



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

October 6, 2022 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the September 15, 2022 Regular Meeting

**ITEM #1 PUBLIC HEARING – CHIPOTLE NEW CONSTRUCTION, 7121 159<sup>th</sup> STREET  
– SPECIAL USE FOR A PUD, SITE PLAN/ARCHITECTURAL APPROVAL,  
AND PLAT OF SUBDIVISION**

Consider recommending that the Village Board grant Richard Silverman on behalf of MJK Real Estate Holding Company, LLC a Special Use for a Planned Unit Development (PUD) with Exceptions from the Zoning Ordinance, Site Plan/Architectural Approval, and Plat of Subdivision for the new construction of a Chipotle restaurant.

**Receive Comments from the Public**

**Good of the Order**

**Adjourn Meeting**





**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**September 15, 2022**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on September 15, 2022.

**CALL TO ORDER** – CHAIRMAN GARRETT GRAY called to order the Regular Meeting of the Plan Commission for September 15, 2022 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
Terry Hamilton  
Andrae Marak  
Brian Tibbetts  
Kurt Truxal  
James Gaskill  
Eduardo Mani

Absent Plan Commissioners: Angela Gatto  
Ken Shaw

Village Officials and Staff: Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners: Ryan Siriann, Owner of 6523 Vogt Street  
John Doolin, Bettenhausen Motor Sales, Inc.  
Father Tirso S. Villaverde, Jr., Parishioner St. Julie Billiard Catholic Church  
Sam Van Bruggen, Van Bruggen Signs  
Orlando Vivacqua, Soos & Associates Inc. (architect)

Members of the Public:

**COMMUNICATIONS-**

**APPROVAL OF THE MINUTES** - Minutes of the September 1, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MANI, seconded by



COMMISSIONER TIBBETTS to approve the September 1, 2022 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

DRAFT



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2022 REGULAR MEETING**

**ITEM #1 PUBLIC MEETING – 6523 VOGT ST, RYAN SIRIANN –  
PLAT OF SUBDIVISION**

Consider recommending that the Village Board grant Ryan Siriann (property owner) a Resolution for a Plat of Subdivision (“Island 1 Subdivision”) from one lot into two lots at 6523 Vogt Street in the R-6 PD (Medium Density Residential) Zoning District.

Present Plan Commissioners:

Chairman Garrett Gray  
Terry Hamilton  
Andrae Marak  
Brian Tibbetts  
Kurt Truxal  
James Gaskill  
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto  
Ken Shaw

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners:

Ryan Siriann, Owner of 6523 Vogt Street

Members of the Public:

None

CHAIRMAN GRAY introduced Item #1. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner presented the Staff Report

CHAIRMAN GRAY asked if the Petitioner would like to add anything.

Ryan Siriann, Petitioner, stated he had nothing to add.

COMMISSIONER HAMILTON asked if the proposed split of the property adds up to the neighbor’s property line.

Lori Kosmatka, Associate Planner, stated that it is very close.



Daniel Ritter, Interim Director, stated that the neighboring properties are somewhat off so it wouldn't be able to exactly match.

COMMISSIONER TIBBETTS stated that the Petitioner is lucky to have a lot that large and thinks it is a good idea.

COMMISSIONER MANI declined to comment.

COMMISSIONER GASKILL declined to comment.

COMMISSIONER TRUXAL asked if there will be any objections since there are not other duplexes in the neighborhood.

Ryan Siriann, Petitioner, noted that there are similar developments in the neighborhood.

Daniel Ritter, Interim Director stated that the neighborhood is a mix and another one could come soon. He stated that the lot will only support is either detached single family or a duplex.

COMMISSIONER TRUXAL asks why is there a 5-car requirement.

Lori Kosmatka, Associate Planner, stated that is because 2.5 spots are required per unit and it would be two units.

Daniel Ritter, Interim Director, stated that the formula rounds down.

COMMISSIONER TRUXAL asked if the final plan will come to the Plan Commission?

Daniel Ritter, Interim Director, stated no since it is by right unless they need a variation.

COMMISSIONER MARAK stated that it will add property tax value.

CHAIRMAN GRAY stated that he agrees with the Commissioners and it meets all minimum requirements.

CHAIRMAN GRAY requested a motion to approve item #1

Motion - Plat

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, Ryan Siriann, a Final Plat of Subdivision for the property located at 6523 Vogt Street, in accordance with the Final Plat dated August 24, 2022, subject to the following conditions:

1. The Plat of Subdivision is subject to final approval by the Village Engineer prior to recording.
2. Sidewalks will need to be provided by the property owner when the property owner requests a permit for the structure on that lot.
3. Any future public utility or drainage easement needs shall be dedicated and recorded prior to permit issuance to develop the site.



Motion was seconded by COMMISSIONER GASKILL.

CHAIRMAN GRAY requested a roll call

AYES:

COMMISSIONER HAMILTON  
COMMISSIONER TIBBETTS  
COMMISSIONER GASKILL  
COMMISSIONER TRUXAL  
COMMISSIONER MANI  
COMMISSIONER MARAK  
CHAIRMAN GRAY

Hearing no opposition, CHAIRMAN GRAY declared the motion passed then informed the Petitioner that item goes to Village Board on October 4<sup>th</sup>, 2022.

Ryan Siriann, mentioned that they will be the only ones with a sidewalk and asks if that will be an awkward addition.

Daniel Ritter, Interim Director, stated that it is a requirement that new developments have a sidewalk or cash in lieu.



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2022 REGULAR MEETING**

**ITEM #2 PUBLIC HEARING – BETTENHAUSEN MOTOR SALES, INC.,  
17514, 17551, 17600 OAK PARK AVENUE –  
SPECIAL USE PERMIT FOR USED AUTOMOBILE SALES**

Consider recommending that the Village Board grant Bettenhausen Motor Sales, Inc. a Special Use Permit for Used Automobile Sales at 17514, 17551, and 17600 Oak Park Avenue in the Legacy NG (Neighborhood General) Zoning District.

Present Plan Commissioners:

Chairman Garrett Gray  
Terry Hamilton  
Andrae Marak  
Brian Tibbetts  
Kurt Truxal  
James Gaskill  
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto  
Ken Shaw

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners:

John Doolin, Bettenhausen Motor Sales, Inc.

Members of the Public:

None

CHAIRMAN GRAY introduced Item #2, and then asked for a motion to open the Public Hearing.

COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER TRUXAL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received certification of the public hearing notice as being published in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in to speak, but after Staff's presentation. He invited staff to start with the presentation of this item.



Daniel Ritter, Interim Director, presented the Staff Report.

CHAIRMAN GRAY asks the petitioner if they wish to speak then swore in the petitioner.

John Dulann, Bettenhausen Motor Sales, Inc. gave background on the history of the Bettenhausen business specific to the Oak Park Avenue location. He noted that the location primarily deals with Braun-Mobility and classic vehicles and acts as an offloading location for vehicles to alleviate traffic on 159<sup>th</sup> at their other location.

CHAIRMAN GRAY asked the COMMISSIONERS if there is anything they would like to add.

COMMISSIONER MARAK declined to comment.

COMMISSIONER TRUXAL noted it's a good idea with the summer cruise nights in the downtown corridor.

John Doolin noted that was taken into consideration and he is actively working with Jim Palermo to coordinate.

COMMISSIONER GASKILL noted that he is glad that the business is staying on Oak Park Avenue.

John Doolin noted that the location is very important to the corporation.

COMMISSIONER TIBBETTS declined to comment.

COMMISSIONER HAMILTON noted it looks nice.

CHAIRMAN GRAY stated he has no comments. He asked Staff to present the standards.

Dan Ritter, Interim Director, presented the standards.

CHAIRMAN GRAY requests a motion to close the Public Hearing.

COMMISSIONER made a motion to close the public hearing. Motion was seconded by COMMISSIONER TIBBETTS.

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Bettenhausen Motor Sales Inc, to operate a Used Car Dealer (with accessory automotive repair) at 17514 - 17600 Oak Park Avenue in the Legacy DC and NG Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the September 15, 2022, Staff Report with the following conditions:

1. A New Car dealer must be maintained by the petitioner within the Village of Tinley Park.
2. All vehicles stored on-site shall be for sale or awaiting immediate repair. The site shall not operate as vehicle storage/holding for vehicles.
3. Any automotive repair shall not include body work and remain accessory to the sale of



vehicles. Automotive repair remains a prohibited primary use of the property.

Motion seconded by COMMISSIONER TRUXAL.

CHAIRMAN GRAY requested a roll call vote

AYES:

COMMISSIONER HAMILTON  
COMMISSIONER TIBBETTS  
COMMISSIONER GASKILL  
COMMISSIONER TRUXAL  
COMMISSIONER MANI  
COMMISSIONER MARAK  
CHAIRMAN GRAY

Hearing no opposition, CHAIRMAN GRAY declared the motion carried. He informed the petitioner that this item will go before the Village Board on October 4, 2022.



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2022 REGULAR MEETING**

**ITEM #3 PUBLIC HEARING – ST. JULIE BILLIART CATHOLIC CHURCH,  
7399 159<sup>th</sup> STREET – GROUND SIGN VARIATIONS**

Consider recommending that the Village Board grant the Petitioner, Father Tirso S. Villaverde, Jr., on behalf of St. Julie Billiart Catholic Church, Variations from Section IX.E (Dimensional Regulations for Wall and Freestanding Signs) and Section IX.J (Electronic Message Center Regulations) of the Zoning Ordinance at the property located at 7399 159th Street in the R-4 (Single Family Residential) zoning district. The granting of these Variations will permit an additional freestanding ground sign where a maximum of one is permitted, and which is taller than the six feet maximum height, larger than the 30 sq. ft. maximum size, with an Electronic Message Center Sign to exceed the maximum size of 20% of the total sign area of a freestanding sign.

**Present Plan Commissioners:**

Chairman Garrett Gray  
Terry Hamilton  
Andrae Marak  
Brian Tibbetts  
Kurt Truxal  
James Gaskill  
Eduardo Mani

**Absent Plan Commissioners:**

Angela Gatto  
Ken Shaw

**Village Officials and Staff:**

Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

**Petitioners:**

Father Tirso S. Villaverde, Jr., Parishioner St. Julie Billiart Catholic Church  
Sam Van Bruggen, Van Bruggen signs

**Members of the Public:**

None

CHAIRMAN GRAY introduced Item #3, and then asked for a motion to open the Public Hearing.

COMMISSIONER MANI made a motion to open the public hearing, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.



CHAIRMAN GRAY stated he received certification of the public hearing notice as being published in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in to speak, but after Staff's presentation. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner presented the Staff Report

CHAIRMAN GRAY asked the petitioner wish to speak. He swore in the Petitioner, Father Tirso Villaverde.

Father Villaverde stated that the sign project is part of an improvement project for the parish and extends his thanks to the village to consider. He introduced his contractor to answer any technical questions.

CHAIRMAN GRAY asked the Commission if they have anything to add.

COMMISSIONER MANI commented that he feels the sign is a good size and will help with visibility.

COMMISSIONER TIBBETTS wanted to clarify if they are requesting two signs or just one.

Lori Kosmatka, Associate Planner, informed the Commissioner that there are two existing signs currently. She stated that the brick sign will remain and the white sign will be removed.

COMMISSIONER TIBBETTS asked if two signs are necessary.

Sam Van Bruggen noted that the brick sign does not have good visibility and is more of a welcoming sign.

CHAIRMAN GRAY concurred that the sign is not visible to 159<sup>th</sup> Street

COMMISSIONER HAMILTON asked are there formulas in coming up with a size of the sign.

Sam Van Bruggen noted that they started out with a larger sign, but working with staff they came to a reasonable alternative. He noted there are formulas that go into the consideration when creating the sign.

Daniel Ritter, Interim Director, noted that the 20% requirement forces a petitioner to make a bigger sign or have small text. He explained that the goal was to reduce the possibility of a sign becoming mainly an LED sign.

COMMISSIONER HAMILTON asked about the Trinity Lutheran Sign and noted that he understands the concerns based on the issues presented in the staff report. He commented that there are differences in the circumstances and understand the need for the sign.

COMMISSIONER GASKILL declined to comment.

COMMISSIONER TRUXAL noted that it is a residential lot mixed with commercial and asks is that why a variance is needed.



Daniel Ritter, Interim Director, noted that the direction is for institutions such as these is to stay in line with the commercial requirements.

COMMISSIONER MARAK states that this is similar to the conversation when Trinity Lutheran came before the Commission.

CHAIRMAN GRAY agrees with the Commission and staff.

CHAIRMAN GRAY requested a motion to close the Public Hearing.

COMMISSIONER TRUXAL made a motion to close the Public Hearing, seconded by COMMISSIONER TIBBETTS. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the motion carried. He asked Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the Standards.

COMMISSIONER MANI made a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Father Tirso S. Villaverde, Jr., on behalf of St. Julie Billiart Catholic Church, at the property located at 7399 159<sup>th</sup> Street in the R-4 (Single-Family Residential) zoning district, consistent with the Submitted Plans and adopt the Findings of Fact as proposed in the September 15, 2022 Staff Report, with the condition that existing frame sign be removed:

1. A Variation from Section IX.J.4. (Electronic Message Centers Maximum Allowable Size Regulations) of the zoning Ordinance with an Electronic Message Center Sign that is 38.3 percent of the total sign area, instead of the maximum of 20 percent.
2. Variations from Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) of the Zoning Ordinance to permit a freestanding sign that is 47.5 sq. ft. in sign face area (size), instead of the maximum of 30 sq. ft., ten feet in height, instead of the maximum of six feet, and as a second freestanding ground sign less than 300 feet from the first sign, exceeding the maximum of one freestanding sign.

Motion seconded by COMMISSIONER GASKILL

CHAIRMAN GRAY requested a roll call vote.

AYES:

COMMISSIONER GASKILL

COMMISSIONER HAMILTON

COMMISSIONER MANI

COMMISSIONER MARAK

COMMISSIONER TIBBETTS



COMMISSIONER TRUXAL

CHAIRMAN GRAY

Hearing no opposition, CHAIRMAN GRAY declared the motion carried. He informed the petitioner that this item will go before the Village Board on October 4, 2022.

Father Villaverde informed that he will send a representative as he will be out of the country.

DRAFT



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2022 REGULAR MEETING**

**ITEM #4: WORKSHOP – CHIPOTLE NEW CONSTRUCTION, 7121 159<sup>th</sup> STREET  
– SPECIAL USE FOR A PUD, SITE PLAN/ARCHITECTURAL  
APPROVAL, AND PLAT OF SUBDIVISION**

Present Plan Commissioners:

Chairman Garrett Gray  
Terry Hamilton  
Andrae Marak  
Brian Tibbetts  
Kurt Truxal  
James Gaskill  
Eduardo Mani

Absent Plan Commissioners:

Angela Gatto  
Ken Shaw

Village Officials and Staff:

Daniel Ritter, Interim Community Development Director  
Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners:

Orlando Vivacqua, Soos & Associates Inc. (architect)

Members of the Public:

None

CHAIRMAN GRAY introduces item #4 then invites staff to make their presentation.

Lori Kosmatka, Associate Planner presents the Staff Report

Petitioner, represented by Orlando Vivacqua of Soos & Associates Inc, acting as the architect for the project, states that they are excited to bring the project forward then thanks staff for working with them. Petitioner highlights that the development maintains a modern design and that the pickup window is not a traditional drive through it is more of a mobile pickup window.

CHAIRMAN GRAY asks the petitioner's if they have any items for discussion.

COMMISSIONER MARAK notes that the commission has been looking at drive-thrus lately. Goes on to note concerns with stacking into the street. Appreciates the fact that the petitioner is working to avoid these issues.

COMMISSIONER TRUXAL notes it is a great plan. Comments that peak business times may



present some stress for stacking. Also notes that the entrance and egress being off 159<sup>th</sup> is a good feature.

CHAIRMAN GRAY asks how the other locations perform with stacking in the pickup window.

Petitioner notes that there is generous stacking and acknowledges that the lack of a order point makes the process a little quicker.

Daniel Ritter comments that the other location in Brookside Marketplace has the same feature and stacking is not an issue. He has never seen more than three cars there. The development does allow for more stacking than the Brookside Marketplace location. Stacking here would go into the shopping center area rather than the public street.

CHAIRMAN GRAY asked for more comments.

COMMISSIONER GASKILL declines to comment.

COMMISSIONER MANI states he likes the architecture, color selection, and landscaping and thanks the petitioner for choosing Tinley Park.

COMMISSIONER TIBBETTS notes that he is okay with the project as proposed. Goes on to ask if there will be a crosswalk implemented for employees to walk to the site. He also asks will there be an enclosure for the roof access to ensure no mischievous activity.

Petitioner responds that it is a Chipotle requirement to include a swing gate on the ladder it just was not shown on the site plan. States that it will be locked with a pad lock

COMMISSIONER TIBBETTS notes that the addition will add to the continued innovation of the center.

COMMISSIONER HAMILTON asks if there is drainage required for the nine employee stalls.

Petitioner states that it is required for the entire shopping center.

Daniel Ritter asks if it is permeable pavers

Petitioner states no pavers will be on the site

Daniel Ritter notes that they did most of the drainage as underground and engineering is okay with the direction of the project.

CHAIRMAN GRAY notes that he agrees with the rest of the commission. Then asks if the agreement for the employee parking will be between the village or the two owners.

Daniel Ritter notes that the agreement is still being negotiated but has maintained the opinion that the village can manage the agreement as it sees fit.

CHAIRMAN GRAY notes that is reasonable and he has no issues with the project as presented.

Lori Kosmatka responded yes. There was good feedback on the architecture, offsite parking, and overall exceptions.



Daniel Ritter, notes that this site meets the qualifications for a differing wall sign due to the smaller footprint of the building. He goes on to note that if the building met the code the requirement would remain in place.

DRAFT



### **Good of the Order**

Daniel Ritter presents the following:

- Oktoberfest is this weekend, invites the commission to come out and enjoy
- Planner position is posted and staff is looking at the current submittals
- Thanks the Community Development Department for their continued work with the transition.
- Last meeting items will be going to the Tuesday Village Board.
- Loyola is putting up precast walls up.
- Smoothie King is finishing building and site work. Windows and storefront systems have been installed.
- Ascend Cannabis Dispensary has applied for their permits. Review comments have been sent out.
- DR Horton's Oak Ridge Subdivision is moving forward with site clearing and preparation. Intent of the village to have sitework permit issued soon.
- Holiday Inn completing interior.
- Pete's Fresh Market is wrapping up warehouse construction. Grocery store has been delayed, site work is set to be starting in the near future.
- Next Meeting is October 6<sup>th</sup>. Will have Chipotle Public Hearing and Brady Gill addition.

### **Receive Comments from the Public**

- None

COMMISSIONER TRUXAL made a motion to adjourn the Meeting. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a roll call vote. Hearing no opposition, he declared the Meeting Adjourned at 8:37pm.





#### Petitioner

Richard Silverman, on  
behalf of MJK Real Estate  
Holding Company, LLC

#### Property Location

7061-7135 159<sup>th</sup> Street  
(Full Shopping Center)

7121 159<sup>th</sup> Street  
(Chipotle)

#### PIN

28-19-100-012-0000

#### Zoning

B-2 (Community  
Shopping)

#### Approvals Sought

Special Use for PUD  
Site Plan Approval  
Plat Approval

#### Project Planner

Lori Kosmatka  
Associate Planner

## PLAN COMMISSION STAFF REPORT

October 6, 2022 – Public Hearing

### Chipotle Outlot New Construction

SEC 159<sup>th</sup> Street & 71<sup>st</sup> Court / 7121 159<sup>th</sup> Street



### EXECUTIVE SUMMARY

The Petitioner, Richard Silverman on behalf of MJK Real Estate Holding Company, LLC is requesting a Special Use for a Planned Unit Development (PUD), Site Plan/Architectural Approval, and Plat of Subdivision. The requests are to retroactively create a PUD over the full lot (including all deviations/exceptions previously approved in error), and for the proposed new construction of an outlot building with a drive-up pre-order pick-up window for Chipotle.

The site changes and PUD approval include the outlot to the west (Burger King at 7135 159<sup>th</sup> Street), and anchor building to the south (Floor & Décor and Hobby Lobby at 7061-7063 159<sup>th</sup> Street). The proposed changes are only for the new outlot building to be located at 7121 159<sup>th</sup> Street. Chipotle will relocate from their nearby location at 15980 Harlem Ave in the Park Center Plaza. The new construction would fill the currently vacant parking lot parcel in a prominently visible location along a heavily used arterial roadway. The site will have the patio and main entry on the north side fronting 159<sup>th</sup> Street to allow for pedestrian connectivity with vehicular ingress and egress at the south via a cross access easement. The site has been designed for sufficient drive-up stacking and site circulation.

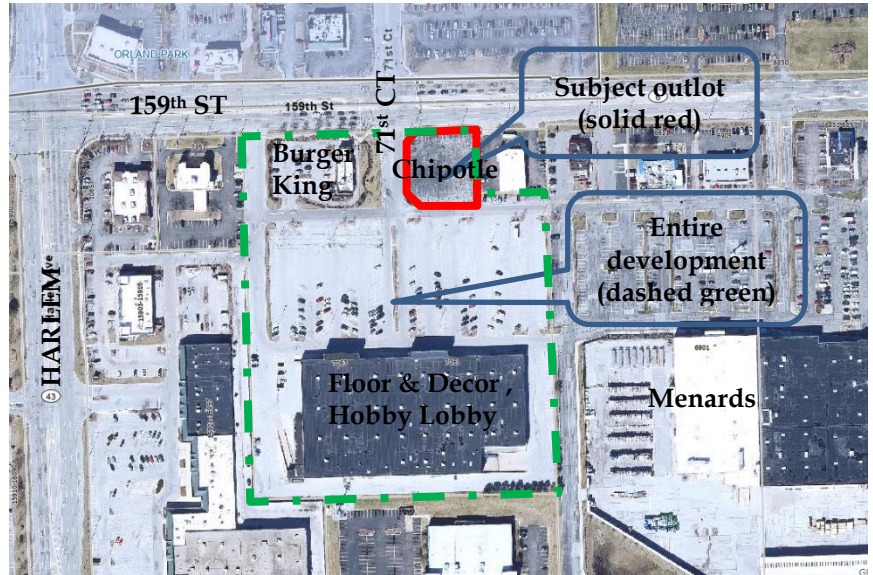
Proposed Exceptions to the Zoning Ordinance include a drive-thru/pick-up lane use, front yard parking, reduced parking stalls, and sign face area of the north wall sign. However, the drive-thru will only be for drive-up pre-order pick-ups (similar to the existing location at 7226 191st Street). The proposed pick-up window will have a lower traffic demand and quicker wait times than a traditional drive-thru.

Changes from the September 15, 2022 Plan Commission workshop are indicated in **Red**.



## EXISTING SITE & HISTORY

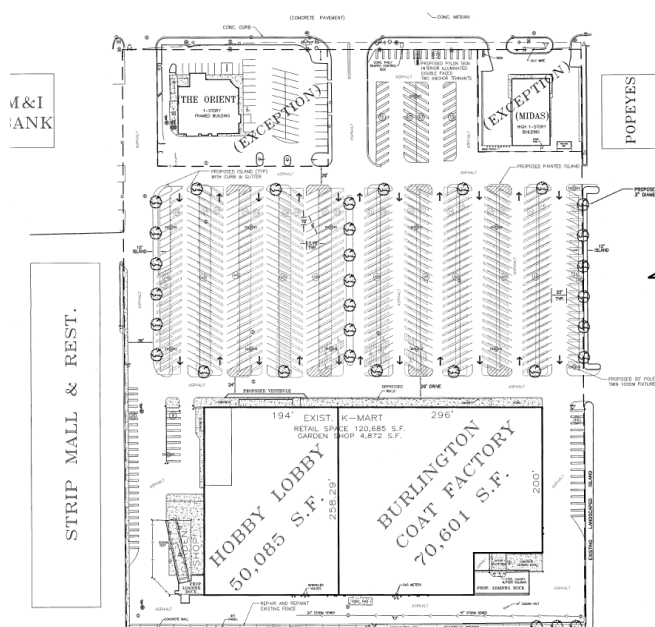
The subject property is a vacant parking lot located at the southeast corner of 159<sup>th</sup> Street and 71<sup>st</sup> Court near the intersection of Harlem Avenue, in front of the Floor & Décor and Hobby Lobby building, and between Burger King and Midas. The property is currently part of a 511,008 sq. ft. lot which includes the Burger King outlot and the large anchor building currently occupied by Floor & Décor and Hobby Lobby. There are no other vacancies surrounding these developments, as it is part of a larger shopping area with several outlots, anchor, and in-line tenants, including the Tinley Park Plaza redevelopment.



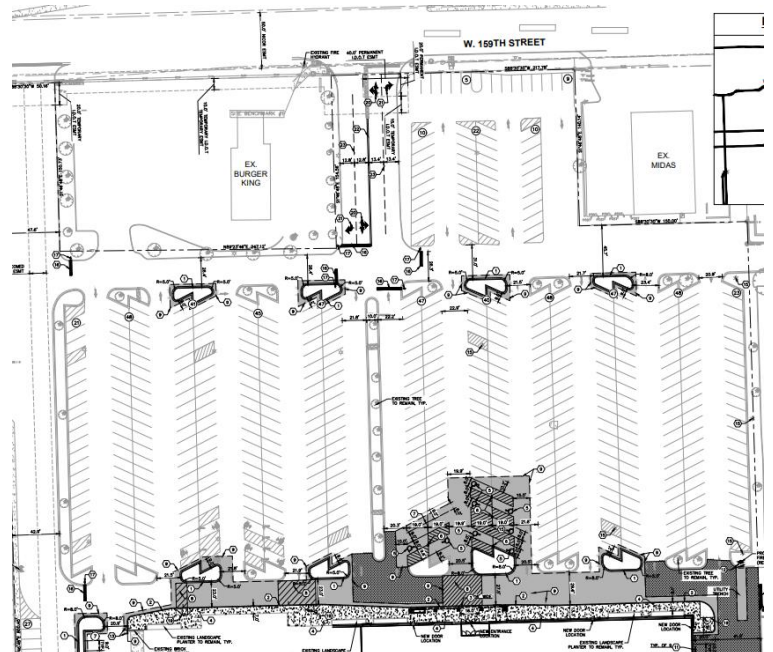
Location Map

The lot including the subject property was annexed into the Village in 1968. The Floor & Décor/Hobby Lobby building was one of the first commercial developments in the area and was constructed around 1971 for K-Mart Corporation prior to being renovated for occupation by two tenants (Burlington and Hobby Lobby) in 1998. That building was more recently renovated in 2021 when Floor & Décor began occupying the space (previously by Burlington). Parking lot improvements such as new landscaped islands with a slight reduction in parking were included.

The Burger King outlot, located at the northwest corner of the lot, was developed per Ordinance #2009-O-034, approved in 2009. That ordinance erroneously referenced the Brementowne Mall Planned Unit Development (PUD). Approved variations from that ordinance include reduced parking (25 vs. 29 stalls), reduced minimum lot area (12 versus 20 acres), and increased signage (200.3 sq. ft. versus 120 sq. ft.). The Burger King replaced a previously existing vacant restaurant on the site in 2010. The lot was believed to be in a PUD for many years due to a mapping error carried over from a Zoning Map in 1978. The non-existent PUD was erroneously amended over the years, most recently for the development of the Burger King site and allowance for a drive-thru in the B-2 zoning district.



1998 Site Plan



2021 Site Plan per Floor & Décor renovation



The site was developed before the current version of the Zoning Code (adopted in 1978) and before the Village's first PUD ordinance was adopted. Due to its age, much of the site development is considered "legal non-conforming" to current code requirements. The non-conforming aspects of the site are permitted to remain as they are. However, the Village works to bring sites closer into compliance whenever possible, while also understanding that meeting every aspect of new codes may not be possible on redevelopment sites.

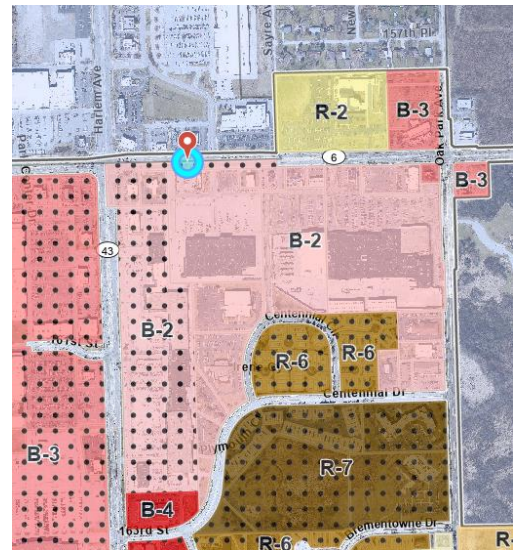
The currently proposed Chipotle development for the subject property's outlot will bring the site into full conformance, similar to what was done with a similar situation on the neighboring Tinley Park Plaza in 2020. Since the site is currently non-conforming due to this error, staff is recommending placing a PUD retroactively on the site that will bring the site and previous approvals into conformance.

## ZONING & NEARBY LAND USES

The property is located in the B-2 (Community Shopping) zoning district. The Zoning Ordinance states the B-2 zoning district provides a wide variety of retail-type businesses along with personal uses and other complementary uses. The uses not only serve local residents, but also neighboring communities and transients for goods and services usually found in larger shopping centers. Highway-oriented uses are discouraged in this district.

Surrounding zoning:

- South: B-2 Community Shopping (Centennial Lanes bowling)
- East: B-2 Community Shopping (Midas, Menards, Popeye's, Pepe's Mexican Restaurant, etc.)
- North (Across 159th Street): Village of Orland Park's BIZ (General Business District) zoning, similar to Tinley Park's B-2 and B-3 zoning (Bialy's House of Pancakes, Meijer, variety of commercial outlots and inline tenants)
- West: B-2 Community Shopping, Tinley Park Plaza PUD (several outlot, anchor and inline tenants; PNC Bank, Starbucks, Burlington, Amazon Fresh, etc.)



## PROPOSED USE AND EXCEPTIONS

The proposed new construction on the outlot will serve as a Chipotle Mexican Grill. The Petitioner's narrative states that the proposed location is desired due to an established market with high brand awareness and synergy with nearby businesses, access via a lighted intersection on 159<sup>th</sup> Street, and an ability to have a freestanding building with a pick-up window.

The building will be approximately 2,327 sq. ft. with a pre-order pick-up lane. Some Chipotle locations, including the recently developed one in Brookside Marketplace, successfully operate the pre-order pick-up concept as it provides added convenience for customers and employees. The restaurant will also offer dine-in and patio seating. Chipotle is a national fast casual dining establishment specializing in Mexican cuisine which includes customization of entrees with longer ordering and preparation times, thus more suitable for the pre-order pick-up concept rather than a traditional drive-thru.

A new Planned Unit Development will be retroactively created for these properties. Proposed Exceptions to the Zoning Ordinance include a drive-thru/pick-up lane use, front yard parking, reduced parking stalls on-site (19 stalls provided versus 28 minimum required), and sign face area of the north wall sign (37.81 sq. ft. provided vs. 34 sq. ft. maximum required).

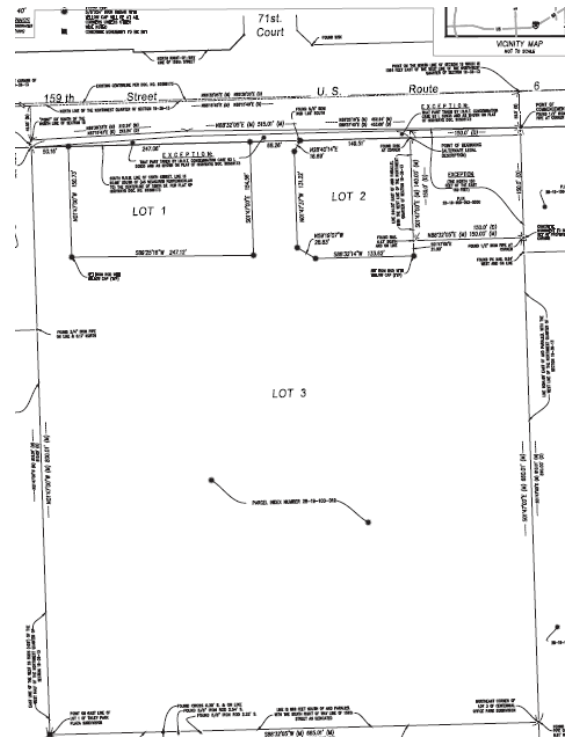
***Open Item #1: Consider the overall proposed use and Exceptions to the Zoning Ordinance.***



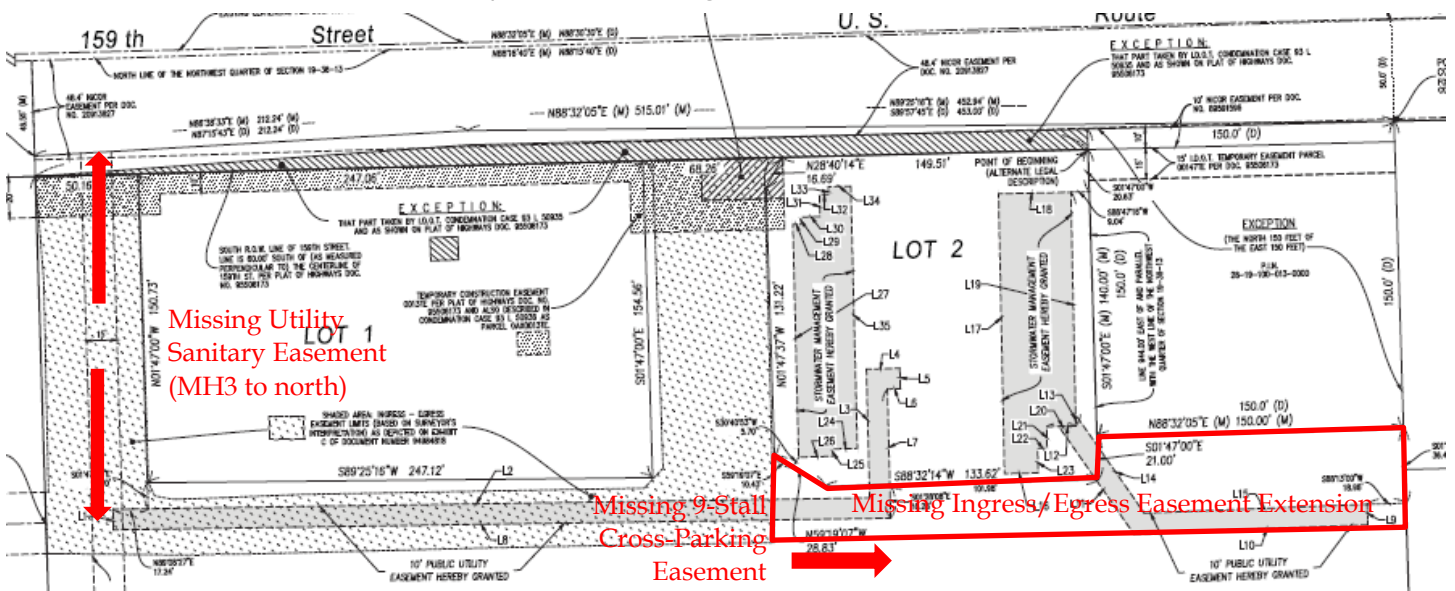
## FINAL PLAT OF SUBDIVISION

The properties include the areas serving Floor & Décor and Hobby Lobby (7061-7063 159<sup>th</sup> Street), Burger King outlot (7135 159<sup>th</sup> Street), and the future Chipotle outlot (7121 159<sup>th</sup> Street), totaling 511,008 sq. ft. The proposed plat of subdivision, titled “Tinley Park Shopping Center”, will divide the land into three lots, where the existing Burger King property will be Lot 1 (outlot, 37,713 sq. ft.), the new Chipotle development will be Lot 2 (outlot, 25,184 sq. ft.), and the Floor & Décor/Hobby Lobby building will be within Lot 3 (448,111 sq. ft.)

The final plat of subdivision as currently submitted includes existing easements as well as proposed easements for public utilities and stormwater management. However, an extended ingress/egress (access) easement and cross-parking easement are not yet shown on the plat. The Petitioner has noted that in order to provide the minimum required amount of parking as required by code, that nine parking stalls will be located off-site on the Floor & Décor/Hobby Lobby parking lot, south of the future Chipotle outlot. Additionally, the extension of the ingress/egress easement is requested to run south of the Chipotle outlot and the Midas outlot (which is the 150 ft. long plat exception east of the Chipotle outlot) to meet the east property line. In other words, the ingress/egress easement would extend east of 71<sup>st</sup> Court (where it currently terminates) to the easternmost edge of the entire development (east property line of proposed Lot 3) to provide access to the other commercial developments east along the block (Menards, etc.).



Proposed Plat of Subdivision (3 Lots): “Tinley Park Shopping Center”, Sheet 1

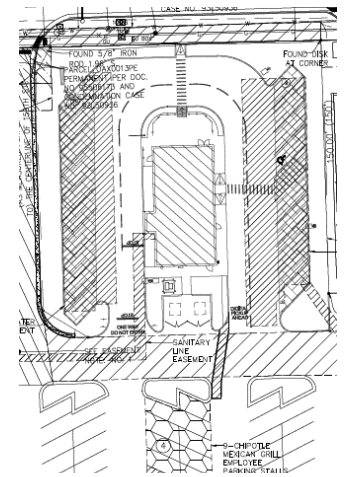


Easement Detail on Proposed Plat of Subdivision, Sheet 2

The Village Engineer has also required that a utility easement be provided between Manhole 3 and the north property line if the development is going to utilize the existing sanitary service to Floor & Decor.



The easements are reflected elsewhere in the submittal. The Petitioner recently submitted revised final engineering drawings which include depiction of the extended ingress/egress, cross parking (9 Chipotle employee stalls), and utility sanitary easement (Manhole 3 to north property line) on the Utility Easement Exhibit. The ingress/egress easement extension will need to be identified on the plat of subdivision, while the parking easement can be recorded under a separate document simultaneously with the plat of subdivision.



9 Stall Cross Parking & Drive-  
aisle crosswalk (Utility  
Easement Exhibit rec'd 9/27/22)

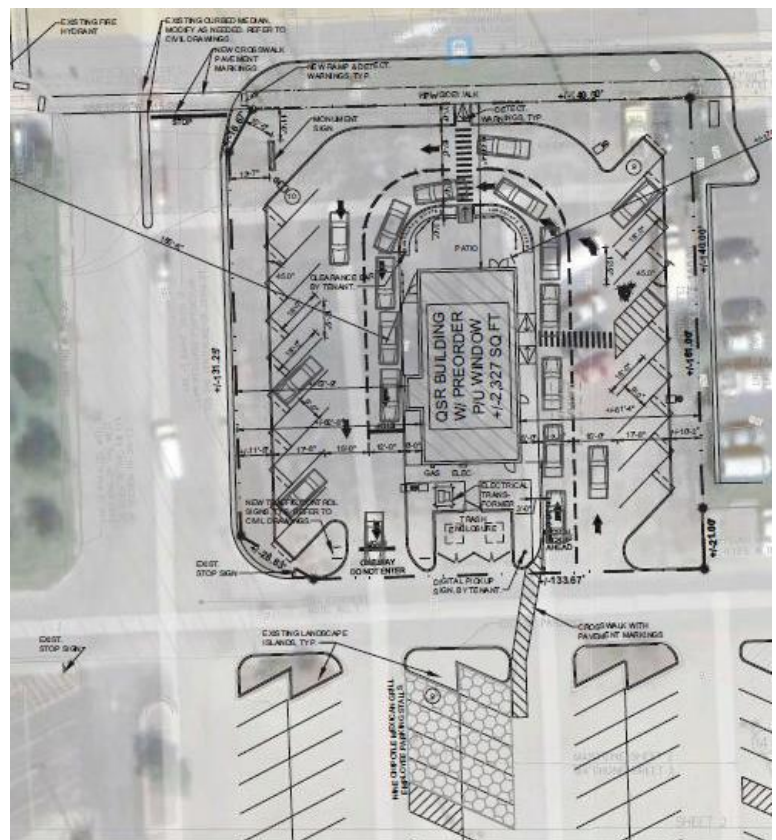
Temporary construction easements are also shown on the plat of subdivision, which are typically not shown on plats of subdivision, which are permanent, recorded documents. The Petitioner notes this is due to a court condemnation case.

~~Open Item #2: Review the proposed plat of subdivision. Consider condition of approval to require the nine-stall cross-parking easement which may be included in the Plat of Subdivision or recorded separately at the same time. The Cross-access easement shall be revised to include the entrance and main drive aisle connecting all three lots.~~

Village staff has not yet received a revised plat of subdivision to note the easements, but will do so prior to the Village Board meeting. At minimum, the cross-access and utility easements are required to be shown on the plat of subdivision. Staff recommends a condition of approval to require the nine-stall cross-parking easement shall be included in the plat of subdivision or recorded separately at the same time. Staff also recommends conditioning that the cross-access easement shall be revised to include the entrance and main drive aisle connecting all three lots.

## SITE PLAN

The existing site is a vacant lot on the south side of 159<sup>th</sup> Street and is only accessed on the south via cross access easement with the Floor & Décor/Hobby Lobby's property. The proposed Chipotle new construction will keep the same access along the south. The access will be a separate double-lane ingress east of the building and a single-lane egress west of the building. The vehicle circulation will be entirely counterclockwise. The pick-up lane will wrap around the building and can accommodate up to 11 vehicles. There will be surrounding additional width for vehicles to circulate the site and park in the angled stalls along the east and west. Staff feels the site has sufficient drive-up stacking and site circulation.



*Revised Site Plan (architectural), rec'd 9/27/22*

Pedestrian connectivity will be possible via a new sidewalk and crosswalk which is required for this development, and will lead to the main entry on the north side fronting 159<sup>th</sup> Street. The Village Engineer has provided feedback on requirements. The Geometry Plan on the civil drawings (GSG Consultants, Sheet 6) reflect the details so that it is accessible and can connect across 71<sup>st</sup> Court to the Burger King outlot. These include the cut median, crosswalk, stop bar, and ramp. These improvements were not noted in the







## ARCHITECTURE

The architecture of the Chipotle new construction is clean and contemporary with mostly rectangular massing, with some accent details. The pick-up window is bumped out five ft. and is slightly taller than the rest of the single-story building. There are also canopies with flanking wall sconce lights at the pick-up window and the main entry. The building also has a parapet with metal coping. Most of the glazing is clear, except for opaque glass along the employee areas which include the three windows on the west and the single door on the south. At the south of the building, there is a six foot tall trash enclosure.



*North and West Elevations*



*South and East Elevations*



*Trash Enclosure South & North Elevations*



The building will have a concrete brick veneer (4"x4"x16" half high), with the manufacturer identified as Heritage Collection, Designer Concrete Brick by County Materials, with colors mostly as "White (C) with white mortar", and the pick-up as "Slate (B) with dark gray mortar". The slate color serves as a visual accent that breaks up the expanse of white brick. **The Petitioner provided physical material samples at the Workshop, and updated the elevations to better depict the slate color (as gray rather than brown).**



**The trash enclosure's architectural CMU material, as previously noted, has a split face integrally colored finish per manufacturer Northfield Block (or equal), and though it is listed as "ironwood gray (NW)", the physical material sample appears as an off-white color complementary to the white brick.** Code requires that trash enclosures have a masonry wall consistent with the architecture and building material of the building it serves.

Brick soldier coursing is also proposed over individual windows on the north and east, becoming a continuous band wrapped on the west and south. The soldier coursing serves as an architectural accent in addition to the canopies, sconces, and bumpout's color and massing. The patio will include a three ft. high open metal fence railing painted in a dark gray color ("Knights Armor" color) depicted in the Exhibit Plans (by Wilkus Architects).



Responding to Workshop feedback regarding the roof access ladder on the south façade, the Petitioner now shows the swing gate on the architectural elevations. Overall, at the Workshop, the Plan Commission felt the exterior materials and colors of the building, trash enclosure, and patio fence railing were compatible. The Commission also felt the quantity, appearance, and location of architectural accents were appropriate.

~~**Open Item #4: Review physical material samples. Discuss exterior material compatibility and colors of the Chipotle main building with the trash enclosure and patio fence railing. Consider the quantity, appearance, and location of architectural accents (sconce lighting, soldier coursing, etc.).**~~

## SIGNAGE

The Petitioner's exterior signage proposal includes three wall signs, one monument (ground) sign, and two accessory drive-thru signs.

Three identical Wall Signs are proposed as face lit LED channel letters and logo on red and brown aluminum backer walls. The Wall Signs are proposed on the north, east, and south façades. Each wall sign is 37.81 sq. ft. (14'-10.5" x 2'-6.5"), comprised of a single boxed area of the backer walls for the logo and lettering. Zoning code requires that buildings under 10,000 sq. ft. gross floor area in the B-2 Zoning District have a maximum sign face area of one sq. ft. per one linear foot of building frontage not to exceed 120 sq. ft. The building's east/west linear footage is 66'-8", while the north linear footage is only 34'-0".

The proposed north wall sign along 159<sup>th</sup> Street will require an Exception to the Zoning Ordinance since the proposed 37.81 sq. ft. exceeds the 34 sq. ft. code allowance by 3.81 sq. ft. The sign's size is proposed for consistency with the other signs and visibility due to the building's north setback (56'-4" from the property line) and that it is on a heavily travelled corridor.



A freestanding monument (ground) sign is proposed at the northwest part of the outlot. The ground sign's location, height, sign face area, and panel information are in the Jones Sign drawing package and is also generally depicted in the Soos Associates architectural drawings. The sign (including base) is 10 ft. tall with a sign face area (excluding base) of 59.69 sq. ft. (9'-4" x 6'-4.75"). There will be two single-faced polycarbonate faces with translucent and opaque vinyl. The architect's drawing indicates there will be a masonry base matching the building with a masonry sill above the base.



Two signs accessory to drive-thru uses are also proposed, and both meet Zoning Code requirements. A double-faced illuminated directional sign (stating "digital pickup") is proposed in the landscaped area near the trash enclosure, approximately six feet from the south property line at the entrance of the pick-up lane. A single-faced breakaway clearance bar is also proposed, which indicates maximum clearance height at the pick-up window. No advertising, business names, or logos are placed on it.

~~**Open Item #5: Discuss whether size of north wall sign is appropriate. This sign does not meet Zoning code requirements and thus requires an Exception.**~~

At the Workshop, the Commission reviewed the signage, and felt the size of the north wall sign was appropriate for the requested Exception.



## PARKING

The Site Plan identifies 59 total seats (43 indoor and 16 outdoor), and eight employees. Based on these numbers provided, the Zoning code requires 28 stalls (one parking stall for every three seats, and one stall per employee). The Site Plan proposes 28 parking spaces as 19 parking stalls on-site and nine parking stalls for employees off-site to the south within the Floor & Décor/Hobby Lobby parking lot. An Exception to the Zoning Ordinance is required as not all of the parking is included on-site within the outlot (proposed subdivision's Lot 2).

The Petitioner's Exhibit Plans by Wilkus Associates on behalf of Chipotle's standards however appear to show a less intense use of only 38 indoor seats, not the listed 43 per the Soos Associates Site Plan. Despite this discrepancy on the seat count in the plans, staff has utilized the more intense request as part of their analysis.

Chipotle's proposed 19 stalls on the Chipotle site, and nine off-site employee parking stalls within the Floor & Décor/Hobby Lobby parking lot both appear appropriate to the area. While specific parking counts weren't conducted, staff noticed that the Floor & Décor/Hobby Lobby site has a significant amount of open parking, including on nights and weekend peak times. The Floor & Décor/Hobby Lobby parking lot could also consider adding spaces in the future by redesigning the ADA accessible stalls to share drive aisles, however, there does not appear to be a need for that additional parking at this time. The cross parking of Chipotle's nine parking stalls within the Floor & Décor/Hobby Lobby parking lot may be appropriate, but in order for it to help defend the request for the reduced parking count, the cross-parking of these nine stalls will need to be recorded in an easement with an agreement provided to the Village.

Having the parking identified in a recorded easement will ensure that the cross-parking will remain. The cross-parking easement will help justify the parking reduction as it cannot be cancelled by just the property owners. If the easement and agreement are provided, then Staff will not have concerns with the proposed parking based on the proposed dining and retail users in the area. Staff recommends conditioning approval upon the provision of the agreement executed and recorded prior to permit issuance for the Chipotle development at the Plat of Subdivision.

**~~Open Item #6: Discuss whether the proposed parking of 19 on-site stalls and a recorded easement of 9 off-site is appropriate for the Chipotle development.~~**

At the Workshop, the Plan Commissioners felt the proposed parking with the off-site parking and its related requirements were appropriate. The Petitioner's resubmittal of the Site Plan continues to have the same 59 total seats with eight employees.

## LIGHTING

Exterior lighting is comprised of wall sconce lighting along the building and site light poles. There are four proposed site/parking light poles. Two are located near the northeast and northwest parts of the site near the parking lot. The third is located on the east side of the lot, and the fourth is at the south, near the trash enclosure. The proposed lights are downcast LED and mounted at 25'. The submitted photometric plan meets the code requirement of maximum 2.0 foot candles at the property lines.





## STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in the Staff Report for the Public Hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - ***The proposed PUD and Exceptions are safe for the public, employees, and neighboring properties.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - ***The development of the outlot from a vacant lot to a restaurant use allows for more use of the property. The proposed PUD is mostly existing and developed and similar to neighboring development patterns.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - ***Neighboring properties are already developed as part of a heavily traveled arterial corridor, and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - ***The existing site will be developed with adequate utilities and access roads, drainage, and other necessary facilities. The majority of the PUD is already developed with just the Chipotle outlot parcel being proposed to change.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - ***The site layout allows for safe circulation for customers, employees, delivery trucks, and the general public. The restaurant will schedule deliveries off hours so as to not conflict with restaurant operations.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - ***The Petitioner has indicated that all other Village code requirements will be met.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - ***The development of the outlot from an unused parking lot to a restaurant use will contribute directly to the economic development of the community as a whole. Sales are expected to increase from the existing nearby chipotle location.***



## **STANDARDS FOR SITE PLAN APPROVAL**

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

### Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.
- j. **Trash Enclosures:** Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.



Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.



## MOTIONS TO CONSIDER

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If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

### **Motion 1 Special Use for a Planned Unit Development:**

*"...make a motion to recommend that the Village Board approve a Special Use for a Planned Unit Development (Tinley Park Shopping Plaza), in accordance with the listed plans, Findings of Fact, and list of Exceptions as noted in the October 6, 2022 Staff Report, to retroactively place a PUD over the property and permit construction of a Chipotle Mexican Grill on property located at 7061-7135 159th Street, subject to the following conditions:*

- 1. The Special Use for Planned Unit Development approval is subject to the Final Engineering Plan review and approval by the Village Engineer, MWRD, and IDOT.*
- 2. The IDOT Highway Permit for all work within the IDOT right-of-way shall be submitted to the Village prior to the issuing of the building permit.*
- 3. Approval is subject to the approval of the Final Plat by the Village Board and recording of the Plat with the County Recorder of Deeds prior to issuance of any permits.*

### **Motion 2 - Plat:**

*"...make a motion to recommend that the Village Board grant approval to the Petitioner Richard Silverman on behalf of MJK Real Estate Holding Company, LLC,, Final Plat Approval for the Tinley Park Shopping Plaza Subdivision dated May 26, 2022, subject to the following conditions:*

- 1. The Final Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.*
- 2. The cross-access (ingress/egress) easement shall be revised to include the entrance and main drive aisle connecting all three lots. The existing easement shall be extended from the east side of 71<sup>st</sup> Court to the east property line of Proposed Lot 3. These changes shall be made prior to Village Board review.*
- 3. The nine-stall cross parking easement must be recorded either on the Plat of Subdivision or as a separate plat of easement at the same time as the Plat of Subdivision is recorded, which are required to be recorded prior to the issuing of the building permit. The cross-parking agreement shall state the Village's approval will be required to cancel or adjust the agreement.*

### **Motion 3 (Site Plan and Architectural Approval):**

*"...make a motion to grant the Petitioner, Richard Silverman on behalf of MJK Real Estate Holding Company, LLC, Final Site Plan and Architectural Approval to permit the construction of a Chipotle Mexican Grill restaurant at 7121 159<sup>th</sup> Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted as referenced in the October 6, 2022, Staff Report and subject to the following conditions:*

- 1. Site Plan Approval is subject to final engineering plan review and approval.*
- 2. Site Plan Approval is subject to approval of the requested Special Use for Planned Unit Development (PUD) and the Final Plat of Subdivision by the Village Board.*
- 3. The pickup window shall not permit any on-site ordering and is for picking up previously placed orders only. Future adjustments/uses of the pickup lane shall submit a revised parking/traffic analysis indicating compliance with original approval. Any conversion to a drive-thru lane on this site requires approval of a Substantial Deviation.*



**LIST OF REVIEWED PLANS**

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	4/13/22
2	Response to Standards for Special Use / PUD	Petitioner	n/a
3	Applicant Narrative	Chipotle	4/13/22
4	Zoning Submittal (Existing Conditions/Surveys, Plat of Subdivision, Site Plan, Landscape Plan/Specifications, Photometric/Lighting Plan, Floor Plan, Exterior Elevations, Building Section, Roof Plan, Exterior Perspectives, Monument Sign, Trash Enclosure)	Petitioner/Soos & Associates	9/27/22
5	Chipotle Exhibits (Floor plan / interior seating detail, railing detail)	Wilkus Architects	9/2/22
6	Signage	Jones Sign	8/31/22
7	Lighting Cut Sheets (Wall sconce and site parking light)	Mirada & Contech Lighting	n/a
8	Civil Drawings (Final Engineering)	GSG Consultants, Inc.	9/27/22





PL 2022-05-00358

Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: PUD
- ☒ Planned Unit Development (PUD) ☒ Concept ☒ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for \_\_\_\_\_
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

Project Name: MJK Tinley Park - Chipotle

Project Description: Site & Building improvements to accommodate a new standalone Chipotle

Project Address: 7061 W 159th Property Index No. (PIN): TBD

Zoning District: B-2 Zoning District Lot Dimensions & Area: +/-145.50'x161' = +/-23,426

Estimated Project Cost: \$ +/-750,000.00

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Richard Silverman Company: MJK Real Estate Holding Company, LLC

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

**APPLICANT INFORMATION**

- ☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Richard Silverman Company: MJK Real Estate Holding Company, LLC

Relation To Project: Owner/Managing Partner

Street Address: [REDACTED] City, State & Zip: [REDACTED]

E-Mail Address: [REDACTED] Phone Number: [REDACTED]





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

*I hereby authorize \_\_\_\_\_ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

### Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

04/13/2022



## **STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUD)**

Section VII.C of the Village of Tinley Park Zoning Ordinance establishes standards and criteria for all Planned Developments. In order for a Planned Unit Development to be approved, the Petitioner must respond to and confirm each of the following general provisions by indicating the facts supporting such findings. If a general provision cannot be met, please state the reason and indicate if a variation will be requested for that item. In order to thoroughly respond to the following items, please label and answer each question on a separate page and attach additional pages as necessary. Please provide factual evidence that the proposed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the responses on a separate document or page.

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.**

The proposed outlot development is approximately 25,186 sq ft. and will located within under-utilize

- B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.**

The proposed QSR project is deemed suitable for the proposed location based on similar uses of th

- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.**

QSR type facilities have grown in popularity for a number of years. In addition, the Mobile Order Picl

- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.**

The proposed development will not impose any undue burden on public facilities and services. All p

- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.**

Acknowledged. It is the developer's full intent to deliver a substantially complete project as outlined i



- F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.**

Acknowledged. The existing interior ring road as well as 159th will adequately serve the additional tr

- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.**

The proposed development implements existing shopping center ring/access roads. The site has be

- H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable code

- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable code

- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.**

Acknowledged. If required, exceptions or modifications of the regulations will be consistent with the



## **STANDARDS AND CRITERIA FOR A SPECIAL USE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

The proposed QSR project will not be detrimental to or endanger the public health, safety, mor

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed QSR project will not be injurious to the use and enjoyment of property in the imm

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed QSR project will not impede the normal and orderly development and improvem

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

It is the developer's intent for the proposed project to comply with all applicable codes, regulati

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The existing interior ring road as well as 159th will adequately serve the additional traffic gener

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

Acknowledged. It is the developer's intent for the proposed project to comply with all applicable

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

The proposed QSR project is deemed suitable for the proposed location based on similar uses





April 13, 2022

To whom it may concern:

It is Chipotle's desire to relocate its existing store to Shopping Center at the SEC of 159<sup>th</sup> & S. 71<sup>st</sup> Ct. in Tinley Park. This decision was made due to the following factors:

- Significant upgrade in Focal Point and visibility
- Established market with high brand awareness
- Strong synergy with Burger King, Hobby Lobby and Floor and Décor
- Main Access to the parcel via a lighted intersection on 159<sup>th</sup> Street.
- The ability to add our Chipotlane Digital Pick-Up Window
- Ability to have a freestanding unit.

The Chipotlane digital pick up window format delivers the most convenient way possible to pick up digital order with easy access, highly visibility, safe for pedestrians and minimal stacking of cars.

- No speaker/order boxes
- No canopies
- No Menu boards
- No long lines
- No fast food cues
- Everything is ordered ahead, digitally, and the customer is given a specific time to pick up the order at the window

Chipotle is extremely committed to sustainability in the product that we serve as well as the stores that we build. Our new store in Tinley Park will feature the following highly efficient and sustainable products:



- All LED Lighting (Int/Ext)
- High Efficiency HVAC
- Tankless Water Heaters
- Low-Flow Plumbing Fixtures
- Energy Management Systems
- Low VOC Finishes
- Natural/Raw Materials
- Recycling/Sorting
- Energy Efficient BOH Equipment

Chipotle will employ approximately 30 people at this location with each shift utilizing 6-8 employees. (8 employees during the lunch and dinner rush hours)

Tinley Park is a proven market for us where we have enjoyed two decades of success. We would like to continue to serve the community high quality food, using only responsibly raised meat and local and organic produce from our most updated model restaurant.

Thank you for your consideration. We look forward to at least another 20 years of business with Tinley Park

Andrea Weisberg

Real Estate Manager

**Chipotle Mexican Grill**

847-337-1332 (cell)

[aweisberg@chipotle.com](mailto:aweisberg@chipotle.com)



Outlot Development  
Proposed One-Story QSR Building  
7121 W. 159th Street, Tinley Park, IL 60477



DRAWINGS INDEX (Date: September 27, 2022)

SHEET	SHEET TITLE	
A-00	COVER SHEET	
A-01	EXISTING CONDITIONS AERIAL	
A-02 ( SHEET 1 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-03 (SHEET 2 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-04 (SHEET 3 OF 3)	OVERALL ALTA/NSPS LAND TITLE SURVEY	
A-05 (SHEET 1)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-06 (SHEET 2)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-07 (SHEET 3)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY	
A-08 (SHEET 1 OF 4)	PLAT OF SUBDIVISION	
A-09 (SHEET 2 OF 4)	PLAT OF SUBDIVISION	
A-10 (SHEET 3 OF 4)	PLAT OF SUBDIVISION	
A-11 (SHEET 4 OF 4)	PLAT OF SUBDIVISION	
A-12	SITE PLAN	
A-13 (L-1)	LANDSCAPE PLAN	
A-14 (L-2)	LANDSCAPE SPECIFICATIONS	
A-15 (L-3)	LANDSCAPE SPECIFICATIONS	
A-16	SITE LIGHTING PLAN	
A-17	FLOOR PLAN	
A-18	EXTERIOR ELEVATIONS	
A-19	EXTERIOR ELEVATIONS	
A-20	BUILDING SECTION	
A-21	ROOF PLAN	
A-22	EXTERIOR PERSPECTIVES	
A-23	EXTERIOR PERSPECTIVES	
A-24	MONUMENT SIGN	
A-25	TRASH ENCLOSURE DETAILS	

MJK Real Estate Holding Company, LLC.  
1622 Willow Road, Suite 201  
Northfield, IL 60093 847-919-4801

Soos & Associates, Inc.  
105 Schelter Road, Suite 101  
Lincolnshire, IL 60069 847-821-7667



MJK  
REAL ESTATE HOLDING COMPANY, LLC  
1622 WILLOW ROAD, SUITE 201  
NORTHFIELD, IL 60093

PROJECT

[illegible]

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

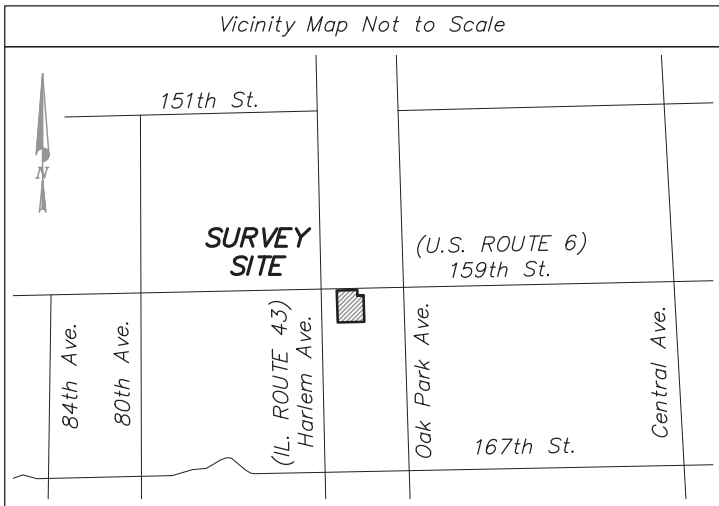
SHEET

Google Earth

Image Landsat / Copernicus







# ALTA/NSPS LAND TITLE SURVEY

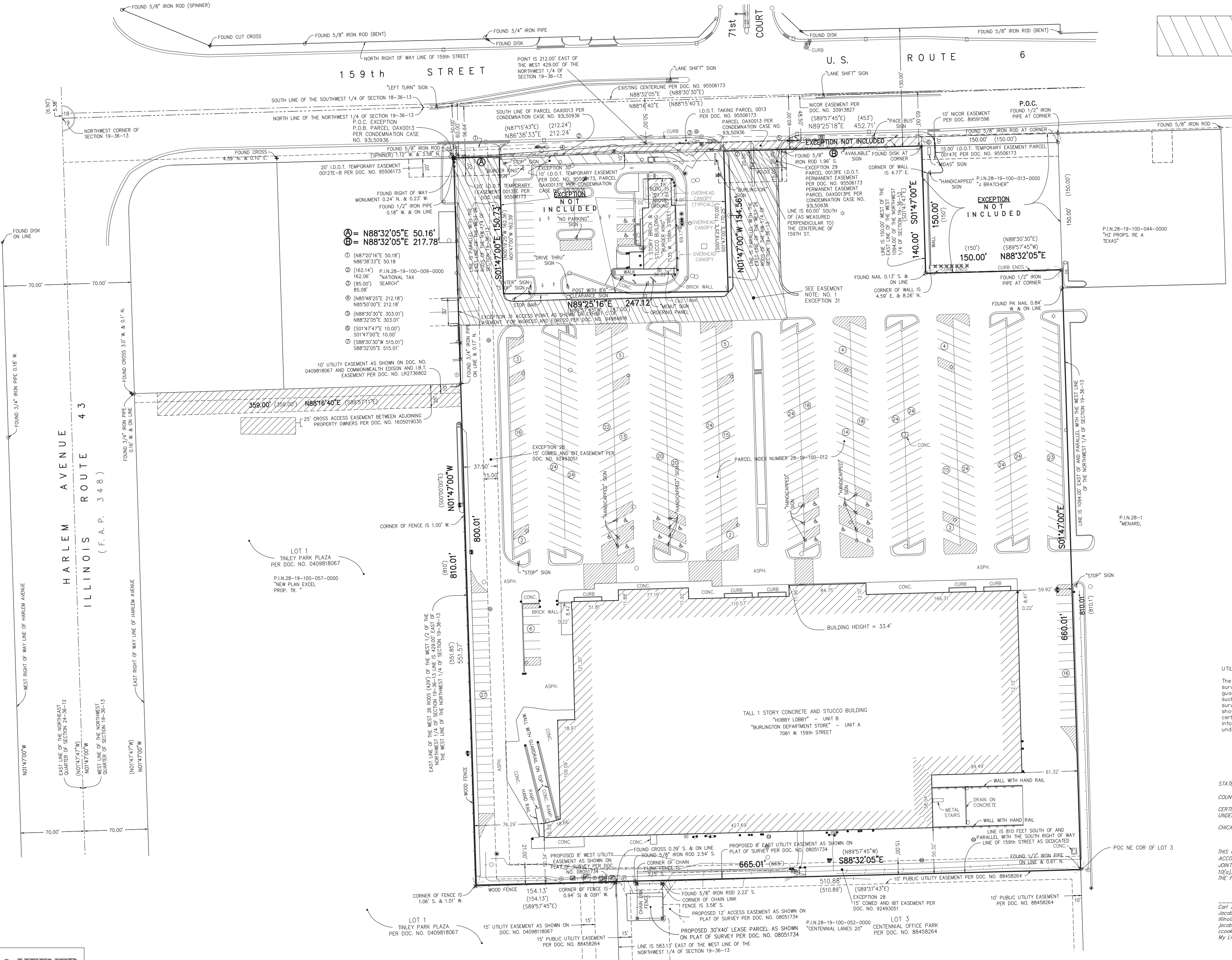
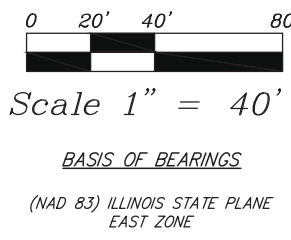
OF

THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE 1094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, THENCE SOUTH ON SAID LINE 1094 FEET EAST OF SAID WEST LINE 810 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS WEST 645 FEET TO THE EAST LINE OF THE WEST 26 RODS OF SAID WEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 810 FEET ALONG LAST SAID LINE TO A POINT ON A LINE 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19 THENCE NORTH 87 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET OF SAID SECTION 19, 212.24 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE 453 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 150 FEET OF THE EAST 150 FEET, ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SECTION 19 AND THE EAST LINE OF THE WEST 26 RODS (429.0 FEET) OF SAID NORTHWEST 1/4 OF SECTION 19; THENCE NORTH 87 DEGREES 20 MINUTES 16 SECONDS EAST (RECORD NORTH 87 DEGREES 15 MINUTES 43 SECONDS EAST) ALONG SAID SOUTH LINE OF THE NORTH 50 FEET OF SECTION 19 FOR A DISTANCE OF 50.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 162.14 FEET TO AN ANGLE POINT IN SAID SOUTH LINE OF THE NORTH 50 FEET OF SECTION 19; THENCE RECORD SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 19 MINUTES 25 SECONDS EAST ALONG A LINE PARALLEL WITH SAID EAST LINE OF THE WEST 26 RODS OF THE NORTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 170.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS WEST ALONG A LINE FOR A DISTANCE OF 247.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 25 SECONDS WEST ALONG A LINE PARALLEL WITH SAID EAST LINE OF THE WEST 26 RODS OF THE NORTHWEST 1/4 OF SECTION 19 FOR A DISTANCE OF 162.36 FEET TO SAID POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION TAKEN BY CONDEMNATION BY THE STATE OF ILLINOIS, IN CASE NO. 93LS0936, ALL IN COOK COUNTY ILLINOIS.

