### GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE
- AT THE CONTRACTOR'S SOLE RISK AND EXPENSE. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE
- OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED. 12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- 13. CONTRACTOR SHALL RÉSTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- 14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR
- 15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- 16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS
- 17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

#### PROJECT INFORMATION:

ZONED (EXISTING): PROPOSED USE:

COMMERCIAL BUSINESS, QUICK OIL CHANGE, MINOR AUTO SERVICE 2,806.98 SQ. FT.

PROPOSED BUILDING AREA: BUILDING HEIGHT: 19'-4" PARKING REQUIRED: 8 STALLS 7 STALLS PARKING PROVIDED:

SITE AREA: 0.48 ACRES

## PAVEMENT HATCH LEGEND:



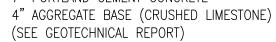
PROPOSED CONCRETE SIDEWALK

5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (CRUSHED LIMESTONE)



PROPOSED HEAVY DUTY CONCRETE

7" PORTLAND CEMENT CONCRI
4" AGGREGATE BASE (CRUSHE 7" PORTLAND CEMENT CONCRETE





PROPOSED HEAVY DUTY ASPHALT PAVEMENT

(SEE GEOTECHNICAL REPORT)

6" ASPHALT CEMENT CONCRETE 8" AGGREGATE BASE (CRUSHED LIMESTONE) (SEE GEOTECHNICAL REPORT)



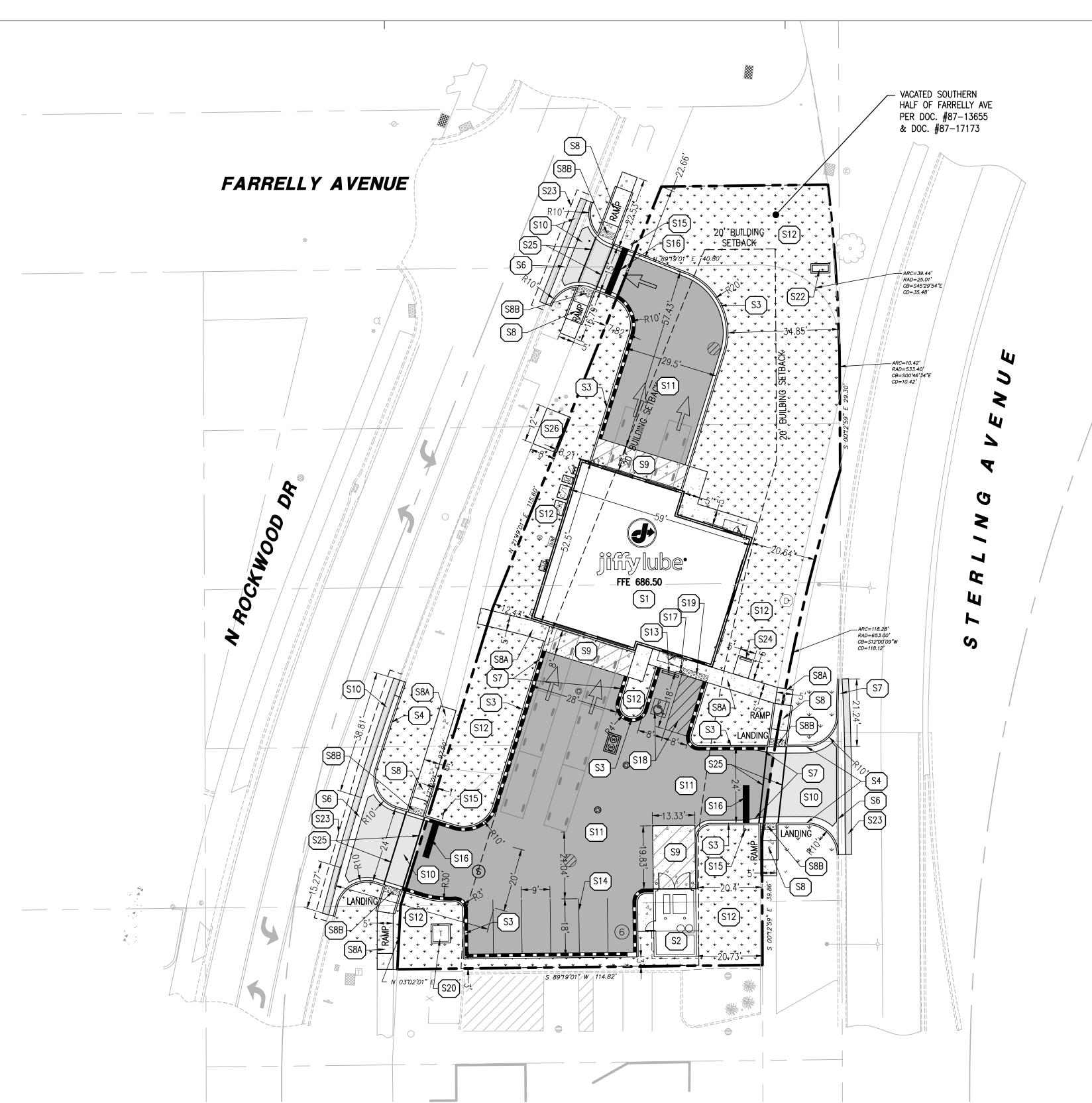
PROPOSED LIGHT DUTY ASPHALT PAVEMENT 4" ASPHALT CEMENT CONCRETE 8" AGGREGATE BASE (CRUSHED LIMESTONE)



