

VILLAGE OF VERNON HILLS

ORDINANCE NO. 2013-039

AN ORDINANCE AMENDING ORDINANCES 2007-25 GRANTING CERTAIN APPROVALS TO ALLOW AAA CAR CARE PLUS CENTER ON LOT 5 IN THE SHOPPES AT GREGG'S LANDING PUD LOCATED AT THE INTERSECTION OF MILWAUKEE AVENUE AND GREGG'S PARKWAY, IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 9th DAY OF JULY 2013

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 12th Day of July 2013

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LANDING PUD LOCATED AT THE
INTERSECTION OF MILWAUKEE AVENUE
AND GREGG'S PARKWAY, IN THE VILLAGE
OF VERNON HILLS, LAKE COUNTY**

WHEREAS, J.Q. Freeman from MPV Properties, in regard to property commonly known as Lot 5 in The Shoppes at Gregg's Landing PUD and legally described in Exhibit A, has petitioned the Village of Vernon Hills for approval of the following:

1. To amend, pursuant to Ordinance 2007-25, the existing special use permit for The Shoppes of Gregg's Landing PUD to allow placement of an automobile repair service establishment and related office uses to be constructed along with its related improvements on Lot 5 of the Shoppes of Gregg's Landing Subdivision
2. To approve, as a part of the Special Use Permit, a certain variation regarding parking/loading requirements; and,
3. Preliminary and final approval of the site and landscaping plans; and,
4. Preliminary and final approval of the architectural elevations and signage plans.

WHEREAS, J.Q. Freeman from MPV Properties has requested a variation as a part of the petition to allow a reduction in the number of loading spaces on Lot 5 from 1 space as required by the Annexation Agreement/Zoning Ordinance to 0 space.

WHEREAS, the requested approvals would be in general compliance with the following plans:

- Car Care Plus Center Plans prepared by HR Green with a revised date of 5/10/13 and consisting of 5 pages (Pages C-1.0, C-2.0, C-3.0, L.01-.02 (Landscape Plan)).
- Color Rendering Plans prepared by AI Design Group with a date of May 8, 2013 and consisting of 3 pages.
- Dumpster Enclosure prepared by AI Design Group with a date of April 4, 2013 and consisting of 1 page.
- Schematic 8 Floor Plan prepared by AI Design Group with a date of April 4, 2013 and consisting of 1 page.
- Material Sample Board prepared by AI Design Group with a date of March 4, 2013

Said Plans are attached hereto as Exhibit B; and,

WHEREAS, upon due notice and after public hearing held June 12, 2013 and continued from time to time by the Planning and Zoning Commission of the Village of Vernon

Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above; and

WHEREAS, it has been determined that the granting of approval to amend Ordinance 2007-25 will have no serious and depreciating effect upon the value of surrounding property and will have no adverse effect upon the character of the neighborhood, public utility facilities or other matters pertaining to the public health, public safety and general welfare; and

WHEREAS, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that addresses the conditions in Sections 18.3 and 21.7 of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the amendment of Ordinance 2007-25, being the existing special use permit for The Shoppes of Gregg's Landing PUD, to allow placement of an automobile repair service establishment, related office uses and site improvements on Lot 5 of the Shoppes of Gregg's Landing Subdivision along with the variation regarding parking/loading requirements, as listed in Exhibit C, is hereby granted. Said parcel is legally described in Exhibit A. The approval is subject to the conditions listed below in Section IV.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approval of the site and landscaping plans for Lot 5 is hereby granted subject to the conditions listed below in Section IV.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the preliminary and final approval of the architectural elevations including signage is hereby granted subject to the conditions listed below in Section IV.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Development Permit - Terms and Conditions of Approval as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above. Said conditions will be made a part of the Development Permit.

SECTION V. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in

any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of MPV Properties and Bradford Real Estate Companies.

SECTION VIII. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

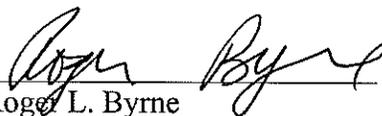
SECTION IX. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2013-039.

Adopted by roll call vote as follows:

AYES: 4 – Hebda, Koch, Marquardt, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Williams, Schwartz


Roger L. Byrne
Village President

PASSED: 07/09/2013

APPROVED: 07/09/2013

PUBLISHED IN PAMPHLET FORM: 07/12/2013

ATTEST:


Michael Johnson
Village Clerk

Exhibit A
Legal Description

Exhibit B Plans

General Compliance with the following plans:

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Exhibit C

Development Permit - Terms and Conditions of Approval

List of Variances

1. The one off-street loading space is not required.

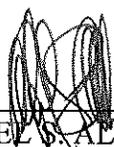
Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect
2. All signage shall comply with the Village's Sign Ordinance, being Chapter 19 of the Code of Ordinances except as otherwise setforth in Ordinance 2007-25 as amended.
3. No outdoor storage or display of any automotive-related supplies shall be permitted outside the building.
4. No outdoor storage of used automotive-related supplies, i.e. batteries, tires, or similar materials shall be permitted.
5. All deliveries of automotive supplies must occur on the north side of the building.
6. Waste oil and related fluid pick up must be made on the north side of the building.
7. Compliance with the Material Sample Board dated March 4, 2013.
8. Use of clear anodized metal for door and window frames.
9. No storage of cars or tow trucks outside the building shall be permitted on the property.
10. Add a "No-Thru Traffic" sign or "No Outlet" sign in front of the building.
11. The color of the top portion of the cornice on the proposed building shall match the existing cornice on building on Lot 4.
12. Compliance with all ordinance and standards of the Village except as otherwise noted.

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

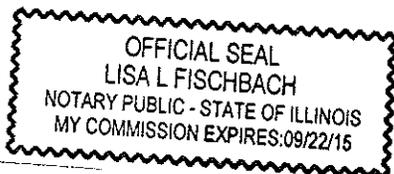
I, MICHAEL S. ALLISON, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2013-039 AN ORDINANCE GRANTING APPROVAL OF SITE PLAN REVISIONS TO ALLOW LAKE COUNTY TO INSTALL RADIO TRANSMISSION FACILITIES AT VARIOUS LOCATIONS IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JUNE 19, 2013 TO JUNE 29, 2013.



MICHAEL S. ALLISON, VILLAGE CLERK

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 19th DAY OF JUNE
2013.


Notary Public



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MAY 13 2013

COMMUNITY DEVELOPMENT
DEPARTMENT



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AAA CHICAGO CAR CARE

VERNON HILLS, IL

RENDERINGS

May 08, 2013

ai DESIGN
GROUP

ARCHITECTURE / INTERIORS
500 South College St. Phone: (704) 731-8080
Suite 200 Fax: (704) 731-8090
Charlotte, NC 28202 www.aidginc.com

ROOFTOP MECHANICAL UNITS (RTU) TO BE SCREENED BY BUILDING PARAPET WALLS.
PARAPET WALL TO BE 1" TALLER THAN TALLEST RTU AS INSTALLED ON ROOF CURB.