CONTAINING 473,295 SQUARE FEET OR 10.865 ACRES

## TABLE A ITEMS:

- ITEM 1.) 5/8" X 24" IRON REBAR WITH YELLOW CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
ITEM 2.) SITE ADDRESS: AS SHOWN HEREON SURVEY.  
ITEM 3.) ACCORDING TO A SCALED INTERPRETATION OF FLOOD INSURANCE RATE MAP (FIRM) FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PARCEL 105 OF 832, MAP NUMBER 1703010001, MAP PLOTTED AUGUST 19, 2008, THIS SITE APPEARS TO BE LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
ITEM 4.) LAND AREA = 473,295 SQUARE FEET OR 10.865 ACRES MORE OR LESS.  
ITEM 5.) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN HEREON.  
ITEM 6.) EXTERIOR BUILDING FOOTPRINT AREA OF 1 STORY CONCRETE AND STUCCO BUILDING "BURLINGTON" = 126,577 SQUARE FEET, EXTERIOR BUILDING FOOTPRINT AREA OF 1 STORY BRICK.  
ITEM 7.) NUMBER OF REGULAR PARKING SPACES = 486; NUMBER OF HANDICAPPED PARKING SPACES = 15.  
ITEM 10.) LOCATION OF CERTAIN DIVISIONS OR PARTY WALL WITH RESPECT TO ADJOINING PROPERTIES, INACCESSIBLE.  
ITEM 11.) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, AS SHOWN HEREON.  
ITEM 12.) NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, AS SHOWN HEREON.  
ITEM 13.) DISTANCE TO THE NEAREST INTERSECTING STREET - SEE PLAT HEREON.  
ITEM 14.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUILDING AND PARKING LOT IS ALL RECENT CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM 15.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUILDING AND PARKING LOT IS ALL RECENT CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM 16.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUILDING AND PARKING LOT IS ALL RECENT CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM 17.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUILDING AND PARKING LOT IS ALL RECENT CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM 18.) NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUILDING AND PARKING LOT IS ALL RECENT CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
ITEM 19.) FLOODING OFFSITE EASEMENTS - SEE PLAT HEREON.  
ITEM 20.) PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$5,000,000.00.



THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CCH2006786LD WITH A COMMITMENT DATE OF NOVEMBER 9, 2020.

SCHEDULE B, PART 8 EXCEPTIONS

EXCEPTION 27. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 20913827, AFFECTING THE NORTH 48.40 FEET OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 (EXCEPT THE WEST 26 RODS AND EXCEPT THE EAST 6 RODS OF THE SOUTH 25 RODS OF THE WEST 32 RODS THEREOF) OF THE LAND (DOES NOT AFFECT PROPERTY, FALLS IN THE RIGHT OF WAY OF 159TH STREET AND IS NOT ON THE SURVEYED PROPERTY).

EXCEPTION 28. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92493051, AFFECTING THE AS SHOWN ON THE EXHIBIT "A" ATTACHED TO SAID DOCUMENT OF THE LAND. (AFFECTS PROPERTY, PLOTTED ON SURVEY).

EXCEPTION 29. A PERMANENT RIGHT OF WAY EASEMENT IN FAVOR OF THE STATE OF ILLINOIS, AS SET FORTH IN THE DECREE OF CONDEMNATION CASE NO. 83LS0936. (AFFECTS PROPERTY, PLOTTED ON SURVEY).

EXCEPTION 30. A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE STATE OF ILLINOIS, AS SET FORTH IN THE DECREE OF CONDEMNATION CASE NO. 83LS0936. (AFFECTS THE PROPERTY, PLOTTED ON SURVEY).

EXCEPTION 31. A RECIPROCAL EASEMENT FOR INGRESS AND EGRESS EXECUTED BY AND BETWEEN BEVERLY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1970 KNOWN AS TRUST NUMBER 8-2120, K-MART CORPORATION, A MICHIGAN CORPORATION AND AMITY FEDERAL BANK FOR SAVINGS, FORMERLY KNOWN AS AMITY FEDERAL SAVINGS AND LOAN ASSOCIATION, RECORDED NOVEMBER 18, 1994 AS DOCUMENT 94984818, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH THEREIN. (PLOTTED ON SURVEY - SEE EASEMENT NOTE NO. 1)

## UTILITY STATEMENT J.U.L.I.E. DIG NUMBER X3351769

The underground utilities shown have been located from the field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
I, JACOB & HEFNER ASSOCIATES, INC., A PROFESSIONAL LAND SURVEYING FIRM, DO HEREBY CERTIFY TO: CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TRUSTEE TO BEVERLY BANK AND TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1970 AND KNOWN AS TRUST 8-2120  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 7(d), 8, 9, 10(a), 11, 12, 14, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 3, 2020.



Carl J. Cook  
Jacob & Hefner Associates, Inc.  
Illinois Professional Land Surveyor No. 035-003543  
jacob@jacobandhefner.com  
ccook@jacobandhefner.com  
My License Expires November 30, 2022

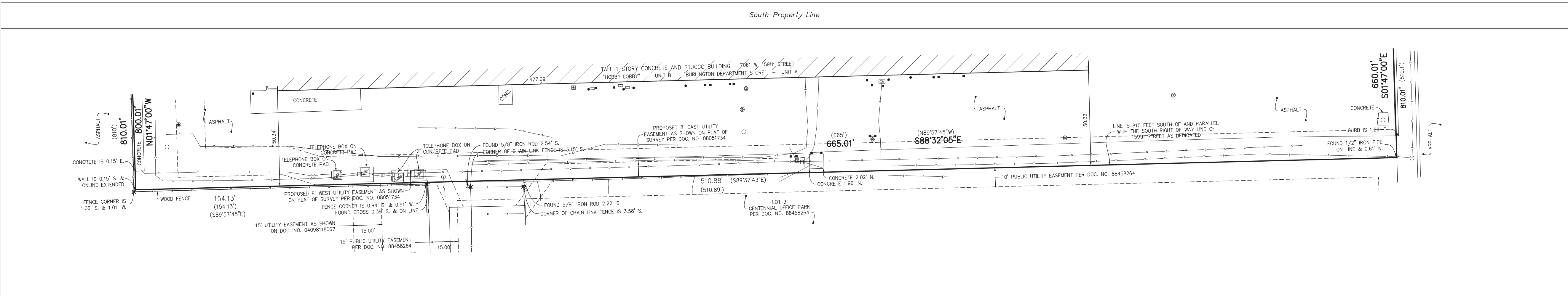
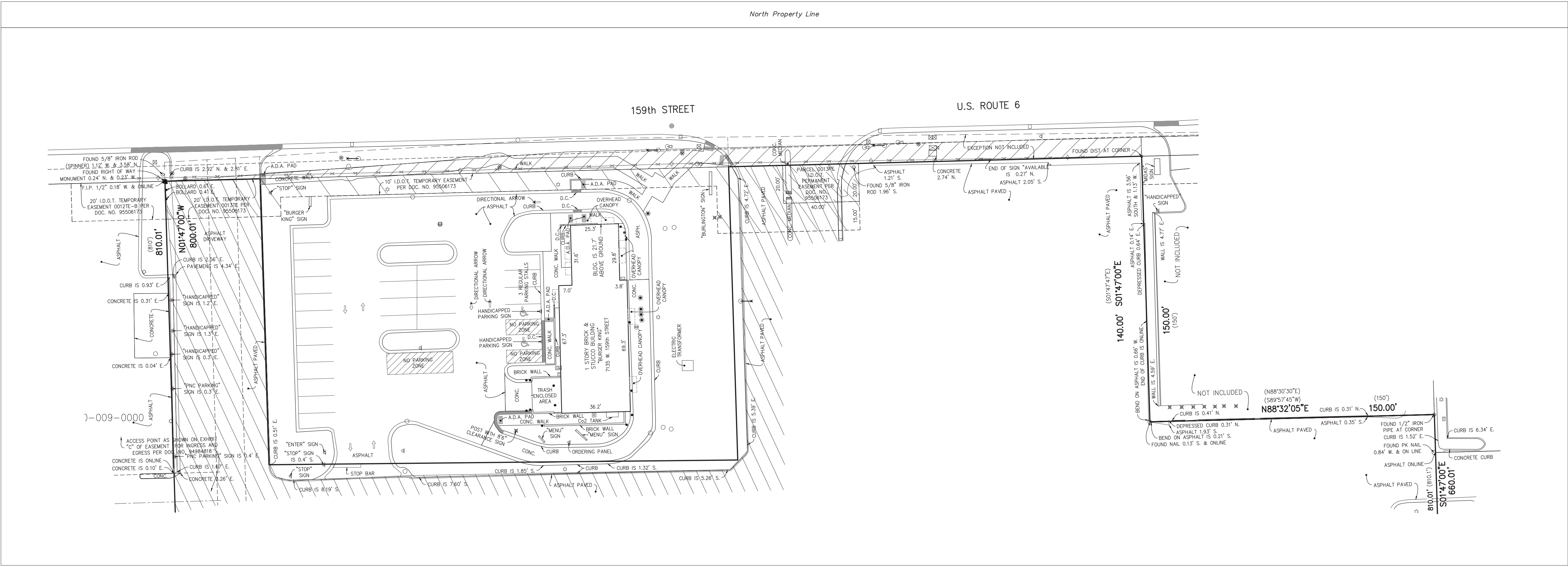
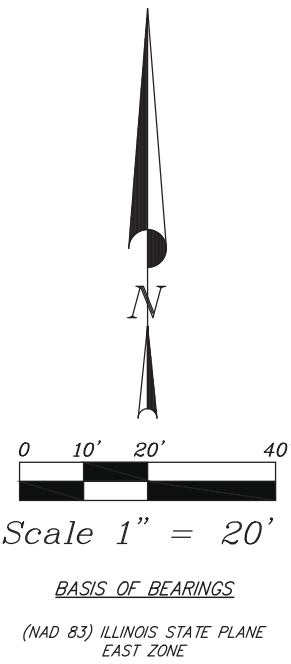
Survey No.:	F 5 8 9 a
Ordered By:	JMW Properties, LLC
Description:	ALTA/NSPS Land Title Survey
Date Prepared:	December 3rd, 2020
Scale:	1" = 40'
Field Work:	SC/TW/MB
Prepared By:	LB/CRC

REVISED 01-25-21



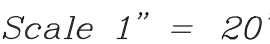
ALTA/NSPS LAND TITLE SURVEY

OF



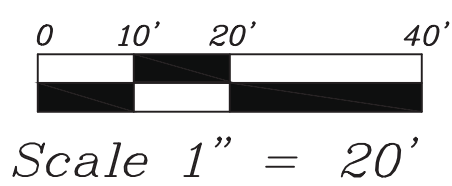


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REVISÉ 01-25-21

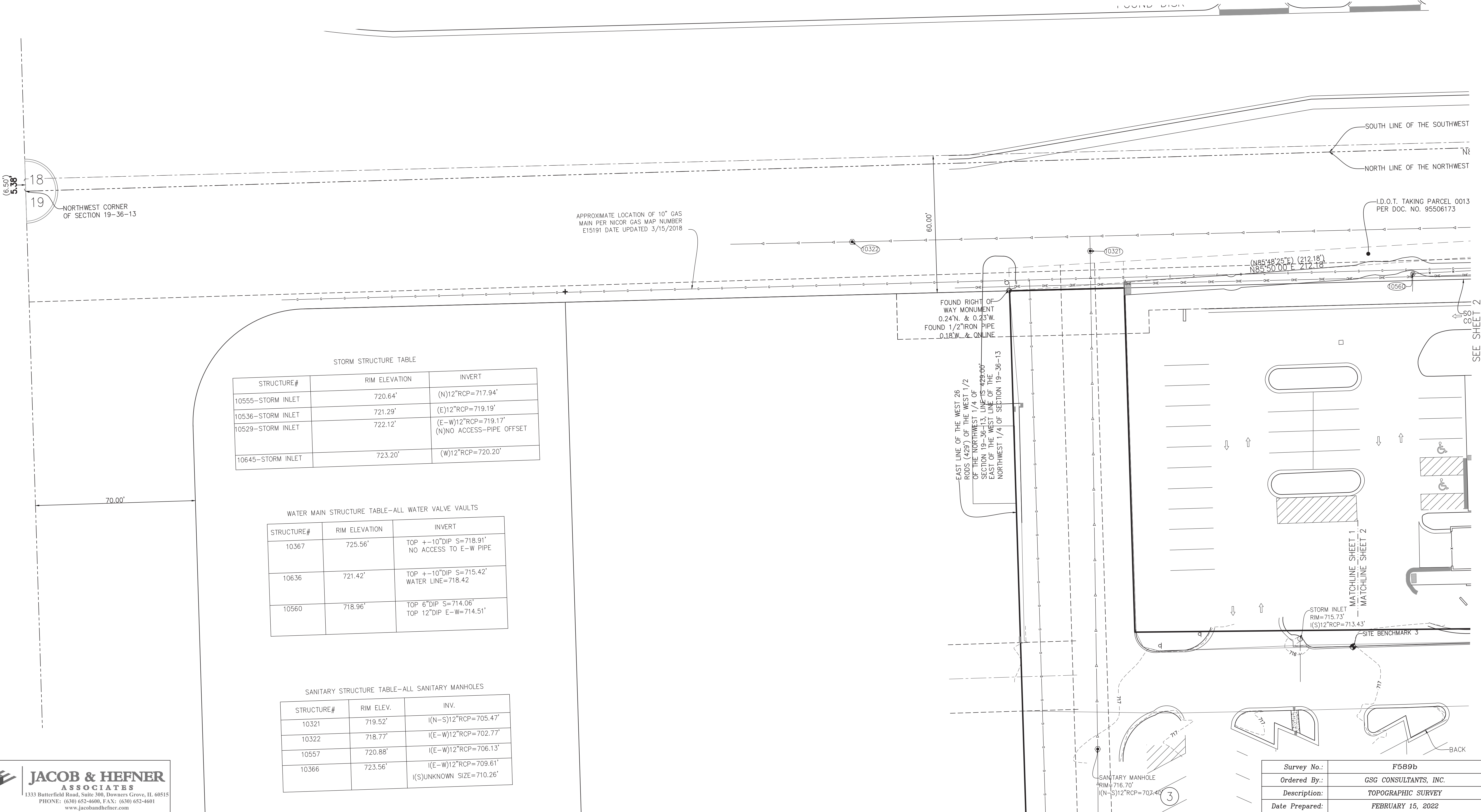


BOUNDARY & TOPOGRAPHIC SURVEY



UTILITY STATEMENT J.U.L.I.E. DIG NUMBER X220310269

The underground utilities shown have been located from the field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



STORM STRUCTURE TABLE		
STRUCTURE#	RIM ELEVATION	INVERT
10555-STORM INLET	720.64'	(N)12"RCP=717.94'
10536-STORM INLET	721.29'	(E)12"RCP=719.19'
10529-STORM INLET	722.12'	(E-W)12"RCP=719.17' (N)NO ACCESS-PIPE OFFSET
10645-STORM INLET	723.20'	(W)12"RCP=720.20'

WATER MAIN STRUCTURE TABLE-ALL WATER VALVE VAULTS		
STRUCTURE#	RIM ELEVATION	INVERT
10367	725.56'	TOP +/-10"DIP S=718.91' NO ACCESS TO E-W PIPE
10636	721.42'	TOP +/-10"DIP S=715.42' WATER LINE=718.42
10560	718.96'	TOP 6"DIP S=714.06' TOP 12"DIP E-W=714.51'

SANITARY STRUCTURE TABLE-ALL SANITARY MANHOLES		
STRUCTURE#	RIM ELEV.	INV.
10321	719.52'	I(N-S)12"RCP=705.47'
10322	718.77'	I(E-W)12"RCP=702.77'
10557	720.88'	I(E-W)12"RCP=706.13'
10366	723.56'	I(E-W)12"RCP=709.61' I(S)UNKNOWN SIZE=710.26'



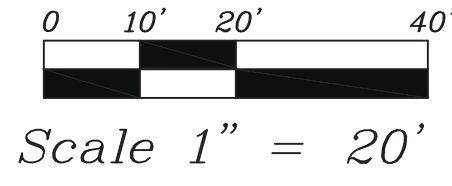
**JACOB & HEFNER**  
ASSOCIATES  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/23

Survey No.:	F589b
Ordered By.:	GSG CONSULTANTS, INC.
Description:	TOPOGRAPHIC SURVEY
Date Prepared:	FEBRUARY 15, 2022
Scale:	1" = 20'
Field Work:	SC,MB,TM
Prepared By:	LB,SC

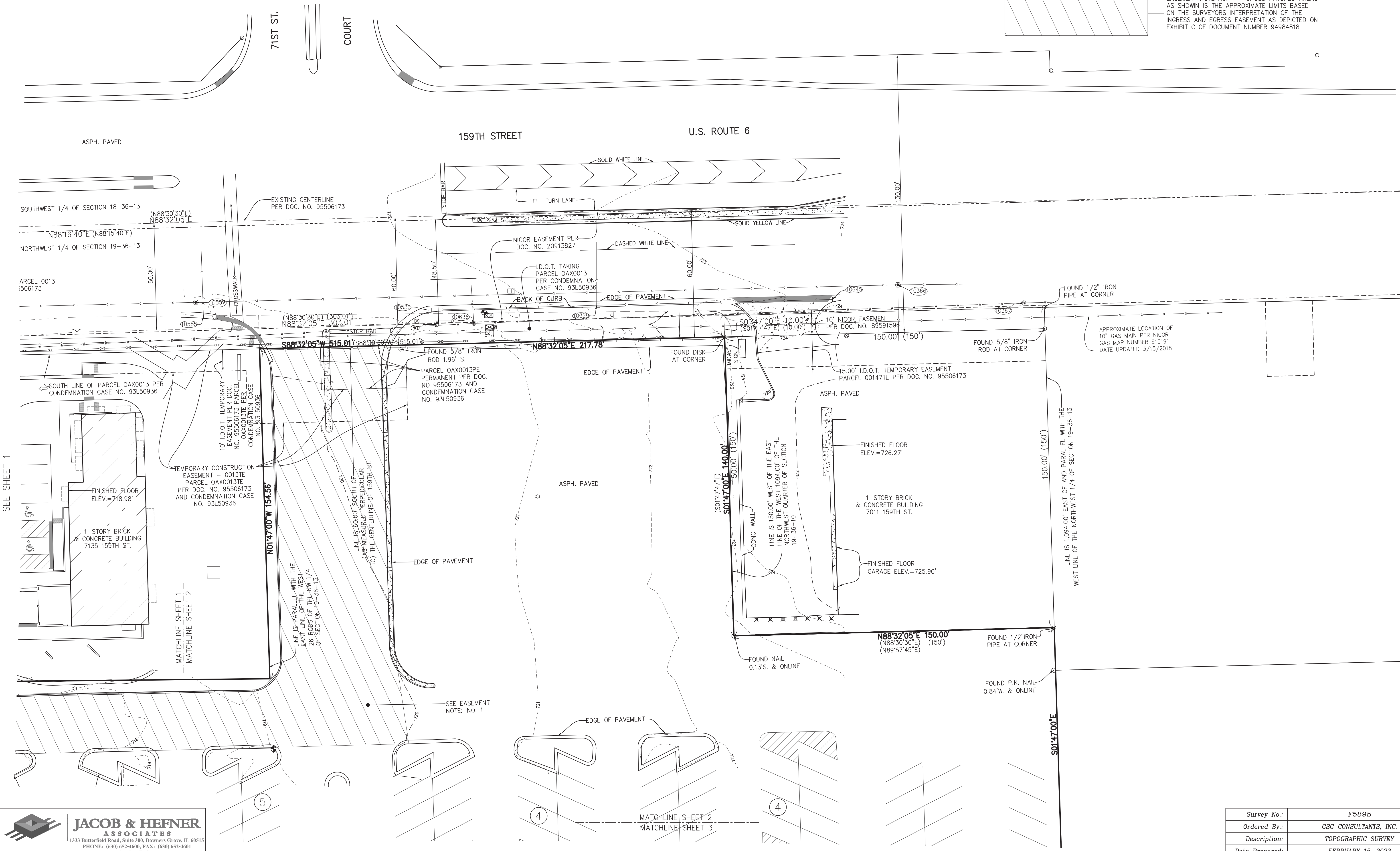
14-17-1589-1589a (1)DWG (1)TOPO (1)589b (1)POI.DWG



BOUNDARY & TOPOGRAPHIC SURVEY



EASEMENT NOTE NO. 1 - CROSS HATCHED AREAS AS SHOWN IS THE APPROXIMATE LIMITS BASED ON THE SURVEYORS INTERPRETATION OF THE INGRESS AND EGRESS EASEMENT AS DEPICTED ON EXHIBIT C OF DOCUMENT NUMBER 94984818





**JACOB & HEFNER ASSOCIATES**  
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
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Survey No.:	F589b
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Field Work:	SC,MB,TM
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14-17-589b F589b (3) DWG (TOP) / 589b TOP.DWG

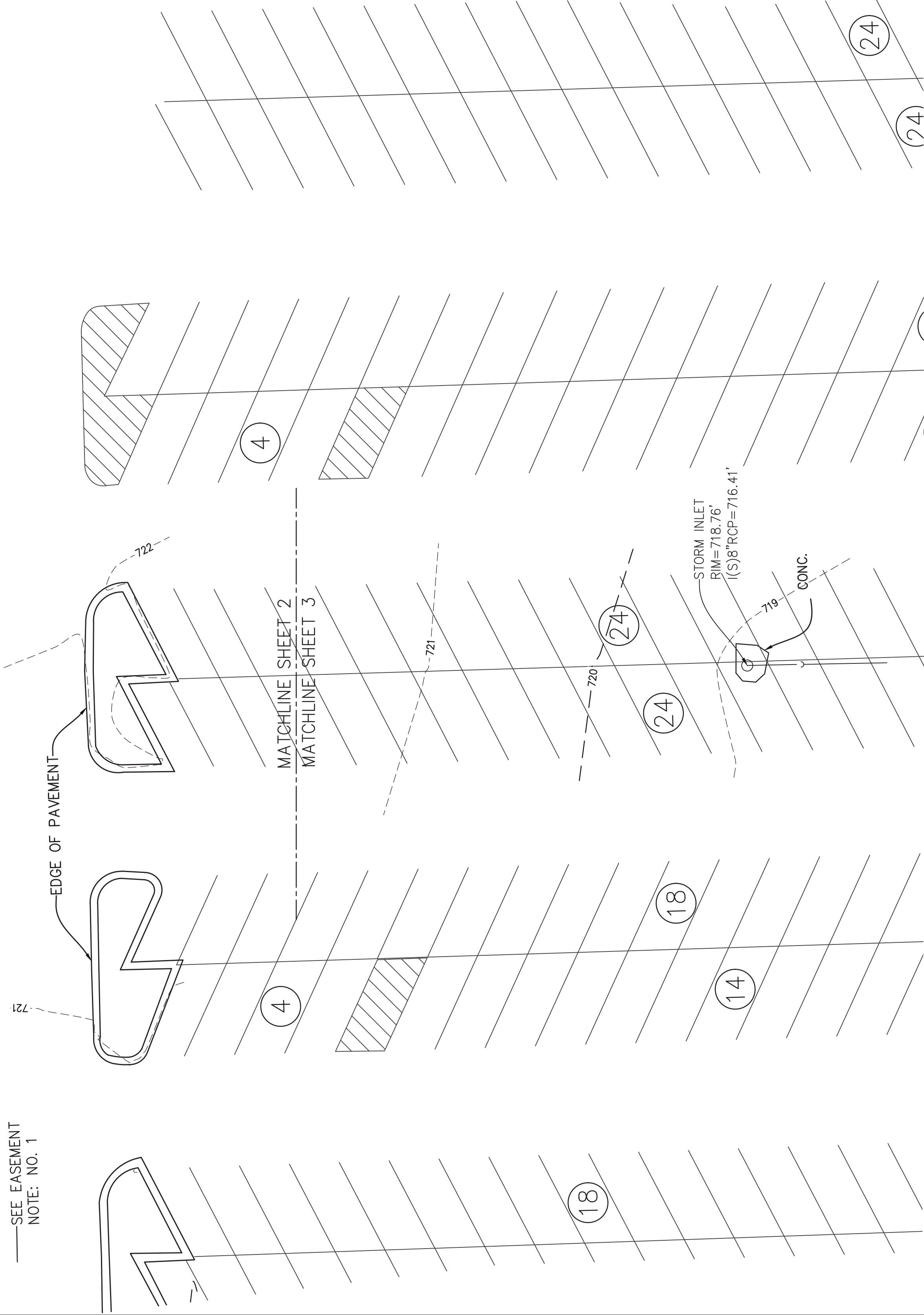


SEE SHEET 2  
NOTE: NO. 1

BOUNDARY & TOPOGRAPHIC

SURVEY

—SEE EASEMENT  
NOTE: NO. 1



LEGEND

- Drainage Structure Round
  - Drainage Structure Square
  - Electric Handhole
  - Electric Transformer
  - Electric Meter
  - Electric Pedestal
  - Fire Hydrant
  - Gas Valve
  - Gas Meter
  - Guy Wire
  - Cleanout (Sanitary)
  - Light Pole
  - Light Pole (Mast Arm)
  - Manhole
  - Post, Fence Corner
  - Ballard
  - Power Pole
  - Power Pole Lighted
  - Sanitary Sewer Manhole
  - Sign
  - Storm Sewer Manhole
  - Telephone Manhole
  - Telephone Pedestal
  - Telephone Junction Box
  - Traffic Signal
  - Traffic Signal Cantilever
  - Traffic Signal Box
  - Traffic Signal Vault
  - Water Valve
  - Water Valve Vault
  - Water Auto Sprinkler
- Concrete curb
- Depressed curb
- Underground Electric Line
- Underground Gas Main
- Underground Telephone Line
- Fence Line
- Concrete

CONC.  
BLDG.  
ASPH.  
P.O.B.  
100.00'  
(100.00')

DENOTES CONCRETE BUILDING

DENOTES ASPHALT

DENOTES POINT OF BEGINNING

DENOTES POINT OF COMMENCEMENT

DENOTES MEASURED DIMENSIONS

DENOTES RECORD DIMENSIONS



JACOB & HEFNER  
ASSOCIATES

1333 Butterfield Road, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4000 FAX: (630) 652-4001  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/23

Survey No.:	F589b
Ordered By:	GSG CONSULTANTS, INC.
Description:	BOUNDARY AND TOPOGRAPHIC SRUVEY
Date Prepared:	FEBRUARY 15, 2022
Scale:	1" = 20'
Field Work:	SCMB TM
Prepared By:	LBSC

BASIS OF BEARINGS

(NAD 83) ILLINOIS STATE PLANE  
EAST ZONE

BASIS of ELEVATION

REFERENCE BENCHMARK

SANITARY MANHOLE RIM APPROXIMATELY 450' WEST OF SITE AND APPROXIMATELY 35' SOUTH OF THE CENTERLINE OF RIGHT OF WAY OF 159TH ST. AS SHOWN ON SHEET C 1.0 EXISTING CONDITIONS OF PLANS FOR BURGER KING RESTAURANT PREPARED BY LARSON ENGINEERING, INC. LAST DATED 1-15-10. ELEVATION=718.76' (NGVD 1929)

SITE BENCHMARKS:

SITE BM 1(JHA CP 1)= 722.02'  
SITE BM 1 IS A CROSS CUT IN THE NWX OF THE WLY OF (2) TRAFFIC SIGNAL VAULTS +--25' E. OF THE SEX OF THE INTERSECTION OF 159TH AND 71ST ST. "X" IS +--7' NE OF A WATER VALVE VAULT & +--1.0' S. OF S. CURB LINE OF 159TH ST.

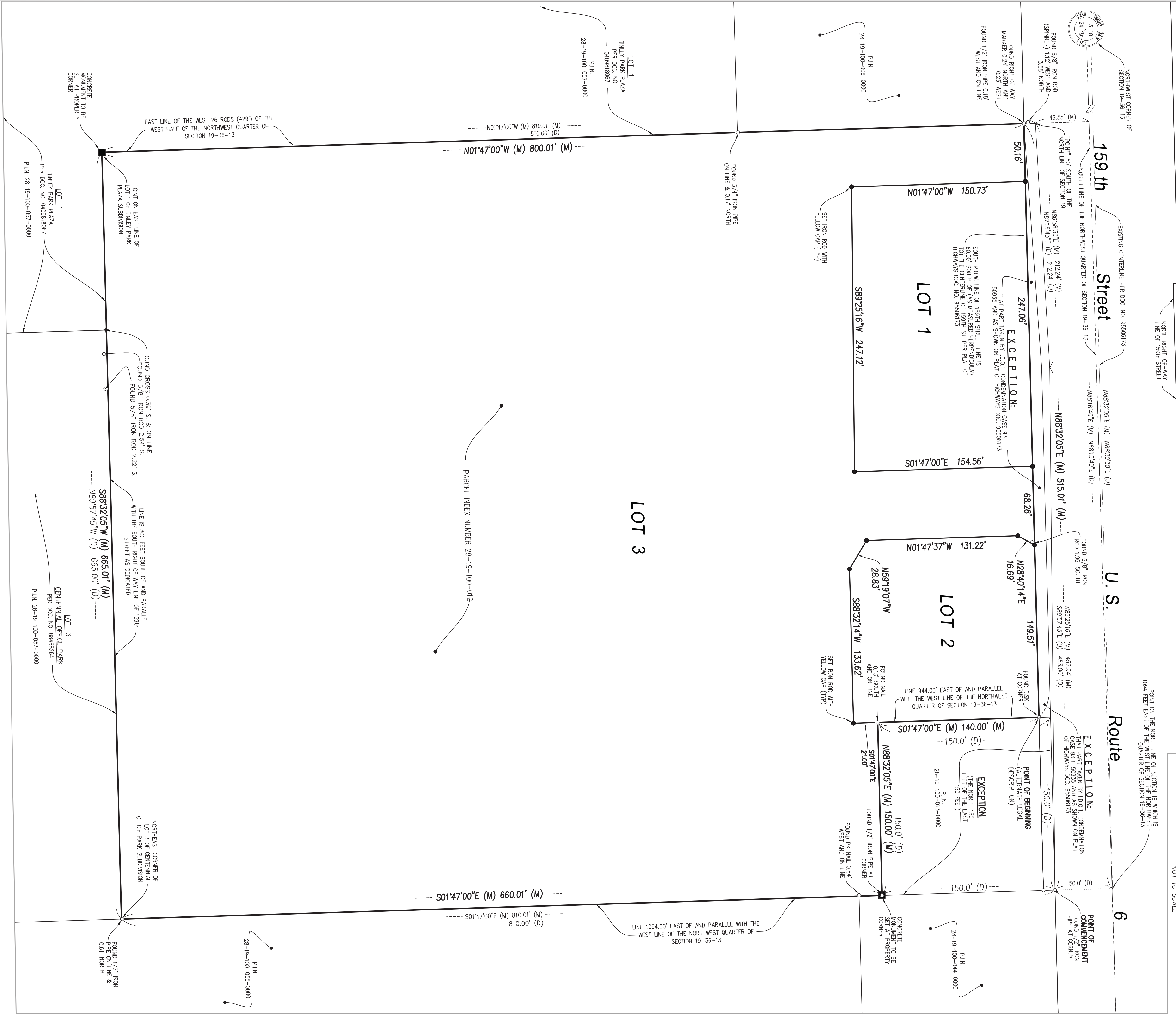
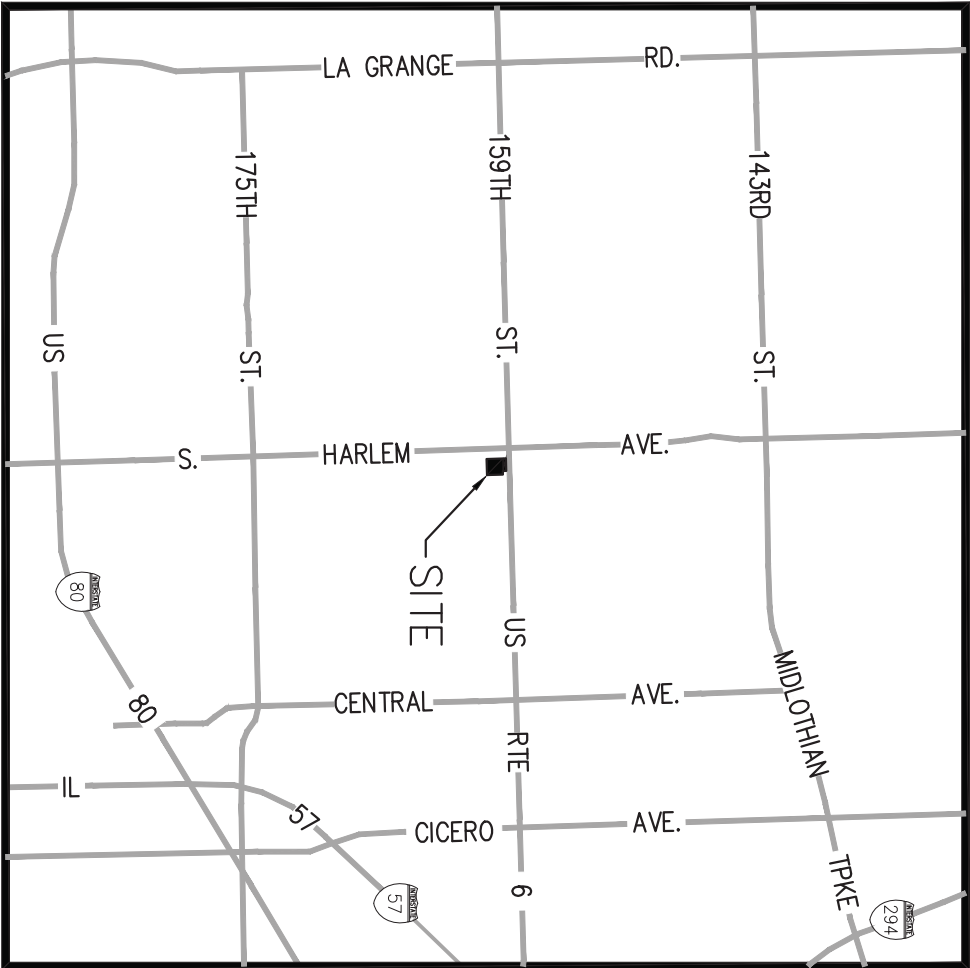
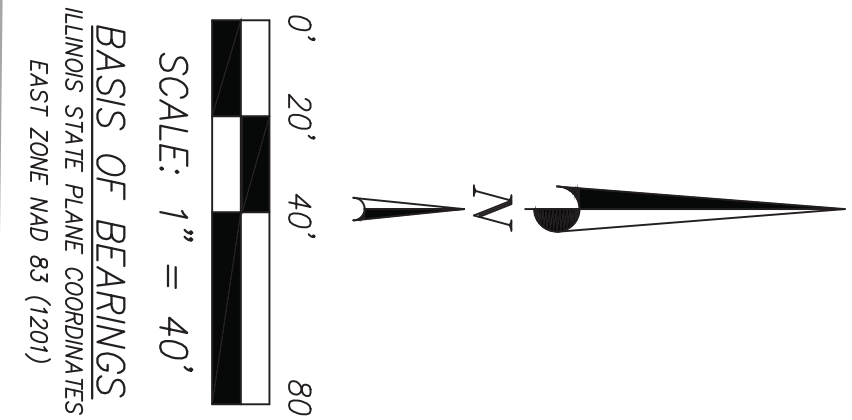
SITE BM 2(JHA CP 2)=719.55'  
SITE BM 2 IS A CROSS CUT IN CONC. CURB @ THE NEX OF 1ST CURB ISLAND W. OF 71ST ST. DRIVE ENT. IN ROW OF ISLANDS ALONG S. SIDE OF E-W DRIVE CROSSING 71ST ST. "X" IS MORE OR LESS ON LINE W/ W. CURB LINE OF 71ST ST. DRIVE @ N. END OF MAIN HOBBY LOBBY PARKING LOT.

SITE BM 3(JHA CP 3)=717.13'  
SITE BM 3 IS A CROSS CUT IN CONC. CURB ON THE N. SIDE OF E-W DRIVE CROSSING 71ST ST. "X" IS +--15' E. OF SW DRIVE ENT. TO BURGER KING. "X" IS +--23' E. OF A STORM INLET IN E. CURVE OF SAID ENT. "X" IS +--60' W. OF W. BUILDING LINE OF BURGER KING (7135 W. 159TH ST.)

H:\F589\F589b\510\WCS\TOPO\F589b.TOPODWG



FINAL PLAT OF  
TINLEY PARK SHOPPING CENTER  
BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST  
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**JACOB & HEFNER ASSOCIATES**  
1333 BUTTERFIELD ROAD, SUITE 300, DOWNERS GROVE, IL 60515  
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Illinois Professional Design Firm  
License No. 184-000173 Exp. 4-30-23

PREPARED BY:  
JACOB & HEFNER ASSOCIATES  
1333 BUTTERFIELD ROAD SUITE 300  
DOWNERS GROVE, ILLINOIS 60515

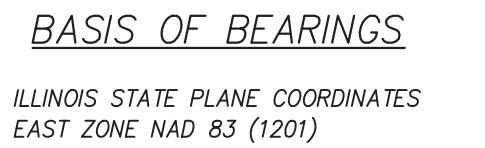
PLAT PRESENTED BY:  
JMW PROPERTIES, LLC  
21 TAVARNO LANE  
KEY LARGO, FL 33037

AREA SUMMARY		
AREA DESIGNATION	SQARE FEET	ACRES
LOT 1	37,713	0.866
LOT 2	25,184	0.578
LOT 3	448,111	10.287
DEDICATED ROADS	0	0
TOTAL	511,008	11.731

REVISED 08-31-2022	SHEET 1 OF 4
REVISED 05-26-2022	
Survey No.:	
Ordered By:	
Description:	
Date Prepared:	April 26, 2022
Scale:	1" = 40'
Prepared By:	ERP



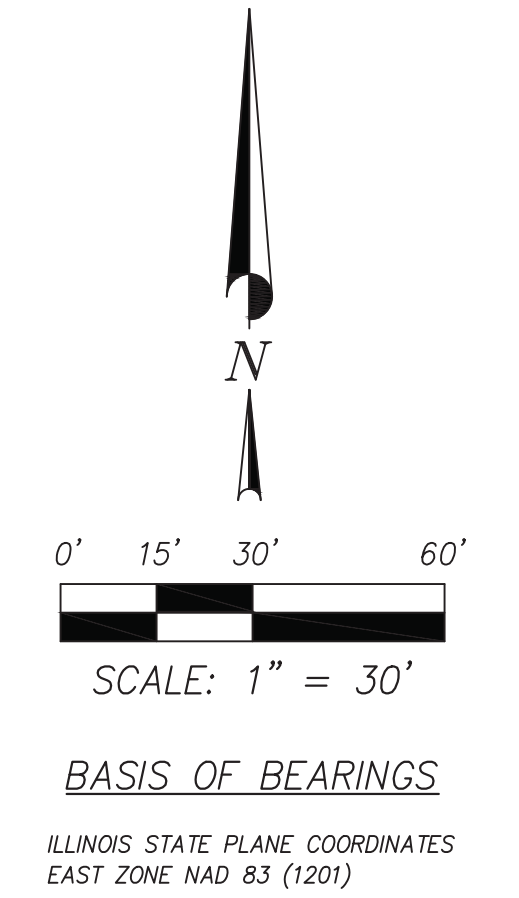
BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST  
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LINE TABLE		
LINE NO.	LENGTH	BEARING
L25	3.55	S126°49'E
L26	16.80	S88°33'11"W
L27	113.51	N126°49'W
L28	4.09	N88°33'11'E
L29	3.54	N126°49'W
L30	9.25	N88°33'11'E
L31	10.69	N126°49'W
L32	4.48	N88°33'11'E
L33	3.77	N126°49'W
L34	10.95	N88°33'11'E
L35	127.96	S126°49'E



BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST  
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



REVISED 08-31-2022  
REVISED 05-26-2022

Survey No.:		F 5 8 9 b	
Ordered By.:		Client Name	
Description:		GSG Consultants, Inc.	
Date Prepared:		April 26, 2022	
Scale:	1" = 30'	Prepared By:	ERP



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FINAL PLAT OF  
TINLEY PARK SHOPPING PLAZA

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST  
QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT \_\_\_\_\_  
IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON,  
AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY  
THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID

HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE  
HEREON SHOWN.

SCHOOL DISTRICT STATEMENT:

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT,  
WHICH IS KNOWN AS "\_\_\_\_\_", IS  
LOCATED WITHIN THE BOUNDARY LIMITS OF THE FOLLOWING SCHOOL DISTRICTS:

HIGH SCHOOL:  
CONSOLIDATED HIGH SCHOOL DISTRICT 230  
15100 S. 94TH Avenue, Orland Park, IL 60462  
PH: 708-745-5203

ELEMENTARY SCHOOL:  
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146  
6611 West 171st. Street, Tinley Park, IL 60477  
PH: 708-614-4500

COMMUNITY COLLEGE:  
MORAIN VALLEY COMMUNITY COLLEGE DISTRICT 524  
10900 S. 88TH Ave., Palos Hills, IL 60465  
PH: 708-974-4300

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

JMW PROPERTIES LLC  
21 TAMARIND LANE  
KEY LARGO, FL 33037

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT \_\_\_\_\_

NAME

\_\_\_\_\_

TITLE

OF  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY  
IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE  
FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS  
OFFICER OF NEW WAVE FARMS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE

OF TINLEY PARK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE  
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR  
ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE  
CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION  
OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE  
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT  
BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH  
CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE  
OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED AT TINLEY PARK, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

VILLAGE ENGINEER

I.D.O.T. CERTIFICATE

This plat has been approved by the Illinois Department of  
Transportation with respect to roadway access pursuant of Ch 2  
of "An Act to revise the law in relation to plats," as amended.  
A plan that meets the requirements contained in the  
Department's "Policy on Permits for Access Driveways to State  
Highways" will, be required by the Department.

Jose Rios, P.E.  
Region One Engineer

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, \_\_\_\_\_

COLLECTOR FOR THE VILLAGE OF TINLEY PARK, DO HEREBY CERTIFY THAT  
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL  
ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN  
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT TINLEY PARK, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY COLLECTOR

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, \_\_\_\_\_

COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT  
THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED  
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND  
INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN  
CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT

\_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2022.

COOK COUNTY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND  
GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, ITS SUCCESSORS  
AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY EASEMENT" ON  
THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO  
CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, REPAIR, INSPECT, MAINTAIN,  
AND OPERATE OVERLAND DRAINAGE SERVICES AND STORM WATER VOLUME  
CONTROL ROUTES, STORM AND/OR SANITARY SEWERS AND SERVICES, AND  
WATER MAINS AND SERVICES, TOGETHER WITH ANY AND ALL NECESSARY  
MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER  
STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY  
SAID VILLAGE IN, OVER, UPON, ALONG, UNDER AND THROUGH SAID  
INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS AND  
UPON THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO  
ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN  
AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES,  
SHRUBS, ROOTS OR OTHER PLANTS AND APPURTENANCES WITHOUT  
OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING  
COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE  
OPERATION OF THE SEWERS, MAINS, AND SERVICES PROVIDED. NO  
PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE  
PLACED ON SAID EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF  
THE VILLAGE, BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR  
GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT  
THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE  
AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE  
OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF  
THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN  
AND LOCATION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY  
PARK ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "STORMWATER MANAGEMENT EASEMENT",  
FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY. SAID EASEMENT  
SHALL FURTHER GRANT AND ALLOW THE VILLAGE, ITS CONTRACTORS AND OR ASSIGNS, THE RIGHT TO CONSTRUCT,  
INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN  
SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWERS. NO ENCROACHMENT OF ANY  
KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE HAS DETERMINED THAT SAID  
ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY. SUCH AS GARDENS,  
SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER UPON SAID  
EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL  
FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE VILLAGE DISCOVERS THAT THE OWNER  
HEREOF HAS FAILED TO MAINTAIN SAID FACILITIES, THE VILLAGE SHALL NOTIFY OWNER OF ITS FINDINGS, AND  
OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE VILLAGE'S NOTICE. IF SUCH REPAIRS ARE  
NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY  
NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE VILLAGE HAS GIVEN ITS APPROVAL. IN THE EVENT  
THAT THE OWNER HAS NOT RESPONDED TO THE VILLAGE'S NOTICE, THEN THE VILLAGE MAY CAUSE SUCH REPAIRS  
TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE  
ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "STORMWATER MANAGEMENT EASEMENT"  
WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT,  
MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES. FOLLOWING ANY WORK TO BE PERFORMED  
BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO  
OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY,  
PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL  
AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR  
CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A  
GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-3543, DO HEREBY CERTIFY THAT AT  
THE REQUEST OF THE OWNER, THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED  
PROPERTY:

THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE 1094 FEET EAST OF  
THE WEST LINE OF SAID NORTHWEST ¼ AND 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19,  
THENCE SOUTH ON SAID LINE 1094 FEET EAST OF SAID WEST LINE 810 FEET; THENCE NORTH 89 DEGREES  
57 MINUTES 45 SECONDS WEST 665 FEET TO THE EAST LINE OF THE WEST 26 RODS OF SAID WEST ½ OF  
THE NORTHWEST ¼; THENCE NORTH 810 FEET ALONG LAST SAID LINE TO A POINT ON A LINE 50 FEET  
SOUTH OF THE NORTH LINE OF SAID SECTION 19 THENCE NORTH 87 DEGREES 15 MINUTES 43 SECONDS  
EAST ALONG SAID SOUTH LINE OF THE NORTH 50 FEET OF SAID SECTION 19, 212.24 FEET; THENCE SOUTH  
89 DEGREES 57 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE 453 FEET TO THE PLACE OF  
BEGINNING, EXCEPTING THEREFROM THE NORTH 150 FEET OF THE EAST 150 FEET, ALSO EXCEPTING  
THEREFROM THAT PORTION TAKEN BY CONDEMNATION BY THE STATE OF ILLINOIS, IN CASE NO. 93L50936  
AND EXCEPTING ANY PREVIOUS DEDICATIONS WITHIN 159TH STREET, ALL IN COOK COUNTY ILLINOIS.

ALTERNATE LEGAL DESCRIPTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE  
SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS SHOWN ON ILLINOIS DEPARTMENT OF HIGHWAYS  
RIGHT-OF-WAY PLANS RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER AUGUST 02, 1995 AS  
DOCUMENT 95506173, SAID POINT BEING 944.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE  
WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 01 DEGREES 47 MINUTES 00  
SECONDS EAST (MEASURED BEARING - ILLINOIS STATE PLANE EAST ZONE - NAD83) ALONG A LINE WHICH  
IS PARALLEL WITH AND 944.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID  
SECTION 19, A DISTANCE OF 140.00 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 05 SECONDS EAST,  
PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET RIGHT-OF-WAY 150.00 FEET TO A  
LINE WHICH IS 1094.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF  
SAID SECTION 19; THENCE SOUTH 01 DEGREES 47 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE  
660.01 FEET TO THE NORTHEAST CORNER OF LOT 3 OF CENTENNIAL OFFICE PARK, RECORDED IN THE OFFICE  
OF THE COOK COUNTY RECORDER OCTOBER 05, 1988 AS DOCUMENT 88458264; THENCE SOUTH 88 DEGREES  
32 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION  
THEREOF, A DISTANCE OF 665.01 FEET TO AN ANGLE POINT ON THE EAST LINE OF LOT 1 OF TINLEY PARK  
PLAZA, RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER APRIL 07, 2004 AS DOCUMENT NUMBER  
0409818067, SAID POINT ALSO BEING 429.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE WEST  
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 01 DEGREES 47 MINUTES 00  
SECONDS WEST ALONG THE WESTERNMOST EAST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION  
THEREOF, A DISTANCE OF 800.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH  
STREET WHICH IS 429.00 FEET EAST OF (AS MEASURED PERPENDICULAR TO) THE WEST LINE OF THE  
NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 32 MINUTES 05 SECONDS EAST  
ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET 515.01 FEET TO THE POINT OF BEGINNING,  
ALL IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND  
SUBDIVISION WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN  
THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, ILLINOIS.

I FURTHER CERTIFY THAT ACCORDING TO A SCALED INTERPRETATION OF FLOOD INSURANCE RATE MAP, (FIRM) FLOOD  
INSURANCE RATE MAP, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL 706 OF 832, MAP NUMBER  
17031C0706J, MAP HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008, THE ENTIRE SITE APPEARS TO BE LOCATED IN  
ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF APRIL, 2022.

CARL J. COOK  
JACOB & HEFNER ASSOCIATES, INC.  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003543  
JACOBANDHEFNER.COM  
CCOOK@JACOBANDHEFNER.COM  
MY LICENSE EXPIRES NOVEMBER 30, 2022

REVISED 08-31-2022  
REVISED 05-26-2022

Survey No.:	F 5 8 9 b
Ordered By.:	Client Name
Description:	GSG Consultants, Inc.
Date Prepared:	April 26, 2022
Scale:	1" = N/A
Prepared By:	ERP

SHEET 4 OF 4









SITE DATA:

PARCEL ADDRESS: 7121 W. 159th, TINLEY PARK, IL  
LOT AREA: +/-25,186 SQ. FT. (+/-0.58 ACRE)  
ZONING CLASSIFICATION: B-2 (COMMUNITY SHOPPING DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP23:

BUILDING INFORMATION:  
BUILDING AREA: 2,327 SQ. FT.

REQUIRED PARKING:

RESTAURANT TENANTS: PARKING REQUIREMENT:  
(1) PARKING PER EACH THREE SEATS + 1 PER EACH EMPLOYEE  
CHIPOTLE: 43 INTERIOR SEATS + 16 PATIO SEATS: 59 x (0.33) = 20 + 8 EMPLOYEES = 28

REQUIRED PARKING:

CHIPOTLE: 28

PROVIDED PARKING:

OUTLOT PARKING: 19 (INCLUDES 1 ADA ACCESSIBLE)  
SHARED CROSS PARKING: 9  
TOTAL PROVIDED: 28  
SIZE PROVIDED: 9x18'-6"

PROVIDED PRE-ORDER PICKUP WINDOW STACKING:

11 STACKING

ASOOSOCIATES

Soos & Associates, Inc.  
Architecture

105 Scheller Road Lincolnshire Illinois 60069  
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company  
1622 Willow Road, Suite 201  
Northfield, IL 60093

Client

MJK TINLEY PARK -  
CHIPOTLE OUTLOT  
DEVELOPMENT

7121 W. 159th Street  
TINLEY PARK, IL 60477

Project

Consultant

No.	Issue	Date
	ADDRESS STAFF COMMENTS	2022-09-27
	ADDRESS STAFF COMMENTS	2022-09-23
	ADDRESS STAFF COMMENTS	2022-09-02
	ADDRESS STAFF COMMENTS	2022-07-28
	VILLAGE REVIEW	2022-04-12
	CURSORY REVIEW	2022-03-16

Seal

VILLAGE REVIEW

Date AUGUST 12, 2021

Job Number 21-023 MJ

Drawn

Checked

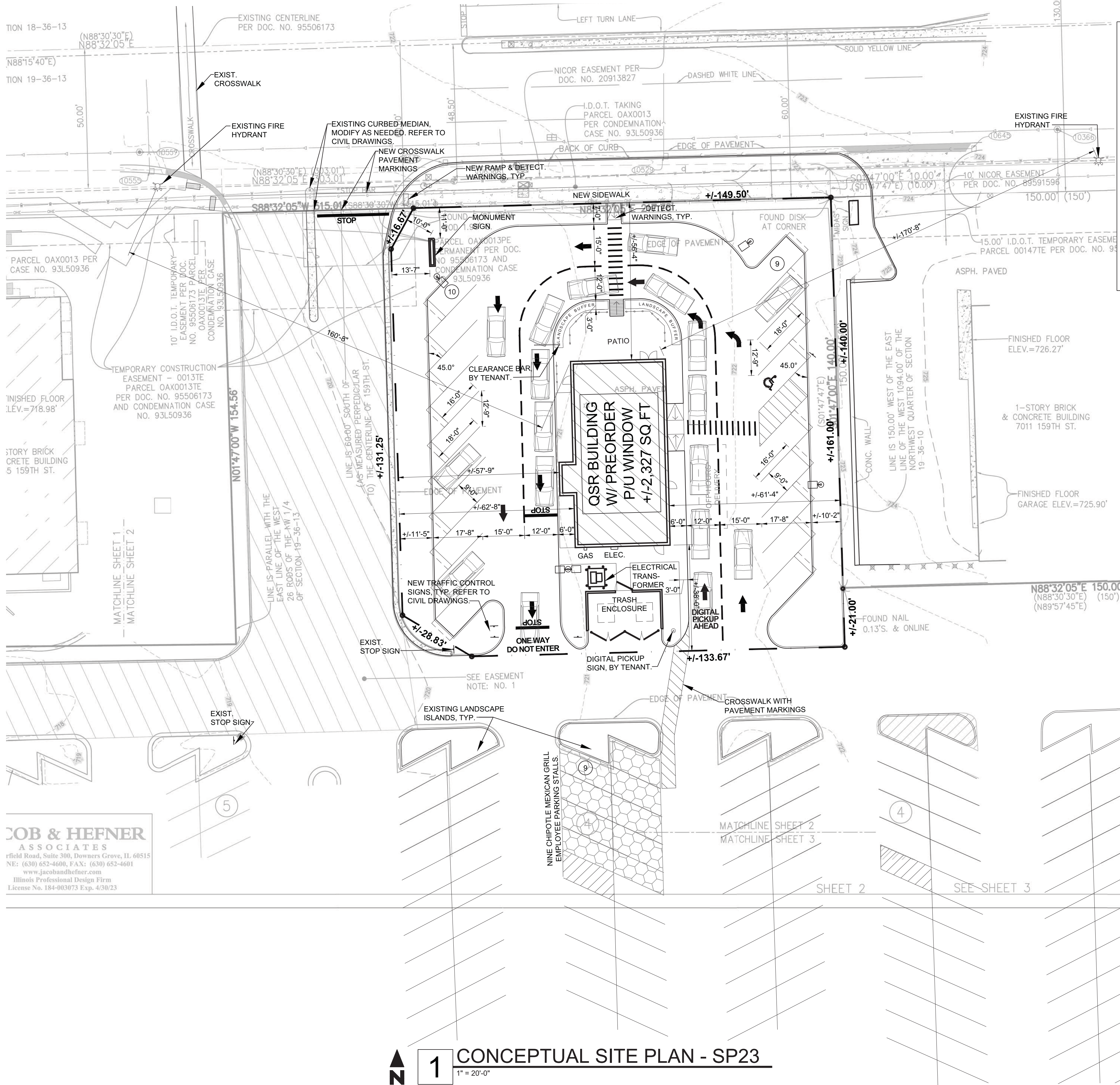
Approved

Title

SITE  
PLAN

Sheet

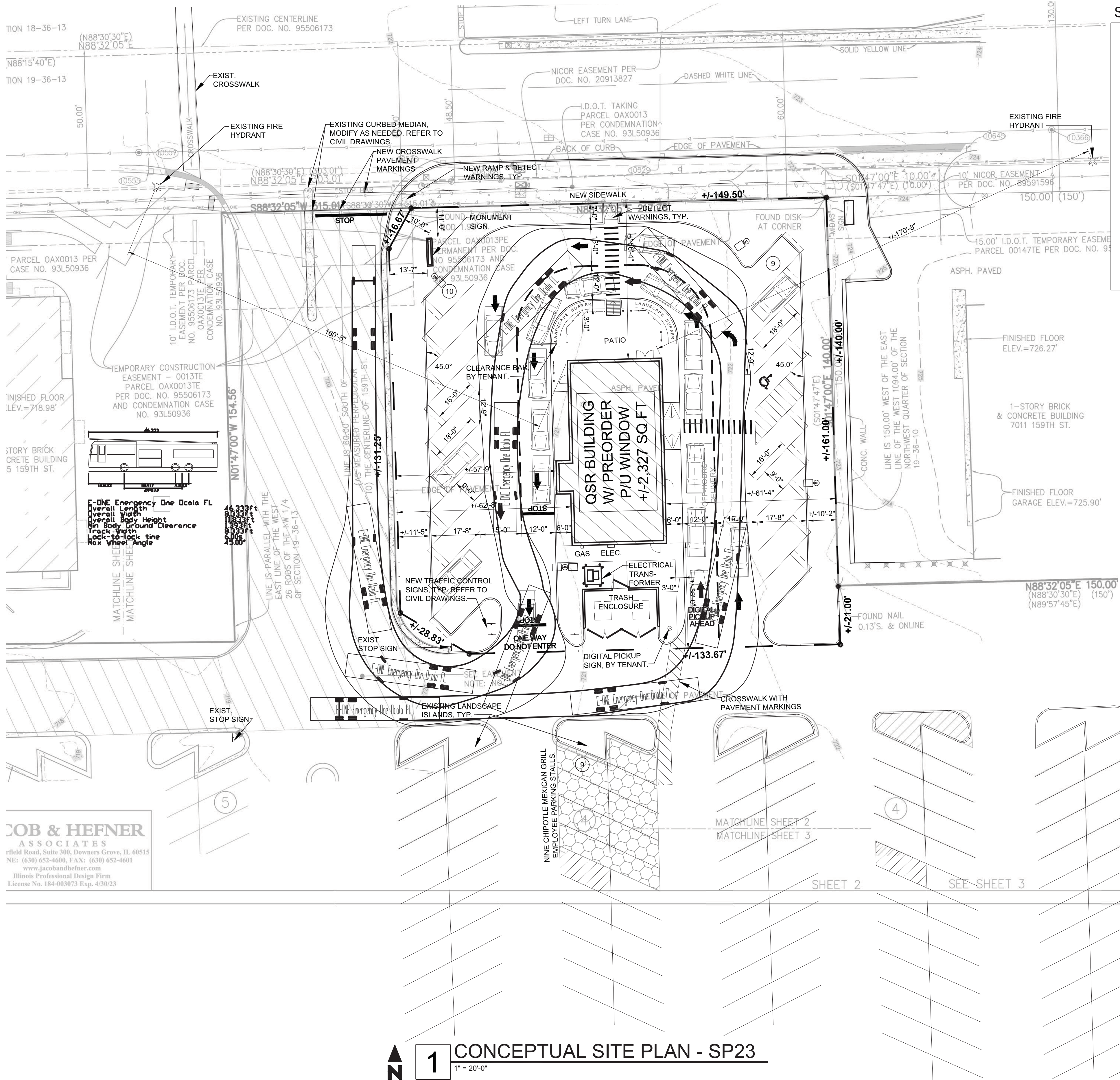
A-12



JOB & HEFNER  
ASSOCIATES  
rfield Road, Suite 300, Downers Grove, IL 60515  
NE: (630) 652-4600, FAX: (630) 652-4601  
www.jacobandhefner.com  
Illinois Professional Design Firm  
License No. 184-003073 Exp. 4/30/23

1 CONCEPTUAL SITE PLAN - SP23  
1" = 20'-0"





<b>SITE DATA:</b>	
PARCEL ADDRESS: 7121 W. 159th, TINLEY PARK, IL	
LOT AREA: +/-25.186 SQ FT (+/-0.58 ACRE)	
ZONING CLASSIFICATION: B-2 (COMMUNITY SHOPPING DISTRICT)	
<b>PARKING BREAKDOWN - SITE PLAN SP23:</b>	
<b>BUILDING INFORMATION:</b>	
• BUILDING AREA:	2,327 SQ FT
<b>REQUIRED PARKING:</b>	
• RESTAURANT TENANTS: PARKING REQUIREMENT:	
(1) PARKING PER EACH THREE SEATS + 1 PER EACH EMPLOYEE	
CHIPOTLE: 43 INTERIOR SEATS + 16 PATIO SEATS: 59 x (0.33) = 20 + 8 EMPLOYEES = 28	
<b>REQUIRED PARKING:</b>	
CHIPOTLE:	28
<b>PROVIDED PARKING:</b>	
OUTLOT PARKING:	19 (INCLUDES 1 ADA ACCESSIBLE)
SHARED CROSS PARKING:	9
TOTAL PROVIDED:	28
SIZE PROVIDED:	9x18'-6"
<b>PROVIDED PRE-ORDER PICKUP WINDOW STACKING:</b>	
	11 STACKING

**ASOOSOCIATES**  
Soos & Associates, Inc.  
Architecture  
105 Scheller Road Lincolnshire Illinois 60069  
phone: 847 821 7667 fax: 847 821 8570

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No.	Issue	Date
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Seal

VILLAGE REVIEW

Date AUGUST 12, 2021

Job Number 21-023 MJ

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Approved

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SITE  
PLAN

Sheet

A-12a





A-12b



SITE DATA:

PARCEL ADDRESS: 7121 W. 159th, TINLEY PARK, IL  
LOT AREA: +/-25,186 SQ. FT. (+/-0.58 ACRE)  
ZONING CLASSIFICATION: B-2 (COMMUNITY SHOPPING DISTRICT)

PARKING BREAKDOWN - SITE PLAN SP23:

BUILDING INFORMATION:  
BUILDING AREA: 2,327 SQ. FT.

