 0"
TRIM-1
WD-1A
MR-1
WD-1B
WD-4
DS-1
WV-1
WD-1C
DS-2
ST-2
ST-1
WIN-1
DR-1
WIN-2
ACC-1

2 A4.1

RIGHT SIDE (WEST) ELEVATION

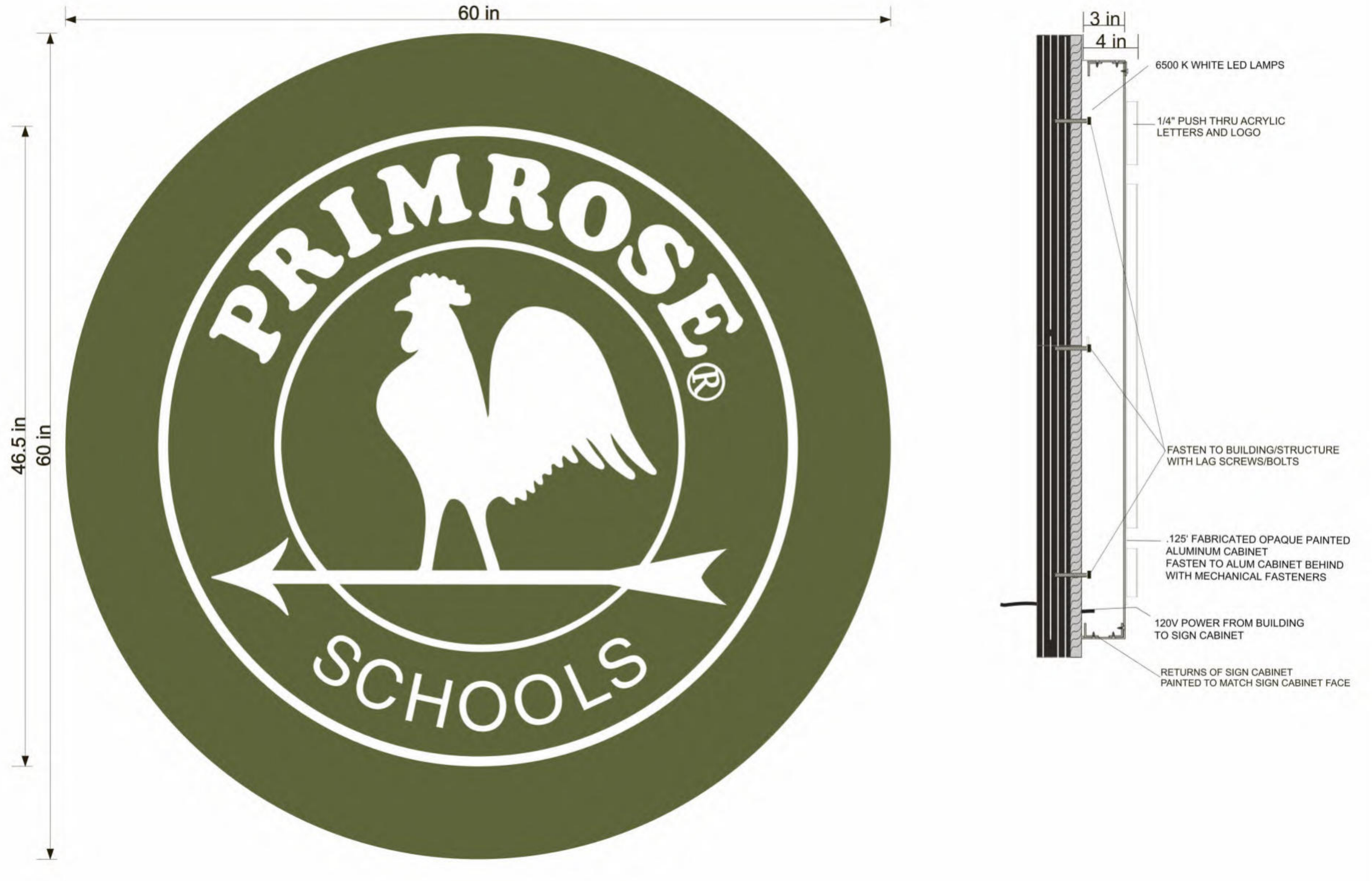
SCALE: 1/8" = 1'-0"



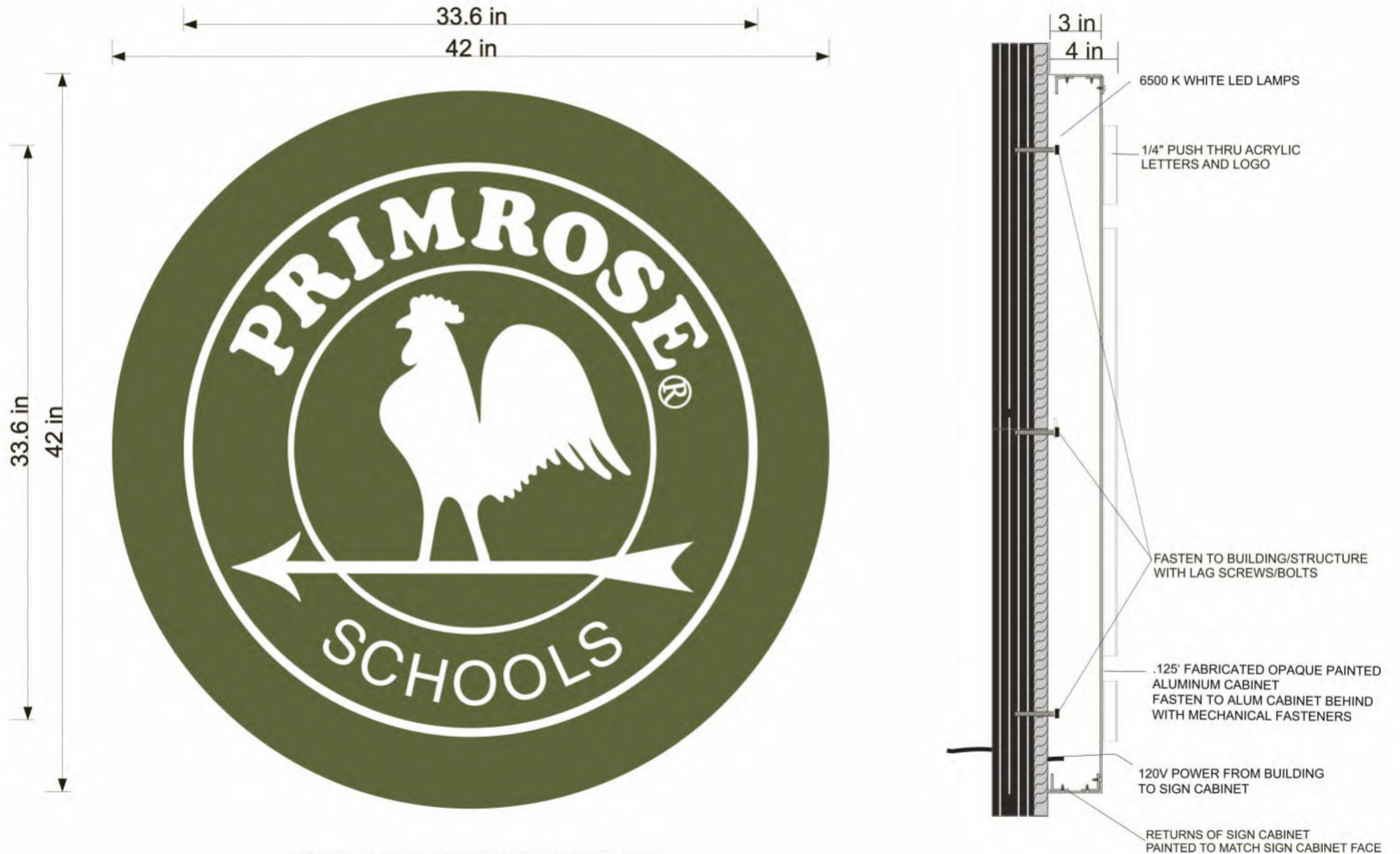
3 A4.1

SAMPLE WALL MOUNTED SIGN PHOTO

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


60 in
46.5 in
60 in
PRIMROSE®
SCHOOLS
3 in
4 in
6500 K WHITE LED LAMPS
1/4" PUSH THRU ACRYLIC LETTERS AND LOGO
FASTEN TO BUILDING/STRUCTURE WITH LAG SCREWS/BOLTS
.125' FABRICATED OPAQUE PAINTED ALUMINUM CABINET
FASTEN TO ALUM CABINET BEHIND WITH MECHANICAL FASTENERS
120V POWER FROM BUILDING TO SIGN CABINET
RETURNS OF SIGN CABINET PAINTED TO MATCH SIGN CABINET FACE

60" DIAMETER INTERNALLY LIT LED WALL SIGN


33.6 in
42 in
33.6 in
42 in
PRIMROSE®
SCHOOLS
3 in
4 in
6500 K WHITE LED LAMPS
1/4" PUSH THRU ACRYLIC LETTERS AND LOGO
FASTEN TO BUILDING/STRUCTURE WITH LAG SCREWS/BOLTS
.125' FABRICATED OPAQUE PAINTED ALUMINUM CABINET
FASTEN TO ALUM CABINET BEHIND WITH MECHANICAL FASTENERS
120V POWER FROM BUILDING TO SIGN CABINET
RETURNS OF SIGN CABINET PAINTED TO MATCH SIGN CABINET FACE

42" DIAMETER INTERNALLY LIT LED WALL SIGN

4 A4.1

EXTERIOR WALL SIGN DIMENSIONS AND MOUNTING DETAILS

SCALE: 1 1/2" = 1'-0"

ELEVATION KEYED NOTES

X

1 5/4 x 8 TRIMBOARD, WD - 2
2 5/4 x 6 TRIMBOARD, WD - 2
3 5/4 x 4 TRIMBOARD, WD - 2
4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
6 TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWSA TO BE 5/4 x 6, WD - 3
8 60" ROUND LED LIGHTED SIGN ()INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "WD-1", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
10 ROOF LINE BEHIND PARAPET WALL.
11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
14 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "WD-1"
15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
16 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
17 ATTIC ACCESS DOOR CENTERED ON GABLE WALL BEYOND. REFER TO DETAIL 2/A6.2 FOR ADDITIONAL INFORMATION.
18 ELECTRICAL OUTLET (UNDER AWNING). REFER TO ELECTRICAL DRAWINGS.
19 ROOFTOP UNIT SCREEN BY CAPTIVE AIRE, COLOR TO MATCH SW 7063 "NEBULOUS WHITE"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6"T x 1' - 6"W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH WD-3
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH SHERWIN WILLIAMS SW 7063 "NEBULOUS WHITE")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR: TO MATCH SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE": 8" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR-1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR: TO MATCH "WD-1"
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' -0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1//2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM, SOFFIT)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: SHERWIN WILLIAMS SW7063 "NEBULOUS WHITE" (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: SHERWIN WILLIAMS SW7047 "PORPOISE" (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

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DEERFIELD, IL

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3200 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640

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CONSTR. DOC. & REVISIONS

09/03/25

NOT FOR CONSTRUCTION

Drawn/Checked	ADJ/AKB
Project Number	2504804
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

BUILDING
SIGNAGE
EXHIBIT

A4.1

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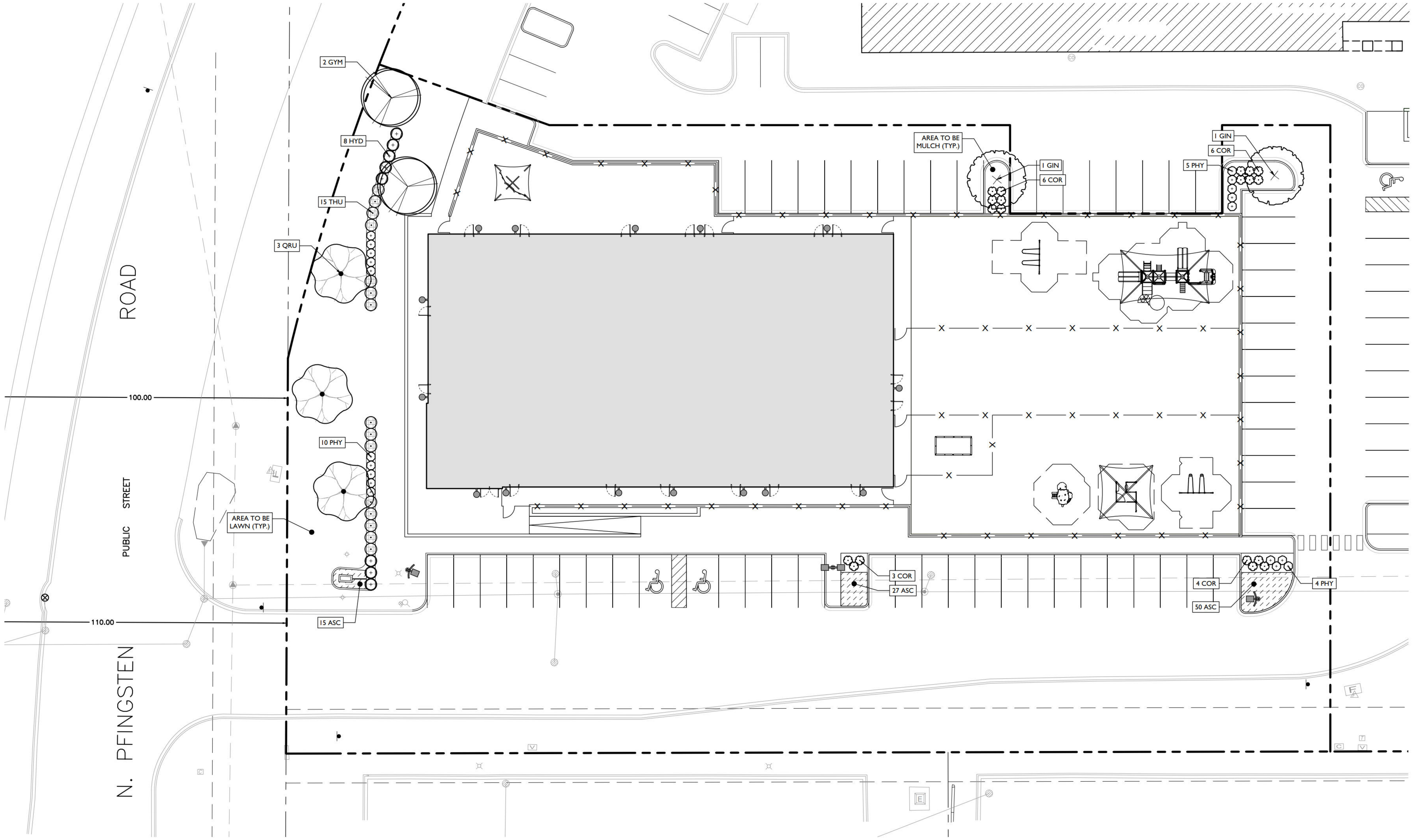
9/3/2025 10:21:49 AM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES							
	GIN	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B	NATIVE (VARIETY)
	GYM	2	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	3" - 3.5" CAL	B&B	NATIVE (VARIETY)
	QRU	3	QUERCUS RUBRA	NORTHERN RED OAK	3" - 3.5" CAL	B&B	NATIVE
SHRUBS							
	COR	19	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT	NATIVE (VARIETY)
	HYD	8	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18" - 24"	POT	NATIVE (VARIETY)
	PHY	19	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT	NATIVE (VARIETY)
EVERGREEN SHRUBS							
	THU	15	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	18" - 24"	POT	NATIVE (VARIETY)
PERENNIALS AND GRASSES							
▨	ASC	92	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	POT, 24" O.C.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



Know what's **below**
Call before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
1	06/27/2025	MU	LANDSCAPING PLAN
1	09/03/2025	NL	PHOTOMETRIC PLAN

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOLS

PROPOSED DAY CARE

PIN: 16-33-304-018
155 N. PFINGSTEN ROAD
VILLAGE OF DEERFIELD
LAKE COUNTY, ILLINOIS 60015

JONATHAN REID COOKSEY
062-077141

J. REID COOKSEY, P.E.
ILLINOIS LICENSE No. 0662.077141
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-250271

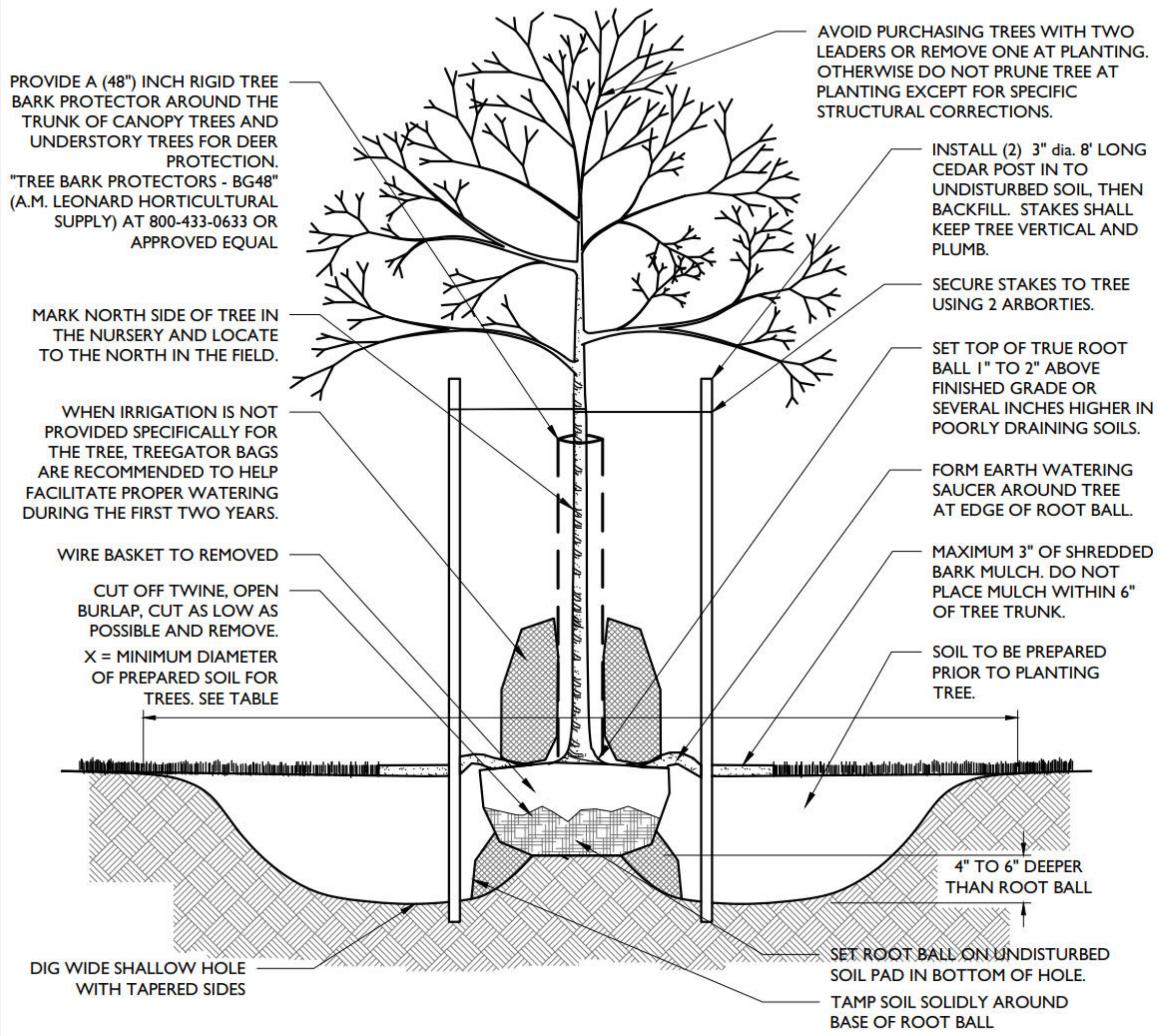
TITLE:
LANDSCAPING PLAN

DRAWING:
C-1

V:\DET\2025\DET-250271 PRIMROSE SCHOOLS - 155 N PFINGSTEN RD, DEERFIELD, IL\CADD\PLOT\XXX-10-LAND.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX


PROVIDE A (48") INCH RIGID TREE BARK PROTECTOR AROUND THE TRUNK OF CANOPY TREES AND UNDERSTORY TREES FOR DEER PROTECTION. "TREE BARK PROTECTORS - BG48" (A.M. LEONARD HORTICULTURAL SUPPLY) AT 800-433-0633 OR APPROVED EQUAL
MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, TREEGATOR BAGS ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS.
WIRE BASKET TO REMOVED
CUT OFF TWINE, OPEN BURLAP, CUT AS LOW AS POSSIBLE AND REMOVE.
X = MINIMUM DIAMETER OF PREPARED SOIL FOR TREES. SEE TABLE
DIG WIDE SHALLOW HOLE WITH TAPERED SIDES
AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
INSTALL (2) 3" dia. 8' LONG CEDAR POST IN TO UNDISTURBED SOIL, THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB.
SECURE STAKES TO TREE USING 2 ARBORTIES.
SET TOP OF TRUE ROOT BALL 1" TO 2" ABOVE FINISHED GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
FORM EARTH WATERING SAUCER AROUND TREE AT EDGE OF ROOT BALL.
MAXIMUM 3" OF SHREDDED BARK MULCH. DO NOT PLACE MULCH WITHIN 6" OF TREE TRUNK.
SOIL TO BE PREPARED PRIOR TO PLANTING TREE.
4" TO 6" DEEPER THAN ROOT BALL
SET ROOT BALL ON UNDISTURBED SOIL PAD IN BOTTOM OF HOLE.
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

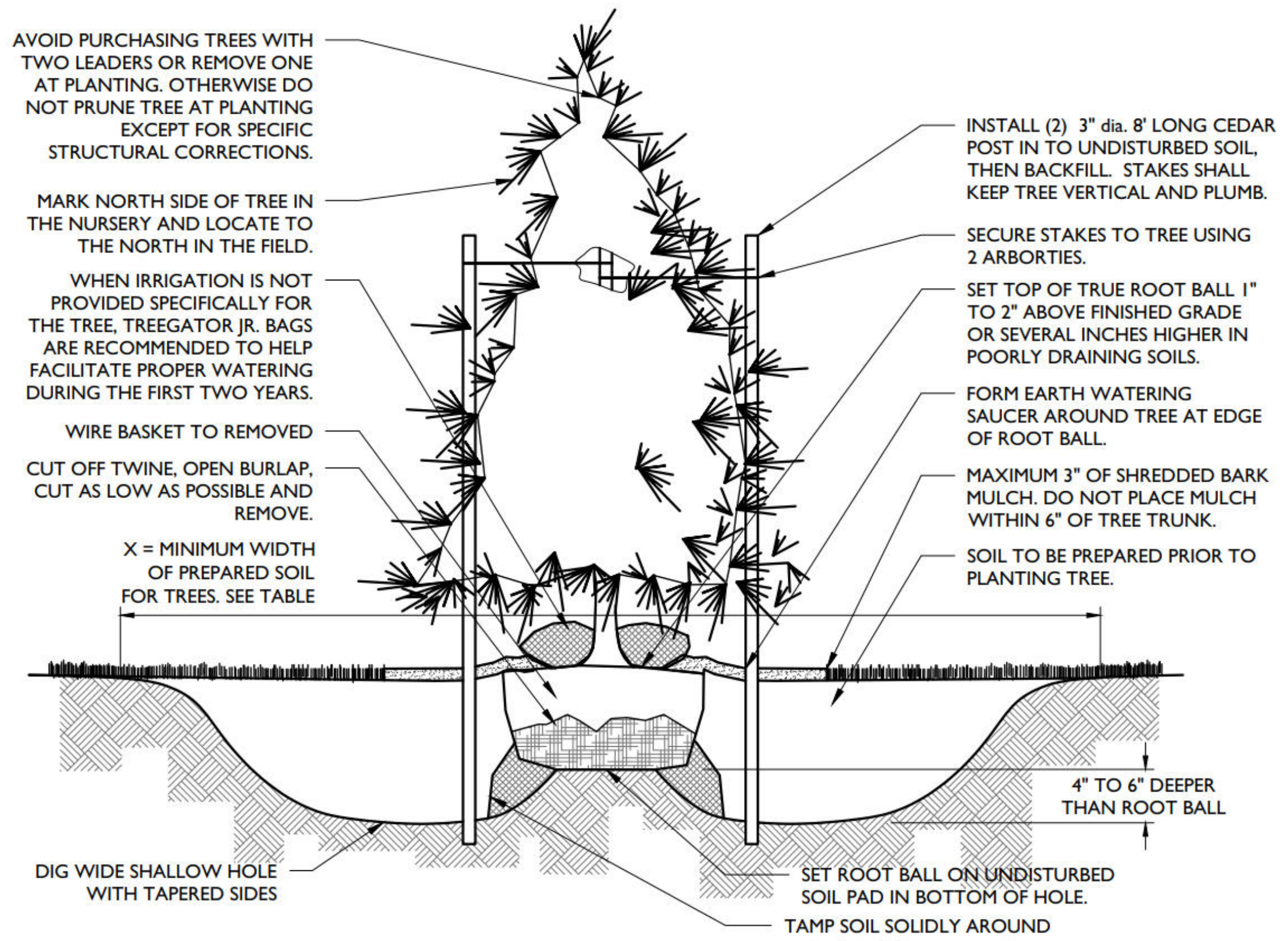
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

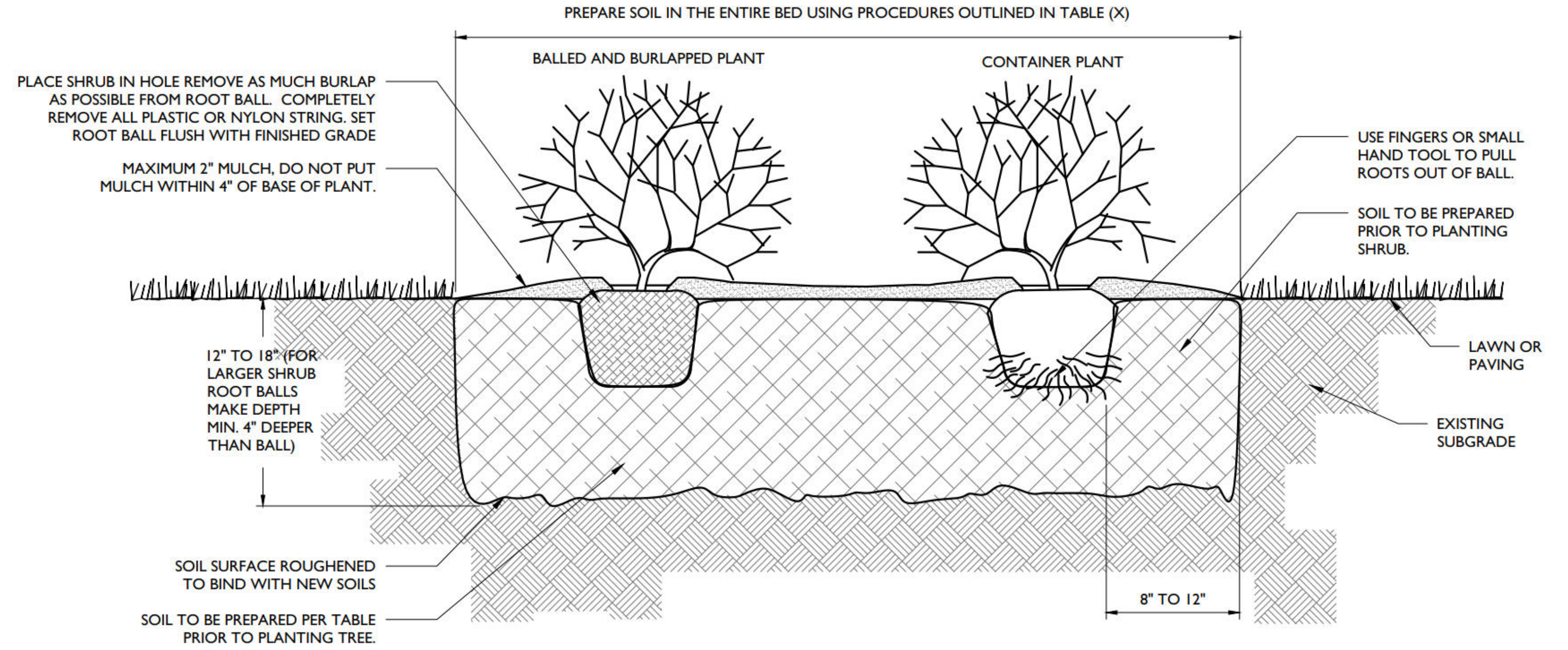
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX


AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, TREEGATOR JR. BAGS ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS.
WIRE BASKET TO REMOVED
CUT OFF TWINE, OPEN BURLAP, CUT AS LOW AS POSSIBLE AND REMOVE.
X = MINIMUM WIDTH OF PREPARED SOIL FOR TREES. SEE TABLE
DIG WIDE SHALLOW HOLE WITH TAPERED SIDES
INSTALL (2) 3" dia. 8' LONG CEDAR POST IN TO UNDISTURBED SOIL, THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB.
SECURE STAKES TO TREE USING 2 ARBORTIES.
SET TOP OF TRUE ROOT BALL 1" TO 2" ABOVE FINISHED GRADE OR SEVERAL INCHES HIGHER IN POORLY DRAINING SOILS.
FORM EARTH WATERING SAUCER AROUND TREE AT EDGE OF ROOT BALL.
MAXIMUM 3" OF SHREDDED BARK MULCH. DO NOT PLACE MULCH WITHIN 6" OF TREE TRUNK.
SOIL TO BE PREPARED PRIOR TO PLANTING TREE.
4" TO 6" DEEPER THAN ROOT BALL
SET ROOT BALL ON UNDISTURBED SOIL PAD IN BOTTOM OF HOLE.
TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2


PREPARE SOIL IN THE ENTIRE BED USING PROCEDURES OUTLINED IN TABLE (X)
BALLED AND BURLAPPED PLANT
CONTAINER PLANT
PLACE SHRUB IN HOLE REMOVE AS MUCH BURLAP AS POSSIBLE FROM ROOT BALL. COMPLETELY REMOVE ALL PLASTIC OR NYLON STRING. SET ROOT BALL FLUSH WITH FINISHED GRADE
MAXIMUM 2" MULCH, DO NOT PUT MULCH WITHIN 4" OF BASE OF PLANT.
12" TO 18" (FOR LARGER SHRUB ROOT BALLS MAKE DEPTH MIN. 4" DEEPER THAN BALL)
SOIL SURFACE ROUGHENED TO BIND WITH NEW SOILS
SOIL TO BE PREPARED PER TABLE PRIOR TO PLANTING TREE.
USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF BALL.
SOIL TO BE PREPARED PRIOR TO PLANTING SHRUB.
LAWN OR PAVING
EXISTING SUBGRADE
8" TO 12"

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

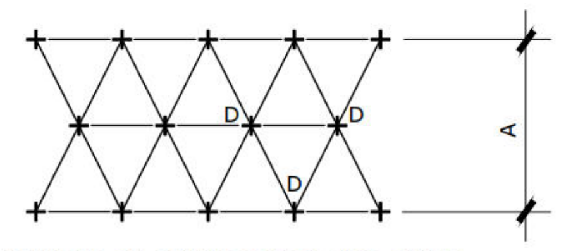
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

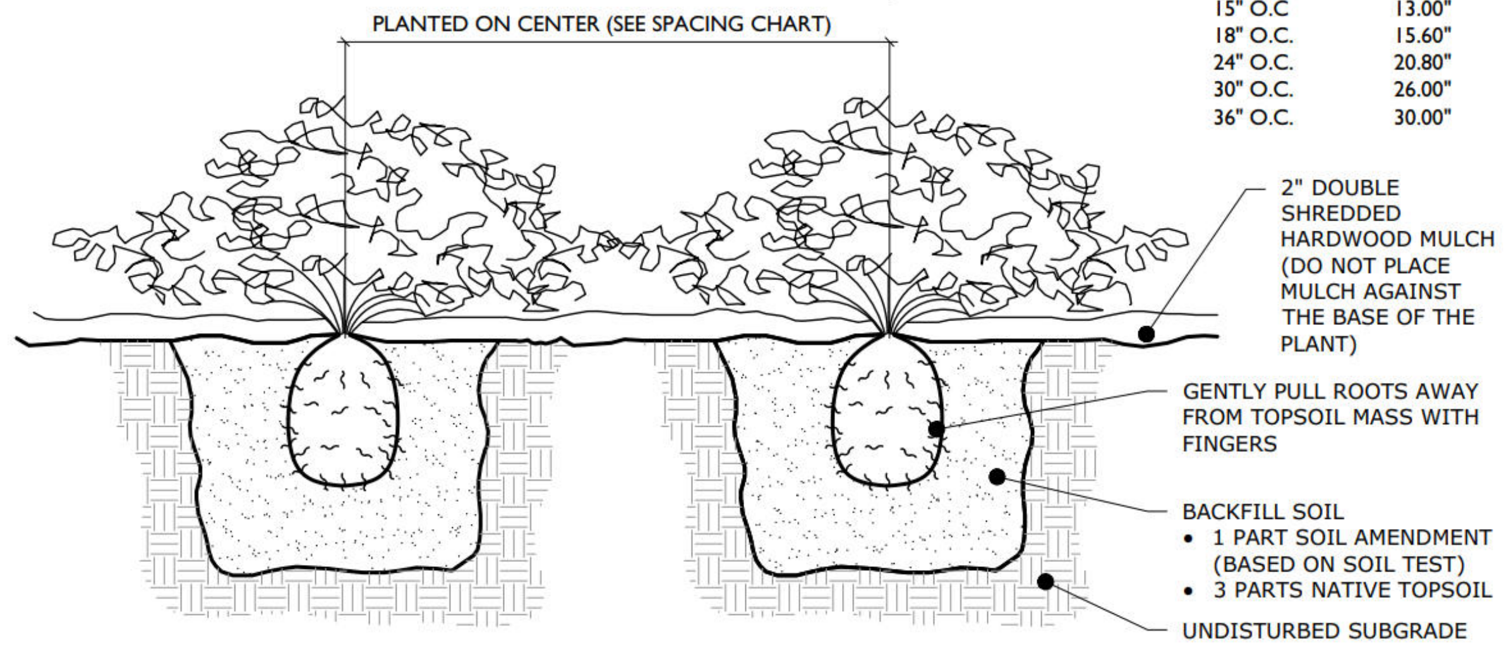
NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING CHART
NOT TO SCALE

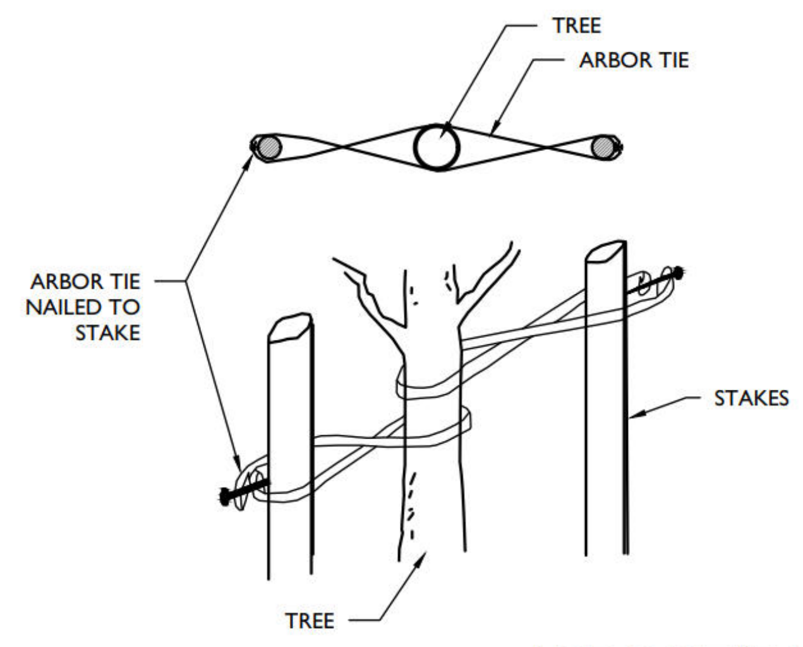
SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"


PLANTED ON CENTER (SEE SPACING CHART)
2" DOUBLE SHREDDED HARDWOOD MULCH (DO NOT PLACE MULCH AGAINST THE BASE OF THE PLANT)
GENTLY PULL ROOTS AWAY FROM TOPSOIL MASS WITH FINGERS
BACKFILL SOIL
• 1 PART SOIL AMENDMENT (BASED ON SOIL TEST)
• 3 PARTS NATIVE TOPSOIL
UNDISTURBED SUBGRADE

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4


TREE
ARBOR TIE
ARBOR TIE NAILED TO STAKE
STAKES
TREE

INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

5

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
    ABIES CONCOLOR
    ACER BUERGERIANUM
    ACER FREEMANII
    ACER RUBRUM
    ACER SACCHARINUM
    BETULA VARIETIES
    CARPINUS VARIETIES
    CEDRUS DEODARA
    CELTIS VARIETIES
    CERCIDIPHYLLUM VARIETIES
    CERCIS CANADENSIS
    CORNUS VARIETIES
    CRATAEGUS VARIETIES
    CORNUS VARIETIES
    CRATAEGUS VARIETIES
    CUPRESSOCYPARIS LEYLANDII
    FAGUS VARIETIES
    HALESIA VARIETIES
    ILEX X FOSTERII
    ILEX NELLIE STEVENS
    ILEX OPACA
    JUNIPERUS VIRGINIANA
    KOELREUTERIA PANICULATA
    LIQUIDAMBAR VARIETIES
    LIRIODENDRON VARIETIES
    MALUS IN LEAF
    NYSSA SYLVATICA
    OSTRYA VIRGINIANA
    PINUS NIGRA
    PLATANUS VARIETIES
    POPULUS VARIETIES
    PRUNUS VARIETIES
    PYRUS VARIETIES
    QUERCUS VARIETIES (NOT Q. PALUSTRIS)
    SALIX WEEPING VARIETIES
    SORBUS VARIETIES
    TAXODIUM VARIETIES
    TAXUX B REPANDENS
    TILIA TOMENTOSA VARIETIES
    ULMUS PARVIFOLIA VARIETIES
    ZELKOVA VARIETIES
17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION."
3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD.
4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
5. PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

ISSUE	DATE	BY	DESCRIPTION
1	09/03/2025	NL	PHOTOMETRIC PLAN
1	06/27/2025	MU	LANDSCAPING PLAN

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

PRIMROSE SCHOOLS

PROPOSED DAY CARE

PIN: 16-33-304-018
155 N. PFINGSTEN ROAD
VILLAGE OF DEERFIELD
LAKE COUNTY, ILLINOIS 60015

JONATHAN REID COOKSEY
062.077141

J. REID COOKSEY, P.E.
ILLINOIS LICENSE No. 0662.077141
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-250271

TITLE:
LANDSCAPING DETAILS

DRAWING:
C-2

V:\DET\2025\DET-250271 PRIMROSE SCHOOLS - 155 N PFINGSTEN RD, DEERFIELD, IL\CADD\PLOT\XX-10-LAND.DWG

FIXTURE 'A'

FIXTURE 'B' & 'C'

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
●	A	15	EXTERIOR WALL MOUNTED 12" DIAMETER WAREHOUSE FIXTURE, LED 4,000K	N/A	0.9	HI-LITE-MFG-CO	H-15312-B-119-CGU-91-LED-20W-BCM-M.IES
■	B	2	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT- FULL CUTOFF	FT	0.9	LSI LIGHTING	MRM-LED-24L-SIL-FT-30-70CRI-IL.IES
■■	C	1	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT- FULL CUTOFF TWO @ 180°	FT	0.9	LSI LIGHTING	MRM-LED-24L-SIL-FT-30-70CRI.IES

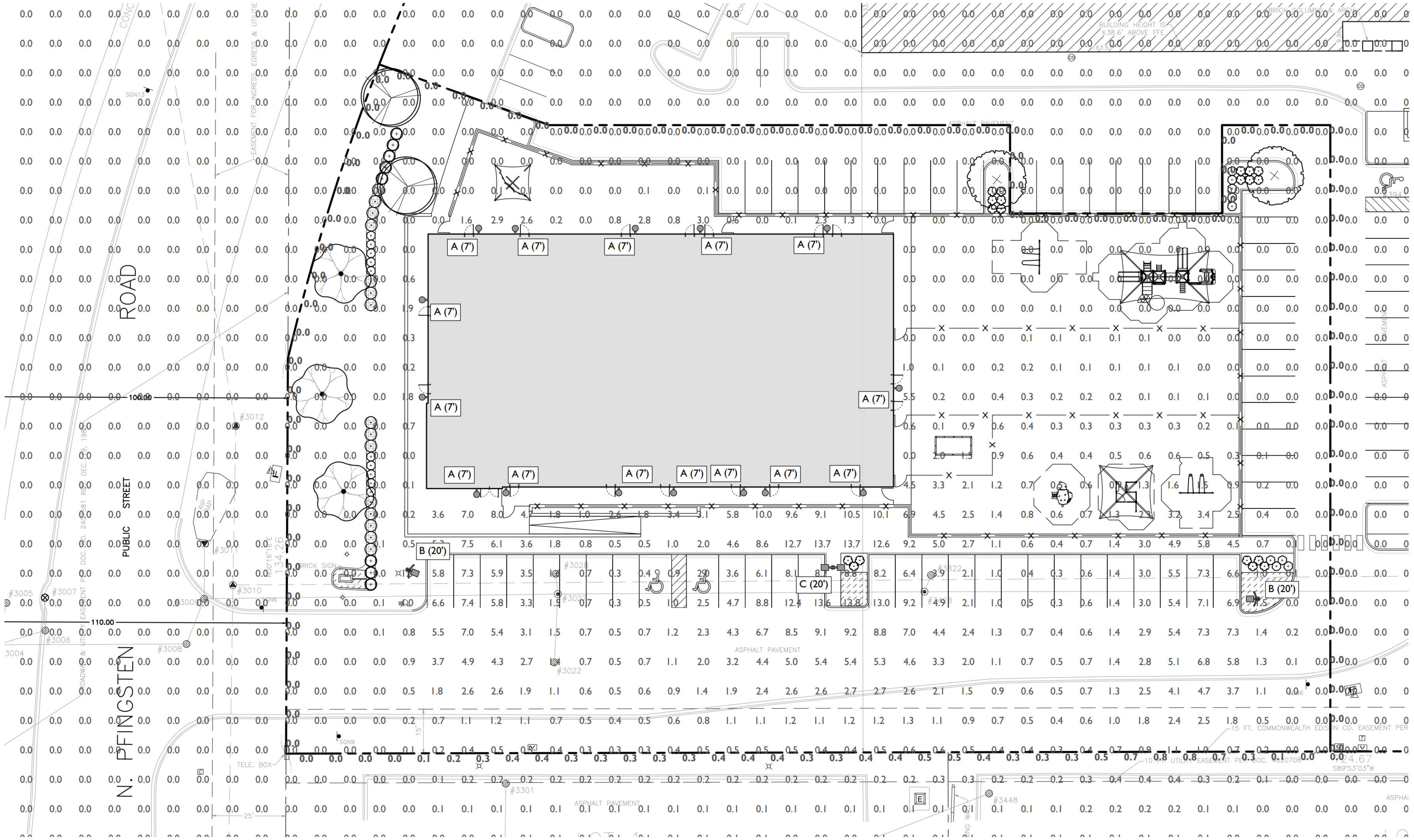
LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	0.51 FC	0.0 FC	13.8 FC
PROPERTY LINE	0.10 FC	0.0 FC	0.8 FC

DEERFIELD LIGHTING NOTES:

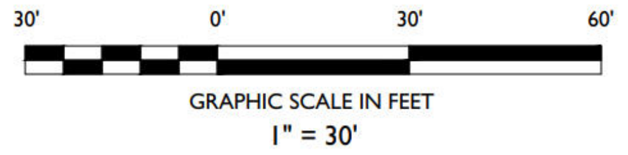
ALL EXTERIOR LIGHTING, PARKING LOT LIGHTS, EXTERIOR BUILDING LIGHTS AND LANDSCAPE LIGHTING SHALL BE DIRECTED AWAY FROM ADJOINING HIGHWAYS, STREETS AND PROPERTIES

SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
■	PROPOSED AREA LIGHT
●	PROPOSED BUILDING MOUNTED LIGHT



GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
1	09/03/2025	NL	PHOTOMETRIC PLAN
1	06/27/2025	MU	LANDSCAPING PLAN

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STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-250271

TITLE:

PRIMROSE PHOTOMETRIC PLAN

DRAWING:

C-3

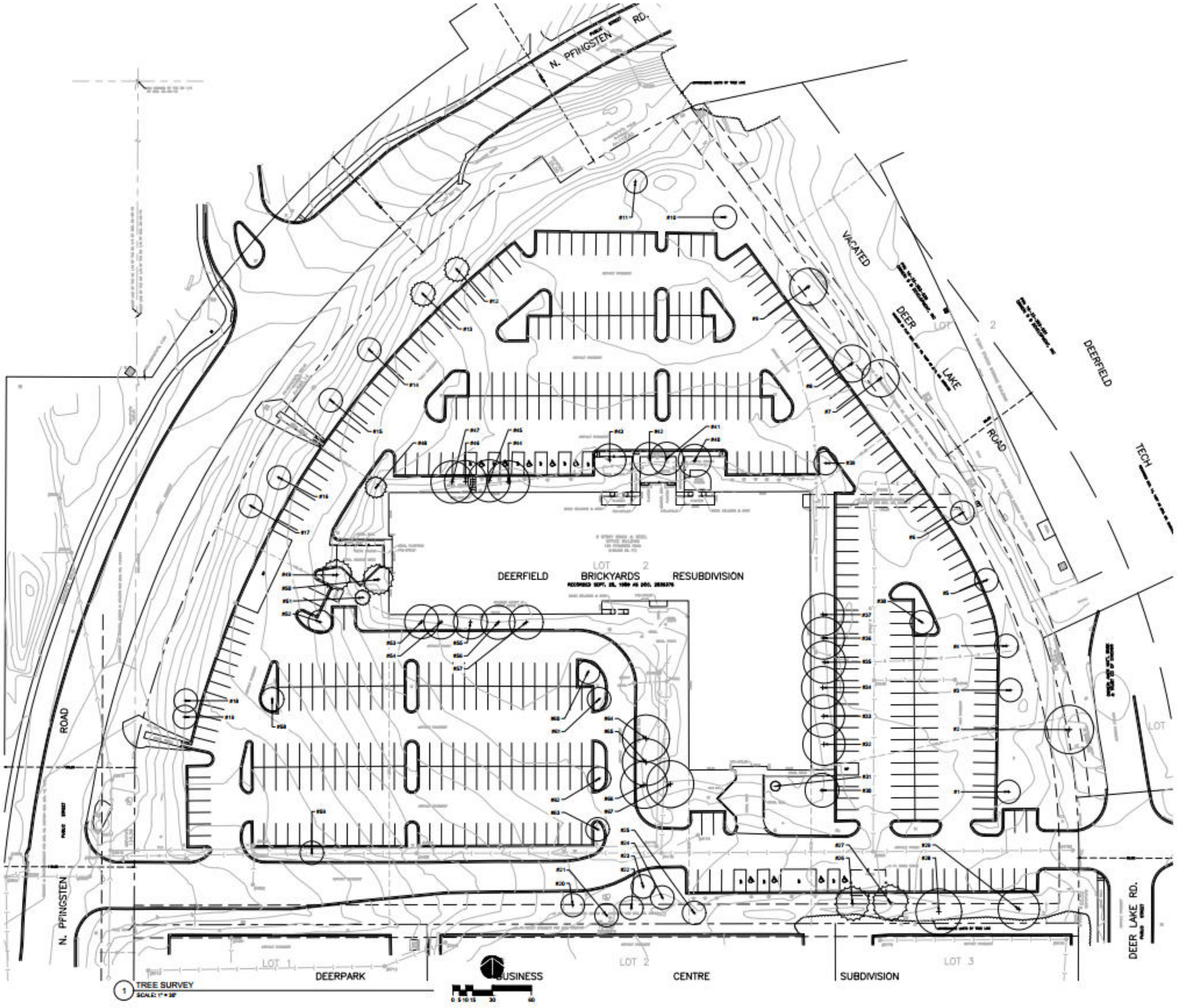
V:\DET\2025\DET-250271 PRIMROSE SCHOOLS - 155 N PFINGSTEN RD, DEERFIELD, IL\CADD\PLOT\XXX-08-LGHT.DWG

TREE SURVEY

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
1	SCOTCH PINE	PINUS SYLVESTRIS	14"	1
2	MAPLE	ACER	17"	6
3	PEAR	PYRUS	7"	1
4	PEAR	PYRUS	7"	1
5	PEAR	PYRUS	7"	1
6	PEAR	PYRUS	7"	1
7	NORWAY MAPLE	ACER PLATANOIDES	14"	1
8	NORWAY MAPLE	ACER PLATANOIDES	14"	4
9	NORWAY MAPLE	ACER PLATANOIDES	18"	1
10	ELM	ULMUS	8"	1
11	ELM	ULMUS	10"	1
12	BLUE SPRUCE	PICEA PUNGENS	16"	3
13	BLUE SPRUCE	PICEA PUNGENS	14"	3
14	ELM	ULMUS	12"	1
15	ELM	ULMUS	5"	3
16	CRABAPPLE	MALUS	20' HT	5
17	NORWAY MAPLE	ACER PLATANOIDES	12"	2
18	PEAR	PYRUS	6"	1
19	PEAR	PYRUS	5"	5
20	NORWAY MAPLE	ACER PLATANOIDES	10"	2
21	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	1
22	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
23	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
24	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	2
25	COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	20' HT	1
26	SCOTCH PINE	PINUS SYLVESTRIS	18"	2
27	SCOTCH PINE	PINUS SYLVESTRIS	18"	1
28	NORWAY MAPLE	ACER PLATANOIDES	12"	2
29	NORWAY MAPLE	ACER PLATANOIDES	14"	1
30	RED MAPLE	ACER RUBRUM	12"	2
31	FIR	ABIES	10' HT	5
32	PEAR	PYRUS	14"	5
33	PEAR	PYRUS	14"	4
34	PEAR	PYRUS	16"	4
35	PEAR	PYRUS	17"	3
36	PEAR	PYRUS	12"	4
37	PEAR	PYRUS	17"	4
38	RED MAPLE	ACER RUBRUM	6"	3
39	RED MAPLE	ACER RUBRUM	10"	1
40	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
41	HONEYLOCUST	GLEDITSIA TRIACANTHOS	14"	2
42	HONEYLOCUST	GLEDITSIA TRIACANTHOS	14"	2
43	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
44	PEAR	PYRUS	20"	4
45	PEAR	PYRUS	16"	4
46	PEAR	PYRUS	16"	4
47	PEAR	PYRUS	16"	4
48	BLUE SPRUCE	PICEA PUNGENS	12' HT	1
49	SCOTCH PINE	PINUS SYLVESTRIS	20"	2
50	SCOTCH PINE	PINUS SYLVESTRIS	24"	2
51	BLUE SPRUCE	PICEA PUNGENS	10' HT	2
52	RED MAPLE	ACER RUBRUM	7"	3
53	PEAR	PYRUS	16"	3
54	PEAR	PYRUS	15"	3
55	PEAR	PYRUS	16"	4
56	PEAR	PYRUS	14"	5
57	PEAR	PYRUS	17"	3
58	PEAR	PYRUS	5"	1
59	NORWAY MAPLE	ACER PLATANOIDES	10"	2
60	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	1
61	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	1
62	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	1
63	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	1
64	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
65	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
66	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1
67	HONEYLOCUST	GLEDITSIA TRIACANTHOS	16"	1

CONDITION

1	EXCELLENT
2	GOOD TO FAIR
3	FAIR
4	FAIR TO POOR
5	POOR
6	DEAD



1 TREE SURVEY
SCALE: 1" = 30'

Hirsch|MPG
ARCHITECTURE + PLANNING
225 W Hubbard Street, 5th Floor
Chicago, Illinois 60654-4916
T 312.836.0011 W www.hirschmpg.com
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ARCHITECT
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CHICAGO, IL 60654

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RTM ENGINEERING CONSULTANTS
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SCHAUMBURG, IL 60173

LANDSCAPE ARCHITECT
DANIEL WEINBACH & PARTNERS, LTD.
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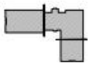
STRUCTURAL ENGINEER
CEAMA STRUCTURAL ENGINEERS
175 NORTH FRANKLIN, SUITE 410
CHICAGO, IL 60606

MEPF ENGINEER
THE ENGINEERING STUDIO, INC.
701 LEE ST., SUITE 810
DESPLAINES, IL 60016

KEY PLAN



NO.	DATE	DESCRIPTION
1	05.28.25	FINAL PLAN

CERTIFICATION:
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-01[illegible]
EXPIRATION DATE: 11.30.2026
SEAL:

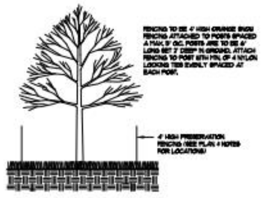
PROJECT NO.: 24013

SHEET TITLE:
TREE SURVEY

PROJECT TITLE:
BRICKYARDS LOFTS

PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

DRAWING NO.
LT1.0


FENCING TO BE 4' HIGH ORANGE SNOW FENCING ATTACHED TO POSTS SPACED A MAX. 5' O.C. POSTS ARE TO BE 6' LONG SET 2' DEEP IN GROUND. ATTACH FENCING TO POST WITH MIN. OF 4 NYLON LOCKING TIES EVENLY SPACED AT EACH POST.
4' HIGH PRESERVATION FENCING (SEE PLAN + NOTES FOR LOCATIONS)

2 TREE PRESERVATION DETAIL
NOT TO SCALE

TREE MITIGATION

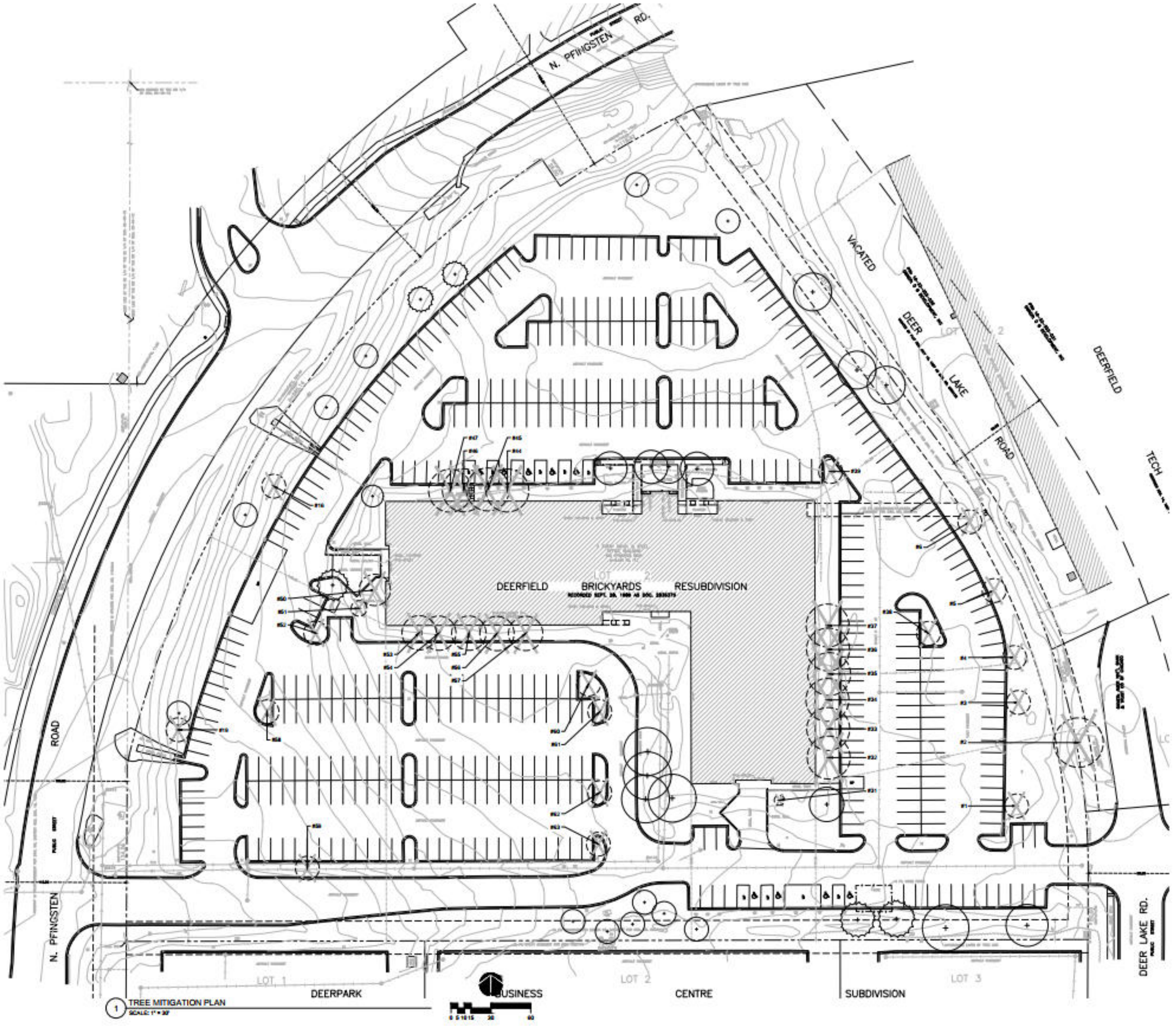
TREE NO. TO BE REMOVED	COMMON NAME	SCIENTIFIC NAME	SIZE	SPECIES GROUP	RATE	MITIGATION INCHES	CONDITION	MITIGATION FACTOR	MITIGATION REQUIRED
1	SCOTCH PINE	PINUS SYLVESTRIS	14"	C	0.3	4"	2	1.0	4"
2	MAPLE	ACER	17"	A	1.0	17"	6	0.0	0"
3	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
4	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
5	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
6	PEAR	PYRUS	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
16	CRABAPPLE	MALUS	14"	A	1.0	14"	5	0.0	0"
19	PEAR	PYRUS	5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
31	FIR	ABIES	1.5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
32	PEAR	PYRUS	14"	A	1.0	14"	5	0.0	0"
33	PEAR	PYRUS	14"	A	1.0	14"	4	0.0	0"
34	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
35	PEAR	PYRUS	17"	A	1.0	17"	3	0.5	8.5"
36	PEAR	PYRUS	12"	A	1.0	12"	4	0.0	0"
37	PEAR	PYRUS	17"	A	1.0	17"	4	0.0	0"
38	RED MAPLE	ACER RUBRUM	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
39	RED MAPLE	ACER RUBRUM	10"	A	1.0	10"	1	1.0	10"
44	PEAR	PYRUS	20"	A	1.0	20"	4	0.0	0"
45	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
46	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
47	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
50	SCOTCH PINE	PINUS SYLVESTRIS	24"	C	0.3	7"	2	1.0	7"
51	BLUE SPRUCE	PICEA PUNGENS	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
52	RED MAPLE	ACER RUBRUM	7"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
53	PEAR	PYRUS	16"	A	1.0	16"	3	0.5	8"
54	PEAR	PYRUS	15"	A	1.0	15"	3	0.5	7.5"
55	PEAR	PYRUS	16"	A	1.0	16"	4	0.0	0"
56	PEAR	PYRUS	14"	A	1.0	14"	5	0.0	0"
57	PEAR	PYRUS	17"	A	1.0	17"	3	0.5	8.5"
58	PEAR	PYRUS	5"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
59	NORWAY MAPLE	ACER PLATANOIDES	10"	B	0.6	6"	2	1.0	6"
60	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	A	1.0	8"	2	1.0	8"
61	HONEYLOCUST	GLEDITSIA TRIACANTHOS	8"	A	1.0	8"	2	1.0	8"
62	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
63	HONEYLOCUST	GLEDITSIA TRIACANTHOS	6"	NO MITIGATION IF LESS THAN 8" CALIPER					0" (<8")
						TOTAL MITIGATION REQUIRED			75.5"

CALCULATIONS

TREE MITIGATION REQUIREMENTS
- 75.5 CALIPER INCHES REQUIRED FOR MITIGATION
  75.5 / 3"CAL = 26 TREES REQUIRED
  39 TREES PROVIDED
  +13 TREES

PARKING LOT TREE REQUIREMENTS
- PARKING SPACES: 213
  213 / 6 = 36 TREES REQUIRED
  31 TREES PROVIDED
  -5 TREES

OVERALL SITE: +8 TREES


N. PFINGSTEN RD.
VACATED DEER LAKE ROAD
DEERFIELD TECH
DEERFIELD BRICKYARDS RESUBDIVISION
LOT 2
N. PFINGSTEN ROAD
LOT 1
DEERPARK
BUSINESS CENTRE SUBDIVISION
LOT 2
LOT 3
DEER LAKE RD.