ROOFLINE BEYOND



PREFINISHED MTL OH DOORS

ARCHITECTURAL WALL SCONCE

CULTURED STONE VENEER AND WATERTABLE

PRE-FINISHED MTL COPING ON EIFS CORNICE

BRICK VENEER

ROOFTOP MECHANICAL UNITS (RTU) TO BE SCREENED BY BUILDING PARAPET WALLS.
PARAPET WALL TO BE 1" TALLER THAN TALLEST RTU AS INSTALLED ON ROOF CURB.

ROOFLINE BEYOND

24'-4"
21'-0"



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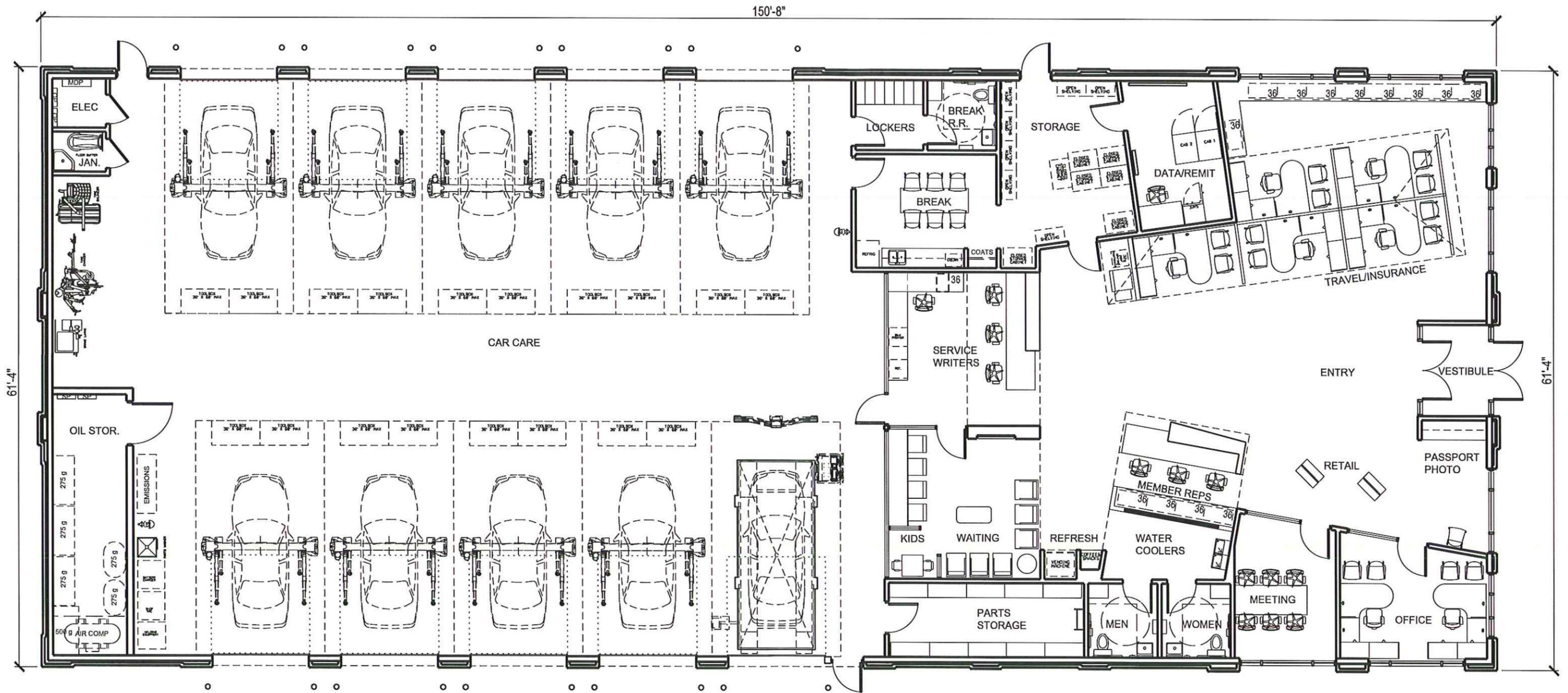


- NEW SIGNAGE BY OWNER (AS ALLOWED BY CODE)
- ROOFTOP MECHANICAL UNITS (RTU) TO BE SCREENED BY BUILDING PARAPET WALLS. PARAPET WALL TO BE 1" TALLER THAN TALLEST RTU AS INSTALLED ON ROOF CURB.
- PRE-FINISHED MTL COPING ON EIFS CORNICE
- ROOFLINE BEYOND
- CANVAS AWNING
- EIFS
- BRICK VENEER
- ARCHITECTURAL WALL SCNCE
- CULTURED STONE VENEER AND WATERTABLE
- PRE-FINISHED ALUM. STOREFRONT SYSTEM



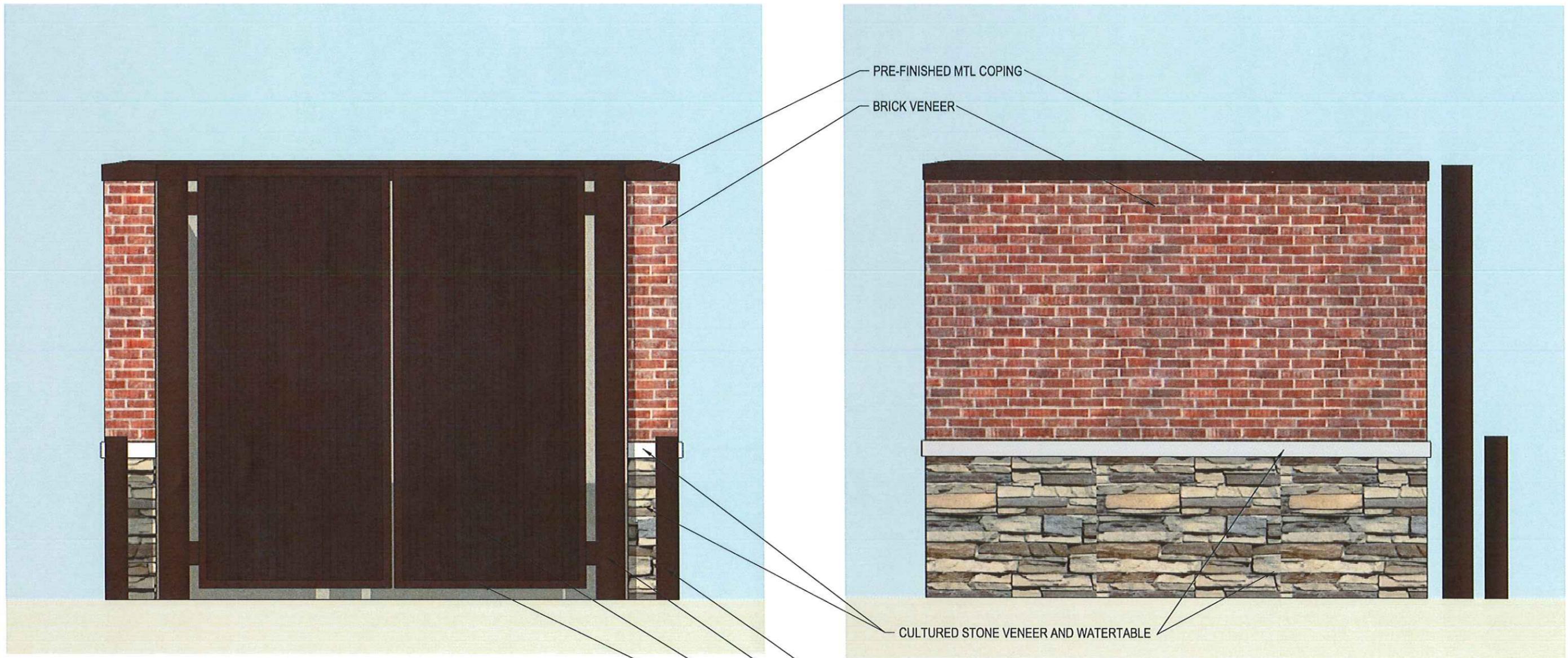
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- EIFS
- CULTURED STONE VENEER AND WATERTABLE