REQUIRED PARKING:

RESTAURANT TENANTS: PARKING REQUIREMENT:  
(1) PARKING PER EACH THREE SEATS + 1 PER EACH EMPLOYEE  
CHIPOTLE: 43 INTERIOR SEATS + 16 PATIO SEATS: 59 x (0.33) = 20 + 8 EMPLOYEES = 28

REQUIRED PARKING:

CHIPOTLE: 28

PROVIDED PARKING:

OUTLOT PARKING: 19 (INCLUDES 1 ADA ACCESSIBLE)  
SHARED CROSS PARKING: 9  
TOTAL PROVIDED: 28  
SIZE PROVIDED: 9x18'-6"

PROVIDED PRE-ORDER PICKUP WINDOW STACKING:

11 STACKING

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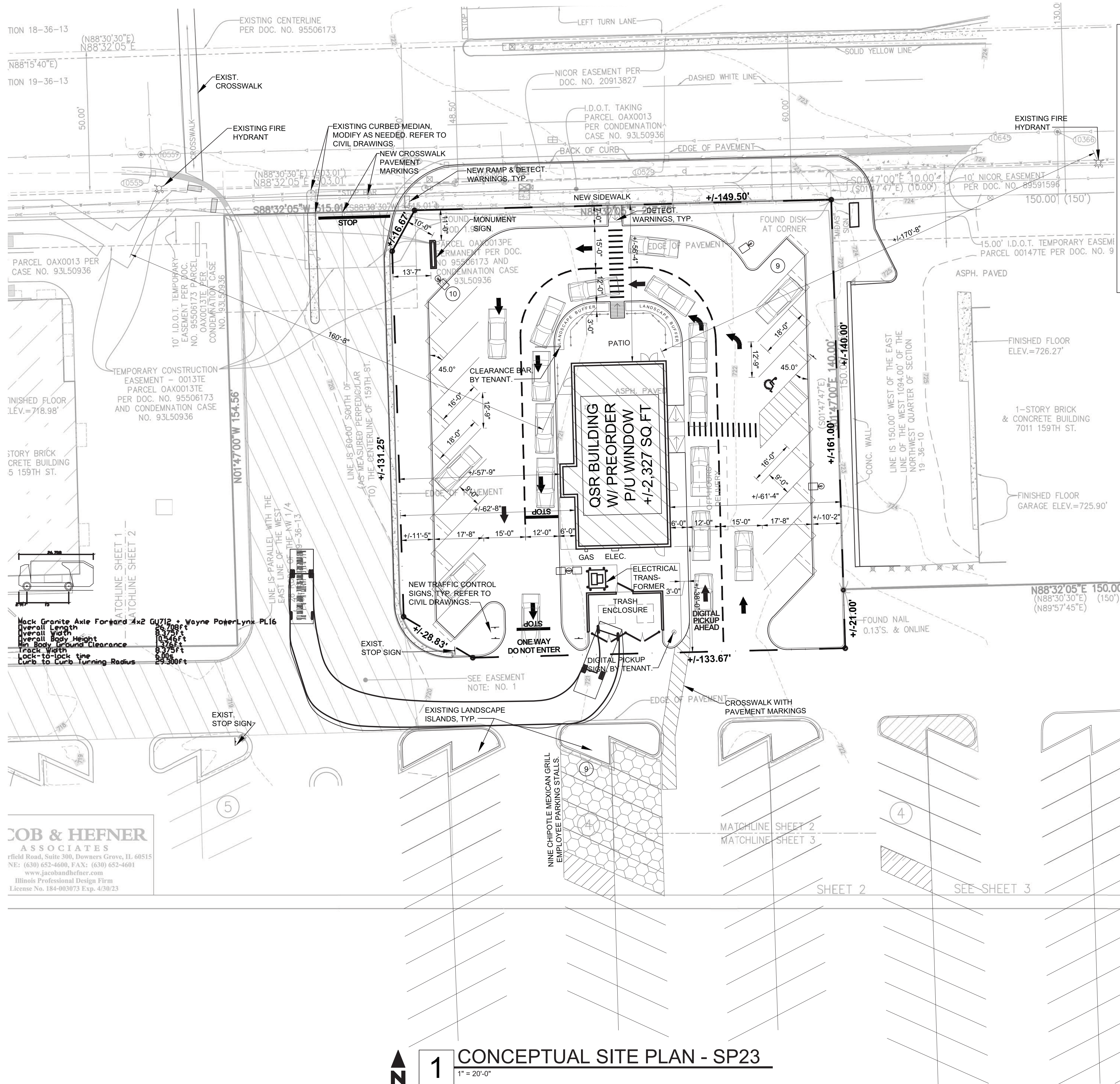
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SITE  
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A-12c

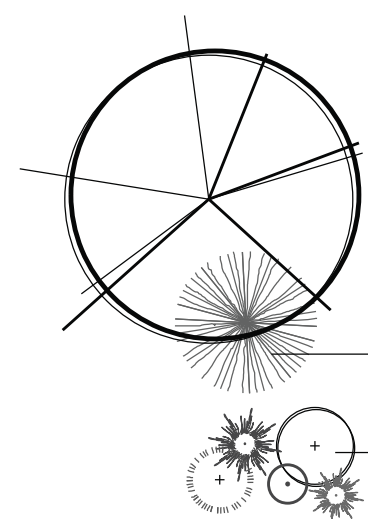


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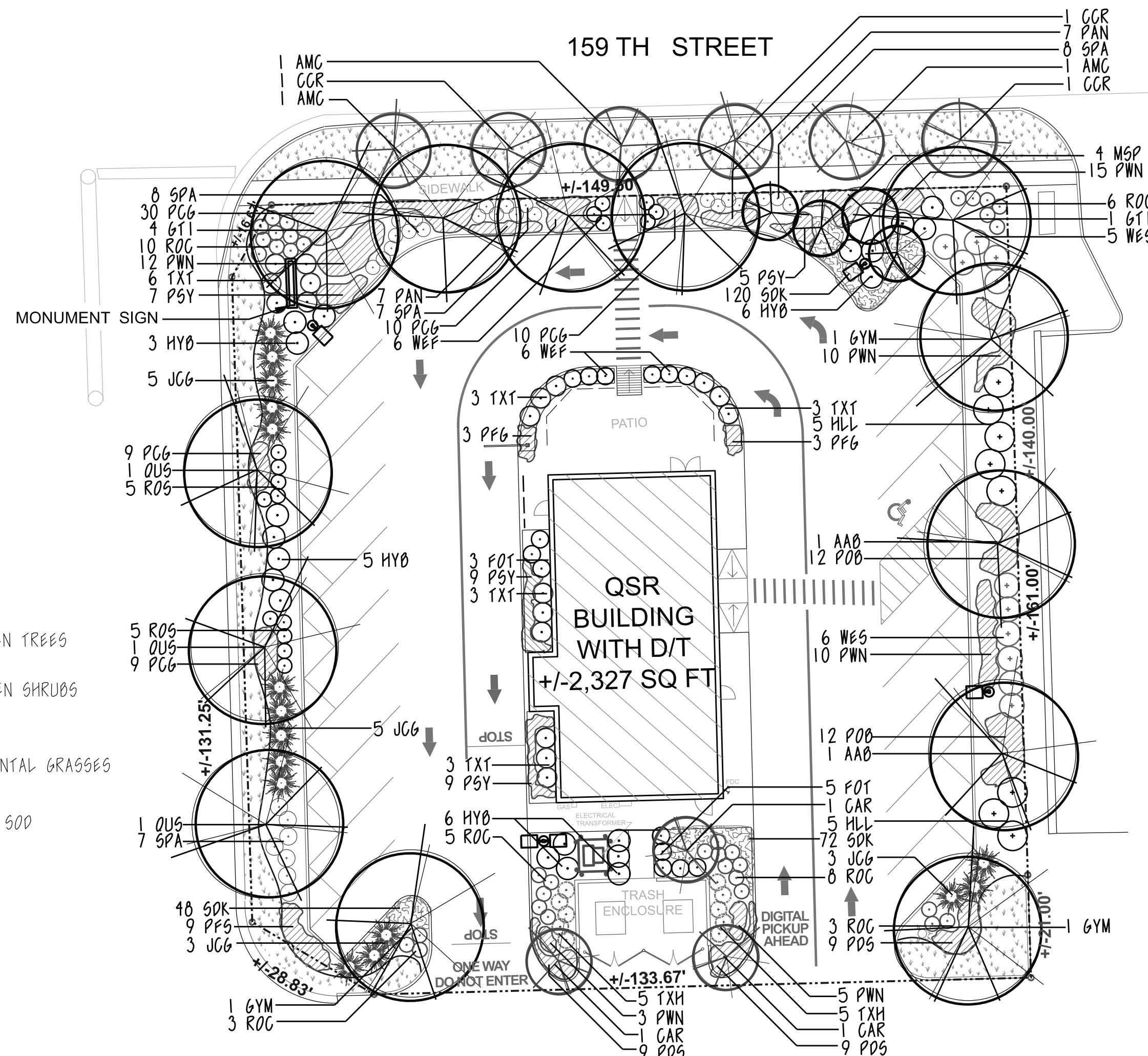
1" = 20'-0"





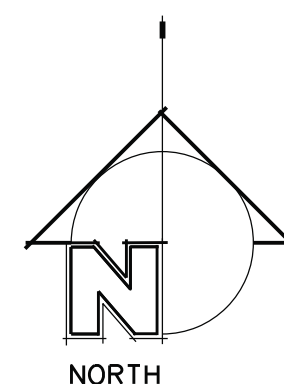
## Legend

- NEW DECIDUOUS AND EVERGREEN TREES
- NEW DECIDUOUS AND EVERGREEN SHRUBS
- PERENNIAL FLOWERS / ORNAMENTAL GRASSES
- 2880 50' BLENDED BLUEGRASS SOD



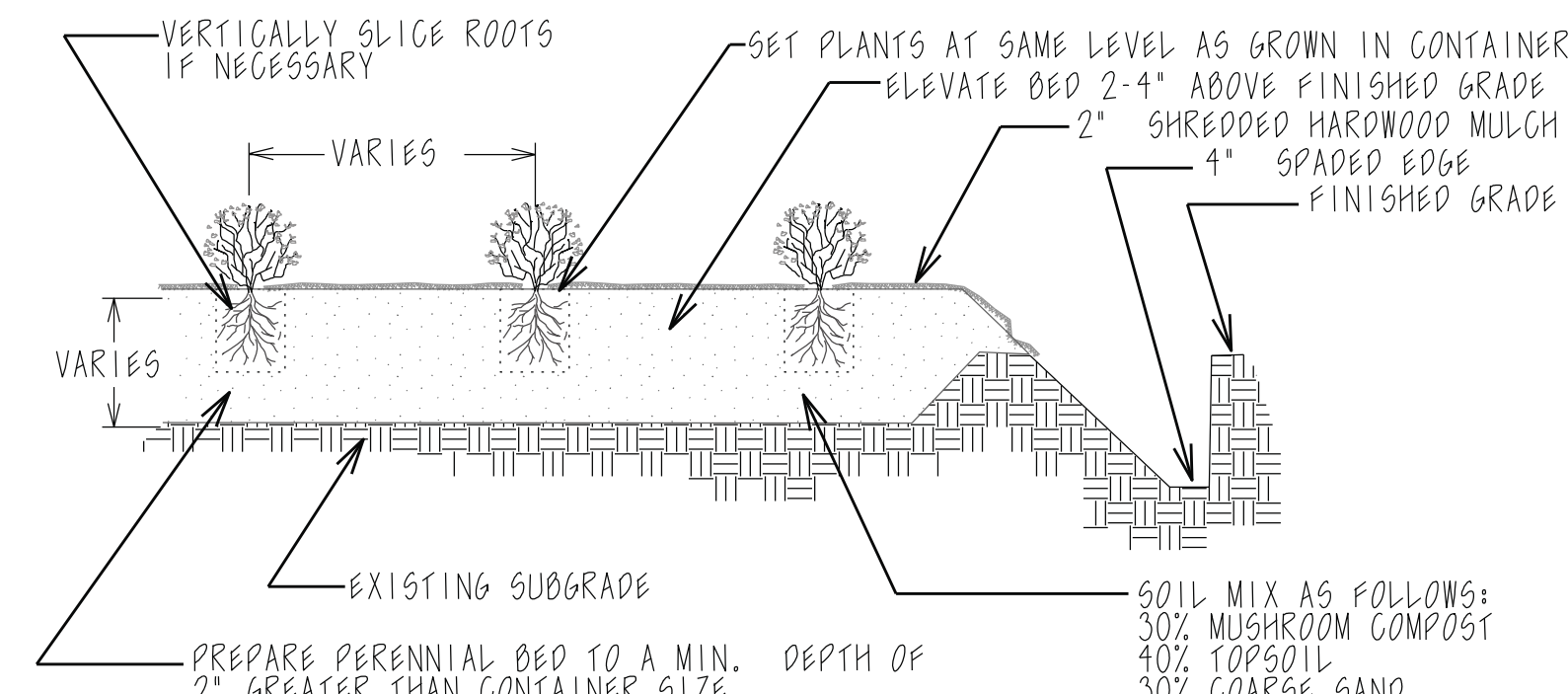
## PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	AAO	ACER FREEMANI	4" CAL
5	GTI	GLEDTISIA TRIANCANTHOS	4" CAL
3	QUS	QUERCUS BICOLOR	4" CAL
3	GYM	GYMNOCLADUS SPECIES	4" CAL
3	CAR	CARPINUS BETULUS	4" CAL
3	CGR	CERCIS CANADENSIS	2.5" CAL
3	AMC	AMELANCHIER GRANIFLORIA	2.5" CAL
4	MSP	MALUS SPECIES	2.5" CAL
10	TXH	TAXUS HICKSI	30"
18	TXH	TAXUS TAUTONI	24"
16	JCG	JUNIPERUS CHINENSIS	18-24"
11	WES	WEIGELA SPECIES	30"
12	WES	WEIGELA SPECIES	24"
10	ROS	ROSA SPECIES	18"
35	ROS	ROSA SPECIES	18"
8	FOT	FOTHERGILLA GARDENII	18"
30	SPA	SPIREA BOMALDA	18"
20	HYB	HYDRANGEA MACROPHYLLA	30"
8	HLL	HYDRANGEA SPECIES	30"
240	SDK	SEDUM KAMTSCHATICUM	3"
30	PSY	HEMEROCALLIS SPECIES	1 GAL
24	PDB	HEUCHERA SPECIES	1 GAL
55	PWN	NEPETA RACEMOSA	1 GAL
68	PCG	GERANIUM SPECIES	1 GAL
23	PAN	PANICUM VIRGATUM	2 GAL
6	PF6	PENNISETUM SPECIES	1 GAL
27	PDS	SPOROBOLUS SPECIES	1 GAL
1	AAO	AUTUMN BLAZE MAPLE	4" CAL
1	SKY	SKYLINE LOCUST	4" CAL
1	SWO	SWAMP WHITE OAK	4" CAL
1	KCO	KENTUCKY COFFEE TREE	4" CAL
1	FHO	FRANG FOUNTAIN HORNBREAM	4" CAL
1	TRF	TREE FORM EASTERN REDOUB	2.5" CAL
1	TRF	TREE FORM SERVICEBERRY	2.5" CAL
1	TRF	PRAIRIE FIRE CRABAPPLE	2.5" CAL
1	SON	SONIC BLOOM RED WEIGELA	30"
1	FWW	FINE WINE WEIGELA	24"
1	KSR	KNOCKOUT SHRUB ROSE	18"
1	CCR	CORAL CARPET ROSE	18"
1	DWR	DWARF FOTHERGILLA	18"
1	DPL	DOUBLE PLAY PINK SPIREA	18"
1	BST	BLOOMSTRUCK HYDRANGEA	30"
1	LHL	LIMELIGHT HYDRANGEA	30"
1	YSC	YELLOW STONECROP SEDUM	3"
1	GBD	GOING BANANAS DAYLILY	1 GAL
1	OCB	OBISDIAN CORALBELL	1 GAL
1	WLM	WALKERS LOW CATMINT	1 GAL
1	MFR	MAX FREI GERANIUM	1 GAL
1	ARS	APACHE ROSE SWITCH GRASS	2 GAL
1	FGS	FOUNTAIN GRASS	1 GAL
1	PRS	PRAIRIE DROPSEED	1 GAL



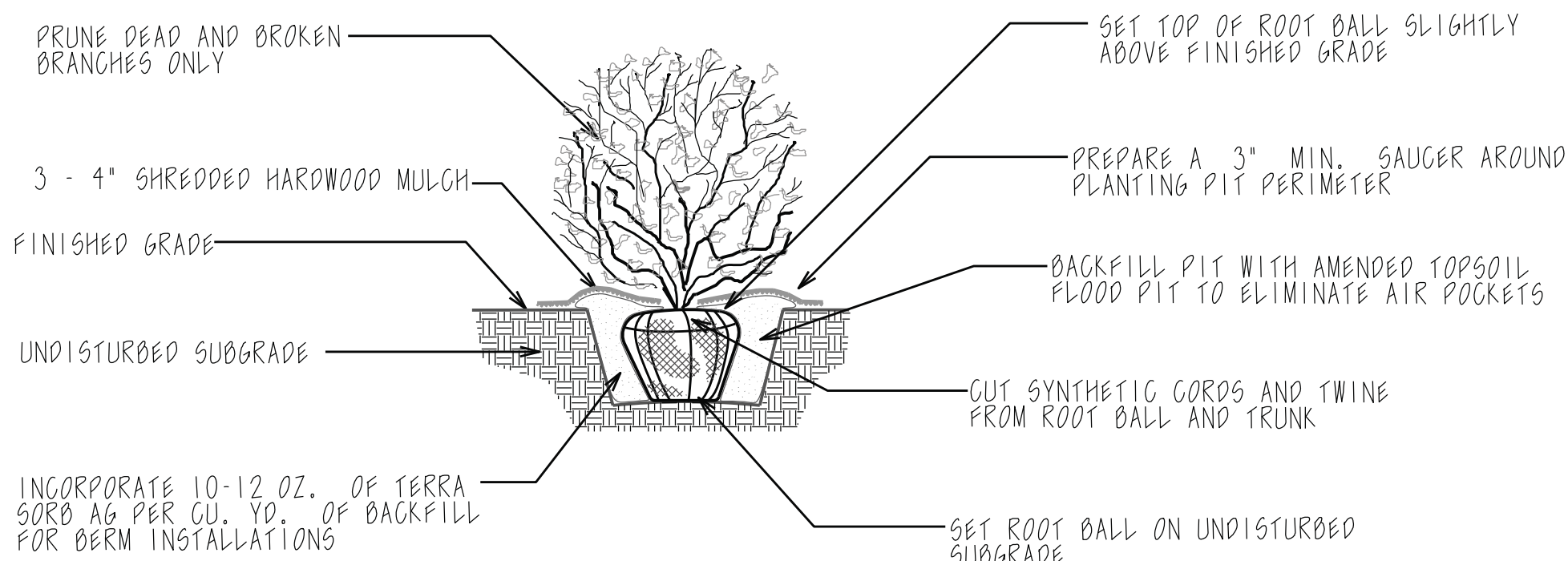
# Landscape Plan

SCALE 1" = 20'-0"



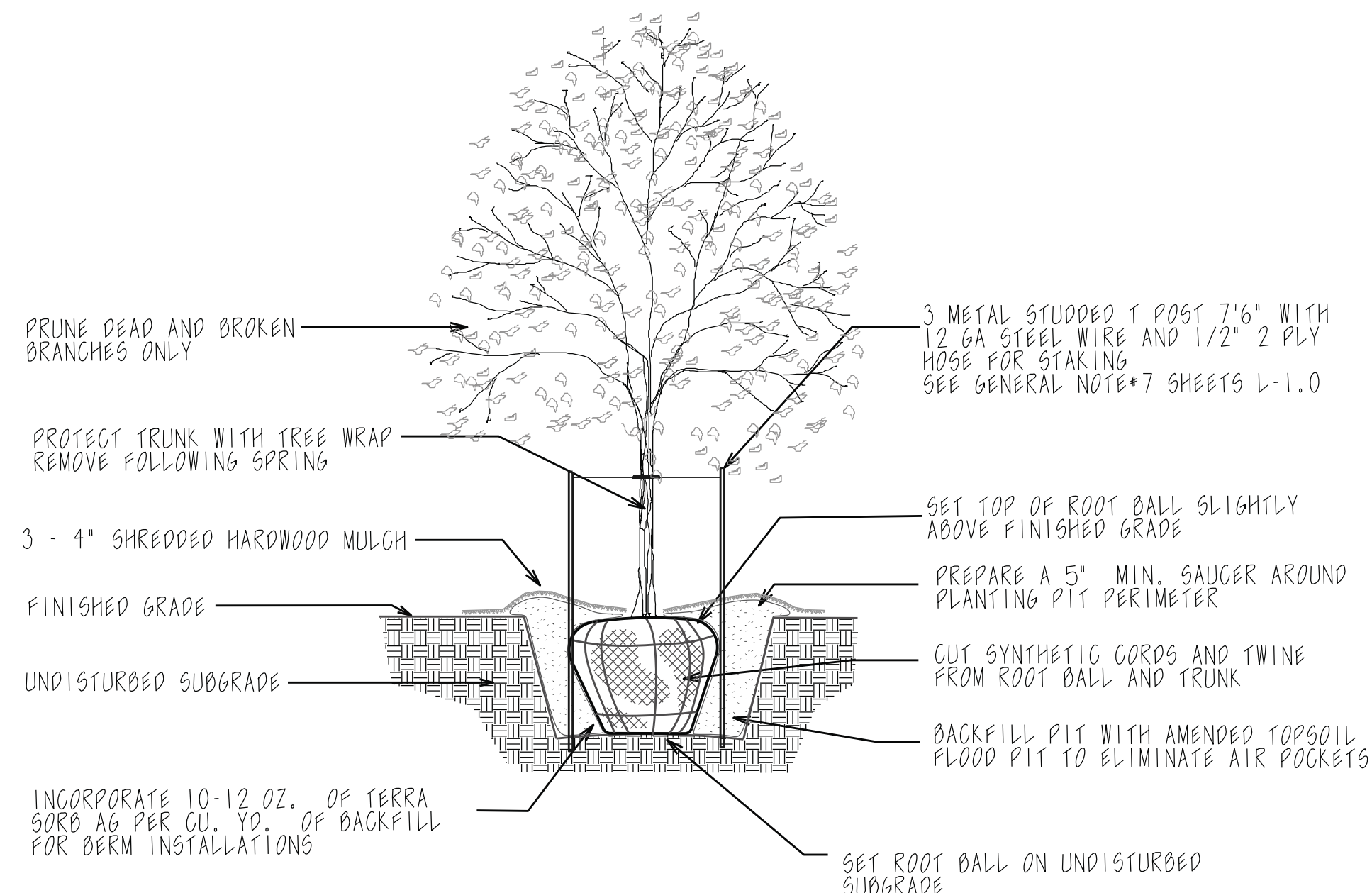
## PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



## SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



## TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK

### NOTE:

- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
- ALL PLANT MATERIAL TO BE LOCALLY GROWN. ALL PLANT MATERIAL WITH THE EXCEPTION OF LOW TYPE JUNIPER, GROUNDCOVERS, PERENNIALS, SHRUBS UNDER 36" SIZE, BE BALLED AND BURLAPPED 10 x 8" UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. \*A.N.L.A.\*
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING. ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
- ALL PLANT BED AREAS TO BE MULCHED WITH PREMIUM SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGING. APPLY TREFLAN HERBICIDE PER MANUFACTURER SPECIFICATIONS TO ALL PLANT BED AREAS.
- ALL NEW LAWN AREAS TO BE A BLENDED BLUEGRASS SOD. CONTRACTOR TO MAINTAIN LAWNS UNTIL APPROVAL AND ACCEPTANCE BY OWNERS REPRESENTATIVE. RESTORE ALL OTHER DAMAGED LAWN AREAS DUE TO CONSTRUCTION \*V.I.F.\*.
- IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF GUARANTEE PERIOD.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
- NO PLANT SPECIES OR SIZES SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- PERENNIAL AND GROUNDCOVER BED AREAS AROUND PERIMETER TO BE USED FOR ADDITIONAL SNOW STORAGE ALONG WITH LAWN AREAS.
- SEE SHEETS L-2, L-3 FOR ADDITIONAL SPECIFICATIONS AND PLANTING DETAILS.

Landscape Plans Prepared By:  
*Paul A. Couture*  
Paul A. Couture, P.E.A. A.S.E.A.  
Ill. License Number 157-009328



REVISIONS  
07-23-22  
09-1-22

DATE

03-28-22

SCALE

AS SHOWN

DRAWN

PAG

SHEET

L-1

OF THREE

MJK Finley Park  
Chipotle Outlot Development  
7121 W. 159th Street, Tinley Park, Illinois 60477

COUTURE  
Landscape Construction  
Landscape Architects / Contractors  
516 South Road  
Tinley Park, Illinois 60465  
(630) 627-1966  
www.couturelandscape.com



# LANDSCAPE SPECIFICATIONS

SECTION 0001

## LANDSCAPE WORK

### PART 1 GENERAL

#### 1.01 DESCRIPTION

THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

#### 1.02 QUALITY ASSURANCE

- COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
- OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
- OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNERS REPRESENTATIVE.
- CONTRACTOR TO HAVE AN EXPERIENCED ENGLISH SPEAKING SUPERVISOR / FOREMAN ONSITE AT ALL TIMES THAT CAN ADEQUATELY COMMUNICATE WITH OWNERS REPRESENTATIVE WHEN NECESSARY, AND HAVE EXPERIENCED INSTALLERS WHO HAVE COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT AS TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
- CONTRACTORS WORKFORCE SHALL BE KNOWLEDGEABLE AND OR MAKE THEMSELVES KNOWLEDGEABLE OF ALL SAFETY REGULATIONS AND REQUIREMENTS PERTAINING TO THIS PROJECT INCLUDING WEARING ALL PROTECTIVE GEAR NEEDED TO COMPLY WITH THESE REQUIREMENTS. WORKMAN NOT IN COMPLIANCE CAN AND WILL BE DENIED ACCESS TO THE JOBSITE BY THE GENERAL CONTRACTOR . A SAFETY CLASS FOR WORKERS MAY BE REQUIRED BY THE GENERAL CONTRACTOR.

#### 1.03 PROJECT CONDITIONS

- LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT UTILITY LOCATE AT 811. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTORS EXPENSE.
- WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTORS EXPENSE.
- OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREETS, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
- CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
- PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTORS EXPENSE.
- PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.
- AT THE CONCLUSION OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND SAFE CONDITION.

### PART 2 PRODUCTS

#### 2.01 MATERIALS AND EQUIPMENT

- MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
- EQUIPMENT: 100T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- MATERIALS: 100T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

### PART 3 EXECUTION

#### 3.01 PREPARATION

- EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

END OF SECTION 0001

SECTION 0002

## TREE AND SHRUB PLANTING

### PART 1 GENERAL

#### 1.01 DESCRIPTION

- PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
  - SOIL PREPARATION.
  - TREES, SHRUBS.
  - PLANTING MIXES.
- MULCH AND PLANTING ACCESSORIES.
- EXISTING PLANT RELOCATION.
- RELATED WORK:
  - SECTION 00000: EARTHWORK.
  - SECTION 00004: SEEDING.
  - SECTION 00005: SODDING.
  - SECTION 00003: PERENNIAL , ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

#### 1.02 QUALITY ASSURANCE

- COMPLY WITH SECTION 00001 REQUIREMENTS.
- COMPLY WITH SECTION 00003 REQUIREMENTS WHEN APPLICABLE .
- PROVIDE STOCK TREES TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER OR OWNERS REPRESENTATIVE. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
- COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTORS EXPENSE.
- ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- PROVIDE 'SPECIMEN' PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL IF SO REQUESTED. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
- PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

#### 1.03 SUBMITTALS

- SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
  - MULCH -BULK OR BAGGED.
  - DECORATIVE STONE OR GRAVEL -BAG OR BULK
- SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
  - TOPSOIL SOURCE AND PH VALUE.
  - PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
  - PLANT FERTILIZER.

#### 1.04 DELIVERY, STORAGE, AND HANDLING

- DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DEGRADATION.
- TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI- DESSICANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION WHEN IN LEAF. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
- COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
- MOISTEN ALL BURLAP ROOT BALL BEFORE TRANSPORTING. PREVENT SURFACE FROM DRYING DURING TRANSPORTING

#### 1.05 PROJECT CONDITIONS

- WORK NOTIFICATION: NOTIFY OWNERS REPRESENTATIVE AT LEAST TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CALL 811 TO MARK UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE DIGGING.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

#### 1.06 WARRANTY

- WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE BY OWNER DURING THIS PERIOD.
- CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE WATERING, CULTIVATION AND OTHER MAINTENANCE OPERATIONS PERFORMED BY THE OWNER DURING THE WARRANTY PERIOD.
- ANY METHODS OR PRACTICES, WHICH THE CONTRACTOR CONSIDERS UNSATISFACTORY AND NOT IN ACCORD WITH STANDARD HORTICULTURAL PRACTICES SHALL BE REPORTED TO THE OWNER IN WRITING.
- REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNERS REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
- REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
- WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM, ANIMAL DESTRUCTION OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

### PART 2 PRODUCTS

#### 2.01 MATERIALS

- PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS; DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
- DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
- CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- CONTAINER STOCK SHALL NOT BE POT BOUND.
- IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
- THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE ANLA STANDARDS FOR NURSERY STOCK.
- SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

#### 2.02 ACCESSORIES

- TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
  - IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
  - PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR Baled PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
- ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DORIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
- MULCH: DARK PREMIUM GRADE , DOUBLE PROCESSED SHREDDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNERS REPRESENTATIVE.
- FERTILIZER:
  - PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNERS REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
  - PEE EMERGENT HERBICIDE: TRIFLURAN, RONSTAR-6 OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
  - ANTI-DESSICANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  - WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
  - STAKES FOR STAKING: HARDWOOD, 2" X 2" 6'-6" LONG 2X4 PINE IS PERMISSIBLE.
  - STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG OR 'DOCKBILL' OR 'SPEED STAKE' EARTH ANCHORS.
  - GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
    - TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
    - STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
    - PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
    - TWINE: TWO-PLY JUTE MATERIAL.
    - WEED CONTROL BARRIER: IF INDICATED' ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

### PART 3 EXECUTION

#### 3.01 INSPECTION

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

#### 3.02 PREPARATION

- COORDINATION AND SCHEDULING - TIME OF PLANTING  
COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. NORMAL SEASONS FOR THE INSTALLATION OF PLANT MATERIAL SHALL BE AS FOLLOWS:
  - SPRING PLANTING: PERFORM FROM TIME SOIL BECOMES WORKABLE TO JUNE 15. INSTALL EVERGREEN TREES PRIOR TO NEW GROWTH BEGINNING IN THE SPRING.
  - FALL PLANTING: PERFORM FROM SEPTEMBER 1 TO NOVEMBER 15. PERENNIALS AND GROUND COVERS SHALL BE COMPLETED BY OCTOBER 15.
  - SUMMER PLANTING: PLANTING PERFORMED BETWEEN JUNE 15 AND AUGUST 31, SHALL BE CONSIDERED UNSEASONABLE AND WILL REQUIRE OWNER'S APPROVAL.

- PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
- LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.

- EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.

- PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF TREES AND SHRUBS SHALL CONSIST OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND 1/2 PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED DARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

#### 3.03 INSTALLATION

- SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2"-3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

- AFTER PLANTS ARE SET, MIDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDES.
- REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.

- SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.

- WATERING: WATER PLANTING THOROUGHLY TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.

- MULCHING: TREES AND SHRUBS SHALL HAVE MULCH APPLIED IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

- MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3-4"
- MULCH PERENNIAL BEDS 2- 3" DEEP
- MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.

- WRAPPING, GUYING, STAKING: IT IS THE CONTRACTORS TO OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUM TO UNTIL END OF THE GUARANTEE PERIOD.
- WRAPPING SHOULD BE DONE ONLY ON AN AS NEEDED BASIS.
- STAKING/GUYING (IF NEEDED)
- STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED. SEE STAKING DETAILS ON THE DRAWINGS

- PRUNING:
  - REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
  - UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

#### 3.04 MAINTENANCE

- EXISTING PLANT RELOCATION:
  - TRANSPLANT TREES AND SHRUBS DESIGNATED FOR RELOCATION TO LOCATIONS SHOWN ON THE DRAWINGS. PRUNE, DIG, BALL AND BURLAP, MOVE AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS
  - PRUNE, DIG, BALL AND BURLAP, AND MOVE DESIGNATED TREES FOR RELOCATION TO THE DESIGNATED PLANT STORAGE AREA FOR HEELING- IN OF MATERIALS UNTIL FINAL PLANTING AREAS ARE PREPARED, IF REQUIRED.
  - MAINTAIN PLANTS IN STORAGE AREAS BY BRACING PLANTS IN VERTICAL POSITION AND SETTING BALLS IN AN ENCLOSED BERM OF TOPSOIL OR DARK. WATER AS REQUIRED TO MAINTAIN ADEQUATE ROOT MOISTURE.
  - RE-BURLAP PLANT BALLS IF REQUIRED BEFORE FINAL TRANSPLANTING OPERATIONS.
  - MOVE TO FINAL LOCATIONS SHOWN ON THE DRAWINGS AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
  - TRANSPLANTS ARE NOT UNDER WARRANTY UNLESS INDICATED.

#### 3.04 MAINTENANCE

- MAINTENANCE OF INSTALLED AND ACCEPTED PLANTINGS WILL BE PERFORMED BY THE OWNER.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL ACCEPTANCE.
- RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING GAUGER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
- WATER ALL PLANT MATERIAL AS NECESSARY .

#### 3.05 ACCEPTANCE

- PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
- PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
- SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

#### 3.06 CLEANING

- PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

END OF SECTION 0002

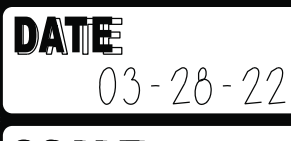
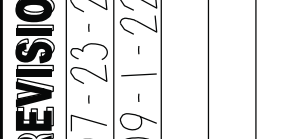
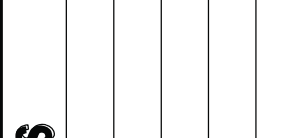
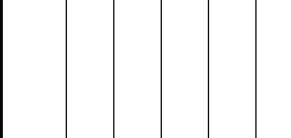
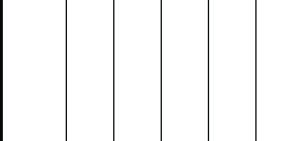
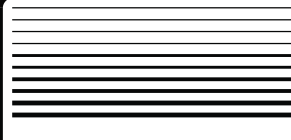
Landscape Plans Prepared By:

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# LANDSCAPE SPECIFICATIONS

SECTION 0003

## PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

### PART 1 GENERAL

#### 1.01 DESCRIPTION

- PROVIDE PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
  - SOIL PREPARATION.
  - PERENNIAL, ORNAMENTAL GRASSES AND GROUNDCOVERS.
  - PLANTING MIXES.
  - MULCH AND PLANTING ACCESSORIES.
- RELATED WORK:
  - SECTION 00000: EARTHWORK.
  - SECTION 00004: SEEDING.
  - SECTION 00005: SODDING.
  - SECTION 00002: TREE AND SHRUB PLANTING.

#### 1.02 QUALITY ASSURANCE

- COMPLY WITH SECTION 00001 REQUIREMENTS.
- COMPLY WITH SECTION 00002 WHEN APPLICABLE.
- LANDSCAPE CONTRACTORS SHALL PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED. DO NOT SUBSTITUTE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
- COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
  - SPECIFIED POT SIZES AND PLANT GRADES SHOULD COMPLY WITH THE STANDARDS ACCEPTED BY THE ANLA. THESE STANDARDS LIST MINIMUM DIMENSIONS FOR CONTAINERS IN VARIOUS CLASSES AND DEFINE MINIMUM STANDARDS FOR BARE ROOT LINES, DIVISIONS, AND FIELD CLUMPS.
- ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON; AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

#### 1.03 SUBMITTALS

- AFTER PREPARATION, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED TO THE LANDSCAPE IF REQUESTED, PRIOR TO INSTALLATION OF THE PLANTS. ADDITIONAL ORGANIC MATTER AND PREPARATION MAY BE REQUIRED BASED ON THE PHYSICAL PROPERTIES OF THE SAMPLE SUBMITTED. A SEPARATE SAMPLE FROM EACH PLANTING BED SHALL BE SUBMITTED IF REQUESTED.
- A SAMPLE OF THE ORGANIC MATTER SPECIFIED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE. A LABORATORY ANALYSIS MAY BE REQUESTED IF DEEMED NECESSARY.
- PRIOR TO USE, LABELS OF ALL SOIL AMENDMENTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. SAMPLES MAY BE REQUESTED FOR LABORATORY ANALYSIS.
- EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. PLANTS OF THE SAME PLANTS MAY HAVE ONE LABEL PER FLAT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT, THE LANDSCAPE ARCHITECT SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME. UPON ACCEPTANCE OF THE PLANTS BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN MAINTENANCE PROCEDURES FOR MAINTENANCE OF THE PLANTS.
- FOLLOWING THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN

### PART 2 PRODUCTS

#### 2.01 MATERIALS

- PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED HABIT AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, AND ALL FORMS OF INFESTATION.
  - CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
    - NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
    - CONTAINER STOCK SHALL NOT BE POT BOUND.
  - IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR CONTAINER SIZE IN PROPORTION TO THE SIZE OF THE PLANT.
  - PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

#### 2.02 PLANT SPECIFICATIONS

- PERENNIAL AND GROUNDCOVER PLANTS ARE SPECIFIED FOR DESIGN BY THE CONTAINER CLASS AND SIZE (I.E. 2" SQUARE CONTAINER OR 1/4 QT. CONTAINER, ETC.) OR, IF BARE ROOT, BY GRADE AS ACCEPTED BY ANLA STANDARDS FOR NURSERY STOCK. AND THE PRODUCTION TRADE (I.E. 1-EYE DIVISION, 2-3 EYE DIVISION, FIELD CLUMP, ETC.).
- PERENNIALS ARE SPECIFIED BY TYPE:
  - CONTAINER-GROWN - GROWN TO A SPECIFIED SIZE IN A CONTAINER.
  - BARE ROOT - PURCHASED FREE OF ANY GROWING MEDIUM REGARDLESS OF GROWING METHOD.
  - FIELD-POTTED - FIELD-GROWN PLANTS WHICH ARE POTTED FOR DELIVERY AS THEY ARE DUG FROM THE FIELD.

#### 2.03 SOIL REQUIREMENTS

- DEPENDING ON EXISTING CONDITIONS OF TOPSOIL ONSITE, REQUIRED SOIL MIX MAY BE PREPARED ONSITE THROUGH MANUAL AND MECHANICAL MEANS, OR IN THE EVENT EXISTING SOIL IS IN UNACCEPTABLE CONDITION AND MAKEUP, NEW TOPSOIL OR A COMPLETE MIX TO BE INSTALLED AFTER EXISTING SOIL IS EXCAVATED TO PROPER DEPTH AND REMOVED / DISPOSED OFFSITE. FINAL SOIL COMPOSITION IN PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO BE 40% TOPSOIL, 30% ORGANIC MATTER, 30% COARSE SAND, PLUS 1 LB. FERTILIZER PER CUBIC YARD OF SOIL MIX.
- FOR PERENNIAL BEDS SHOULD BE ROTOTILLED 8 INCHES DEEP MINIMUM. GROUNDCOVER BEDS AT 6" MINIMUM UNLESS OTHERWISE NOTED. TOP SOIL SHOULD BE DRY, LOOSE, AND FREE OF DEBRIS. WHERE HAROPAN EXISTS BENEATH THE PREPARED BED, DEEPER PREPARATION MAY BE SPECIFIED. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY BEDS DO NOT DRAIN PROPERLY. BAGGED DARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

#### 2.04 AMENDMENTS

- TOPSOIL: TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE; REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS; WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
  - IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
  - PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING
- FERTILIZERS: TO BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL PACKAGING WITH LEGIBLE, INTACT LABELS INDICATING NUTRIENT CONTENT AND SOURCE. LABELS SHOULD BE CHECKED PRIOR TO USE AND A SAMPLE MAY BE REQUESTED FOR LABORATORY ANALYSIS.
  - COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
- COARSE SAND: GRADATION FA-2

### PART 3 EXECUTION

#### 3.01 PRE-PLANTING AND POST-PLANTING INSTRUCTIONS

- PRE-PLANTING.
  - PLANTS SHALL BE BROUGHT TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CANNOT BE AVOIDED, IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHUTTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEADED-IN WHERE THEY CAN BE WATERED AS NEEDED.
  - ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
  - WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP. LANDSCAPE FABRIC, STRAW OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
  - ANY DEAD OR DAMAGED PLANT PARTS SHALL BE REMOVED FROM THE PLANTS UPON PLANTING.
  - SPACING: SPACE GROUNDCOVERS AND PERENNIALS IN ACCORDANCE WITH DESIGNATED AREAS ON DRAWINGS. IN CASE OF AREA SIZE DISCREPANCIES, A TIGHTER SPACING IS PREFERRED.
- POST-PLANTING.
  - MULCH: WHERE MULCHING IS SPECIFIED, THE MULCH MUST BE PULLED AWAY FROM THE STEMS AND CROWNS OF PERENNIALS AND GROUNDCOVERS TO REDUCE THE OCCURRENCE OF ROT OR RODENT DAMAGE. MULCH THICKNESS IN BED AREAS SHOULD BE 2-3" FOR PERENNIALS AND 1-2" FOR GROUNDCOVERS.
  - PERENNIAL AND GROUNDCOVER BED AREAS TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION AND CLEANUP.

#### 3.02 MAINTENANCE

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE PERENNIALS FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT
- PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
- THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE CLIENT.
- SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
- THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
- NEWLY PLANTED PERENNIALS AND GROUNDCOVERS MAY BE HEAVED OUT OF THE GROUND BY ALTERNATE FREEZES AND THAWS. SHOULD THIS OCCUR PRIOR TO ACCEPTANCE OF THE PLANTING, THE CONTRACTOR SHALL RE-SET THOSE AFFECTED PLANTS.
- ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OF THE ENTIRE PLANT.
- THE CLIENT OR THE CLIENT'S ASSIGNED AGENT BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
- THE CLIENT SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
- THE CLIENT SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE HERBACEOUS PERENNIALS AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
- THE CLIENT SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
- THE CLIENT SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES, NOTIFYING THE LANDSCAPE ARCHITECT OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- AFTER THE ACCEPTANCE OF THE PLANTING, THE CLIENT IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
- AFTER ACCEPTANCE, THE CLIENT IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
- UNSATISFACTORY PERFORMANCE OF THE PERENNIALS AND GROUNDCOVERS NOTED BY THE CLIENT AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

#### 3.03 WARRANTY

- ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED THE RECOMMENDED MAINTENANCE PROCEDURES ARE FOLLOWED BY THE CLIENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO WATERING, FERTILIZING, MULCHING, PRUNING, PROTECTING FROM UNSEASONABLE WEATHER AND ALL OTHER NORMAL CULTURAL PRACTICES.

### END OF SECTION 0003

### SECTION 00005

## SODDING

### PART 1 GENERAL

#### 1.01 DESCRIPTION

- PROVIDE SODDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
  - SOIL PREPARATION.
  - SODDING LAWNS.
- RELATED WORK:
  - SECTION 02200: EARTHWORK.
  - SECTION 00004: SEEDING.
  - SECTION 00002: TREES AND SHRUB PLANTING,
  - SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

#### 1.02 QUALITY ASSURANCE

- COMPLY WITH SECTION 00001 REQUIREMENTS.
- SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS.

#### 1.03 SUBMITTALS

- SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE LOCATION.

#### 1.04 DELIVERY, STORAGE, AND HANDLING

- CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD.
  - DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD SURVIVAL.
  - PROTECT SOD FROM DEHYDRATION PRIOR TO INSTALLATION.

### CONTINUE SECTION 00005 - SODDING

#### 1.05 PROJECT CONDITIONS

- WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SODDING OPERATIONS.
- PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SODDING OPERATIONS.
- PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

#### 1.06 WARRANTY

- DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.

### PART 2 PRODUCTS

#### 2.01 MATERIALS

- SOD: TO BE HARVESTED FROM LOCAL SOD NURSERY AND UNLESS OTHERWISE INDICATED TO BE A(5) FIVE WAY MINIMUM BLUEGRASS BLEND. (FIVE VARIETIES OF BLUEGRASS)
- PROVIDE WELL-ROOTED, HEALTHY SOD. PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY AND DEVELOPMENT WHEN PLANTED.
- FURNISH SOD UNIFORMLY MACHINE-STRIPPED FROM 3/4" - 1 1/2" THICK WITH CLEAN CUT EDGES.
- FERTILIZERS:
  - GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
  - STARTER FERTILIZER CONTAINING 5% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT, OR ACCORDING TO SPECIAL PROVISIONS.
- WATER: FREE OF SUBSTANCE HARMFUL TO SOD GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER WILL BE PROVIDED BY THE OWNER ON SITE.

### PART 3 EXECUTION

#### 3.01 INSPECTION

- EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SODDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

#### 3.02 PREPARATION

- LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SODDED.
- ROTOTILL TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
- APPLY FERTILIZER AT THE RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE). APPLY FERTILIZER BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR; THOROUGHLY AND EVENLY INCORPORATE IT INTO THE SOIL TO A DEPTH OF 3" BY DISK OR OTHER APPROVED METHODS. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE IT INTO SOIL.
- GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORM FINE TEXTURE.
- RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF BROKEN, SETTLED, OR OTHER WISE DISTURBED AFTER FINE GRADING AND PRIOR TO SODDING.

#### 3.03 INSTALLATION

- TIME OF INSTALLATION: THE ACCEPTABLE TIME TO INSTALL SOD AND BE CONSIDERED 'IN SEASON' ARE AS FOLLOWS.
  - SPRING - FROM THE TIME THE SOIL IS WORKABLE AND SOD IS BEING HARVESTED; UNTIL JUNE 15TH.
  - FALL - FROM AUGUST 15TH TO NOVEMBER 1ST.

ALL OTHER TIMES ARE CONSIDERED 'OUT OF SEASON' AND ARE NOT ACCEPTABLE TO INSTALL SOD AT THIS TIME WITHOUT APPROVAL OF LANDSCAPE ARCHITECT (LA) AND WITH THE ADDITIONAL CONDITIONS AS FOLLOWS:

- JUNE 16TH TO AUGUST 14TH.
  - SOD TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM OR
  - SOD TO BE IRRIGATED BY MANUAL MEANS WITH SUFFICIENT QUANTITIES OF HOSE AND SPRINKLER HEADS SO AS TO KEEP SOD LUSH AND HEALTHY UNTIL TIME OF KNITTING AND MOWING MAINTENANCE HAS BEGUN.
- AFTER NOVEMBER 1ST, SOD MAY ONLY BE INSTALLED WITH (LA) APPROVAL AND MILD TEMPERATURES / CONDITIONS EXIST. SOD MAY NOT BE INSTALLED ON FROZEN GROUND AND UNTIL FINAL (FINE) GRADING AND GROUND PREPARATION HAS BEEN APPROVED FOR SOD INSTALLATION BY LANDSCAPE ARCHITECT.

#### 3.04 SODDING:

- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY-FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS. PROVIDE SOD PAD TOP FLUSH WITH ADJACENT CURBS, SIDEWALKS, DRAINS, AND SEEDED AREAS.
- INSTALL INITIAL ROW OF SOD IN A STRAIGHT LINE, BEGINNING AT BOTTOM OF SLOPES, PERPENDICULAR TO DIRECTION OF THE SLOPED AREA. PLACE SUBSEQUENT ROWS PARALLEL TO AND LIGHTLY AGAINST PREVIOUSLY INSTALLED ROW.
- TAMP OR ROLL WITH ROLLER TO ENSURE CONTACT WITH SUB-GRADE SOIL.
- WATER SOD THOROUGHLY IMMEDIATELY AFTER LAYING.
- STAKE SOD ON SLOPES OVER 2:1 TO ANCHOR.
- SOD INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS ARE TO BE CHARGED ACCORDING TO SIZE OF AREA.

#### 3.04 MAINTENANCE

- MAINTENANCE OF INSTALLED AND ACCEPTED SODDED LAWNS WILL BE PERFORMED BY THE OWNER.

#### 3.05 ACCEPTANCE

- SODDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- INSPECTION TO DETERMINE ACCEPTANCE OF SODDED LAWNS WILL BE MADE BY THE OWNER'S REPRESENTATIVE, UPON CONTRACTOR'S REQUEST.
  - SODDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH, AND A HEALTHY, EVEN-COLORED VIABLE LAWN IS PROVIDED.
- SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

#### 3.06 CLEANING

- PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SODDING OPERATIONS.

### END OF SECTION 00005

END

Landscape Plans Prepared By:

*Paul A. Couture*

Paul A. Couture, P.E., A.S.C.A.  
I.L. License Number 157-009328



This landscape plan was prepared and issued by me, being duly sworn and signed in the presence of:  
Paul A. Couture  
Landscape Construction  
All Rights Reserved ©  
Phone: (630) 627-1966  
Fax: (630) 627-1964  
Landscape Architects / Contractors  
Landscape Offices 6448  
516 South Road  
Crest Hill, Illinois 60441  
www.CoutureLandscape.com

M J K Finley Park  
Chippelie Outlot Development  
7121 W. 159th Street, Tinley Park, Illinois 60477

REVISIONS	7-23-22	9-1-22
DATE	03-28-22	
SCALE	AS SHOWN	
DRAWN	PAC	
SHEET	L - 3	
OF THREE		



INNOVATIVE  
LIGHTING  
SOLUTIONS

STEVE VARDEMAN  
817.925.7322

1300 JENKINS RD.  
ALEDO, TX 76008

Project:

MJK TINLEY PARK -  
CHIPOTLE OUTLOT  
DEVELOPMENT

7121 W. 159TH  
STREET  
TINLEY PARK ,IL  
60477

SCALE: 1"= 20'

Notes:

REV1: 6/7/22

REV2: 8/22/22

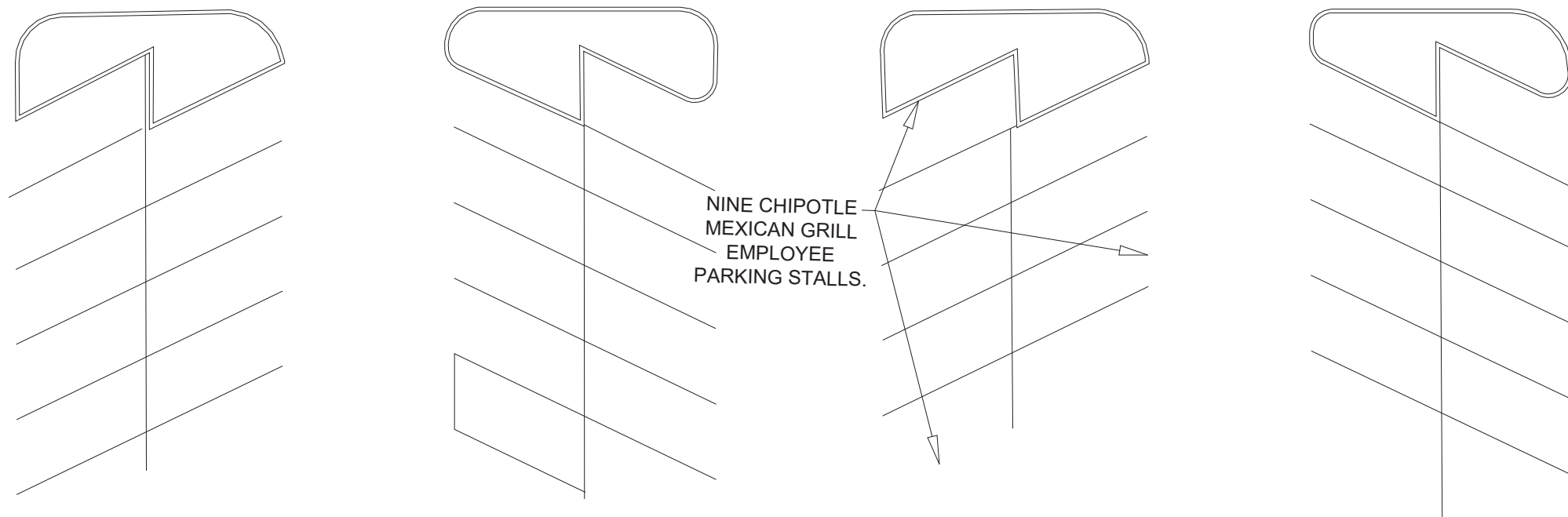
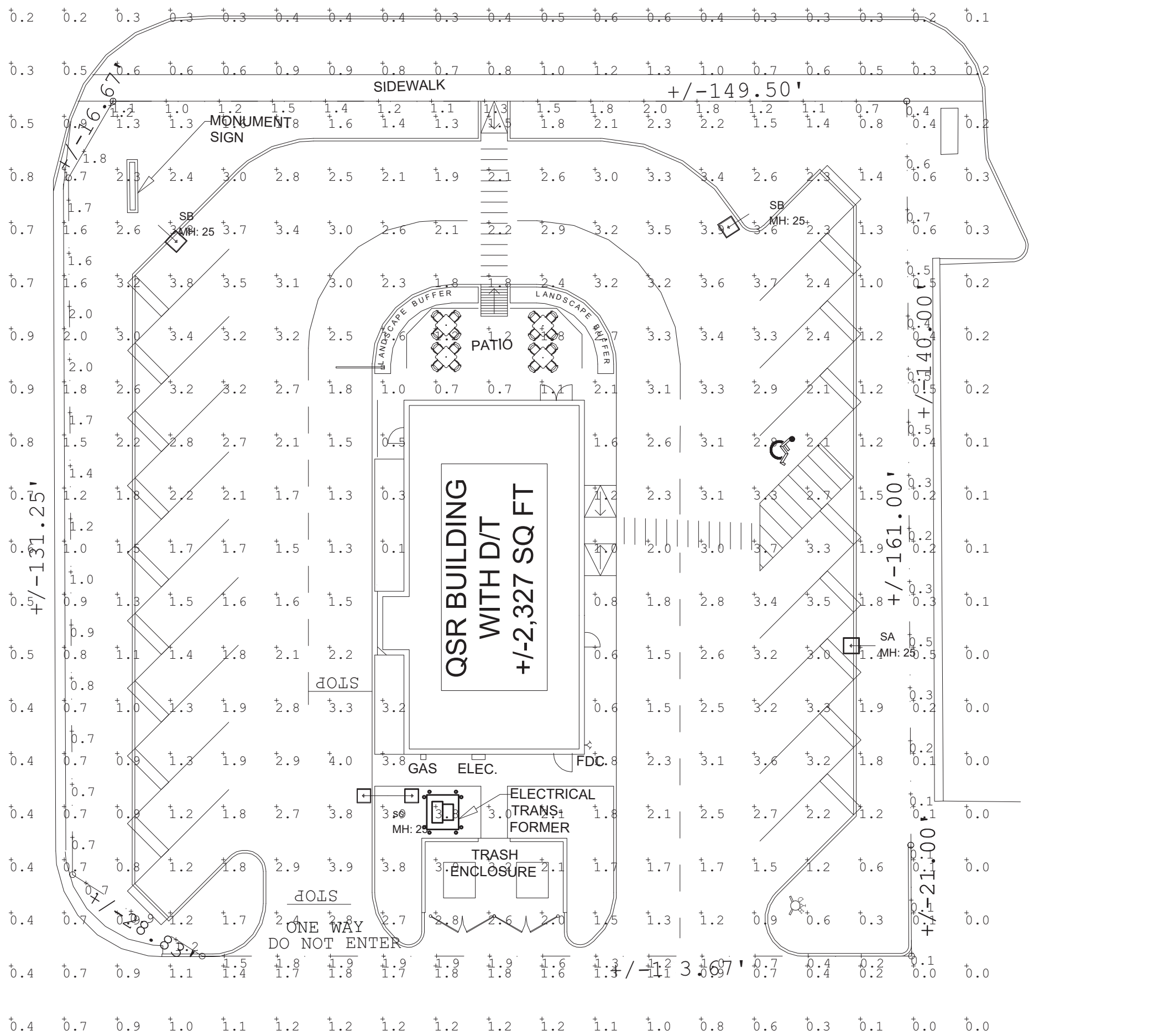
PRICING CONTACT:  
STEVE VARDEMAN  
817-925-7322

FILE:




MJK -  
TINLEY PARK, IL.agi

Date:

3-23-22



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING AREAS	Fc	2.51	4.0	0.9	2.79	4.44	10	10
PL	Fc	1.03	2.0	0.1	10.30	20.00	10	N.A.

Luminaire Schedule								
MJK TINLEY PARK - CHIPOTLE OUTLOT DEVELOPMENT      TINLEY PARK, IL      FOR INFORMATION AND PRICING CONTACT STEVE VARDEMAN AT SMVARDEMAN@GMAIL.COM								
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
	1	SA	MRS-LED-18L-SIL-FT-40-70CRI-IL / MTD AT 25' AFG	0.900	11444	135	135	
	2	SB	MRS-LED-18L-SIL-FT-40-70CRI / MTD AT 25' AFG	0.900	17682	135	270	
	1	sc	(2) MRS-LED-15L-SIL-5W-40-70 'CRI / MTD AT 25' AFG	0.900	15257	111	222	

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.



MJK  
REAL ESTATE HOLDING COMPANY, LLC  
1622 WILLOW ROAD, SUITE 201  
NORTHFIELD, IL 60093

PROJECT

[illegible]

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

SHEET



**MS-1 CONCRETE BRICK**  
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS  
SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY  
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING  
COLOR: WHITE(C) WITH WHITE MORTAR  
PATTERN: RUNNING BOND (1/3)  
\*Contractor shall submit samples for architect's approval prior to ordering materials

**MS-2** **CONCRETE BRICK**  
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS.  
SIZE: NOM. 4"x4"x16" (HALF-HIGH), VENEER CONCRETE MASONRY  
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING  
COLOR: SLATE(B) WITH DARK GRAY MORTAR  
PATTERN: RUNNING BOND (1/3)  
\*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1	ALUMINUM STOREFRONT SYSTEM
	MANUFACTURER: KAWNEER (OR APPROVED EQUAL)
	FINISH: RIFAB VQ 451 (RUEF (OR EXTERIOR ELEVATIONS)
	COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
	GLAZING: 1/2" INSULATED LOW E OPAQUE GLASS, SHGC-0.40 MAX.
	OUTBOARD LITE:
	SPACE:
	INBOARD LITE:
	1/4" HS CLEAR
	1/2" AIGON FILLED AIR SPACE
	1/4" HS OPTIGRAY TINT WITH
	WARM GRAY CERAMIC FRIT: SURFACE #3
	PROVIDE TEMPERED/SAFETY GLASS AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
	*Contractor shall submit samples for architect's approval prior to ordering materials

**SF-2** ALUMINUM STOREFRONT SYSTEM  
MANUFACTURER: KAWNEER  
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)  
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY  
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.  
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS  
\*Contractor shall submit samples for architect's approval prior to ordering materials

**WT-1** **PREFINISHED METAL COPING**  
MFG: UNA-EDGE METAL EDGE SYSTEM  
TYPE: UNA-EDGE CO COPING SYSTEM  
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS  
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)  
COLOR: STONE WHITE (COLOR TO MATCH WHITE MASONRY)  
\*Contractor shall submit samples for architect's approval prior to ordering materials

**MT-2** **PREFINISHED METAL COPING**  
MFG: UNA-EDGE METAL EDGE SYSTEM  
TYPE: UNA-EDGE CO COPING SYSTEM  
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS  
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)  
COLOR: CHARCOAL GRAY (COLOR TO MATCH GRAY MASONRY)  
*\*Contractor shall submit samples for architect's approval prior to ordering materials*

GD-1 PATIO GUARDRAIL/FENCE (BY TENANT, PLEASE REFER TO TENANT EXHIBITS)  
MFG: REFER TO TENANT EXHIBITS  
TYPE: REFER TO TENANT EXHIBITS  
STYLE: REFER TO TENANT EXHIBITS  
FINISH: REFER TO TENANT EXHIBITS  
COLOR: REFER TO TENANT EXHIBITS

WA-1 WINDOW CANOPY  
MANUFACTURER: API (OR EQUAL)  
TYPE: PREFINISHED METAL CANOPY  
COLOR: CHARCOAL GRAY  
\*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING  
MANUFACTURER: CONTECH LIGHTING  
MODEL: CYL8 4 35K UD X M CLR B  
COLOR: MATTE BLACK  
\*Contractor shall submit samples for architect's approval prior to ordering materials

**MS-3** TRASH ENCLOSURE WALL- CMU  
 MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)  
 TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT  
 FINISH: SPLIT FACE (INTEGRALLY COLORED)  
 COLOR: IRONWOOD - GRAY (NW)  
 \*Contractor shall submit samples for architect's approval prior to ordering materials



**A SOOSOCIATES**  
Soos & Associates, Inc.  
A r c h i t e c t u r e  
105 Scheller Road, Lincolnshire, Illinois  
Phone: 847 821 7667 60069 Fax: 847 821 8570

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NORTHFIELD, IL 60093

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CHIPOTLE OUTLOT  
DEVELOPMENT  
7121 W. 159th Street  
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

VILLAGE REVIEW

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN Author

CHECKED      Checker

APPROVED      Approver

TITLE

## EXTERIOR ELEVATIONS

SHEET

A-18

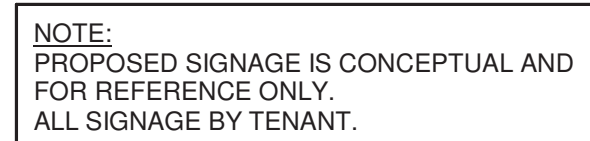


SF-1	<b>ALUMINUM STOREFRONT SYSTEM</b>	
	MANUFACTURER: KAWNEER (OR EXPIRIOR EQUIVALENT)	
	TYPE: TRIFAB V54-UT (REFER TO EXPIRIOR ELEVATIONS)	
	COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY	
	GLAZING: 1" INSULATED LOW E OPAQUE GLASS, SHGG-0.40 MAX.	
	OUTBOARD LITE:	1/4" HS CLEAR
	SPACE:	1/2" ARGON FILLED AIR SPACE
	INBOARD LITE:	1/4" HS OPTIGRAY TINT WITH WARM GRAY CERAMIC FRT. SURFACE #3
	PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS	
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**MT-2** PREFINISHED METAL COPING  
MFG: UNA-EDGE METAL EDGE SYSTEM  
TYPE: UNA-EDGE CO COPING SYSTEM  
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS  
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)  
COLOR: CHARCOAL GRAY (COLOR TO MATCH GRAY MASONRY)  
\*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING  
MANUFACTURER: CONTECH LIGHTING  
MODEL: CYL8 4 35K UD X M CLR B  
COLOR: MATTE BLACK  
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**MS-3** TRASH ENCLOSURE WALL- CMU  
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)  
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT  
FINISH: SPLIT FACE (INTEGRALLY COLORED)  
COLOR: IRONWOOD - GRAY (NW)  
\*Contractor shall submit samples for architect's approval prior to ordering materials



## 1 SOUTH (REAR) ELEVATION



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1622 WILLOW ROAD, SUITE 201  
NORTHFIELD, IL 60093

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

## VILLAGE REVIEW

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

## EXTERIOR ELEVATIONS

SHEET

A-19



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NORTHFIELD, IL 60093

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DATE	AUGUST 12, 2021
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APPROVED	Approver
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SHEET

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APPROVED	Approver
TITLE	

## SHEET

A-21





CHIPOTLE - VIEW FROM NORTHWEST



CHIPOTLE - VIEW FROM NORTHEAST

# A SOOSOCIATES

Soos & Associates, Inc.  
Architecture

105 Scheller Road, Lincolnshire, Illinois  
Phone: 847 821 7667 60069 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK  
REAL ESTATE HOLDING COMPANY, LLC  
1622 WILLOW ROAD, SUITE 201

NORTHFIELD, IL 60093

CLIENT

MJK TINLEY PARK -  
CHIPOTLE OUTLOT  
DEVELOPMENT

7121 W. 159th Street  
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

	ADDRESS STAFF COMMENTS	2022-09-27
	ADDRESS STAFF COMMENTS	2022-09-23
	ADDRESS STAFF COMMENTS	2022-09-02
	ADDRESS STAFF COMMENTS	2022-07-28
	VILLAGE REVIEW	2022-04-12
	CURSORY REVIEW	2022-03-16

NO.	ISSUE	DATE
-----	-------	------

SEAL

VILLAGE REVIEW

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN SOOS

CHECKED SOOS

APPROVED SOOS

TITLE

EXTERIOR  
PERSPECTIVES

SHEET

A-22





CHIPOTLE - VIEW FROM SOUTHEAST



CHIPOTLE - VIEW FROM SOUTHWEST

**A SOOSOCIATES**  
Soos & Associates, Inc.  
A r c h i t e c t u r e  
105 Scheller Road, Lincolnshire, Illinois  
Phone: 847 821 7667 60069 Fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

MJK  
REAL ESTATE HOLDING COMPANY, LLC  
1622 WILLOW ROAD, SUITE 201  
NORTHFIELD, IL 60093

MJK TINLEY PARK -  
CHIPOTLE OUTLOT  
DEVELOPMENT  
7121 W. 159th Street  
TINLEY PARK, IL 60477

PROJECT

CONSULTANT

	ADDRESS STAFF COMMENTS	2022-09-27
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NO.	ISSUE	DATE
-----	-------	------

SEAL

VILLAGE REVIEW

DATE	AUGUST 12, 2021
PROJECT NO.	21-079 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

EXTERIOR  
PERSPECTIVES

SHEET

A-23



MJK  
REAL ESTATE HOLDING COMPANY, LLC  
1622 WILLOW ROAD, SUITE 201  
NORTHFIELD, IL 60093

PROJECT

[illegible]SEAL

DATE AUGUST 12, 2021

PROJECT NO. 21-079 MJ

DRAWN Author

CHECKED      Checker

APPROVED      Approven

TITLE

## SHEET

C:\Revit\MJK 7061 159th Tinley Park--Chipotle CENTRAL2021 ovivacqua@soosarchitects.com.rvt

9/27/2022 11:52:23 AM



## FREESTANDING (GROUND/MONUMENT) SIGN CRITERIA:

ALLOWABLE (B ZONING DISTRICTS)

LOT FRONTAGE:  
LESS THAN 500' OF LOT FRONTAGE

# OF FREESTANDING SIGNS:  
ONE (1) PER DIRECTLY ADJACENT PUBLIC FRONTAGE; MAXIMUM OF TWO (2) BUT MUST BE SPACED 300  
APART

MAXIMUM ALLOWABLE SIGN AREA:  
ONE (1) SF PER TWO AND A HALF (2-1/2) LF OF LOT FRONTAGE NOT TO EXCEED 120 SF PER SIGN

MAXIMUM SIGN HEIGHT:  
120" (10'-0")

PROPOSED SIGN AREA:  
• 149.50' x (0.40) = 59.8 SQ FT

PROPOSED SIGN HEIGHT  
• 120" (10'-0")

- ALL WALL SIGNS SHALL BE INTERNALLY ILLUMINATED CHANNEL-CUT LETTERS.
- INDIVIDUAL TENANT SIGNAGE SHALL BE REVIEWED UNDER SEPERATE PERMIT, TYP.