1 TREE MITIGATION PLAN
SCALE: 1" = 30'

Hirsch|MPG
225 W Hubbard Street, 5th Floor
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ARCHITECT
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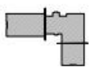
KEY PLAN



NO.	DATE	DESCRIPTION
1	05.29.25	FINAL PLAN

CERTIFICATION:
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-01[illegible]
EXPIRATION DATE: 11.30.2026
SEAL:

PROJECT NO.: 24013

SHEET TITLE:
TREE REMOVALS & MITIGATION

PROJECT TITLE:
BRICKYARDS LOFTS

PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

DRAWING NO.
LT2.0

2L_2024\24-147_155 N Pfingsten Brickyards - Deerfield 2025-05-29 LT Tree Mitigation.dwg

GENERAL NOTES

1. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
5. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD.
7. PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
8. IF THERE ARE EXISTING ASH TREES ON THE PROJECT SITE, THE CONTRACTOR SHALL HAVE ALL ASH TREES INSPECTED FOR EMERALD ASH BORER INFESTATION BY A LICENSED ARBORIST OR FORESTER. ASH TREES TO BE DEMOLISHED SHALL ADHERE TO THE "ILLINOIS EMERALD ASH BORER COMPLIANCE AGREEMENT" BY THE ILLINOIS DEPARTMENT OF AGRICULTURE, AT WWW.ILLINOISEAB.COM. IT IS RECOMMENDED THAT ASH TREES TO BE DEMOLISHED, BE REMOVED BETWEEN SEPTEMBER 1ST AND APRIL 30TH, WHEN THERE ARE NO RESTRICTIONS. ASH TREES TO BE DEMOLISHED BETWEEN MAY 1ST AND AUGUST 31ST, MUST FOLLOW THE PROCEDURES OUTLINED IN THE "ILLINOIS EMERALD ASH BORER COMPLIANCE AGREEMENT".
9. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 20% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
10. EXISTING TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS AND ADDING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
11. SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
12. LAWN SEED SHALL BE A TALL FESCUE BLEND, SUCH AS GREENSKEEPER DROUGHT BEATER MIXTURE FROM NATIONAL SEED, OR APPROVED EQUAL. INSTALL SEED AT A RATE OF 10 POUNDS PER 1,000 SF. SEEDING SHALL BE INSTALLED BETWEEN MAY 1 AND JUNE 15, OR AUGUST 15 TO OCTOBER 15.
13. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE. PROVIDE STATE CERTIFICATION FOR EACH NURSERY USED.
14. ALL TREES ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
15. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
16. TREES SPECIES SUCH AS BETULA, CELTIS, CERCIS, CRATAEGUS, FAGUS, LIRIODENDRON, PLATANUS, POPULUS, PRUNUS, PYRUS, QUERCUS AND TAXODIUM ARE CONSIDERED "SPRING DIG ONLY" TREES. THE CONTRACTOR MUST HAVE THESE TREES ORDERED, ACCEPTED AND DUG IN EARLY SPRING, FOR SUMMER AND FALL LANDSCAPE INSTALLATIONS.
17. ALL SHRUBS 30" HEIGHT OR TALLER ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. AN EXAMPLE SHRUB MAY BE TAGGED OR PICTURES MAY BE SUBMITTED FOR APPROVAL. ALL SHRUBS THAT DO NOT MATCH THE APPROVED EXAMPLE SHRUB IN SIZE AND FORM, WILL BE REJECTED. ALL OTHER SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
18. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:

DECIDUOUS TREES AND SHRUBS:	APR 1 THROUGH NOV 15
SPRING DIG DECIDUOUS TREES:	APR 1 THROUGH OCT 15
EVERGREEN TREES AND SHRUBS:	APR 1 THROUGH NOV 1
PERENNIALS AND GROUNDCOVERS:	MAY 1 THROUGH OCT 15.

19. THE LOCATION FOR ALL TREES AND SHRUBS ON SITE ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL REQUEST LANDSCAPE ARCHITECT TO BE ON SITE AT LEAST THREE DAYS PRIOR TO INSTALLATION.
20. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
21. PLANTING MIX FOR ALL PLANTINGS SHALL BE A BLEND OF 90% APPROVED TOPSOIL AND 10% SOIL AMENDMENT. ACCEPTABLE AMENDMENTS INCLUDE ONE STEP SOIL CONDITIONER OR PMS PLANTER MIX FROM MIDWEST TRADING, OR APPROVED EQUAL. BLENDING OF PLANTING MIX COMPONENTS SHALL BE COMPLETED OUTSIDE OF THE PLANTING PITS, PRIOR TO PLANTING.
22. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24". BACKFILL WITH A 12" DEPTH OF TOPSOIL, AND A 12" DEPTH OF PLANTING MIX. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 3" ABOVE TOP OF CURB TO PREVENT PONDING.
23. ALL PLANT BEDS ARE TO BE WELL SHAPED "SPADE CUT" EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
24. ALL PLANT MATERIAL, INCLUDING SEED OR SOD, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL "ACCEPTANCE" IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.
25. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SOD AND SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.
26. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

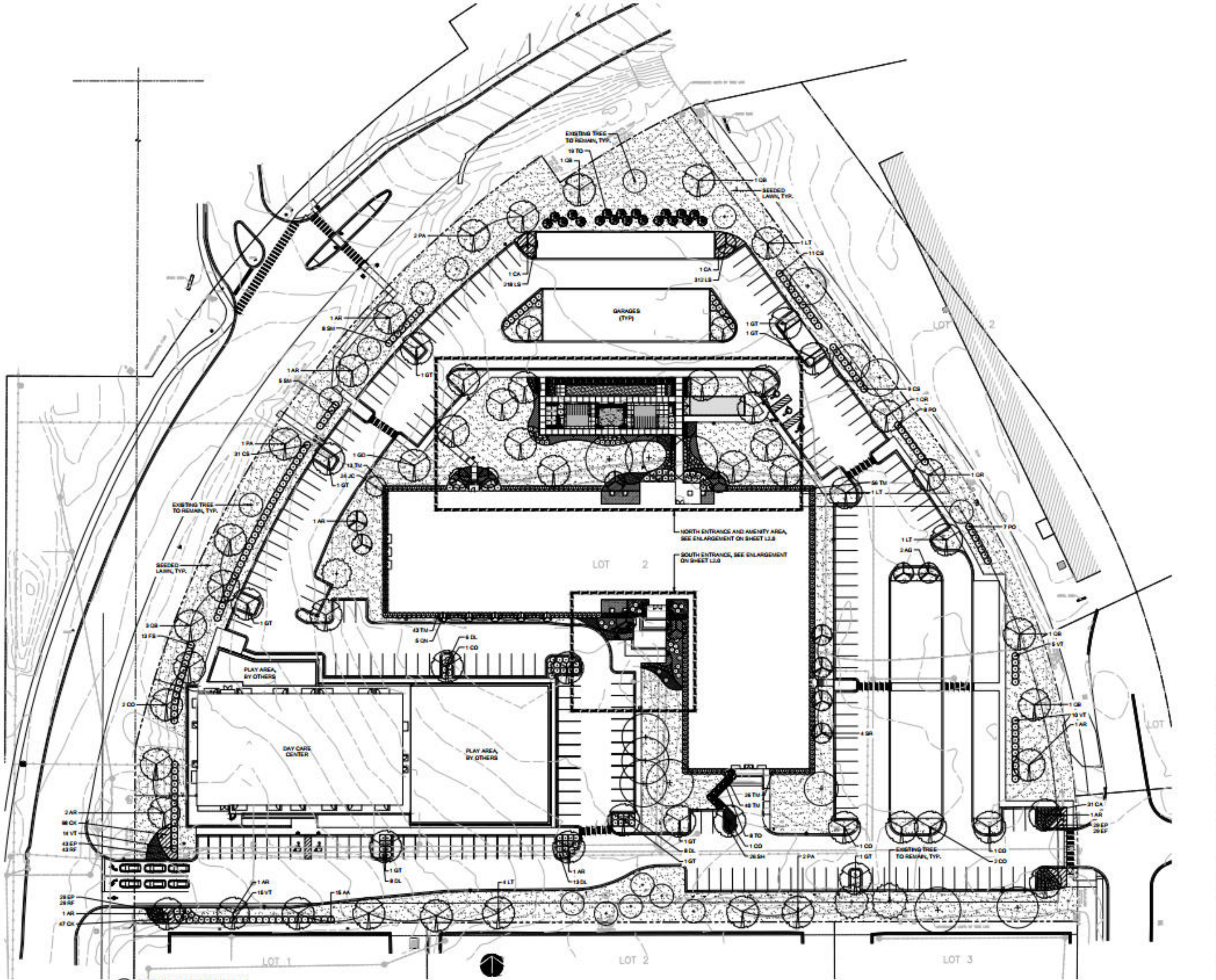
IRRIGATION SCOPE

AN AUTOMATIC IRRIGATION SYSTEM, OR WATER SOURCES, WILL BE PROVIDED FOR THE BRICKYARDS LANDSCAPE

BRICKYARD LOFTS PLANT PALETTE

(SIZES AT INSTALLATION ARE NOTED)

CODE	BOTANICAL NAME	COMMON NAME	QTY	NATIVE/ADAPTIVE?	ADDITIONAL NOTES
	SHADE TREES (3" CALIPER)				
AR	ACER RUBRUM 'FRANK JR'	REDPOINTE RED MAPLE	12	YES	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	13	YES	BRANCHED UP 6'
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	1	YES	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	9	YES	BRANCHED UP 6'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	7	YES	BRANCHED UP 6'
PA	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION PLANETREE	5	NO	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	8	YES	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	2	YES	BRANCHED UP 6'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	6	YES	BRANCHED UP 6'
	ORNAMENTAL TREES (2" CALIPER OR 7' HEIGHT)				
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	4	YES	
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	10	YES	
CC	CERCIS CANADENSIS	EASTERN REDBUD	4	YES	CLUMP TREE FORM
QN	QUERCUS ROBUR x BICOLOR 'NADLER'	KINDRED SPIRIT OAK	4	NO	CLUMP TREE FORM
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4	NO	
	EVERGREEN TREES (HEIGHT AS NOTED)				
TM	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	19	YES	6' HEIGHT
TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	26	YES	6' HEIGHT
	LARGE DECIDUOUS SHRUBS (24"-36" HEIGHT AT INSTALLATION)				
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	15	YES	
CS	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	51	YES	
FS	FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	13	NO	
HL	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	9	NO	
HQ	HYDRANGEA PANICULATA 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	9	NO	
PO	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	15	YES	
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	17	NO	
VC	VIBURNUM CARLESII 'COMPACTA'	COMPACT KOREANSPICE VIBURNUM	17	NO	
VT	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO VIBURNUM	44	YES	
	SMALL DECIDUOUS SHRUBS (12"-18" HEIGHT AT INSTALLATION)				
AM	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	43	YES	
CE	CEANOTHUS AMERICANUS	NEW JERSEY TEA	63	YES	
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	49	YES	
DS	DIERVILLA SPLENDENS 'SMNDSD'	KODIAK RED 2.0 BUSH HONEYSUCKLE	27	YES	
HA	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	21	YES	
	EVERGREEN SHRUBS (24" SPREAD AT INSTALLATION)				
BG	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	12	NO	
BM	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	12	NO	
JC	JUNIPERUS CHINENSIS 'KALLAY COMPACTA'	KALLAY'S COMPACT JUNIPER	24	YES	
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	61	YES	
	PERENNIALS (1 GALLON CONTAINER)				
AC	ASARUM CANADENSE	CANADIAN WILD GINGER	2086	NO	SPACED 12" O.C.
AL	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ORNAMENTAL ONION	201	NO	SPACED 18" O.C.
AN	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	27	YES	SPACED 24" O.C.
AS	ASCLEPIAS INCARNATA 'CINDERELLA'	CINDERELLA MILKWEED	14	YES	SPACED 24" O.C.
CG	COREOPSIS GRANDIFLORA 'SUNRAY'	SUNRAY TICKSEED	84	YES	SPACED 18" O.C.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	138	YES	SPACED 18" O.C.
GR	GERANIUM 'ROZANNE'	ROZANNE CRANESBILL	78	NO	SPACED 18" O.C.
HF	HEUCHERELLA FUN AND GAMES 'HOPSCOTCH'	CORAL BELLS	207	YES	SPACED 18" O.C.
HM	HOSTA 'AUTUMN FROST'	AUTUMN FROST HOSTA	13	NO	SPACED AS SHOWN, EVENLY MIXED
	HOSTA 'MINUTEMAN'	MINUTEMAN HOSTA	13	NO	
LK	LIATRIS KOBOLD	GAYFEATHER	29	YES	SPACED 18" O.C.
LS	LIRIOPE SPICATA	LILYTURF	538	NO	SPACED 12" O.C.
MS	MONARDA 'ELECTRIC NEON PINK'	ELECTRIC NEON PINK BEE BALM	79	YES	SPACED 18" O.C.
RF	RUDBECKIA FULGIDA	BLACK EYED SUSAN	138	YES	SPACED 18" O.C.
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	507	NO	SPACED 9" O.C.
SS	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT SAGE	39	NO	SPACED 15" O.C.
	GRASSES (1 GALLON CONTAINER)				
BC	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	65	YES	SPACED 18" O.C.
CK	CALAMAGROSTIS SP.	FEATHER REED GRASS	208	NO	SPACED 18" O.C.
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	0	YES	SPACED 18" O.C.
MI	MISCANTHUS SP.	MAIDEN GRASS	0	NO	SPACED 48" O.C.
PS	PANICUM SP.	SWITCH GRASS	0	YES	SPACED 18" O.C.
SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	66	YES	SPACED 24" O.C.
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	46	YES	SPACED 24" O.C.



① OVERALL LANDSCAPE PLAN
SCALE: 1" = 30'

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CHICAGO, IL 60654

CIVIL ENGINEER
RTM ENGINEERING CONSULTANTS
1935 NORTH MEACHAM ROAD, SUITE 700
SCHAUMBURG, IL, 60173

LANDSCAPE ARCHITECT
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CHICAGO, IL 60607

STRUCTURAL ENGINEER
CEANA STRUCTURAL ENGINEERS
175 NORTH FRANKLIN, SUITE 410
CHICAGO, IL 60606

MEPF ENGINEER
THE ENGINEERING STUDIO, INC.
701 LEE ST., SUITE 510
DESPLAINES, IL 60016

KEY PLAN

NO.	DATE	DESCRIPTION
1	09.26.25	FINAL PLAN

CERTIFICATION:
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-[illegible]
EXPIRATION DATE: 11.30.2026
SEAL:

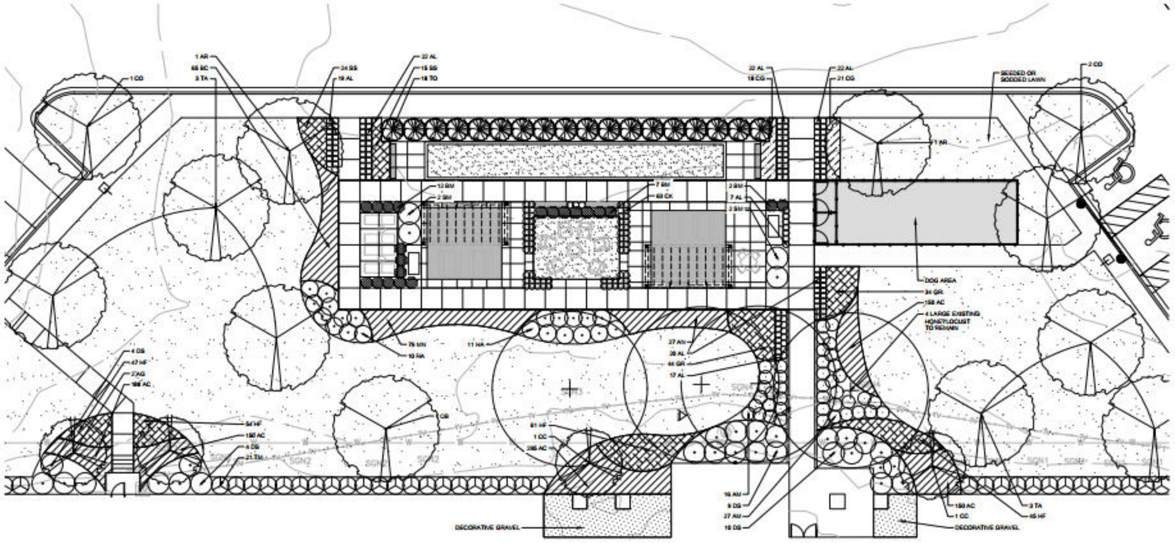
PROJECT NO.: 24013

SHEET TITLE:
OVERALL LANDSCAPE PLAN

PROJECT TITLE:
BRICKYARDS LOFTS

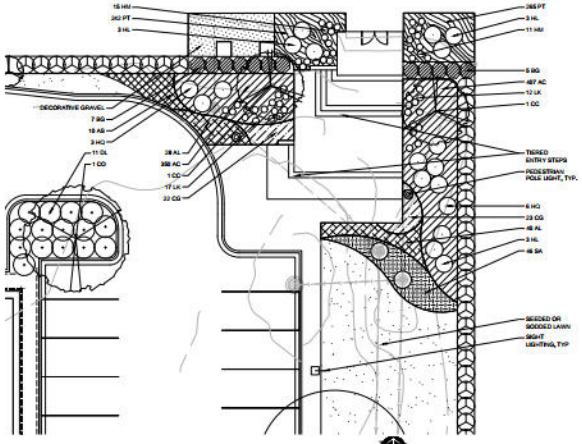
PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

DRAWING NO.
L1.0


1 CO
1 AR
65 SC
3 TA
34 SS
19 AL
22 AL
15 SS
18 TO
22 AL
18 CG
22 AL
21 CG
SEEDED OR SODDED LAWN
2 CO
1 AR
12 BM
2 SM
7 BM
63 CK
2 BM
7 AL
2 SM
DOG AREA
34 GR
158 AC
4 LARGE EXISTING HONEYLOCUST TO REMAIN
78 MN
10 RA
11 HA
27 AN
28 AL
44 GR
17 AL
4 DS
47 HF
2 AG
186 AC
54 HF
150 AC
4 DS
21 TM
1 OB
61 HF
1 CC
285 AC
16 AM
9 DS
27 AM
18 DS
150 AC
1 CC
3 TA
45 HF
DECORATIVE GRAVEL
DECORATIVE GRAVEL
SGN2
SGN3
SGN4
SGN1
0 1 2 5 10 20

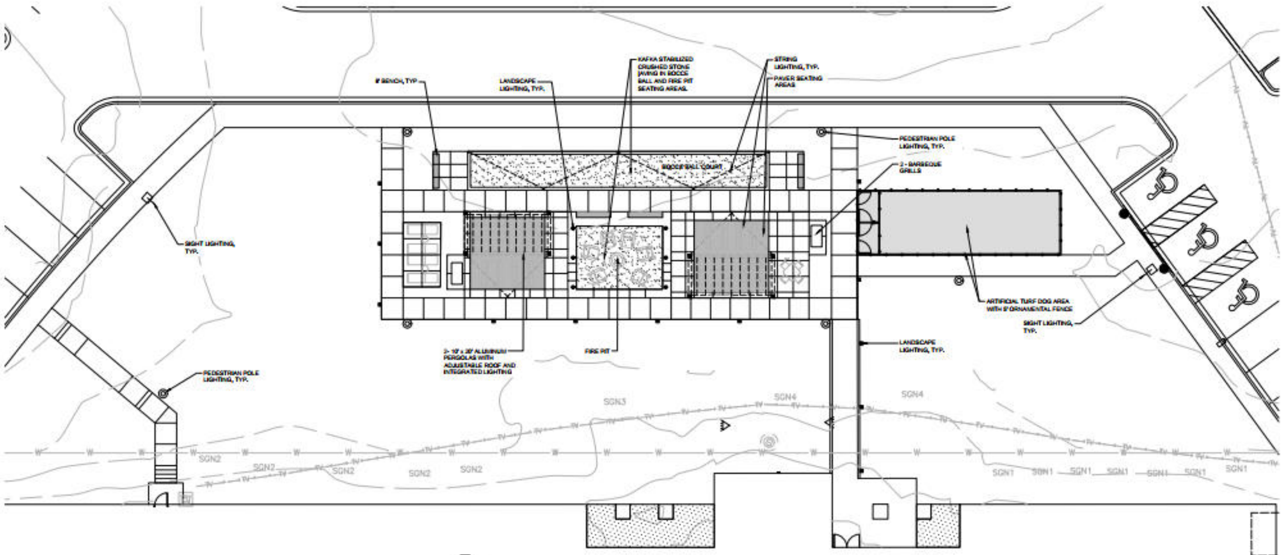
1 DETAIL LANDSCAPE PLAN - NORTH ENTRY & AMENITY

SCALE: 1" = 20'


15 HM
262 PT
3 HL
DECORATIVE GRAVEL
7 BG
18 AS
3 HQ
11 DL
1 CO
28 AL
358 AC
1 CC
17 LK
22 CG
265 PT
3 HL
11 HM
5 BG
487 AC
12 LK
1 CC
TIERED ENTRY STEPS
PEDESTRIAN POLE LIGHT, TYP.
6 HQ
23 CG
48 AL
3 HL
46 SA
SEEDED OR SODDED LAWN
SIGHT LIGHTING, TYP
0 1 2 5 10 20

3 DETAIL LANDSCAPE PLAN - SOUTH ENTRY

SCALE: 1" = 20'


8' BENCH, TYP.
LANDSCAPE LIGHTING, TYP.
KAFKA STABILIZED CRUSHED STONE PAVING IN BOCCE BALL AND FIRE PIT SEATING AREAS
STRING LIGHTING, TYP.
PAVER SEATING AREAS
BOCCE BALL COURT
PEDESTRIAN POLE LIGHTING, TYP.
2 - BARBEQUE GRILLS
SIGHT LIGHTING, TYP.
ARTIFICIAL TURF DOG AREA WITH 5' ORNAMENTAL FENCE
SIGHT LIGHTING, TYP.
2 - 10' x 20' ALUMINUM PERGOLAS WITH ADJUSTABLE ROOF AND INTEGRATED LIGHTING
FIRE PIT
LANDSCAPE LIGHTING, TYP.
PEDESTRIAN POLE LIGHTING, TYP.
SGN2
SGN3
SGN4
SGN1
0 1 2 5 10 20

2 DETAIL LAYOUT PLAN - NORTH AMENTIY & AMENITY

SCALE: 1" = 20'

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MEPF ENGINEER
THE ENGINEERING STUDIO, INC.
701 LEE ST., SUITE 910
DESPLAINES, IL 60016

KEY PLAN

NO.	DATE	DESCRIPTION
1	09.29.25	FINAL PLAN

CERTIFICATION:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-013402
EXPIRATION DATE: 11.30.2026
SEAL:

PROJECT NO.: 24013

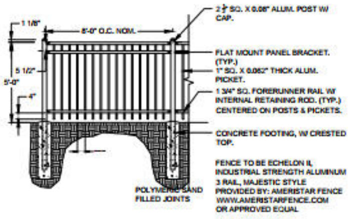
SHEET TITLE:
DETAIL LANDSCAPE PLANS

PROJECT TITLE:
BRICKYARDS LOFTS

PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

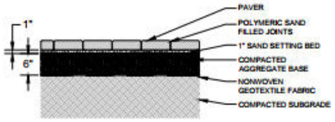
DRAWING NO.
L1.1

NOTE: ALL FENCING COMPONENTS TO BE BLACK IN COLOR AS SUPPLIED BY THE MANUFACTURER.


1 1/8"
8'-0" O.C. NOM.
5 1/2"
5'-0"
4"
2 1/2" SQ. X 0.08" ALUM. POST W/ CAP.
FLAT MOUNT PANEL BRACKET. (TYP.)
1" SQ. X 0.062" THICK ALUM. PICKET.
1 3/4" SQ. FORERUNNER RAIL W/ INTERNAL RETAINING ROD. (TYP.) CENTERED ON POSTS & PICKETS.
CONCRETE FOOTING, W/ CRESTED TOP.
POLYMERIC SAND FILLED JOINTS

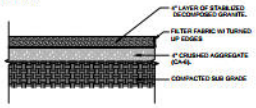
FENCE TO BE ECHELON II, INDUSTRIAL STRENGTH ALUMINUM 3 RAIL, MAJESTIC STYLE PROVIDED BY: AMERISTAR FENCE WWW.AMERISTARFENCE.COM OR APPROVED EQUAL

1 5' HT. ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE


1"
6"
PAVER
POLYMERIC SAND FILLED JOINTS
1" SAND SETTING BED
COMPACTED AGGREGATE BASE
NONWOVEN GEOTEXTILE FABRIC
COMPACTED SUBGRADE

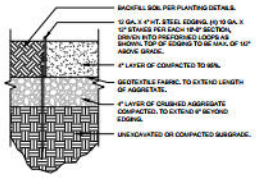
2 PAVER DETAIL
SCALE: 1" = 1'-0"

NOTE: INSTALL BOTH CRUSHED AGGREGATE AND DECOMPOSED GRANITE IN 2" LIFTS. SOAK EACH LIFT WITH WATER AND LET IT SET FOR 8 HOURS BEFORE COMPACTING WITH A HEAVY ROLLER. DO NOT USE VIBRATION OR PLAT COMPACTOR. DECOMPOSED GRANITE TO BE STABILIZED PATHWAY MIX, BY KAFKA GRANITE OR APPROVED EQUAL. COLOR TBD. SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.


4" LAYER OF STABILIZED DECOMPOSED GRANITE.
FILTER FABRIC W/ TURNED UP EDGES
4" CRUSHED AGGREGATE (CA-6).
COMPACTED SUB GRADE

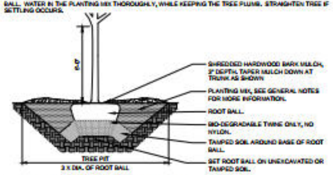
3 STABILIZED DECOMPOSED GRANITE PAVING DETAIL
NOT TO SCALE

NOTE: EDGING TO BE BY COL-MET (800) 829-8235, (WWW.COLMET.COM) INSTALLED PER MANUFACTURER INSTALLATION GUIDELINES. EDGING SUPPLIED IN 16'-0" SECTIONS. ALLOW FOR 8" OF OVERLAP PER SECTION. COLOR TO BE BLACK POWDER COAT AS APPLIED BY MANUFACTURER.


BACKFILL SOIL PER PLANTING DETAILS.
12 GA. X 4" HT. STEEL EDGING. (4) 10 GA. X 12" STAKES PER EACH 16'-0" SECTION, DRIVEN INTO PREFORMED LOOPS AS SHOWN. TOP OF EDGING TO BE MAX. OF 1/2" ABOVE GRADE.
4" LAYER OF COMPACTED TO 95%.
GEOTEXTILE FABRIC. TO EXTEND LENGTH OF AGGRETATE.
4" LAYER OF CRUSHED AGGREGATE COMPACTED. TO EXTEND 6" BEYOND EDGING.
UNEXCAVATED OR COMPACTED SUBGRADE.

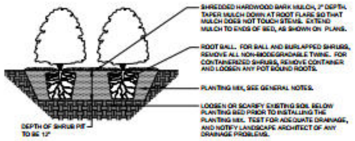
4 STEEL EDGE DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE THREE TIMES THE WIDTH OF THE ROOT BALL. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING.LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE ALL BASKET WIRE, TWINE AND BURLAP FROM THE TOP HALF OF THE ROOT BALL. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.


6'-0"
TREE PIT
3 X DIA. OF ROOT BALL
SHREDDED HARDWOOD BARK MULCH, 3" DEPTH. TAPER MULCH DOWN AT TRUNK AS SHOWN
PLANTING MIX, SEE GENERAL NOTES FOR MORE INFORMATION.
ROOT BALL.
BIO-DEGRADABLE TWINE ONLY, NO NYLON.
TAMPED SOIL AROUND BASE OF ROOT BALL.
SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

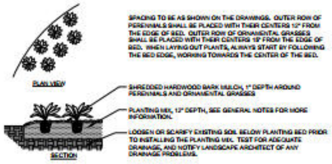
5 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.


DEPTH OF SHRUB PIT TO BE 12"
SHREDDED HARDWOOD BARK MULCH, 2" DEPTH. TAPER MULCH DOWN AT ROOT FLARE SO THAT MULCH DOES NOT TOUCH STEMS. EXTEND MULCH TO ENDS OF BED, AS SHOWN ON PLANS.
ROOT BALL. FOR BALL AND BURLAPPED SHRUBS, REMOVE ALL NON-BIODEGRADABLE TWINE. FOR CONTAINERIZED SHRUBS, REMOVE CONTAINER AND LOOSEN ANY POT BOUND ROOTS.
PLANTING MIX, SEE GENERAL NOTES.
LOOSEN OR SCARIFY EXISTING SOIL BELOW PLANTING BED PRIOR TO INSTALLING THE PLANTING MIX. TEST FOR ADEQUATE DRAINAGE, AND NOTIFY LANDSCAPE ARCHITECT OF ANY DRAINAGE PROBLEMS.

6 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PLANT BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 1" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PLANT BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.


PLAN VIEW
SECTION
SHREDDED HARDWOOD BARK MULCH, 1" DEPTH AROUND PERENNIALS AND ORNAMENTAL GRASSES
PLANTING MIX, 12" DEPTH, SEE GENERAL NOTES FOR MORE INFORMATION.
LOOSEN OR SCARIFY EXISTING SOIL BELOW PLANTING BED PRIOR TO INSTALLING THE PLANTING MIX. TEST FOR ADEQUATE DRAINAGE, AND NOTIFY LANDSCAPE ARCHITECT OF ANY DRAINAGE PROBLEMS.

SPACING TO BE AS SHOWN ON THE DRAWINGS. OUTER ROW OF PERENNIALS SHALL BE PLACED WITH THEIR CENTERS 12" FROM THE EDGE OF BED. OUTER ROW OF ORNAMENTAL GRASSES SHALL BE PLACED WITH THEIR CENTERS 18" FROM THE EDGE OF BED. WHEN LAYING OUT PLANTS, ALWAYS START BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED.

7 PERENNIAL PLANTING DETAIL
NOT TO SCALE

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CIVIL ENGINEER
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1853 NORTH MEACHAM ROAD, SUITE 700
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MEPF ENGINEER
THE ENGINEERING STUDIO, INC.
701 LEE ST., SUITE 910
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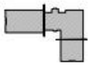
KEY PLAN



NO.	DATE	DESCRIPTION
1	09.26.25	FINAL PLAN

CERTIFICATION:
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-013482
EXPIRATION DATE: 11.30.2026
SEAL:
PROJECT NO.: 24013

SHEET TITLE:
ENLARGEMENTS & DETAILS

PROJECT TITLE:
BRICKYARDS LOFTS

PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

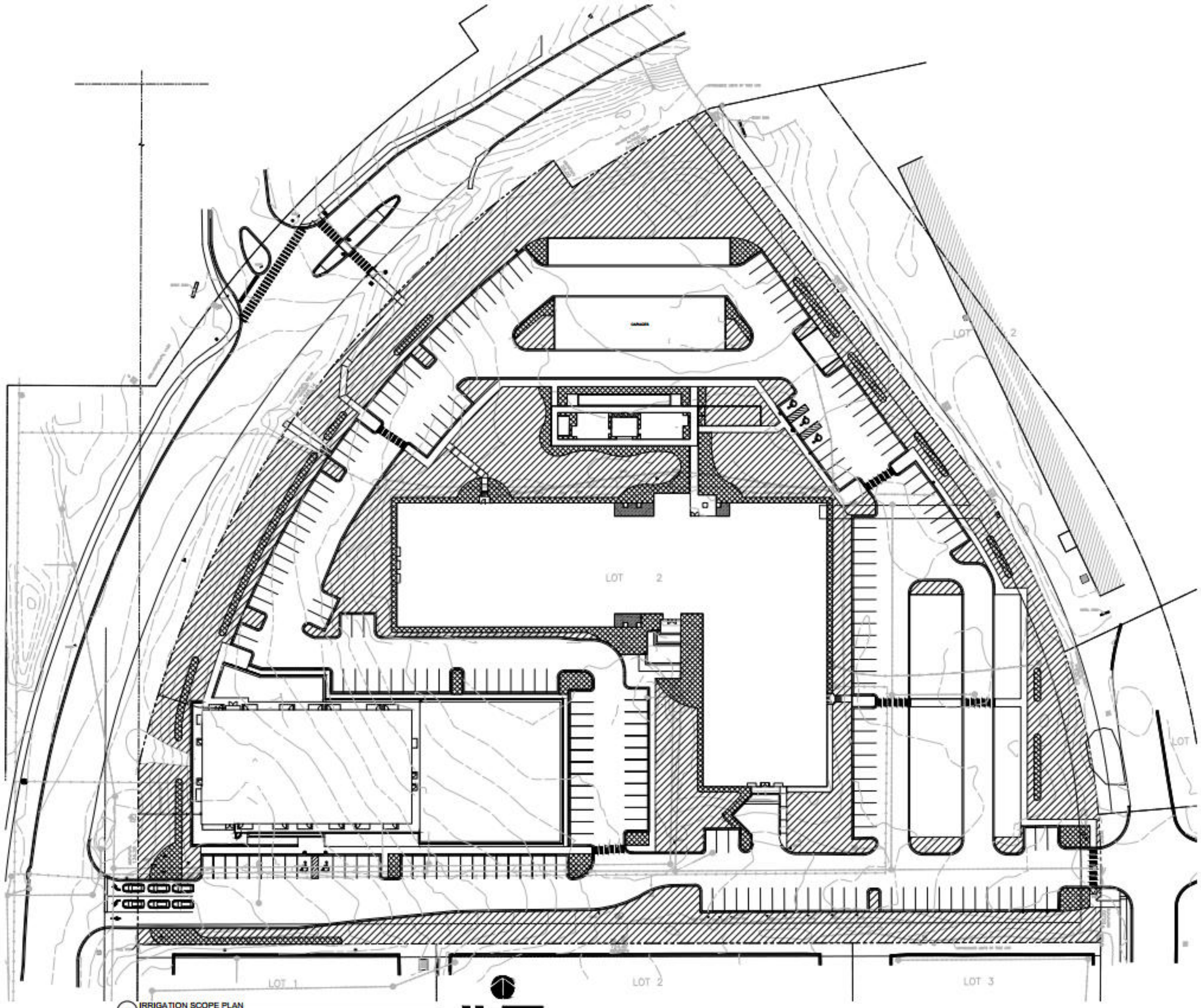
DRAWING NO.
L2.0

IRRIGATION KEY

▩	ALL PERENNIAL AND SHRUB BEDS TO HAVE DRIP IRRIGATION
▨	ALL LAWN AREAS TO HAVE ROTARY AND SPRAY HEADS

IRRIGATION NOTES

1. A PLASTIC, AUTOMATIC, TIMER-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. SEPARATE ZONES TO BE PROVIDED FOR LAWN AREAS AND LANDSCAPE BEDS.
2. PROVIDE SPRAY HEADS AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN (INCLUDING THE PARKWAYS), WITH 60% HEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON ROADS OR SIDEWALKS. PROVIDE 1800-SAM-PRS SERIES SERIES BY RAINBIRD OR APPROVED EQUAL.
3. PROVIDE SUBSURFACE DRIP IRRIGATION FOR ALL PLANT BEDS. SUBSURFACE DRIP IRRIGATION SYSTEM SHALL BE XFS BY RAINBIRD, OR APPROVED EQUAL. DRIP LINES SHALL LOOP ALL PLANTS. PROVIDE A POP-UP INDICATOR FOR EACH ZONE. BURY THE DRIP IRRIGATION LINES AS RECOMMENDED BY RAINBIRD.
4. PROVIDE WATER CONNECTION, BACKFLOW PREVENTER AND IRRIGATION CONTROLLER INSIDE THE BUILDING, AS SHOWN ON THE DRAWINGS.
5. SIZE BOOSTER PUMP, IF REQUIRED, TO PROVIDE 58 GPM AND 40 PSI AT THE SPRINKLER HEADS.
6. PROVIDE SLEEVING AS NECESSARY AND COORDINATE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR TO ELIMINATE FUTURE DAMAGE TO INSTALLED PAVEMENT. SLEEVES ARE REQUIRED UNDER ALL SIDEWALKS AND BETWEEN PARKING LOT ISLANDS. PROVIDE SLEEVING TO THE 'FLATS' BUILDING, TO ALLOW FOR FUTURE CONNECTION IF DESIRED BY THE OWNER.
7. ALL IRRIGATION EQUIPMENT SHALL BE BY RAINBIRD, USING THE MOST WATER-EFFICIENT PRODUCTS AVAILABLE.
8. THE CONTROLLER SHALL BE RAINBIRD'S ESP-ME SERIES CONTROLLER, OR APPROVED EQUAL, EXPANDABLE TO ADD THE 'FLATS' BUILDING IN THE FUTURE IF DESIRED BY THE OWNER.
9. PROVIDE AN AUTOMATIC RAIN SHUT-OFF.
10. PROVIDE A QUICK COUPLER IN OR ADJACENT TO EACH VALVE BOX, AND AT INTERVALS ALONG THE MAIN WITHIN 100' OF ALL NEW PLANTS, OR AS INDICATED ON THE PLANS.
11. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE DESIGN OF THE SYSTEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE DRAWING SHOULD INDICATE THE LOCATION AND SIZE OR MODEL NUMBER FOR THE WATER CONNECTION BACKFLOW PREVENTER, PIPING, SLEEVES, VALVES, SPRAY HEADS, TYPE AND INDICATION OF SPRAY RADIUS, DRIP LINES, POP-UP INDICATORS, QUICK COUPLERS, AUTOMATIC RAIN SHUTOFF AND THE PROPOSED ELECTRICAL CONNECTION. PROVIDE CATALOGUE CUTS FOR ALL EQUIPMENT.
12. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR BLOWING OUT THE SYSTEM BY AIR COMPRESSION IN THE FALL FOLLOWING INSTALLATION AND TURNING ON THE SYSTEM IN THE FOLLOWING SPRING.
13. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
14. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS, CODES AND ORDINANCES.



① IRRIGATION SCOPE PLAN
SCALE: 1" = 30'

Hirsch|MPG
ARCHITECTURE + PLANNING
225 W Hubbard Street, 5th Floor
Chicago, Illinois 60654-4916
T 312.836.0011 W www.hirschmpg.com
F 312.836.0599 E info@hirschmpg.com

OWNER
158 GROUP LLC
1030 WEST CHICAGO AVENUE
CHICAGO, IL 60642

ARCHITECT
HIRSCH MPG, LLC
225 W HUBBARD ST, 5TH FLR
CHICAGO, IL 60654

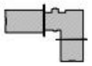
CIVIL ENGINEER
RTM ENGINEERING CONSULTANTS
1855 NORTH MEACHAM ROAD, SUITE 700
SCHAUMBURG, IL 60173

LANDSCAPE ARCHITECT
DANIEL WEINBACH & PARTNERS, LTD.
1142 WEST MADISON ST., SUITE 206
CHICAGO, IL 60607

STRUCTURAL ENGINEER
CSABA STRUCTURAL ENGINEERS
175 NORTH FRANKLIN, SUITE 410
CHICAGO, IL 60606

MEPF ENGINEER
THE ENGINEERING STUDIO, INC.
701 LEE ST., SUITE 810
DESPLAINES, IL 60016

KEY PLAN



PROGRESS PRINT:
NOT FOR CONSTRUCTION
2025/09/30

NO.	DATE	DESCRIPTION

CERTIFICATION:
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.

SIGNATURE:

LICENSE NO.: 001-013632
EXPIRATION DATE: 11.30.2026
SEAL:

PROJECT NO.: 24013

SHEET TITLE:
IRRIGATION SCOPE PLAN

PROJECT TITLE:
BRICKYARDS LOFTS

PROJECT LOCATION:
155 NORTH PFINGSTEN ROAD,
DEERFIELD, ILLINOIS 60015

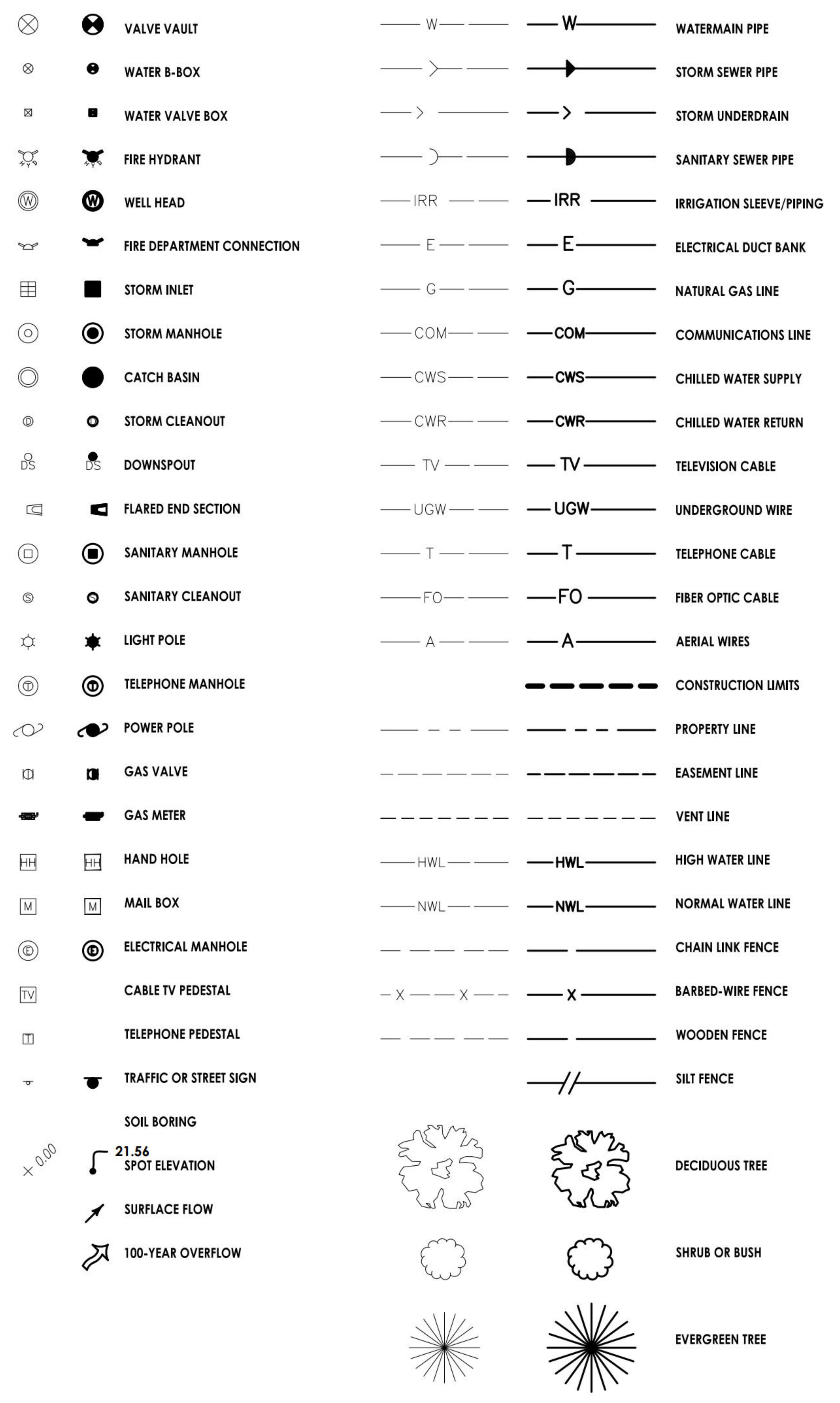
DRAWING NO.
L3.0

21_2024/24-147_155 N Pfingsten Brickyards - Deerfield 2025-09-30 Landscape.dwg

FINAL ENGINEERING PLANS

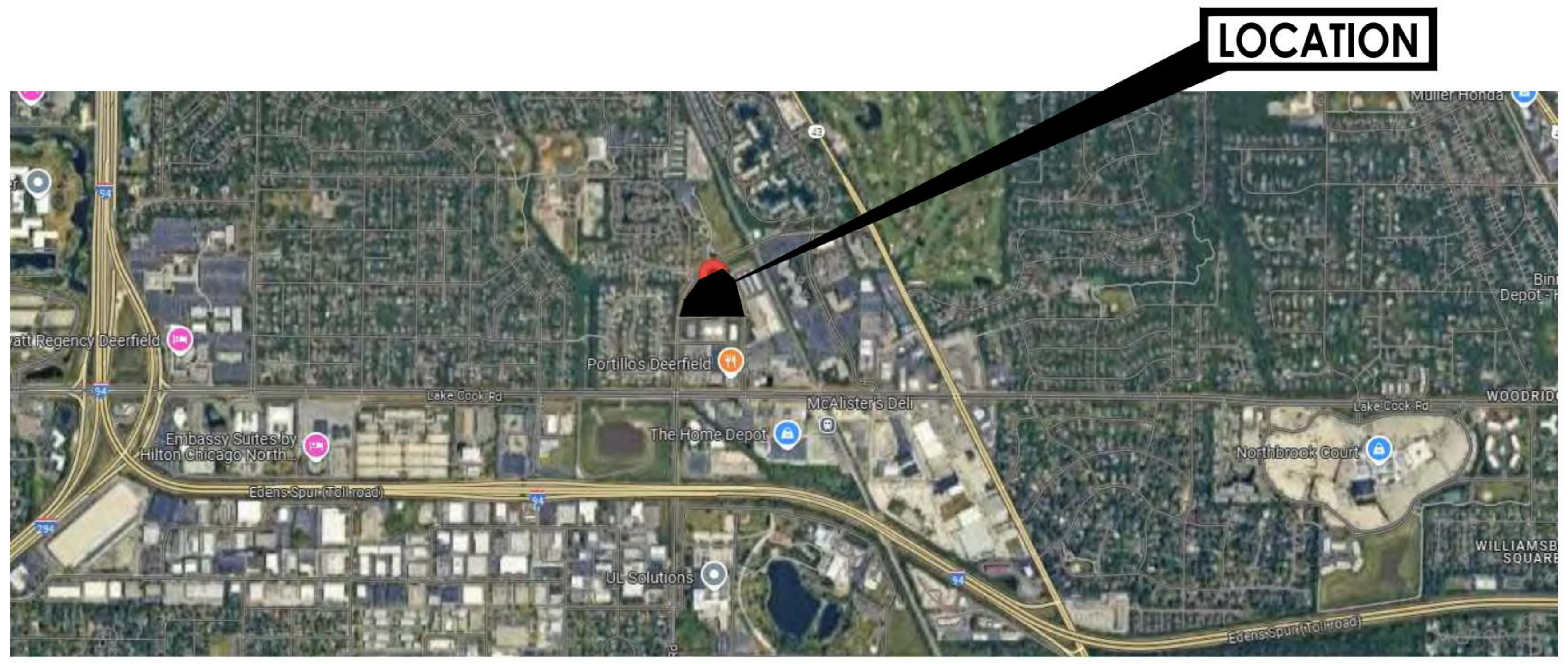
BRICKYARDS LOFTS
155 N. PFINGSTEN RD., DEERFIELD, IL

SYMBOL AND LINE LEGEND



VALVE VAULT
WATER B-BOX
WATER VALVE BOX
FIRE HYDRANT
WELL HEAD
FIRE DEPARTMENT CONNECTION
STORM INLET
STORM MANHOLE
CATCH BASIN
STORM CLEANOUT
DOWNSPOUT
DS
FLARED END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT
LIGHT POLE
TELEPHONE MANHOLE
POWER POLE
GAS VALVE
GAS METER
HAND HOLE
MAIL BOX
ELECTRICAL MANHOLE
CABLE TV PEDESTAL
TELEPHONE PEDESTAL
TRAFFIC OR STREET SIGN
SOIL BORING
0.00
21.56
SPOT ELEVATION
SURFACE FLOW
100-YEAR OVERFLOW
W
WATERMAIN PIPE
STORM SEWER PIPE
STORM UNDERDRAIN
SANITARY SEWER PIPE
IRR
IRRIGATION SLEEVE/PIPING
E
ELECTRICAL DUCT BANK
G
NATURAL GAS LINE
COM
COMMUNICATIONS LINE
CWS
CHILLED WATER SUPPLY
CWR
CHILLED WATER RETURN
TV
TELEVISION CABLE
UGW
UNDERGROUND WIRE
T
TELEPHONE CABLE
FO
FIBER OPTIC CABLE
A
AERIAL WIRES
CONSTRUCTION LIMITS
PROPERTY LINE
EASEMENT LINE
VENT LINE
HWL
HIGH WATER LINE
NWL
NORMAL WATER LINE
CHAIN LINK FENCE
X
BARBED-WIRE FENCE
WOODEN FENCE
SILT FENCE
DECIDUOUS TREE
SHRUB OR BUSH
EVERGREEN TREE

LOCATION MAP



OWNER INFORMATION

NAME: PAUL FISHBEIN, BAUM REALTY GROUP, LLC
EMAIL: PAUL@BAUMREALTY.COM
PHONE: 312.275.3121
ADDRESS: 1030 W. CHICAGO AVENUE, SUITE 200
CHICAGO, IL 60642

NOTES

1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR.60 AT SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH.17 ½ PAR.51 ET. SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

LEGAL DESCRIPTION

LOT 2 IN DEERFIELD BRICKYARDS SUBDIVISION OF ALL OF LOT 7 IN FLODSTROM'S SUBDIVISION, ALL OF LOT 3 IN DEERFIELD TECH CENTER SUBDIVISION. TOGETHER WITH PART OF VACATED DEER LAKE ROAD, ALL IN THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1989 AS DOCUMENT 2835375, IN LAKE COUNTY, ILLINOIS.

Sheet List Table

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C0.1	SPECIFICATIONS
C1.0	DEMO N
C1.1	DEMO SW
C1.2	DEMO SE
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN N
C2.2	SITE PLAN SW
C2.3	SITE PLAN SE
C3.0	OVERALL GRADING PLAN
C3.1	GRADING PLAN N
C3.2	GRADING PLAN SW
C3.3	GRADING PLAN SE
C3.4	PROFILES
C3.5	CROSSWALK GRADING
C4.0	OVERALL UTILITY
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C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS

SCOTT A. DIGILIO, P.E.
062–044869
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Scott Digilio

ILLINOIS REGISTERED PROFESSIONAL ENGINEER No. 062-044869
SCOTT A. DIGILIO
LICENSE EXPIRES: 11/30/2023
SIGNED: 09/29/25

BENCHMARKS

SOURCE BENCHMARK:

VILLAGE OF DEERFIELD BENCHMARK NO. 2007-34
MONUMENT AT THE SOUTHEAST CORNER OF ESTATE DR. & ESTATE DR. AT 71 ESTATE DR.
ELEVATION = 659.10 (NAVD88)

VILLAGE OF DEERFIELD BENCHMARK NO. 2007-41
MONUMENT AT THE SOUTHEAST CORNER OF BRISTOL DR. & MAYER CT. AT 227 BRISTOL DR.
ELEVATION = 655.20 (NAVD88)

811
Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG
WITH THE FOLLOWING INFORMATION

COUNTY NAME: LAKE
TOWNSHIP, RANGE : 43N, 12E
SECTION NUMBER: 33

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm
engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

SHEET NAME
COVER

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C0.0
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C0.0 COVER.dwg Time: Sep 29, 2025 - 5:06pm

GENERAL NOTES AND CONDITIONS

1. THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE MUNICIPALITY OF DEERFIELD, IL.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING SPECIFICATIONS. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE THESE STANDARDS AND SPECIFICATIONS, THEN THE MOST RESTRICTIVE PROVISION(S) SHALL APPLY.

   A. ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION. (STANDARD SPECIFICATIONS)
   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.
   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS" AS PUBLISHED BY THE I.E.P.A.
   D. "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) LATEST EDITION.
   E. THE MUNICIPALITY'S CODES, REGULATIONS, ORDINANCES AND STANDARDS.
   F. DETAILS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL" LATEST EDITION.
   G. 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA).

3. THE PROJECT SPECIFICATIONS SHALL GOVERN THE CONSTRUCTION OF THIS DEVELOPMENT WITH THE ABOVE SPECIFICATIONS. WHERE ANY CONFLICT MAY OCCUR, THE CONTRACTOR SHALL SUBMIT IN WRITING A NOTICE OF SUCH CONFLICT TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR A WRITTEN DECISION ON WHICH MAY GOVERN.

4. IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER WHOSE INTERPRETATION SHALL BE FINAL AND BINDING UPON ALL PARTIES CONCERNED. NEITHER CLIENT NOR CONTRACTOR SHALL TAKE ADVANTAGE OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. FAILING TO SECURE SUCH CLARIFICATION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.

5. THE STANDARD SPECIFICATIONS, CONSTRUCTION PLANS AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

6. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS CONSTRUCTED UNDER THESE CONTRACT DOCUMENTS.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES INDICATED ON THE ENGINEERING PLANS. THE QUANTITIES SHOWN ARE ESTIMATED FOR BIDDING PURPOSES ONLY, ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER. THE BIDDER SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS, VISIT THE PROJECT SITE AND FULLY INFORM THEMSELVES AS TO ALL CONDITIONS AND MATTERS WHICH CAN AFFECT THEIR WORK AND THE COST THEREOF. ANY DISCREPANCIES, OMISSIONS OR DOUBTS IN INTENT OF THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND OBTAIN CLARIFICATION PRIOR TO SUBMITTING OF ANY BID.

8. THE IMPROVEMENTS SHOWN ON THE ENGINEERING PLANS SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND EQUIPMENT, ETC., AS NECESSARY TO PERFORM THE WORK INDICATED.

9. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION".

10. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS AND MUNICIPALITY REGULATIONS AND STANDARDS AND SHALL CONFORM IN ALL RESPECTS TO ALL STATE AND FEDERAL LAWS.

11. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR MUST CALL 811 OR J.U.L.I.E AT 800.892–0123 AT LEAST 48 HOURS BEFORE THE START OF ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON–SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT LOCAL UTILITY LOCATION SERVICE FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNER'S CRITERIA.

12. THE MUNICIPALITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY AND TO SCHEDULE ALL REQUIRED INSPECTIONS.

13. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS–OF–WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORD.

14. EXCAVATIONS SHOULD COMPLY WITH THE REQUIREMENTS OF OSHA 29CFR, PART 1926, SUBPART P, "EXCAVATIONS" AND ITS APPENDICES, AS WELL AS OTHER APPLICABLE CODES. THIS DOCUMENT STATES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF STABLE, TEMPORARY EXCAVATIONS. THE EXCAVATIONS SHOULD NOT ONLY BE IN ACCORDANCE WITH CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS BUT ALSO WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHOULD SHORE, SLOPE OR BENCH THE EXCAVATION SIDES WHEN APPROPRIATE. SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCING OF CONSTRUCTION OPERATIONS.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, EXCESS MATERIALS, DEBRIS, ETC. SHALL BE LEGALLY DISPOSED OF AT OFF–SITE LOCATIONS PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.

16. CONSTRUCTION SITE SAFETY IS SOLE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION PROVIDED HEREIN BE INTERPRETED TO MEAN RTM IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY SHALL NEITHER BE IMPLIED NOR INFERRED.

17. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 700 OF THE STANDARD SPECIFICATIONS.

18. SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

19. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE CITY OR COUNTY AS APPROPRIATE.

20. ALL PERMANENT TYPE PAVEMENTS OR PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE FULL DEPTH SAW–CUT PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.

21. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH ARTICLE 253.09 OF THE STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. IF TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.

22. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

23. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR TO PREPARE RECORD DRAWINGS SHOWING THE ELEVATION OF ALL RIMS AND INVERTS OF ALL PIPES AND STRUCTURES, PIPES, LOCATION OF ALL VALVES, STRUCTURES, FIRE HYDRANTS, UNDERGROUND PIPES, AND RECORD THE INFORMATION ON THE RECORD DRAWINGS AT THE JOB SITE AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS SIGNED AND SEALED BY AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR.

24. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE GRADE AND HORIZONTAL LAYOUT OF THE NEW WORK. THIS WORK SHALL NOT BE PAID FOR SEPARATELY AND SHALL BE INCIDENTAL TO THE CONTRACT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT AND PRESERVE ANY ESTABLISHED REFERENCE POINTS AND STAKES AND SHALL MAKE NO CHANGES OR RELOCATIONS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER. CONTRACTOR SHALL REPORT TO ENGINEER WHENEVER ANY REFERENCE POINT IS LOST OR DESTROYED OR REQUIRES RELOCATION BECAUSE OF NECESSARY CHANGES IN GRADES OR LOCATIONS, AND SHALL BE RESPONSIBLE FOR THE ACCURATE REPLACEMENT OR RELOCATION OF SUCH REFERENCE POINTS BY PROFESSIONALLY QUALIFIED PERSONNEL AT HIS OR HER OWN EXPENSE.

25. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 105.06 OF THE STANDARD SPECIFICATION'S REQUIRES THE CONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET. THE SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE GENERAL CONTRACTOR. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK AS PROVIDED IN ARTICLE 108.07.

26. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM. CONNECTIONS SHALL BE MADE AT STRUCTURES; PREFERABLY CATCH BASINS ONLY. NO BLIND TAPS ARE ALLOWED. AS–BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER.

27. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

28. ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.

29. IF ANY EXISTING UNDERGROUND UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNER'S CRITERIA.

30. CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTORS GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.

31. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE, OR AS SPECIFIED IN THE PROJECT MANUAL. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

32. ANY QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS SUM FOR THE COMPLETE PROJECT, NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED, UNLESS ORDERED IN WRITING BY THE OWNER.

EARTHWORK AND GRADING

1. THE GEOTECHNICAL REPORT FOR THE PROJECT WAS PREPARED SHALL BE FOLLOWED. THE GEOTECHNICAL INVESTIGATION REPORT WILL BE PROVIDED.

2. SOIL EROSION CONTROL SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THIS SECTION. ALL SOIL EROSION CONTROLS SHALL BE IN PLACE BEFORE THE START OF ANY SITE WORK, PER THE APPROVED EROSION CONTROL PLANS AND SWPPP.

3. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" SHALL BE FOLLOWED AT THE DISCRETION OF THE MUNICIPALITY.

4. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO DESIGN SUBGRADE.