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DEPARTMENT



FRONT

TYPICAL SIDE

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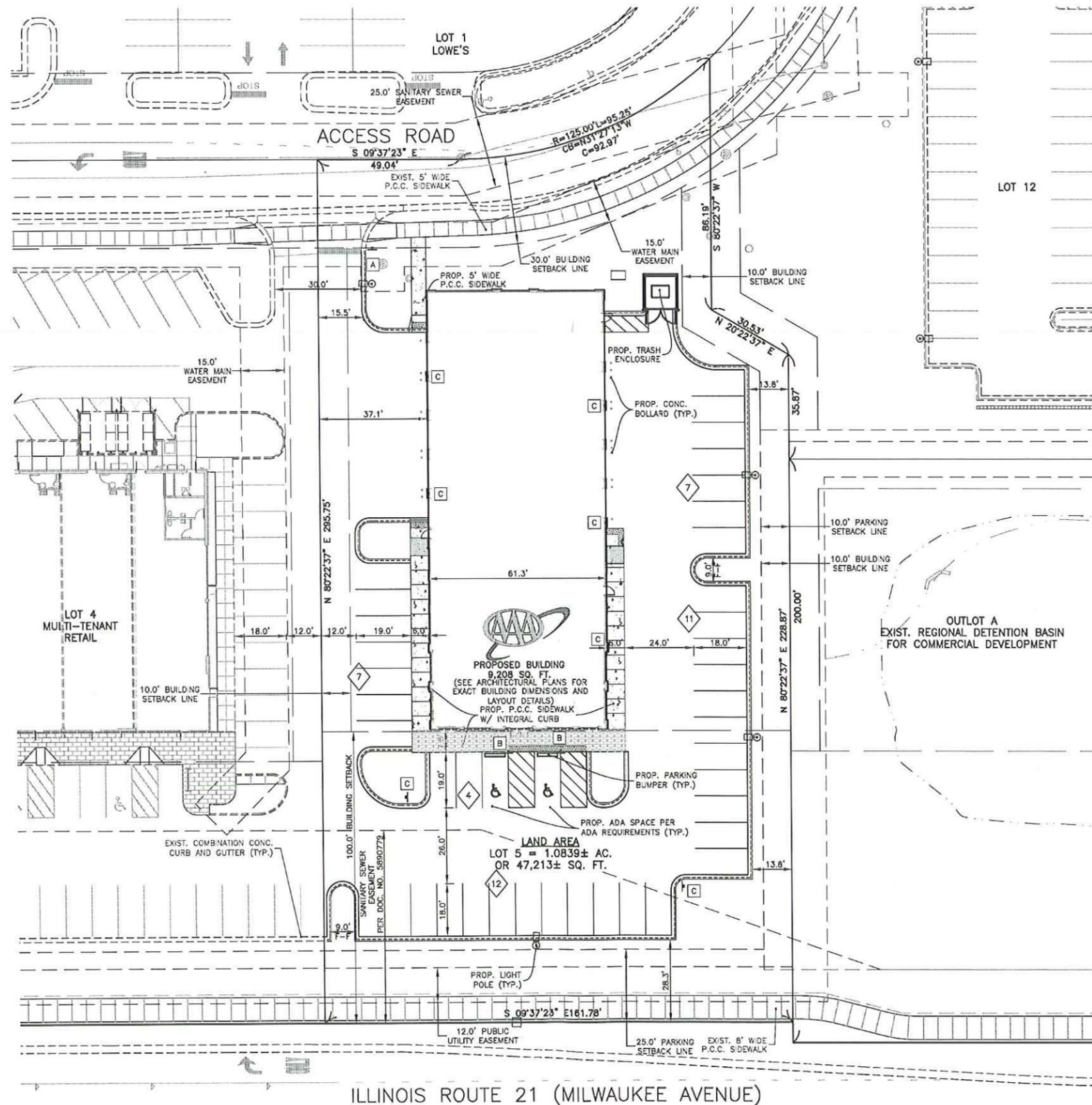
COMMUNITY DEVELOPMENT
DEPARTMENT

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SITE PLAN SIGN LEGEND AND NOTES

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)

- A DENOTES "STOP" R1-1, 30" X 30" (TYP.)
- B DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.) DENOTES "\$250 FINE" R7-1101 6" X 12" (TYP.)
- C DENOTES "NO PARKING FIRE LANE" 12" X 18" (RED LETTERING W/ WHITE BACKGROUND)



ILLINOIS ROUTE 21 (MILWAUKEE AVENUE)

SITE DATA:

LOT SIZE: 47,213± SQ. FT. (1.0839 AC.)

BUILDING AREA:

BUILDING FOOT PRINT: 9,208± SQ. FT.
 BUILDING RETAIL/OTHER 2,582± SQ. FT.
 FLOOR AREA RATIO (F.A.R.) = 0.195

PARKING DATA:

NUMBER OF REGULAR PARKING STALLS: 39
 NUMBER OF ADA STALLS: 2
 TOTAL NUMBER OF STALLS PROVIDED: 41
 TOTAL NUMBER OF STALL REQUIRED: 41
 TYPICAL PARKING WIDTH: 9.0'
 TYPICAL PARKING LENGTH: 18.0'
 TYPICAL ISLE WIDTH: 24.0'
 PARKING OTHER FORMULA: 5/1000
 PARKING REQUIRED FOR OTHER: 13
 PARKING AUTO SERVICE FORMULA: 2 SPACE PER SERVICE BAY
 1 SPACE PER 2 EMPLOYEES
 PARKING REQUIRED FOR SERVICE BAYS: 20
 PARKING REQUIRED FOR EMPLOYEES: 8

LEGEND

- DENOTES AREA TO UTILIZE TRUNCATED DOMES
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER
- DENOTES ALTERNATE PAVING AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)

PROJECT NOTES:

- ALL CONSTRUCTION FOR UTILITIES AND STREET/PARKING LOTS SHOULD BE DONE IN ACCORDANCE WITH VERNON HILLS'S STANDARD SPECIFICATION.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 18" (B-6.12) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-4.0
- THE BUILDING ADDRESS NUMBER SHALL BE ADDED TO BOTH THE WEST AND EAST SIDES OF THE BUILDING SO THEY ARE PLAINLY LEGIBLE AND VISIBLE FROM THE ROAD. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS WITH A MINIMUM OF 6 INCHES HIGH AND A MINIMUM WIDTH OF 0.5 INCHES.

