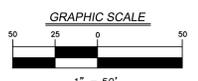


**NOTES:**

- EXISTING CONDITIONS BASED ON SURVEY PERFORMED BY V3 COMPANIES. FIELD WORK COMPLETED 02-05-25. SEE SURVEY FOR ADDITIONAL INFORMATION INCLUDING EASEMENTS, ETC.



**COSTCO WHOLESALE**  
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EXISTING CONDITIONS PLAN

C1.0



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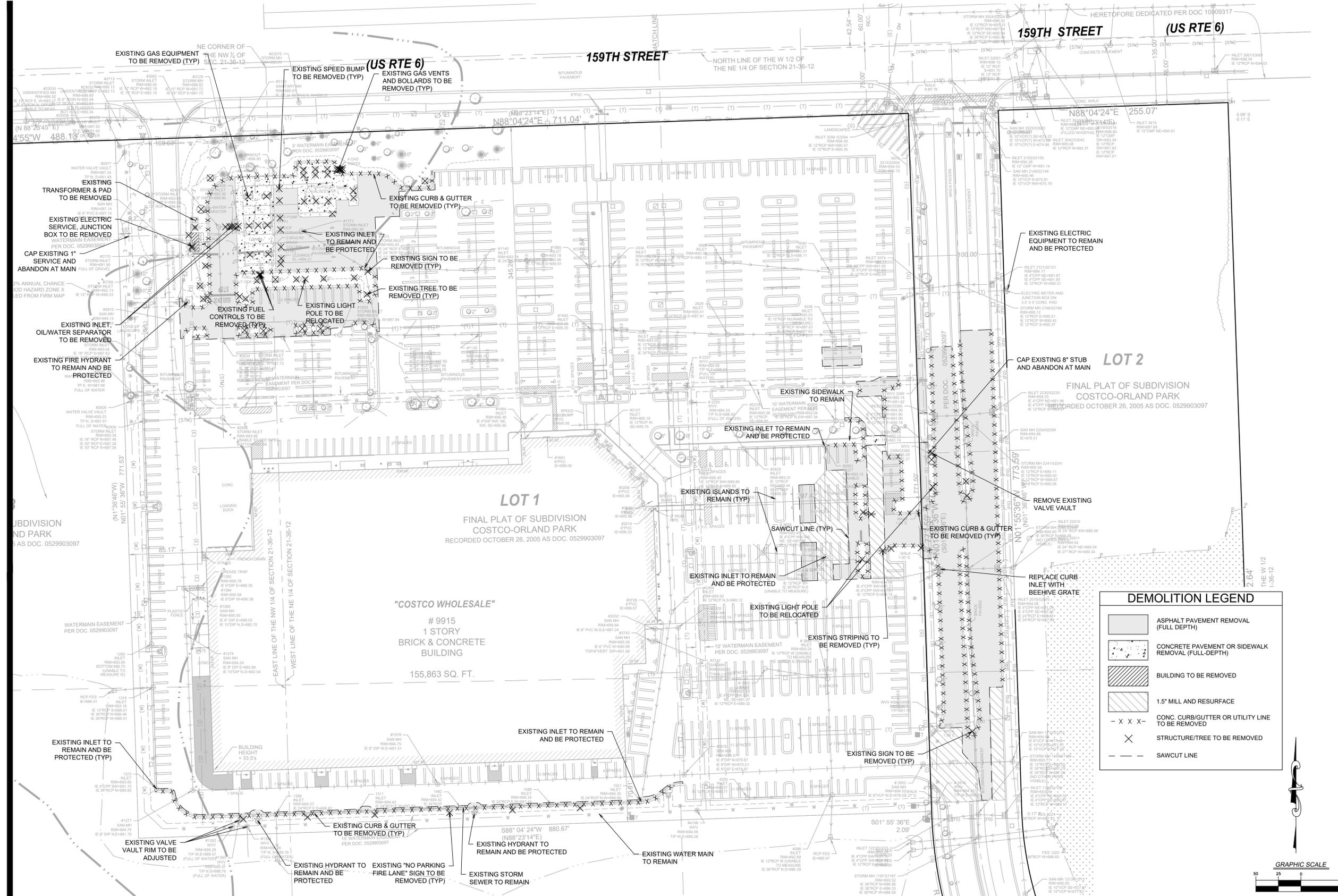
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DEMOLITION PLAN