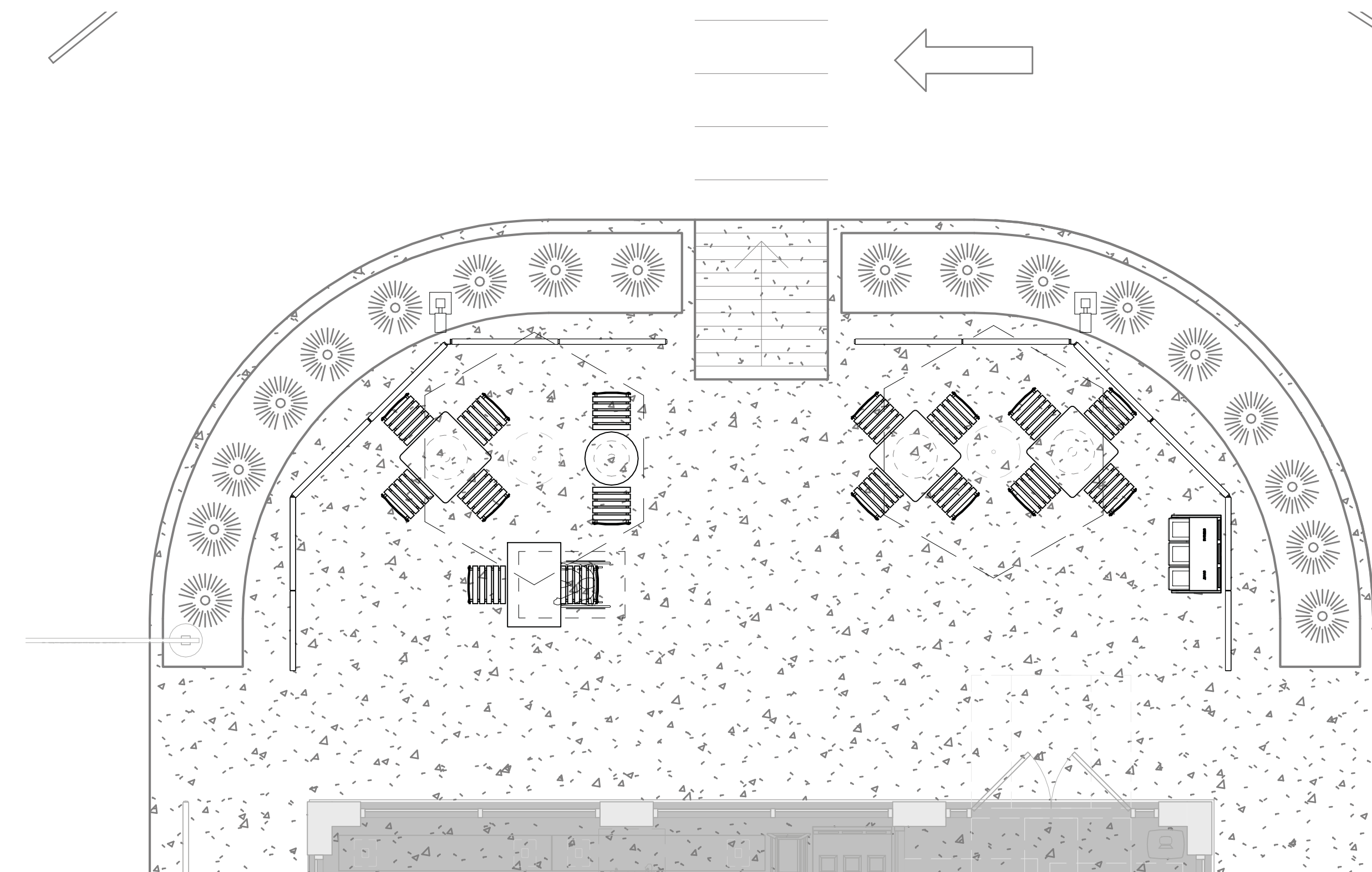
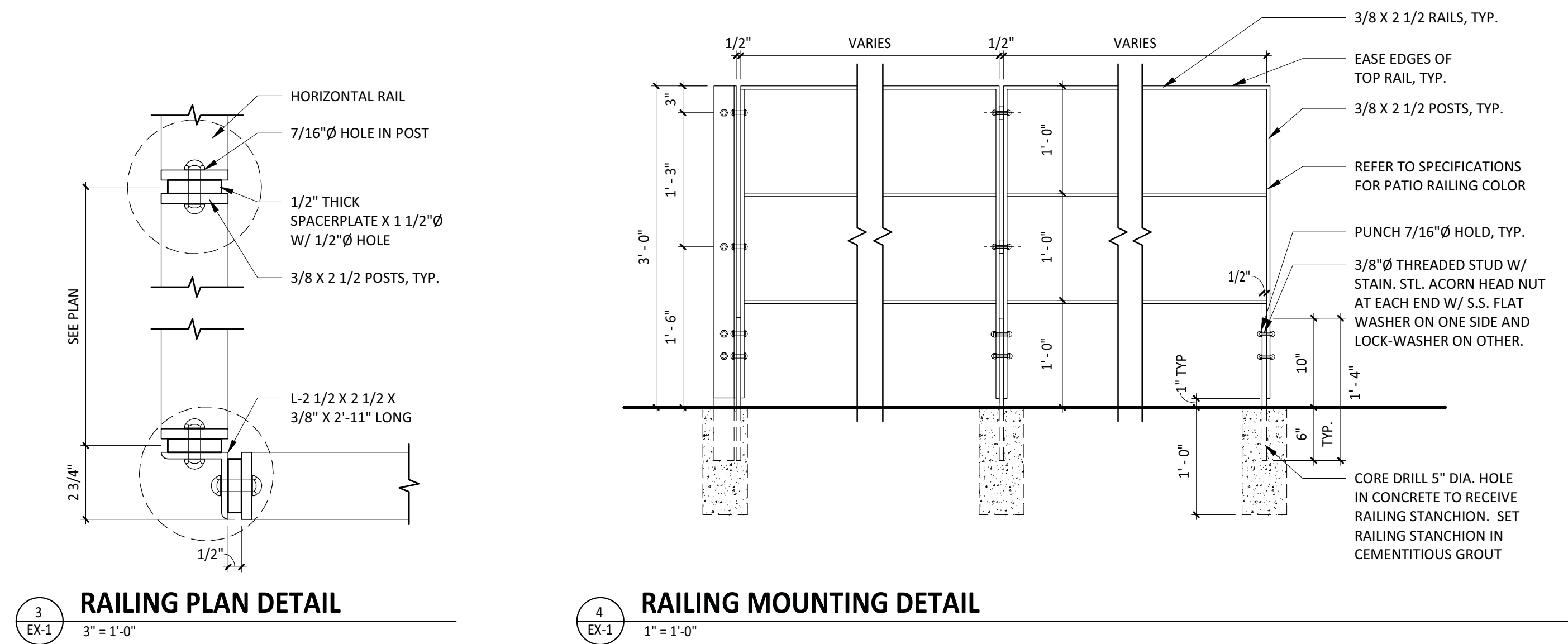




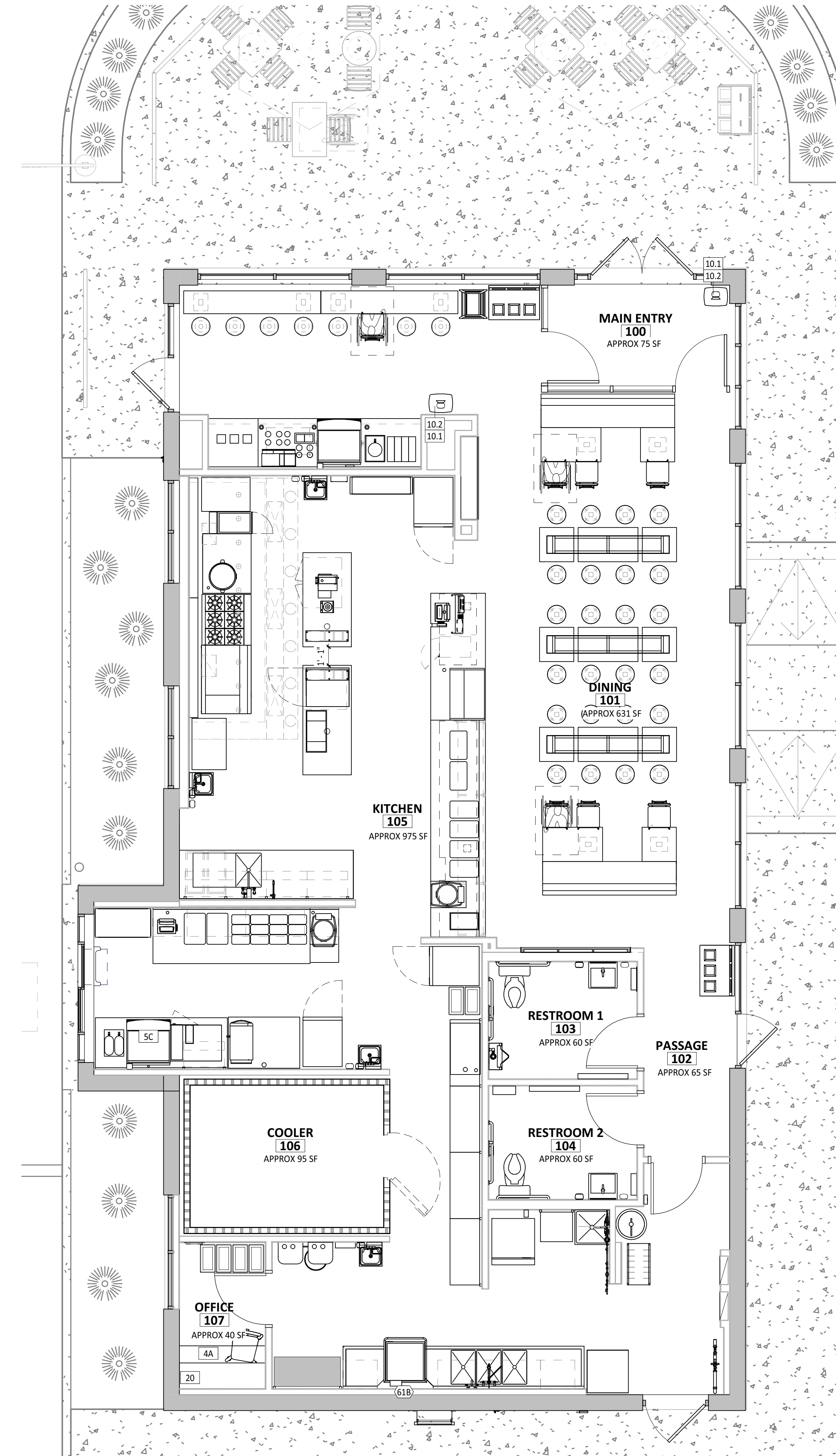
SHEET

A-25





**PATIO PLAN**  
2  
EX-1  
1/4" = 1'-0"



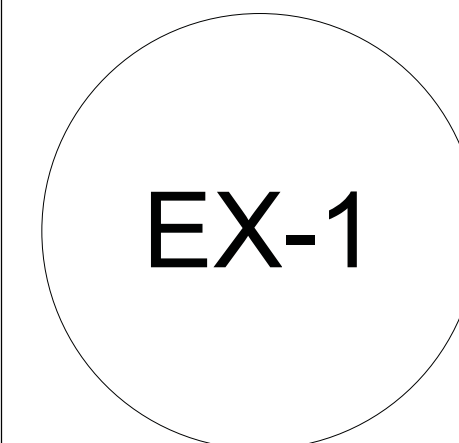
**FURNITURE, FIXTURE & EQUIPMENT PLAN**  
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EX-1  
1/4" = 1'-0"



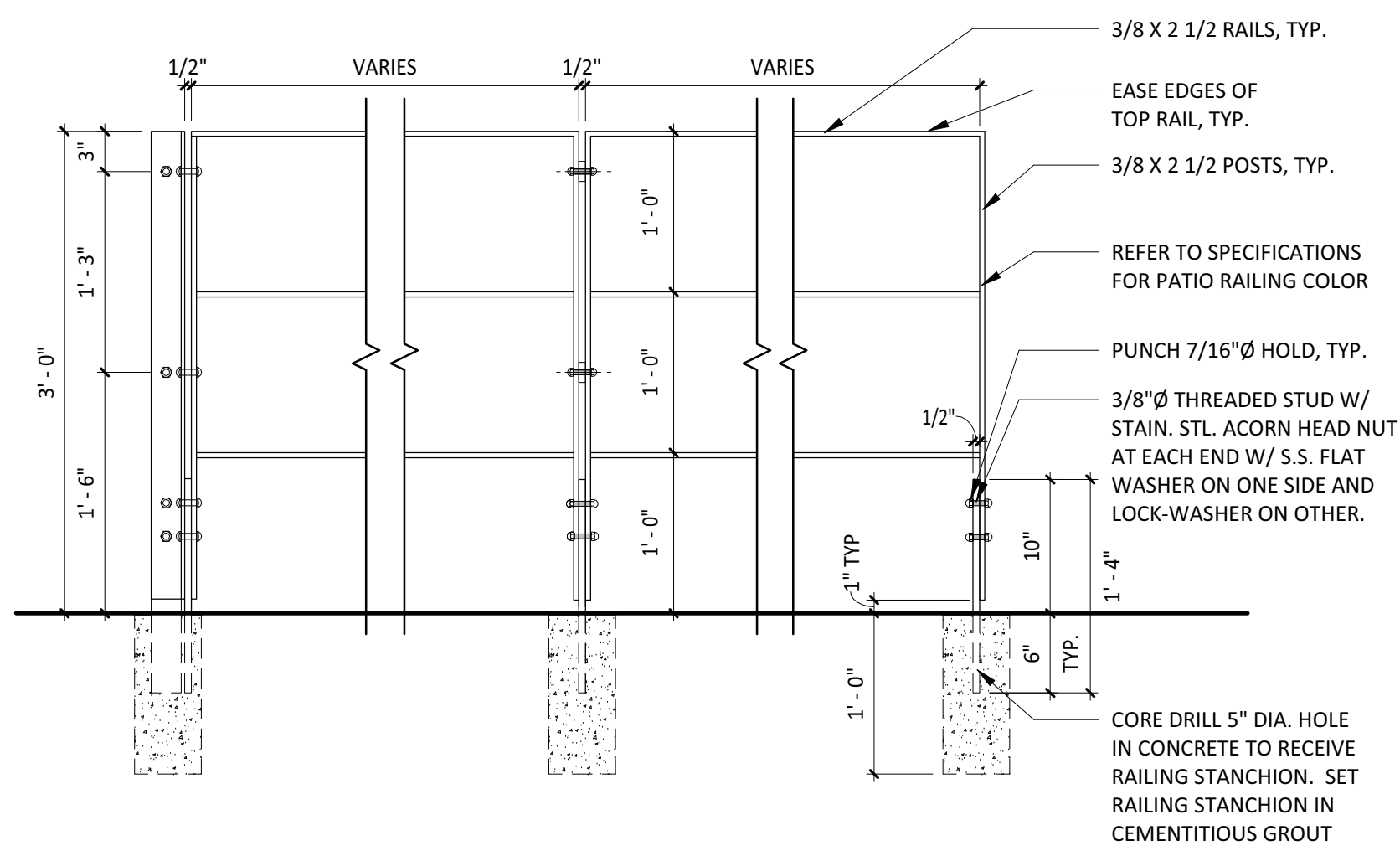
15 North Avenue North, Hopkins, MN 55343  
Phone: 952.841.8860 / www.wilkusarch.com

STORE NO.: 4401  
"TINLEY PARK RELO"  
7121 W. 159TH ST  
TINLEY PARK, IL 60477

ISSUE:  
VILLAGE EXHIBIT  
DATE:  
09/02/2022  
SCALE:  
As indicated



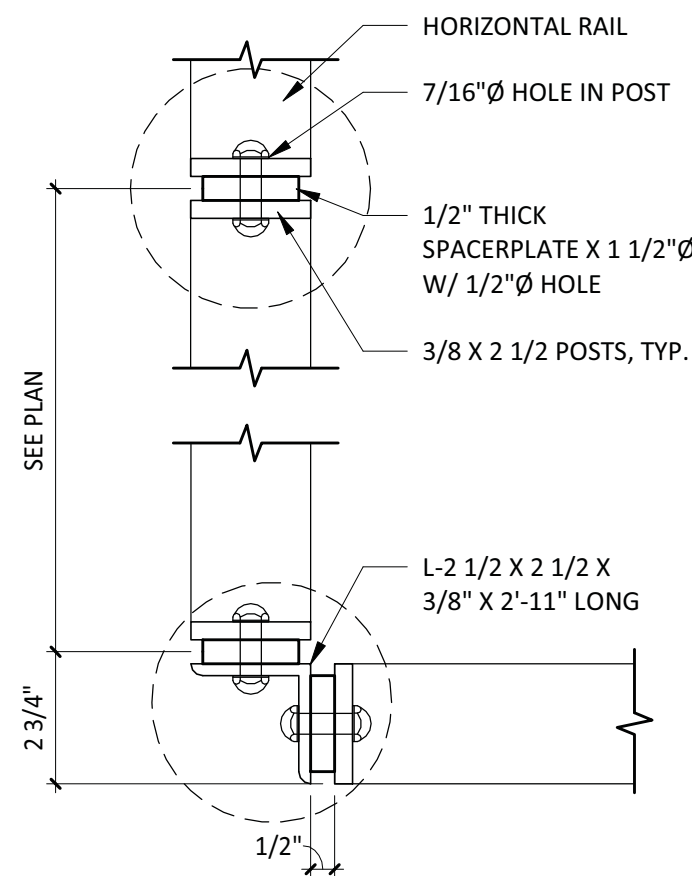




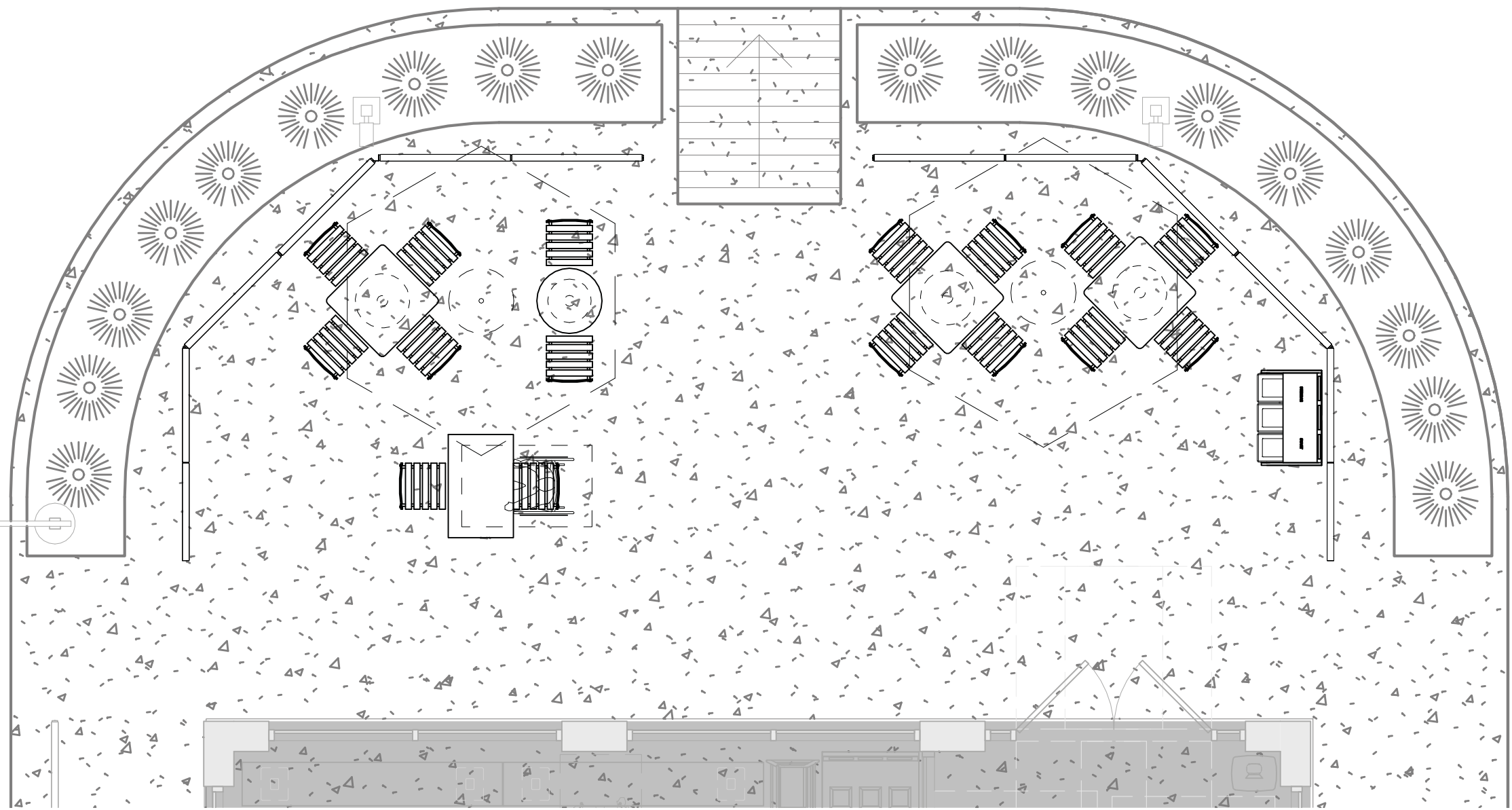
5  
EX-2  
RAILING MOUNTING DETAIL  
1" = 1'-0"



4  
EX-2  
REFERENCE IMAGES  
N.T.S.



3  
EX-2  
RAILING PLAN DETAIL  
3" = 1'-0"



2  
EX-2  
PATIO PLAN  
1/4" = 1'-0"



**Knight's Armor**  
PPG1001-6  
R: 92 G: 93 B: 93 LRV: 11

1  
EX-2  
PAINT COLOR  
N.T.S.



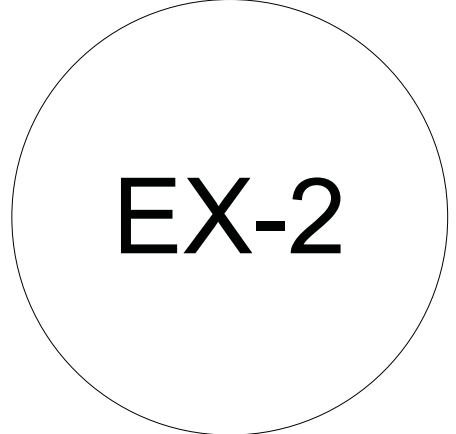
15 North Avenue North, Hopkins, MN 55343  
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STORE NO.: 4401  
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VILLAGE EXHIBIT

DATE:  
09/02/2022

SCALE:  
As indicated







2 6 9 4 3 0 - S I G N P A C K A G E

DATE: 08.31.22

REQUISITE CHECKLIST

ALL REQUIREMENTS MUST BE MET BEFORE BEING RELEASED TO PRODUCTION



SURVEY



ALL VECTOR AND / OR HIGH RESOLUTION ART

\*DATE CHECKED (Designer name): J. Dowden 08.12.22

ART CONFIRMED BY

XXX 10.16.21



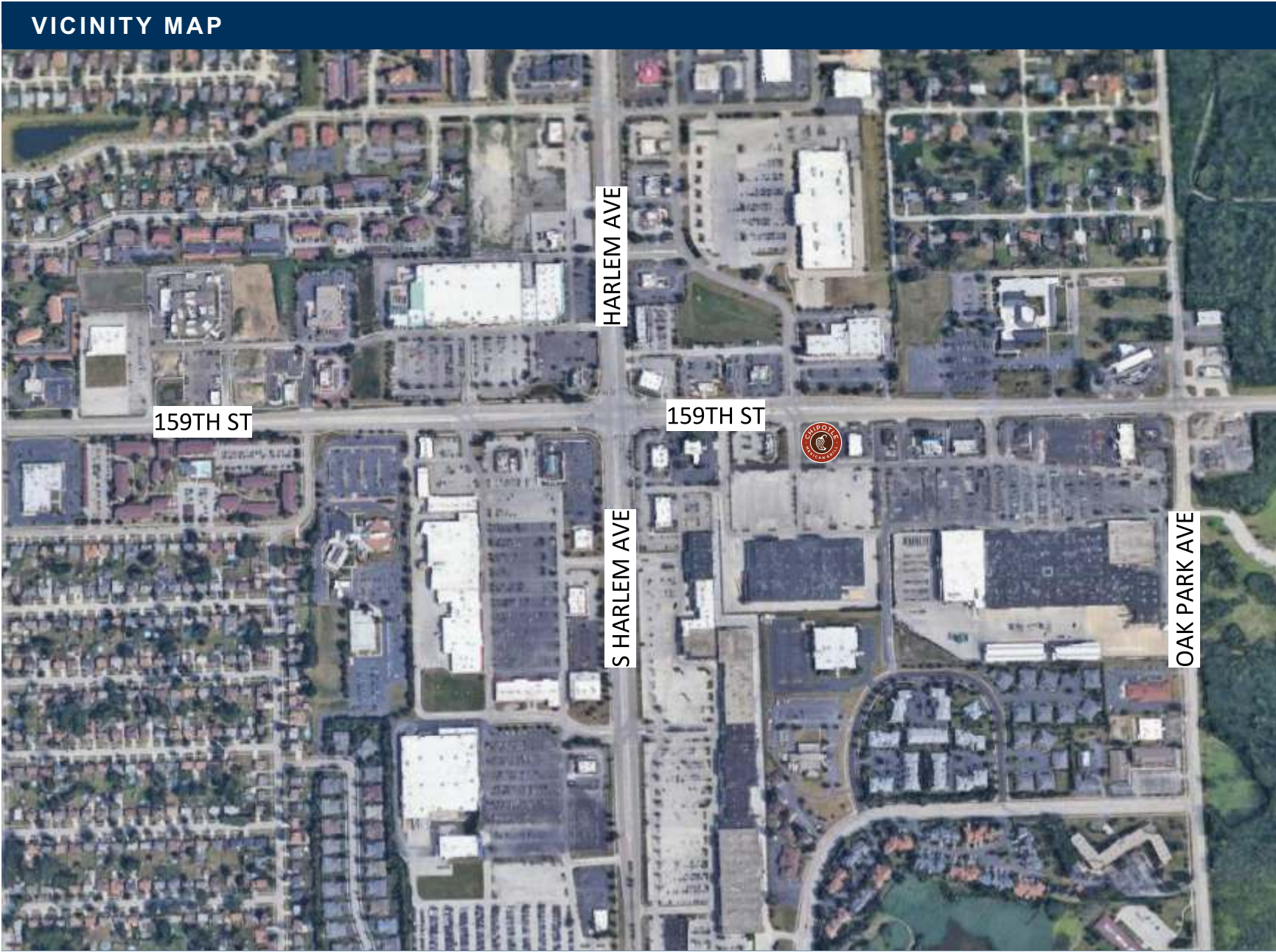
ALL PAINT / VINYL / PRINT COLORS (CMYK or PMS) /  
ALL STONE, BRICK, VENEER, AND FINISHES

DESIGNER NOTES

- NOTES  
- NOTES  
- NOTES  
- NOTES  
- NOTES

RED LINE OVER TITLE BLOCK ON DRAWING PAGES INDICATES DRAWING IS NOT READY FOR PRODUCTION - ALL TBD ITEMS MUST BE RESOLVED.





N.T.S.



## CODE ALLOWANCE

**WALL SIGNS:**  
Quantity dependent on Tenant's GFA (Gross Floor Area) and site layout. See chart to the right.  
Lighting: Internal illumination allowed  
Projection: No sign may project more than 12" from building face  
Location: A minimum of 12" from the edge of a wall

**WINDOW SIGNS:**  
No Quantity limit stipulated.  
Window signs: May not exceed twenty-five (25%) of the tenant's total window area and in no case exceed fifty (50%) of a single window  
Door signs: May be no larger than twenty (20%) of the entire face of the door.  
Window signs must be located on the interior side of the window.

**FREESTANDING SIGNS:**  
Quantity dependent on lot frontage. See chart to the right.  
Illumination: Direct, External and Internal illumination allowed  
Sign type: Monument or pylon style  
Landscaping: Total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet.  
The landscape area shall contain well-maintained living landscape materials.  
Base Sign Design: The base of the freestanding sign shall be designed to be an architectural enhancement to the sign. Base must include but not limited brick, stone and concrete.  
Sign location: Not to be located in the vision clearance area.  
Requires a 10' setback from the right-of-way and a minimum of 2' feet from any drive aisles, parking stalls or sidewalks  
Address numbers: Required on base on sign

**DIRECTIONAL / GROUND SIGNS:**  
The allowable number shall be determined by Zoning Administrator  
Maximum 6 square feet, 4' feet maximum height  
Directional signs shall be set back at least one foot (1') from property lines and cannot cause a line-of-sight issue.  
Directional signs shall be located within landscaped areas and shall be permanently installed.

**DRIVE-THRU / GROUND SIGNS:**  
One (1) per lane for purpose of advertising available products/services  
Maximum of seven (7') in height and no more than forty-five (45) square feet per lane  
Drive-thru signs are allowed after receiving Site Plan Approval for Drive-thru business.  
Sign must comply with landscaping requirements for freestanding grounds signs listed above.

**TEMPORARY SIGNS:**  
The allowable number shall be determined by Zoning Administrator.  
Banners shall not exceed six (6') in height from grade  
Duration of Display is based on square footage of sign. See chart to the right.

**TEMPORARY WINDOW SIGNS:**  
No quantity limit stipulated.  
Window signs: May not exceed twenty-five (25%) of the tenant's total window area and in no case exceed fifty (50%) of a single window  
Door signs: May be no larger than twenty (20%) of the entire face of the door.  
Window signs must be located on the interior side of the window.

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3 & B-4 ZONING DISTRICTS		
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area
Up to 10,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
10,001 - 25,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
25,001-100,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
Over 100,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, & B-4 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')
Greater than 1,000' of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3) must be spaced 300' apart	One (1) SF per two and a half (2 1/2) LF of lot frontage not to exceed 120 SF per sign	120' (10')

SF= Square feet; LF= Linear feet

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS	
Maximum Total Allowable Sign Face Area (Per Side of Each Sign)	Maximum Duration of Display
Twenty-five (25) square feet or less	Four (4) weeks
Twenty-six (26) to fifty (50) square feet	Three (3) weeks
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or their designee

**LANDLORD**  
Richard Silverman  
MJK Real Estate Holding Company, LLC.  
rs@usanfsc.com  
Phone: 847-319-4804 (O); 847-530-9512 (M)

**JONES SIGN**  
Your Vision. Accomplished.  
A MORTENSEN COMPANY

JOB #: **269430-R2**

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4"(H) WITH NO LOGO
2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



TINLEY PARK, IL - RELO  
#4401

7121 W. 159TH ST  
TINLEY PARK, IL 60477

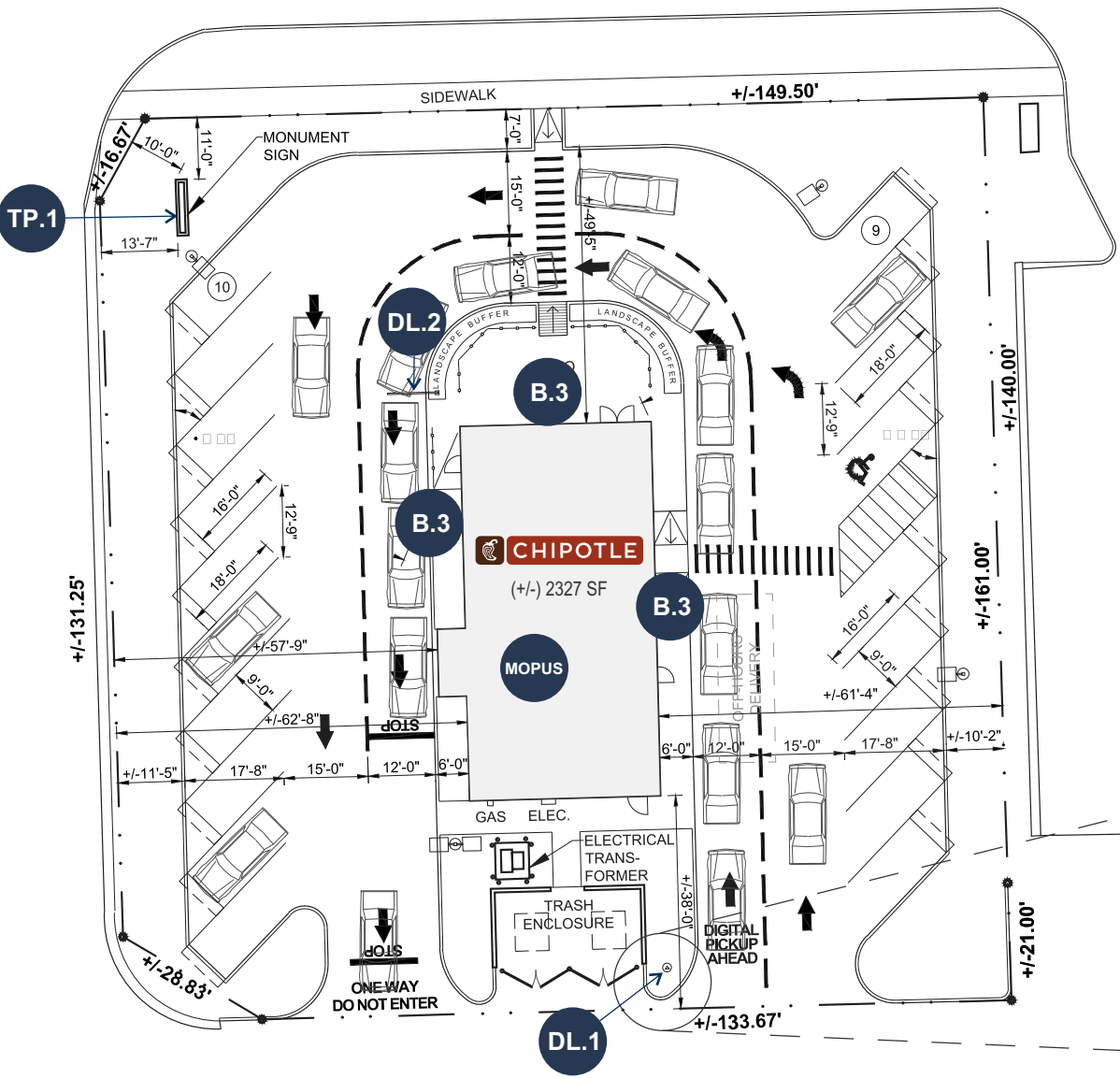
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SITE PLAN

159TH ST

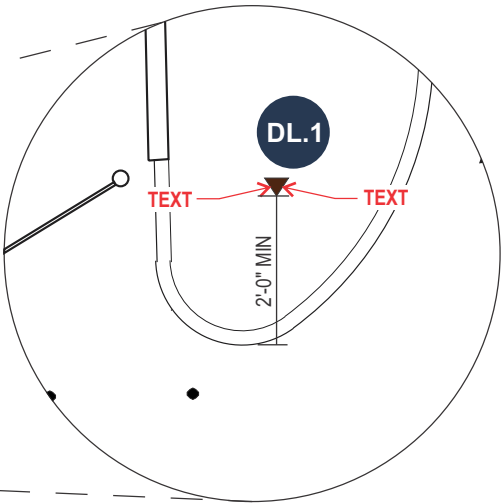


SCALE: 1/32" = 1'-0"



WORK SCOPE

- B.3** FACE LIT CHANNEL LETTERS ON BACKER (QTY 3)
- DL.1** 48"H D/F ILLUMINATED "DIGITAL PICKUP" DIRECTIONAL (QTY 1)
- DL.2** S/F DIRECTIONAL "BREAK AWAY CLEARANCE BAR" (QTY 1)
- TP.1** S/F TENANT PANEL (QTY 2)
- MOPUS** S/F NON-LIT "PICK UP" BLADE SIGN - BY OTHERS (QTY 1)



DIGITAL PICK-UP  
SIGN PLACEMENT  
SCALE: NTS

**\*\*NOTE: DIRECTIONAL TO BE INSTALLED WITH  
A MINIMUM OF 2' CLEARANCE FROM CURB**

**JONES SIGN**  
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A MORTENSEN COMPANY

JOB #: 269430-R2

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4'(H) WITH NO LOGO
2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



**CHIPOTLE**

TINLEY PARK, IL - RELO  
#4401

7121 W. 159TH ST  
TINLEY PARK, IL 60477

SHEET NUMBER

**2.0**



ELEVATIONS



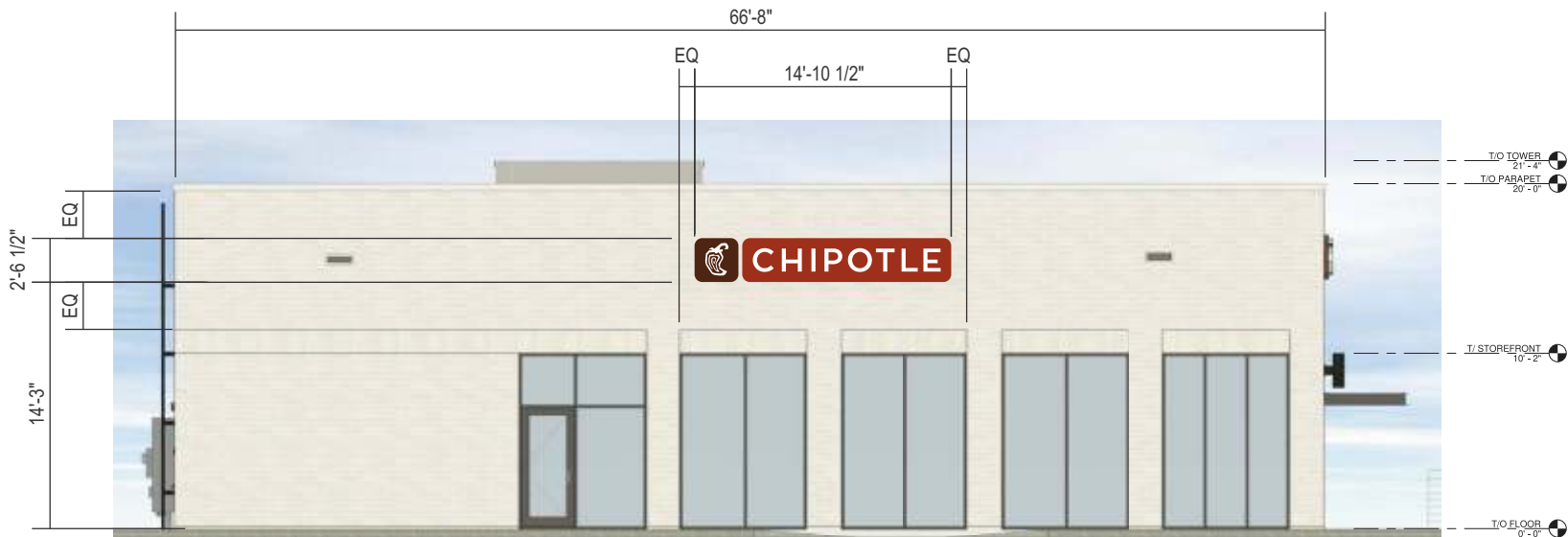
WEST ELEVATION  
SCALE: 3/32" = 1'-0"

B.3



NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

B.3




EAST ELEVATION  
SCALE: 3/32" = 1'-0"

B.3



SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>A MORTENSEN COMPANY</div>	JOB #: 269430-R2	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE		TINLEY PARK, IL - RELO #4401	SHEET NUMBER	
	DATE: 08.13.2022	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO						
	DESIGNER: J. Dowden	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS						
	SALES REP: X. Xxxxxxx	3	00.00.00	XX	XXXX						
	PROJ MGR: C. Abercrombie	4	00.00.00	XX	XXXX						
		5	00.00.00	XX	XXXX						
		6	00.00.00	XX	XXXX	LANDLORD APPROVAL	DATE				
		7	00.00.00	XX	XXXX						
		8	00.00.00	XX	XXXX						
		9	00.00.00	XX	XXXX						
	10	00.00.00	XX	XXXX					3.0		

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B-3 FACE LIT CHANNEL LETTERS ON BACKER WALL MOUNT (Qty 3)

SQUARE FOOTAGE: 38

SEAMS MAY BE REQUIRED

PART NUMBERS  
B-3 : CMG1CL31-179-6L-NLBK

CHANNEL LETTER “CHIPOTLE” AND PEPPER LOGO SPECIFICATIONS

- 1. .040" X 3" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) P-2
- 2. .040 ALUMINUM BACKS
- 3. SLOAN PRISM MINI WHITE LED'S
- 4. 3/16" ACRYLIC #2447 WHITE
- 5. .040" PRE-FINISHED ALUMINUM FCE OVERLAY PEPPER GRAPHIC P-2
- 6. 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) BROWN
- 7. MOUNTING HARDWARE
- 8. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) P-2
- 9. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
- 10. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)

BROWN & RED BACKER CABINETS SPECIFICATIONS

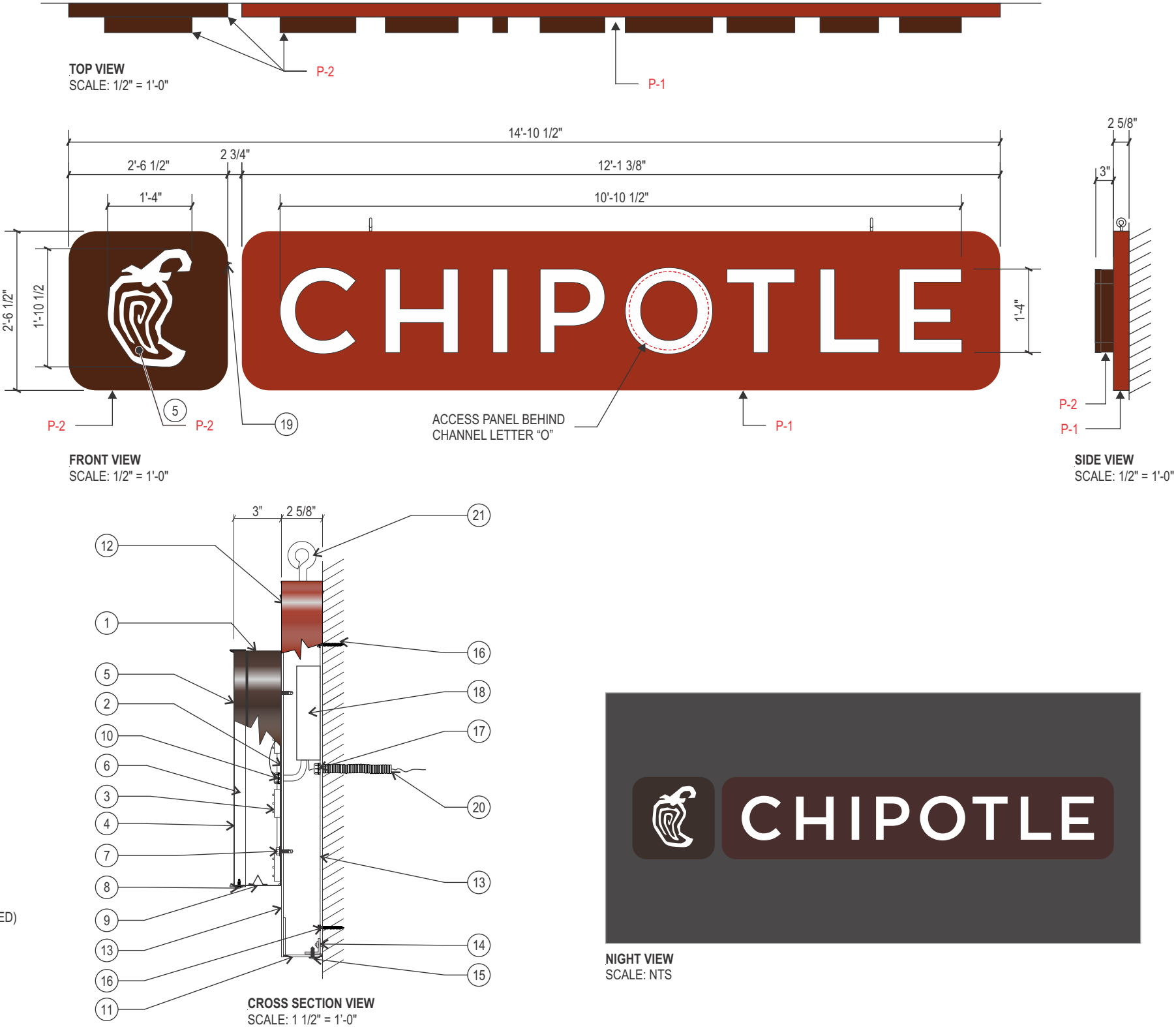
- 11. TOP AND BOTTOM RETURNS: 2 1/2" X 2 1/2" ALUMINUM ANGLE  
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 12. ENDS AND CORNER RETURNS: (ONE PIECE) 1/8" ALUMINUM HOT GLUE AND VERSILOK TO FACE  
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 13. .080" ALUMINUM FACES INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 14. ACM BACK, CAULKED & POP-RIVETED TO FRAME
- 15. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 16. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- 17. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- 18. LED POWER SUPPLY
- 19. TOGGLE DISCONNECT SWITCH MOUNTED TO CABINET RETURN
- 20. 15 FT. MIN. WHIP LENGTH
- 21. LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART, REMOVE AT INSTALL

NOTES

- 3/4" FIRE TREATED PLYWOOD BLOCKING PROVIDED BY OTHERS
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED  
APPROVED UL LABELS ATTACHED IF REQUIRED.
- ELECTRICAL WIRING FROM SIGN WILL BE WIRED  
INTO THE EXISTING ELECTRICAL SOURCE
- PRIMARY ELECTRICAL: 120V BY OTHERS WITHIN 3' OF SIGN PRIOR TO INSTALL
- SECONDARY ELECTRICAL: 12V LED WIRED AND POWER SUPPLIES INSIDE OF  
CABINETS WITH ACCESS PANEL FOR FUTURE SERVICES
- ELECTRICAL HOOK-UP: FINAL ELECTRICAL CONNECTION TO EXISTING  
120V AC J-BOX

COLORS/FINISHES

- P-1 ROASTED RED (JW CHIPOTLE ROASTED RED)
- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)



JONES SIGN  
Your Vision. Accomplished.  
A MORTENSEN COMPANY

JOB #: 269430-R2

DATE: 08.13.2022

DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO
2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



TINLEY PARK, IL - RELO  
#4401

7121 W. 159TH ST  
TINLEY PARK, IL 60477

SHEET NUMBER

4.0

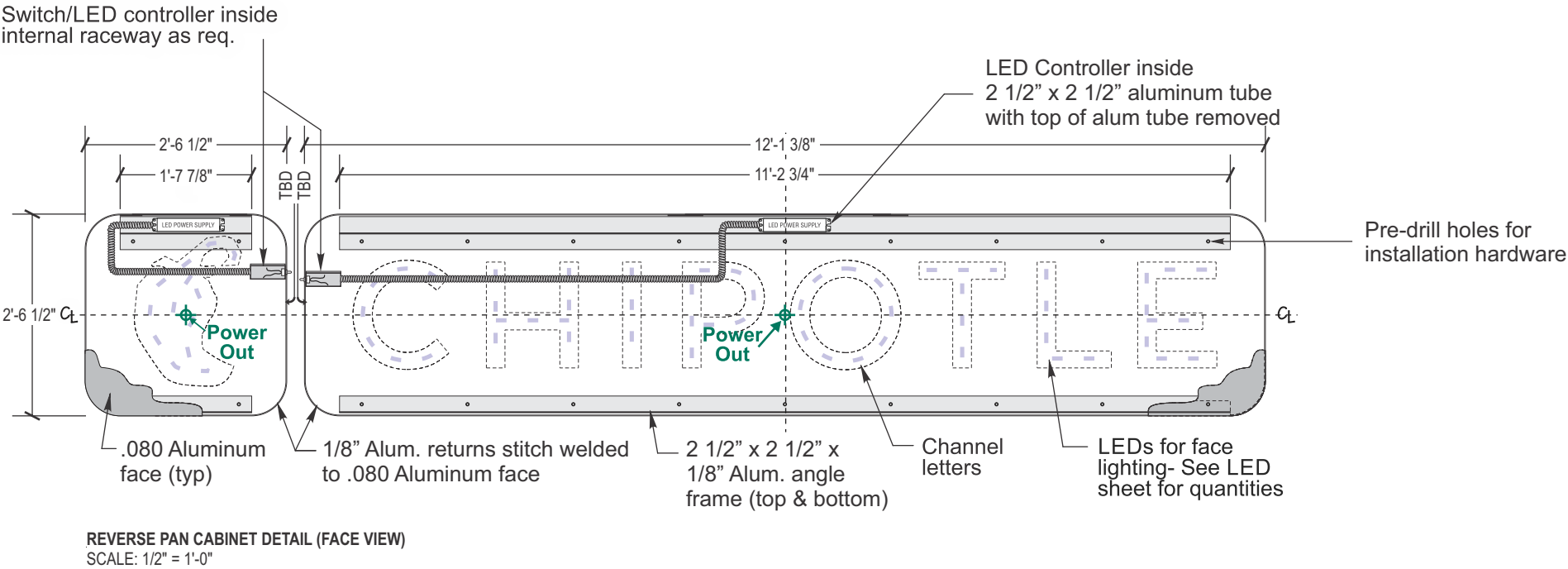



B-3 FACE LIT CHANNEL LETTERS ON BACKER WALL MOUNT (Qty 3)

SQUARE FOOTAGE: 38

SEAMS MAY BE REQUIRED

PART NUMBERS  
B-3 : CMG1CL31-179-6L-NLBK



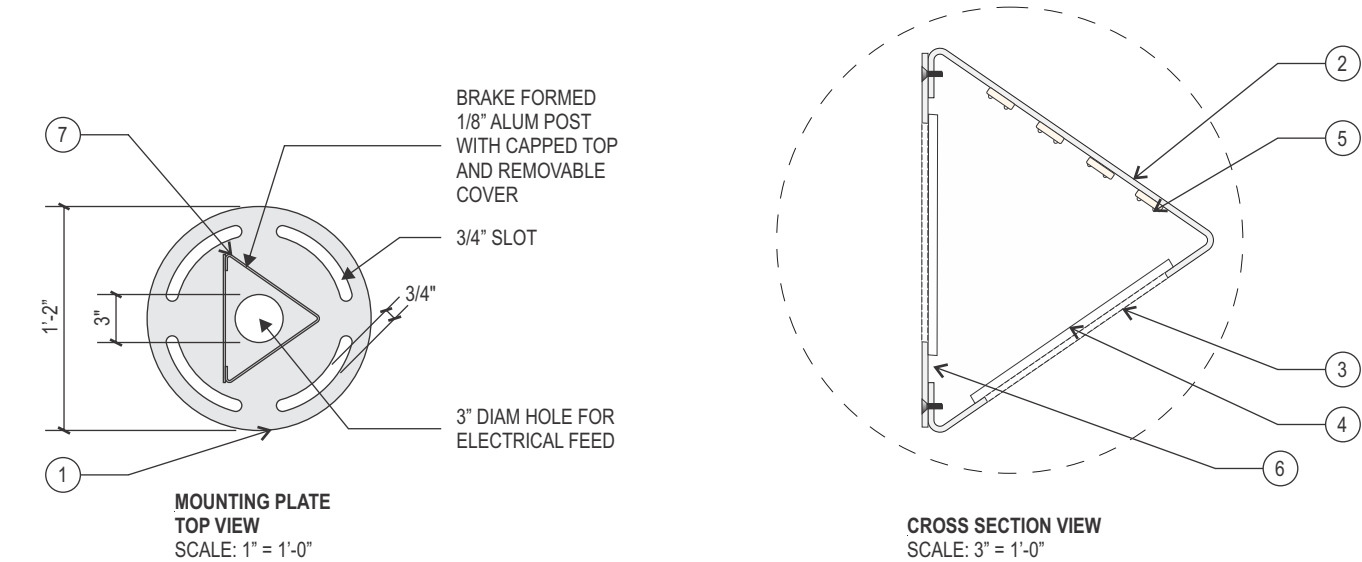
<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	JOB #: 269430-R2	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	<div><div>CHIPOTLE</div></div>	TINLEY PARK, IL - RELO #4401	SHEET NUMBER <div>5.0</div>
	DATE: 08.13.2022	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	LANDLORD APPROVAL	DATE			
	DESIGNER: J. Dowden	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS					
	SALES REP: X. Xxxxxxx	3	00.00.00	XX	XXXX					
	PROJ MGR: C. Abercrombie	4	00.00.00	XX	XXXX					
		5	00.00.00	XX	XXXX					
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DL.4 48”H D/F ILLUMINATED “DIGITAL PICKUP” DIRECTIONAL DISPLAY (Qty 1)

SQUARE FOOTAGE: 2

PART NUMBER  
CH2DL48-8-8L



**\*\*NOTE: DIRECTIONAL TO BE INSTALLED WITH A MINIMUM OF 2' CLEARANCE FROM CURB**

SPECIFICATIONS

- 1. 1/2" ALUM BASE PLATE WATER JET CUT **P-7**
- 2. BRAKE FORMED 1/8" ALUM "POST" WITH CAPPED TOP AND REMOVABLE SIDE PANEL FOR ACCESS **P-7**
- 3. 1/8" ALUM FACE WITH REVERSE CUT TEXT **P-7**
- 4. 3/16" #7328 WHITE ACRYLIC **V-2**
- 5. SLOAN PRISM MINI WHITE LED DOWN LIGHTING IN CROSS BAR
- 6. 1/4" X 2" ALUMINUM FLAT BAR STRINGERS AS REQUIRED
- 7. WELD FORMED "POST" TO BASE PLATE
- 8. POST BASE PLATE ATTACHES TO EMBEDDED BOLTS IN CAISSON 5/8" DIAM X 18" ANCHOR BOLT WITH 1/4" X 1-1/2" DIAM PLATE WASHER
- 9. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR

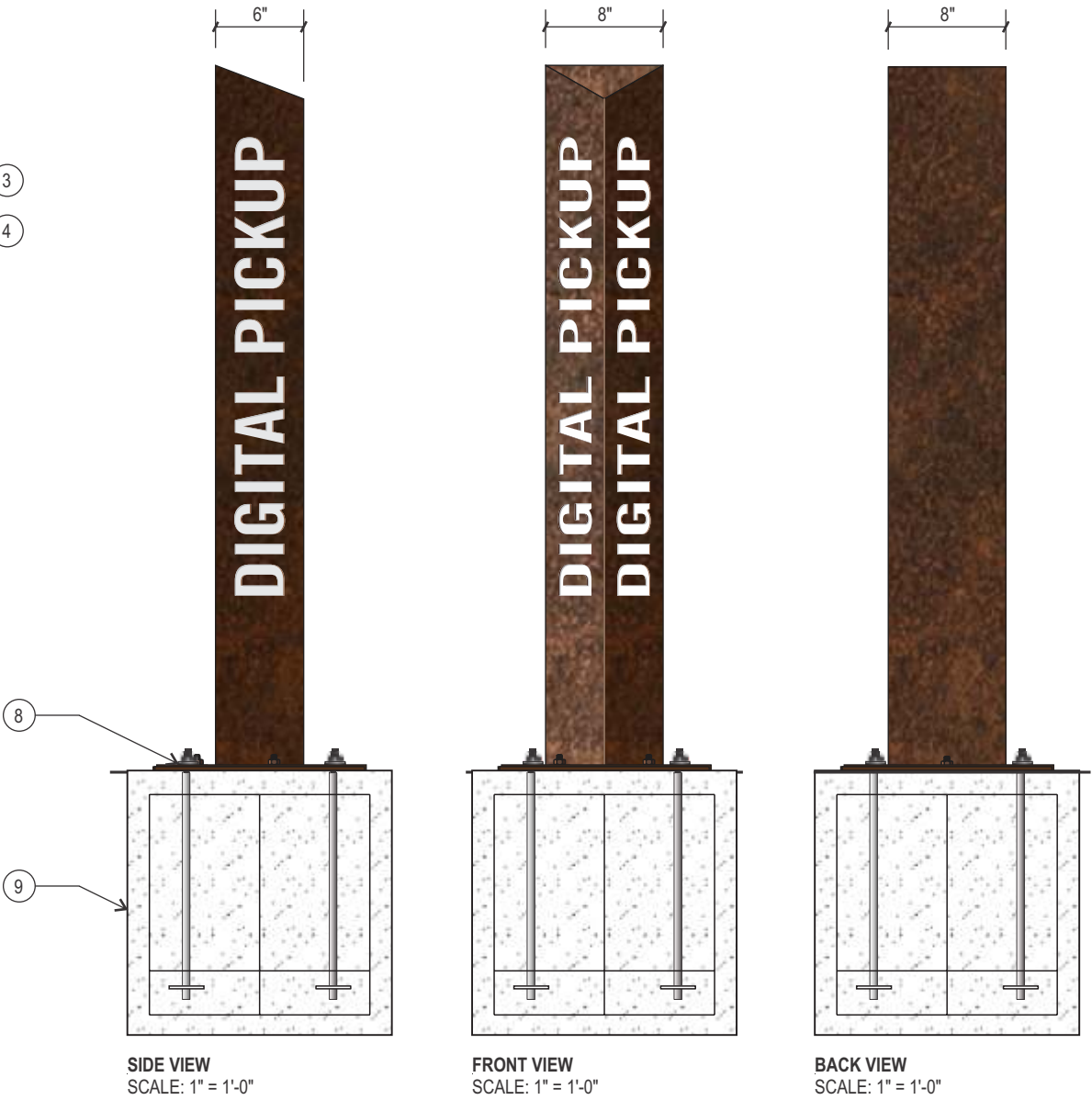
NOTES  
- EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER

COLORS/FINISHES

- P-7** POWDER COAT SILVERLINE PRISMATIC 0-6% GLOSS RUSTIC TEXTURE UTB-5223
- V-2** ARLON OPAQUE VINYL #2100-3651 ADOBO BROWN



ANCHOR BOLT DETAIL  
SCALE: NTS



STRAIGHT-ON GRAPHICS  
FACE VIEW  
SCALE: 1" = 1'-0"



NIGHT VIEW  
SCALE: NTS

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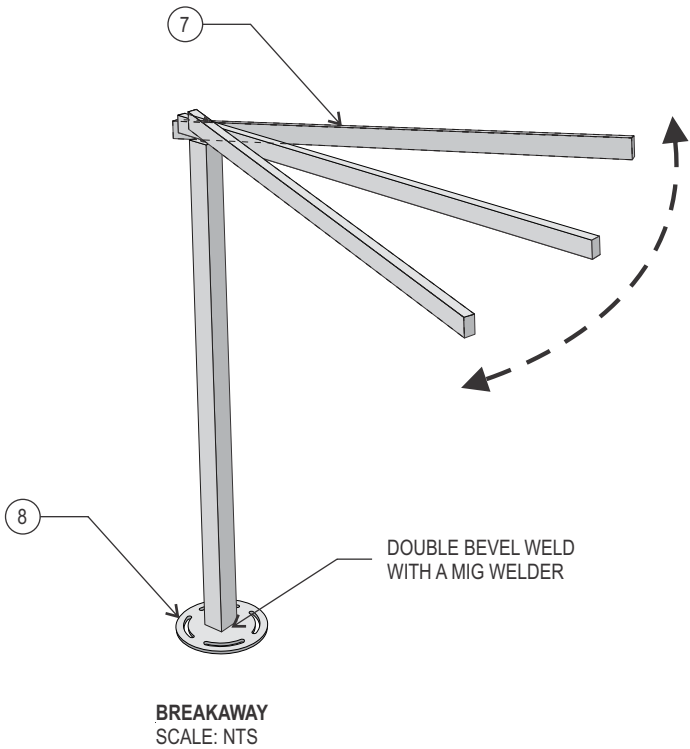


DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

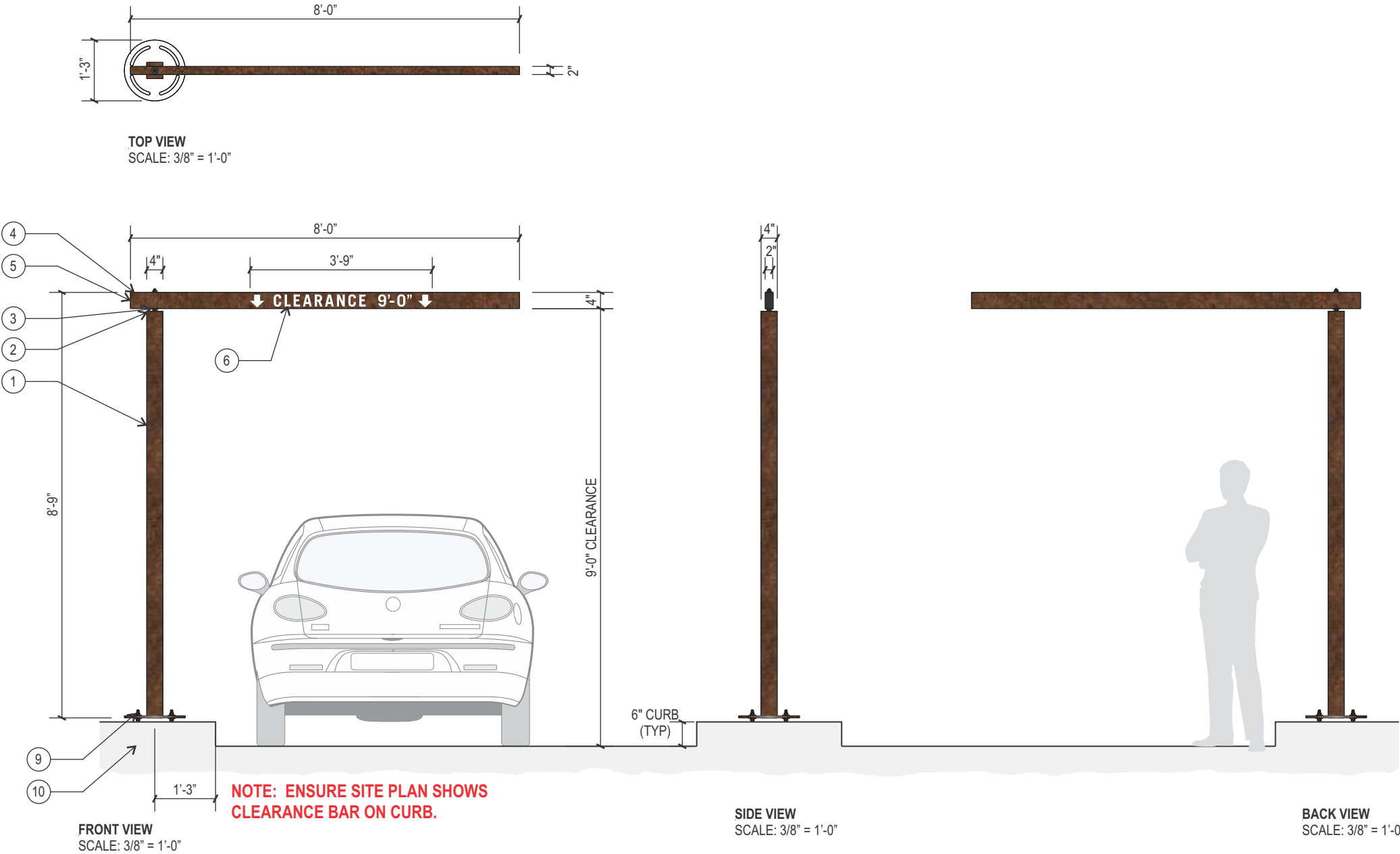
PART NUMBER  
CH1CB105-96-4X-ALT-




SPECIFICATIONS

- 4" X 4" X 1/4" ALUMINUM SQUARE TUBE WITH P-8
- 3/8" ALUMINUM TOP PLATE P-8
- PIVOT
- 2" X 4" X 1/8" ALUMINUM RECT TUBE P-8
- BLACK PVC CAPS IN END OF 2" X 4" ALUM RECT TUBE
- WHITE REFLECTIVE VINYL APPLIED FIRST SURFACE TO CLEARANCE BAR V-4
- BREAKAWAY: TO MINIMIZE DAMAGE FROM IMPACT, THE TOP BEAM WILL GIVE WAY AND ROTATE WHEN STRUCK. BEAM CAN THEN BE MANUALLY ROTATED BACK TO ORIGINAL POSITION  
NOTE: ROTATION FORM FIXED POSITION WILL BREAK SHEAR / ALIGNMENT PIN WHICH CAN BE EASILY SERVICED DURING REALIGNMENT OF CLEARANCE BAR
- SLOTTED 1/2" ALUMINUM BASE PLATE ATTACHES TO EMBEDDED BOLTS IN CAISSON
- (4) 1/2" DIAM X 18"L ANCHOR BOLT WITH 1/8" STEEL SPACER PLATES W/ WASHERS AND LEVELING NUTS (15" EMBEDMENT)
- CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR

- NOTES
- TECHNICAL MEASUREMENTS TO BE VERIFIED PRIOR TO FABRICATION
  - REPLACEMENT FACE ONLY
- COLORS/FINISHES
- P-8 POWDER COAT IFS RUSTIC SRBM 90146
  - V-4 WHITE REFLECTIVE VINYL



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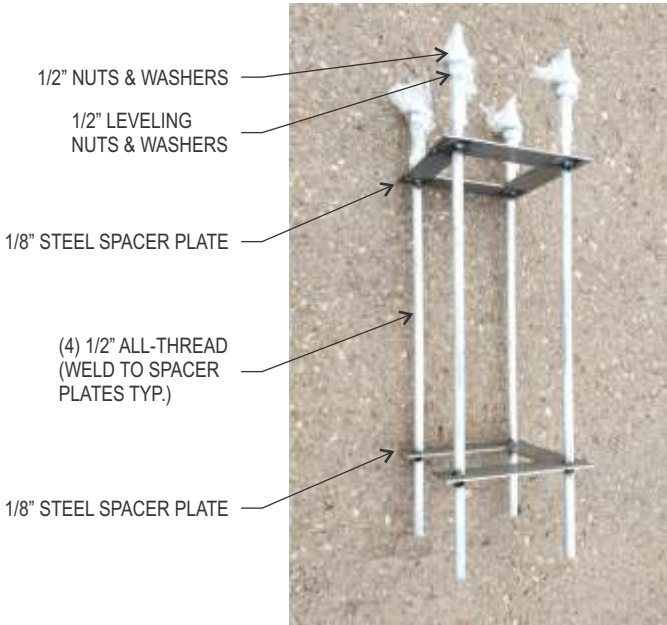


DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

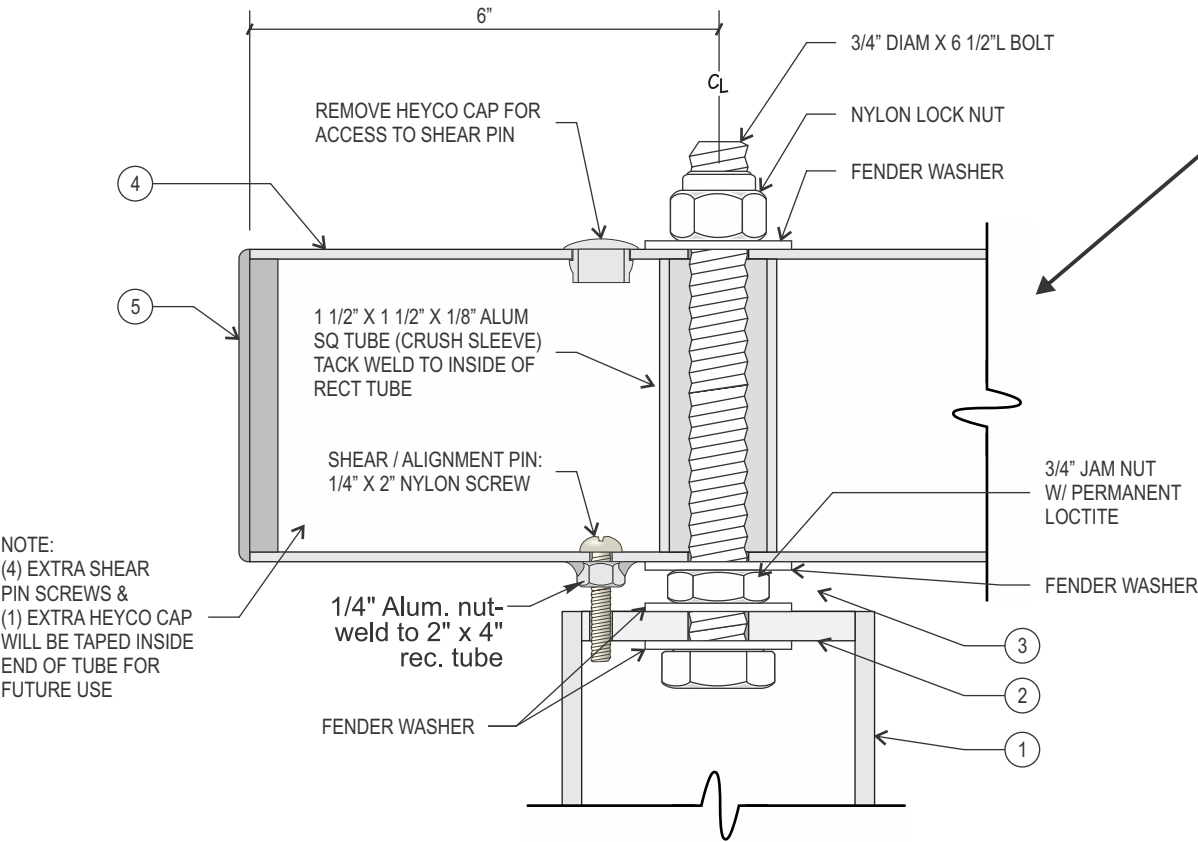
SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER  
CH1CB105-96-4X-ALT-

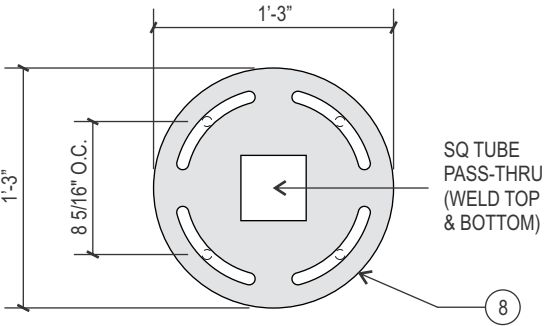


J-BOLT ASSEMBLY  
SCALE: NTS



NOTE:  
(4) EXTRA SHEAR  
PIN SCREWS &  
(1) EXTRA HEYCO CAP  
WILL BE TAPED INSIDE  
END OF TUBE FOR  
FUTURE USE

PIVOT / SHEAR PIN DETAIL  
SCALE: NTS

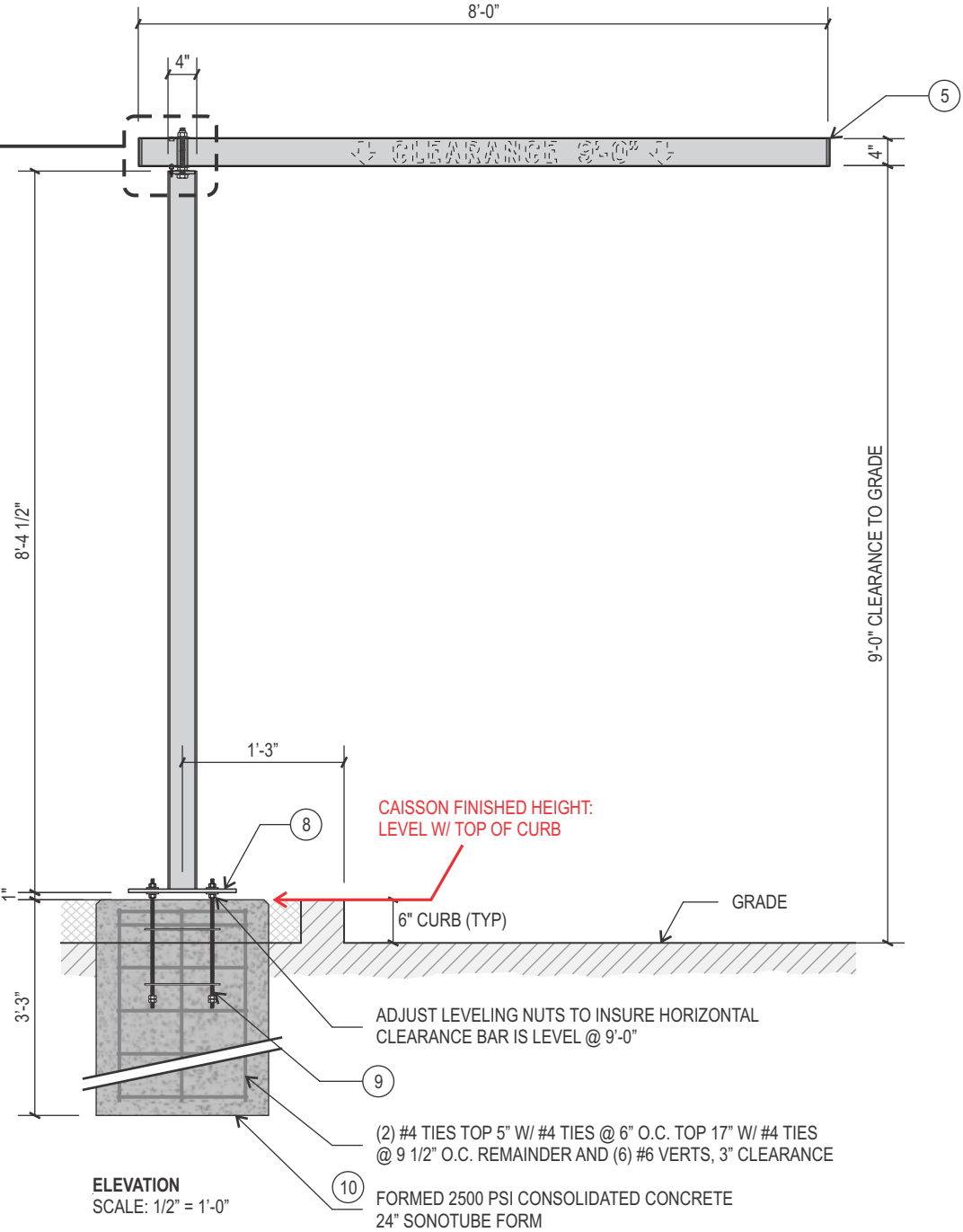


BASE PLATE  
SCALE: 1" = 1'-0"