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 DEPARTMENT



0 20'
 1" = 20'

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
1	05/15/13	MRJ	FOR ENGINEER
2	05/15/13	MRJ	FOR CITY REVIEW COMMENTS

ILLINOIS DESIGN FIRM
 # 184,001,322
 420 N. FRONT
 STREET, SUITE 100
 MCHEENRY, IL 60050
 PHONE: 815.385.1778
 FAX: 815.385.1781



CAR CARE PLUS CENTER
 AAA - AMERICAN AUTOMOBILE ASSOCIATION
 VERNON HILLS, ILLINOIS
 CIVIL

SITE PLAN

BAR IS ONE INCH ON
 OFFICIAL DRAWINGS
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

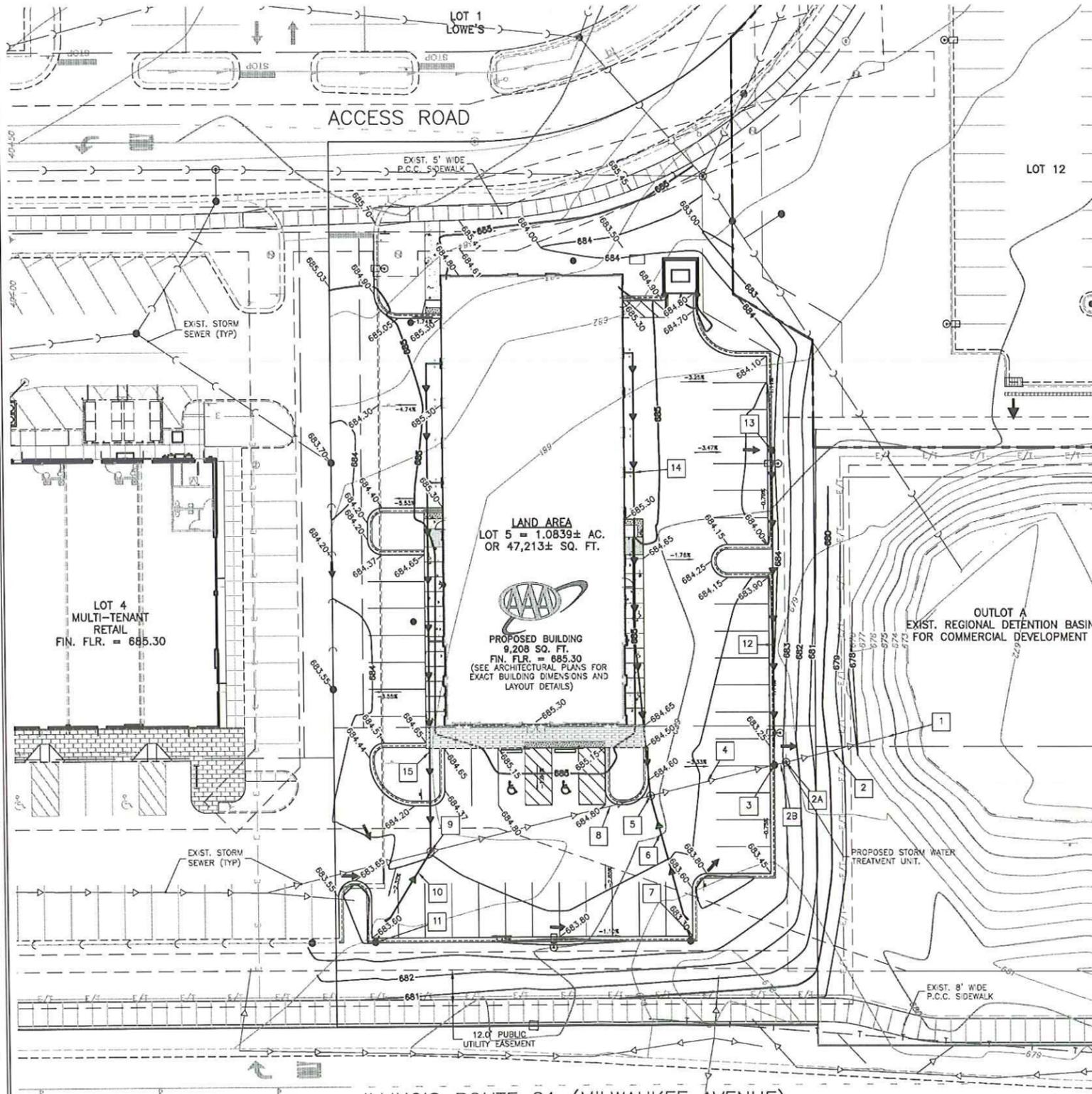
DRAWN BY: MRJ
 APPROVED: JEV
 JOB DATE: 2013
 JOB NO: 86120434

DRAWING

C-1.0

GRADING & DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM 0.75% LONGITUDINAL GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H-20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA.
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.12 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES OR OTHER STRUCTURES SHALL BE CONNECTED THROUGH THE USE OF RUBBER BOOTS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- BACKFILL TO THE TOP OF CURBS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2% CROSS SLOPE.
- DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2%.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF VERNON HILLS.
- ELEVATIONS AND CONTOURS ARE VILLAGE OF VERNON HILLS VILLAGE PER NAVD DATUM.



ILLINOIS ROUTE 21 (MILWAUKEE AVENUE)

HATCH LEGEND

	DENOTES REVERSE (SPILLING) CURB & GUTTER
	DENOTES CONCRETE CURB & GUTTER (CATCHING)
	DENOTES AREA OF DEPRESSED CURB AND GUTTER.
	DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
	DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
	DENOTES PROPOSED OVERFLOW DIRECTION ARROW.

GENERAL NOTES:

- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN VILLAGE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE VILLAGE ENGINEERING DIVISIONS:
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION UNITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE VILLAGE.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE VILLAGE CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF IDOT DESIGN STANDARDS.
- ALL EXISTING UTILITY TRENCHES THAT ARE PROPOSED TO BE WITHIN PAVEMENT AREAS SHALL BE EXPOSED AND BACKFILLED WITH CA-7 CRUSHED LIMESTONE AGGREGATE.
- ALL SUBGRADE, SUBBASE AND BINDER COURSE SHALL BE PROOFROLLED PER THE VILLAGE OF VERNON HILLS DEVELOPMENT ORDINANCES ENGINEERING SPECIFICATIONS SECTION H, STREETS AND PAVEMENT.