C2.0



- DEMOLITION NOTES**
- THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS.
    - SIDEWALK AND ON-SITE PAVEMENT
    - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
    - UTILITIES
    - CONSTRUCTION DEBRIS
  - ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
  - CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
  - STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
  - ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
  - EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
  - EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
  - ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
  - CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLE CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
  - REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY INDICATED ON THESE PLANS. CONTRACTOR SHALL COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
  - USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISHES AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
  - DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
  - COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
  - SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
  - EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE WITH THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DIRECTION AND REQUIRED SEALING REPORT DOCUMENTATION.
  - THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.



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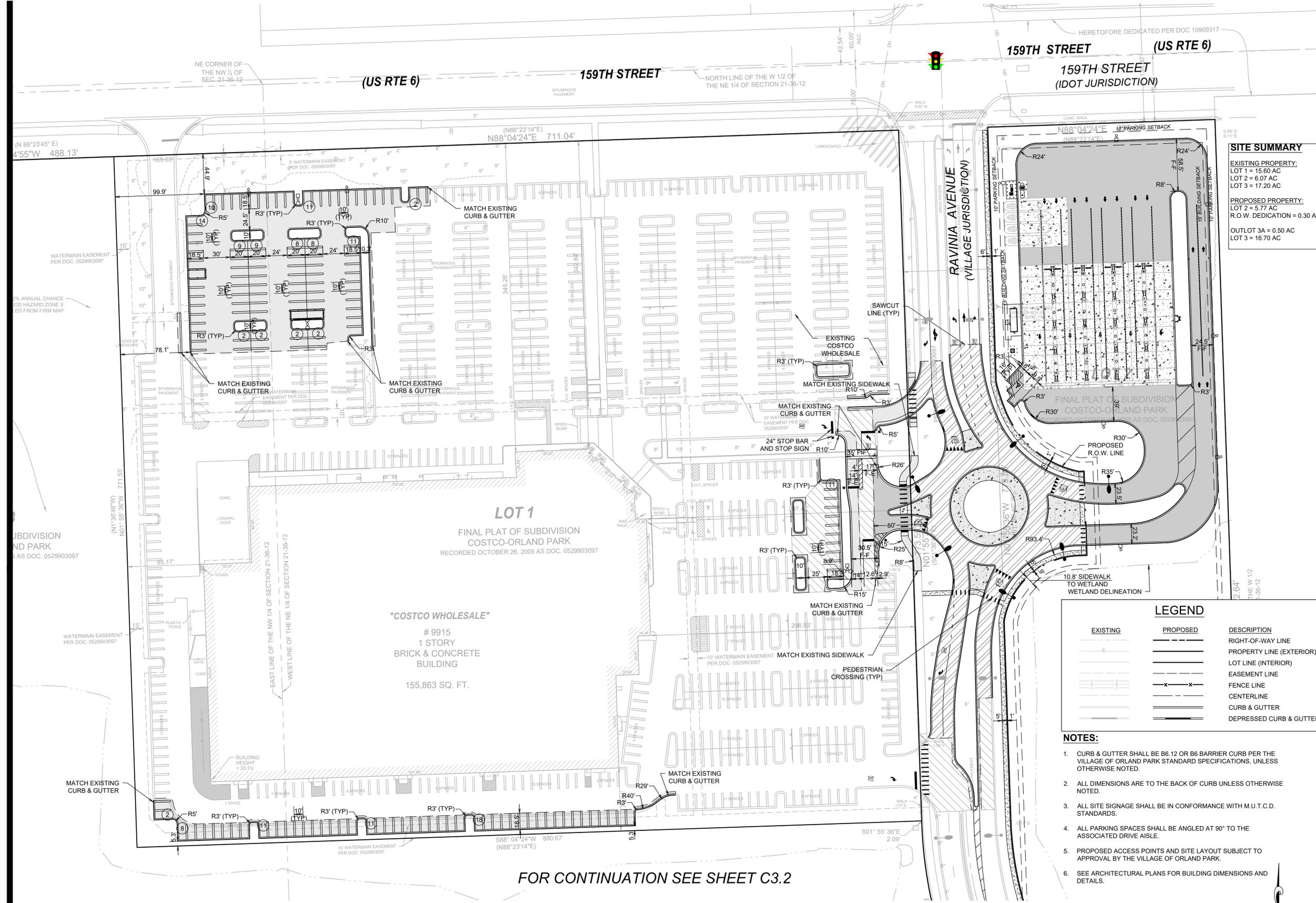
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**SITE SUMMARY**