5. STOCKPILING OF SOIL SHALL BE AT LOCATIONS APPROVED BY THE OWNER.

6. PROPOSED PAVEMENT AREAS AND WHEN APPLICABLE, BUILDING PADS, DRIVEWAYS AND SIDEWALKS SHALL BE EXCAVATED OR FILLED TO PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR. PRIOR TO PLACEMENT OF ANY PAVEMENTS, CURBS, WALK, ETC., THE SUBGRADE SHALL BE PROOF–ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK, MINIMUM OF 20 TONS. PROOF–ROLLING SHALL BE WITNESSED THE GEOTECHNICAL ENGINEER, PROVIDED BY THE OWNER, AND THE MUNICIPAL REPRESENTATIVE. THE DENSITY OF IN–PLACE BASE, SUBGRADE AND ASPHALT PAVEMENT MATERIALS SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER & ENGINEER.

7. THE SUBGRADE SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF NINETY–FIVE (95) PERCENT OF MODIFIED PROCTOR DENSITY, PER ASTM D–1557. CONTRACTOR TO COORDINATE TESTING FOR COMPACTION WITH THE GEOTECHNICAL ENGINEER, PROVIDED BY THE OWNER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER & ENGINEER.

8. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER METHOD ACCEPTABLE TO THE ENGINEER. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

9. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE CONTRACTOR SHALL RE–SPREAD A MINIMUM OF A 6" LAYER OF TOPSOIL ON ALL DISTURBED PARKWAY AND LANDSCAPED/LAWN AREAS AND RESTORE WITH SOD.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SPOILS MATERIAL AS NECESSARY, PREPARING THE PAVEMENT SUBGRADE, PLACING REQUIRED DEPTH OF TOPSOIL TO FINISH GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

PAVING

1. THE PROPOSED ASPHALT PAVEMENT SHALL CONSIST OF THE SUBGRADE COURSE (AS SPECIFIED) BASE COURSE, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT MATERIAL SHALL BE BITUMINOUS M.C. – 30. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," AND SUPPLEMENTAL SPECIFICATIONS, LATEST EDITIONS.

2. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND MUNICIPALITY PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE ENGINEER TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER FOR CLEANING SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT FOR THE BINDER COURSE SHALL ALSO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.3 GALLONS PER SQUARE YARD.

3. CONCRETE CURBS (& GUTTERS):

   A. ALL CURB AND GUTTER SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. ALL CONCRETE SHALL HAVE A MINIMUM FLEXURAL STRENGTH OF 650 PSI. ALL CONCRETE SHALL BE BROOM FINISHED.

   B. CONTRACTION JOINTS SHALL BE SAW–CUT AT 20 FOOT INTERVALS AND CAULKED WITH JOINT SEALANT.

   C. PREFORMED FIBER BOARD EXPANSION JOINTS, 3/4 INCH THICK, SHALL BE PLACED FIVE FEET EITHER SIDE OF STORM STRUCTURES IN CURB AND GUTTER, AT CURB RETURNS AND AT POINTS OF CURVATURE, AT ALL CONNECTIONS BETWEEN NEW AND EXISTING CURB AND GUTTER, AND AT 40 FOOT INTERVALS ON TANGENTS.

   D. 2–#5 DOWELS, 2 FEET LONG, SHALL BE PROVIDED AT ALL EXPANSION JOINTS AND AT CONNECTIONS BETWEEN EXISTING AND NEW CURB AND GUTTER. DOWELS SHALL BE CENTERED ON THE JOINT, (DRILLED INTO EXISTING CURB AND GUTTER), AND SHALL BE INSTALLED WITH GREASE CAPS ON ONE SIDE.

   E. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THESE DRAWINGS, AND CONSTRUCTED IN CONFORMANCE WITH THE IDOT STANDARD SPECIFICATIONS PREVIOUSLY REFERENCED AND THE REQUIREMENTS OF THE GOVERNING MUNICIPALITY.

   F. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS LOCATIONS.

   G. ALL JOINTS SHALL BE SEALED WITH CONCRETE JOINT SEALANT PER NOTE 6 BELOW.

4. CONCRETE SIDEWALK (INCLUDING CURB RAMPS):

   A. ALL SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. ALL CONCRETE SHALL HAVE A MINIMUM FLEXURAL STRENGTH OF 650 PSI. ALL CONCRETE SHALL BE LIGHTLY BROOM FINISHED.

   B. TOOLED CONTRACTION JOINTS SHALL CONSTRUCTED AT EVERY ±5', OR AS SHOWN ON PLANS. TOOLED CONTRACTION JOINTS SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK AND SHALL BE 1/4 INCH IN WIDTH.

   C. PREFORMED FIBER BOARD EXPANSION JOINTS, 3/4" THICK, SHALL BE PLACED EVERY 100' AND AT ALL ABUTTING DRIVEWAYS AND CURB AND GUTTER. FOR SIDEWALK ADJACENT TO CURB, EXPANSION JOINT SPACING SHALL MATCH CURB EXPANSION JOINTS AS PRACTICAL. FIBER BOARDS SHALL BE PLACED 1/2 INCH BELOW THE FINISHED SURFACE OF THE SIDEWALK AND CAULKED WITH JOINT SEALANT, MATCHING THE COLOR OF THE SIDEWALK.

   D. PREFORMED EXPANSION JOINTS, 1/2" THICK, SHALL BE PLACED BETWEEN BUILDINGS, LIGHT POLES, TRAFFIC SIGNALS, AND OTHER RIGID STRUCTURES AND CAULKED WITH JOINT SEALANT, MATCHING THE COLOR OF THE SIDEWALK.

   E. ALL SIDEWALKS CROSSING UTILITY TRENCHES SHALL HAVE TWO #4 REINFORCING BARS, 10 FOOT LONG, CENTERED OVER TRENCH.

   F. DETECTIBLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES MEETING THE REQUIREMENTS OF ADAAG AND INSTALLED AT LOCATIONS SHOWN ON PLAN AND WERE PEDESTRIANS ARE REQUIRED TO CROSS A HAZARDOUS VEHICULAR WAY. DETECTIBLE WARNINGS SHALL BE AN APPROVED COLOR CONTRASTING TO THE CURB RAMP MATERIAL AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

4. CONCRETE PAVEMENT AND DRIVE APRONS:

   A. CONCRETE PAVEMENT SHALL BE CONSTRUCTED WITH IDOT CLASS "PV" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS. IF A HIGH EARLY CONCRETE MIX IS REQUIRED TO REDUCE TRAFFIC CLOSURES, IDOT CLASS "PP" WITH PRIOR APPROVAL OF THE ENGINEER. ALL CONCRETE SHALL HAVE A MINIMUM FLEXURAL STRENGTH OF 650 PSI. ALL CONCRETE SHALL BE BROOM FINISHED.

   B. ADEQUATE CONSTRUCTION JOINTS, CONTRACTION JOINTS FOR ISOLATION JOINTS SHOULD BE PROVIDED IN THE AREAS OF RIGID PAVEMENT TO REDUCE THE IMPACTS OF CRACKING AND SHRINKAGE. PLEASE REFER TO ACI 330R–01 GUIDE FOR DESIGN OF CONCRETE PARKING LOTS.

   C. CONCRETE PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 420 OF THE I.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," AND SUPPLEMENTAL SPECIFICATIONS, LATEST EDITIONS.

   D. ALL JOINTS, WITH THE EXCEPTION OF SAWED JOINTS, SHALL BE SEALED WITH CONCRETE JOINT SEALANT PER NOTE 6 BELOW.

5. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN CONFORMANCE WITH SECTION 1020.13 OF THE IDOT STANDARD SPECIFICATIONS, PREVIOUSLY REFERENCED.

6. CONCRETE JOINT SEALANT SHALL BE POURTHANE SL, SIKAFLEX 1C SL OR APPROVED EQUAL, MATCHING THE COLOR OF THE CONCRETE.

7. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN–UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CORING, TESTING, AND PAVEMENT EVALUATION AS REQUIRED BY THE MUNICIPALITY FOR ACCEPTANCE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL INCLUDE THIS AS A SEPARATE BID ITEM OR ELSE IT WILL BE ASSUMED THAT THIS COST HAS BEEN FIGURED INTO THE UNIT PRICES FOR THE PAVING ITEMS. ALL TESTING RESULTS SHALL BE MADE AVAILABLE TO THE MUNICIPALITY FOR REVIEW.

9. IDOT APPROVED, RECYCLED CONCRETE CA–6, MAY BE SUBSTITUTED FOR CA–6 CRUSHED STONE AGGREGATE FOR PAVEMENT AND SIDEWALK SUBBASE MATERIALS.

STANDARD UTILITY PROVISIONS

1. ALL UTILITY CONSTRUCTION WORK SHALL GOVERNED BY:

   - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION. (STANDARD SPECIFICATIONS)
   - TITLE 35 ILLINOIS EPA REQUIREMENTS
   - PART 890 ILLINOIS PLUMBING CODE REQUIREMENTS
   - SANITARY DISTRICT REQUIREMENTS
   - MUNICIPAL/LOCAL REQUIREMENTS
   - ROADWAY AUTHORITIES REQUIREMENTS

2. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH CA–6 CRUSHED STONE (GRADE 8 OR 9), COMPACTED IN 8" LIFTS TO 95% OF MODIFIED PROCTOR, PER ASTM D–1557.

3. UTILITY CONNECTIONS WITHIN THE STREET RIGHT OF WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING EXISTING PAVEMENT. BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STREET JURISDICTIONAL AUTHORITY.

4. THE UNDERGROUND CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.

5. "BAND/SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OR DISSIMILAR MATERIALS.

6. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED:

   A. THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR THE LENGTH OF THE INADEQUATE HORIZONTAL SEPARATION OR FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

   B. FOR A STORM SEWER CROSSING, THE RCP STORM SEWER(ASTM C–361) SHALL BE CONSTRUCTED WITH O–RING GASKETED JOINTS (C–443) FOR A DISTANCE OF TEN (10') FEET EITHER SIDE OF A CROSSING.

7. ALL CAST AND DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN A 8–MIL POLYETHYLENE TUBING. THE TUBING SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD FOR POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE IRON PIPING ANSI/AWWA C105/72/A21.5 OR AS REVISED. INSTALLATION PROCEDURES SHALL BE THOSE AS RECOMMENDED BY THE CAST IRON PIPE RESEARCH ASSOCIATION.

8. 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 C–478. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER AND TO CASTING USING RESILIENT FLEXIBLE NON–HARDENING PREFORMED BITUMINOUS MASTIC (REM–NEK OR APPROVED EQUAL) OR BUTYL RUBBER JOINT SEALER (EASY STICK OR APPROVED EQUAL). CONTRACTOR SHALL REMOVE EXCESS MASTIC INSIDE STRUCTURE AND BUTTER JOINTS WITH MORTAR. ALL STORM AND SANITARY STRUCTURES SHALL HAVE OFFSET CONES, EXCEPT WHERE HEIGHT RESTRICTIONS REQUIRE A REINFORCED CONCRETE FLAT TOP. VALVE VAULTS SHALL HAVE CONCENTRIC CONES. A MAXIMUM OF 2 PRECAST CONCRETE ADJUSTMENT RINGS LIMITED TO 8 INCHES TOTAL HEIGHT SHALL BE PERMITTED. MOLDED PLASTIC, REINFORCED, MANHOLE STEPS SHALL BE PROVIDED. CONTRACTOR SHALL ADJUST STRUCTURES TO FINISHED GRADE AS NEEDED.

10. SEE DETAIL SHEETS THIS SET FOR FURTHER INFORMATION REGARDING THE STORM, SANITARY AND WATERMAIN REQUIREMENTS, INCLUDING BUT NOT LIMITED TO BEDDING AND BACKFILL MATERIALS.

STANDARD STORM SEWER PROVISIONS

1. STORM SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. REINFORCED CONCRETE PIPE PER ASTM C–76, IDOT CLASS IV, IN ACCORDANCE WITH ASTM C–361, WITH FLEXIBLE O–RING GASKETED JOINTS, IN ACCORDANCE WITH ASTM C–443 (WATERMAIN QUALITY PIPE AND JOINTS).

   B. POLYVINYLCHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) SDR–26 (ASTM D–3034 WITH GASKETED JOINTS PER ASTM D–3212)

   C. DUCTILE IRON PIPE CLASS 52 (ANSI A21.51 WITH ANSI A21.11 JOINTS)

   D. ADS HP–STORM HDPE HIGH PERFORMANCE PIPE, PER ASTM F–2881, WITH JOINTS PER ASTM D–3212, INSTALLED AND BACKFILLED PER MANUFACTURERS RECOMMENDATIONS. A MINIMUM OF 100% OF THE INSTALLED PIPE SHALL BE DEFLECTION TESTED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

2. STORM MANHOLES SHALL HAVE IN ADDITION TO THE GENERAL MANHOLE REQUIREMENTS:

   A. ALL STORM STRUCTURE CASTINGS SHALL HAVE "DRAINS TO RIVER" AND "DUMP NO WASTE" CAST IN LID.

   B. ALL STORM STRUCTURES SHALL HAVE OPEN GRATES.

   C. STORM CATCH BASINS, INLETS AND MANHOLES, IN CURB LINES, SHALL HAVE E.J.I.W. 7210 CASTINGS WITH TYPE M1 GRATES, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

   D. STORM CATCH BASINS, INLETS IN OPEN PAVED AREAS, AND ALL MANHOLES, SHALL HAVE NEENAH R–2504–D CASTINGS, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

   E. STORM CATCH BASINS AND INLETS IN LANDSCAPED AREAS, SHALL HAVE NEENAH R–4340–B CASTINGS, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

3. ALL ROOF DRAINS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

4. ALL STORM SEWERS SHALL BE INSPECTED AND TESTED IN KEEPING WITH ALL GOVERNING AGENCY REQUIREMENTS

STANDARD SANITARY SEWER PROVISIONS:

1. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

2. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM OR TO GRADE.

3. SANITARY SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. POLYVINYLCHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) SDR–26 (ASTM D–3034 WITH GASKETED JOINTS PER ASTM D–3212)

   B. DUCTILE IRON PIPE CLASS 52 (ANSI A21.51 WITH ANSI A21.11 JOINTS)

   C. ALL SANITARY PIPING SHALL BE INSTALLED ON CLASS "B" BEDDING

4. "BAND–SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS OR SIZES.

5. 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. CIRCULAR SAW–CUT OF THE SEWER MAIN BY PROPER TOOLS ("SEWER–TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB–WYE 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.

   D. INSTALL A NEW MANHOLE.

8. SANITARY MANHOLES SHALL HAVE IN ADDITION TO THE GENERAL MANHOLE REQUIREMENTS:

   A. BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST INCLUDING BENCHES, INVERTS AND FLOW LINES.

   B. PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATERTIGHT PIPE SLEEVES CONFORMING TO ASTM C–923.

   C. CHIMNEY SEAL OR APPROVED ALTERNATE AS REQUIRED BY MUNICIPALITY OR SANITARY DISTRICT.

   D. ALL SANITARY MANHOLES SHALL BE TESTED PER ASTM C–969 OR ASTM C–1244.

   E. SANITARY MANHOLES SHALL HAVE NEENAH R–1772 CASTINGS, WITH CONCEALED PICK HOLES, SELF–SEALING GASKET AND "SANITARY" CAST IN LID, OR APPROVED EQUAL.

9. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE HEALTH DEPARTMENTS. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

10. ALL SANITARY SEWERS SHALL BE TESTED PER THE "STANDARD SPECIFICATIONS" SECTION 31–1.12, IN KEEPING WITH ALL STATE AND MUNICIPALITY REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWER WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE MUNICIPALITY REQUIREMENTS, WHERE THE MUNICIPALITY REQUIREMENTS SHALL TAKE PRECEDENCE.

11. ALL SANITARY SEWER MANHOLES SHALL BE INSPECTED AND TESTED PER THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, SECTION 32.12, IN CONFORMANCE WITH ASTM C–969 OR ASTM C–1244.

12. ALL FLEXIBLE (PVC) PIPE SHALL BE DEFLECTION TESTED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.

13. ALL SANITARY SEWERS SHALL BE TELEVISED AND TESTED AS REQUIRED BY THE MUNICIPALITY. TWO (2) COPIES OF THE VIDEO(S) AND REPORT(S) SHALL BE SUBMITTED TO THE ENGINEER.

STANDARD WATER MAIN PROVISIONS

1. WATER MAIN AND SERVICES SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:

   A. DUCTILE IRON PIPE CLASS 52 PER ANSI A 21.51 (AWWA C151), 150 PSI, CEMENT LINED PER ANSI A 21.4 (AWWA C104), WITH "PUSH ON" JOINTS.

   B. TYPE K, OR GREATER, COPPER WATER TUBE, CONFORMING TO ASTM B88 AND ASTM B251.

   C. POLYVINYLCHLORIDE PLASTIC PRESSURE PIPE, PER AWWA C–900, CLASS 150, WITH A DR OF 18, BLUE IN COLOR AND CLEARLY LABELED AS "WATER", BEAR THE NSF SEAL, WITH RUBBER COMPRESSION RING SEALS PER ASTM D–1869. PIPE INSTALLATION SHALL ALSO INCLUDE A 14–GAUGE UF TRACER WIRE WITH JOINT SEAL AND BLUE INSULATION.

2. FITTINGS TO BE FURNISHED AND INSTALLED AS NEEDED. FITTINGS FOR PIPE LARGER THAN 3 INCH DIAMETER SHALL SHALL BE MECHANICAL TYPE, IN ACCORDANCE WITH ANSI A21.10–03/AWWA C110 STANDARD AND HAVE A 250 PSI PRESSURE RATING. COMPACT FITTINGS IN ACCORDANCE WITH ANSI A21.53–00/AWWA C153, MAY ALSO BE USED. CAST AND DUCTILE IRON FITTINGS SHALL BE LINED, PER THE DUCTILE IRON PIPE SPECIFICATION ABOVE.

3. ALL JOINTS AT BENDS, TEES, OFFSETS, REDUCERS, ETC. SHALL HAVE MEGA–LUG 1100 MECHANICAL JOINT RESTRAINTS. THE LENGTH OF RUN AND BRANCH PIPING RESTRAINT SHALL BE IN ACCORDANCE WITH MANUFACTURERS GUIDELINES AND APPROVED PRIOR TO INSTALLATION.

4. ALL RUBBER GASKETS SHALL BE VULCANIZED NATURAL OR VULCANIZED SYNTHETIC RUBBER, NONPOROUS, FREE OF FOREIGN MATERIALS AND VISIBLE DEFECTS. NO RECYCLED RUBBER SHALL BE USED. THE RUBBER GASKETS SHALL BE IN ACCORDANCE WITH ANSI A21.11/AWWA C111 STANDARD.

5. THE PIPE JOINT SHALL BE SUCH THAT ELECTRICAL CURRENT WILL PASS FROM ONE PIPE TO THE OTHER. THIS MAY BE ACCOMPLISHED IN A MANNER WHICH IS STANDARD FOR THE TYPE OF JOINT SUPPLIED BY A PARTICULAR MANUFACTURER. LEAD TIP GASKET SHOULD NOT BE USED.

6. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FIVE AND ONE–HALF FEET (5'–6") FROM FINISHED GRADE TO TOP OF PIPE.

7. ALL VALVE BASINS ARE TO BE A MINIMUM OF 5 FEET IN DIAMETER. "WATER" SHALL BE CAST INTO ALL LIDS.

8. VALVES SHALL BE MUELLER, OR APPROVED EQUAL, RESILIENT WEDGE GATE VALVES AND BE FURNISHED WITH CAST IRON BODY, BRONZE MOUNTED, BRONZE STEMMED, DOUBLE DISC PATTERN, WITH NON–RISING STEM AND BE DESIGNED FOR 300 POUNDS WORKING PRESSURE. ALL VALVES SHALL OPEN LEFT.

9. HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITIES STANDARD DETAIL.

10. ALL WATER MAINS SHALL BE INSPECTED, TESTED AND DISINFECTED PER ALL GOVERNING AGENCY REQUIREMENTS.

11. ANY WELLS FOUND SHALL BE CAPPED/ABANDONED PER COUNTY HEALTH DEPARTMENT REQUIREMENTS.

No.	DATE	DESCRIPTION
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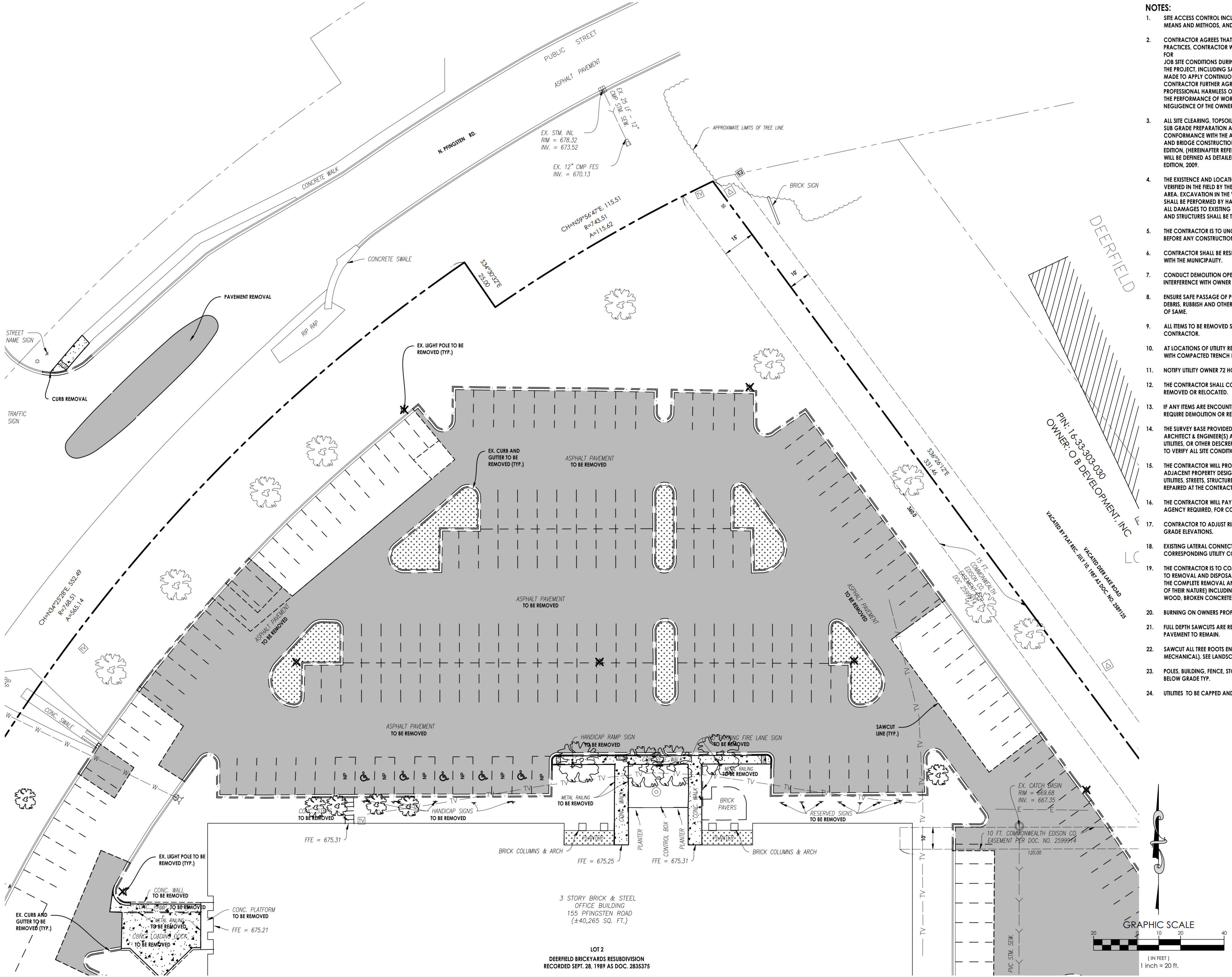
SHEET NAME
SPECIFICATIONS

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C0.1
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C0.1 SPECS.dwg Time: Sep 29, 2025 - 5:06pm


PUBLIC STREET
ASPHALT PAVEMENT
N. PFINGSTEN RD.
CONCRETE WALK
EX. 25 LF - 12" CMP STM. SEW.
EX. STM. INL.
RIM = 678.32
INV. = 673.52
EX. 12" CMP FES
INV. = 670.13
APPROXIMATE LIMITS OF TREE LINE
BRICK SIGN
CH=N59°56'47"E, 115.51
R=743.51
A=115.62
CONCRETE SWALE
RIP RAP
S34°30'32"E
25.00
PAVEMENT REMOVAL
STREET NAME SIGN
CURB REMOVAL
TRAFFIC SIGN
EX. LIGHT POLE TO BE REMOVED (TYP.)
EX. CURB AND GUTTER TO BE REMOVED (TYP.)
ASPHALT PAVEMENT TO BE REMOVED
15'
10'
DEERFIELD
PIN: 16-33-303-030
OWNER: O B DEVELOPMENT, INC
S36°26'12"E
331.46
360.0
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. 2599914
VACATED DEER LAKE ROAD
VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2589125
CH=N34°25'28"E, 552.49
R=768.51
A=565.14
CONC. SWALE
SAWCUT LINE (TYP.)
HANDICAP RAMP SIGN TO BE REMOVED
NO PARKING FIRE LANE SIGN TO BE REMOVED
CONC. WALK
METAL RAILING TO BE REMOVED
BRICK PAVERS
HANDICAP SIGNS TO BE REMOVED
RESERVED SIGNS TO BE REMOVED
EX. CATCH BASIN
RIM = 669.68
INV. = 667.35
10 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
120.00
FFE = 675.31
FFE = 675.25
FFE = 675.31
PLANTER
CONTROL BOX
BRICK COLUMNS & ARCH
CONC. WALL TO BE REMOVED
CONC. RAMP TO BE REMOVED
METAL RAILING TO BE REMOVED
CONC. LOADING DOCK TO BE REMOVED
CONC. PLATFORM TO BE REMOVED
FFE = 675.21
3 STORY BRICK & STEEL OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
PVC STM. SEW.
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTES:

1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
3. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, JANUARY 2016 EDITION, (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) EXCEPT THAT PAYMENT WILL BE DEFINED AS DETAILED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER SIXTH EDITION, 2009.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND UNDERGROUND UTILITIES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY SIZE AND ELEVATION BEFORE ANY CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
7. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
8. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FORM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
9. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
11. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
13. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
14. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER DESCREPENCIES DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
15. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR WILL PAY ALL REQUISITE FEES TO THE MUNICIPALITY, AND ANY OTHER AGENCY REQUIRED, FOR COMPLETION OF DEMOLITION WORK.
17. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
18. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
19. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
20. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
21. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
22. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL). SEE LANDSCAPE PLANS FOR TREE PROTECTION REQUIREMENTS.
23. POLES, BUILDING, FENCE, STORAGE, ETC. FOUNDATIONS SHALL BE COMPLETELY REMOVED BELOW GRADE TYP.
24. UTILITIES TO BE CAPPED AND FILLED WITH CONTROLLED LOW STRENGTH MATERIAL

LEGEND:

— — — —	SAWCUT LINE
—— X ——	LINEAR ITEM REMOVAL
✕	ITEM REMOVAL
- · - · -	LINEAR CURB REMOVAL
▩	EXISTING BUILDING REMOVAL
▒	CONCRETE PAVEMENT/SIDEWALK REMOVAL
■	ASPHALT PAVEMENT REMOVAL
░	PLANTER REMOVAL

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

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650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

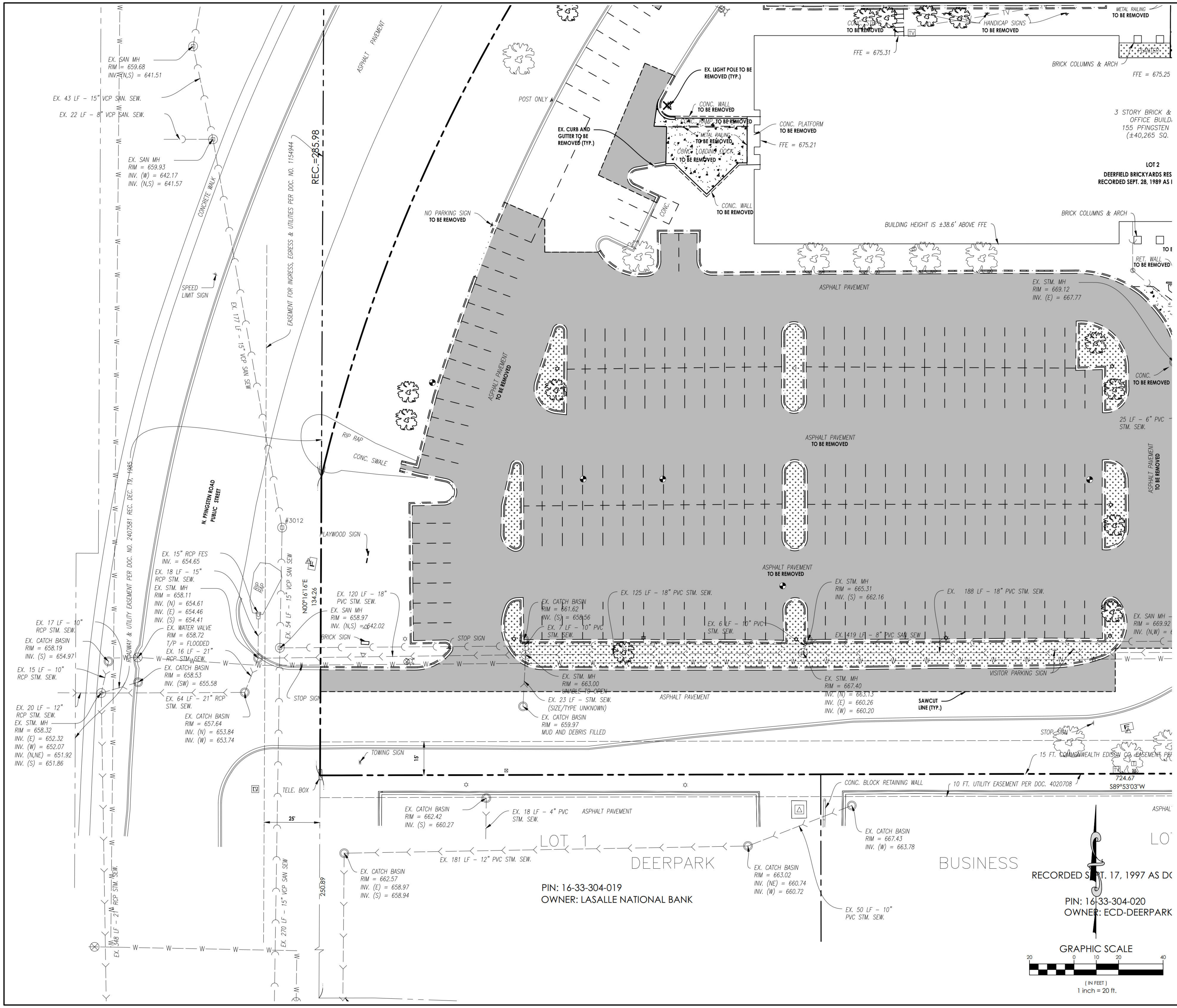
SHEET NAME
DEMO N

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C1.0
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C1.0 DEMO.dwg Time: Sep 29, 2025 - 5:18pm


EX. SAN MH
RIM = 659.68
INV. (N,S) = 641.51
EX. 43 LF – 15" VCP SAN. SEW.
EX. 22 LF – 8" VCP SAN. SEW.
EX. SAN MH
RIM = 659.93
INV. (W) = 642.17
INV. (N,S) = 641.57
CONCRETE WALK
SPEED LIMIT SIGN
EX. 177 LF – 15" VCP SAN SEW
EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOC. NO. 1154944
REC.=285.98
ASPHALT PAVEMENT
POST ONLY
NO PARKING SIGN
TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED (TYP.)
EX. CURB AND GUTTER TO BE REMOVED (TYP.)
CONC. WALL
TO BE REMOVED
CONC. RAMP TO BE REMOVED
METAL RAILING
TO BE REMOVED
CONC. LOADING DOCK
TO BE REMOVED
CONC. WALL
TO BE REMOVED
CONC.
CONC. PLATFORM
TO BE REMOVED
FFE = 675.21
CONC. STEPS
TO BE REMOVED
HANDICAP SIGNS
TO BE REMOVED
METAL RAILING
TO BE REMOVED
FFE = 675.31
BRICK COLUMNS & ARCH
PLANTER
FFE = 675.25
3 STORY BRICK &
OFFICE BUILD
155 PFINGSTEN
(±40,265 SQ.
LOT 2
DEERFIELD BRICKYARDS RES
RECORDED SEPT. 28, 1989 AS I
BRICK COLUMNS & ARCH
BUILDING HEIGHT IS ±38.6' ABOVE FFE
TO E
RET. WALL
TO BE REMOVED
ASPHALT PAVEMENT
EX. STM. MH
RIM = 669.12
INV. (E) = 667.77
CONC.
TO BE REMOVED
25 LF – 6" PVC
STM. SEW.
ASPHALT PAVEMENT
TO BE REMOVED
ASPHALT PAVEMENT
TO BE REMOVED
ASPHALT PAVEMENT
TO BE REMOVED
ASPHALT PAVEMENT
TO BE REMOVED
RIP RAP
CONC. SWALE
N. PFINGSTEN ROAD
PUBLIC STREET
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 1985
#3012
PLAYWOOD SIGN
EX. 15" RCP FES
INV. = 654.65
EX. 18 LF – 15"
RCP STM. SEW.
EX. STM. MH
RIM = 658.11
INV. (N) = 654.61
INV. (E) = 654.46
INV. (S) = 654.41
EX. WATER VALVE
RIM = 658.72
T/P = FLOODED
EX. 16 LF – 21"
RCP STM. SEW.
EX. CATCH BASIN
RIM = 658.53
INV. (SW) = 655.58
EX. 64 LF – 21" RCP
STM. SEW.
EX. CATCH BASIN
RIM = 657.64
INV. (N) = 653.84
INV. (W) = 653.74
EX. 17 LF – 10"
RCP STM. SEW.
EX. CATCH BASIN
RIM = 658.19
INV. (S) = 654.97
EX. 15 LF – 10"
RCP STM. SEW.
EX. 20 LF – 12"
RCP STM. SEW.
EX. STM. MH
RIM = 658.32
INV. (E) = 652.32
INV. (W) = 652.07
INV. (N,NE) = 651.92
INV. (S) = 651.86
RIP RAP
EX. 54 LF – 15" VCP SAN SEW
N00°16'16"E
134.26
EX. 120 LF – 18"
PVC STM. SEW.
EX. SAN MH
RIM = 658.97
INV. (N,S) = 642.02
BRICK SIGN
STOP SIGN
STOP SIGN
EX. CATCH BASIN
RIM = 661.62
INV. (S) = 658.56
EX. 7 LF – 10" PVC
STM. SEW.
EX. 125 LF – 18" PVC STM. SEW.
EX. 6 LF – 10" PVC
STM. SEW.
EX. STM. MH
RIM = 665.31
INV. (S) = 662.16
EX. 188 LF – 18" PVC STM. SEW.
EX. 419 LF – 8" PVC SAN SEW
EX. SAN MH
RIM = 669.92
INV. (N,W) = 6
EX. STM. MH
RIM = 663.00
UNABLE TO OPEN
EX. 23 LF – STM. SEW.
(SIZE/TYPE UNKNOWN)
EX. CATCH BASIN
RIM = 659.97
MUD AND DEBRIS FILLED
ASPHALT PAVEMENT
EX. STM. MH
RIM = 667.40
INV. (N) = 663.13
INV. (E) = 660.26
INV. (W) = 660.20
SAWCUT LINE (TYP.)
VISITOR PARKING SIGN
STOP SIGN
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER
TOWING SIGN
15'
TELE. BOX
25'
CONC. BLOCK RETAINING WALL
10 FT. UTILITY EASEMENT PER DOC. 4020708
724.67
S89°53'03"W
EX. CATCH BASIN
RIM = 662.42
INV. (S) = 660.27
EX. 18 LF – 4" PVC
STM. SEW.
ASPHALT PAVEMENT
ASPHAL
LOT 1
DEERPARK
BUSINESS
LOT
EX. 181 LF – 12" PVC STM. SEW.
EX. CATCH BASIN
RIM = 662.57
INV. (E) = 658.97
INV. (S) = 658.94
EX. CATCH BASIN
RIM = 663.02
INV. (NE) = 660.74
INV. (W) = 660.72
EX. CATCH BASIN
RIM = 667.43
INV. (W) = 663.78
EX. 50 LF – 10"
PVC STM. SEW.
PIN: 16-33-304-019
OWNER: LASALLE NATIONAL BANK
RECORDED SEPT. 17, 1997 AS DO
PIN: 16-33-304-020
OWNER: ECD-DEERPARK
EX. 270 LF – 15" VCP SAN SEW
250.89
EX. 148 LF – 21" RCP STM. SEW.
GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

NOTES:

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3. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, JANUARY 2016 EDITION, (HEREINAFTER REFERRED TO AS STANDARD SPECIFICATIONS) EXCEPT THAT PAYMENT WILL BE DEFINED AS DETAILED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER SIXTH EDITION, 2009.
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24. UTILITIES TO BE CAPPED AND FILLED WITH CONTROLLED LOW STRENGTH MATERIAL

LEGEND:

- - - - - -	SAWCUT LINE
—— X ——	LINEAR ITEM REMOVAL
✕	ITEM REMOVAL
– · · · · · –	LINEAR CURB REMOVAL
▩	EXISTING BUILDING REMOVAL
⁘	CONCRETE PAVEMENT/SIDEWALK REMOVAL
▒	ASPHALT PAVEMENT REMOVAL
⁜	PLANTER REMOVAL

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm
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650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com

IL Design Firm: 184006777-0002

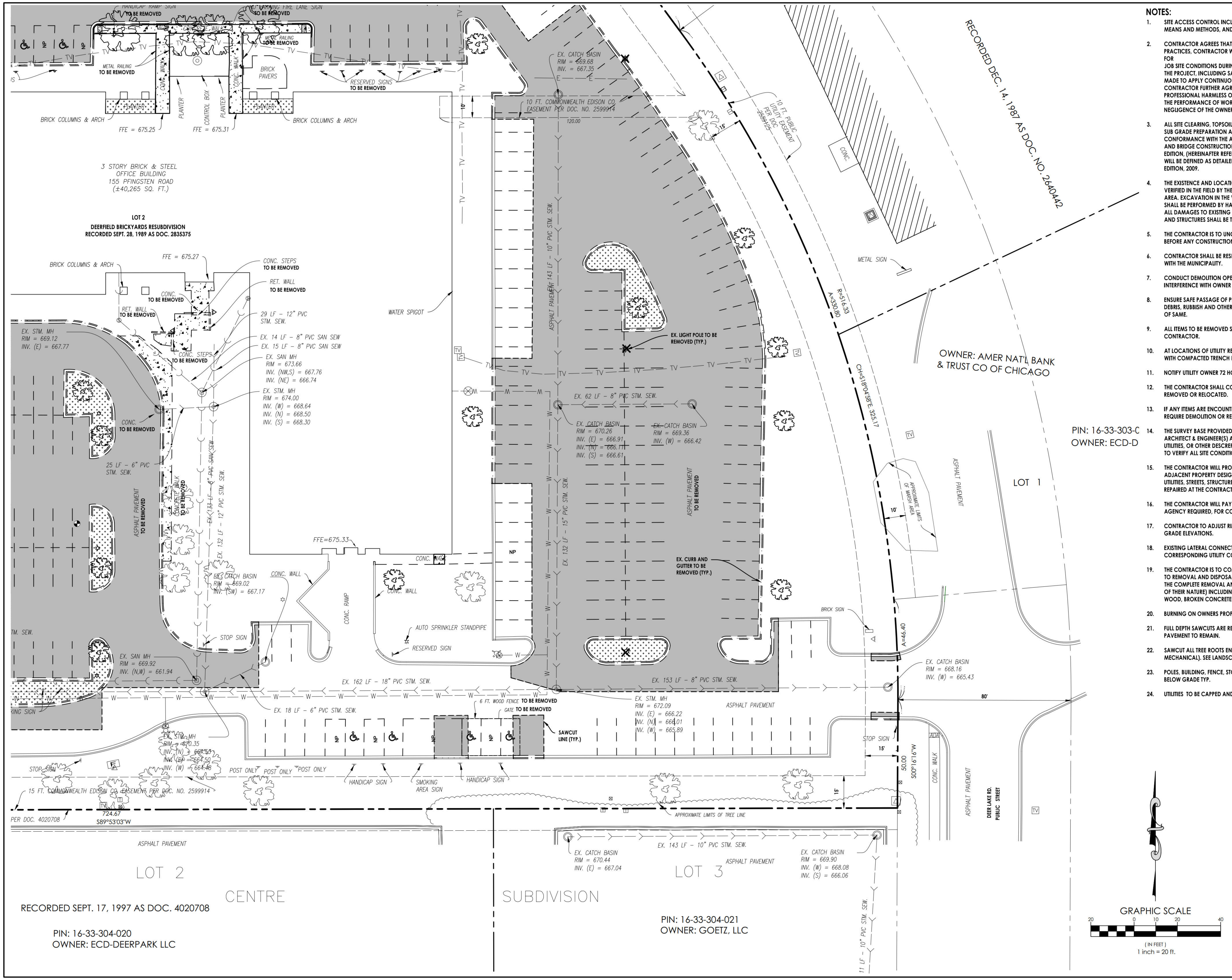
SHEET NAME
DEMO SW

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C1.1
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254-5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C1.0 DEMO.dwg Time: Sep 29, 2025 - 5:18pm


HANDICAP RAMP SIGN TO BE REMOVED
NO PARKING FIRE LANE SIGN TO BE REMOVED
CONCRETE WALK
METAL RAILING TO BE REMOVED
METAL RAILING TO BE REMOVED
CONC. WALK
CONC. WALK
BRICK PAVERS
RESERVED SIGNS TO BE REMOVED
PLANTER
PLANTER
CONTROL BOX
PLANTER
PLANTER
BRICK COLUMNS & ARCH
BRICK COLUMNS & ARCH
FFE = 675.25
FFE = 675.31
NP
TV
3 STORY BRICK & STEEL OFFICE BUILDING 155 PFINGSTEN ROAD (±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
BRICK COLUMNS & ARCH
FFE = 675.27
CONC. STEPS TO BE REMOVED
RET. WALL TO BE REMOVED
CONC. TO BE REMOVED
RET. WALL TO BE REMOVED
29 LF – 12" PVC STM. SEW.
EX. 14 LF – 8" PVC SAN SEW
EX. 15 LF – 8" PVC SAN SEW
CONC. STEPS TO BE REMOVED
EX. SAN MH RIM = 673.66 INV. (NW,S) = 667.76 INV. (NE) = 666.74
EX. STM. MH RIM = 674.00 INV. (W) = 668.64 INV. (N) = 668.50 INV. (S) = 668.30
EX. STM. MH RIM = 669.12 INV. (E) = 667.77
CONC. TO BE REMOVED
25 LF – 6" PVC STM. SEW.
ASPHALT PAVEMENT TO BE REMOVED
CONCRETE WALK TO BE REMOVED
EX. 133 LF – 8" PVC SAN SEW
EX. 132 LF – 12" PVC STM. SEW.
EX. CATCH BASIN RIM = 669.02 INV. (SW) = 667.17
WATER SPIGOT
FFE=675.33
CONC. WALK
CONC. WALL
CONC. WALL
CONC. RAMP
STOP SIGN
AUTO SPRINKLER STANDPIPE
RESERVED SIGN
EX. SAN MH RIM = 669.92 INV. (N,W) = 661.94
TM. SEW.
KING SIGN
EX. 162 LF – 18" PVC STM. SEW.
EX. 18 LF – 6" PVC STM. SEW.
6 FT. WOOD FENCE TO BE REMOVED
GATE TO BE REMOVED
SAWCUT LINE (TYP.)
EX. STM. MH RIM = 670.35 INV. (N) = 664.53 INV. (E) = 664.50 INV. (W) = 664.48
STOP SIGN
POST ONLY
POST ONLY
POST ONLY
HANDICAP SIGN
SMOKING AREA SIGN
HANDICAP SIGN
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
PER DOC. 4020708
724.67
S89°53'03"W
ASPHALT PAVEMENT
LOT 2
CENTRE
SUBDIVISION
RECORDED SEPT. 17, 1997 AS DOC. 4020708
PIN: 16-33-304-020
OWNER: ECD-DEERPARK LLC
EX. CATCH BASIN RIM = 669.68 INV. = 667.35
10 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
10'
120.00
ASPHALT PAVEMENT
EX. 143 LF – 10" PVC STM. SEW.
EX. LIGHT POLE TO BE REMOVED (TYP.)
EX. 62 LF – 8" PVC STM. SEW.
EX. CATCH BASIN RIM = 670.26 INV. (E) = 666.91 INV. (N) = 666.11 INV. (S) = 666.61
EX. CATCH BASIN RIM = 669.36 INV. (W) = 666.42
EX. 132 LF – 15" PVC STM. SEW.
ASPHALT PAVEMENT TO BE REMOVED
EX. CURB AND GUTTER TO BE REMOVED (TYP.)
EX. 153 LF – 8" PVC STM. SEW.
EX. STM. MH RIM = 672.09 INV. (E) = 666.22 INV. (N) = 666.01 INV. (W) = 665.89
ASPHALT PAVEMENT
10 FT. PUBLIC UTILITY EASEMENT PER DOC 2589125
15'
CONC.
RECORDED DEC. 14, 1987 AS DOC. NO. 2640442
METAL SIGN
R=516.33
A=330.80
CH=S18°04'58"E, 325.17
OWNER: AMER NAT'L BANK & TRUST CO OF CHICAGO
PIN: 16-33-303-C
OWNER: ECD-D
APPROXIMATE LIMITS OF MARSH AREA
10'
ASPHALT PAVEMENT
LOT 1
BRICK SIGN
A=46.40
EX. CATCH BASIN RIM = 668.16 INV. (W) = 665.43
80'
STOP SIGN
ADA
15'
50.00
S00°16'16"W
CONC. WALK
ASPHALT PAVEMENT
DEER LAKE RD. PUBLIC STREET
15'
APPROXIMATE LIMITS OF TREE LINE
EX. CATCH BASIN RIM = 670.44 INV. (E) = 667.04
EX. 143 LF – 10" PVC STM. SEW.
ASPHALT PAVEMENT
LOT 3
EX. CATCH BASIN RIM = 669.90 INV. (W) = 668.08 INV. (S) = 666.06
11 LF – 10" PVC STM. SEW.
PIN: 16-33-304-021
OWNER: GOETZ, LLC
GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

NOTES:

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12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
13. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
14. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER DESCREPENCIES DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
15. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR WILL PAY ALL REQUISITE FEES TO THE MUNICIPALITY, AND ANY OTHER AGENCY REQUIRED, FOR COMPLETION OF DEMOLITION WORK.
17. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
18. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
19. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
20. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
21. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
22. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL). SEE LANDSCAPE PLANS FOR TREE PROTECTION REQUIREMENTS.
23. POLES, BUILDING, FENCE, STORAGE, ETC. FOUNDATIONS SHALL BE COMPLETELY REMOVED BELOW GRADE TYP.
24. UTILITIES TO BE CAPPED AND FILLED WITH CONTROLLED LOW STRENGTH MATERIAL

LEGEND:

- - - - - - -	SAWCUT LINE
—— X ——	LINEAR ITEM REMOVAL
✕	ITEM REMOVAL
- · · · · · -	LINEAR CURB REMOVAL
▨	EXISTING BUILDING REMOVAL
▦	CONCRETE PAVEMENT/SIDEWALK REMOVAL
■	ASPHALT PAVEMENT REMOVAL
▤	PLANTER REMOVAL

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
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IL Design Firm: 184006777-0002

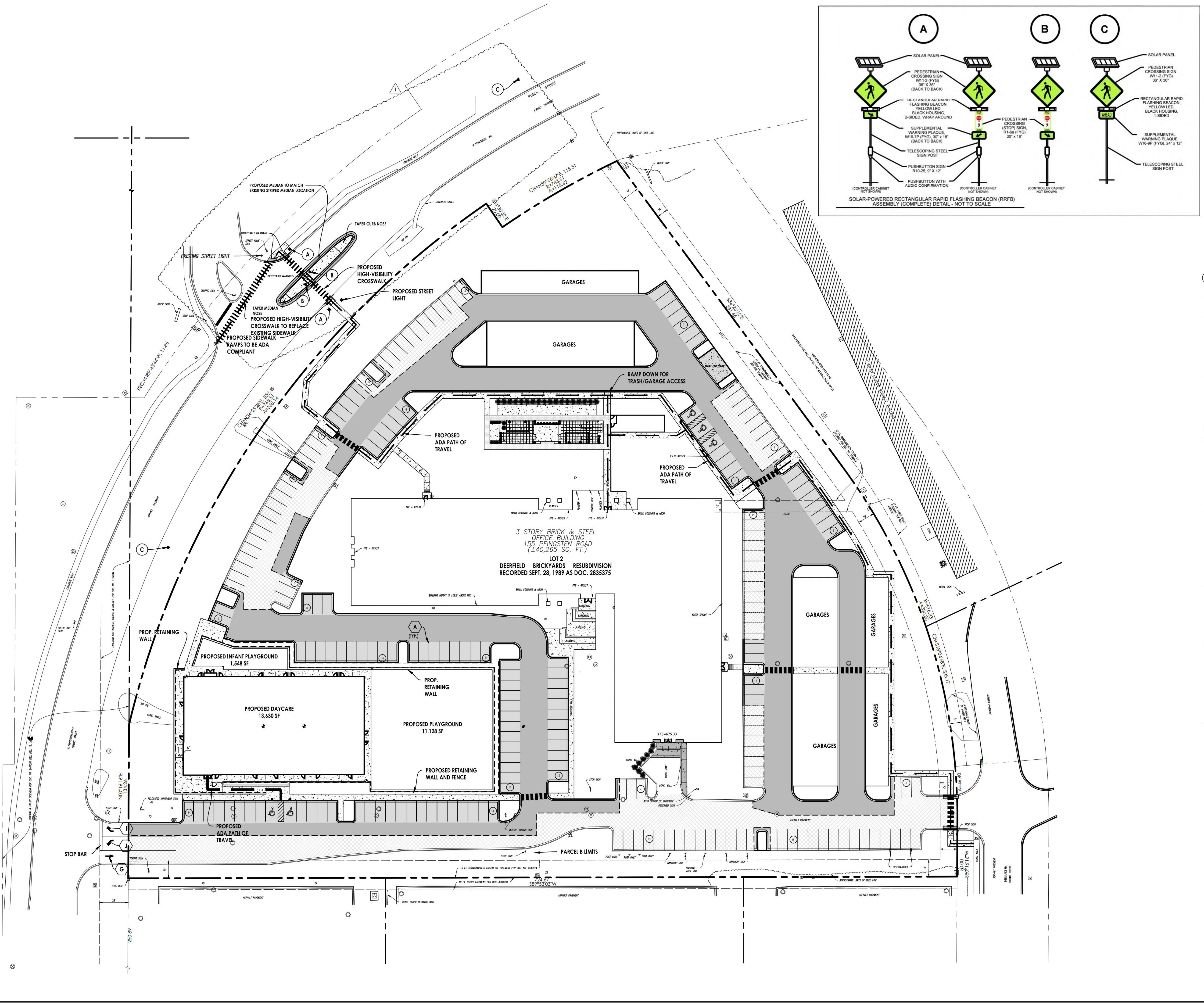
SHEET NAME
DEMO SE

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C1.2
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C1.0 DEMO.dwg Time: Sep 29, 2025 - 5:18pm



A
B
C
SOLAR PANEL
PEDESTRIAN CROSSING SIGN W11-2 (FYG) 36" X 36" (BACK TO BACK)
RECTANGULAR RAPID FLASHING BEACON, YELLOW LED, BLACK HOUSING, 2-SIDED, WRAP AROUND
SUPPLEMENTAL WARNING PLAQUE, W16-7P (FYG), 30" x 18" (BACK TO BACK)
TELESCOPING STEEL SIGN POST
PUSHBUTTON SIGN R10-25, 9" X 12"
PUSHBUTTON WITH AUDIO CONFIRMATION
(CONTROLLER CABINET NOT SHOWN)
PEDESTRIAN CROSSING (STOP) SIGN, R1-6a (FYG) 30" x 18"
PEDESTRIAN CROSSING SIGN W11-2 (FYG) 36" X 36"
RECTANGULAR RAPID FLASHING BEACON, YELLOW LED, BLACK HOUSING, 1-SIDED
AHEAD
SUPPLEMENTAL WARNING PLAQUE, W16-9P (FYG), 24" x 12"
PROPOSED MEDIAN TO MATCH EXISTING STRIPED MEDIAN LOCATION
CONCRETE WALK
CONCRETE SWALE
RIP RAP
TAPER CURB NOSE
DETECTABLE WARNING
STREET NAME SIGN
EXISTING STREET LIGHT
TRAFFIC SIGN
BRICK SIGN
STOP SIGN
PROPOSED HIGH-VISIBILITY CROSSWALK
PROPOSED STREET LIGHT
TAPER MEDIAN NOSE
PROPOSED HIGH-VISIBILITY CROSSWALK TO REPLACE EXISTING SIDEWALK
PROPOSED SIDEWALK RAMPS TO BE ADA COMPLIANT
ADA
REC.=N89°43'44"W, 11.86
CH=N34°25'28"E, 552.49
R=768.51
A=565.14
GARAGES
GARAGES
RAMP DOWN FOR TRASH/GARAGE ACCESS
TRASH ENCLOSURE
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. 2599914
VACATED DEER LAKE ROAD VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2589125
PROPOSED ADA PATH OF TRAVEL
EV CHARGER
PROPOSED ADA PATH OF TRAVEL
FFE = 675.31
BRICK COLUMNS & ARCH
PLANTER
CONTROL BOX
FFE = 675.25
FFE = 675.31
FFE = 675.21
3 STORY BRICK & STEEL OFFICE BUILDING 155 PFINGSTEN ROAD (±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION RECORDED SEPT. 28, 1989 AS DOC. 2835375
BUILDING HEIGHT IS ±38.6' ABOVE FFE
FFE = 675.27
LANDING
WATER SPIGOT
120.00
A (TYP.)
GARAGES
GARAGES
GARAGES
GARAGES
PROP. RETAINING WALL
PROPOSED INFANT PLAYGROUND 1,548 SF
PROPOSED DAYCARE 13,630 SF
PROP. RETAINING WALL
PROPOSED PLAYGROUND 11,128 SF
PROPOSED RETAINING WALL AND FENCE
6'
RELOCATED MONUMENT SIGN
SPEED LIMIT SIGN
N. PFINGSTEN ROAD PUBLIC STREET
CONC. SWALE
N00°16'16"E 134.26
PROPOSED ADA PATH OF TRAVEL
STOP BAR
TOWING SIGN
TELE. BOX
25'
15'
250.89
PARCEL B LIMITS
VISITOR PARKING SIGN
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
10 FT. UTILITY EASEMENT PER DOC. 4020708
724.67
S89°53'03"W
ASPHALT PAVEMENT
CONC. BLOCK RETAINING WALL
FFE=675.33
EV CHARGER
I
J
G

SOLAR-POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB) ASSEMBLY (COMPLETE) DETAIL - NOT TO SCALE

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY EDWARD J. MOLLOY & ASSOCIATES.