STORM SEWER TAGS:

1	EXISTING END SECTION 18"	INV = 675.15 (FIELD VERIFY)
2	EXIST 29 LIN FT 18" STORM SEWER TO REMAIN	@ 0.50% (FIELD VERIFY)
2A	VORTSENTURY HS48 (SEE CONTECH DETAIL)	RIM = 683.00 INV = 675.50 N&S (FIELD VERIFY)
2B	3 LIN FT SS CIA TY2, 18"	@ 0.50%
3	CB TA 4' DIA TY11 F&G (CONSTRUCT OVER EXISTING PIPE)	T/C = 683.62 (EP = 683.18) INV = 679.00 W INV = 675.32 N&S (FIELD VERIFY)
4	EXIST 43 LIN FT 18" STORM SEWER TO REMAIN	@ 0.50% (FIELD VERIFY)
5	MH TA 4' DIA TY11 CL (CONSTRUCT OVER EXISTING PIPE)	RIM = 684.57 INV = 680.00 W INV = 679.00 E INV = 675.53 N&S (FIELD VERIFY)
6	47 LIN FT SS CIA TY2, 12"	@ 0.64%
7	CB TC 2' DIA TY11 F&G	T/C = 684.04 (EP = 683.30) INV = 679.30 W 12"
8	EXIST 76 LIN FT 18" STORM SEWER TO REMAIN	@ 0.50% (FIELD VERIFY)
9	MH TA 4' DIA TY11 CL (CONSTRUCT OVER EXISTING PIPE)	RIM = 684.05 INV = 680.00 W INV = 679.00 E INV = 675.91 N&S (FIELD VERIFY)
10	33 LIN FT SS CIA TY2, 12"	@ 0.90%
11	CB TC 2' DIA TY11 F&G	T/C = 684.04 (EP = 683.30) INV = 679.30 W 12"
12	96 LIN FT SS CIA TY2, 12"	@ 0.78%
13	CB TC 2' DIA TY11 F&G	T/C = 684.19 (EP = 683.75) INV = 679.75 W 12"
14	151 LIN FT SS PVC DR 26, 8" (ROOF DRAIN)	@ 0.86% (NV @ B.D.G. = 681.30)
15	163 LIN FT SS PVC DR 26, 8" (ROOF DRAIN)	@ 0.80% (NV @ B.D.G. = 681.30)

NO.	DATE	BY	REVISION DESCRIPTION
1	03/15/13	MRJ	PER ENGINEER
2	07/09/13	MRJ	INTERIM/PERMANENT ADD

ILLINOIS DESIGN FIRM
184-001322
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VERNON HILLS, ILLINOIS
CIVIL
GRADING PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MRJ
APPROVED: JEV
JOB DATE: 2013
JOB NO: 86120434

DRAWING
C-2.0

PRELIMINARY
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LEGEND

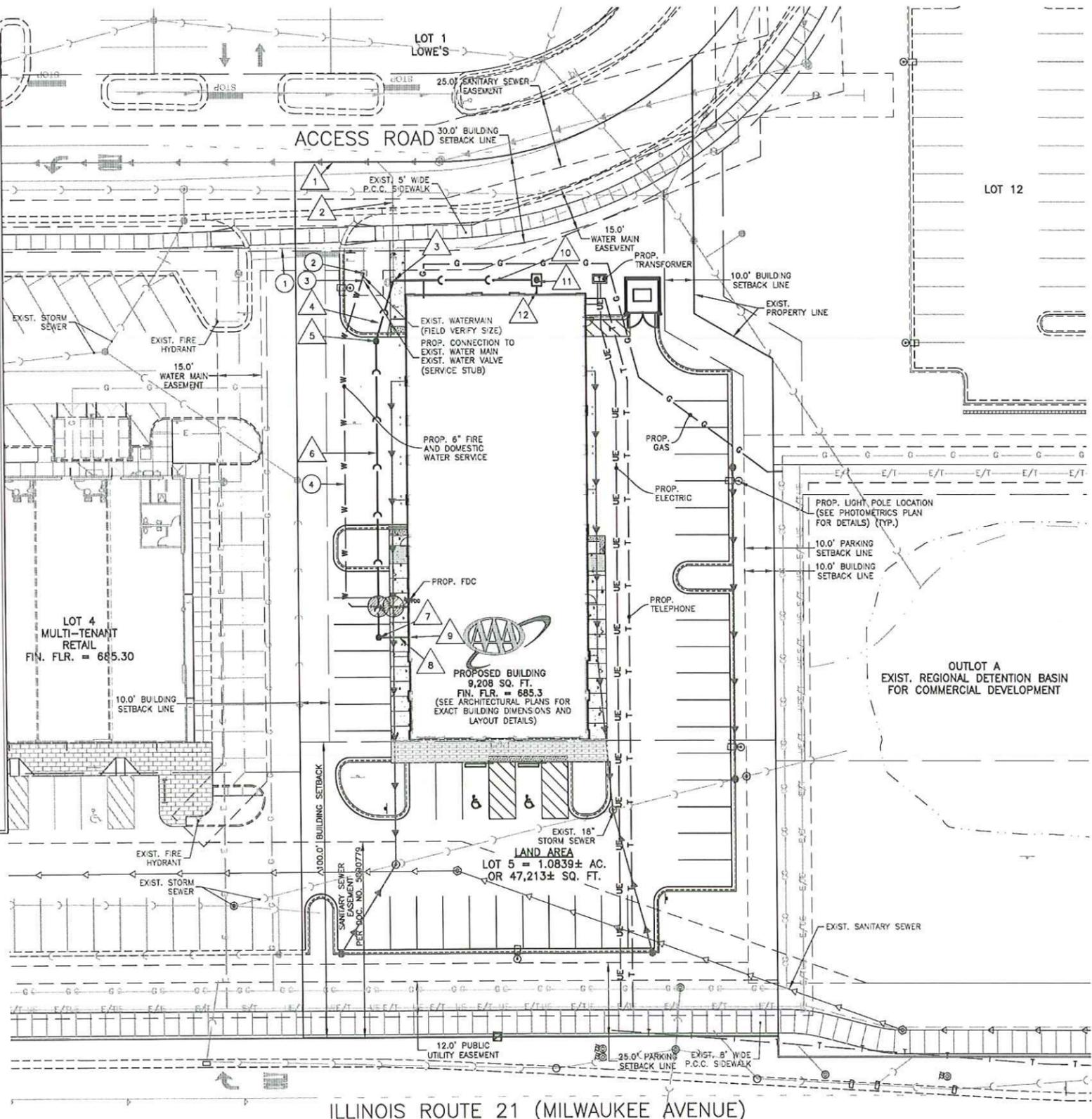
⊙ DENOTES MAINTAIN 18" VERTICAL SEPARATION PER IEPA'S REQUIREMENTS

UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- MAINTAIN A MINIMUM OF 6.0' COVER OVER ALL WATER MAINS.
- ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF VERNON HILLS PLUMBING CODE.
- 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL JULE AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
- ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
- SEE SITE SPECIFICATIONS "SITE UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND THE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
- MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES IS PVC DR 26 FOR 6".
- NICOR GAS WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. IF PAVING IS COMPLETE PRIOR TO GAS SERVICE INSTALLATION, CONTRACTOR TO PROVIDE (1) 4" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS. PROVIDE NYLON PULL CORD INSIDE CONDUIT.
- CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM AT&T MAIN TO BUILDING. AT&T TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. PROVIDE NYLON PULL CORD INSIDE CONDUIT.
- CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. COMMONWEALTH EDISON (COMED) TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH (COMED) SPECIFICATIONS AND REQUIREMENTS. PROVIDE NYLON PULL CORD INSIDE CONDUIT.
- ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF VERNON HILLS AND LAKE COUNTY PUBLIC WORKS.
- ALL CONNECTIONS TO PUBLIC SANITARY MANHOLES SHALL BE CORE DRILLED.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF VERNON HILLS.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FULL SLOPE.
- ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.

