Institutional
Planned Development No. 108, As Amended

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number 108, as amended (the "**Planned Development**") consists of a net site area of approximately 360,338.98 square feet (8.26 acres) of property, which is depicted on the attached *Planned Development Boundary and Property Line Map* (the "**Property**"), and is owned or controlled by Chicago Realty Ventures, LLC (with respect to Subareas A and C), and Chicago Park District (with respect to Subarea B) (collectively, "**Applicants**"). As used in this Planned Development, the term "Applicant" or "Applicants" means the Applicants collectively, or individually with respect to individual Subareas or the improvements thereto and uses thereof, as the context requires.

2. Applicant shall obtain all applicable official reviews, approvals, permits and/or agreements which are required to implement this plan of development. Any dedication or vacation of streets, alleys, or grants of easements or any adjustment of or privileges to use rights-of-way shall require a separate approval by the City Council, except as otherwise provided in these Statements or standalone agreements with the City, provided however the right-of-way adjustments shown on the *Right-of-Way Adjustment Plan* shall be approved by the Department of Planning and Development (the "**Department**"), the Department of Transportation, and any other City agency with review authority, subject to these statements.

   This Planned Development is intended to encourage economic development at the site and in its immediate vicinity.

3. The requirements, obligations and conditions of this Planned Development shall be binding upon Applicant, its successors and assigns and, if different than Applicant, the legal title holders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, each subarea of the Property, at the time of any subsequent application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This Plan of Development consists of these nineteen (18) statements and the following exhibits (collectively, the "**Plans**"):

   (a) *Bulk Regulations and Data Table*
   (b) *Existing Zoning Map*
   (c) *Existing Land Use Map*
   (d) *Planned Development Boundary and Property Line Map*
   (e) *Planned Development Subarea Map*
   (f) *Site Plan - Subarea A*

APPLICANT:	Chicago Realty Ventures, LLC
ADDRESS:	3700-3852 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
INTRODUCTION DATE:	February 18, 2026
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(g) *Site Plan - Subarea B*
(h) *Site Plan - Subarea C*
(i) *Landscape Plan - Subarea A*
(j) *Landscape Plan - Subarea B*
(k) *Landscape Plan - Subarea C*
(l) *Building Elevations - Subarea C*

Full-sized copies of the Plans are on file with the Department.

This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a planned development. The provisions of this Planned Development are intended to apply to the Property and are in lieu of any conflicting, inconsistent, or more restrictive provisions of the Chicago Zoning Ordinance.

5. The following uses are allowed in the areas delineated herein as Institutional Planned Development Number 108, as amended (including all subareas as designated herein):

Subarea A:

All uses allowed in a RT-4 Residential District, including, without limitation, and in addition, as applicable:

- Accessory and non-accessory parking.
- Outdoor entertainment and spectator sports establishments, other than inter-track wagering facilities; seasonal lighting; special events, and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks, and trolleys; food trucks; farmer's markets; dining and picnic areas; general retail sales; food and beverage sales (including liquor); at-grade outdoor patios; plazas and open space; sidewalk cafés; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); temporary generators and other power generating facilities; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); community events; pyrotechnic displays (but not in connection with baseball games, other than for playoffs/post-season, All Star Game, Opening Day and Fourth of July, all subject to applicable permit approval); participant sports and recreation; outdoor staging and parking of commercial and communications vehicles; off-premises billboard advertising signs; temporary signs and special event signs; any use identified in the Plans not set forth herein; and accessory uses.

Subarea B:

- All uses allowed in the POS-2 (Parks and Opens Space) District.

Subarea C:

- Accessory and non-accessory parking.
- Outdoor entertainment and spectator sports establishments, other than inter-track wagering facilities; lighting for night events; seasonal lighting; special events, and entertainment (including, without limitation, live and recorded musical performances and concerts; theater and movies; sports tournaments, competitions and exhibitions not limited to baseball and including sports such as football, softball, basketball, volleyball, hockey, cycling and sports exhibitions such as "X Games"); permanent, semi-permanent, temporary and portable concessions, vendors, carts, catering, kiosks, and trolleys; food trucks; farmer's markets; outdoor music; public performances; dining and picnic areas; general retail sales; food and beverage sales (including liquor); at-grade outdoor patios; plazas and open space; sidewalk cafés; public address and sound systems; beer gardens; sponsorships; co-located and freestanding broadcast and telecommunications equipment and facilities (including earth station receiving dishes); generators and other power generating facilities; ticket offices, ticket sales and ticket agencies; ticket brokers; public and civic uses (including, without limitation, museums, fund-raisers and other non-profit events); community events; pyrotechnic displays (but not in connection with baseball games, other than for playoffs/post-season, All Star Game, Opening Day and Fourth of July, all subject to applicable permit approval); participant sports and recreation; outdoor staging and parking of commercial and communications vehicles; off-premises billboard advertising signs; temporary signs and special event signs; any use identified in the Plans not set forth herein; and accessory uses.

Additionally, subject to compliance with Statement 17, portions of Subarea A and Subarea C may be used on an interim basis for construction staging, construction support activities, and the storage of construction materials for development or maintenance of the Property or affiliated Wrigley Field properties (Planned Development No. 958).

6. In Subarea A, exterior on-premises and off-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, existing on-premises and off-premises signs are permitted.
   In Subarea C, exterior on-premises and off-premises signs are permitted subject to the review and approval of the Department. Notwithstanding any provision of this Planned Development to the contrary, existing on-premises and off-premises signs are permitted.

7. For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property or affiliated Wrigley Field properties (Planned Development No. 958) (collectively, the "**Wrigley Properties**"), such as "Highlander Lot," or any sponsor of the baseball team operating in the Wrigley Properties, or any sponsor of a retail showcase or other space within the Wrigley Properties, shall be deemed an on-premises sign and may be located in Subarea A or Subarea C.

All existing signs are permitted and approved. Nothing in this Planned Development or the PD Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary, and special events signage.

Solely as applied to the Property, this Planned Development shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than this Planned Development, including, without limitation, Chapter 17-12 of the Zoning Ordinance.

8. Off-street parking and off-street loading shall be provided in compliance with the *Bulk Regulations and Data Table* and any exhibits attached hereto.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of final design and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress (other than those on the attached plans, which are hereby approved) shall be subject to the review and approval of the Department of Transportation and the Department.

10. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall be subject only to:

    (a) Height limitations established by the Federal Aviation Administration; and

    (b) Airport zoning regulations as established by the Department, the Department of Aviation, and the Department of Law and approved by the City Council.

    (c) For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.

11. Upon review and determination, "**Part II Review**", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department, if applicable. The fee shall be calculated in the same manner as is standard and generally applicable to all Part II fees, and is final and binding on the Applicant and must be paid to the Department of Revenue, if applicable, prior to the issuance of any Part II approval.

12. The maximum permitted floor area ratio for the Property shall be in accordance with the attached *Bulk Regulations and Data Table*. For purposes of floor area ratio calculations and floor area measurements, the requirements of the Zoning Ordinance shall apply and the following additional exclusions shall also apply: (a) space devoted to mechanical equipment, if any, shall not be counted as floor area; and (b) all parking located on the Property shall be deemed accessory off-street parking and any space devoted to parking shall not be counted as floor area.

13. Applicant acknowledges it is in the public interest to design, construct and maintain the project and development and redevelopment of the Property as contemplated herein in a manner which promotes, enables and maximizes universal access throughout the Property. Prior to issuance of a permit, plans for all material new construction and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("**MOPD**") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard

of accessibility. Subject to the approvals granted in Section 14 below, no new building permits shall be granted for any material new construction or improvement until the Director of MOPD has approved detailed construction drawings for each such material new construction or improvement.

14. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and the Department, at either party's request, may continue to evolve the design of the plans for Subarea A and Subarea C and changes to such plans, if any, shall, if mutually agreed, be approved by the Department administratively as a Minor Change. Uses which are allowed as set forth in Statement 4 or Statement 5 but which involve development of Subarea A and Subarea C in a manner which materially and significantly modifies the uses set forth in the Plans must be submitted for Site Plan Approval to the Department prior to Part II approval pursuant to this Statement 14. It is also understood that the preexisting, nonconforming distribution and dimensions of parking spaces in Subarea C shall be allowed to continue and are hereby authorized for Subarea C. Notwithstanding the foregoing, temporary or seasonal uses, including any of the special events and entertainment uses listed above, sidewalk and outdoor cafes, and any non-permanent structures, including without limitation farmer's markets, music performances, special events, movies, athletic contests and exhibitions, sidewalk and outdoor cafes, ice rinks, other events or uses of a temporary or seasonal nature and any non-permanent structures, shall not require Site Plan Approval. To the extent Site Plan Approval is required for Subarea A or Subarea C as set forth in this Statement 14, Applicant shall submit the information required in this Statement 14 for the specific Subarea(s) for review and approval by the Department (the "**Subarea Site Plan Approval Submittals**"). Review and approval by the Department is intended to assure specific development components substantially conform with this Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include the portion of the Property for which approval is being sought by Applicant. If Applicant is seeking approval of a portion of the Property which represents less than an entire Subarea, Applicant shall also include a site plan for the area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way. Site plans which propose new curb cuts or other changes to any Rights-of-Way must also receive Department of Transportation approval. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of this Planned Development, the Department shall approve such submittal. Following approval by the Department, the approved Subarea Site Plan Approval Submittals, including supporting data and materials, shall be made part of the main file and shall be deemed an integral part of this Planned Development.

    Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

    - fully-dimensioned site plan (including a footprint of the proposed improvements);
    - fully-dimensioned building elevations;
    - fully-dimensioned landscape plan(s); and
    - statistical information applicable to the subject Subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

15. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the Department that such a modification is minor, appropriate, and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. Final landscape plan review and approval will be by the Department and will be approved provided it substantially conforms with the applicable Plans. In the event of any conflict or contradiction between, the Plans, on the one hand, and the Landscape Ordinance or the Sustainable Development Policy Matrix, on the other hand, the Plans shall control over the Landscape Ordinance and the Sustainable Development Policy Matrix. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.

17. Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management, and Buildings, under Section 13-32-125 of the Municipal Code of Chicago, or any other provision of that Code.

18. Unless construction of the improvements within Subarea A and Subarea C as contemplated by this Planned Development has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to the previously approved Institutional Planned Development No. 108 (as modified by applicable minor change approvals), POS-2 Parks and Open Space District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District, as applicable, with pre-existing, non-conforming use as parking allowed to continue. It is understood this Planned Development involves a multi-subarea and/or multi-phase development. Provided this Planned Development has not expired pursuant to the previous sentence, then following the first six-year period governing Subarea A and Subarea C, including the additional one-year extension permitted, unless construction of the improvements as contemplated by this Planned Development has commenced within six years thereafter within either Subarea A or Subarea C, then this Planned Development shall expire, solely with respect to each such Subareas, by separately introduced ordinance, if any, and in such event the zoning of such Subareas shall revert to the previously approved Institutional Planned Development No. 108 (as modified by applicable minor change approvals) POS-2 Parks and Open Space District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District, as applicable, with pre-existing, non-conforming use as parking allowed to continue.

Institutional Planned Development No. 108, as amended

Bulk Regulations and Data Table

Net Site Area:						
Subarea A:	("Camry Lot" / "Green Lot")	303,806	sq. ft.	(6.97	acres)
Subarea B:	(John Kelly Park)	22,631	sq. ft.	(0.51	acres)
Subarea C:	("Highlander Lot" / "Blue Lot")	37,126	sq. ft.	(0.85	acres)
Total Net Site Area:		**363,563**	**sq. ft.**	**(8.33**	**acres)**
Area Currently in the Public Right of Way:						
Subarea A:		41,873	sq. ft.	(0.96	acres)
Subarea B:		11,316	sq. ft.	(0.25	acres)
Subarea C:		21,618	sq. ft.	(0.49	acres)
Total Area Currently in the Public Right of Way:		**74,807**	**sq. ft.**	**(1.70**	**acres)**
Gross Site Area:						
Subarea A:		345,679	sq. ft.	(7.93	acres)
Subarea B:		33,947	sq. ft.	(0.77	acres)
Subarea C:		58,744	sq. ft.	(1.34	acres)
Total Area Currently in the Public Right of Way:		**438,370**	**sq. ft.**	**(10.04**	**acres)**

Maximum Floor Area Ratio (FAR) (By Subarea):		
Subarea A:	("Camry Lot" / "Green Lot")	1.20
Subarea B:	(John Kelly Park)	1.20
Subarea C:	("Highlander Lot" / "Blue Lot")	1.20

Number of Parking Spaces:		
Subarea A:	("Camry Lot" / "Green Lot")	948 parking spaces
Subarea B:	(John Kelly Park)	0 parking spaces
Subarea C:	("Highlander Lot" / "Blue Lot")	103 parking spaces

Number of Bicycle Spaces:		
Subarea A:	("Camry Lot" / "Green Lot")	0 bicycle spaces
Subarea B:	(John Kelly Park)	0 bicycle spaces
Subarea C:	("Highlander Lot" / "Blue Lot")	0 bicycle spaces

Minimum Number of Loading Berths:		
Subarea A:	("Camry Lot" / "Green Lot")	0 berth(s)
Subarea B:	(John Kelly Park)	0 berth(s)
Subarea C:	("Highlander Lot" / "Blue Lot")	0 berth(s)

APPLICANT: **Chicago Realty Ventures, LLC**

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Maximum Building Height:

Subarea A:	("Camry Lot" / "Green Lot")	38 feet, 0 inches
Subarea B:	(John Kelly Park)	38 feet, 0 inches
Subarea C:	("Highlander Lot" / "Blue Lot")	38 feet, 0 inches

Minimum Setbacks from Periphery Property Lines (PD):