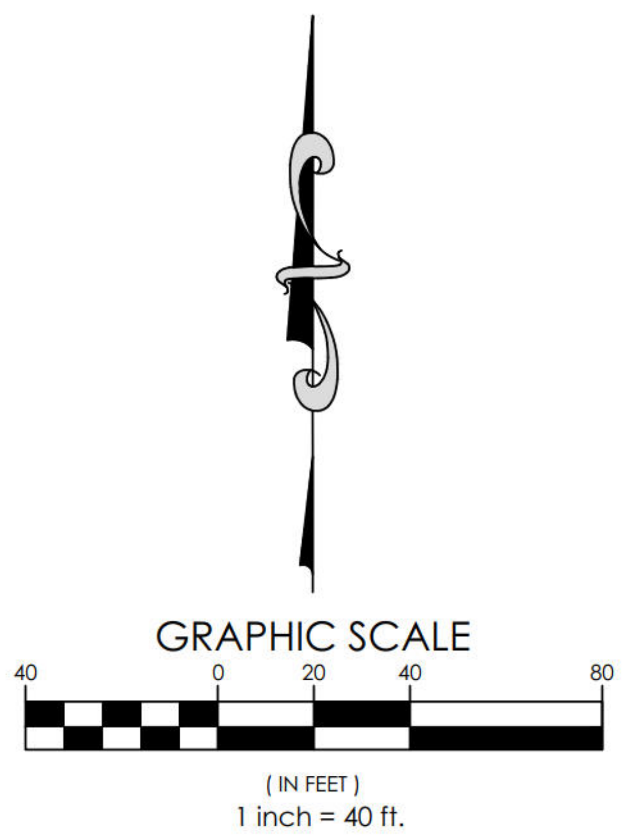
Ⓧ PARKING SUMMARY

	REQUIRED	PROPOSED
REGULAR STALLS (9'x18')	264	207
ACCESSIBLE STALLS (16'x18')	5	5
TOTAL STALL COUNT	**269**	**212**

TOTAL GARAGE SPACES = 94 SPACES

LEGEND:

▦	ADA TRUNCATED DOMES
═ ═ ═ ═ ═	EXISTING CURB AND GUTTER
═ ═/═/═ ═	EXISTING CURB AND GUTTER - DEPRESSED
═══════	B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
═══━━━═══	B6.12 CURB AND GUTTER - DEPRESSED
═══‖‖‖‖═══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
══════	BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
══━━━══	BARRIER CURB AND GUTTER - DEPRESSED
══┼┼┼┼══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
— — — — —	SAWCUT LINE
░	PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
▒	PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
▨	PROPOSED CONCRETE PAVEMENT.
▨	PROPOSED SIDEWALK.
▨	PROPOSED MILL AND OVERLAY.
—— —— ——	PROPOSED ADA TRAVEL PATH



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

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN
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IL Design Firm: 184006777-0002

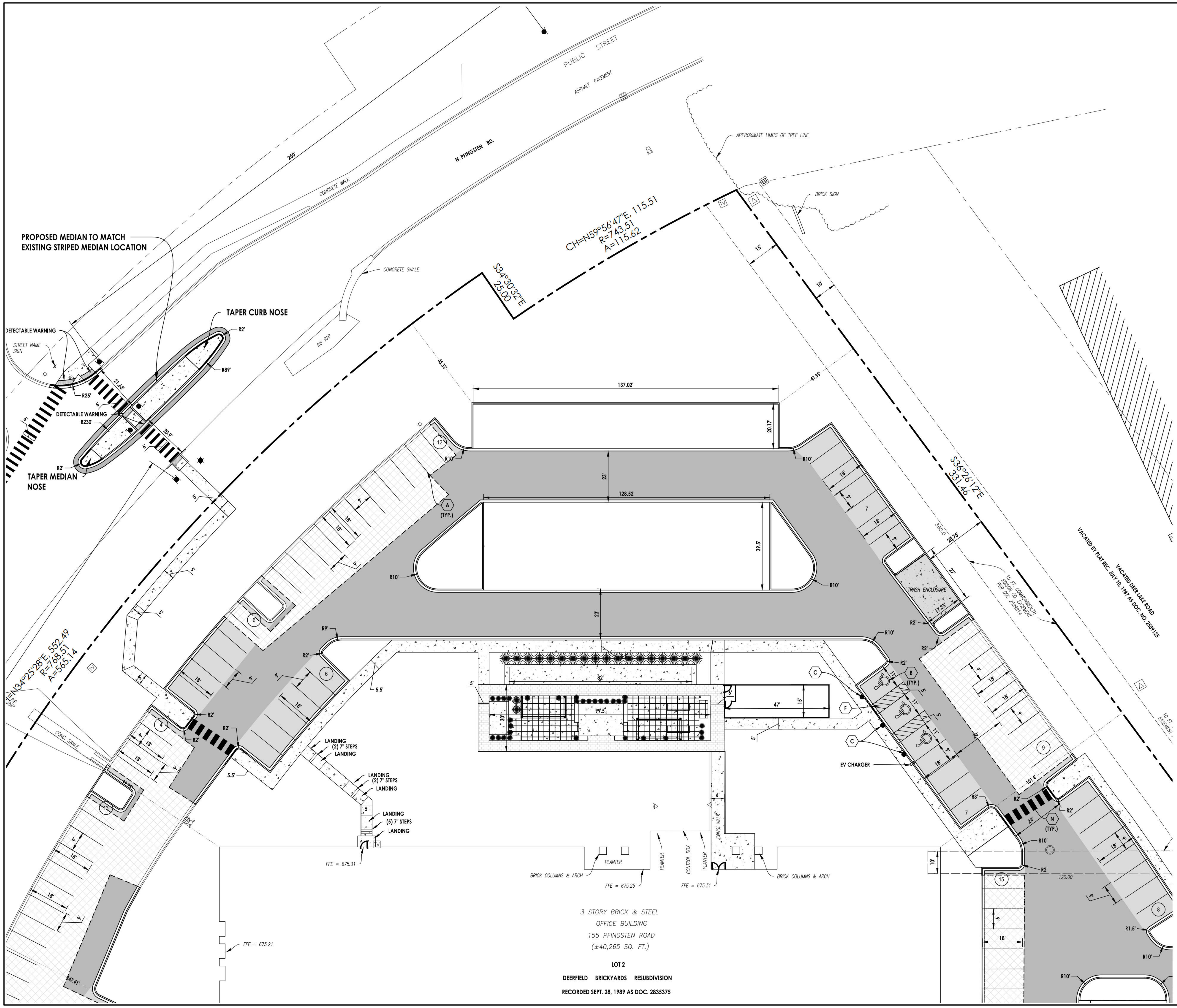
SHEET NAME
SITE PLAN - OVERALL

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C2.0
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C2.0 SITE PLAN.dwg Time: Sep 29, 2025 - 5:06pm


PUBLIC STREET
ASPHALT PAVEMENT
N. PFINGSTEN RD.
CONCRETE WALK
250'
APPROXIMATE LIMITS OF TREE LINE
BRICK SIGN
CONCRETE SWALE
RIP RAP
PROPOSED MEDIAN TO MATCH EXISTING STRIPED MEDIAN LOCATION
CH=N59°56'47"E, 115.51
R=743.51
A=115.62
S34°30'32"E
25.00
TAPER CURB NOSE
DETECTABLE WARNING
STREET NAME SIGN
R2'
R89'
R25'
DETECTABLE WARNING
R230'
21.63'
20.9'
TAPER MEDIAN NOSE
45.33'
41.99'
137.02'
20.17'
23'
128.52'
39.5'
23'
R10'
R10'
R10'
R10'
R9'
R2'
12
A (TYP.)
18'
9'
5'
6
6
5.5'
5.5'
S36°26'12"E
331.46
360.0
28.75
27'
TRASH ENCLOSURE
17.33'
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. 2599814
VACATED DEER LAKE ROAD
VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2589125
10 FT. EASEMENT
15'
10'
N34°25'28"E, 552.49
R=768.51
A=565.14
CONC. SWALE
82'
99.5'
30'
47'
15'
5'
LANDING
(2) 7" STEPS
LANDING
LANDING
(2) 7" STEPS
LANDING
LANDING
(5) 7" STEPS
LANDING
C
F
C
B (TYP.)
EV CHARGER
7
9
11'
24'
101.4'
R3'
R2'
R2'
N (TYP.)
R10'
R2'
120.00
15
8
R1.5'
R10'
R10'
6'
CONC. WALK
FFE = 675.31
FFE = 675.25
FFE = 675.31
FFE = 675.21
PLANTER
PLANTER
CONTROL BOX
PLANTER
BRICK COLUMNS & ARCH
BRICK COLUMNS & ARCH
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
547.41'

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.

⟨X⟩ SIGNING AND STRIPING SCHEDULE

A. 4" YELLOW STRIPING
B. YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
C. "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY ($250 FINE)
D. "STOP" SIGN R1-1 (30"X30")
E. 24" WHITE THERMOPLASTIC STOP BAR
F. 4" PAINTED CROSS STRIPING 4' C-C
G. DIRECTIONAL ARROW
H. RIGHT TURN ONLY R3-5 (24"X30")
I. THERMOPLASTIC RIGHT TURN ONLY STRIPING
J. 4" YELLOW LINES, 5.5" C-C SKIP-DASH AND SOLID
K. 6" SOLID WHITE THERMOPLASTIC.
L. "NO LEFT TURN" SIGN (30"X30")
M. 6" WHITE THERMOPLASTIC 6' SKIP 2' DASH
N. CROSSWALK STRIPING

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

LEGEND:

▦	ADA TRUNCATED DOMES
═ ═ ═	EXISTING CURB AND GUTTER
═ ≠ ═	EXISTING CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
═══	B6.12 CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
═══	BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
═══	BARRIER CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
- - -	SAWCUT LINE
░	PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
▓	PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
▨	PROPOSED CONCRETE PAVEMENT.
▨	PROPOSED CONCRETE SIDEWALK.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants
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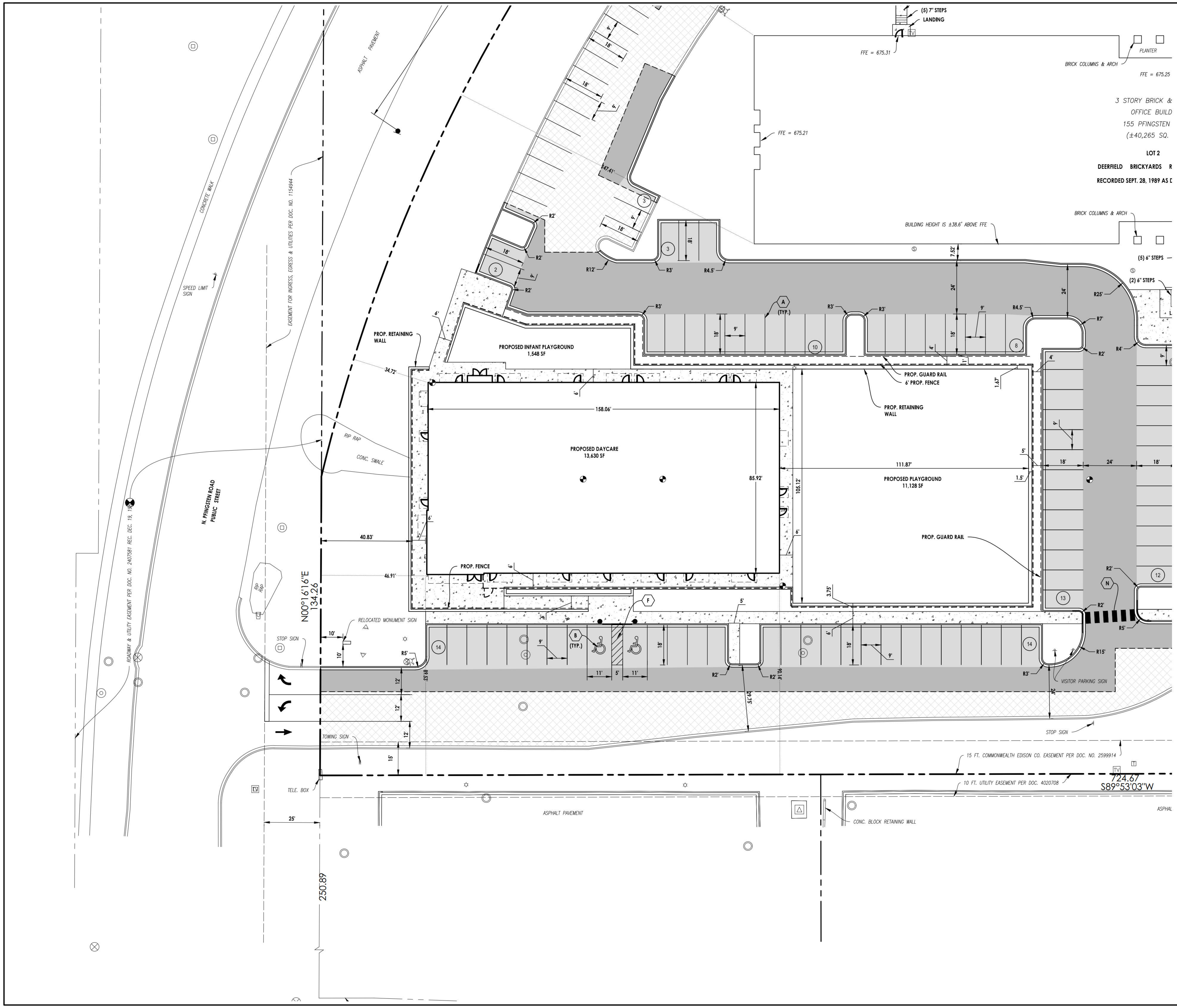
www.rtmec.com
IL Design Firm: 184006777-0002

SHEET NAME
SITE PLAN N

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C2.1
OF 14 SHEETS


ASPHALT PAVEMENT
CONCRETE WALK
SPEED LIMIT SIGN
EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOC. NO. 1154944
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 19
N. PFINGSTEN ROAD PUBLIC STREET
RIP RAP
CONC. SWALE
N00°16'16"E
134.26
250.89
PROP. RETAINING WALL
34.72'
40.83'
46.91'
PROPOSED INFANT PLAYGROUND
1,548 SF
PROPOSED DAYCARE
13,630 SF
158.06'
85.92'
105.12'
PROPOSED PLAYGROUND
11,128 SF
111.87'
PROP. GUARD RAIL
6' PROP. FENCE
PROP. RETAINING WALL
PROP. GUARD RAIL
PROP. FENCE
RELOCATED MONUMENT SIGN
STOP SIGN
TOWING SIGN
TELE. BOX
VISITOR PARKING SIGN
STOP SIGN
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
10 FT. UTILITY EASEMENT PER DOC. 4020708
724.67
S89°53'03"W
CONC. BLOCK RETAINING WALL
ASPHALT PAVEMENT
(5) 7" STEPS
LANDING
FFE = 675.31
FFE = 675.25
FFE = 675.21
PLANTER
BRICK COLUMNS & ARCH
3 STORY BRICK &
OFFICE BUILD
155 PFINGSTEN
(±40,265 SQ.
LOT 2
DEERFIELD BRICKYARDS R
RECORDED SEPT. 28, 1989 AS D
BRICK COLUMNS & ARCH
BUILDING HEIGHT IS ±38.6' ABOVE FFE
(5) 6" STEPS
(2) 6" STEPS
A (TYP.)
B (TYP.)
F
N
R2'
R3'
R4.5'
R12'
R25'
R7'
R4'
R5'
R15'
7.52'
24'
18'
9'
11'
5'
12'
15'
10'
25'
29.75'
89.53'
90.14'
3.75'
1.67'
1.5'
2
3
8
10
12
13
14

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
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4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY xxxxxxxxxxxxxxxxxxxx

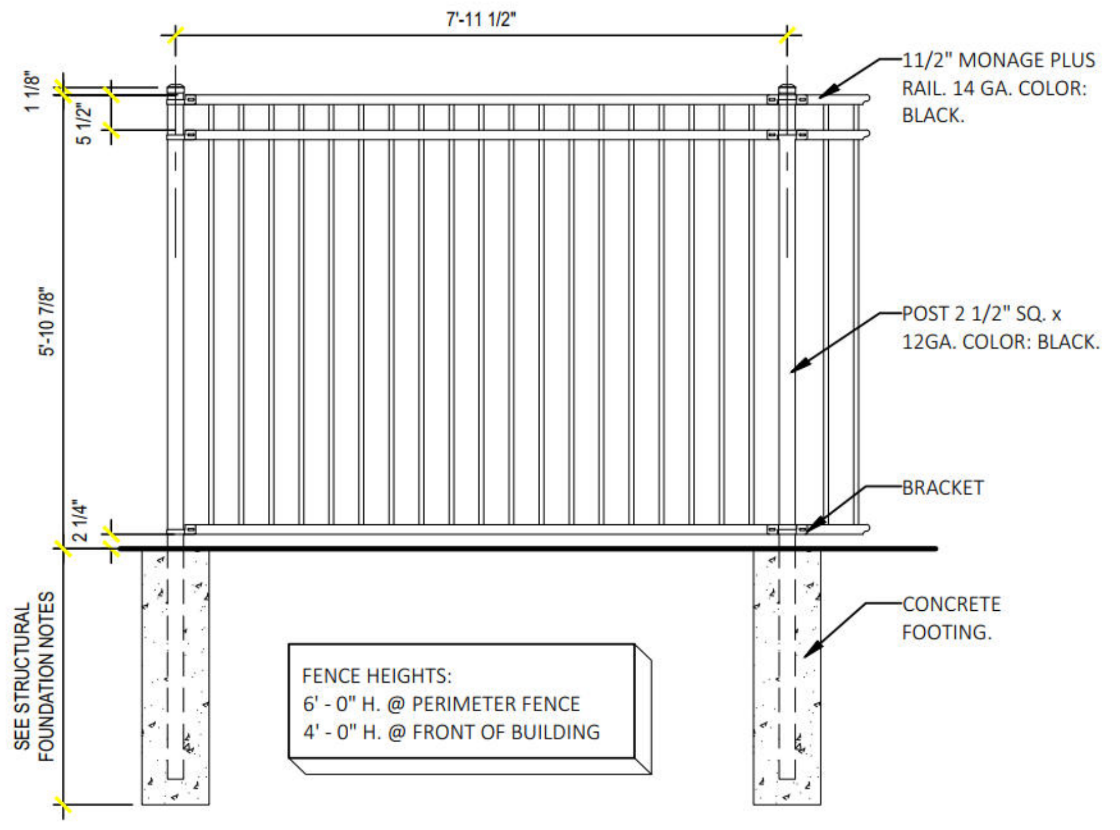
⟨X⟩ SIGNING AND STRIPING SCHEDULE

A. 4" YELLOW STRIPING
B. YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
C. "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY ($250 FINE)
D. "STOP" SIGN R1-1 (30"X30")
E. 24" WHITE THERMOPLASTIC STOP BAR
F. 4" PAINTED CROSS STRIPING 4' C-C
G. DIRECTIONAL ARROW
H. RIGHT TURN ONLY R3-5 (24"X30")
I. THERMOPLASTIC RIGHT TURN ONLY STRIPING
J. 4" YELLOW LINES, 5.5" C-C SKIP-DASH AND SOLID
K. 6" SOLID WHITE THERMOPLASTIC.
L. "NO LEFT TURN" SIGN (30"X30")
M. 6" WHITE THERMOPLASTIC 6' SKIP 2' DASH
N. CROSSWALK STRIPING

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

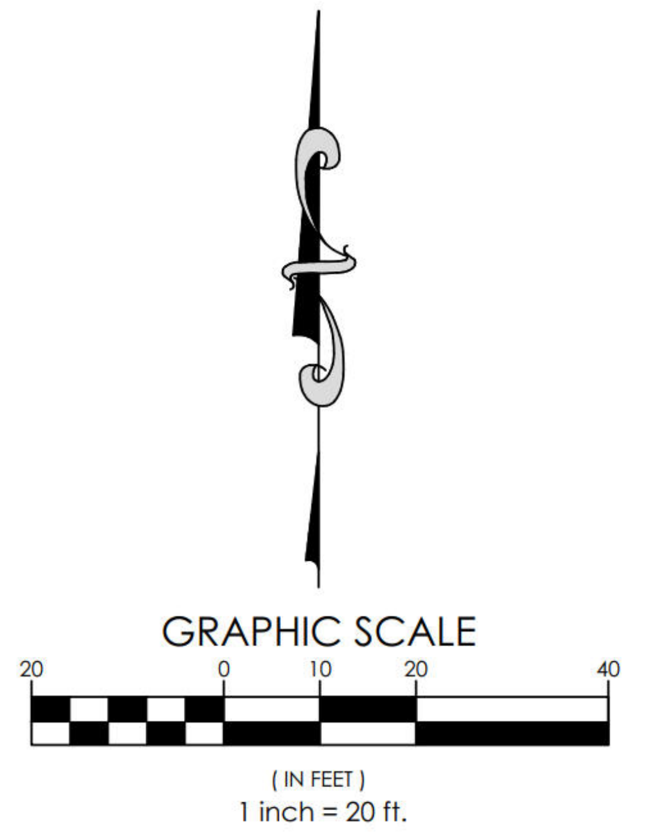
LEGEND:

▦	ADA TRUNCATED DOMES
═ ═ ═ ═ ═	EXISTING CURB AND GUTTER
═ ╪//╪//╪ ═	EXISTING CURB AND GUTTER - DEPRESSED
═══════	B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
══▬══	B6.12 CURB AND GUTTER - DEPRESSED
══╫╫╫══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
═══════	BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
══▬══	BARRIER CURB AND GUTTER - DEPRESSED
══┼┼┼══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
– – – – – –	SAWCUT LINE
░	PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
▒	PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
▨	PROPOSED CONCRETE PAVEMENT.
▧	PROPOSED CONCRETE SIDEWALK.


7'-11 1/2"
1 1/8"
5 1/2"
5'-10 7/8"
2 1/4"
SEE STRUCTURAL FOUNDATION NOTES
11/2" MONAGE PLUS RAIL. 14 GA. COLOR: BLACK.
POST 2 1/2" SQ. x 12GA. COLOR: BLACK.
BRACKET
CONCRETE FOOTING.

FENCE HEIGHTS:
6' - 0" H. @ PERIMETER FENCE
4' - 0" H. @ FRONT OF BUILDING

FENCE DETAIL


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

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IL Design Firm: 184006777-0002

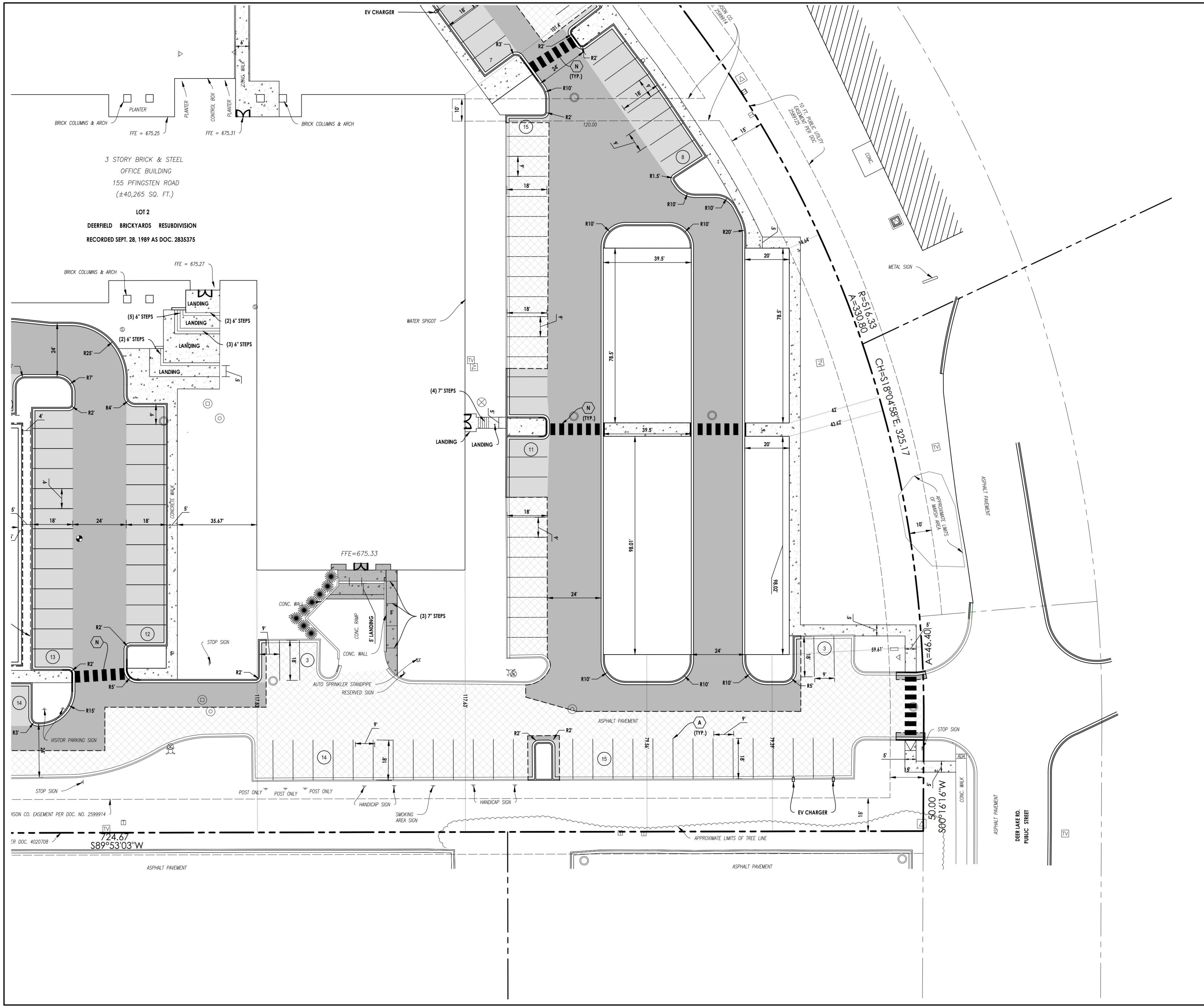
SHEET NAME
SITE PLAN SW

PROJECT NAME
BRICKYARDS LOFTS
DEERFIELD, IL
155 N. PFINGSTEN RD.

PROJECT No.
24.012254.5354

SHEET No.
C2.2
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C2.0 SITE PLAN.dwg Time: Sep 29, 2025 - 5:21pm


EV CHARGER
BRICK COLUMNS & ARCH
PLANTER
PLANTER
CONTROL BOX
PLANTER
CONC. WALK
6'
FFE = 675.25
FFE = 675.31
BRICK COLUMNS & ARCH
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
BRICK COLUMNS & ARCH
FFE = 675.27
LANDING
(5) 6" STEPS
(2) 6" STEPS
LANDING
(2) 6" STEPS
(3) 6" STEPS
LANDING
LANDING
24'
R25'
R7'
R2'
R4'
4'
9'
5'
WATER SPIGOT
TV
(4) 7" STEPS
LANDING
LANDING
10'
R3'
7
101.4'
R2'
R2'
24'
N
(TYP.)
R10'
R2'
120.00
15
18'
9'
8
R1.5'
R10'
R10'
R10'
R10'
R20'
5'
14.64'
39.5'
20'
78.5'
78.5'
15'
10 FT. PUBLIC UTILITY EASEMENT PER DOC 2589125
CONC.
METAL SIGN
R=516.33
A=330.80
CH=S18°04'58"E, 325.17
42'
43.62'
N
(TYP.)
39.5'
20'
11
18'
24'
18'
35.67'
CONCRETE WALK
5'
FFE=675.33
CONC. WALL
CONC. RAMP
5' LANDING
(3) 7" STEPS
5'
CONC. WALL
STOP SIGN
R2'
12
13
N
R2'
R5'
9'
18'
3
AUTO SPRINKLER STANDPIPE
RESERVED SIGN
117.83'
117.63'
14
R15'
R3'
VISITOR PARKING SIGN
24'
14
9'
18'
STOP SIGN
POST ONLY
POST ONLY
POST ONLY
HANDICAP SIGN
SMOKING AREA SIGN
HANDICAP SIGN
ISON CO. EASEMENT PER DOC. NO. 2599914
ER DOC. 4020708
724.67
S89°53'03"W
ASPHALT PAVEMENT
98.01'
98.02'
24'
24'
R10'
R10'
R10'
R5'
ASPHALT PAVEMENT
A
(TYP.)
R2'
R2'
15
79.56'
79.39'
59.61'
5'
A=46.40'
3
STOP SIGN
ADA
5'
15'
5'
CONC. WALK
EV CHARGER
15'
50.00
S00°16'16"W
APPROXIMATE LIMITS OF TREE LINE
ASPHALT PAVEMENT
APPROXIMATE LIMITS OF MARSH AREA
10'
ASPHALT PAVEMENT
ASPHALT PAVEMENT
DEER LAKE RD.
PUBLIC STREET
TV

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ADA DETECTIBLE WARNING STRIPS SHALL BE CAST IRON TILES, WET SET INTO CONCRETE SURFACE, PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
4. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY xxxxxxxxxxxxxxxxxxx

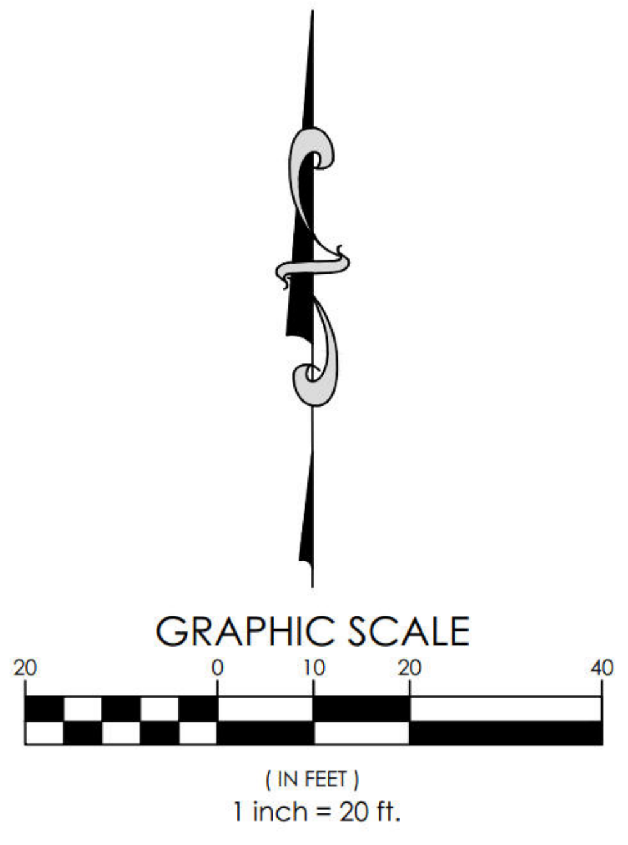
⟨X⟩ SIGNING AND STRIPING SCHEDULE

A. 4" YELLOW STRIPING
B. YELLOW HANDICAP PARKING STRIPING (SEE DETAIL)
C. "ACCESSIBLE" PARKING STALL SIGN ASSEMBLY ($250 FINE)
D. "STOP" SIGN R1-1 (30"X30")
E. 24" WHITE THERMOPLASTIC STOP BAR
F. 4" PAINTED CROSS STRIPING 4' C-C
G. DIRECTIONAL ARROW
H. RIGHT TURN ONLY R3-5 (24"X30")
I. THERMOPLASTIC RIGHT TURN ONLY STRIPING
J. 4" YELLOW LINES, 5.5" C-C SKIP-DASH AND SOLID
K. 6" SOLID WHITE THERMOPLASTIC.
L. "NO LEFT TURN" SIGN (30"X30")
M. 6" WHITE THERMOPLASTIC 6' SKIP 2' DASH
N. CROSSWALK STRIPING

STRIPING NOTE: ON-SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF TRAFFIC-RATED PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. MATERIALS SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS.

LEGEND:

▦	ADA TRUNCATED DOMES
═ ═ ═ ═ ═	EXISTING CURB AND GUTTER
═ ═/═/═ ═	EXISTING CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE
═══	B6.12 CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
═══	BARRIER CURB AND GUTTER UNLESS NOTED OTHERWISE
═══	BARRIER CURB AND GUTTER - DEPRESSED
═══	B6.12 CURB AND GUTTER - TRANSITION (ZERO TO FULL HEIGHT)
– – – – –	SAWCUT LINE
▭	PROPOSED FULL-DEPTH REGULAR ASPHALT PAVEMENT.
▬	PROPOSED FULL-DEPTH HEAVY-DUTY ASPHALT PAVEMENT.
▨	PROPOSED CONCRETE PAVEMENT.
▨	PROPOSED CONCRETE SIDEWALK.


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

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engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com
IL Design Firm: 184006777-0002

SHEET NAME
SITE PLAN SE

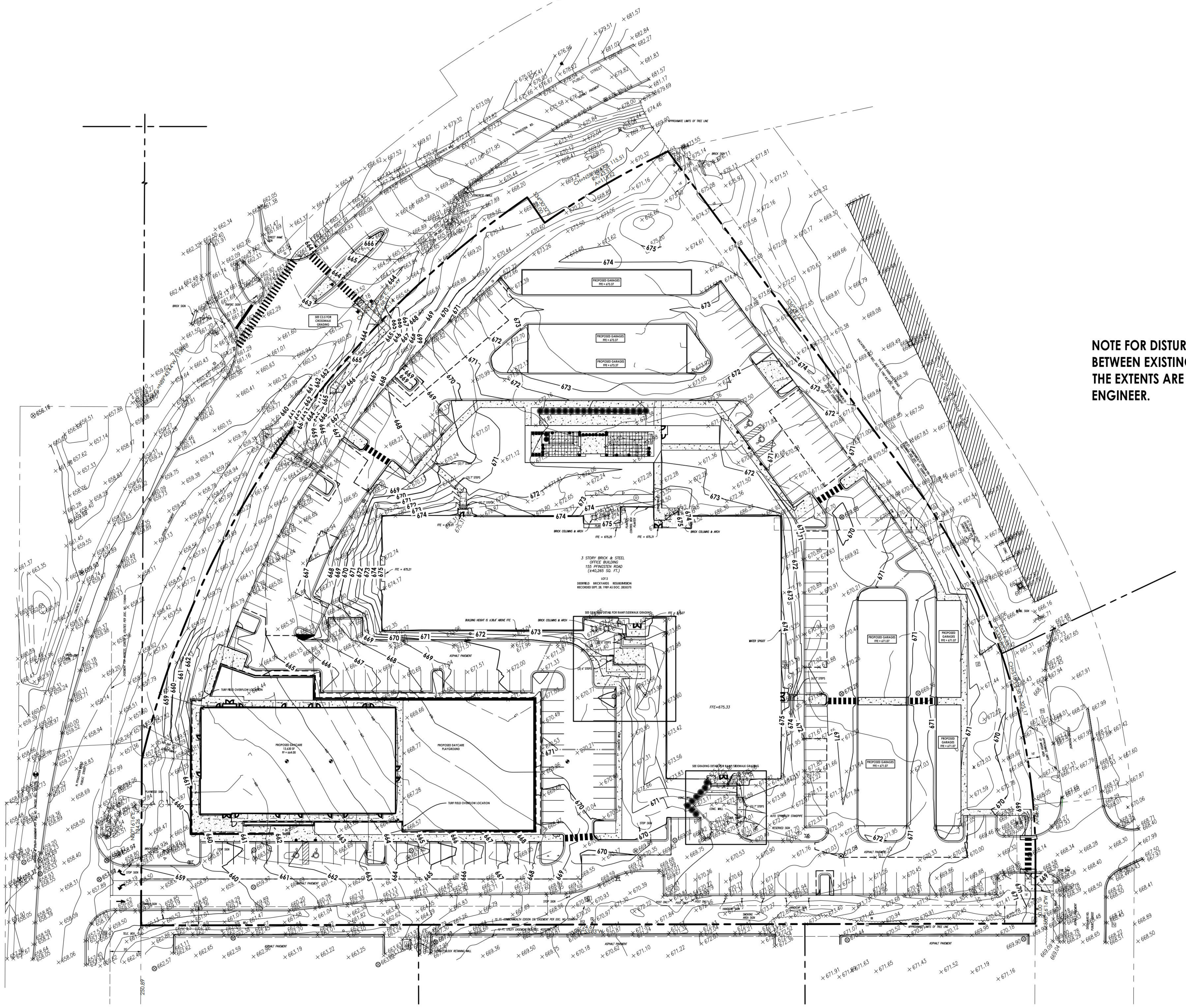
PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C2.3
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C2.0 SITE PLAN.dwg Time: Sep 29, 2025 - 5:06pm

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C3.0 GRADING-RTM-LT-36224A.dwg Time: Sep 29, 2025 - 5:07pm


3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
BRICK COLUMNS & ARCH
FFE = 675.25
FFE = 675.31
PLANTER
CONTROL BOX
SEE GRADING DETAIL FOR RAMP/SIDEWALK GRADING
FFE=675.33
PROPOSED GARAGES
PROPOSED DAYCARE
PROPOSED DAYCARE PLAYGROUND
ASPHALT PAVEMENT
STOP SIGN
SEE C3.5 FOR CROSSWALK GRADING

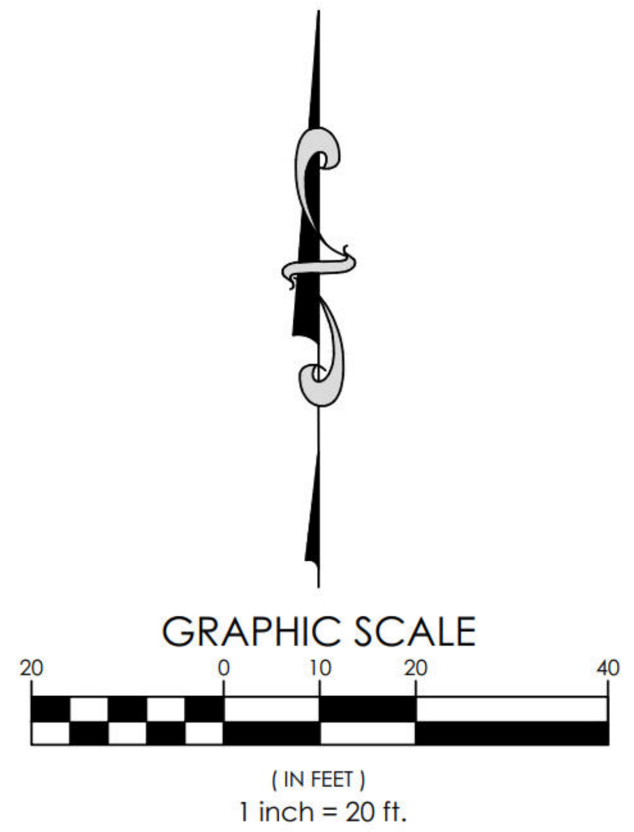
NOTE FOR DISTURBED AREAS : IF CAP IS REQUIRED BETWEEN EXISTING LANDFILL AND PROPOSED GRADE, THE EXTENTS ARE TO BE DETERMINED BY THE GEOTECH ENGINEER.

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY EDWARD J MOLLOY & ASSOCIATES

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR	⌒ ⌒	⌒
5 FOOT CONTOUR	⌒ ⌒	⌒
GRADE	+ 0.00	0.00
RIDGE LINE		— ·· — ·· —
TOP OF CURB		C:XX.XX
TOP OF WALK		W:XX.XX
TOP OF PAVEMENT		P:XX.XX
FLOW LINE @ DEPRESSED CURB		D:XX.XX
FLOW LINE		F:XX.XX
EDGE OF PAVEMENT		E:XX.XX
FINISHED GROUND		G:XX.XX
RIM GRADE		R:XX.XX
MATCH EXISTING		ME:XX.XX
FINISHED FLOOR		FF:XX.XX
FLOW ARROW		→
OVERFLOW		⇨


GRAPHIC SCALE
20
0
10
20
40

(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm
engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

SHEET NAME

OVERALL GRADING

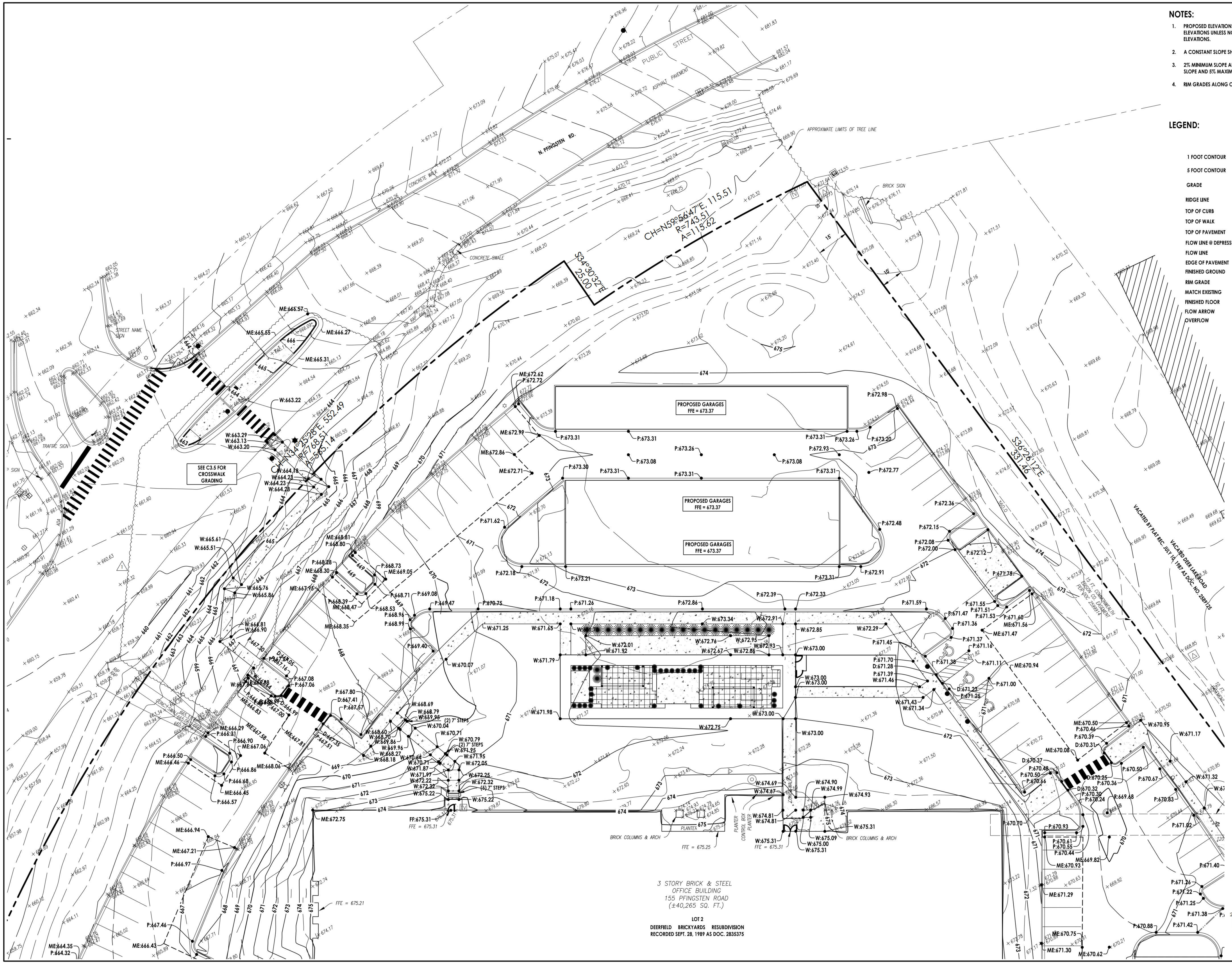
PROJECT NAME

BRICKYARDS LOFTS

155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C3.0
OF 14 SHEETS



N. PFINGSTEN RD.
PUBLIC STREET
ASPHALT PAVEMENT
CONCRETE WALK
CONCRETE SWALE
APPROXIMATE LIMITS OF TREE LINE
BRICK SIGN
STREET NAME SIGN
TRAFFIC SIGN
SEE C3.5 FOR CROSSWALK GRADING
CH=N59°56'47"E, 115.51
R=743.51
A=115.62
S34°30'32"E 25.00
S36°26'12"E 331.46
CH=N34°25'28"E, 552.49
R=768.51
A=555.14
15
10
PROPOSED GARAGES FFE = 673.37
PROPOSED GARAGES FFE = 673.37
PROPOSED GARAGES FFE = 673.37
VACATED BY PLAT REC. JULY 14, 1987 AS DOC. NO. 2589125
VACATED DEER LAKE ROAD
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. 2589124
(2) 7" STEPS
(5) 7" STEPS
FF:675.31
FFE = 675.31
FFE = 675.25
FFE = 675.21
PLANTER
CONTROL BOX
BRICK COLUMNS & ARCH
3 STORY BRICK & STEEL OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR		
5 FOOT CONTOUR		
GRADE	+ 0.00	0.00
RIDGE LINE		
TOP OF CURB		C:XX.XX
TOP OF WALK		W:XX.XX
TOP OF PAVEMENT		P:XX.XX
FLOW LINE @ DEPRESSED CURB		D:XX.XX
FLOW LINE		F:XX.XX
EDGE OF PAVEMENT		E:XX.XX
FINISHED GROUND		G:XX.XX
RIM GRADE		R:XX.XX
MATCH EXISTING		ME:XX.XX
FINISHED FLOOR		FF:XX.XX
FLOW ARROW		→
OVERFLOW		⇨

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION
---	—	---

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650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

SHEET NAME
GRADING PLAN N

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C3.1
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C3.0 GRADING-RTM-LT-36224A.dwg Time: Sep 29, 2025 - 5:07pm

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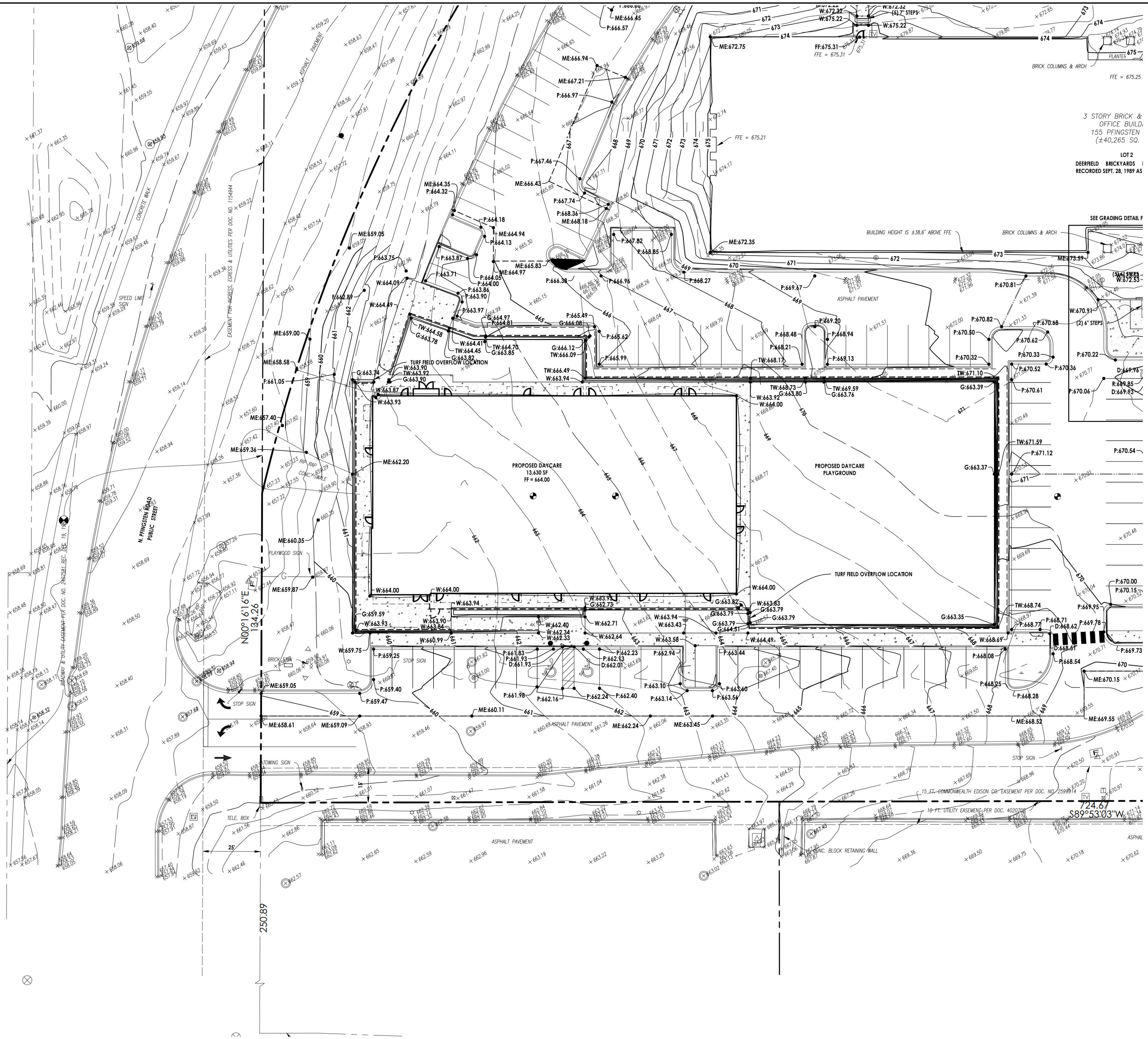
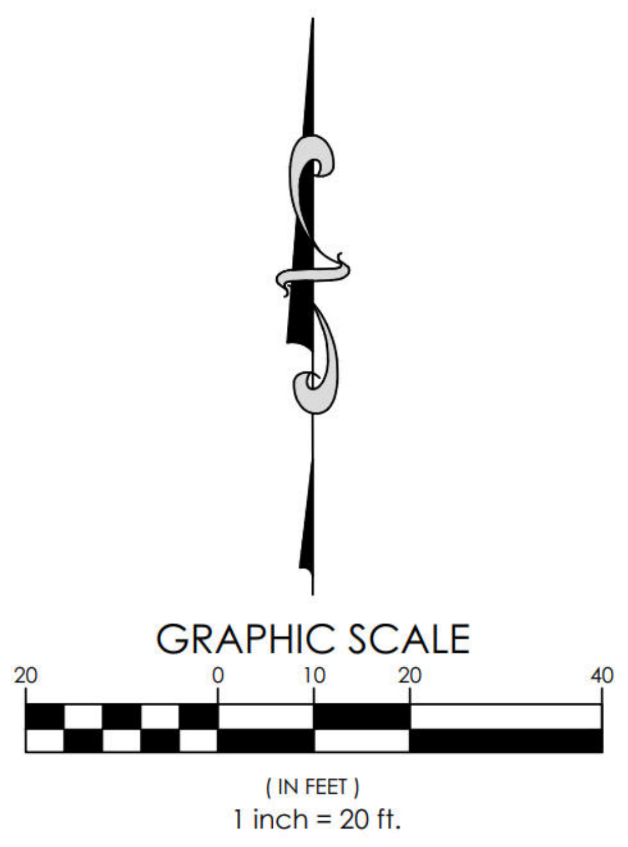

PROPOSED DAYCARE
13,630 SF
FF = 664.00
PROPOSED DAYCARE PLAYGROUND
TURF FIELD OVERFLOW LOCATION
3 STORY BRICK & OFFICE BUILD.
155 PFINGSTEN
(±40,265 SQ.
LOT 2
DEERFIELD BRICKYARDS
RECORDED SEPT. 28, 1989 AS
BUILDING HEIGHT IS ±38.6' ABOVE FFE
BRICK COLUMNS & ARCH
SEE GRADING DETAIL
FFE = 675.21
FFE = 675.25
FF:675.31
(2) 6" STEPS
(5) 7" STEPS
ASPHALT PAVEMENT
N. PFINGSTEN ROAD
PUBLIC STREET
CONCRETE WALK
SPEED LIMIT SIGN
EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOC. NO. 1154944
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 19
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599974
10 FT. UTILITY EASEMENT PER DOC. 4020
CONC. BLOCK RETAINING WALL
PLAYWOOD SIGN
BRICK SIGN
STOP SIGN
TOWING SIGN
TELE. BOX
N00°16'16"E
134.26
250.89
724.67
S89°53'03"W
25'
15'
ME:672.75
ME:672.35
ME:673.59
ME:662.20
ME:659.05
ME:659.00
ME:659.36
ME:660.35
ME:659.87
ME:660.11
ME:662.24
ME:663.45
ME:668.52
ME:669.55
ME:670.15
ME:659.05
ME:658.61
ME:659.09
G:663.37
G:663.39
G:663.35
W:664.00
W:663.93
W:668.69
TW:671.10
TW:671.59
TW:668.74

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR		
5 FOOT CONTOUR		
GRADE	+ 0.00	0.00
RIDGE LINE		—··—··—
TOP OF CURB		C:XX.XX
TOP OF WALK		W:XX.XX
TOP OF PAVEMENT		P:XX.XX
FLOW LINE @ DEPRESSED CURB		D:XX.XX
FLOW LINE		F:XX.XX
EDGE OF PAVEMENT		E:XX.XX
FINISHED GROUND		G:XX.XX
RIM GRADE		R:XX.XX
MATCH EXISTING		ME:XX.XX
FINISHED FLOOR		FF:XX.XX
FLOW ARROW		→
OVERFLOW		⇨


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN			

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Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

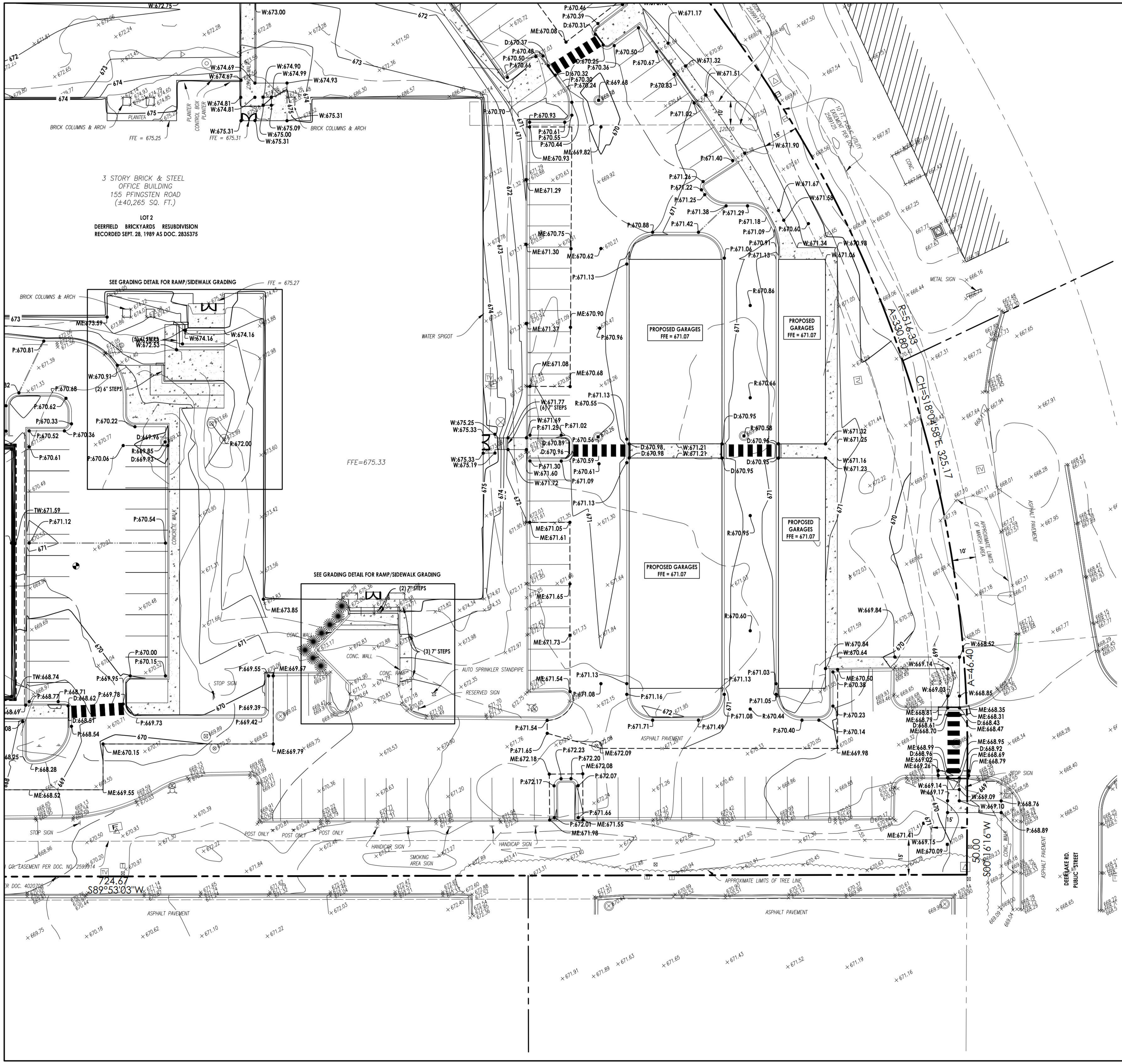
IL Design Firm: 184006777-0002

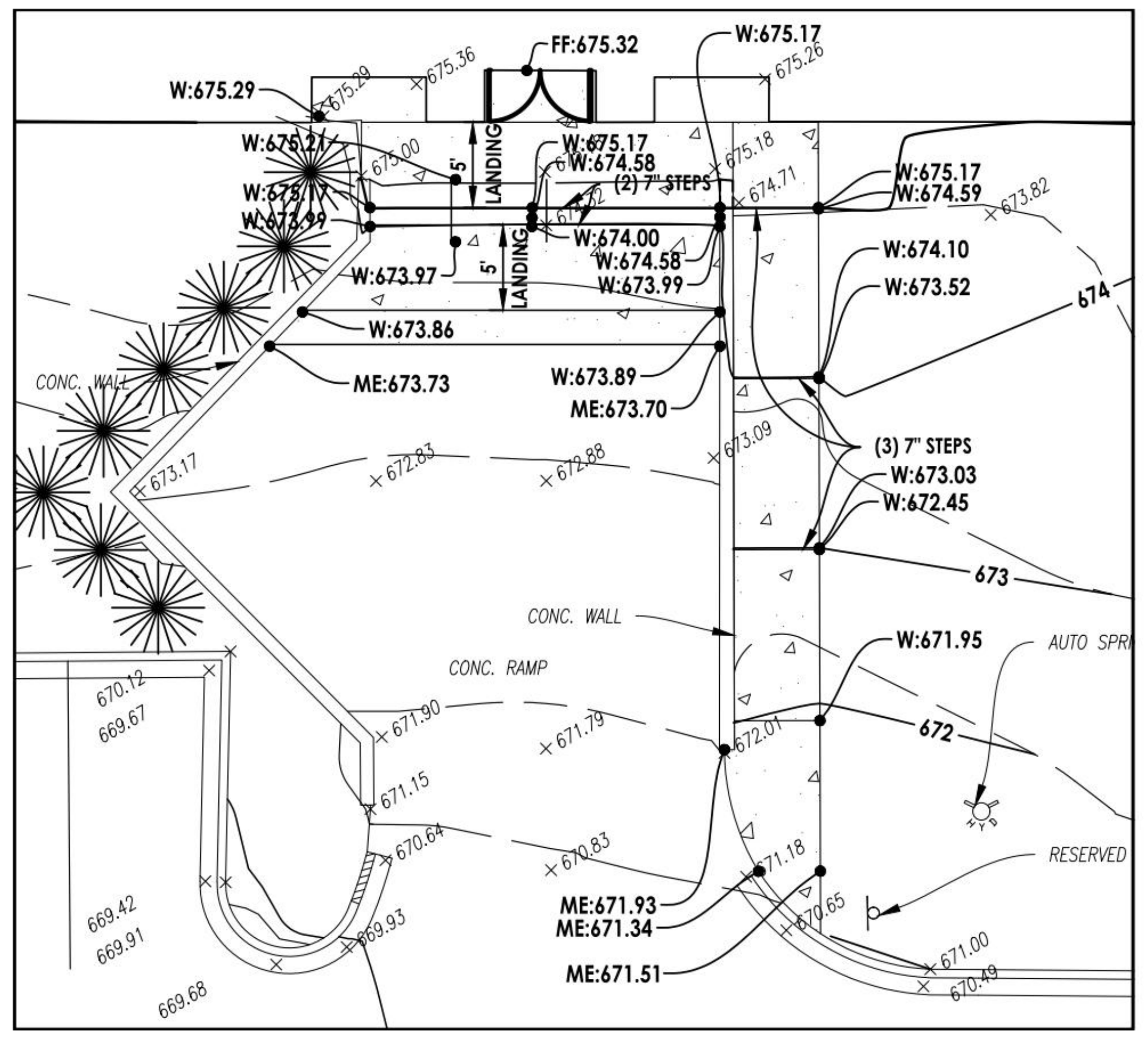
SHEET NAME
GRADING PLAN SW

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

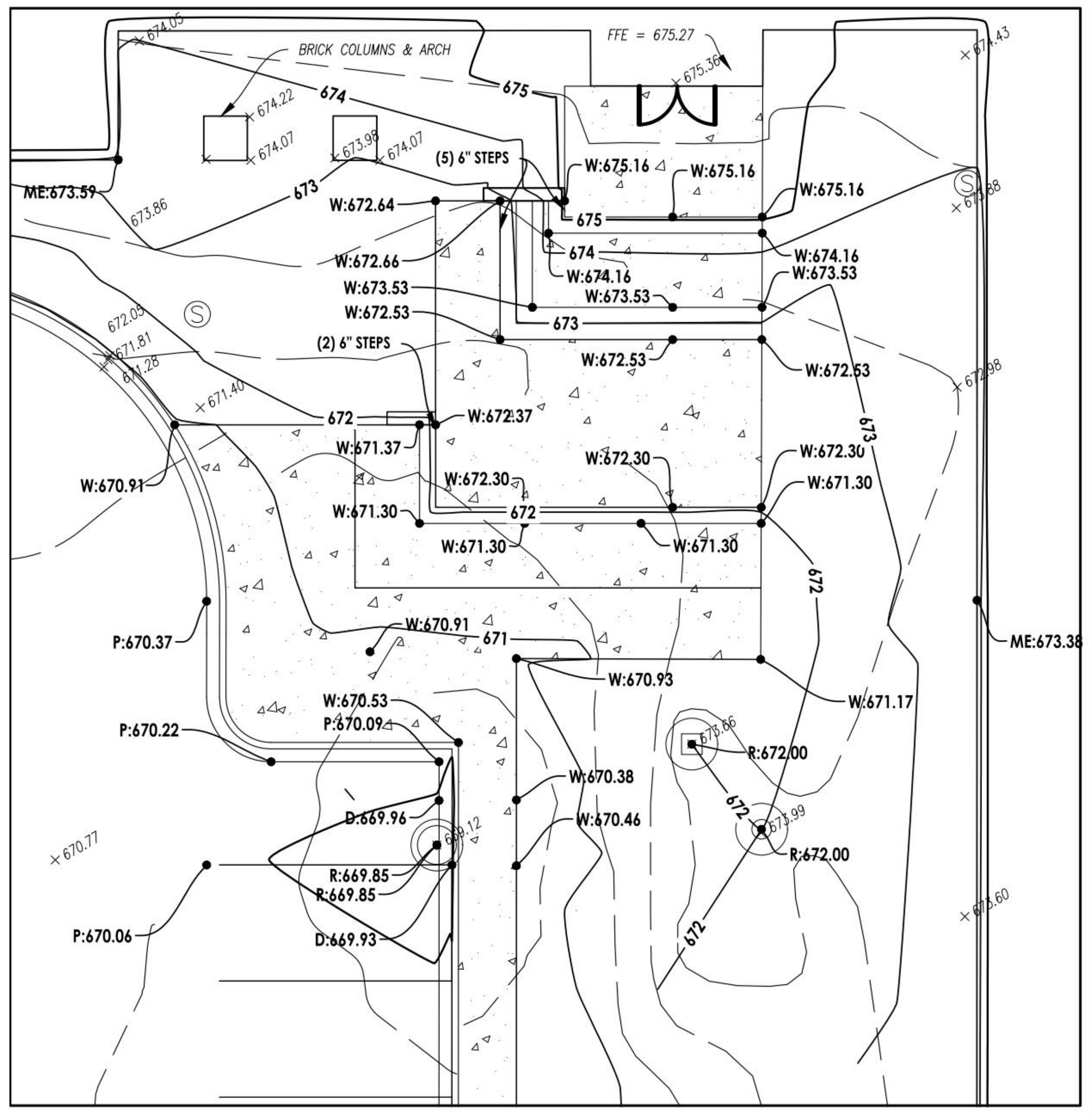
SHEET No.
C3.2
OF 14 SHEETS


3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
FFE=675.33
SEE GRADING DETAIL FOR RAMP/SIDEWALK GRADING
SEE GRADING DETAIL FOR RAMP/SIDEWALK GRADING
BRICK COLUMNS & ARCH
FFE = 675.27
FFE = 675.25
PLANTER
CONCRETE WALK
WATER SPIGOT
PROPOSED GARAGES
FFE = 671.07
PROPOSED GARAGES
FFE = 671.07
PROPOSED GARAGES
FFE = 671.07
PROPOSED GARAGES
FFE = 671.07
R=516.33
A=330.80
CH=S18°04'58"E 325.17
A=46.40
METAL SIGN
APPROXIMATE LIMITS OF MARSH AREA
ASPHALT PAVEMENT
AUTO SPRINKLER STANDPIPE
RESERVED SIGN
STOP SIGN
CONC. WALL
CONC. RAMP
(2) 7" STEPS
(3) 7" STEPS
(2) 6" STEPS
(6) 6" STEPS
POST ONLY
HANDICAP SIGN
SMOKING AREA SIGN
APPROXIMATE LIMITS OF TREE LINE
724.67
S89°53'03"W
50.00
S00°16'16"W
DEERLAKE RD.
PUBLIC STREET
CO. EASEMENT PER DOC. NO. 2599314
ME:673.85
ME:669.57
ME:671.29
ME:671.30
ME:671.37
ME:671.08
ME:671.05
ME:671.61
ME:671.65
ME:671.73
ME:671.54
ME:672.18
ME:671.55
ME:671.98
ME:669.79
ME:669.98
ME:671.41
W:671.21
W:671.25
W:669.84
W:668.52
TW:671.59
TW:668.74