ONSITE WATERLINE NOTES:

- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED AUXILIARY GATE VALVE.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ALL WATER MAINS SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24 PRIOR TO CONNECTING THE SPRINKLER SYSTEMS. CONTACT THE FIRE PREVENTION BUREAU TO SCHEDULE A FIRE INSPECTOR TO WITNESS THE FLUSHING AND CONDUCT A FLOW TEST.



ILLINOIS ROUTE 21 (MILWAUKEE AVENUE)

SANITARY TAGS

- EXIST 8" SAN SEWER MAIN (TO REMAIN)
- EXIST 6" SAN SEWER SERVICE
- EXIST SAN SEWER V.H. 4" DIA
R.V. = 685.10
INV = 673.18 W (FIELD VERIFY)
INV = 675.00 N CORE NEW CONNECTION)
INV = 675.00 E CORE NEW CONNECTION)
- 21' LIN FT SAN SEWER SERVICE 6"
Ø 9.0%
- CLEAN OUT (SEE DETAIL)
R.V. = 685.12
INV = 676.90 E
INV = 676.90 W
- 100' LIN FT SAN SEWER SERVICE 6"
Ø 4.1%
- CLEAN OUT (SEE DETAIL)
R.V. = 684.50
INV = 681.00 N
INV = 681.00 W
- 10' LIN FT SAN SEWER SERVICE 6"
Ø 1.1%
- INV Ø BLDG = 681.10
(VERIFY WITH ARCHITECT/PLANS)
- 47' LIN FT SAN SEWER SERVICE 6"
Ø 9.0%
- OIL & WATER SEPARATOR
R.V(S) = 684.25
INV = 680.75 (INLET)
INV = 679.20 (OUTLET)
- 5' LIN FT SAN SEWER SERVICE 6"
Ø 1.1%(N)
- INV Ø BLDG = 681.10
(VERIFY WITH ARCHITECT/PLANS)

WATER TAGS

- EXISTING WATER MAIN.
- EXISTING 8" VALVE & VALVE VAULT
- CONNECT TO EXISTING 8" WATER SERVICE STUB WITH 8"x6" REDUCER
- 133' LIN FT C-900 WATER SERVICE 6"

NO.	DATE	BY	REVISION DESCRIPTION
1	04/15/13	MRJ	PER ENGINEER
2	05/10/13	MRJ	PER CITY REVIEW COMMENTS

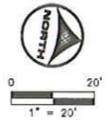
ILLINOIS DESIGN FIRM
184-001322
420 N. FRONT
STREET, SUITE 100
MCCLENNY, IL 60050
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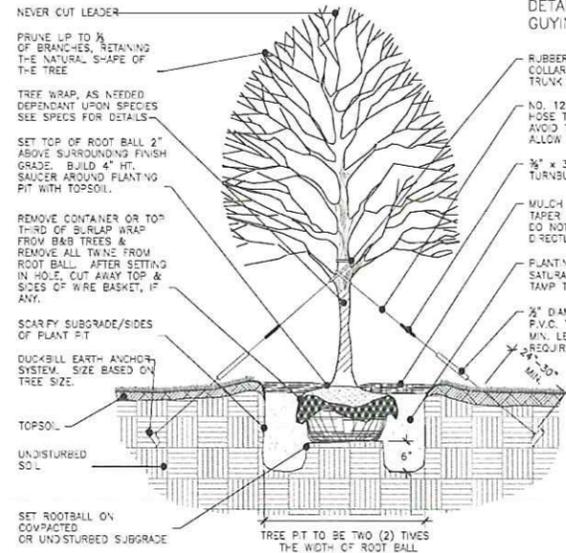
BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MRJ
APPROVED: JEV
JOB DATE: 2013
JOB NO: 86120434



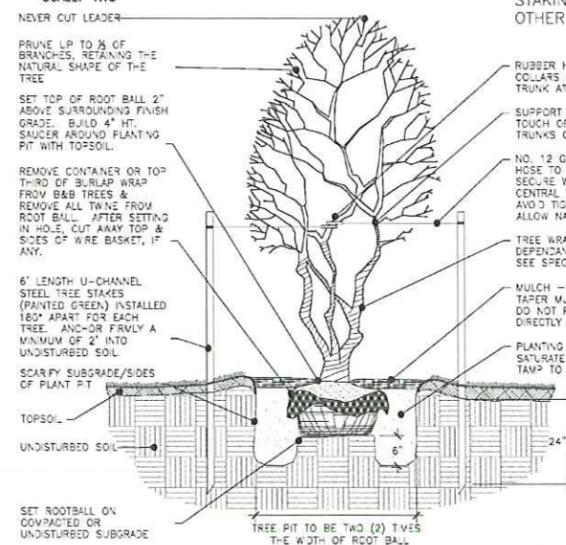
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NOT FOR CONSTRUCTION

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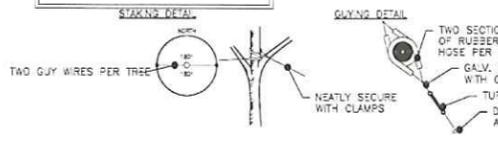


1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

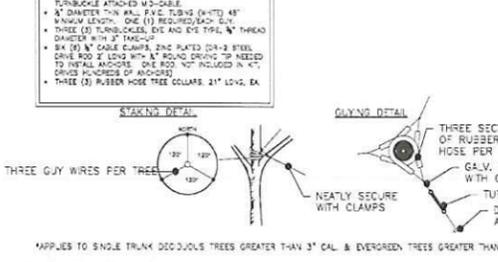
*REFER TO "TREE STAKING DETAIL" FOR ALL OTHER STAKING NOTES



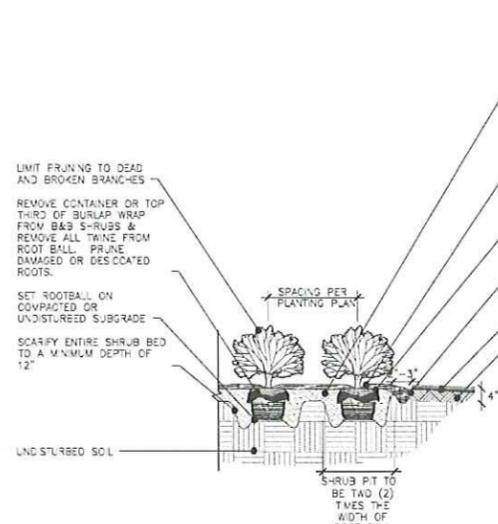
2 TYP. ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