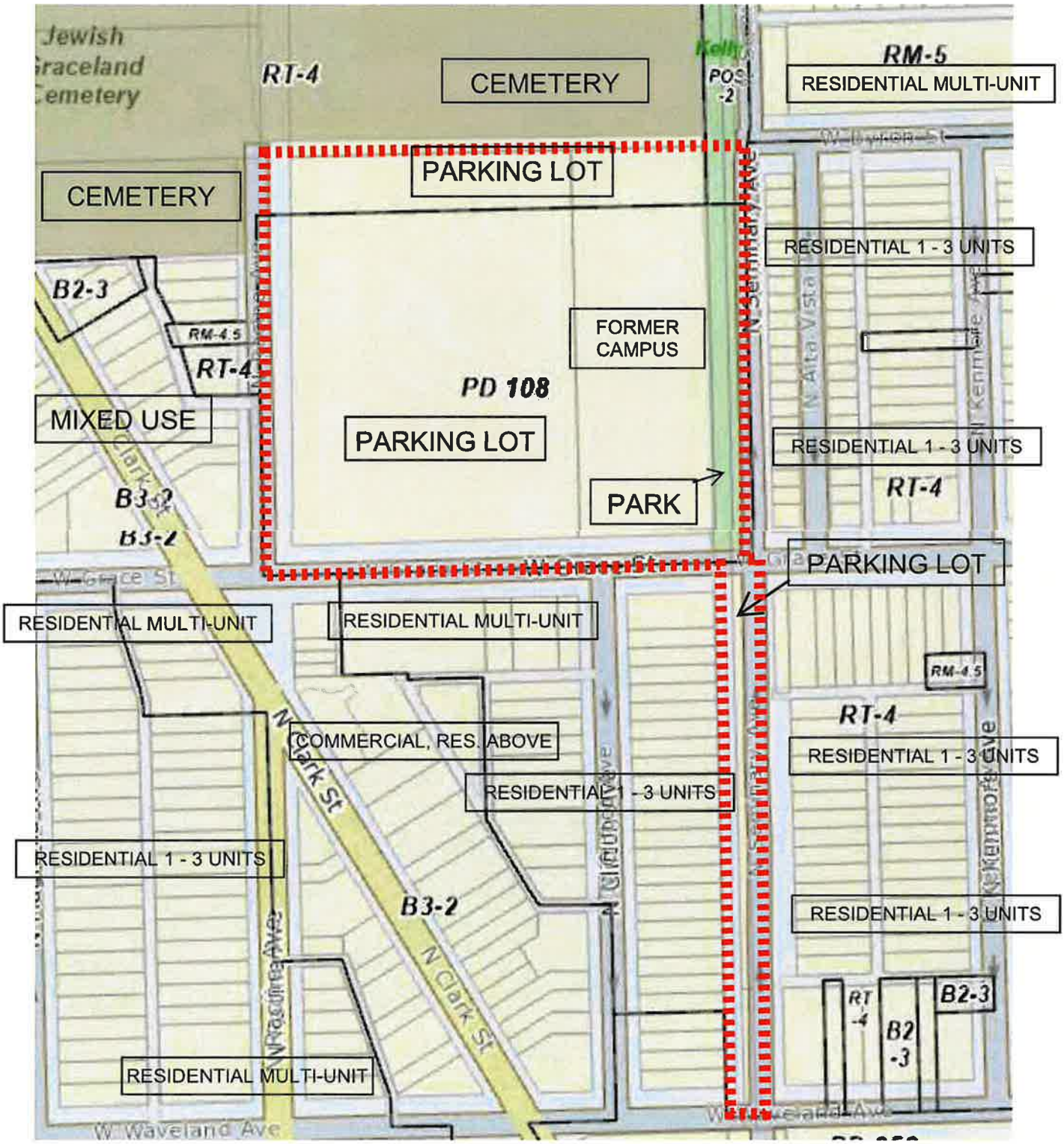
Subarea A:	North:	0 feet
	East:	0 feet
	South:	0 feet
	West:	0 feet
Subarea B:	North:	0 feet
	East:	0 feet
	South:	0 feet
	West:	0 feet
Subarea C:	North:	0 feet
	East:	0 feet
	South:	0 feet
	West:	0 feet

ZONING MAP



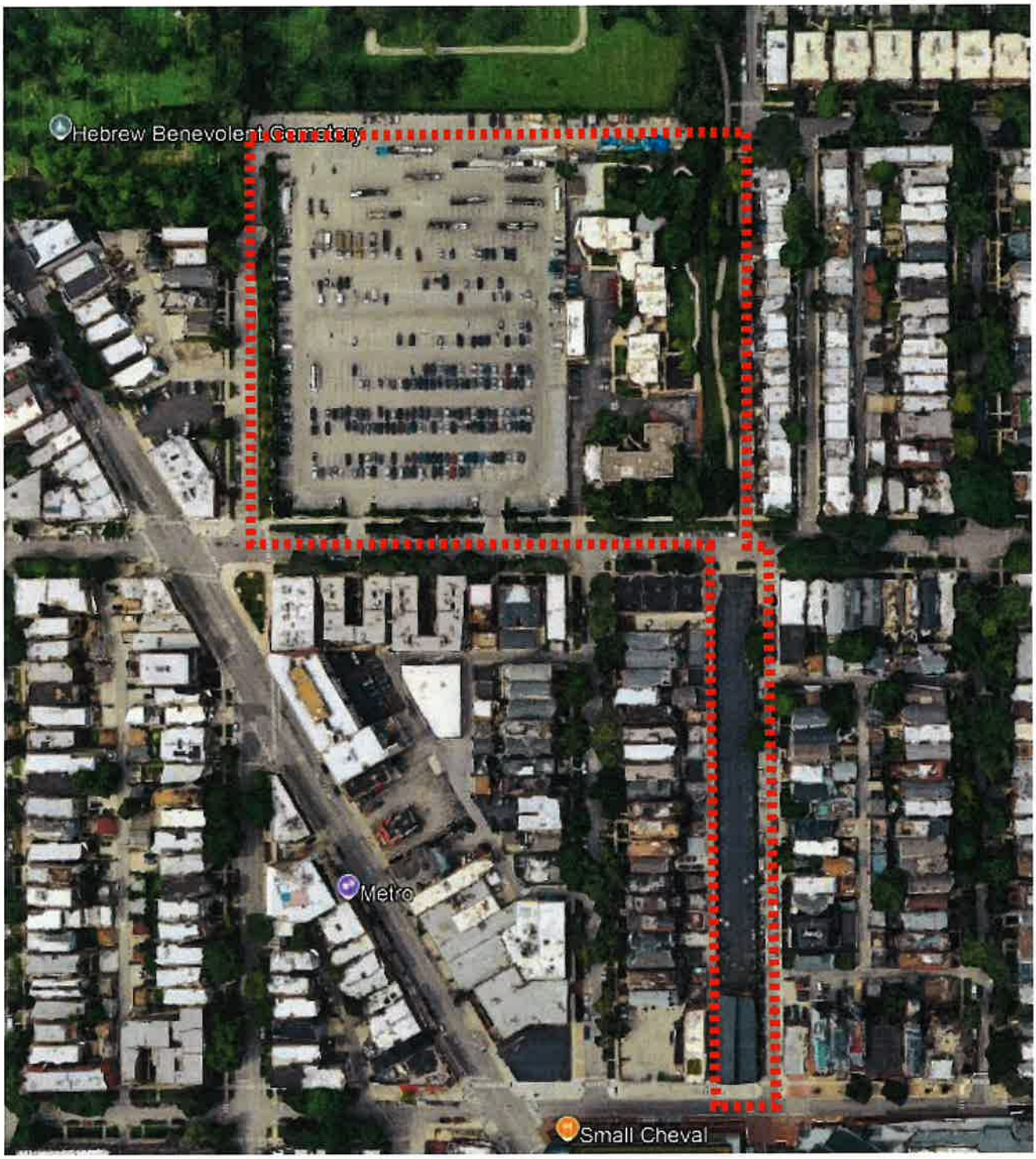
APPLICANT: Wrigley Field Holdings, LLC, et al.
ADDRESS: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
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LAND USE MAP



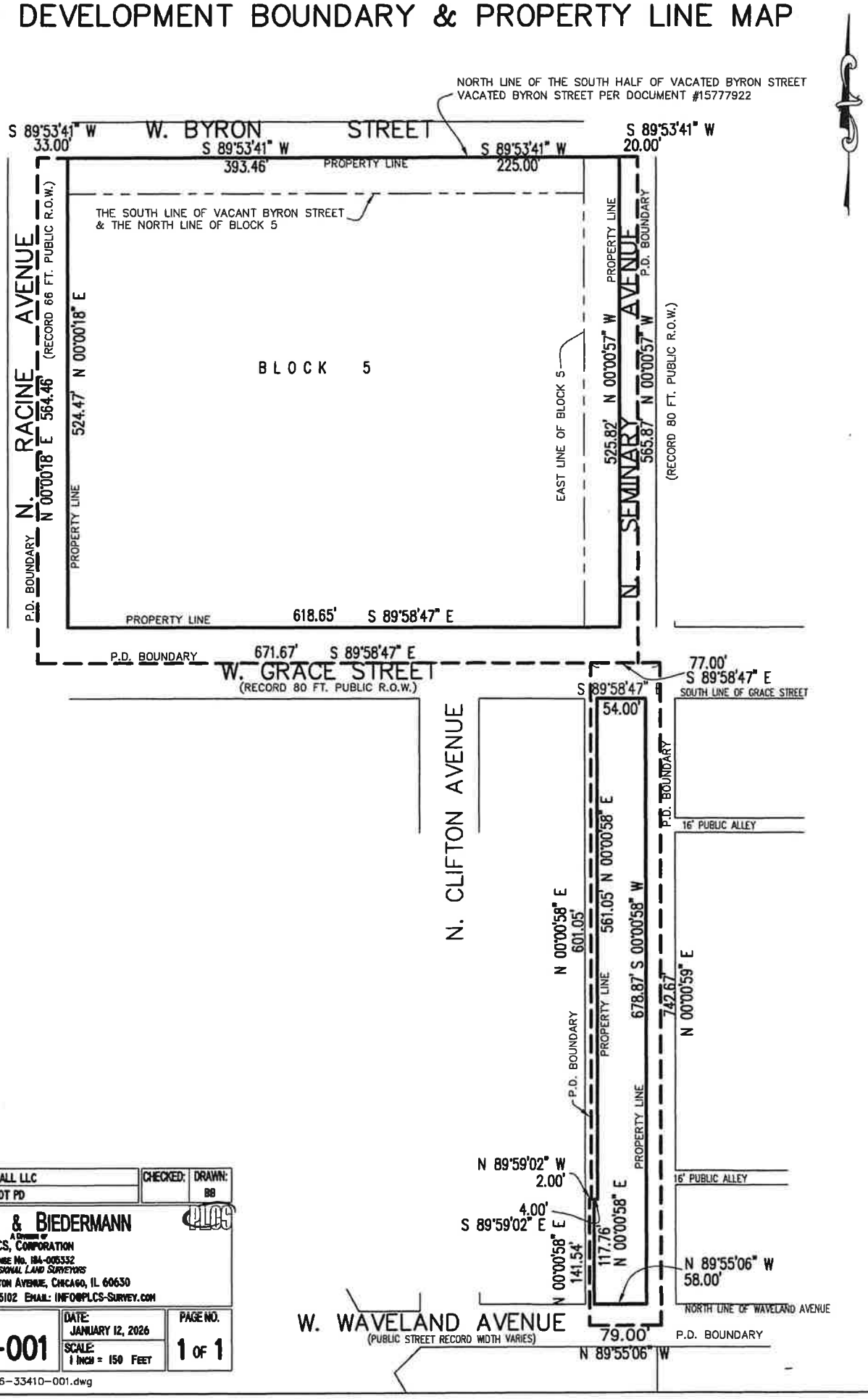
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AERIAL MAP



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PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP



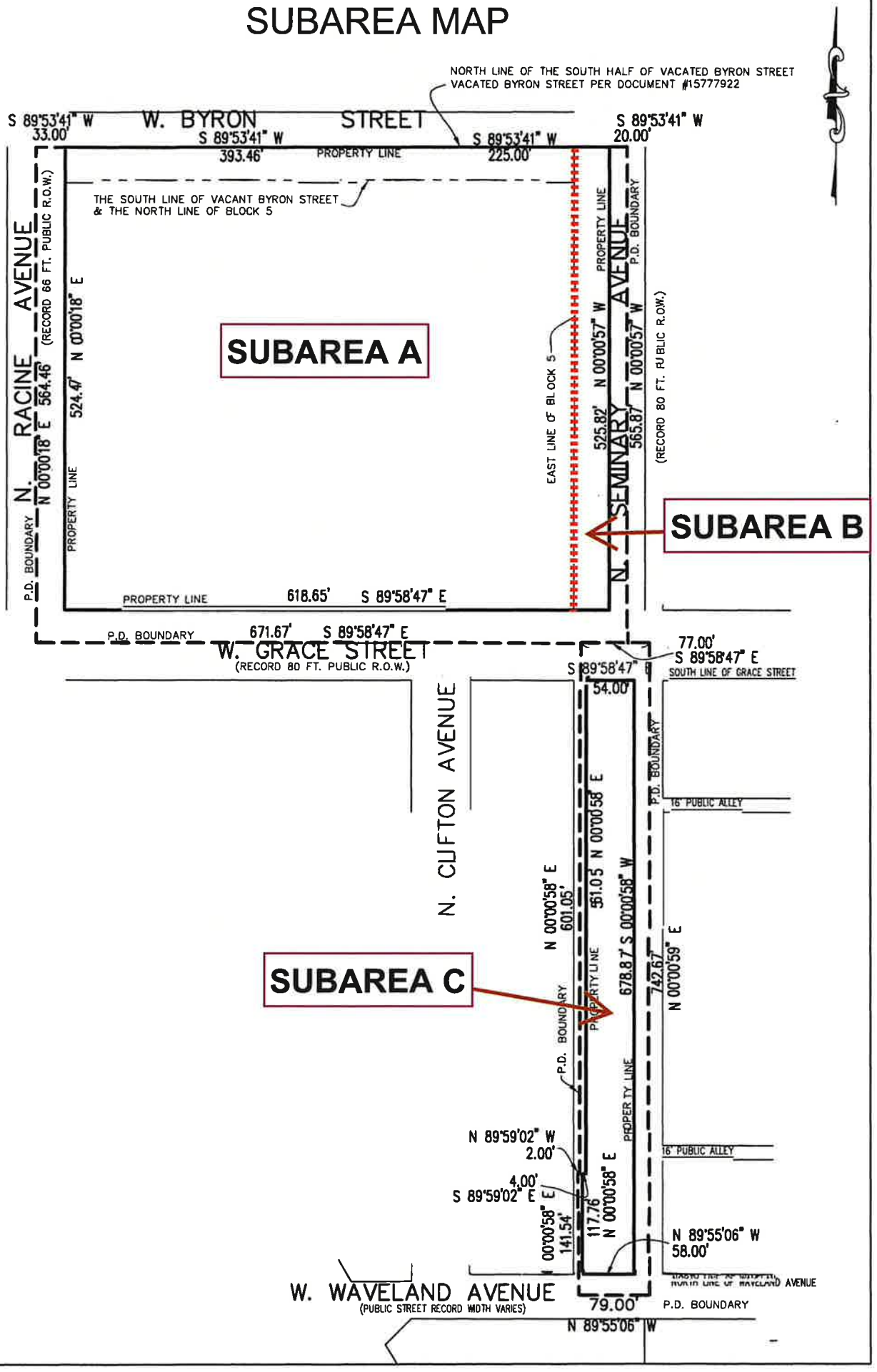
ORDERED BY:	CHICAGO CUBS BASEBALL LLC	CHECKED:	DRAWN: BB
ADDRESS:	BLUE LOT & GREEN LOT PD		

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-SURVEY.COM

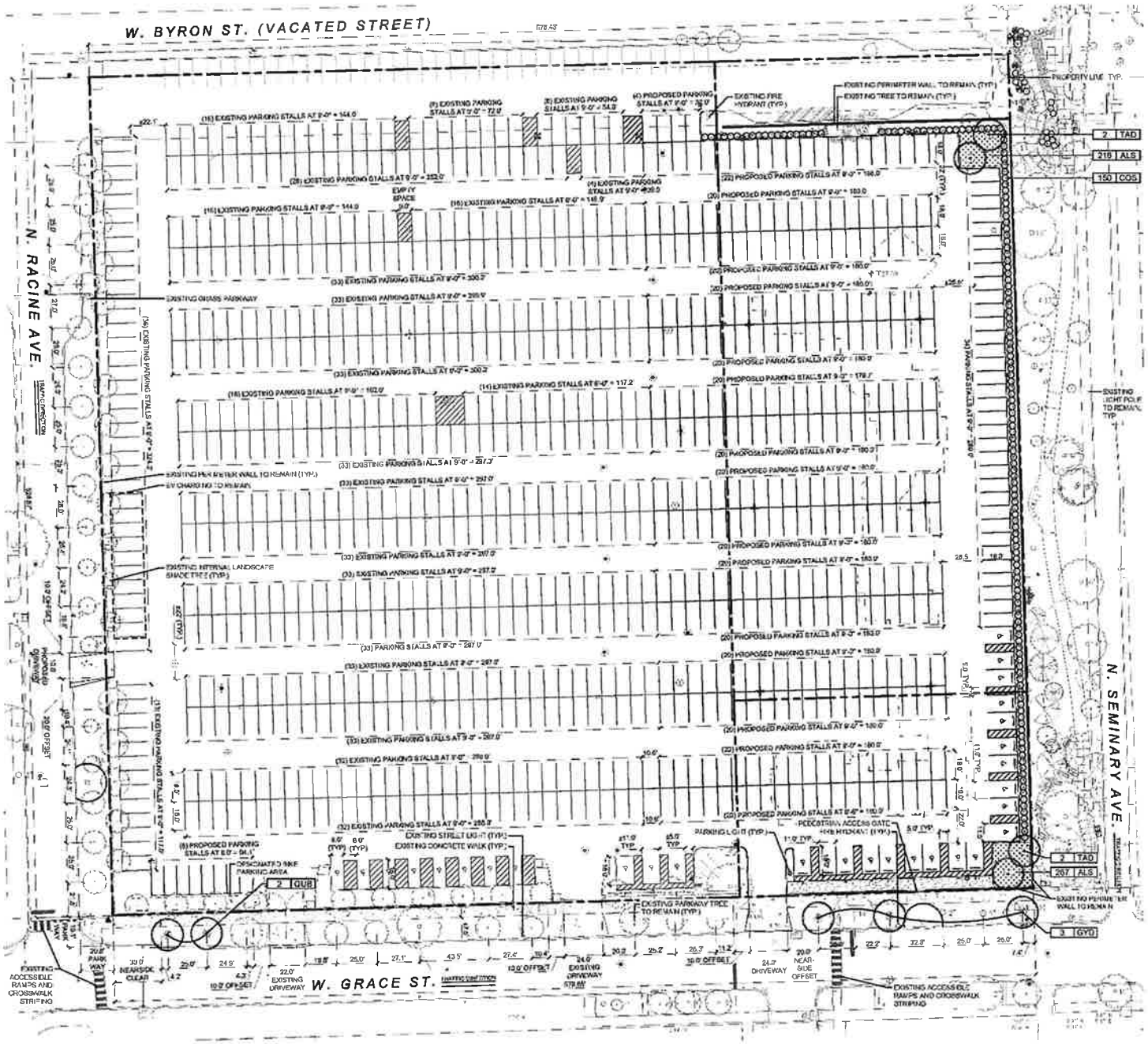
ORDER NO.	DATE:	PAGE NO.
2026-33410-001	JANUARY 12, 2026	1 OF 1
	SCALE: 1 INCH = 150 FEET	

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SUBAREA MAP

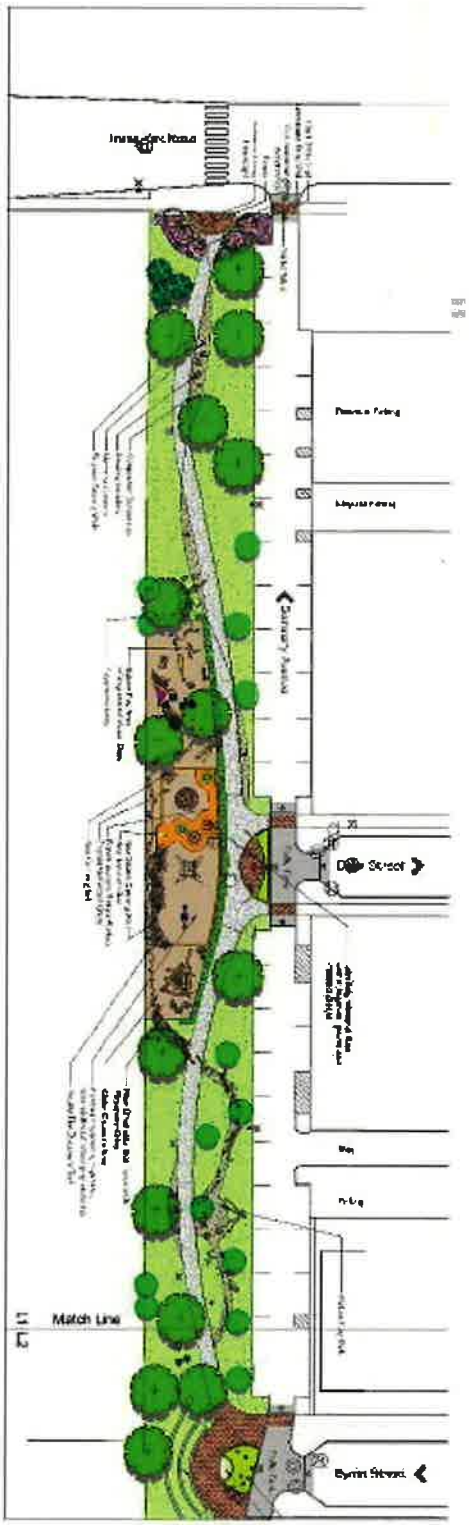

NORTH LINE OF THE SOUTH HALF OF VACATED BYRON STREET
VACATED BYRON STREET PER DOCUMENT #15777922
S 89°53'41" W
33.00'
W. BYRON STREET
S 89°53'41" W
393.46'
PROPERTY LINE
S 89°53'41" W
225.00'
S 89°53'41" W
20.00'
THE SOUTH LINE OF VACANT BYRON STREET
& THE NORTH LINE OF BLOCK 5
N. RACINE AVENUE
(RECORD 66 FT. PUBLIC R.O.W.)
P.D. BOUNDARY
N 00°00'18" E
564.46'
N 00°00'18" E
524.47'
PROPERTY LINE
SUBAREA A
EAST LINE OF BLOCK 5
PROPERTY LINE
N 00°00'57" W
525.82'
N 00°00'57" W
565.87'
P.D. BOUNDARY
N. SEMINARY AVENUE
(RECORD 80 FT. PUBLIC R.O.W.)
SUBAREA B
PROPERTY LINE
618.65'
S 89°58'47" E
P.D. BOUNDARY
671.67'
S 89°58'47" E
W. GRACE STREET
(RECORD 80 FT. PUBLIC R.O.W.)
77.00'
S 89°58'47" E
SOUTH LINE OF GRACE STREET
S 89°58'47"
54.00'
N. CLIFTON AVENUE
P.D. BOUNDARY
16' PUBLIC ALLEY
N 00°00'58" E
601.05'
N 00°00'58" E
561.05'
S 00°00'58" W
678.87'
N 00°00'59" E
742.67'
SUBAREA C
PROPERTY LINE
P.D. BOUNDARY
PROPERTY LINE
N 89°59'02" W
2.00'
4.00'
S 89°59'02" E
N 00°00'58" E
117.76'
S 00°00'58" E
141.54'
16' PUBLIC ALLEY
N 89°55'06" W
58.00'
W. WAVELAND AVENUE
(PUBLIC STREET RECORD WIDTH VARIES)
79.00'
P.D. BOUNDARY
N 89°55'06" W