PROPOSED LANDSCAPE AREA

CHICAGO: 312-744-7000

(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)





#### PROPOSED LEGEND: PROPERTY LINE PROPOSED CONCRETE CURB AND GUTTER PROPOSED REVERSE PITCH CURB AND GUTTER PROPOSED DEPRESSED CURB AND GUTTER PROPOSED PARKING STALL COUNT PROPOSED CONCRETE WHEEL STOP PROPOSED SIGN PROPOSED PYLON SIGN PROPOSED LIGHT POLE PROPOSED FIRE HYDRANT PROPOSED FIRE DEPARTMENT CONNECTION (FDC) PROPOSED TAPPING SLEEVE AND VALVE PROPOSED WATER METER AND VAULT PROPOSED GATE VALVE AND VALVE BOX

PROPOSED TRANSFORMER PAD

PROPOSED STORM SEWER STRUCTURE

PROPOSED GAS METER

S S PROPOSED SANITARY SEWER STRUCTURE

# SITE KEY NOTES:

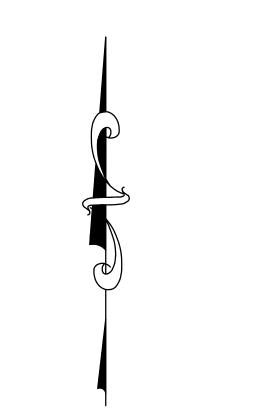
GM

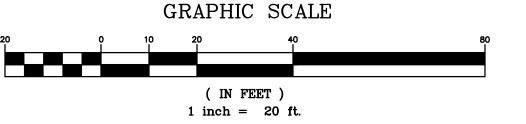
PROPOSED BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

PROPOSED SANITARY SEWER GREASE INTERCEPTOR

PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

- PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED CONCRETE CURB AND GUTTER (B6.12 CURB AND GUTTER)
- PROPOSED CONCRETE CURB AND GUTTER (B6.24 CURB AND GUTTER)
- PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER
- PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
- PROPOSED CURB TRANSITION
- PROPOSED SIDEWALK RAMP @ 8.33% MAX SLOPE (TYP. PER ADA AND LOCAL REQUIREMENTS)
- PROPOSED CONCRETE SIDEWALK
- DETECTABLE WARNING DOMES & DEPRESSED CURB AND GUTTER.
- PROPOSED HEAVY DUTY CONCRETE (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR
- ADDITIONAL INFORMATION AND DETAILS) PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE GEOTECHNICAL REPORT FOR
- ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS
- S13 PROPOSED PRECAST CONCRETE WHEEL STOP
- S14 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- PROPOSED 30" R1-1 STOP SIGN
- PROPOSED 24" WIDE STOP BAR PAINTED WHITE
- PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE
- PROPOSED HANDICAP ACCESSIBLE PARKING STALL, STRIPING, AND SYMBOL PER LOCAL
- S19 PROPOSED DETECTABLE WARNING PLATE
- PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- PROPOSED PYLON SIGN
- PROPOSED 2' WIDE BUTT-JOINT
- PROPOSED BIKE RACK LOCATION
- PROPOSED CROSSWALK PER LOCAL CODE
- S26 PROPOSED 12'x8' CONCRETE BUS STOP PAD







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PROJECT TEAM

**ISSUE/REVISION RECORD** DESCRIPTION

12/03/2021 PRELIMINARY SET 01/19/2022 SITE PLAN REVISION 02/24/2022 SITE PLAN REVISION 03/18/2022 SITE PLAN REVISION 03/28/2022 SITE PLAN REVISION 04/20/2022 COORDINATION PLAN SET

04/26/2022 SITE PHOTOMETRIC 05/04/2022 PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

KERI WILLIAMS **PROJECT MANAGER** 

**DRAWN BY** 

**PROJECT NAME** 

**QUALITY CONTROL** 

**JIFFY LUBE PEORIA** 

ILLINOIS 61615 4749 NORTH STERLING AVE



PROJECT NUMBER

SHEET TITLE SITE PLAN

**SHEET NUMBER** C3.0

NOT ISSUED FOR CONSTRUCTION