**EXISTING PROPERTY:**  
LOT 1 = 15.60 AC  
LOT 2 = 6.07 AC  
LOT 3 = 17.20 AC

**PROPOSED PROPERTY:**  
LOT 2 = 5.77 AC  
R.O.W. DEDICATION = 0.30 AC

**OUTLOT 3A = 0.50 AC  
LOT 3 = 16.70 AC**

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	RIGHT-OF-WAY LINE
---	---	PROPERTY LINE (EXTERIOR)
---	---	LOT LINE (INTERIOR)
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	CENTERLINE
---	---	CURB & GUTTER
---	---	DEPRESSED CURB & GUTTER

- NOTES:**
- CURB & GUTTER SHALL BE B6.12 OR B6 BARRIER CURB PER THE VILLAGE OF ORLAND PARK STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D. STANDARDS.
  - ALL PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE.
  - PROPOSED ACCESS POINTS AND SITE LAYOUT SUBJECT TO APPROVAL BY THE VILLAGE OF ORLAND PARK.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.

**PAVING LEGEND**

<b>BITUMINOUS PAVEMENT - FULL DEPTH</b>	<b>BITUMINOUS PAVEMENT (HEAVY DUTY) - FULL DEPTH</b>	<b>CONCRETE PAVEMENT</b>	<b>CONCRETE SIDEWALK</b>	<b>MILL &amp; RESURFACE</b>
2" BITUMINOUS CONCRETE SURFACE COURSE, PG 58-28 (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).	2" BITUMINOUS CONCRETE SURFACE COURSE, PG 58-28 (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).	7" P.C. CONCRETE PAVEMENT - UNREINFORCED COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	5" P.C. CONCRETE PAVEMENT - UNREINFORCED COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	1.75" EXISTING ASPHALT TO BE MILLED & PROPERLY DISPOSED OF BY CONTRACTOR
2" HOT MIX ASPHALT BINDER COURSE (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).	5" HOT MIX ASPHALT BINDER COURSE (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).	8" P.C. CONCRETE PAVEMENT - UNREINFORCED COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	4" POLYMERIZED HMA SURFACE COURSE, STONE MATRIX ASPHALT, 9.5, MIX "F", N80	1.75" HOT MIX ASPHALT SURFACE COURSE, POLYMERIZED MIX E, N70
6" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	8" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	<b>STAMPED/COLORED CONCRETE</b>	<b>BITUMINOUS PAVEMENT - RAVINIA AVENUE</b>	
		7" P.C. CONCRETE PAVEMENT - UNREINFORCED COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	8" POLYMERIZED HMA BINDER COURSE, STONE MATRIX ASPHALT, 12.5, N80	
		8" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	14" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9	