SITE PLAN
SUBAREA A

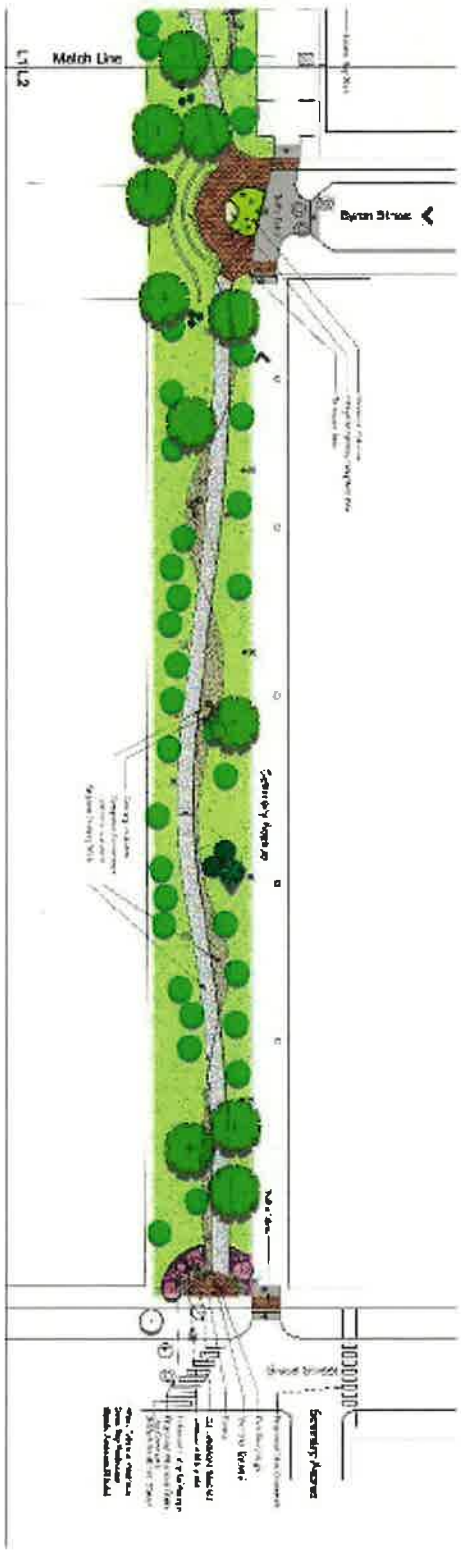


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SITE PLAN
SUBAREA B

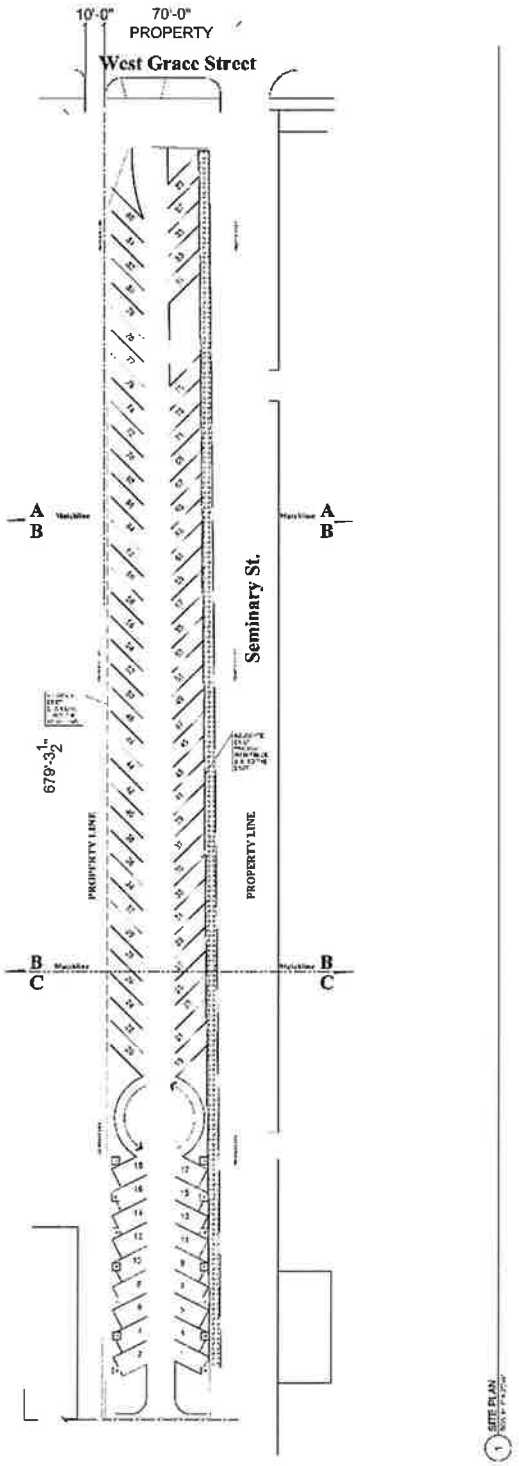


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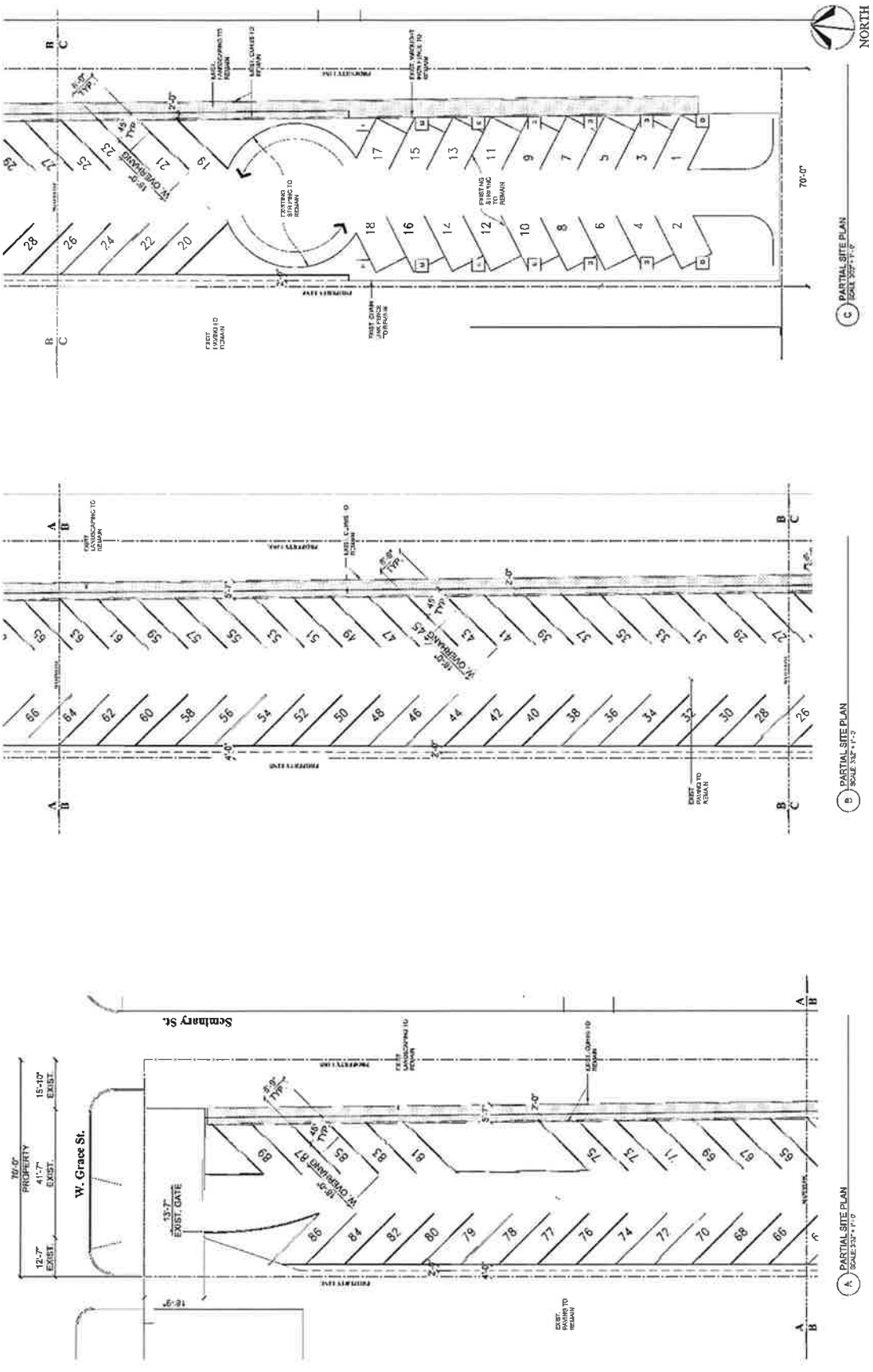


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SITE PLAN
SUBAREA C

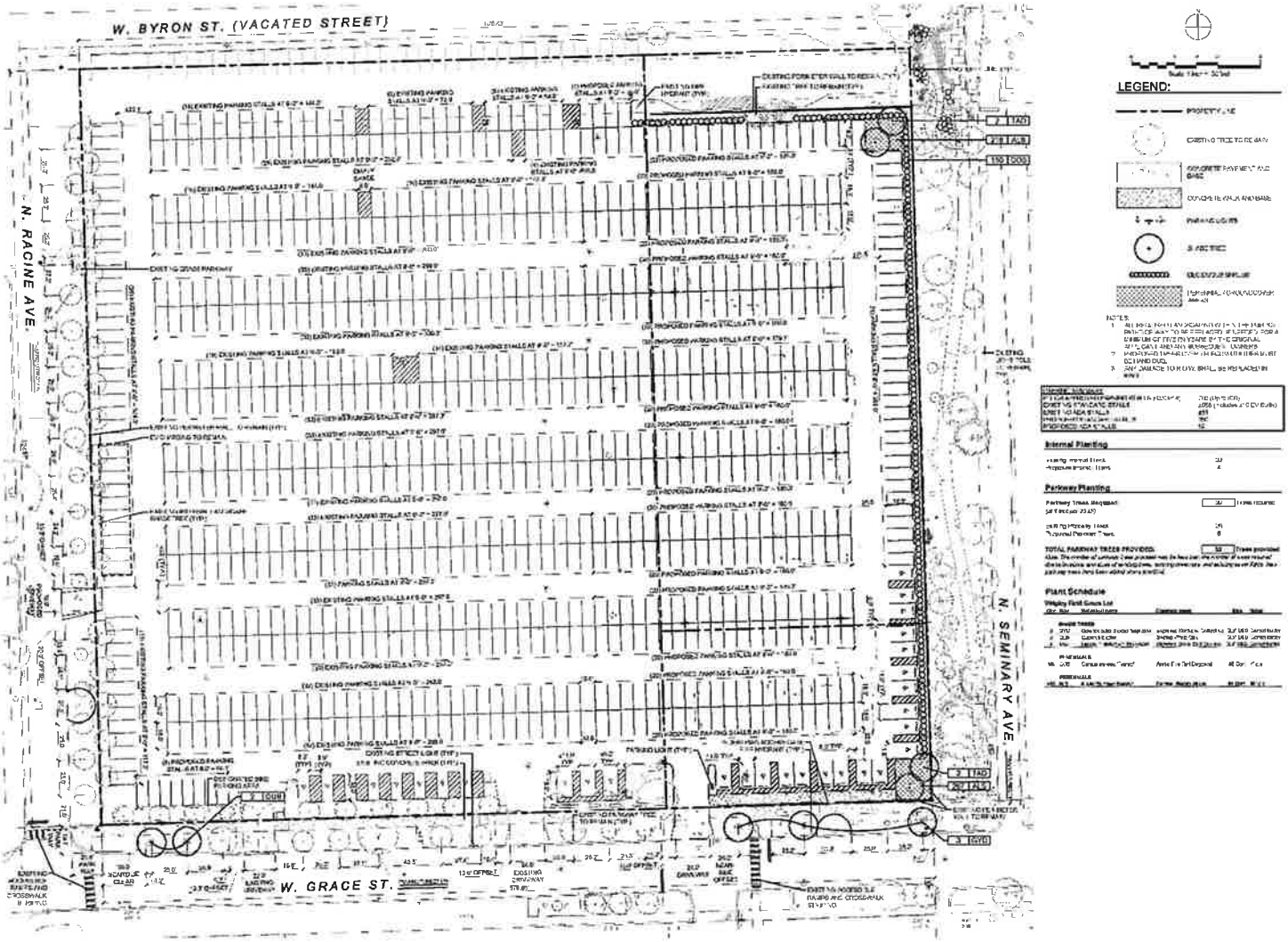


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LANDSCAPE PLAN
SUBAREA A

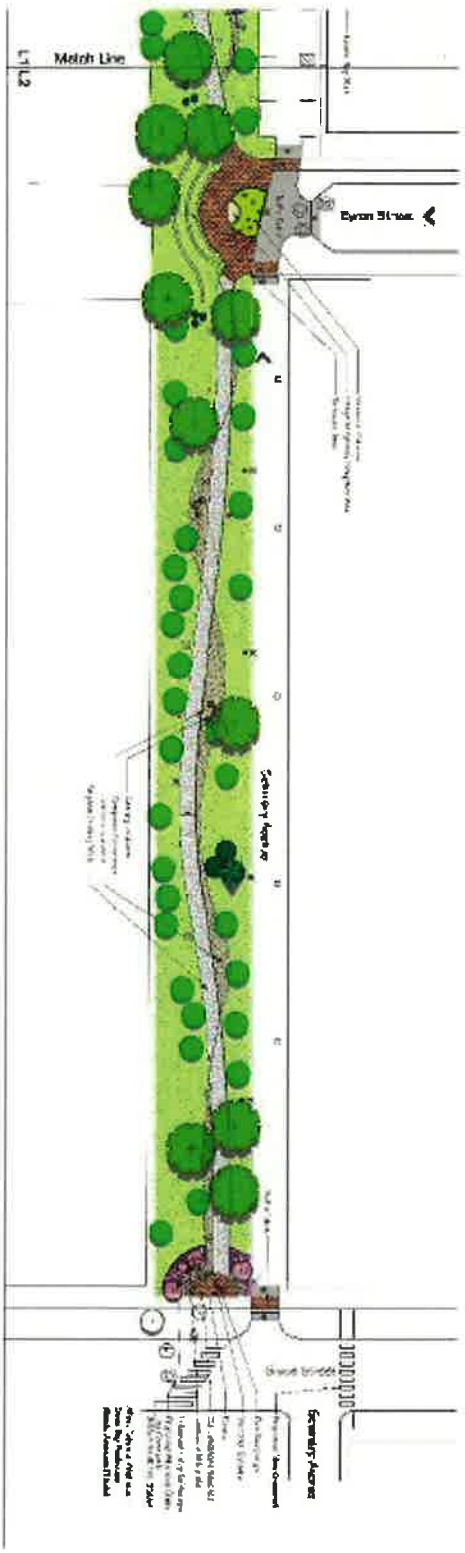


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LANDSCAPE PLAN
SUBAREA B

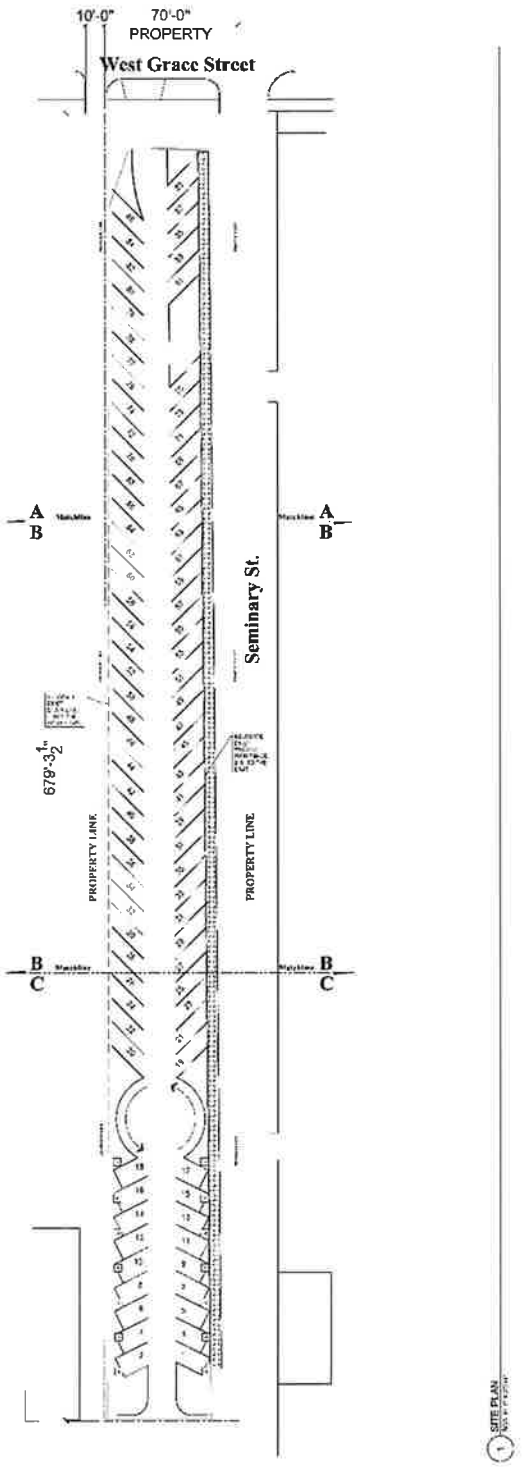


APPLICANT: Wrigley Field Holdings, LLC, et al.
ADDRESS: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
INTRODUCTION DATE: February 18, 2026
REVISED / CPC DATE: TBD