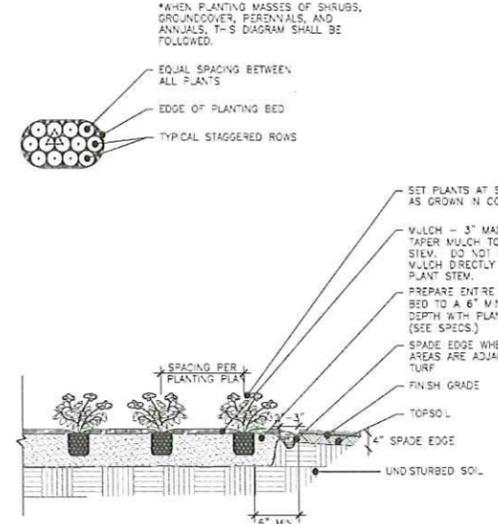
3 TYP. GUYING DETAIL
SCALE: NTS



4 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



5 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



- GENERAL NOTES
- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
 - THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
 - THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS APPARENT THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL LIABILITIES, INCLUDING NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
 - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
 - ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE AS SHOWN ON THE CIVIL ENGINEERING PLANS.
 - THE VILLAGE REQUIRES A ROUGH GRADE INSPECTION PRIOR TO PLACING TOPSOIL AND A FINE GRADE INSPECTION PRIOR TO PLACING SOD.
 - THE VILLAGE ORDINANCE REQUIRES THAT ALL PARKING LOT ISLANDS BE BACKFILLED WITH 24" OF TOPSOIL.
 - THE CONTRACTOR SHALL STAKE ALL TREE/SHRUB PLANT PIT LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
 - IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
 - WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
 - ALL PLANTS SHALL BE NURSERY GROWN PLANTS MEETING AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANS Z60.1-2004). PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THE CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
 - SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
 - MUS-ROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENEOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE AS AVAILABLE FROM MIDWEST TRADING HORTICULTURAL SUPPLIES, INC. ST. CHARLES, IL 60174 (630) 365-1990 OR APPROVED EQUAL. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.
 - WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIAL AS NECESSARY, TO ENSURE GROWTH AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

- GENERAL NOTES - SPECIAL REQUIREMENTS- WARRANTY AND MAINTENANCE OF SODDED AND SEEDDED AREAS
- MOWING, TRIMMING AND REMOVAL OF GRASS CLIPPINGS IN TURF AREAS, DURING INITIAL 60 DAYS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DURING THIS TIME, CONTRACTOR SHALL MOW TURF AREAS AT REGULAR INTERVALS TO MAINTAIN AT A MAXIMUM HEIGHT OF 2-1/2 INCHES. DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY ONE MOWING. CONTRACTOR SHALL ALSO NEATLY TRIM EDGES WHERE NECESSARY AND REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
 - WARRANTY:
 - WARRANTY OF SEEDDED AND SODDED AREAS SHALL BE CONSIDERED INCIDENTAL TO THE BID ITEM.
 - THE WARRANTY IS TO GUARANTEE COMPLETED SEED/SOD AREAS FOR A PERIOD OF 1 YEAR AFTER INITIAL ACCEPTANCE HAS BEEN DOCUMENTED.
 - REPLACEMENT COSTS ARE THE CONTRACTOR'S RESPONSIBILITY, EXCEPT FOR THOSE RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM, CIVIL DISOBEDIENCE, ACTS OF NEGLIGENCE ON THE PART OF OTHERS, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, FIRE, OR LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITY, OR BY ACTS OF GOD.
 - MAINTENANCE:
 - CONTRACTOR SHALL COORDINATE MAINTENANCE OPERATIONS AND ACTIVITIES WITH THE OWNER DURING THE WARRANTY PERIOD.
 - MAINTENANCE OF SEED/SOD AREAS SHALL BE PERFORMED BY TRAINED PERSONNEL SKILLED IN IDENTIFYING DESIRED AND UNDESIRABLE PLANT MATERIAL.
 - CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF SEEDDED AND SOD AREAS DURING THE 1 YEAR WARRANTY PERIOD WITH THE EXCEPTION OF ROUTINE MOWING OF TURF AREAS. ROUTINE MOWING OF TURF AREAS, DURING THE 1 YEAR WARRANTY PERIOD, WILL BE THE RESPONSIBILITY OF THE OWNER ONCE INITIAL ACCEPTANCE HAS BEEN DOCUMENTED.
 - MAINTENANCE OF SEEDDED AND SOD AREAS SHALL INCLUDE:
 - WATERING TO PREVENT GRASS AND SOIL FROM DRYING OUT.
 - ROLLING THE SURFACE TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES.
 - CONTROLLING GROWTH OF WEEDS. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM IMPROPER USE OF HERBICIDES.
 - PROTECTING SEEDDED/SOD AREAS WITH WARNING SIGNS DURING MAINTENANCE AND WARRANTY PERIOD AS DEEMED NECESSARY.
 - IN THE SPRING OF EACH YEAR DURING THE 1 YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL CORRECT AND RESEED AS ORIGINALLY SPECIFIED, ANY DEFECTS IN THE SEEDDED/SOD AREAS AND GRASS STAND, SUCH AS WEEDY AREAS, ERODED AREAS, AND BARE SPOTS, UNTIL AFFECTED AREAS ARE ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
 - IN THE SPRING DURING THE 1 YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION, ALL DAMAGES TO PROPERTY RESULTING FROM THE SEEDING/SODDING OPERATION OR FROM THE REMEDYING OF DEFECTS, AT THE CONTRACTOR'S EXPENSE.
- SPECIAL REQUIREMENTS - MAINTENANCE
- BEGIN MAINTENANCE IMMEDIATELY FOLLOWING INSTALLATION OF SOD AND CONTINUE FOR A PERIOD UNTIL SODDED AREAS ARE ESTABLISHED WITH SOD ROOTED IN PLACE. MAINTENANCE PERIOD SHALL BE A MINIMUM OF 14 DAYS.
 - MAINTENANCE OF SODDED AREAS SHALL INCLUDE WATERING, WEEDING, MOWING TO A 2 - 2 1/2 INCH HEIGHT AFTER HEIGHT HAS EXCEEDED 3 INCHES AND PRIOR TO 4 INCHES, AND REPLACEMENT AND INSTALLATION OF SOD AS ORIGINALLY SPECIFIED FOR SODDED AREAS FAILING TO SURVIVE. CLIPPINGS FROM MOWING WHICH MAT ON THE GRASS, ARE TO BE REMOVED.
- SPECIAL REQUIREMENTS - WARRANTY
- A WARRANTY IS REQUIRED TO GUARANTEE COMPLETED SODDING OPERATIONS PROVIDING A UN-FORMLY DENSE, LIVE, AND HEALTHY STAND OF GRASS, FREE OF WEEDS AND UNDESIRABLE GRASSES, DEBRIS, AND FREE OF ERODED AREAS, BARE SPOTS, DISEASES, AND INSECTS AT THE END OF ONE YEARS FOLLOWING THE MINIMUM MAINTENANCE PERIOD OR PROJECT ACCEPTANCE, WHICHEVER IS MORE RECENT.
 - CONTRACTOR TO REPLACE AS ORIGINALLY SPECIFIED AREAS THAT HAVE FAILED TO SURVIVE, AS OFTEN AS REQUIRED, TO ESTABLISH THE SODDED LAWN AREA UNTIL ACCEPTED; AT NO ADDITIONAL COMPENSATION.
 - REPAIR AND REPLACE TO ORIGINAL CONDITION ALL DAMAGES TO PROPERTY RESULTANT FROM THE SODDING OPERATION AND ALL DAMAGES AS A RESULT FROM THE REMEDYING OF THESE DEFECTS, WITHOUT ADDITIONAL COMPENSATION.