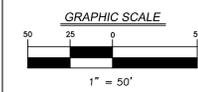
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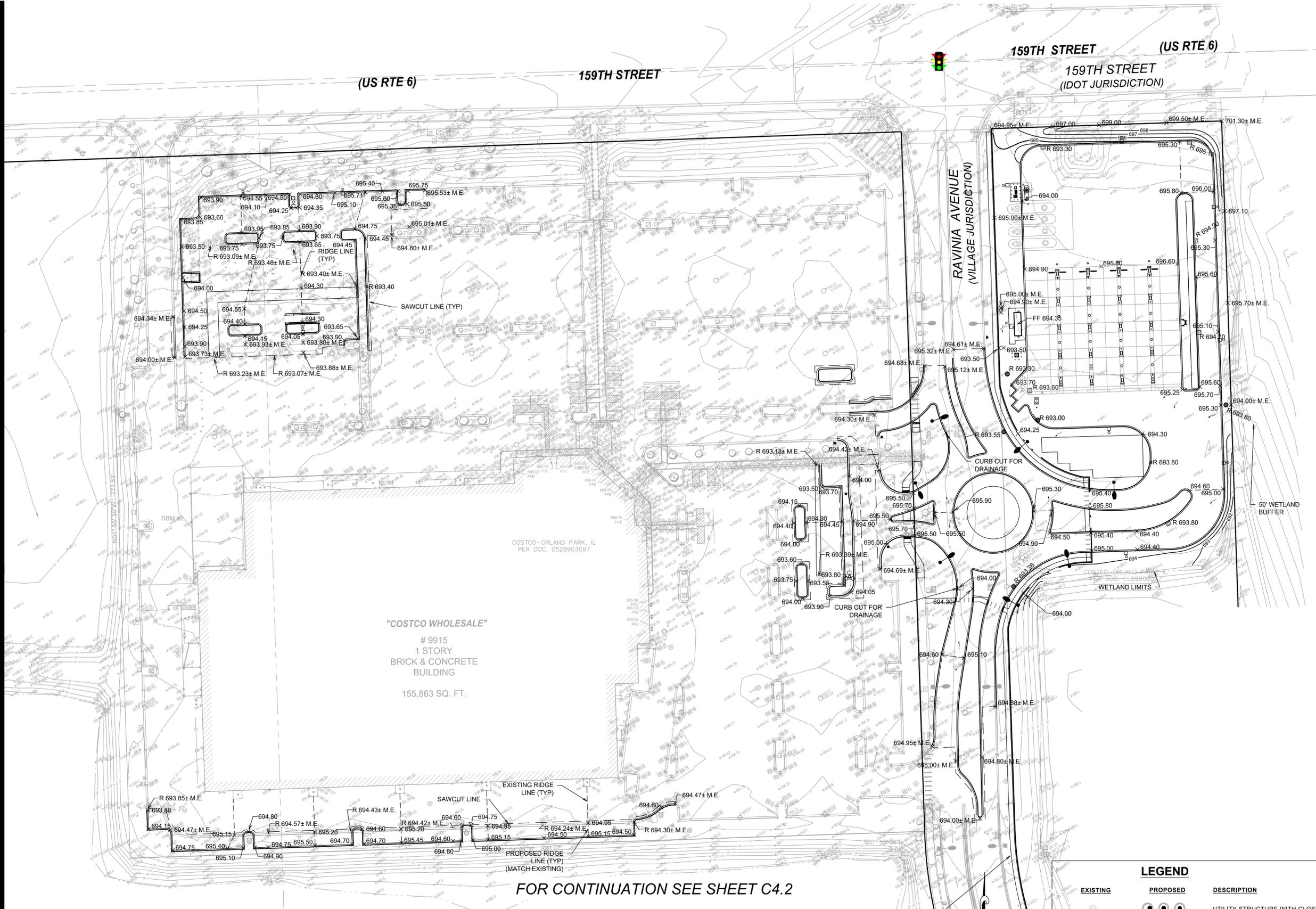
PRELIMINARY SITE  
PLAN - NORTH

C3.1



FOR CONTINUATION SEE SHEET C3.2





NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. EXISTING WETLAND ON LOT 2 TO REMAIN AND BE PROTECTED. BUFFER IMPACTS TO BE MITIGATED ALONG THE SOUTH SIDE OF LOT 2.

FOR CONTINUATION SEE SHEET C4.2

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE



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PRELIMINARY  
GRADING PLAN -  
NORTH  
**C4.1**