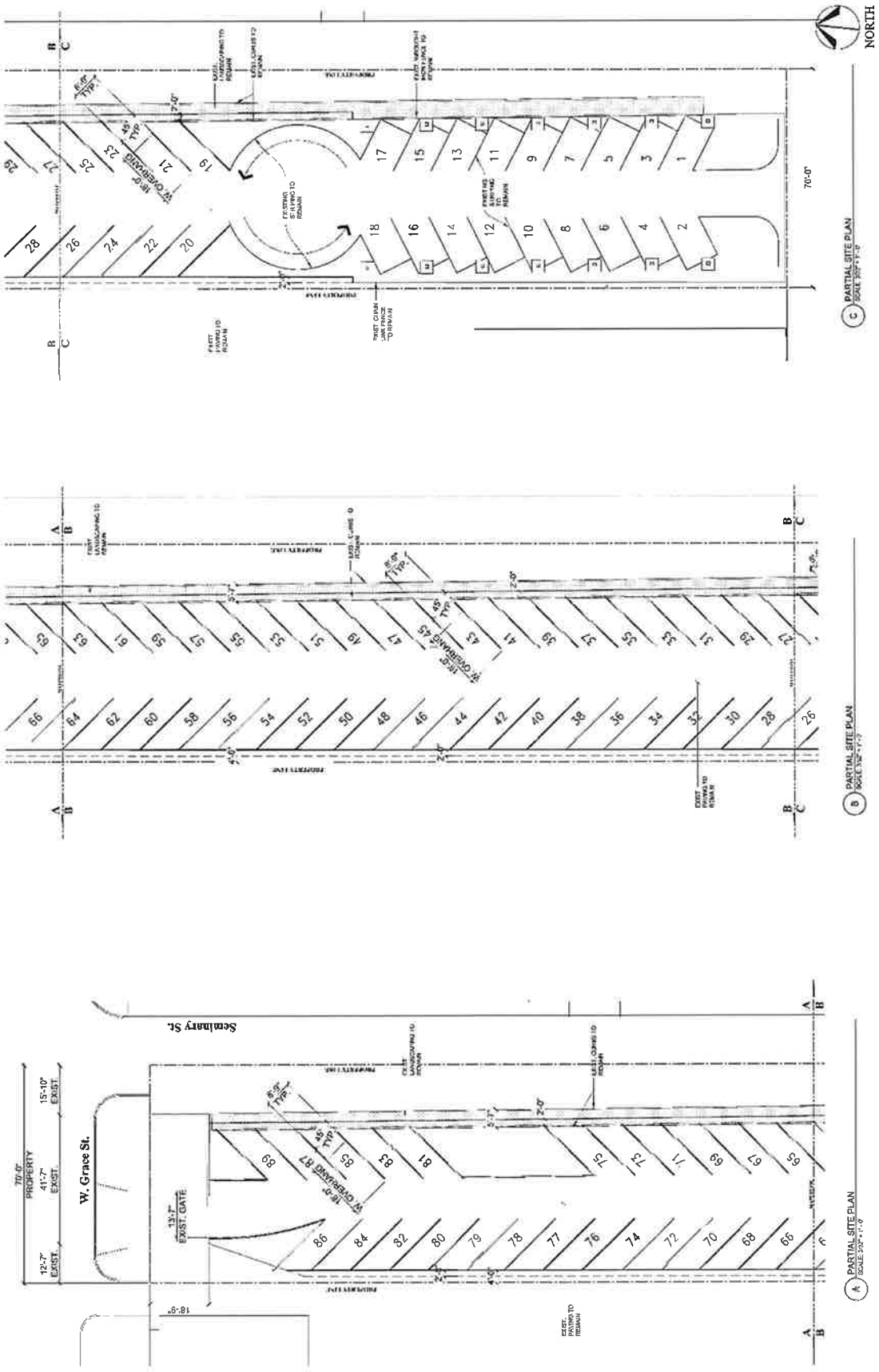


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LANDSCAPE PLAN
SUBAREA C

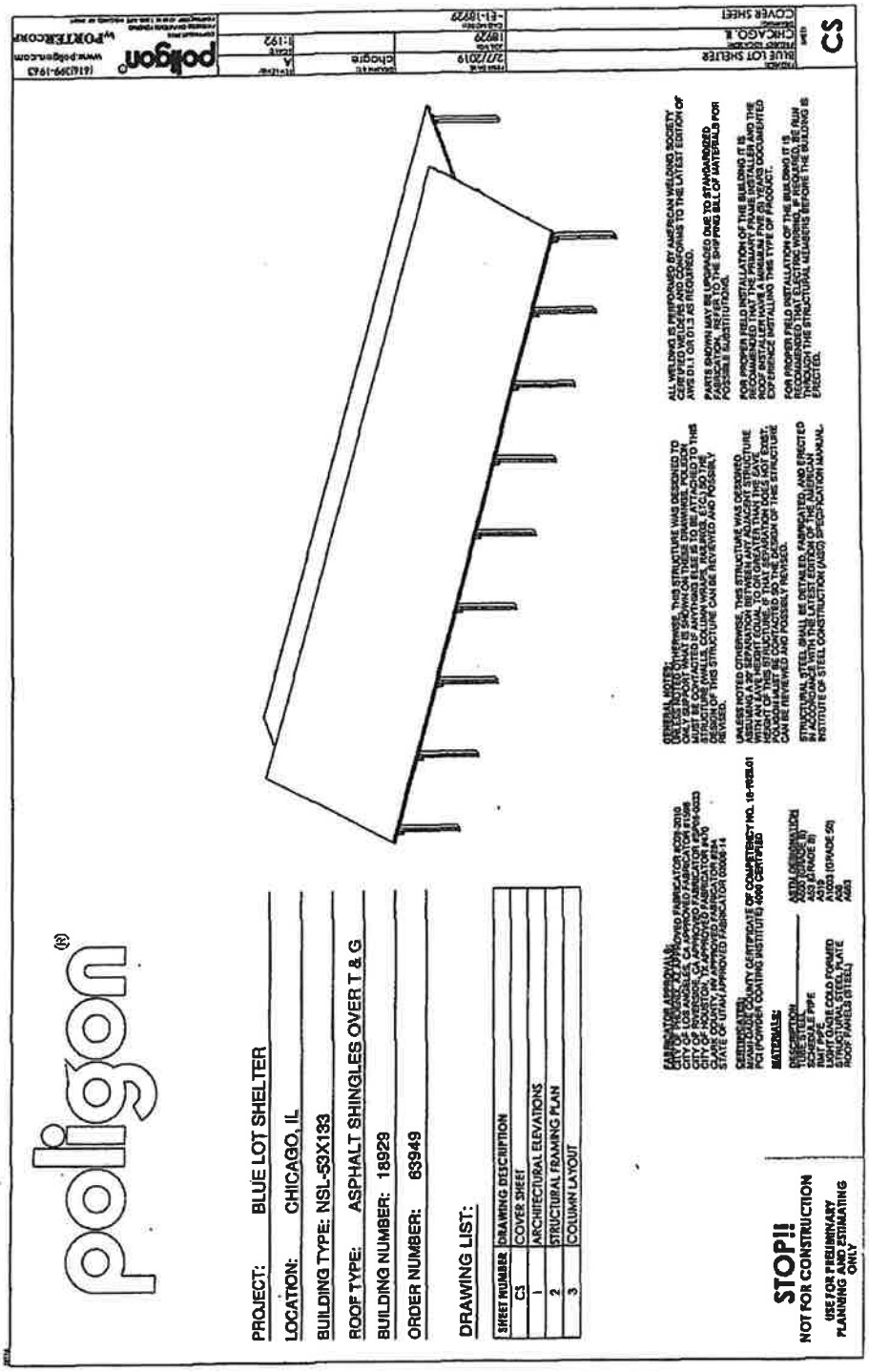


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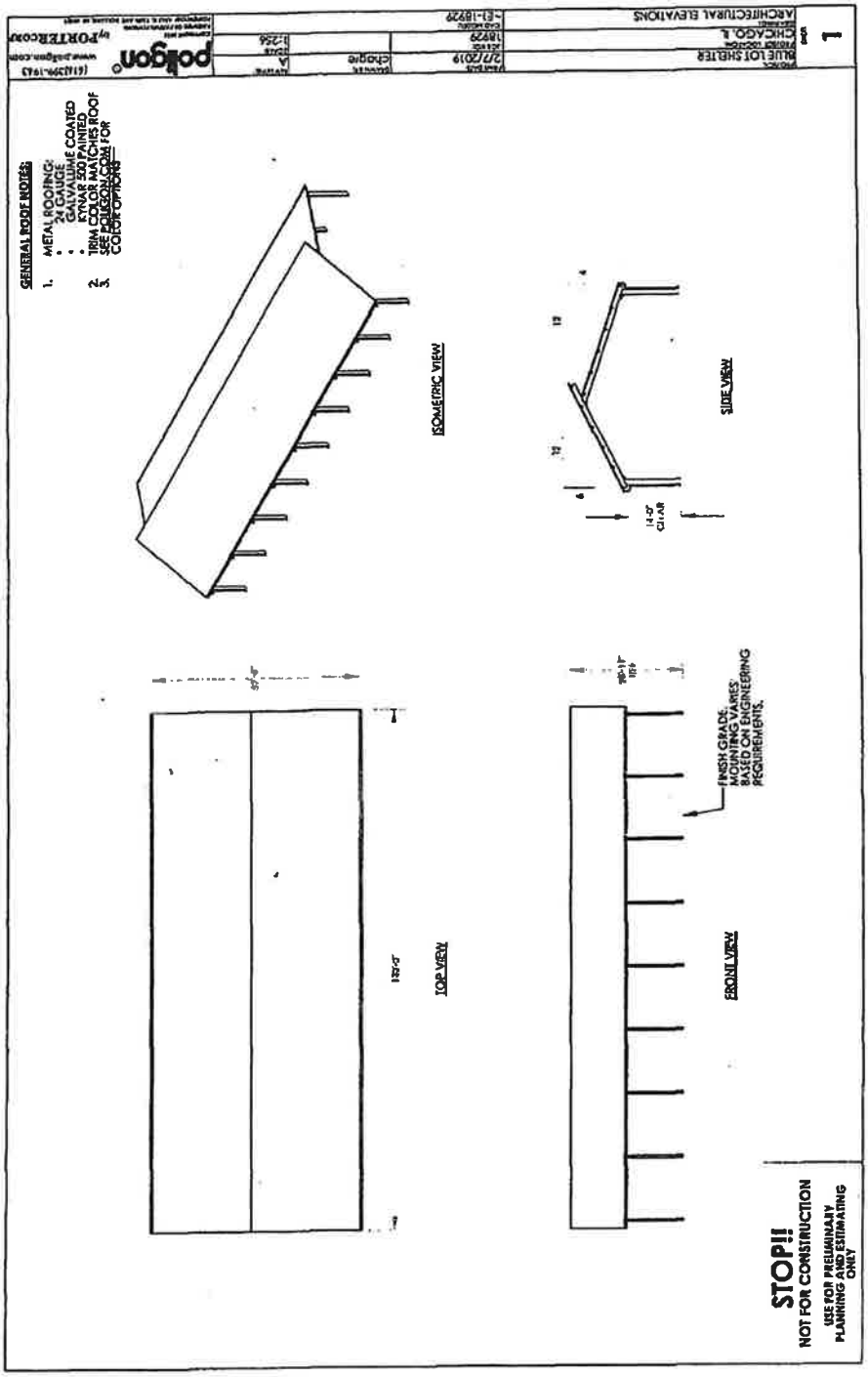
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ELEVATIONS
SUBAREA C
Canopy – Sheet 1