SPECIFICATIONS

- 4" X 4" X 1/4" ALUMINUM SQUARE TUBE WITH P-8
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- NOTES
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  - REPLACEMENT FACE ONLY
- COLORS/FINISHES
- P-8 POWDER COAT IFS RUSTIC SRBM 90146
  - V-4 WHITE REFLECTIVE VINYL



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JOB #: 269430-R2

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DESIGNER: J. Dowden

SALES REP: X. Xxxxxxx

PROJ MGR: C. Abercrombie

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10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



**CHIPOTLE**

TINLEY PARK, IL - RELO  
#4401

7121 W. 159TH ST  
TINLEY PARK, IL 60477

SHEET NUMBER

8.0

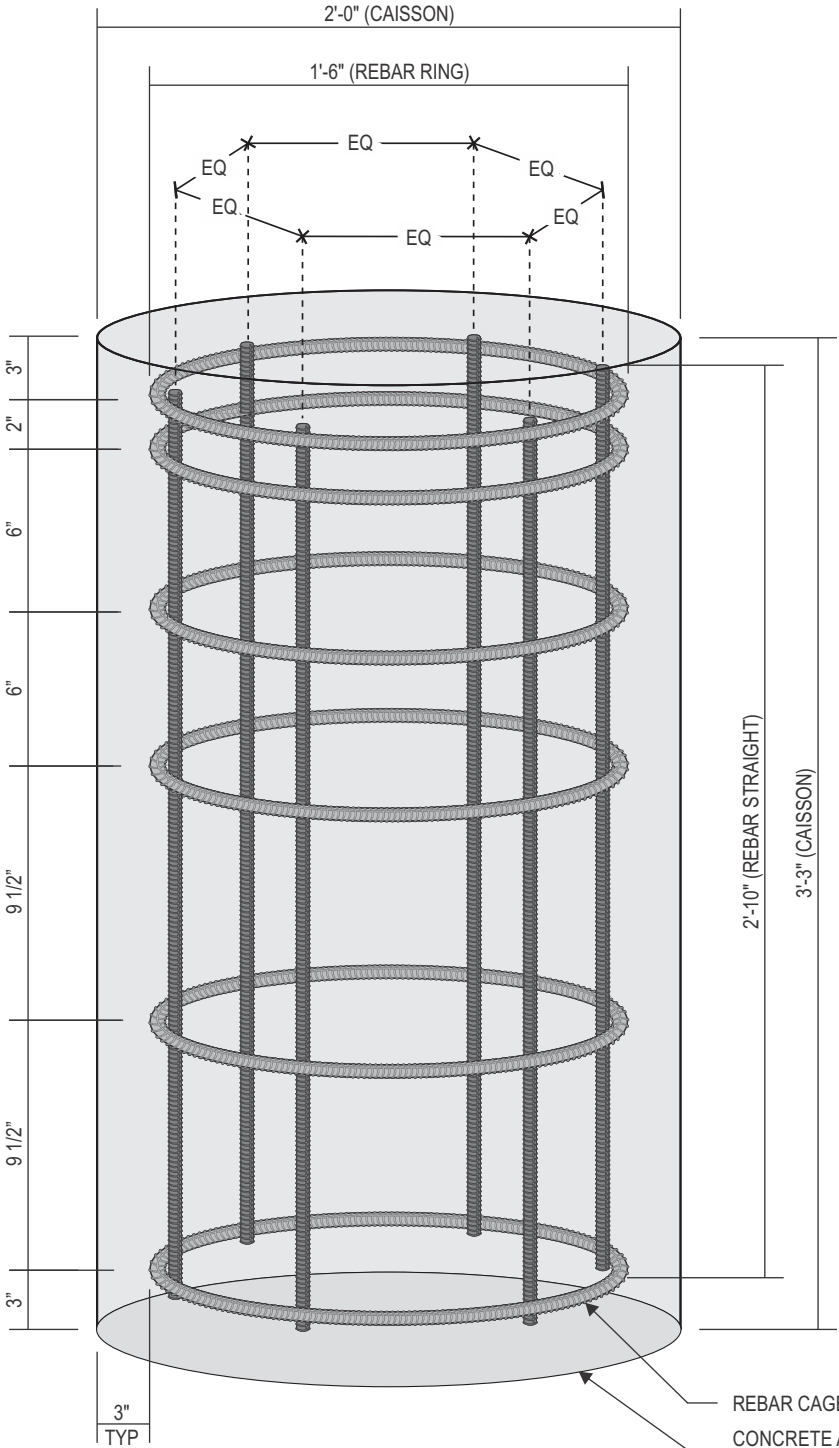


DL.2 105”H S/F DIRECTIONAL “BREAK AWAY CLEARANCE BAR” (Qty 1)

SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER  
CH1CB105-96-4X-ALT-



REBAR CAGE DETAIL  
SCALE: NTS

VALUE CLEARANCE BAR CAISSON PARTS LIST

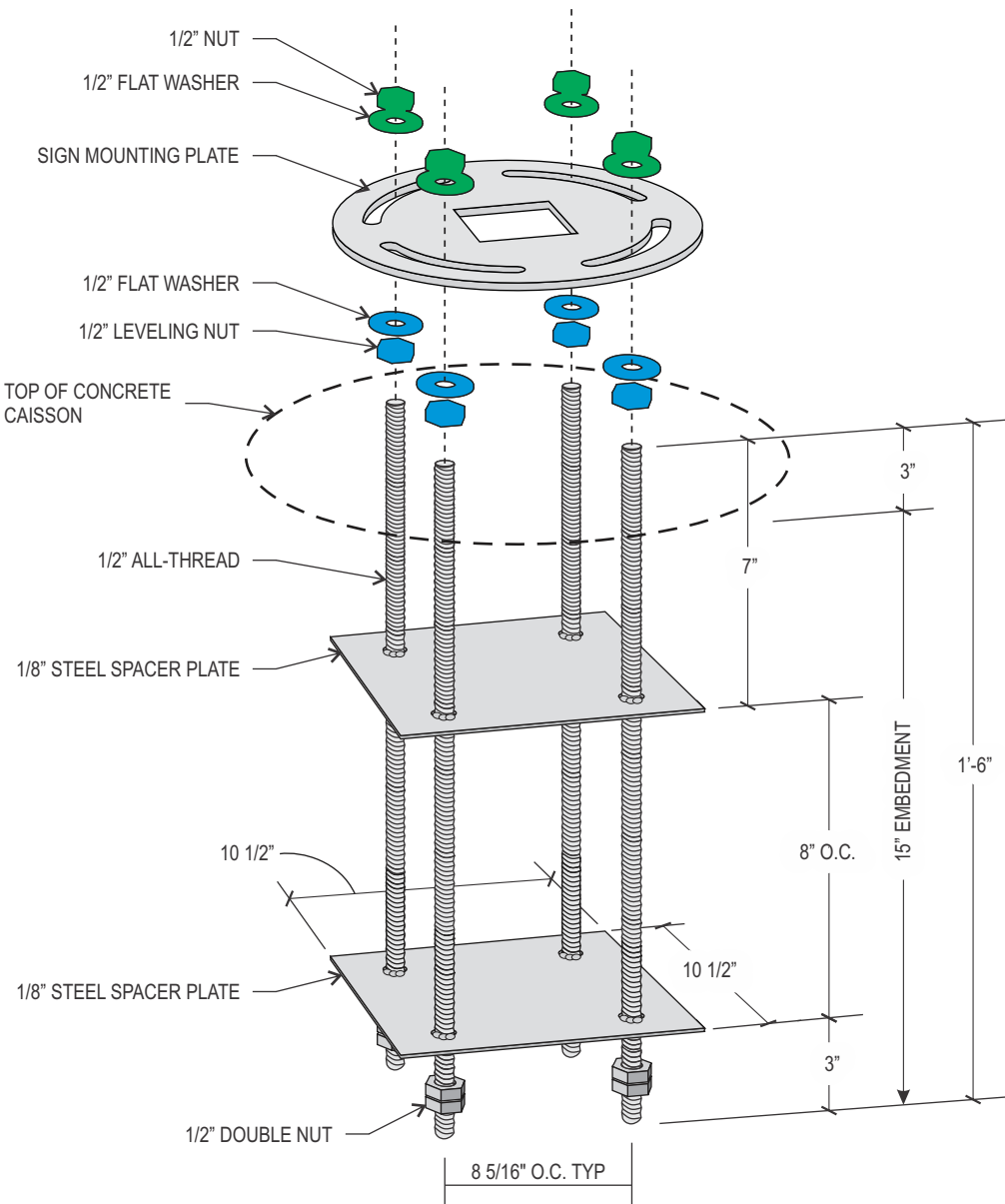
REBAR RINGS = (6) #4 REBAR: 18” DIAM

REBAR VERTICALS = (6) #6 REBAR: 34”L


ANCHOR BOLT ASSEMBLY = (4) 1/2” DIAM X 18”L ALL-THREAD W/ WELDED SPACER PLATES

HARDWARE = 1/2” NUTS: (16)  
1/2” FLAT WASHERS: (8)

CONCRETE FORM = 24” SONOTUBE



ANCHOR BOLT DETAIL  
SCALE: NTS

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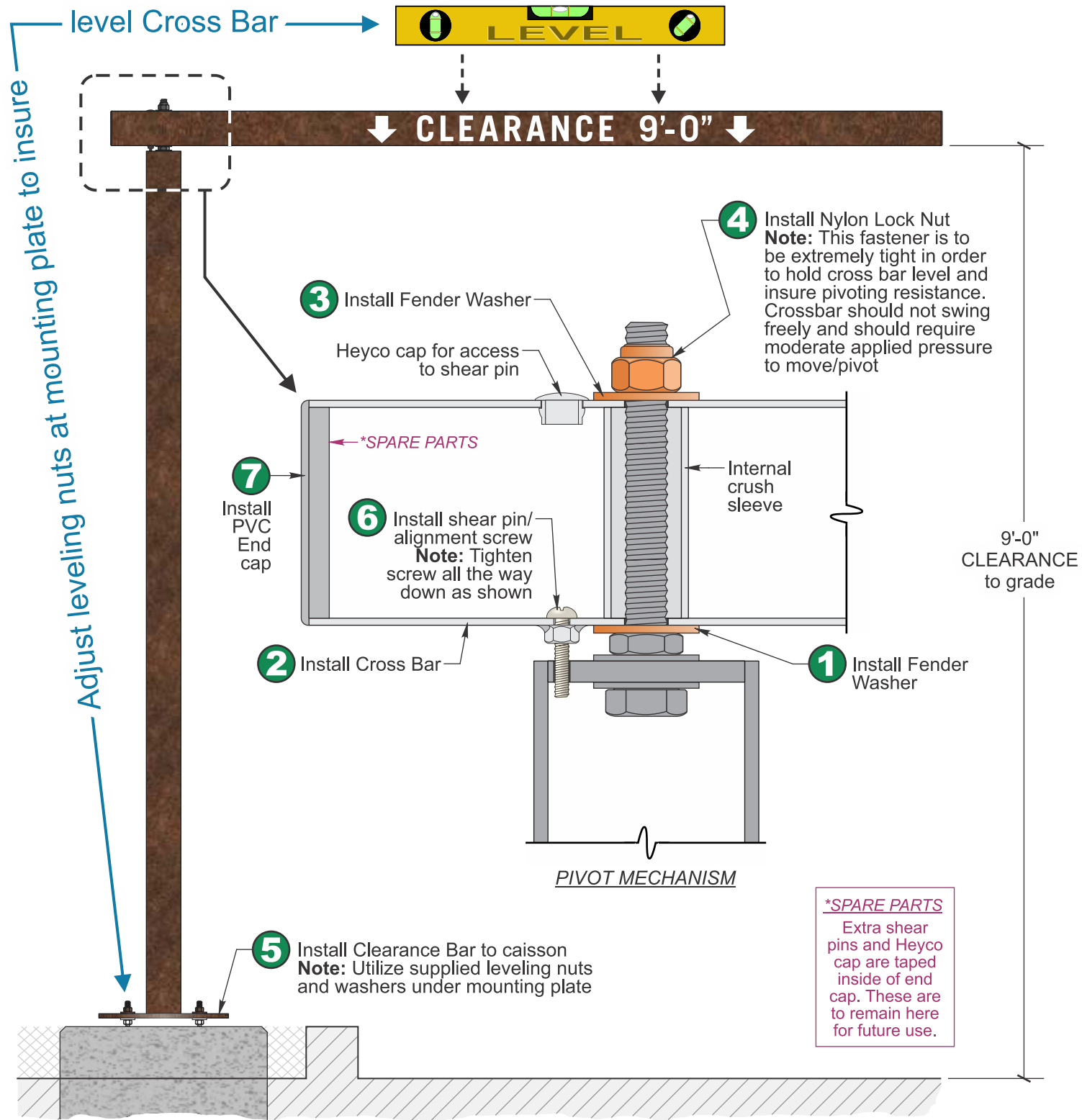


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SQUARE FOOTAGE: 70

SEAMS MAY BE REQUIRED

PART NUMBER  
CH1CB105-96-4X-ALT-



ASSEMBLY INSTRUCTIONS  
SCALE: NTS

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TP.1 TENANT PANEL REPLACEMENT FACE (Qty 2 FACES)

SQUARE FOOTAGE: 59.7



SPECIFICATIONS


- 1. .150" WHITE POLYCARBONATE FACE
- 2. DIGITALLY PRINTED TRANSLUCENT VINYL V-5 & V-6 APPLIED 1ST SURFACE TO FACES
- OPAQUE VINYL V-2 APPLIED 1ST SURFACE TO FACES

COLORS/FINISHES

- V-2 ARLON OPAQUE VINYL #2100-3651 ADOBO BROWN
- V-5 TRANSLUCENT VINYL PRINTED TO MATCH PMS 484C ROASTED RED
- V-6 TRANSLUCENT VINYL PRINTED TO MATCH PMS 4625C ADOBO BROWN



NIGHT VIEW  
SCALE: NTS

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MOPUS S/F NON-LIT “PICK UP” BLADE SIGN FLUSH MOUNT - BY OTHERS (Qty 1)

SQUARE FOOTAGE: 1

PRODUCED BY OTHERS. THIS IS FOR CUSTOMER REFERENCE ONLY.

PART NUMBERS  
CMG1BL12-14-1XSFFLSH



PROPOSED  
SCALE: NTS

SPECIFICATIONS

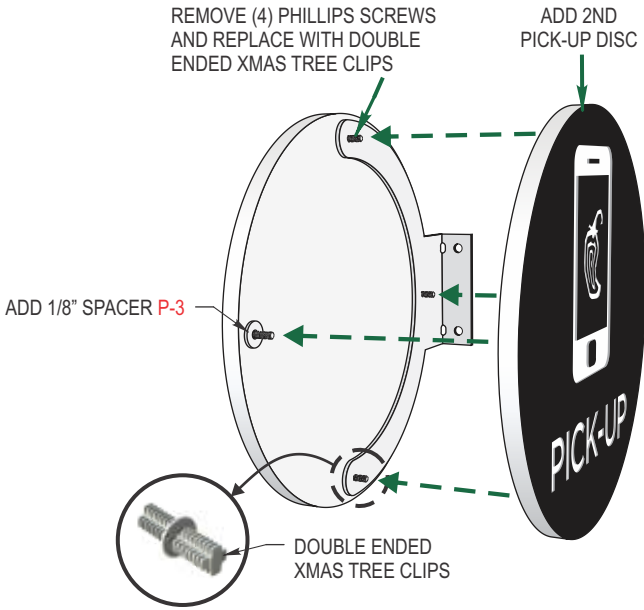
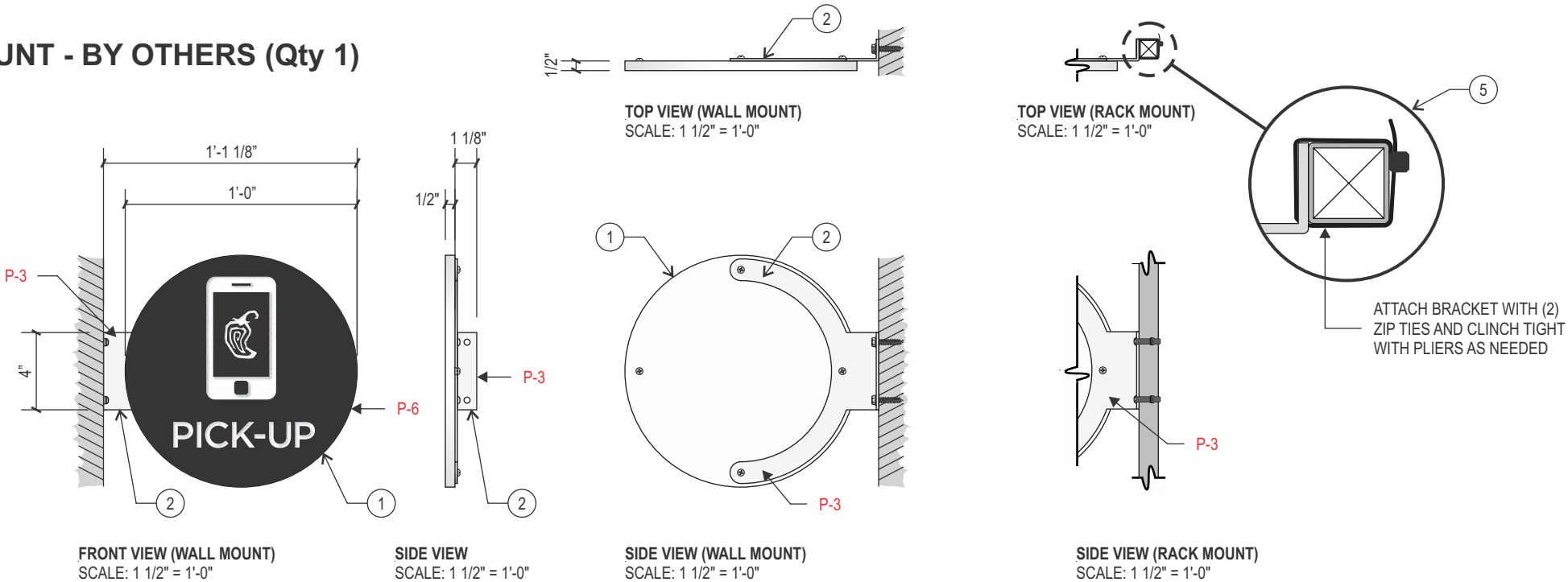
- 1. 1/2" WHITE ACRYLIC (TWO REQUIRED FOR DOUBLE FACE VERSION)  
FRONT: ROUTED GRAPHICS **NON ROUTED PORTION P-6**
  - PEPPER GRAPHIC 1/16" DEPTH (1/32" BIT)
  - PICK-UP & PHONE GRAPHIC 1/8" DEPTH (1/8" BIT)BACK: DRILLED AND TAPPED MOUNTING HOLES FOR 10-32 HARDWARE  
NOTE: BACK AND RETURNS ARE BARE ACRYLIC (UNPAINTED)
- 2. 1/8" ALUMINUM ROUTED AND BRAKE FORMED BRACKET **P-3**
- 3. **FLUSH TO WALL MOUNT: MOUNT DISC TO WALL WITH STUDS AND ADHESIVE**
- 4. SIDE / CEILING / PEDESTAL MOUNT: ATTACH DISC TO BRACKET WITH 10-32 PAN HEAD SCREWS (OR XMAS TREE CLIPS FOR D/F VERSION)  
ATTACH BRACKET TO WALL WITH 1/4" FASTENERS AS REQUIRED
- 5. RACK MOUNT: ATTACH DISC TO BRACKET WITH 10-32 PAN HEAD SCREWS (OR XMAS TREE CLIPS FOR D/F VERSION); MOUNT BRACKET TO SQUARE TUBE FRAME OF RACK WITH ZIP TIES AS REQUIRED

NOTES

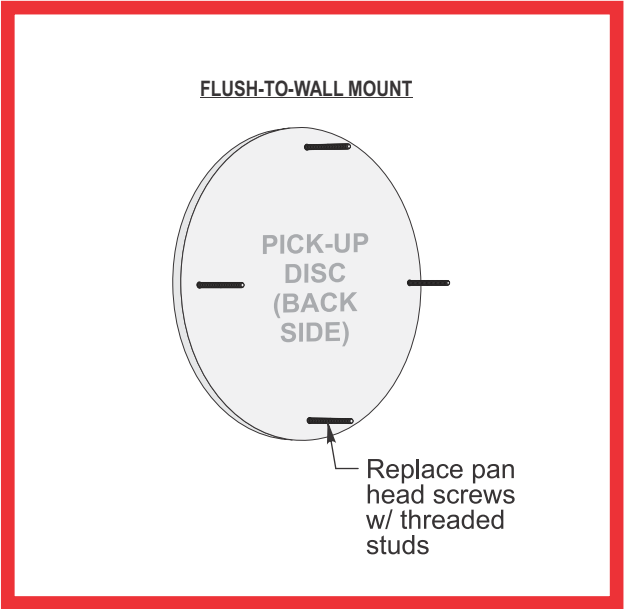
- PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT FINISH

COLORS/FINISHES

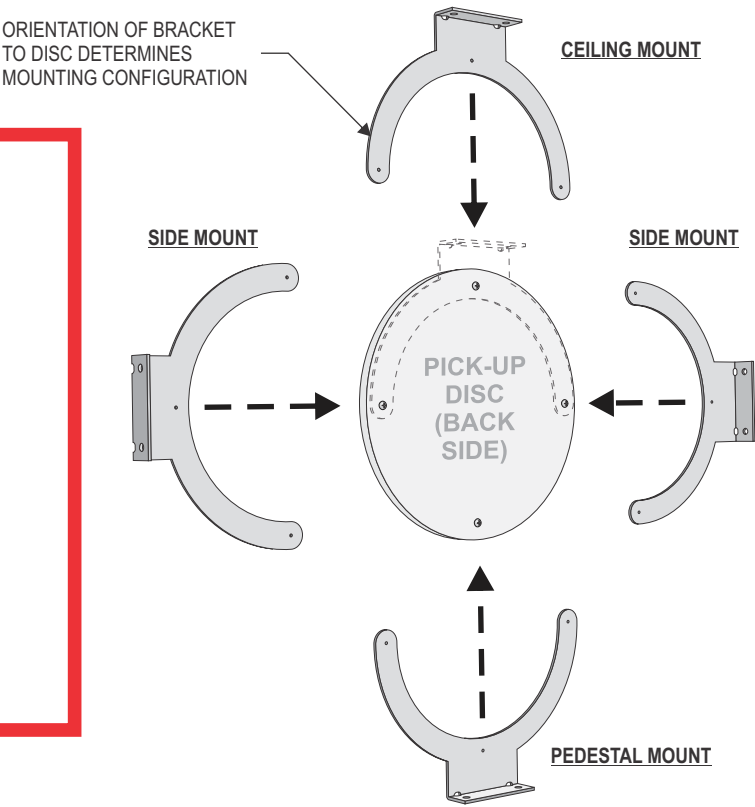
- P-3** PAINT WHITE SATIN
- P-6** PAINT AKZO-NOBEL "BLACK" SATIN FINISH




DOUBLE FACE CONVERSION  
SCALE: NTS



PICK-UP DISC MOUNTING OPTIONS  
SCALE: NTS



<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	<div>JOB #: 269430-R2</div> <div>DATE: 08.13.2022</div> <div>DESIGNER: J. Dowden</div> <div>SALES REP: X. Xxxxxxx</div> <div>PROJ MGR: C. Abercrombie</div>	<table><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>08.29.22</td><td>JD</td><td>REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO</td></tr><tr><td>2</td><td>08.31.22</td><td>JD</td><td>UPDATED SITE PLAN AND ELEVATIONS</td></tr><tr><td>3</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>4</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></table>	REV.	DATE	BY	DESCRIPTION	1	08.29.22	JD	REVISED MN.1 LAYOUT, DPU CHANGED TO 4(H) WITH NO LOGO	2	08.31.22	JD	UPDATED SITE PLAN AND ELEVATIONS	3	00.00.00	XX	XXXX	4	00.00.00	XX	XXXX	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div><div></div><div>CHIPOTLE</div></div>	<div>TINLEY PARK, IL - RELO #4401</div> <div>7121 W. 159TH ST TINLEY PARK, IL 60477</div>	<div>SHEET NUMBER</div> <div>12.0</div>
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Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

# Mirada Small Area (MRS)

## Outdoor LED Area Light

**IP66 IK08**

### OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 60622 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.







# Mirada Small Area Light (MRS)

[Back to Quick Links](#)

## ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages <sup>1</sup>	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None  <b>Wireless Controls System</b> ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)  <b>Stand-Alone Controls</b> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>3</sup> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>4</sup> IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>4</sup>	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None  IH - Integral Houseside Shield <sup>2</sup> IL - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>

### Accessory Ordering Information<sup>5</sup>

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number <sup>6</sup>
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR <sup>6</sup>	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR

Fusing Options <sup>7</sup>	
Description	Order Number
Single Fusing (120V)	<a href="#">See Fusing Accessory Guide</a>
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	763445
Internal Houseside Shield	763446
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	751632

### FOOTNOTES:

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.

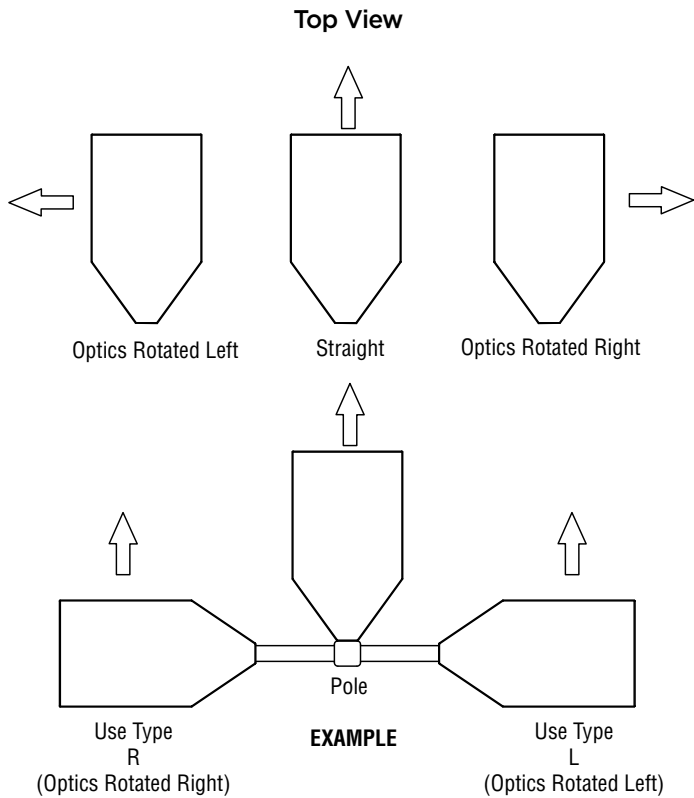






# Mirada Small Area Light (MRS)

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

#### Luminaire Shown with Integral Louver (IL)



#### Luminaire Shown with IMSBT Option



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

#### Luminaire Shown with CR7P







# Mirada Small Area Light (MRS)

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## PERFORMANCE

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	6045	148	B2-U0-G1	6268	154	B2-U0-G1	6253	153	B2-U0-G1	41
	3		6145	151	B1-U0-G2	6372	156	B1-U0-G2	6357	156	B1-U0-G2	
	5W		5812	142	B3-U0-G1	6,026	148	B3-U0-G1	6012	147	B3-U0-G1	
	FT		5947	146	B1-U0-G1	6166	151	B1-U0-G1	6152	151	B1-U0-G1	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	5W		8740	140	B3-U0-G2	9,118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
18L	2	70	16438	122	B3-U0-G3	17532	130	B3-U0-G3	16747	124	B3-U0-G3	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G3	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G3	17682	131	B3-U0-G3	16890	125	B3-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	5W		19604	119	B5-U0-G3	20,909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G4	20964	127	B3-U0-G4	20025	121	B3-U0-G4	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup>					
Ambient Temp		Lumen Multiplier			
C		0 hrs. <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75K hrs. <sup>3</sup>
0 C - 25 C		100%	95%	89%	84%
40 C		100%	94%	87%	80%

**FOOTNOTES:**

- Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).







# Mirada Small Area Light (MRS)

## PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### MRS-LED-18L-SIL-2-40-70CRI

#### LUMINAIRE DATA

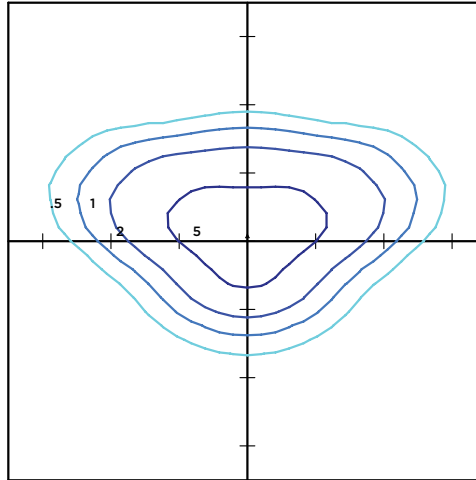
##### Type 2 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

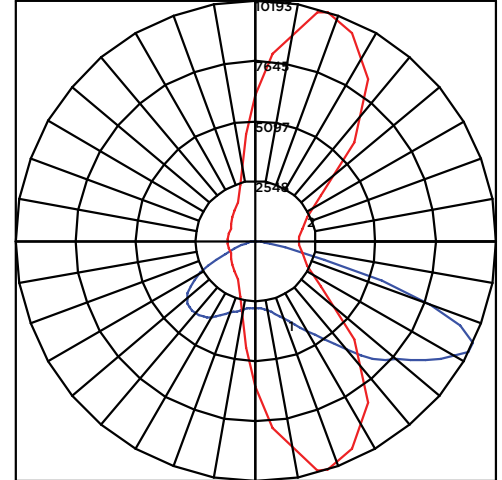
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### MRS-LED-18L-SIL-3-40-70CRI

#### LUMINAIRE DATA

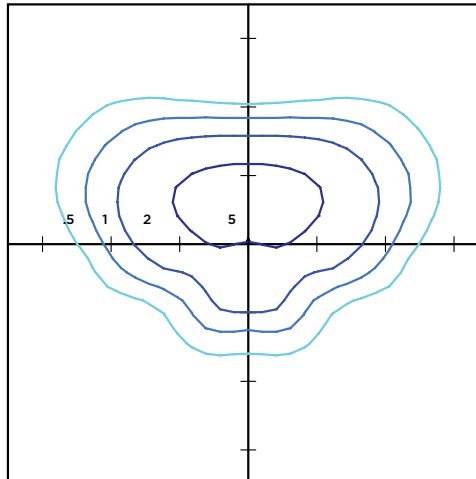
##### Type 3 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

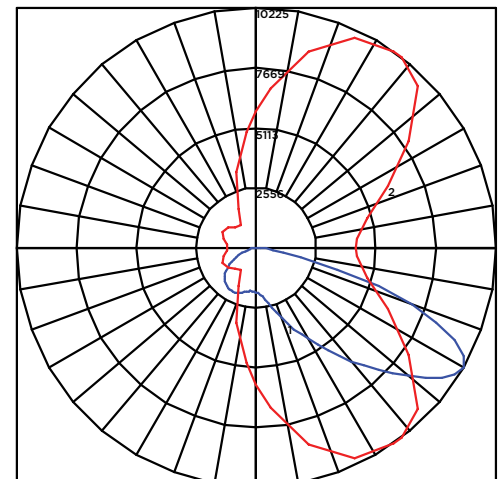
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC







# Mirada Small Area Light (MRS)

## PHOTOMETRICS (CONT)

### MRS-LED-18L-SIL-FT-40-70CRI

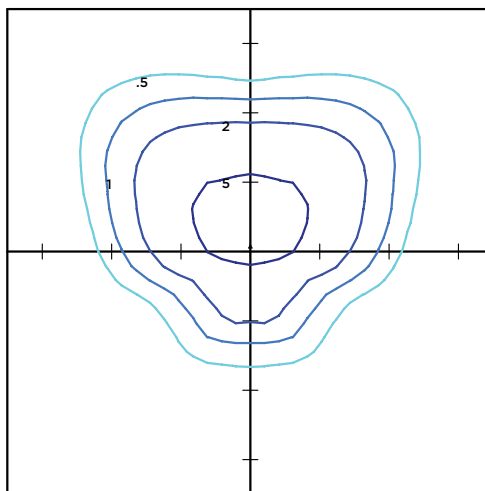
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

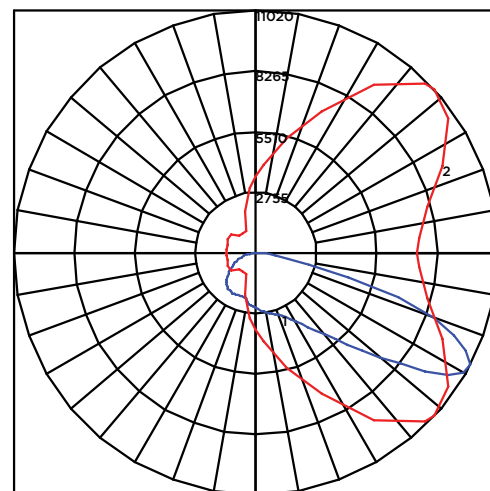
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### MRM-LED-30L-SIL-5W-40-70CRI

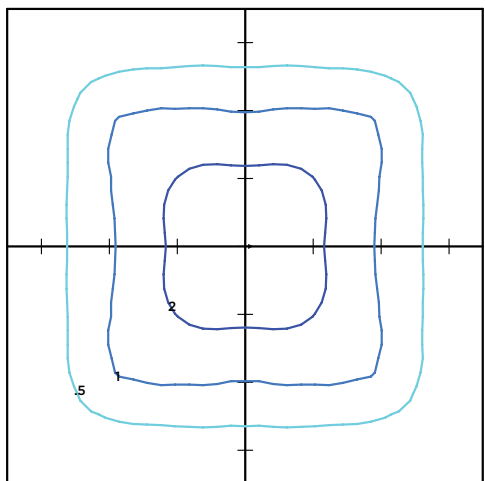
#### LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

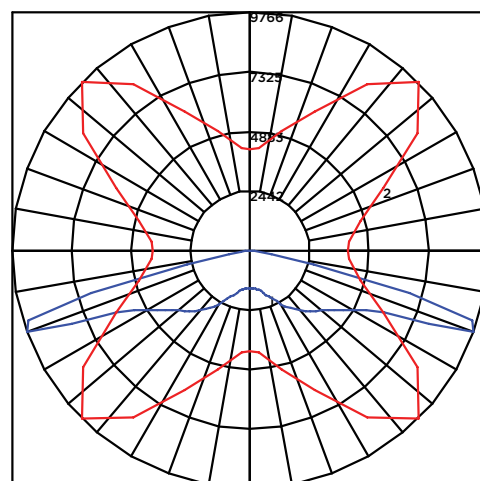
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC



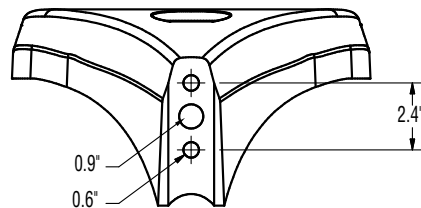
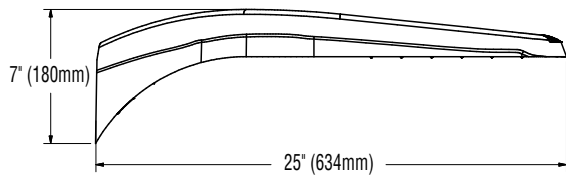
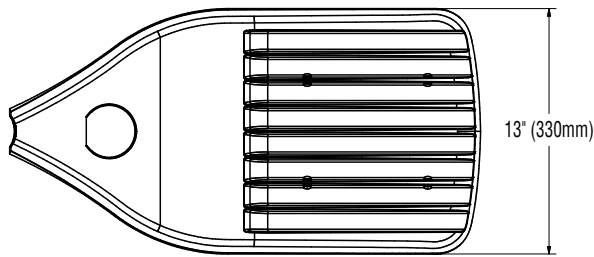




# Mirada Small Area Light (MRS)

[Back to Quick Links](#)

## PRODUCT DIMENSIONS

**B3 Drill Pattern**

LUMINAIRE EPA CHART - MRS									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	1.3	1.8		T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8		TN120°	1.4	1.9	2.3
	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)







# Mirada Small Area Light (MRS)

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets.](#)



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



### BKS PQMH CLR

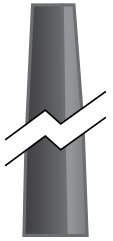
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





# CYL8

## 8" Integrated LED Indoor and Outdoor Cylinders

### Specifications/Features

Specification grade 8" diameter aluminum housing for indoor and outdoor applications.

Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version.

Driver canopy for flexible cable option is 16 gauge steel.

Ceiling, pendant, Up/down, wall mount down light, and wall mount uplight versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible Cable version is only available in dry/damp location type.

Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.

Optical system employs either a clear or platinum reflector. Wall Wash and Pencil Beam optic accessories are also available on select models.

#### Mounting

Pendant mount cylinders feature a sloped ceiling canopy (canopy and stem kit ordered separately). Stem thread: 1/4-18NPS.

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.

Pendant mount max length is 8'6". Consult factory for longer lengths.

Wall mount cylinders employ a bracket that provides support for hands-free wiring.

Flexible cable mount cylinders come with 120" of field adjustable cable.

#### Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources. Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

System designed and rated for 50,000 hours at 70% lumen maintenance.

UL8750 and Class 2 compliant: RoHS compliant, U.S. only.

Output over voltage, over current and short circuit protected.

Flexible cable cylinder utilizes 18/3 SJTOW cable.

#### Dimming

All CL8 cylinders are available for non-dimming and dimming applications.

#### Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

#### Labels/Usage

cCSAus Certified for use in the U.S. and Canada.

Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model.

Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.

Energy Star Certified for all mounting options except the Up/Down

Wall Mount, Pencil Beam or Wall Wash trims.

Assembled in the U.S.A



**Wall Mount**  
**All model dimensions on page 2**

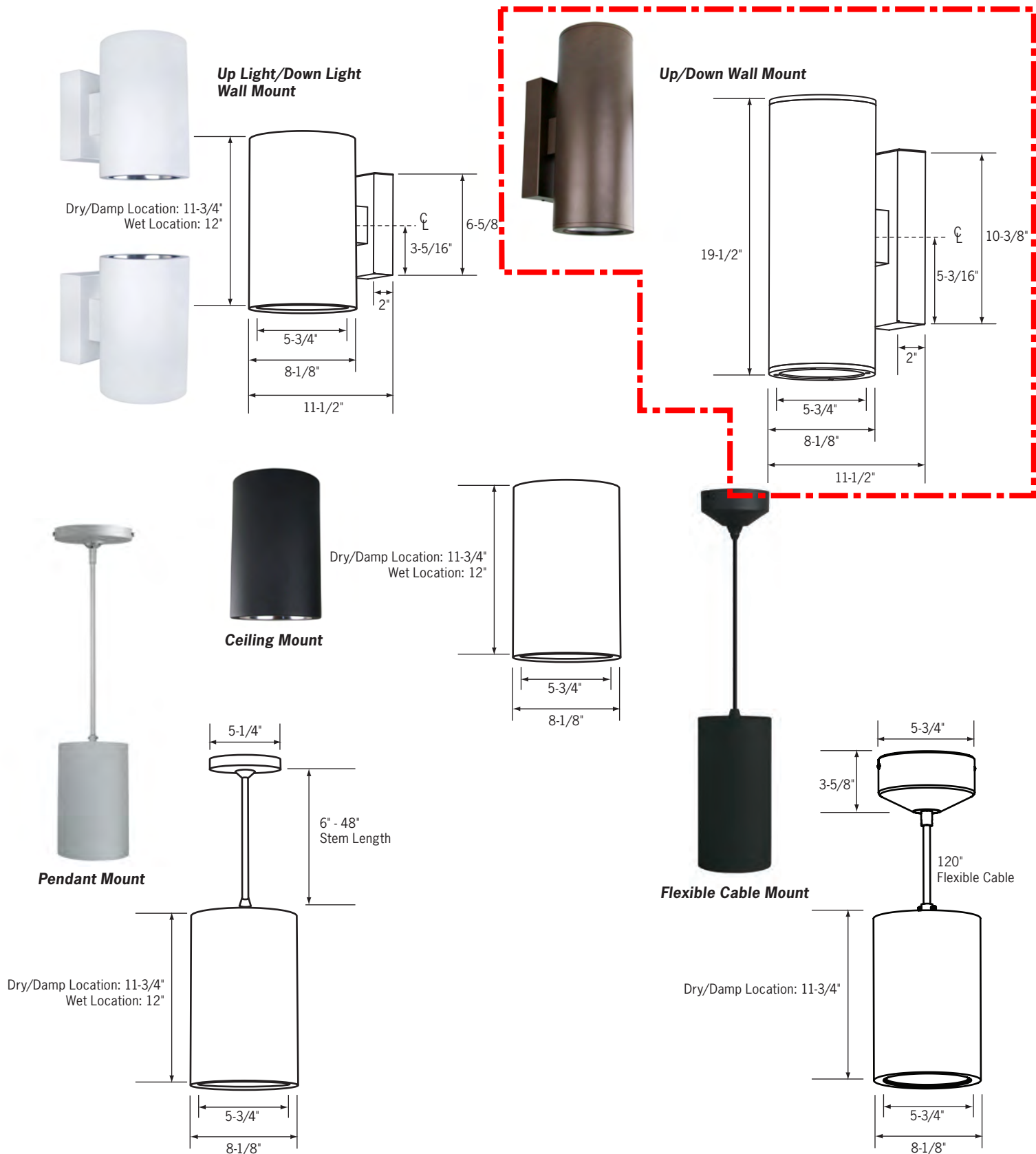
	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
<b>Input Wattage (W)</b>	10	14	20	28	37	43
<b>Input Current (A) 120/277</b>	.08/.04	.12/.06	.17/.08	.23/.11	.31/.14	.36/.17
<b>Input Voltage</b>						
Dimming (Triac, ELV, 0-10V)	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Lutron HiLume® Dimming	120V AC, 50/60Hz					
Lutron Eco-System® Dimming	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
eldoLED ECOdrive/SOLOdrive	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
<b>Color Temp</b>	2700K/3000K/3500K/4000K					
<b>CRI Standard/High</b>	83 (80min) / 90+					
<b>Driver</b>						
Power Factor	> 0.90					
THD	< 20%					
<b>Dimming</b>						
Triac, ELV, 0-10V	10-100%					
Lutron®	1-100%					
eldoLED ECOdrive	1-100%					
eldoLED SOLOdrive	0.1-100%					



# CYL8

## 8" Integrated LED Indoor and Outdoor Cylinders

### Dimensions





# CYL8

## 8" Integrated LED Indoor and Outdoor Cylinders

### Ordering Information

Example Order: CYL8I27KMVD4WXMCLR - BZ CSK12-BZ

Fixture	LED Series	Color Temp	Driver/Dimming	Mounting	Mounting Location	Beam <sup>4</sup>	Reflector	Finish
<b>CYL8</b>	<b>1</b> - 10W, 1000lm <b>2</b> - 14W, 1400lm <b>3</b> - 20W, 2000lm <b>4</b> - 28W, 2600lm <b>5</b> - 37W, 3200lm <b>6</b> - 43W, 3600lm	<b>27K</b> - 2700K <b>30K</b> - 3000K <b>35K</b> - 3500K <b>40K</b> - 4000K <b>50K</b> - 5000K <b>27KC</b> - 2700K, 90+ CRI <b>30KC</b> - 3000K, 90+ CRI <b>35KC</b> - 3500K, 90+ CRI <b>40KC</b> - 4000K, 90+ CRI	<b>MVD</b> - 120V-277V TRIAC, ELV, 0-10V Dimming <b>34D2</b> - 347V, 0-10V Dimming <b>12D3</b> - Lutron Hi-Lume 1% 2-Wire LED Driver (120V Forward Phase Only) <b>MVD4</b> - Lutron Hi-Lume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black <b>MVD6</b> - eldoLED ECOdrive, 0-10V, 1% Dimming <b>MVD7</b> - eldoLED ECOdrive, DALI, 1% Dimming <b>MVD8</b> - eldoLED SOLOdrive, 0-10V, 0.1% Dimming <b>MVD9</b> - eldoLED SOLOdrive, DALI, 0.1% Dimming <b>MDMX</b> - eldoLED POWERdrive, DMX <1% Dimming	<b>C</b> - Ceiling Mount <b>FC<sup>1</sup></b> - Flexible Cable <b>P</b> - Pendant Mount <b>W</b> - Down Light Wall Mount <b>U</b> - Up Light Wall Mount <b>UD<sup>2</sup></b> - Up/Down Wall Mount <b>TFC<sup>3</sup></b> - Track Mount	- Interior Dry/Damp (Leave Blank) <b>X</b> - Exterior/Wet	<b>N</b> - Narrow <b>M</b> - Medium <b>W</b> - Wide <b>WW<sup>5,6</sup></b> - Wall Wash <b>PB<sup>5,6</sup></b> - Pencil Beam	<b>CLR</b> - Clear <b>PL</b> - Platinum	<b>B</b> - Matte Black <b>BZ</b> - Satin Bronze <b>P</b> - Matte White <b>S</b> - Matte Silver

Battery Back-up

- None, Leave Blank  
**-RDB<sup>7,8</sup>** - Remote Driver & Battery Pack; Add "-RDB" to end of part number

### DRIVER AVAILABILITY MATRIX

Driver*:	<b>MVD</b> 120V-277V TRIAC, ELV	<b>12D3</b> Lutron Hi-Lume	<b>MVD4</b> Lutron EcoSystem	<b>MVD6</b> eldoLED ECODrive	<b>MVD7</b> eldoLED ECODrive	<b>MVD8</b> eldoLED SOLODrive	<b>MVD9</b> eldoLED SOLODrive	<b>MDMX</b> eldoLED POWERdrive
Mounting								
<b>C</b>	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
<b>FC</b>	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A
<b>P</b>	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
<b>W</b>	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
<b>U</b>	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
<b>U/D</b>	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A
<b>TFC</b>	All Series	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*Due to driver size, not all mounting options are compatible with all driver options

Stem Kit - Pendant Mount Only



**CSK6-(B,BZ,P,S)** - 6" Stem Kit  
**CSK12-(B,BZ,P,S)** - 12" Stem Kit  
**CSK18-(B,BZ,P,S)** - 18" Stem Kit  
**CSK24-(B,BZ,P,S)** - 24" Stem Kit  
**CSK30-(B,BZ,P,S)** - 30" Stem Kit  
**CSK36-(B,BZ,P,S)** - 36" Stem Kit  
**CSK48-(B,BZ,P,S)** - 48" Stem Kit

- Flexible Cable versions are only available in dry/damp location type
- Consult factory when different beams, color temperatures, or lumen packages are required in a single Up/Down cylinder.
- Track Mount option only available with MVD Driver Option wired to 120V; TRIAC/ELV dimming capable. Bronze (BZ) finish comes with black track adapter.
- For clear reflector only; leave blank for platinum reflector
- Wall Wash (WW) and Pencil Beam (PB) valid on all models except Up/Down cylinder with series 5 or 6 LED module (leave reflector designation blank).
- Pencil Beam (PB) optic limited to exterior mount ("X") location style.
- Consult factory for RDB options on Up/Down (UD) luminaires.
- RDB Option only available with MVD driver option. RDB Enclosure must be installed in a Dry/Damp location.



# CYL8

## 8" Integrated LED Indoor and Outdoor Cylinders

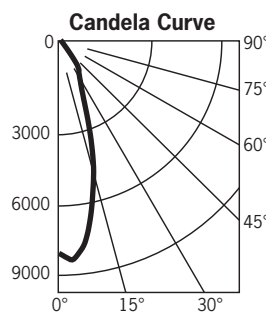
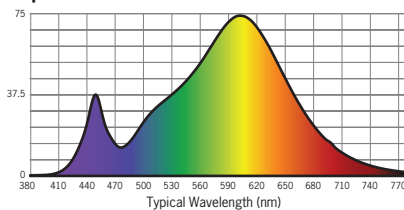
### Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

### CYL8630KMVDNCLR

Designed for 50,000 Hour Lamp Life\*; LM-63 Test No. 85531

**Light Output (Fixture Delivered Lumens):** 3544  
**Total Watts@120V:** 43.0  
**Lumens Per Watt:** 82.4  
**Color Rendering Index (CRI)<sup>1</sup>:** 83  
**Color Temperature (CCT)<sup>2</sup>:** 3603K  
**Spectral Power Distribution Chart<sup>3</sup>**



#### Candlepower Summary

FROM 0	CANDELA	LUMENS
0	8149	
5	8114	731
15	4969	1336
25	1863	898
35	1073	530
45	35	28
55	15	14
65	6	6
75	2	2
85	0	0
95	0	

#### Intensity Distribution

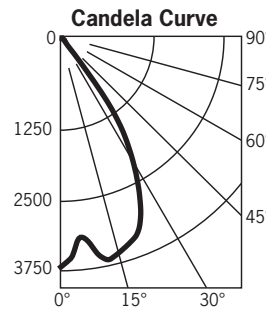
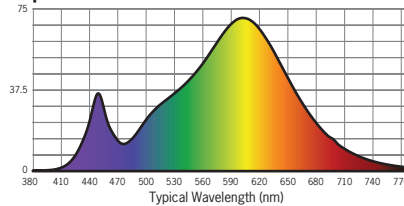
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	226.4	3.4
8'	127.3	4.6
10'	81.5	5.7
12'	56.6	6.9
14'	41.6	8.0
16'	31.8	9.1

**Beam Distribution:** 34°  
**Spacing Criteria:** 0.56

### CYL8630KMVDCMCLR

Designed for 50,000 Hour Lamp Life\*; LM-63 Test No. 85912

**Light Output (Fixture Delivered Lumens):** 3539  
**Total Watts@120V:** 43.3  
**Lumens Per Watt:** 81.7  
**Color Rendering Index (CRI)<sup>1</sup>:** 82  
**Color Temperature (CCT)<sup>2</sup>:** 3088K  
**Spectral Power Distribution Chart<sup>3</sup>**



#### Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3647	
5	3210	320
15	3537	994
25	2954	1328
35	1389	761
45	95	76
55	43	39
65	15	16
75	4	5
85	1	1
95	0	

#### Intensity Distribution

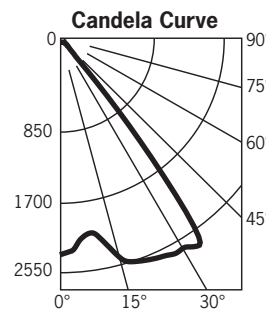
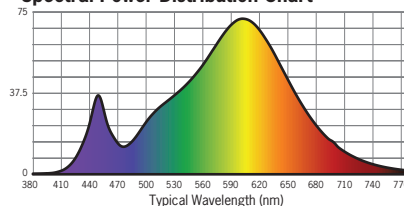
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	101.3	6.2
8'	57.0	8.3
10'	36.5	10.4
12'	25.3	12.5
14'	18.6	14.6
16'	14.2	16.7

**Beam Distribution:** 66°  
**Spacing Criteria:** 0.95

### CYL8630KMVDCWCLR

Designed for 50,000 Hour Lamp Life\*; LM-63 Test No. 85700

**Light Output (Fixture Delivered Lumens):** 3521  
**Total Watts@120V:** 44.0  
**Lumens Per Watt:** 80.0  
**Color Rendering Index (CRI)<sup>1</sup>:** 82  
**Color Temperature (CCT)<sup>2</sup>:** 3075K  
**Spectral Power Distribution Chart<sup>3</sup>**



#### Candlepower Summary

FROM 0	CANDELA	LUMENS
0	2330	
5	2183	208
15	2469	691
25	2596	1203
35	2475	1235
45	114	118
55	49	44
65	16	17
75	4	5
85	1	1
95	0	

#### Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	64.7	8.6
8'	36.4	11.5
10'	23.3	14.4
12'	16.2	17.3
14'	11.9	20.1
16'	9.1	23.0

**Beam Distribution:** 75°  
**Spacing Criteria:** 1.11

1. Accuracy of rendering colors  
2. Color appearance of light source  
3. Colors present within the light source

\*Dependent on surrounding temperatures



# CYL8

## 8" Integrated LED Indoor and Outdoor Cylinders

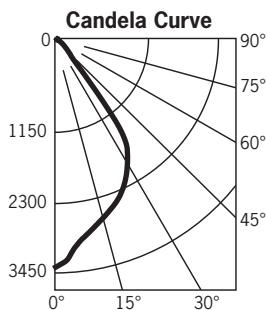
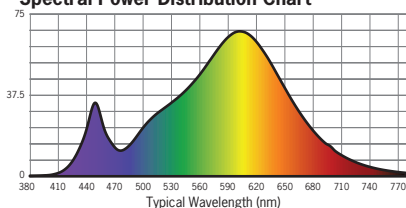
### Photometrics

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

### CYL8630KMVDCPL

Designed for 50,000 Hour Lamp Life\*; LM-63 Test No. 86084

Light Output (Fixture Delivered Lumens): 3304  
Total Watts@120V: 43.2  
Lumens Per Watt: 76.5  
Color Rendering Index (CRI)<sup>1</sup>: 82  
Color Temperature (CCT)<sup>2</sup>: 3030K  
Spectral Power Distribution Chart<sup>3</sup>



#### Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3359	
5	3092	289
15	2708	764
25	2346	1073
35	1612	852
45	244	194
55	95	88
65	31	32
75	9	10
85	1	2
95	0	

#### Intensity Distribution

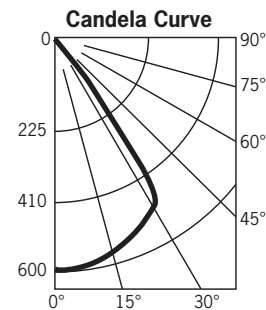
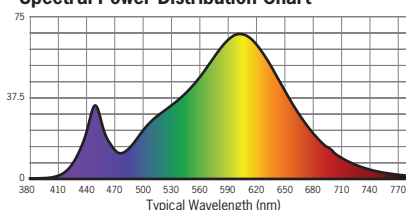
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	93.3	5.8
8'	52.5	7.7
10'	33.6	9.7
12'	23.3	11.6
14'	17.1	13.6
16'	13.1	15.5

Beam Distribution: 69°  
Spacing Criteria: 0.97

### CYL8630KMVDCXPB

Designed for 50,000 Hour Lamp Life\*; LM-63 Test No. G16122102

Light Output (Fixture Delivered Lumens): 95  
Total Watts@120V: 42.3  
Lumens Per Watt: 2.2  
Color Rendering Index (CRI)<sup>1</sup>: 82  
Color Temperature (CCT)<sup>2</sup>: 3030K  
Spectral Power Distribution Chart<sup>3</sup>



#### Candlepower Summary

FROM 0	CANDELA	LUMENS
0	614	
5	601	51
15	575	103
25	530	92
35	267	54
45	2	1
55	1	1
65	0	0
75	0	0
85	0	0
95	0	

#### Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	17.1	6.6 x 0.9
8'	9.6	8.8 x 1.2
10'	6.1	11.0 x 1.5
12'	4.3	13.2 x 1.7
14'	3.1	15.4 x 2.0
16'	2.4	17.6 x 2.4