FF:675.32
W:675.17
W:675.29
W:675.17
W:674.58
(2) 7" STEPS
W:675.17
W:674.59
LANDING
LANDING
W:673.97
W:674.00
W:674.58
W:673.99
W:674.10
W:673.52
W:673.86
ME:673.73
W:673.89
ME:673.70
(3) 7" STEPS
W:673.03
W:672.45
CONC. WALL
CONC. WALL
CONC. RAMP
W:671.95
AUTO SPR
RESERVED
ME:671.93
ME:671.34
ME:671.51

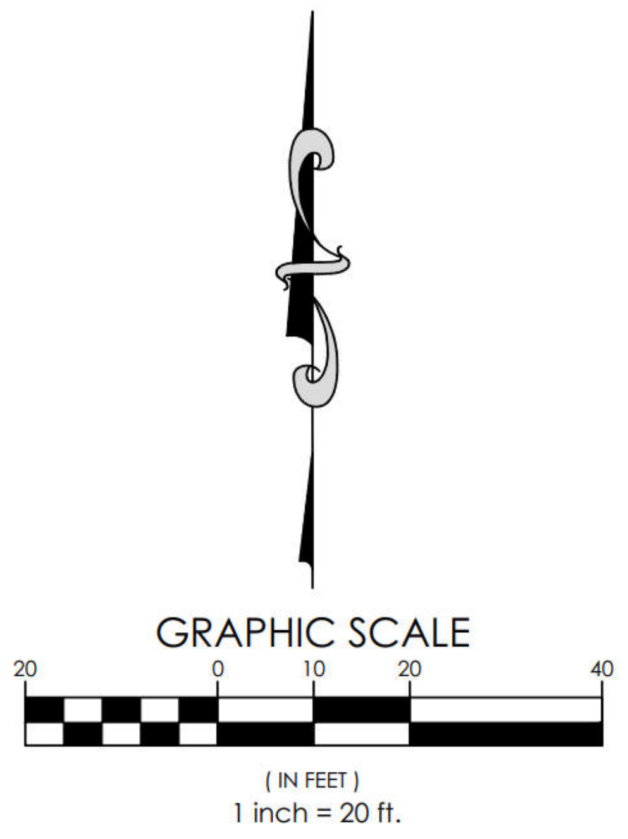
GRADING DETAIL

SCALE: 1" = 10'


BRICK COLUMNS & ARCH
FFE = 675.27
ME:673.59
(5) 6" STEPS
W:675.16
W:675.16
W:675.16
W:672.64
W:674.16
W:673.53
W:672.66
W:673.53
W:674.16
W:672.53
W:673.53
(2) 6" STEPS
W:672.53
W:672.53
W:672.37
W:671.37
W:672.30
W:672.30
W:672.30
W:671.30
W:671.30
W:671.30
W:670.91
W:670.91
W:670.93
W:671.17
ME:673.38
P:670.37
W:670.53
P:670.09
P:670.22
W:670.38
D:669.96
W:670.46
P:672.00
R:669.85
R:669.85
P:670.06
D:669.93
P:672.00

GRADING DETAIL

SCALE: 1" = 10'


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

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IL Design Firm: 184006777-0002

SHEET NAME
GRADING PLAN
SE

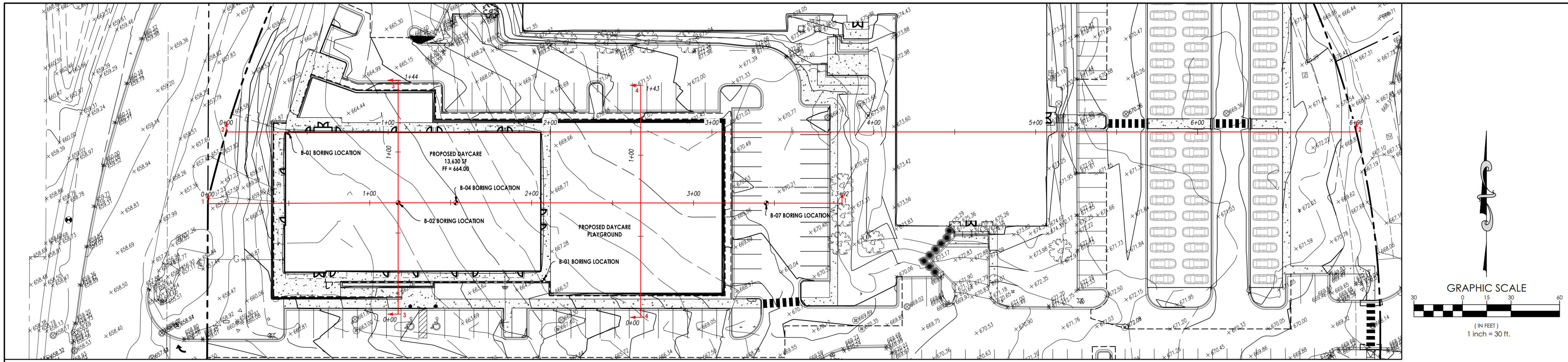
PROJECT NAME
BRICKYARDS LOFTS

155 N. PFINGSTEN RD.
DEERFIELD, IL

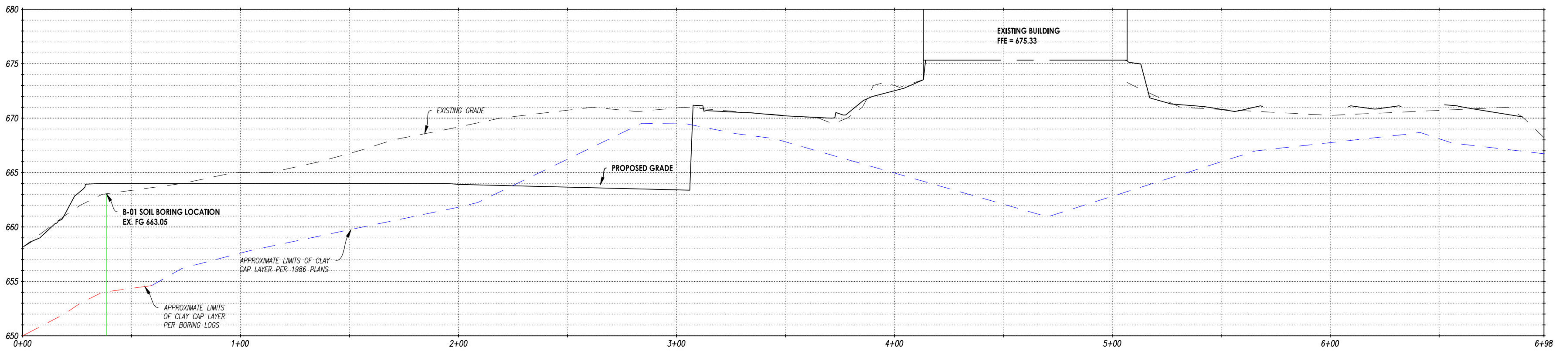
PROJECT No.
24.012254.5354

SHEET No.
C3.3
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C3.0 GRADING-RTM-LT-36224A.dwg Time: Sep 29, 2025 - 5:07pm

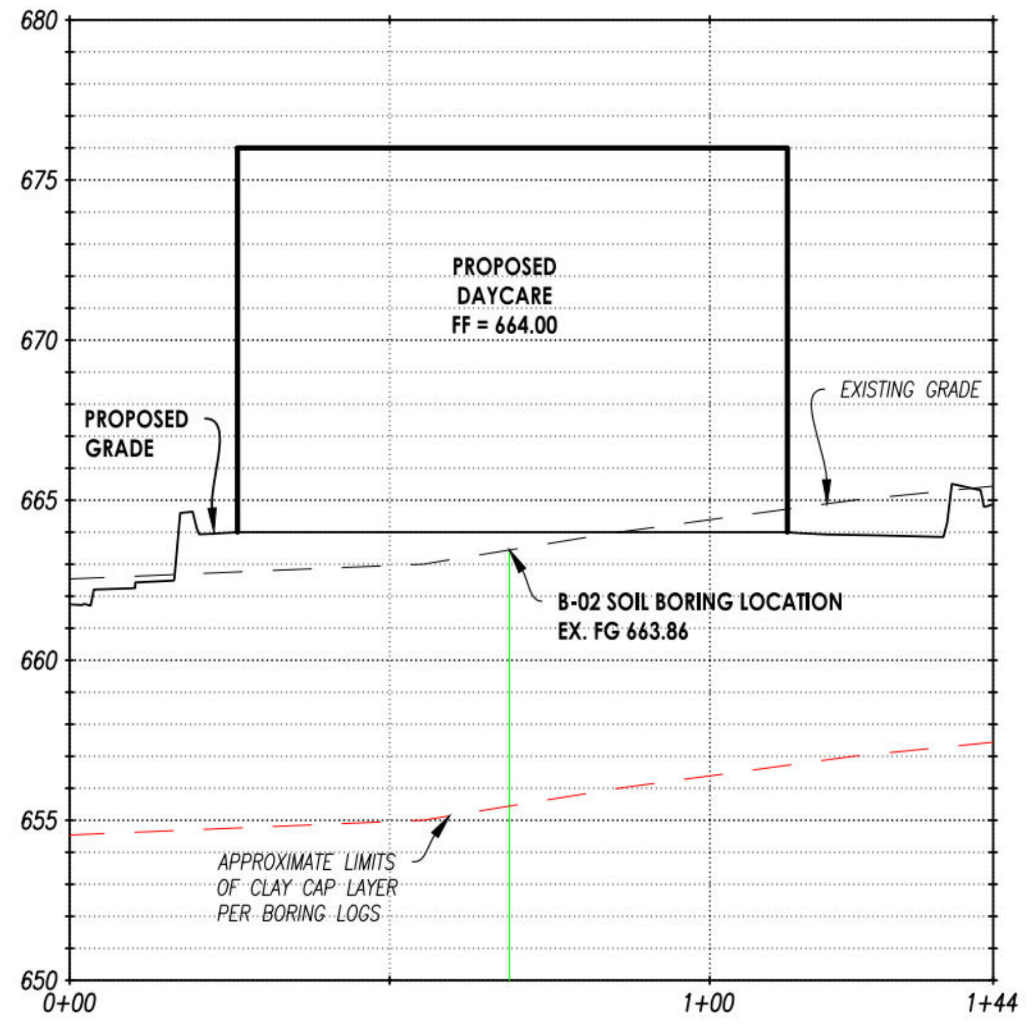

B-01 BORING LOCATION
PROPOSED DAYCARE
13,630 SF
FF = 664.00
B-04 BORING LOCATION
B-02 BORING LOCATION
PROPOSED DAYCARE PLAYGROUND
B-01 BORING LOCATION
B-07 BORING LOCATION
0+00
1+00
2+00
3+00
4+00
5+00
6+00
6+98
1+44
1+43
3+92
GRAPHIC SCALE
30
0
15
30
60
(IN FEET)
1 inch = 30 ft.

NOTE FOR DISTURBED AREAS : IF CAP IS REQUIRED BETWEEN EXISTING LANDFILL AND PROPOSED GRADE, THE EXTENTS ARE TO BE DETERMINED BY THE GEOTECH ENGINEER.


680
675
670
665
660
655
650
EXISTING BUILDING
FFE = 675.33
EXISTING GRADE
PROPOSED GRADE
B-01 SOIL BORING LOCATION
EX. FG 663.05
APPROXIMATE LIMITS OF CLAY CAP LAYER PER 1986 PLANS
APPROXIMATE LIMITS OF CLAY CAP LAYER PER BORING LOGS
0+00
1+00
2+00
3+00
4+00
5+00
6+00
6+98

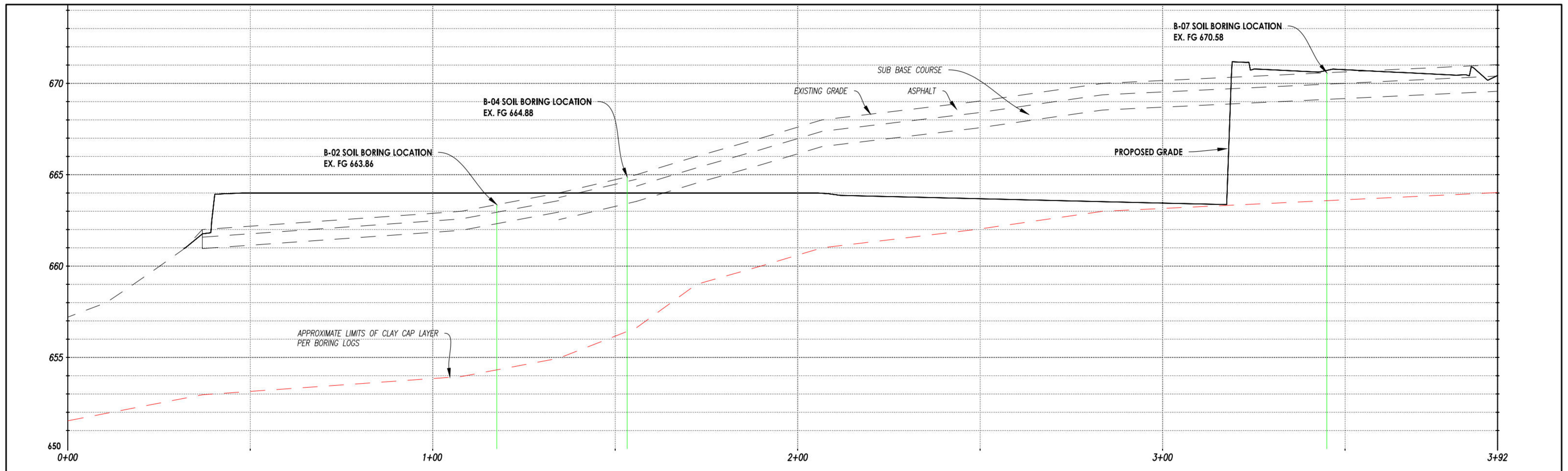
PROFILE 2

VERTICAL SCALE: 1" = 6'
HORIZONTAL SCALE: 1" = 30'


680
675
670
665
660
655
650
PROPOSED DAYCARE
FF = 664.00
PROPOSED GRADE
EXISTING GRADE
B-02 SOIL BORING LOCATION
EX. FG 663.86
APPROXIMATE LIMITS OF CLAY CAP LAYER PER BORING LOGS
0+00
1+00
1+44

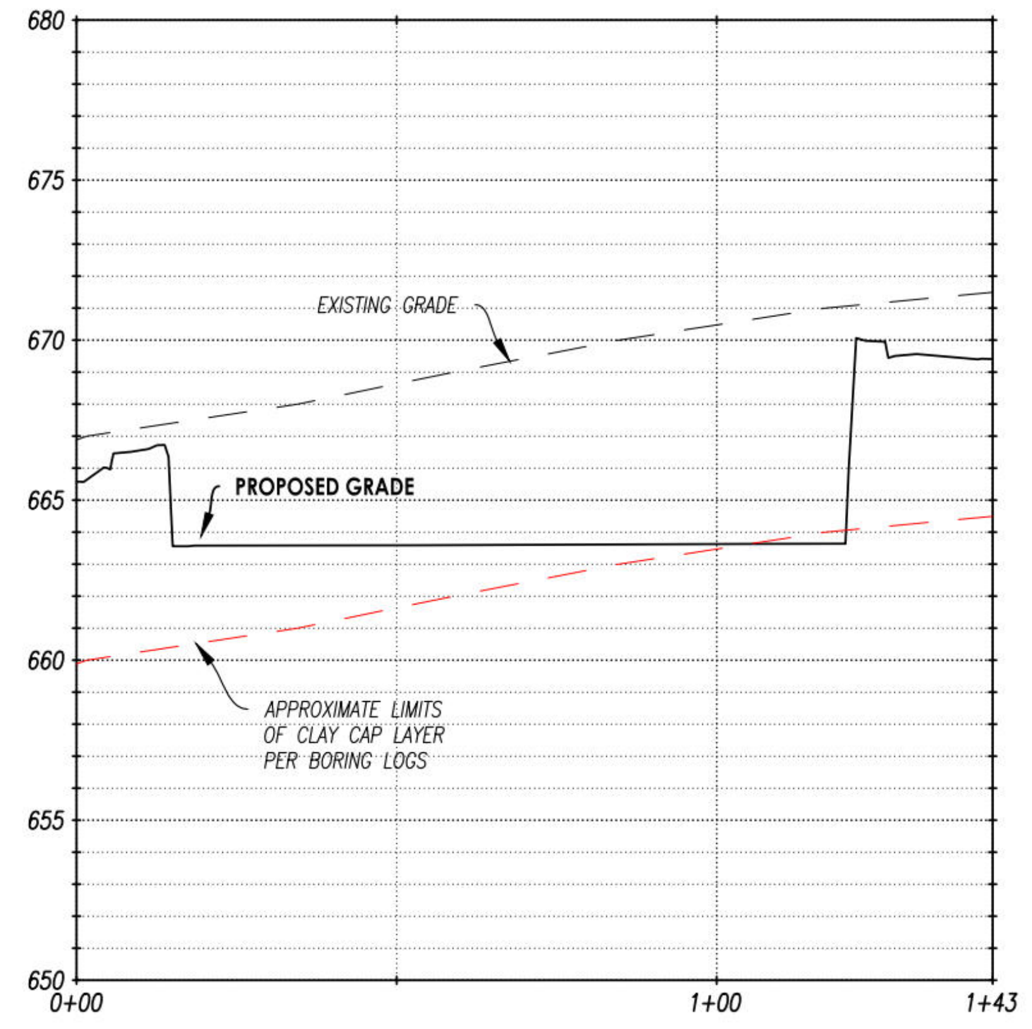
PROFILE 3

VERTICAL SCALE: 1" = 6'
HORIZONTAL SCALE: 1" = 30'


670
665
660
655
650
B-07 SOIL BORING LOCATION
EX. FG 670.58
SUB BASE COURSE
EXISTING GRADE
ASPHALT
B-04 SOIL BORING LOCATION
EX. FG 664.88
B-02 SOIL BORING LOCATION
EX. FG 663.86
PROPOSED GRADE
APPROXIMATE LIMITS OF CLAY CAP LAYER PER BORING LOGS
0+00
1+00
2+00
3+00
3+92

PROFILE 1

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 20'


680
675
670
665
660
655
650
EXISTING GRADE
PROPOSED GRADE
APPROXIMATE LIMITS OF CLAY CAP LAYER PER BORING LOGS
0+00
1+00
1+43

PROFILE 4

VERTICAL SCALE: 1" = 6'
HORIZONTAL SCALE: 1" = 30'

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm
engineering consultants

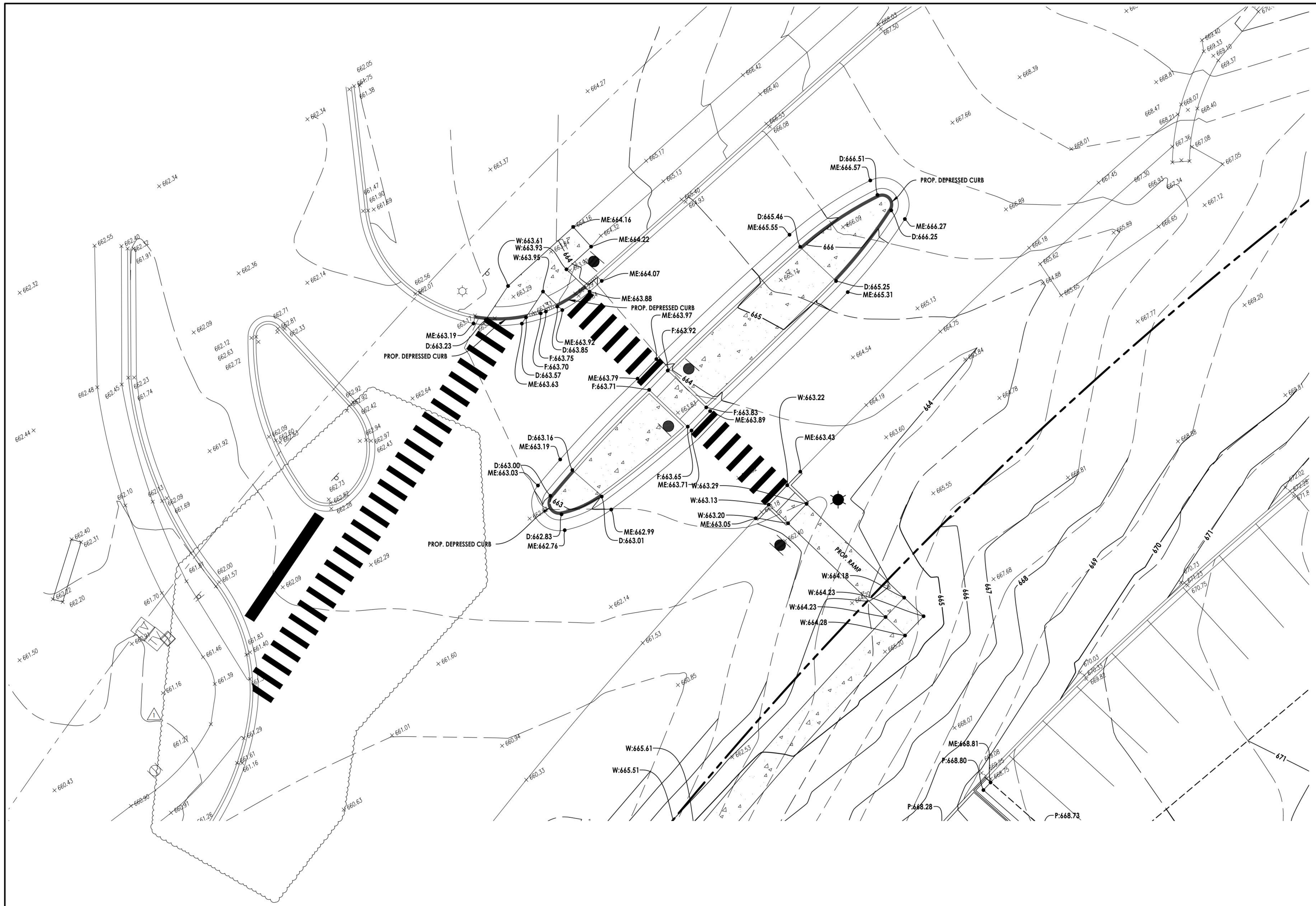
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

SHEET NAME
PROFILES

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C3.4
OF 14 SHEETS

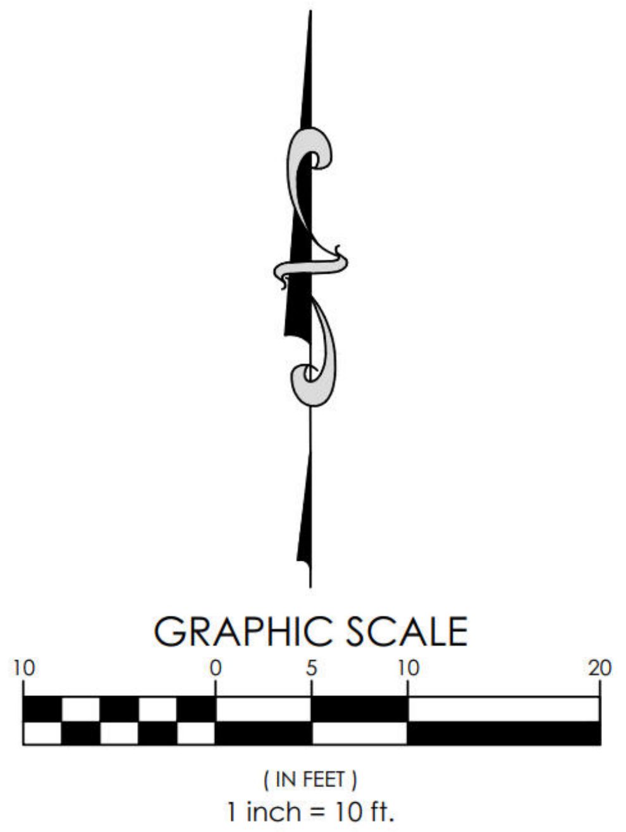

PROP. DEPRESSED CURB
D:666.51
ME:666.57
ME:666.27
D:666.25
D:665.46
ME:665.55
666
D:665.25
ME:665.31
665
ME:664.16
ME:664.22
W:663.61
W:663.93
W:663.95
664
ME:664.07
ME:663.88
PROP. DEPRESSED CURB
ME:663.97
F:663.92
ME:663.19
D:663.23
PROP. DEPRESSED CURB
ME:663.92
D:663.85
F:663.75
F:663.70
D:663.57
ME:663.63
ME:663.79
F:663.71
664
F:663.83
ME:663.89
W:663.22
ME:663.43
D:663.16
ME:663.19
D:663.00
ME:663.03
663
F:663.65
ME:663.71
W:663.29
W:663.13
W:663.20
ME:663.05
PROP. DEPRESSED CURB
D:662.83
ME:662.76
ME:662.99
D:663.01
PROP. RAMP
W:664.18
W:664.23
W:664.23
W:664.28
664
665
666
667
668
669
670
671
671
W:665.61
W:665.51
ME:668.81
P:668.80
P:668.28
P:668.73

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE IN TURF AREAS AND 1% MINIMUM SLOPE AND 5% MAXIMUM SLOPE IN PAVED AREAS.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.

LEGEND:

	EXISTING	PROPOSED
1 FOOT CONTOUR	╌ ╌ ╌	───
5 FOOT CONTOUR	╌ ╌ ╌	━━━
GRADE	× 0.00	● 0.00
RIDGE LINE		─ ·· ─ ·· ─
TOP OF CURB		C:XX.XX
TOP OF WALK		W:XX.XX
TOP OF PAVEMENT		P:XX.XX
FLOW LINE @ DEPRESSED CURB		D:XX.XX
FLOW LINE		F:XX.XX
EDGE OF PAVEMENT		E:XX.XX
FINISHED GROUND		G:XX.XX
RIM GRADE		R:XX.XX
MATCH EXISTING		ME:XX.XX
FINISHED FLOOR		FF:XX.XX
FLOW ARROW		→
OVERFLOW		⇒


GRAPHIC SCALE
10
0
5
10
20
(IN FEET)
1 inch = 10 ft.

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

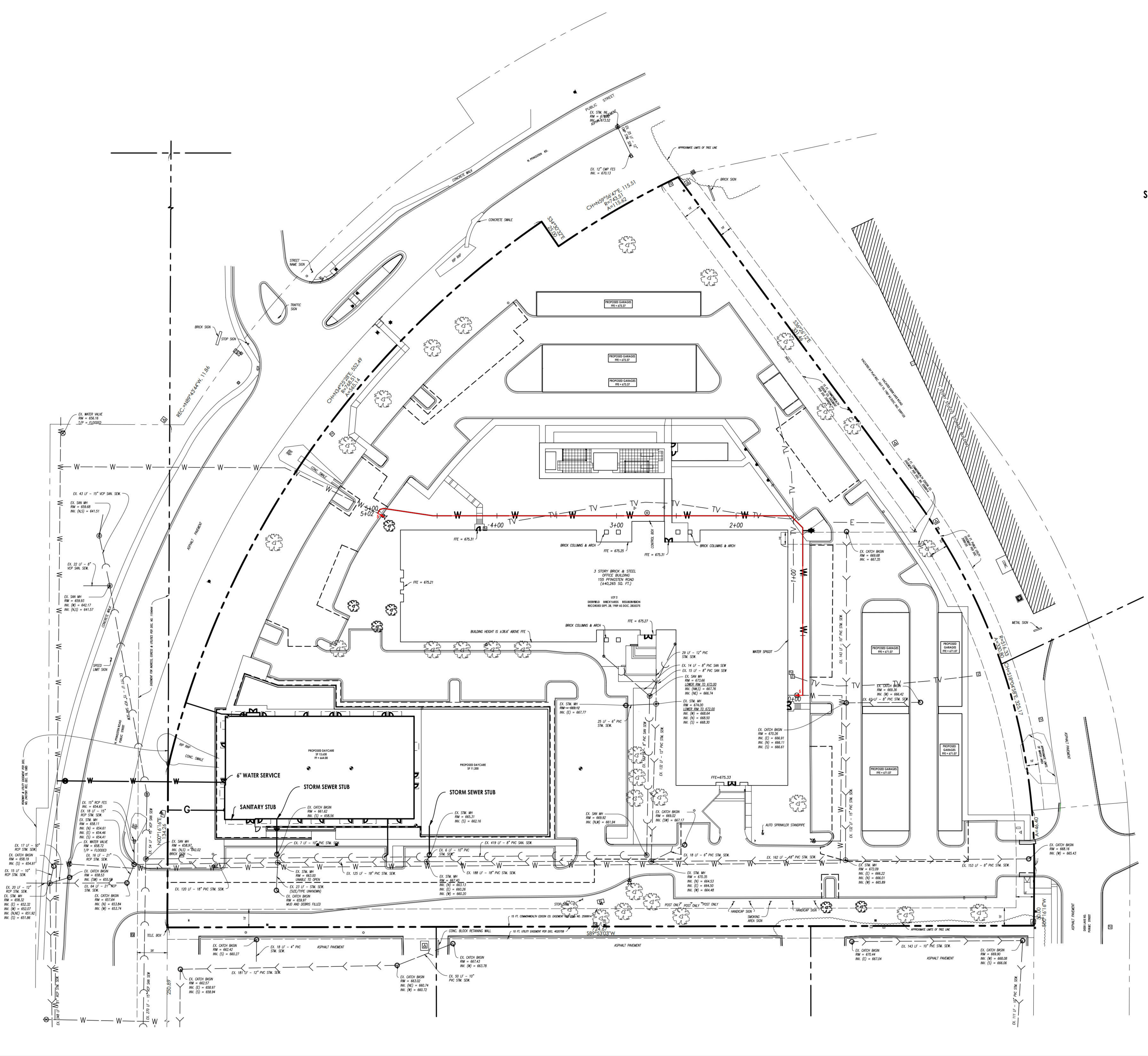
SHEET NAME
CROSSWALK GRADING

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C3.5
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C3.0 GRADING-RTM-LT-36224A.dwg Time: Sep 29, 2025 - 5:07pm

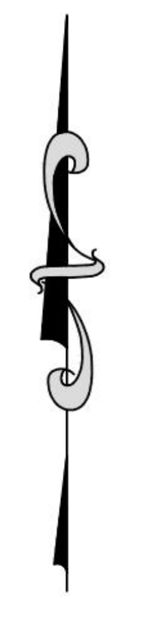


NOTES:

1. EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
2. CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
3. VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
6. ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
8. CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
9. NEW OPENING/CONNECTIONS TO EXISTING COMBINED AND SANITARY MANHOLE/STRUCTURES SHALL BE CORE-DRILLED AND UTILIZE RUBBER BOOTS CONFORMING TO ASTM C-923.

SYMBOL AND LINE LEGEND

VALVE VAULT	— W —	— W —	WATERMAIN PIPE
WATER B-BOX			STORM SEWER PIPE
WATER VALVE BOX			STORM UNDERDRAIN
FIRE HYDRANT			SANITARY SEWER PIPE
WELL HEAD	— IRR —	— IRR —	IRRIGATION SLEEVE/PIPING
FIRE DEPARTMENT CONNECTION	— E —	— E —	ELECTRICAL DUCT BANK
STORM INLET	— G —	— G —	NATURAL GAS LINE
STORM MANHOLE	— COM —	— COM —	COMMUNICATIONS LINE
CATCH BASIN	— CWS —	— CWS —	CHILLED WATER SUPPLY
STORM CLEANOUT	— CWR —	— CWR —	CHILLED WATER RETURN
DOWNSPOUT	— TV —	— TV —	TELEVISION CABLE
FLARED END SECTION	— UGW —	— UGW —	UNDERGROUND WIRE
SANITARY MANHOLE	— T —	— T —	TELEPHONE CABLE
SANITARY CLEANOUT	— FO —	— FO —	FIBER OPTIC CABLE
LIGHT POLE	— A —	— A —	AERIAL WIRES
TELEPHONE MANHOLE			CONSTRUCTION LIMITS
POWER POLE			PROPERTY LINE
GAS VALVE			EASEMENT LINE
GAS METER			VENT LINE
HH HAND HOLE	— HWL —	— HWL —	HIGH WATER LINE
M MAIL BOX	— NWL —	— NWL —	NORMAL WATER LINE
ELECTRICAL MANHOLE			CHAIN LINK FENCE
TV CABLE TV PEDESTAL	— X — X —	— X —	BARBED-WIRE FENCE
T TELEPHONE PEDESTAL			WOODEN FENCE
TRAFFIC OR STREET SIGN		—//—	SILT FENCE
× 0.00 SOIL BORING			DECIDUOUS TREE
21.56 SPOT ELEVATION			SHRUB OR BUSH
SURFLACE FLOW			EVERGREEN TREE
100-YEAR OVERFLOW			



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

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

rtm
engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

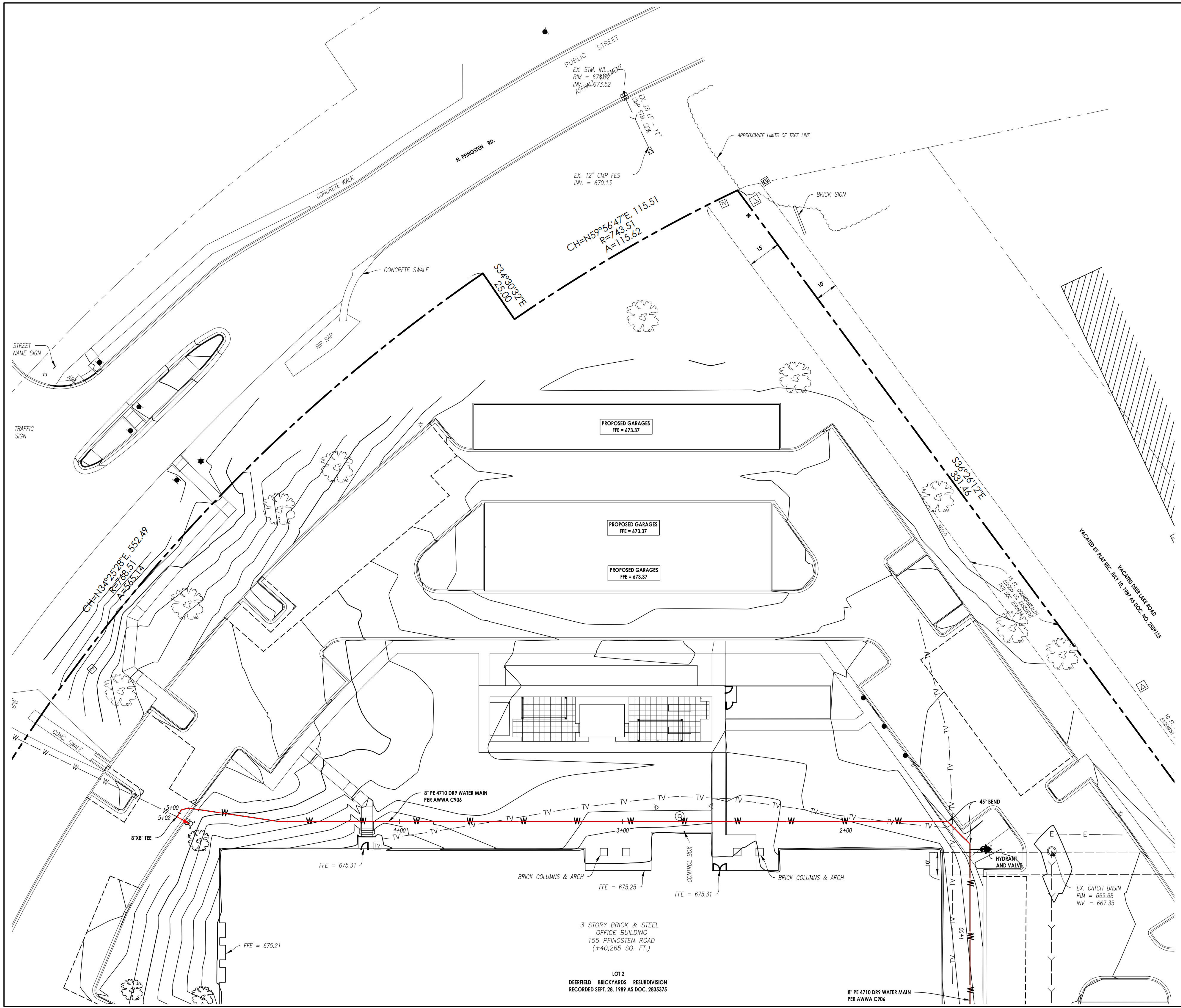
SHEET NAME
OVERALL UTILITY

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

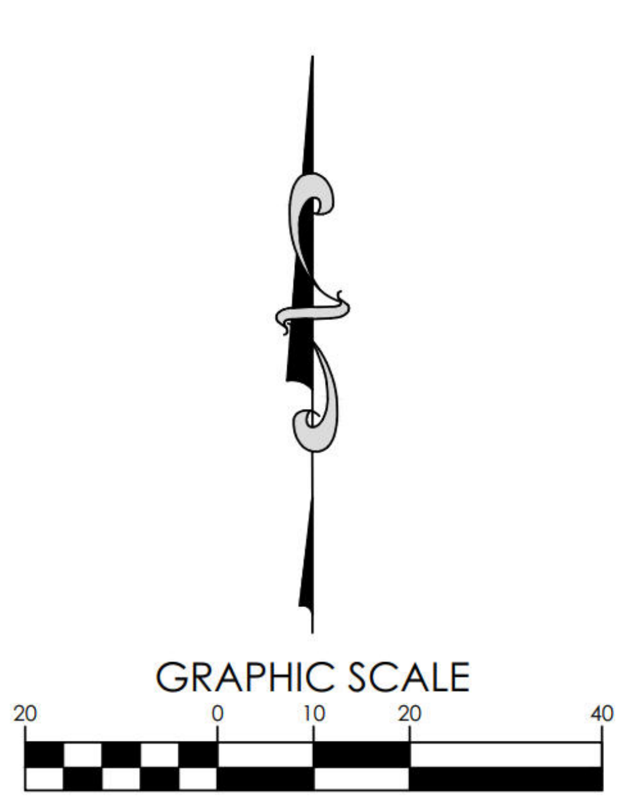
SHEET No.
C4.0
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C4.0 UTILITY.dwg Time: Sep 29, 2025 - 5:07pm


PUBLIC STREET
EX. STM. INL
RIM = 678.52
INV. = 673.52
ASPHALT PAVEMENT
EX. 25 LF – 12" CMP STM. SEW.
EX. 12" CMP FES
INV. = 670.13
N. PFINGSTEN RD.
CONCRETE WALK
CONCRETE SWALE
RIP RAP
STREET NAME SIGN
TRAFFIC SIGN
APPROXIMATE LIMITS OF TREE LINE
BRICK SIGN
CH=N59°56'47"E, 115.51
R=743.51
A=115.62
S34°30'32"E
25.00
15'
10'
CH=N34°25'28"E, 552.49
R=768.51
A=565.14
S36°26'12"E
331.46
360.0
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC 2599914
VACATED DEER LAKE ROAD
VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2589125
10 FT. EASEMENT
PROPOSED GARAGES
FFE = 673.37
PROPOSED GARAGES
FFE = 673.37
PROPOSED GARAGES
FFE = 673.37
CONC. SWALE
5+00
5+02
8"X8" TEE
8" PE 4710 DR9 WATER MAIN
PER AWWA C906
4+00
3+00
2+00
1+00
FFE = 675.31
BRICK COLUMNS & ARCH
FFE = 675.25
CONTROL BOX
FFE = 675.31
BRICK COLUMNS & ARCH
45° BEND
HYDRANT AND VALVE
10'
EX. CATCH BASIN
RIM = 669.68
INV. = 667.35
FFE = 675.21
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
8" PE 4710 DR9 WATER MAIN
PER AWWA C906
W
TV
E

NOTES:

1. EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
2. CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
3. VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
6. ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
8. CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
9. NEW OPENING/CONNECTIONS TO EXISTING COMBINED AND SANITARY MANHOLE/STRUCTURES SHALL BE CORE-DRILLED AND UTILIZE RUBBER BOOTS CONFORMING TO ASTM C-923.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

SHEET NAME
UTILITY PLAN N

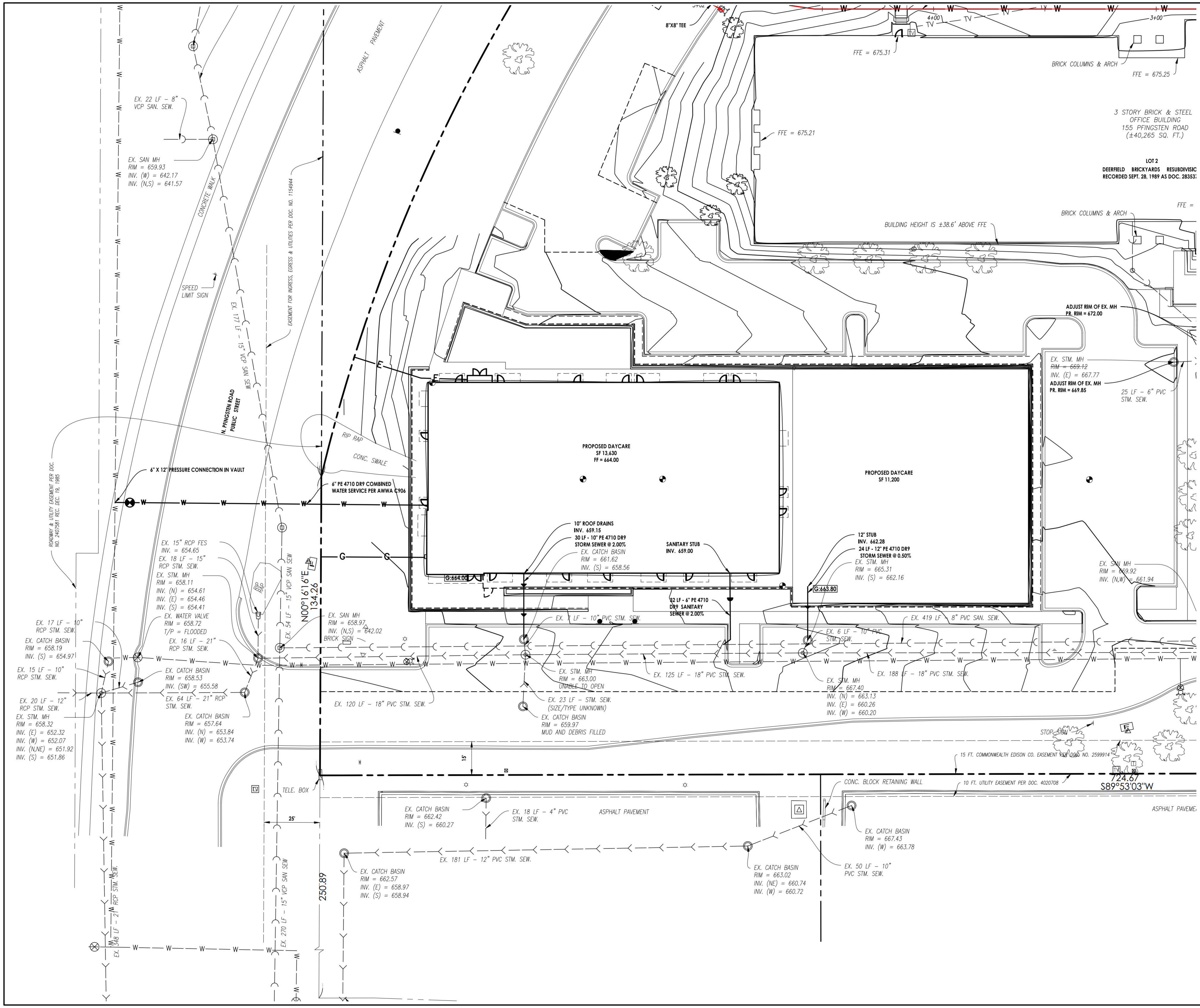
PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C4.1
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C4.0 UTILITY.dwg Time: Sep 29, 2025 - 5:08pm

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C4.0 UTILITY.dwg Time: Sep 29, 2025 - 5:08pm


8"X8" TEE
4+00
3+00
TV
FFE = 675.31
BRICK COLUMNS & ARCH
FFE = 675.25
FFE = 675.21
3 STORY BRICK & STEEL OFFICE BUILDING 155 PFINGSTEN ROAD (±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISIC
RECORDED SEPT. 28, 1989 AS DOC. 28353
FFE =
BRICK COLUMNS & ARCH
BUILDING HEIGHT IS ±38.6' ABOVE FFE
ASPHALT PAVEMENT
EX. 22 LF – 8" VCP SAN. SEW.
EX. SAN MH
RIM = 659.93
INV. (W) = 642.17
INV. (N,S) = 641.57
CONCRETE WALK
EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOC. NO. 1154944
SPEED LIMIT SIGN
EX. 177 LF – 15" VCP SAN SEW
N. PFINGSTEN ROAD PUBLIC STREET
RIP RAP
CONC. SWALE
ADJUST RIM OF EX. MH
PR. RIM = 672.00
EX. STM. MH
~~RIM = 669.12~~
INV. (E) = 667.77
ADJUST RIM OF EX. MH
PR. RIM = 669.85
25 LF – 6" PVC STM. SEW.
PROPOSED DAYCARE
SF 13,630
FF = 664.00
PROPOSED DAYCARE
SF 11,200
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 1985
6" X 12" PRESSURE CONNECTION IN VAULT
6" PE 4710 DR9 COMBINED WATER SERVICE PER AWWA C906
E
G
W
10" ROOF DRAINS
INV. 659.15
30 LF - 10" PE 4710 DR9
STORM SEWER @ 2.00%
EX. CATCH BASIN
RIM = 661.62
INV. (S) = 658.56
SANITARY STUB
INV. 659.00
12" STUB
INV. 662.28
24 LF - 12" PE 4710 DR9
STORM SEWER @ 0.50%
EX. STM. MH
RIM = 665.31
INV. (S) = 662.16
G:664.00
G:663.80
32 LF - 6" PE 4710
DR9 SANITARY
SEWER @ 2.00%
EX. SAN MH
RIM = 669.92
INV. (N,W) = 661.94
EX. 15" RCP FES
INV. = 654.65
EX. 18 LF – 15" RCP STM. SEW.
EX. STM. MH
RIM = 658.11
INV. (N) = 654.61
INV. (E) = 654.46
INV. (S) = 654.41
EX. WATER VALVE
RIM = 658.72
T/P = FLOODED
EX. 16 LF – 21" RCP STM. SEW.
EX. 17 LF – 10" RCP STM. SEW.
EX. CATCH BASIN
RIM = 658.19
INV. (S) = 654.97
EX. 15 LF – 10" RCP STM. SEW.
EX. 20 LF – 12" RCP STM. SEW.
EX. STM. MH
RIM = 658.32
INV. (E) = 652.32
INV. (W) = 652.07
INV. (N,NE) = 651.92
INV. (S) = 651.86
EX. CATCH BASIN
RIM = 658.53
INV. (SW) = 655.58
EX. 64 LF – 21" RCP STM. SEW.
EX. CATCH BASIN
RIM = 657.64
INV. (N) = 653.84
INV. (W) = 653.74
EX. 54 LF – 15" VCP SAN SEW
N00°16'16"E
134.26
EX. SAN MH
RIM = 658.97
INV. (N,S) = 642.02
BRICK SIGN
EX. 120 LF – 18" PVC STM. SEW.
EX. 7 LF – 10" PVC STM. SEW.
EX. STM. MH
RIM = 663.00
UNABLE TO OPEN
EX. 23 LF – STM. SEW. (SIZE/TYPE UNKNOWN)
EX. CATCH BASIN
RIM = 659.97
MUD AND DEBRIS FILLED
EX. 125 LF – 18" PVC STM. SEW.
EX. 6 LF – 10" PVC STM. SEW.
EX. STM. MH
RIM = 667.40
INV. (N) = 663.13
INV. (E) = 660.26
INV. (W) = 660.20
EX. 419 LF – 8" PVC SAN. SEW.
EX. 188 LF – 18" PVC STM. SEW.
STOP SIGN
15'
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
724.67
S89°53'03"W
TELE. BOX
CONC. BLOCK RETAINING WALL
10 FT. UTILITY EASEMENT PER DOC. 4020708
ASPHALT PAVEMENT
ASPHALT PAVEME
25'
EX. CATCH BASIN
RIM = 662.42
INV. (S) = 660.27
EX. 18 LF – 4" PVC STM. SEW.
EX. 181 LF – 12" PVC STM. SEW.
EX. CATCH BASIN
RIM = 662.57
INV. (E) = 658.97
INV. (S) = 658.94
EX. CATCH BASIN
RIM = 663.02
INV. (NE) = 660.74
INV. (W) = 660.72
EX. CATCH BASIN
RIM = 667.43
INV. (W) = 663.78
EX. 50 LF – 10" PVC STM. SEW.
250.89
EX. 270 LF – 15" VCP SAN SEW
EX. 48 LF – 21" RCP STM. SEW.

NOTES:

1. EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
2. CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
3. VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
6. ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
8. CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
9. NEW OPENING/CONNECTIONS TO EXISTING COMBINED AND SANITARY MANHOLE/STRUCTURES SHALL BE CORE-DRILLED AND UTILIZE RUBBER BOOTS CONFORMING TO ASTM C-923.

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

rtm engineering consultants

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Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

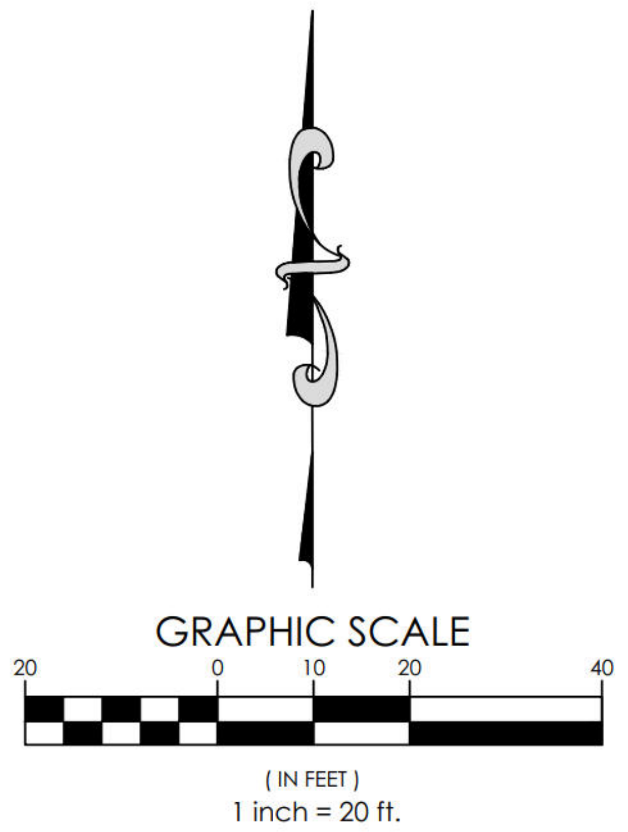
IL Design Firm: 184006777-0002

SHEET NAME
UTILITY PLAN SW

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C4.2
OF 14 SHEETS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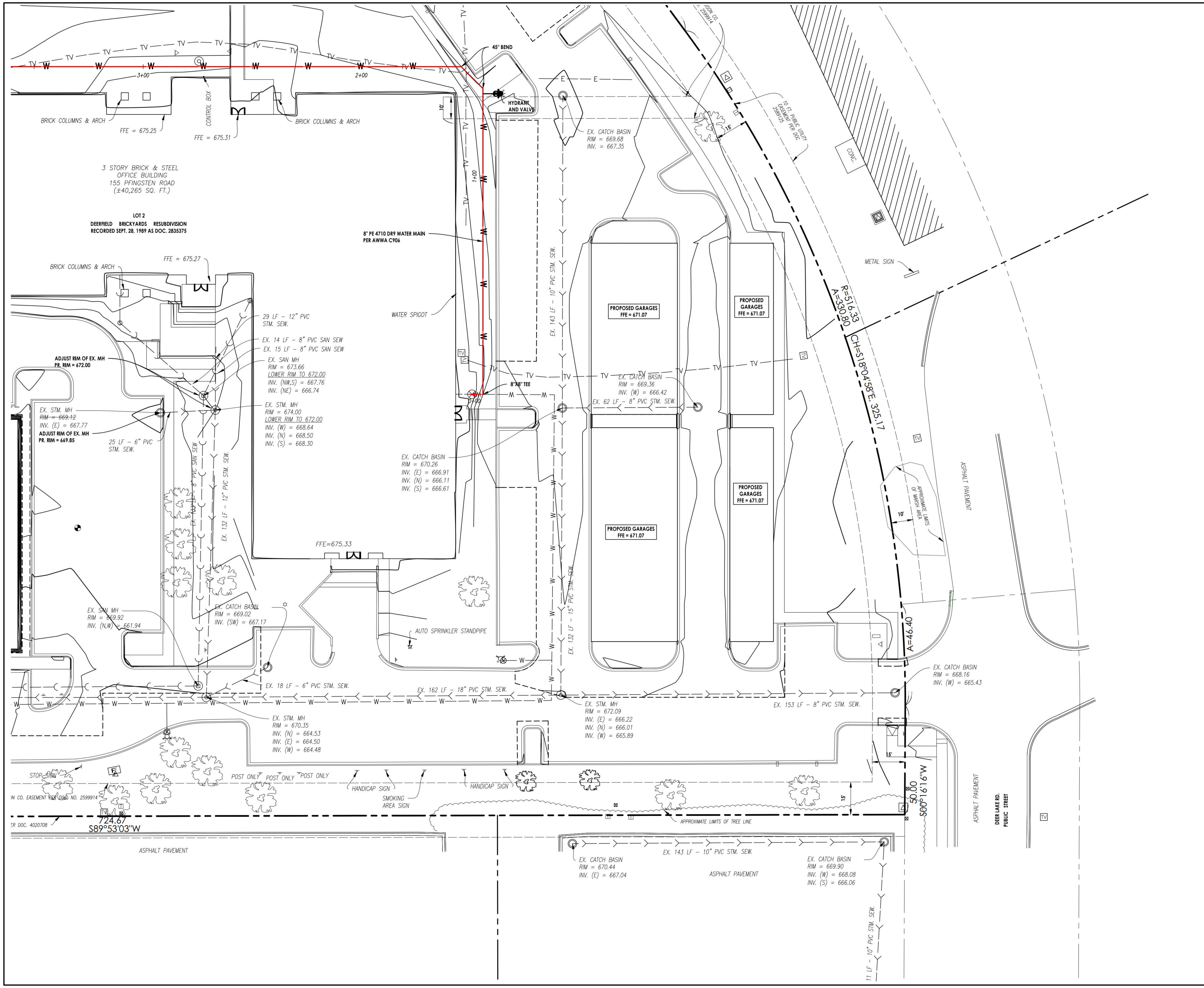
(IN FEET)
1 inch = 20 ft.


TV
W
3+00
2+00
45° BEND
HYDRANT AND VALVE
E
CONTROL BOX
BRICK COLUMNS & ARCH
FFE = 675.25
FFE = 675.31
BRICK COLUMNS & ARCH
10'
EX. CATCH BASIN
RIM = 669.68
INV. = 667.35
10 FT. PUBLIC UTILITY EASEMENT PER DOC 2589125
ISON CO.
. 2599914
15'
CONC.
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
1+00
8" PE 4710 DR9 WATER MAIN
PER AWWA C906
METAL SIGN
R=516.33
A=330.80
CH=S18°04'58"E, 325.17
BRICK COLUMNS & ARCH
FFE = 675.27
29 LF – 12" PVC
STM. SEW.
EX. 14 LF – 8" PVC SAN SEW
EX. 15 LF – 8" PVC SAN SEW
EX. SAN MH
RIM = 673.66
LOWER RIM TO 672.00
INV. (NW,S) = 667.76
INV. (NE) = 666.74
WATER SPIGOT
EX. 143 LF – 10" PVC STM. SEW.
PROPOSED GARAGES
FFE = 671.07
PROPOSED GARAGES
FFE = 671.07
ADJUST RIM OF EX. MH
PR. RIM = 672.00
8"X8" TEE
0+00
M
EX. CATCH BASIN
RIM = 669.36
INV. (W) = 666.42
EX. 62 LF – 8" PVC STM. SEW.
EX. STM. MH
~~RIM = 669.12~~
INV. (E) = 667.77
ADJUST RIM OF EX. MH
PR. RIM = 669.85
EX. STM. MH
RIM = 674.00
LOWER RIM TO 672.00
INV. (W) = 668.64
INV. (N) = 668.50
INV. (S) = 668.30
25 LF – 6" PVC
STM. SEW.
EX. CATCH BASIN
RIM = 670.26
INV. (E) = 666.91
INV. (N) = 666.11
INV. (S) = 666.61
EX. 132 LF – 8" PVC SAN SEW.
EX. 132 LF – 12" PVC STM. SEW.
APPROXIMATE LIMITS OF MARSH AREA
ASPHALT PAVEMENT
10'
PROPOSED GARAGES
FFE = 671.07
PROPOSED GARAGES
FFE = 671.07
FFE=675.33
EX. 132 LF – 15" PVC STM. SEW.
EX. SAN MH
RIM = 669.92
INV. (N,W) = 661.94
EX. CATCH BASIN
RIM = 669.02
INV. (SW) = 667.17
AUTO SPRINKLER STANDPIPE
A=46.40
EX. CATCH BASIN
RIM = 668.16
INV. (W) = 665.43
EX. 18 LF – 6" PVC STM. SEW.
EX. 162 LF – 18" PVC STM. SEW.
EX. 153 LF – 8" PVC STM. SEW.
EX. STM. MH
RIM = 670.35
INV. (N) = 664.53
INV. (E) = 664.50
INV. (W) = 664.48
EX. STM. MH
RIM = 672.09
INV. (E) = 666.22
INV. (N) = 666.01
INV. (W) = 665.89
15'
STOP SIGN
POST ONLY
POST ONLY
POST ONLY
HANDICAP SIGN
HANDICAP SIGN
SMOKING AREA SIGN
ON CO. EASEMENT PER DOC. NO. 2599914
ER DOC. 4020708
724.67
S89°53'03"W
15'
50.00
S00°16'16"W
APPROXIMATE LIMITS OF TREE LINE
ASPHALT PAVEMENT
DEER LAKE RD.
PUBLIC STREET
ASPHALT PAVEMENT
EX. CATCH BASIN
RIM = 670.44
INV. (E) = 667.04
EX. 143 LF – 10" PVC STM. SEW.
ASPHALT PAVEMENT
EX. CATCH BASIN
RIM = 669.90
INV. (W) = 668.08
INV. (S) = 666.06
11 LF – 10" PVC STM. SEW.