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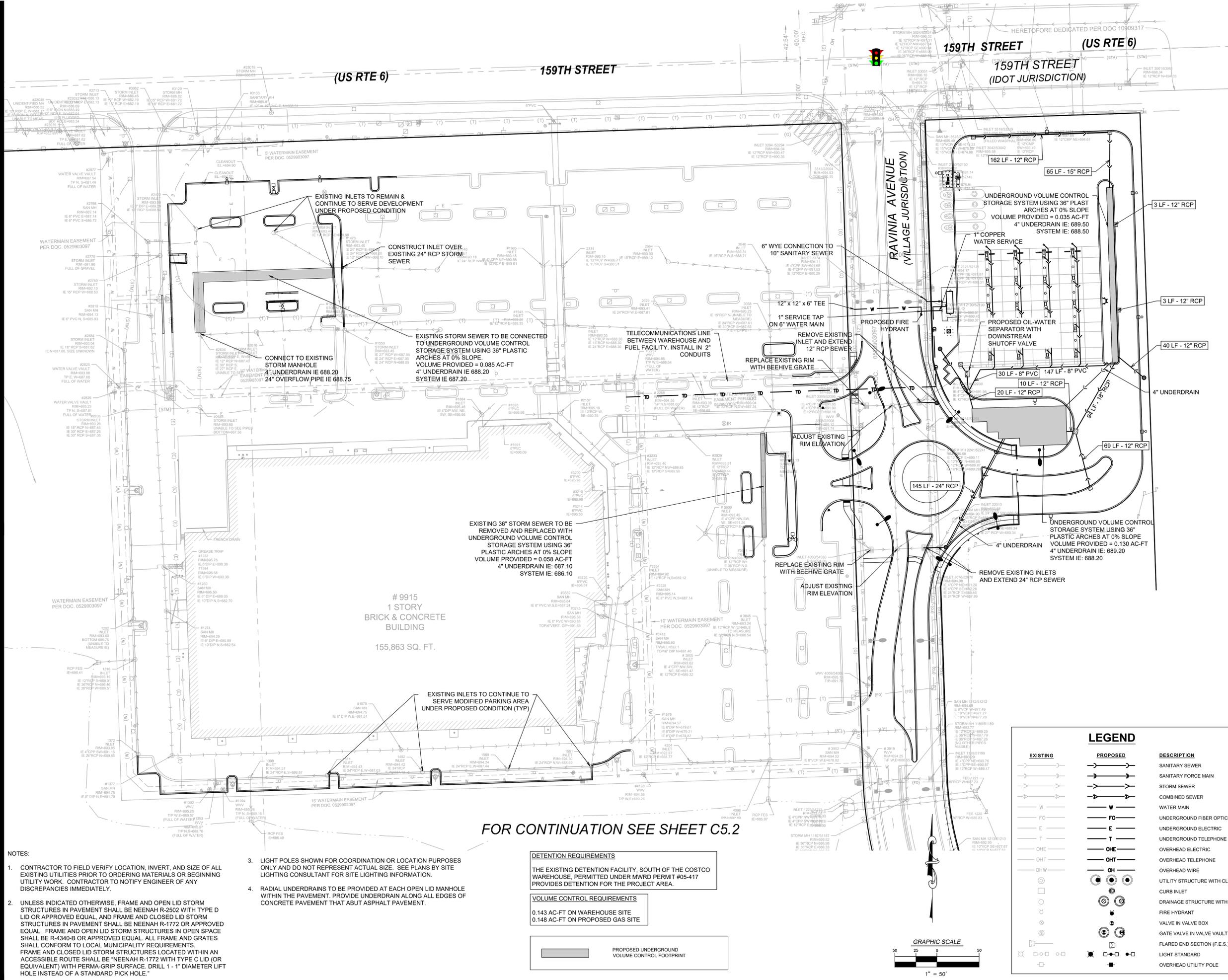
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- NOTES:
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
  - UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4300-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
  - LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
  - RADIAL UNDERDRAINS TO BE PROVIDED AT EACH OPEN LID MANHOLE WITHIN THE PAVEMENT. PROVIDE UNDERDRAIN ALONG ALL EDGES OF CONCRETE PAVEMENT THAT ABUT ASPHALT PAVEMENT.

FOR CONTINUATION SEE SHEET C5.2

DETENTION REQUIREMENTS

THE EXISTING DETENTION FACILITY, SOUTH OF THE COSTCO WAREHOUSE, PERMITTED UNDER MWRD PERMIT #05-417 PROVIDES DETENTION FOR THE PROJECT AREA.

VOLUME CONTROL REQUIREMENTS

0.143 AC-FT ON WAREHOUSE SITE  
0.148 AC-FT ON PROPOSED GAS SITE



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

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PRELIMINARY UTILITY PLAN - NORTH  
C5.1