1. Accuracy of rendering colors  
2. Color appearance of light source  
3. Colors present within the light source

\*Dependent on surrounding temperatures







GENERAL NOTES			REVISIONS					
<div>1. THE CONTRACTOR SHALL NOTIFY THE CITY, THE OWNER AND THE ENGINEER AT LEAST 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION. THE CONSTRUCTION SHALL BE UNDER THE GENERAL INSPECTION OF THE CITY ENGINEER AND THE OWNER'S ENGINEER.</div> <div>2. THE STANDARD SPECIFICATIONS GOVERNING THIS PROJECT ARE THE FOLLOWING:<div>A. VILLAGE OF TINLEY PARK (ORDINANCES, CODES, AND REGULATIONS)</div><div>B. COOK COUNTY PUBLIC WORKS ORDINANCE (ORDINANCES, CODES AND REGULATIONS)</div><div>C. ROADWAY AND EARTHWORK CONSTRUCTION SHALL CONFORM TO "THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" CURRENT EDITION.</div><div>D. METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.</div></div> <div>THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION.</div> <div>3. ALL PERMITS AND EASEMENTS WILL BE OBTAINED BY THE OWNER WITH ANY REQUIRED INSURANCE OR BONDS TO BE PROVIDED BY THE CONTRACTOR PRIOR TO THE START OF WORK ON THE PROJECT.</div> <div>4. ALL VERTICAL CONTROL SHALL BE ON NORTH AMERICAN VERTICAL DATUM (NAVD 1988). HORIZONTAL CONTROL SHALL BE ON NAD STATE PLANE COORDINATES.</div> <div>5. WHEREVER PROPRIETARY EQUIPMENT IS SPECIFIED, "OR APPROVED EQUAL" IS IMPLIED. ALL PROPOSALS FOR SUBSTITUTION SHALL BE SUBMITTED TO THE MUNICIPALITY IN WRITING FOR THEIR APPROVAL.</div> <div>6. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.</div> <div>7. THE OWNER'S ENGINEER WILL OBTAIN THE NECESSARY APPROVALS FROM THE FOLLOWING AGENCIES:<div>A. VILLAGE OF TINLEY PARK.</div><div>B. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).</div></div> <div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.</div> <div>8. THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION.</div> <div>9. THE CONTRACTOR SHALL KEEP A SET OF "APPROVED" CONSTRUCTION PLANS ON THE JOB SITE AND SHALL MAINTAIN (AS INDICATED HEREIN AND ELSEWHERE WITHIN THESE CONSTRUCTION NOTES, SPECIFICATIONS, AND PLANS) A LEGIBLE RECORD ON SAID PLANS OF ANY FIELD TILE ENCOUNTERED. ANY MODIFICATIONS/ALTERATIONS TO ALIGNMENT AND/OR TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE CONTRACTORS' WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO ENGINEER.</div> <div>10. ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL INDEMNIFY THE OWNER, ENGINEER, AND MUNICIPALITY FROM ALL LIABILITY RESULTING FROM ANY NEGLIGENT ACT OR OMISSION WITH THEIR CONSTRUCTION, INSTALLATION, AND TESTING OF WORK ON THIS PROJECT AND SHALL NAME THEM AS ADDITIONAL INSURED ON THEIR COMMERCIAL GENERAL LIABILITY POLICIES FOR CLAIMS ARISING OUT OF THE WORK ON THIS PROJECT. A PROPER CERTIFICATE OF INSURANCE SHALL BE ISSUED PRIOR TO THE START OF CONSTRUCTION.</div> <div>11. NOT ALL GAS, POWER OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE PLANS. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATERMANS, SEWERS, FIELD TILES, ETC., AS SHOWN ON THE PLANS, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR MUST ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER SHOWN OR NOT AND MUST REALIZE THAT THE ACTUAL LOCATIONS OF THE UTILITIES SHOWN MAY BE DIFFERENT THAN INDICATED.</div> <div>12. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS.</div> <div>13. THE CONTRACTOR SHALL FIELD VERIFY LOCATION, ELEVATION, MATERIAL, AND SIZE OF EXISTING UTILITIES AND STRUCTURES. NO ADDITIONAL COMPENSATION IS ALLOWED FOR MINOR DEVIATIONS OF ACTUAL CONDITIONS FROM THOSE SHOWN. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCY IS RESOLVED.</div> <div>14. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS.</div> <div>15. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.</div> <div>16. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER, ENGINEER AND OTHER APPLICABLE GOVERNMENTAL AGENCIES.</div> <div>17. THE CONTRACTOR WILL BE REQUIRED TO REPLACE IN KIND ALL SURFACE FEATURES DAMAGED OR REMOVED INCLUDING, BUT NOT LIMITED TO, CURB AND GUTTER, STREET PAVING, SIDEWALKS, DRIVES, LAWNS, TREES, PROPERTY PINS AND/OR MONUMENTS (COST INCIDENTAL).</div> <div>18. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH SECTION 201 OF THE IDOT STANDARD SPECIFICATIONS, AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY OWNER AT CONTRACTOR'S EXPENSE. IF ADDITIONAL TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH SPECIFICATIONS.</div> <div>19. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF LEGALLY BY THE CONTRACTOR, IF ONSITE DISPOSAL IS NOT FEASIBLE.</div> <div>20. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED FULL DEPTH WHERE DIRECTED 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.</div> <div>21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".</div> <div>22. THE CONTRACTOR SHALL 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 CONTRACTOR.</div> <div>23. 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 VILLAGE AS APPROPRIATE.</div> <div>24. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUEST, DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.</div> <div>25. WHENEVER DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.</div> <div>26. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATION CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.</div> <div>27. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS-STEIGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEER AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.</div> <div>28. 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.</div> <div>29. ILLINOIS DEPT. OF TRANSPORTATION OWNS AND OPERATES TRAFFIC SIGNALS, STREET LIGHTS AND CABLE IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL REQUEST A CABLE LOCATE A MINIMUM OF 48 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO EXCAVATION AT ANY LOCATION WITHIN THE PUBLIC RIGHT-OF-WAY.</div> <div>30. ALL SIGNS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL COMPLY WITH IDOT STANDARDS, THE ILLINOIS MUTCD, AND THE VILLAGE OF TINLEY PARK. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.</div>			<div>31. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS OR PROPERTY OR REFERENCE MARKERS UNTIL THE MUNICIPALITY, ITS AGENT OR AN AUTHORIZED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.</div> <div>32. LINE AND GRADE STAKES WILL BE SET ONE TIME AND ONE TIME ONLY BY THE SURVEYOR AT THE OWNER'S EXPENSE. CONTRACTORS SHALL NOTIFY THE OWNER AND SURVEYOR THAT STAKES WILL BE NEEDED AT LEAST 3 WORKING DAYS IN ADVANCE OF STARTING THEIR WORK. (ADDITIONAL NOTIFICATION SHALL BE PROVIDED PRIOR TO THE START OF INITIAL PROJECT CONSTRUCTION OPERATIONS) ANY AND ALL REQUIRED RESTAKING WILL BE PERFORMED BY THE SURVEYOR AT THE EXPENSE OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT STAKES PROVIDED FOR HIS USE AND TO REPORT TO THE OWNER'S SUPERINTENDENT ANY SPECIFIC INSTANCES OF DAMAGED OR ALTERED STAKES AND/OR MONUMENTS PROVIDED.</div> <div>DEMOLITION, CLEARING, GRUBBING, TREE PROTECTION AND PLANTING</div> <div>1. ALL ITEMS NOTED ON THE PLANS TO BE REMOVED OR OTHER ITEMS NOT SPECIFICALLY NOTED NECESSARY TO BE REMOVED TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE DEMOLISHED/REMOVED AND DISPOSED OF LEGALLY OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.</div> <div>2. ALL TREES, STUMPS, BRUSH, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE CUT, GRUBBED, REMOVED AND DISPOSED OF OFF-SITE FROM THE AREAS DELINEATED ON THE PLANS. ALL CLEARING AND GRUBBING SHALL BE APPROVED BY THE OWNER AND THE ENGINEER.</div> <div>3. TREES OR GROUPS OF TREES SHOWN TO BE PROTECTED OR BEYOND THE LIMITS OF DISTURBANCE SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING TREE PROTECTION FENCING, OR BY OTHER APPROVED MEANS. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN A MANNER TO PREVENT DAMAGING TREES DESIGNATED TO REMAIN OR TREES LOCATED OUTSIDE OF THE LIMITS OF DISTURBANCE.</div> <div>4. AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PROTECTED FROM DAMAGE AND NO EQUIPMENT OR MATERIALS SHALL BE STORED IN THESE AREAS.</div> <div>5. NO STUMPS, TREES, LIMBS, OR BRUSH SHALL BE BURIED IN ANY FILLS OR EMBANKMENTS.</div> <div>6. CLEARING, TREE REMOVAL, TREE PROTECTION, TREE CARE, REPAIR AND REPLACEMENT OF BOTH EXISTING AND NEW PLANT MATERIAL SHALL BE IN ACCORDANCE PER VILLAGE DEVELOPMENT CODE.</div> <div>7. PLANTING AND CARE OF WOODY PLANTS SUCH AS TREES, SHRUBS, ETC. SHALL BE IN ACCORDANCE PER CITY DEVELOPMENT CODE.</div> <div>EARTHWORK</div> <div>1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:<div>A. STRIPPING OF TOPSOIL FROM ALL STREET, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.</div><div>B. STOCKPILING OF TOPSOIL SHALL BE AT LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY THE CITY OF LOCKPORT. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONJUNCTIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS) IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY.</div><div>C. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.</div><div>D. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL WILL NOT BE ALLOWED.</div><div>E. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.</div><div>F. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.</div><div>G. PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS REQUIRED ON THE CONSTRUCTION PLANS TO THE DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.</div><div>H. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.</div><div>I. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.</div><div>J. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES</div><div>K. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.</div><div>L. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS) SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.</div><div>M. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.</div></div> <div>2. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, A "SNOW FENCE" SHALL BE ERECTED AROUND ANY TREE DESIGNATED ON THE PLANS TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.</div> <div>3. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT SHALL BE CONTACTED FOR AN INSPECTION ONCE ALL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ANY EARTHWORK ACTIVITY. THE CONTRACTOR SHALL GIVE THE VILLAGE OF TINLEY PARK AT LEAST 48 HOURS NOTICE AHEAD OF THE REQUIRED INSPECTION.</div> <div>4. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE OWNER AND ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS, AND THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUNDWATER CONDITIONS.</div> <div>5. THE CONTRACTOR SHALL CONTACT A QUALIFIED INDEPENDENT GEOTECHNICAL FIRM TO VERIFY REQUIRED COMPACTION REQUIREMENTS HAVE BEEN MET. COMPACTION TEST FOR STRUCTURAL FILL AREAS UNDER SLABS, FOOTINGS, FOUNDATIONS, PARKING LOTS, CURB, ROADWAYS, ETC. AND DETENTION POND BERMS SHALL BE PROVIDED AT EACH LIFT. ALL COMPACTION AND MODIFIED PROCTOR TEST SHALL BE INCIDENTAL TO THE CONTRACT. ALL REPORTS SHALL BE SENT TO THE VILLAGE OF TINLEY PARK.</div> <div>6. A QUALIFIED SOILS ENGINEER SHALL REGULARLY INSPECT THE DETENTION AREA TO ENSURE THAT THE AREAS WILL BE CAPABLE OF HOLDING THE DESIGNED NORMAL AND HIGH-WATER LEVELS. GRAVEL OR SAND SEAMS OR OTHER CONDITIONS WHICH MAY BE ENCOUNTERED; AND WHICH MIGHT TEND TO DE-WATER THE AREA, SHALL BE REMEDIED AS DIRECTED BY THE SOILS ENGINEER (I.E., LINING, CLAY BLANKET, ETC.).</div> <div>7. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE IDOT SPECIFICATIONS).</div> <div>8. WHERE FILL MATERIAL IS REQUIRED TO REACH THE DESIGN SUBGRADE OR TO REPLACE UNSUITABLES IT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LUMPS, FROZEN SOIL OR DEBRIS AND HAVE A LIQUID LIMIT AND PLASTICITY INDEX LESS THAN 40 AND 15, RESPECTIVLY.</div> <div>9. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY TEN INCHES (10"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY</div> <div>10. STRUCTURAL FILL MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT, AND OTHER STRUCTURED CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION 0-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 0-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.</div> <div>11. FILL MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION 0-1557 (MODIFIED PROCTOR METHOD).</div> <div>12. PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO WITHIN 1-FT OF DESIGN SUBGRADE BY THE CONTRACTOR.</div> <div>13. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE 0.1-Ft+/- OF DESIGN SUBGRADE ELEVATIONS.</div> <div>14. THE SUBGRADE OF PROPOSED PARKING LOT SUBGRADE AND STONE BASE AREAS SHALL BE PROOF-ROLLED (WITH A FULLY LOADED 6-WHEELER) BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER, THE SOILS ENGINEER, AND THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND ANY UNSTABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT SHALL BE PRESENT DURING THE PROOF-ROLLS.</div> <div>15. EXCESS EXCAVATED MATERIAL NOT SUITABLE OR REQUIRED FOR BACKFILLING OR SITE GRADING AND ALL MATERIALS CONTAINING SLAG, CINDERS, FOUNDRY SAND, DEBRIS AND RUBBLE SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED AT NO ADDITIONAL COST.</div> <div>16. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 1005 OF THE IDOT SPECIFICATIONS, AND IF GROUTED IN PLACE IN ACCORDANCE WITH SECTION 281 OF SAME STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE ON THE PLANS.</div>			<div>17. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.</div> <div>UNDERGROUND UTILITIES</div> <div>1. ALL PUBLIC AND PRIVATE STORM SEWER, SANITARY SEWER, AND WATERMAIN BE SPECIFIED, INSTALLED, AND TESTED ACCORDING TO THE REQUIREMENTS OF THE VILLAGE OF TINLEY PARK DEVELOPMENT CODE AND STANDARD DETAILS."</div> <div>2. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, AUGERING AND INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.</div> <div>3. ROUGH GRADING TO WITHIN 1-FT OF FINISHED SUBGRADE SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF UNDERGROUND UTILITY INSTALLATION.</div> <div>4. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION OR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.</div> <div>5. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.</div> <div>6. STORM SEWERS AND SERVICES SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:<div>A. REINFORCED CONCRETE CULVERT PIPE CLASS III, CONFORMING TO ASTM DESIGNATION C-76. JOINTS FOR STORM SEWERS SHALL BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443), EXCEPT WHERE DESIGNATED OTHERWISE ON THE PLANS. AT LOCATIONS WHERE THE STORM SEWER CROSSES WATER MAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-443 SHALL BE USED AND THE PIPE SHALL NOT HAVE ANY "LIFTHOLES".</div></div> <div>7. ALL CATCH BASINS, SUMPS, SEWER PIPES AND OTHER AREAS ACCUMULATING SEDIMENT ARE TO BE CLEANED AT THE END OF THE PROJECT PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT FUNCTIONING PROPERLY.</div> <div>8. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATER SHALL DISCHARGE INTO THE STORM SEWER.</div> <div>9. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS, SHALL CONFORM TO SECTION 1005, AND IF INDICATED ON THE PLANS SHALL BE GROUTED IN PLACE IN ACCORDANCE WITH SECTION 281 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.</div> <div>10. ALL STORM SEWERS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE PIPE.</div> <div>11. SANITARY SEWERS SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS UNLESS SPECIFIED OTHERWISE ON THE PLANS:<div>A. POLYVINYL CHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) CONFORMING TO ASTM DESIGNATION D-3034 WITH AN SDR OF 26, WITH JOINTS CONFORMING TO ASTM DESIGNATION D-3212 AND HAVING ELASTOMERIC GASKETS CONFORMING TO ASTM F-477.</div><div>B. WHERE DUCTILE IRON SANITARY SEWER PIPE IS SHOWN ON THE PLANS, SAID PIPE SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C-151 (ANSI 21.51) WITH JOINTS COMPLYING WITH AWWA C-111 (ANSI A21.11).</div></div> <div>12. IF PVC SEWER PIPE IS USED FOR SANITARY SEWERS, A DEFLECTION TEST AS OUTLINED IN THE STANDARD SPECIFICATIONS SHALL BE PROVIDED. DEFLECTION OF PVC SANITARY SEWER SHALL NOT EXCEED 5%, TEST TO BE CONDUCTED 30 DAYS AFTER INSTALLATION.</div> <div>13. UNLESS AN ALTERNATE METHOD IS APPROVED, SANITARY SEWER MANHOLE CONNECTIONS SHALL BE MADE WITH A FLEXIBLE WATER-TIGHT MATERIAL TYPE AND MANUFACTURER AS SHOWN ON THE CONSTRUCTION STANDARDS AND AS APPROVED BY THE MUNICIPALITY.</div> <div>14. ALL SANITARY SEWERS INCLUDING MANHOLES SHALL BE SUBJECTED TO EITHER AN INFILTRATION TEST OR AIR TEST BY THE CONTRACTOR. ALLOWABLE INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER OF PIPE PER MILE PER DAY. MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1244 SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL TESTING SO THAT IT CAN BE WITNESSED BY THE CITY ENGINEER, PUBLIC WORKS DEPARTMENT AND/OR SANITARY DISTRICT AS APPROPRIATE</div> <div>15. ALL SANITARY SEWER MANHOLES SHALL HAVE ECCENTRIC CONES. CONE OPENINGS SHALL BE CENTERED PERPENDICULAR TO THE MAINLINE FLOW. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER OR TO THE CONE SECTION OR TOP BARREL SECTION OF THE MANHOLE USING RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC (RAM-NEK OR APPROVED EQUAL). THIS MASTIC SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUNDWATER INFLOW CAN ENTER THE MANHOLE THROUGH GAPS BETWEEN BARREL SECTIONS OR CONE SECTIONS AND ADJUSTING RINGS. SANITARY SEWER MANHOLES SHALL BE 4'-0" DIAMETER PRECAST STRUCTURES (UNLESS OTHERWISE INDICATED ON THE PLANS), WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS SHEET). LIDS SHALL BE IMPRINTED "SANITARY SEWER" AND "VILLAGE OF TINLEY PARK PUBLIC WORKS".</div> <div>16. UNLESS AN ALTERNATE METHOD IS APPROVED, WATERSTOP GASKETS SHALL BE PROVIDED AT ALL SANITARY SEWER MANHOLE CONNECTIONS, TYPE AND MANUFACTURER AS SHOWN ON CONSTRUCTION STANDARDS AND AS APPROVED BY THE CITY.</div> <div>17. ALL SANITARY SEWERS AND SEWER SERVICES SHALL BE INSTALLED ON GRANULAR CRUSHED STONE BEDDING IDOT GRADATION CA-7, CONFORMING TO ASTM D-2321, WITH A MINIMUM THICKNESS EQUAL TO 1/4TH OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN 4" NOR MORE THAN 8". BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE IN ALL CASES (UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DETAILS). FOR PVC SANITARY SEWER, THE BEDDING SHALL EXTEND TO 1.0' (FT.) ABOVE THE TOP OF THE PIPE. COST FOR BEDDING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE SEWER, ETC.</div> <div>18. SANITARY SERVICES SHALL BE LAID TO A MINIMUM GRADE OF 1.00% THE END OF EACH SERVICE SHALL BE SEALED WITH A MANUFACTURER'S WATER-TIGHT PLUG. SANITARY SERVICE STUBS SHALL BE MARKED IN ACCORDANCE WITH THESE CONSTRUCTION NOTES. SANITARY SEWER SERVICES SHALL BE A MINIMUM OF 6" IN DIAMETER AND THE SAME MATERIAL AS THE MAIN LINE SEWER IF 10 FEET SEPARATION FROM THE WATER MAIN IS MAINTAINED.</div> <div>19. SEWER SERVICE RISER SHALL BE USED WHEN MAINLINE SEWER EXCEEDS 12 FT. IN DEPTH.</div> <div>20. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.</div> <div>21. SANITARY SEWERS ARE TO BE TELEVISED PRIOR TO CONNECTION TO THE EXISTING SANITARY SEWER PER VILLAGE OF TINLEY PARK REQUIREMENTS AND TELEVISION SHALL BE SENT TO THE VILLAGE OF TINLEY PARK.</div> <div>22. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.</div> <div>23. WATER MAIN SHALL BE CONSTRUCTED FROM THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:<div>A. WATER MAIN SHALL BE DUCTILE IRON CL52 CONFORMING TO ANSI A-21.51/ AWWA C151. WITH RUBBER GASKETED JOINTS CONFORMING TO ANSI A21.11/AWWA C-111. DUCTILE IRON FITTINGS SHALL BE CEMENT LINED IN CONFORMANCE WITH AWWA C-104. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN SHALL BE 5.5 FT.</div></div> <div>24. A #10 WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER MAINS. THE WIRE SHALL BE CONTINUOUS FROM VALVE VAULT TO VALVE VAULT. IF SPLICING IS NECESSARY, PROPER ELECTRICAL CONNECTORS ARE TO BE USED. THE ENDS OF THE WIRE SHALL BE SECURED ON INSIDE VALVE VAULT WALL WITH NONFERROUS FASTENERS UP TO THE CASTING ELEVATION TO ALLOW CONNECTION TO A LOCATING DEVICE.</div> <div>25. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASERS, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS; HOWEVER, THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.</div> <div>26. ALL WATER MAINS SHALL HAVE COMPACTED (CA-7) GRANULAR BEDDING, A MINIMUM OF FOUR (4) INCHES BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE WATER MAIN.</div> <div>27. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS SHEET). LIDS SHALL BE IMPRINTED "WATER" AND "VILLAGE OF TINLEY PARK".</div> <div>28. HYDRANTS SHALL BE EIJJW OR MUELLER BREAK FLANGE TYPE EQUIPPED WITH AUXILIARY VALVES AND VALVE BOXES IN ACCORDANCE WITH THE CITY'S STANDARD. EACH HYDRANT SHALL BE EQUIPPED WITH TWO 2" HOSE NOZZLE AND ONE 4" STEAMER NOZZLE. HOSE THREADS SHALL BE THE CITY STANDARD. ALL HYDRANTS SHALL OPEN COUNTER-CLOCKWISE AND BE SET 3 FT BE</div>		



UNDERGROUND UTILITIES (CONTINUED)					
31. THE UNDERGROUND CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATER MAIN WHERE CONNECTIONS TO AND INCLUSION OF SUCH MAINS IS INDICATED ON THE DRAWINGS. IN THE EVENT THAT THE PRESSURE TESTS INVOLVING EXISTING MAINS FAIL, AND SUCH FAILURES ARE ATTRIBUTABLE TO DEFECTIVE ORIGINAL WORKMANSHIP AND MATERIAL, THEN THE CONTRACTOR SHALL BE ENTITLED TO ADDITIONAL PAYMENT FOR CORRECTING THE DEFICIENCIES.		5. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS BY THE DISABLED. (SEE CONSTRUCTION STANDARDS FOR DETAIL).		5. SOD SHALL HAVE AT LEAST 1-INCH OF SOIL ADHERING FIRMLY TO THE ROOTS AND CUT IN RECTANGULAR PIECES WITH THE SHORTEST SIDE NOT LESS THAN 21-INCHES. AT THE TIME OF CUTTING SOD, THE GRASS SHALL BE MOWED TO A HEIGHT NOT LESS THAN 2-INCHES NOR MORE THAN 4-INCHES. SOD CUT FOR MORE THAN 48 HOURS SHALL NOT BE USED WITHOUT THE APPROVAL OF THE E/A.	
32. WATER SERVICE SHALL BE TYPE K COPPER OR CLASS 52 DUCTILE IRON PIPE AS NOTED ON THE PLANS. SERVICE LINES SHALL BE INSTALLED COMPLETE WITH CORPORATION COCK, CURB STOP AND BUFFALO BOX. WATER SERVICE LINES UNDER PAVEMENT SHALL INCLUDE CA-7 GRANULAR TRENCH BACKFILL. SEE CONSTRUCTION STANDARDS.		6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.		6. FERTILIZER: FERTILIZER SHALL BE A COMPOSITION RECOMMENDED BY A LOCAL COUNTY AGRICULTURAL AGENT OR STATE AGRICULTURAL EXTENSION SERVICE OR PREFORMULATED 10-6-4 MIXTURE.	
33. GRANULAR TRENCH BACKFILL, GRADATION CA-7, IS REQUIRED FOR ALL CONDUITS LOCATED WITHIN 5 FEET AND UNDER A LINE AT A 1:1 SLOPE FROM THE EDGE OF STREETS, PAVEMENT, CURB, DRIVEWAYS AND SIDEWALKS.		7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS, AND ½ INCH PREMOULDED FIBER EXPANSION JOINTS AT 100' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO.4 REINFORCING BARS (10' MINIMUM LENGTH.) ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALK SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SIDEWALK SHALL BE PLACED AROUND FRAME WITH A 1/2" EXPANSION JOINT. SEE CITY OF LOCKPORT DETAIL NO. 70-7 ON DETAILS SHEETS.		7. REGRADING OF TOPSOIL: TOPSOIL SHALL BE GRADED REASONABLY SMOOTH AND LEVEL AFTER FINAL SETTLEMENT. ALL HUMPS SHALL BE REMOVED, AND DEPRESSIONS OR ERODED AREAS FILLED WITH ADDITIONAL TOPSOIL BEFORE PROCEEDING WITH SEEDING OR SODDING.	
34. ALL SEPTIC TANKS BEING ABANDONED SHALL BE FILLED OR REMOVED AND CRUSHED. THIS WORK SHALL BE WITNESSED BY THE LOCAL HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM OF THE TANK.		8. BACKFILLING OF CURBS OR PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.		8. PREPARATION FOR SEEDING AND SODDING: PREPARATION SHALL NOT BE STARTED UNTIL ALL OTHER SITE UTILITY WORK AND FINISHED GRADING WITHIN THE AREAS TO BE SEEDDED OR SODDED HAS BEEN COMPLETED.	
35. THE CONTRACTOR SHALL INSTALL A 2-INCH X 4-INCH X 8-FT POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATER MAIN SERVICE, SANITARY MANHOLES, STORM MANHOLES, INLETS, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4-FT ABOVE THE GROUND. THE TOP 12-INCHES OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY -RED; WATERMAIN -BLUE; STORM -GREEN. AS-BUILT SERVICE LOCATIONS SHALL BE SHOWN ON RECORD DRAWINGS.		9. WHEN PLACING THE BASE MATERIAL BETWEEN CURBS, THE CONTRACTOR SHALL EITHER MARK (WITH PAINT) ON THE FACE OF THE CURB FLAG THE SURFACE LEVEL OF THE BASE MATERIAL AT 50' INTERVALS OR USE A GUIDE ON THE GRADER. THE PURPOSE FOR THIS IS TO PROVIDE A CONTROLLABLE GUIDE FOR THE SURFACE ELEVATION OF THE BASE MATERIAL AND TO INSURE SUFFICIENT DEPTH ALONG FACE OF CURB FLAG FOR THE REQUIRED WEARING SURFACE THICKNESS.		9. LOOSEN TOPSOIL BY TILLING IT TO A DEPTH OF AT LEAST 3 INCHES AND SMOOTH OUT ALL RESULTING SURFACE IRREGULARITIES. LEAVE AREA FREE OF ROCKS OR HARD SOIL CLODS WHICH WILL NOT PASS THROUGH THE TINES OF A STANDARD GARDEN RAKE.	
36. THE UNDERGROUND CONTRACTOR SHALL PROVIDE PVC SLEEVES UNDER PROPOSED PAVEMENT, SIDEWALKS, CURB AND GUTTER FOR COMMONWEALTH EDISON, AMERITECH, CABLE TV, AND GAS AT THE DIRECTION OF THE OWNER AND RESPECTIVE UTILITY COMPANY.		10. AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH THE PLANS AND SECTION 351 OF THE IDOT STANDARD SPECIFICATIONS. AGGREGATE BASE COURSE MATERIAL SHALL BE CA-6, TYPE B, 100% CRUSHED GRAVEL CONFORMING TO SECTION 1004 OF THE IDOT STANDARD SPECIFICATIONS.		10. APPLY FERTILIZER UNIFORMLY AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. WORK FERTILIZER INTO SOIL PRIOR TO SEEDING OR SODDING.	
37. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.		11. BITUMINOUS BINDER AND SURFACE COURSE SHALL BE HOT MIX ASPHALT (HMA) OF TYPE AND COMPACTED THICKNESS AS SPECIFIED IN THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS. THE SURFACE COURSE SHALL BE MADE WITH VIRGIN MATERIALS, NO RECYCLED MATERIAL SHALL BE ALLOWED UNLESS SPECIFIED OTHERWISE IN THE PLANS. THE CONTRACTOR SHALL PROVIDE AND PAY FOR THE SERVICES OF A COMPETENT PAVING LABORATORY TO DESIGN AND SUPERVISE THE CONTROL OF THE PAVING MIXTURE. ALL PAVING MATERIALS AND MIXES SHALL BE IDOT CERTIFIED.		11. SODDING: PROVIDE SOD IN AREAS DESIGNATED ON THE DRAWINGS. AT THE CONTRACTOR'S OPTION, SODDING MAY BE SUBSTITUTED FOR SEEDING, BUT AT NO ADDITIONAL COST. PLACE SOD WITH THE EDGES IN CLOSE CONTACT AND ALTERNATE COURSES STAGGERED. LIGHTLY TAMP OR ROLL TO ELIMINATE AIR POCKETS. ON SLOPES 2 TO 1 OR STEEPER, STAKE SOD WITH NOT LESS THAN 4 STAKES PER SQUARE YARD AND WITH AT LEAST ONE STAKE FOR EACH PIECE OF SOD. STAKES SHALL BE DRIVEN WITH THE FLAT SIDE PARALLEL TO THE SLOPE. DO NOT PLACE SOD WHEN THE GROUND SURFACE IS FROZEN OR WHEN THE AIR TEMPERATURE MAY EXCEED 90 DEGREES F. WATER THE SOD THOROUGHLY WITHIN 8 HOURS AFTER PLACEMENT AND AS OFTEN AS NECESSARY TO BECOME WELL ESTABLISHED. IN DITCHES, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PERPENDICULAR TO THE FLOW OF WATER IN THE DITCH. ON SLOPES, STARTING AT THE BOTTOM OF THE SLOPE, THE SOD SHALL BE PLACED WITH THE LONGER DIMENSION PARALLEL TO THE CONTOURS OF THE GROUND. ALL EXPOSED EDGES OF SOD SHALL BE BURIED FLUSH WITH THE ADJACENT TURF.	
38. THE CONTRACTOR SHALL MAINTAIN A LEGIBLE RECORD ON A SET OF CONSTRUCTION PLANS SO THAT ALL MANHOLES, WYES AND SERVICES, VALVE BOXES, CURB BOXES, ETC. CAN BE LOCATED IN THE FIELD IN A MANNER ACCEPTABLE TO THE APPLICABLE GOVERNMENTAL AGENCY.		12. UNLESS OTHERWISE SPECIFIED, PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL BE CLASS PV WITH REINFORCEMENT AS SPECIFIED IN THE PLANS AND BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS.		12. SEEDING: SEED ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS NOT DESIGNATED ON DRAWINGS TO BE SODDED.	
39. AFTER FINAL APPROVAL THE CONTRACTOR AND OWNER SHALL COORDINATE TO PROVIDE A REPRODUCIBLE RECORD DRAWING WHICH HAS BEEN FIELD-CHECKED. RECORD DRAWINGS SHALL BE PROVIDED TO THE VILLAGE OF TINLEY PARK IN PAPER, PDF, AND CAD FORMATS. ALL MEASURED LOCATIONS SHALL BE ACCURATE IN THE CAD FORMATS SO THAT THEY MAY ACCURATELY BE INCORPORATED INTO THE CITY'S GIS SYSTEM.		13. THE CONTRACTOR SHALL SAW CUT THE EXPOSED EDGES OF ANY EXISTING PAVEMENT ABUTTING ANY PROPOSED PAVEMENT IN ORDER TO PROVIDE A CLEAN EDGE, FREE OF LOOSE MATERIALS.		13. SEED SHALL BE SOWN BETWEEN SEPTEMBER 1 AND NOVEMBER 1, OR IN THE SPRING FROM THE TIME AT WHICH THE GROUND CAN BE WORKED UNTIL MAY.	
40. FOR ACCURACY AND ALL NECESSARY TIES AND LOCATIONS. THE INFORMATION ON THE RECORD DRAWING SHALL BE AS FOLLOWS:		14. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS SPECIFIED OTHERWISE IN THE PLANS.		14. APPLY SEED DURING FAVORABLE CLIMATIC CONDITIONS. DO NOT SEED IN WINDY WEATHER OR WHEN SOIL IS VERY WET. SOW SEED AT A RATE SPECIFIC FOR EACH SEED MIXTURE. SOW SEED EITHER MECHANICALLY OR BY BROADCASTING IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER TO ACHIEVE AN EVEN DISTRIBUTION OF SEED.	
A. SANITARY SEWER IMPROVEMENTS				15. EROSION CONTROL BLANKET: AFTER ALL AREAS HAVE BEEN REGRADED, FERTILIZED AND SEEDDED, AN EROSION CONTROL BLANKET SHALL BE PLACED IN ALL AREAS WITH SLOPES GREATER THAN OR EQUAL TO 3H:1V AND IN AREAS DESIGNATED ON THE PLANS IN CONFORMANCE WITH SECTION 251 OF THE IDOT STANDARD SPECIFICATIONS.	
i. ALL MANHOLES SHALL BE NUMBERED, LOCATIONS TIED TO TWO ABOVE GROUND PERMANENT STRUCTURES, AND CORRECTED RIM AND INVERT ELEVATIONS PROVIDED.				16. MULCHING: ALL SEEDDED AREAS NOT RECEIVING EROSION CONTROL BLANKET SHALL BE MULCHED, METHOD 1 IN ACCORDANCE WITH SECTION 251 OF THE IDOT STANDARD SPECIFICATIONS.	
ii. ALL PIPES SHALL INCLUDE LINEAL FOOTAGE (FROM CENTER OF MANHOLE), DIAMETER OF PIPE, MATERIAL OF PIPE, AND CORRECTED SLOPE.				17. WATERING: IMMEDIATELY BEGIN WATERING SEEDDED AND SODDED AREAS THOROUGHLY WITH A FINE MIST SPRAY. KEEP SOIL THOROUGHLY MOIST UNTIL SEEDS HAVE SPROUTED AND ACHIEVED A GROWTH OF 1-INCH.	
iii. ALL SEWER SERVICES SHALL BE IDENTIFIED BY STATIONING (FROM THE NEAREST DOWNSTREAM MANHOLE), LINEAL FOOTAGE OF LATERAL, LENGTH OF RISER, PIPE DIAMETER, AND PIPE MATERIAL. THE UPSTREAM END OF ALL NON-CONNECTED SEWER STUBS SHALL BE LOCATED FROM TWO PERMANENT STRUCTURES AND HAVE THE DEPTH OF THE STUB IDENTIFIED.				18. PROTECTION OF WORK: PROTECT NEWLY SEEDDED AND SODDED AREAS FROM ALL TRAFFIC BY ERECTING TEMPORARY FENCES AND SIGNS. PROTECT SLOPES FROM EROSION. PROPERLY AND PROMPTLY REPAIR ALL DAMAGED WORK WHEN REQUIRED.	
B. WATER MAIN IMPROVEMENTS				19. CLEAN-UP: AT THE TIME OF FINAL INSPECTION OF WORK, BUT BEFORE FINAL ACCEPTANCE, REMOVE FROM SEEDDED AND SODDED AREAS ALL DEBRIS, RUBBISH, EXCESS MATERIAL, TOOLS AND EQUIPMENT.	
i. ALL VALVE VAULTS OR VALVE BOXES ON MAIN LINES SHALL BE NUMBERED AND THEIR LOCATIONS TIED TO TWO PERMANENT STRUCTURES (E.G. BUILDING CORNERS, HYDRANTS, STREET LIGHTS ETC.), WHEREVER POSSIBLE PERMANENT ABOVE GROUND STRUCTURES SHALL BE USED.				20. GUARANTY: ALL SEEDING AND SODDING SHALL BE GUARANTEED BY THE GENERAL CONTRACTOR TO BE TRUE TO NAME AND IN A VIGOROUS GROWING CONDITION THROUGH ONE GROWING CYCLE INCLUDING ONE SUMMER AND WINTER SEASON.	
ii. ALL PIPES SHALL BE IDENTIFIED BY PIPE DIAMETER AND MATERIAL TYPE. EACH BEND AND TEE SHALL BE TIED TO TWO PERMANENT STRUCTURES. THE PIPE SHALL BE TIED TO A PERMANENT STRUCTURE AT A MINIMUM OF 100 FOOT INTERVALS				21. MAINTENANCE FOR LAWNS SHALL BEGIN IMMEDIATELY AFTER SEEDING AND/OR SODDING. THE CONTRACTOR SHALL PROVIDE WATERING, MOWING AND REPLANTING AND CONTINUE AS NECESSARY UNTIL A CLOSE STAND OF SPECIFIED GRASSES IS ESTABLISHED.	
iii. ALL WATER SERVICES SHALL BE IDENTIFIED BY PIPE DIAMETER, PIPE MATERIAL, AND LOCATION OF B-BOX, VALVE BOX, OR VAULT FROM TWO BUILDING CORNERS OR OTHER PERMANENT ABOVE GROUND STRUCTURES				22. LAWN REPLACEMENT: LAWN NOT SHOWING A CLOSE UNIFORM STAND OF HEALTHY SPECIFIED GRASSES AT THE END OF THE GUARANTY PERIOD SHALL BE REPLACED AND MAINTAINED UNTIL ACCEPTANCE. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQUARE FOOT, WILL BE ALLOWED UP TO A MAXIMUM OF 3% OF THE TOTAL AREA.	
iv. AS-BUILT WATER MAIN PROFILE SHALL BE PROVIDED WITH INVERTS AT KEY LOCATIONS (BENDS, PIPE CROSSINGS, VAULTS, DEFLECTIONS, ETC.) AND DEPTH BELOW FINISHED GRADE.				23. PAYMENT: THE MAXIMUM PAYABLE AREA FOR SEEDING AND SODDING WILL BE THE LIMITS SHOWN ON THE PLANS. ANY AREA REQUIRING SEEDING AND/OR SODDING IN EXCESS OF THE LIMITS SHOWN ON THE PLANS SHALL BE AT THE CONTRACTOR'S EXPENSE AND NO EXTRA COMPENSATION WILL BE ALLOWED.	
C. STORM SEWER IMPROVEMENTS				GENERAL NOTES	
i. ALL MANHOLES SHALL BE NUMBERED, LOCATIONS TIED TO TWO ABOVE GROUND PERMANENT STRUCTURES, AND CORRECTED RIM AND INVERT ELEVATIONS PROVIDED.				1. NOTE THE FOLLOWING GENERAL NOTES FOR UTILITIES THAT ARE TO BE INSTALLED:	
ii. ALL PIPES SHALL INCLUDE LINEAL FOOTAGE (FROM CENTER OF MANHOLE), DIAMETER OF PIPE, MATERIAL OF PIPE, AND CORRECTED SLOPE.				A. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE PUBLIC WORKS AND/OR BUILDING DEPARTMENT TO DISCUSS THE FOLLOWING:	
D. NOTES				I. PROJECT CONTACTS	
i. PROPERTY CORNERS ARE NOT ACCEPTABLE AS PERMANENT STRUCTURES, UNLESS CLEARLY IDENTIFIED BY A PERMANENT STRUCTURE SUCH AS A FENCE CORNER POST OR SIMILAR ABOVE GROUND MARKER.				II. START AND COMPLETION DATES	
ii. EXTENSIONS OF BUILDING LINES ARE NOT ACCEPTABLE FOR LOCATION MEASUREMENTS				III. PROJECT TIMELINE	
iii. DEVELOPER OR ENGINEER, ON BEHALF OF THE DEVELOPER, SHALL SUBMIT THREE COPIES FOR VERIFICATION OF AS-BUILT INFORMATION. THIS DEPARTMENT WILL EITHER ACKNOWLEDGE THE ACCURACY OF THE AS-BUILT INFORMATION OR PROVIDE A LIST OF ADDITIONS AND/OR CORRECTIONS TO THE RECORD DRAWINGS. ONE SET OF THE SEPIA MYLARS OF THE APPROVED RECORD DRAWINGS ARE REQUIRED FOR PERMANENT RECORD.				IV. REQUIRED ACCESS ROUTE(S)	
ALL EASEMENTS MUST BE RECORDED AND SHOWN ON THE RECORD DRAWINGS COMPLETE WITH DIMENSIONS.				B. ALL MANHOLES AND SEWERS SHALL BE THOROUGHLY CLEANED AND SEALED PRIOR TO FINAL INSPECTION OR ACCEPTANCE.	
DRAWINGS MUST BE CERTIFIED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER.				C. ALL MANHOLES SHALL PASS A VACUUM TEST.	
				D. ALL SANITARY SEWERS SHALL PASS A MANDREL TEST.	
				E. ALL STORM SEWER AND STRUCTURES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS; AS WELL AS ALL JOINTS MORTARED BEFORE FINAL INSPECTION AND APPROVAL.	
				F. WATER SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE OR FULL SLEEVE CLAMP. SERVICE TAPS OVER 1" SHALL BE EPOXY-COATED AND SUPPORTED BY STAINLESS STEEL STRAPS. A C-CLAMP IS ACCEPTABLE.	
				G. WATER SERVICES LARGER THAN TWO (2") INCHES SHALL BE MADE WITH A STAINLESS-STEEL TAPPING TEE (SPLIT TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO VILLAGE WATER MAIN OR AS APPROVED BY THE VILLAGE ENGINEER. SHUT OFF VALVE SHALL BE NO FURTHER THAN TWO (2") FEET FROM THE MAIN. THESE SHALL ENTER THE BUILDING WITH A RISER SPOOL AND PIECE AND THREADED ROD.	
				H. B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS OR BURIED UNDERGROUND. TO BE LOCATED 18" IN FRONT OF SIDEWALK. A PRECAST BASE SHALL BE PROVIDED TO INSURE STABILITY.	
				I. SERVICES SHALL NOT BE BACKFILLED UNTIL INSPECTED BY THE VILLAGE.	
				J. AT ALL RE-DEVELOPMENT LOCATIONS, ALL UNDERSIZED WATER SERVICES AND LEAD SERVICES MUST BE ABANDONED AT THE MAIN AND REPLACED BACK TO THE WATER METER. LEAD SERVICES AND CONTAMINATED SOILS SHALL BE REMOVED AND HAULED TO AN APPROPRIATE LANDFILL FOR DISPOSAL.	
				K. SERVICE COUPLINGS WILL ONLY BE PERMITTED IF THE SERVICE LINE EXCEEDS ONE HUNDRED (100') FEET FOR A ONE (1") INCH LINE OR SIXTY (60') FEET FOR A ONE AND A HALF (1-1/2") INCH OR TWO (2") LINE. NO COUPLINGS SHALL BE PERMITTED UNDER ANY PAVED SURFACE, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVEWAY APRONS AND ROADWAYS.	
				L. PARKING SPACES (LENGTH, WIDTH AND ADA STANDARDS) SHALL COMPLY WITH THE VILLAGE ZONING ORDINANCE AND THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE.	
				M. ANY PARKING LOT BEING REPAIRED, REPAVED, SEAL-COATED OR RE-STRIPED MUST COMPLY WITH THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE.	
				GENERAL NOTES	
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				DATE:	
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				9/27/2022	
				3 OF 33	
				FILE NAME:	
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#### A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

\* STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;

\* STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;

\* VILLAGE OF TINLEY PARK MUNICIPAL CODE;

\* THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;

\* IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

## B. NOTIFICATIONS

1. THE MWDRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.

### C. GENERAL NOTES

- ALL ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER, OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENT TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED, ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES, OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. ~~D. SANITARY SEWER~~ SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

<u>PIPE MATERIAL</u>	<u>PIPE SPECIFICATIONS</u>	<u>JOINT SPECIFICATIONS</u>
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)		
	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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

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

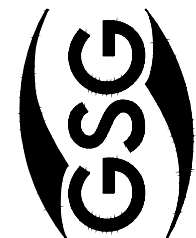
### E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
  - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
  - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

## REVISIONS

NO.	DATE:	DESCRIPTION:
1	9/22/2022	MWRD AND IDOT SUBMISSION
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## MWRD GENERAL NOTES

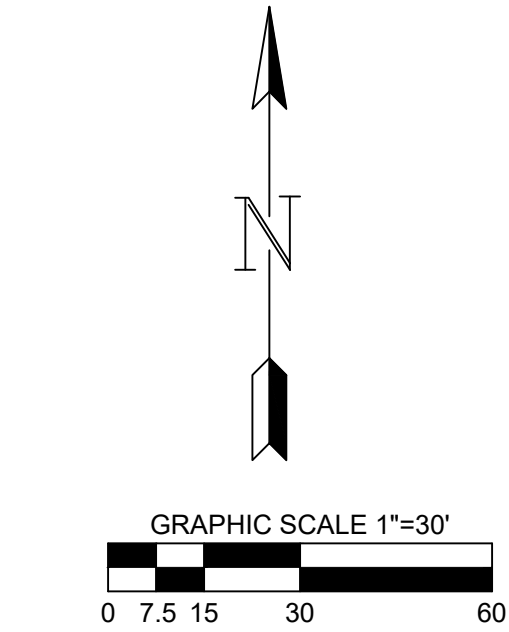
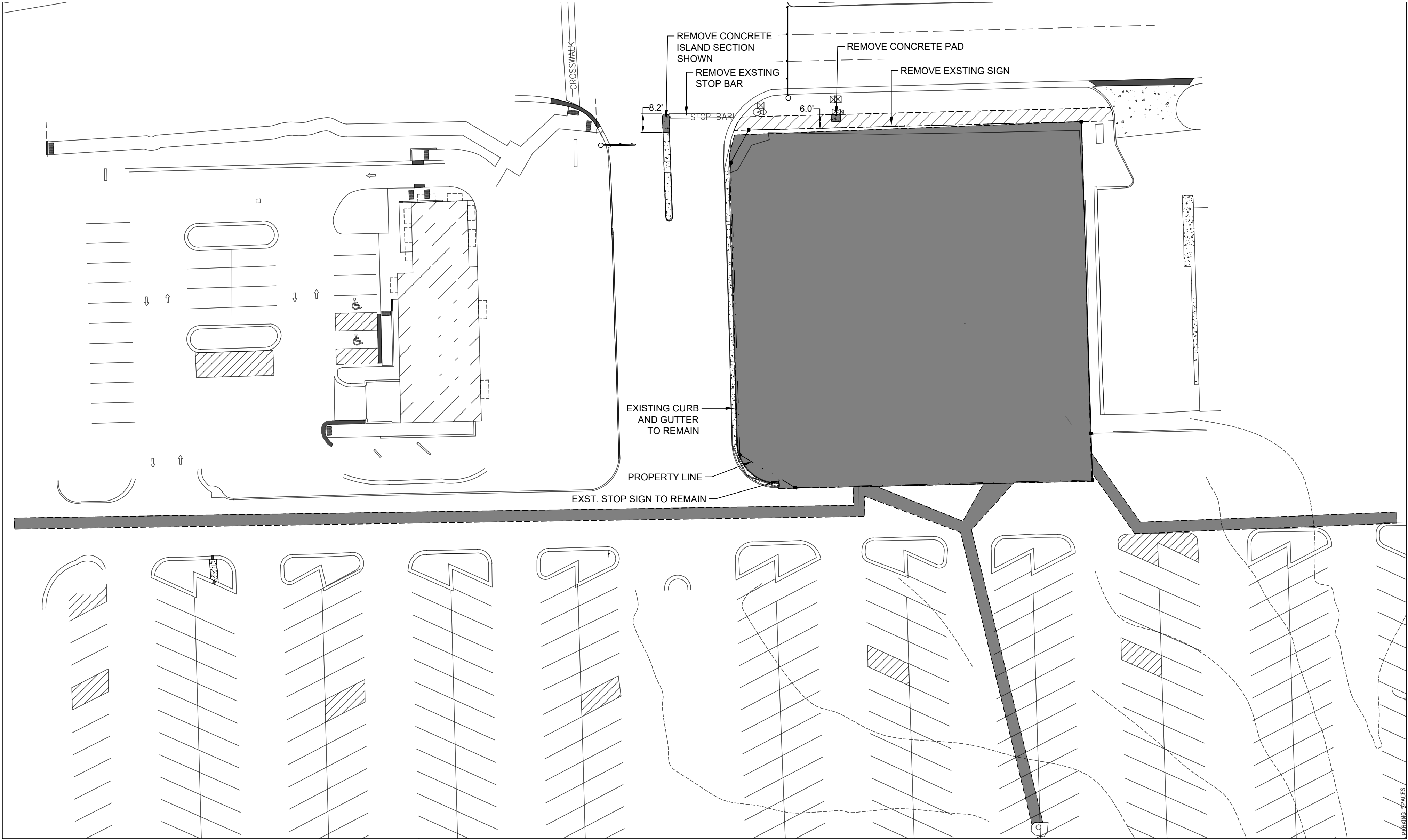
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TINLEY PARK

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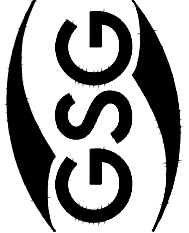


LEGEND	
FULL DEPTH PAVEMENT REMOVAL	
LANDSCAPE REMOVAL	

EXISTING CONDITIONS AND  
DEMOLITION PLAN

7121 W. 159TH ST  
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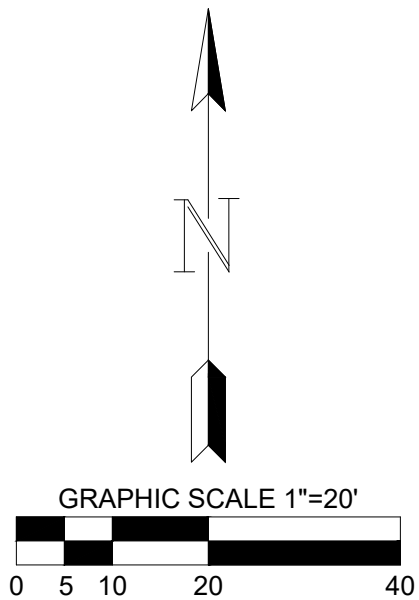
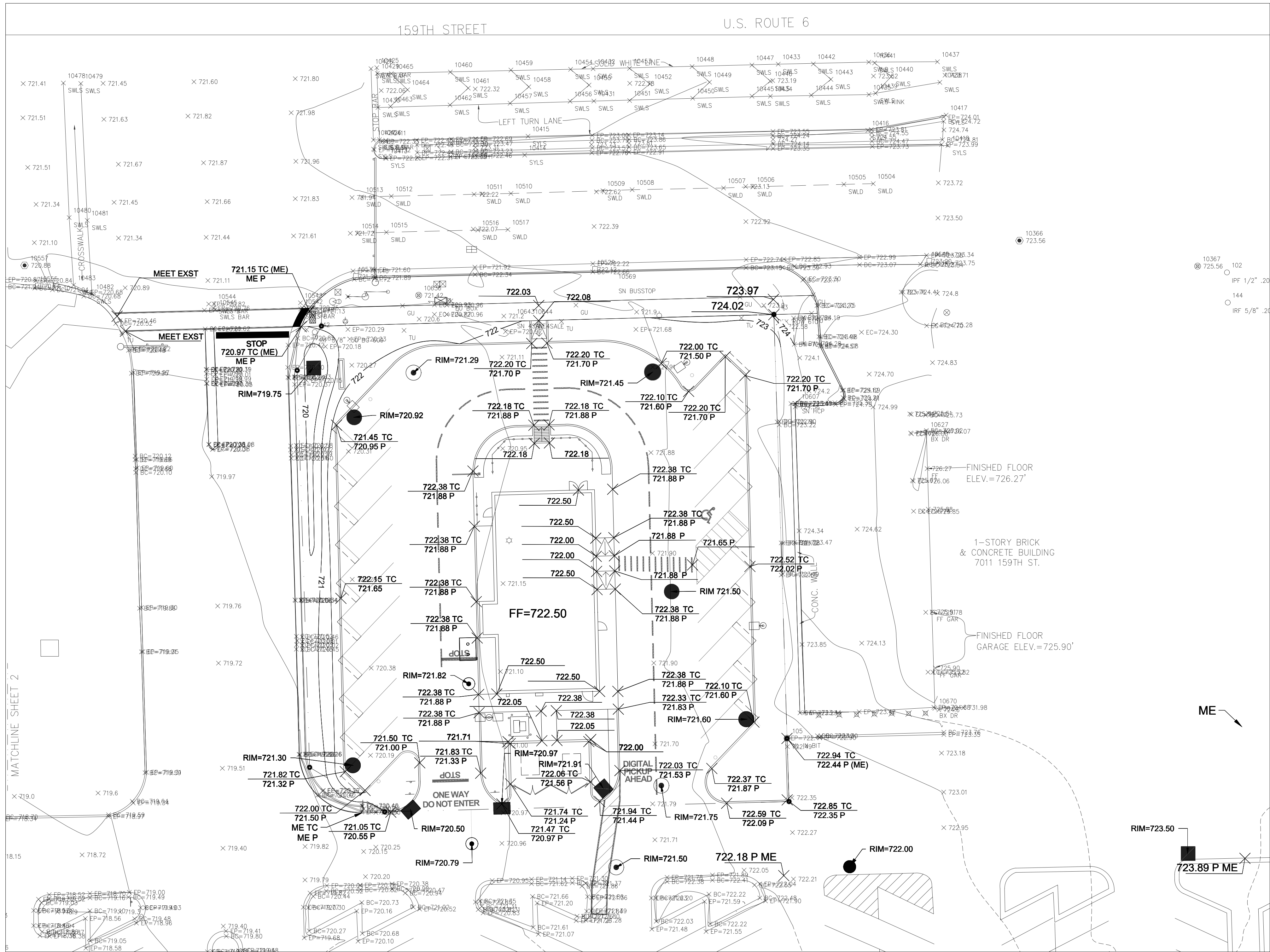
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GEOMETRY PLAN		7121 W. 159TH ST TINLEY PARK	
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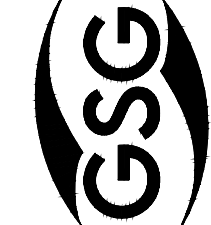
Proposed Legend

- Manhole
- Catch Basin
- PROPOSED GRADES

REVISIONS

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GRADING PLAN

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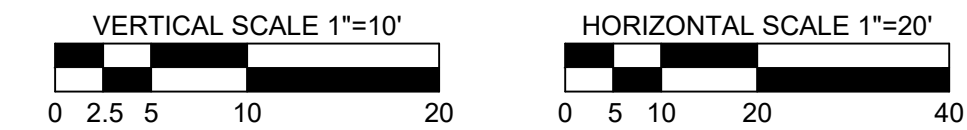
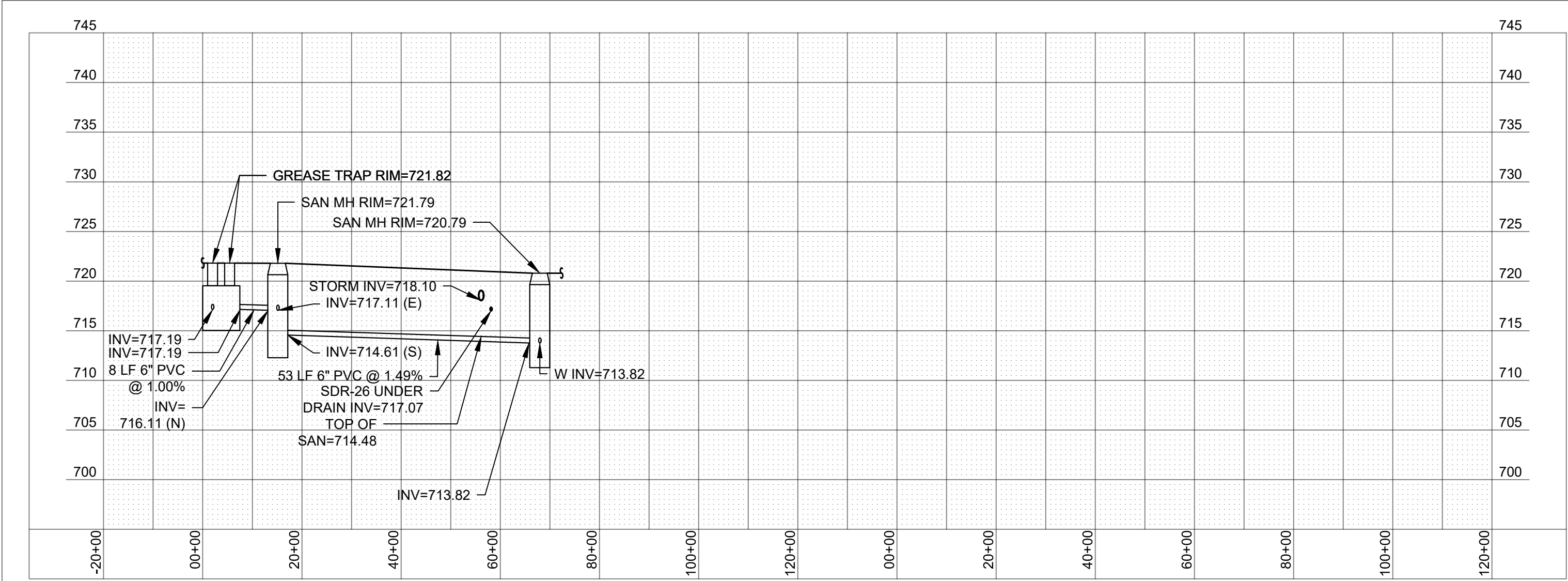




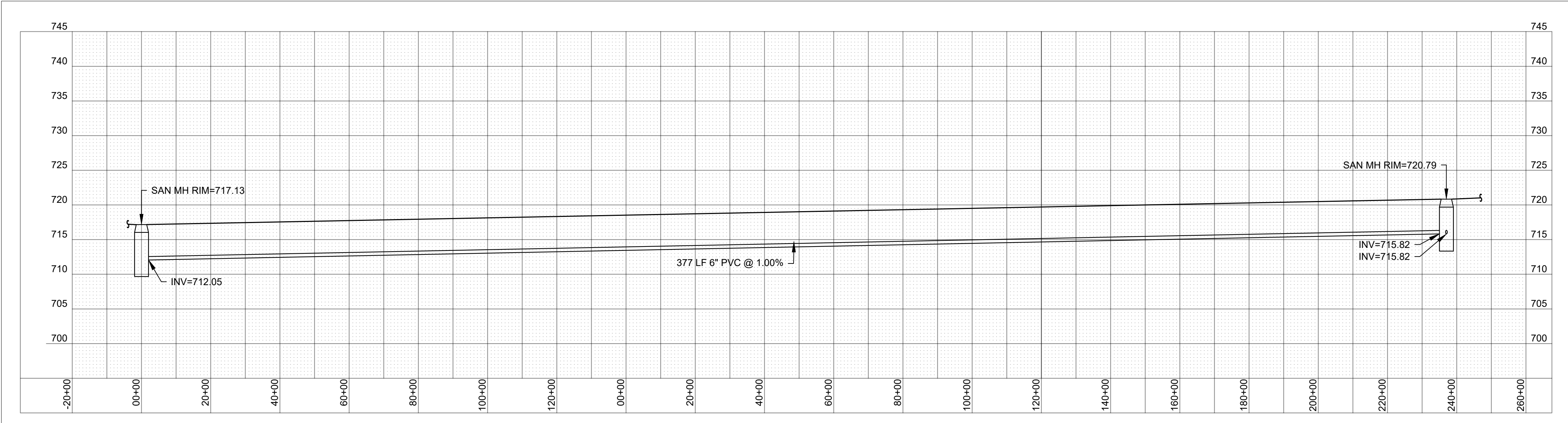




RUN A



RUN B



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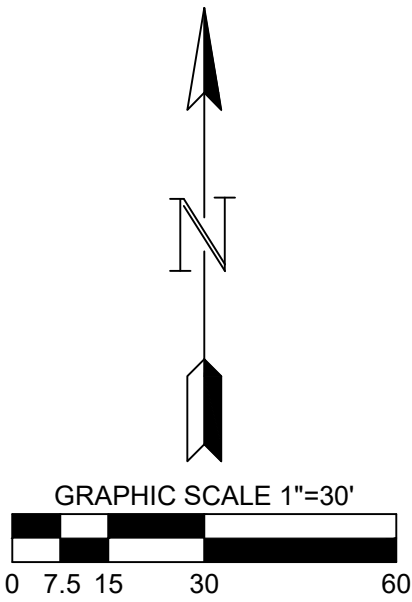
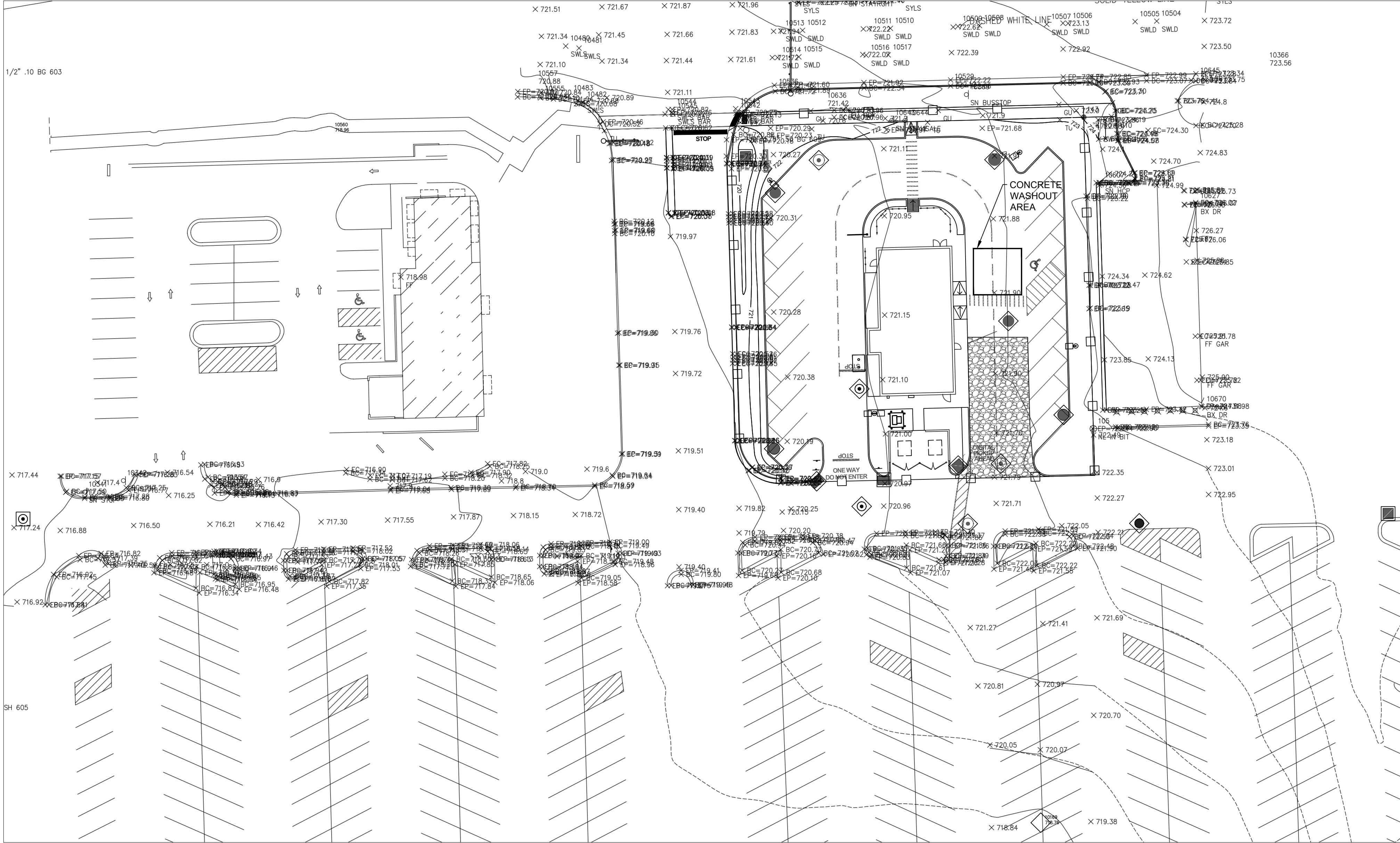


SEWER PROFILES

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TINLEY PARK

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LEGEND

CONSTRUCTION ENTRANCE

INLET PROTECTION

SILT FENCE

STORM MANHOLE

CATCH BASIN

INLET

MAJOR CONTOUR

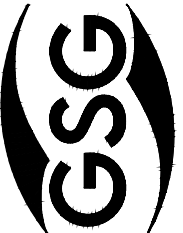
MINOR CONTOUR

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES				
-EROSION CONTROL FENCE	X			
-STABILIZED CONSTRUCTION ENTRANCE	X			
2. GRADE SITE/STOCKPILE TOPSOIL	X			
3. INSTALL STORM WATER MANAGEMENT MEASURES				
-STORM SEWER		X		
-SEDIMENT TRAP (INLET PROTECTION)		X		
4.TEMPORARY VEGETATIVE STABILIZATION				
-CONTROL MEASURES				X
-TEMPORARY SEEDING				X
-MULCHING				X
5. INSTALL STONE SURFACE IN YARD			X	
6.VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS				
-TEMPORARY SEEDING				X
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS				
-PERMANENT SEEDING				X
9.PERFORM CONTINUING MAINTENANCE	X	X	X	X

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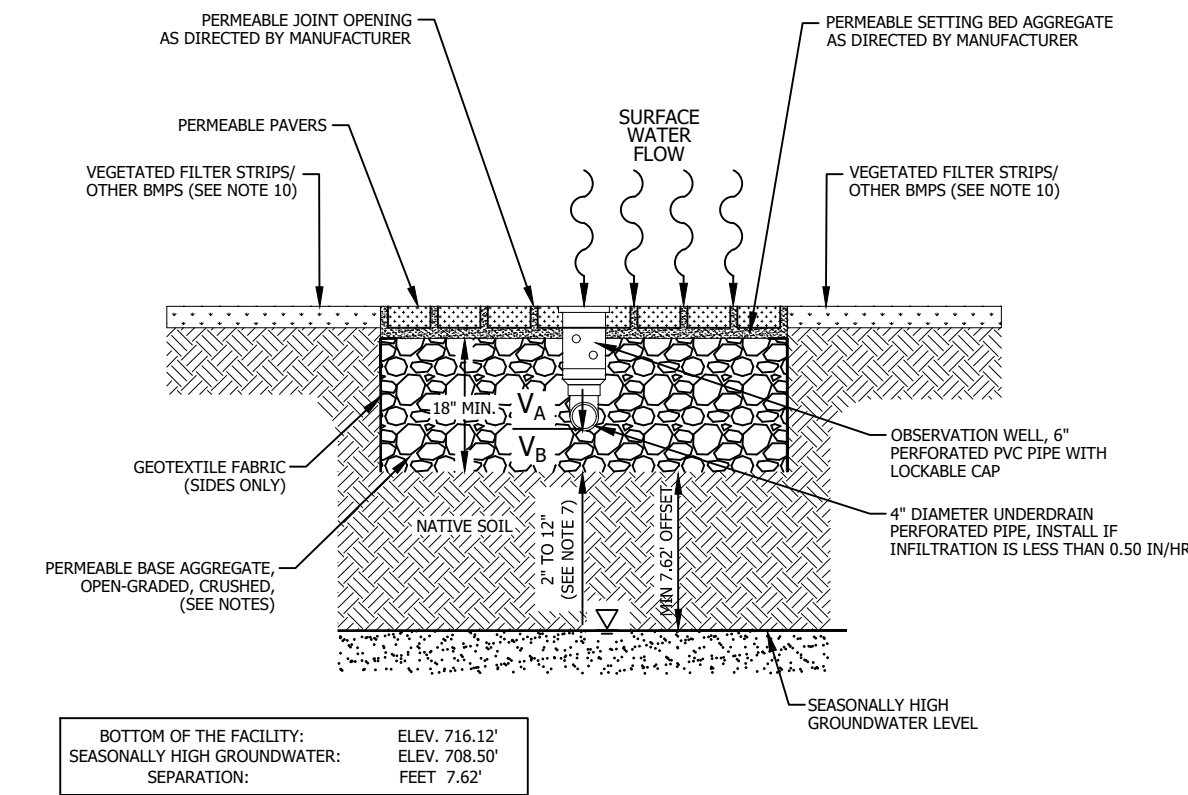


EROSION CONTROL PLAN

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TINLEY PARK

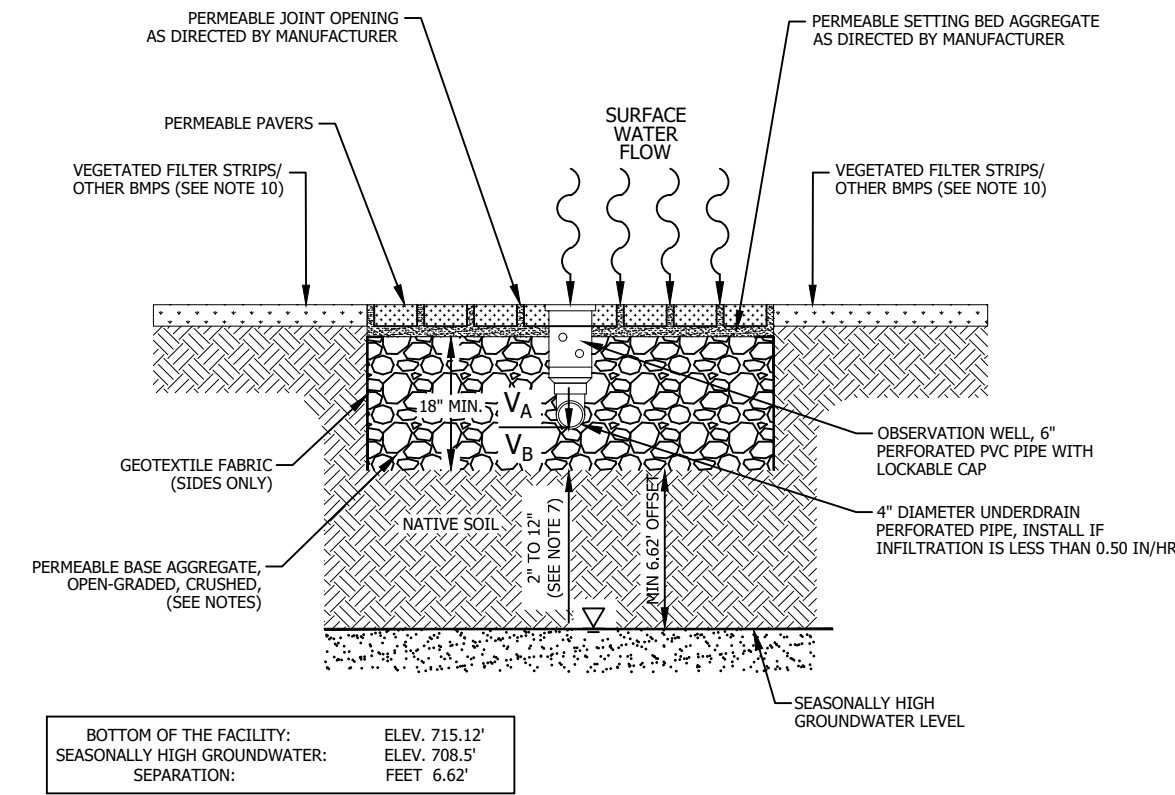
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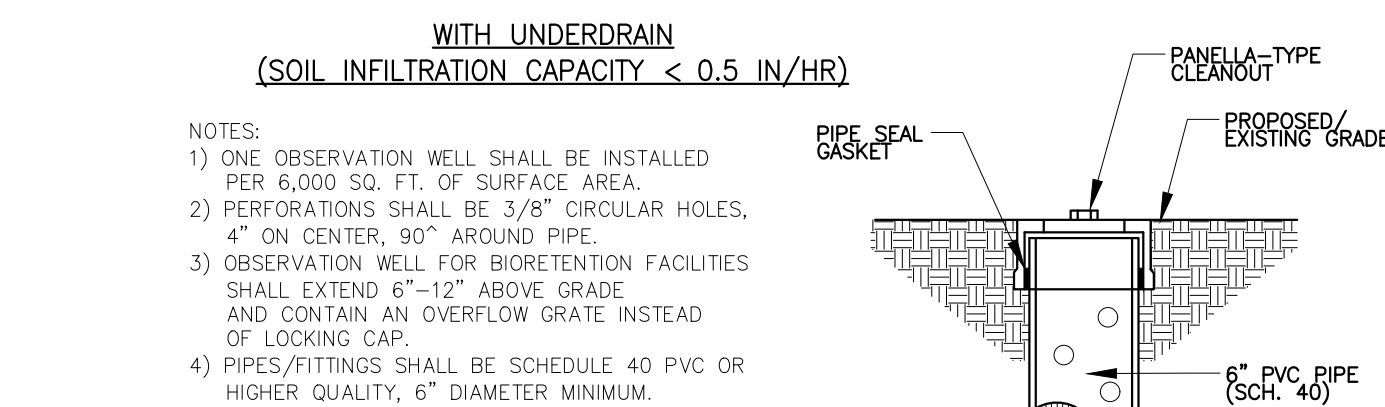
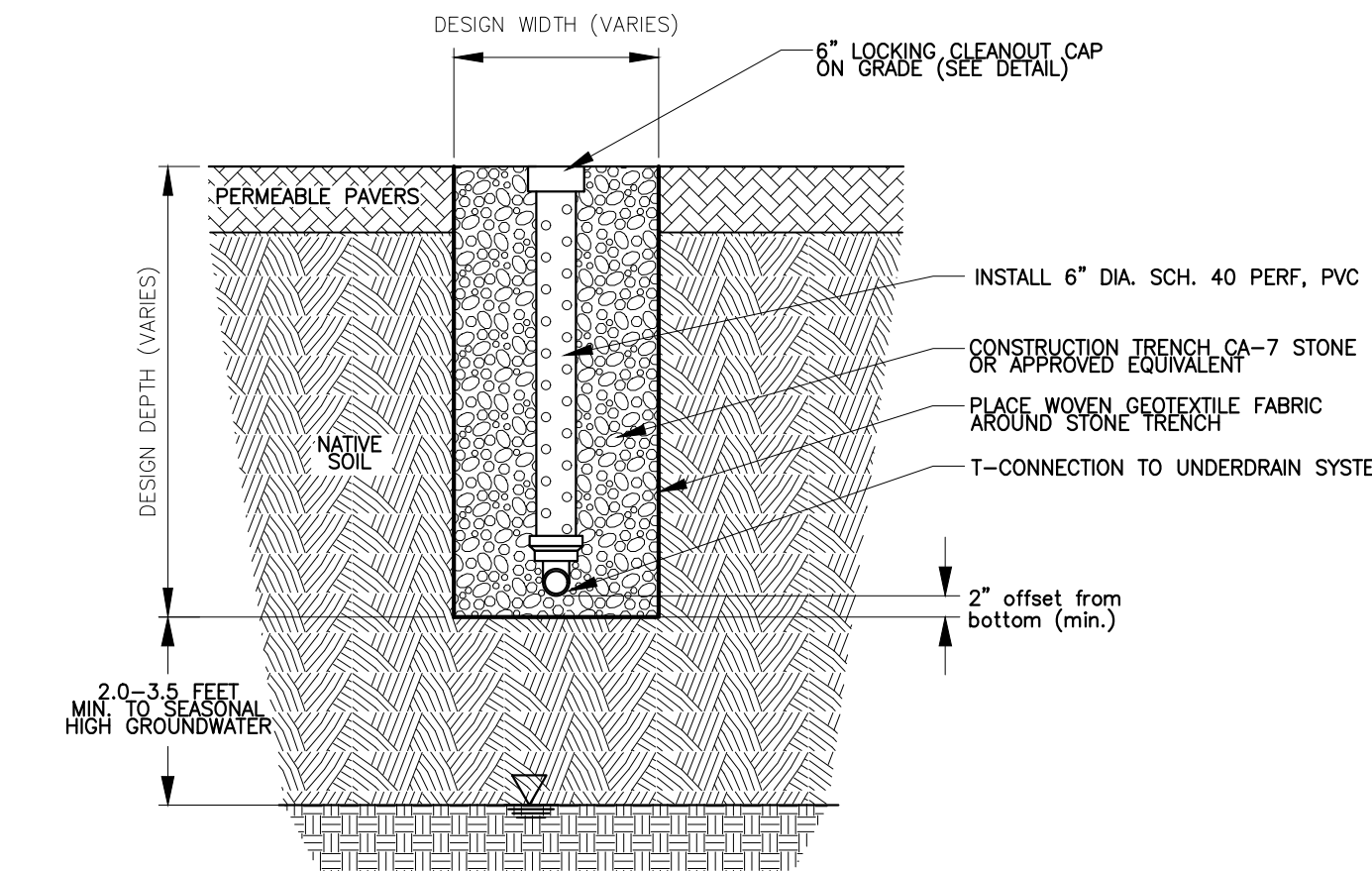
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V <sub>A</sub> : COARSE AGGREGATE (ABOVE INVERT)	2,332 FT <sup>2</sup>	0.50'	0.36	0.50 X 0.36 X V <sub>A</sub>	0.005 AC-FT
V <sub>B</sub> : COARSE AGGREGATE (BELOW INVERT)	2,332 FT <sup>2</sup>	1.00'	0.36	0.36 X V <sub>B</sub>	0.019 AC-FT
<b>TOTAL</b>					<b>0.024 AC-FT</b>