NOTES:

1. EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
2. CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
3. VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. SEE SPECIFICATIONS SHEET FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
6. ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
8. CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
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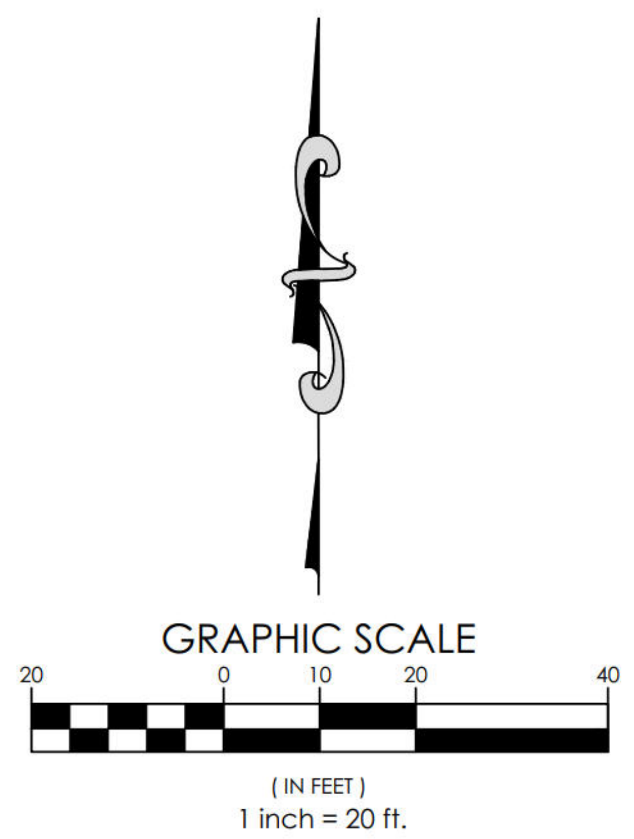
GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.

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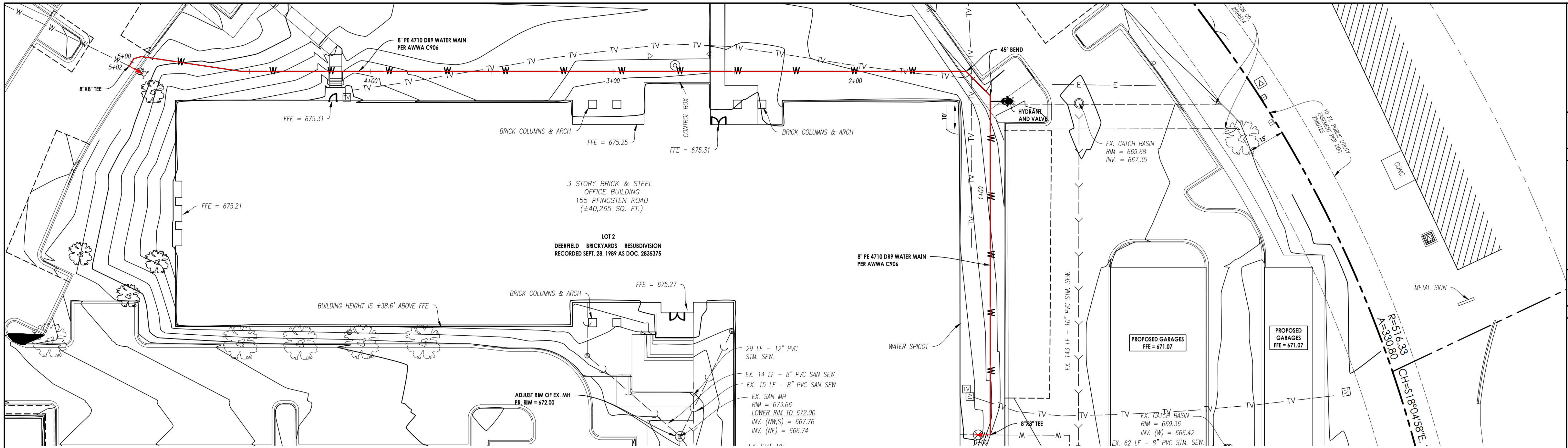
SHEET NAME
UTILITY PLAN SE

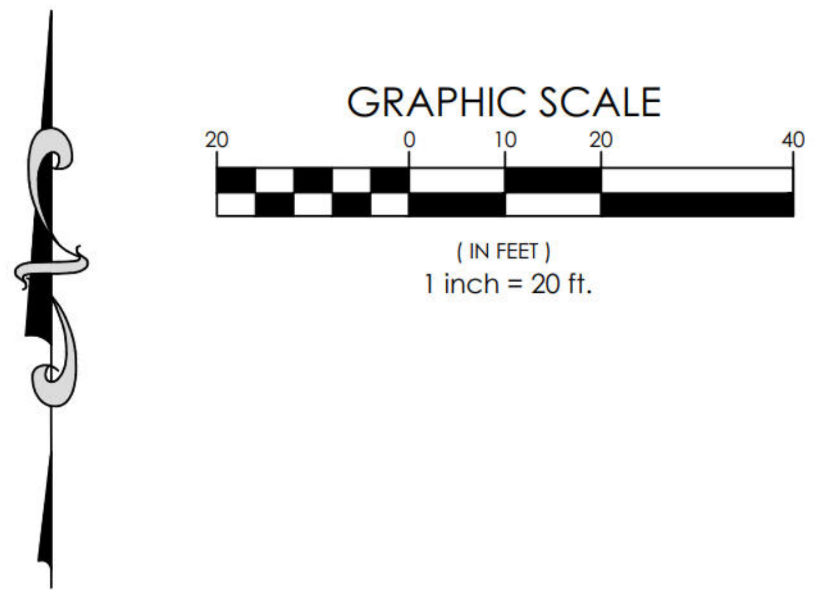
PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

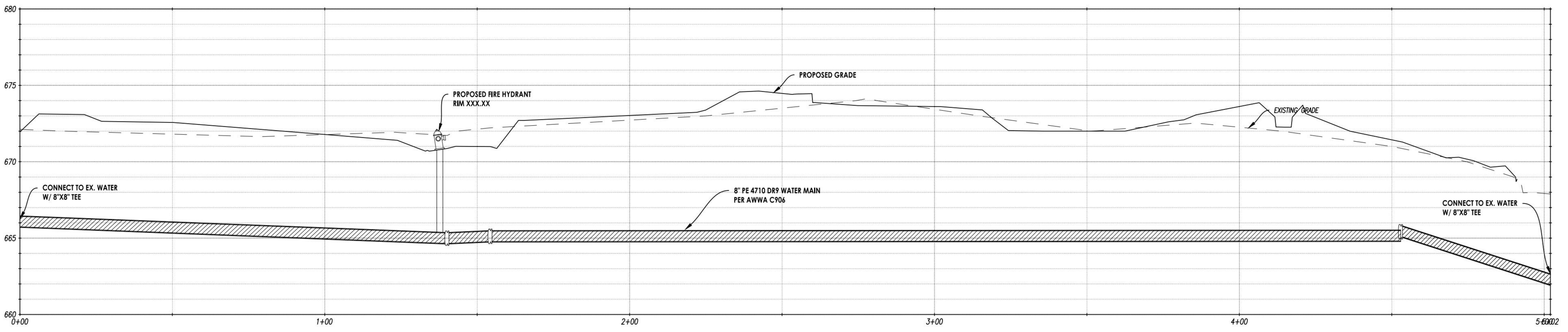
PROJECT No.
24.012254.5354

SHEET No.
C4.3
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C4.0 UTILITY.dwg Time: Sep 29, 2025 - 5:08pm


8" PE 4710 DR9 WATER MAIN
PER AWWA C906
5+00
5+02
8"X8" TEE
4+00
3+00
2+00
1+00
45° BEND
HYDRANT
AND VALVE
FFE = 675.31
BRICK COLUMNS & ARCH
FFE = 675.25
CONTROL BOX
FFE = 675.31
BRICK COLUMNS & ARCH
EX. CATCH BASIN
RIM = 669.68
INV. = 667.35
10 FT. PUBLIC UTILITY
EASEMENT PER DOC.
CONC.
FFE = 675.21
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
8" PE 4710 DR9 WATER MAIN
PER AWWA C906
EX. 143 LF – 10" PVC STM. SEW.
METAL SIGN
R=516.33
A=330.80
CH=S18°04'58"E
BRICK COLUMNS & ARCH
FFE = 675.27
BUILDING HEIGHT IS ±38.6' ABOVE FFE
29 LF – 12" PVC
STM. SEW.
EX. 14 LF – 8" PVC SAN SEW
EX. 15 LF – 8" PVC SAN SEW
EX. SAN MH
RIM = 673.66
LOWER RIM TO 672.00
INV. (NW,S) = 667.76
INV. (NE) = 666.74
WATER SPIGOT
PROPOSED GARAGES
FFE = 671.07
PROPOSED
GARAGES
FFE = 671.07
ADJUST RIM OF EX. MH
PR. RIM = 672.00
8"X8" TEE
EX. CATCH BASIN
RIM = 669.36
INV. (W) = 666.42
EX. 62 LF – 8" PVC STM. SEW.
TV
W
E
M


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1 inch = 20 ft.



PROFILE 5: PROPOSED WATER

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 20'

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SHEET NAME

UTILITY PROFILES

PROJECT NAME

BRICKYARDS LOFTS

155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C4.4
OF 14 SHEETS

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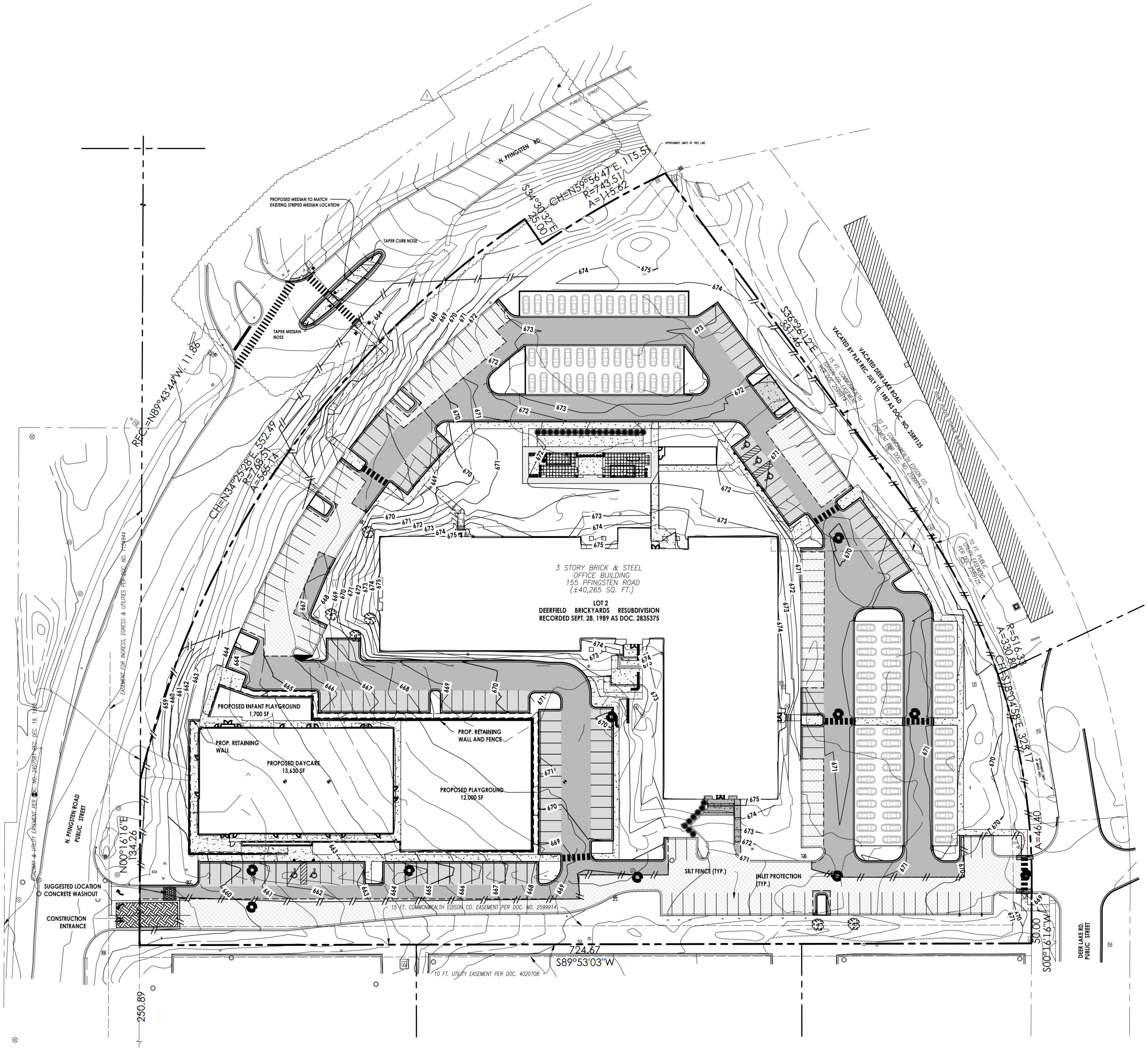

N. PFINGSTEN RD.
PUBLIC STREET
PROPOSED MEDIAN TO MATCH EXISTING STRIPED MEDIAN LOCATION
TAPER CURB NOSE
TAPER MEDIAN NOSE
APPROXIMATE LIMITS OF TREE LINE
CH=N59°56'47"E, 115.51
R=743.51
A=115.62
S34°30'32"E
25.00
REC.=N89°43'44"W, 11.86
CH=N34°25'28"E, 552.49
R=548.14
A=565.14
S36°26'12"E
33.46
VACATED DEER LAKE ROAD
VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2581125
15 FT. COMMONWEALTH EDISON CO. EASEMENT
10 FT. COMMONWEALTH EDISON CO. EASEMENT
10 FT. PUBLIC UTILITY EASEMENT
3 STORY BRICK & STEEL
OFFICE BUILDING
155 PFINGSTEN ROAD
(±40,265 SQ. FT.)
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
EASEMENT FOR INGRESS, EGRESS & UTILITIES
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 1985
N. PFINGSTEN ROAD
PUBLIC STREET
PROPOSED INFANT PLAYGROUND
1,700 SF
PROP. RETAINING WALL
PROPOSED DAYCARE
13,630 SF
PROP. RETAINING WALL AND FENCE
PROPOSED PLAYGROUND
12,000 SF
N00°16'16"E
134.26
SUGGESTED LOCATION CONCRETE WASHOUT
CONSTRUCTION ENTRANCE
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
SILT FENCE (TYP.)
INLET PROTECTION (TYP.)
724.67
S89°53'03"W
10 FT. UTILITY EASEMENT PER DOC. 4020708
250.89
R=516.33
A=330.81
CH=S18°04'58"E, 325.17
A=46.40
S00°16'16"W
50.00
DEER LAKE RD.
PUBLIC STREET
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675

NOTES:

1. INLET PROTECTION SHALL BE INSTALLED AT EACH DRAINAGE STRUCTURE THAT ACCEPTS WATER ONCE THAT STRUCTURE IS ABLE TO RECEIVE WATER.
2. ALL ROADS INCLUDING ADJACENT ROADWAYS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD ADJUSTING THE LOCATION OF THE SILT FENCE TO ACCOMMODATE CONSTRUCTION ACTIVITIES. RELOCATED SILT FENCE SHALL BE PLACED TO PREVENT SILT FROM RUNNING OFF THE SITE. SILT FENCE SHALL BE RELOCATED BACK TO ORIGINAL LOCATION AS NECESSARY AFTER CONSTRUCTION ACTIVITY IN THE EFFECTED AREA IS COMPLETED.
4. AFTER PERMANENT GROUND COVER IS ESTABLISHED THROUGHOUT THE SITE, THE SEDIMENT SHALL BE REMOVED FROM THE STORMWATER DETENTION FACILITY AND ALL STORM SEWER PIPES AND STRUCTURES.

GENERAL SEDIMENTATION AND EROSION CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.
2. THE MUNICIPALITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE MUNICIPALITY.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE MUNICIPALITY.
6. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACT(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
8. ALL NON-COMPLIANCE REPORTS TO THE STATE SHALL ALSO BE SENT TO THE MUNICIPAL PUBLIC WORKS (ENGINEERING) DEPARTMENT.

INSPECTION SCHEDULE:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO INSTALLATION, FINSPECTION, MAINTENANCE, RECORD KEEPING AND REPORTING.
2. EROSION CONTROL DEVICES & SWALES SHALL BE MONITORED DAILY.
3. VEGETATIVE PLANTINGS (SEEDING, SODDING, ETC.) SHALL BE CHECKED PERIODICALLY TO VERIFY THAT ADEQUATE GROUND COVER IS BEING ESTABLISHED. AREAS OF INSUFFICIENT COVER SHALL BE RESEEDED.
4. REPAIRS TO EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

	RESPONSIBLE CONTRACTOR				
ANTICIPATED CONSTRUCTION SEQUENCE	DEMOLITION/ EROSION CONTROL	GRADING	UNDERGROUND	PAVING	LANDSCAPE
1. INSTALL SEDIMENT CONTROL DEVICES (CONSTRUCTION ENTRANCE,	X				
SILT FENCE, INLET PROTECTION, TREE PROTECTION, WASH OUT)	X				
2. INSTALL PROJECT SIGN AND PERMITS BOARD	X				
3. EARTHEN FILL, COMPACT, STABILIZE, AND GRADE SITE		X			
4. EXPLORATORY DIG, INSTALL REROUTED STORM SEWER NETWORK			X		
5. EXCAVATION AND SITE DEMOLITION	X				
6. INSTALL STORM WATER MANAGEMENT			X		
7. SITE WORK: CURB & GUTTER & PATCHING; AGGREGATE SUBBASE; BAM & BINDER; SIDEWALKS AND CONCRETE PAVEMENT; PAVEMENT		X		X	
8. LANDSCAPE INSTALLATION; TEMPORARY VEGETATIVE STABILIZATION TEMPORARY SEEDING ON AREAS TO BE EXPOSED FOR LONGER THAN 60 DAYS; MULCHING					X
9. SURFACE PARKING LOTS				X	
10. PERMANENT VEGETATIVE STABILIZATION OF EXPOSED AREAS; PERMANENT SEEDING; SODDING					X
11. PERFORM CONTINUING MAINTENANCE	X	X	X	X	X
12. REMOVE EROSION CONTROL AND BMP'S UPON SITE STABILIZATION	X				

SEEDING SCHEDULE

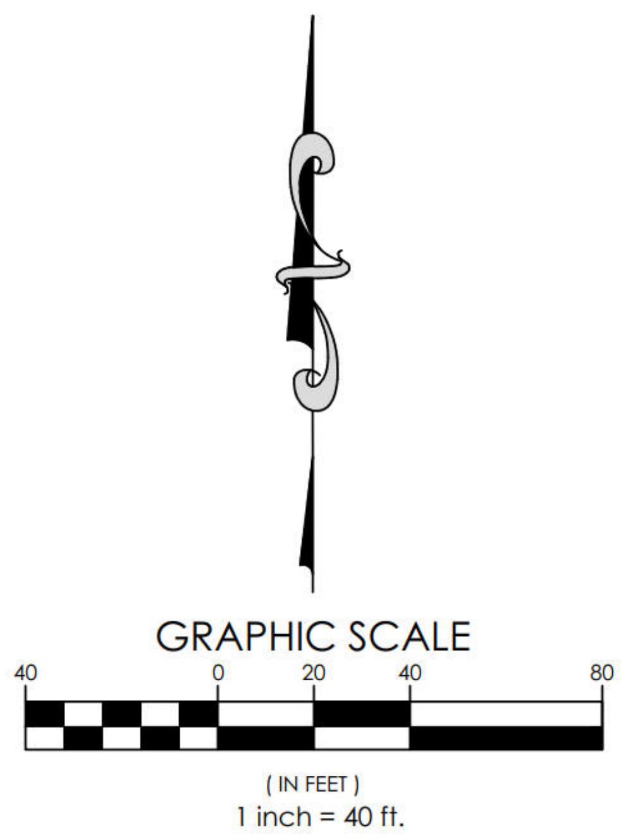
A KENTUCKY BLUEGRASS 135#/ac. MIXED WITH PERENNIAL RYEGRASS 45#/ac. & 2 TONS FUTERRA ENVIRONET, OR EQUAL PER ACRE
B SPRING OATS 100#/ac.
C WHEAT OR CEREAL RYE 150#/ac.
D SALT TOLERANT SOD, PER PROJECT SPECIFICATIONS
E STRAW MULCH

STABILIZATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DORMANT SEEDING	A —	—								A —	—	—
TEMPORARY SEEDING			B —	—	—	—	C —	—	—			
SODDING			D**	—	—	—	—	—	—			
MULCHING	E —	—	—	—	—	—	—	—	—	—	—	—

* IRRIGATE AS NECESSARY
** IRRIGATE AS NECESSARY TO ESTABLISH SOD

LEGEND:

—//——//—	SILT FENCE, SEE DETAIL, SHEET C5.2
▨	STABILIZED CONSTRUCTION ENTRANCE SEE DETAIL, SHEET C5.2
▦	CONCRETE/MORTAR WASHOUT FACILITY SEE DETAIL, SHEET C5.2
◌	INLET PROTECTION SEE DETAIL, SHEET C5.2
◯	TREE PROTECTION SEE DETAIL, SHEET C5.2


GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

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SHEET NAME
SWPPP

PROJECT NAME
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155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C5.0
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C5.0 SWPPP.dwg Time: Sep 29, 2025 - 5:08pm

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

Project/Site Name: BRICKYARDS LOFTS
Project Street/Location: 155 N PFINGSTEN RD
City: DEERFIELD
State: IL
Zip Code: 60015

County or Similar Subdivision: LAKE County
Latitude/Longitude
Latitude: 42°09'21" N (degrees, minutes, seconds)
Longitude: 87°50'47" W (degrees, minutes, seconds)
Method for determining latitude/longitude: Google Earth

Is the project located in Indian country? No

Is this project considered a federal facility? No

NPDES project or permit tracking number:
(This is the unique identifying number assigned to your project by your permitting authority after you have applied for coverage under the appropriate NPDES construction general permit.)

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

Owner:

Operator(s):

Project Manager(s) or Site Supervisor(s):

Stormwater Manager and SWPPP Contact(s):

This SWPPP Was Prepared By:
Scott Digilio, PE
RTM Engineering Consultants, Inc
1933 N. Meacham Road, Suite 700
Schaumburg, IL 60173
847-713-1052

Emergency 24 hour contact:

1.3 NATURE AND SEQUENCE OF CONSTRUCTION ACTIVITY

The project involves the construction of a new school building, a new sidewalk, utility installation, and parking lot with associated landscaping and lighting.

What is the function of the construction activity? New buildings with associated utilities and parking lot reconstruction.

Construction Schedule

1. Install sediment control devices (construction entrance, silt fence, inlet protection, tree protection, wash out)
2. Install project sign and permits board
3. Earthen fill, compact, stabilize, and grade site
4. Exploratory dig, install rerouted storm sewer network
5. Excavation and site demolition
6. Install storm water management
7. Site work: curb & gutter & patching; aggregate subbase; bam & binder; sidewalks and concrete pavement; pavement
8. Landscape installation; temporary vegetative stabilization temporary seeding on areas to be exposed for longer than 60 days; mulching
9. Surface parking lots
10.permanent vegetative stabilization of exposed areas; permanent seeding; sodding 11.perform continuing maintenance
12.remove erosion control and bmp's upon site stabilization

Estimated Project Start Date: XX/2026
Estimated Project Completion Date: XX/2026

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

Soil types:
- Predominately silt loam soils, Ozaukee silt loam and Markham silt loam.

Drainage Patterns:
- Existing overflow route has been rebuilt as a curb cut in the Northeast corner of the parking lot and flows along the Northern property line into the large field East of the school.

Vegetation:
- The existing vegetation on site consists of mowed grass in landscaped lawn areas.

1.5 CONSTRUCTION SITE ESTIMATES

The following are estimates of the construction site:

Total
Construction Site Area to be disturbed: 4.54 ac
Percentage impervious area before construction: 69.89%
SCS Runoff coefficient before construction: 0.76
Percentage impervious area after construction: 59.84%
SCS Runoff coefficient after construction: 0.72

1.6 RECEIVING WATERS

Description of receiving waters: Municipal Storm Sewer to branch of Poplar Creek and Bode Lakes.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

- The site does not contain any sensitive areas.

1.8 POTENTIAL SOURCES OF POLLUTION

Potentials sources of sediment to stormwater runoff:
- Clearing and grubbing operations
- Grading and site excavation operations
- Vehicle tracking
- Topsoil striping and stockpiling
- Landscaping operations

Potential pollutants and sources, other than sediment, to stormwater runoff, during construction:
- Vehicle and equipment fueling activities
- Vehicle and equipment maintenance
- Hazardous waste storage
- Material Storage including general building materials, solvents, adhesives, paving materials, paints, aggregates and trash
- Sanitary facilities

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL:

BMP Description: Topsoil stripped from the immediate construction area will be stockpiled. The stockpiles will be in areas that will not interfere with construction phases and at least 15 feet away from areas of concentrated flows or pavement. The slopes of the stockpile will be roughened by equipment tracking and will not exceed 2:1 to prevent erosion. A silt fence will be installed around the perimeter of each stockpile, in accordance with the silt fence design specifications in Section 2, Part 2.7. Stockpiles will also be temporarily stabilized with erosion controls as described in Section 2, Part 2.4.

- Installation Schedule: Topsoil stockpiles will be established during grading activities. The silt fence and temporary erosion controls will be installed immediately after the stockpile has been established.
- Responsible Staff: General Contractor

2.2 PHASE CONSTRUCTION ACTIVITY:

BMP Description: The contractor shall determine their means for construction phases. An emphasis shall be placed upon minimizing disturbed areas and provided vegetative cover immediately. To minimize potential erosion, only areas necessary to construct the construction exits, access road for the staging area and the sedimentation basin will be disturbed initially. These areas will be cleared, grubbed, and graded and the construction exits, access road and sedimentation basin will be installed. These areas will be stabilized with erosion controls immediately after construction but no later than 14 days after construction.

- Installation Schedule: See Section 1.3 for the timeline of construction activity.
- Responsible Staff: General Contractor

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT:

BMP Description: The site does not currently accept any off-site concentrated flow.

2.4 STABILIZE SOILS:

Temporary Stabilization (Growing Season)

BMP Description: Temporary vegetative cover will be established using hydroseeding for areas of exposed soil (including stockpiles) within 1 working day of temporary cessation of earth disturbing activities and shall be complete as soon as possible but no more than 14 days from the in initiation of the stabilization of work in an area. Hydroseeding will consist of wood fibers, seed (Smooth Brome), fertilizer and stabilizing emulsion and applied at a rate of 8 pounds per acre. Seeding will be conducted during periods of the year when vegetation is more likely to be established.

- Installation Schedule: Temporary stabilization measures will be applied to portions of the site within 1 working day of temporary cessation of earth disturbing activities and shall be complete as soon as possible but no more than 14 days from the in initiation of the stabilization of work in an area.
- Maintenance and Inspection: Stabilized areas will be inspected weekly and after storm events until a dense cover of vegetation has become established. If failure is noticed at the seeded area, the area will be reseeded, fertilized and mulched immediately
- Responsible Staff: General Contractor

Temporary Stabilization (Winter Months)

BMP Description: Hydromulching will provide immediate protection to exposed soils within 1 working day of temporary cessation of earth disturbing activities and shall be complete as soon as possible but no more than 14 days from the in initiation of the stabilization of work in an area and over the winter months. Straw mulch and wood fiber will be mixed with a tackifier (amount specified per manufacturer's instructions) and applied uniformly by machine with an application rate of 90-100 pounds (2-3 bales) per 1,000 square feet or 2 tons (100-200 bales) per acre. If the tackifier does not appear effective in anchoring the mulch to the disturbed soil, crimping equipment will be used to provide additional binding to the soil. The mulch will cover 75 to 90 percent of the ground surface. In areas, where hydromulching is inaccessible, straw mulch will be applied by hand with an application rate of 90-100 pounds (2-3 bales) per 1,000 square feet.

- Installation Schedule: Winter stabilization will occur between November 15th and March 15th.
- Maintenance and Inspection: Mulched areas will be inspected weekly and after storm events to check for movement of mulch or erosion. If washout, breakage, or erosion occurs, the surface will be repaired, and new mulch will be applied to the damaged area.
- Responsible Staff: General Contractor

Permanent Stabilization

BMP Description: Permanent stabilization will be done within 1 working day of temporary cessation of earth disturbing activities reaching final design grades and shall be complete as soon as possible but no more than 14 days from the initiation of the stabilization of work in an area are achieved but no later than 14 days after construction ceases. Native species of plants will be used to establish vegetative cover on exposed soils. Permanent stabilization will be completed in accordance with the final stabilization procedures in Section 7.

- Installation Schedule: Portions of the site where construction activities have permanently ceased will be stabilized, within 1 working day of temporary cessation of earth disturbing activities and shall be complete as soon as possible but no more than 14 days from the in initiation of the stabilization of work in an area.
- Maintenance and Inspection: All seeded areas will be inspected weekly during construction activities for failure and after storm events until a dense cover of vegetation has been established. If failure is noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After construction is completed at the site, permanently stabilized areas will be monitored until final stabilization is reached.
- Responsible Staff: General Contractor

Dust Control

BMP Description: Dust from the site will be controlled by using a mobile pressure-type distributor truck to apply potable water to disturbed areas. The mobile unit will apply water at a rate of 300 gallons per acre and minimized as necessary to prevent runoff and ponding.

- Installation Schedule: Dust control will be implemented as needed once site grading has been initiated and during windy conditions (forecasted or actual wind conditions of 20 mph or greater) while site grading is occurring. Spraying of potable water will be performed no more than three times a day during the months of May-September and once per day during the months of October-April or whenever the dryness of the soil warrants it.
- Maintenance and Inspection: At least one mobile unit will be available at all times to distribute potable water to control dust on the project area. Each mobile unit will be equipped with a positive shutoff valve to prevent over watering of the disturbed area. For vehicle and equipment maintenance practices, see Section 3, Part 3.4.
- Responsible Staff: General Contractor

2.5 PROTECT SLOPES:

Geotextile Erosion Control Blankets

BMP Description: Geotextile erosion control blankets will be used to provide stabilization for the slopes greater than 4:1. The blanket will cover the entire area of the graded slope. The side slopes will be seeded and mulched before the blanket is applied. The blanket will be installed by digging a small trench on the upside of the slope, 12 inches wide by 6 inches deep, and stapling the leading edge of the blanket in the trench. The blanket will be rolled down the slope slowly to maintain soil contact and stapled in 12-inch intervals. If the blanket cannot cover the entire slope, the blankets will be overlapped (minimum of 2 inches) and stapled at the overlapped edge. The erosion control blanket will always be installed according to the manufacturer's instructions and specifications.

- Installation Schedule: The erosion control blankets will be installed once the slopes have reached final grade.
- Maintenance and Inspection: The erosion control blanket will be inspected weekly and immediately after storm events to determine if cracks, tears, or breaches have formed in the fabric; if so, the blanket will be repaired or replaced immediately. Good contact with the soil must be maintained and erosion should not occur under the blanket. Any areas where the blanket is not in close contact with the ground will be repaired or replaced.
- Responsible Staff: General Contractor

Design Specifications

1. Slope surface will be free of rocks, clods, sticks and grass. The blankets will have good soil contact.
2. Lay blankets loosely and staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations.

2.6 PROTECT STORM DRAIN INLETS:

Catch Basin Inserts

BMP Description: Immediately following installation of the proposed storm sewer structures, Catch-All catch basin inserts shall be placed below the grates. These catch basin inserts shall be removed once the construction site has been permanently stabilized.

- Installation Schedule: Catch basin inserts shall be installed immediately upon installations of storm structure
- Maintenance and Inspection: The catch basin inserts will be inspected weekly and immediately after storm events. If the basin insert becomes clogged with sediment, the insert will be removed and cleaned or replaced per the manufacturer's recommendations.
- Responsible Staff: General Contractor

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS:

Silt Fence

BMP Description: Silt fences will be installed along the perimeters of the site and around any topsoil stockpile. Silt fences will be installed by excavating a 12-inch-deep trench along the line of proposed installation. Wooden posts supporting the silt fence will be spaced a maximum of 5 feet apart and driven securely into the ground; a minimum of 18 deep. The silt fence will be fastened securely to the wooden posts with wire ties spaced every 24 inches at the top, mid section, and bottom of the wooden post. The bottom edge of the silt fence will extend across the bottom of the trench and the trench will be backfilled and compacted to prevent stormwater and sediment from discharging underneath the silt fence.

- Installation Schedule: The silt fences will be installed before construction begins at the site and around topsoil stockpiles once they have been established.Maintenance and Inspection: The trap will be inspected weekly and after storm events. The trap will be checked for signs of erosion, seepage, and structural damage. The outlet and trash rack will be checked for any damage or obstructions and any damage present will be repaired and obstructions removed. Sediment will be removed and the trap restored to its original dimensions when the sediment has accumulated to one-half the design depth of the trap. The removed sediments will be hauled off-site for disposal at approved Landfill.
- Responsible Staff: General Contractor

2.9 ESTABLISH STABILIZED CONSTRUCTION EXITS:

Stabilized Construction Exit

BMP Description: Anti-tracking pads consisting of stone over geotextile fabric will be installed at the entrance to the main Road, as indentified on plan set, to prevent the off-site transport of sediment by construction vehicles.

- Installation Schedule: The stabilized exit will be installed before construction begins on the site. The stone will remain in place until the subgrade of pavement is installed at the site. The anti-tracking pad will be placed on the pavement and will remain until all areas of the site have been stabilized.
- Maintenance and Inspection: The exits will be inspected weekly and after storm events or heavy use. The exits will be maintained in a condition that will prevent tracking or flowing of sediment onto adjacent roads. This could require adding additional crushed stone to the exit. All sediment tracked, spilled, dropped, or washed onto the Roads will be swept up immediately and hauled off-site for disposal at an approved Landfill. Sediment will be swept from the anti-tracking pad at least weekly, or more often if necessary. If excess sediment has clogged the pad, the exit will be top dressed with new crushed stone. Replacement of the entire pad might be necessary when the pad becomes completely filled with sediment. The pad will be reshaped as needed for drainage and runoff control. Broken road
  pavement as a result of construction activities on roadways immediately adjacent to the project site will be repaired immediately. The stone anti-tracking pad will be removed before the subgrade of pavement is applied to the parking lot. The removed stone and sediment from the pad will be hauled off-site and disposed of at an approved Landfill
- Responsible Staff: General Contractor

2.10 ADDITIONAL BMPS:

Street Sweeping

BMP Description: Street sweeping and vacuuming shall be performed on adjacent Roads using a regenerative air sweeper to remove sediments and other contaminants directly from paved areas.

- Installation Schedule: Street sweeping will occur weekly and before forecasted storm events on the adjacent Road(s).
- Maintenance and Inspection: All materials collected during sweeping will be disposed of at an off-site location by the subcontractor.
- Responsible Staff: General Contractor

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 GOOD HOUSEKEEPING BMPS

Material Handling and Waste Management:

Waste Materials

BMP Description: All waste materials will be collected and disposed of into two metal trash dumpsters in the materials storage area. Dumpsters will have a secure watertight lid, be placed away from stormwater conveyances and drains, and meet all federal, state, and municipal regulations. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted in the office trailer and the individual who manages day-today site operations will be responsible for seeing that these practices are followed.

- Installation Schedule: Trash dumpsters will be installed once the materials storage area has been established.
- Maintenance and Inspection: The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken to approved Landfill. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.
- Responsible Staff: General Contractor

Hazardous Waste Materials

BMP Description: All hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids will be stored in structurally sound and sealed shipping containers, within the hazardous materials storage area. Hazardous waste materials will be stored in appropriate and clearly marked containers and segregated from other non-waste materials. Secondary containment will be provided for all waste materials in the hazardous materials storage area and will consist of commercially available spill pallets. Additionally, all hazardous waste materials will be disposed of in accordance with federal, state, and municipal regulations. Hazardous waste materials will not be disposed of into the on-site dumpsters. All personnel will be instructed, during tailgate training sessions, regarding proper procedures for hazardous waste disposal. Notices that state these procedures will be posted in the office trailer and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.

- Installation Schedule: Shipping containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.
- Maintenance and Inspection: The hazardous waste material storage areas will be inspected weekly and after storm events. The storage areas will be kept clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer.
- Responsible Staff: General Contractor

Sanitary Waste

BMP Description: Temporary sanitary facilities (portable toilets) will be provided at the site throughout the construction phase. The toilets will be in the staging area. The portable toilets will be located away from a concentrated flow paths and traffic flow and will have collection pans underneath as secondary containment.

- Installation Schedule: The portable toilets will be brought to the site once the staging area has been established.
- Maintenance and Inspection: All sanitary waste will be collected from the portable facilities a minimum of three times per week by a qualified sub-contractor. The portable toilets will be inspected weekly for evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets.
- Responsible Staff: General Contractor

3.2 ESTABLISH PROPER BUILDING MATERIAL STAGING AREAS:

Material Storage Area

BMP Description: Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Orange construction fence will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials.

Nonhazardous building materials such as packaging material (wood, plastic and glass) and construction scrap material (brick, wood, steel, metal scraps and pipe cuttings) will be stored in a separate covered storage facility adjacent to the shipping container. All hazardous-waste materials such as oil filters, petroleum products, paint and equipment maintenance fluids will be stored in structurally sound and sealed containers under cover within the hazardous materials storage area. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the materials storage area. Such materials will be elevated on wood blocks to minimize contact with runoff

- Installation Schedule: The materials storage area will be installed after grading and before any infrastructure is constructed on site.
- Maintenance and Inspection: The storage area will be inspected weekly and after storm events. The storage area will be kept clean, well organized and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers and liners will be repaired or replaced as needed to maintain proper functions.
- Responsible Staff: General Contractor

3.3 DESIGNATE WASHOUT AREAS:

Concrete Washout

BMP Description: A designated temporary, above-grade concrete washout area will be constructed, as shown on the site plan, per detail in Appendix I. The temporary concrete washout will be constructed with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The washout area will be lined with plastic sheeting at least 10 mils thick and free of any holes or tears. Signs will be posted marking the location of the washout area to ensure that concrete equipment operators use the proper facility. Concrete pours will not be conducted during or before an anticipated storm event. Concrete mixer trucks and chutes will be washed in the designated area or concrete wastes will be properly disposed of off-site. When the temporary washout area is no longer needed for the construction project, the hardened concrete and materials use to construct the area will be removed and disposed of according to the maintenance section below and the area will be stabilized.

- Installation Schedule: The concrete washout area will be constructed before concrete pours occur at the site.
- Maintenance and Inspection: Inspect equipment/vehicle storage areas and fuel tank weekly and after storm events. Vehicles and equipment will be inspected on each day of use. Leaks will be repaired immediately, or the problem vehicle(s) or equipment will be removed from the project site. Keep ample supply of spill-cleanup materials on-site and immediately clean up spills and dispose of materials properly.
- Responsible Staff: General Contractor

3.5 ALLOWABLE NON-STORMWATER DISCHARGES AND CONTROL EQUIPMENT/VEHICLE WASHING:

BMP Description: All equipment and vehicle washing will be performed off-site.

3.6 SPILL PREVENTION AND CONTROL PLAN:

i. Employee Training: All employees will be trained via biweekly tailgate sessions, as detailed in Section 6, Part 6.3.

ii. Vehicle Maintenance: Vehicles and equipment will be maintained off-site. All vehicles and equipment including subcontractor vehicles will be checked for leaking oil and fluids. Vehicles leaking fluids will not be allowed on-site. Drip pans will be placed under all vehicles and equipment that are parked overnight.

iii. Hazardous Material Storage: Hazardous materials will be stored in accordance with Section 3, Part 1 and federal and municipal regulations.

iv. Spill Kits: Spill kits will be within the materials storage area and concrete washout areas.

v. Spills: All spills will be cleaned up immediately upon discovery. Spent absorbent materials and rags will be hauled off-site immediately after the spill is cleaned up for disposal at an approved Landfill. Spills large enough to discharge to surface water will be reported to the National Response Center at 1-800-424-8802.

vi. Material safety data sheets, a material inventory, and emergency contact information will be maintained at the on-site project trailer.

- Installation Schedule: The spill prevention and control procedures will be implemented once construction begins on-site.
- Maintenance and Inspection: All personnel will be instructed, during tailgate training sessions, regarding the correct procedures for spill prevention and control. Notices that state these practices will be posted in the office trailer, and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.
- Responsible Staff: General Contractor

3.9 ANY ADDITIONAL BMPS:

- No additional BMPs were identified

3.10 ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT

Any changes in construction activities that produce other allowable non-stormwater discharges will be identified, and the SWPPP will be amended and the appropriate erosion and sediment control will be implemented.

Water Used to Control Dust

BMP Description: Dust control will be implemented as needed once site grading has been initiated and during windy conditions (forecasted or actual wind conditions of 20 mph or greater) while site grading is occurring. Spraying of potable water at a rate of 300 gallons per acre or less will be performed by a mobile pressure-type distributor truck no more than three times a day during the months of May-September and once per day during the months of October-April or whenever the dryness of the soil warrants it.

- Responsible Staff: General Contractor

Uncontaminated Excavation Dewatering

BMP Description: Water from excavation dewatering measures shall be directed into the sediment basins or filter with filter bags prior to discharging off-site. See Section 2, part 8 for BMP description.

- Responsible Staff: General Contractor

Uncontaminated Water Line & Hydrant Flushing

BMP Description: Uncontaminated water from water line flushing of the site infrastructure will be discharged to the sediment basin, while avoiding any contact with disturbed areas. If water from the line flushing becomes contaminated, the water line will be blocked off and the flush water will be pumped to a tanker truck, which will haul the contaminated water off-site to an approved disposal site.

- Responsible Staff: General Contractor

SECTION 4: (NOT USED)

SECTION 5: INSPECTIONS and MAINTENANCE

5.1 INSPECTIONS

A certified erosion control person, which is an individual who is either/or is a licensed P.E., or holds a certified erosion control certification such as CPESC or DECI: OR an individual who has completed a EPA Administered Permit Program, shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a rainfall event that is 0.5 inches or greater, or equivalent snowfall.

- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, necessary pollution prevention measures identified in the plan shall be undertaken as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan with 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with the NPDES permit shall be made and retained (for at least three years from the date of final stabilization or permit coverage is terminated) as a part of this SWPPP. This report shall be signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 NPDES Permit.
- The contractor shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The contractor shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance.
- All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements) of the NPDES Permit NO. ILR10.
- All inspection reports shall be retained at the construction site and kept under Appendix E.

Inspection Personnel:____ Title: ______________
Company/Firm: __________________________________ Qualifications: _________________

1. Inspection Schedule and Procedures:

   i. Describe the inspection schedules and procedures you have developed for your site (include frequency of inspections for each BMP or group of BMPs, indicate when you will inspect, e.g. before/during/and after rain events, spot inspections, etc.).
   - Inspections of the site will be performed once every 7 days and within 24 hours of the end of a storm event of one-half inch or greater. The inspections will verify that all BMPs required in Sections 2 and 3 are implemented, maintained, and effectively minimizing erosion and preventing stormwater contamination from construction materials. For detailed inspection procedures, see Sections 2 and 3.

   ii. Describe the general procedures for correcting problems when they are identified. Include responsible staff and timeframes for making corrections.
   - If corrective actions are identified during an inspection, the actions will be addressed by the General Contractor within 24 hours of the report and completed maintenance as soon as possible or before the next storm event. Inspection reports are to be submitted to Streamwood Public Works within 24 hours of inspection.

   iii. Attach a copy of the inspection report you will use for your site.

5.2 CORRECTIVE ACTION LOG

Contractor shall maintain corrective action logs in accordance with NPDES ILR10 Permit Requirements.

SECTION 6: RECORDKEEPING

6.1 RECORDKEEPING

Contractor shall provide a 3-ring binder to maintain construction activity, corrective action, inspections and log of changes to the SWPPP records in accordance with NPDES ILR10 Permit Requirements. The 3-ring binder shall be kept in the on-site construction trailer at all times.

6.2 LOG OF CHANGES TO THE SWPPP

Contractor shall maintain a log of changes to the approved SWPPP in accordance with NPDES ILR10 Permit Requirements.

SECTION 7: FINAL STABILIZATION

Permanent Seeding

BMP Description: Permanent seeding will be applied immediately after the final design grades are achieved on portions of the site but no later than 14 days after construction activities have permanently ceased. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off-site for disposal at an approved Landfill. Construction debris, trash and temporary BMPs (including silt fences, material storage areas, sanitary toilets, and inlet protection) will also be removed and any areas disturbed during removal will be seeded immediately. Basins will be planted per the Civil Engineering plans. The remainder of the site will be seeded at the rates and species documented in the Project Specifications.

- Installation Schedule: Portions of the site where construction activities have permanently ceased will be stabilized, as soon as possible but no later than 14 days after construction ceases.
- Maintenance and Inspection: All seeded areas will be inspected weekly during construction activities for failure and after storm events until a dense cover of vegetation has been established. If failure is noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After construction is completed at the site, permanently stabilized areas will be monitored until final stabilization is reached.
- Responsible Staff: General Contractor

SECTION 8: CERTIFICATION AND NOTIFICATION

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES

OWNER'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE (OWNER'S REPRESENTATIVE) DATE

TITLE

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE TITLE

COMPANY ADDRESS

24 HOUR TELEPHONE NUMBER DATE

SUB-CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE TITLE

COMPANY ADDRESS

24 HOUR TELEPHONE NUMBER DATE

SUB-CONTRACTOR'S CERTIFICATION

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COMPANY ADDRESS

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SIGNATURE TITLE

COMPANY ADDRESS

24 HOUR TELEPHONE NUMBER DATE

No.	DATE	DESCRIPTION

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

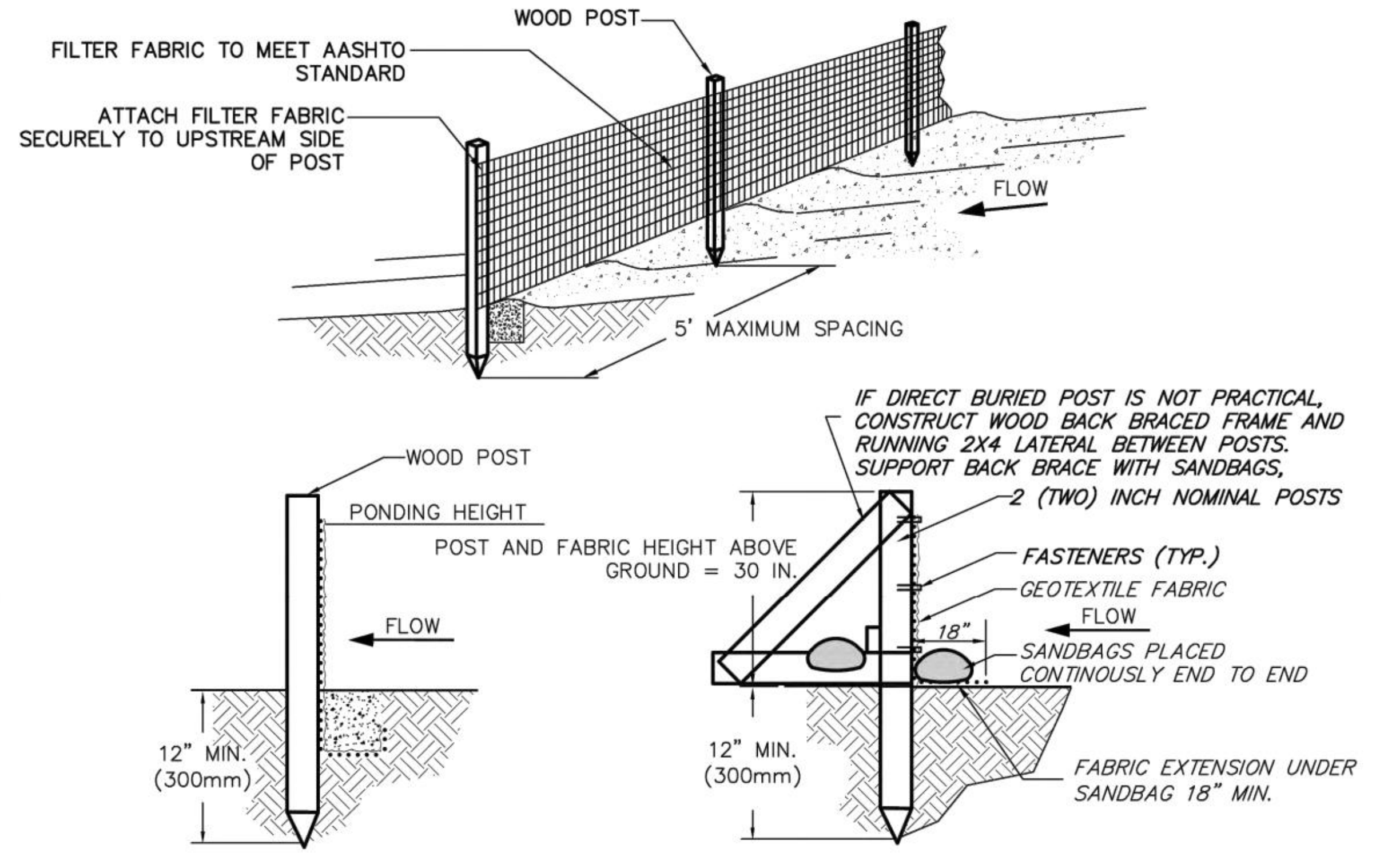
rtm
engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

SHEET NAME
SWPPP NOTES

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C5.1
OF 14 SHEETS


WOOD POST
FILTER FABRIC TO MEET AASHTO STANDARD
ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST
FLOW
5' MAXIMUM SPACING
WOOD POST
PONDING HEIGHT
POST AND FABRIC HEIGHT ABOVE GROUND = 30 IN.
FLOW
12" MIN. (300mm)
IF DIRECT BURIED POST IS NOT PRACTICAL, CONSTRUCT WOOD BACK BRACED FRAME AND RUNNING 2X4 LATERAL BETWEEN POSTS. SUPPORT BACK BRACE WITH SANDBAGS.
2 (TWO) INCH NOMINAL POSTS
FASTENERS (TYP.)
GEOTEXTILE FABRIC
FLOW
18"
SANDBAGS PLACED CONTINOUSLY END TO END
12" MIN. (300mm)
FABRIC EXTENSION UNDER SANDBAG 18" MIN.

TRENCH DETAIL (TYPE A)

INSTALLATION WITHOUT TRENCHING (TYPE B)

1. SET POSTS AND EXCAVATE OR SLIT–TRENCH A 6–INCH DEEP TRENCH UPSLOPE ALONG THE LINE OF THE POST
2. ATTACH GEOTEXTILE FILTER FABRIC TO EACH POST WITH A MINIMUM OF 3(THREE) FASTENERS PER POST AND EXTEND TO THE BOTTOM OF THE TRENCH. ACCEPTABLE FASTENERS INCLUDE STAPLES, ZIP–TIES, OR WIRE TIES.
3. BACKFILL AND COMPACT THE EXCAVATED SPOIL MATERIALS

Geotextile Requirement	Test Method	MARV
Grab Strength –Machine direction –X–machine direction	ASTM D 4632	 550 N 450 N
Permittivity	ASTM D 4491	0.05 sec–1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

Note:
Value for apparent opening size represents maximum average roll value.

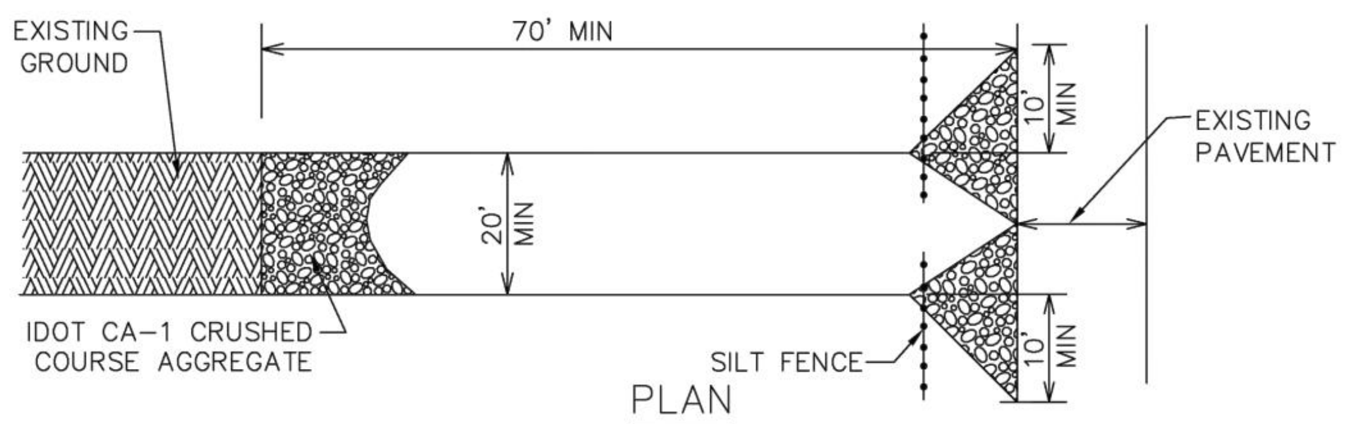
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
4. FABRIC AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AASHTO STANDARD SPECIFICATION M–288–00.

REVISED FEBRUARY 2022

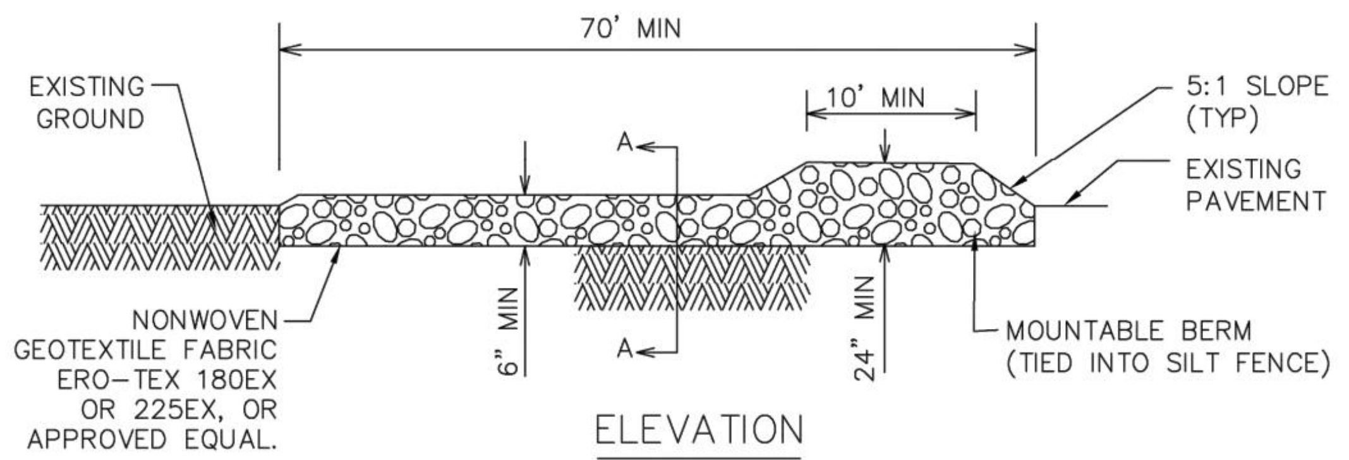
VILLAGE OF DEERFIELD

SILT FENCE INSTALLATION DETAIL

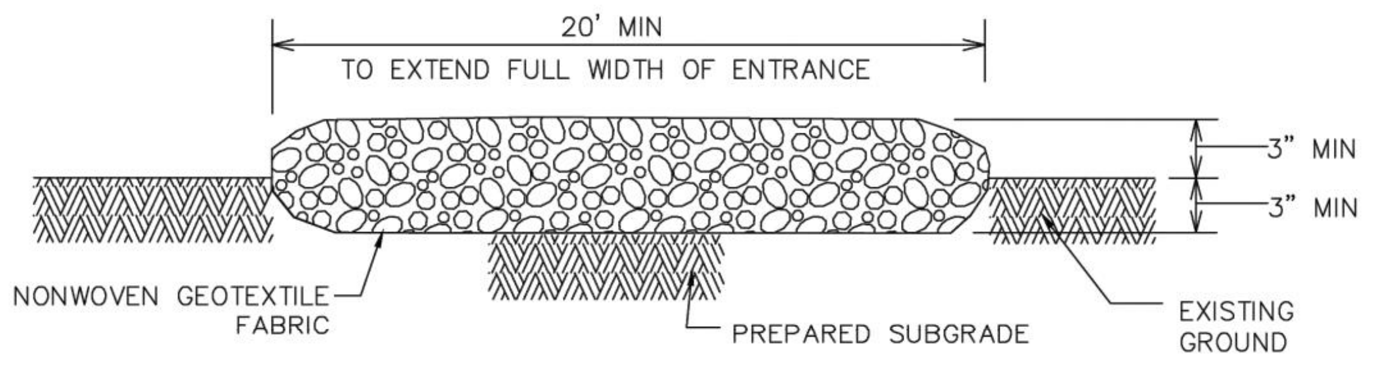
NOT TO SCALE


EXISTING GROUND
70' MIN
10' MIN
EXISTING PAVEMENT
20' MIN
IDOT CA–1 CRUSHED COURSE AGGREGATE
SILT FENCE
10' MIN

PLAN


70' MIN
EXISTING GROUND
10' MIN
5:1 SLOPE (TYP)
EXISTING PAVEMENT
A
6" MIN
A
24" MIN
NONWOVEN GEOTEXTILE FABRIC ERO–TEX 180EX OR 225EX, OR APPROVED EQUAL.
MOUNTABLE BERM (TIED INTO SILT FENCE)

ELEVATION


20' MIN
TO EXTEND FULL WIDTH OF ENTRANCE
3" MIN
3" MIN
NONWOVEN GEOTEXTILE FABRIC
PREPARED SUBGRADE
EXISTING GROUND

SECTION A–A

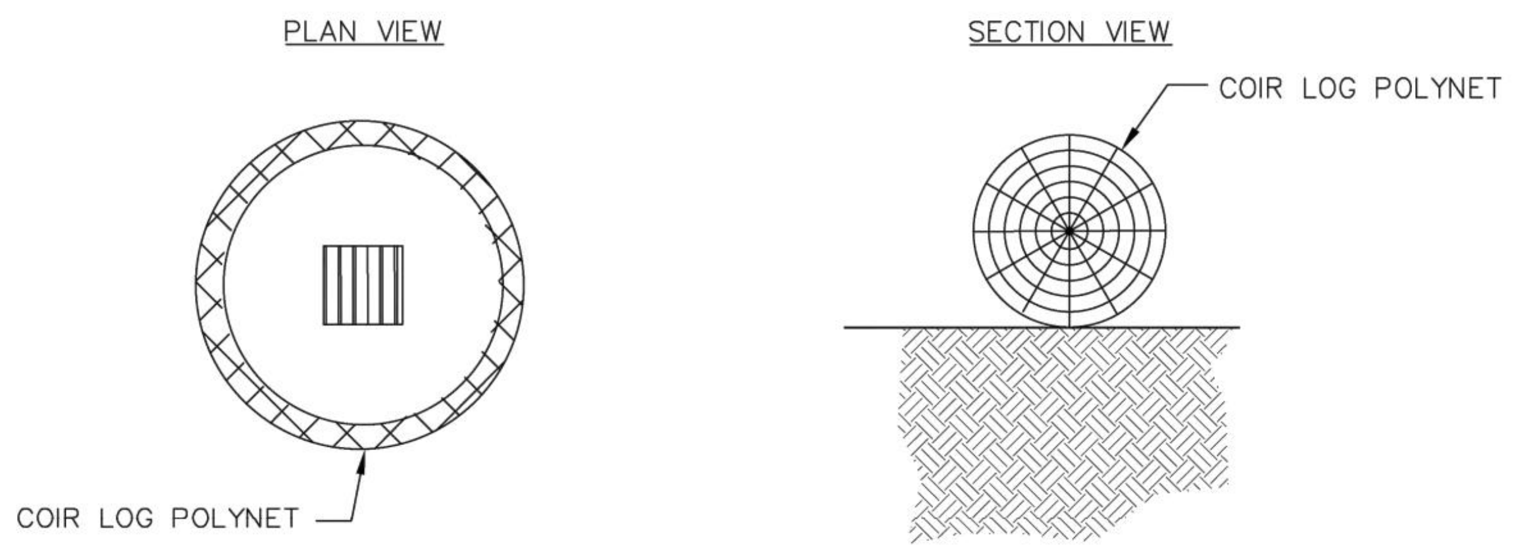
NOTES:
1. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY SEDIMENT SPILLED ONTO PUBLIC RIGHT–OF–WAY(S) SHALL BE REMOVED IMMEDIATELY.
3. CONSTRUCTION ENTRANCE SHALL BE REMOVED AFTER THE DISTURBED AREA IS STABILIZED AND AT THE DIRECTION OF THE VILLAGE.