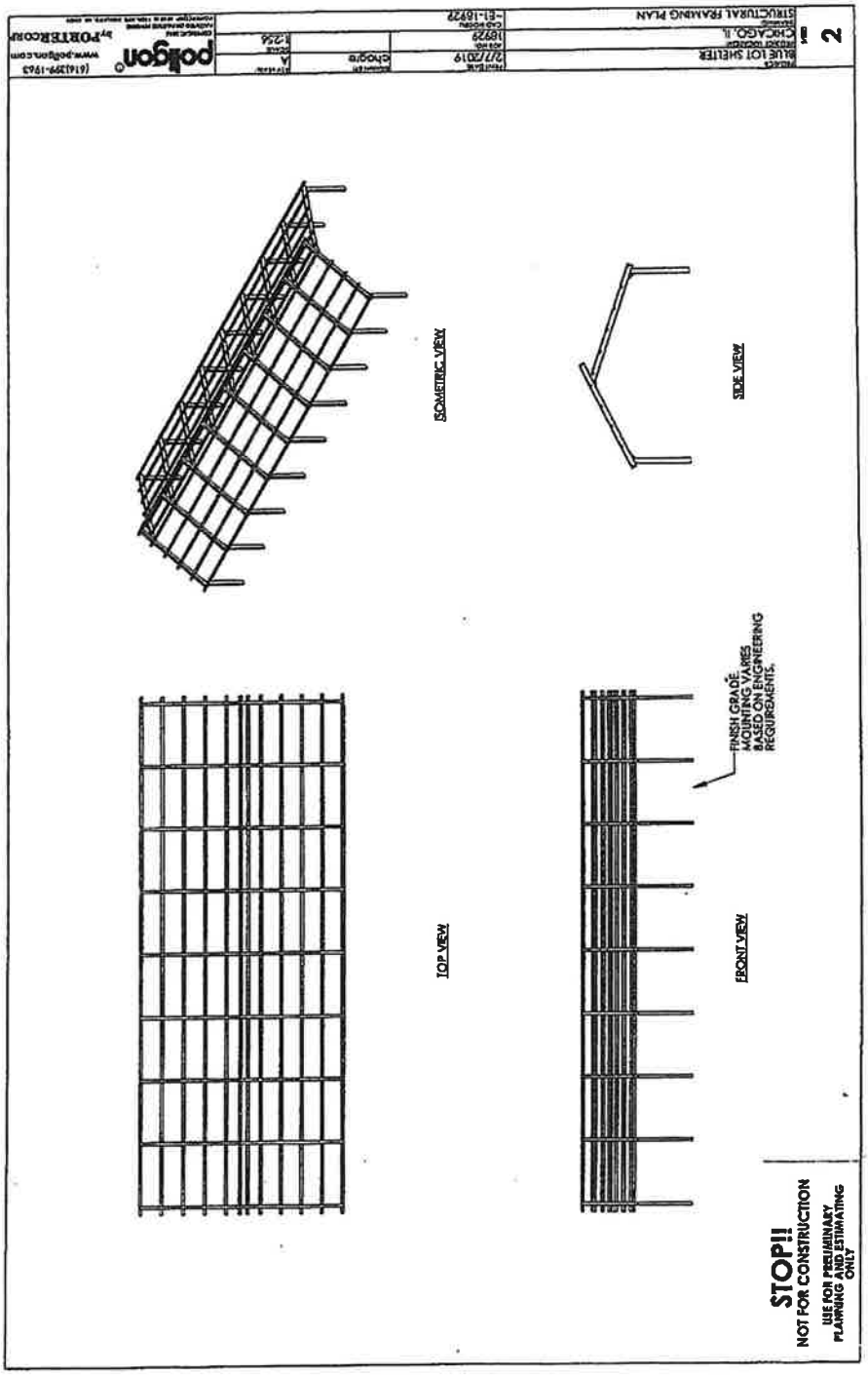
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ELEVATIONS
SUBAREA C
Canopy – Sheet 2



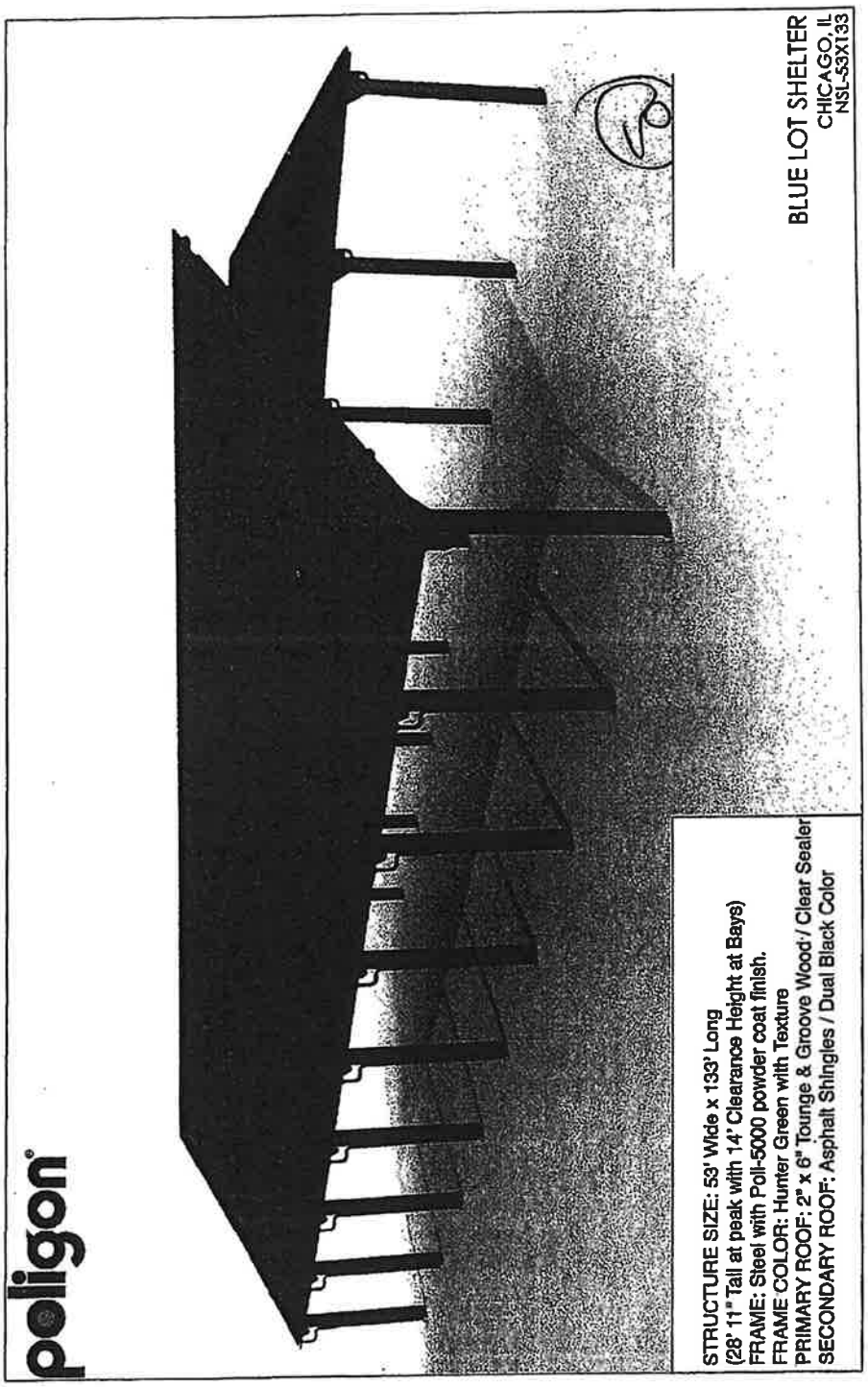
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INTRODUCTION DATE: February 18, 2026
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ELEVATIONS
SUBAREA C
Canopy – Sheet 3



APPLICANT: Wrigley Field Holdings, LLC, et al.
ADDRESS: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
INTRODUCTION DATE: February 18, 2026
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ELEVATIONS
SUBAREA C
Canopy – Sheet 4



APPLICANT: Wrigley Field Holdings, LLC, et al.
ADDRESS: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
INTRODUCTION DATE: February 18, 2026
REVISED / CPC DATE: TBD

GENERAL NOTES:

1. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH ACTUAL CONDITIONS AT THE JOB SITE IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLAN THEY MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITIES IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS STANDARD SPECIFICATIONS AND/OR SPECIAL DETAIL THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY SUCH DISAGREEMENT OR DISCREPANCY FAILING TO SECURE SUCH INSTRUCTION THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE IN THE EVENT OF ANY DOUBT OF QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE
3. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS ALL WORK PERFORMED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
   - A CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION "RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY" LATEST EDITION
   - B ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION AND ALL SUPPLEMENTAL PROVISIONS AND ADDENDA LATEST EDITION
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING THE REQUISITE FEES FOR CONSTRUCTION THEY 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
5. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL STATE AND LOCAL CODES
6. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE
7. DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS
8. ALL DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION
9. THE BUREAU OF FORESTRY REQUIRES THAT THE CONTRACTOR OBTAIN A PERMIT TO REMOVE PLANT OR TREE TYPES IN THE PUBLIC WAY FURTHERMORE, THE BUREAU REQUIRES THAT PROTECTIVE DEVICES BE UTILIZED AROUND EXISTING PARKWAY TREES DURING DEMOLITION AND CONSTRUCTION ANY CONFLICTS WITH PARKWAY TREES SHOULD BE REPORTED IMMEDIATELY
10. IN ORDER TO PROTECT CITY'S BENCH MONUMENTS ALL BENCH MONUMENT LOCATIONS WITHIN THE LIMITS OF THE PROJECT MUST BE LISTED ON THE PLAN SHEETS IF NOT FOUND OR DAMAGE TO THE BENCH MONUMENTS IS ENCOUNTERED, PLEASE CONTACT THE SURVEY UNIT OF THE DOB IMMEDIATELY AT (312) 744-3351
11. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING CITY WATER SERVICES ALONG PROPERTY FRONTAGE IN ACCORDANCE WITH CDWM REQUIREMENTS INCLUDE RIGHT OF WAY (PAVING CURB LANDSCAPE ETC) TO CITY STANDARDS

DEMOLITION NOTES:

1. THE EXTENT OF DEMOLITION WORK IS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AND INCLUDES BUT IS NOT LIMITED TO THE REMOVAL OF ALL UTILITIES OVERHEAD LINES AND POLES PAVING VEGETATION AND OTHER SITE FEATURES WHICH CONFLICT WITH THE CONSTRUCTION OF THE NEW FACILITIES OR ARE DESIGNATED TO BE REMOVED
2. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO ENSURE MINIMAL INTERFERENCE WITH FACILITY OPERATIONS
3. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION REMOVE FROM SITE ALL DEBRIS RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME
4. NOTIFY OWNER 48 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN
5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED
6. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY
7. THE CONTRACTOR WILL PROTECT ALL UTILITIES DESIGNATED TO REMAIN ANY DAMAGE BY THE CONTRACTOR TO UTILITIES ALLEYWAYS STREETS OR ADJACENT PROPERTIES WILL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE
8. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL EXISTING SERVICES AND APPURTENANCES TO REMOVAL / RELOCATE FEATURES AND EXPOSE PRIVATE AS NEED PRIOR TO THE UTILITY COMPANY CONTRACTOR SHOULD CONTACT ARCHITECT/ENGINEER IF ANY TELEVISION WAVES REGARDING THE VIABILITY OF A UTILITY STRUCTURE

DIMENSION NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB FACE OF BUILDING EDGE OF PAVEMENT PROPERTY LINE OR POINT OF TANGENCY UNLESS OTHERWISE NOTED

GRADING NOTES:

1. 1(V):30 GCD = 6'-0" ARCHITECTURAL
2. CONTRACTOR TO ADJUST RIMS OF ALL EXISTING STRUCTURES TO MEET NEW GRADES
3. FOR CHICAGO PUBLIC SIDEWALK THE MAXIMUM CROSS-SLOPE SHALL NOT EXCEED 2.0% THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% OR THE GRADE SHALL BE ESTABLISHED FOR THE ADJACENT STREET WHICHEVER IS HIGHER
4. FOR PRIVATE SIDEWALKS, THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2.0% THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0%
5. ELEVATIONS SHOWN ARE PER CITY OF CHICAGO DATUM (CCD)

EROSION CONTROL NOTES:

1. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL OF LOCAL GOVERNMENT AGENCIES PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION
2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES
3. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENGINEER
5. DURING DEWATERING OPERATIONS WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS DISCHARGING DIRECTLY INTO THE FIELD TILES OR STORMSEWER IS PROHIBITED
6. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED WITHIN 15 CALENDAR DAYS OF THE END OF ACTIVE SOIL DISTURBANCE
7. FILTER BASKETS SHALL BE INSTALLED AND MAINTAINED AROUND THE INLET AND OUTLET STRUCTURES AS SPECIFIED
8. SEDIMENTATION BASINS BARRIERS AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SORT OF SITE DISTURBING
9. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2"
10. SHOULD THE RESULTANT VELOCITY DISCHARGE AND/OR PEAK FLOW RATES OF STORMWATER RUNOFF TEMPORARILY INCREASE DURING CONSTRUCTION THEN ADDITIONAL MEASURES TO PROTECT ADJACENT PROPERTIES SHALL BE UNDERTAKEN
11. THE TEMPORARY EROSION MEASURES SHALL REMAIN IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL
12. GRAVELED ROADS ACCESS DRIVES PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH AND VEHICLES WASH-DOWN FACILITIES SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY
13. DUST SUPPRESSING SHALL BE PROVIDED ON ALL CONSTRUCTION FENCING

UTILITY NOTES:

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES INVESTIGATED AND VERIFIED BY THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES SHALL BE PERFORMED BY HAND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES
2. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY GRADES BEFORE ANY CONSTRUCTION
3. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS ALL UTILITY WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
   - A CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT "DESIGN GUIDELINES FOR WATER MAIN INSTALLATIONS" LATEST EDITION
   - B CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT "REGULATIONS FOR SEWER CONSTRUCTION AND STORMWATER MANAGEMENT" LATEST EDITION
   - C ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION
4. CALL DIGGER (312) 744-7000 PRIOR TO DIGGING FOR ANY UTILITY CONSTRUCTION
5. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER WHENEVER WATER MAINS CROSS STORM SEWERS SANITARY SEWERS OR SEWER SERVICE CONNECTIONS THIS VERTICAL SEPARATION SHALL BE MAINTAINED A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN A TEN FOOT HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER PIPES SHALL BE MAINTAINED
6. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER SEPARATION AS DESCRIBED ABOVE OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLEEVED WITH SECTION 2000 CAST OR DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION

CDWM NOTES:

1. A PERMIT IS REQUIRED FROM THE SEWER UNIT OF THE DEPARTMENT OF BUILDINGS (DOB) PRIOR TO THE CONSTRUCTION OF OR REPAIRS TO UNDERGROUND SEWERS DRAIN CONNECTIONS OR SEWER STRUCTURES INCLUDING THE ADJUSTMENT OF SEWER STRUCTURES AND REMOVAL/REPLACEMENT OF FRAMES AND LIDS THE PERMIT MUST BE OBTAINED BY A DRAINLAYER CURRENTLY LICENSED FROM THE SEWER UNIT OF THE DOB
2. THE SEWER UNIT OF THE DOB MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION WITH THE NAME AND TELEPHONE NUMBER OF THE RESIDENT ENGINEER WHO COULD BE CONTACTED FOR ANY SEWER EMERGENCY
3. MANHOLES CATCH BASINS AND INLETS MUST BE PROTECTED FROM THE ENTRY OF ASPHALT MIX AND THE SEWER SYSTEM DURING CONSTRUCTION THE CONTRACTOR MUST MARK LOCATIONS OF ALL SEWER STRUCTURES ON THE SIDEWALK BEFORE STARTING PAVEMENT REMOVAL/REPLACEMENT ADJUSTMENT OF FRAMES AND LIDS OF SEWER STRUCTURES MUST BE COMPLETED PRIOR TO STREET RESURFACING
4. EXISTING SEWERS TO BE ABANDONED MUST BE REMOVED OR FILLED WITH FLOWABLE FILL SEWERS SMALLER THAN 24" DIAMETER ARE CLOSED WITH A PLUG WHILE 24" DIAMETER AND LARGER ARE CLOSED WITH A BULKHEAD WITHIN THE CENTRAL BUSINESS DISTRICT ALL ABANDONED SEWERS MUST BE INJECTED WITH FLOWABLE FILL
5. THE CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE PROTECTION OF THE EXISTING SEWERS DRAIN CONNECTIONS SEWER STRUCTURES AND BENCH MONUMENTS DURING CONSTRUCTION OPERATIONS AND USE OF HEAVY EQUIPMENT IN THE LIMITS OF THE PROJECT
6. EXISTING CATCH BASIN LATERALS TO BE REUSED MUST BE RODDED AND FLUSHED IN THE PRESENCE OF THE SEWER UNIT OF THE DWM INSPECTOR A NEW CONNECTION TO THE MAIN SEWER IS REQUIRED IF THE EXISTING CATCH BASIN LATERAL IS NOT APPROVED BY THE SEWER INSPECTOR
7. WHEN A SEWER STRUCTURE IS ABANDONED ALL PIPE OPENINGS MUST BE PLUGGED STRUCTURES FILLED WITH TRENCH BACKFILL AND LIDS AND FRAMES REMOVED PER THE SEWER UNIT OF THE DWM STANDARDS AND SPECIFICATIONS
8. THE CONTRACTOR IS REQUIRED TO REPLACE ANY BROKEN FRAMES AND LIDS OF SEWER STRUCTURES WITH STANDARD FRAMES AND LIDS OF THE DWM REGARDLESS OF CONDITION OF SEWER STRUCTURES WHEN NON-STANDARD FRAMES AND LIDS MUST BE REPLACED WITH STANDARD FRAMES AND LIDS IN ADJUSTMENT OR RECONSTRUCTION OF VAULTS ANY NON-STANDARD INLETS (CURTER BOXES) MUST BE REPLACED WITH DWM STANDARD INLETS
9. THE FRAMES AND LIDS OF SEWER STRUCTURES TO BE ABANDONED REMOVED OR FILLED MUST BE SALVAGED AND THE DWM NOTIFIED FOR PICK UP
10. IN LOCATIONS WHERE THE MAIN SEWER IS NOT BEING REPLACED AND THE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR IT WILL BE THE CONTRACTORS RESPONSIBILITY TO RESTORE AND/OR REPLACE THE DAMAGED FACILITIES AT HIS/HER EXPENSE TO THE SATISFACTION OF THE DWM
11. IN CASE OF ANY DAMAGE TO THE CITY'S SEWER SYSTEM PRIVATE AND PUBLIC DRAIN CONNECTIONS AND/OR BENCH MONUMENTS THE CONTRACTOR MUST CONTACT THE SEWER UNIT OF THE DOB IMMEDIATELY AT PHONE NUMBER (312) 744-3351 THE CONTRACTOR MUST AT HIS/HER COST REPLACE THE AFFECTED SEWERS DRAIN CONNECTIONS SEWER STRUCTURES AND/OR BENCH MONUMENTS AS NECESSARY THE SEWER FLOWS MUST BE MAINTAINED AT ALL TIMES
12. ON WORK COMPLETION THE CONTRACTOR MUST PROVIDE THE SEWER UNIT OF THE DWM FOR REVIEW AND ACCEPTANCE A DVD OF THE SEWER MAINS

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND INDEMNIFY HOLD AND HARMLESS THE MUNICIPALITY OWNER AND ENGINEER AND THEIR RESPECTIVE BOARD MEMBERS STOCKHOLDERS AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS CLAIMS DAMAGES LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES CAUSED BY OR ARISING OUT OF OR OCCASIONED BY THE PERFORMANCE OF OR OMISSION BY THE CONTRACTOR OR THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (I.E. SEE STAT CH 48 TIT 43 [3]) AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (I.E. SEE STAT CH 765 ILCS 605/2 IN THE EVENT OF ANY SUCH CLAIMS INCLUDING DEATH OR LOSS OF DAMAGE OF CLAIMS THEREFORE OR CLAIMS THEREFORE THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER

AS-BUILT DRAWINGS

A. CONTRACTOR TO SUBMIT AS BUILT DRAWINGS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL AS FOLLOWS

- [redacted] WITHIN 90 HOURS OF COMPLETING EARTHWORK ACTIVITIES TO ESTABLISH SUBGRADE AND AGGREGATE BASE COURSE ELEVATIONS FOR PAVEMENT AND PRIOR TO BACKFILLING OPERATIONS FOR UNDERGROUND UTILITIES INSTALLATION OF SYSTEM SANITARY AND WATER APPURTENANCES AND PRIOR TO ROUGH GRADING ACTIVITIES
- [redacted] WITHIN 90 HOURS OF POSTMARTION OF FINAL LANDSCAPING

B. AS-BUILT DRAWINGS MUST INCLUDE THE FOLLOWING INFORMATION

- LOCATION OF STORM SANITARY AND WATER STRUCTURES VAULTS MANHOLES ETC
- STRUCTURE RIM AND PIPE INVERT ELEVATIONS INCLUDING INVERTS AT CAPPED OR PIPED ENDS
- LOCATION SIZE LENGTH AND MATERIAL OF SANITARY STORM AND WATER PIPING INCLUDING LOCATION OF BENDS
- GRADING DETAIL AT THE LEVEL OF DETAIL AND AT THE SCALE(S) SHOWN IN THE CIVIL PLANS INCLUDING DETAIL ENLARGEMENTS AT 1"=5' SCALE
- SPOT ELEVATIONS AND CONTOURS
- BOTTOM OF EXCAVATION AT STORMWATER BMPS

C. AS-BUILT DRAWINGS MUST BE

- GENERATED BY A SURVEYOR LICENSED IN THE STATE THE PROJECT IS LOCATED
- MANUFACTURED AS A MARK UP OF CIVIL ENGINEERING PLANS. A SURVEY DERIVED FROM SECTION 4 MAY SHALL BE STRUCK THROUGH THE DESIGN TEXT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT IF SURVEY MATCHES DESIGN THE DESIGN TEXT SHALL BE CIRCLED INDICATING FULL COMPLIANCE

PRIOR TO UNDERTAKING ANY WORK IN THE PUBLIC WAY CONTACT:

GEORGE BLACK DEPARTMENT OF TRANSPORTATION RELATIVE TO ANY CITY OF CHICAGO SIGNS TRAFFIC OR STREET 312-747-2318

THOMAS STEVENS DEPARTMENT OF REVENUE RELATIVE TO PARKING METERS 312.742.4478

RON WILSON CTA PRIOR TO UNDERTAKING ANY WORK IN THE VICINITY OF A BUS SHELTER 312-681-4317

MIKE RASHED COOT DEPARTMENT OF ELECTRICAL OPERATIONS 312 746-4036

CONTRACTOR SHALL NOTIFY THE OWNER ENGINEER AND THE CHICAGO UTILITY ALERT NETWORK DIGGER @ 312 744 7000 48 HOURS PRIOR TO BEGINNING WORK

ALL WORK IN THE PUBLIC WAY REQUIRES A PERMIT FROM THE OFFICE OF EMERGENCY MANAGEMENT COMMUNICATIONS TRAFFIC MANAGEMENT AUTHORITY PERMIT DIVISION ROOM 905 CITY HALL

GENERAL NOTES FOR WORK IN THE PUBLIC WAY:

1. THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION AND ALL ADDENDA THERETO AND CITY OF CHICAGO CONSTRUCTION STANDARDS FOR WORK IN THE PUBLIC WAY SHALL GOVERN THE EARTHWORK AND PAVING WORK UNDER THIS CONTRACT
2. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, SHALL GOVERN THE UNDERGROUND WORK UNDER THIS CONTRACT EXCEPT AS MODIFIED BY THESE SPECIFICATIONS OR WHERE IN CONFLICT WITH CITY OF CHICAGO STANDARDS
3. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS AND CITY OF CHICAGO REGULATIONS AND STANDARDS AND SHALL CONFORM IN ALL RESPECTS TO ALL STATE AND FEDERAL LAWS AND REGULATIONS
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITY LOCATIONS SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY. ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD
5. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT SIDEWALK CURB AND GUTTER ETC SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE (GRADE B OR B) COMPACTED IN 9" LIFTS TO 95% OF MODIFIED PROCTOR
6. UTILITY CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING THE EXISTING PAVEMENT BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPT OF TRANSPORTATION

CHICAGO PARK DISTRICT

site

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REVISIONS DATE

PROJECT NO: 21
DESIGNED: MB, NLS
DRAWN: MB, NLS
CHECKED: JM
SCALE: AS SHOWN
DATE: 11.01.2021
SPEC NO:
REVISED: 8.19.22

SHEET INFORMATION

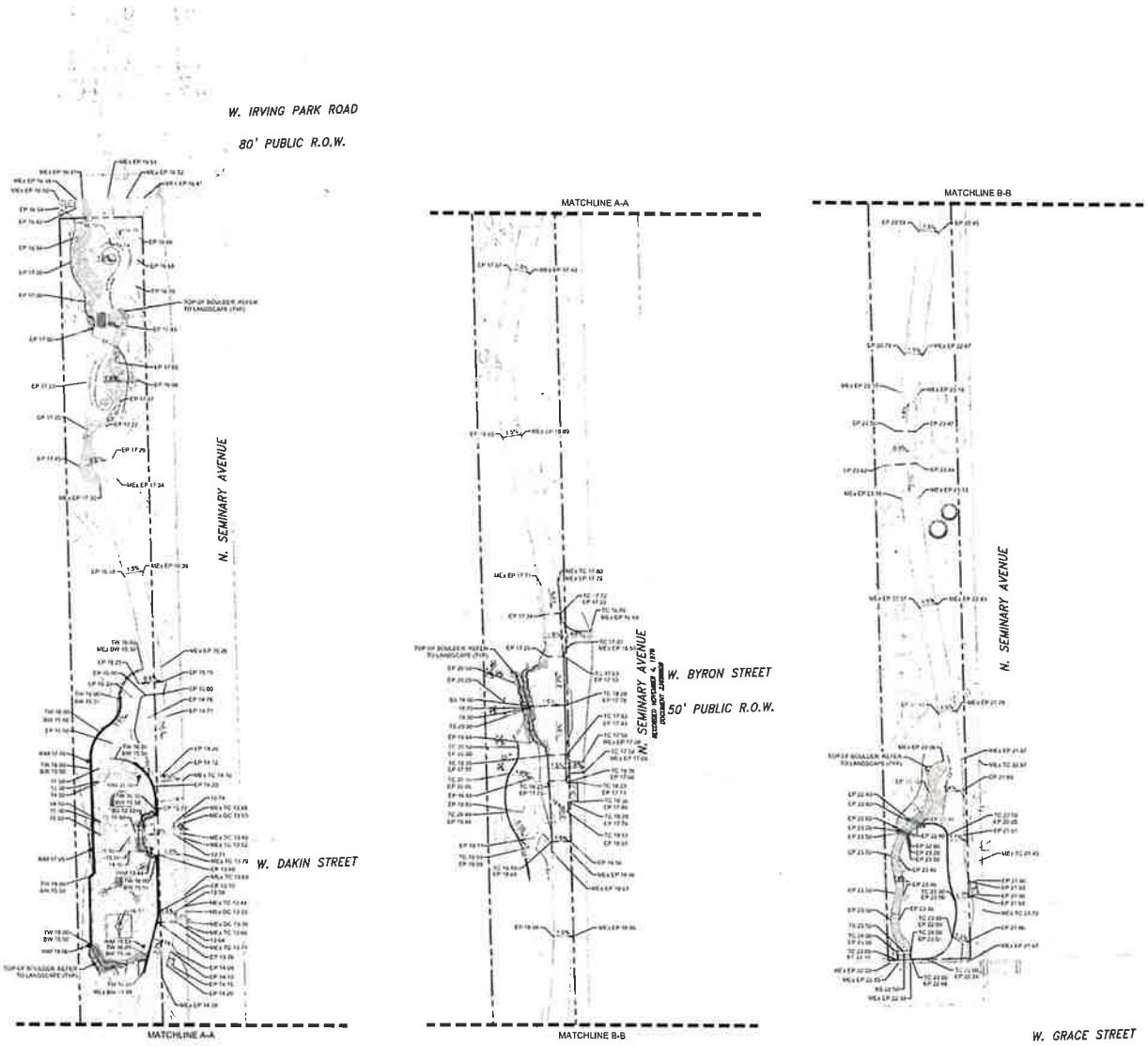
John H. Kelly Park
3800 N Seminary Ave
Chicago IL 60613

John H. Kelly Park Improvements

GENERAL NOTES

P-16015-151

C001



LEGEND:

- PROPERTY LINE
- TOP OF CURB ELEVATION / FLOW LINE ELEVATION
- SPOT ELEVATION
- SLOPE ARROW
- MATCH EXISTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EP EDGE OF PAVEMENT
- TS TOP OF STAIRS
- BS BOTTOM OF STAIRS
- EXISTING CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- GRADE BREAK

NOTES:

1. SPOT ELEVATIONS FOR WALL, STAIR, CURB AND PAVING, REFER TO C140 SITE GRADING PLAN
2. SPOT ELEVATIONS FOR BOULDERS SEE L102 GRADING PLAN
3. GC SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES
4. PEDESTRIAN CONCRETE PAVING SHALL NOT EXCEED A 2% CROSS SLOPE
5. NO TIE ENSURE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES

CHICAGO PARK DISTRICT

site

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SGG Consultants, Inc.