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

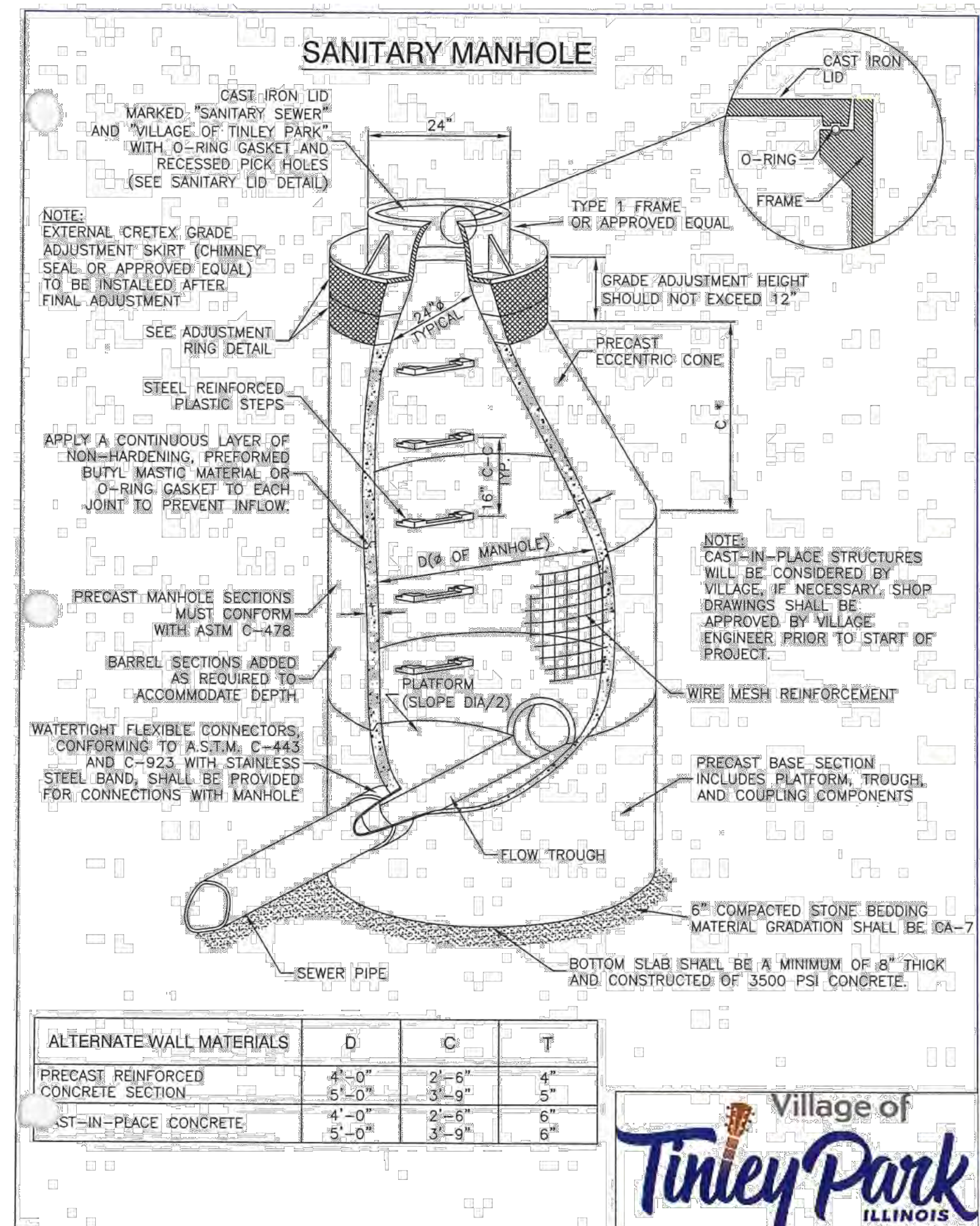


VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V <sub>A</sub> : COARSE AGGREGATE (ABOVE INVERT)	2,078 FT <sup>2</sup>	0.50'	0.36	0.50 X 0.36 X V <sub>A</sub>	0.004 AC-FT
V <sub>B</sub> : COARSE AGGREGATE (BELOW INVERT)	2,078 FT <sup>2</sup>	1.00'	0.36	0.36 X V <sub>B</sub>	0.018 AC-FT
<b>TOTAL</b>					<b>0.021 AC-FT</b>

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



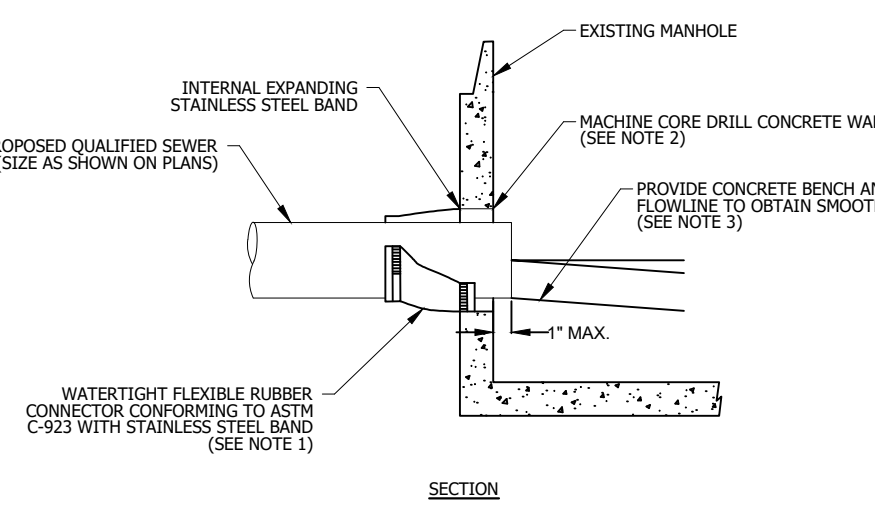
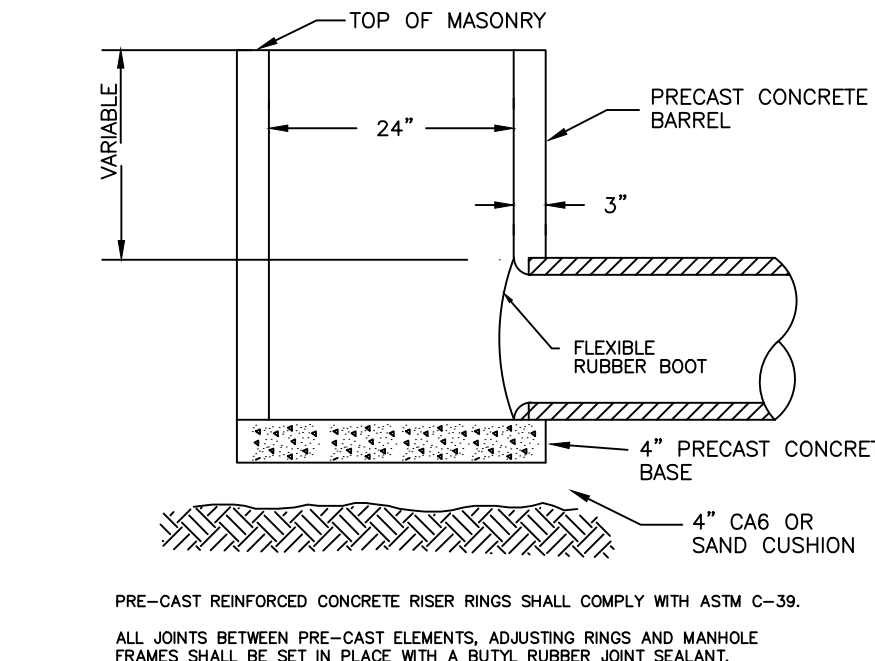
TOTAL VOLUME CONTROL	
VC-1	0.024 AC-FT
VC-2	0.021 AC-FT
<b>TOTAL</b>	<b>0.045 AC-FT</b>



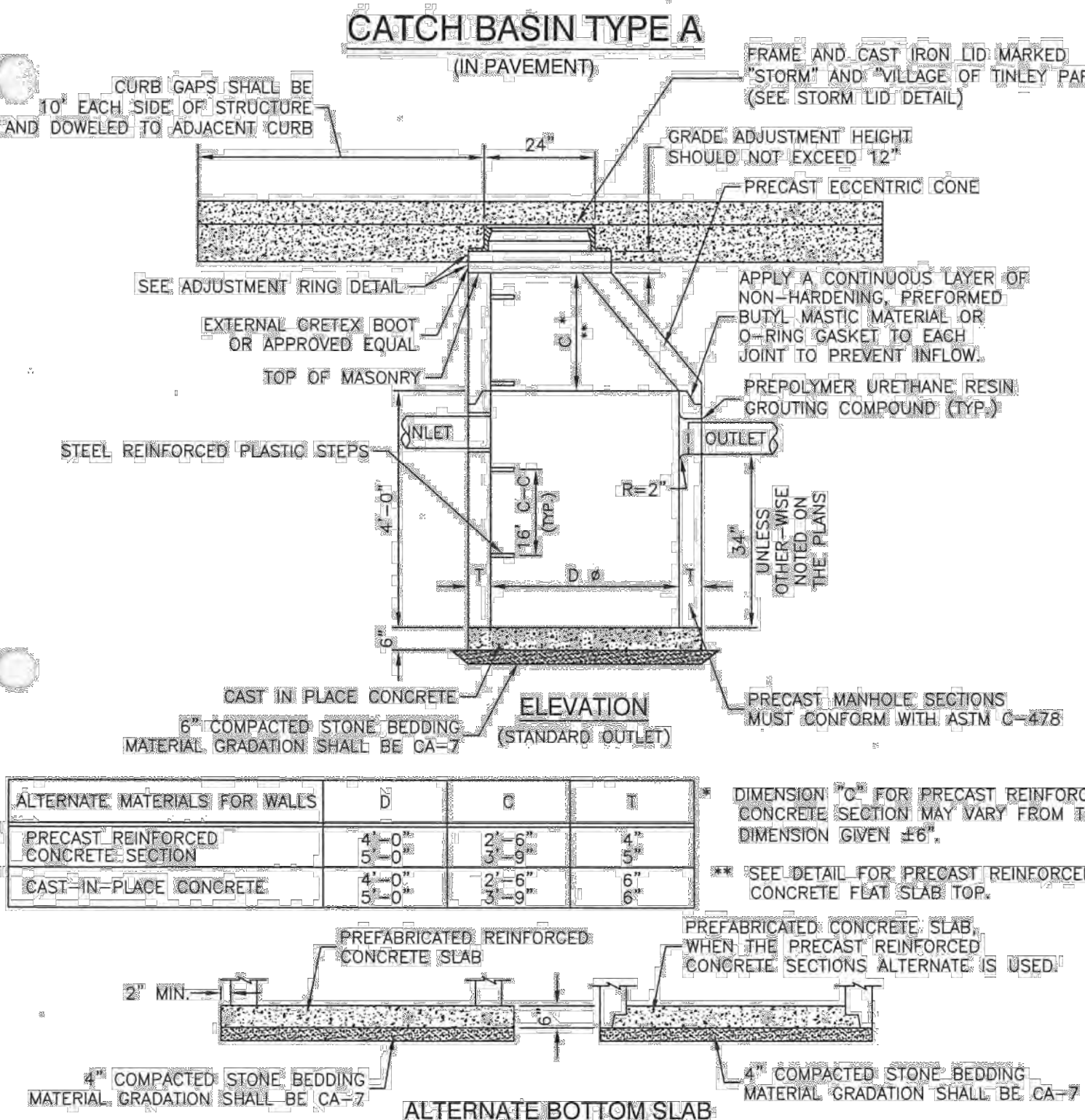
NOT TO SCALE	8/24/18
TECHNICAL GUIDANCE MANUAL	STD. DWG. NO.9
PERMEABLE PAVERS DETAIL	PAGE NO. 10 - FC
VOLUME CONTROL 2	

NOT TO SCALE	8/24/18
TECHNICAL GUIDANCE MANUAL	STD. DWG. NO.9
PERMEABLE PAVERS DETAIL	PAGE NO. 10 - FC
VOLUME CONTROL 1	

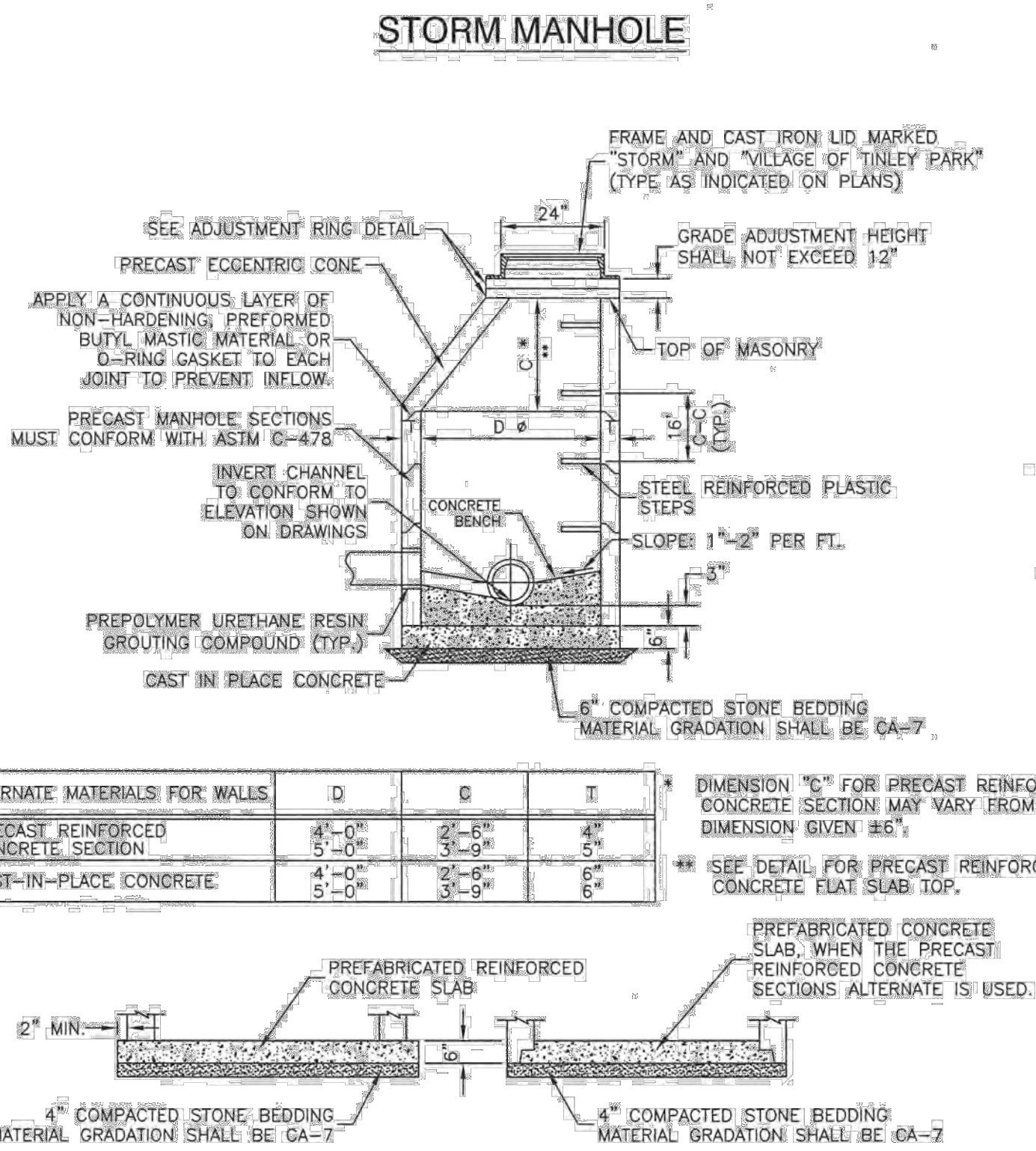
## INLET TYPE A



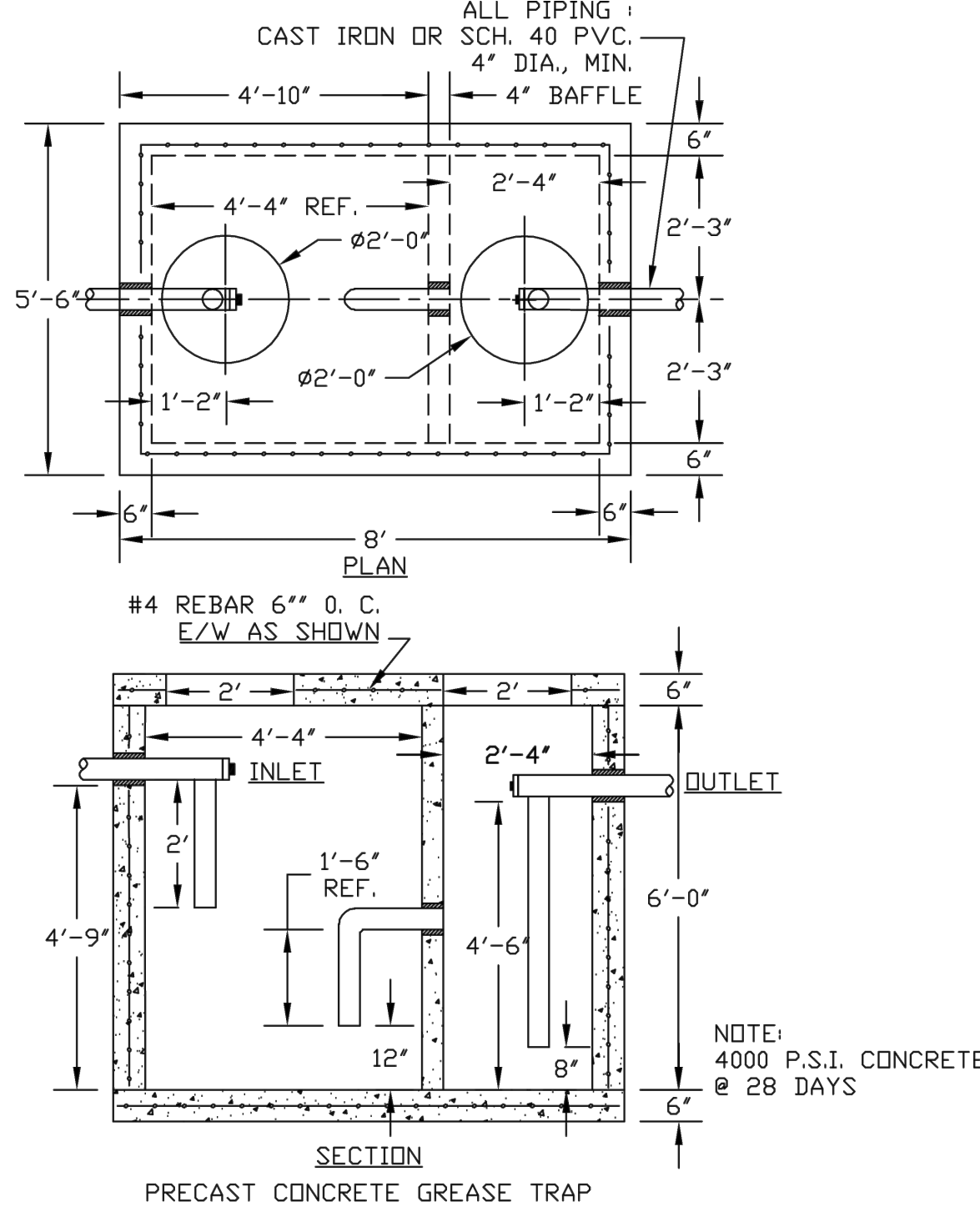
- NOTES:
- RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
  - MACHINE COREDRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
  - CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
  - CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
  - ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
  - REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.



- NOTES:
- ALL CATCH BASINS SHALL BE 4'-0" UNLESS OTHERWISE NOTED ON THE PLANS.
  - USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
  - USE THE TYPE OF FRAME AND COVER INDICATED ON THE DRAWINGS.
  - CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF THE PROJECT.



- NOTES:
- ECCENTRIC CONES REQUIRED, UNLESS OTHERWISE INDICATED ON DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
  - USE 4'-0" FOR SEWER SIZES 8" THRU 21", 5'-0" FOR SEWER SIZES 24" THRU 33" UNLESS OTHERWISE NOTED.
  - CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF PROJECT.



## REVISIONS

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1	9/22/2022	MWRD AND IDOT SUBMISSION
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## DETAILS

7121 W. 159TH ST  
TINLEY PARK

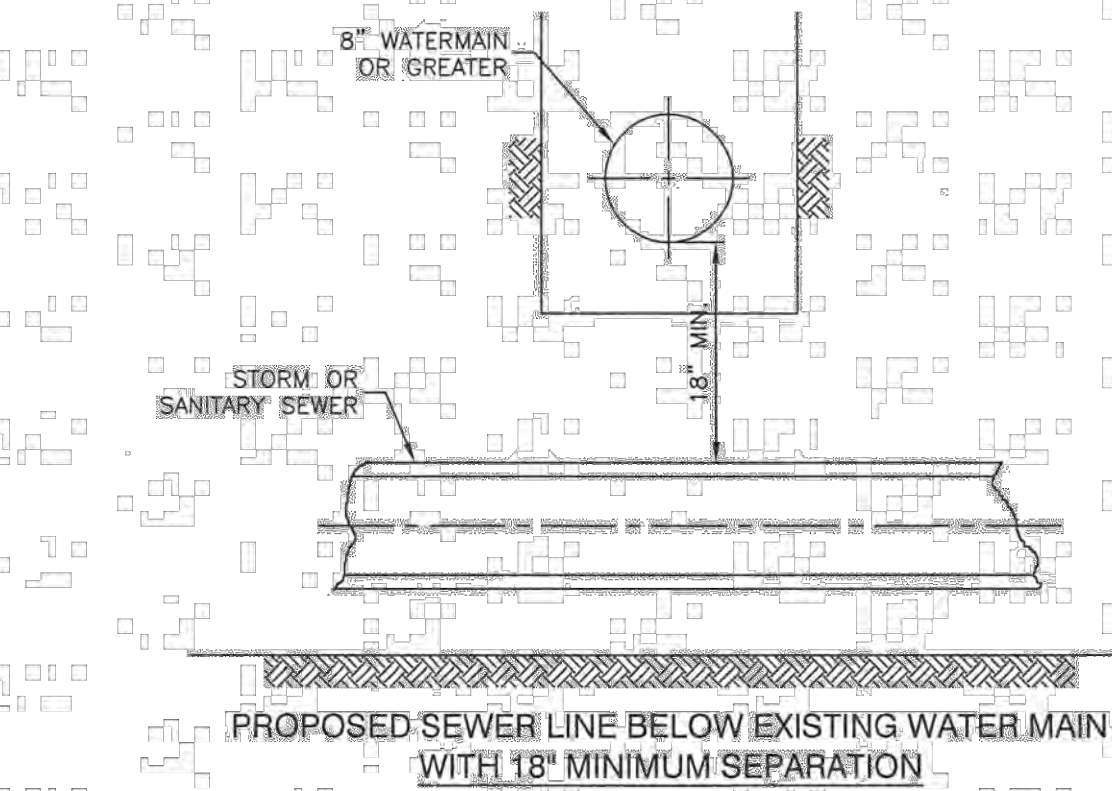
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AW	PROJECT No.
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
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FILE NAME:	
MJK TINLEY - FINAL SHEETS	







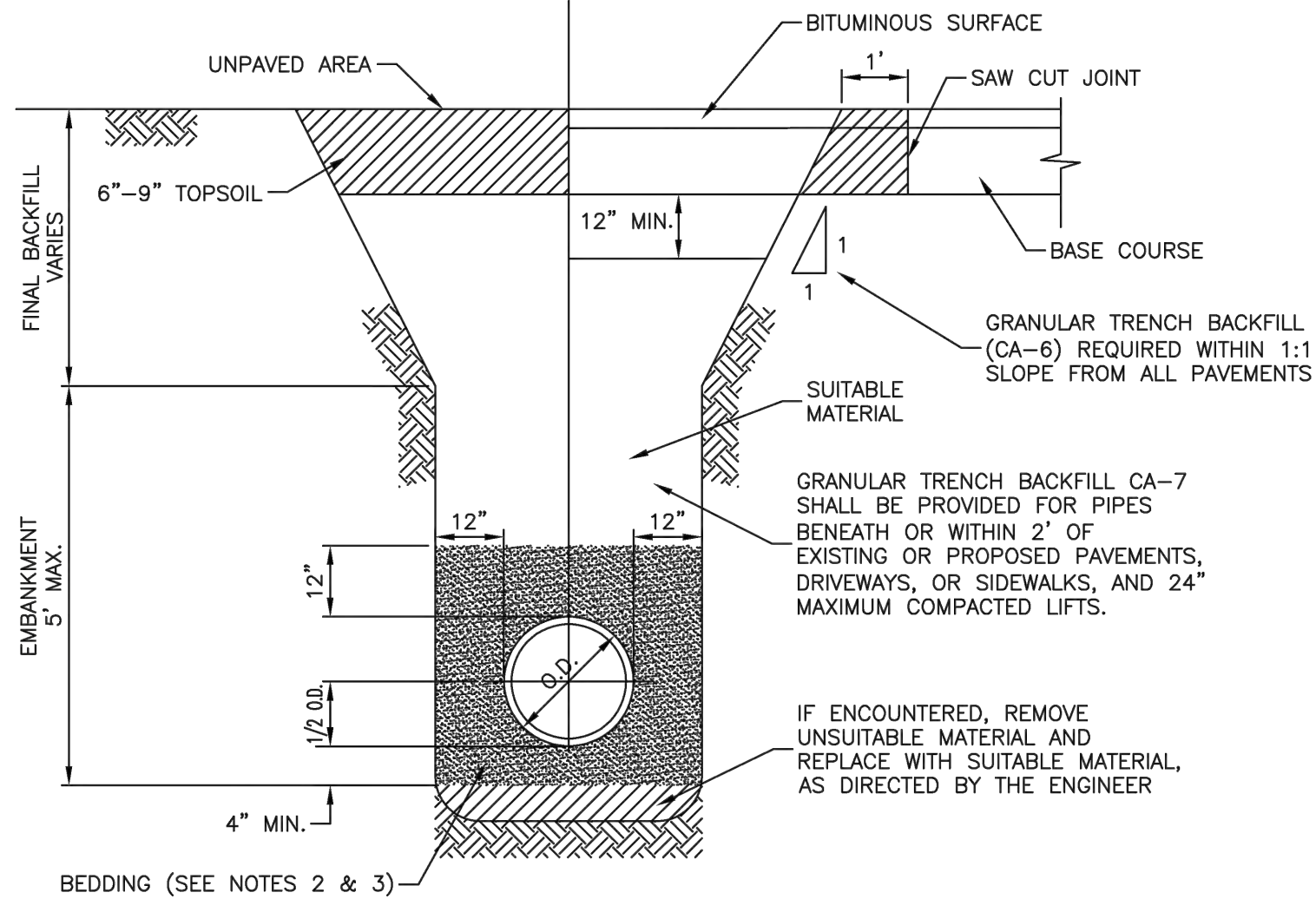
WATER AND SEWER SEPARATION REQUIREMENTS



- NOTES:
1. PROVIDE ADEQUATE SUPPORT FOR WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
  2. MAINTAIN 18" MINIMUM VERTICAL SEPARATION FOR 10' HORIZONTALLY.



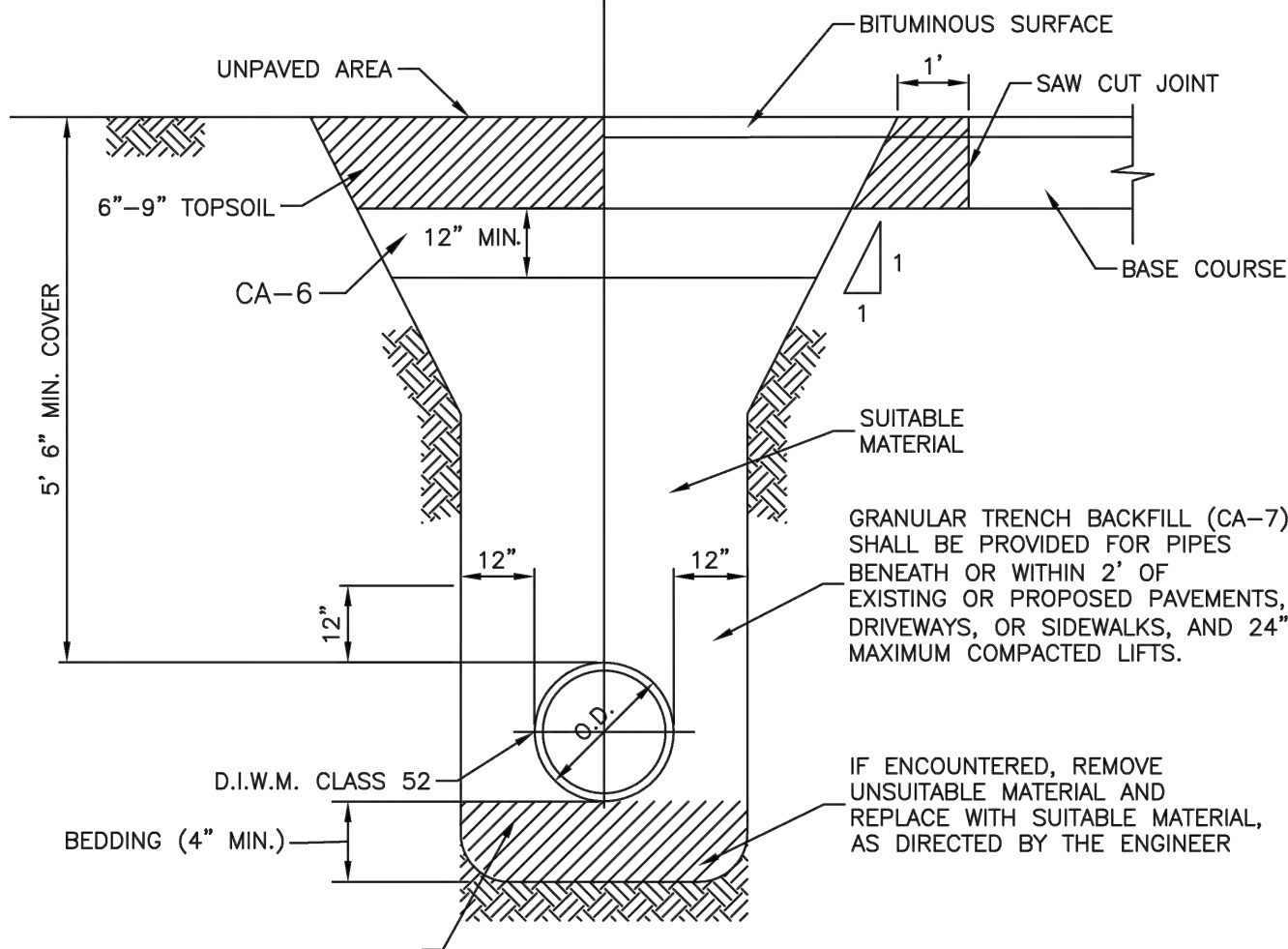
TRENCH BACKFILL DETAIL FOR SANITARY SEWER



- NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
  2. BEDDING SHALL BE REQUIRED TO BE A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE PIPE BUT SHALL NOT BE LESS THAN 4". BEDDING AND HAUNCHING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." THE GRADATION SHALL BE CA-7.
  3. FOR PVC PIPE THE BEDDING MATERIAL SHALL BE PLACED A MINIMUM 12" OVER THE TOP OF THE PIPE AND GRADATION SHALL BE CA-7 AND SHALL BE CAREFULLY PLACED SO AS TO FILL THE SPACE UNDER AND AROUND THE PIPE.
  4. TRENCH BACKFILL SHALL BE CA-7 TO WITHIN 12" OF THE TOP OF THE TRENCH. TOP FINAL 12" SHALL BE FILLED WITH CA-6.



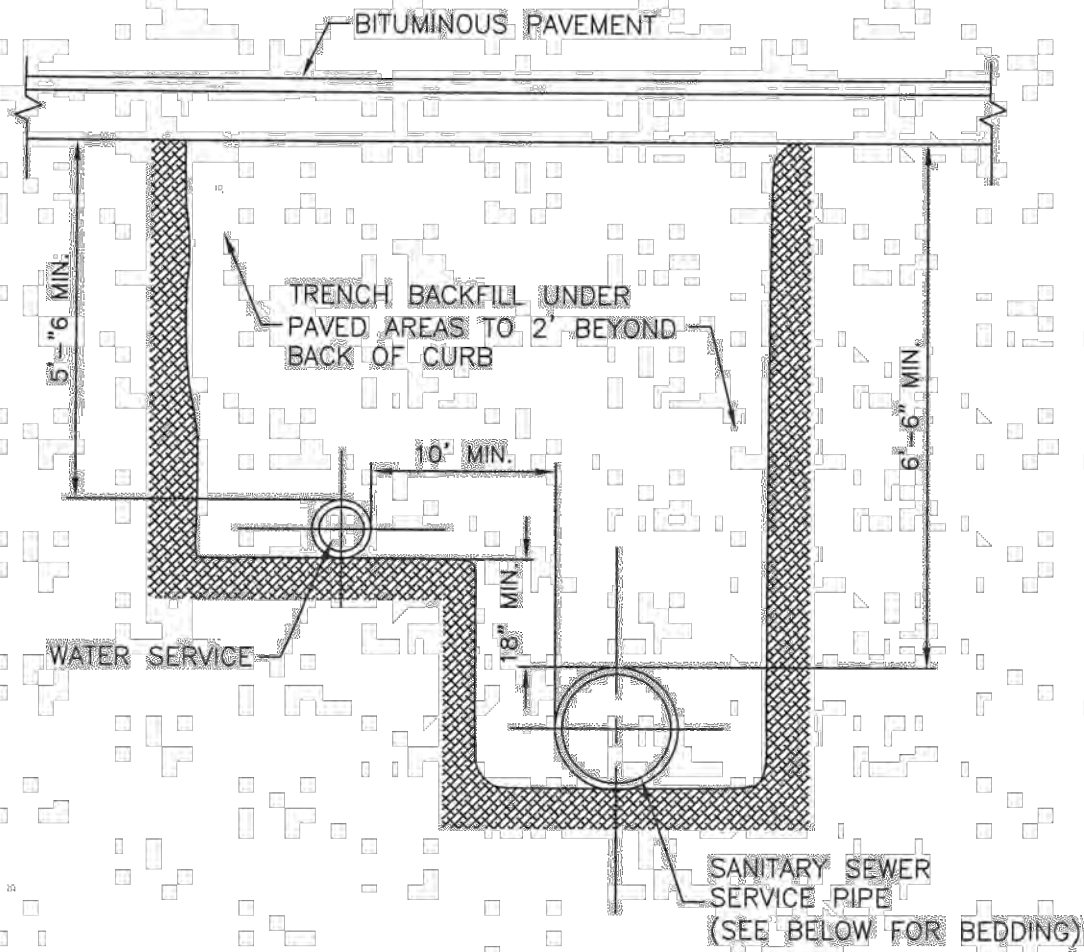
TRENCH BACKFILL FOR WATERMAIN



- NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
  2. TRENCH BACKFILL (CA-7) SHALL PROVIDE 12" MINIMUM COVER ON WATERMAIN.



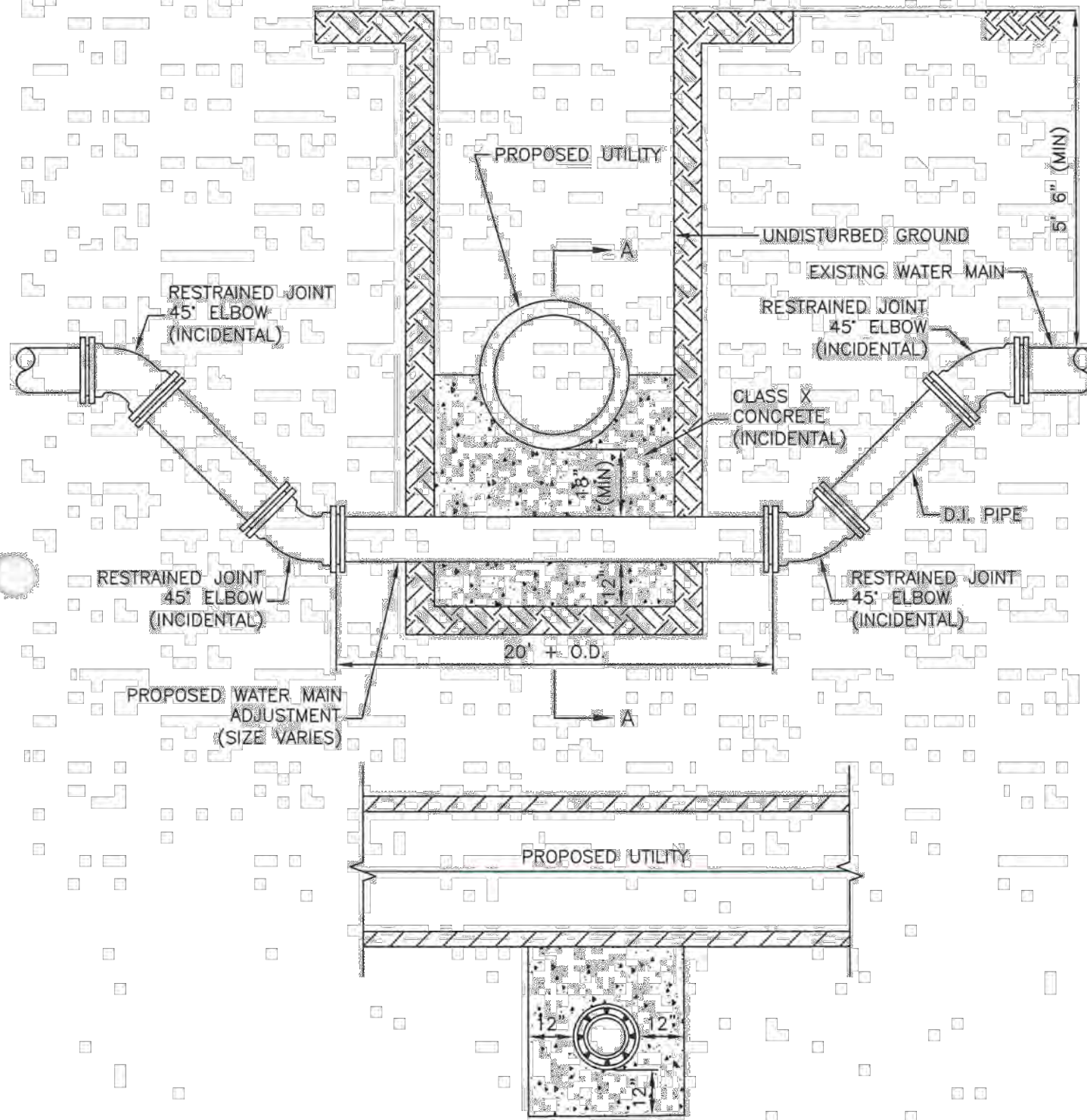
TRENCH BACKFILL DETAIL FOR  
SANITARY SEWER & WATER SERVICES



SANITARY SEWER PIPE BEDDING SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, PEA GRAVEL, CRUSHED STONE OR SLAG, 1/4" TO 3/4" IN SIZE, AS A MINIMUM THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ART. 1004.01 OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS.



DETAIL OF WATERMAIN ADJUSTMENT

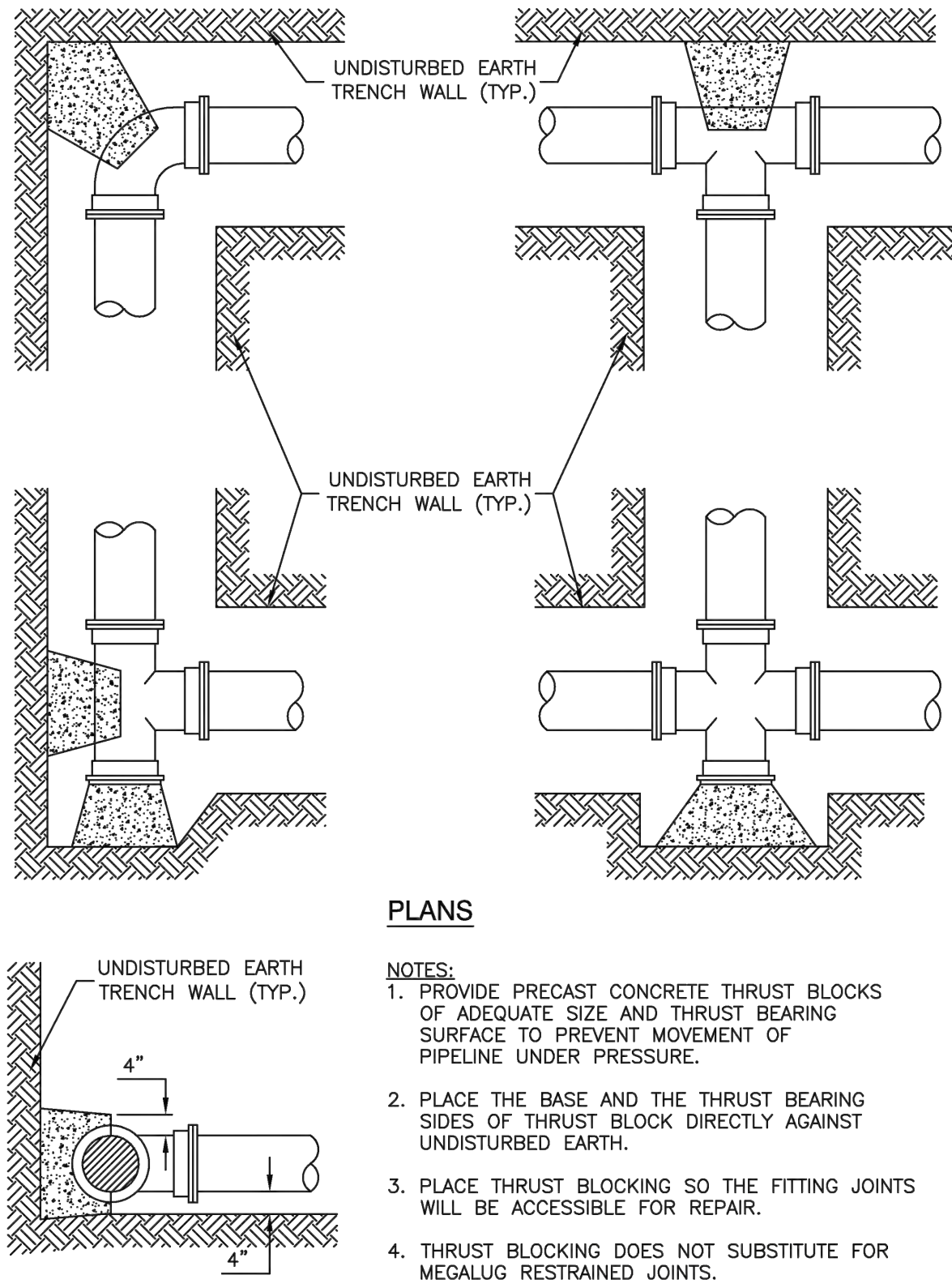


- NOTES:
1. GRAVITY SEWER TO BE WATERMAIN QUALITY. PRESSURE FOR A MINIMUM DISTANCE OF TEN FEET (10') ON BOTH SIDES OF THE OUTSIDE WALL OF THE WATERMAIN.
  2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAIN AND SEWER SHALL COMPLY WITH IEPA REQUIREMENTS.
  3. ALL CROSSINGS IN CONCRETE SHALL BE IN A SLEEVE.

SECTION A-A



TYPICAL THRUST BLOCK INSTALLATIONS



PLANS

- NOTES:
1. PROVIDE PRECAST CONCRETE THRUST BLOCKS OF ADEQUATE SIZE AND THRUST BEARING SURFACE TO PREVENT MOVEMENT OF PIPELINE UNDER PRESSURE.
  2. PLACE THE BASE AND THE THRUST BEARING SIDES OF THRUST BLOCK DIRECTLY AGAINST UNDISTURBED EARTH.
  3. PLACE THRUST BLOCKING SO THE FITTING JOINTS WILL BE ACCESSIBLE FOR REPAIR.
  4. THRUST BLOCKING DOES NOT SUBSTITUTE FOR MEGALUG RESTRAINED JOINTS.

SECTION



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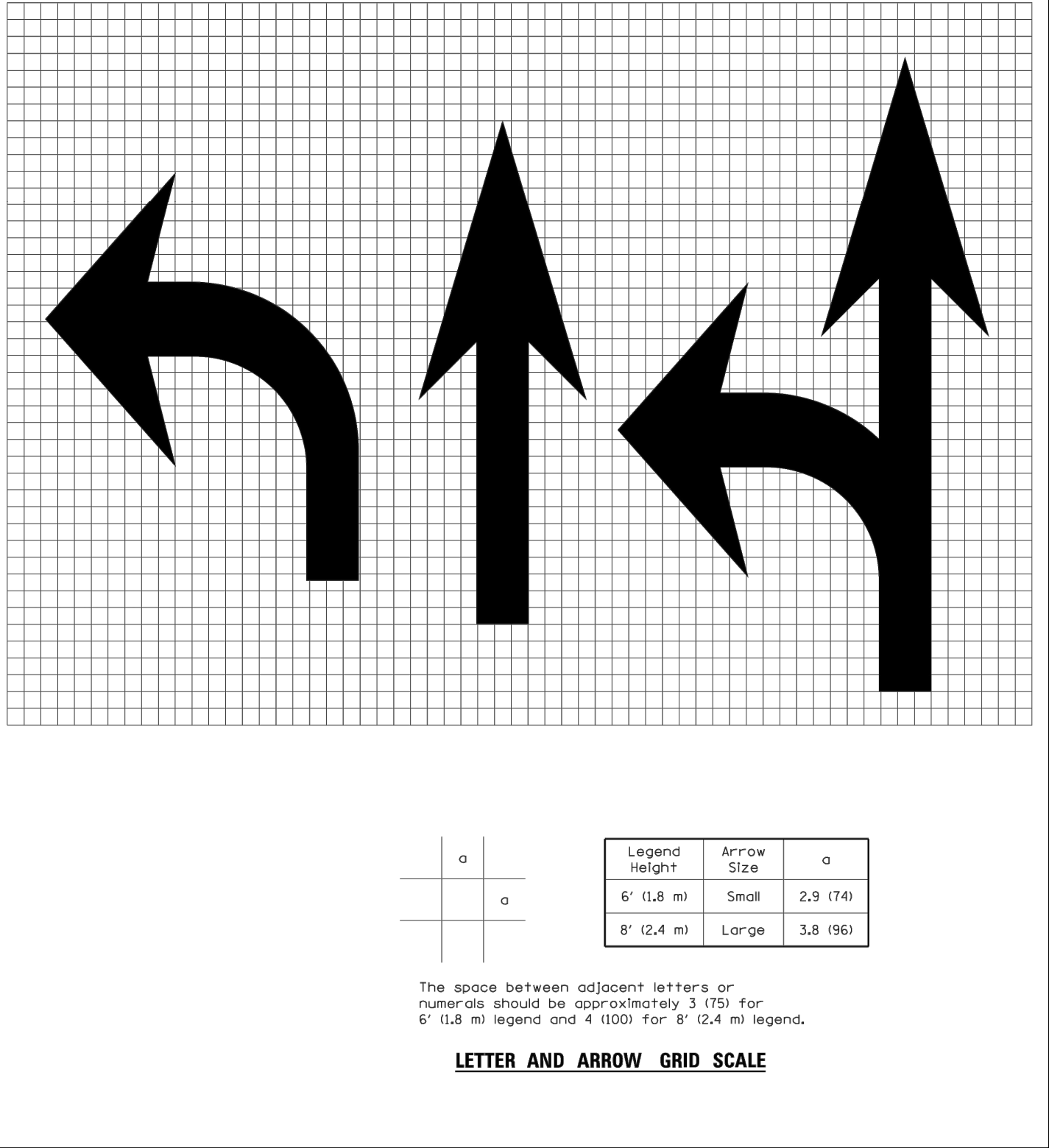
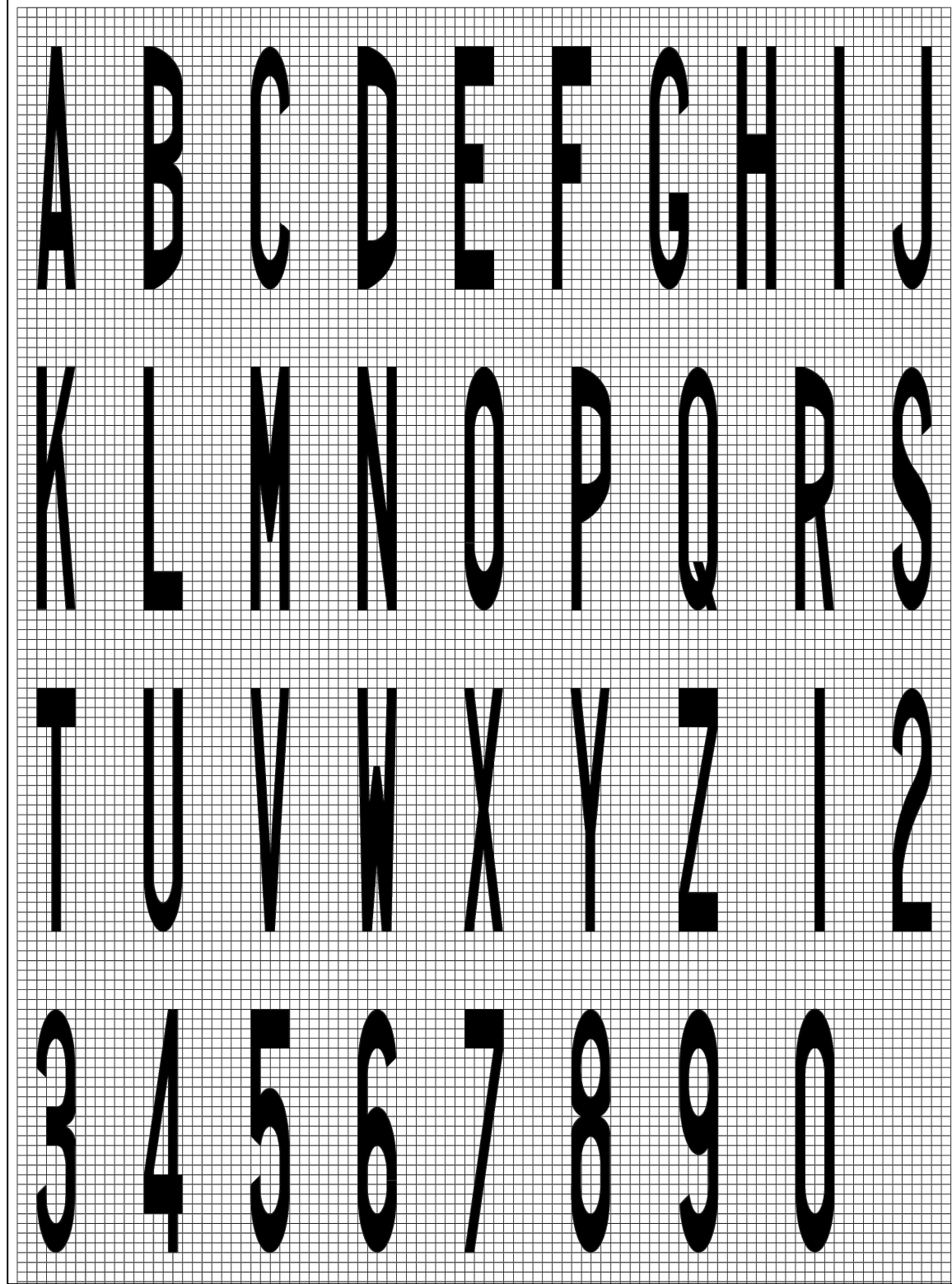
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FILE NAME:	
MJK TINLEY - FINAL SHEETS	





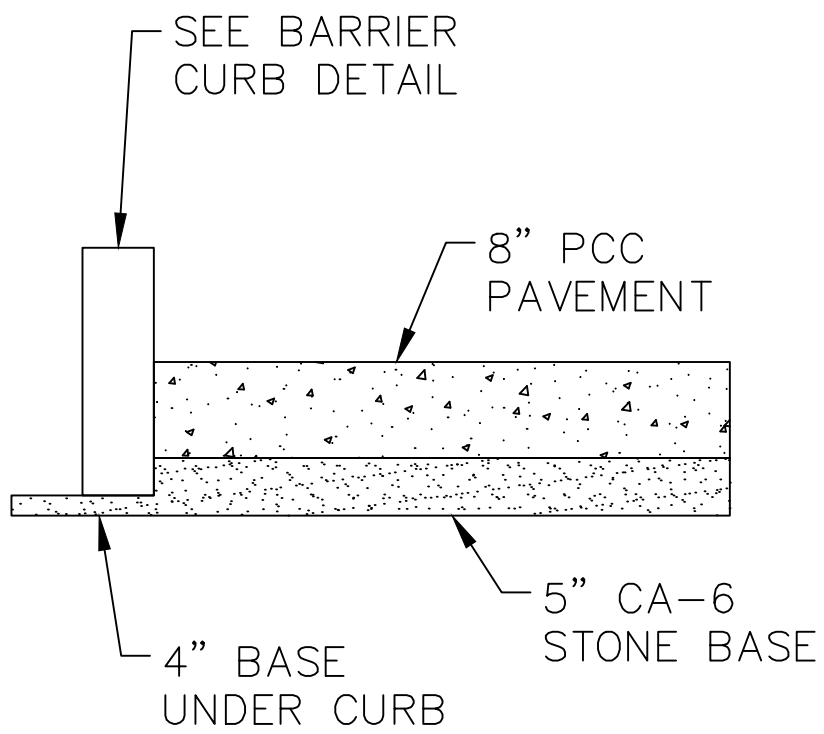




Legend Height	Arrow Size	a
6' (1.8 m)	Small	2.9 (74)
8' (2.4 m)	Large	3.8 (96)

The space between adjacent letters or numerals should be approximately 3 (75) for 6' (1.8 m) legend and 4 (100) for 8' (2.4 m) legend.

LETTER AND ARROW GRID SCALE



- NOTES:
1. TESTING OF SUBGRADE AND ALL ROADWAY MATERIALS IN RESIDENTIAL AND MIXED USE PARKING AREAS SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE'S REQUIRED IMPROVEMENTS, ENGINEERING DESIGN STANDARDS, AND STANDARD DETAILS.
  2. ALL CONCRETE SHALL BE IDOT CLASS "SI" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.
  3. THE SUBGRADE SHALL BE STABLE AND MECHANICALLY COMPACTED.
  4. ALL AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED.

P.C.C. PAVEMENT SECTION



R 1-1  
30"x30"

NOTE: REFER TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR MORE INFORMATION

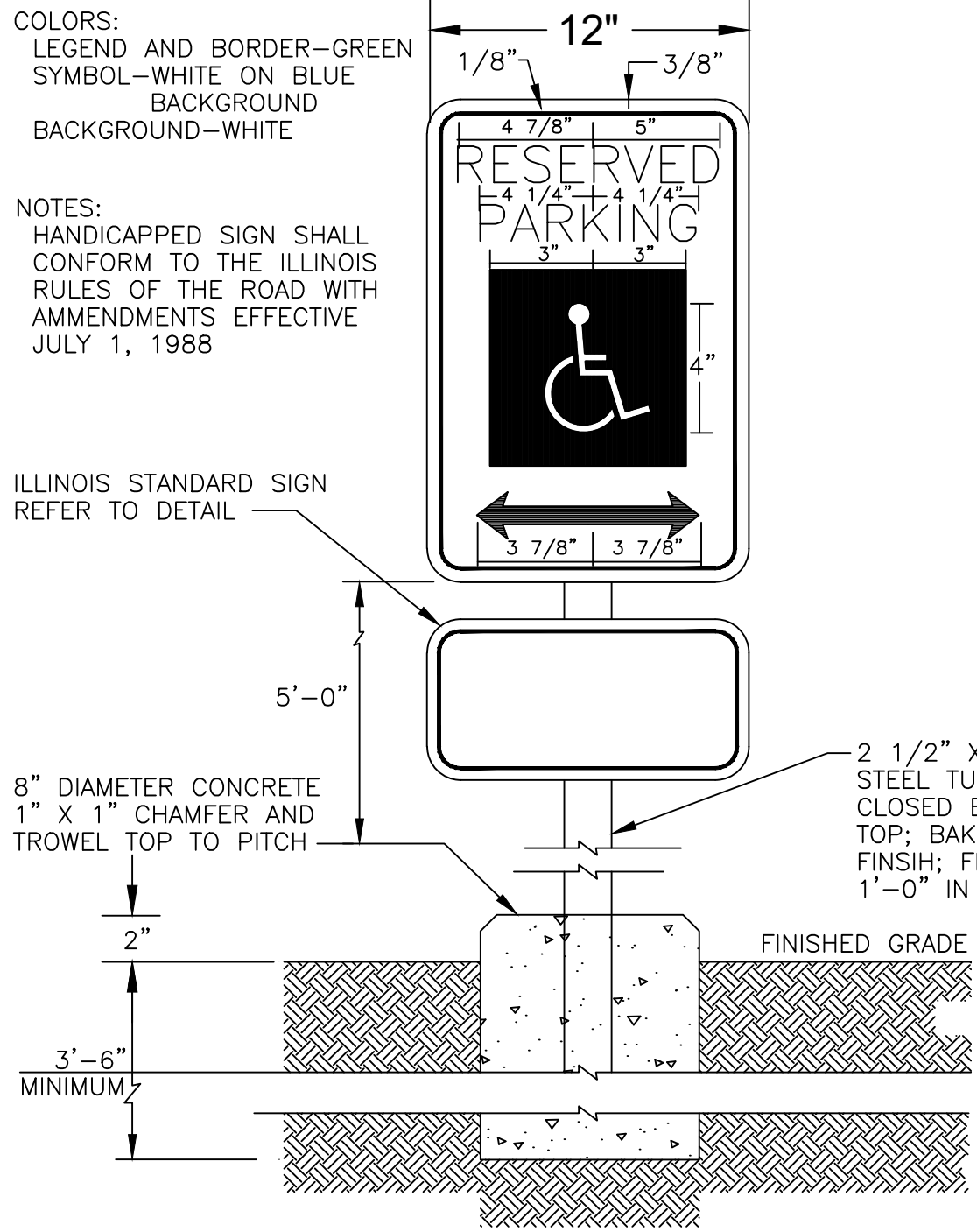
STOP SIGN DETAIL



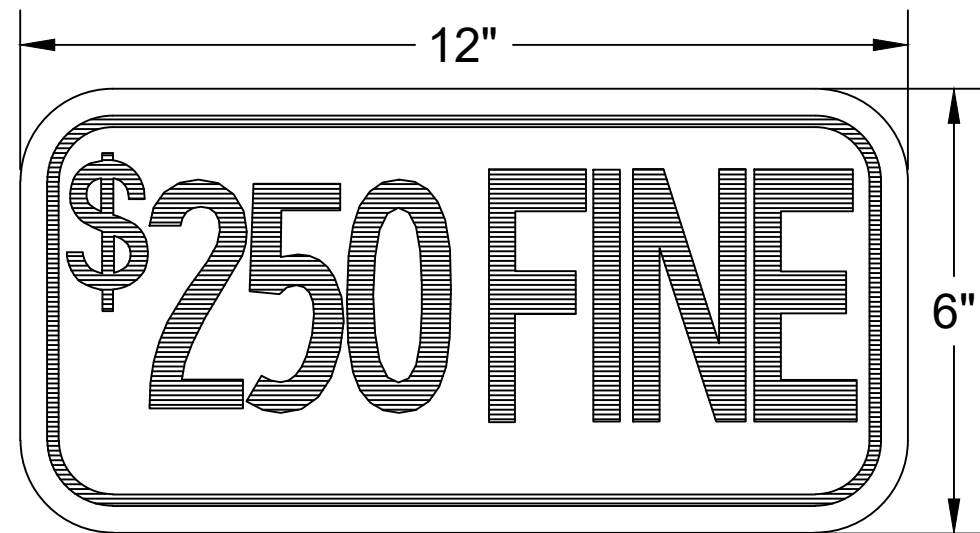
R 5-1  
30"x30"

NOTE: REFER TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR MORE INFORMATION

DO NOT ENTER SIGN DETAIL



HANDICAP SIGN DETAIL



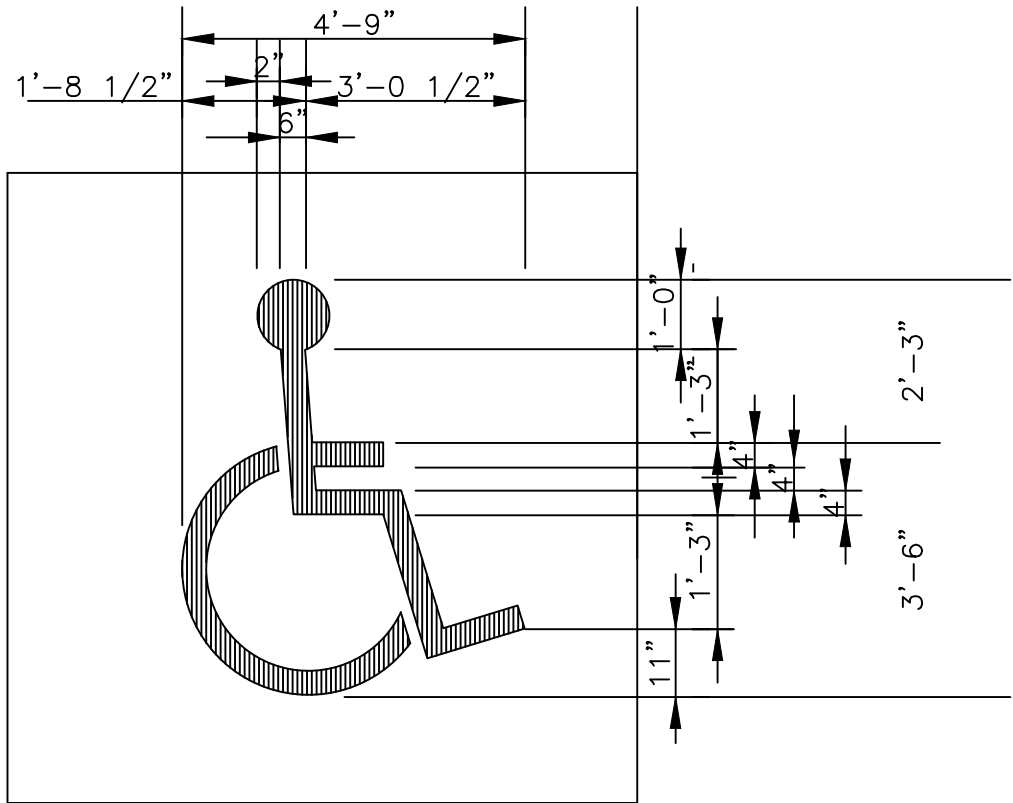
SERIES LINES	MARGIN	BORDER	BLK STD
2C3B	0.37	0.37	B5-126

ALL DIMENSIONS ARE IN INCHES.  
TO BE USED WITH R7-8 ("S-2C "1",2" 8 X 5)

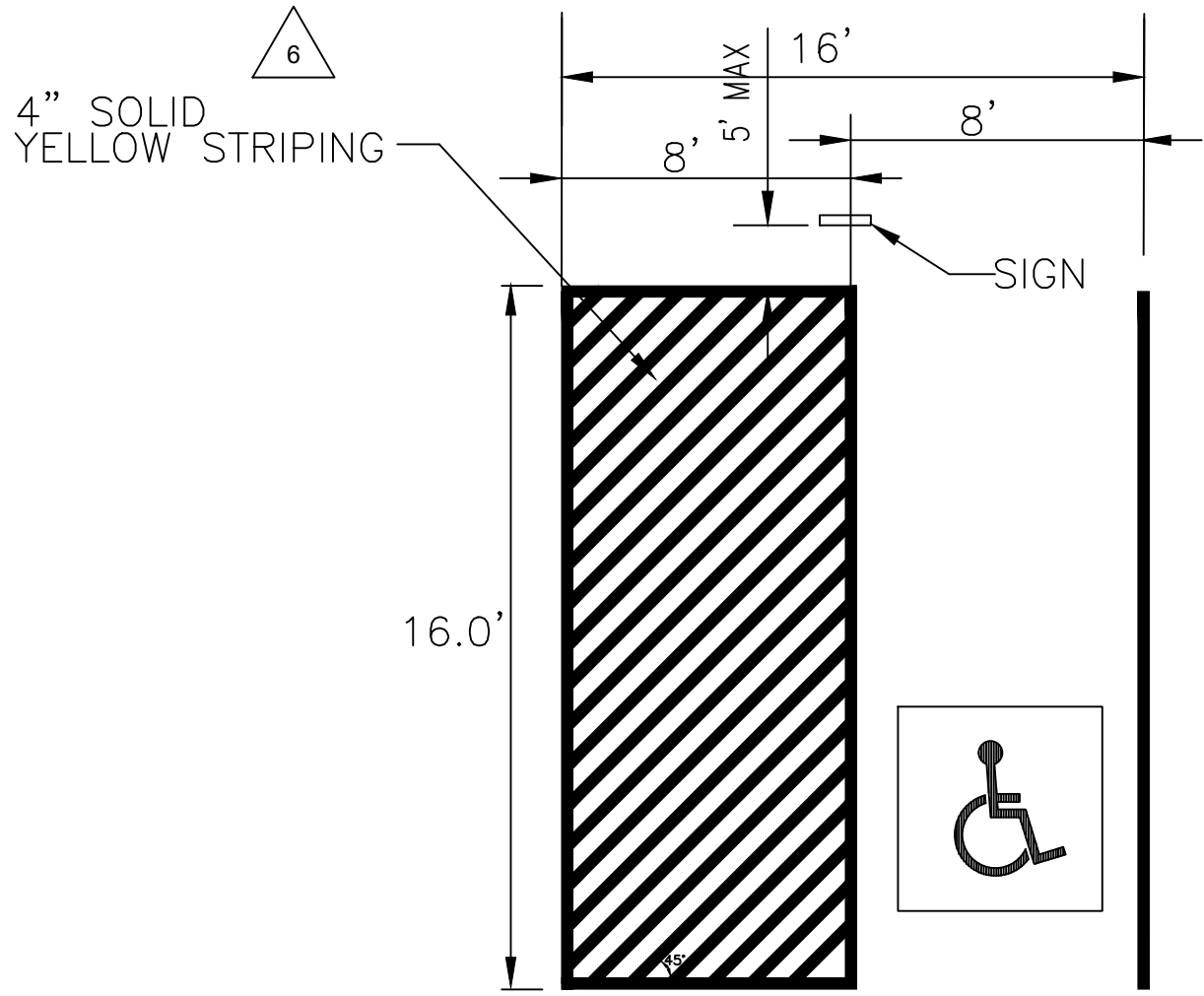
COLOR:  
LEGENDS AND BORDER GREEN NON REFLECTORIZED  
BACKGROUND WHITE REFLECTORIZED

NOTE:  
SIGN REQUIRING "\$100 FINE"  
ILLINOIS STANDARD R7-I101

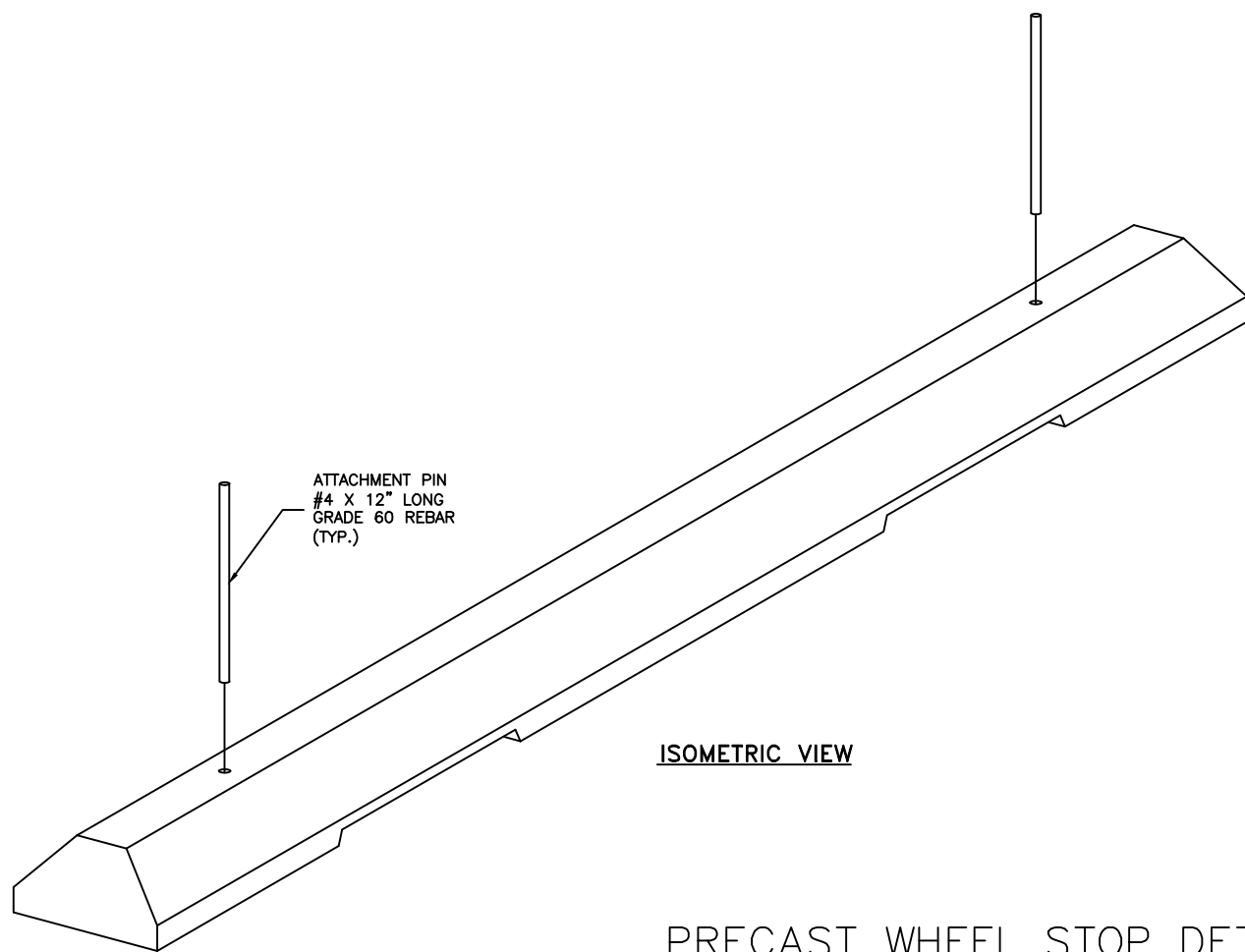
HANDICAP SIGN DETAIL



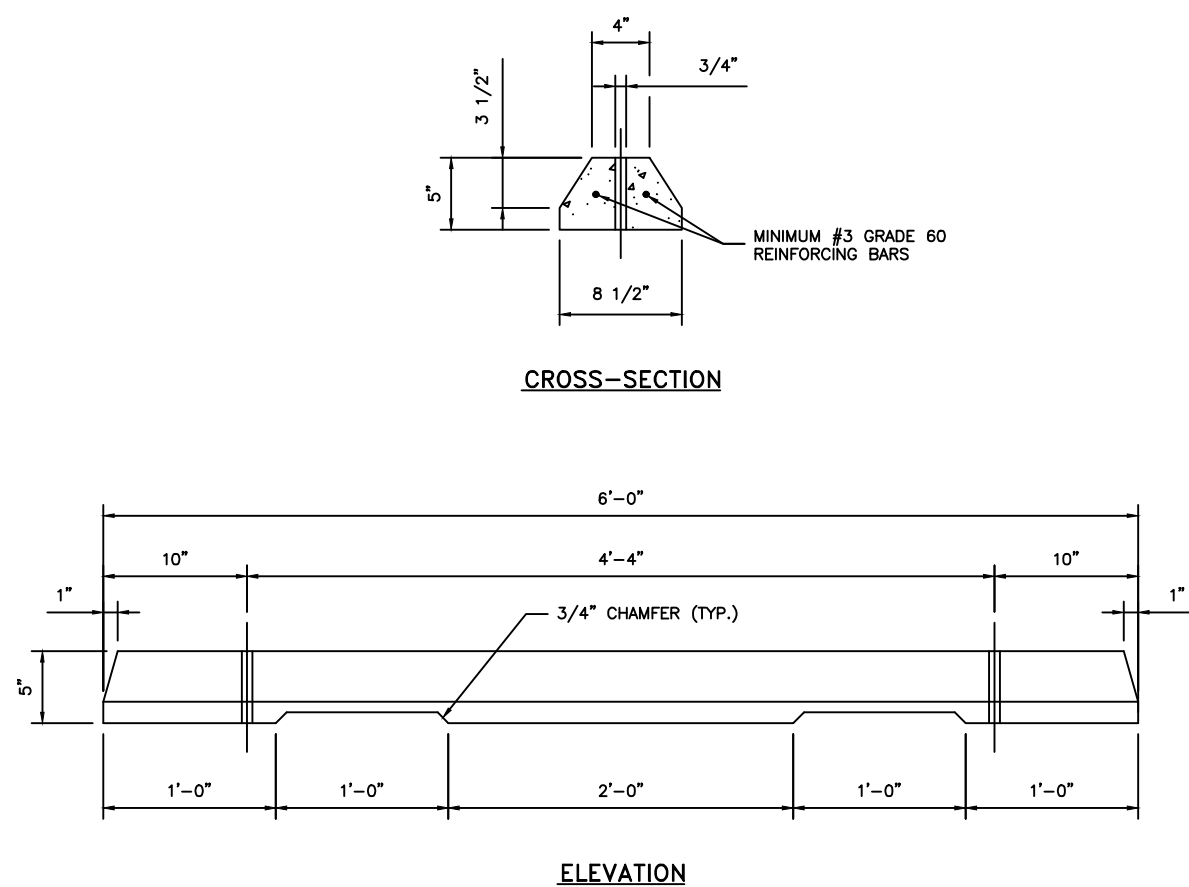
HANDICAP SYMBOL DETAIL



HANDICAP PARKING STALL DETAIL



PRECAST WHEEL STOP DETAIL

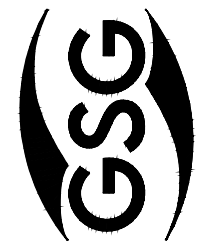


GENERAL NOTES:  
1. CONCRETE FOR WHEEL STOP: MINIMUM 3,000 PSI IN 28 DAYS  
2. REINFORCING STEEL: PER ASTM A615, GRADE 60  
3. ATTACHMENT PINS SHALL HAVE 7 INCH EMBEDMENT.