REVISED FEBRUARY 2022

VILLAGE OF DEERFIELD

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE


PLAN VIEW

SECTION VIEW

COIR LOG POLYNET
COIR LOG POLYNET

INLET AND PIPE PROTECTION

* USE 9LB DENSITY 12" DIAMETER, 20' LONG COIR LOG POLYNET FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE COIR LOG AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH COIR TWINE. USE 2"x2"x24" WOODEN STAKES SPACED 3' APART TO HOLD DOWN LOG POLYNET.

MAINTENANCE
1. CLEAN OUT SEDIMENT BEHIND LOG WHEN ½ FULL
2. RESECURE LOOSE LOGS
3. REPLACE LOGS AS NEEDED
4. REMOVE WHEN NOT NEEDED

NOTES:
1. DO NOT SCALE DRAWING.
2. REFER TO MANUFACTURER'S PRODUCT SPECIFICATIONS TO ENSURE QUALITY OF THE PRODUCTS.

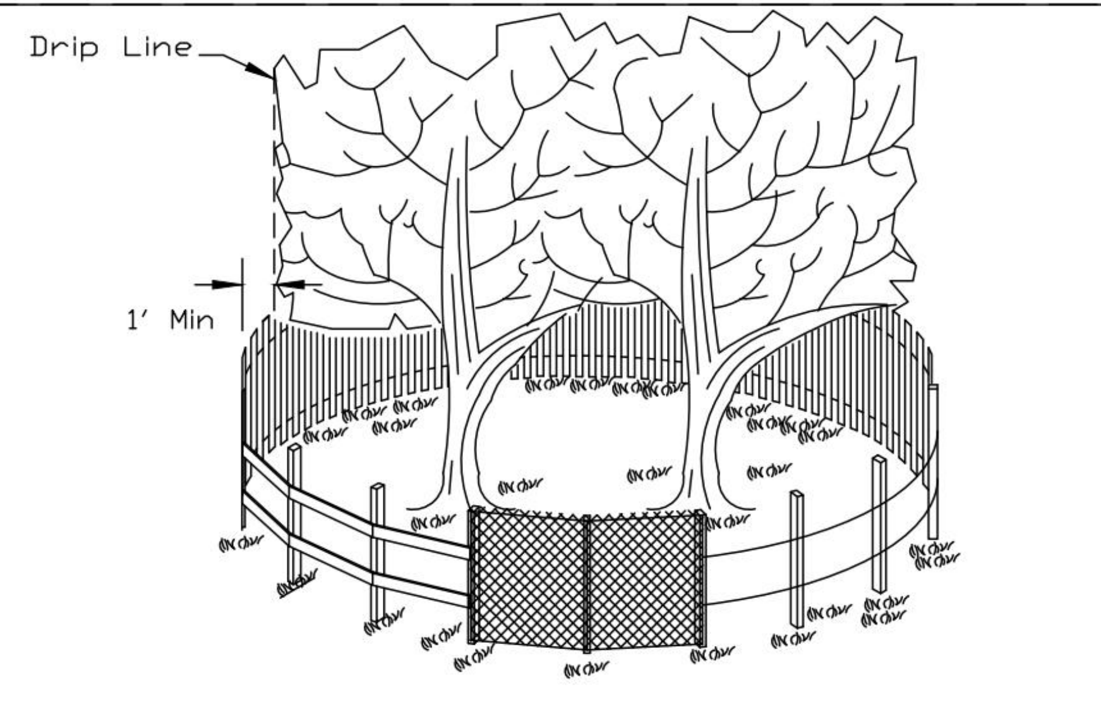
REVISED FEBRUARY 2022

VILLAGE OF DEERFIELD

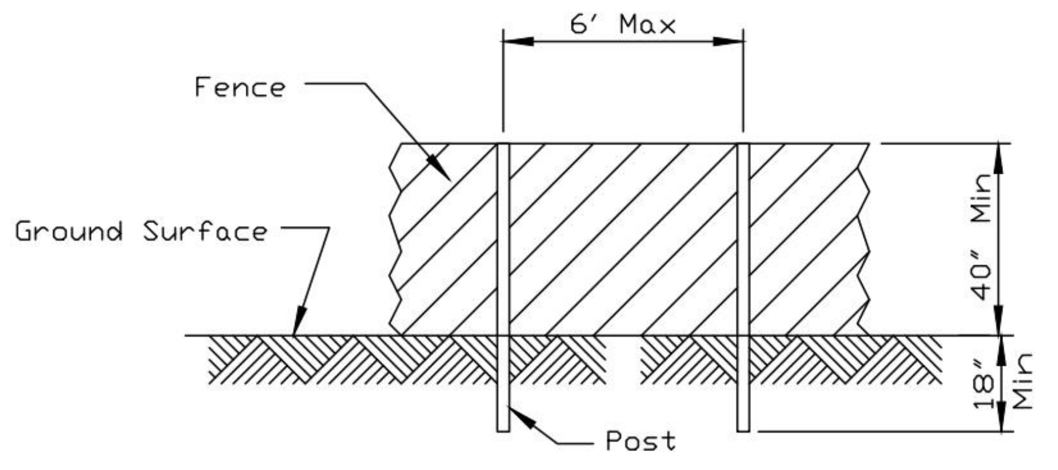
COIR ROLL DETAIL INLET PROTECTION

NOT TO SCALE

TREE PROTECTION – FENCING


Drip Line
1' Min

SIDE VIEW


6' Max
Fence
Ground Surface
40" Min
18" Min
Post

POST AND FENCE DETAIL

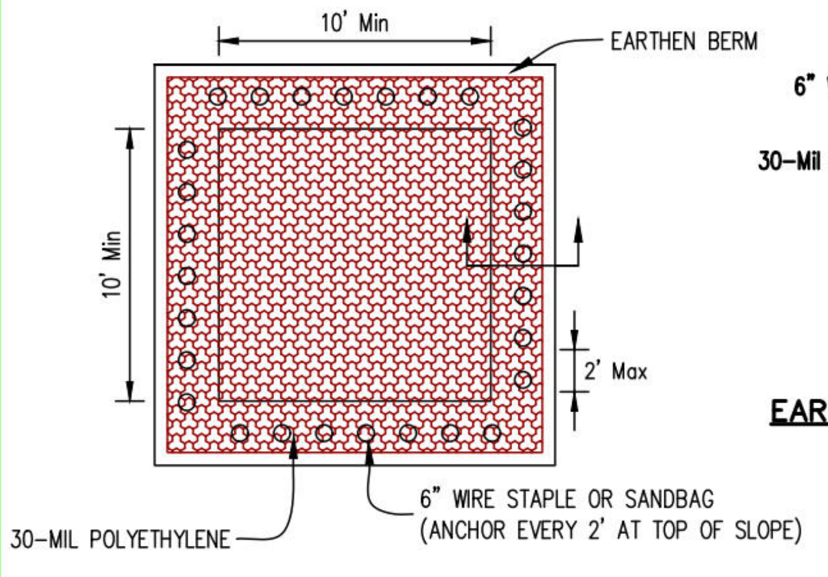
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE
Project ____________
Designed ____________ Date ______
Checked ____________ Date ______
Approved ____________ Date ______

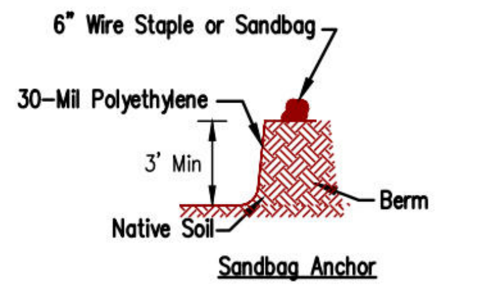
NRCS
Natural Resources Conservation Service

STANDARD DWG. NO.
IL–690
SHEET 1 OF 1
DATE 4–7–94

AUTOCAD2006

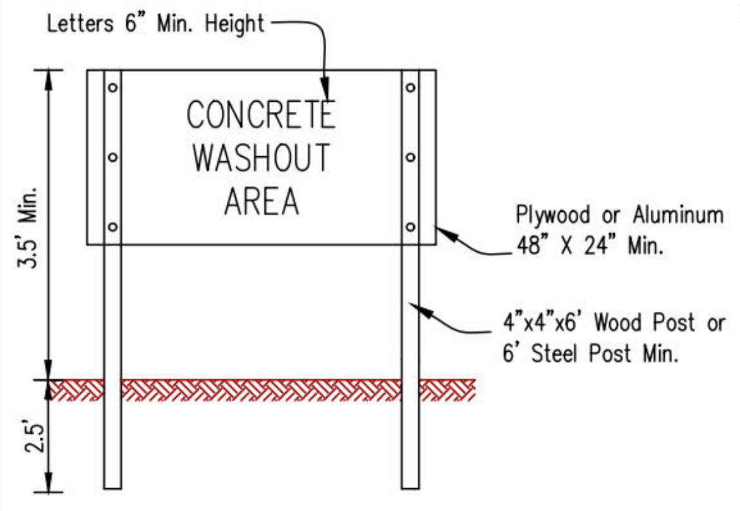

10' Min
EARTHEN BERM
10' Min
2' Max
30–MIL POLYETHYLENE
6" WIRE STAPLE OR SANDBAG (ANCHOR EVERY 2' AT TOP OF SLOPE)

PLAN VIEW

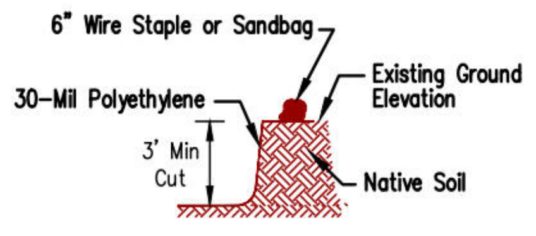

6" Wire Staple or Sandbag
30–Mil Polyethylene
3' Min
Berm
Native Soil

Sandbag Anchor

EARTHEN BERM ANCHOR SECTIONS


Letters 6" Min. Height
CONCRETE WASHOUT AREA
3.5' Min.
Plywood or Aluminum 48" X 24" Min.
4"x4"x6' Wood Post or 6' Steel Post Min.
2.5'

SIGN DETAIL


6" Wire Staple or Sandbag
Existing Ground Elevation
30–Mil Polyethylene
3' Min Cut
Native Soil

Sandbag Anchor

SUBGRADE ANCHOR SECTIONS

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.

Sheet 2 of 3
Drawing No. IUM–654ET
File No.

TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

Date
Designed ____
Drawn B. JOHNSON 6/08
Checked ____
Approved ____

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

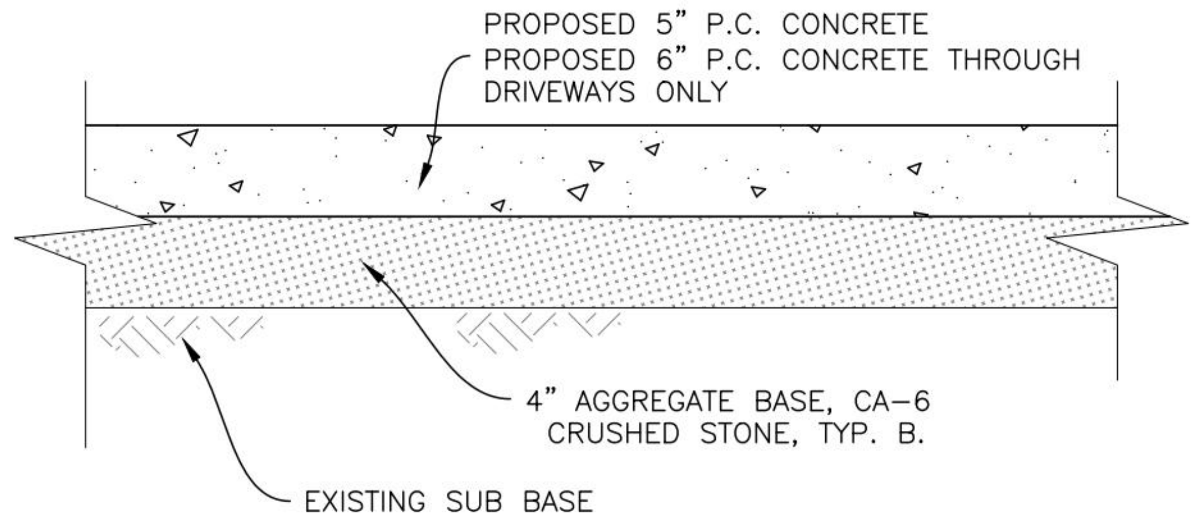
SHEET NAME
SWPPP DETAILS

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

SHEET No.
C5.2
OF 14 SHEETS

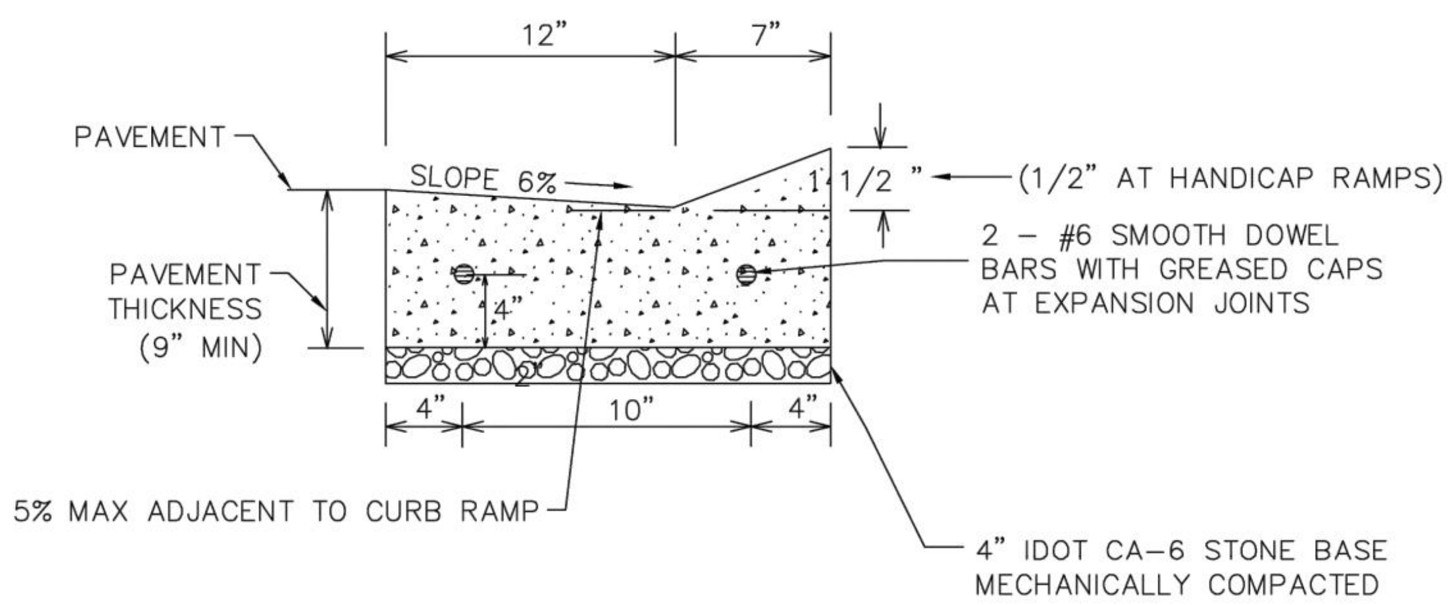
User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C5.0 SWPPP.dwg Time: Sep 29, 2025 - 5:08pm


PROPOSED 5" P.C. CONCRETE
PROPOSED 6" P.C. CONCRETE THROUGH DRIVEWAYS ONLY
4" AGGREGATE BASE, CA-6 CRUSHED STONE, TYP. B.
EXISTING SUB BASE

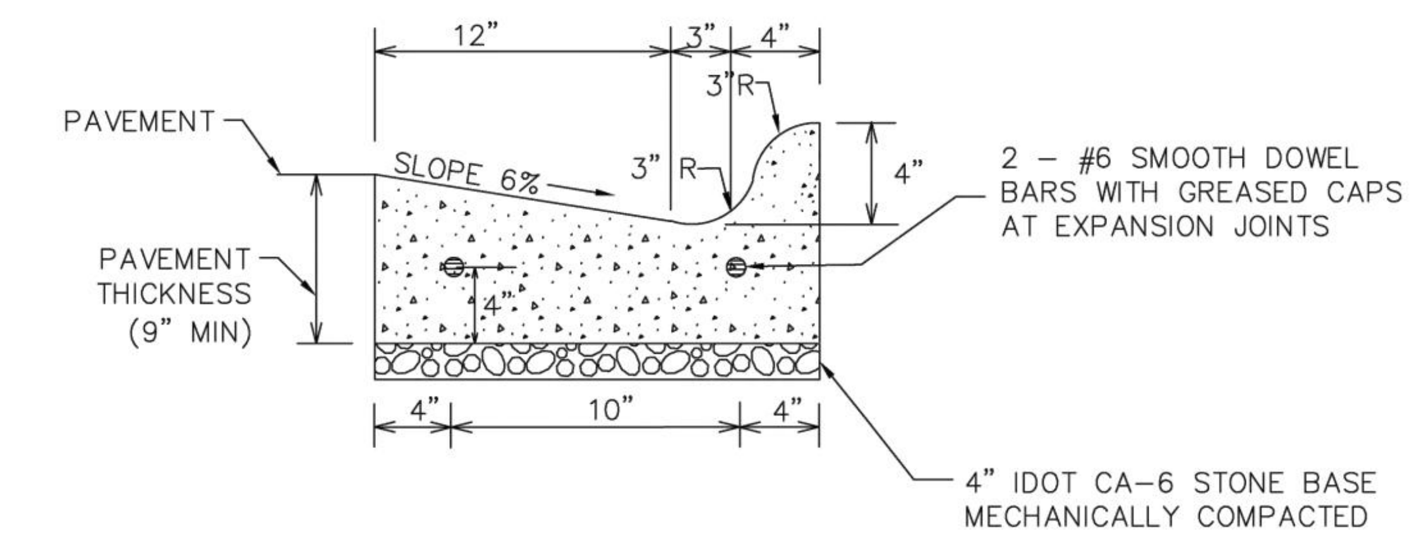
PROPOSED CONCRETE SIDEWALK

NOT TO SCALE

DEPRESSED CURB (TYPICAL)


12"
7"
PAVEMENT
SLOPE 6%
1 1/2 "
(1/2" AT HANDICAP RAMPS)
2 – #6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS
PAVEMENT THICKNESS (9" MIN)
4"
2"
4"
10"
4"
5% MAX ADJACENT TO CURB RAMP
4" IDOT CA–6 STONE BASE MECHANICALLY COMPACTED

MOUNTABLE CURB


12"
3"
4"
3"R
PAVEMENT
SLOPE 6%
3"
R
4"
2 – #6 SMOOTH DOWEL BARS WITH GREASED CAPS AT EXPANSION JOINTS
PAVEMENT THICKNESS (9" MIN)
4"
4"
10"
4"
4" IDOT CA–6 STONE BASE MECHANICALLY COMPACTED

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS. SAW CUT CONTRACTION JOINTS FULL FACE AND TOP, AT LEAST 2 INCHES IN DEPTH AND AT 15' MAX INTERVALS WITHIN 24 HOURS OF POURING.
2. SET EXPANSION JOINTS AT ALL PC'S, PT'S, CURB RETURNS, FIVE FOOT ON EITHER SIDE OF ANY FRAMES, 60' MAX INTERVALS, AND AT THE END OF EACH POUR.
3. PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 1020 OF THE STANDARD SPECIFICATIONS.

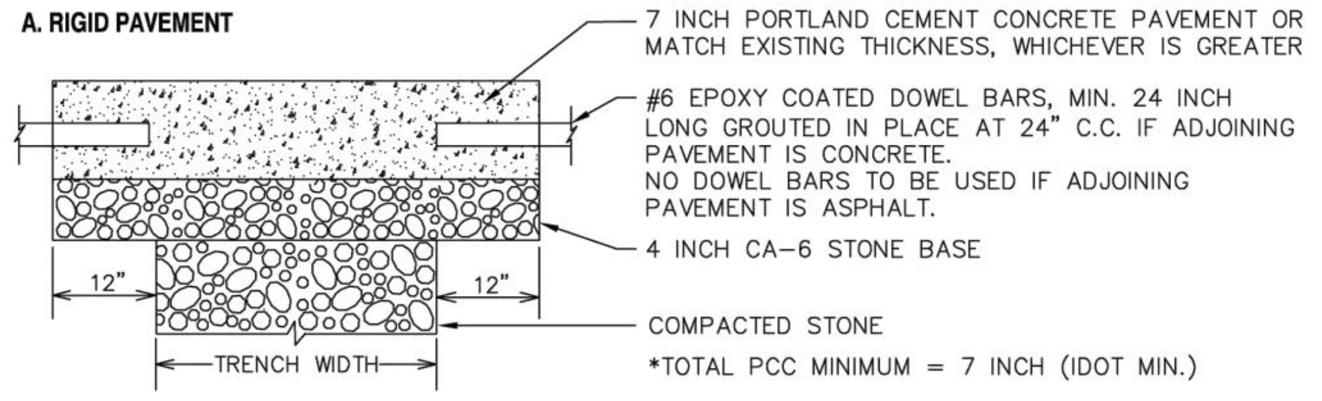
REVISED FEBRUARY 2022

VILLAGE OF DEERFIELD

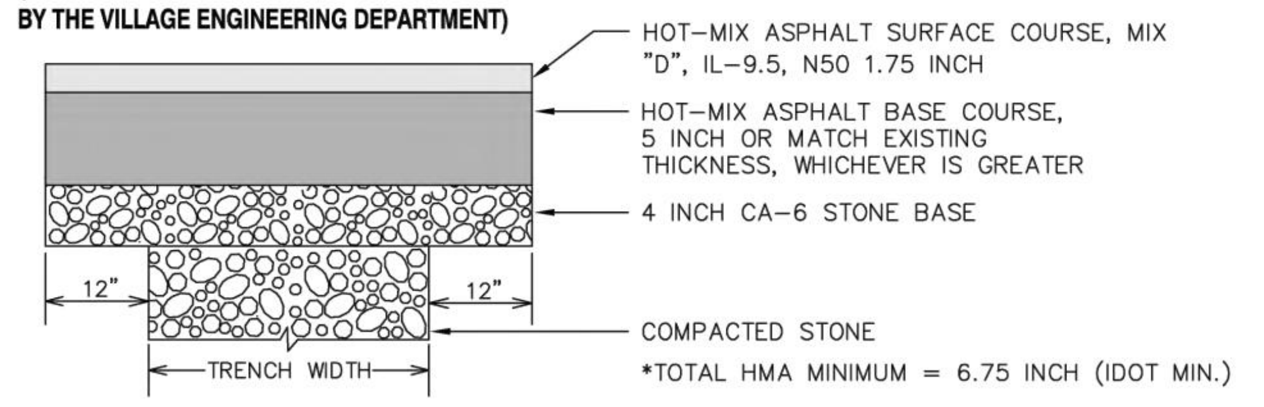
COMBINATION CONCRETE CURB AND GUTTER, TYPE M

NOT TO SCALE

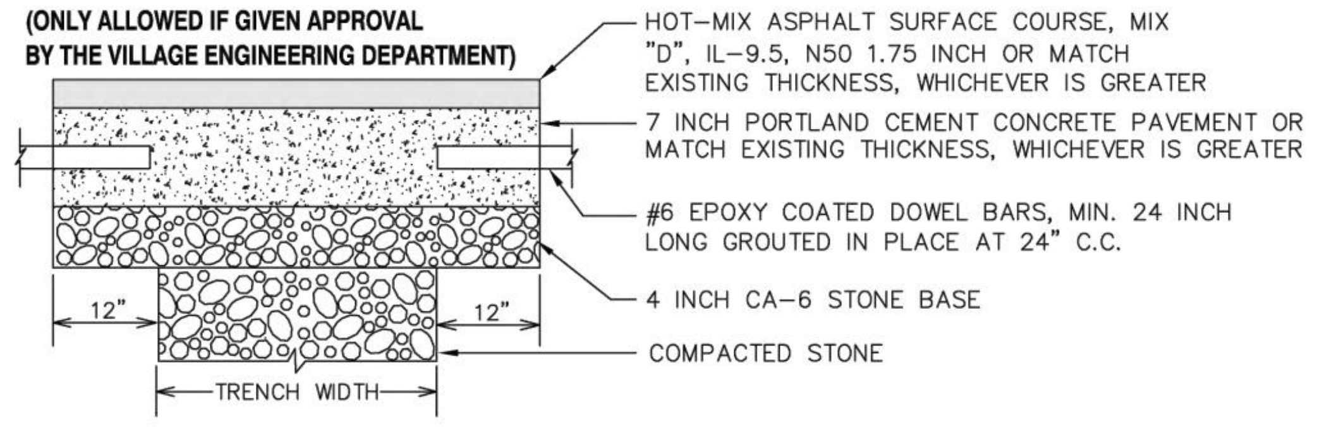
A. RIGID PAVEMENT


7 INCH PORTLAND CEMENT CONCRETE PAVEMENT OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER
#6 EPOXY COATED DOWEL BARS, MIN. 24 INCH LONG GROUTED IN PLACE AT 24" C.C. IF ADJOINING PAVEMENT IS CONCRETE.
NO DOWEL BARS TO BE USED IF ADJOINING PAVEMENT IS ASPHALT.
4 INCH CA–6 STONE BASE
12"
12"
COMPACTED STONE
TRENCH WIDTH
*TOTAL PCC MINIMUM = 7 INCH (IDOT MIN.)

B. FLEXIBLE PAVEMENT
(ONLY ALLOWED IF GIVEN APPROVAL
BY THE VILLAGE ENGINEERING DEPARTMENT)


HOT–MIX ASPHALT SURFACE COURSE, MIX "D", IL–9.5, N50 1.75 INCH
HOT–MIX ASPHALT BASE COURSE, 5 INCH OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER
4 INCH CA–6 STONE BASE
12"
12"
COMPACTED STONE
TRENCH WIDTH
*TOTAL HMA MINIMUM = 6.75 INCH (IDOT MIN.)

C. COMPOSITE PAVEMENT
(ONLY ALLOWED IF GIVEN APPROVAL
BY THE VILLAGE ENGINEERING DEPARTMENT)


HOT–MIX ASPHALT SURFACE COURSE, MIX "D", IL–9.5, N50 1.75 INCH OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER
7 INCH PORTLAND CEMENT CONCRETE PAVEMENT OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER
#6 EPOXY COATED DOWEL BARS, MIN. 24 INCH LONG GROUTED IN PLACE AT 24" C.C.
4 INCH CA–6 STONE BASE
12"
12"
COMPACTED STONE
TRENCH WIDTH

NOTES:

SECTIONS REPRESENT THE MINIMUM CROSS SECTION ALLOWED. PAVEMENT DESIGN IS PERFORMANCE BASED AS OUTLINED IN SECTION IV G.5.

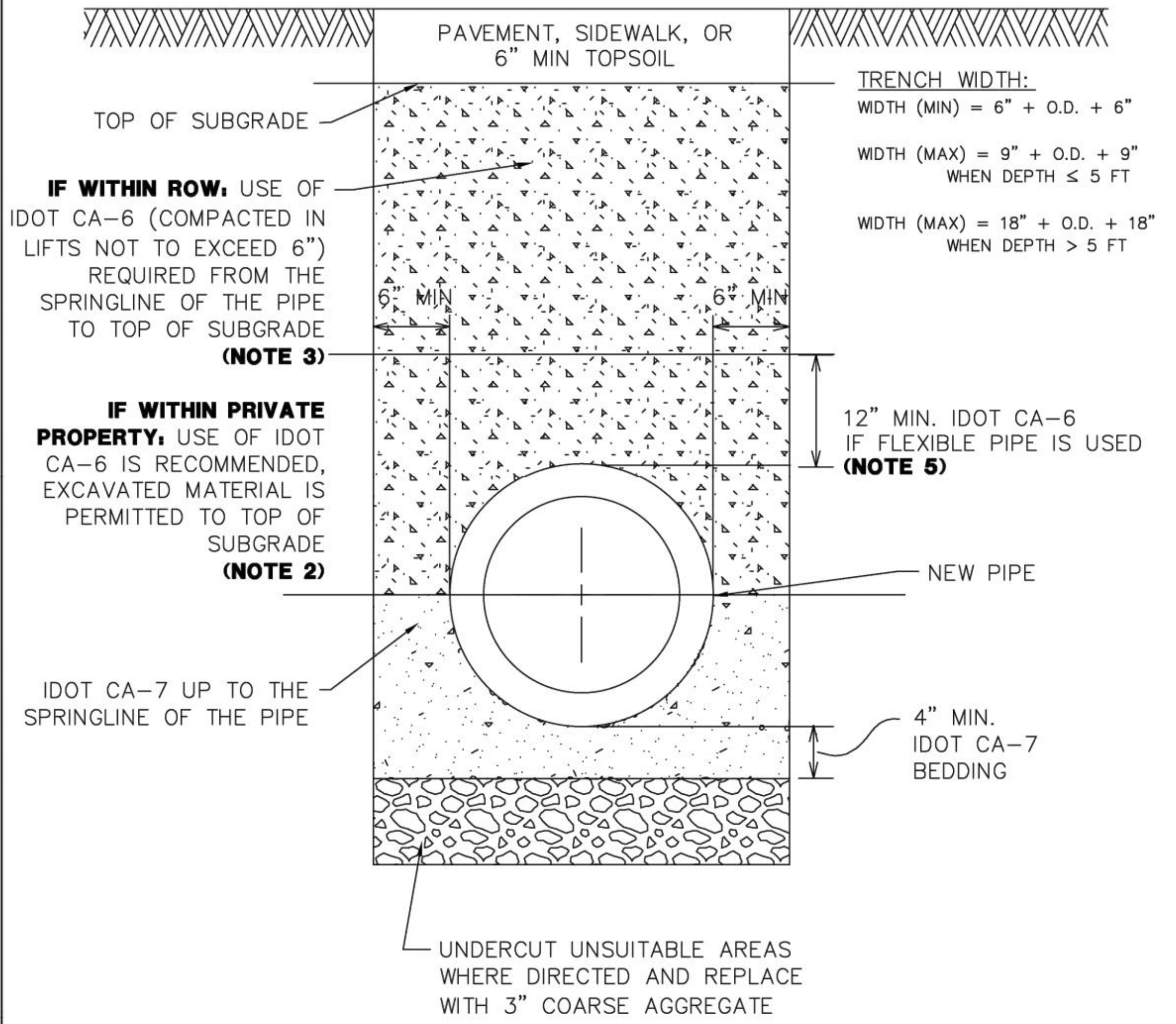
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL–DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF PAVEMENT REMOVAL IN ALL DIRECTIONS.
2. THE PLACEMENT AND MATERIAL OF ALL HOT–MIX ASPHALT SHALL BE IN ACCORDANCE WITH SECTION(S) 406 AND 1030 OF THE STANDARD SPECIFICATIONS. ALL ASPHALT SHALL BE AN IDOT APPROVED MIX DESIGN.
3. PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 1020 OF THE STANDARD SPECIFICATIONS.
4. ALL SUBGRADE SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY AND AGGREGATE BASE SHALL BE COMPACTED TO 95% CONFORMING TO ASTM D–1557.
5. **ALL PATCHES TO BE COMPLETED USING PCC UNLESS OTHERWISE APPROVED BY VILLAGE ENGINEERING DEPARTMENT**

REVISED JUNE 2025

VILLAGE OF DEERFIELD

MINIMUM PAVEMENT / PAVEMENT PATCH DETAIL

NOT TO SCALE


PAVEMENT, SIDEWALK, OR 6" MIN TOPSOIL
TOP OF SUBGRADE
TRENCH WIDTH:
WIDTH (MIN) = 6" + O.D. + 6"
WIDTH (MAX) = 9" + O.D. + 9" WHEN DEPTH ≤ 5 FT
WIDTH (MAX) = 18" + O.D. + 18" WHEN DEPTH > 5 FT
IF WITHIN ROW: USE OF IDOT CA–6 (COMPACTED IN LIFTS NOT TO EXCEED 6") REQUIRED FROM THE SPRINGLINE OF THE PIPE TO TOP OF SUBGRADE **(NOTE 3)**
6" MIN
6" MIN
IF WITHIN PRIVATE PROPERTY: USE OF IDOT CA–6 IS RECOMMENDED, EXCAVATED MATERIAL IS PERMITTED TO TOP OF SUBGRADE **(NOTE 2)**
12" MIN. IDOT CA–6 IF FLEXIBLE PIPE IS USED **(NOTE 5)**
NEW PIPE
IDOT CA–7 UP TO THE SPRINGLINE OF THE PIPE
4" MIN. IDOT CA–7 BEDDING
UNDERCUT UNSUITABLE AREAS WHERE DIRECTED AND REPLACE WITH 3" COARSE AGGREGATE

NOTES:

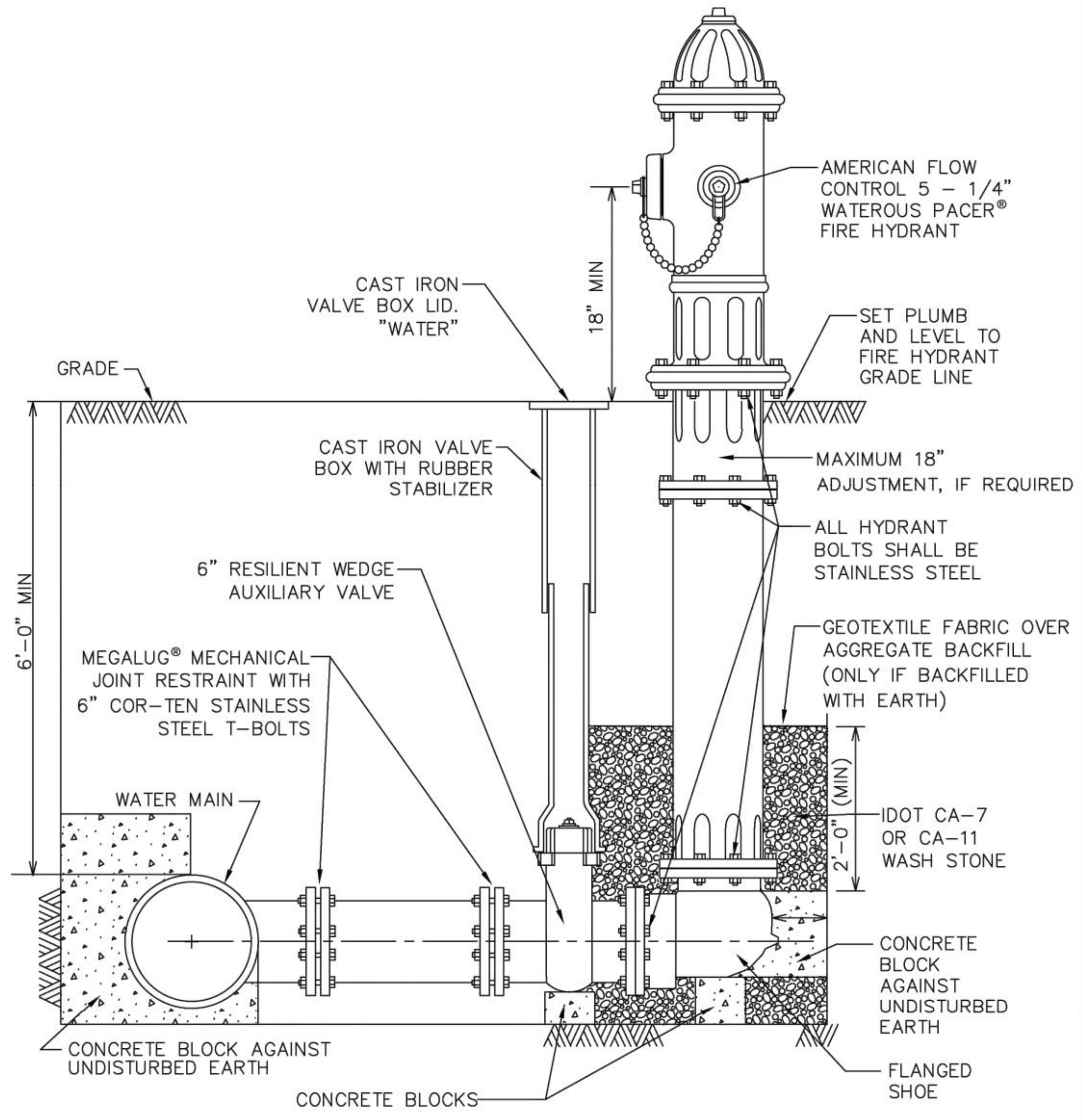
1. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
2. BACKFILL ON PRIVATE PROPERTY: CA–6 BACKFILL RECOMMENDED BY VILLAGE. INORGANIC EXCAVATED MATERIAL ACCEPTABLE ON PRIVATE PROPERTY.
3. ALL EXCAVATIONS WITHIN THE ROW SHALL USE COMPACTED STONE AS BACKFILL MATERIAL. EXCAVATED MATERIALS SHALL NOT BE ALLOWED.
4. RAP IS NOT PERMITTED TO BE USED AS BACKFILL FOR WATER SYSTEM INSTALLATION.
5. WHEN USING FLEXIBLE PIPE, AS DEFINED BY IDOT IN ARTICLE 550.03, THE AGGREGATE SHALL BE CONTINUED TO A MINIMUM OF 1 FT ABOVE THE TOP OF PIPE. (REQUIRED WITHIN ROW, RECOMMENDED BUT NOT REQUIRED ON PRIVATE PROPERTY)

REVISED JUNE 2025

VILLAGE OF DEERFIELD

PIPE TRENCH DETAIL

NOT TO SCALE


AMERICAN FLOW CONTROL 5 – 1/4" WATEROUS PACER® FIRE HYDRANT
CAST IRON VALVE BOX LID. "WATER"
18" MIN
SET PLUMB AND LEVEL TO FIRE HYDRANT GRADE LINE
GRADE
CAST IRON VALVE BOX WITH RUBBER STABILIZER
MAXIMUM 18" ADJUSTMENT, IF REQUIRED
ALL HYDRANT BOLTS SHALL BE STAINLESS STEEL
6" RESILIENT WEDGE AUXILIARY VALVE
6'–0" MIN
GEOTEXTILE FABRIC OVER AGGREGATE BACKFILL (ONLY IF BACKFILLED WITH EARTH)
MEGALUG® MECHANICAL JOINT RESTRAINT WITH 6" COR–TEN STAINLESS STEEL T–BOLTS
WATER MAIN
2'–0" (MIN)
IDOT CA–7 OR CA–11 WASH STONE
CONCRETE BLOCK AGAINST UNDISTURBED EARTH
CONCRETE BLOCK AGAINST UNDISTURBED EARTH
CONCRETE BLOCKS
FLANGED SHOE

NOTES:

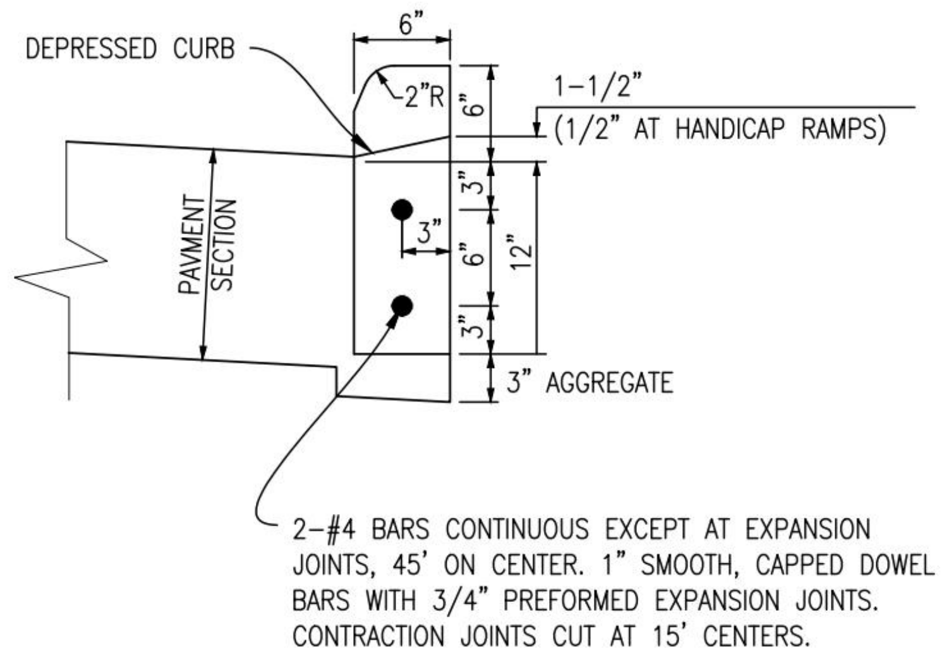
1. HYDRANT SHALL HAVE (1) 4–1/2" PUMPER NOZZLE AND (2) 2–1/2" HOSE NOZZLES, PAINTED RED WITH 100% ACRYLIC ENAMEL PAINT.
2. IF REQUIRED, AUXILIARY BOX ADAPTERS OR RISERS ARE NOT PERMITTED, ONLY AUXILIARY BOX EXTENSIONS.

REVISED JUNE 2025

VILLAGE OF DEERFIELD

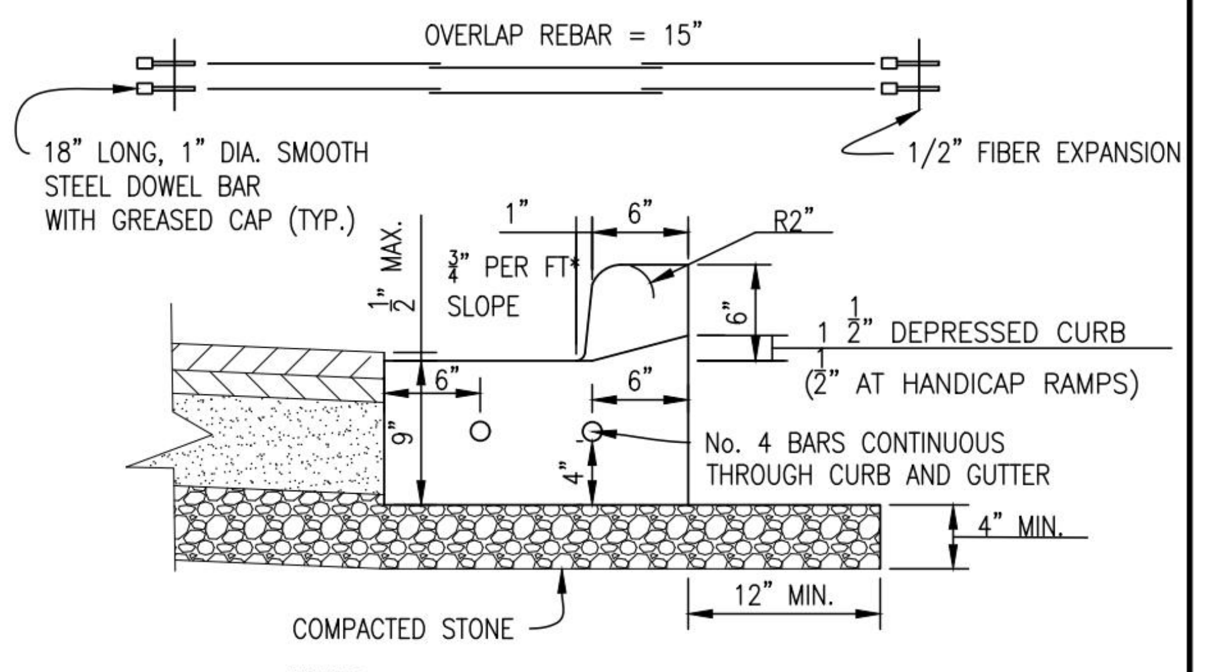
FIRE HYDRANT ASSEMBLY

NOT TO SCALE


DEPRESSED CURB
6"
2"R
6"
1–1/2"
(1/2" AT HANDICAP RAMPS)
PAVMENT SECTION
3"
3"
6"
12"
3"
3" AGGREGATE
2–#4 BARS CONTINUOUS EXCEPT AT EXPANSION JOINTS, 45' ON CENTER. 1" SMOOTH, CAPPED DOWEL BARS WITH 3/4" PREFORMED EXPANSION JOINTS. CONTRACTION JOINTS CUT AT 15' CENTERS.

B6 BARRIER CURB

NOT TO SCALE

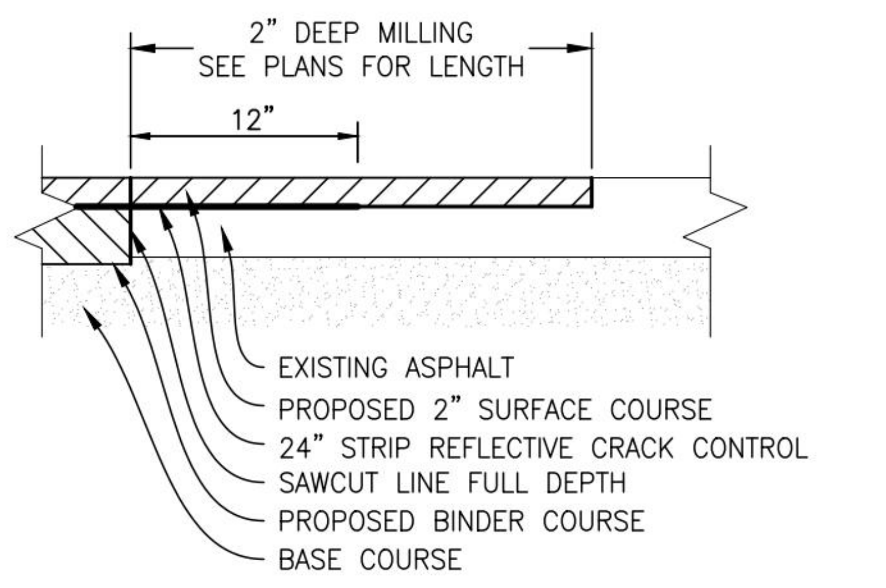

OVERLAP REBAR = 15"
18" LONG, 1" DIA. SMOOTH STEEL DOWEL BAR WITH GREASED CAP (TYP.)
1/2" FIBER EXPANSION
1"
6"
R2"
1/2" MAX.
3/4" PER FT* SLOPE
6"
1 1/2" DEPRESSED CURB
(1/2" AT HANDICAP RAMPS)
6"
6"
9"
4"
No. 4 BARS CONTINUOUS THROUGH CURB AND GUTTER
4" MIN.
12" MIN.
COMPACTED STONE

NOTES:

1. CONTRACTION JOINTS TO BE TOOLED OR SAWCUT EVERY 10'
2. FIBER EXPANSION JOINTS TO BE PLACED EVERY 60' (EVERY 3RD REBAR OF 20' LENGTH) USE $\frac{1}{2}$" EXPANSION MATERIAL FULL DEPTH WITH TWO – 18" LONG, 1" DIA. SMOOTH STEEL DOWEL BARS WITH GREASED CAPS.
3. *FOR REVERSED PITCH GUTTER FLAG MAINTAIN A $\frac{3}{4}$" PER FT. CROSS SLOPE.

CURB AND GUTTER DETAIL

NOT TO SCALE


2" DEEP MILLING SEE PLANS FOR LENGTH
12"
EXISTING ASPHALT
PROPOSED 2" SURFACE COURSE
24" STRIP REFLECTIVE CRACK CONTROL
SAWCUT LINE FULL DEPTH
PROPOSED BINDER COURSE
BASE COURSE

FLUSH BUTT JOINT

NOT TO SCALE

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants
650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
IL Design Firm: 184006777-0002

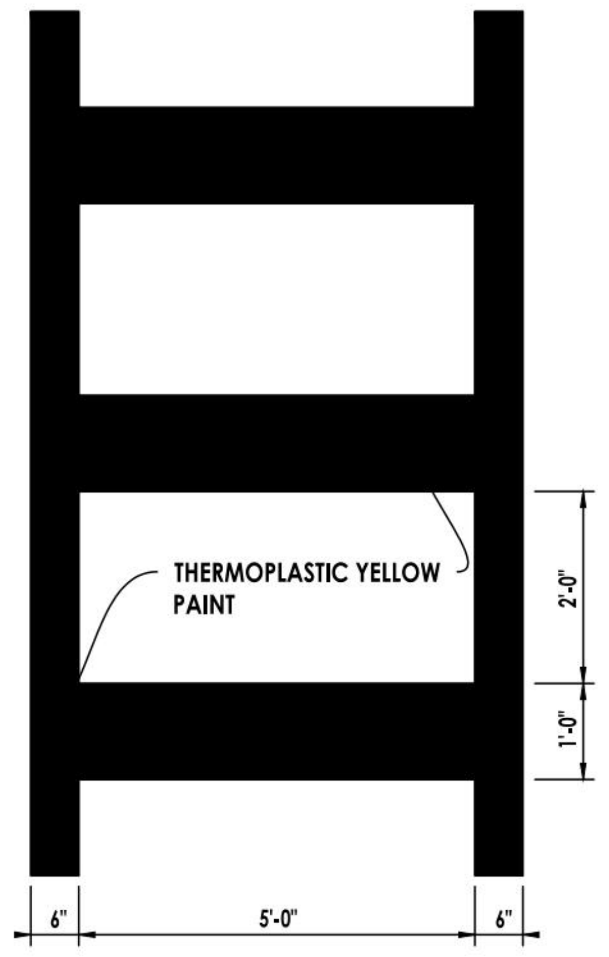
SHEET NAME
DETAILS

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

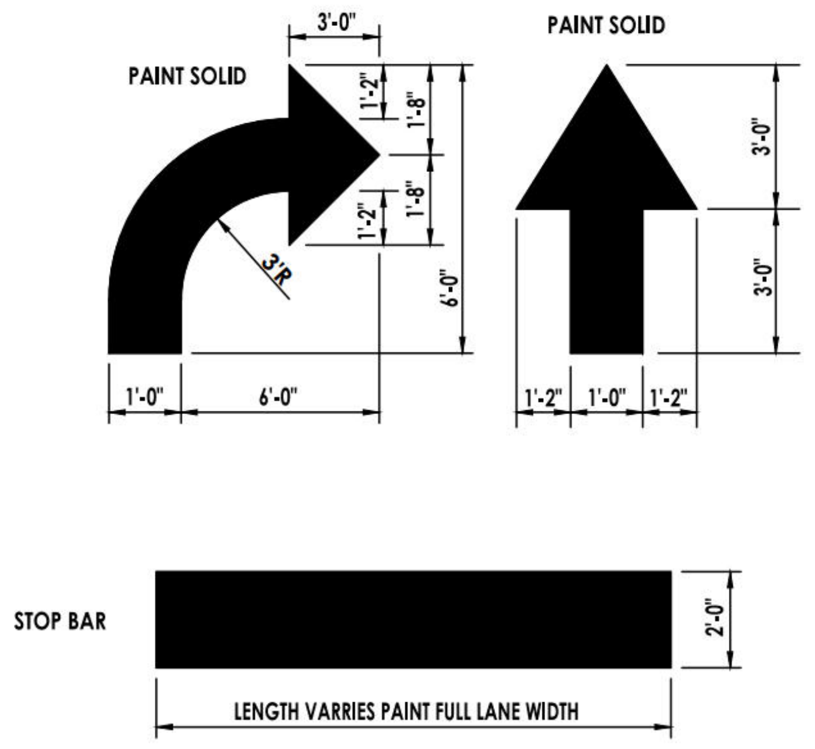
PROJECT No.
24.012254.5354

SHEET No.
C6.0
OF 14 SHEETS

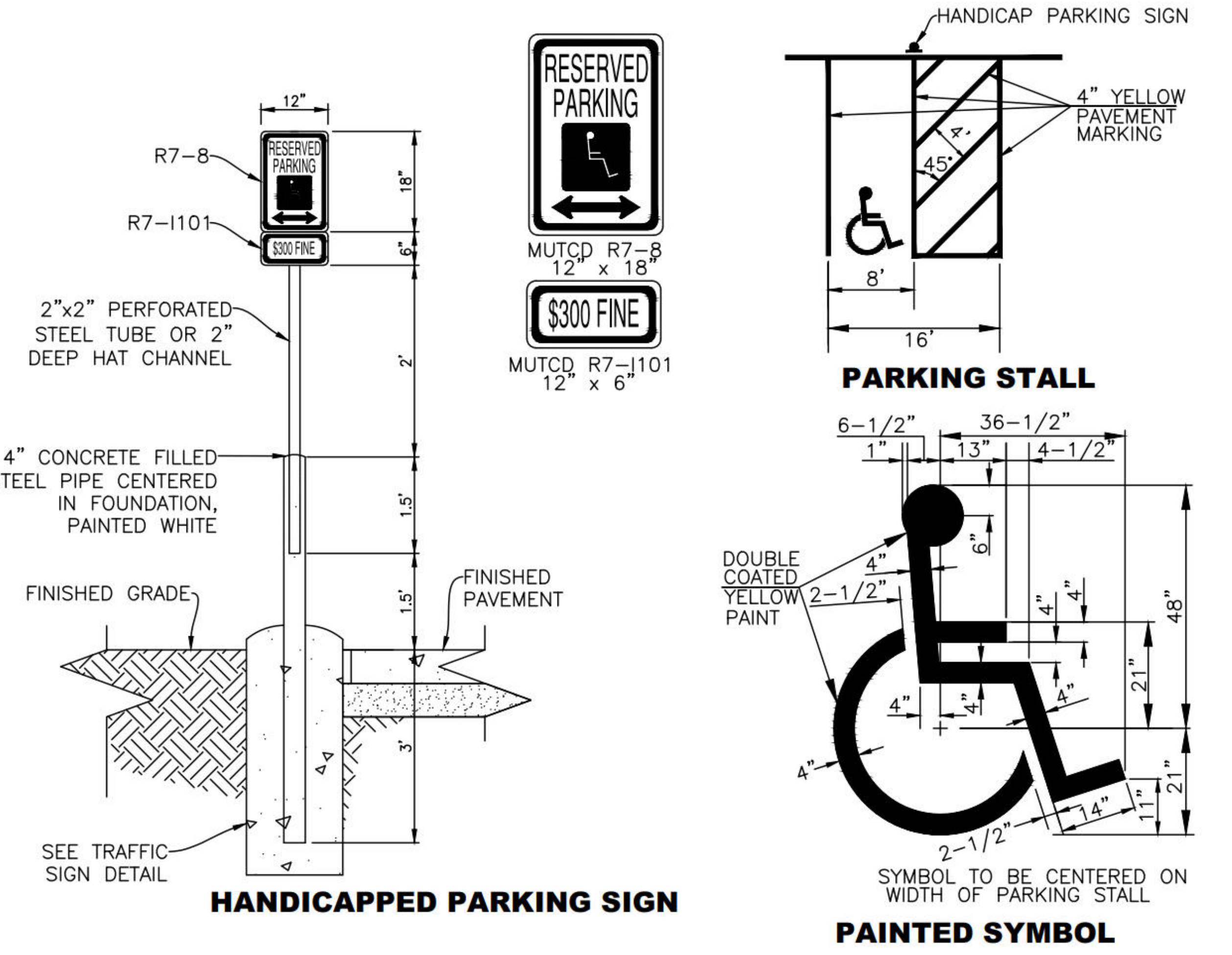
User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C6.0 DETAILS.dwg Time: Sep 29, 2025 - 5:08pm


THERMOPLASTIC YELLOW PAINT
2'-0"
1'-0"
6"
5'-0"
6"

CROSSWALK DETAILS
NOT TO SCALE


PAINT SOLID
3'-0"
1'-2"
1'-8"
1'-8"
1'-2"
6'-0"
3'R
1'-0"
6'-0"
PAINT SOLID
3'-0"
3'-0"
1'-2"
1'-0"
1'-2"
STOP BAR
2'-0"
LENGTH VARRIES PAINT FULL LANE WIDTH