NO.	DATE	BY	REVISION DESCRIPTION
1	02/10/13	MJG	PER ENGINEER COMMENTS
2	02/10/13	MAC	PER WILAGE COMMENTS

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184.001.322
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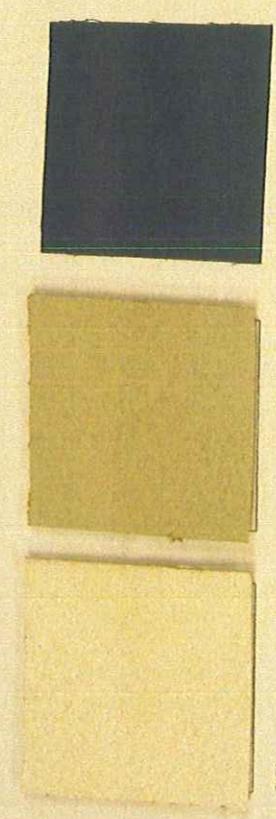
HRGreen

CAR CARE PLUS CENTER
AAA - AMERICAN AUTOMOBILE ASSOCIATION
VERNON HILLS, ILLINOIS

LANDSCAPE PLAN - DETAILS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

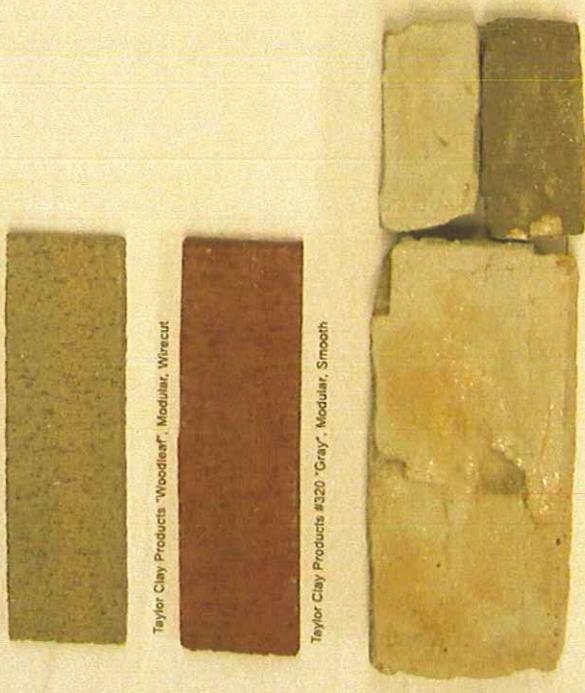
DRAWN BY: PLS
APPROVED: MAC
JOB DATE: 2013
JOB NO: R6120434



EIFS
Used on cornice
DRYVIT, "China White"

EIFS
Main Body
DRYVIT, "Suede"

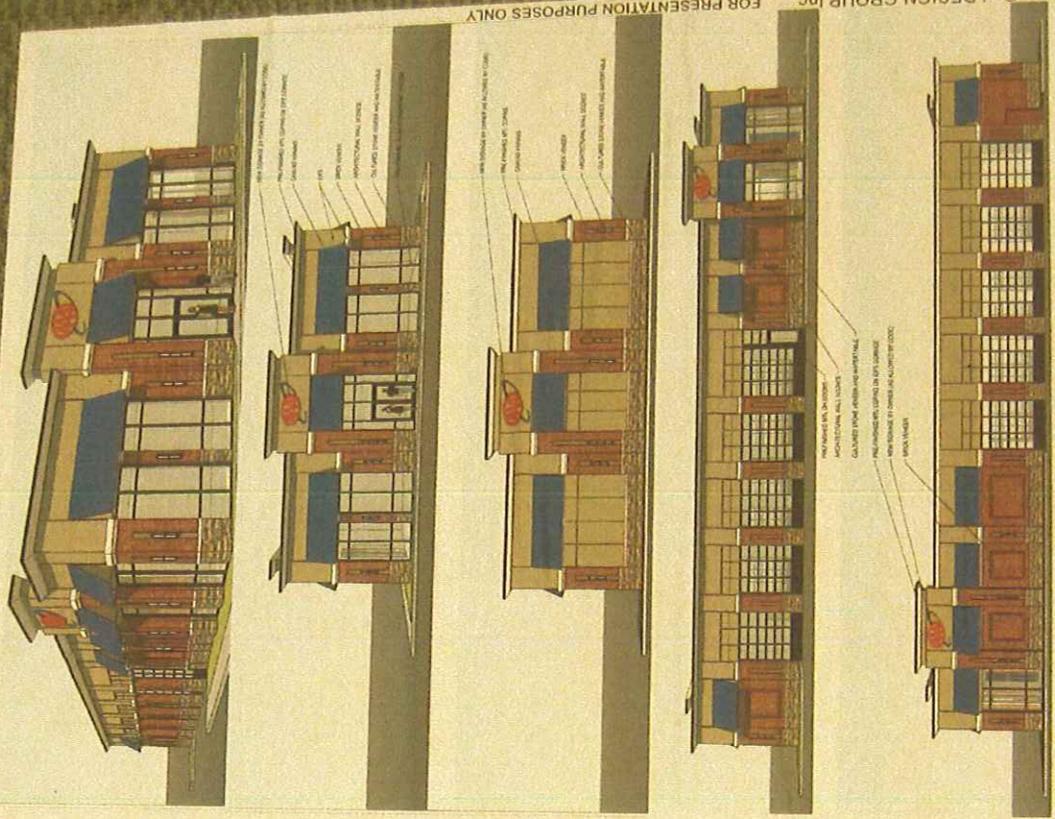
Canvas
Used on awnings
SUNBRELLA, Mediterranean Blue



Taylor Clay Products "Woodleaf", Modular, Wirecut

Taylor Clay Products #320 "Gray", Modular, Smooth

Cultured Stone, Aspen Country Ledgestone



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AAA Car Care Center
Vernon Hills, IL

Exterior Materials
03/04/2013