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FILE NAME:	
MJK TINLEY -FINAL SHEETS	







### SILT FENCE ASSEMBLY DETAIL

**STEP 1**

FILTER FABRIC

POSTS

FILTER FABRIC

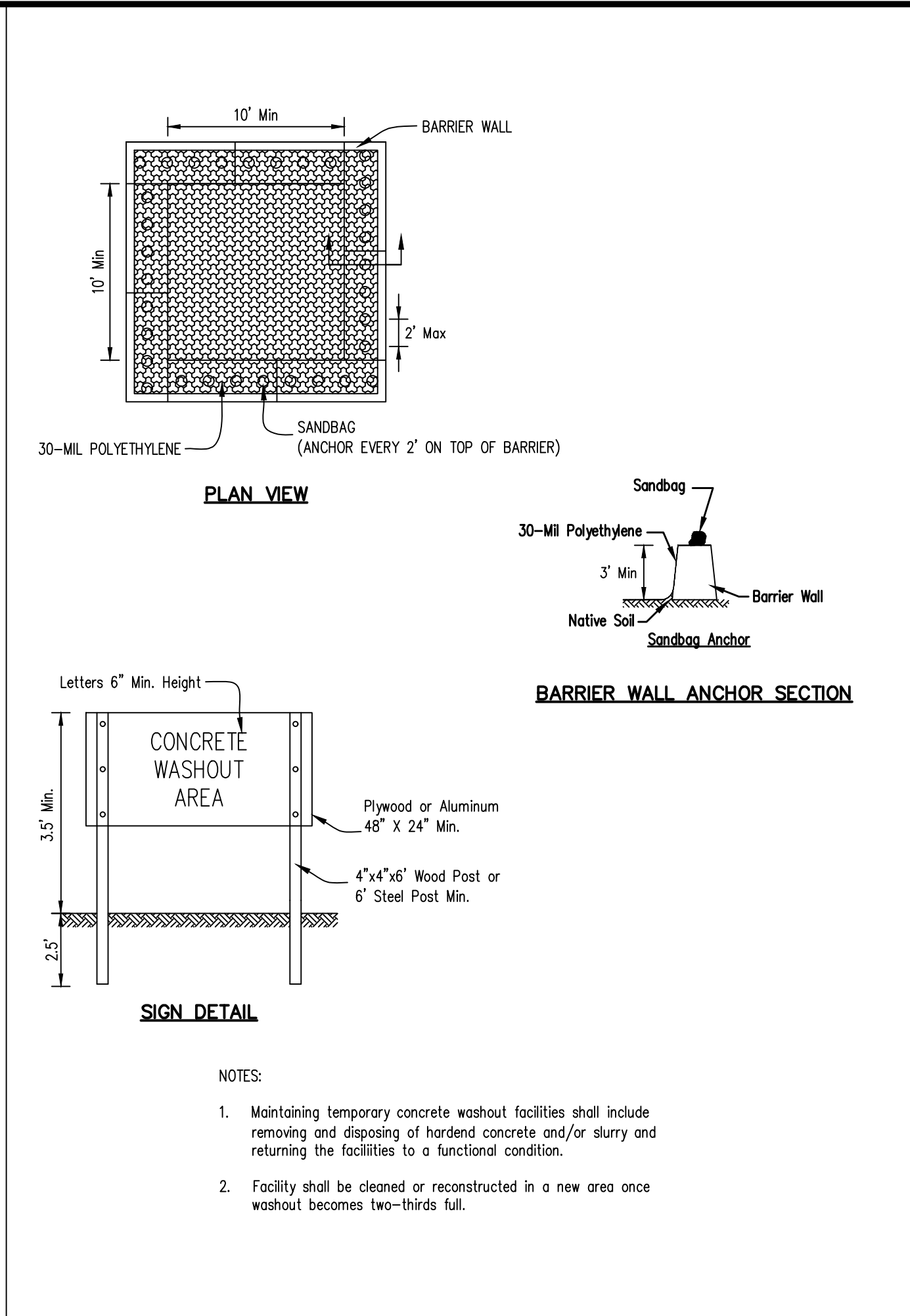
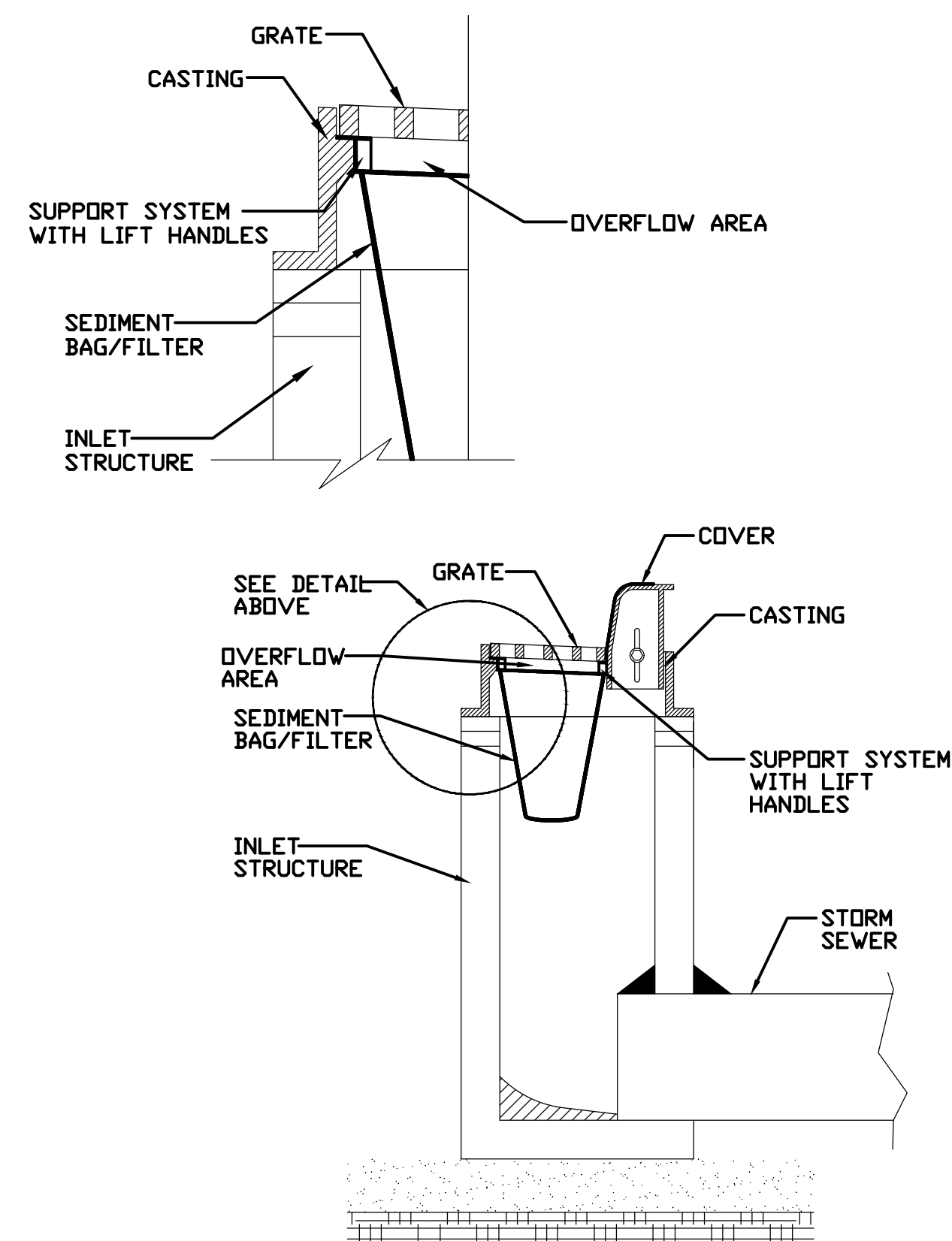
**STEP 2**

**STEP 3**

**NOTES:**

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

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NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

**TEMPORARY CONSTRUCTION ENTRANCE**

**ELEVATION**

50' MIN.

EXISTING PAVEMENT

8" MIN.

FILTER CLOTH

**PLAN**

EXISTING GROUND

20' (MIN.)

10'

10'

EXISTING PAVEMENT

**NOTES:**

1. USE 2" TO 3" WASHED STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE SHOULD MUD BE TRACKED OR WASHED ONTO STREET IT MUST BE REMOVED IMMEDIATELY.
3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO STREET.

Village of  
**Tinley Park**  
ILLINOIS

## 9. PERFORM CONTINUING MAINTENANCE

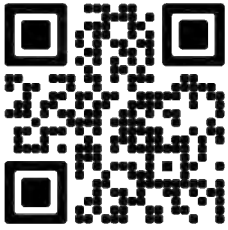
## PLATE RESTRICTOR SECTION

7121 W. 159TH ST  
TINLEY PARK

<div>DETAILS</div> <div>7121 W. 159TH ST TINLEY PARK</div>		<div><div><div><b>GSG CONSULTANTS, INC.</b> 735 E. REMINGTON RD. SCHAUMBURG, IL 60173 TEL: +1630.994.2600   WWW.GSG-CONSULTANTS.COM ILLINOIS PROFESSIONAL DESIGN FIRM# 184-002852</div></div></div>		<div>REVISIONS</div> <table><thead><tr><th>NO.</th><th>DATE:</th><th>DESCRIPTION:</th></tr></thead><tbody><tr><td>1</td><td>9/22/2022</td><td>MWRO AND IDOT SUBMISSION</td></tr><tr><td>--</td><td>--</td><td>--</td></tr><tr><td>--</td><td>--</td><td>--</td></tr><tr><td>--</td><td>--</td><td>--</td></tr><tr><td>--</td><td>--</td><td>--</td></tr></tbody></table>		NO.	DATE:	DESCRIPTION:	1	9/22/2022	MWRO AND IDOT SUBMISSION	--	--	--	--	--	--	--	--	--	--	--	--
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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



# MJK TINLEY PARK DEVELOPMENT - FINAL

## TINLEY PARK, IL

### SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT<sup>3</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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#### REVISIONS

NO.		DATE:	DESCRIPTION:
1		9/22/2022	MWRD AND IDOT SUBMISSION

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ILLINOIS PROFESSIONAL DESIGN FIRM # 184-002852



#### ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST  
TINLEY PARK

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AW	PROJECT No.
CHECKED BY:	SCALE:
WC	NTS
DATE:	SHEET #:
9/27/2022	19 OF 33
FILE NAME:	
MJK TINLEY -FINAL SHEETS	



PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



# MJK TINLEY PARK DEVELOPMENT - FINAL

## TINLEY PARK, IL

### SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT<sup>3</sup>%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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#### REVISIONS

NO.		DATE:	DESCRIPTION:
1		9/22/2022	MWRD AND IDOT SUBMISSION

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#### ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST  
TINLEY PARK

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WC	NTS
DATE:	SHEET #:
9/27/2022	20 OF 33
FILE NAME:	
MJK TINLEY -FINAL SHEETS	







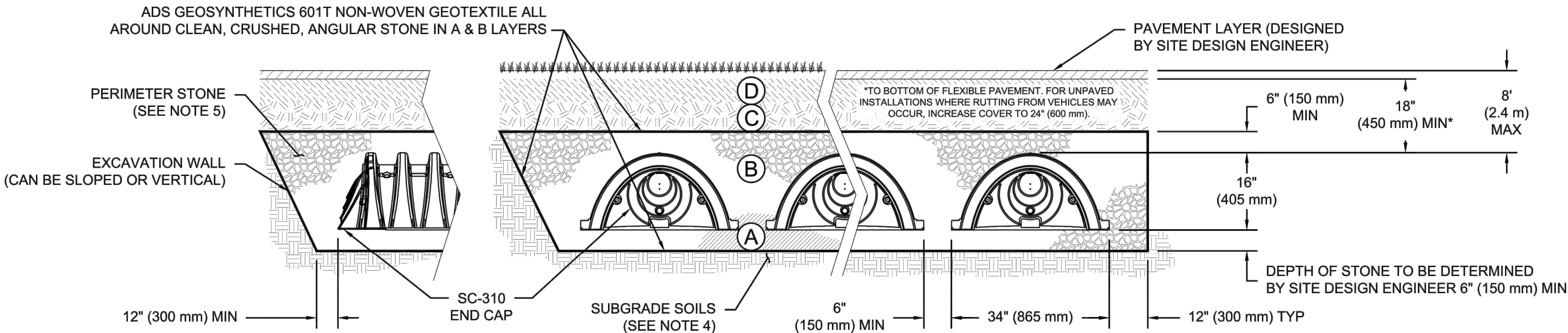




ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS


MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.  MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3  OR  AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

<div><div>4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-735-7473</div></div>	<div><div>StormTech®</div><div>Chamber System</div><div>888-882-2894   WWW.STORMTECH.COM</div></div>										<div>MJK TINLEY PARK DEVELOPMENT - FINAL</div> <div>TINLEY PARK, IL</div>									

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED. THE SITE DESIGN ENGINEER OR ARCHITECT SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROJECT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST  
TINLEY PARK

REVISIONS

NO.	DATE:	DESCRIPTION:
1	9/22/2022	MWRD AND IDOT SUBMISSION

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MJK TINLEY -FINAL SHEETS	



MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.  MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2.4, A-3  OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- |   |                                     |  |                                  |  |  |  |                                   |  |  |  |                            |  |  |
|---|-------------------------------------|--|----------------------------------|--|--|--|-----------------------------------|--|--|--|----------------------------|--|--|
| <br>4640 TRUEMAN BLVD<br>HILLIARD, OH 43026<br>1-800-733-7473  | <b>StormTech®</b><br>Chamber System |  | 888-492-2694   WWW.STORMTECH.COM |  |  |  | DATE    DRW    CHK    DESCRIPTION |  |  |  | PROJECT #:<br>CHECKED: N/A |  |  |
|   |                                     |  |                                  |  |  |  |                                   |  |  |  | DATE:    DRAWN: AW         |  |  |
| THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS. |                                     |  |                                  |  |  |  |                                   |  |  |  |                            |  |  |

7121 W. 159TH ST  
TINLEY PARK

## REVISIONS

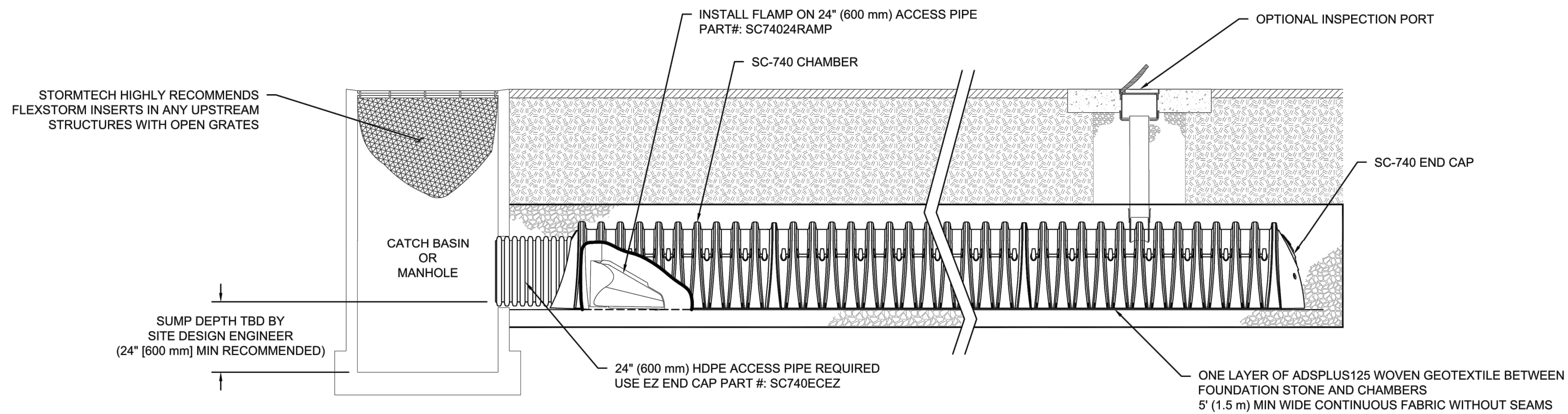
**GSG**  
**GSG CONSULTANTS, INC.**  
735 E. REMINGTON RD., SCHAUMBURG, IL 60173  
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM  
ILLINOIS PROFESSIONAL DESIGN FIRM# 184-002852

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AW	PROJECT No.
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DATE:	SHEET #:
9/27/2022	24 OF 33
FILE NAME:	
MJK TINLEY -FINAL SHEETS	



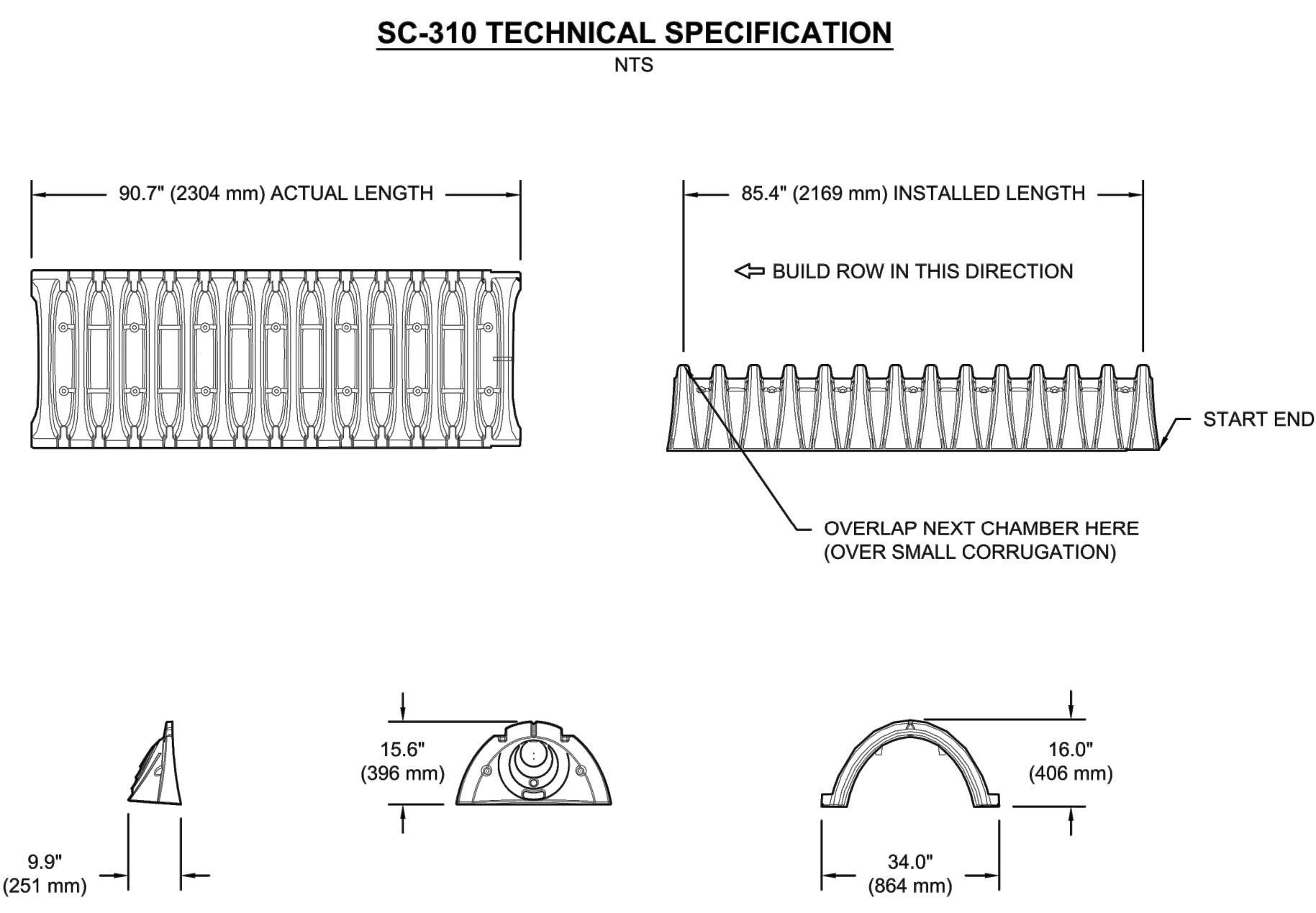
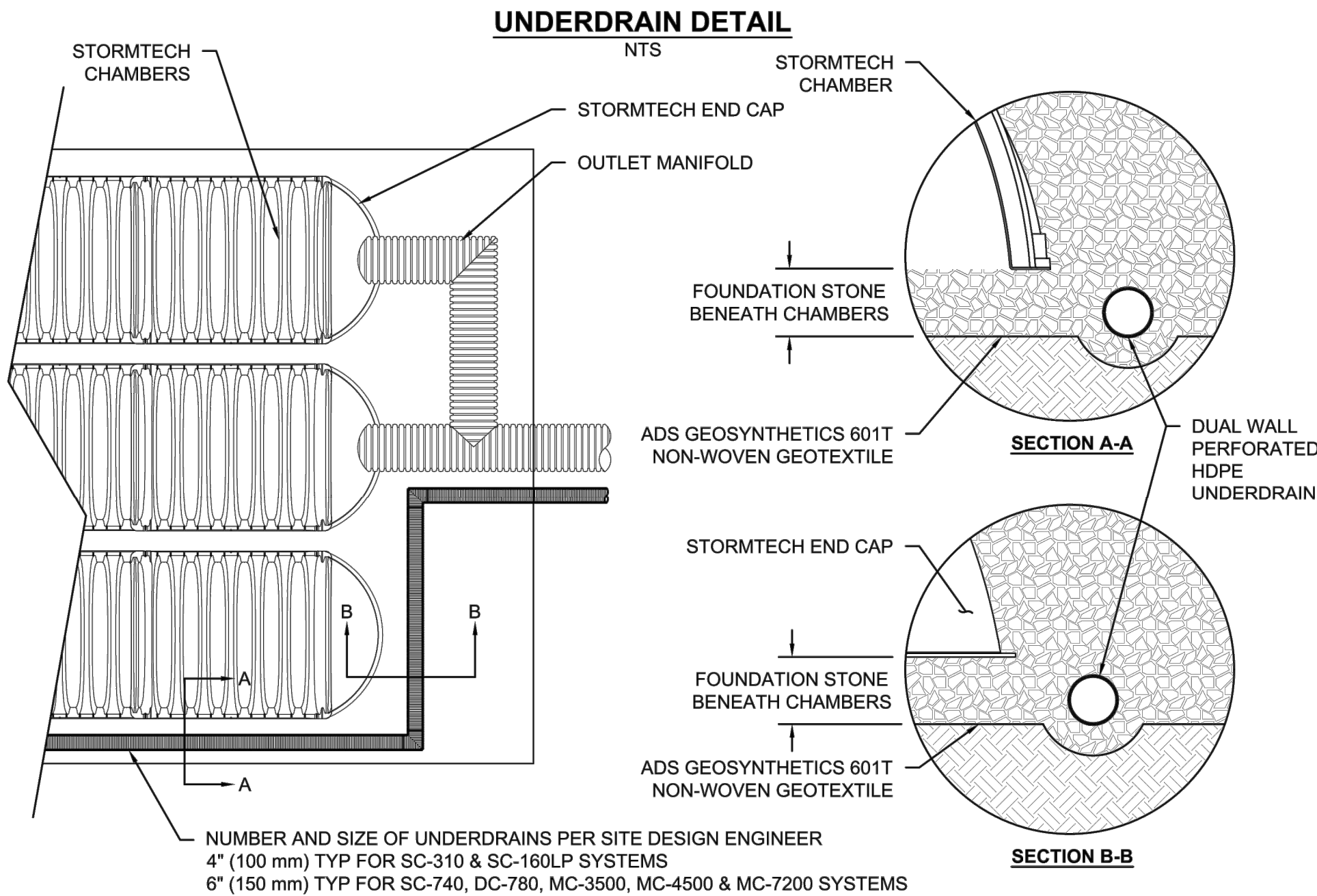






**SC-740 ISOLATOR ROW PLUS DETAIL**  
NTS

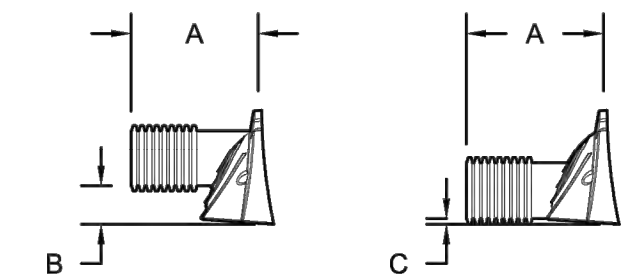




**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"  
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
PRE CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

4640 TRUENAN BLVD  
PHILADELPHIA, PA 19136  
1-800-735-7473

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Chamber System

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**MJK TINLEY PARK  
DEVELOPMENT - FINAL**  
TINLEY PARK, IL

DATE: 9/22/2022  
PROJECT #: 1  
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CHECKED: N/A

SHEET  
9 OF 10

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CLIENT. THE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS (SEE ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS)

ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST  
TINLEY PARK

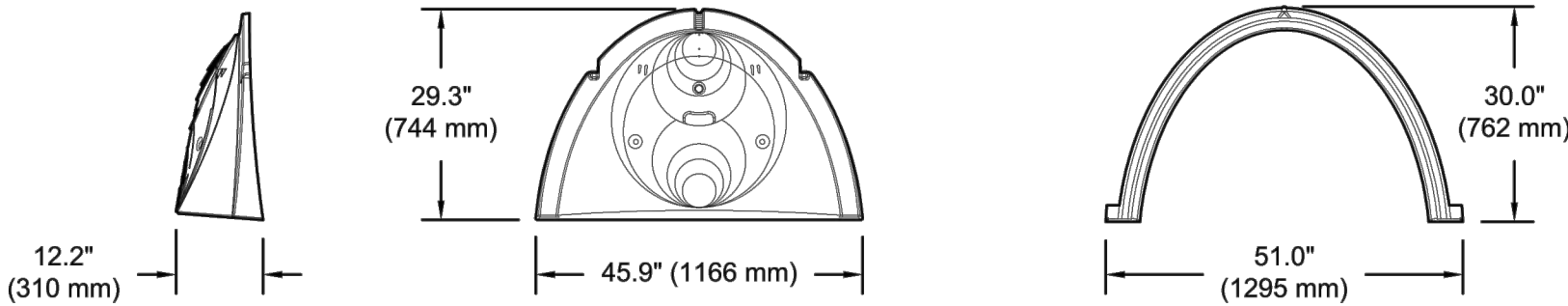
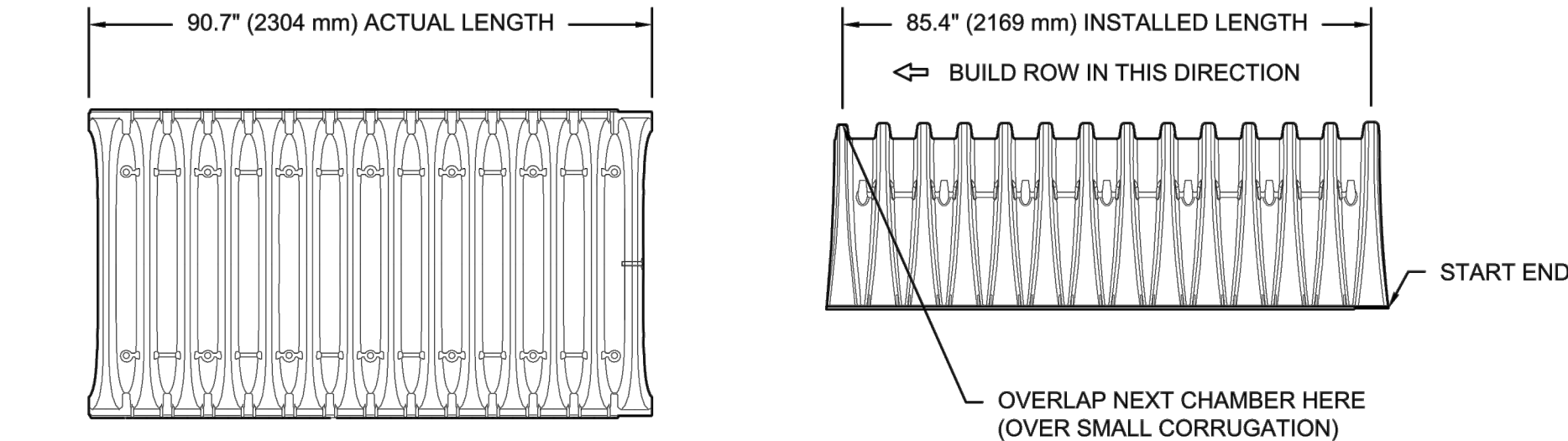
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ILLINOIS PROFESSIONAL DESIGN FIRM # 184-002852

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1	MWRD AND IDOT SUBMISSION

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AW	PROJECT No.
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9/27/2022	27 OF 33
FILE NAME:	
MJK TINLEY -FINAL SHEETS	



## NTS



SIZE (W X H X INSTALLED LENGTH)  
NUMBER OF STAGES

CHAMBER STORAGE  
MINIMUM INSTALLED STORAGE\*

MINIMUM INSTALLED STORAGE  
WEIGHT

\*ASSUMES 6" (152 mm) STONE ABOVE

45.9 CUBIC FEET  
34.9 CUBIC FEET

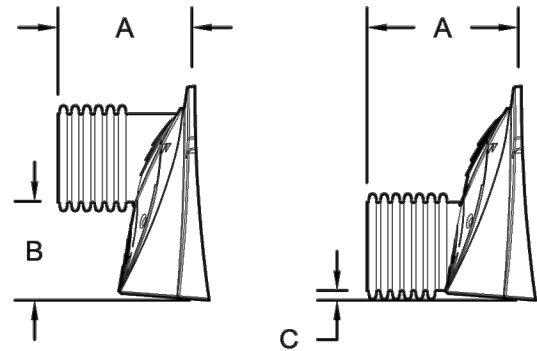
75.0 lbs

W. AND BETWEEN CH

(2.12 m<sup>3</sup>)

(2.12 III)  
(33.6 kg)  $\rightarrow$  A

BERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDI

PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
PRE-CORR END CAPS END WITH "B"

<b>PRE-CORED END CAPS END WITH PC</b>					
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>QTY</b>	<b>UNIT PRICE</b>	<b>TOTAL AMOUNT</b>	<b>CURR TOTAL</b>

PART #

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

MJK TINLEY PARK  
DEVELOPMENT - FINAL  
TINLEY PARK, IL

DRAWN: AW

CHECKED: N/A

DATE:

PROJECT #:


---

DESCRIPTION

**StormTech®**

## Chamber System

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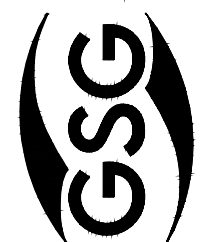
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10 OF 10

## REVISIONS

NO.	DATE:	DESCRIPTION:
1	9/22/2022	MWRD AND IDOT SUBMISSION
-	-	-
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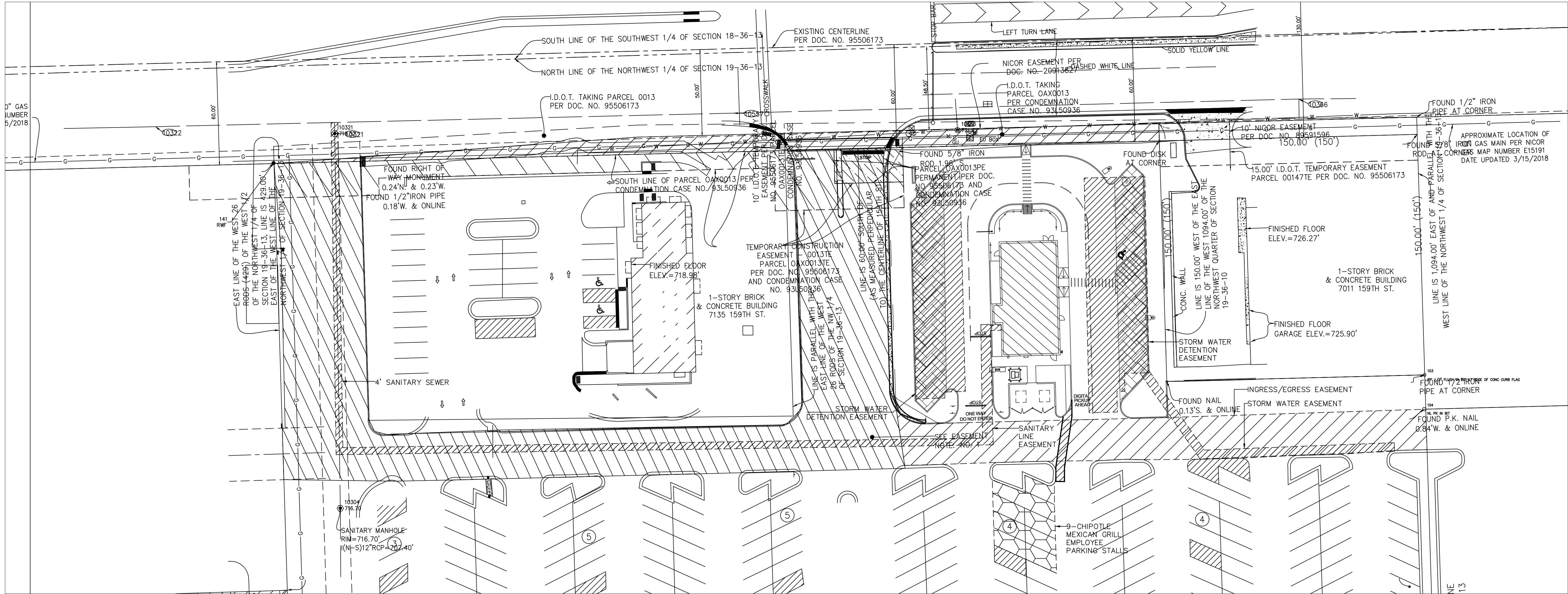
# ADS STORM CHAMBER SYSTEM

7121 W. 159TH ST  
TINLEY PARK

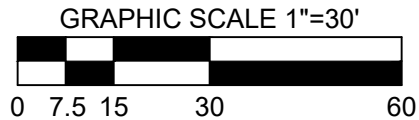
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AW	PROJECT No.
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WC	NTS
DATE:	SHEET #:
9/27/2022	28 OF 33
FILE NAME:	
MJK TINLEY -FINAL SHEETS	

MJK TINLEY -FINAL SHEETS





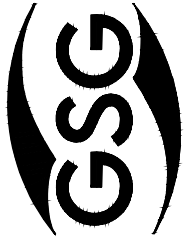
0" GAS  
NUMBER  
5/2018



## UTILITY EASEMENT EXHIBIT

## REVISIONS

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1	9/22/2022	IMWRD AND IDOT SUBMISSION



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7121 W. 159TH ST  
TINLEY PARK

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CHECKED BY:	SCALE:
WC	1"=30'
DATE:	SHEET #:
9/23/2022	29 OF 33
FILE NAME:	
PROJECT EXHIBITS	



MWRD SUMMARY

CN TRIBUTARY TO BASIN = 86.38  
COMPOSITE C OF REDEVELOPMENT = 0.80

TIME OF CONCENTRATION CALCULATIONS  
MAXIMUM FLOW LENGTH USED = 100  
TC TRIBUTARY TO DETENTION CHAMBERS = 14.75 MIN

DETENTION SUMMARY  
EAST CHAMBER BOTTOM = 717.12  
WEST CHAMBER BOTTOM = 717.62  
DETENTION VOLUME REQUIRED = 0.252 AC-FT  
TOTAL DETENTION VOLUME PROVIDED = 0.302 AC-FT

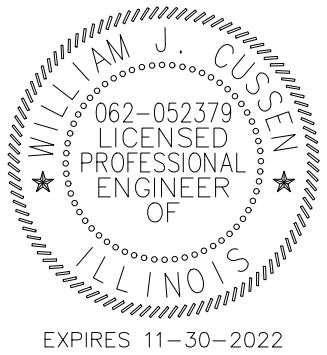
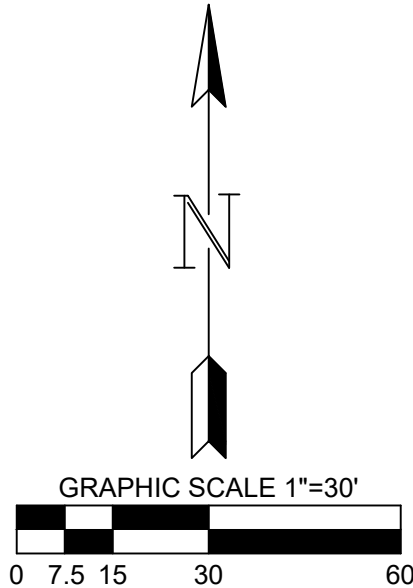
SUMMARY  
TOTAL PROPERTY OWNERSHIP = 0.58 AC  
TOTAL DEVELOPMENT AREA = 0.74 AC  
  
ONSITE AREA RUNOFF TO WEST DRIVE AISLE = 0.02 AC  
ONSITE AREA TRIBUTARY TO UNDERGROUND DETENTION = 0.56 AC  
OFFSITE AREA TRIBUTARY TO UNDERGROUND DETENTION = 0.16 AC  
PROPOSED PERVIOUS AREA = 0.13 ACRE  
PROPOSED GREEN INFRASTRUCTURE = 0.10 ACRE  
PROPOSED IMPERVIOUS AREA = 0.49 ACRE

RELEASED RATE PROVIDED = 0.18 CFS

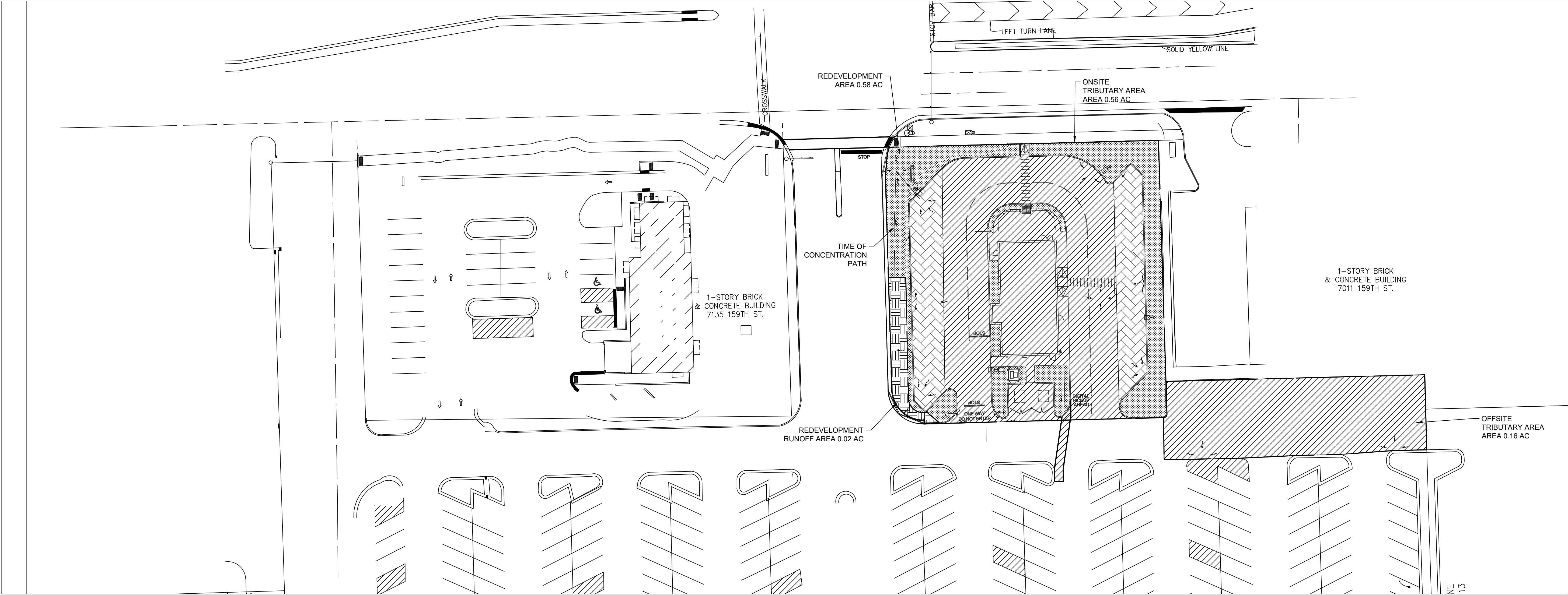
VOLUME CONTROL CALCULATIONS  
PROPOSED IMPERVIOUS AREA ON SITE = 21,228 FT<sup>2</sup>  
EXISTING IMPERVIOUS AREA OF SITE = 32,196 FT<sup>2</sup>  
VOLUME CONTROL = 1" (1FT/12") \* 21,228 FT<sup>2</sup> = 1,769 FT<sup>2</sup> = 0.041 AC-FT  
ACTUAL VOLUME CONTROL = 0.045 AC-FT

LEGEND

- PROPOSED REDEVELOPMENT AREAS
- ONSITE TRIBUTARY AREA
- TIME OF CONCENTRATION PATH
- VOLUME CONTROL AREA
- IMPERVIOUS AREA
- PERVIOUS AREA
- RUNOFF AREA
- FLOW ARROW



EXPIRES 11-30-2022  
SIGNATURE  
9/23/2022  
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1	9/22/2022
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STORM WATER MANAGEMENT  
EXHIBIT

7121 W. 159TH ST  
TINLEY PARK

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AW	PROJECT No.
CHECKED BY:	SCALE:
WC	1"=30'
DATE:	SHEET #:
9/23/2022	30 OF 33
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MAINTENANCE PLAN

THE OWNER OF THE DEVELOPMENT, WITH FACILITIES AS SHOWN ON EXHIBIT R, SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL:
  - LITTER AND DEBRIS SHALL BE CONTROLLED
  - LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY
  - ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS
  - ROADS SHALL BE SWEEPED, VACUUMED AND/OR WASHED ON A REGULAR BASIS

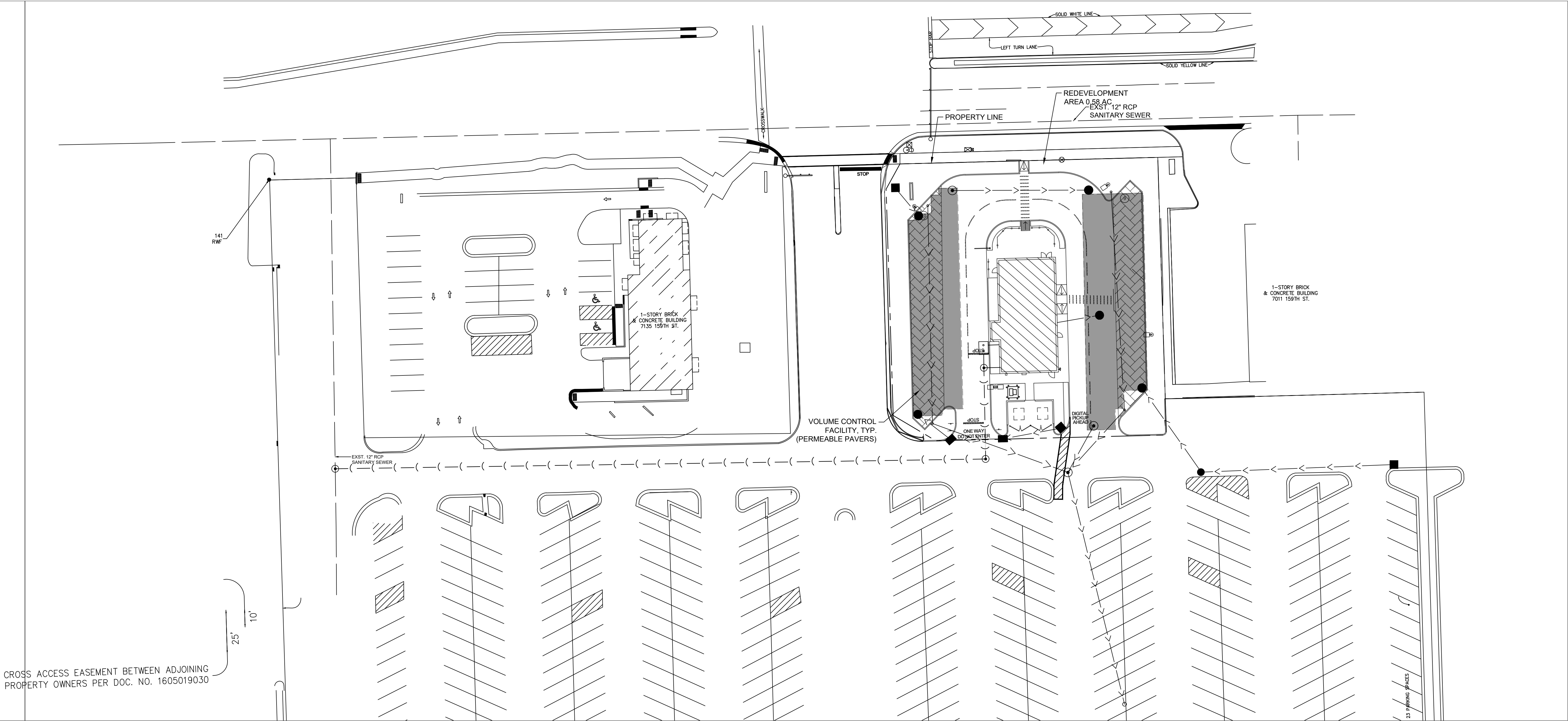
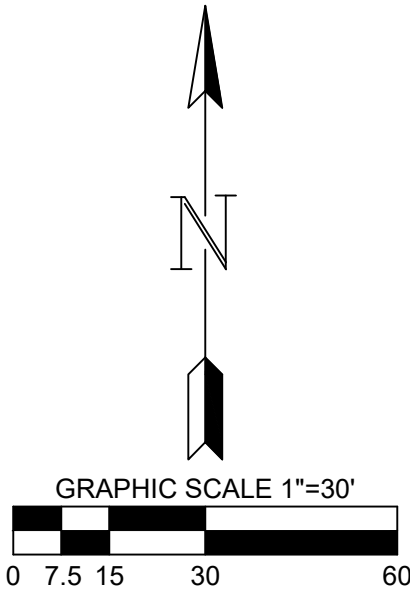
2. STORMWATER MANAGEMENT FACILITIES:
  - ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH & NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH & NOVEMBER:
    - SIDE SLOPES/EMBANKMENT
      - INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
      - REMOVE WOODY GROWTH FROM THE EMBANKMENT
      - ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
      - SEED AND SOD ANY ERODED AREAS
      - SIGNS OF PIPING (LEAKAGE), REPAIR
    - OUTLET CONTROL STRUCTURE:
      - INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED
      - REMOVE ACCUMULATED SEDIMENT AT OUTLET
      - SCOUR ANY EROSION AT OUTLET, REPAIR AND RESEED
      - ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY
  - ACCESS FOR MAINTENANCE EQUIPMENT:
    - REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS
  - SAFETY FEATURES:
    - ACCESS CONTROLS TO HAZARDOUS AREAS
    - FENCES
    - LOOSE OR DAMAGED POSTS
    - LOOSE OR BROKEN WIRES
    - ACCUMULATED DEBRIS IN FENCES

- DETENTION VOLUME:
  - INSPECT ALL STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATIONS IN THE STORMWATER MANAGEMENT SYSTEM, DESIGNED TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE.

3. VOLUME CONTROL FACILITY:
  - ROUTINE INSPECTIONS AND MAINTENANCE OF VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
    - FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM IS FUNCTIONING PROPERLY.
    - ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.

4. STORMWATER COLLECTION SYSTEM:
  - THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:
    - STORM INLETS/CATCH BASINS/MANHOLE:
      - REMOVE ACCUMULATED LEAVES AND DEBRIS FROM GRATES
      - RESET COVERS/LIDS ON AS-NEEDED BASIS
      - REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF MANHOLE WHEN 50% OF SUMP IS FILLED
    - STORM SEWERS:
      - VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY
      - STORM SEWERS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
      - REPLANT AND RESEED ANY ERODED AREAS
    - OVERLAND FLOW ROUTES:
      - SEED AND SOD ANY ERODED AREAS
      - REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
      - REGULAR MOWING TO CONTROL VEGETATION

4. QUALIFIED SEWER CONSTRUCTION:
  - PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY
  - PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY
  - PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
  - REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS



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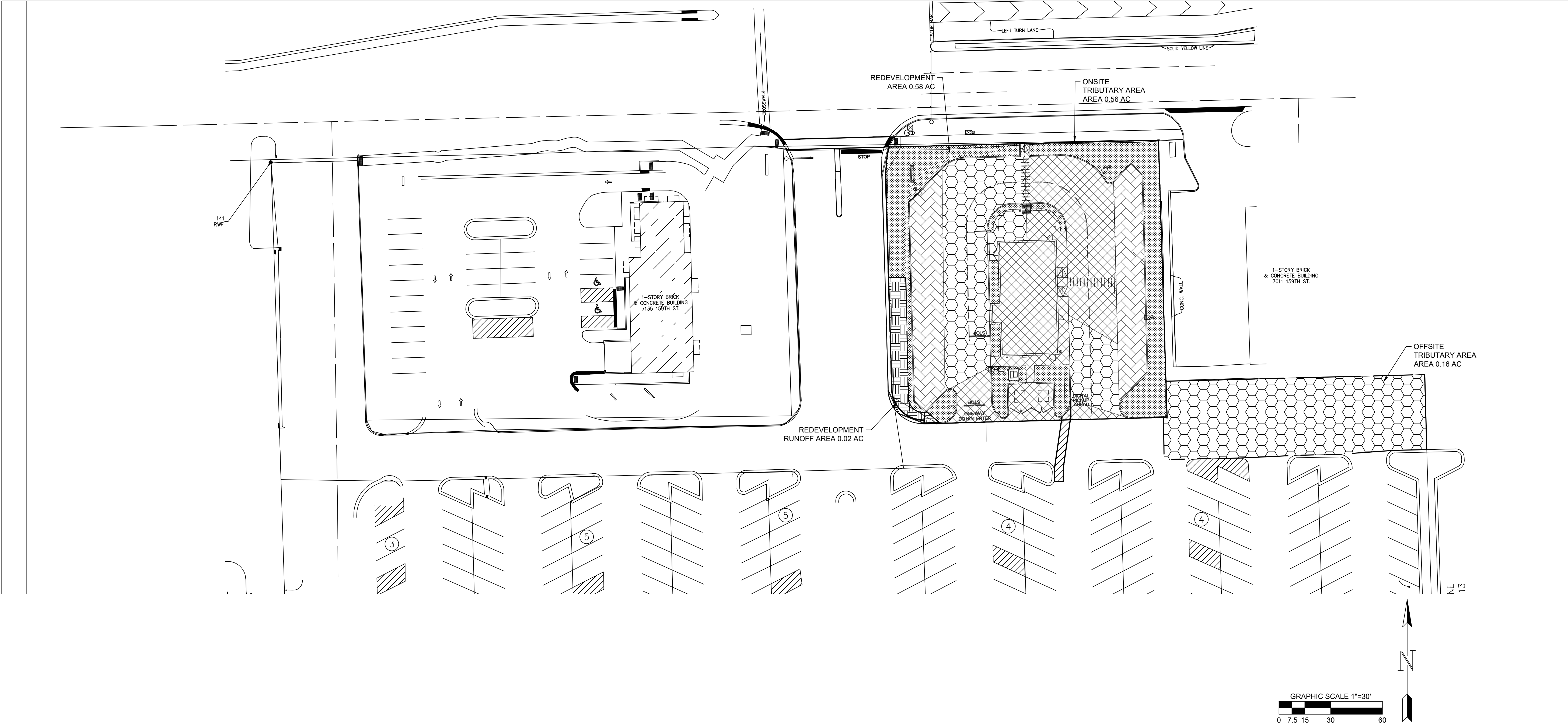
31-EXHIBIT R	7121 W. 159TH ST TINLEY PARK
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CHECKED BY: WC	SCALE: 1"=30'
DATE: 9/23/2022	SHEET #: 31 OF 33
FILE NAME: PROJECT EXHIBITS	



LEGEND

- PROPOSED REDEVELOPMENT AREAS
- ONSITE TRIBUTARY AREA
- VOLUME CONTROL AREA (0.10 AC)
- IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL (0.20 AC)
- IMPERVIOUS AREA TRIBUTARY TO VOLUME CONTROL (0.29 AC)
- PERVIOUS AREA (0.13 AC)
- RUNOFF AREA (0.02 AC)
- TOTAL AREA TRIBUTARY TO VOLUME CONTROL: 0.39 AC

VOLUME CONTROL CALCULATIONS  
PROPOSED IMPERVIOUS AREA ON SITE = 21,228 FT<sup>2</sup>  
EXISTING IMPERVIOUS AREA OF SITE = 32,196 FT<sup>2</sup>  
VOLUME CONTROL = 1" (1FT/12") \* 21,228 FT<sup>2</sup> = 1,769 FT<sup>2</sup> = 0.041 AC-FT  
ACTUAL VOLUME CONTROL = 0.045 AC-FT



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VOLUME CONTROL EASEMENT  
EXHIBIT

7121 W. 159TH ST  
TINLEY PARK

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DATE:	SHEET #:
9/23/2022	32 OF 33
FILE NAME:	
PROJECT EXHIBITS	



LEGEND

- PROPOSED REDEVELOPMENT AREAS
- TRIBUTARY AREA
- ONSITE TIME OF CONCENTRATION
- OFFSITE TIME OF CONCENTRATION PATH
- OFFSITE TRIBUTARY AREA

- PROPOSED VOLUME CONTROL
- PROPOSED RUNOFF AREA

MWRD SUMMARY

CN TRIBUTARY TO BASIN = 86.38  
COMPOSITE C OF REDEVELOPMENT = 0.80

TIME OF CONCENTRATION CALCULATIONS  
MAXIMUM FLOW LENGTH USED = 100  
TC TRIBUTARY TO DETENTION CHAMBERS = 14.75 MIN

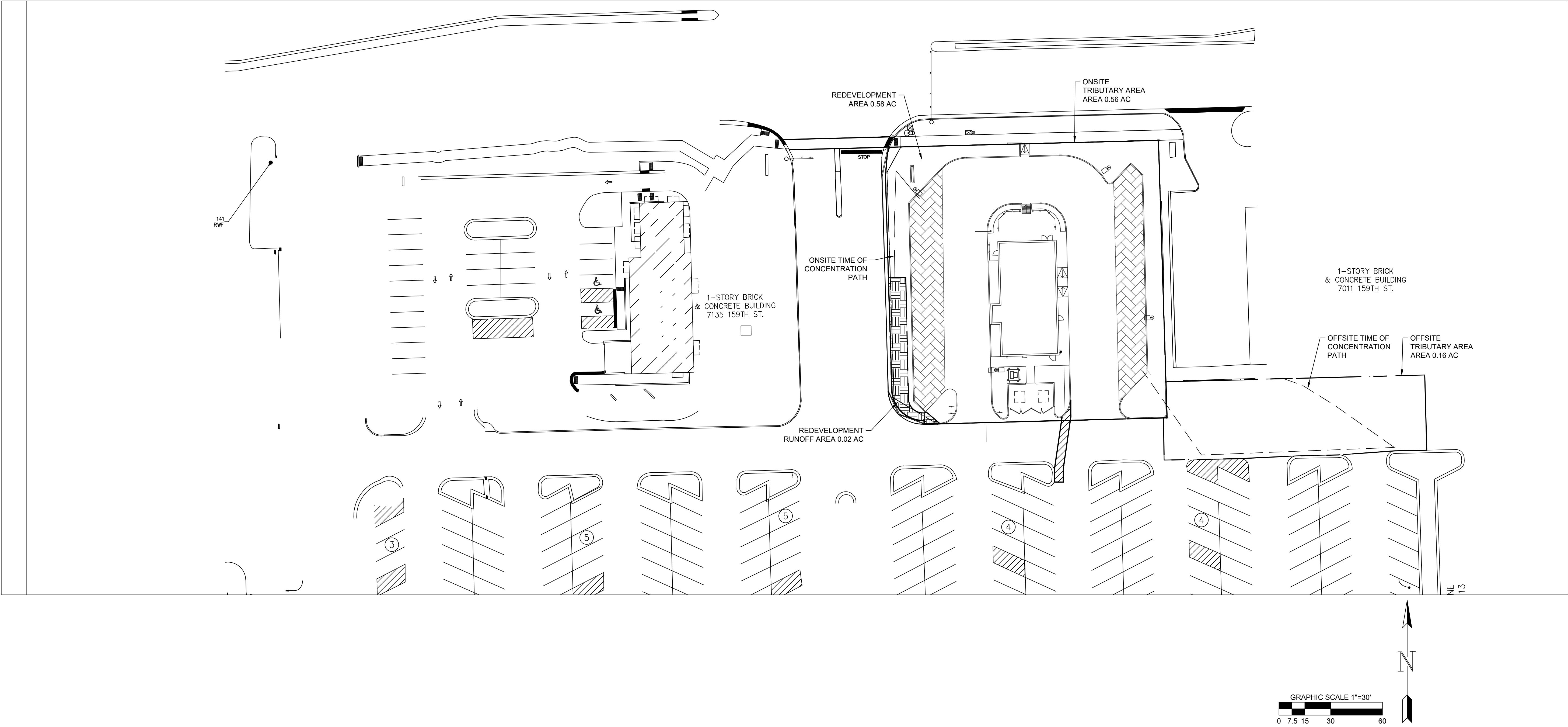
DETENTION SUMMARY  
EAST CHAMBER BOTTOM = 717.12  
WEST CHAMBER BOTTOM = 717.62  
DETENTION VOLUME REQUIRED = 0.252 AC-FT  
TOTAL DETENTION VOLUME PROVIDED = 0.302 AC-FT

SUMMARY  
TOTAL PROPERTY OWNERSHIP = 0.58 AC  
TOTAL DEVELOPMENT AREA = 0.74 AC

ONSITE AREA RUNOFF TO WEST DRIVE AISLE = 0.02 AC  
ONSITE AREA TRIBUTARY TO UNDERGROUND DETENTION = 0.56 AC  
OFFSITE AREA TRIBUTARY TO UNDERGROUND DETENTION = 0.16 AC  
PROPOSED PERVIOUS AREA = 0.13 ACRE  
PROPOSED GREEN INFRASTRUCTURE = 0.10 ACRE  
PROPOSED IMPERVIOUS AREA = 0.49 ACRE

RELEASED RATE PROVIDED = 0.18 CFS

VOLUME CONTROL CALCULATIONS  
PROPOSED IMPERVIOUS AREA ON SITE = 21,228 FT<sup>2</sup>  
EXISTING IMPERVIOUS AREA OF SITE = 32,196 FT<sup>2</sup>  
VOLUME CONTROL = 1" (1FT/12") \* 21,228 FT<sup>2</sup> = 1,769 FT<sup>3</sup> = 0.041 AC-FT  
ACTUAL VOLUME CONTROL = 0.045 AC-FT



REVISIONS

DESCRIPTION:	
NO.	DATE:
1	9/22/2022
MWRD AND IDOT SUBMISSION	

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ILLINOIS PROFESSIONAL DESIGN FIRM # 184-002852



TRIBUTARY AREA EXHIBIT

7121 W. 159TH ST  
TINLEY PARK

DRAWN BY:	PROJECT:
AW	PROJECT No.
CHECKED BY:	SCALE:
WC	1"=30'
DATE:	SHEET #:
9/23/2022	33 OF 33
FILE NAME:	
PROJECT EXHIBITS	