PAVEMENT MARKING
NOT TO SCALE

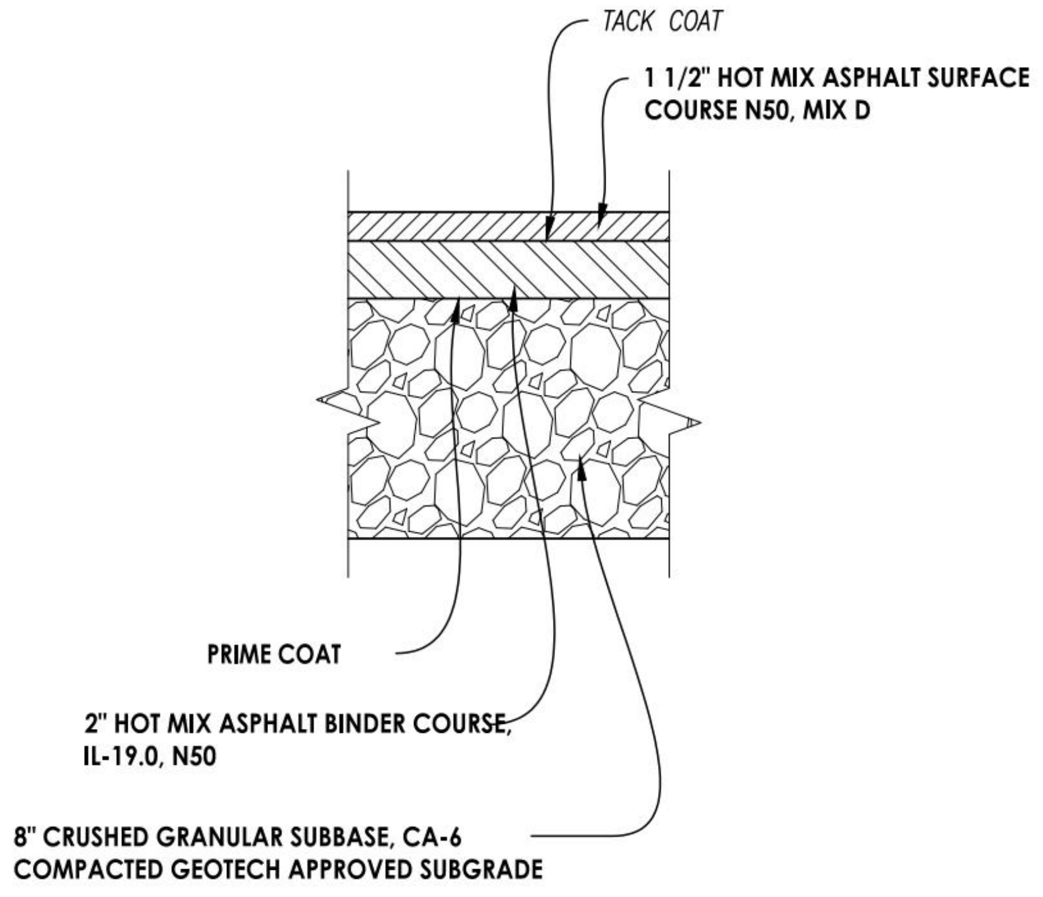

12"
R7–8
RESERVED PARKING
R7–I101
$300 FINE
18"
6"
2'
1.5'
1.5'
3'
2"x2" PERFORATED STEEL TUBE OR 2" DEEP HAT CHANNEL
4" CONCRETE FILLED STEEL PIPE CENTERED IN FOUNDATION, PAINTED WHITE
FINISHED GRADE
FINISHED PAVEMENT
SEE TRAFFIC SIGN DETAIL
RESERVED PARKING
MUTCD R7–8
12" x 18"
$300 FINE
MUTCD R7–I101
12" x 6"
HANDICAP PARKING SIGN
4" YELLOW PAVEMENT MARKING
4'
45°
8'
16'
6–1/2"
1"
36–1/2"
13"
4–1/2"
DOUBLE COATED YELLOW PAINT
4"
2–1/2"
6"
4"
4"
4"
4"
4"
4"
48"
21"
21"
4"
14"
11"
2–1/2"
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL

HANDICAPPED PARKING SIGN

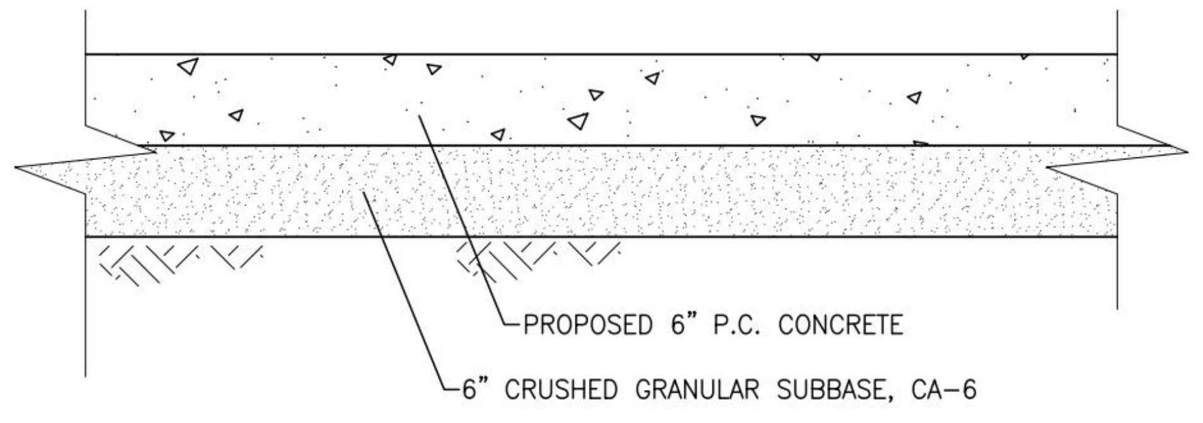
PARKING STALL

PAINTED SYMBOL

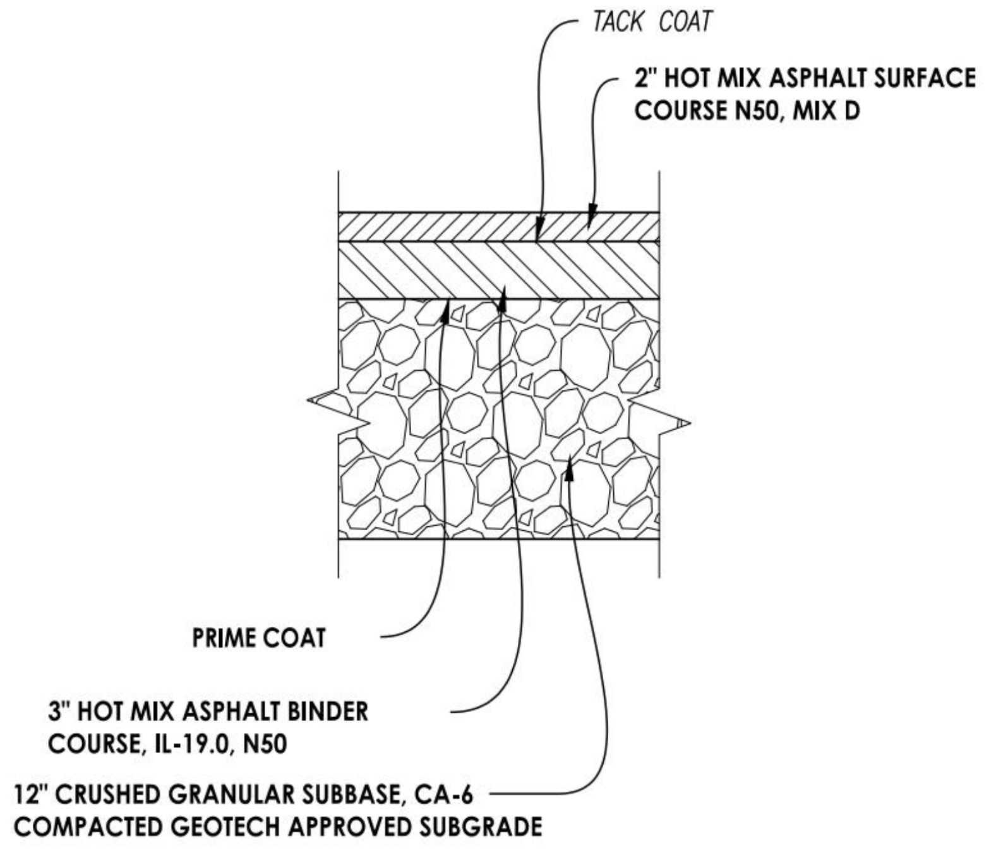
HANDICAPPED PARKING STANDARD NOT TO SCALE


TACK COAT
1 1/2" HOT MIX ASPHALT SURFACE COURSE N50, MIX D
PRIME COAT
2" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50
8" CRUSHED GRANULAR SUBBASE, CA-6
COMPACTED GEOTECH APPROVED SUBGRADE

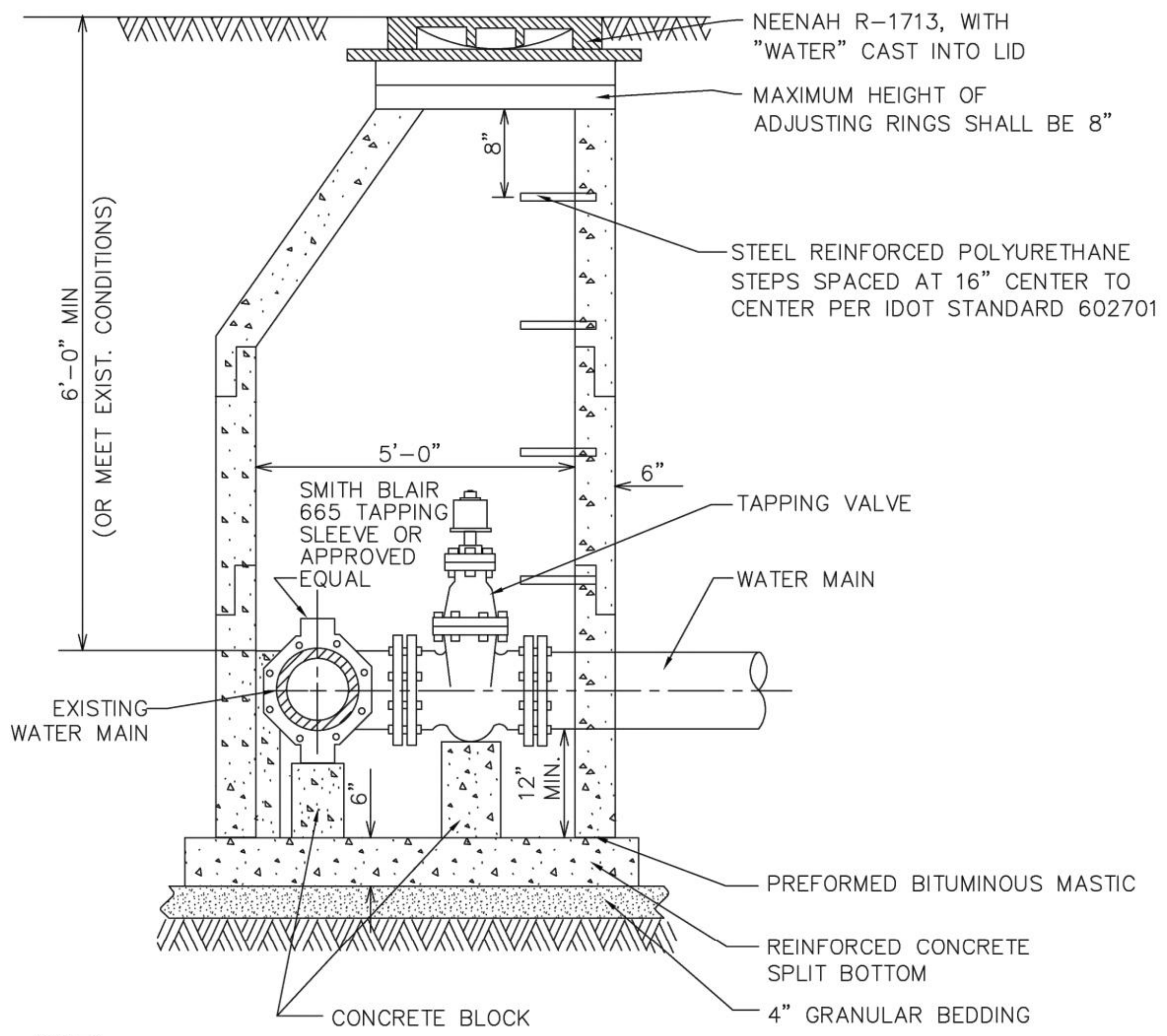
LIGHT DUTY PAVEMENT
NOT TO SCALE


PROPOSED 6" P.C. CONCRETE
6" CRUSHED GRANULAR SUBBASE, CA-6

HEAVY DUTY CONCRETE
NOT TO SCALE


TACK COAT
2" HOT MIX ASPHALT SURFACE COURSE N50, MIX D
PRIME COAT
3" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50
12" CRUSHED GRANULAR SUBBASE, CA-6
COMPACTED GEOTECH APPROVED SUBGRADE

HEAVY DUTY ASPHALT
NOT TO SCALE


NEENAH R–1713, WITH "WATER" CAST INTO LID
MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL BE 8"
8"
STEEL REINFORCED POLYURETHANE STEPS SPACED AT 16" CENTER TO CENTER PER IDOT STANDARD 602701
6'–0" MIN
(OR MEET EXIST. CONDITIONS)
5'–0"
6"
SMITH BLAIR 665 TAPPING SLEEVE OR APPROVED EQUAL
TAPPING VALVE
WATER MAIN
EXISTING WATER MAIN
6"
12" MIN.
PREFORMED BITUMINOUS MASTIC
REINFORCED CONCRETE SPLIT BOTTOM
CONCRETE BLOCK
4" GRANULAR BEDDING

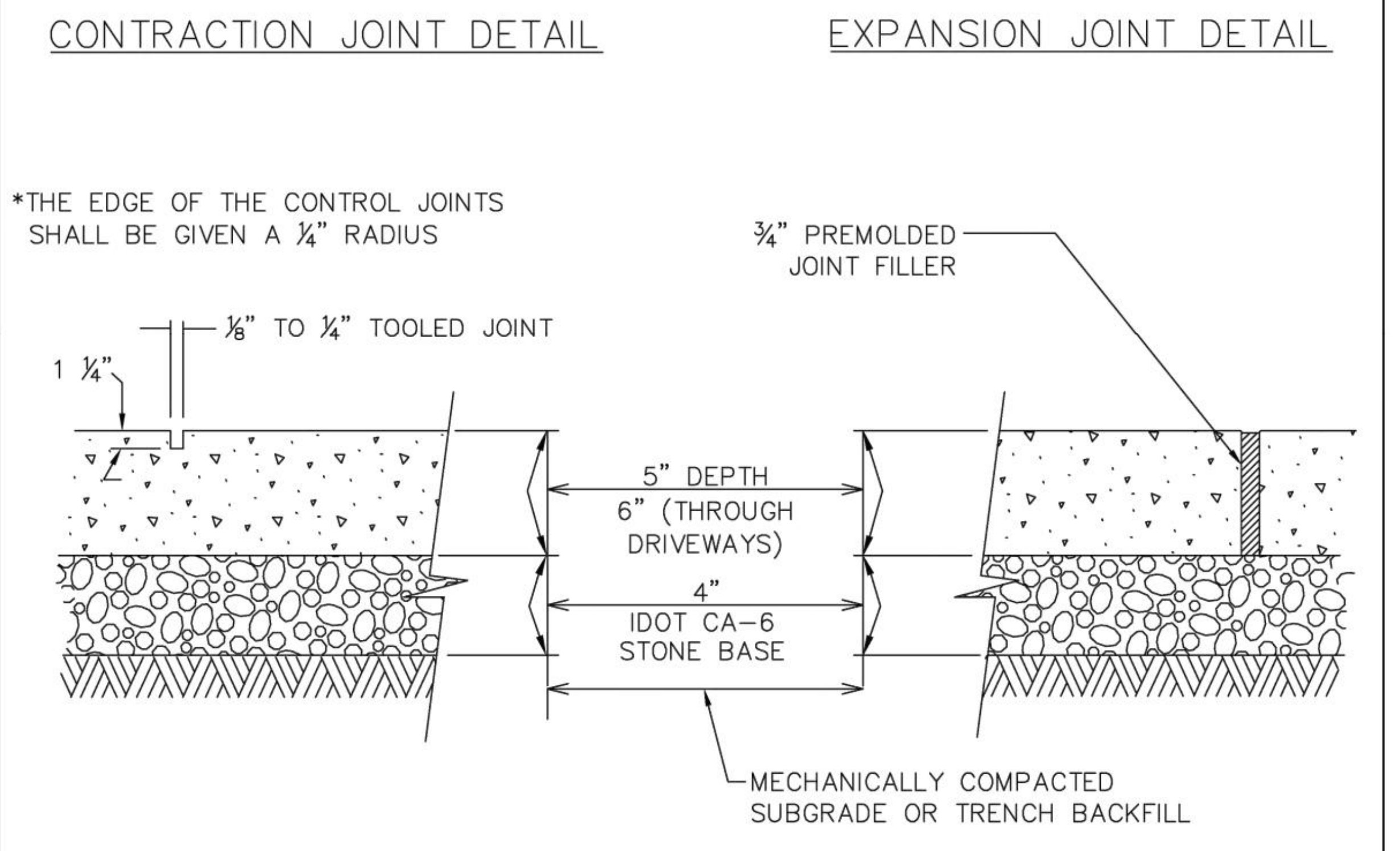
NOTES:
1. PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C–478 AND PREFORMED BITUMINOUS JOINTS WITH INTEGRAL PRECAST BOTTOM.
2. PIPE OPENINGS SHALL BE PRECAST INTO WALLS. CAST IN RESILIENT WATERTIGHT SLEEVE WITH STAINLESS STEEL TRIM PER ASTM C–923.
3. USE ECCENTRIC CONE ONLY.
4. HIGH DENSITY POLYETHYLENE (HDPE) PLASTIC ADJUSTING RINGS AND STEEL RING WEDGES OR SHIMS SHALL BE USED FOR FINAL FRAME ADJUSTMENT.

REVISED FEBRUARY 2022

VILLAGE OF DEERFIELD

PRESSURE CONNECTION DETAIL

NOT TO SCALE


CONTRACTION JOINT DETAIL
EXPANSION JOINT DETAIL
*THE EDGE OF THE CONTROL JOINTS SHALL BE GIVEN A ¼" RADIUS
⅛" TO ¼" TOOLED JOINT
1 ¼"
¾" PREMOLDED JOINT FILLER
5" DEPTH
6" (THROUGH DRIVEWAYS)
4"
IDOT CA–6 STONE BASE
MECHANICALLY COMPACTED SUBGRADE OR TRENCH BACKFILL

NOTES:
1. UNLESS OTHERWISE NOTED, CONTRACTION JOINTS SHALL BE AT 5'–0" O.C.
2. EXPANSION JOINTS SHALL BE SET AT 50' MAX INTERVALS AND AT BACK OF CURB, CHANGE OF DIRECTION, ABUTTING EXISTING CONCRETE, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 1020 OF THE STANDARD SPECIFICATIONS.

REVISED FEBRUARY 2022

VILLAGE OF DEERFIELD

CONCRETE SIDEWALK JOINT DETAILS

NOT TO SCALE

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

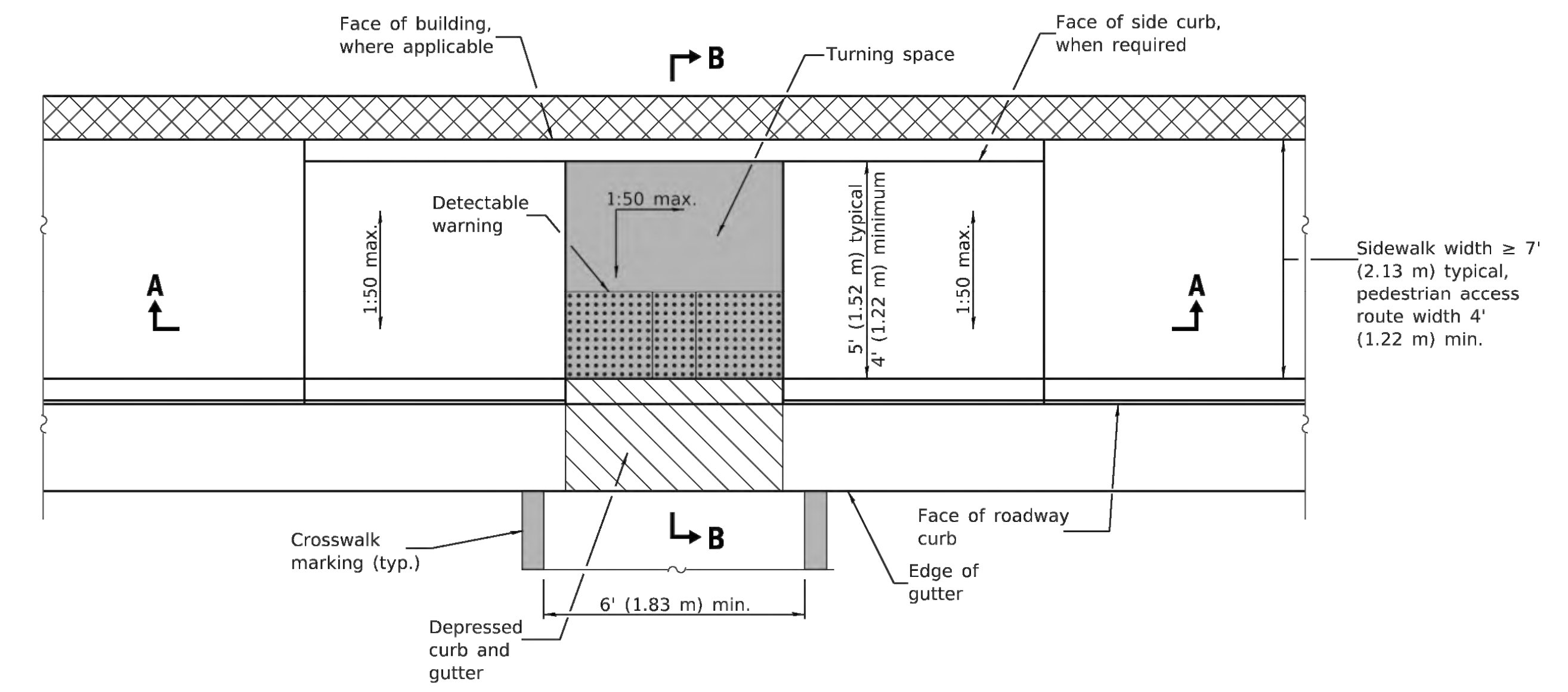
SHEET NAME
DETAILS

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

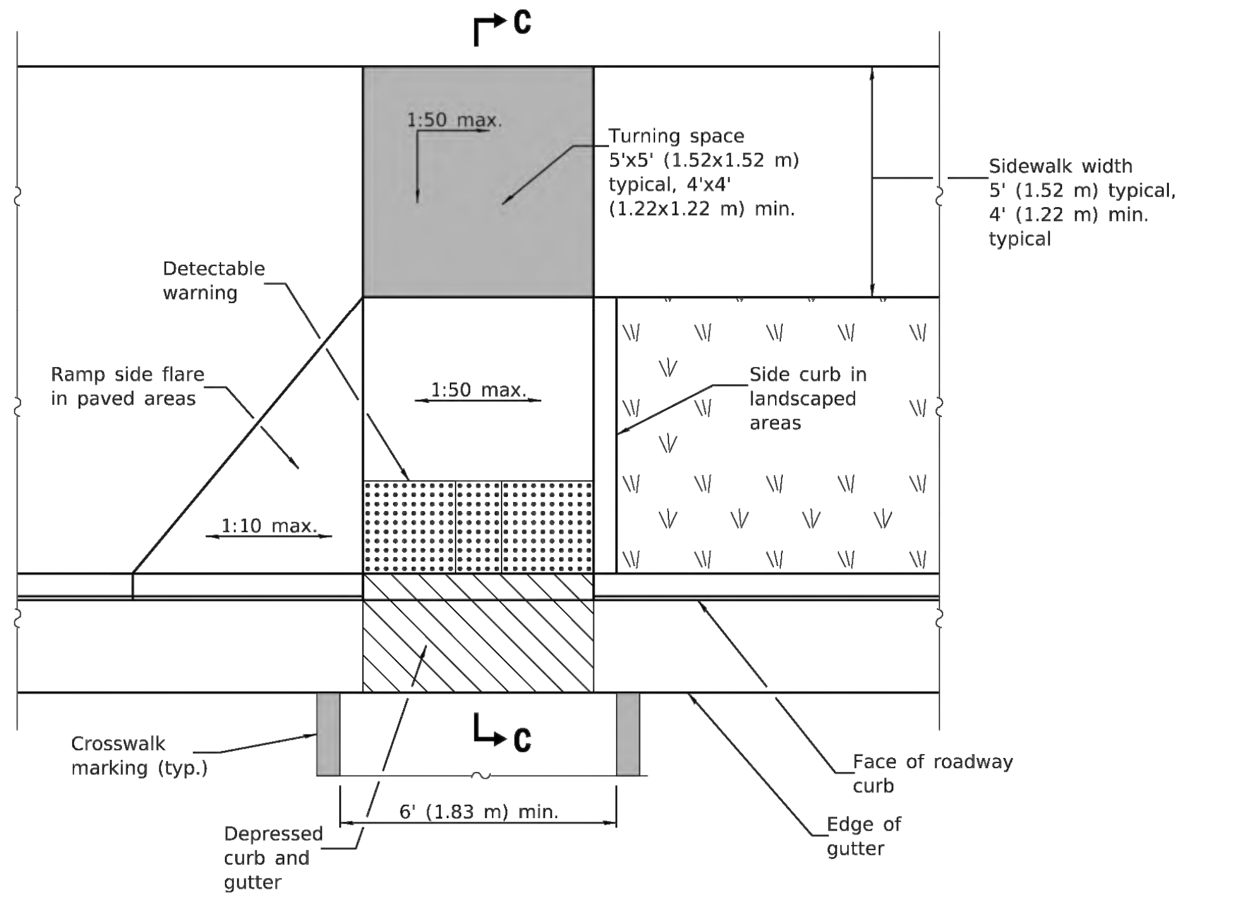
PROJECT No.
24.012254.5354

SHEET No.
C6.1
OF 14 SHEETS

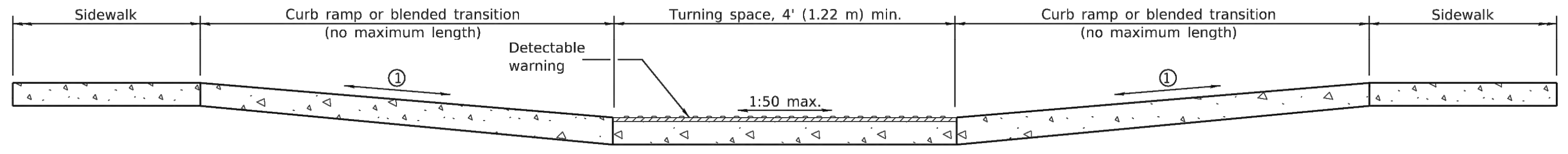
User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C6.0 DETAILS.dwg Time: Sep 29, 2025 - 5:08pm


Face of building, where applicable
B
Turning space
Face of side curb, when required
Detectable warning
1:50 max.
1:50 max.
5' (1.52 m) typical, 4' (1.22 m) minimum
1:50 max.
A
A
Sidewalk width ≥ 7' (2.13 m) typical, pedestrian access route width 4' (1.22 m) min.
Crosswalk marking (typ.)
B
Face of roadway curb
Edge of gutter
Depressed curb and gutter
6' (1.83 m) min.

PARALLEL MID-BLOCK CURB RAMP

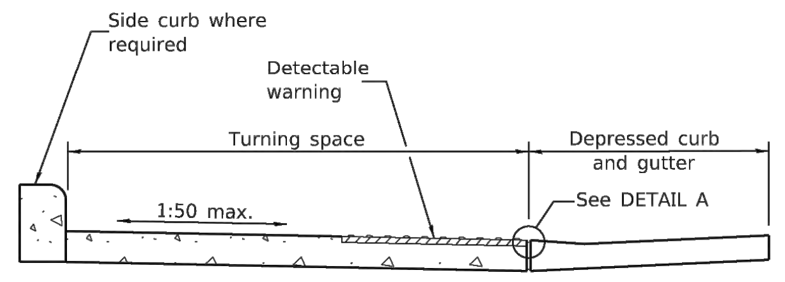

C
1:50 max.
Turning space 5'x5' (1.52x1.52 m) typical, 4'x4' (1.22x1.22 m) min.
Sidewalk width 5' (1.52 m) typical, 4' (1.22 m) min. typical
Detectable warning
Ramp side flare in paved areas
1:50 max.
Side curb in landscaped areas
1:10 max.
Crosswalk marking (typ.)
C
Depressed curb and gutter
6' (1.83 m) min.
Face of roadway curb
Edge of gutter

PERPENDICULAR MID-BLOCK CURB RAMP

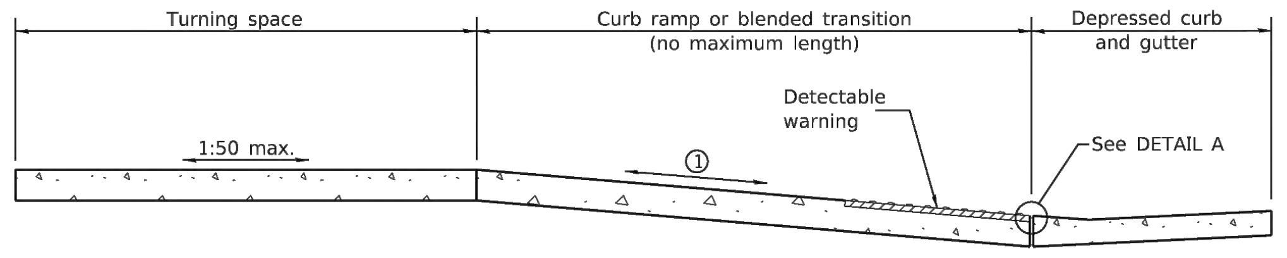

Sidewalk
Curb ramp or blended transition (no maximum length)
Turning space, 4' (1.22 m) min.
Curb ramp or blended transition (no maximum length)
Sidewalk
Detectable warning
①
1:50 max.
①

SECTION A-A

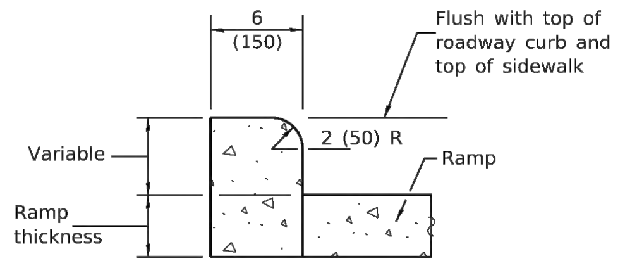
① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.


Side curb where required
Detectable warning
Turning space
Depressed curb and gutter
1:50 max.
See DETAIL A

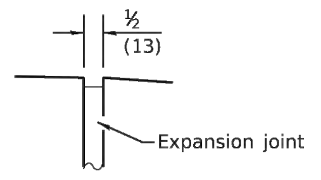
SECTION B-B


Turning space
Curb ramp or blended transition (no maximum length)
Depressed curb and gutter
Detectable warning
1:50 max.
①
See DETAIL A

SECTION C-C


6 (150)
Flush with top of roadway curb and top of sidewalk
Variable
2 (50) R
Ramp
Ramp thickness

SIDE CURB DETAIL


½ (13)
Expansion joint

DETAIL A

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-12

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

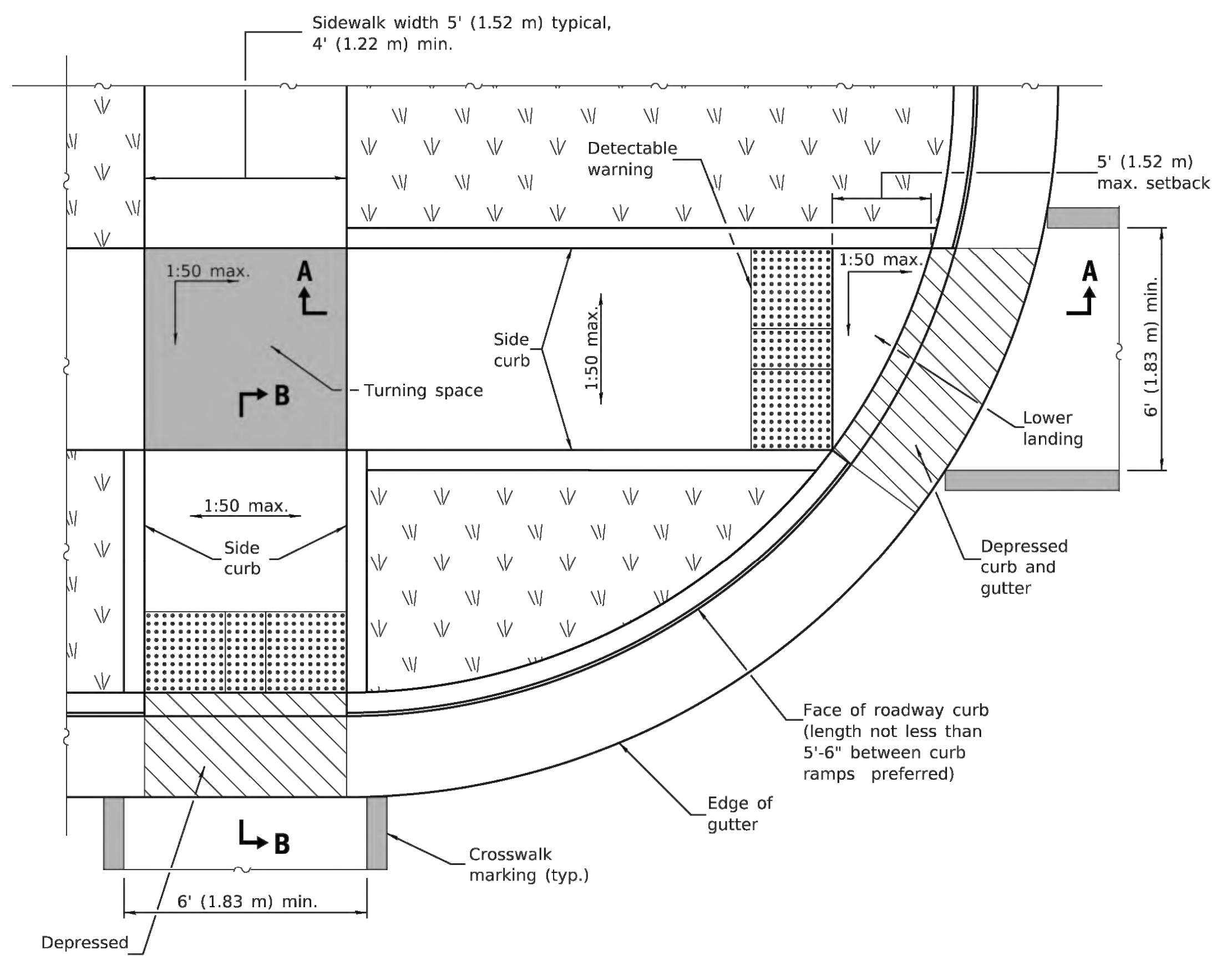
See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

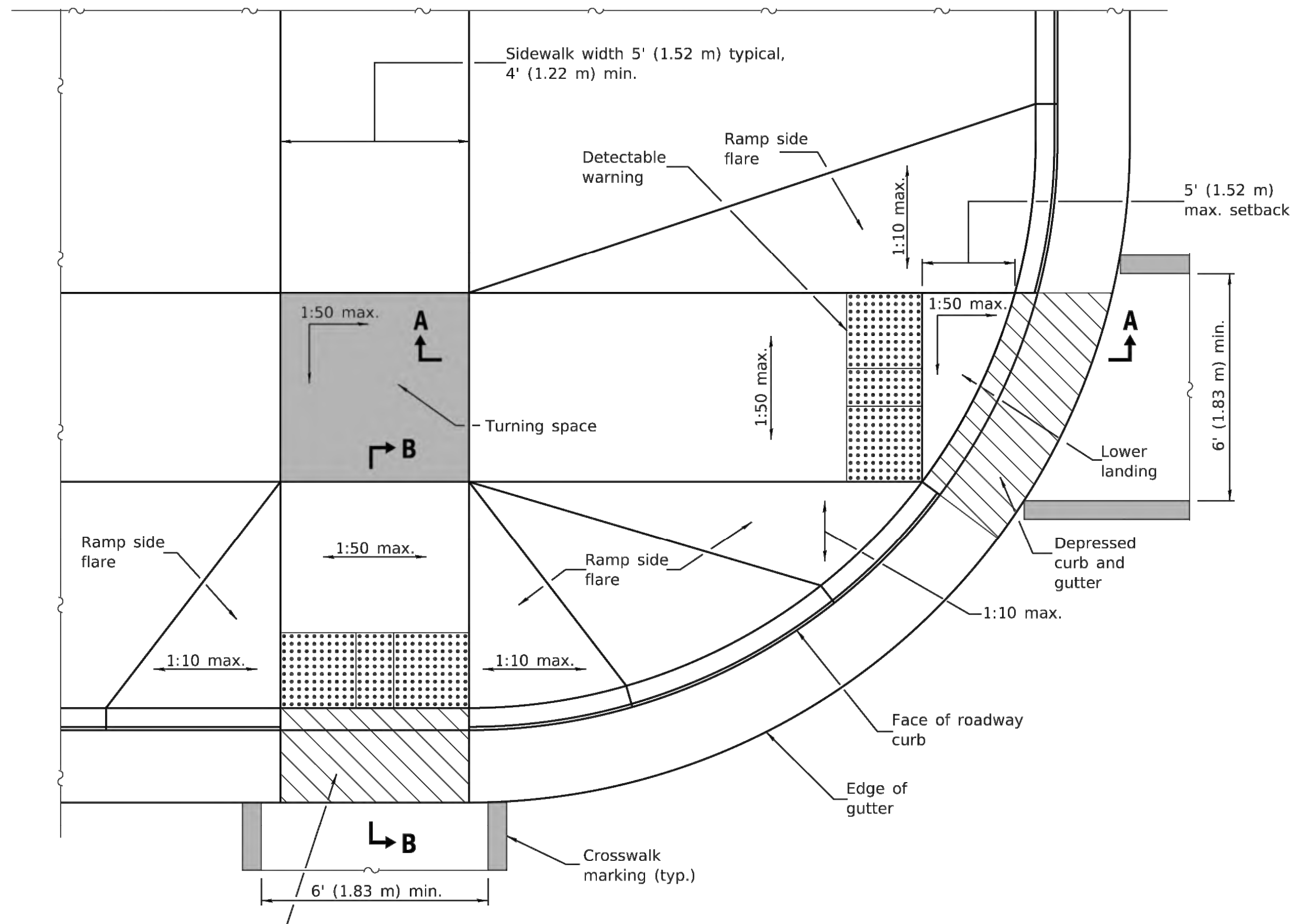
DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and upper landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS

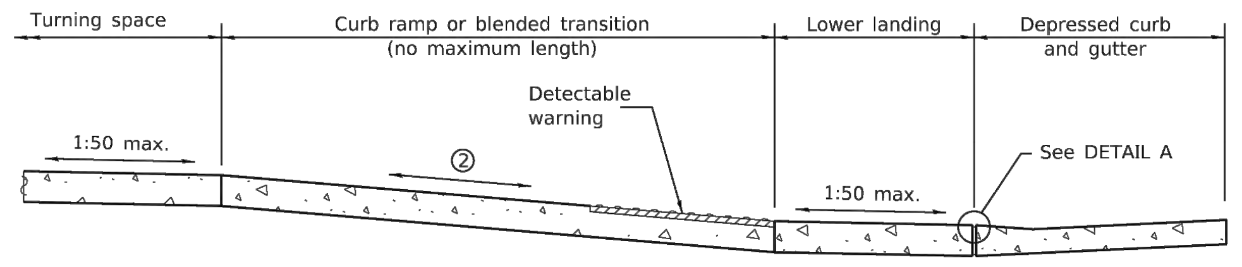
STANDARD 424016-05


Sidewalk width 5' (1.52 m) typical, 4' (1.22 m) min.
Detectable warning
5' (1.52 m) max. setback
1:50 max.
A
B
Turning space
Side curb
1:50 max.
1:50 max.
A
6' (1.83 m) min.
Lower landing
1:50 max.
Side curb
Depressed curb and gutter
Face of roadway curb (length not less than 5'-6" between curb ramps preferred)
Edge of gutter
B
Crosswalk marking (typ.)
6' (1.83 m) min.
Depressed curb and gutter

RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

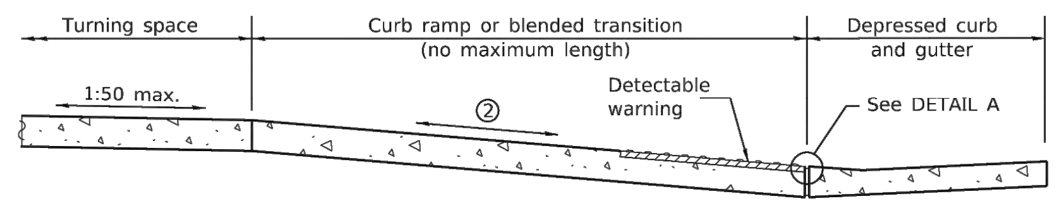

Sidewalk width 5' (1.52 m) typical, 4' (1.22 m) min.
Ramp side flare
Detectable warning
1:10 max.
5' (1.52 m) max. setback
1:50 max.
A
1:50 max.
A
B
Turning space
1:50 max.
6' (1.83 m) min.
Lower landing
Ramp side flare
1:50 max.
Ramp side flare
Depressed curb and gutter
1:10 max.
1:10 max.
1:10 max.
Face of roadway curb
Edge of gutter
B
Crosswalk marking (typ.)
6' (1.83 m) min.
Depressed curb and gutter

RAMPS IN PAVED AREA
SETBACK ≤ 5'


Turning space
Curb ramp or blended transition (no maximum length)
Lower landing
Depressed curb and gutter
Detectable warning
1:50 max.
②
1:50 max.
See DETAIL A

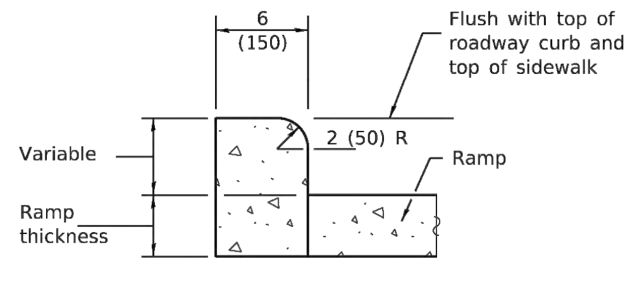
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

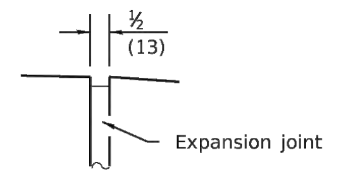

Turning space
Curb ramp or blended transition (no maximum length)
Depressed curb and gutter
1:50 max.
②
Detectable warning
See DETAIL A

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.


6 (150)
Flush with top of roadway curb and top of sidewalk
2 (50) R
Variable
Ramp
Ramp thickness

SIDE CURB DETAIL


½ (13)
Expansion joint

DETAIL A

Illinois Department of Transportation

PASSED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11

No.	DATE	DESCRIPTION
0	09/29/25	FINAL PLAN

No.	DATE	DESCRIPTION

rtm
engineering consultants

650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com

IL Design Firm: 184006777-0002

SHEET NAME
DETAILS

PROJECT NAME
BRICKYARDS LOFTS
155 N. PFINGSTEN RD.
DEERFIELD, IL

PROJECT No.
24.012254.5354

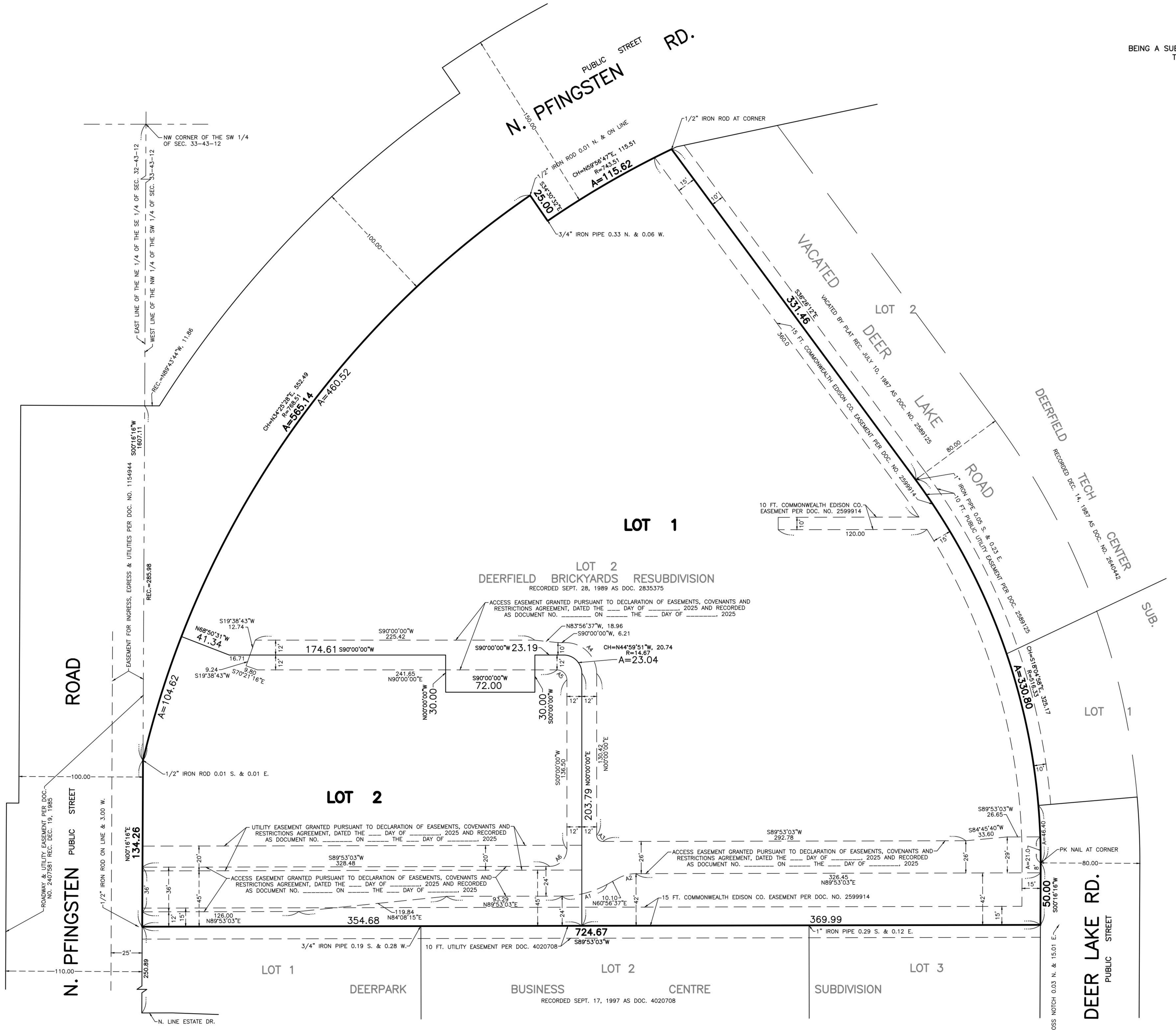
SHEET No.
C6.2
OF 14 SHEETS

User: lucas.keller File: C:\Users\lucas.keller\DC\ACCDocs\RTM Engineering Consultants LLC\12254.5354C-Brickyards\Project Files\03 DESIGN DRAWINGS\02 SHEET SET\C6.0 DETAILS.dwg Time: Sep 29, 2025 - 5:08pm

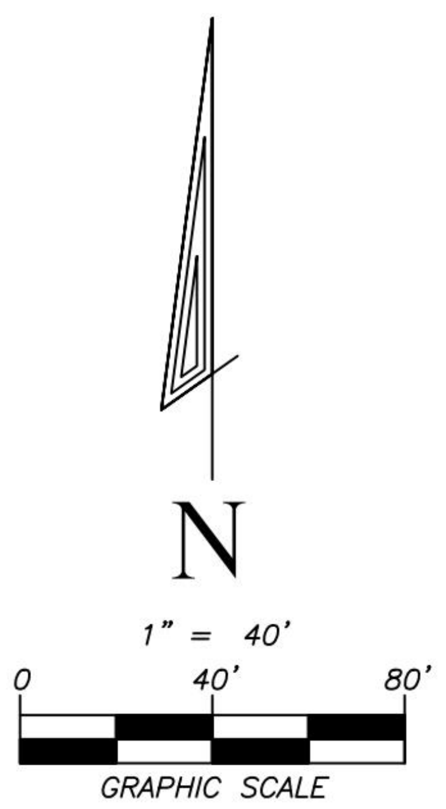
BRICKYARDS LOFTS

BEING A SUBDIVISION OF LOT 2 IN DEERFIELD BRICKYARDS RESUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

4TH REVIEW


N. PFINGSTEN RD.
PUBLIC STREET
NW CORNER OF THE SW 1/4 OF SEC. 33-43-12
EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 32-43-12
WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC. 33-43-12
REC.=N89°43'44"W, 11.86
1/2" IRON ROD 0.01 N. & ON LINE
CH=N58°56'47"E, 115.51
R=743.51
A=115.62
S34°30'32"E
25.00
3/4" IRON PIPE 0.33 N. & 0.06 W.
1/2" IRON ROD AT CORNER
CH=N34°25'28"E, 552.49
R=768.51
A=565.14
A=460.52
S00°16'16"W
1607.11
REC.=285.98
EASEMENT FOR INGRESS, EGRESS & UTILITIES PER DOC. NO. 1154944
VACATED DEER LAKE ROAD
VACATED BY PLAT REC. JULY 10, 1987 AS DOC. NO. 2589125
LOT 2
S36°28'12"E
331.46
360.0
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
80.00
1" IRON PIPE 0.05 S. & 0.23 E.
10 FT. PUBLIC UTILITY EASEMENT PER DOC. 2589125
DEERFIELD TECH CENTER SUB.
RECORDED DEC. 14, 1987 AS DOC. NO. 2640442
10 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
120.00
LOT 1
LOT 2
DEERFIELD BRICKYARDS RESUBDIVISION
RECORDED SEPT. 28, 1989 AS DOC. 2835375
ACCESS EASEMENT GRANTED PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT, DATED THE ___ DAY OF ________, 2025 AND RECORDED AS DOCUMENT NO. ________ ON ____ THE ___ DAY OF ________, 2025
N68°50'31"W
41.34
S19°38'43"W
12.74
S90°00'00"W
225.42
174.61 S90°00'00"W
N83°56'37"W, 18.96
S90°00'00"W, 6.21
S90°00'00"W 23.19
CH=N44°59'51"W, 20.74
R=14.67
A=23.04
16.71
9.24
S19°38'43"W
9.80
S70°21'16"E
241.65
N90°00'00"E
N00°00'00"W
30.00
S90°00'00"W
72.00
30.00
S00°00'00"W
CH=S18°04'58"E, 325.17
R=516.33
A=330.80
LOT 1
ROAD
A=104.62
1/2" IRON ROD 0.01 S. & 0.01 E.
100.00
LOT 2
S00°00'00"W
136.50
N00°00'00"E
203.79
130.42
N00°00'00"E
UTILITY EASEMENT GRANTED PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT, DATED THE ___ DAY OF ________, 2025 AND RECORDED AS DOCUMENT NO. ________ ON ____ THE ___ DAY OF ________, 2025
S89°53'03"W
328.48
ACCESS EASEMENT GRANTED PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT, DATED THE ___ DAY OF ________, 2025 AND RECORDED AS DOCUMENT NO. ________ ON ____ THE ___ DAY OF ________, 2025
S89°53'03"W
292.78
S89°53'03"W
26.65
S84°45'40"W
33.60
326.45
N89°53'03"E
10.10
N60°56'37"E
93.29
N89°53'03"E
119.84
N84°08'15"E
126.00
N89°53'03"E
15 FT. COMMONWEALTH EDISON CO. EASEMENT PER DOC. NO. 2599914
N00°16'16"E
134.26
354.68
724.67
S89°53'03"W
369.99
50.00
S00°16'16"W
A=46.40
A=21.07
PK NAIL AT CORNER
80.00
3/4" IRON PIPE 0.19 S. & 0.28 W.
10 FT. UTILITY EASEMENT PER DOC. 4020708
1" IRON PIPE 0.29 S. & 0.12 E.
ROADWAY & UTILITY EASEMENT PER DOC. NO. 2407581 REC. DEC. 19, 1985
N. PFINGSTEN PUBLIC STREET
1/2" IRON ROD ON LINE & 3.00 W.
25'
110.00
250.89
N. LINE ESTATE DR.
LOT 1
LOT 2
LOT 3
DEERPARK BUSINESS CENTRE SUBDIVISION
RECORDED SEPT. 17, 1997 AS DOC. 4020708
CROSS NOTCH 0.03 N. & 15.01 E.
DEER LAKE RD.
PUBLIC STREET
A1
A2
A3
A4
A5
A6

ARC NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
A1	37.88	75.00	N75°24'50"E	37.48
A2	15.15	30.00	N75°24'50"E	14.99
A3	7.86	5.00	N45°03'29"W	7.07
A4	39.27	25.00	N45°00'00"W	35.36
A5	12.57	8.00	S45°00'00"E	11.31
A6	21.96	14.00	S44°56'32"W	19.78


N
1" = 40'
0
40'
80'
GRAPHIC SCALE

AREA SUMMARY:

LOT 1:	248,980	SQ. FT. OR	5.716	ACRES
LOT 2:	74,631	SQ. FT. OR	1.713	ACRES
R.O.W. DEDICATION: (NONE)	0	SQ. FT. OR	0.000	ACRES
TOTAL:	323,611	SQ. FT. OR	7.429	ACRES

DRAFTED BY: BJE
PAGE: 1 OF 2
ORDER NO.: 250061
FILE: 32-43-12
PROJECT NO.: 202

REVISION DATE	ORDER NO.	REVISION
OCT. 9, 2025	250061	ADD VILLAGE ENGINEER'S CERTIFICATE ONLY (4TH REVIEW)
SEPT. 25, 2025	250061	REVISED LOT CONFIG. & ACCESS EASE. PER REVISED PLANS REC. 9/25/2025 (3RD REVIEW)
AUG. 12, 2025	250061	SUBDIVISION PLAT (2ND REVIEW)
JULY 28, 2025	250061	SUBDIVISION PLAT (INITIAL REVIEW)

CLIENT: BAUM REALTY GROUP, LLC

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

BRICKYARDS LOFTS

BEING A SUBDIVISION OF LOT 2 IN DEERFIELD BRICKYARDS RESUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

155 GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING SAME INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: DEERFIELD SCHOOL DISTRICT #109, 517 DEERFIELD ROAD, DEERFIELD, IL 60015, (847) 945-1844, TOWNSHIP HIGH SCHOOL DISTRICT 113, 1040 PARK AVENUE WEST, HIGHLAND PARK, IL 60035 (224) 765-1000, COLLEGE OF LAKE COUNTY DISTRICT NO. 532.

SIGNED AT ______________________, THIS ______ DAY OF _________________, A.D. 2025

155 GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: ________________________________ TITLE: _______________________

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ____________________________________ OF 155 GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ___________________, A.D. 2025

MY COMMISSION EXPIRES: ______________________________________

____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF __________)
)S.S.
COUNTY OF _________)

HEARTLAND BANK AND TRUST COMPANY, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED JUNE 24, 2025 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON JULY 1, 2025 AS DOCUMENT NO. 8107049 HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING DEPICTED HEREON.

DATED THIS ______ DAY OF____________________, A.D. 2025

HEARTLAND BANK AND TRUST COMPANY

BY: ____ ATTEST: ____

ITS: ____ ITS: ____

NOTARY PUBLIC CERTIFICATE

STATE OF __________)
) SS
COUNTY OF _________)

I, ____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ________________________________ OF HEARTLAND BANK AND TRUST COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ___________________, A.D. 2025

MY COMMISSION EXPIRES: ______________________________________

____
NOTARY PUBLIC

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEE'S OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS AT A MEETING HELD THIS ______ DAY OF ____________________ , 2025

BY: ____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST: ____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS ______ DAY OF ____________________ , 2025

BY: ____
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: ____
SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ______________________________, COLLECTOR FOR THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, DOES HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWIN

DATED THIS ______ DAY OF __________________, 2025

____
VILLAGE COLLECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, ______________________________, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DOES 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 DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS _____ DAY OF ________________, A.D. 2025.

____
COUNTY CLERK

DRAINAGE CERTIFICATE

STATE OF ________)
) SS
COUNTY OF _______)

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 PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF ________________, A.D. 2025.

________________________________ ________________________________
OWNER OR ATTORNEY PRINTED

__________ ____________________ ________________________________
ENGINEER PRINTED

4TH REVIEW

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS ON THIS ______ DAY OF ____________________ , 2025

BY: ____
VILLAGE ENGINEER

TAX PARCEL PERMANENT INDEX NUMBERS:
16-33-304-018

SEND FUTURE TAX BILLS TO:
155 GROUP, LLC
C/O BAUM REVISION, LLC
ALTY GROUP, LLC
1030 W. CHICAGO AVENUE, SUITE 300
CHICAGO, ILLINOIS 60642

PLAT SUBMITTED BY:
155 GROUP, LLC
C/O BAUM REVISION, LLC
ALTY GROUP, LLC
1030 W. CHICAGO AVENUE, SUITE 300
CHICAGO, ILLINOIS 60642

AFTER RECORDING RETURN TO:
VILLAGE CLERK'S OFFICE
VILLAGE OF DEERFIELD
850 WAUKEGAN ROAD
DEERFIELD, IL 60015

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, **THOMAS A. MOLLOY**, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 9TH DAY OF OCTOBERR , A.D. 2025

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

4TH REVIEW

____
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, **THOMAS A. MOLLOY** , AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING SAME INTO A TWO LOT SUBDIVISION:

> LOT 2 IN DEERFIELD BRICKYARDS RESUBDIVISION OF ALL OF LOT 7 IN FLODSTROM'S SUBDIVISION, ALL OF LOT 3 IN DEERFIELD TECH CENTER SUBDIVISION, TOGETHER WITH PART OF VACATED DEER LAKE ROAD, ALL IN THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1989 AS DOCUMENT 2835375, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NO'S. 17097C0286K AND 17097C0288K WITH MAP REVISED DATES OF SEPTEMBER 18, 2013, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN.

I FURTHER CERTIFY THAT THE IRON PIPE/ROD SURVEY STAKES NOTED ON THE ANNEXED PLAT HAVE BEEN ESTABLISHED ON THE SITE OR, WILL BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS AFTER THE RECORDING DATE OF THIS SUBDIVISION.

SIGNED AT BENSENVILLE, ILLINOIS, THIS 9TH DAY OF OCTOBER , A.D. 2025

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

4TH REVIEW

____
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE)

35-3409

VALID ONLY WITH EMBOSSED SEAL

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EJMOLLOY.COM

DRAFTED BY: BJE
PAGE: 2 OF 2
ORDER NO.: 250061
FILE: 32-43-12
PROJECT NO.: 202

OCT. 9, 2025	250061	ADD VILLAGE ENGINEER'S CERTIFICATE ONLY (4TH REVIEW)
SEPT. 25, 2025	250061	REVISED LOT CONFIG. & ACCESS EASE. PER REVISED PLANS REC. 9/25/2025 (3RD REVIEW)
AUG. 12, 2025	250061	SUBDIVISION PLAT (2ND REVIEW)
JULY 28, 2025	250061	SUBDIVISION PLAT (INITIAL REVIEW)
REVISION DATE	ORDER NO.	REVISION

CLIENT: BAUM REALTY GROUP, LLC