John Lyle & Associates, Inc.

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2	
3	
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5	
6	
REVISIONS	DATE

John H. Kelly Park

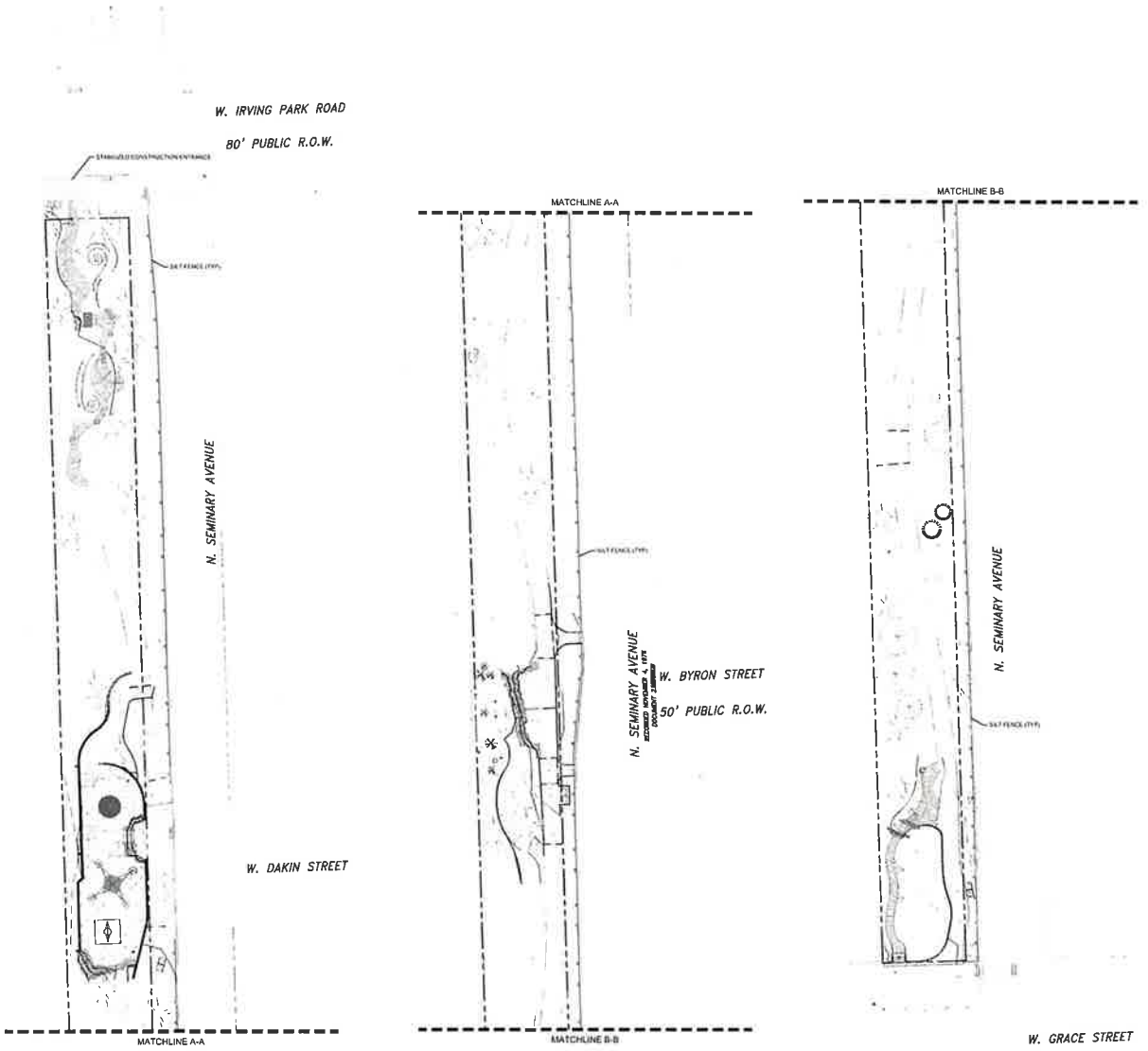
3600 N. Seminary Ave
Chicago, IL 60613

John H. Kelly Park Improvements

SITE GRADING PLAN

P-16015-151

C100

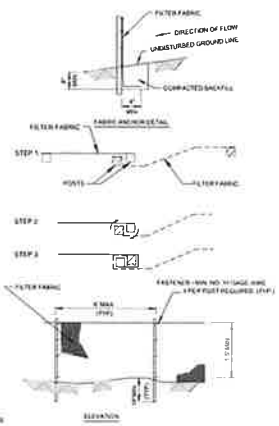


LEGEND:

PROPERTY LINE

SILT FENCE

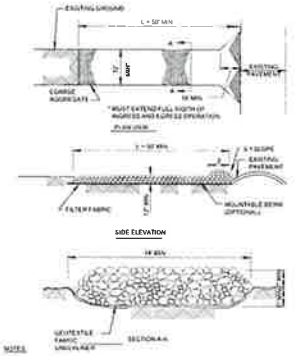
STABILIZED CONSTRUCTION ENTRANCE



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. FENCE POSTS SHALL BE EITHER STANDARD 2" No" STEEL POST OR WOOD POST PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
3. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
4. DRIVE BOTH POSTS A MINIMUM OF 16 INCHES INTO THE GROUND AND BURY THE FLAP

1 SILT FENCE



NOTES

1. ROCK OR RECLAIMED CONCRETE SHALL MEET THE FOLLOWING IDOT COARSE AGGREGATE GRADATION NO 2 OPTIONAL TOP DRESS WITH IDOT COARSE AGGREGATE GRADATION NO 13
2. ANY WASH RACKS SHALL BE CONSTRUCTED OF REINFORCED P C C SUBMIT PRODUCT DATA TO ENGINEER FOR REVIEW AND APPROVAL
3. WATER SOURCE MUST BE PROVIDED NEAR WASH RACK FOR CLEANING AND POSITIVE DRAINAGE AWAY FROM ENTRANCE TO SEDIMENT TRAPPING DEVICE MUST BE PROVIDED
4. CONTRACTOR TO REMOVE ALL STABILIZED CONSTRUCTION ENTRANCE FROM SITE UPON ALL IMPROVEMENTS AND STABILIZATION OF SITE

2 STABILIZED CONSTRUCTION ENTRANCE

CHICAGO PARK DISTRICT

site

TERRA

ACGI

REVISIONS DATE

SHEET INFORMATION

John H. Kelly Park

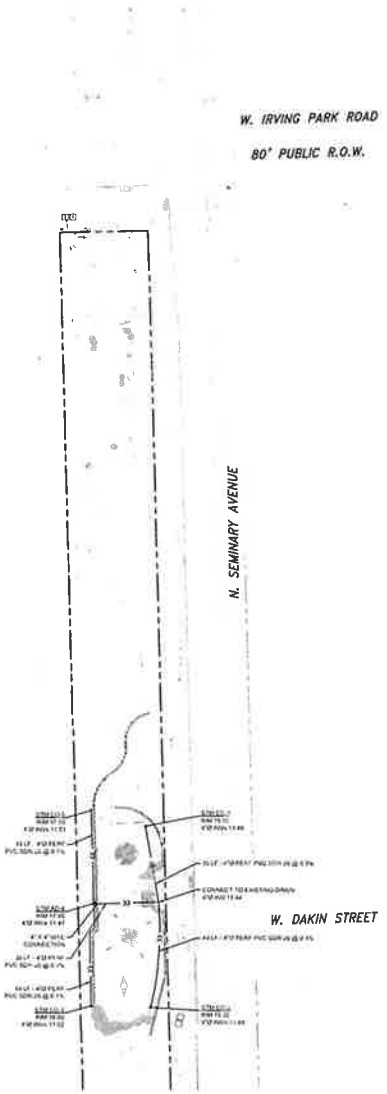
3500 N. Seminary Ave
Chicago IL 60613

John H. Kelly Park Improvements

EROSION CONTROL PLAN

P-16015-151

C101



LEGEND:

- PROPERTY LINE
- STORM SEWER (12" RCP)
- AREA DRAIN (AD)
- CLEAN OUT (CO)

CHICAGO PARK DISTRICT

REVISIONS DATE	
DESIGNED	
DRAWN	
CHECKED	
SCALE	
DATE	
SPEC NO.	
JOB NO.	
SHEET NUMBER	

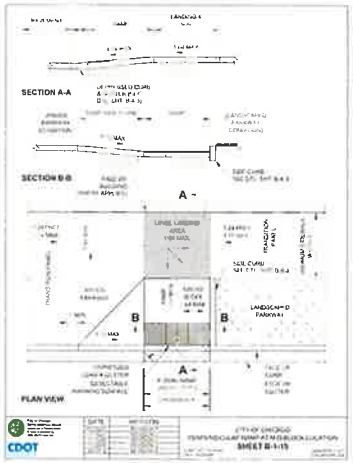
John H Kelly Park
3800 N. Seminary Ave
Chicago, IL 60613

John H Kelly Park Improvements

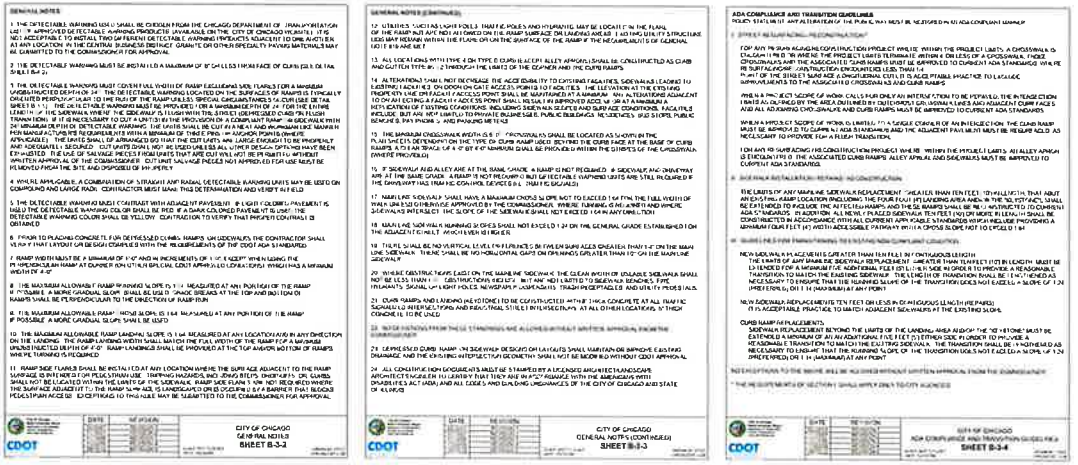
SITE UTILITY PLAN

P-16015-151

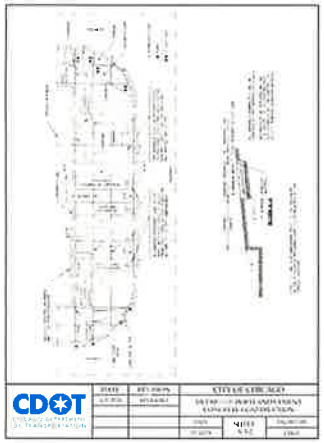
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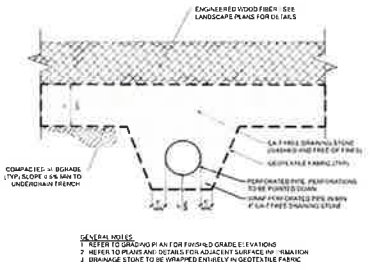
1 CDOT PERPENDICULAR ADA RAMP



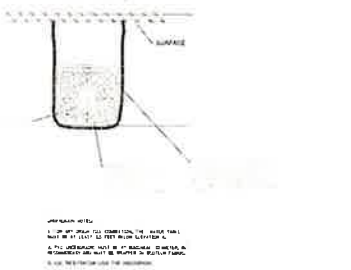
2 CDOT NOTES



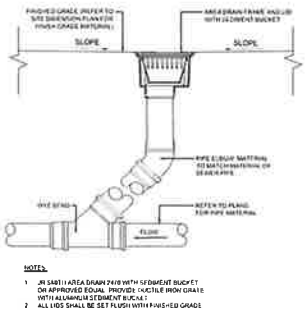
3 CDOT PCC SIDEWALK DETAIL - PUBLIC WAY



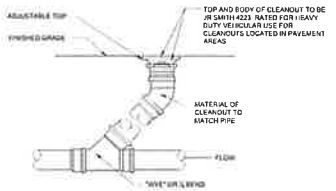
4 ENGINEERED WOOD FIBER UNDERDRAIN



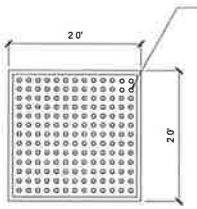
5 UNDERDRAIN BEHIND WALL



6 AREA DRAIN



7 CLEAN OUT



8 DETECTABLE WARNING TILE

CHICAGO PARK DISTRICT

site

TERRA

ACGi

REVISIONS DATE

John H. Kelly Park
1800 N. Seminary Ave
Chicago, IL 60614

John H. Kelly Park Improvements

SITE DETAILS

P-16015-151

C300